Village of Winnetka
Village Council Regular Meeting

January 21, 2025 at 7:00 PM
Village Hall
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Quorum**
   a. February 4, 2025 Regular Meeting
   b. February 11, 2025 Study Session
   c. February 18, 2025 Regular Meeting
4. **Public Comments**
5. **Reports**
6. **Establishment of Consent Agenda**
7. **Approval of Consent Agenda**
   a. Approval of Village Council Minutes
      i. December 10, 2024 Study Session
      ii. December 17, 2024 Regular Meeting
      iii. January 7, 2025 Regular Meeting
   b. Approval of Warrant List Dated December 27, 2024 - January 16, 2025
   c. Resolution No. R-01-2025: Approving an Easement Agreement for the Installation and Maintenance of Utilities (931 Green Bay Road) (Adoption)
   d. Resolution No. R-02-2025: Approving Change Order No. 1 to the Contract with CINTAS Corporation No. 2 for Uniform Rental and Laundry Services (Adoption)
   e. Resolution No. R-08-2025: Approving the Purchase of a Public Works New Elgin Pelican Street Sweeper from Standard Equipment (Adoption)
   f. Resolution No. R-09-2025: Approving the Disposal of a Public Works Skid Steer and Purchase of a New Public Works Skid Steer from Atlas Bobcat (Adoption)
   g. Resolution No. R-10-2025: Approving the Disposal of the Public Works Freightliner Hook Lift and F450 Trucks and Purchase of Public Works Hook Lift Trucks from Lindco Equipment Sales (Adoption)

NOTICE

Village Council meetings are video recorded. All agenda materials are available at villageofwinnetka.org *(Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor).* The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all 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, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

h. Resolution No. R-11-2025: Approving the Disposal of a Public Works Combination Unit and Purchase of a Public Works Backhoe Loader from West Side Tractor Sales Company (Adoption)

i. Resolution No. R-12-2025: Approving a Final Plat of Consolidation for the Winnetka Public Library and Library Park (768 Oak Street) (Adoption)

8. Ordinances and Resolutions

a. Ordinance No. M-01-2025: Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (Public Hearing and Introduction/Adoption)

b. Resolution No. R-07-2025: Approving a Final Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka Subdivision) (Adoption)

9. Old Business

10. New Business

11. Appointments

12. Closed Session

13. Adjournment

MINUTES
WINNETKA VILLAGE COUNCIL
STUDY SESSION
December 10, 2024

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, December 10, 2024 at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:02 PM. Village Manager Bahan called the roll of the Village Council. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Bob Dearborn, Kim Handler, and Bridget Orsic. Absent: None. Also present: Village Manager Robert Bahan, Village Attorney Peter Friedman, Deputy Village Clerk Berina Gradjan, and approximately 8 persons in the audience.

2) Public Comment

3) Discussion.

   a) IMEA Contract Renewal Follow Up – Winnetka Future Energy Supply Considerations

   President Rintz states that during the October Future Energy Forum, Mark Pruitt, former Director of the Illinois Power Agency, and current Principal for the Power Bureau, presented about power purchasing and the PJM Transmission Area.

   Water & Electric Director Nick Narhi introduces Mark Pruitt, stating he has more than 30 years of experience in the Illinois energy sector and provides Council Mr. Pruitt's employment history.

   Mark Pruitt, Principal at the Power Bureau, provides information regarding the electricity market conditions; demand, supply, capacity prices, volatility, and reliability projections. Because energy systems are interconnected, Mr. Pruitt advises on how these systems affect one another and how electricity is efficiently distributed with shared power plants. Additionally, Mr. Pruitt provides information related to PJM supply and demand and the demand for electricity by region as well as the hourly output of all power assets that make up the PJM system.

   Mr. Pruitt provides information regarding solar and natural gas resources posing various challenges also referred to as the effective load carrying capability due to the uncontrollable fluctuating circumstances. Mr. Pruitt provides information regarding the outlook of less nuclear, coal, and gas, measurement of reliability based on reserve margins, generating capacity of various fuels, Commerce Commission Forecasts, and projected costs.

   Mark Pruitt provides Council information regarding grid supply options such as operating as a municipal utility, requirements of a load serving entity to supply electricity to end users, grid supply services options as in-house or contracted, trade-offs between different grid supply services, and information regarding renewable energy and carbon-free supply.

Council discusses individual contracts with various suppliers, supplier costs related to electricity usage, technological advancements regarding battery storage, production of energy from coal-fired and gas-fired power plants, matters related to resources and capacity, and transitioning to greener resources, reduction of carbon footprint, and costs related to greener options. Additionally, Council discusses matters related to the proposed IMEA contract renewal extension.

Public Comment

Brenden Andrew addresses Council regarding working within the constraints of the IMEA contract and various forms of energy that can be utilized

King Poor addresses Council regarding concerns on the Village's reliance upon coal from Prairie State and the IMEA contract renewal extension.

Patrick Hanley addresses Council regarding various energy supplies and matters related to capacity and supply costs.

Roger Hawkschild addresses Council regarding sustainability, costs, options, and the IMEA contract renewal extension.

Terry Cross addresses Council regarding supplier options and concerns related to the IMEA contract renewal extension.

President Rintz suggests Village staff continue discussions with the IMEA regarding negotiations.

Council discusses solar contracts as part of a sustainability plan, continued discussions with IMEA, Winnetka's distribution system and policies, and matters regarding negotiations.

4) Adjournment. Trustee Orsic, seconded by Trustee Dalman moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 9:16 pm.

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Recording Secretary

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
December 17, 2024

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, December 17, 2024, at 7:00 PM.

1) Call to Order. President Pro-tem Robert Dearborn called the meeting to order at 7:05 PM. Village Manager Rob Bahan called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Robert Dearborn, Kim Handler, and Bridget Orsic. Absent: President Chris Rintz and Trustee Tina Dalman. Also present: Assistant Village Manager Kristin Kazenas, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director David Schoon, and approximately 8 persons in the audience.
2) Pledge of Allegiance. President Pro-tem Dearborn led the group in the Pledge of Allegiance.
3) Quorum.
    a) January 7, 2025 Regular Meeting All of the Council members present said they expect to attend.
    b) January 14, 2025 Study Session All of the Council members present said they expect to attend.
    c) January 21, 2025 Regular Meeting All of the Council members present said they expect to attend with the exception of Trustee Dearborn.
4) Public Comment:
    i) Ted Wynnychenko addresses Council regarding the Village's governing bodies, street end beaches, Bertling-Hill-Woodland pathway vacation, and the release of closed session minutes. Village Attorney Peter Friedman states that the closed session meeting minutes contain confidential information and confirms that the Village will not release certain closed session minutes due to confidentiality.
5) Reports:
    a) Trustees.
        i) Trustee Orsic advises Council that on December 9th, the RED Center held the Board of Directors meeting addressing matters related to the new Executive Director, Jason Rodgers, payroll, and a new Operations Manager position.
    b) Attorney. No report.
    c) Manager.
        i) Village Manager Rob Bahan advises that current lakefront construction projects are following the prescribed Ordinances.
    d) Village President. No report.
6) Establishment of the Consent Agenda.

    Trustee Albinson seconded by Trustee Handler moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.

7) Approval of the Consent Agenda

a) Approval of Village Council Minutes

i. December 3, 2024 Regular Meeting

b) Approval of Warrant List Dated November 29, 2024 – December 12, 2024 in the amount of $1,472,777.09.

c) Resolution No. R-89-2024: Approving Closed Session Minutes, Determining the Need to Keep Minutes of Certain Closed Meetings of the Village Council Confidential, and Authorizing the Destruction of Verbatim Recordings of Certain Closed Meetings of the Village Council (Adoption)

d) Resolution No. R-90-2024: Approving a Contract with Northern Divers USA for Dredging Services at the Electric Plant (Adoption)

e) Resolution No. R-91-2024: Approving Funding Authorizations and Change Order No. 3 to the Contract with Maple Cable Construction Inc for Directional Boring Work (Adoption)

f) Resolution No. R-92-2024: Approving Extension and Renewal of an Agreement with Prescient Development, Inc. for Information Technology Support Services (Adoption)

g) Resolution No. R-93-2024: Waiving Bidding and Approving a Purchase of Software Licenses from Tyler Technologies, Inc. (Adoption)

h) Resolution No. R-94-2024: Appointing Nicholas Narhi to the Illinois Municipal Electric Agency Board of Directors (Adoption)

Trustee Albinson seconded by Trustee Apatoff, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dearborn, Handler, and Orsic. Nays: None. Absent: Trustee Dalman.

8) Ordinances and Resolutions.

a) Ordinance No. M-18-2024: An Ordinance Granting a Variation from the Winnetka Zoning Ordinance to Allow the Construction of an Addition to an Existing Residence within the R-2 Single Family Residential District (270 Birch Street) (Adoption)

At the December 3rd Council meeting, Council reviewed a request submitted by the applicant to allow the construction of a one-story attached three-car garage to the existing residence. After reviewing the proposed plans, Council requested that the applicant reduce the proposed plans from a three-car garage to a two-car garage.

Mr. Schoon advises Council of the proposed square footage, front yard setback, elevations, and the floor plan in regards to the applicant's submitted revised plans proposing a two-car garage.

The applicant, Alexandra Kaehler, advises Council of a massive Heritage Beach tree which would impede vehicle access to the garage, that was not accounted for in the previously submitted proposed plans.

After Council discussion regarding various alternatives with placement and sizing of the proposed garage, the item is deferred to the January 7, 2025, meeting to allow the applicant to continue to revise the proposed plans.

b) Ordinance No. M-19-2024: Granting Variations from the Winnetka Zoning Ordinance to Allow the Construction of a Detached Garage Within the R-3 Single Family Residential District (630 Walden Road) (Introduction/Adoption)

Community Development Director David Schoon advises Council of a request seeking approval to construct a detached garage, accommodating two vehicles, in addition to the existing one-car attached garage. In addition, the applicant's plan includes a curb cut and driveway access from Pine Street.

Mr. Schoon provides information regarding the site plan, front and rear façade of the property, proposed garage footprint, and the preservation of a large Oak tree.

Council discusses the proposed plans, construction material, correspondence received by neighbors, matters related to fire hydrants, and placement of a stop sign.

Trustee Handler, seconded by Trustee Orsic, moved to waive introduction of Ordinance No. M-19-2024. By voice vote, the motion carried unanimously.

Trustee Handler, seconded by Trustee Orsic, moved to adopt Ordinance No. M-19-2024 under the condition that the garage be constructed with brick veneers. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dearborn, Handler, and Orsic. Nays: None. Absent: Trustee Dalman.

c) Ordinance No. M-20-2024: Granting Variations from the Winnetka Zoning Ordinance, and a Certificate of Appropriateness for the Construction of a New Commercial Building within the C-2 General Retail Commercial District (933 Green Bay Road) (Introduction/Adoption)

Community Development Director David Schoon advises Council of a request to demolish more than 50% of the existing building floor area and to construct an addition onto the remaining portion of the existing building considered as construction of a new one-story commercial building per the Village Code.

Mr. Schoon provides information regarding the site plan, zoning, compliance, parking, commercial occupancy, and matters related to construction scope.

The applicant, Mitch Goltz, addresses Council regarding building scope, façade, fencing, and commercial use.

Council discusses elevations, building façade, renderings, fencing, and signage approval.

Trustee Albinson, seconded by Trustee Orsic, moved to waive introduction of Ordinance No. M-20-2024. By voice vote, the motion carried unanimously.

Trustee Albinson, seconded by Trustee Handler, moved to adopt Ordinance No. M-20-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dearborn, Handler, and Orsic. Nays: None. Absent: Trustee Dalman.

d) Ordinance No. M-22-2024: Cook County Paid Leave Opt-Out Ordinance for Taxing Bodies (Introduction/Adoption)

New Trier High School, Winnetka School District 36, and the Winnetka Park District contacted the Village Manager's Office requesting the use of the Village's home rule authority to exclude them from the Cook County Paid Leave Ordinance in efforts to reduce administrative burdens.

Village Manager Bahan states that the Village adopted an Ordinance in November of 2023, opting the Village as an employer out of the Illinois Paid Leave for All Workers Act and other obligations regarding mandatory paid leave, except those required by State

law. In March of 2024, Cook County Board of Commissioners adopted an amendment to temporarily exempt schools and park districts from complying with the Ordinance until January 1, 2025. The Village consented to the request to opt the schools and park district out under the home rule authority.

Trustee Orsic, seconded by Trustee Handler, moved to waive introduction of Ordinance No. M-22-2024. By voice vote, the motion carried unanimously.

Trustee Apatoff, seconded by Trustee Orsic, moved to adopt Ordinance No. M-22-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dearborn, Handler, and Orsic. Nays: None. Absent: Trustee Dalman.

9) Old Business. None.

10) New Business. None.

11) Appointments: None.

12) Closed Session: None.

13) Adjournment. President Pro-tem Dearborn asks for call to adjourn. Trustee Albinson, seconded by Trustee Orsic, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 8:25 PM.

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Recording Secretary

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
January 7, 2025

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, January 7, 2025, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:01 PM. Village Manager Rob Bahan called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Robert Dearborn, Kim Handler, and Bridget Orsic. Absent: None. Also present: Assistant Village Manager Kristin Kazenas, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Finance Director Tim Sloth, Water & Electric Director Nick Narhi, and approximately 3 persons in the audience.
2) Pledge of Allegiance. President Rintz led the group in the Pledge of Allegiance.
3) Quorum.
    a) January 14, 2025 Study Session All of the Council members present said they expect to attend. Trustee Apatoff said he may need to attend remotely due to work obligations.
    b) January 21, 2025 Regular Meeting All of the Council members present said they expect to attend with the exception of Trustee Dearborn.
4) Public Comment:
    i. Ted Wynnychenko addresses Council regarding the release of closed session minutes and matters related to the Freedom of Information Act.
5) Reports:
    a) Trustees. No report.
    b) Attorney. No report.
    c) Manager. No report.
    d) Village President. No report.
6) Establishment of the Consent Agenda.

    Trustee Handler seconded by Trustee Dalman moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.
7) Approval of the Consent Agenda
    a) Approval of Village Council Minutes
        i. November 19, 2024 Regular Meeting
    b) Approval of Warrant List Dated December 13, 2024 – December 26, 2024 in the amount of $1,836,391.77.
    c) Resolution No. R-03-2025: Waiving Bidding and Requirements and Awarding a Contract to Weg Transformers USA, LLC for the Purchase of One 1500 KVA Pad Mount Transformer (Adoption)

d) Resolution No. R-04-2025: Awarding a Contract to Advanced Tree Care, Inc. for Tree Pruning, Tree Removal, and Disposal of Tree Debris Services (Adoption)

e) Resolution No. R-05-2025: Waiving Competitive Bidding and Approving a Contract with Great Lakes Urban Forestry Management for Forestry Professional Services in 2025 (Adoption)

Trustee Orsic seconded by Trustee Handler, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

8) Ordinances and Resolutions.

a) Resolution No. R-06-2025: Approving a Grant Agreement Between the Village of Winnetka and the Illinois Department of Commerce and Economic Opportunity (Adoption)

Finance Director Tim Sloth advises Council that back in 2020, the Village was notified by State Senator Laura Fine's Office that a line item grant of $300,000 was appropriated from the Build Illinois Bond fund to the Department of Commerce and Economic Development Opportunity for costs associated with infrastructure improvements. The grant agreement between the Village and DCEO will contribute $300,000 towards the Village's stormwater project with grant funds reimbursing a portion of the costs associated with the Hibbard and Crow Island storage projects.

Council commends State Senator Laura Fine for her partnership.

Trustee Handler, seconded by Trustee Orsic, moved to adopt Resolution No. R-06-2025. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

9) Old Business. None.

10) New Business. None.

11) Appointments: None.

12) Closed Session for the Purpose of Discussing Pending Litigation, Probable or Imminent Litigation, and the Purchase or Lease of Real Property pursuant to Sections 2(c)(11) and 2(c)(5) of the Open Meetings Act.

Trustee Dearborn, seconded by Trustee Apatoff, moved to adjourn to Closed Session for the purpose of discussing pending litigation, probable or imminent litigation, and the purchase or lease of real property pursuant to Sections 2(c)(11) and 2(c)(5) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

The Council adjourned into Closed Session at 7:13 p.m.

13) Adjournment. The Closed Session meeting ended at 8:40 p.m.

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Recording Secretary

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated December 27, 2024 - January 16, 2025

PRESENTER: Robert M. Bahan

AGENDA DATE: January 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The Warrant List Dated December 27, 2024 - January 16, 2025.

RECOMMENDATION:
Consider Approving the Warrant List Dated December 27, 2024 - January 16, 2025.

ATTACHMENTS:
None

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-01-2025: Approving an Easement Agreement for the Installation and Maintenance of Utilities (931 Green Bay Road) (Adoption)

PRESENTER: Nicholas Narhi

AGENDA DATE: January 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
In 2024, Water & Electric Department staff identified the lack of a utility easement for the underground utility line and splice box at 931 Green Bay Road, located on the north side of the property, an area which is frequently referred to as the Walgreens Parking Lot. Staff requested Sierra Realty's consideration of formalizing the Village's use and access to this area for the existing electrical facilities and the installation of additional conduits for future development.

The proposed easement agreement addresses the Village's access to the electric utilities which have existed at this location for several years. With the planned development taking place at 933 Green Bay Road, staff requested Sierra Realty's consideration of incorporating language into the easement agreement to accommodate extra conduits for electric cables to serve the new building. Upon the mutual agreement of both parties, the Village may install and maintain electric cable in the easement area.

As of December 30th, 2024, Sierra Realty has approved the permanent easement agreement.

RECOMMENDATION:
Consider adoption of Resolution No. R-01-2025, Approving a Permanent Utility Easement Agreement with Sierra Realty at 931 Green Bay Road.

ATTACHMENTS:
1. Resolution No. R-01-2025: Approving an Easement Agreement for the Installation and Maintenance of Utilities (931 Green Bay Road)

RESOLUTION NO. R-01-2025

A RESOLUTION APPROVING AN EASEMENT AGREEMENT
FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES
(931 Green Bay Road)

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Sierra Realty & Management LLC (***"Owner"***) is the owner of the property commonly known as Walgreens, which is generally located southeast of the corner of Green Bay Road and Gage Street, with an address of 931 Green Bay Road, Winnetka, Illinois (***"Property"***); and

WHEREAS, the Village currently maintains electrical facilities at the Property including underground electric cable, and a splice box, which splice box has underground electric cable in it (***"Existing Facilities"***); and

WHEREAS, the Village desires to obtain an easement from Owner to install conduits and extend underground cable to the alley along the rear of the Property and, maintain and repair the Existing Facilities on the Property; and

WHEREAS, Owner desires to grant the Village an easement pursuant to an easement agreement to allow the installation, maintenance, and repair of the Existing Facilities on the Property (***"Easement Agreement"***); and

WHEREAS, the Village Council has determined that it will serve and be in the best interests of the Village and its residents to enter into the Easement Agreement;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF EASEMENT AGREEMENT. The Village Council hereby approves the Easement Agreement by and between the Village and Owner in substantially the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE EASEMENT AGREEMENT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and seal, on behalf of the Village, the final Easement Agreement.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 21st day of January, 2025, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

_____
Village President

Countersigned:

_____
Village Clerk

EXHIBIT A

EASEMENT AGREEMENT

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Peter M. Friedman
Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, IL 60654

For Recorder's Use Only

PERMANENT UTILITY EASEMENT AGREEMENT
(931 Green Bay Road)

THIS AGREEMENT (***"Agreement"***) is dated as of the ___ day of December, 2024, (***"Effective Date"***) and is by and between ***SIERRA REALTY & MANAGEMENT LLC*** an Illinois limited liability company (***"Owner"***), and the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation (***"Village"***).

W I T N E S S E T H:

WHEREAS, Owner is the record title owner of the property at the address commonly known as 931 Green Bay Road (***"Property"***), Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Agreement (collectively, the ***"Property"***); and

WHEREAS, the adjacent property located at 933 Green Bay Road (***"Adjacent Property"***), is being redeveloped and requires an underground electric utility line; and

WHEREAS, the Village desires to install conduits and extend the underground cable (***"Facilities"***) to the alley along the rear of the Property to provide electric service to the Adjacent Property; and

WHEREAS, to construct, install, maintain, and repair the Facilities on the Property, the Village desires to obtain from Owner, and Owner desires to grant to the Village, a permanent easement on that portion of the Property depicted in **Exhibit B** attached hereto and made a part of this Agreement (***"Permanent Easement Premises"***); and

WHEREAS, Owner and the Village have each determined that it is in each of their best interests to enter into this Agreement;

NOW, THEREFORE, in consideration of the recitals, mutual covenants, and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and the Village agree as follows:

SECTION ONE. **RECITALS.** The foregoing recitals are fully incorporated into this Agreement.

SECTION TWO. **GRANT AND USE OF PERMANENT EASEMENT.** Owner hereby grants, conveys, and dedicates to the Village a permanent non-exclusive easement in, upon, over, under, through, along, and across the Easement Premises (collectively, the ***"Permanent Easement"***) and a perpetual license to access a reasonable portion of the Property for ingress and egress to the Permanent Easement and to engage in the construction, operation, maintenance, repair, and replacement of the Facilities from time to time, subject to the terms and conditions of this Agreement, together with all reasonable rights of ingress and egress over, along, upon, and across the Permanent Easement and the immediately abutting areas of the Property, if necessary, for the exercise of the rights herein granted. The Permanent Easement shall not be used or operated in a manner that materially interferes with Owner's use of the Property now or in the future; provided, however, that the installation and construction of the Facilities and the normal operation, maintenance, repair, and replacement of the Facilities shall not be considered material interference.

SECTION THREE. **RESTORATION**. Upon completion of construction, maintenance, or repair of the Facilities, the Village agrees to: (a) replace any paving damaged or removed by the Village as a direct result of the its construction, maintenance, or repair of the Facilities with patching of a type and quality customarily used by the Village; and (b) repair any damage caused to the portion of the Property outside of the Easement Premises by the Village's negligence or intentional misconduct. Other than as expressly set forth above in this section, Owner acknowledges and agrees that the Village, upon completion of any construction, maintenance, or repair of the Facilities, is not responsible for restoring the Easement Premises to the condition immediately preceding the construction, maintenance, or repair. Notwithstanding anything in subsection (b) to the contrary, nothing in subsection (b) shall constitute a waiver of the protections afforded to the Village and its employees pursuant to the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq.

SECTION FOUR. **RESERVED RIGHTS.**

A. Owner hereby reserves the right to the full use and enjoyment of the Easement Premises and the Property in any manner that does not prevent or interfere in any way with the exercise by the Village of the easement rights granted pursuant to this Agreement; provided, however, that Owner shall not permanently or temporarily improve, disturb, damage, destroy, injure, or obstruct the Easement Premises, nor intentionally permit the Easement Premises to be permanently or temporarily improved, disturbed, damaged, destroyed, injured, or obstructed, at any time whatsoever, without the express prior written consent of the Village.

B. Owner shall have the right to grant other non-exclusive easements over, along, upon, or across the Easement Premises provided, however, that any such other easements shall be subject to this Agreement and the rights granted hereby; and provided further, however, that the Village shall have first consented in writing to the terms, nature, and location of any such other easements.

SECTION FIVE. **ASSIGNMENT OF RIGHTS.** Owner agrees that the Village may assign its rights or delegate its duties under this Easement Agreement, in whole or in part, without the consent of Owner.

SECTION SIX. **COVENANTS RUNNING WITH THE LAND.** The easements and rights granted in this Agreement, the duties and restrictions imposed by this Agreement, and the agreements and covenants contained in this Agreement are easements, rights, restrictions, agreements, and covenants running with the land, are to be recorded against the Property and are binding upon and

inure to the benefit of Owner and the Village, and their respective heirs, executors, administrators, grantees, successors, assigns, agents, licensees, invitees, and representatives, including, without limitation, all subsequent owners of the Easement Premises, or any portion thereof, and all persons claiming under them. If any of the easements, rights, restrictions, agreements, or covenants created by this Agreement would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such easements, rights, restrictions, agreements, or covenants will continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States.

SECTION SEVEN. GENERAL PROVISIONS.

A. Notices. All notices required or permitted to be given under this Agreement must be given by the parties by: (i) personal delivery; (ii) deposit in the United States mail, enclosed in a sealed envelope with first class postage thereon; or (iii) deposit with a nationally-recognized overnight delivery service, addressed as stated in this Section 7.A. The address of any party may be changed by written notice to the other parties. Any mailed notice will be deemed to have been given and received within three days after the same has been mailed and any notice given by overnight courier will be deemed to have been given and received within 24 hours after deposit. Notices and communications to the parties must be addressed to, and delivered at, the following addresses:

If to the Village:	Village of Winnetka 510 Green Bay Road Winnetka, IL 60093 Attention: Village Manager
with a copy to:	Elrod Friedman LLP 325 N. Lasalle Street, Suite 450 Chicago, IL 60654 Attention: Peter M. Friedman, Village Attorney
If to Owner:	Sierra Realty & Management LLC 8410 Gross Point Road Skokie, IL 60077 Attention: _____
with a copy to:	_____ _____ _____ Attention: _____

B. Amendment. No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by the governing boards of each party to this Agreement in accordance with all applicable statutory procedures.

C. Authority to Execute. Owner hereby warrants and represents to the Village that: (i) Owner is the record and beneficial owner of fee simple title to the Easement Premises; (ii) no other person has any legal, beneficial, contractual, or security interest in the Easement Premises; (iii) Owner has the full and complete right, power, and authority to enter into this Agreement, to agree to the terms, provisions, and conditions set forth in this Agreement, and to bind the Easement Premises as set forth in this Agreement; (iv) all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken; and (v) neither the execution of this Agreement nor the performance

of the obligations assumed by Owner will violate any statute, law, restriction, court order, or agreement to which Owner or the Property are subject.

D. Recording. The Village at its cost and expense will record this Agreement against the Property with the Office of the Cook County Recorder of Deeds promptly following the approval and full execution of this agreement by the parties.

E. Non-Waiver. Owner and the Village shall be under no obligation to exercise any of the rights granted to each of them in this Agreement. The failure of either party to exercise at any time any right granted to such party shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect either party's right to enforce that right or any other right.

F. No Waiver of Tort Immunity. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense which it has under statutory or common law, included but not limited to the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 *et seq*.

G. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

H. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

I. Survival. All representations and warranties contained herein shall survive the execution and recordation of this Agreement and shall not be merged.

J. Entire Agreement. This Agreement constitutes the entire agreement between the parties other than the Improvement Payment Agreement, and supersedes any and all prior agreements and negotiations between the parties except the Improvement Payment Agreement, whether written or oral, relating to the Easement granted pursuant to this Agreement.

K. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any person may be made, or be valid, against the Village or Owner.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the date first above written.

ATTEST:

VILLAGE OF WINNETKA,
an Illinois home rule municipal corporation

_____
Kristin Kazenas, Deputy Village Clerk

By_____
Robert Bahan
Its: Village Manager

ATTEST:

SIERRA REALTY & MANAGEMENT LLC,
an Illinois limited liability company

By: _____

Its: _____

By: [redacted]

Its: Owner

ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for Cook County, Illinois, do hereby certify that Robert Bahan, personally known to me to be the Village Manager of the Village of Winnetka, an Illinois home rule municipal corporation, and Kristin Kazenas, personally known to me to be the Deputy Village Clerk of the Village of Winnetka, and personally known to me to be the same persons whose names are subscribed to the foregoing Easement Agreement, each appeared before me this day in person and acknowledged that, as the Village Manager and Deputy Village Clerk, they signed and delivered the Easement Agreement, pursuant to the authority given by the Village, as their free and voluntary act and as the free and voluntary act and deed of the Village, for the uses and purposes set forth in the Easement Agreement.

Given under my hand and official seal this _____ day of _____ 2024.

_____
Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____ of _____, a _____, and _____, personally known to me to be the _____ of the _____, and personally known to me to be the same persons whose names are subscribed to the foregoing Easement Agreement, each appeared before me this day in person and acknowledged that, as the _____ and _____, they signed and delivered the Easement Agreement, pursuant to the authority given by the _____, as their free and voluntary act and as the free and voluntary act and deed of the _____, for the uses and purposes set forth in the Easement Agreement.

Given under my hand and official seal this _____ day of _____ 2024.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: LOT 1 IN BLOCK 5 IN LAKESIDE JARED GAGES SUBDIVISION IN SECTION 17 AND 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTHERLY 50 FEET OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SAID FRACTIONAL SECTION 17, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 5 IN JARED GAGES SUBDIVISION AFORESAID AND RUNNING THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOTS 1, 2 AND 3 IN SAID BLOCK 5, A DISTANCE OF 150 FEET; THENCE RUNNING EASTERLY ON A LINE PARALLEL WITH THE SOUTHERLY LINE OF GAGE STREET EXTENDED, A DISTRANCE OF 50 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL WITH THE EASTERLY LINE OF LOTS 1, 2 AND 3 AFORESAID, A DISTANCE OF 150 FEET TO A POINT ON THE SOUTH LINE OF GAGE STREET EXTENDED; AND THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Tax Nos.: 05-17-123-006-0000
and
05-17-123-007-0000

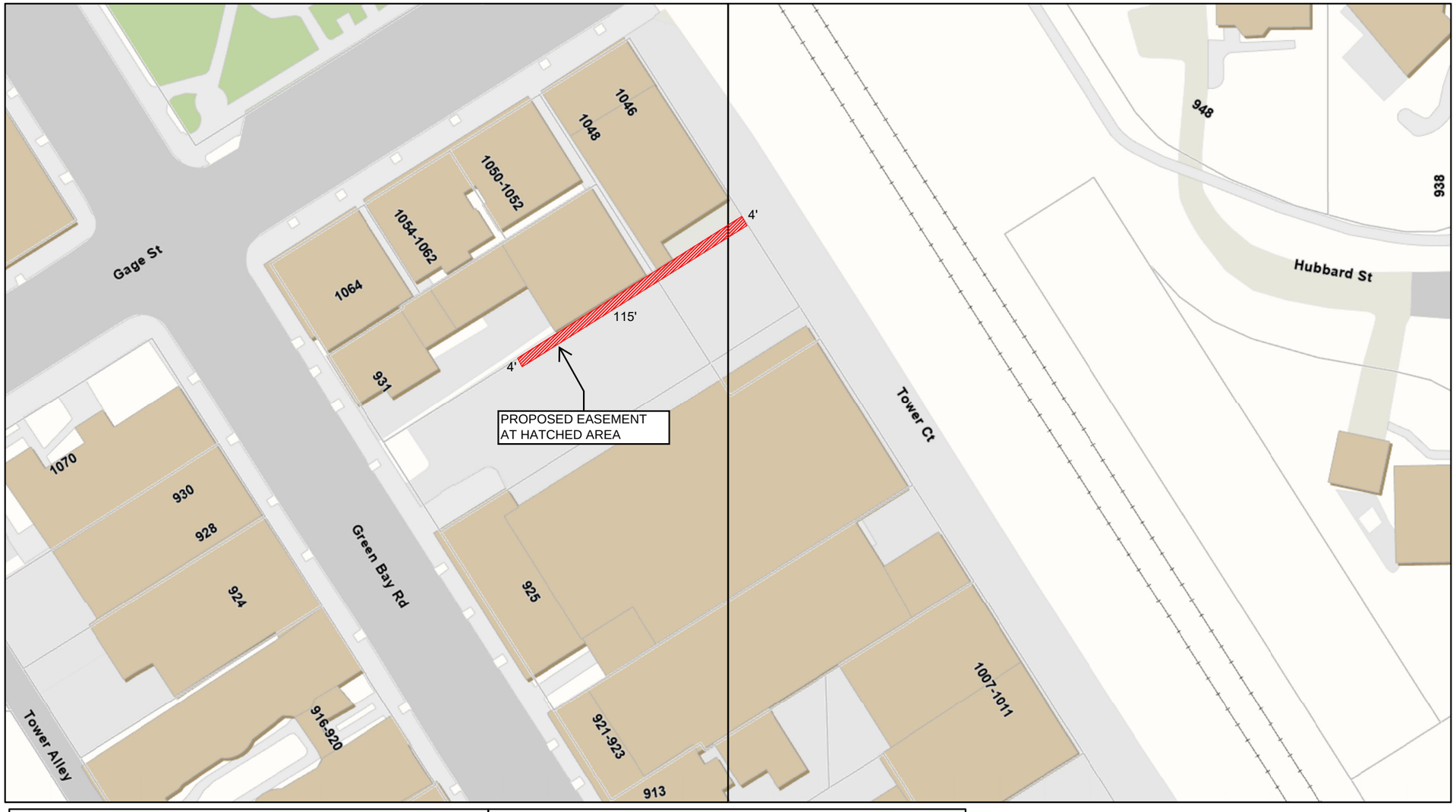
Commonly known as 931 Green Bay Road, Winnetka, Illinois 60093

EXHIBIT B

DEPICTION OF EASEMENT PREMISES

EXHIBIT B

GISConsortium



0 150 300 ft

Print Date: 11/4/2024

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

General Notes

VILLAGE OF WINNETKA, ILL. MARCH 10, 1869

No.	Revision/Issue	Date

Firm Name and Address

Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Project Name and Address

925 Green Bay Rd
Proposed Easement for underground electric facilities

Project	Sheet
#####	
Date: ----	
Scale: As Noted	

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-02-2025: Approving Change Order No. 1 to the Contract with CINTAS Corporation No. 2 for Uniform Rental and Laundry Services (Adoption)

PRESENTER: Nicholas Narhi

AGENDA DATE: January 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
At the March 16, 2021 Village Council Meeting, the Council approved Resolution No. R-41-2021: Approving an Agreement with Cintas Corporation No. 2 for Uniform services for the Water & Electric Department.

EXECUTIVE SUMMARY:
On March 16, 2021, the Village Council approved Resolution No. R-41-2021, authorizing the Village to enter into a Contract with Cintas Corporation No. 2 for uniform rental and laundering services for the Water and Electric Department personnel for four years. The initial period began on April 1, 2021, through March 31, 2025. This contract has an optional two year extension administered at the Village's discretion. Cintas Corporation has confirmed they will maintain the original quoted prices as firm prices for the duration of the extension of two years.

The average cost of the past three years of uniform services is $15,857. The 2025 Water & Electric Department budget contains $16,500 allocated in the following accounts 500.41.27-537, 500.42.30-537 and 520.62.30-537, to cover the cost of the uniform services for one (1) year, from April 1, 2025, through March 31, 2026. The FY2026 Budget will likewise contain funding to cover these contract costs.

Resolution No. R-02-2025, prepared by the Village Attorney, authorizes the Village President and Village Clerk, to execute and attest, a change order to the agreement with Cintas Corporation No. 2.

RECOMMENDATION:
Consider adoption of Resolution No. R-02-2025, approving a Change Order #1 to the agreement with Cintas Corporation for Uniform Services for two (2) additional years

ATTACHMENTS:
1. Resolution No. R-02-2025: Approving Change Order No. 1 to the Contract with CINTAS Corporation No. 2 for Uniform Rental and Laundry Services

A RESOLUTION APPROVING CHANGE ORDER NO. 1 TO THE CONTRACT WITH CINTAS CORPORATION NO. 2 FOR UNIFORM RENTAL AND LAUNDRY SERVICES

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (***"Village"***) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on March 16, 2021, the Village Council approved Resolution No. R-41-2021 authorizing the Village to enter into a contract (***"Contract"***) with Cintas Corporation No. 2 (***"Contractor"***) for uniform rental and laundering services for the Water and Electric Department personnel (***"Services"***) during the period of April 1, 2021 to March 31, 2025 with an optional two (2) year extension administered in a single year; and

WHEREAS, the Village has spent $55,871.73 on the Contract for Services through the end of 2024; and

WHEREAS, the Village has been satisfied with the Contractor's previous performance and desires to extend the Contract and authorize additional funding for the Services (***"Additional Services"***) to be performed during the period of April 1, 2025, through May 31, 2027 pursuant to the pricing set forth in **Exhibit A** attached hereto and incorporated herein; and

WHEREAS, the Village has allocated $16,500 in its 2025 Water and Electric Budget for the Additional Services during the 2025 fiscal year; and

WHEREAS, the Contractor has agreed to perform the Additional Services pursuant to a change order (***"Change Order No. 1"***); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village to enter into Change Order No. 1 with Contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CHANGE ORDER NO. 1. The Village Council hereby approves Change Order No. 1 to authorize the Additional Services from the Contractor.

SECTION 3: AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 1. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, Change Order No. 1, which Change Order No. 1 shall be in a final form approved by the Village Manager.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 21st day of January, 2025, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

_____
Village President

Countersigned:

_____
Village Clerk

EXHIBIT A

CONTRACT

VILLAGE OF WINNETKA

RFB #021-003

CONTRACT FOR

Uniform Rental and Laundry Services

Full Name of Bidder	Cintas Corporation No. 2 ("Bidder")
Principal Office Address	6800 Cintas Blvd. Cincinnati, OH 45262
Local Office Address	1025 National Parkway, Schaumburg, IL 60173
Contact Person	Chris Sherman Telephone Number 419.261.2138

TO: Village of Winnetka ("Owner")
510 Green Bay Road
Winnetka, IL 60093
Attention: Assistant Finance Director

*Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos._____**[if none, write "NONE"]**, which are securely stapled to the end of this Contract.*

1. Work Proposal

A Contract and Work. If this Contract is accepted, Bidder proposes and agrees that Bidder shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract and Owner's written notification of acceptance in the form included in this bound set of documents, all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract/Proposal, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for the ***Uniform Rental and Laundry Services***.

2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith;

3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates specified in this Contract;

4. Taxes. Pay all applicable federal, state, and local taxes;

5. Miscellaneous. Do all other things required of Bidder by this Contract; and

6. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with highest standards of professional and construction practices, in full compliance with, and as required by or pursuant, to this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. Performance Standards. If this Contract is accepted, Bidder proposes and agrees that all Work shall be fully provided, performed, and completed in accordance with the ***specifications and special conditions attached hereto and by this reference made a part of this Contract (Attachments A).*** No provision of any referenced standard, specification, manual or code shall change the duties and responsibilities of Owner or Bidder from those set forth in this Contract. Whenever any equipment, materials, or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function, and quality desired. Other manufacturers' or vendors' products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

C. Responsibility for Damage or Loss. If this Contract is accepted, Bidder proposes and agrees that Bidder shall be responsible and liable for, and shall promptly and without charge to Owner repair or replace, damage done to, and any loss or injury suffered by, Owner, the Work, the Work Site, or other property or persons as a result of the Work.

D. Inspection/Testing/Rejection. Owner shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Owner's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and Owner, without limiting its other rights or remedies, may require correction or replacement at Bidder's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Bidder's expense and risk.

2. Contract Price Proposal

If this Contract is accepted, Bidder proposes, and agrees, that Bidder shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. Schedule of Prices. For providing, performing, and completing all Work, including performance bond procurement,

the ***Village will not pay more than the line item prices as outlined in Attachment A.***

B. Basis for Determining Prices. It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;

2. Owner is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released;

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices*; and*

4. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities and sanitary conveniences, and any portion of the time of Bidder, its superintendents, or its office and engineering staff.

C. Time of Payment. It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

Invoice to Village upon Work completion. Payment upon acceptance by Village.

All payments may be subject to deduction or set off by reason of any failure of Bidder to perform under this Contract/Proposal.

3. Contract Time

If this Contract is accepted, Bidder proposes and agrees that Bidder shall commence the Work within 10 days after Owner's acceptance of the Contract provided Bidder shall have furnished to Owner all bonds and all insurance certificates specified in this Contract (the "Commencement Date").

4. Financial Assurance

A. Bonds. None.

B. Insurance. If this Contract is accepted, Bidder proposes and agrees that Bidder shall provide certificates of insurance evidencing the minimum insurance coverage and limits set forth below within 10 days after Owner's acceptance of this Contract. Such insurance shall be in form, and from companies, acceptable to Owner and shall name Owner, including its Council members and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives, as an Additional Insured. The insurance coverage and limits set forth below shall be deemed to be minimum coverage and limits and shall not be construed in any way as a limitation on Bidder's duty to carry adequate insurance or on Bidder's liability for losses or damages under this Contract. The minimum insurance coverage and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

   Limits shall not be less than:

   Worker's Compensation: Statutory

   Employer's Liability: $500,000 each accident-injury; $500,000 each employee-disease; $500,000 disease-policy.

   Such insurance shall evidence that coverage applies to the State of Illinois and provide a waiver of subrogation in favor of Owner.

2. Commercial Motor Vehicle Liability

   Limits for vehicles owned, non-owned or rented shall not be less than:

   $1,000,000 Bodily Injury and Property Damage Combined Single Limit

3. Commercial General Liability

   Limits shall not be less than:

   $5,000,000 Bodily Injury and Property Damage Combined Single Limit.

   Coverage is to be written on an "occurrence" basis. Coverage to include:

   - Premises Operations
   - Products/Completed Operations
   - Independent Contractors
   - Personal Injury (with Employment Exclusion deleted)
   - Broad Form Property Damage Endorsement
   - "X," "C," and "U"
   - Contractual Liability

   Contractual Liability coverage shall specifically include the indemnification set forth below.

C. Indemnification. If this Contract is accepted, Bidder proposes and agrees that Bidder shall indemnify, save harmless, and defend Owner against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract.

D. Penalties. If this Contract is accepted, Bidder proposes and agrees that Bidder shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof.

5. Firm Contract

All prices and other terms stated in this Contract are firm and shall not be subject to withdrawal, escalation, or change provided Owner accepts this Contract within 45 days after the date the bidder's contract proposal is opened.

6. Bidder's Representations and Warranties

To induce Owner to accept this Contract, Bidder hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, (1) shall be of merchantable quality; (2) shall be free from any latent or patent defects and flaws in workmanship, materials, and design; (3) shall strictly conform to the requirements of this Contract, including without limitation the performance standards set forth in Section 1B of this Contract; and (4) shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto Owner. Bidder, promptly and without charge, shall correct any failure to fulfill the above warranty at any time within ***five*** years after final payment or such longer period as may be prescribed in the performance standards set forth in Section 1B of this Contract or by law. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Bidder's obligation to correct Work shall be extended for a period of two years from the date of such repair or replacement. The time period established in this Section 6A relates only to the specific obligation of Bidder to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Bidder has under this Contract.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Bidder agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. and any other prevailing wage laws; any statutes requiring preference to laborers of specified classes; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work.

C. Prevailing Wage Act. **All work activities shall comply with the Prevailing Wage Act.**

D. Not Barred. Bidder is not barred by law from contracting with Owner or with any other unit of state or local government as a result of (i) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.; or (ii) a violation of the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) (the "Patriot Act") or other statutes, orders, rules, and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001. Bidder is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and Bidder is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation.

E. Qualified. Bidder has the requisite experience, ability, capital, facilities, plant, organization, and staff to enable Bidder to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time set forth above.

7. Acknowledgements

In submitting this Contract, Bidder acknowledges and agrees that:

A. Reliance. Owner is relying on all warranties, representations, and statements made by Bidder in this Contract.

B. Reservation of Rights. Owner reserves the right to reject any and all proposals, reserves the right to reject the low price proposal, and reserves such other rights as are set forth in the Instructions to Bidders.

C. Acceptance. If this Contract is accepted, Bidder shall be bound by each and every term, condition, or provision contained in this Contract and in Owner's written notification of acceptance in the form included in this bound set of documents.

D. Remedies. Each of the rights and remedies reserved to Owner in this Contract shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract.

E. Time. Time is of the essence for this Contract and, except where stated otherwise, references in this Contract to days shall be construed to refer to calendar days.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, whether before or after Owner's acceptance of this Contract; nor any information or data supplied by Owner, whether before or after Owner's acceptance of this Contract; nor any order by Owner for the payment of money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by Owner; nor any extension of time granted by Owner; nor any delay by Owner in exercising any right under this Contract; nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Bidder; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

G. Severability. The provisions of this Contract/ Proposal shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

H. Amendments. No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Bidder, except that Owner has the right, by written order executed by Owner, to make changes in the Work ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Work, then an equitable adjustment in the Contract Price or

Contract Time may be made. No decrease in the amount of the Work caused by any Change Order shall entitle Bidder to make any claim for damages, anticipated profits, or other compensation.

I. Assignment. Neither this Contract, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Bidder except upon the prior written consent of Owner.

J. Governing Law. This Contract, and the rights of the parties under this Contract shall be interpreted according to the internal laws, but not the conflict of law rules, of the State of Illinois. Every provision of law required by law to be inserted into this Contract/Proposal shall be deemed to be inserted herein.

Dated: February 10, , 20_21_.

Bidder's Status: (x)__ Corporation ( )_Partnership ( ) Individual Proprietor
(State) (State)

Bidder's Name:

Cintas Corporation No.2

Doing Business As (if different):

[redacted]

OFFICIAL SEAL
(Corporate Seal) AHMED RASOOL
(If corporation) NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/06/24

Printed Name: Lucas Healy

Title/Position: Uniform Sales Representative

Bidder's Business Address: 02/10/2021

6800 Cintas Blvd. Cincinnati, OH 45262

Bidder's Business Telephone: 419.261.2138
Facsimile: na

If a corporation or partnership, list all officers or partners:

CHAIRMAN EMERITUS

Richard T. Farmer
Chairman Emeritus and Founder of Cintas Corporation

SENIOR MANAGEMENT

Michael L. Thompson
Executive Vice President and Chief Administration Officer

Todd M. Schneider
Executive Vice President and Chief Operating Officer

J. Michael Hansen
Executive Vice President and Chief Financial Officer

Scott D. Farmer
Chairman and Chief Executive Officer

DIRECTORS

Ronald W. Tysoe
Director

Joseph Scaminace
Director

Scott D. Farmer
Chairman and Chief Executive Officer

Robert E. Coletti
Director

Karen L. Carnahan
Director

Melanie W. Barstad
Director

John F. Barrett
Director

Gerald S. Adolph
Director

ATTACHMENT A: SPECIFICATIONS

INTRODUCTION

The Village of Winnetka Water & Electric Department is seeking proposals from experienced Contractors to provide a Uniform Rental Program. The Water and Electric personnel daily tasks which are within proximity of energized equipment. To ensure compliance of the personal protective equipment, uniforms must be flame resistant (FR) clothing.

The Village reserves the right to reject any, and all proposals.

BACKGROUND (PROJECT DESCRIPTION AND SCOPE OF WORK)

It is the intent of the Village to select a Contractor to provide rental, laundering, pickup and delivery of uniforms for the Water & Electric Department. The Contactor will be required to upgrade uniforms as needed at no cost to the Village. Contactor will furnish all materials, labor services and special skills required to provide this service as described in these specifications. The department consists of twenty-five (25) employees.

Department	Number of Staff	Uniform Per Employee	
		Number of FR Shirt	Number of FR Pants/Jeans
W&E Distribution	14	11	11
Electric Plant	11	13	13

To ensure the Village is compliant with the personal protective equipment (PPE) requirements, uniforms must be Category 2 Flame Resistant (FR) clothing.
Employees currently utilize the below garments to meet the PPE requirement,

- Flame Resistant work pants or jeans.
- Flame Resistant uniform shirt.

1. SERVICES

The selected vendor will provide the following services:

W&E Distribution					
Uniforms	**AR/FR Protection**	**Color**	**Number of Staff**	**Number per Employee**	**Total Amount**
FR Midweight FR Dress Uniform Shirt	Cat 2	Light Blue	14	11	154
FR Midweight Work Pant or FR Heavyweight FR Jeans	Cat 2	Navy or Denim	14	11	154

Electric Plant					
Uniforms	**AR/FR Protection**	**Color**	**Number of Staff**	**Number per Employee**	**Total Amount**
FR Midweight FR Dress Uniform Shirt	Cat 2	Light Blue	11	13	143
FR Midweight Work Pant or FR Heavyweight FR Jeans	Cat 2	Navy or Denim	11	13	143

a) Employees may select the configuration of each uniform set,
   a. Work pants and work shirt.
   b. Work jeans and work shirt.
   c. Combination of work pants/work jeans and work shirt.

b) Each employee shall be able to make one uniform size change each year.

c) Employees may be added or deleted during the term of this contract with no penalty. In the event an employee is removed from service for long-term illness or disability, uniform services and related charges will be suspended until such a time that the employee returns to work. Director of Water & Electric Department or his designate will notify successful Contractor of these changes in uniform services.

d) The Contractor shall maintain sufficient stock to provide new complete uniform sets within fourteen (14) working days for newly hired employees.

2. UNIFORM SPECIFICATIONS

a) The selected vendor will provide uniforms with the following specifications:
b) All uniforms supplied for the life of the uniform rental and laundry services contract are to be Flame-Resistant (FR) Category 2 (HRC-2)
c) Contractors are required to provide samples of all uniform items and miscellaneous items with bid submittal. All samples will be returned to the bidder upon completion of the selection process.
d) Work Shirts Specification
    a. Long-sleeved
    b. Minimum Arc Thermal Performance Value (ATPV) of 8.6 calories/cm2.
    c. Should be provided in regular, tall or extra-large sizes depending upon each individual employee's size requirements.
    d. Color shall be light blue.
    e. Village preference to have at least one chest pocket (with button flap closure)
e) Work Pants Specification
    a. Midweight
    b. Minimum Arc Thermal Performance Value (ATPV) of 10.6 calories/cm2.
    c. Should be permanent press and with minimum of 9.0 ounces per square yard of material.
    d. Color shall be navy.
f) Work jeans Specification
    a. Heavyweight
    b. Minimum Arc Thermal Performance Value (ATPV) of 20.7 calories/cm2.
    c. Should be permanent press and minimum of 14.75 ounces per square yard of material. Jeans are to be provided as relax fit, loose fit or straight leg, depending upon each individual employee's preference.
    d. Color shall be denim blue.
g) The Village's preferred manufacturer is Bulwark or Carhartt, as listed below,
    - Bulwark FR 9oz Work Pants
    - Bulwark FR 7oz Dress uniform shirt with chest pockets
    - Bulwark FR 14.75oz Denim Jean
    - Carhartt FR 9oz Work Pants
    - Carhartt FR 7oz Twill Shirt with chest pockets
    - Carhartt FR 14.75oz Utility Denim Jean

3. UNIFORM PICK-UP AND DELIVERY

a) Contractor shall provide and maintain collections bins for employees to deposit soiled garments.
b) There shall be a one-week turnover on laundry services.
c) Employees shall always have clean garments.
d) Pick-up and delivery of uniforms shall be supplied to;
   - Village Yard located at 1390 Willow Road, Winnetka, IL 60093
   - Electric Plant located at 725 Tower Road, Winnetka, IL 60093
e) Pick-up and deliveries must be made once per week.
f) Holidays, when a holiday falls on a Monday or Tuesday delivery shall be made the day after. When a holiday falls on Wednesday or later, delivery shall be made the day before.
g) Each set of employee uniforms is to be delivered on hangers and placed on the rack outside the locker room.
h) Each garment is to be appropriate identified to ensure that the garments are returned to their respective employee after each cleaning.
i) Each employee's uniforms should be grouped or tied together.
j) Contractor shall coordinate with and provide a designated municipal representative a quantity breakdown of all items picked up for service and dropped off prior to departure.

4. CONTRACT PERIOD

a) The Contract shall commence on April 1, 2021 and remain in effect for a four (4) year period through March 31, 2025, with an optional two (2) year extension administered in a single year agreement.
b) All quoted prices shall be firm fixed prices for the entire contract period.
c) Village shall have sole discretion in deciding which contract period is awarded.

5. REPAIR, REPLACEMENT, AND CLEANING

a) At initiation of contract, all uniforms are to be supplied new and unused.
b) Contractor shall have a process to identify, separate and repair damage garments.
c) Garments must be free of holes, rips and/or tears.
d) Garment repairs must be completed within a week of identification, or a temporary replacement uniform placed in rotation to ensure staff has sufficient uniforms.
e) All uniforms must be washed in accordance with the manufacturer's requirements.
f) All uniforms must be laundered using detergents or cleaners that leave the garment odor free. In accordance with modern standard practices, any garment deemed to be unsatisfactorily cleaned will be reworked at no additional charge to the Village.
g) All uniforms must be neatly pressed or finished within acceptable standards and the best practices of the industry and be delivered one set per hanger.
h) Garment significantly faded or worn shall be replaced by the expense of the Contractor during the time of the service contract.
i) Garment older than two (2) years in service shall be replaced.
j) The Contactor will replace garments at intervals recommended by the original clothing manufacturer at no additional cost to the Village.
k) Garments replaced due to deteriorated become property of the Village and must be turned over prior to payment for replacement.

6. MEASUREMENT OF INDIVIDUALS

a) Contractor shall be responsible for individual measurements and resultant fit of the uniforms.
b) Contractor shall provide uniforms for all employees regardless of size or special fitting requirements.
c) Contractor shall provide new uniforms at no extra cost when the garment has reached the end of its life span.
d) Contractor shall work with Village to coordinate dates and times for measurements.

7. BILLING AND CREDITS

a) A count will be provided weekly for all soiled garments picked up and for all cleaned garments delivered.
b) The Village shall only be billed for services rendered.
c) Invoices to be provided monthly and shall highlight the total cumulative fiscal costs to date.
d) Vacation Credit: Prior to the beginning of the contract, the Village and successful vendor will meet to agree upon a vacation billing credit for uniforms based upon the following formula:
e) The Village will calculate the average number of weeks of vacation per year, per employee. This figure will be multiplied by the uniform request for proposal contract price shown on the Pricing Response Summary, divided by 52 weeks and that quotient subtracted from the original request for proposal price. This revised uniform price shall be the billed figure for which the Village will pay per week per employee. As a result, there shall be no requirement for notification to the vendor of employees' vacation schedules.
f) Other Leave Credit: If an employee will be on leave, other than vacation, for a period of two weeks or more, the Village will be credited a 100% rate allowance, beginning the fourth week, for that employee until his/her return to work.

8. MISCELLANEOUS UNIFORM PROVISIONS

a) The Village will not allow miscellaneous charges to the quoted weekly uniform price, including but not limited to:
   - Route bag charges
   - Make-up charges
   - Name emblems
   - Shipping and handling charges
   - Fuel adjustment
b) The Contractor will guarantee that, during the term of the contract, all new employee garments and replacement garments for existing employees will be delivered within 14 calendar days of order.

9. MISCELLANEOUS REQUIREMENTS

a) Monthly billing format shall include service location, name of employees, type of uniforms, number of uniforms assigned, and unit cost of uniform.

b) Provide samples of all uniform items and miscellaneous items with bid submittal. All samples will be returned to the bidder upon completion of the selection process.

c) The vendor shall have 30 days from notification of award to complete fittings and furnish all employees with new uniforms for the initial set up. An authorized official representative for the **vendor shall visit the Municipal Yards Facility and Electric Plant to gain a precise uniform measurement for each individual employee.** The selected vendor shall also have display, at the time of measurements, of the various uniform style options selected by the Village. The Village and the selected vendor shall arrange a set time frame for the initial set up visit. As additional personnel are hired, they shall be furnished with new uniforms of the same style as those uniforms in service.

10. TERMINATION

If the Contractor's services do not meet said standards or if Contractor is deficient in fulfilling any of its other obligations hereunder, the Village shall give written notice by Certified Mail, return receipt requested, to Contractor describing all deficiencies therein. The Contractor shall initiate corrective action with 30 days. Should such deficiencies not be corrected by Contractor with 14 days following receipt of said notice, the Village may terminate this Agreement upon 30 days written notice by Certified Mail, return receipt requested.

11. SELECTION PROCESS

The Village will select a vendor or vendors using a Quality Based Selection (QBS) process. Critical factors in that selection will include responsiveness of the proposal to this RFB, relevant experience and client references. The Village reserves the right to reject any or all proposals and to request written clarification of proposals and supporting materials. Interviews may be conducted with one or more responsible entities that have submitted proposals in order to clarify certain elements, if such information cannot be satisfactorily obtained over the telephone or via e-mail.
Questions about these specifications should be directed to:

Anthony Vasquez
Assistant Finance Director
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093
(847)716-3504
avasquez@winnetka.org

12. PRICING SUBMITTAL

COST OF RENTAL AND LAUNDRY			
Manufacturer	**Description**	**Model/Style**	**Cost/Unit ($)**
Bulwark/Carhartt – Carhartt/Cintas Manufactured	Village preferred 9oz Midweight Work Pant – Carhartt FR Pant – 9 oz.	371 Carhartt FR Pant – pg. 33 of Uniform Rental Look Book	$0.385
Bulwark/Carhartt Carhartt/Cintas Manufactured	Village Preferred FR 14.75oz Heavyweight Jeans – Carhartt FR Jean – 14.25 oz.	280 Carhartt FR Jean – pg. 32 of Uniform Rental Look Book	$0.504
Bulwark/Carhartt Carhartt/Cintas Manufactured	Village Preferred FR 7oz Dress/Work Uniform Shirt – Carhartt FR Shirt – 6.5oz	294 Carhartt FR Shirt – pg. 31 of Uniform Rental Look Book	$0.385
	FR Equivalent 9oz Midweight Work Pant	Not Applicable – quoting Carhartt per bid request	
	FR Equivalent 14.75oz Heavyweight Jeans	N/A	
	FR Equivalent 7oz Dress/Work Uniform Shirt	N/A	

***All items are a Cintas/Carhartt joint manufactured exclusively for Cintas Rental Customers Only. Designed for the industrial laundry process.**

REPLACEMENT COST		
Manufacturer	**Description**	**Cost/Unit ($)**
Bulwark/Carhartt – Carhartt/Cintas Manufactured	Village preferred 9oz Midweight Work Pant – 371 - Carhartt FR Pant – 9 oz.	$44.79
Bulwark/Carhartt Carhartt/Cintas Manufactured	Village Preferred FR 14.75oz Heavyweight Jeans – 280 - Carhartt FR Jean – 14.25 oz.	$49.88
Bulwark/Carhartt Carhartt/Cintas Manufactured	Village Preferred FR 7oz Dress/Work Uniform Shirt – 294 - Carhartt FR Shirt – 6.5oz	$49.88
	FR Equivalent 9oz Midweight Work Pant	N/A
	FR Equivalent 14.75oz Heavyweight Jeans	N/A
	FR Equivalent 7oz Dress/Work Uniform Shirt	N/A

END OF SPECIFICATIONS AND SCOPE OF WORK

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-08-2025: Approving the Purchase of a Public Works New Elgin Pelican Street Sweeper from Standard Equipment (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: January 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The FY25 budget includes the purchase of a variety of Public Works vehicles including a Vactor, two larger trucks, a combination backhoe loader, and a skid steer loader. The equipment ranges in age from 16-24 years old and have reached the end of their useful life. Due to the purchasing being made from four different vendors, four resolutions are provided for Council consideration (R-08-2025, R-09-2025, R-10-2025, and R-11-2025), however the purchases should be considered in aggregate.

During FY24, the Elgin sweeper experienced more and more repair issues. The sweeper is 12 years old and is central to our operations. The cost to keep the sweeper in operation is increasing annually and was higher than $32,000 last year. The sweeper was down for repair for over one month, resulting in the Village requesting assistance from Glencoe. The sweeper is slated for replacement in FY27, however due to the cost and operational issues experience in FY24 it makes good sense to advance the replacement schedule. In order to purchase a new sweeper in FY25, staff reviewed the fleet replacement schedule and re-evaluated the replacement schedule and priorities to stay within the approved FY25 budget authorization.

The Vactor scheduled for replacement in FY25 is 13 years old and is shared by Public Works and Water and Electric. The Vactor was budgeted for replacement at $400,000. When the Vactor was submitted to the market for pricing, the quotes for the machine came back higher than expected. The quote for a replacement machine was $580,000. After evaluating the budget impact of the Vactor quote, staff investigated advancing the sweeper and deferring the Vactor. The Village has two Vactors which provides some redundancy, however when the sweeper goes down we have limited back up resources. Since the sweeper results in improved water quality and is a best management practice, it is eligible for the same funding source as the Vactor purchase.

After evaluating the Vactor quote, the sweeper cost of operation, and sweeper reliability staff recommends that the Vactor replacement is deferred to FY26 and the sweeper replacement is advanced to FY25.

BUDGET IMPACT

Attachment 2 contains a summary of the FY25 Public Works major equipment purchases recommended for Council consideration, including the total budget impacts by line item account and fund. In summary, the purchases of a new street sweeper (R-08-2025), skid steer (R-09-2025), two lift hook trucks (R-10-2025), and a backhoe loader (R-11-2025) will result in a total expenditure $2,421.07 under budget. Auction of the existing equipment will further offset the budget impact of these purchases.

RECOMMENDATION:

Staff recommends consideration of the purchase of an Elgin Pelican Sweeper utilizing sourcewell contract 093021-ELG in the amount of $338,208.00

ATTACHMENTS:

1. Resolution No. R-08-2025: Approving the Purchase of a Public Works New Elgin Pelican Street Sweeper from Standard Equipment
2. Summary of FY25 Public Works Major Equipment Purchases
3. Operation Cost Trends
4. Winnetka Elgin Pelican Quote CPQ# 78698

RESOLUTION NO. R-08-2025

A RESOLUTION APPROVING THE PURCHASE OF A PUBLIC WORKS NEW ELGIN PELICAN STREET SWEEPER FROM STANDARD EQUIPMENT

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village is a member of Sourcewell (***"Sourcewell"***), a municipal national contracting agency for units of local government, and educational and non-profit organizations; and

WHEREAS, Sourcewell permits units of local governments to purchase commodities and services according to nationally leveraged and competitively solicited purchasing contracts, resulting in significant savings for the Village; and

WHEREAS, the Village Public Works Department has identified the need to purchase a New Elgin Pelican NP Street Sweeper (***"New Street Sweeper"***); and

WHEREAS, Sourcewell sought bids for the award of a contract for the purchase of the New Street Sweeper (***"Purchase Contract"***); and

WHEREAS, Sourcewell identified Standard Equipment, of Elmhurst, Illinois (***"Standard Equipment"***), as the lowest responsible bidder for the Purchase Contract with a purchase price of $338,208.00; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the New Street Sweeper from Standard Equipment, in the amount of $338,208.00, in accordance with the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the New Street Sweeper from Standard Equipment, in the total amount of $338,208.00, in accordance with the Purchase Contract.

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to purchase the New Street Sweeper from Standard Equipment in an amount not to exceed $338,208.00.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 21st day of January, 2025, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

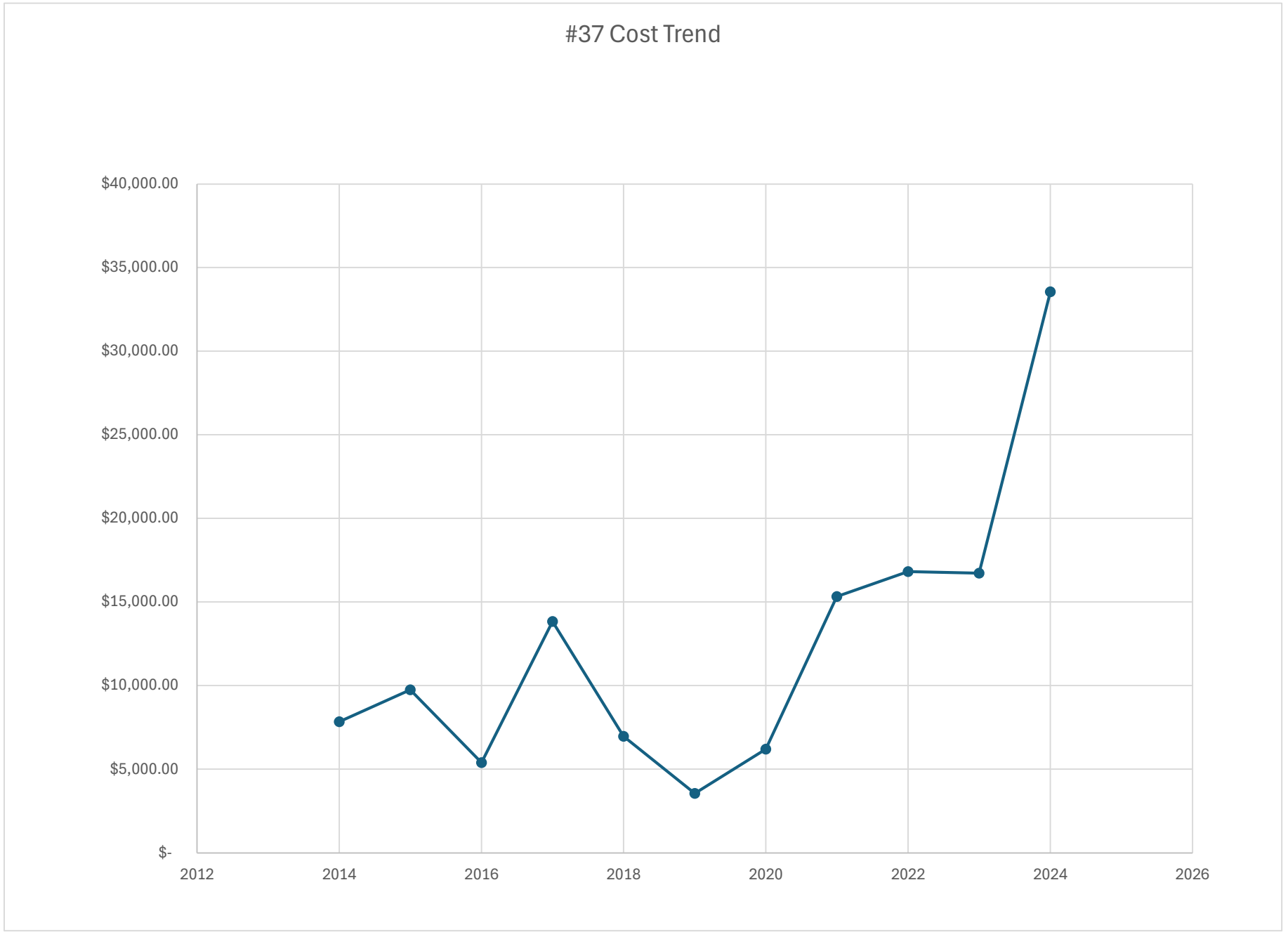
_____
Village President

Countersigned:

_____
Village Clerk

Summary of FY25 Public Works Major Equipment Purchases

Item	Budget	Fund	Quote	Net Budget Impact. (under budget)	Resolution Number
Defer 48 Vactor	$ 400,000	Stormwater	$580,000 - deferred	$ (400,000.00)	R-08-2025
Advance 37 Sweeper	$ -	Stormwater	$ 338,208.00	$ 338,208.00	R-08-2025
36 Bobcal Skid Steer	$ 85,000	Stormwater	$ 60,066.88	$ (24,933.12)	R-09-2025
13 Hook Lift	$ 300,000	General	$ 327,969.00	$ 27,969.00	R-10-2025
25 Hook Lift	$ 330,000	General & Sewer	$ 370,577.00	$ 40,577.00	R-10-2025
47 JD Combo Mach.	$ 175,000	Sewer	$ 190,758.05	$ 15,758.05	R-11-2025
			Net Budget Impact	$ (2,421.07)	


#37 Cost Trend
$40,000.00
$35,000.00
$30,000.00
$25,000.00
$20,000.00
$15,000.00
$10,000.00
$5,000.00
$-
2012
2014
2016
2018
2020
2022
2024
2026

STANDARD EQUIPMENT
Subsidiary of Federal Signal Corporation 625 S. Illinois Rt. 83, Elmhurst, IL 60126 · 312-829-1919 · sale@standardequipment.com



Date:
12 – 20 – 2024

Offered By:
Bob Donlon
Sales Representative
847.804.6017

Equipment Provided for:
The Village of Winnetka
1390 Willow Rd,
Winnetka, IL 60093

Equipment Quote



Stock Photo

Standard Equipment is pleased to present The Village of Winnetka with the following quotation for a New Elgin Pelican NP Street Sweeper.

Dealership Information

Family-owned and operated since 1969, Standard Equipment Company provides environmental equipment solutions for municipalities, contractors, and companies. We have built a reputation for excellence by offering the finest new equipment, a large selection of parts, excellent service, and unparalleled customer support. We customize environmental equipment solutions for every situation by putting our customer's needs first. Standard's greatest ability is dependability.

Manufacturer Information

Elgin sweepers have been cleaning roadways since 1914, and while products have grown and improved, the commitment to quality and performance the company was founded on has not changed.

Clean streets improve water quality, air quality, overall community health and help prevent water pollution. Elgin founder, John Murphy, recognized the health hazards caused by streets filled with filth and debris, and created the very first street sweeper. The sweepers we produce today aren't just any sweeper – they are the toughest, and most rugged sweepers on the market.

Elgin equipment utilizes all variations of today's sweeping technology — mechanical, pure vacuum sweepers, regenerative air, alternative fuel, waterless dust control — and now a single-engine technology — to offer customers the sweeper that matches their needs. From general street maintenance to special industrial and airport applications, Elgin puts its customers in the sweeper that best meets their needs.

Elgin Pelican-NP

The Elgin® Pelican® broom sweeper is a three-wheel mechanical sweeper based on one of the original street sweeper designs, which has been continuously improved since 1914, meeting the highest sweeper standards. Maneuverability, visibility, economy, serviceability, and single-lane dumping with a sweep system that easily handles heavy compacted dirt and bulky debris are all features of the Elgin Pelican. An isolation-mounted cab provides a cleaner, quieter operation, and the improved 360-degree visibility and easier access for service and maintenance make the Elgin Pelican an industry leader in road sweepers.

The Pelican is also available with Elgin's innovative waterless dust control feature; allowing year-round sweeping, sweeping with water conservation, and eliminates the use of water on reactive compounds like Portland cement.

Why Pelican?

- **Market leader offering 360 degrees of operator visibility**
- **Rear steer for outstanding maneuverability**
- **Front mounted, variable high dump 3.6 yd3 (2.8 m3) hopper**
- **Elgin exclusive chevron conveyor belt**

STANDARD EQUIPMENT
Subsidiary of Federal Signal Corporation

Equipment Description

Make: Elgin
Model: Pelican

Product Description

Dual steer & gutter brooms, hydraulically driven, Tier 4F JD 4045TF low emission diesel engine, hydrostatic drive and steering.

Standard Features

- Air cleaner, two-stage, dry type with restriction indicator
- Air Conditioner
- Alternator, 120 amp
- Anti-Siphon water fill
- Automatic engine shutdown (oil pressure/engine temperature)
- Automatic pickup in reverse
- B20 biodiesel-compatible
- Battery, maintenance-free
- Brakes, power
- Broom, main, hydraulically suspended
- Broom, main, in-cab pressure control
- Broom, main, prefab, disposable
- Broom, side broom, hydraulically suspended
- Broom, side broom, in-cab pressure control
- Broom Measurement Ruler
- Bumper pads, front jack
- Coolant recovery system
- Doors, see-through glass
- Electronic Throttle
- Engine, hour meter
- Gauges & Warning lights: engine oil temperature engine oil pressure fuel level speedometer & odometer with trip set
- Fenders, over front wheels
- Flushing system for hopper/conveyor
- Fuel tank, 35 gallons
- Fuel Water separator with indicator light
- Heater, pressurizer with filtered air, defroster
- Hose, hydrant fill, 16' 8" with coupling
- Light, spotlight, adjustable, one per side broom
- Lights, 2 combinations, tail/stop lights
- Lights, headlights, multiple beams
- Lights, low water light
- Low Hydraulic Warning
- Main broom controls in cab

Standard Features Continued

- Manuals, operator and parts
- Mirror, inside rearview
- Mirrors, outside, front mounted 6-inch fisheyes
- Mirrors, outside, front post mounted, west coast type, one each side
- Parking brake with interlock
- Rear Camera & in-cab monitor
- Return to sweep feature
- Seat Belts
- Seats, extra wide cordura suspension seats with armrests
- Signals, self-canceling directional with the hazard switch
- Sprung guide wheel, heavy-duty
- Steering wheel, tilt and telescoping
- Sun visors
- Tachometer, diesel engine
- Tires, tubeless radials
- Tow loops, four
- Water tank, fill gauge
- Water tank, molded polyethylene: 220-gallon total nominal capacity
- Wheels, dual guide
- Wheels painted grey
- Window, opening front opera
- Windshield washer
- Windshield wipers with intermittent setting
- Windshield, tinted
- Steel Bristles with Polyethylene Sidebroom Segments
- Red Logo

Additional Features

- Engine Pre-Cleaner
- Right Hand Bostrom Air Ride Hi Back Cloth
- Spare Guide Wheel & Tire (16 Ply)
- Reflectors (Set Of 6)
- Auxiliary Battery Disconnect
- Side LED Clearance Lights
- Elgin Red Logo
- Strip Mainbroom (URB) - Center Sweep
- Lifeliner Hopper System
- Dual Heavy-Duty Limb Guards
- Left-Hand Sidebroom Camera
- AM/FM/CD with (2) Map Lights
- Spare Drive Wheel Painted Grey & Tire (16 Ply)
- (2) LED Rear Floods & Backup Lights
- LED Lights on Battery Cover
- Lower Conveyor Cleanout
- In-Cab Air Restriction Gauge

Additional Features Continued

- Premium Radiator/Heater Hoses
- Extended Door Latches
- Package 8: Roof Mounted Sweep Flashers with Identification Lights and Arrow Stick.
- Greaseable Carbide Dirt Shoe
- Midwest Autolube Dual Sidebrooms with Dirt Shoes
- Right-Hand Sidebroom Tilt with Indicator
- Hydraulic Level & Hydraulic Temperature Shutdown
- Sweeper Painted Standard White
- Pelican P T4f Operators Manual
- Pelican Machine Delivery Packet
- Elgin Safety Manual
- Pelican-Np T4f Parts Book
- Pelican Np T4f Service Manual
- John Deere Operators Manual
- John Deere Parts Book
- John Deere Service Manual
- Broom Measurement Ruler
- Extra Auxiliary Engine Key
- Triangle Reflective Flares (3)

STANDARD EQUIPMENT
Subsidiary of Federal Signal Corporation

Price Quote



Standard Equipment and Elgin Sweeper are proud holders of a Sourcewell competitively bid procurement contract. Sourcewell allows for government agencies to control cost of procurement and ensure that they are getting the equipment they want at a competitively bid price. For more information about Sourcewell, you can find them on the web at www.sourcewell-mn.gov.

Quotes include all Tax, Title, and License Fees if applicable.

Item Description	Delivered Cost
New Elgin Pelican NP	$338,208.00

Sourcewell Contract # 093021-ELG

Terms and Conditions

1. Multiple unit orders will be identical to signed proposal. Changes or deviations to any unit of a multiple unit order will require a new signed proposal.
2. All prices quoted are in US Dollars unless otherwise noted.
3. All price quotations are for informational purposes only. Prices are subject to change without notice. Final prices will be reflected on the final invoice. Comparable components may be substituted for those listed on any quote or specification. Any weights and dimensions are estimates and are provided for informational purposes only and are not guaranteed. Non-factory approved Modifications may void the warranty in whole or in part. Due to the nature of specialty custom equipment, all sales are final. By acceptance of this quote by signature, letter of intent, or issuance of a purchase order the purchasing party understands that this agreement supersedes any conditions that the purchasing party may provide as terms of purchase.
4. Elgin Manufacturer limited warranty included.
5. Price does not include state or local taxes.
6. Price includes title and plating fees.
7. Quote is valid for 30 days from 12/20/2024.
8. Payment is due at the time of delivery.

Total Quoted Price: $338,208.00

IN WITNESS WHEREOF, the parties hereto agree to enter into this purchase agreement.

The Village of Winnetka	Standard Equipment Company
X _____ Signature	X [redacted] Signature
Name: _____	Name: Greg Zukowski
Date: _____	Date: 12/20/2024

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-09-2025: Approving the Disposal of a Public Works Skid Steer and Purchase of a New Public Works Skid Steer from Atlas Bobcat (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: January 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The FY25 budget includes the purchase of a variety of Public Works vehicles including a Vactor, two larger trucks, a combination backhoe loader, and a skid steer loader. The equipment ranges in age from 16-24 years old and have reached the end of their useful life. Due to the purchasing being made from four different vendors, four resolutions are provided for Council consideration (R-08-2025, R-09-2025, R-10-2025, and R-11-2025), however the purchases should be considered in aggregate.

The Public Works Department's five-year capital plans proposes the replacement of Unit 36 (a 2001 Bobcat 773T). This vehicle exceeds the Department’s replacement plan based on age, physical condition and its total operational hours. The proposed replacement vehicle is a Bobcat S66 skid-steer loader, which will functionally replace the capabilities of the existing unit.

Staff is proposing to utilize pricing available through a Sourcewell Contract formerly known as the National Joint Powers Alliance (NJPA.) This is a joint purchasing consortium that solicits goods and services for state and local governments. The Village has taken advantage of competitive pricing through this program previously for equipment purchases. This contract provides equipment at a 30% discount to list price.

Staff was recently notified by Atlas Bobcat, Inc. (“Atlas”) that is has the necessary unit available for purchase and outfitting under an existing Sourcewell agreement (Contract No. 020223-CEC). This agreement allows for the purchase of the vehicle and the necessary outfitting directly through Atlas. The total cost for Unit 36 will be $60,066.88 chassis and outfitting quotes are above included in Attachment 3. Staff confirmed that the equipment proposed meets the requirements of the Village's operational needs and will be equipped with the necessary accessories to support operational needs.

This purchase was originally budgeted in General Fund Account No. 100-30.01-625 in the total amount of $85,000. However, given that this purchase is has come in under budget and with other cost savings in the Stormwater Fund, staff proposes utilizing the available funds in Stormwater Fund Account No. 580.75.01-625 from the purchase of the replacement for Unit 37. Unit 36 performs work across multiple

operations and this purchase allows flexibility in other funds.

BUDGET IMPACT

Attachment 2 contains a summary of the FY25 Public Works major equipment purchases recommended for Council consideration, including the total budget impacts by line item account and fund. In summary, the purchases of a new street sweeper (R-08-2025), skid steer (R-09-2025), two lift hook trucks (R-10-2025), and a backhoe loader (R-11-2025) will result in a total expenditure $2,421.07 under budget. Auction of the existing equipment will further offset the budget impact of these purchases.

RECOMMENDATION:

Consider a resolution for the purchase of Skid Steer Loader Utilizing Sourcewell Contract # 020223-CEV in the amount of $60,066.88 and Disposal of Existing Bobcat Skid Steer Unit #36

ATTACHMENTS:

1. Resolution No. R-09-2025: Approving the Disposal of a Public Works Skid Steer and Purchase of a New Public Works Skid Steer from Atlas Bobcat
2. Summary of FY25 Public Works Major Equipment Purchases
3. PW#36 Skid Steer quote TS958409

RESOLUTION NO. R-09-2025

A RESOLUTION APPROVING THE DISPOSAL OF A PUBLIC WORKS SKID STEER AND PURCHASE OF A NEW PUBLIC WORKS SKID STEER FROM ATLAS BOBCAT

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village is a member of Sourcewell (***"Sourcewell"***), a municipal national contracting agency for units of local government, and educational and non-profit organizations; and

WHEREAS, Sourcewell permits units of local governments to purchase commodities and services according to nationally leveraged and competitively solicited purchasing contracts, resulting in significant savings for the Village; and

WHEREAS, the Village Public Works Department has identified the need to replace an existing Bobcat Skid Steer Unit #36 (***"Existing Skid Steer"***) with a Bobcat S66 T4 Bobcat Skid Steer Loader and related equipment (***"New Skid Steer"***); and

WHEREAS, the Existing Skid Steer is surplus property, and is therefore no longer necessary or useful to the Village; and

WHEREAS, Sourcewell sought bids for the award of a contract for the purchase of the New Skid Steer (***"Purchase Contract"***); and

WHEREAS, Sourcewell identified Atlas Bobcat, of Elk Grove Village, Illinois (***"Atlas"***), as the lowest responsible bidder for the Purchase Contract with a purchase price of $60,066.88; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to dispose of the Existing Skid Steer and purchase the New Skid Steer from Atlas, in the amount of $60,066.88, in accordance with the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: AUTHORIZATION TO DISPOSE OF EXISTING SKID STEER. Pursuant to the Village's home rule authority, the Village Council hereby authorizes the Village Manager, or the Manager's designee, to dispose of the Existing Skid Steer.

SECTION 3. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the New Skid Steer from Atlas, in the total amount of $60,066.88, in accordance with the Purchase Contract.

SECTION 4. EXECUTION OF REQUIRED DOCUMENTATION. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to dispose of the Existing Skid Steer and purchase the New Skid Steer from Atlas in an amount not to exceed $60,066.88.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 21ST day of January, 2025, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

_____
Village President

Countersigned:

_____
Village Clerk

Summary of FY25 Public Works Major Equipment Purchases

Item	Budget	Fund	Quote	Net Budget Impact. (under budget)	Resolution Number
Defer 48 Vactor	$ 400,000	Stormwater	$580,000 - deferred	$ (400,000.00)	R-08-2025
Advance 37 Sweeper	$ -	Stormwater	$ 338,208.00	$ 338,208.00	R-08-2025
36 Bobcal Skid Steer	$ 85,000	Stormwater	$ 60,066.88	$ (24,933.12)	R-09-2025
13 Hook Lift	$ 300,000	General	$ 327,969.00	$ 27,969.00	R-10-2025
25 Hook Lift	$ 330,000	General & Sewer	$ 370,577.00	$ 40,577.00	R-10-2025
47 JD Combo Mach.	$ 175,000	Sewer	$ 190,758.05	$ 15,758.05	R-11-2025
			Net Budget Impact	$ (2,421.07)	

Quotation Number: **TS958409**
Quote Sent Date: **Jan 13, 2025**
Expiration Date: **Feb 12, 2025**
Prepared By: **Todd Swartz**
Phone: 847-529-1191
Email: tswartz@atlasbobcat.com

Customer
Village of Winnetka
510 GREEN BAY RD
WINNETKA, IL, 60093-2563
Phone: +1 847 417 2468

Contact
Andy Malkowski
Phone: +18474172468
Email: amalkowski@winnetka.org

Dealer
Atlas Bobcat, Elk Grove Village, IL
1160 MCCABE AVE

Item Name	Item Number	Quantity	Price Each	Total
S66 T4 Bobcat Skid Steer Loader	M0347	1	43,802.20	43,802.20
Standard Equipment: 74.0 HP Tier 4 V2 Bobcat Engine Auxiliary Hydraulics: Variable Flow Backup Alarm Bob-Tach Bobcat Interlock Control System (BICS) Controls: Hand and Foot (Manual) Cylinder Cushioning - Lift, Tilt Engine/Hydraulic Performance De-rate Protection Glow Plugs (Automatically Activated) Horn Lift Arm Support Lift Path: Vertical Lights, Front & Rear LED Operator Cab Includes: Adjustable Vinyl Suspension Seat, Top and Rear Windows, Parking Brake, Seat Bar and Seat Belt Roll Over Protective Structure (ROPS) meets SAE-J1040 and ISO 3471 Falling Object Protective Structure (FOPS) meets SAE-J1043 and ISO 3449, Level I; (Level II is available through Bobcat Parts) Parking Brake: Wedge Brake System Tires: 31x12x16.5, 10 PR, Super Float Tires Telematics - Machine IQ - 2-year Basics Warranty: 2 years, or 2000 hours whichever occurs first				
Selectable Joystick Controls	M0347-R01-C04	1	588.00	588.00
Comfort Package *Included:* Comfort Package Includes:, Enclosed HVAC Cab, Radio, Adjustable Heated Cloth Air Ride Seat, Power Bob-Tach, Instrumentation: Standard 5" Display, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, auto idle, and security lockouts, Premium LED Lights, Keyless Start, Two-Speed Travel, 7-Pin Attachment Control, Dual Direction Bucket Positioning, Rear Camera, Sound Reduction, Automatic Ride Control	M0347-P11-C07	1	7,687.40	7,687.40
7" Touch Display	M0347-R08-C03	1	1,281.70	1,281.70
High-Flow Hydraulics	M0347-R03-C03	1	1,663.20	1,663.20
10-16.5, 10PR, Bobcat Heavy Duty Tires	M0347-R09-C02	1	0.00	0.00
60 Month/2000 Hour Full Extended Warranty	9986172	1	1,400.00	1,400.00
	Total for S66 T4 Bobcat Skid Steer Loader			56,422.50

68" Heavy Duty Bucket	7272679	1	1,451.12	1,451.12
Bolt-On Cutting Edge, 68"	6718006	1	365.51	365.51
	Total for 68" Heavy Duty Bucket			1,816.63
6K Severe Duty Pallet Fork Frame	46907101	1	1,085.75	1,085.75
48" 6K Severe Duty Pallet Fork Teeth	46907125	1	742.00	742.00
	Total for 6K Severe Duty Pallet Fork Frame			1,827.75
Sourcewell	020223-CEC	1	0.00	0.00
	Total for Sourcewell			0.00
		Quote Total - USD		60,066.88
		Quote Total - USD		**60,066.88**

Customer acceptance:
Quotation Number:: **TS958409** Purchase Order:_____

Authorized Signature:

Print:_____ Sign:_____

Date:_____ Email:_____ Tax Exempt: Y ☐ / N ☐

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-10-2025: Approving the Disposal of the Public Works Freightliner Hook Lift and F450 Trucks and Purchase of Public Works Hook Lift Trucks from Lindco Equipment Sales (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: January 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The FY25 budget includes the purchase of a variety of Public Works vehicles including a Vactor, two larger trucks, a combination backhoe loader, and a skid steer loader. The equipment ranges in age from 16-24 years old and have reached the end of their useful life. Due to the purchasing being made from four different vendors, four resolutions are provided for Council consideration (R-08-2025, R-09-2025, R-10-2025, and R-11-2025), however the purchases should be considered in aggregate.

The Public Works Department's five-year capital plans proposes the replacement of two hook lift trucks (Units 13 and 25). These vehicles exceed the Department's replacement plan based on age, physical condition and the operation hours of the unit. The proposed replacement vehicles are a 2026 Freightliner 108SD (Unit 13) and 2026 Freightliner 114SD (Unit 25). These vehicles will functionally replace the existing capabilities of the existing units.

Staff is proposing to utilize pricing available through a Sourcewell Contract formerly known as the National Joint Powers Alliance (NJPA.) This is a joint purchasing consortium that solicits goods and services for state and local governments. The Village has taken advantage of competitive pricing through this program previously for equipment purchases.

Staff was recently notified by Lindco Equipment Sales ("Lindco") that it has the necessary Freightliner chassis available for purchase and outfitting under an existing Sourcewell agreement (Contract No. 062222-VCM). This agreement allows for the purchase of the vehicle and the necessary outfitting directly through Lindco. The total cost for Unit 13 will be $327,969 with Unit 25 totaling $370,577 (chassis and outfitting quotes are attached) for a grand total of $698,546.00. Staff confirmed that the equipment proposed meets the requirements of the Village's operational needs and will be equipped with the necessary accessories to support operational needs.

The Fiscal Year 2025 Budget contains combined funding in the amount of $715,000 (in General Fund Account No. 100.03.01-625 and Sanitary Sewer Fund Account No. 540.70.01-625) after accounting

for the relocation of the costs for Unit 36 to the Stormwater Fund. The vehicles to be traded-in (old Units 13 and 25 as well as old Ford F450 Units 561, 559 and 527) are included for authorization for disposal as part of this resolution.

BUDGET IMPACT

Attachment 2 contains a summary of the FY25 Public Works major equipment purchases recommended for Council consideration, including the total budget impacts by line item account and fund. In summary, the purchases of a new street sweeper (R-08-2025), skid steer (R-09-2025), two lift hook trucks (R-10-2025), and a backhoe loader (R-11-2025) will result in a total expenditure $2,421.07 under budget. Auction of the existing equipment will further offset the budget impact of these purchases.

RECOMMENDATION:

Consider adopting Resolution No. R-10-2025, awarding a purchase of two hook lift trucks under Sourcewell Contract No. 062222-VCM. from Lindco Equipment Sales, Inc in an amount not to exceed $698,546 and disposing of two existing Freightliner hook lift trucks (Units 13 and 25) and three existing Ford F450 trucks (Units 561. 559 and 527).

ATTACHMENTS:

1. Resolution No. R-10-2025: Approving the Disposal of PW Freightliner Hook Lift and F450 Trucks and Purchase of PW Hook Lift Trucks
2. Summary of FY25 Public Works Major Equipment Purchases
3. Specification Proposal PW#13 Viking Cives 108+ Single Axle Winnetka
4. Lindco Equipment Sales Quote # 2500441-SWL
5. Specification Proposal PW#25 Viking Hook Hoist Winnetka
6. Lindco Equipment Sales Quote Number: 250045I-SWL

RESOLUTION NO. R-10-2025

A RESOLUTION APPROVING THE DISPOSAL OF PUBLIC WORKS FREIGHTLINER HOOK LIFT AND F450 TRUCKS AND PURCHASE OF PUBLIC WORKS HOOK LIFT TRUCKS FROM LINDCO EQUIPMENT SALES

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village is a member of Sourcewell (***"Sourcewell"***), a municipal national contracting agency for units of local government, and educational and non-profit organizations; and

WHEREAS, Sourcewell permits units of local governments to purchase commodities and services according to nationally leveraged and competitively solicited purchasing contracts, resulting in significant savings for the Village; and

WHEREAS, the Village Public Works Department has identified the need to replace two existing Freightliner hook lift trucks #13, and #25 and two existing F450 trucks, #561, and #559, (***"Existing Trucks"***) with two new hook lift trucks with upfitting (***"New Trucks"***); and

WHEREAS, the Existing Trucks are surplus property, and are therefore no longer necessary or useful to the Village; and

WHEREAS, Sourcewell sought bids for the award of a contract for the purchase of the New Trucks (***"Purchase Contract"***); and

WHEREAS, Sourcewell identified Lindco Equipment Sales, of Merrillville, Indiana (***"Lindco"***), as the lowest responsible bidder for the Purchase Contract with a purchase price of $698,546.00; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to dispose of the Existing Trucks and purchase the New Trucks from Lindco, in the amount of $698,546.00, in accordance with the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: AUTHORIZATION TO DISPOSE OF EXISTING TRUCKS. Pursuant to the Village's home rule authority, the Village Council hereby authorizes the Village Manager, or the Manager's designee, to dispose of the Existing Trucks.

SECTION 3. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the New Trucks from Lindco, in the total amount of $698,546.00, in accordance with the Purchase Contract.

SECTION 4. EXECUTION OF REQUIRED DOCUMENTATION. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to dispose of the Existing Trucks and purchase the New Trucks from Lindco in an amount not to exceed $698,546.00.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 21st day of January, 2025, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

_____
Village President

Countersigned:

_____
Village Clerk

Summary of FY25 Public Works Major Equipment Purchases

Item	Budget	Fund	Quote	Net Budget Impact. (under budget)	Resolution Number
Defer 48 Vactor	$ 400,000	Stormwater	$580,000 - deferred	$ (400,000.00)	R-08-2025
Advance 37 Sweeper	$ -	Stormwater	$ 338,208.00	$ 338,208.00	R-08-2025
36 Bobcal Skid Steer	$ 85,000	Stormwater	$ 60,066.88	$ (24,933.12)	R-09-2025
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25 Hook Lift	$ 330,000	General & Sewer	$ 370,577.00	$ 40,577.00	R-10-2025
47 JD Combo Mach.	$ 175,000	Sewer	$ 190,758.05	$ 15,758.05	R-11-2025
			Net Budget Impact	$ (2,421.07)	

Prepared by:
Dustin Waters
Truck Centers, Inc.
4145 AMERITECH DRIVE
SOUTH BEND, IN 46628
Phone: (574) 289-4065

S P E C I F I C A T I O N P R O P O S A L

Data Code	Description	Weight Front	Weight Rear	Retail Price
Price Level				
PRL-29D	SD PRL-29D (EFF:MY26 ORDERS)			STD
Data Version				
DRL-020	SPECPRO21 DATA RELEASE VER 020			N/C
Vehicle Configuration				
001-176	108SD PLUS CONVENTIONAL CHASSIS	6,829	3,748	$134,782.00
004-226	2026 MODEL YEAR SPECIFIED			STD
002-004	SET BACK AXLE - TRUCK			STD
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560	10	10	$1,025.00
003-001	LH PRIMARY STEERING LOCATION			STD
General Service				
AA1-003	TRUCK/TRAILER CONFIGURATION			N/C
AA6-002	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)			STD
99D-027	EPA CLEAN IDLE LABEL FOR INITIAL REGISTRATION IN EPA OR ACT STATES - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)			STD
A85-011	CONSTRUCTION SERVICE			STD
A84-1CO	CONSTRUCTION BUSINESS SEGMENT			STD
AA4-010	DIRT/SAND/ROCK COMMODITY			N/C
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS			STD
AB1-008	MAXIMUM 8% EXPECTED GRADE			STD
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE			STD
995-1A0	FREIGHTLINER SD VOCATIONAL WARRANTY			STD
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 18000.0 lbs			

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Data Code	Description	Weight Front	Weight Rear	Retail Price
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 24020.0 lbs			
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 42020.0 lbs			
A70-99D	EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs			
Truck Service				
AA3-018	FRONT PLOW/END DUMP BODY			N/C
AF3-2B1	VIKING-CIVES MIDWEST			N/C
Engine				
101-3BR	CUM L9 360 HP @ 2200 RPM; 2200 GOV RPM, 1150 LB-FT @ 1200 RPM			$6,520.00
Electronic Parameters				
79A-075	75 MPH ROAD SPEED LIMIT			N/C
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT			N/C
79K-007	PTO MODE ENGINE RPM LIMIT - 1100 RPM			N/C
79L-005	PTO MODE THROTTLE OVERRIDE - LIMIT TO 1100 RPM			N/C
79P-007	PTO RPM WITH CRUISE SET SWITCH - 1100 RPM			N/C
79U-001	PTO GOVERNOR RAMP RATE - 25 RPM PER SECOND			N/C
79W-001	ONE REMOTE PTO SPEED			N/C
79X-020	PTO SPEED 1 SETTING - 1050 RPM			N/C
80G-002	PTO MINIMUM RPM - 700			N/C
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH			N/C
80S-018	PTO 1, WITH SWITCH, TEM SUPPLIED REQUEST AND INTERLOCKS, WITH PTO CONNECTIONS, NO FACTORY INTERLOCKS			N/C
Engine Equipment				
99C-024	EPA 2010/GHG 2024 CONFIGURATION			STD
13E-001	STANDARD OIL PAN			STD
105-001	ENGINE MOUNTED OIL CHECK AND FILL			STD
014-1B5	SIDE OF HOOD AIR INTAKE WITH DONALDSON HIGH CAPACITY AIR CLEANER WITH SAFETY ELEMENT, FIREWALL MOUNTED			STD
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE			STD
292-235	(2) DTNA GENUINE, FLOODED STARTING, MIN 2000CCA, 370RC, THREADED STUD BATTERIES			STD

Prepared by:
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Data Code	Description	Weight Front	Weight Rear	Retail Price
290-017	BATTERY BOX FRAME MOUNTED			STD
281-001	STANDARD BATTERY JUMPERS			STD
282-006	BATTERY BOX FRAME MOUNTED LH SIDE 60 INCHES AFT OF CAB			$203.00
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN			STD
289-001	NON-POLISHED BATTERY BOX COVER			STD
293-058	NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT	2		$206.00
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2		$88.00
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS	2		STD
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE			STD
152-040	ELECTRONIC ENGINE INTEGRAL WARNING AND DERATE PROTECTION SYSTEM			N/C
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF	20		STD
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	30	25	$816.00
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER			STD
239-026	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT			($3.00)
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP			N/C
23U-001	6 GALLON DIESEL EXHAUST FLUID TANK	-35	-10	N/C
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL			($17.00)
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING			STD
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION			STD
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP			STD
242-001	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD			$48.00
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH			STD
276-001	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED			STD
110-003	CUMMINS SPIN ON FUEL FILTER			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER			STD
266-104	1115 SQUARE INCH ALUMINUM RADIATOR			STD
103-040	ANTIFREEZE TO -60F, OAT (NITRITE AND SILCATE FREE) EXTENDED LIFE COOLANT			$125.00
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT			STD
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES			STD
270-016	RADIATOR DRAIN VALVE			STD
138-011	PHILLIPS-TEMRO 1000 WATT/115 VOLT BLOCK HEATER	4		$92.00
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR			N/C
132-004	ELECTRIC GRID AIR INTAKE WARMER			STD
155-058	DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH			STD
Transmission				
342-582	ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION			STD
Transmission Equipment				
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV			STD
84B-002	ALLISON VOCATIONAL RATING FOR CONCRETE MIXER APPLICATIONS ONLY AVAILABLE WITH 3000 PRODUCT FAMILIES			STD
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			STD
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			STD
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD

Prepared by:
Dustin Waters
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4145 AMERITECH DRIVE
SOUTH BEND, IN 46628
Phone: (574) 289-4065

Data Code	Description	Weight Front	Weight Rear	Retail Price
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY			STD
84N-011	NEUTRAL AT STOP ENABLED			$420.00
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES			STD
84V-001	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS			STD
85T-998	NO AMT HOLD MODE			STD
353-074	QUICKFIT BODY LIGHTING CONNECTOR UNDER CAB, WITH BLUNTCUTS			$125.00
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR			$125.00
362-2JT	CUSTOMER INSTALLED CHELSEA 281 SERIES PTO	50		N/C
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON			N/C
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN			STD
345-078	HEAVY DUTY ELECTRONIC TRANSMISSION SHIFT CONTROL, COLUMN MOUNTED			STD
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013			STD
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK	15		STD
346-013	TRANSMISSION OIL CHECK AND FILL WITH CROSSOVER TO CLEAR LH PTO AND DIRECT MOUNT PUMP			$61.00
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)			STD
Front Axle and Equipment				
400-1BA	DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	210		$2,253.00
402-013	MERITOR 16.5X6 Q+ CAST SPIDER HEAVY DUTY CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			$68.00
403-002	NON-ASBESTOS FRONT BRAKE LINING			STD
419-001	CAST IRON OUTBOARD FRONT BRAKE DRUMS			STD
427-001	FRONT BRAKE DUST SHIELDS	5		$102.00
409-006	FRONT OIL SEALS			STD
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL			STD
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES			STD

Prepared by:
Dustin Waters
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Data Code	Description	Weight Front	Weight Rear	Retail Price
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS			STD
406-001	STANDARD KING PIN BUSHINGS			STD
536-012	TRW TAS-85 POWER STEERING	40		N/C
539-003	POWER STEERING PUMP			STD
534-003	4 QUART POWER STEERING RESERVOIR	5		$48.00
533-001	OIL/AIR POWER STEERING COOLER	5		$257.00
40T-001	MINERAL SAE 80/90 FRONT AXLE LUBE			STD
Front Suspension				
620-006	20,000# FLAT LEAF FRONT SUSPENSION	310		$815.00
619-004	GRAPHITE BRONZE BUSHINGS WITH SEALS - FRONT SUSPENSION			N/C
410-001	FRONT SHOCK ABSORBERS			$121.00
Rear Axle and Equipment				
420-024	MERITOR RS-30-185 30,000# U-SERIES SINGLE REAR AXLE		275	$7,269.00
421-538	5.38 REAR AXLE RATIO			N/C
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING			STD
386-073	MXL 17T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES	20	20	$466.00
452-001	DRIVER CONTROLLED TRACTION DIFFERENTIAL - SINGLE REAR AXLE		20	$734.00
878-018	(1) DRIVER CONTROLLED DIFFERENTIAL LOCK REAR VALVE FOR SINGLE DRIVE AXLE			N/C
87B-008	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH			N/C
423-010	MERITOR 16.5X7 P CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, CAST SHOES		20	N/C
433-002	NON-ASBESTOS REAR BRAKE LINING			STD
434-011	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S)			N/C
451-018	WEBB CAST IRON REAR BRAKE DRUMS		50	N/C
425-002	REAR BRAKE DUST SHIELDS		5	$65.00
440-006	REAR OIL SEALS			STD
426-1B2	BENDIX EVERSURE LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS			$25.00
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS			$47.00
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE			STD
42T-001	STANDARD REAR AXLE BREATHER(S)			STD
Rear Suspension				

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Data Code	Description	Weight Front	Weight Rear	Retail Price
622-1DF	30,000# FLAT LEAF SPRING REAR SUSPENSION WITH HELPER AND RADIUS ROD		160	$463.00
621-001	SPRING SUSPENSION - NO AXLE SPACERS			STD
431-001	STANDARD AXLE SEATS IN AXLE CLAMP GROUP			STD
623-005	FORE/AFT CONTROL RODS			STD
Pusher / Tag Equipment				
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS			STD
Brake System				
490-1AU	WABCO 4S/4M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH			$232.00
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES			STD
904-001	FIBER BRAID PARKING BRAKE HOSE			STD
412-001	STANDARD BRAKE SYSTEM VALVES			STD
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM			STD
413-002	STD U.S. FRONT BRAKE VALVE			STD
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE			STD
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER			STD
483-004	WABCO OIL COALESCING FILTER FOR AIR DRYER			$11.00
479-015	AIR DRYER FRAME MOUNTED			STD
460-1AE	STEEL AIR TANKS MOUNTED FOR MAX GROUND CLEARANCE, (BELLY PLOW - AA3-073)			$165.00
477-004	PULL CABLES ON ALL AIR RESERVOIR(S)			$3.00
Trailer Connections				
481-998	NO TRAILER AIR HOSE			STD
476-998	NO AIR HOSE HANGER			STD
914-025	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND DUST COVERS			$9.00
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION			N/C
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME			N/C
310-998	NO TRAILER ELECTRICAL CABLE			STD
Wheelbase & Frame				
545-475	4750MM (187 INCH) WHEELBASE			N/C

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546-102	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI	320	140	$1,450.00
548-803	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT			N/C
552-030	1600MM (63 INCH) REAR FRAME OVERHANG			STD
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH			N/C
549-002	24 INCH INTEGRAL FRONT FRAME EXTENSION	140	-20	$4.00
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 121.46 in			
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 118.46 in			
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 315.16 in			
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 43.32 in			N/C
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 88.84 in			N/C
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in			
553-001	SQUARE END OF FRAME			STD
550-001	FRONT CLOSING CROSSMEMBER			STD
559-003	LIGHTWEIGHT HEAVY DUTY ALUMINUM ENGINE CROSSMEMBER	-12		$50.00
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)			STD
572-001	STANDARD REARMOST CROSSMEMBER			STD
565-001	STANDARD SUSPENSION CROSSMEMBER			STD
Chassis Equipment				
556-997	OMIT FRONT BUMPER, CUSTOMER INSTALLED SPECIAL BUMPER, DOES NOT COMPLY WITH FMCSR 393.203	-110		($488.00)
585-998	NO MUDFLAP BRACKETS			STD
590-998	NO REAR MUDFLAPS			STD
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS			STD
44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE			STD
607-005	CLEAR FRAME RAILS 36 INCHES FROM BACK OF CAB OUTBOARD OF BOTH FRAME RAILS			$218.00
Fifth Wheel				
578-998	NO FIFTH WHEEL			STD
Fuel Tanks				
204-195	60 GALLON/227 LITER RECTANGULAR ALUMINUM FUEL TANK - LH	5		$140.00

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	Data Code	Description	Weight Front	Weight Rear	Retail Price
	218-005	RECTANGULAR FUEL TANK(S)			N/C
	215-022	POLISHING OF FUEL/HYDRAULIC TANK(S) WITH PAINTED ZINC-PLATED STEEL BANDS			$153.00
	212-007	FUEL TANK(S) FORWARD			STD
	664-002	POLISHED STEP FINISH			$109.00
	205-001	FUEL TANK CAP(S)			STD
	122-1H3	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR	-5		STD
	216-020	EQUIFLO INBOARD FUEL SYSTEM			STD
	202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE			STD
Tires					
	093-1RJ	MICHELIN X WORKS Z 315/80R22.5 20 PLY RADIAL FRONT TIRES	100		$1,560.00
	094-0GP	MICHELIN XDN2 11R22.5 16 PLY RADIAL REAR TIRES		80	$1,640.00
Hubs					
	418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS			STD
	450-014	WEBB IRON REAR HUBS		280	N/C
Wheels					
	502-433	ACCURIDE 29039 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS	66		$216.00
	505-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS		80	($140.00)
	496-011	FRONT WHEEL MOUNTING NUTS			STD
	497-011	REAR WHEEL MOUNTING NUTS			STD
Cab Exterior					
	829-1A5	108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB			STD
	650-008	AIR CAB MOUNTING			STD
	648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE			STD
	667-037	SHORT FENDER WITH MUDFLAP			$141.00
	754-017	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS	10		$115.00
	678-067	SAFETY YELLOW LH AND RH INTERIOR GRAB HANDLES AND LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT			$80.00
	646-041	STATIONARY BLACK GRILLE			STD
	65X-004	BLACK HOOD MOUNTED AIR INTAKE GRILLE			STD
	644-004	FIBERGLASS HOOD			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
690-002	TUNNEL/FIREWALL LINER			STD
727-066	DUAL 26 INCH RECTANGULAR POLISHED ALUMINUM AIR HORNS ROOF MOUNTED	4		$79.00
726-002	DUAL ELECTRIC HORNS			$14.00
728-002	DUAL HORN SHIELDS			N/C
575-001	REAR LICENSE PLATE MOUNT END OF FRAME			STD
312-068	HALOGEN COMPOSITE HEADLAMPS WITH BLACK BEZELS			STD
302-047	LED AERODYNAMIC MARKER LIGHTS			STD
311-001	DAYTIME RUNNING LIGHTS			STD
294-1AY	INTEGRAL LED STOP/TAIL/BACKUP LIGHTS			$175.00
300-015	STANDARD FRONT TURN SIGNAL LAMPS			STD
744-103	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LED LIGHTS AND LH AND RH REMOTE			$250.00
797-001	DOOR MOUNTED MIRRORS			STD
796-001	102 INCH EQUIPMENT WIDTH			STD
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS			N/C
74A-001	RH DOWN VIEW MIRROR			$21.00
729-001	STANDARD SIDE/REAR REFLECTORS			STD
677-062	FIXED CAB MOUNTED STEPS LH AND RH FOR CAB ENTRY, BELLY PLOW BODY WITH HIGH GROUND CLEARANCE DOES NOT COMPLY FMCSR 399			$59.00
768-043	63X14 INCH TINTED REAR WINDOW			STD
661-004	TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS			STD
654-011	RH AND LH ELECTRIC POWERED WINDOWS			STD
663-029	1-PIECE BONDED HEATED WIPER PARK SOLAR GREEN GLASS WINDSHIELD			$423.00
659-007	8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITHOUT FLUID LEVEL INDICATOR			STD
Cab Interior				
055-019	RUGGED TRIM PACKAGE			STD
707-107	GRAY & CARBON VINYL INTERIOR "RUGGED"			STD
70K-020	CARBON WITH PREMIUM GUNMETAL ACCENT (RUGGED)			STD
706-013	MOLDED PLASTIC DOOR PANEL			STD
708-013	MOLDED PLASTIC DOOR PANEL			STD
772-006	BLACK MATS WITH SINGLE INSULATION			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
785-026	(1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET			$42.00
691-001	FORWARD ROOF MOUNTED CONSOLE			STD
693-035	LH AND RH KICKPLATES			$131.00
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY			STD
742-007	(2) CUP HOLDERS LH AND RH DASH			STD
680-029	M2/SD DASH			STD
720-002	2-1/2 LB. FIRE EXTINGUISHER	5		$37.00
700-002	HEATER, DEFROSTER AND AIR CONDITIONER			STD
701-001	STANDARD HVAC DUCTING			STD
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH			STD
170-045	STANDARD HEATER PLUMBING WITH BALL SHUTOFF VALVES AT SUPPLY LINES ONLY			$16.00
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR			STD
702-002	BINARY CONTROL, R-134A			STD
739-033	STANDARD INSULATION			STD
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES			STD
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM			STD
324-1B3	STANDARD LED CAB LIGHTING			STD
787-998	NO SECURITY DEVICE			N/C
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME			STD
78G-004	KEY QUANTITY OF 4			$18.00
655-005	LH AND RH ELECTRIC DOOR LOCKS			STD
740-998	NO MATTRESS	-20	-15	STD
722-028	TRIANGULAR REFLECTORS KIT WITHOUT FLARES SHIPPED LOOSE IN CAB	10		$24.00
756-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WTIH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	30		$167.00
760-337	BASIC ISRINGHAUSEN HIGH BACK NON SUSPENSION TOOL BOX PASSENGER SEAT			$236.00
759-007	DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS	4		$69.00
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS			STD
758-014	BLACK CORDURA PLUS CLOTH DRIVER SEAT COVER			($76.00)
761-014	BLACK CORDURA PLUS CLOTH PASSENGER SEAT COVER			($70.00)

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Data Code	Description	Weight Front	Weight Rear	Retail Price
763-104	HIGH VISIBILITY ORANGE SEAT BELTS WITH DRIVER INDICATOR LIGHT AND AUDIBLE ALARM			$62.00
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN			STD
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES			($124.00)
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS			STD
Instruments & Controls				
106-002	ELECTRONIC ACCELERATOR CONTROL			STD
732-998	NO INSTRUMENT PANEL-DRIVER			STD
734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS			STD
87L-001	ENGINE REMOTE INTERFACE WITH PARK BRAKE INTERLOCK			N/C
870-002	BRIGHT ARGENT FINISH GAUGE BEZELS			STD
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM			STD
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE			STD
198-025	INTAKE MOUNTED AIR RESTRICTION INDICATOR WITHOUT GRADUATIONS			STD
721-003	87 DECIBELS TO 112 DECIBELS AUTOMATIC SELF-ADJUSTING BACKUP ALARM		3	$77.00
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES			STD
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY			STD
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY			STD
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY			STD
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH			STD
844-001	2 INCH ELECTRIC FUEL GAUGE			STD
148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS			$134.00
48H-003	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS			$79.00
48C-002	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) BETWEEN SEATS WITH BLUNTCUTS			$40.00

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163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR			N/C
866-018	DIGITAL SINGLE REAR AXLE TEMPERATURE IN DRIVER DISPLAY WITH SENSOR SHIELD			$53.00
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE			STD
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE			STD
864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE			$30.00
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER			STD
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY			STD
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE			$60.00
736-998	NO OBSTACLE DETECTION SYSTEM			($4,324.00)
72J-998	NO DR ASSIST SYSTEM			($32.00)
49B-006	ELECTRONIC STABILITY CONTROL,4X2 W/SAFETY MIN BODY WEIGHT EXCEEDS 4,000LBS REQ			STD
73B-998	NO LANE DEPARTURE WARNING SYSTEM			($1,080.00)
72K-998	NO REVERSE PROXIMITY SENSOR			STD
679-998	NO OVERHEAD INSTRUMENT PANEL			STD
35M-011	1 QUIKFIT PROGRAMABLE MODULE (QPM/XMC) W/ (4) 20AMP FUSED RELAYS	10		$805.00
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE			STD
747-001	DASH MOUNTED RADIO			STD
750-002	(2) RADIO SPEAKERS IN CAB			STD
753-998	NO AM/FM RADIO ANTENNA			STD
748-006	POWER AND GROUND WIRING PROVISION OVERHEAD			N/C
749-001	ROOF/OVERHEAD CONSOLE CB RADIO PROVISION			N/C
75W-002	SHARKFIN MULTI-BAND ANTENNA: AM/FM/WEATHERBAND, WIFI/BLUETOOTH, SDAR/SIRIUSXM, GNSS/GPS			STD
78C-003	INTEROPERABLE SDAR ANTENNA			STD
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER			STD
817-001	STANDARD VEHICLE SPEED SENSOR			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
812-001	ELECTRONIC 3000 RPM TACHOMETER			STD
813-1C8	DETROIT CONNECT PLATFORM HARDWARE			STD
8D1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES			STD
8DE-998	NO ASE DATA SVCE EXTENSION			STD
RDE-998	NO EXTENSIONS			STD
6TS-009	(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL (1) CENTER OF BACKWALL/PASSENGER SIDE BAGGAGE COMPARTMENT			$45.00
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP			STD
329-117	FOUR EXTRA HARDWIRED SWITCHES IN DASH, ROUTE TO BETWEEN SEATS, CAPPED			$150.00
4C1-005	HARDWIRE SWITCH #1,ON/OFF MOMENTARY, 20 AMPS IGNITION POWER			$15.00
4C2-025	HARDWIRE SWITCH #2, ON/OFF LATCHING, 20 AMPS IGNITION POWER			$15.00
4C3-017	HARDWIRE SWITCH #3,ON/OFF LATCHING, 10 AMPS BATTERY POWER			N/C
4C4-017	HARDWIRE SWITCH #4,ON/OFF LATCHING, 10 AMPS BATTERY POWER			N/C
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY			$43.00
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN			STD
482-001	BW TRACTOR PROTECTION VALVE			N/C
883-001	TRAILER HAND CONTROL BRAKE VALVE			N/C
842-006	DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY			N/C
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY			STD
660-001	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY AND ARCTIC TYPE BLADES			$17.00
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS			N/C
882-004	TWO VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR			N/C
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT			STD

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	Data Code	Description	Weight Front	Weight Rear	Retail Price
	298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY			STD
	87T-998	NO WRG/SW-OPTL #2,CHAS,AIR			STD
Design					
*	065-000	PAINT: ONE SOLID COLOR			STD
		MATCH TO PAINT CODE N6787EA HOLLY GREEN ELITE SS			
Color					
	980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY			STD
	986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT			STD
	962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
	966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
	963-003	STANDARD E COAT/UNDERCOATING			STD
Certification / Compliance					
	996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS			STD
Sales Programs					
N	PMY-3D6	SD QUOTE SALES PROGRAM			N/C

T O T A L V E H I C L E S U M M A R Y

Adjusted List Price

Adjusted List Price **	$160,697.00

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight+	8081 lbs	4871 lbs	12952 lbs
Total Weight+	8081 lbs	4871 lbs	12952 lbs

I T E M S N O T I N C L U D E D I N A D J U S T E D L I S T P R I C E

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Other Factory Charges

PMV-024	GHG24 SURCHARGE - CUMMINS	$555.00
RD1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BYDETROIT CONNECT ON CUMMINS ENGINES	STD
RAG-020	CUMMINS TARIFF CHARGE - $205	$205.00
R26-001	MY26 ESCALATOR	$3,750.00
P73-2FT	STANDARD DESTINATION CHARGE	$3,375.00

Extended Warranty

WAI-5YK	CUM 2017 L9: HD1 MD DTY 6 YEARS / 150,000 MILES / 241,500 KM EXTENDED WARRANTY FEX APPLIES	$2,800.00
WAX-193	CUM 2017 L9: AT3 MD DTY 6 YEARS / 150,000 MILES / 241,500 KM AFTERTREATMENT. FEX APPLIES	$1,275.00
WAG-074	TOWING: 1 YEAR/UNLIMITED MILES/KM EXTENDED TOWING COVERAGE $750 CAP FEX APPLIES	$230.00

Currency Exchange Rate	1.0000
Total Extended Warranty (Local Currency)	$4,305.00

(+) Weights shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(**) Prices shown do not include taxes, fees, etc… “Net Equipment Selling Price” is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

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Q U O T A T I O N

108SD PLUS CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK

CUM L9 360 HP @ 2200 RPM; 2200 GOV RPM, 1150 LB-FT @ 1200 RPM

ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION

MERITOR RS-30-185 30,000# U-SERIES SINGLE REAR AXLE

30,000# FLAT LEAF SPRING REAR SUSPENSION WITH HELPER AND RADIUS ROD

DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE

20,000# FLAT LEAF FRONT SUSPENSION

108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB

4750MM (187 INCH) WHEELBASE

NO FIFTH WHEEL

7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI

1600MM (63 INCH) REAR FRAME OVERHANG

TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT

			PER UNIT		TOTAL
VEHICLE PRICE	**TOTAL # OF UNITS (1)**	$	116,447	$	116,447
EXTENDED WARRANTY		$	4,305	$	4,305
DEALER INSTALLED OPTIONS		$	0	$	0
CUSTOMER PRICE BEFORE TAX		**$**	***120,752***	**$**	***120,752***
TAXES AND FEES					
FEDERAL EXCISE TAX (FET)		$	(223)	$	(223)
TAXES AND FEES		$	0	$	0
OTHER CHARGES		$	0	$	0
TRADE-IN					
TRADE-IN ALLOWANCE		$	(0)	$	(0)
BALANCE DUE	**(LOCAL CURRENCY)**	**$**	**120,529**	**$**	**120,529**

COMMENTS:

Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:

Please indicate your acceptance of this quotation by signing below:

Customer: X_____ Date: ___ / ___ / ___.

Prepared by:
Dustin Waters
Truck Centers, Inc.
4145 AMERITECH DRIVE
SOUTH BEND, IN 46628
Phone: (574) 289-4065

Daimler Truck Financial

Financing that works for you.

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LINDCO Equipment Sales
DIVISION OF VIKING-CIVES GROUP

2168 East 88th Drive
Merrillville, Indiana 46410

Voice: (219)795-1448
Fax: (219)736-0892

Sourcewell Formerly NJPA
Awarded Contract

QUOTATION

Quote Number: 250044I-SWL
Quote Date: Jan 15, 2025
Page: 1

Viking-Cives #062222-VCM

Quoted To:
Winnetka, Village of 510 Green Bay Rd. Winnetka, IL 60093 USA

TERMS & CONDITIONS OF QUOTE
> Quotes are only valid for 30 days from date of quote. > Quotes past 30 days must be requoted. > 25% restocking fee on all cancelled and returned orders.

Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		_____ SOURCEWELL CONTRACT: _____ CONTRACT HOLDER: Viking-Cives CONTRACT NUMBER: 062222-VCM CONTRACT MATURITY DATE: 08/15/2026 CONTRACT NUMBERS: SW-RP0100, SW-RP0120, SW-RP0105, SW-TK0554 _____ SOURCEWELL MEMBER: _____ MEMBER NUMBER: 30947 MEMBER: Village of Winnetka CONTACT: Andy Malkowski PHONE: 847-417-2468 E-MAIL: AMalkowski@winnetka.org _____ TERMS OF QUOTE: _____ ***Due to the supply chain issues the following applies.*** * All quotes are only valid for thirty (30) days from date of quote. _____ EQUIPMENT PAYMENT TERMS: _____ * Net 30 days payment after completion of chassis with all equipment. * Will be subject to all price increases up until time of completion. _____

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

LINDCO Equipment Sales
DIVISION OF VIKING-CIVES GROUP
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Merrillville, Indiana 46410

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Sourcewell Formerly NJPA Awarded Contract

QUOTATION

Quote Number: 250044I-SWL
Quote Date: Jan 15, 2025

Viking-Cives #062222-VCM

Quoted To:

Winnetka, Village of
510 Green Bay Rd.
Winnetka, IL 60093
USA

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		ESTIMATED DELIVERY TIME FRAME: _____ * Allow approximately 200-300 days for all equipment to be in stock at Lindco after receiving your purchase order. * Allow approximately 18-24 months to complete units, once all equipment and chassis are in stock at Lindco. ***Based on supply chain issues all of the above estimated time frames are subject to change.*** _____ SUMMARY OF QUOTE: _____ ********** SOURCEWELL TOTAL PRICE: ********** _____ HOOKLIFT: _____
1.00	SH20-120	Stellar hooklift 120-16-20, designed for 114" to 130" CA chassis, body lengths 13-16', up to 17' flatbed, approx weight 2600 lbs INCLUDES: * 85778 TILT ASM 120-16-20K GEN2 61.75 * 81461 Secondary ASM 120-16-20K GEN2 * 81460 Dump ASM 120-16-20K GEN2 * 81684 Base ASM 120-16-20K GEN2 * 81682 Hose Kit 120-16-20K GEN2 * 1022 Mounting Kit (8) Tie Downs

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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QUOTATION

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		* Standard black paint
1.00	SH20HH62	Viking 62" hook height.
1.00	43120	Viking tab alarm kit w/bracket.
1.00	SS PINS	Viking Stainless Steel pins in lieu of zinc plated pins, for heavy salt type environments.
2.00	8572	Viking 13'-6 Skid with rollers, 61.75" hook height.
2.00	24678	Viking 8.5" OD Diameter x 10" Long Steel Rollers for Skid
		_____
		FENDERS AND MUD FLAPS:
		_____
1.00	MIN2260B	Minimizer Single Axle Fender Set, Black Poly, 22.5" Dual Wheels
1.00	B100BTPA	Minimizer Black Plastic Bolt-On Bracket Kit
1.00	322418R	DuraGuard 3/8" HD 24" x 18" Poly Guard Mud Flap - Black - with Lindco Equipment Sales, Inc. Logo & Merrillville, IN molded blue/white into flap (price per pair)
		_____
		DUMP BODY:
		_____
1.00	MAB PS-LH316-84-156	Viking 13' Dump Body MAB PS-LH316-84-156-52/38/46-1824 HD-11YD
		DIMENSIONS:
		* 84" ID
		* 96" OD
		* 13' body length
		* 52" front
		* 38" sides
		* 46" rear
		* 10" rear corner post width
		MATERIALS:

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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Winnetka, Village of
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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		* 7 gauge 201 2B stainless steel front, sides, and rear * Plate 3/16 A572 GR50 rear * Plate 1/4" AR450 floor * Plate 3/16 A572 GR50 longmembers * Stainless rear corner posts and apron CONSTRUCTION: * Hooklift application * Crossmemberless * 45 degree 12" bevel floor * Straight front and rear style * (1) Horizontal side bracing * Tread grip walk rail TAILGATE: * 2-Way Swing Gate * Air with grease release style * 1" thick hinge plate * (2) vertical bracings * Overcenter coal chute REAR CORNER POST LIGHT CUT OUTS: * (1) oval + markers OTHER ITEMS: * LED light kit with harness * (2) 3 rung underbody ladder, hood latch * (2) grab handle * 96" x 12" x 8 gauge spill apron, 201 SS * Mounting kit for bolt on packages

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
1.00	70010-011WINNETKA	_____ V-BOX: _____ Viking EVA Auger V-Box for Winnetka Hooklift 14' long, 84" wide hopper, 54" height * 14' long * 84" width hopper * 54" height * Hydraulic driven spreader with 3.6:1 gearbox ratio * Hydraulic interlock for safer operation * 45 degree side slope * 1-1/2" x 3/8" double welded cross bars * 12 gauge maintenance free stainless steel 201 sides and ends * 10 gauge stainless steel longitudinals * Tapered inverted V * 7" diameter hard surfaced auger with stepped flights * 10 gauge stainless steel 201 bolt-in replaceable conveyor floor * Swing up spinner * 12" adjustable height spinner extension * Two internal baffles and four external baffles in lower spinner assembly * 20" poly spinner disc * Drop N Lock top screens * Redesigned bolt-in 6" hat channel * 1-1/2" male QF * Flush kit * (2) 115 gallon orange tanks * Stainless steel stop/turn/tail ID & back up light bar

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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Quote Number: 250044I-SWL
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Viking-Cives #062222-VCM

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
1.00	LISC SG06070056-3	Certified Power prewet, valve instack w/flow meter with stainless bracket
1.00	LISC SG06090052	Certified Power prewet plumbing kit 1 line 4 nozzles slide in
		_____
		PLOW HITCH:
		_____
1.00	16400302	Viking quick hitch plow assembly - 4 inch cylinder
1.00	B2800A	Buyers Heavy Duty Tow Hooks (27,000# capacity) - Pair
		_____
		PLOW:
		_____
1.00	1663530301	Buyers Plow, Muni, J 11' x 42", TE, poly, swvl
1.00	16500310	Buyers Snow Dogg quick hitch A-frame swivel adapter
270.00	Misc.	Snow deflector installation hardware
1.00	3712144	"Lindco" Snow Deflector 12"
1.00	1308110	S.A.M. 36" blade guides
		_____
		HYDRAULICS:
		_____
		PTO & PUMP:
1.00	CPTO 280GDFJW-B8RF	Chelsea Hot Shift Wet Spline PTO for direct mounted pump with rotating flange Allison 4500RDS
1.00	SDPP 83027121	Certified Power Pump Load Sensing Pump JR-R-S75C-LS-14-24-NN-N-3-A3NH DBN-NNN-JJJ-NNN (WET SPLINE)
		RESERVOIR AND VALVES:
1.00	9504	Certified Power stainless steel reservoir/valve assembly.
		CONTROLS:

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
1.00	ELCA FC2230002	Certified Power Freedom II 3 Stick Console with 2 wing function
1.00	ELCA SG07010497	Certified Power TouchGuard.
1.00	ELCA SG07051073	Certified Power F21-F22 main harness
2.00	ELCA SG07050685	Certified Power harness, molded tee CAN male to 2X female.
1.00	ELCA SG07070375	Certified Power mic 5P male terminator.
1.00	ELCA SG07050740-003	Certified Power TPE cord set.
1.00	ELCA SG07050740-001	Certified Power TPE cord set.
2.00	ELCA SG07050730-003	Certified Power Brad Harrison TPE cable
1.00	ELCA SG07050787	Certified Power harness, seald relay pigtail
3.00	ELCA SG07050722-002	Certified Power MFE ST/ST BPM 5 meter
1.00	ELCA SG07050722-003	Certified Power TPE BPM femaile harness with cap
1.00	ELCA SG07050638	Certified Power harness male 21' to splitter 2.
1.00	ELCA SG07050696	Certified Power harness, MIC male to flyhead 4P
1.00	ELCA SG07010500	Certified Power Armrest Kit 3 Stick
1.00	ELCA SG07070319-30	Certified Power 30" upright tube.
1.00	ELCA SG07070394	Certified Power ACS base.
2.00	SCEE KZW10	Certified Power Service guard Element Filter
		STAINLESS STEEL TUBES FOR PLOW:
4.00	8-049 304W/FJX-72"	Mid-State 1/2"x6' 304 S/S Line with fittings
12.00	A2-12.7-A	PCI HD Series Clamps for 1/2" tubing
		QUICK COUPLERS FOR PLOW:
4.00	H4F4-S	Dixon 1/2" male stainless steel nipple
4.00	4HF4-S	Dixon 1/2" female stainless steel coupler
8.00	4HDP-H4DC	Dixon 1/2" Dust Cap/Plug
		STAINLESS STEEL TUBES FOR V-BOX:
2.00	8-049 304W/FJX-108"	Mid-State 1/2"x9' 304 S/S Line with fittings

25% Restock Fee on All Cancelled and Returned Orders

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

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Merrillville, Indiana 46410

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QUOTATION

Quote Number: 250044I-SWL
Quote Date: Jan 15, 2025
Page: 8

Viking-Cives #062222-VCM

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Winnetka, Village of
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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
6.00	A2-12.7-A	PCI HD Series Clamps for 1/2" tubing
2.00	12-065 304W/FJX-108"	Mid-State 3/4"x9' 304 S/S Line with fittings
3.00	A3-19-A	PCI HD Series Clamps for 3/4" tubing
		QUICK COUPLERS FOR V-BOX:
2.00	H4F4-S	Dixon 1/2" male stainless steel nipple
2.00	4HF4-S	Dixon 1/2" female stainless steel coupler
4.00	4HDP-H4DC	Dixon 1/2" Dust Cap/Plug
2.00	H6F6-S	Dixon 3/4" male stainless steel nipple
2.00	6HF6-S	Dixon 3/4" female stainless steel coupler
4.00	6HDP-H6DC	Dixon 3/4" Dust Plug/Cap
		STAINLESS STEEL TUBES FOR PRE-WET:
1.00	8-049 304W/FJX-108"	Mid-State 1/2"x9' 304 S/S Line with fittings
3.00	A2-12.7-A	PCI HD Series Clamps for 1/2" tubing
		QUICK COUPLERS FOR PRE-WET:
1.00	H4F4-S	Dixon 1/2" male stainless steel nipple
1.00	4HF4-S	Dixon 1/2" female stainless steel coupler
2.00	4HDP-H4DC	Dixon 1/2" Dust Cap/Plug
1.00		Hydraulic adaptors and fittings
1.00		Hydraulic hoses
40.00	Hydraulic Oil	Hydraulic Oil
		_____
		LIGHTING AND ELECTRICAL:
		_____
		JUNCTION BOXES:
2.00	PH-310	Phoenix 10-Pole Junction Box
		MASTER CIRCUIT BREAKER:

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

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Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
1.00	175-S0-080-2	Chief 80 amp high amp circuit breaker.
		BACK UP ALARM:
1.00	510	Ecco back-up alarm, 97 dB, 12 VDC.
		PLOW LIGHTS:
1.00	0555743	J.W. Speaker LED Plow Lights; built-in amber turn signal and lens heater. (Pair)
1.00	PLB12SS	Buyers stainless steel plow light brackets, extended for 2 post mount lights
		SPREADER LIGHTS:
1.00	MWL-19	Maxxima LED clear work light
		* Installed on driver side of chassis
		DUMP BODY REAR CORNER POSTS LIGHTS:
2.00	5626432	Buyers 6" oval LED STT/Backup/and Strobe combination light (32 LED)
		TRAILER BRAKE CONTROLLER:
1.00	51110-51515	Curt Captivator Electronic Brake Controller
1.00	20481	TST Control Console Panel Assembly with Back Lighting. Switches for Plow lights, Pump, Top Warn Light, Rear Warn Light, Spreader Lit, Aux. & Body up Light
1.00	LPC-B-WW2	LED License Plate Light, Warm White
		MIRROR MOUNTED LIGHTS:
2.00	MCFLED21	Whelen Micro Freedom Super-LED Lighthead Assembly, 270° light coverage, built in flasher, amber lights with clear lens.
2.00	PRO LED BRK1	PRO LED BRK1 Aluminum Mirror Mount for bolt mounted warning lights on West Coast Mirror Bracket
		_____
		PINTLE HITCH:
		_____
1.00	17441	Stellar bumper, reinforced to accept a 30K pintle hitch (hitch not included) LED light kit and back up alarm.

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
2.00	B38W	Buyers 1/2" drop forged D-ring w/weld on bracket 3-1/2" x 3-3/8" O.D.
1.00	PH30	Buyers 30 ton rigid mount pintle hook
1.00	RT255812	Buyers Receiver Tube 2.5" I.D. x 12", Plain Finish, 5/8" PH
		_____
		PAINT:
		_____
2.00	PAINT HOOKILIFT SKID	Paint hooklift skid.
1.00	PAINT HOOKLIFT	Paint hooklift black
1.00	PAINT PLOW HITCH	Paint Plow Hitch, Including lift arm, side plates, bumper and lift cylinder black
1.00	PAINT PINTLE HITCH	Paint Pintle Hitch
1.00	PAINT-MISCEL	Paint Miscel
1.00	Under Coat	Under coat dump body 13' body
		_____
		MISCELLANEOUS, FREIGHT, INSTALLATION:
		_____
3,751.00	Misc.	Miscellaneous Material - includes any or all of the following: wiring, electrical connectors, tie downs, clamps, nut, bolts, washers, steel, oil, grease, etc.
7,508.00	FREIGHT	FREIGHT
260.00	INSTALLATION	Lindco-Cives Installation Labor Hours

Subtotal	207,440.00
Sales Tax	
TOTAL	**207,440.00**

25% Restock Fee on All Cancelled and Returned Orders

Prepared by:
Dustin Waters
Truck Centers, Inc.
4145 AMERITECH DRIVE
SOUTH BEND, IN 46628
Phone: (574) 289-4065

S P E C I F I C A T I O N P R O P O S A L

Data Code	Description	Weight Front	Weight Rear	Retail Price
Price Level				
PRL-29D	SD PRL-29D (EFF:MY26 ORDERS)			STD
Data Version				
DRL-020	SPECPRO21 DATA RELEASE VER 020			N/C
Vehicle Configuration				
001-177	114SD PLUS CONVENTIONAL CHASSIS	7,934	6,476	$170,379.00
004-226	2026 MODEL YEAR SPECIFIED			STD
002-003	SET FORWARD AXLE - TRUCK			STD
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560	10	10	$1,025.00
003-001	LH PRIMARY STEERING LOCATION			STD
General Service				
AA1-002	TRUCK CONFIGURATION			STD
AA6-002	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)			STD
99D-027	EPA CLEAN IDLE LABEL FOR INITIAL REGISTRATION IN EPA OR ACT STATES - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)			STD
A85-011	CONSTRUCTION SERVICE			STD
A84-1CO	CONSTRUCTION BUSINESS SEGMENT			STD
AA4-010	DIRT/SAND/ROCK COMMODITY			N/C
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS			STD
AB1-008	MAXIMUM 8% EXPECTED GRADE			STD
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE			STD
995-1AE	FREIGHTLINER LEVEL II WARRANTY			N/C
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 18000.0 lbs			

Prepared by:
Dustin Waters
Truck Centers, Inc.
4145 AMERITECH DRIVE
SOUTH BEND, IN 46628
Phone: (574) 289-4065

Data Code	Description	Weight Front	Weight Rear	Retail Price
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 46000.0 lbs			
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 64000.0 lbs			
Truck Service				
AA3-010	ROLL OFF/ROLL ON BODY			N/C
AF3-2B1	VIKING-CIVES MIDWEST			N/C
Engine				
101-3C0	DETROIT DD13 GEN 5 12.8L 470 HP @ 1625 RPM, 1900 GOV RPM, 1650 LB-FT @ 975 RPM			$1,560.00
Electronic Parameters				
79A-067	67 MPH ROAD SPEED LIMIT			N/C
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT			N/C
79F-013	FLEET MANAGEMENT - DAILY ENGINE USAGE ENABLED			N/C
79G-006	5 MINUTES IDLE SHUTDOWN WITH CLUTCH AND SERVICE BRAKE OVERRIDE			N/C
79K-007	PTO MODE ENGINE RPM LIMIT - 1100 RPM			N/C
79P-032	PTO RPM CONTROL WITH STEERING WHEEL SWITCHES			N/C
79T-001	PTO MODE RPM INCREMENT - 25 RPM			N/C
79U-001	PTO GOVERNOR RAMP RATE - 25 RPM PER SECOND			N/C
79V-001	FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY			N/C
79W-002	TWO REMOTE PTO SPEEDS			N/C
79X-003	PTO SPEED 1 SETTING - 800 RPM			N/C
79Y-001	PTO SPEED 2 SETTING - 900 RPM			N/C
80L-001	ENABLE AUTO ENGINE RPM ELEVATE FOR EXTENDED IDLE			N/C
80S-018	PTO 1, WITH SWITCH, TEM SUPPLIED REQUEST AND INTERLOCKS, WITH PTO CONNECTIONS, NO FACTORY INTERLOCKS			N/C
Engine Equipment				
99C-024	EPA 2010/GHG 2024 CONFIGURATION			STD
13E-001	STANDARD OIL PAN			STD
105-001	ENGINE MOUNTED OIL CHECK AND FILL			STD
014-108	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER WITH SAFETY ELEMENT AND INSIDE/OUTSIDE AIR WITH SNOW DOOR	10		$587.00

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	Data Code	Description	Weight Front	Weight Rear	Retail Price
	124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE			STD
	292-236	(3) DTNA GENUINE, FLOODED STARTING, MIN 3000CCA, 555RC, THREADED STUD BATTERIES			STD
	290-017	BATTERY BOX FRAME MOUNTED			STD
	281-001	STANDARD BATTERY JUMPERS			STD
	282-001	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB			$18.00
	291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN			STD
	289-001	NON-POLISHED BATTERY BOX COVER			STD
	293-058	NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT	2		$206.00
	295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2		$88.00
	306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS	2		STD
	107-046	BW MODEL FE-921 19.0 CFM SINGLE CYLINDER AIR COMPRESSOR WITH SAFETY VALVE			STD
	152-040	ELECTRONIC ENGINE INTEGRAL WARNING AND DERATE PROTECTION SYSTEM			N/C
	128-002	JACOBS COMPRESSION BRAKE			STD
N	016-1E2	RAISED RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	40	35	$1,369.00
	28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER			STD
	239-026	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT			($3.00)
	237-1F8	RH CURVED VERTICAL TAILPIPE B-PILLAR RAISED UNDER STEP MOUNTED AFTERTREATMENT SYSTEM			N/C
	23U-001	6 GALLON DIESEL EXHAUST FLUID TANK	-35	-10	N/C
	30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL			($17.00)
	23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING			STD
	43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION			STD
	43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP			STD

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242-011	ALUMINUM AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD(S)			N/C
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH			STD
276-002	AUTOMATIC FAN CONTROL WITH DASH SWITCH AND INDICATOR LIGHT, NON ENGINE MOUNTED			$10.00
110-068	DDC SUPPLIED ENGINE MOUNTED FUEL FILTER/FUEL WATER SEPARATOR WITH WATER-IN-FUEL INDICATOR			STD
118-001	FULL FLOW OIL FILTER			STD
120-998	NO COOLANT FILTER	-10		STD
266-107	1400 SQUARE INCH VOCATIONAL RADIATOR			STD
103-040	ANTIFREEZE TO -60F, OAT (NITRITE AND SILCATE FREE) EXTENDED LIFE COOLANT			$125.00
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT			STD
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES			STD
270-023	HDEP FIXED RATIO COOLANT PUMP AND RADIATOR DRAIN VALVE			STD
138-005	PHILLIPS-TEMRO 1500 WATT/115 VOLT BLOCK HEATER	4		$30.00
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR			N/C
155-076	DELCO 12V MOD 3.175-39MT+ STARTER WITH ENGINE ECU SOFTWARE PROTECTION AND INTEGRATED MAGNETIC SWITCH	-45		STD
Transmission				
342-1M3	ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	260	100	$13,690.00
Transmission Equipment				
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV			STD
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES			N/C
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			STD
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			STD

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84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY			STD
84N-011	NEUTRAL AT STOP ENABLED			$420.00
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES			STD
84V-001	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS			STD
85T-998	NO AMT HOLD MODE			STD
353-075	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH CAP			$200.00
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR			$125.00
362-2JT	CUSTOMER INSTALLED CHELSEA 281 SERIES PTO	50		N/C
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON			N/C
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN			STD
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED			$254.00
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013			STD
370-011	WATER TO OIL TRANSMISSION COOLER, FRAME MOUNTED			STD
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK			STD
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)			STD
Front Axle and Equipment				
400-1BA	DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	210		$2,253.00

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402-013	MERITOR 16.5X6 Q+ CAST SPIDER HEAVY DUTY CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			$68.00
403-002	NON-ASBESTOS FRONT BRAKE LINING			STD
419-001	CAST IRON OUTBOARD FRONT BRAKE DRUMS			STD
427-001	FRONT BRAKE DUST SHIELDS	5		$102.00
409-006	FRONT OIL SEALS			STD
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL			STD
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES			STD
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS			STD
406-001	STANDARD KING PIN BUSHINGS			STD
536-012	TRW TAS-85 POWER STEERING	40		N/C
539-003	POWER STEERING PUMP			STD
534-003	4 QUART POWER STEERING RESERVOIR	5		$48.00
533-001	OIL/AIR POWER STEERING COOLER	5		$257.00
40T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE			$17.00
Front Suspension				
620-006	20,000# FLAT LEAF FRONT SUSPENSION	310		$815.00
619-004	GRAPHITE BRONZE BUSHINGS WITH SEALS - FRONT SUSPENSION			N/C
410-998	NO FRONT SHOCK ABSORBERS	-30		N/C
Rear Axle and Equipment				
420-059	MERITOR RT-46-164P 46,000# R-SERIES TANDEM REAR AXLE WITH PUMP		530	$5,186.00
421-456	4.56 REAR AXLE RATIO			N/C
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING			STD
386-075	MXL 18T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES	-10	-10	$709.00
388-073	MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES			STD
452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES		30	$1,317.00
878-022	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AXLE VALVE AND (1) REAR-REAR AXLE VALVE			$24.00
87A-017	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH, DISENGAGE INTERAXLE LOCK WITH IGNITION OFF			N/C

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87B-008	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH			N/C
423-033	MERITOR 16.5X7 Q+ CAST SPIDER HEAVY DUTY CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			$303.00
433-002	NON-ASBESTOS REAR BRAKE LINING			STD
434-019	ASPHALT SPREADER CLEARANCE REAR BRAKE GEOMETRY			N/C
451-001	CAST IRON OUTBOARD REAR BRAKE DRUMS		-20	STD
425-002	REAR BRAKE DUST SHIELDS		10	$130.00
440-006	REAR OIL SEALS			STD
426-101	WABCO TRISTOP D LONGSTROKE 2-DRIVE AXLE SPRING PARKING CHAMBERS			STD
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS			$93.00
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE			STD
42T-001	STANDARD REAR AXLE BREATHER(S)			STD
Rear Suspension				
622-298	TUFTRAC GEN2 46,000# REAR SPRING SUSPENSION		490	$3,904.00
621-108	9.5 INCH NOMINAL RIDE HEIGHT (460MM GLOBAL REFERENCE HEIGHT)			N/C
431-003	AXLE CLAMPING GROUP			N/C
624-025	55 INCH AXLE SPACING			N/C
623-006	FORE/AFT AND TRANSVERSE CONTROL RODS			N/C
439-001	REAR SHOCK ABSORBERS - ONE AXLE			N/C
Pusher / Tag Equipment				
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS			STD
Brake System				
490-1AU	WABCO 4S/4M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH			$232.00
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES			STD
904-001	FIBER BRAID PARKING BRAKE HOSE			STD
412-001	STANDARD BRAKE SYSTEM VALVES			STD
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM			STD
413-002	STD U.S. FRONT BRAKE VALVE			STD
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE			STD
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER			STD

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483-004	WABCO OIL COALESCING FILTER FOR AIR DRYER			$11.00
479-006	AIR DRYER MOUNTED OUTBOARD ON RH RAIL			N/C
460-1AE	STEEL AIR TANKS MOUNTED FOR MAX GROUND CLEARANCE, (BELLY PLOW - AA3-073)			$165.00
477-004	PULL CABLES ON ALL AIR RESERVOIR(S)			$3.00
Trailer Connections				
481-998	NO TRAILER AIR HOSE			STD
476-998	NO AIR HOSE HANGER			STD
914-025	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND DUST COVERS			$9.00
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION			N/C
308-022	SUPPLEMENTAL RECEPTACLE WIRING WITH CENTER PIN BATTERY			$160.00
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME			N/C
334-003	SUPPLEMENTAL ISO 3731 7-WAY RECEPTACLE LOCATED WITH PRIMARY RECEPTACLE END OF FRAME			$71.00
310-998	NO TRAILER ELECTRICAL CABLE			STD
Wheelbase & Frame				
545-707	7075MM (279 INCH) WHEELBASE			N/C
546-102	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI	510	320	$2,750.00
547-001	1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT	240	460	$1,500.00
548-803	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT			N/C
552-007	2450MM (96 INCH) REAR FRAME OVERHANG			N/C
55W-009	FRAME OVERHANG RANGE: 91 INCH TO 100 INCH	-70	300	N/C
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 195.08 in			
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 192.08 in			
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 392.01 in			
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 83.93 in			N/C
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 128.82 in			N/C
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in			

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553-001	SQUARE END OF FRAME			STD
550-001	FRONT CLOSING CROSSMEMBER			STD
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER			STD
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)			STD
572-001	STANDARD REARMOST CROSSMEMBER			STD
565-002	HEAVY DUTY SUSPENSION CROSSMEMBER		30	N/C
Chassis Equipment				
556-075	16 INCH CHROMED STEEL BUMPER	38		$872.00
574-001	BUMPER MOUNTING FOR SINGLE LICENSE PLATE			STD
585-998	NO MUDFLAP BRACKETS			STD
590-998	NO REAR MUDFLAPS			STD
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS			STD
44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE			STD
607-016	CLEAR FRAME RAIL FROM BACK OF CAB TO FRONT REAR SUSPENSION BRACKET LH RAIL INSIDE/OUTBOARD AND BELOW			$218.00
Fifth Wheel				
578-998	NO FIFTH WHEEL			STD
Fuel Tanks				
204-195	60 GALLON/227 LITER RECTANGULAR ALUMINUM FUEL TANK - LH	5		$140.00
218-005	RECTANGULAR FUEL TANK(S)			N/C
215-022	POLISHING OF FUEL/HYDRAULIC TANK(S) WITH PAINTED ZINC-PLATED STEEL BANDS			$153.00
212-007	FUEL TANK(S) FORWARD			STD
664-001	PLAIN STEP FINISH			STD
205-002	CHROME FUEL TANK CAP(S)			$13.00
122-1K5	DAVCO 487 FUEL/WATER SEPARATOR WITH ESOC AND 12 VOLT AND 120 VOLT PREHEATER	15		$933.00
216-020	EQUIFLO INBOARD FUEL SYSTEM			STD
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE			STD
Tires				
093-1TH	CONTINENTAL HTR2 425/65R22.5 20 PLY RADIAL FRONT TIRES	136		$880.00
094-17X	MICHELIN X MULTI D+ 11R22.5 16 PLY RADIAL REAR TIRES		120	$4,160.00
Hubs				

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418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS			STD
450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS			STD
Wheels				
502-574	ACCURIDE 29807 22.5X12.25 10-HUB PILOT 4.75 INSET 5-HAND STEEL DISC FRONT WHEELS	98		$450.00
505-428	ACCURIDE 28828 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS		104	STD
496-011	FRONT WHEEL MOUNTING NUTS			STD
497-011	REAR WHEEL MOUNTING NUTS			STD
498-011	NYLON WHEEL GUARDS FRONT AND REAR ALL INTERFACES			$68.00
Cab Exterior				
829-1A2	114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB			STD
650-008	AIR CAB MOUNTING			STD
648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE			STD
667-001	FRONT FENDERS			STD
754-002	3-1/2 INCH FENDER EXTENSIONS	15		$169.00
678-067	SAFETY YELLOW LH AND RH INTERIOR GRAB HANDLES AND LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT			$80.00
646-041	STATIONARY BLACK GRILLE			STD
65X-004	BLACK HOOD MOUNTED AIR INTAKE GRILLE			STD
644-004	FIBERGLASS HOOD			STD
690-002	TUNNEL/FIREWALL LINER			STD
727-1AJ	DUAL 14 INCH ROUND POLISHED AIR HORNS	4		$55.00
726-001	SINGLE ELECTRIC HORN			STD
728-002	DUAL HORN SHIELDS			N/C
575-001	REAR LICENSE PLATE MOUNT END OF FRAME			STD
312-068	HALOGEN COMPOSITE HEADLAMPS WITH BLACK BEZELS			STD
302-047	LED AERODYNAMIC MARKER LIGHTS			STD
314-824	WIRING AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LAMPS WITH DUAL CONNECTIONS AT BUMPER			$162.00
311-001	DAYTIME RUNNING LIGHTS			STD
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS			STD
300-015	STANDARD FRONT TURN SIGNAL LAMPS			STD

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744-1BC	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LH AND RH REMOTE			$133.00
797-001	DOOR MOUNTED MIRRORS			STD
796-001	102 INCH EQUIPMENT WIDTH			STD
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS			N/C
74B-1B4	RH AND LH 8 INCH HEATED STAINLESS STEEL FENDER MOUNTED CONVEX MIRRORS WITH TRIPOD BRACKETS	12		$281.00
729-001	STANDARD SIDE/REAR REFLECTORS			STD
677-054	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN DIAMOND PLATE COVER			$87.00
275-071	PARK BRAKE REMINDER WARNING SYSTEM WITH ONLY LH DOOR OPEN			$10.00
768-043	63X14 INCH TINTED REAR WINDOW			STD
661-004	TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS			STD
654-011	RH AND LH ELECTRIC POWERED WINDOWS			STD
769-002	LOWER RH DOOR WINDOW WITH FRESNEL LENS	7		$206.00
663-029	1-PIECE BONDED HEATED WIPER PARK SOLAR GREEN GLASS WINDSHIELD			$423.00
659-006	8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITH FLUID LEVEL INDICATOR			$15.00
Cab Interior				
055-017	PROFESSIONAL TRIM PACKAGE			N/C
707-105	MIST AND CARBON CLOTH INTERIOR "PROFESSIONAL"			N/C
70K-016	CARBON WITH BASE BLACK ACCENT			($100.00)
706-013	MOLDED PLASTIC DOOR PANEL			STD
708-013	MOLDED PLASTIC DOOR PANEL			STD
772-006	BLACK MATS WITH SINGLE INSULATION			STD
785-026	(1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET			$42.00
691-001	FORWARD ROOF MOUNTED CONSOLE			STD
693-035	LH AND RH KICKPLATES			$131.00
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY			STD
742-007	(2) CUP HOLDERS LH AND RH DASH			STD
680-029	M2/SD DASH			STD
720-002	2-1/2 LB. FIRE EXTINGUISHER	5		$37.00
700-002	HEATER, DEFROSTER AND AIR CONDITIONER			STD

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701-001	STANDARD HVAC DUCTING			STD
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH			STD
170-045	STANDARD HEATER PLUMBING WITH BALL SHUTOFF VALVES AT SUPPLY LINES ONLY			$16.00
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR			STD
702-002	BINARY CONTROL, R-134A			STD
739-034	PREMIUM INSULATION			$145.00
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES			STD
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM			STD
324-1B2	PREMIUM LED CAB LIGHTING			$50.00
787-998	NO SECURITY DEVICE			N/C
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME			STD
78G-004	KEY QUANTITY OF 4			$18.00
655-005	LH AND RH ELECTRIC DOOR LOCKS			STD
740-998	NO MATTRESS	-20	-15	STD
722-028	TRIANGULAR REFLECTORS KIT WITHOUT FLARES SHIPPED LOOSE IN CAB	10		$24.00
756-339	PREMIUM ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK	70		$414.00
760-337	BASIC ISRINGHAUSEN HIGH BACK NON SUSPENSION TOOL BOX PASSENGER SEAT			$236.00
759-007	DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS	4		$69.00
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS			STD
758-1AK	BLACK VINYL DRIVER SEAT COVER			($78.00)
761-014	BLACK CORDURA PLUS CLOTH PASSENGER SEAT COVER			($70.00)
763-104	HIGH VISIBILITY ORANGE SEAT BELTS WITH DRIVER INDICATOR LIGHT AND AUDIBLE ALARM			$62.00
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN			STD
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES			($124.00)
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS			STD
Instruments & Controls				
106-002	ELECTRONIC ACCELERATOR CONTROL			STD

Prepared by:
Dustin Waters
Truck Centers, Inc.
4145 AMERITECH DRIVE
SOUTH BEND, IN 46628
Phone: (574) 289-4065

	Data Code	Description	Weight Front	Weight Rear	Retail Price
	732-998	NO INSTRUMENT PANEL-DRIVER			STD
	734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS			STD
	870-001	BLACK GAUGE BEZELS			($1.00)
	486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM			STD
	840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE			STD
	198-002	INTAKE MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS			$12.00
	721-003	87 DECIBELS TO 112 DECIBELS AUTOMATIC SELF-ADJUSTING BACKUP ALARM		3	$77.00
	149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES			STD
	156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY			STD
	811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY			STD
	81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY			STD
	160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH			STD
	844-001	2 INCH ELECTRIC FUEL GAUGE			STD
	845-011	FUEL FILTER RESTRICTION INDICATOR			STD
	148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS			$134.00
	48H-002	QUICKFIT POWERTRAIN INTERFACE CONNECTOR LOCATED BETWEEN SEATS WITH BLUNTCUTS			$96.00
*	4CG-001	1 EXTRA PROGRAMMABLE SWITCH/INDICATOR			$37.00
		$B5M5011ZZ			
	48C-002	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) BETWEEN SEATS WITH BLUNTCUTS			$40.00
	163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR			N/C
	856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE			STD
	854-008	DIGITAL ENGINE OIL TEMPERATURE IN DRIVER DISPLAY			STD
	852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE			STD
	864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE			$30.00

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Data Code	Description	Weight Front	Weight Rear	Retail Price
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER			STD
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY			STD
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE			$60.00
736-998	NO OBSTACLE DETECTION SYSTEM			($4,324.00)
72J-998	NO DR ASSIST SYSTEM			($32.00)
49B-004	ELECTRONIC STABILITY CONTROL			STD
73B-998	NO LANE DEPARTURE WARNING SYSTEM			($1,080.00)
72K-998	NO REVERSE PROXIMITY SENSOR			STD
679-998	NO OVERHEAD INSTRUMENT PANEL			STD
35M-010	1 QUICKFIT PROGRAMABLE MODULE (QPM/XMC)	10		$735.00
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE			STD
747-001	DASH MOUNTED RADIO			STD
750-002	(2) RADIO SPEAKERS IN CAB			STD
753-998	NO AM/FM RADIO ANTENNA			STD
748-006	POWER AND GROUND WIRING PROVISION OVERHEAD			N/C
749-001	ROOF/OVERHEAD CONSOLE CB RADIO PROVISION			N/C
75W-002	SHARKFIN MULTI-BAND ANTENNA: AM/FM/WEATHERBAND, WIFI/BLUETOOTH, SDAR/SIRIUSXM, GNSS/GPS			STD
78C-003	INTEROPERABLE SDAR ANTENNA			STD
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER			STD
817-001	STANDARD VEHICLE SPEED SENSOR			STD
812-001	ELECTRONIC 3000 RPM TACHOMETER			STD
813-1C8	DETROIT CONNECT PLATFORM HARDWARE			STD
8D1-213	3 YEARS DETROIT CONNECT BASE PACKAGE(FEATURES VARY BY MODEL) DETROIT CONNECT PLATFORM			STD
8DE-998	NO ASE DATA SVCE EXTENSION			STD
RDE-998	NO EXTENSIONS			STD
6TS-008	(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE			$40.00

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	Data Code	Description	Weight Front	Weight Rear	Retail Price
	162-002	IGNITION SWITCH CONTROLLED ENGINE STOP			STD
	4C1-998	NO HARDWIRE SWITCH #1			STD
	4C2-998	NO HARDWIRE SWITCH #2			STD
	4C3-998	NO HARDWIRE SWITCH #3			STD
	4E1-001	4 SWITCH SLOTS, DRIVER OVERHEAD CONSOLE			$38.00
	81Y-006	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS AND SERVICE BRAKES			$51.00
	264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN			STD
	482-001	BW TRACTOR PROTECTION VALVE			N/C
	883-028	TRAILER HAND CONTROL BRAKE VALVE AND WINCH BRAKE (APPLIES 45 PSI AIR TO STEER AXLE SERVICE BRAKES WHEN PARKED)			$169.00
	842-006	DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY			N/C
	836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY			STD
	660-001	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY AND ARCTIC TYPE BLADES			$17.00
	304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS			N/C
	882-004	TWO VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR			N/C
	299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT			STD
	298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY			STD
	87T-998	NO WRG/SW-OPTL #2,CHAS,AIR			STD
Design					
*	065-000	PAINT: ONE SOLID COLOR			STD
		PLEASE MATCH CAB PAINT TO N6787EA HOLLY GREEN ELITE SS			
Color					
	980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY			STD
	986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT			STD
	962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
	966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
	963-003	STANDARD E COAT/UNDERCOATING			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
Certification / Compliance				
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS			STD
Sales Programs				
PMY-3D6	SD QUOTE SALES PROGRAM			N/C

T O T A L V E H I C L E S U M M A R Y

Adjusted List Price

Adjusted List Price **	$216,672.00

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight+	9848 lbs	8963 lbs	18811 lbs
Total Weight+	9848 lbs	8963 lbs	18811 lbs

I T E M S N O T I N C L U D E D I N A D J U S T E D L I S T P R I C E

Other Factory Charges

RD1-213	3 YEARS DETROIT CONNECT BASE PACKAGE(FEATURES VARY BY MODEL) DETROIT CONNECT PLATFORM	STD
R26-001	MY26 ESCALATOR	$3,750.00
P73-2FT	STANDARD DESTINATION CHARGE	$3,375.00

Extended Warranty

WAI-5HR	EW4: DD13 VOC $0 DED 7 YEARS/100,000 MILES/161,000 KM FEX APPLIES	$5,085.00
WAK-140	ALLISON 4500 RDS SERIES TRANSMISSION EXTENDED WARRANTY, 5 YEARS/UNLIMITED MILES FEX	$990.00

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Currency Exchange Rate	1.0000
Total Extended Warranty (Local Currency)	$6,075.00

(+) Weights shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(**) Prices shown do not include taxes, fees, etc… “Net Equipment Selling Price” is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

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Q U O T A T I O N

114SD PLUS CONVENTIONAL CHASSIS

SET FORWARD AXLE - TRUCK

DETROIT DD13 GEN 5 12.8L 470 HP @ 1625 RPM, 1900 GOV RPM, 1650 LB-FT @ 975 RPM

ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION

MERITOR RT-46-164P 46,000# R-SERIES TANDEM REAR AXLE WITH PUMP

TUFTRAC GEN2 46,000# REAR SPRING SUSPENSION

DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE

20,000# FLAT LEAF FRONT SUSPENSION

114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB

7075MM (279 INCH) WHEELBASE

NO FIFTH WHEEL

7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI

2450MM (96 INCH) REAR FRAME OVERHANG

1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT

TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT

			PER UNIT		TOTAL
VEHICLE PRICE	**TOTAL # OF UNITS (1)**	$	152,955	$	152,955
EXTENDED WARRANTY		$	6,075	$	6,075
DEALER INSTALLED OPTIONS		$	0	$	0
CUSTOMER PRICE BEFORE TAX		**$**	***159,030***	**$**	***159,030***
TAXES AND FEES					
FEDERAL EXCISE TAX (FET)		$	(310)	$	(310)
TAXES AND FEES		$	0	$	0
OTHER CHARGES		$	0	$	0
TRADE-IN					
TRADE-IN ALLOWANCE		$	(0)	$	(0)
BALANCE DUE	**(LOCAL CURRENCY)**	**$**	**158,720**	**$**	**158,720**

COMMENTS:

Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:

Please indicate your acceptance of this quotation by signing below:

Customer: X_____ Date: ___ / ___ / ___.

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Daimler Truck Financial

Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or contact us at Information@dtfoffers.com.

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LINDCO Equipment Sales
DIVISION OF VIKING-CIVES GROUP

2168 East 88th Drive
Merrillville, Indiana 46410

Voice: (219)795-1448
Fax: (219)736-0892

Sourcewell Formerly NJPA Awarded Contract

QUOTATION

Quote Number: 250045I-SWL
Quote Date: Jan 15, 2025
Page: 1

Viking-Cives #062222-VCM

Quoted To:
Winnetka, Village of 510 Green Bay Rd. Winnetka, IL 60093 USA

TERMS & CONDITIONS OF QUOTE
> Quotes are only valid for 30 days from date of quote. > Quotes past 30 days must be requoted. > 25% restocking fee on all cancelled and returned orders.

Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		_____ SOURCEWELL CONTRACT: _____ CONTRACT HOLDER: Viking-Cives CONTRACT NUMBER: 062222-VCM CONTRACT MATURITY DATE: 08/15/2026 CONTRACT NUMBERS: SW-RP0100, SW-RP0120, SW-RP0105, SW-TK0554 _____ SOURCEWELL MEMBER: _____ MEMBER NUMBER: 30947 MEMBER: Village of Winnetka CONTACT: Andy Malkowski PHONE: 847-417-2468 E-MAIL: AMalkowski@winnetka.org _____ TERMS OF QUOTE: _____ ***Due to the supply chain issues the following applies.*** * All quotes are only valid for thirty (30) days from date of quote. _____ EQUIPMENT PAYMENT TERMS: _____ * Net 30 days payment after completion of chassis with all equipment. * Will be subject to all price increases up until time of completion. _____

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

LINDCO Equipment Sales
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Viking-Cives #062222-VCM

Quoted To:

Winnetka, Village of
510 Green Bay Rd.
Winnetka, IL 60093
USA

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		ESTIMATED DELIVERY TIME FRAME: _____ * Allow approximately 200-300 days for all equipment to be in stock at Lindco after receiving your purchase order. * Allow approximately 18-24 months to complete units, once all equipment and chassis are in stock at Lindco. ***Based on supply chain issues all of the above estimated time frames are subject to change.*** _____ SUMMARY OF QUOTE: _____ ********** SOURCEWELL TOTAL PRICE: ********** _____ HOOKLIFT: _____
1.00	SH20-168	Stellar Hooklift 168-20-20, designed for 168"-180" CA chassis, body lengths 17'-20', up to 21' flatbed INCLUDES: * 81698 TILT ASM 190-24-20K GEN2 * 81702 Secondary ASM 168-20-20K GEN2 * 81705 Dump ASM 168-20-20K GEN2 * 81710 Base ASM 168-20-20K GEN2 * 82424 Hose Kit 168-20-20K GEN2 * 1022 Mounting Kit (8) Tie Downs

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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QUOTATION

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Quote Date: Jan 15, 2025
Page: 3

Viking-Cives #062222-VCM

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
1.00	SH20HH62	Viking 62" hook height.
1.00	43120	Viking tab alarm kit w/bracket.
1.00	SS PINS	Viking Stainless Steel pins in lieu of zinc plated pins, for heavy salt type environments.
1.00	STDBLACK	Stellar standard black paint
2.00	8579	Stellar 20' skid
2.00	24678	Viking 8.5" OD Diameter x 10" Long Steel Rollers for Skid
		_____
		FENDERS AND MUD FLAPS:
		_____
1.00	MIN2260B	Minimizer Single Axle Fender Set, Black Poly, 22.5" Dual Wheels
1.00	B100BTPA	Minimizer Black Plastic Bolt-On Bracket Kit
1.00	322418R	DuraGuard 3/8" HD 24" x 18" Poly Guard Mud Flap - Black - with Lindco Equipment Sales, Inc. Logo & Merrillville, IN molded blue/white into flap (price per pair)
		_____
		DUMP BODY:
		_____
1.00	MAB PS-HPT316-84-228	Duraclass 20' Dump Body MAB PS-HPT316-84-228-52/38/46-HOOK-16YD DIMENSIONS: * 84" ID * 96" OD * 20' body length * 52" front * 38" sides * 46" rear * 10" rear corner post width MATERIALS:

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		* 7 gauge 201 2B stainless steel front, sides, and rear * Plate 1/4" AR450 floor * Plate 3/16 A572 GR50 longmembers * Stainless rear corner posts and apron CONSTRUCTION: * Hooklift application * Crossmemberless * 45 degree 12" bevel floor * Straight front and rear style * (1) Horizontal side bracing * Tread grip walk rail TAILGATE: * 2-Way Swing Gate * Air with grease release style * 1" thick hinge plate * (2) vertical bracings * Overcenter coal chute REAR CORNER POST LIGHT CUT OUTS: * (1) oval + markers OTHER ITEMS: * LED light kit with harness * (2) 3 rung underbody ladder, hood latch * (2) grab handle * 96" x 12" x 8 gauge spill apron, 201 SS * Mounting kit for bolt on packages _____

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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Quote Number: 250045I-SWL
Quote Date: Jan 15, 2025
Page: 5

Viking-Cives #062222-VCM

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		V-BOX: _____
1.00	00002-586-XX	Swenson 16.5' EVA Auger V-Box * Hydraulic driven spreader with 3.6:1 gearbox ratio * Hydraulic interlock for safer operation * 16.5' length, 82" wide, 54" height * 45° side slope * 12 gauge maintenance free stainless steel sides and ends * 10 gauge stainless steel longitudinals * Tapered inverted V * 7" diameter hard surfaced auger with stepped flights * 10 gauge stainless steel bolt-in replaceable conveyor floor * Side swings up spinner assembly * 12" adjustable height spinner extension * Two internal baffles and four external baffles in lower spinner assembly * 20" poly spinner disc * Drop N Lock top screens * Bolt-in 6" hat channel * Auger motor located in the rear * Grease extension to the rear * S/T/T & Back up light bar * (2) 225 gallon quick fill tanks * Rear spill shield with stop/turn/tail & back up light kit * Flow meter * Flush kit * 1-1/2" male quick fill

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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QUOTATION

Quote Number: 250045I-SWL
Quote Date: Jan 15, 2025

Viking-Cives #062222-VCM

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
1.00	LISC SG06070056-3	Certified Power prewet, valve instack w/flow meter with stainless bracket
1.00	LISC SG06090052	Certified Power prewet plumbing kit 1 line 4 nozzles slide in
		_____
		UNDERBODY SCRAPER
		_____
1.00	VCM-UBS10-1x20	Viking 10' Underbody Scraper, REVERSIBLE, 1" thick x 20" carbon steel moldboard, 1-3" bore DA actuating cylinders w/2"nitrited rod, 5/8"x6"carbon cutting edge
2.00	23505094	Viking UBS Universal Cheekplate (2 Required Per Underbody)
4.00	23506000	Viking UBS Cheek Plate Brace Angle (2 Required Per Cheekplate)
1.00	S64300	Viking Scraper Grease Bank Kit
		_____
		HYDRAULICS:
		_____
		PTO & PUMP:
1.00	CPTO 280GGFJW-B8RF	Chelsea Hot Shift Wet Spline PTO for direct mounted pump with rotating flange
1.00	SDPP 83027121	Certified Power Pump Load Sensing Pump JR-R-S75C-LS-14-24-NN-N-3-A3NH DBN-NNN-JJJ-NNN (WET SPLINE)
		RESERVOIR AND VALVES:
1.00	9504	Certified Power stainless steel reservoir/valve assembly. 30 gallon
		CONTROLS:
1.00	ELCA FC2230002	Certified Power Freedom II 3 Stick Console with 2 wing function
1.00	ELCA SG07010497	Certified Power TouchGuard.
1.00	ELCA SG07051073	Certified Power F21-F22 main harness
2.00	ELCA SG07050685	Certified Power harness, molded tee CAN male to 2X female.
1.00	ELCA SG07070375	Certified Power mic 5P male terminator.
1.00	ELCA SG07050740-003	Certified Power TPE cord set.

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

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QUOTATION

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
1.00	ELCA SG07050740-001	Certified Power TPE cord set.
2.00	ELCA SG07050730-003	Certified Power Brad Harrison TPE cable
1.00	ELCA SG07050787	Certified Power harness, seald relay pigtail
3.00	ELCA SG07050722-002	Certified Power MFE ST/ST BPM 5 meter
1.00	ELCA SG07050722-003	Certified Power TPE BPM femaile harness with cap
1.00	ELCA SG07050638	Certified Power harness male 21' to splitter 2.
1.00	ELCA SG07050696	Certified Power harness, MIC male to flyhead 4P
1.00	ELCA SG07010500	Certified Power Armrest Kit 3 Stick
1.00	ELCA SG07070319-30	Certified Power 30" upright tube.
1.00	ELCA SG07070394	Certified Power ACS base.
2.00	SCEE KZW10	Certified Power Service guard Element Filter
		STAINLESS STEEL TUBES FOR V-BOX:
2.00	8-049 304W/FJX-108"	Mid-State 1/2"x9' 304 S/S Line with fittings
6.00	A2-12.7-A	PCI HD Series Clamps for 1/2" tubing
2.00	12-065 304W/FJX-108"	Mid-State 3/4"x9' 304 S/S Line with fittings
3.00	A3-19-A	PCI HD Series Clamps for 3/4" tubing
		QUICK COUPLERS FOR V-BOX:
2.00	H4F4-S	Dixon 1/2" male stainless steel nipple
2.00	4HF4-S	Dixon 1/2" female stainless steel coupler
4.00	4HDP-H4DC	Dixon 1/2" Dust Cap/Plug
2.00	H6F6-S	Dixon 3/4" male stainless steel nipple
2.00	6HF6-S	Dixon 3/4" female stainless steel coupler
4.00	6HDP-H6DC	Dixon 3/4" Dust Plug/Cap
		STAINLESS STEEL TUBES FOR PRE-WET:
1.00	8-049 304W/FJX-108"	Mid-State 1/2"x9' 304 S/S Line with fittings
3.00	A2-12.7-A	PCI HD Series Clamps for 1/2" tubing

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

LINDCO Equipment Sales
DIVISION OF VIKING-CIVES GROUP
2168 East 88th Drive
Merrillville, Indiana 46410

Voice: (219)795-1448
Fax: (219)736-0892

Sourcewell Formerly NJPA Awarded Contract

QUOTATION

Quote Number: 250045I-SWL
Quote Date: Jan 15, 2025
Page: 8

Viking-Cives #062222-VCM

Quoted To:

Winnetka, Village of
510 Green Bay Rd.
Winnetka, IL 60093
USA

TERMS & CONDITIONS OF QUOTE

> Quotes are only valid for 30 days from date of quote.
> Quotes past 30 days must be requoted.
> 25% restocking fee on all cancelled and returned orders.

Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		QUICK COUPLERS FOR PRE-WET:
1.00	H4F4-S	Dixon 1/2" male stainless steel nipple
1.00	4HF4-S	Dixon 1/2" female stainless steel coupler
2.00	4HDP-H4DC	Dixon 1/2" Dust Cap/Plug
1.00		Hydraulic adaptors and fittings
1.00		Hydraulic hoses
40.00	Hydraulic Oil	Hydraulic Oil
		_____
		LIGHTING AND ELECTRICAL:
		_____
		JUNCTION BOXES:
2.00	PH-310	Phoenix 10-Pole Junction Box
		MASTER CIRCUIT BREAKER:
1.00	175-S0-080-2	Chief 80 amp high amp circuit breaker.
		BACK UP ALARM:
1.00	510	Ecco back-up alarm, 97 dB, 12 VDC.
		SCRAPER LIGHTS:
2.00	MWL-19	Maxxima LED clear work light
		SPREADER LIGHTS:
1.00	MWL-19	Maxxima LED clear work light
		* Installed on driver side of chassis
		DUMP BODY REAR CORNER POSTS LIGHTS:
2.00	5626432	Buyers 6" oval LED STT/Backup/and Strobe combination light (32 LED)
		TRAILER BRAKE CONTROLLER:
1.00	51110-51515	Curt Captivator Electronic Brake Controller
1.00	20481	TST Control Console Panel Assembly with Back Lighting. Switches for Plow lights,

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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Sourcewell Formerly NJPA Awarded Contract

QUOTATION

Quote Number: 250045I-SWL
Quote Date: Jan 15, 2025
Page: 9

Viking-Cives #062222-VCM

Quoted To:

Winnetka, Village of
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Winnetka, IL 60093
USA

TERMS & CONDITIONS OF QUOTE

> Quotes are only valid for 30 days from date of quote.
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> 25% restocking fee on all cancelled and returned orders.

Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
		Pump, Top Warn Light, Rear Warn Light, Spreader Lit, Aux. & Body up Light
1.00	LPC-B-WW2	LED License Plate Light, Warm White
		MIRROR MOUNTED LIGHTS:
2.00	MCFLED21	Whelen Micro Freedom Super-LED Lighthead Assembly, 270° light coverage, built in flasher, amber lights with clear lens.
2.00	PRO LED BRK1	PRO LED BRK1 Aluminum Mirror Mount for bolt mounted warning lights on West Coast Mirror Bracket
		_____
		PINTLE HITCH:
		_____
1.00	17441	Stellar bumper, reinforced to accept a 30K pintle hitch (hitch not included) LED light kit and back up alarm.
2.00	B38W	Buyers 1/2" drop forged D-ring w/weld on bracket 3-1/2" x 3-3/8" O.D.
1.00	PH30	Buyers 30 ton rigid mount pintle hook
1.00	RT255812	Buyers Receiver Tube 2.5" I.D. x 12", Plain Finish, 5/8" PH
		_____
		PAINT:
		_____
2.00	PAINT HOOKILIFT SKID	Paint hooklift skid.
1.00	PAINT HOOKLIFT	Paint hooklift black
1.00	PAINT SCRAPER	Paint Underbody Scraper, TurnTable and Cylinders Black
1.00	PAINT PINTLE HITCH	Paint Pintle Hitch
1.00	PAINT-MISCEL	Paint Miscel
1.00	Under Coat	Under coat dump body 13' body
		_____
		MISCELLANEOUS, FREIGHT, INSTALLATION:

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

LINDCO Equipment Sales
DIVISION OF VIKING-CIVES GROUP

2168 East 88th Drive
Merrillville, Indiana 46410

Voice: (219)795-1448
Fax: (219)736-0892

Sourcewell Formerly NJPA
Awarded Contract

QUOTATION

Quote Number: 250045I-SWL
Quote Date: Jan 15, 2025
Page: 10

Viking-Cives #062222-VCM

Quoted To:

Winnetka, Village of
510 Green Bay Rd.
Winnetka, IL 60093
USA

TERMS & CONDITIONS OF QUOTE

> Quotes are only valid for 30 days from date of quote.
> Quotes past 30 days must be requoted.
> 25% restocking fee on all cancelled and returned orders.

Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	2/14/25	Net 30 Days	51622

Quantity	Item	Description
3,028.00	Misc.	Miscellaneous Material - includes any or all of the following: wiring, electrical connectors, tie downs, clamps, nut, bolts, washers, steel, oil, grease, etc.
6,425.00	FREIGHT	FREIGHT
257.00	INSTALLATION	Lindco-Cives Installation Labor Hours

Subtotal	211,857.00
Sales Tax	
TOTAL	**211,857.00**

25% Restock Fee on All Cancelled and Returned Orders

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-11-2025: Approving the Disposal of a Public Works Combination Unit and Purchase of a Public Works Backhoe Loader from West Side Tractor Sales Company (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: January 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The FY25 budget includes the purchase of a variety of Public Works vehicles including a Vactor, two larger trucks, a combination backhoe loader, and a skid steer loader. The equipment ranges in age from 16-24 years old and have reached the end of their useful life. Due to the purchasing being made from four different vendors, four resolutions are provided for Council consideration (R-08-2025, R-09-2025, R-10-2025, and R-11-2025), however the purchases should be considered in aggregate.

The John Deere is 16 years old and utilized by Public Works for sewer repair work. The John Deere was budgeted for replacement at $175,000. When the combo machine was submitted to the market for pricing, the quotes for the machine came back higher than expected. The quote for a replacement machine was $190,758.05. Due to the budget overage Staff performed and overall analysis of all FY 25 fleet replacement costs and revenues to ensure fiscal responsibility.

The total cost of ownership to date for the John Deere Unit is $165,000 almost equaling the replacement cost. The most recent FY24 annual maintenance costs for the unit was $11,000. Within a few short years the cost to operate the machine will exceed to the replacement cost.

In addition, we are requesting approval for disposal of the following units:

- Combination Loader #47 John Deere T0410JX176175

Staff is proposing to utilize pricing available through a Sourcewell Contract formerly known as the National Joint Powers Alliance (NJPA.) This is a joint purchasing consortium that solicits goods and services for state and local governments. The Village has taken advantage of competitive pricing through this program previously for equipment purchases. The Contract provides a 41% discount to list price.

BUDGET IMPACT

Attachment 2 contains a summary of the FY25 Public Works major equipment purchases recommended for Council consideration, including the total budget impacts by line item account and fund. In summary, the purchases of a new street sweeper (R-08-2025), skid steer (R-09-2025), two lift hook trucks (R-10-2025), and a backhoe loader (R-11-2025) will result in a total expenditure $2,421.07 under budget. Auction of the existing equipment will further offset the budget impact of these purchases.

RECOMMENDATION:

Consider adopting Resolution No. R-11-2025, awarding a purchase of backhoe combination loader utilizing Sourcewell Contract 011723-JDC in the amount of $190,758.05 and disposal of existing John Deere combination unit #47(Adoption)

ATTACHMENTS:

1. Resolution No. R-11-2025: Approving the Disposal of a PW Combination Unit and Purchase of a PW Backhoe Loader from West Side Tractor Sales Company
2. Summary of FY25 Public Works Major Equipment Purchases
3. PW#47 410P - Sales Order
4. PW#47 410P Quote

RESOLUTION NO. R-11-2025

A RESOLUTION APPROVING THE DISPOSAL OF A PUBLIC WORKS COMBINATION UNIT AND PURCHASE OF A PUBLIC WORKS BACKHOE LOADER FROM WEST SIDE TRACTOR SALES COMPANY

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village is a member of Sourcewell (***"Sourcewell"***), a municipal national contracting agency for units of local government, and educational and non-profit organizations; and

WHEREAS, Sourcewell permits units of local governments to purchase commodities and services according to nationally leveraged and competitively solicited purchasing contracts, resulting in significant savings for the Village; and

WHEREAS, the Village Public Works Department has identified the need to replace an existing John Deere Combination Unit #47 (***"Existing Combination Unit"***) with a 2025 John Deere 410 P Backhoe Combination Loader and related equipment (***"New Backhoe Loader"***); and

WHEREAS, the Existing Combination Unit is surplus property, and is therefore no longer necessary or useful to the Village; and

WHEREAS, Sourcewell sought bids for the award of a contract for the purchase of the New Backhoe Loader (***"Purchase Contract"***); and

WHEREAS, Sourcewell identified West Side Tractor Sales Co., of Wauconda, Illinois (***"West Side"***), as the lowest responsible bidder for the Purchase Contract with a purchase price of $190,758.05; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to dispose of the Existing Combination Unit and purchase the New Backhoe Loader from West Side, in the amount of $190,758.05, in accordance with the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: AUTHORIZATION TO DISPOSE OF EXISTING COMBINATION UNIT. Pursuant to the Village's home rule authority, the Village Council hereby authorizes the Village Manager, or the Manager's designee, to dispose of the Existing Combination Unit

SECTION 3. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the New Backhoe Loader from West Side, in the total amount of $190,758.05, in accordance with the Purchase Contract.

SECTION 4. EXECUTION OF REQUIRED DOCUMENTATION. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to dispose of the Existing Combination Unit and purchase the New Backhoe Loader from West Side in an amount not to exceed $190,758.05.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 21ST day of January, 2025, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

_____
Village President

Countersigned:

_____
Village Clerk

Summary of FY25 Public Works Major Equipment Purchases

Item	Budget	Fund	Quote	Net Budget Impact. (under budget)	Resolution Number
Defer 48 Vactor	$ 400,000	Stormwater	$580,000 - deferred	$ (400,000.00)	R-08-2025
Advance 37 Sweeper	$ -	Stormwater	$ 338,208.00	$ 338,208.00	R-08-2025
36 Bobcal Skid Steer	$ 85,000	Stormwater	$ 60,066.88	$ (24,933.12)	R-09-2025
13 Hook Lift	$ 300,000	General	$ 327,969.00	$ 27,969.00	R-10-2025
25 Hook Lift	$ 330,000	General & Sewer	$ 370,577.00	$ 40,577.00	R-10-2025
47 JD Combo Mach.	$ 175,000	Sewer	$ 190,758.05	$ 15,758.05	R-11-2025
			Net Budget Impact	$ (2,421.07)	

WEST SIDE TRACTOR SALES CO

certified WBENC WOMEN'S BUSINESS ENTERPRISE

1560 N Old Rand Road • Wauconda, IL 60084

(847) 526-7700

10/30/2024
DATE

CUSTOMER ORDER#

Dan Ristow
SALESPERSON

PURCHASER NAME: **WINNETKA, VILLAGE OF**

ADDRESS: **510 GREEN BAY RD**

CITY, STATE, ZIP **WINNETKA, IL** **60093** PHONE# **8475016000**

QTY	DESCRIPTION	PRICE
1	2025 John Deere 410 P Backhoe Loader	$ 190,758.05
	Serial Number Factory Order Stock Number New Deere	
	• Full Machine 12 Month -Unlimited Hour Warranty	
	• Extended 60/3000 Comprehensive Warranty Machine Only	
	TRADE-IN: SERIAL NUMBER	
		$ -
		$ -
		$ -

TAXES*			
SALES	$ -	SELLING PRICE	$ 190,758.05
TIRE USER FEE		LESS TRADES-IN(S)	$ -
COOK COUNTY USE	$ -	SUBTOTAL	$ 190,758.05
COOK COUNTY RETAIL	$ -		
GROSS FET (12%)	$ -	TOTAL TAXES*	$ -
- Tire Credit	$ -	SUBTOTAL	$ 190,758.05
NET FET	$ -		
C. OF CHICAGO	$ -	TOTAL RENT TO APPLY	$ -
TOTAL TAXES*	$ -	PAYOFF OF TRADES	$ -
RENT TO APPLY**		CASH DOWN PAYMENT	$ -
RENTALS BILLED	$ -	SECURE	$ -
RENT TAX BILLED	$ -	PM PLUS	$ -
LESS SERVICE CHARGE	$ -	OTHER	$ -
TOTAL RENT TO APPLY**	$ -	**BALANCE DUE**	$ 190,758.05

TERMS: CASH ON DELIVERY ____ CONDITIONAL SALES CONTRACT _____

MAKE CHECKS PAYABLE TO: "WEST SIDE TRACTOR SALES CO"

NOTES:

WARRANTY CODE: ____ F.O.B. _____

ALL NEW EQUIPMENT IS SOLD UNDER THE STANDARD WARRANTY, IF ANY, OF THE MANUFACTURER.

ALL DELIVERIES ARE SUBJECT TO DELAYS CAUSED BY ACTS OF GOD, FIRES, STRIKES, WAR, INSURRECTIN OR ANY OTHER CAUSE BEYOND THE REASONABLE CONTROL OF OURSELVES OR THE MANUFACTURER

IT IS UNDERSTOOD THAT THIS ORDER CONSTITUES THE ENTIRE CONTRACT AND SHALL NOT BE BINDING UNTIL OFFICIALLY ACCEPTED BY THE WEST SIDE TRACTOR SALES CO. PURCHASER HAS READ AND UNDERSTANDS WARRANTY TERMS AND REVERSE SIDE.

IF A TRADE-IN IS A PART OF THIS PURCHASE ORDER, "PURCHASER" HEREBY CERTIFIES THAT SUCH TRADE-IN(S) IS FREE AND CLEAR OF ALL LIENS OR ENCUMBRANCES EXCEPT AS SHOWN ABOVE.

YOU ARE HEREBY AUTHORIZED TO ENTER THE ABOVE ORDER FOR THE UNDERSIGNED

SALESPERSON: _____ PURCHASER: WINNETKA, VILLAGE OF

ACCEPTED FOR WEST SIDE TRACTOR SALES CO. BY: _____

BY: _____ DATE: _____

Sales Manager

Revision 6/17/18

EQUIPMENT WARRANTY

1. NEW EQUIPMENT. The only warranties which a buyer of new equipment shall be entitled to are those warranties of the manufacturer presented to the Buyer at the time of delivery of such new equipment. NO WARRANTIES either expressed or implied, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANABILITY OR FITNESS FOR A PARTICULAR PURPOSE, are given by Seller with respect to such new equipment.

2. USED EQUIPMENT. The following items are EXPRESSLY EXCLUDED from the coverage of any and all warranties, expressed or implied, given by Seller, with respect to used equipment: electrical equipment, glass, batteries, tires or under-carriage wear items, filters, oil or any repairs required due to neglect, abuse, or imprudent use by the Buyer. In the event of any question relating to the scope and applicability of this paragraph, the determination by a service representative designated by Seller shall be conclusive. In the event of any modification, alteration, addition, attachment, or repair to used equipment by anyone other than Seller, any and all warranties hereinafter set forth with respect to such equipment shall immediately become null and void. The following warranties are provided by Seller with respect to used equipment, subject to the exclusions set forth above:

(a) 30 DAYS: ALL PARTS AND LABOR IN OUR SHOP:
With respect to used equipment which has been completely rebuilt or reconditioned by Seller before delivery to Buyer, Seller expressly warrants such equipment to be free from defects in materials and workmanship, at the sole determination of Seller, for a period of thirty (30) days from date of purchase, if such equipment shall be delivered to Seller within such period. Seller's responsibility shall be limited to repair or replacement of such defective equipment, at Seller's option. This warranty may be limited to certain machine components if so stated on the face of this Order.

(b) 30 DAYS; 50-50 ALL PARTS AND LABOR IN OUR SHOP:
With respect to used equipment which has been repaired from time to time as needed by Seller before delivery to Buyer, Seller expressly warrants such equipment to be free from defects in materials and workmanship, at the sole determination of Seller, for a period of thirty (30) days from date of purchase, if such equipment shall be delivered to Seller within such period. Seller's responsibility shall be limited to repair or replacement, at Sellers option, at a cost calculated at list price for parts and labor, such cost to be shared equally between Buyer and Seller. Necessity for repair shall be a matter subject to the sole and final judgment of a service representative designated by Seller. Upon completion of repairs under this warranty, the Buyer's proportionate share of the cost thereof shall be paid in full as a condition precedent to the re-delivery of the equipment to the Buyer.

(c)AS IS - - NO WARRANTY EXPRESSED OR IMPLIED:
With respect to used equipment sold to the Buyer in the same condition in which it was acquired by Seller, minor repairs before delivery to Buyer excepted, Seller makes NO WARRANTY either expressed or implied, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, and the Buyer assumes complete responsibility for any repairs, adjustments, or replacement of parts upon his acceptance of such equipment.

In the event that any of the warranties on Used Equipment set forth on the face of this Order are designated as "SUBJECT TO ONE (1) DAY TRIAL", the Buyer may take delivery for the sole purpose of subjecting the equipment to a fair test of its capabilities: PROVIDED, however, that by taking such conditional delivery of the equipment, Buyer expressly agrees to assume full and complete liability for the equipment and for any consequential contingent or incidental damages and liabilities howsoever arising as a result of the possession or use thereof, and expressly agrees to indemnity, protect and save harmless Seller from any and all claims, demands or suits related to, arising from, or connected with, such conditional delivery or the possession or use of such equipment by Buyer. Within forty-eight (48) hours of delivery of the equipment to him, Buyer must indicate by appropriate communication to the Seller either (1) his acceptance of the equipment under the terms and conditions expressed upon the face and reverse sides of this Order; or (2) the unacceptability of the equipment, in which case Buyer must return the said equipment to Seller in the same condition that it was received. In the event that Buyer fails to so notify the Seller within the aforesaid time period, the Buyer shall be deemed to have unconditionally accepted the equipment upon the terms and conditions expressed upon the face and reverse sides of this order.

(d) AS IS - WHERE IS - - NO WARRANTY EXPRESSED OR IMPLIED:
With respect to used equipment sold to the Buyer in the same condition and at the same location in which it was acquired by the Seller, without regard to whether the equipment is in running condition or operable, Seller makes NO WARRANTY either expressed or implied. INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, and the Buyer assumes complete responsibility for any repairs, adjustments, or replacement of parts and accepts full and complete liability for the equipment in its present location and condition upon his acceptance of such equipment.

3. The type of Warranty written on the face of this Order is EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESSED OR IMPLIED WARRANTIES WHATSOEVER, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE and shall not be construed as any way guaranteeing availability of equiment, new or used. Absence of a warranty statement on the face of the Order shall be construed as indication that the equipment is purchased under the terms and conditions of the AS IS - WHERE IS -- NO WARRANTY EXPRESSED OR IMPLIED warranty above. Notwithstanding anything to the contrary herein contained, Seller shall not be liable for any consequential contingent or incidental damages whatsoever.

4. In the event that repairs are necessitated under any of the foregoing warranties, such repairs must be initiated prior to the expiration of the expressed warranty period in order to comply with the terms of the warranty. At the sole discretion of Seller, warranty repairs to equipment may be performed in the field, provided that prior thereto the Buyer agrees in writing to pay a compensatory sum for mileage and travel time of a designated service representative of Seller to and from the location of such equipment

5. In the event that the sale of equipment evidenced by this sales contract is for a basic cash purchase price in excess of Five Thousand Dollars (5,000.00), Buyer hereby grants a security interest in the equipment sold by Seller and proceeds thereof for the unpaid purchase price or any part thereof until payment in full of such purchase price is made as provided herein. Upon wrongful refusal of Buyer to accept delivery of the equipment ,or upon failure to pay the purchase price thereof, Seller at its election may retake or resell the equipment and recover from Buyer all damages suffered, including repossession, transportation, selling and advertising costs, as well as costs of suit and attorney's fees of Twenty (20%) Per Cent of any claimed amount. Buyer hereby grants Seller the right to enter upon Buyer's premises without notice, and to reclaim any equipment of Seller, and Buyer waives any right of whatever nature or source to notice or judicial hearing prior to said entry, reclamation, or resale.

6. Buyer shall treat as confidential all drawings and data submitted by Seller pertaining to price, size and design. Buyer shall not give or show such drawings or data to others under any circumstances, unless specifically approved by Seller. All such drawings and data shall remain property of Seller. All data collected and utilized by Buyer is the sole property and responsibility of the Buyer and Seller shall not be held liable nor bear any responsibility for said data. Seller shall not be liable for any damages arising from and/or if determined use of this application are inaccurate, due to miss-entry of data, or calculations within the application itself It is the sole responsibility of the Buyer to confirm the elevations in the field to match the plans in order to check the actual physical grade, as well as that all plans are up-to-date from changes, and to confirm that information matches all of the engineer requests.

"West Side has assigned its rights to sell rental machinery described herein to a Qualified Intermediary pursuant to an IRC Section 1031 exchange. This assignment has no effect on your rights or obligations under this agreement."

WEST SIDE TRACTOR SALES
1560 N Old Rand Road Wauconda IL 60084
(847) 526-7700
Dan Ristow - Sales Representative - dristow@wstsales.com

0
WINNETKA, VILLAGE OF
510 GREEN BAY RD
WINNETKA, IL

October 30, 2024

Sourcewell ID #

2025 John Deere 410 P Backhoe Loader
SOURCEWELL Cooperative Contract 011723-JDC

Please note that this quote is valid for 30 days.

Code	Machine Configuration Description All the prices in the detailed sections are Per machine basis. Qty (1)	Unit Price
17E0T	410 P-tier Backhoe Loader	200,537.61
0202	United States	-
0351	Translated Text Labels	-
0259	English	-
1003	Cab	14,466.80
183E	JDLink™	-
3009	Autoshift Transmission - Mechanical Front Wheel Drive (MFWD) with Limited Slip Differential	-
4006	John Deere 4.5L - FT4/Stage IV	-
5250	Galaxy 21L-24 12PR Rear & 12.5/80-18 10PR Front	-
6154	Dual Batteries with Disconnect, Jump Post, and Engine Block Heater	501.41
6752	Extendible Dipperstick	9,138.05
6577	1250 lb. (567 kg.) Front Counterweight	1,967.07
7002	Auxiliary Hydraulics with One & Two Way Flow (Hammer & Thumb/Swinger)	6,800.50
7028	Pilot Controls, Two Lever, with Pattern Selection	-
7041	Loader Coupler, Three-Function Hydraulics, Single Lever	10,896.03
7800	Less Backhoe Bucket with Bucket Pins	-
7700	Less Coupler - Less Thumb	-
7863	92 in. (2.35 m.) Multi-Purpose Coupler Bucket, 1.31 cu. yd. (1.00 cu. m.)	11,702.95
8096	Premium Mirror Option - Exterior Rear View Mirrors (2) and Front View Mirror (1)	201.99
8109	Sun Visor	103.53
8146	Left Side Console Storage with Cup Holders	88.31
8183	Radio, Aptiv Premium Package	1,480.89
8209	Seat, Vinyl Air-Suspension	549.12
8075	Diagnostic Oil Sampling Ports	456.75
8142	LED Light Package	1,150.00
8131	Heavy-Duty Stabilizer Pads	504.46
8135	Hydrau XR - Synthetic Hydraulic Fluid	663.81
8062	Backhoe Boom Protection Plate	657.72
8115	MFWD Driveshaft Guard	526.79
	List Price	**$ 262,393.74**
	Discount 41.0%	**$ 107,581.43**
	Net Price	**$ 154,812.31**

	Custom Jobs Description	Qt	Price
	Factory Freight Destination Wauconda, IL 60084	**1**	2,026.39
	Dlr provide Pre-Delivery Inspection, Supplies and Fuel Fill	1	1,850.00
	Dealer Provided Delivery	1	700.00
	Labor for field installed kits	1	3,865.19
	Extended Warranty: • Extended 60/3000 Comprehensive Warranty Machine Only	1	6,256.67
MidWest	Auto Lube System for 410	1	7,209.45
Epiroc	12" WainRoy Bucket with standard tooth	1	1,637.19
Epiroc	48" WainRoy Ditching Bucket	1	3,312.44
Epiroc	Standard Coupler for Deere 410P	0	-
Epiroc	WainRoy Swing Knuckle Coupler for Deere 410P	1	6,366.44
RZR	LED HAZZARD LIGHTS	1	1,421.98
Deere	Service & Test Manuals (UHB)	1	1,300.00
Service	Hydraulic Fittings to match existing 410	1	-
	Total Price		**$ 35,945.75**

Quote Summary (per unit)	
Item Description	**Prices**

Machine Net Price			$ 154,812.31
Custom Jobs			$ 35,945.75
Total Net Price	**Quantity (1)**		**$ 190,758.05**
			-
			-
Adjusted Net Price			**$ 190,758.05**

Less Trade-in	
0	-
0	-
	-
	-
Payoff to Trade	-
Net Price less Trade-Ins	**$ 190,758.05**

Warranty Terms

410 P includes • Full Machine 12 Month -Unlimited Hour Warranty • Extended 60/3000 Comprehensive Warranty Machine Only

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-12-2025: Approving a Final Plat of Consolidation for the Winnetka Public Library and Library Park (768 Oak Street) (Adoption)

PRESENTER: David Schoon

AGENDA DATE: January 21, 2025

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:

INTRODUCTION

On January 21, 2025, the Village Council is scheduled to consider Resolution R-12-2025 in response to an application submitted by the Winnetka-Northfield Public Library District, as the owner of the lots located at 768 Oak Street, (the “Subject Property”). The Applicant has filed an application seeking Final Subdivision Plat approval to consolidate the existing lots into a single lot of record.

The Applicant intends to provide additional life safety exits from the existing building and paved walkways from the proposed exits to Green Bay Road and Linden Street. The proposed paved walkway to Green Bay Road is what requires the consolidation of the lots.

ADVISORY BOARD/COMMISSION REVIEW

The Plan Commission considered the plat of consolidation request at its December 18, 2024, meeting. Attachment 2 contains the staff report and draft minutes from the Plan Commission meeting. The Commission received neither written nor verbal comments regarding the application. After hearing from the Applicant, the Commission briefly discussed the request and, by a vote of 5-0, recommended approval of the plat of consolidation subject to the provision of a utility easement. The utility easement is now reflected on the final plat.

The Applicant has also applied for a certificate of appropriateness, which the Design Review Board is scheduled to consider on January 16, 2025. The Design Review Board has final jurisdiction on that request.

RECOMMENDATION:
The Council is scheduled to consider adoption of Resolution No. R-12-2025, Approving a Final Plat of Consolidation for the Winnetka Public Library and Library Park (786 Oak Street).

ATTACHMENTS:

1. Resolution No. R-12-2025: Approving a Final Plat of Consolidation for the Winnetka Public Library and Library Park (768 Oak Street)
2. December 18, 2024, Plan Commission Meeting Staff Report and Draft Meeting Minutes

RESOLUTION NO. R-12-2025

A RESOLUTION APPROVING A FINAL PLAT OF CONSOLIDATION FOR THE WINNETKA PUBLIC LIBRARY AND LIBRARY PARK (768 Oak Street)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Winnetka-Northfield Public Library District (***"Applicant"***) is the record title owner of the parcel of real property commonly known as 768 Oak Street (***"Subject Property"***), which Subject Property is currently comprised of the following two lots: (i) the Winnetka Public Library, consisting of 35,060 square feet (***"Public Library Lot"***); and (ii) Library Park, consisting of 11,234 square feet (***"Park Lot"***), which Subject Property is described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance; and

WHEREAS, the Subject Property is located within the B-1 Multifamily Residential District of the Village (***"B-1 District"***); and

WHEREAS, the Applicant desires to construct new paved walkways to accommodate additional life safety exit points from the Winnetka Public Library to the public sidewalk located along Linden Street on the Public Library Lot and to the public sidewalk located along Green Bay Road on the Park Lot (***"Proposed Improvements"***); and

WHEREAS, to accommodate the Proposed Improvements, the Applicant desires to consolidate (***"Proposed Consolidation"***) the Public Library Lot and Park Lot, to create a new single lot of record consisting of 46,293 square feet (***"Consolidated Lot"***); and

WHEREAS, pursuant to Section 17.32.010.H.1 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the Consolidated Lot must have a front yard setback of no less than 25 feet; and

WHEREAS, the Public Library Lot currently has a nonconforming front yard setback of 1.5 feet from the east property line along Green Bay Road; and

WHEREAS, pursuant to Section 17.32.010.M of the Zoning Ordinance, no exterior walls of a principal or accessory building may be unarticulated for a distance greater than 50 feet and the difference in the plane of the walls resulting from the articulation must be at least four feet; and

WHEREAS, the Winnetka Public Library is currently nonconforming because the exterior building walls do not provide the required building line articulation; and

WHEREAS, following the Proposed Consolidation, the Consolidated Lot will contain the following two existing nonconformities: (i) a front yard setback along the east side of the Subject Property of 1.5 feet; and (ii) existing building walls on the Winnetka Public Library that do not provide the required building line articulation; and

WHEREAS, the Applicant filed an application with the Village for approval of a final plat of consolidation for the Subject Property (***"Final Plat"***); and

WHEREAS, on December 18, 2024, after due notice thereof, the Winnetka Plan Commission held a public hearing on Final Plat; and

WHEREAS, pursuant to Section 16.12.010.D.4 of the Winnetka Village Code, as amended (***"Village Code"***), the Plan Commission determined that the existing legal nonconformities at it relates to the Public Library Lot, Winnetka Public Library, and the Park Lot in the context of the proposed Final Plat, would not result in a material increased adverse impact upon the public health, safety, or welfare; and

WHEREAS, on December 18, 2024, the Plan Commission, by a vote of five members in favor and none opposed, recommended that the Council of the Village of Winnetka (***"Village Council"***) approve the Final Plat; and

WHEREAS, while the Subject Property will remain nonconforming to the Zoning Ordinance, pursuant to Section 16.12.010.D of the Village Code, such nonconformities, in the context of the Final Plat, will not result in a material increased adverse impact upon the public health, safety or welfare; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to approve the Final Plat, subject to and in strict accordance with the terms and conditions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF FINAL PLAT. Subject to final review and approval by the Village Attorney and the Director of Water & Electric, and pursuant to Sections 16.04.030 and 16.08.010 of the Village Code and the Village's home rule authority, the Village Council hereby approves the Final Plat, prepared by B.H. Suhr & Company, Inc., and consisting of one sheet, with a latest revision date of January 8, 2025, attached to and, by this reference, made a part of this Resolution as **Exhibit B**.

SECTION 3: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk, subject to final review and approval by the Village Attorney and the Director of Water & Electric, to execute and attest, on behalf of the Village, the Final Plat.

SECTION 4: RECORDATION OF FINAL PLAT. Subject to the Director of Water & Electric and Village Attorney's final review and approval, upon execution of the Final Plat by the Village President and the Village Clerk, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Recorder of Deeds.

SECTION 5: EFFECTIVE DATE.

A. This Resolution will be in full force and effect after its passage and approval as provided by law.

PASSED this 21st day of January, 2025, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2025.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2025.

Introduced: _____, 2025

Passed and Approved: _____, 2025

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PUBLIC LIBRARY PARK: LOT 2 IN "WINNETKA PUBLIC LIBRARY DISTRICT WINNETKA PARK DISTRICT PLAT OF RESUBDIVISION", BEING A RESUBDIVISION OF PART OF LOTS 1 AND 10, AND ALL OF LOTS 11 TO 13 IN THE SUBDIVISION OF BLOCK 36 IN WINNETKA, RECORDED DECEMBER 12, 1986, AS DOCUMENT NO. 86595888, IN COOK COUNTY, ILLINOIS.

Commonly known as: 768 Oak Street, Winnetka, Illinois

PIN: 05-20-218-024-0000

PARK LOT: LOT 1 IN "WINNETKA PUBLIC LIBRARY DISTRICT WINNETKA PARK DISTRICT PLAT OF RESUBDIVISION", BEING A RESUBDIVISION OF PART OF LOTS 1 AND 10, AND ALL OF LOTS 11 TO 13 IN THE SUBDIVISION OF BLOCK 36 IN WINNETKA, RECORDED DECEMBER 12, 1986, AS DOCUMENT NO. 86595888, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF LOT 2 IN THE SUBDIVISION OF BLOCK 36 IN WINNETKA, THAT LIES WESTERLY OF A LINE DRAWN PARALLEL WITH AND 75 FEET SOUTHESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT AS MEASURED AT RIGHT ANGLES THERETO, IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

PINS: 05-20-218-023-0000 and 05-20-218-022-0000

EXHIBIT B

FINAL PLAT

(SEE ATTACHED EXHIBIT B)

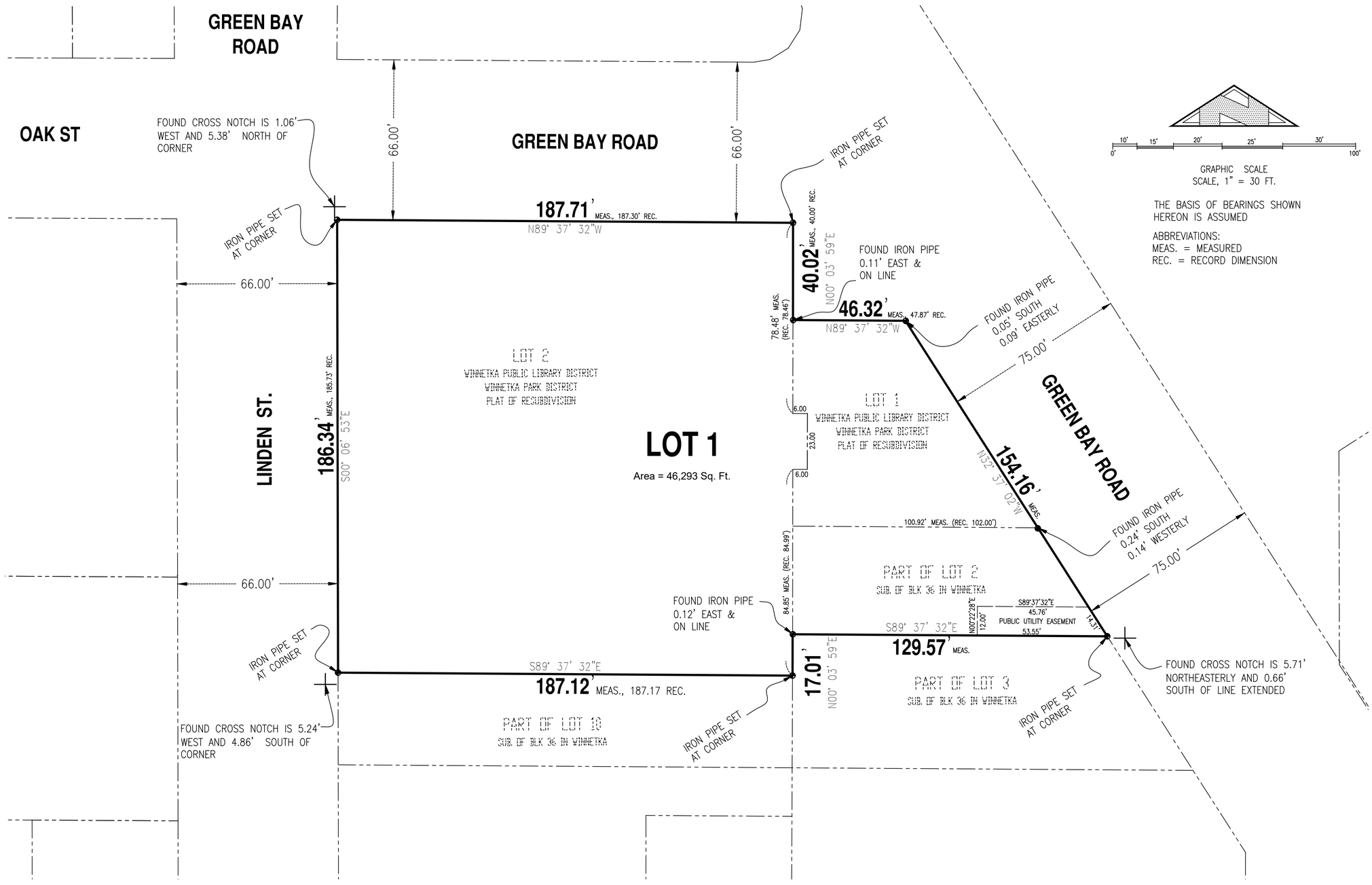
EXHIBIT B

Winnetka-Northfield Public Library District

Plat of Consolidation

PRELIMINARY FOR REVIEW
1/08/2025

BEING A CONSOLIDATION OF VARIOUS LOTS AND PARCELS IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE
SCALE, 1" = 30 FT.

THE BASIS OF BEARINGS SHOWN HEREON IS ASSUMED

ABBREVIATIONS:
MEAS. = MEASURED
REC. = RECORD DIMENSION

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

_____ does hereby certify that it is the Owner of the property described hereon and that it has caused the said property to be surveyed and consolidated as shown hereon.

Dated _____ A.D. 2024.

By: _____ Attest: _____

_____ _____
(Print Name) (Print Name)

_____ _____
(Title) (Title)

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____ a notary public in and for said county in the state aforesaid do hereby certify that

_____ and _____
are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such

_____ and _____,
appeared before me this day in person and acknowledged they signed the said instrument as their own free and voluntary act for the use and purposes therein set forth.

Given under my hand and notarial seal.

This _____ day of _____, A.D. 2024

_____
Notary Public

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS,

THIS _____ DAY OF_____, 20____.

By: _____
VILLAGE PRESIDENT, WINNETKA, IL

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

ON _____ DAY OF_____, 20____.

By: _____
PLAN COMMISSION CHAIR

ATTEST: _____
SECRETARY

B.H. SUHR & COMPANY, INC.

SURVEYORS ESTABLISHED 1911

Professional Design Firm License No. 184.008027-0008

450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 864-6315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM

LOCATION WINNETKA PUBLIC LIBRARY

ORDER No. 23-048-A ORDERED BY : MONICA DOMBROWSKI

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File: J:\BHS Central Docs\2023\1-99\23-048-A\23-048-A Prelim Consolidaton R-1-7-2025.dwg, Plotted: 1/8/2025 1:37 PM,

Public Utility Easement

An easement is hereby granted to the Village of Winnetka for public utilities in, upon, along, over and under those parts of the lots indicated on this plat and marked "public utility easement," to install, construct, lay, maintain, operate, relocate, maintain, operate, relocate, renew, abandon in place, and remove necessary equipment for public utility purposes, together with the rights of ingress to and egress from the easement. The easement may be used for gardens, shrubs, landscaping, wooden fences, driveways, and sidewalk surfaces and other purposes that do not interfere with the use of the easement, provided that no permanent buildings, structures, or improvements be placed on the easement without the Village's prior written permission other than driveways and sidewalk surfaces. The rights granted herein also include the right for the Village to trim, temporarily relocate, and remove such trees, bushes, shrubs, landscaping, gardens, wooden fences, driveways, and sidewalk surfaces as may be reasonably required incidental to the installation, construction, laying, maintenance, operation, relocation, renewal, and removal of utility facilities.

SURVEYOR PERMISSION TO RECORD:

The undersigned hereby authorizes the Village of Winnetka and/or its designated agents to record this Plat of Subdivision with the Office of the Cook County Recorder of deeds on behalf of the undersigned.

By: _____
MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2026

LOT 1-SEND TAX BILL TO:
_____
_____
_____
_____

SUBMITTED BY AND RETURN PLAT TO:
VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT
510 GREENBAY RD.
WINNETKA, ILLINOIS, 60093

Original Pcl	Original Pin	Surveyed Area
Lot 1 Library Resub.	05-20-218-023-0000	6,106 Sq.Ft.
Lot 2 Library Resub.	05-20-218-024-0000	35,060 Sq.Ft.
Prt Lot 2 Sub. of Blk 36	05-20-218-022-0000	5,128 Sq.Ft.
Total		46,293 Sq.Ft.

DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

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

DATED THIS _____ DAY OF _____ , 20__

By: _____
FINANCE DIRECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

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

BY: _____
VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

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

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

BY: _____
DIRECTOR OF WATER AND ELECTRIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Michael E. Farrell, an Illinois Professional Land Surveyor, No. 035.002639, do hereby certify that I have surveyed, in accordance with the laws and usages of the State of Illinois, and with the ordinances of Cook County, for the following described property, to wit:

LOTS 1 AND 2 IN "WINNETKA PUBLIC LIBRARY DISTRICT WINNETKA PARK DISTRICT PLAT OF RESUBDIVISION", BEING A RESUBDIVISION OF PART OF LOTS 1 AND 10, AND ALL OF LOTS 11 TO 13 IN THE SUBDIVISION OF BLOCK 36 IN "WINNETKA", RECORDED DECEMBER 12, 1986 AS DOCUMENT NO. 86595888, IN COOK COUNTY, ILLINOIS.
AND
THAT PART OF LOT 2 IN THE SUBDIVISION OF BLOCK 36 IN WINNETKA, THAT LIES WESTERLY OF A LINE DRAWN PARALLEL WITH AND 75 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT AS MEASURED AT RIGHT ANGLES THERETO, IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS

I further certify that I have consolidated the same into one (1) lot as shown on the attached plat. Monuments identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof and the basis of bearing is assumed.

I further certify that the property shown hereon is situated in ZONE X (an area outside of a special flood hazard area), on FIRM panel No. 17031C0251K with an Effective Date 9/10/2021.

I further certify that the property shown hereon is within the village of Winnetka, Illinois, which has adopted a village plan and is exercising the special powers authorized by division 12 of article 11 of the municipal code, as heretofore and hereafter amended

B.H. SUHR & COMPANY, INC.
450 Skokie Blvd. suite 105, Northbrook, Illinois, 60062

By: _____, Date: _____
Michael E. Farrell
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/26

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: DECEMBER 11, 2024

SUBJECT: 768 OAK STREET – FINAL PLAT APPROVAL
WINNETKA-NORTHFIELD PUBLIC LIBRARY DISTRICT
PLAT OF CONSOLIDATION (CASE NO. 24-26-SD)

INTRODUCTION

On December 18, 2024, the Plan Commission is scheduled to hold a public hearing on an application submitted by the Winnetka-Northfield Public Library District, as the owner of the lots located at 768 Oak Street, (the "Subject Property"). The Applicant has filed an application seeking the following approvals as part of a Final Subdivision Plat approval to consolidate the existing lots into a single lot of record:

1. A finding of "No Material Increased Adverse Impact" for the existing public library at 768 Oak Street which:
    a. Observes less than the minimum required front yard setback from Green Bay Road;
    b. Does not provide the required exterior building wall articulation; and
2. Any other subdivision relief necessary for the Final Plat approval.

The Plan Commission is charged with making a recommendation to the Village Council regarding the subdivision, including the requested relief described above, for the existing improvements. The Applicant intends to provide additional life safety exits from the existing building and paved walkways from the proposed exits to Green Bay Road and Linden Street. Hence, the Applicant has also submitted an application for a certificate of appropriateness, which the Design Review Board is scheduled to consider on December 19, 2024.

A mail notice was sent to property owners within 250 feet in compliance with the Village Code. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is located on the southeast corner of the intersection of Green Bay Road and Linden Street, and consists of two buildable lots; one lot contains the existing library and the other contains Library Park. The area of each lot is as follows:

1. Winnetka Public Library: 35,060 square feet (0.8 acres)
2. Library Park: 11,234 square feet (0.26 acres)

The existing parcels and improvements are identified in Figure 1.



Figure 1 – Existing two lots

The Comprehensive Plan designates the existing library parcel as appropriate for "Institutional (Religious Institution, School, Governmental & Other Facilities" uses and the Library Park parcel as appropriate for "Open Space" uses (Figure 2). The Subject Property is located in an area with multi-family buildings, commercial buildings, government facilities, and open space. The Land Use Plan Map designates property to the north as appropriate "Open Space" uses, the properties to the south as appropriate for "Multi-Family Residential" uses, and properties to the west as appropriate for "Commercial and Mixed-Use Development" and "Multi-Family Residential" uses. To the east of the Subject Property is the Union Pacific Railroad, which is designated for "Transportation, Utilities, Communication" uses.



Figure 2 – Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan

The Comprehensive Plan also contains the following vision statement and goal relevant to the proposed application:

> *<u>Goal 1.4:</u> The Village will continue to ensure institutional uses, such a schools, religious institutions, and the Public Library are compatible with the residential neighborhoods in which they are located.*
>
> > *<u>Initiative 1.4.1:</u> Study and consider establishing a specific zoning district for institutional uses or specific zoning standards for such uses within existing residential districts. This would allow more appropriate zoning standards for these uses.*

The Subject Property is zoned B-1 Multifamily Residential, and it is bordered by B-1 Multifamily Residential to the south and west, C-2 General Retail Commercial to the west, and R-5 Single Family Residential to the north and east (Figure 3). The Zoning Ordinance allows nonessential public uses, such as public parks and library facilities, by Special Use Permit in all zoning districts.

Although the Subject Property is located on the boundary of two Comprehensive Plan land use designations, the Applicant's use of the Subject Property as a public library is generally consistent with the Comprehensive Plan land use designations and the B-1 zoning district.

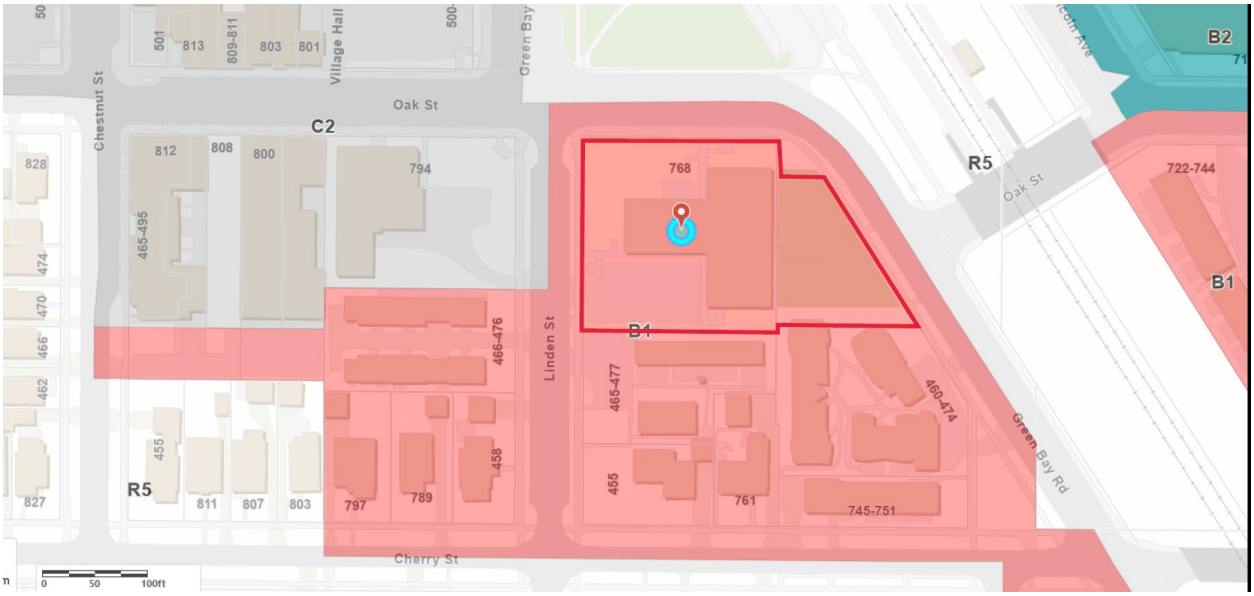


Figure 3 – Zoning Map

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / SUBDIVISION

The Applicant acquired the Library Park parcel from the Winnetka Park District in 2022 and is now proposing consolidation of the existing Library parcel with the Library Park parcel, which would create a single buildable lot measuring 46,293 square feet. As described by the Applicant in the attached narrative included in the application materials (**Attachment A**), the purpose of the proposed consolidation is to accommodate additional life safety exits points from the existing library building and new paved walkways from the exits points to the public sidewalks along Green Bay Road, to the east, and Linden Street. The proposed walks represent an increase of 850 square feet of impermeable lot coverage. The necessary permit applications for the proposed improvements have not been submitted to date, the Applicant is simply demonstrating what its intent for the proposed consolidated lot is at this time. However, a preliminary zoning review of the proposed improvements has been completed to verify that what is being presented to the Commission complies with all zoning regulations.

The Applicant has no immediate plans for expansion of the existing library. Any future expansion that would increase the gross floor area of the existing library by at least 50% would require planned development approval.

The proposed consolidation is represented below in Figure 4. An excerpt of the proposed site plan is also provided below in Figure 5, and an excerpt of the proposed plat of Consolidation is provided in Figure 6 on the following page.



Figure 4 – Proposed Consolidation (neighborhood map view)

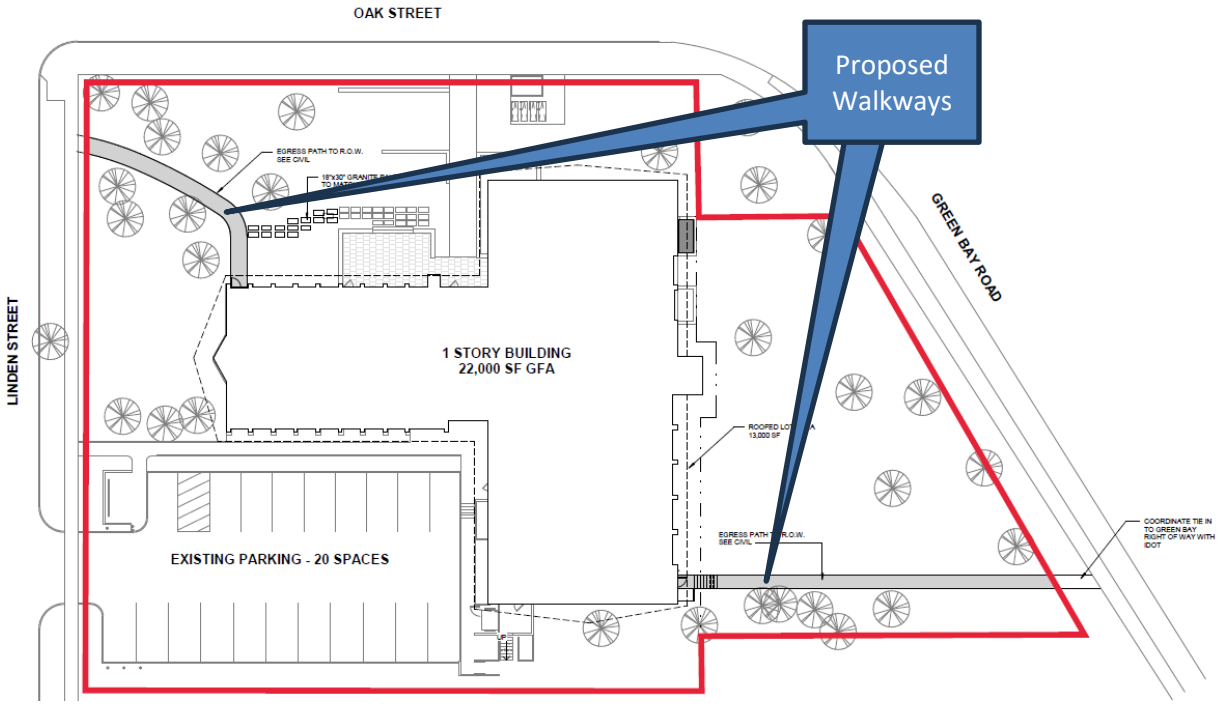


Figure 5 – Proposed Site Plan

Given the close proximity of the proposed walkways to existing trees identified in Figure 5, it is important to note that the Village Forester has reviewed the proposed plans and commented that the walkways should be placed as far as possible from existing trees, with the edge of the walkway no closer than 6 feet from the base of any large tree. The Applicant is aware of this comment and will address it upon submittal of the necessary permits for the proposed improvements. It is also important to note that the Applicant is proposing removal of three trees to accommodate the proposed exit on the east side of the existing library. The Village Forester has confirmed all three trees are less than 8 inches in diameter and therefore do not require replacement or a permit for removal.

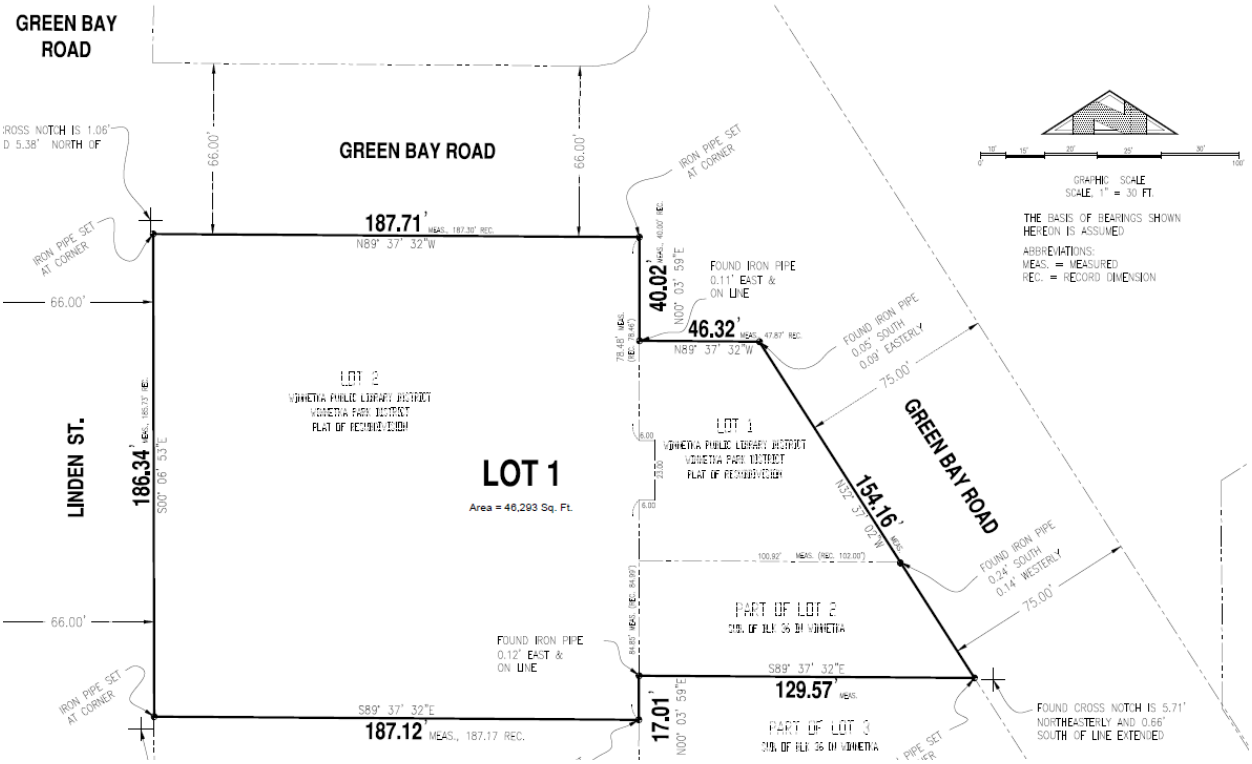


Figure 6 – Excerpt of Proposed Winnetka-Northfield Library District Plat of Consolidation

DESCRIPTION OF ZONING STANDARDS

As noted earlier, the Subject Property is located in the B-1 Multifamily Residential zoning district, which is one of two different multifamily residential zoning classifications in the Village. The purpose of the B-1 zoning district is to *"provide a land use buffer between commercial and detached single-family land uses, and between vehicular traffic along Green Bay Road and detached single family land uses. Consequently, the district encourages development of two-family, low-density multi-family, and where appropriate, other limited land uses which are compatible with nearby detached single-family residential neighborhoods*."

The requirements of the district are *"further intended to foster development which exhibits a single-family residential character with regard to external architectural appearance, scale, materials, roof pitch, colors, landscaping and other detailing and site improvements."*

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

Even though Library Park is an "open space" use and the Library is an "institutional" use, both are located

within the B-1 Multifamily Residential zoning district and are therefore required to comply with zoning standards and regulations more suitable for low-density multi-family development. Unlike the single-family residential zoning districts, the multi-family zoning districts in the Village do not have minimum lot area, minimum lot depth, or minimum lot width requirements.

The allowable size of buildings on a multi-family lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be granted by both the Plan Commission and Zoning Board of Appeals.

Staff evaluation of the proposed *Winnetka-Northfield Library District Plat of Consolidation* is summarized in Table 3 below and Figure 4 on the following page, and which summary indicates the extent to which the proposed consolidated lot complies with (or fall short of) zoning standards.

Table 3 **Zoning Setback Requirements**		***Proposed Consolidated Lot***	*Existing Lot Library*	*Existing Lot Library Park*
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	25 feet	25 feet	25 feet
	Front yard provided by existing structures	1.5 feet (window well on east side of library)	1.5 feet EXISTING NONCONFORMITY (window well on east side of library)	N/A
	Minimum Corner Yard Setback	25 feet	25 feet	25 feet
	Corner yard provided by existing structures	30.04 feet	30.04 feet	N/A
	Minimum Required Side Yard	12 feet	12 feet	12 feet
	Minimum side yard provided by existing structures	26.75 feet	26.75 feet	N/A
	Minimum Required Rear Yard	N/A	N/A	20 feet
	Rear yard provided by existing structures	N/A	N/A	N/A

Table 4 – Zoning Building Size Requirements		Proposed Consolidated Lot	Existing Lot Library	Existing Lot Library Park
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA) (80% of lot area)	37,034.4 sq. ft.	28,048 sq. ft.	8,987.2 sq. ft.
	GFA provided by existing structures or to be provided	22,000 sq. ft.	22,000 sq. ft.	N/A
	Maximum Allowed Roofed Lot Coverage (RLC) (40% of lot area)	18,517.2 sq. ft.	14,024 sq. ft.	4,493.6 sq. ft.
	RLC provided by existing structures or to be provided	13,000 sq. ft.	13,000 sq. ft.	N/A
	Maximum Allowed Impermeable Lot Coverage (ILC) (60% of lot area)	27,775.8 sq. ft.	21,036 sq. ft.	6,740.4 sq. ft.
	ILC provided by existing structures or to be provided	22,000 sq. ft.	21,150 sq. ft.	N/A

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code and are subject to review by the Plan Commission and approval by the Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Ordinance. According to Section 16.12.010 Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. The proposed subdivision complies with the vast majority of the minimum subdivision standards, however, as described below, there are existing improvements that will remain that require relief from the subdivision standards.

Pre-existing zoning nonconformities (finding of No Material Increased Adverse Impact required) – Two existing nonconformities **will remain** on the proposed lot. The existing library building provides a nonconforming front yard setback of 1.5 feet from the east property line along Green Bay Road, whereas the required setback is 25 feet. Also, the existing building walls of the library do not provide the required building line articulation. The intent of the articulation requirement is *"to assure the apparent scale of a building is compatible with the scale of nearby single-family buildings no exterior building wall shall be unarticulated for a distance greater than 50 feet*." The difference in the plane of the walls resulting from the articulation must be at least 4 feet. The existing setback nonconformity that will remain is highlighted (in blue) in Table 3 on the previous page.

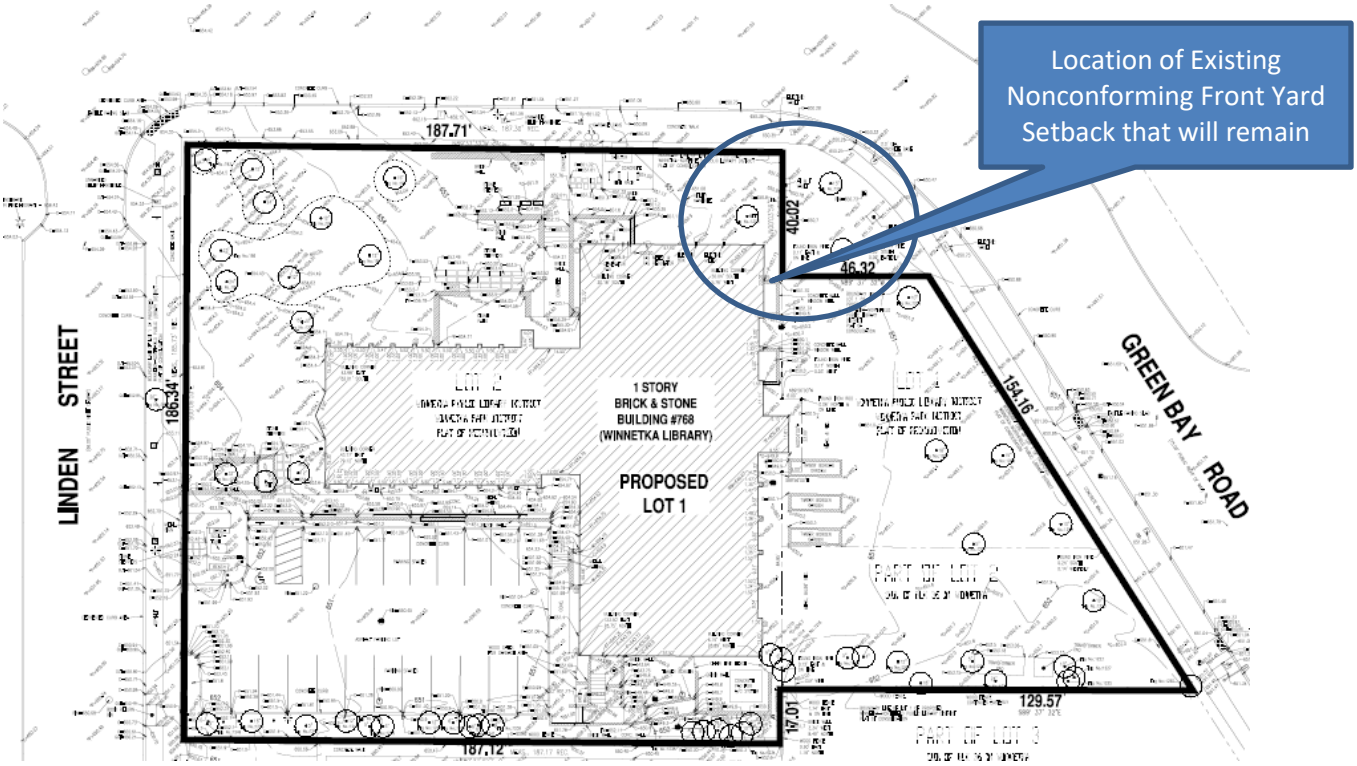


Figure 7 – Excerpt of Library Plat of Survey

Pursuant to Section 16.12.010(D) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and *"shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare."*

STORMWATER

The proposed subdivision consists of consolidating two buildable lots into a single larger lot. As previously mentioned, the Applicant intends to install walkways for new exits from the existing library building. The Village Engineer has reviewed the plans submitted for the proposed consolidation, including the site plan representing the walkways, and did not have any issues with the proposed plan. However, a final determination will be made by Village Engineering staff upon submittal of the permits necessary for the proposed improvements, which are required to comply with the Village stormwater regulations. Figure 8 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.

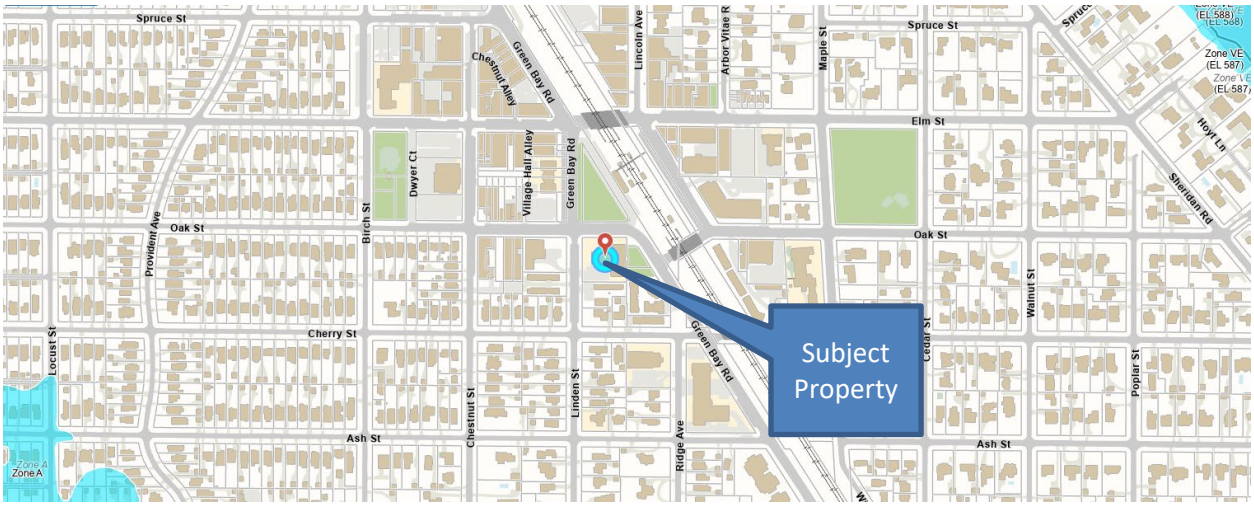


Figure 8 – GIS Floodplain Map

CURRENT CONSIDERATION BY PLAN COMMISSION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with the final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters. The Village Water & Electric Department is requiring an easement to cover the existing electric infrastructure along the south portion of the existing Library Park parcel. The Applicant is working with the Water & Electric Department on the details of the easement. The general location of the required easement is outlined in red below in Figure 9.

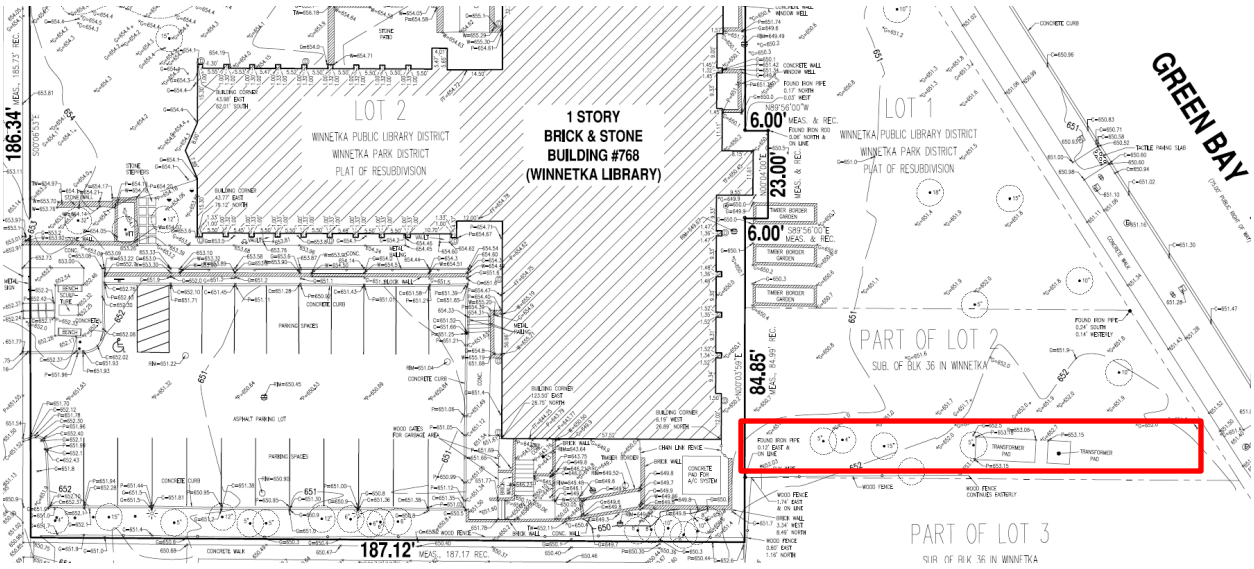


Figure 9 – Sketch of Utility Easement

PLAT FORMATTING – SIGNATURE BLOCKS

All the necessary signature blocks are provided on the plat of subdivision.

FINDINGS & RECOMMENDATION

After hearing from the Applicant and the public, the Commission may decide to take action on one or two options:

1. Continue further review of the application to a specific date in order to provide the Applicant and/or staff additional time to address questions and comments from the Commission; or

2. Consider a motion recommending approval or denial of the Final Plat of Consolidation. If the Commission is prepared to make a recommendation to the Village Council regarding the requested relief, a Commissioner may wish to make a motion recommending approval or recommending denial based upon the following:

   The Plan Commission **finds [does not find]**

   1. That the proposed Winnetka-Northfield Public Library District Final Plat consolidating the existing lots commonly known as 786 Oak Street and Library Park into a single Lot of Record **meets [does not meet]** the Subdivision Code standards for approving such final plat; and
   2. A *"Finding of No Material Increased Adverse Impact upon the public health, safety, or welfare"* with respect to the existing zoning nonconformities for the existing public library at 768 Oak Street that:
      a. Observes a front yard setback of 1.5 feet from the easterly property line along Green Bay Road, versus the required front yard setback of 25 feet;
      b. Does not provide the required exterior building wall articulation.

Based upon these findings, the Plan Commission **recommends [does not recommend**] that the proposed Winnetka-Northfield Public Library District Consolidation be approved subject to the following conditions:

1. In a format acceptable to the Village Water & Electric Department and the Village Attorney; a utility easement shall be provided along a portion of the south lot line; and
2. Final review and approval of the plat by the Village Attorney prior to recordation of the plat.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Proposed Plat of Consolidation (Winnetka-Northfield Public Library District Consolidation)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 24-26-SD

Property Information

Site Address: 768 Oak Street, Winnetka, IL

Parcel Identification Number(s) (PIN): 05-20-218-024; 05-20-218-023; 05-20-218-022

Property Owner Information

Name: Winnetka-Northfield Public Library District

Primary Contact: Monica Dombrowski, Executive Director

Address: 768 Oak Street

City, State, Zip: Winnetka, IL 60093

Phone No. 847-446-7220

Email: mdombrowski@wnpld.org

Date owner acquired property: 01/06/2023

Surveyor Information

Company Name: BH Suhr

Primary Contact: Tanja Zec

Address: 450 Skokie Blvd, Suite 105

City, State, Zip: Northbrook, IL 60062

Phone No. 847-864-6315

Email: tanja@bhsuhr.com

Architect Information

Name: Engberg Anderson

Primary Contact: Kristin Richardson

Address: 8618 W Catalpa Ave, Suite #1116

City, State, ZIP: Chicago, IL 60656

Phone No. 312-846-7584

Email: kristinr@engberganderson.com

Attorney Information

Name: Peregrime, Stine, Newman, & Ritzman

Primary Contact: Roger Ritzman

Address: 221 E. Illinois Street

City, State, Zip: Wheaton, IL 60187

Phone No. 630-665-1900

Email: rritzman@psnrb.com

Property Owner Signature: Monica Dombrowski Digitally signed by Monica Dombrowski Date: 2024.11.11 15:31:49 -06'00'

Date: 11/11/2024

November 11, 2024

Ann Klaassen
Village of Winnetka
Department of Community Development

RE: 768 Oak Street - Winnetka Public Library – Plat Consolidation

Dear Ms. Klaassen,

The Winnetka Public Library District seeks to consolidate their Winnetka Branch library property with the adjacent "Library Park" already owned by the District. The purpose of consolidation is to accommodate additional life safety exit points from the building and paved discharge paths to the Right of Way at Green Bay Road and Linden Street. Such discharge paths cannot cross unconsolidated property to access the Right of Way per applicable code.

Previous zoning analysis by the Village has concluded that planned development approval is required for new building or increasing the GFA by at least 50%. The proposed improvements meet neither of these criteria, as such the intent at this time is to submit for Plat Consolidation only.

The library currently has no immediate plans for expansion of the existing building, and understands that such improvements would require planned development review and approval to do so. The proposed consolidation and improvements at this time make no modifications to the existing GFA, volume, height or shape of the primary structure, or provide any change in use of the property. A minor increase in impermeable surface area is expected to accommodate new walkways; the total impermeable area is in conformance with applicable ordinance.

A summary of the property's conformance to zoning standards is provided below.

Property Data:
Zoning: B-1 Multi Family Residential
Allowed Land Use: Special Use (Existing)

CRITERIA	ALLOWED / REQUIRED	PROPOSED (Library Lot + Library Park Lot)
Lot Area	-	Approx 35,023 SF + 11,270SF **46,293 SF**
Maximum Height	35 Feet or 2 ½ Stories, whichever is less	Existing Structure to remain unchanged: Existing height = Approx 33 Feet
Maximum Gross Floor Area (GFA) 80% of Lot Area	37,035 SF	Existing Structure to remain unchanged: 22,000 SF
Maximum Roofed Lot Coverage 40% of Lot Area	18,517 SF	Existing Structure to remain unchanged: 13,000 SF

Impermeable Surface Area 60% of Lot Area	27,776 SF	Existing = Approx 21,150 SF Proposed increase = 850 SF Proposed Total = 22,000 SF
Minimum Front Yard Setback (Green Bay Rd)	25 Feet	Existing 5'-10" condition at Corner of Green Bay Rd 30'+ all else
Minimum Front Yard Setback (Oak Street)	25 Feet	30'-3"
Minimum Front Yard Setback (Linden Street)	25 Feet	39'-0"
Minimum Side Yard Setback (South)	12 Feet	26'-8"
Exterior Wall Articulation	No unarticulated wall greater than 50', articulation a minimum of 4'	Existing to Remain No exterior walls exceed 50'
Principal Roof Form	Must be between 35 & 60 degrees, no shed, flat, mansard, butterfly or domed roofs are permitted	Existing Roof structure to remain unchanged
Parking Spaces	As determined during special use process	No change to existing parking provisions

Sincerely,

Kristin Richardson, Senior Associate
Engberg Anderson Architects

[redacted]

Signature

11/11/2024
Date

Monica Dombrowski, Executive Director
Winnetka-Northfield Public Library District

[redacted]

Signature

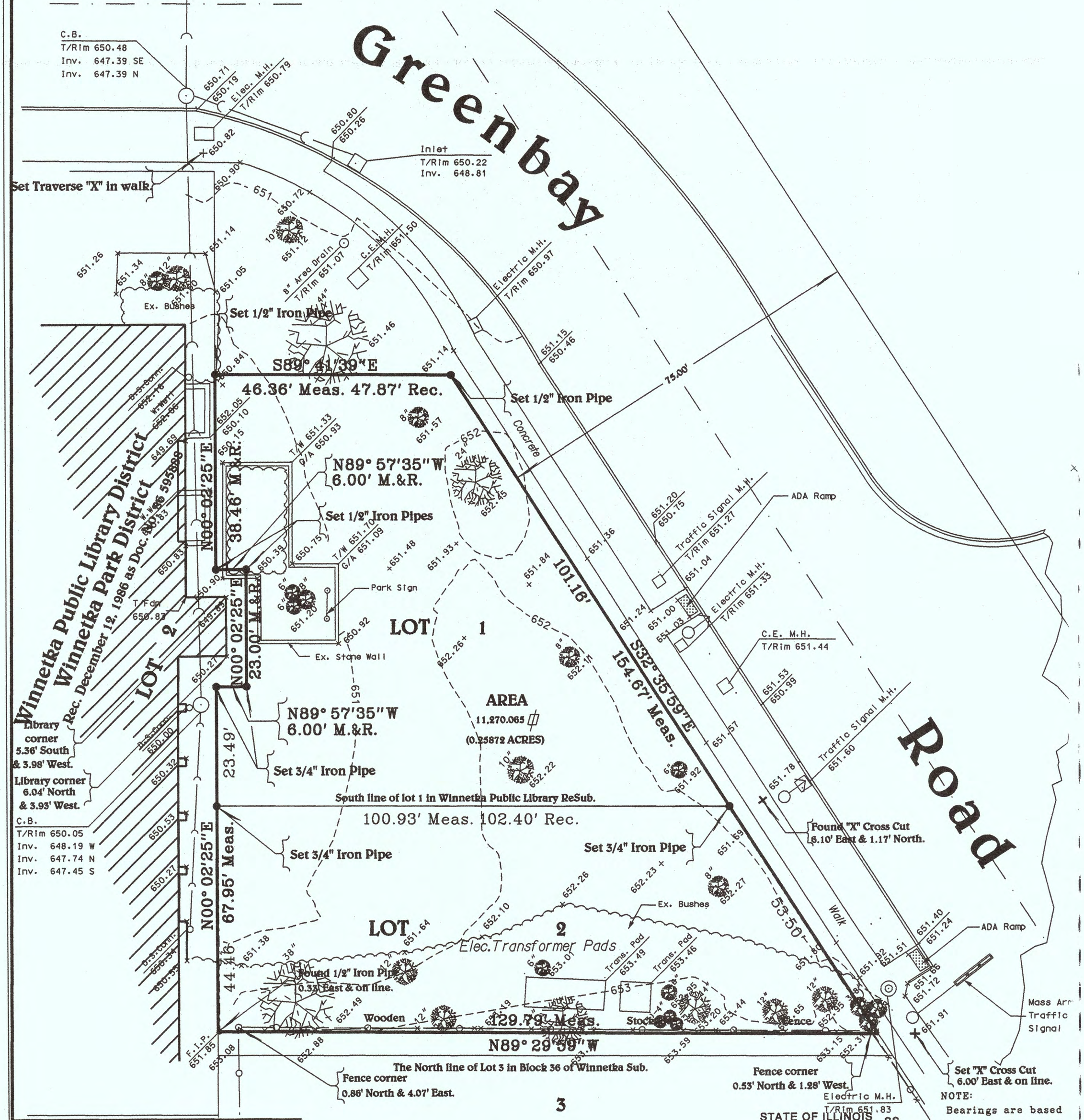
11/11/24
Date

EA File Name: U:\PROJECTS\2024 3694\243737 WNPLD Winnetka Improvements\1-Project Administration\6-Codes & Zoning\Zoning\Zoning Narrative.Docx

PLAT OF SURVEY

That part of Lot 1 in the Subdivision of Block 36 in Winnetka, being a Subdivision of the Northeast Quarter of Section 20 and the North Half of Section 21 in Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois, according to the Plat of said Subdivision of Block 36 as recorded in the office of the Recorder of said Cook County, Illinois, in Book 60 of Plats, at Page 20, as Document No. 1842994, that lies South of a line drawn parallel with and 40.0 feet South of the North line of said lot as Measured at right angles thereto, and westerly of a line drawn parallel with and 75.0 feet southwesterly of the northeasterly line of said lot as measured at right angles thereto; also that part of Lot 2 in the Subdivision of Block 36 aforesaid that lies westerly of a line drawn parallel with and 75.0 feet southwesterly of the northeasterly line of said lot as measured at right angles thereto.

Scale: 1" = 20.00'



NOTE: Bearings are based on localized system.

DANIEL CREANEY COMPANY
CONSULTING CIVIL ENGINEERS
450 SKOKIE BLVD. SUITE 105
NORTHBROOK, ILLINOIS
(847) 480 - 5757
FAX (847) 480 - 7209

BOOK: _____

JOB NO.: 7309

SHEET 1 OF 1

Notes:

1. *This plat is subject to the conditions and restrictions as shown on the title insurance policy. A copy of a current title insurance policy should be obtained when using this plat.*
2. *All survey points should be compared on the ground and with one another before building by same and any descrepancies be reported immediately to this firm.*
3. *No dimensions or angles hereon to be assumed by scaling. Distances noted hereon are in feet and decimal parts thereof.*
4. *Any information relative to utilities or elevations hereon are taken from available records, unless otherwise noted.*

STATE OF ILLINOIS SS
COUNTY OF COOK

I, Jeffrey D. Carlson, do hereby certify that I, have surveyed the property as described in the above caption and that the Plat hereon drawn is a correct representation of said survey.

I further state that this professional service conforms to current Illinois minimum standards for a boundary survey. The work was performed for W. P. D., and the field work was completed on June 10th, 2015.

Northbrook, Illinois July 13, 2015

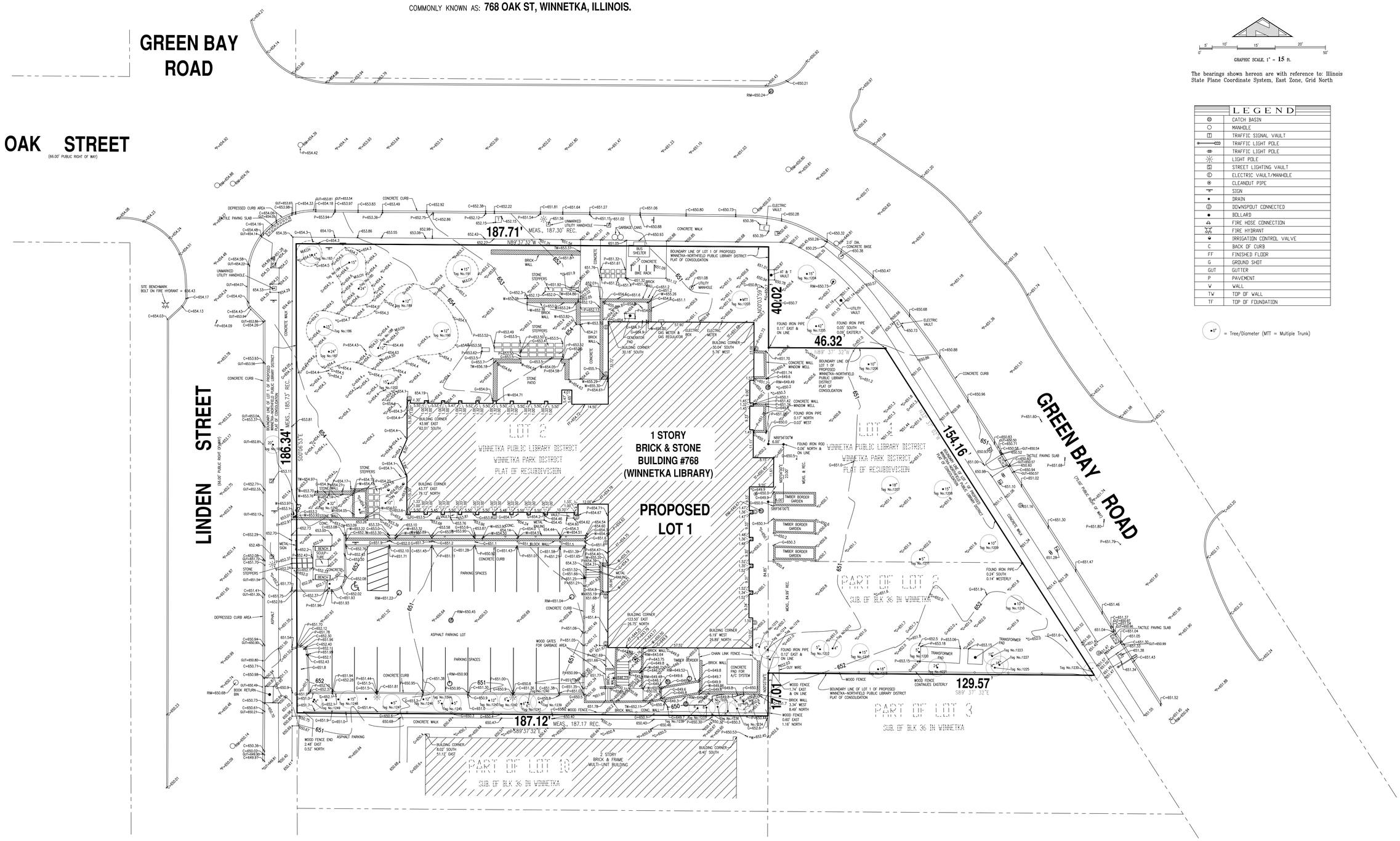
Illinois Professional Land Surveyor No. 2538
My License expires November 30, 2016

...\for merging v8 idc plat of survey 2015.dgn 9/29/2015 7:18:51 AM

PLAT of SURVEY with TOPOGRAPHY

LEGAL DESCRIPTION: LOT 1 IN PROPOSED WINNETKA-NORTHFIELD PUBLIC LIBRARY DISTRICT PLAT OF CONSOLIDATION, BEING A PROPOSED CONSOLIDATION OF VARIOUS LOTS AND PARCELS IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **768 OAK ST, WINNETKA, ILLINOIS.**



The bearings shown hereon are with reference to: Illinois State Plane Coordinate System, East Zone, Grid North

LEGEND	
	CATCH BASIN
	MANHOLE
T	TRAFFIC SIGNAL VAULT
	TRAFFIC LIGHT POLE
	TRAFFIC LIGHT POLE
	LIGHT POLE
S	STREET LIGHTING VAULT
E	ELECTRIC VAULT/MANHOLE
	CLEANOUT PIPE
	SIGN
	DRAIN
D	DOWNSPOUT CONNECTED
	BOLLARD
	FIRE HOSE CONNECTION
	FIRE HYDRANT
	IRRIGATIION CONTROL VALVE
C	BACK OF CURB
FF	FINISHED FLOOR
G	GROUND SHOT
GUT	GUTTER
P	PAVEMENT
W	WALL
TW	TOP OF WALL
TF	TOP OF FOUNDATION

= Tree/Diameter (MTT = Multiple Trunk)

SITE NOTES:
Area = 46,293 square feet more or less

Elevations are with reference to NAVD 88, as established by GPS observations, on May 31, 2023, utilizing Geoid 12b.

Site Benchmark is the Northeast bolt of a fire hydrant at the Southwest corner of the intersection of Linden Street and Oak Street
Elev. = 656.43 NAVD'88

GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon.
No Title Report was supplied for this survey.

Underground utilities are NOT shown hereon.

Prior to excavation call
J.U.L.I.E. at 811 or 800-892-0123

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.
SURVEYORS ESTABLISHED 1911
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 864-6315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm License No. 184.000027-0008

LOCATION 768 OAK STREET SURVEY DATE: MAY 31 20 23
ORDER No. 23-048 ORDERED BY: MONICA DOMBROWSKI

MRF/RB ©2023 B. H. Suhr & Company, Inc. All rights reserved.

File: J:\2023 Control Docs\2023\2-MP\23-048-F\23-048-A Topo Revised Nov 12 2024 to lot 1 in prop consolidation.dwg, Plotted: 11/12/2024 3:02 PM.

FIELD MEASUREMENTS COMPLETED MAY 31 20 23

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

This professional service conforms to the current Illinois Minimum Standards for a boundary and topographic survey.

By Michael E. Farrell Dated JULY 14 20 23

Michael E. Farrell
Illinois Professional Land Surveyor No. 035-002839
License Expiration Date 11/30/24

PROFESSIONAL LAND SURVEYOR
MICHAEL E FARRELL
035.002839
NORTHBROOK
ILLINOIS
STATE OF ILLINOIS

Revised 11/11/2024 – Additional elevations
– Tree tags added
Revised 11/12/2024 – Revised description

Horigan Tree Care, LLC. PO Box 2724 Glenview, IL 60025

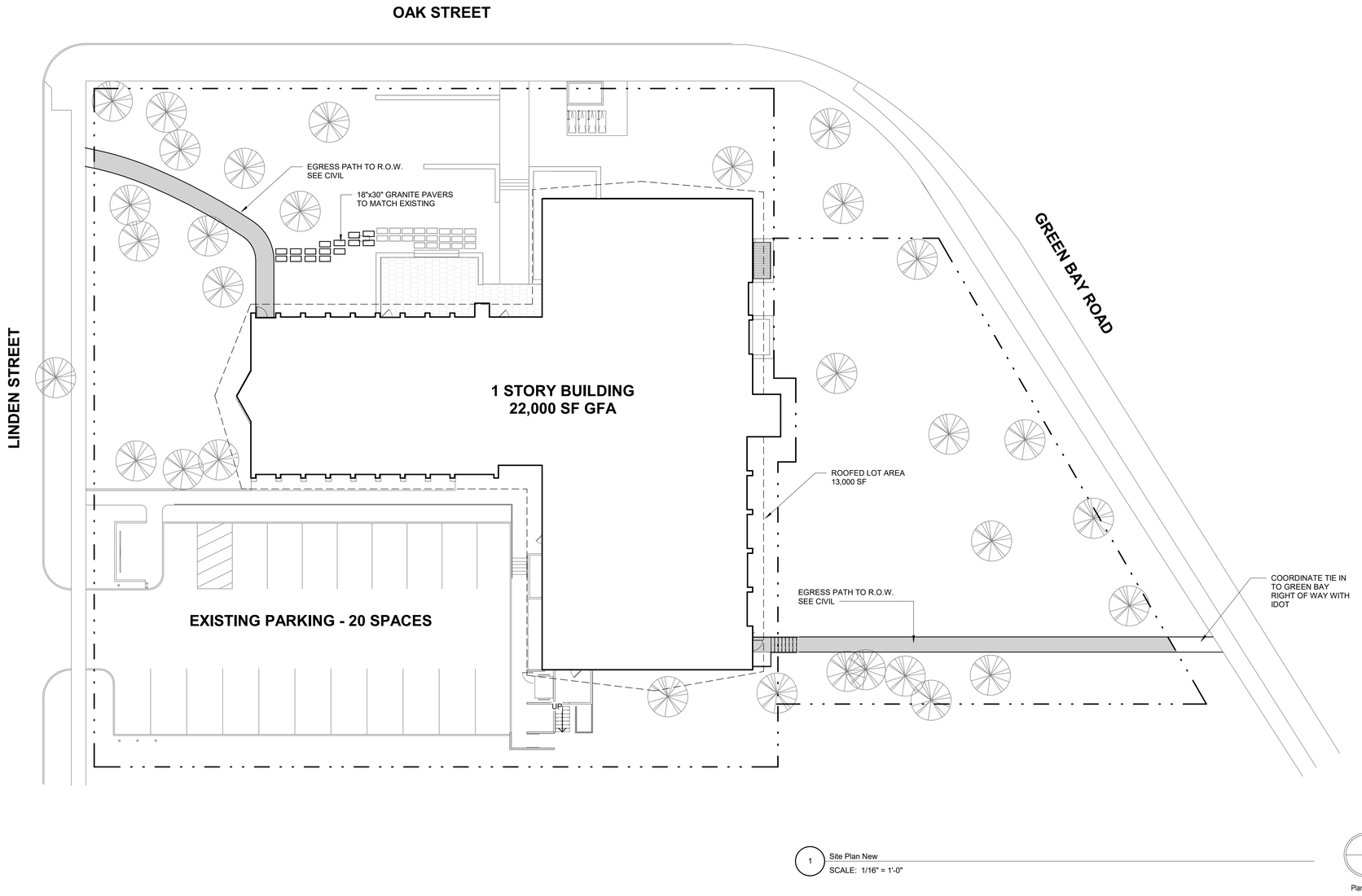
Tree Inventory: Winnetka Public Library

10/23/2024

Justin Horigan, Certified Arborist IL-5385a

Tag #	Species	DBH	Condition	Comments
182	Norway Maple	19”	4	Poor form, girdling root
184	Red Maple	14”	3	
185	White Oak	24”	3	
186	Red Maple	18”	3	
187	White Oak	26”	4	Top dieback
188	Red Maple	12”	2	
1202	Blue Ash	18”	3	
1251	Blue Ash	12”	4	In decline
1250	White Oak	33”	2	
1856	Red Maple	14”	4	Poor crotching structure/girdling roots
190	Red Maple	14”	3	
191	Red Maple	14”	3	
1203	Hawthorn	9”/9”/7” MS	2	
1204	Red Oak	16”	3	
1205	White Oak	41”	2	
1206	White Oak	10”	3	
1207	White Oak	18”	3	
1208	Chinkapin Oak	15”	2	
1209	White Oak	11”	3	
1210	White Oak	10”	3	
1230	Linden	8”/10”/10”/12”	3	
1223	Elm	10”	3	
1224	Box Elder	18”	4	
1221	Scarlet Oak	25”	3	
1218	Mulberry	18”	4	
1217	Box Elder	15”	4	
1248	Red Maple	17”	3	
1246	Red Maple	11”	3	
1243	Red Maple	15”	3	
1239	Arborvitae	8”	3	
1238	Arborvitae	9”	4	Girdling wires
1236	Arborvitae	9”	4	Girdling wires
1234	Arborvitae	9”	3	
1233	Arborvitae	8”	3	

KEY:
1-Excellent with proper form
2-Good, not fully grown or slight form issues
3- Average health/some minor pest or form issues
4- Sick or damaged tree/still potentially viable
5- Severe decline/disease
6-Dead



1 Site Plan New
SCALE: 1/16" = 1'-0"

Plan North

Engberg Anderson ARCHITECTS
MILWAUKEE | MADISON | TUCSON | CHICAGO

WNPLD - WINNETKA BRANCH LIBRARY

768 OAK STREET
WINNETKA, IL 60093

WINNETKA - NORTHFIELD PUBLIC LIBRARY DISTRICT

PROJECT NUMBER 223446

ISSUED FOR:

VILLAGE REVIEW	11/21/24

REVISION FOR:

NO.	DESCRIPTION	DATE

50% REVIEW SET - NOT FOR CONSTRUCTION

DRAWN BY KR

CHECKED BY KR

SITE PLAN

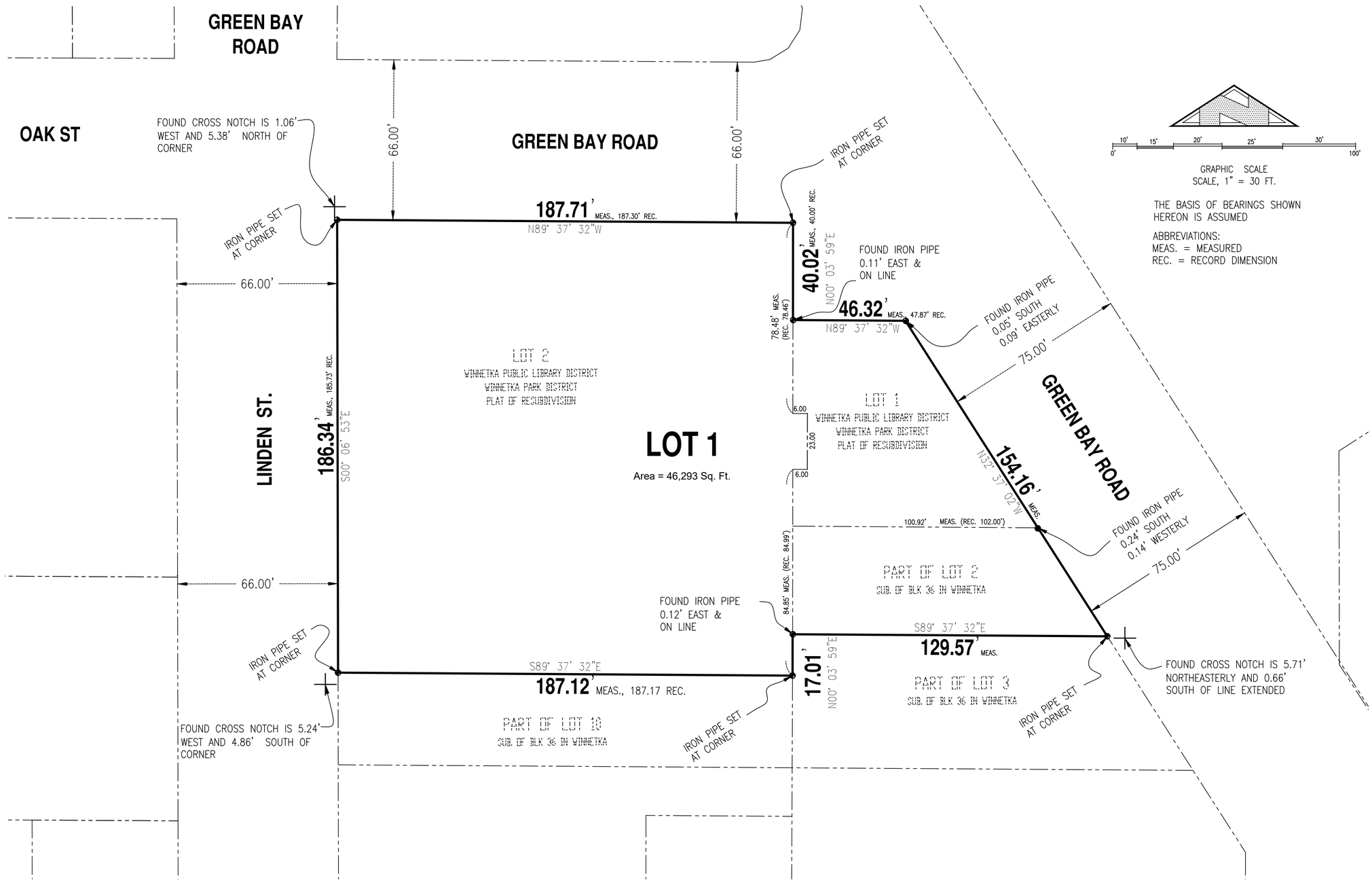
A002

Winnetka-Northfield Public Library District

Plat of Consolidation

PRELIMINARY FOR REVIEW
11/11/2024

BEING A CONSOLIDATION OF VARIOUS LOTS AND PARCELS IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE
SCALE, 1" = 30 FT.

THE BASIS OF BEARINGS SHOWN HEREON IS ASSUMED

ABBREVIATIONS:
MEAS. = MEASURED
REC. = RECORD DIMENSION

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

_____ does hereby certify that it is the Owner of the property described hereon and that it has caused the said property to be surveyed and consolidated as shown hereon.

Dated _____ A.D. 2024.

By: _____ Attest: _____

_____ _____
(Print Name) (Print Name)

_____ _____
(Title) (Title)

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____ a notary public in and for said county in the state aforesaid do hereby certify that

_____ and _____
are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such

_____ and _____,
appeared before me this day in person and acknowledged they signed the said instrument as their own free and voluntary act for the use and purposes therein set forth.

Given under my hand and notarial seal.

This _____ day of _____, A.D. 2024

_____
Notary Public

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS,

THIS _____ DAY OF_____, 20____.

By: _____
VILLAGE PRESIDENT, WINNETKA, IL

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

ON _____ DAY OF_____, 20____.

By: _____
PLAN COMMISSION CHAIR

ATTEST: _____
SECRETARY

B.H. SUHR & COMPANY, INC.

SURVEYORS ESTABLISHED 1911

Professional Design Firm License No. 184.008027-0008

450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 864-6315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM

LOCATION WINNETKA PUBLIC LIBRARY

ORDER No. 23-048-A ORDERED BY : MONICA DOMBROWSKI

DRAFTER © 2024 B. H. Suhr & Company, Inc. All rights reserved.

File: J:\BHS Central Docs\2023\1-99\23-048-A\23-048-A Prelim Consolidaton R-11112024.dwg, Plotted: 11/11/2024 1:07 PM,

SURVEYOR PERMISSION TO RECORD:

The undersigned hereby authorizes the Village of Winnetka and/or its designated agents to record this Plat of Subdivision with the Office of the Cook County Recorder of deeds on behalf of the undersigned.

By: _____
MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2026

LOT 1-SEND TAX BILL TO:
_____
_____
_____
_____

SUBMITTED BY AND RETURN PLAT TO:
VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT
510 GREENBAY RD.
WINNETKA, ILLINOIS, 60093

Original Pcl	Original Pin	Surveyed Area
Lot 1 Library Resub.	05-20-218-023-0000	6,106 Sq.Ft.
Lot 2 Library Resub.	05-20-218-024-0000	35,060 Sq.Ft.
Prt Lot 2 Sub. of Blk 36	05-20-218-022-0000	5,128 Sq.Ft.
Total		46,293 Sq.Ft.

DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

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

DATED THIS _____ DAY OF _____ , 20__

By: _____
FINANCE DIRECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

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

BY: _____
VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

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

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

BY: _____
DIRECTOR OF WATER AND ELECTRIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Michael E. Farrell, an Illinois Professional Land Surveyor, No. 035.002639, do hereby certify that I have surveyed, in accordance with the laws and usages of the State of Illinois, and with the ordinances of Cook County, for the following described property, to wit:

LOTS 1 AND 2 IN "WINNETKA PUBLIC LIBRARY DISTRICT WINNETKA PARK DISTRICT PLAT OF RESUBDIVISION", BEING A RESUBDIVISION OF PART OF LOTS 1 AND 10, AND ALL OF LOTS 11 TO 13 IN THE SUBDIVISION OF BLOCK 36 IN "WINNETKA", RECORDED DECEMBER 12, 1986 AS DOCUMENT NO. 86595888, IN COOK COUNTY, ILLINOIS.
AND
THAT PART OF LOT 2 IN THE SUBDIVISION OF BLOCK 36 IN WINNETKA, THAT LIES WESTERLY OF A LINE DRAWN PARALLEL WITH AND 75 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT AS MEASURED AT RIGHT ANGLES THERETO, IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS

I further certify that I have consolidated the same into one (1) lot as shown on the attached plat. Monuments identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof and the basis of bearing is assumed.

I further certify that the property shown hereon is situated in ZONE X (an area outside of a special flood hazard area), on FIRM panel No. 17031C0251K with an Effective Date 9/10/2021.

I further certify that the property shown hereon is within the village of Winnetka, Illinois, which has adopted a village plan and is exercising the special powers authorized by division 12 of article 11 of the municipal code, as heretofore and hereafter amended

B.H. SUHR & COMPANY, INC.
450 Skokie Blvd. suite 105, Northbrook, Illinois, 60062

By: _____, Date: _____
Michael E. Farrell
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/26

WINNETKA PLAN COMMISSION MEETING MINUTES EXCERPT
DECEMBER 18, 2024

Members Present:	Layla Danley, Chairperson Jonathan Alt Matthew Bradley Chris Enck Cyrus Subawalla
Members Absent:	Mamie Case Liz Kunkle
Non-Voting Members Present:	Ron Apatoff
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

The meeting was called to order by Chairperson Danley at 7:15 p.m. Roll call of the Commission Members present was not taken.

New Applications:

a. Case No. 24-26-SD: Winnetka-Northfield Public Library and Library Park (768 Oak Street): An application submitted by Winnetka-Northfield Public Library District seeking approval of a Final Plat of Subdivision to allow consolidation of the existing lots at 768 Oak Street into a single Lot of Record. The request also requires a finding of "No Material Increased Adverse Impact" for the existing library building which (a) observes less than the minimum required front yard setback from the east property line along Green Bay Road; and (b) does not provide the required exterior building wall articulation. The Village Council has final jurisdiction on this request.

Ms. Klaassen described the proposed consolidation and stated the applicant is asking for a recommendation for final plat approval with the Village Council having final jurisdiction. She identified the location of the library and stated the Library District acquired Library Park from the Park District in 2022 and the applicant is asking for the lot consolidation in order to create two new emergency exits points and new paved walkways from those exit points to public right-of-way. Ms. Klaassen identified the property's zoning classification and explained the special use status for both parcels. She also identified surrounding properties and noted the applicant's use of the property is consistent with the Comprehensive Plan land use designations and the B-1 zoning classification. Ms. Klaassen stated the consolidation would create a single buildable lot and referred to an illustration showing its size and required utility easement as well as the proposed walkways. Ms. Klaassen stated the Village Forester reviewed the plan and noted the walkways should be placed as far away from the existing trees as possible. She also noted the applicant is proposing the removal of three trees which do not require replacement or permit for removal due to their size. Ms. Klaassen stated if the library were to propose an expansion or change of use, or intensity of use, they would have to apply for a special use permit or planned development, depending on the size of the expansion. She explained the multi-family zoning requirements and the property's existing nonconforming status with respect to the front yard setback along Green Bay Road and the exterior building wall articulation. Ms. Klaassen also referred to an existing plat of survey of the proposed lot with the existing improvements and remaining nonconforming front

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yard setback and trees to be removed. She explained the Commission's role in the application's review and that a Certificate of Appropriateness was submitted for the exit points and walkways with the Design Review Board to consider the application at its January 16, 2025, meeting.

Ms. Klaassen stated following the applicant's presentation and Commission's discussion, the Commission may either decide to continue the application to a date certain or recommend approval or denial of the request with draft language included in the packet. She noted no public comment was received and asked if there were any questions.

Chairperson Danley also asked if there were any questions. Mr. Apatoff asked if there are no plans to build on the open space. Monica Dombrowski, Executive Director of the Winnetka-Northfield Public Library District, responded no, they do not have plans to expand.

Chairperson Danley asked if the applicant had a presentation they wanted to present. Ms. Dombrowski stated that they didn't have a prepared presentation or anything to add to staff's presentation. Chairperson Danley noted there are no members of the public present and called the matter in for discussion.

Mr. Enck asked if the consolidation is necessary in order to have the two exit points and walkways. Ms. Klaassen confirmed that is correct. Chairperson Danley commented the walkway addition is a great idea and would be a great public benefit. No additional questions were raised at this time.

Chairperson Danley then asked for a motion to recommend approval. Mr. Bradley moved to recommend approval of the request as indicated on page no. 19 of the agenda packet and read the findings into the record. The motion was seconded by Mr. Subawalla. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Alt, Bradley, Danley, Enck, Subawalla
NAYS: None
NON-VOTING: Apatoff

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Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. M-01-2025: Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (Public Hearing and Introduction/Adoption)

PRESENTER: David Schoon

AGENDA DATE: January 21, 2025

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
01-17-2023: Village Council review of concept plan for One Winnetka Planned Development.
03-21-2024: Village Council introduced ordinance granting preliminary planned development approval for the proposed One Winnetka development (Ordinance No. M-01-2024)
04-02-2024: Village Council adopted ordinance granting preliminary planned development approval and adopted resolution approving development agreement for the proposed One Winnetka development. (Ordinance No. M-01-2024 and Resolution No. R-35-2024)

EXECUTIVE SUMMARY:
On January 21, 2025, the Village Council is scheduled to hold a public hearing and consider introduction and adoption of Ordinance No. M-01-2025, An Ordinance Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (**Attachment 2**). The proposed planned development also requires a plat of consolidation of the existing lots into one lot of record, which would be approved with adoption of Resolution No. R-07-2025, a Resolution Approving a Final Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka Subdivision). (**Attachment 3).**

The proposed planned development consists of a new **four-story mixed-use planned development** on the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

1. No more than 59 residential rental units,
2. 20,955 square feet of commercial space, and
3. a total of 150 parking spaces consisting of 39 spaces at ground level for the commercial uses and 111 spaces on the lower (underground) level for the residential uses.

The Council's consideration of the final submittal is to determine if the Applicant's "final plan for the development plan conforms substantially to the approved preliminary plan." If the final plan does, the

Codes states the Council shall grant approval of the final plan. If the Council finds that the final plan does not conform with the preliminary plan, the Council may keep the item at its level for further discussion or 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. Attached is a staff report further summarizing the final plan and requested relief.

RECOMMENDATION:
Consider introduction and adoption of Ordinance No. M-01-2025 and adoption of Resolution No. R-07-2025.

ATTACHMENTS:
1. Staff Report Regarding One Winnetka Final Planned Development
2. M-01-2025 Granting Final Approval of a Planned Development, Zoning Exceptions, & Special Uses (511-515 Lincoln Ave. & 714-740 Elm St. -One Winnetka
3. R-07-2025 Approving a Final Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka)
4. Applicant's January 13, 2025, Letter Regarding Statement of Conformance
5. M-01-2024 Granting Preliminary Approval of Planned Development, Zoning Exceptions, & Special Uses(511-515 Lincoln Ave & 714-740 Elm St-One Winnetka)

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: JANUARY 16, 2025

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

INTRODUCTION

On January 21, 2025, the Village Council is scheduled to hold a public hearing and consider introduction and adoption of Ordinance M-01-2025, An Ordinance Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (**Attachment 2**). The proposed planned development also requires a plat of consolidation of the existing lots into one lot of record, which would be approved with adoption of Resolution R-07-2025, a Resolution Approving a Final Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka Subdivision). (**Attachment 3).**

The ordinance and resolution are in response to an application filed by the MDG Winnetka One, LP (the "Applicant"), as the property owner, who owns 714-16 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue. (the "Subject Property"). The proposed planned development consists of a new **four-story mixed-use planned development** on the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

a) No more than 59 residential rental units,
b) 20,955 square feet of commercial space, and
c) a total of 150 parking spaces consisting of 39 spaces at ground level for the commercial uses and 111 spaces on the lower (underground) level for the residential uses.

The Applicant has filed an application seeking approval of the following subdivision and zoning relief:

A. A plat of consolidation to create one lot of record;
B. Final planned development plan with the following zoning exceptions and special use approvals:
    a. An amended exception from the maximum permitted building height;
    b. An exception from the maximum front yard setback requirements;
    c. An exception from the maximum corner yard setback requirements;
    d. An exception from the minimum side yard setback requirements;
    e. An exception from the minimum fourth story setback requirements;
    f. An exception from the minimum rear yard setback requirements;

g. An exception from the rear yard landscaped area requirements;

h. A special use to allow parking on the ground floor level;

i. A special use to allow medical office uses within the C-2 Commercial Overlay District; and

j. A special use to allow financial service office uses within the C-2 Commercial Overlay District.

Attachment 4 includes a January 13, 2025, letter from the Applicant's architect summarizing conformance of the final plan documents with the approved preliminary plans.

A sign has been posted on the Subject Property and a newspaper notice was published in the *Winnetka Talk* on January 2, 2025, indicating the time and date of the Village Council public hearing. A mailed notice has also been sent to property owners within 250 feet of the Subject Property. As of the date of this memo, the Village has yet to receive any written comments on the request.

The Council's consideration of the final submittal is to determine if the Applicant's "final plan for the development plan conforms substantially to the approved preliminary plan." If the final plan does, the Code states the Council shall grant approval of the final plan. If the Council finds that the final plan does not conform with the preliminary plan, the Council may keep the item at its level for further discussion or 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.

CURRENT PROJECT SUMMARY

The Applicant has proposed no major changes to the plans that were approved by Ordinance M-01-2024, An Ordinance Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka) (**Attachment 5**). The letter from the Applicant summarizing conformance of the final plan documents with the approved preliminary plans notes changes. The following lists the most noteworthy changes:

- Increase in height from 63'-0" to 65'-0" to accommodate the increased height for the rooftop stairwell to accommodate firefighters. ***This requires an adjustment to the preliminary planned development exception for rooftop elements.***
- Increase in height of the building by 6" to accommodate 6" of above roof rigid insulation to meet energy code insulation requirements. ***This requires an adjustment to the preliminary planned development exception for the parapet on the northeast corner of the building from 57'-4" to 57'-10" feet.***
- A reduction in the number of residential parking spaces from 113 to 111 spaces due to the need to accommodate specific locations of building support pillars in the lower level. ***The development continues to comply with the minimum number of required parking spaces of 96 spaces.***
- Changes to window and door fenestrations on all levels to accommodate changes for floor plans within the interior of the building. The most significant change is located along a portion of Elm Street, which is illustrated below.
- Use of one parking space on the southwest corner of the Elm Street parking lot for the location of a temporary electric transformer until the permanent transformer can be installed on the northeast corner of the Subject Property.
- Use of the western row of parking spaces in the Elm Street parking lot for a safety zone during demolition and periodically during framing and façade construction of the easterly wall. ***The approval documents include the Applicant entering into a license agreement to allow the***

Applicant to use this portion of the parking lot for a safety zone and for the location of the temporary electric transformer.

The following images compare the design of the building façade approved as part of the preliminary planned development approval with the proposed design of the building façade to be approved with final planned development approval. As noted above, as the Applicant finalized its plans for the building, the interior floor plans were further refined, as is typical between preliminary and final plan approval. These changes required some adjustments to the exterior design to accommodate doorways and windows due to changes in location of interior walls.



Figure 1 - Approved Elm Street Façade as Part of <u>Preliminary</u> Planned Development



Figure 2 - Proposed Elm Street Façade as Part of <u>Final</u> Planned Development



Figure 3 - Approved Lincoln Avenue Façade as Part of <u>Preliminary</u> Planned Development



Figure 4 - Proposed Lincoln Avenue Façade as Part of <u>Final</u> Planned Development

The most significant exterior change occurred on the Elm Street façade, see images below. The stone expression at the center of the Elm Street façade has been adjusted from a 2-part expression to a 3-part expression to coordinate with interior unit layouts.



Figure 5 - Approved Close-Up of Elm Street Façade as Part of <u>Preliminary</u> Planned Development



Figure 6 - Proposed Close-Up of Elm Street Façade as Part of <u>Final</u> Planned Development

REQUESTED ZONING AND SUBDIVISION RELIEF

The following is a summary of the requested subdivision and zoning relief that the Council approved with the preliminary plan plus the changes to the building height identified earlier in this report.

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

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

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

i. Building (Top of Parapet) – 4-stories; 57'-10" at the northeast corner of building. (***As previously noted, the preliminary planned development height was approved at 57'-4" in this location***.)

ii. Building (Top of Rooftop Stairs) – 65'-0" (***As previously noted, the preliminary planned development height was approved at 63'-0"***)



Figure 7 - Code & Exposed Building Heights

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

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

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

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.

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

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

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

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

Special Use Approval for Medical Offices & Financial Service Offices

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

As during the preliminary planned development approval process, the Applicant does not have Medical Use tenants or Financial Use tenants identified to locate in the commercial spaces. With the preliminary planned development approvals, the Village found that the proposed Financial Uses and Medical Uses are generally appropriate for the Subject Property, and that the Applicant is required to come back with a specific user before the Plan Commission and Village Council for review and approval of the operational aspects of the ultimate uses' business, parking, and signage needs. If the proposed use meets certain conditions, the use would only need to demonstrate conformance with certain special use permit standards; however, if the use did not meet the conditions, the use would need to demonstrate conformance with all special use permit standards.

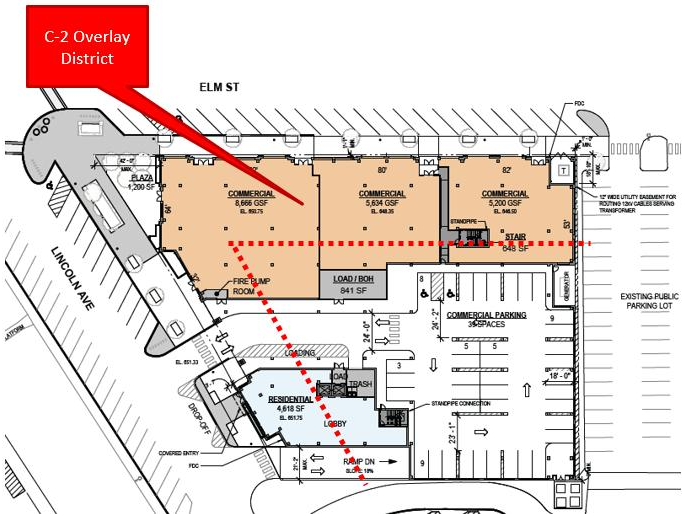


Figure 8 – One Winnetka Property – C-2 Overlay District

The preliminary planned development ordinance was also approved with conditions including the following, more specifically related to this project, which remain as part of the final planned development approvals, with slight changes noted:

A. Parking.

   a. The Owner shall construct and provide (i) 111 underground private parking spaces on the Property for use by the residents and guests of the Proposed Development; and (ii) 39 parking spaces on the ground level of the Property for use of the commercial tenants and customers of the commercial space ("Commercial Parking Lot") all as specifically provided in the Preliminary Development Plan. ***As previously noted, the Applicant has reduced the number of underground parking spaces from 113 to 111 to accommodate the location of necessary support pillars. The Applicant is still providing more parking the minimum required number of 96 spaces.***

   b. The Owner must pay to the Village $225,000, which sum the Village agrees to use to reconstruct the East Parking Lot, at the time required by Section 5.G of the Development Agreement. ***Prior to the Village issuing the building permit for the project, the Owner must submit a check towards the cost of reconstructing the East Parking Lot.***

B. Vehicular Ingress and Egress. The Owner shall ensure that all ingress and egress from the Proposed Development, including the parking lots, as depicted on the Floor and Site Plan, have adequate turning radiuses for vehicular use, including delivery trucks and refuse collection trucks, and provide for adequate sightlines and access and which shall be fully depicted in engineering plans submitted and approved as part of the Final Development Plan. ***The plans have been reviewed for compliance.***

C. Installation of Signage. The installation, construction, location, and maintenance of all signage on the Property shall be governed by Chapter 15.60 of the Village Code. ***Prior to the Village issuing the sign permits for the project, the Owner must submit plans demonstrating compliance.***

D. Dedicated Bench and Tree Preservation. The Owner shall create a Preservation Plan that identifies any dedicated trees, benches or other markers that are at risk of damage due to the construction of the Proposed Development and minimizes or eliminates such risk of damage. ***The tree preservation plan, landscape plan and civil engineering plans provided as part of the Final PD Ordinance provide such information.***

E. Ventilation. All exhaust emanating from commercial kitchens and similar facilities within the non-residential portions of the Proposed Development shall be vented through the roof of the Building at elevations in excess of existing buildings adjacent to the Property. ***Prior to the Village issuing the building permit for the project, the Owner must submit plans demonstrating compliance.***

F. Building Materials and Design Elements. The building materials and design elements shall be as described and depicted in the Elevation, Materials & Diagram Plan, the Renderings and Aerial View Plan, and the Building Material Details. ***The Owner has submitted revised plans as part of the Final PD Ordinance. The revised building elevations are included in Ordinance M-01-2025. Prior to the Village issuing the building permit for the project, the Owner must submit plans demonstrating compliance***

G. Video Surveillance System. The Owner shall install a video surveillance system for the Commercial Parking Lot and the outside of the Building that is compatible and integrated with the Village's existing video surveillance system, and must be approved by the Village Police Chief prior to the issuance of any building permit for the Proposed Development. ***Prior***

to the Village issuing the building permit for the project, the Owner must submit plans demonstrating compliance.

H. Landscaping. The Owner shall install and maintain all landscaping as depicted on the Landscape and Lighting Plan, including specifically, without limitation, (in accordance with the Development Agreement) landscaping, hardscape, and lighting improvements within the Village rights-of-way along Elm Street and Lincoln Avenue. Additionally, the Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue. ***Prior to the Village issuing the building permit for the project, the Owner must submit plans demonstrating compliance.***

I. Site Utilities. As further provided and required pursuant to the Development Agreement and in the final engineering plans to be included in the Final Development Plan, the Owner shall provide, at its sole cost and expense, for the extension, installation and connection of all public and private utility facilities necessary to serve the Proposed Development, including specifically, without limitation (a) water service connections and meters, fire hydrants and standpipes, electric service connections and individual service lines, electric meters and transformers, sanitary sewer lines and storm sewer lines; (b) all applicable service and connection fees; and (c) any upgrades to Village utility systems that the Village determines is directly attributable and reasonably necessary to provide adequate utility service to the Proposed Development. Where utility service is provided by the Village, the Village shall retain all authority and discretion, pursuant to applicable State law and the Winnetka Village Code, to determine the nature and extent of the utility facilities necessary to serve the Proposed Development and to determine the methods of construction. Further, the Owner will provide the following easements:

   a. An easement agreement over the location of the proposed transformer located in the northeast corner of the Property, which is necessary to service the Proposed Development, to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement must include language regarding cost reimbursements, upgrade responsibilities, insurance and indemnification that any future user(s) of the transformer must provide the Owner. The Owner plans to execute and have such agreement recorded against the property prior to issuance of the demolition and building permits. ***The Owner agrees to execute and have such agreement recorded against the property prior to issuance of the demolition and building permits.***

   b. An access easement through the Proposed Development and the provision of doors through its Building wall in alignment with the doors to switch gear on the 711 Oak Street property to provide the Village access to the switch gear. ***The Owner agrees to execute and have such agreement recorded against the property prior to issuance of the demolition and building permits.***

   c. A 12-inch easement along the east side of the Property for proposed underground conduits which will extend from the 711 Oak Street property to Elm Street. ***The final plat reflects this easement.***

J. Electrical Power Cables. Pursuant to the Preliminary Development Plans, the Proposed Development will require the existing electrical power cables and transformers to be removed. The Owner, as part of the Final Development Plan, and as approved by the Director of Water and Electric, and at its sole cost and responsibility, will remove the existing electrical power cables and transformers. ***Prior to the Village issuing the building permit for the project, the Owner must submit plans demonstrating compliance.***

K. Public Improvements. Pursuant to the Development Agreement, the Owner will construct

certain public improvements, including streetscape improvements on Lincoln Avenue which includes the entire existing Elm Street and Lincoln Avenue roadways adjacent to the Proposed Development, and will mill, resurface, and stripe those roadways due to anticipated wear and tear from the construction of the Proposed Development. ***The Owner has submitted landscape plans and final engineering plans demonstrating compliance. One item of note regarding streetscape improvements is the necessary transformer and lighting controller to power the electrical elements of the streetscape.***

With the preliminary planned development approval, the lighting controller for the streetscape improvements associated with the One Winnetka development was to be served from a proposed 120/208 volt pad mount transformer supplying the One Winnetka development. Since that time, the Owner has had to change the design of its transformer to have a secondary voltage of 277/480 volts to accommodate a new State law that requires all new multi-family residential buildings to be capable of providing all residential parking spaces with electric vehicle charging capabilities. Based on this service voltage, the transformer that will be installed for the One Winnetka building is not electrically suitable for the streetscape lighting and receptacles. This change in service voltage necessitates the need to install another pad mount transformer.

With the assistance of Ciorba, the Village's streetscape design engineer, Village staff has evaluated potential options for the location of the necessary pad mount transformer and the lighting controller. After reviewing several options, the best option is to place the transformer and lighting controller on the embankment on the west side of Lincoln Avenue as it:

a. ***Provides a central location to the streetscape improvements that results in the ability to use smaller conductor sizes that makes the installation of the electrical service to the streetscape lighting elements practical.***

b. ***Results in no loss of additional parking spaces to accommodate the transformer.***

c. ***Does not require the placement of the transformer and lighting controller along the sidewalk in front of the new One Winnetka building as the equipment would be placed on the west side of Lincoln Avenue.***

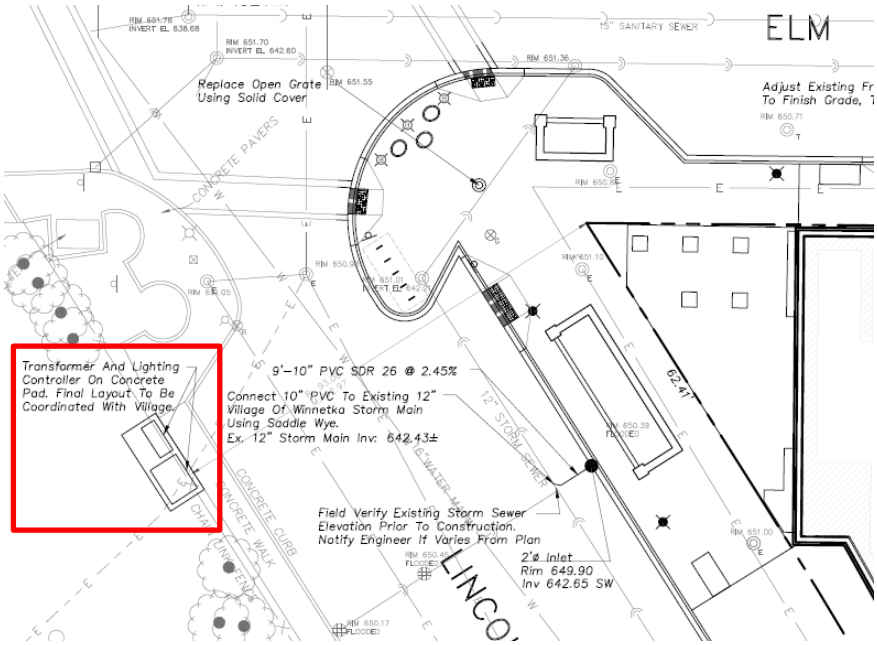


Figure 9 – Transformer & Lighting Controller Location

Given the significant cost of this option, which includes the cost to install sheet piling or a retaining wall to construct a level equipment pad as well as the cost of the transformer, lighting controller, and necessary conduit and cable, the Owner and Village have agreed to share in this cost 50/50. We currently estimate the total cost for these improvements at approximately $250,000.

L. Term of Building Permit. The building permit issued for the construction of the Proposed Development shall be in effect for a term of 24 months from the date of issuance. ***Based upon the Owner's current time schedule, they plan to substantially complete the project within approximately 18 months.***

M. Interference Mitigation for Businesses. As with the Chase Bank final planned development we have incorporated this language into the One Winnetka final planned development ordinance to ensure Owner's construction activities for the Development will be performed pursuant to a plan that demonstrates how the Owner will minimize, to the extent reasonably possible, interference with the businesses and pedestrian and vehicular traffic, including parking, in the vicinity of the Property ("Interference Mitigation Plan"). The Interference Mitigation Plan will be subject to approval by the Director of Engineering and Director of Community Development and upon that approval will be incorporated into the Construction and Traffic Management Plan approved pursuant to Section 6.F of the Development Agreement. As part of the creation of the Interference Mitigation Plan, the Owner will meet with surrounding businesses in the vicinity of the Property to understand their respective operations in order to tailor the Plan to most effectively minimize business interference and disruption.

Village staff and the Owner have worked on refinements to the Construction Schedule and Staging Plan (see Exhibit H of the Final PD Ordinance) to minimize impact on surrounding businesses, residents, commuters, and property owners. As with the preliminary planned development approval, the Owner continues to plan to use the adjacent sidewalk and parking areas along both Lincoln Avenue and Elm Street for construction staging. What is different from the preliminary plan is that Village staff has identified a way that the Applicant can provide some parking spaces along Lincoln Avenue for customer parking during the construction project.

Given the loss of parking on Elm Street and Lincoln Avenue and periodic loss of some parking in the Elm Street Parking Lot, Village staff have identified a plan to accommodate parking for customers, employees, and commuters during the construction project. During construction of the project, Village staff plan to designate parking areas around the Village Green along Elm Street, Oak Street and Maple Avenue for employee and commuter parking and reallocating some parking spaces in the Lincoln Avenue parking lot for employee parking. Reallocating parking in this way would free current commuter parking along Lincoln and employee parking in the Elm Street parking lot for customers of the business district. Based upon daytime parking counts in the Elm Street and Lincoln Avenue parking lots and around the Village Green, the available spaces in these locations and reallocation of parking should provide adequate parking for the three user groups. Of course, as the construction project moves along, Village staff will monitor the parking demand and make adjustments accordingly. In the very near future, Village staff will be communicating with businesses, residents, commuters, and property owners regarding the construction logistics plan, including the reallocated parking.

One additional issue to address is the concern raised by residents located near the project who expressed that with the demolition of the existing buildings, rodents may flee the site and infest neighboring properties. The Owner currently has a rodent abatement program in place on the Subject Property. Based upon recent inspections by the pest control company, the Owner has reported that the pest control company did not find evidence of rodents on the Subject Property. The Owner plans to keep and expand the rodent abatement plan on the Subject Property. Prior to the issuance of the demolition and building permits, the Applicant must submit a rodent control plan that will be in place prior to demolition of any building on the Subject Property.

SUMMARY

At the January 21, 2025, Village Council meeting, after holding a public hearing, the Council is scheduled to consider introduction and adoption of Ordinance M-01-2025, An Ordinance Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka). The Council is also scheduled to consider adoption of Resolution R-07-2025, a Resolution Approving a Final Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka).

ATTACHMENTS

Attachment 2: Ordinance M-01-2025 Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka)

Attachment 3: Resolution No. R-07-2025, Approving a Final Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka)

Attachment 4: Applicant's January 13, 2025, Letter Regarding Statement of Conformance

Attachment 5: Ordinance M-01-2024, An Ordinance Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka)

ATTACHMENT 2

ORDINANCE NO. M-01-2025

AN ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED DEVELOPMENT, ZONING EXCEPTIONS, A SPECIAL USE FOR GROUND FLOOR PARKING, AND SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES USES (511-515 LINCOLN AVENUE AND 714-740 ELM STREET) (One Winnetka)

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (***"Previous Owner"***) is the previous owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, ***"Property"***), which Property is legally described in ***Exhibit A*** attached to this Ordinance; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Commercial Overlay District; and

WHEREAS, the Property is immediately west of and adjacent to an existing Village-owned, public parking lot with ingress and egress by way of a driveway on Elm Street (***"East Parking Lot"***); and

WHEREAS, currently located on the Property are several one- and two-story buildings that have been occupied by various street level retail users (***"Existing Buildings"***); and

WHEREAS, the Previous Owner desired to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (***"Building"***); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 113 parking spaces (collectively, ***"Prior Proposed Development"***); and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 (***"Planned Development Regulations"***) of the "Winnetka Zoning Ordinance," as amended (***"Zoning Code"***); and

WHEREAS, on October 18, 2022, Previous Owner, with the assistance of Murphy Development Group LLC, filed an application (***"Application"***) with the Village for: (i) approval of a preliminary plat of subdivision to create one lot of record; (ii) approval of an exception from Section 16.12.010 of the "Winnetka Village Code," as amended (***"Village Code"***) to permit a side lot line to abut a rear lot line; (iii) preliminary approval of a planned development and preliminary develop plan (***"Preliminary Development Plan"***); (iv) approval of an exception to Section 17.46.020.B of the Zoning Code to allow for a building height of 63 feet and four stories; (v) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a 42 foot, one inch setback along Lincoln Avenue; (vi) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a corner yard setback of 18 feet, 10 inches along Elm Street; (vii) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a rear setback of one foot; (viii) approval of an exception to Section 17.46.103 of the Zoning Code to allow for no landscape area to be installed along the rear yard; (ix) approval of an exception to Section 17.46.025 of the Zoning

Code to allow for a fourth story setback of four feet, nine inches along Lincoln Avenue; (x) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of nine feet along Elm Street; (xi) approval of a special use to allow for parking on the ground level of the Property; and (xii) approval of certain special use findings for financial services and medical uses on the Property (collectively, ***"Prior Requested Relief"***); and

WHEREAS, on January 17, 2023, the Village Council conducted a concept plan review for the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Design Review Board considered the Prior Proposed Development at its meetings on April 20, May 18, and June 15, 2023; and

WHEREAS, on June 15, 2023, the Design Review Board determined that, as a whole, the proposed Preliminary Development Plan was consistent with the Village of Winnetka Design Guidelines and recommended that it be approved by the Village Council subject to certain modifications to the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Planned Development Commission (***"PDC"***) held a public hearing on the Application and the Prior Proposed Development, which public hearing commenced on July 19, 2023, and continued on August 14, 2023; and

WHEREAS, on August 14, 2023, the PDC recommended that the Village Council approve the Preliminary Development Plan for the Prior Requested Relief, subject to certain conditions; and

WHEREAS, pursuant to Section 17.50.080 of the Zoning Code, the findings and recommendations of the PDC and the Design Review Board, were submitted to the Village Council, along with the complete records of the two bodies, all supporting materials, and all correspondence and written comments received at any time related to the Application and the Prior Proposed Development; and

WHEREAS, on April 2, 2024, the Village Council adopted Ordinance No. M-01-2024 preliminarily approving the Prior Requested Relief, including the Preliminary Development Plan (***"Preliminary PD Ordinance"***); and

WHEREAS, as a condition of the Preliminary PD Ordinance, the Previous Owner was required to enter into a development agreement with the Village, which the Owner executed on April 29, 2024 (***"Development Agreement"***); and

WHEREAS, the Development Agreement authorized the Previous Owner to transfer ownership of the Property to Murphy Development Group, LLC, or a subsidiary thereof, via a transferee assumption agreement, which transfer assumption agreement, among other things, required Murphy Development Group, LLC, or a subsidiary thereof to assume the obligations of the Previous Owner under the Development Agreement; and

WHEREAS, the Previous Owner and MDG Winnetka One, LP, an Illinois limited partnership and subsidiary of Murphy Development Group, LLC, entered into a purchase and sale

agreement whereby MDG Winnetka One, LP (***"Owner"***) obtained ownership of the Property to develop the Prior Proposed Development and agreed to comply with all terms, requirement, and obligations of the Development Agreement; and

WHEREAS, pursuant to Section 17.58.090 of the Zoning Code, an applicant for a planned development is required to apply for approval of a final development plan, which final development plan must be in substantial conformance with the Preliminary Development Plan; and

WHEREAS, the Owner modified the Prior Proposed Plan and desires to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (***"Building"***); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 111 parking spaces (***"Revised Proposed Development"***) (the Prior Proposed Development, as modified by the Revised Proposed Development, is the ***"Proposed Development"***); and

WHEREAS, on September 13, 2024, the Owner submitted an application for final approval of the Prior Requested Relief, including approval of a final development plan (***"Final Development Plan"***) and a final plat of subdivision (***"Final Plat of Subdivision"***); and

WHEREAS, under the Final Development Plan, variations to the Prior Requested Relief were revised to include (i) an exception to Section 17.46.020.B of the Zoning Code to allow for a increased building height of 65 feet to accommodate firefighters on the rooftop stairwell; and (ii) an exception to Section 17.46.020.B of the Zoning Code to allow an increase in the height of the parapet on the northeast corner of the Building to 57.10 feet to meet energy code insulation requirements (***"Revised Requested Relief"***) (the Prior Requested Relief, as modified by the Revised Requested Relief, is the ***"Requested Relief"***); and

WHEREAS, the Final Development Plan also includes the following modifications from the Preliminary Development Plan: (i) a reduction in the number of residential parking spaces from 113 to 111; (ii) changes to window and door fenestrations on all levels with the most significant changes along a portion of Elm Street; (iii) periodic use of the western row of parking spaces in the Elm Street parking lot as a safety zone for demolition of the existing adjacent building and for portions of the vertical construction for the Proposed Development; and (iv) use of one parking space in the southwest corner of the Elm Street parking lot for the location of a temporary electric transformer; and

WHEREAS, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Village Council considered the Final Development Plan and Final Plat of Subdivision at its meeting on January 21, 2025; and

WHEREAS, on _____, the Village Council adopted Resolution R-07-2025, approving the Final Plat of Subdivision for the Proposed Development (***"Final Plat of Subdivision Resolution"***); and

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village Council has determined that approval of the Requested Relief pursuant to this Ordinance is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka ordains as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Council.

SECTION 2: ADDITIONAL FINDINGS. The Village Council further finds as follows:

A. Subject to the terms and conditions of this Ordinance, the Preliminary Development Plan is consistent with the Village of Winnetka Comprehensive Plan, *Winnetka Futures 2040*.

B. Subject to the terms and conditions of this Ordinance, and pursuant to Sections 17.58.090 and 17.58.100 of the Zoning Ordinance, the Final Development Plan is in substantial conformance with the Preliminary Development Plan.

C. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan comply or will comply with all applicable Village ordinances.

D. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan considered both as a whole and in their respective component parts are in conformity or will be in conformity with the Village of Winnetka Design Guidelines.

E. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan meet the standards for approval of special use permits, as established in Chapter 17.56 of the Zoning Code.

E. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the building height of the Proposed Development, as depicted in the Final Development Plan, meet the standards for modification pursuant to Section 17.46.020(B) of the Zoning Code.

F. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the upper story, front yard, corner yard, and rear yard setbacks of the Proposed Development, as depicted in the Final Development Plan, meet the standards for modification pursuant to Sections 17.46.025 and 17.46.030 of the Zoning Code.

G. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan meet the general purpose and intent of the Planned Development Ordinance, as set out in Section 17.58.020 of the Planned Development Ordinance.

SECTION 3: APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT AND A CERTIFICATE OF APPROPRIATENESS.

A. Special Use Permit. Subject to the terms, conditions, and restrictions, set forth in Sections 8 through 14 of this Ordinance, the Village Council hereby grants a special use permit for a planned development for the Proposed Development for the Property in accordance with, and pursuant to Chapter 17.58 of the Zoning Ordinance and the home rule powers of the Village.

B. Certificate of Appropriateness. Subject to the terms, conditions, and restrictions, set forth in Sections 8 through 14 of this Ordinance, the Certificate of Appropriateness is granted for Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 4: APPROVAL OF A FINAL DEVELOPMENT PLAN. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 8 through 14 of this Ordinance, the Final Development Plan for the Proposed Development of the Property, is hereby, approved, and consists of the following documents (collectively, ***"Final Development Plan"***):

A. The ***Floor and Site Plan***, consisting of seven sheets, prepared by OKW Architects with a latest revision date of January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit B***;

B. The ***Elevation, Materials, & Diagram Plan***, consisting of 16 sheets, prepared by OKW Architects, dated January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit C***;

C. The ***Renderings and Aerial Views Plan***, consisting of seven sheets, prepared by OKW Architects, dated January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit D***;

D. The ***Landscape & Lighting Plan***, consisting of 14 sheets, prepared by Kathryn Talty, consisting of the most recent revision date of January 13, 2025, and consisting of five sheets prepared by OKW Architects, dated January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit E***;

E. The ***Final Site Engineering Plans***, consisting of 13 sheets, prepared by Erikkson Engineering Associates, Ltd., a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit F***;

F. The ***Building Material Details***, consisting of 21 pages, prepared by OKW Architects, dated July 31, 2023, a copy of which is attached to, and by this reference a part of, this Ordinance as ***Exhibit G***;

G. The ***Construction Schedule and Staging Plan***, consisting of seven pages, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit H***;

H. The ***Preservation Plan***, which elements are incorporated in the Final Site Engineering Plan and the Landscape & Lighting Plan; and

I. The ***Vibration & Movement Construction Monitoring Plan***, dated December 20, 2024, consisting of two pages, a copy of which is attached to and by this reference made a part, of this Ordinance as ***Exhibit I***.

SECTION 5: APPROVAL OF SPECIAL USE FOR PARKING. Subject to the terms, conditions, and restrictions, set forth in Sections 8 through 14 of this Ordinance, the special use

approval in Section 5.A of the Preliminary PD Ordinance is hereby ratified. The approval provided in Section 5 of this Ordinance will remain in effect notwithstanding the provisions of Section 17.56.100(A) of the Zoning Code provided Owner is proceeding in accordance with the Construction Schedule and Staging Plan attached to this Ordinance as ***Exhibit H***. Any conflicts between the timeframes set forth in Section 17.56.100(A) of the Zoning Code and the timeframes set forth in the Development Agreement, are resolved in favor of the latter.

SECTION 6: APPROVAL OF EXCEPTIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 8 through 14 of this Ordinance, the following exceptions and modifications from the provisions of the Village Code are granted:

A. Lot Lines. An exception from and modification to Section 16.12.010.D.6 of the Village Code to permit a side lot line to abut a rear lot line on the Property.

B. Building Height. An exception from and modification to the 45-foot building height limitation of Subsection 17.46.020(B) of the Zoning Code, to allow for a maximum building height, as measured pursuant to the Zoning Code, of (i) 57.10 feet for the parapet on the northeast corner of the building; and (ii) 65 feet for the rooftop mechanical screening on top of the building specifically depicted in **Exhibit C**.

C. Upper Story Setback. An exception from and modification to the setback limitations of Section 17.46.025 of the Zoning Code to (i) reduce the upper story setback along Lincoln Avenue from 10 feet to no less than four feet, nine inches; and (ii) to reduce the upper story setback along Elm Street from 10 feet to no less than nine feet.

D. Front Yard Setback. An exception from and modification to the front yard setback limitations of Section 17.46.030 of the Zoning Code along Lincoln Avenue to increase the front yard setback from three feet to no greater than 42 feet, 1 inch.

E. Corner Yard Setback. An exception from and modification to the corner yard setback limitations of Section 17.46.030 of the Zoning Code along Elm Street to increase the corner yard setback from three feet to no greater than 18 feet, 10 inches.

F. Rear Yard Setback. An exception from and modification to the rear yard setback limitations of Section 17.46.030 of the Zoning Code to reduce the rear yard setback from ten feet to no less than one foot.

G. Landscape Area. An exception from and modification to the landscape area limitations of Section 17.46.130 of the Zoning Code to reduce the required landscape area along the rear yard from five feet in depth to zero feet in depth.

SECTION 7: **PARTIAL APPROVAL OF CERTAIN SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES.**

A. Special Use Findings.

1. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 8 through 14 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.56.120(A) of the Zoning Code, provided that the conditions in subsection 7.B of this Ordinance are satisfied:

    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;

2. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 8 through 14 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code that apply in the C-2 Commercial Overlay District, provided that the conditions in subsection 7.B of this Ordinance are satisfied:

    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 proposed special use at the proposed location will provide for active display windows, provided that the street facing windows remain open and transparent as viewed from the sidewalk into the tenant space. The proposed special use at the proposed location will provide for facades, signage and lighting similar in nature and compatible with that provided by retail uses.

B. Conditions.

1. The findings and approvals set forth in Section 7.A of this Ordinance are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of these conditions:

    a. No medical or financial use must occupy the northwesternmost corner of the ground floor commercial space on the Property, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the Building.

    b. Financial uses and medical uses must not occupy in the aggregate greater than 50 percent of the gross commercial square footage, or 9,750 square feet, of the Building.

    c. No individual financial use must occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the Building.

    d. No individual medical use must occupy more than 3,250 square feet of gross commercial square footage of the Building.

C. Limitation of Approval.

1. In the event that the Owner desires to use any portion of the Property for a medical or financial use, the Owner must obtain a special use approval pursuant to the procedures set forth in Section 17.56 of the Zoning Code and satisfy all of the applicable standards set forth in Section 17.56.020 of the Zoning Code, and except for those standards found to be satisfied in Section 7.A.1 of this Ordinance, as well as all of the applicable standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code except for those standards found to be satisfied in Section 7.A.2 of this Ordinance.

2. The findings and approvals provided in Section 7.A of this Ordinance will be effective only for a period of 10 years from the date of this Ordinance.

SECTION 8: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Village Code or the Zoning Ordinance, or any other rights Owner, individually or collectively, may have, the approvals granted in Sections Three, Four, Five, Six, and Seven, of this Ordinance are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the conditions set forth in this Section:

A. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property must comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.

2. Compliance with the Final Development Plan. The redevelopment, use, operation, and maintenance of the Property must comply with the Final Development Plan except for minor changes and site work approved in accordance with all applicable Village ordinances and standards.

B. Single Phase Development. The construction of the Proposed Development must take place in one continuous phase.

C. Parking.

1. The Owner must construct and provide (i) 111 underground private parking spaces on the Property for use by the residences and guests of the Proposed Development; and (ii) 39 parking spaces on the ground level of the Property for use of the commercial tenants and customers of the commercial space (***"Commercial Parking Lot"***) all as specifically provided in the Preliminary Development Plan.

2. The Owner must pay to the Village $225,000, which sum the Village agrees to use to reconstruct the East Parking Lot, at the time required by Section 5.G of the Development Agreement.

D. Vehicular Ingress and Egress. The Owner must ensure that all ingress and egress from the Proposed Development, including the parking lots, as depicted on the Floor and Site Plan, have adequate turning radiuses for vehicular use, including delivery trucks and refuse collection trucks, and provide for adequate sightlines and access as depicted in the Final Site Engineering Plans submitted and approved as part of the Final Development Plan.

E. Installation of Signage. The installation, construction, location, and maintenance of all signage on the Property must comply with Chapter 15.60 of the Village Code.

F. Existing Streetscape Lights, Furnishings, Trees, and Landscaping. The Owner must preserve or relocate any existing streetscape lights, furnishings, trees and landscaping during construction of the Proposed Development as depicted in the Preservation Plan.

G. Ventilation. All exhaust emanating from commercial kitchens and similar facilities within the non-residential portions of the Proposed Development must be vented through the roof of the Building at elevations in excess of existing buildings adjacent to the Property.

H. Building Materials and Design Elements. The building materials and design elements must be as described and depicted in the Elevation, Materials & Diagram Plan, the Renderings and Aerial View Plan, and the Building Material Details.

I. Video Surveillance System. The Owner must install a video surveillance system for the Commercial Parking Lot and the outside of the Building that is compatible and integrated with the Village's existing video surveillance system, as approved by the Village Police Chief prior to the issuance of any building permit for the Proposed Development.

J. Landscaping. The Owner must install and maintain all landscaping as depicted on the Landscape and Lighting Plan, including specifically, without limitation, (in accordance with the Development Agreement) landscaping, hardscape, and lighting improvements within the Village rights-of-way along Elm Street and Lincoln Avenue. Additionally, the Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue

K. Site Utilities. As further provided and required pursuant to the Development Agreement and in the Final Site Engineering Plans as provided in the Final Development Plan, the Owner must provide, at its sole cost and expense, for the extension, installation and connection of all public and private utility facilities necessary to serve the Proposed Development, including specifically, without limitation (a) water service connections and meters, fire hydrants and standpipes, electric service connections and individual service lines, electric meters and transformers, sanitary sewer lines and storm sewer lines; (b) all applicable service and connection fees; and (c) any upgrades to Village utility systems that the Village determines is directly attributable and reasonably necessary to provide adequate utility service to the Proposed Development. Where utility service is provided by the Village, the Village will retain all authority and discretion, pursuant to applicable State law and the Winnetka Village Code, to determine the nature and extent of the utility facilities necessary to serve the Proposed Development and to determine the methods of construction. Further, prior to issuance of any building permit for the project the Owner will provide the following easements:

1. An easement agreement over the location of the proposed transformer located in the northeast corner of the Property, which is necessary to service the Proposed Development, to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement must include language regarding cost reimbursements, upgrade responsibilities, insurance and indemnification that any future user(s) of the transformer must provide the Owner.

2. An access easement through the Proposed Development and the provision of doors through its Building wall in alignment with the doors to switch gear on the 711 Oak Street property to provide the Village access to the switch gear.

3. A 12-inch easement along the east side of the Property for proposed underground conduits which will extend from the 711 Oak Street property to Elm Street.

L. Electrical Power Cables. Pursuant to the Final Development Plans, the Proposed Development will require the existing electrical power cables and transformers to be removed. When Owner proceeds with the construction of the Proposed Development, the Owner, at its sole cost, must remove such electrical power cables and transformers in a manner approved by the Director of Water and Electric.

M. Public Improvements. Pursuant to the Development Agreement, the Owner will construct certain public improvements, including streetscape improvements on Lincoln Avenue which includes the entire existing Elm Street and Lincoln Avenue roadways adjacent to the

Proposed Development, and will mill, resurface, and stripe those roadways due to anticipated wear and tear from the construction of the Proposed Development. Owner will also (i) construct a retaining wall, pad, and fence for a transformer and lighting controller; (ii) install lighting controller on the pad, and purchase and install the conduit and cable from the lighting controller to the east side of Lincoln Avenue.

N. Use and Maintenance of the Property. To assure that the public health, safety, and general welfare are protected during construction of the Proposed Development and specifically pending and during the demolition and redevelopment of the Existing Buildings on the Property, the following minimum standards set forth in Village Code Sections 15.32.150 and 15.48, for the use and maintenance of the Property apply:

1. Prior to demolition, the Owner must maintain the current conditions of the Property or any of the Existing Buildings on the Property and must promptly make all necessary repairs should the Existing Buildings or Property fall into further disrepair. The Owner must also maintain the Existing Buildings and the Property in a safe and proper condition and in good repair.

2. As used in this subsection, "proper" means:

    a. That the Owner must use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired;

    b. That the Owner must use its best efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that any damage from vandals, including graffiti, are promptly removed; (ii) that any debris and accumulations of dirt are promptly removed; (iii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (iv) that accumulations of snow and ice on such areas be promptly and safely removed; and

    c. That the Owner must promptly replace any cracked or broken windows within seven days, unless otherwise approved by the Director of Community Development.

3. All materials used in maintaining and repairing the Property and the Existing Buildings must be of equal or better quality than the existing materials.

O. Taxes and Utilities. The Owner must pay all taxes and utility fees as and when due and provide proof that the Property is free of utility, tax or other liens as a condition for the issuance of any permits.

P. Term of Building Permit. The building permit issued for the construction of the Proposed Development will be in effect for a term of 24 months from the date of issuance.

Q. Binding Effect; Non-Transferability. The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and insure solely to the benefit of the Owner, and are binding on the Owner, upon any and all of the Owner's successors, and assigns, and upon any and all of the respective successor legal and or beneficial owners of all or any portion of the Property, except as otherwise expressly provided in this Ordinance or in the Development Agreement. Nothing in this Ordinance will be deemed to allow the Owner to transfer any of the rights or interests granted herein to any other person or entity, except as provided in the Development Agreement, without the prior approval of the Village Council by a duly adopted amendment to this Ordinance.

R. No Third-Party Beneficiaries. Nothing in this Ordinance creates, or may be construed or interpreted to create, any third-party beneficiary rights.

S. Continued Cooperation. Owner will meet separately on a regular basis with the Hadley Institute and representatives from the 711 Oak Street property in order to eliminate, or reduce to the greatest extent possible, the impact on those properties and operations of the construction and use of the Proposed Development. Unless the Owner and the respective representatives of the Hadley Institute and 711 Oak Street agree otherwise, these meetings will occur once a month during the first 12 months after commencement of construction and once every two months thereafter until the final certificate of occupancy for the Proposed Development is issued. The Owner will provide the Village with reasonably documented written reports outlining the issues discussed at the meetings undertaken pursuant to this Subsection; provided, however, if the Village is also in attendance at the meeting, a report by the Owner to the Village is not required. Nothing in this paragraph (or the consultations required under this paragraph) will create any different obligations or restrictions than those provided otherwise in this Agreement, except as the Village and the Owner may mutually agree.

T. Interference Mitigation for Businesses. Owner's construction activities for the Development will be performed pursuant to a plan that demonstrates how the Owner will minimize, to the extent reasonably possible, interference with the businesses and pedestrian and vehicular traffic, including parking, in the vicinity of the Property (***"Interference Mitigation Plan"***). The Interference Mitigation Plan will be subject to approval by the Director of Engineering and Director of Community Development and upon that approval will be incorporated into the Construction and Traffic Management Plan approved pursuant to Section 6.F of the Development Agreement. As part of the creation of the Interference Mitigation Plan, the Owner will meet with surrounding businesses in the vicinity of the Property to understand their respective operations in order to tailor the Plan to most effectively minimize business interference and disruption.

U. License Agreement. The Owner must execute a license agreement with the Village to allow the Owner to use a portion of the Village's Elm Street Parking Lot for the location of a temporary transformer and a construction safety zone (***"License Agreement"***) in substantially the same form as set forth in **Exhibit J** except for minor changes approved by the Village Attorney. The License Agreement must be executed by the Owner prior to the issuance of any demolition and building permits for the Property.

V. Protection of Buildings on Adjoining Properties During Demolition, Construction and Seismic Monitoring. Owner will be solely responsible for protecting the buildings on adjoining properties from damage during Owner's demolition of the Existing Buildings and existing structures and construction of the Proposed Development and will be solely responsible for any damage or injury to such buildings or properties caused by such demolition or construction. The means and methods for providing such protection are included in the Vibration and Movement Construction Monitoring Plan, attached to this Ordinance as Exhibit H, subject to any necessary adjustments approved by the Director of Engineering and Director of Community Development or their designees.

W. Contribution for Public Streetscape Transformer and Lighting Controller. As part of the streetscape improvements within the public right-of-way adjacent to the Property that the Applicant has agreed to install, the Applicant agrees to pay 50% of the cost to purchase and install the transformer, lighting controller, retaining wall and pad for the transformer and lighting controller, and electric conduit and cable necessary to provide power to said streetscape improvements. The Village will be responsible for the remaining 50% of said costs. The location of transformer and lighting controller, which is along the west side of Lincoln Avenue, is identified on the Final Site Engineering Plans. The Applicant and Village agree to work together to identify the most cost-effective and optimal design for said items. The Owner must (i) construct a retaining wall, pad, and fence for the transformer and lighting controller; (ii) install a lighting controller on the pad, and; (iii) purchase and install the conduit and cable from the lighting controller to the east side of Lincoln Avenue.

SECTION 9: FAILURE TO COMPLY WITH CONDITIONS. Upon failure or refusal of the Owner, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Development Agreement, or the Final Plat of Subdivision (collectively, ***"Final Approval Documents"***), the permits and approvals granted in the Final Approval Documents may, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the C-2 General Retail Commercial and C-2 Commercial Overlay Districts, as the same may, from time to time, be amended. Further, in the event of a revocation of the permits or approvals granted pursuant to the Final Approval Documents, the Village Manager and Village Attorney are hereby authorized and directed to bring any zoning or other enforcement action that may be appropriate under the circumstances.

SECTION 10: PAYMENT OF VILLAGE FEES AND COSTS. Except as otherwise provided in the Development Agreement, the Owner must pay to the Village, as and when due, all application, review, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges and contributions, and all other fees, expenses, charges and contributions required by applicable Village codes, ordinances, resolutions, rules or regulations, including,

without limitation, the fees, charges and contributions provided in the fee schedules set by Village resolution or established by Village Code. All payments must be at the rates that are in effect at the time the charge is incurred, and the Village reserves its right and discretion to establish or increase rates from time to time.

SECTION 11: NON-INTERFERENCE WITH BUSINESSES. All construction activities for the Proposed Development must be performed so as to minimize, to the greatest extent possible, or eliminate interruption of or interference with the businesses on adjacent properties, and any interference with pedestrian and vehicular traffic, including parking, and other businesses in the vicinity of the Property.

SECTION 12: EFFECT OF FINAL PLAN APPROVAL.

A. Duration of Final Approval. Except as provided in Subsection B of this Section, final approval of the Proposed Development will expire 90 days from the effective date of this Ordinance unless the Owner has, by that date, submitted a complete application for a building permit for the Proposed Development pursuant to the Village Code.

B. Extension of Final Approval. The Village Council by resolution duly adopted may grant two consecutive 90-day extensions to the time for filing a complete building permit application for the Proposed Development, provided the Village determines the Owner has met the following conditions:

1. The Owner has made good faith effort to meet the applicable filing deadline;

2. The inability of the Owner to meet the applicable filing deadline is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner will not be considered a condition beyond the Owner's control; and

3. The Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

C. Construction. The Owner must commence construction, beyond mere fencing and preparation of the worksite, of the Proposed Development within 60 days after the issuance by the Village of a building permit for the Proposed Development. The construction of the Proposed Development must be substantially complete no later than 24 months after the issuance by the Village of the building permit for the Proposed Development. The timeframes set forth in this Subsection (C) may be extended by the Village Council, by resolution duly adopted, without having to amend this Ordinance, provided the Application: (i) demonstrates that it has proceeded diligently to commence or substantially complete such construction and that its failure to do so is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner shall not be considered a condition beyond the Owner's control; (ii) the Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

D. No Work Authorization. Nothing in this Ordinance will be construed as authorizing the issuance of any permits for the demolition of any of the Existing Buildings on Property or for the construction of the Proposed Development.

SECTION 13: HOME RULE POWERS. This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 14: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. passage by the Village Council of the Village of Winnetka in the manner required by law;

2. publication in pamphlet form in the manner required by law; and

3. the filing by the Owner, within 10 days after the passage of this Ordinance by the Village Council, for recording in the Office of the Cook County Recorder of Deeds, of an Unconditional Agreement and Consent, signed by Owner, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent must be in the form of ***Exhibit K*** attached to, and by this reference made a part of, this Ordinance.

B. In the event that the Owner does not file with the Village Clerk a fully executed copy of the Unconditional Agreement and Consent required pursuant to Paragraph 14.A.3 of this Ordinance within 10 days after the date of passage of this Ordinance by the Village Council then, at the option of the Village Council by resolution duly adopted, this Ordinance will be of no force or effect and be rendered null and void.

[*signature page to follow*]

PASSED this 21 day of January, 2025, pursuant to the following roll call vote:
AYES: _____
NAYS: _____
ABSENT: _____

APPROVED this ___ day of _____, 2025.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Village Council of the Village of Winnetka, Illinois, this ___ day of _____, 2025.

Introduced: January 21, 2025
Passed and Approved: _____, 2025

EXHIBIT A

Legal Description of Property

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

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

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

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

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

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND

RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:

05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

EXHIBIT B

Floor and Site Plan

SITE PLAN

DEVELOPMENT SUMMARY

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

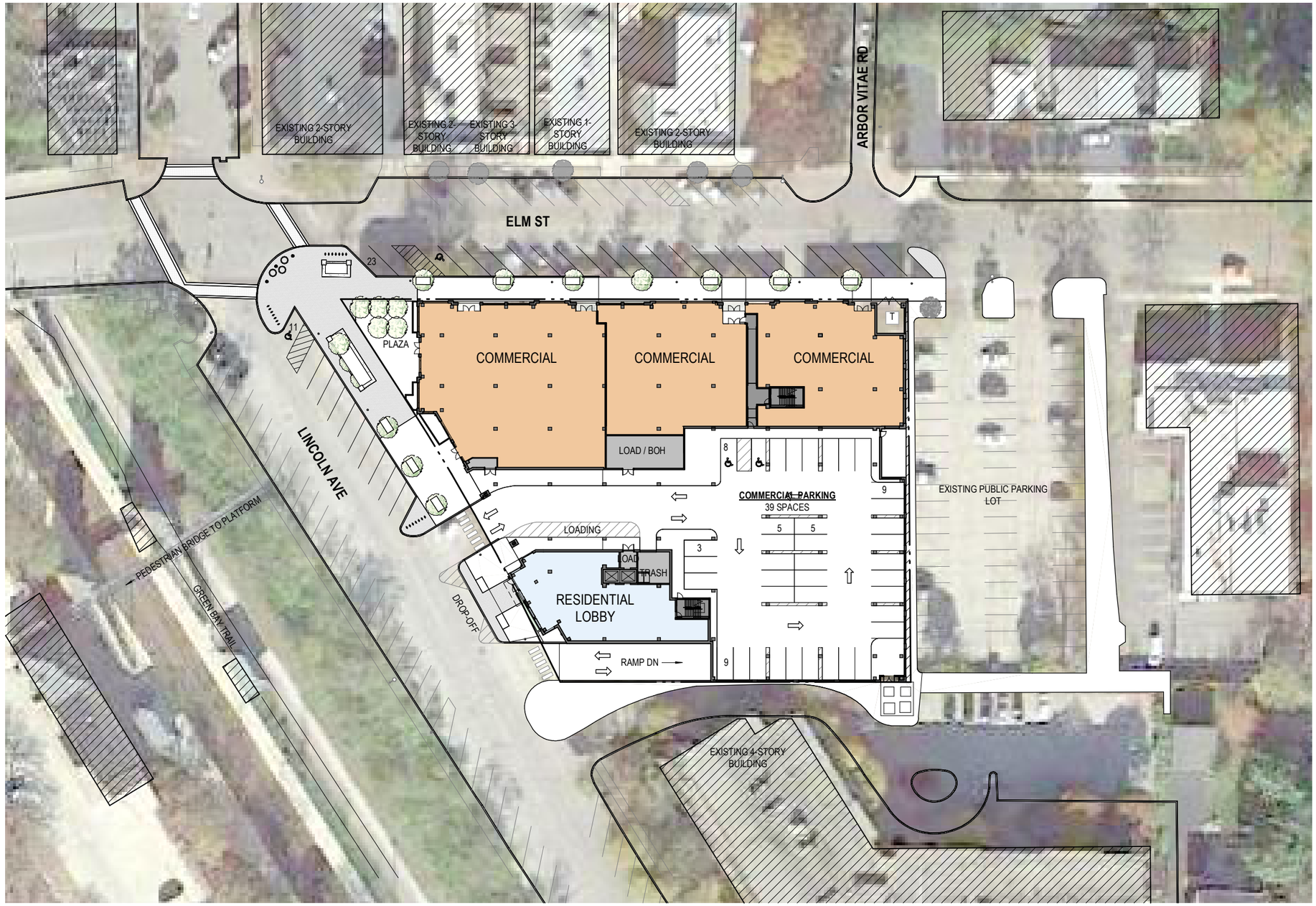
BUILDING AREA

	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL	PARKING
LEVEL LL	47,950 SF	--	--	43,771 SF
LEVEL 01:	47,699 SF	--	19,500 SF	22,056 SF
LEVEL 02:	36,248 SF	28,735 SF	--	--
LEVEL 03:	35,924 SF	30,919 SF	--	--
LEVEL 04:	29,454 SF	25,045 SF	--	--
TOTAL:	**197,275 SF**	**84,699 SF**	**19,500 SF**	**65,827 SF**

AVERAGE UNIT SIZE: +/- 1,441 SF

PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	111		
GROUND LEVEL		39	
TOTAL PROVIDED	111	39	150
RATIO	1.9/UNIT	2.0/1,000 SF	



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

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

N

MDG

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

FLOOR PLANS

REQUIRED EXCEPTIONS

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

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

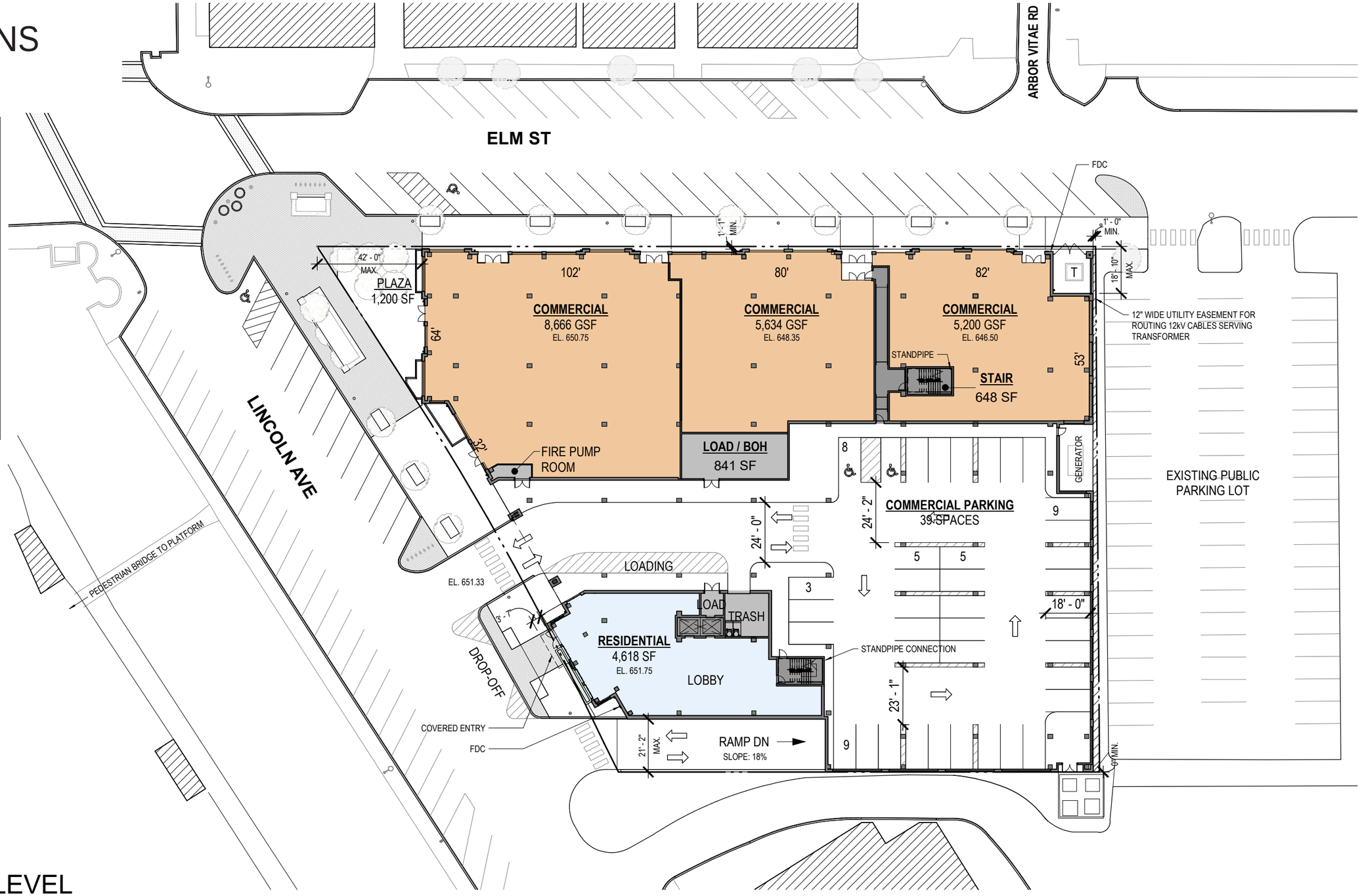
REAR SETBACK - MIN. 1'-0" PROPOSED (ALONG EAST PROPERTY LINE)

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

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

SPECIAL USE REQUIRED

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



1 GROUND LEVEL

SCALE: 1" = 40'-0"

OKW Architects

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

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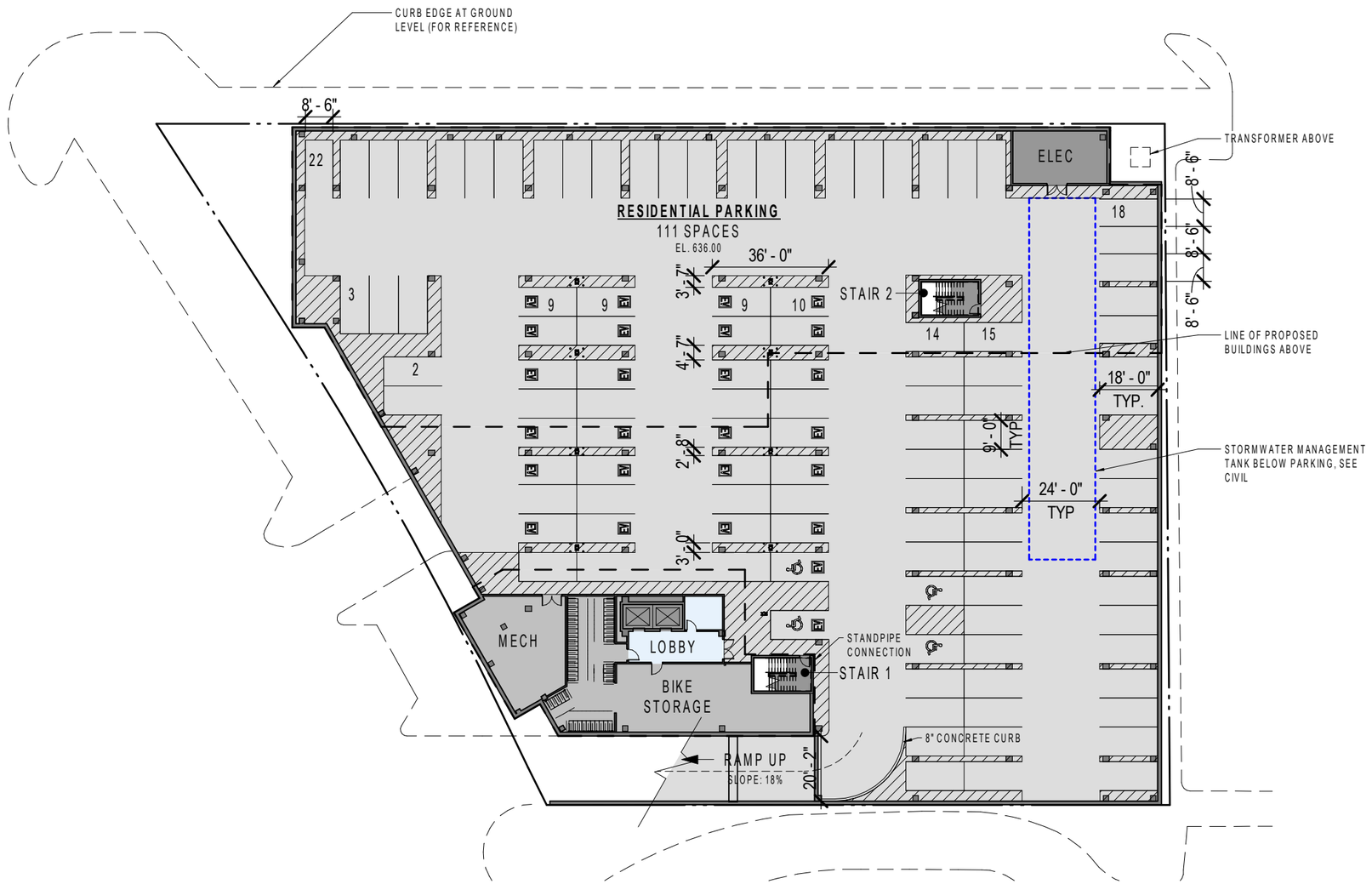
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

FLOOR PLANS



1 LOWER LEVEL

SCALE: 1" = 40'-0"

OKW Architects

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

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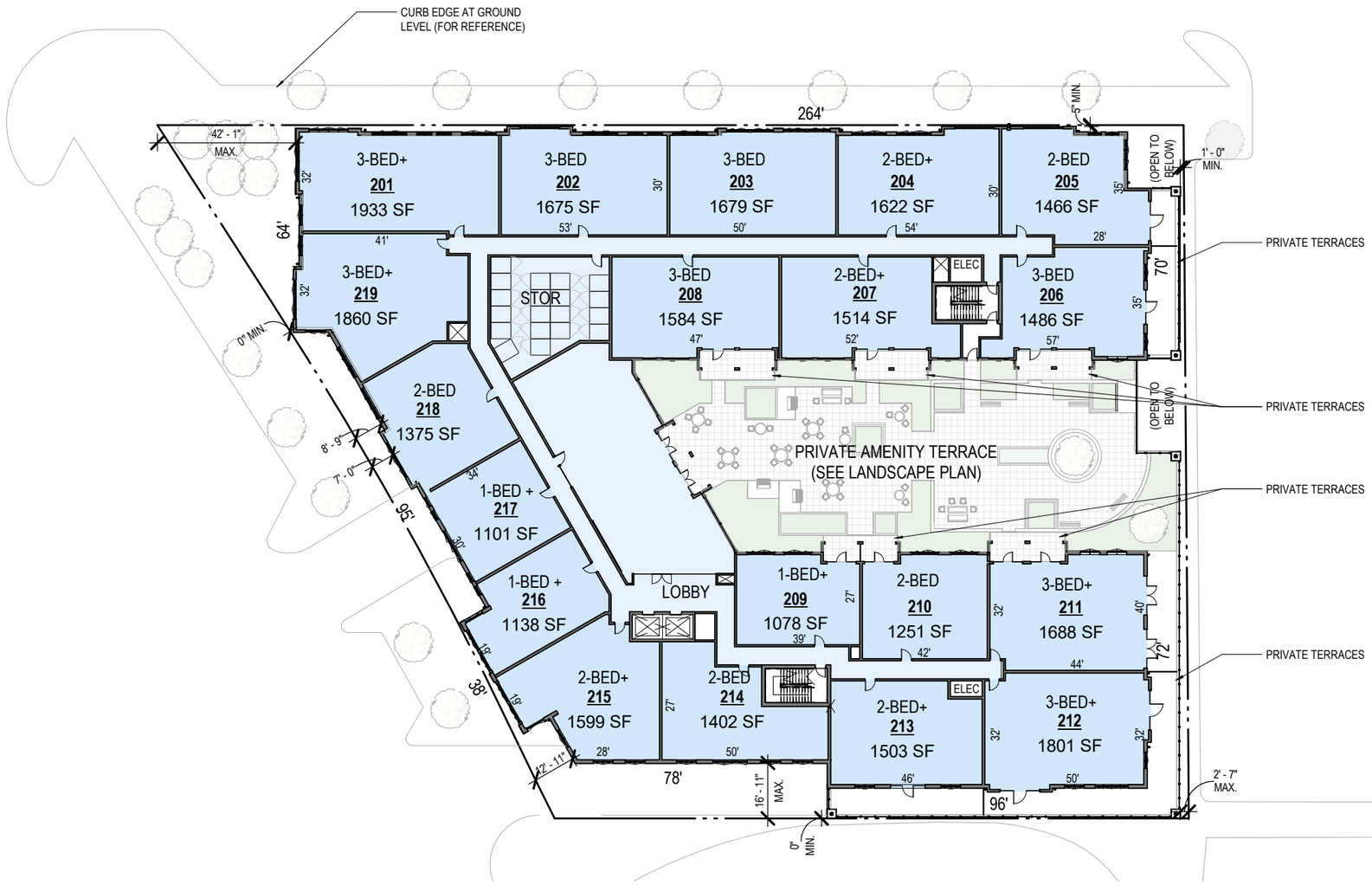
FLOOR PLANS

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



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

SCALE: 1" = 40'-0"

OKW Architects

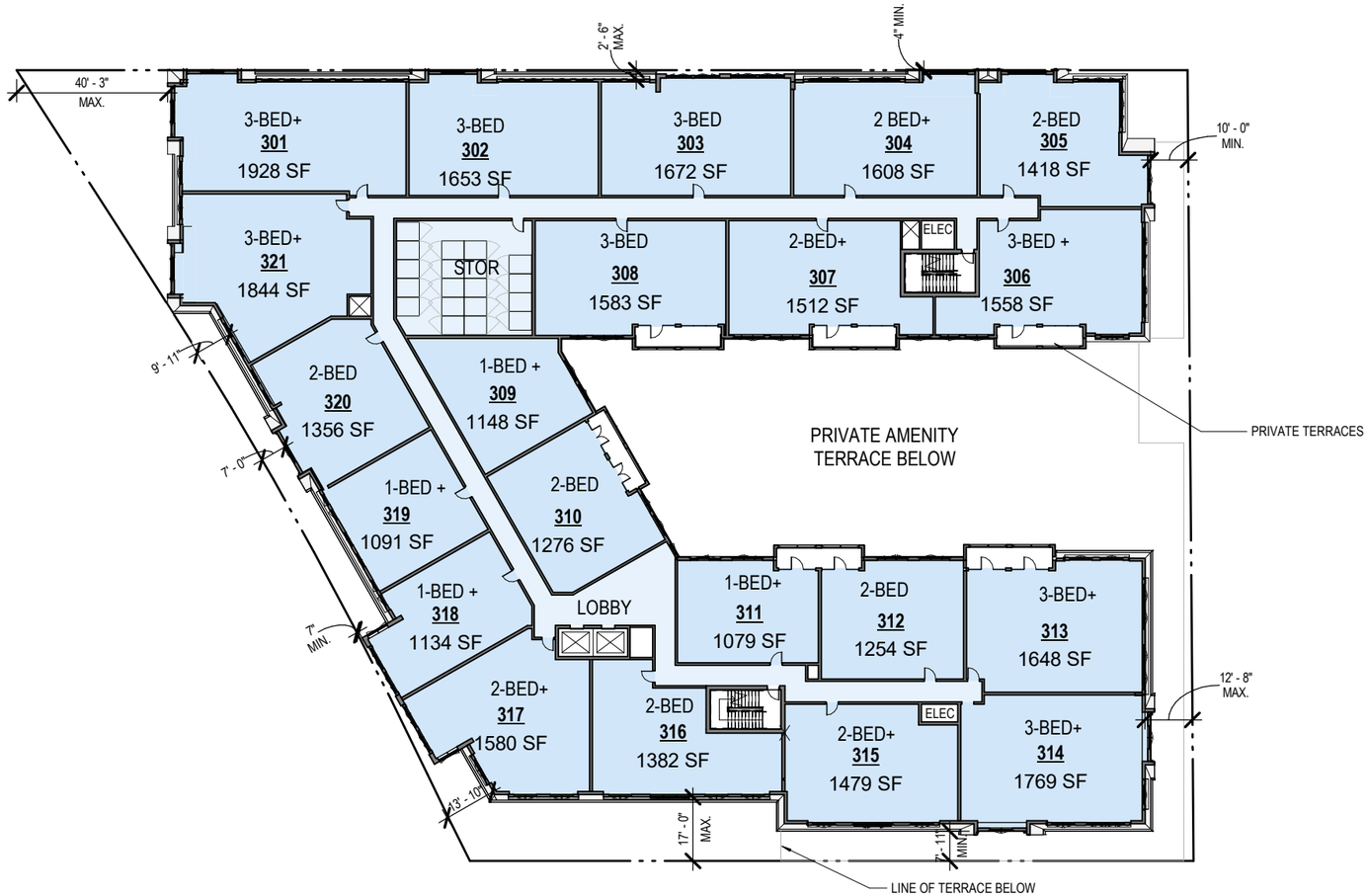
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

MDG

FLOOR PLANS

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



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

SCALE: 1" = 40'-0"

OKW Architects

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

MDG

FLOOR PLANS

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



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

SCALE: 1" = 40'-0"

OKW Architects

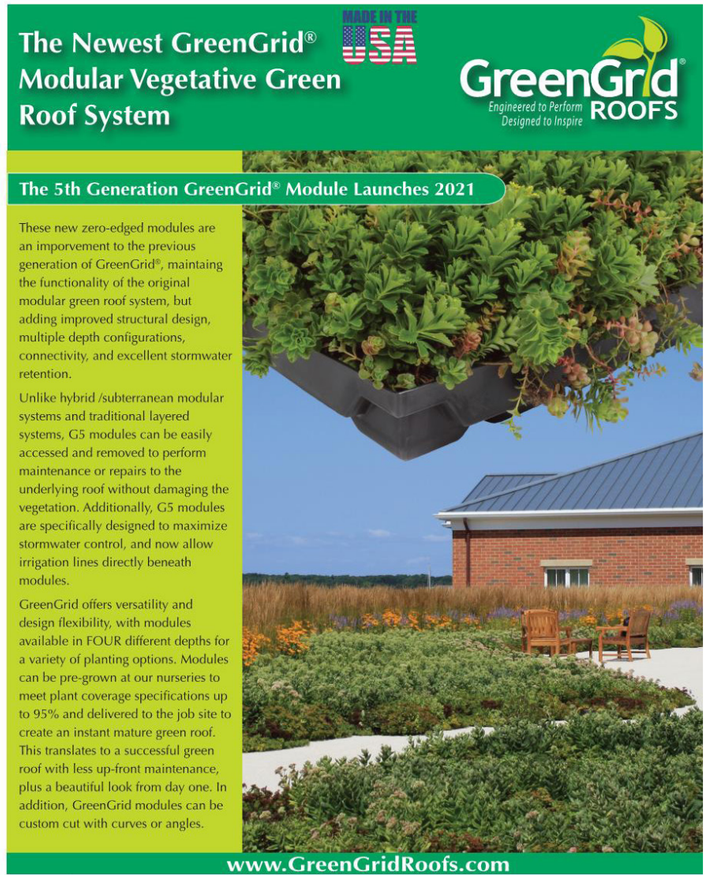
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

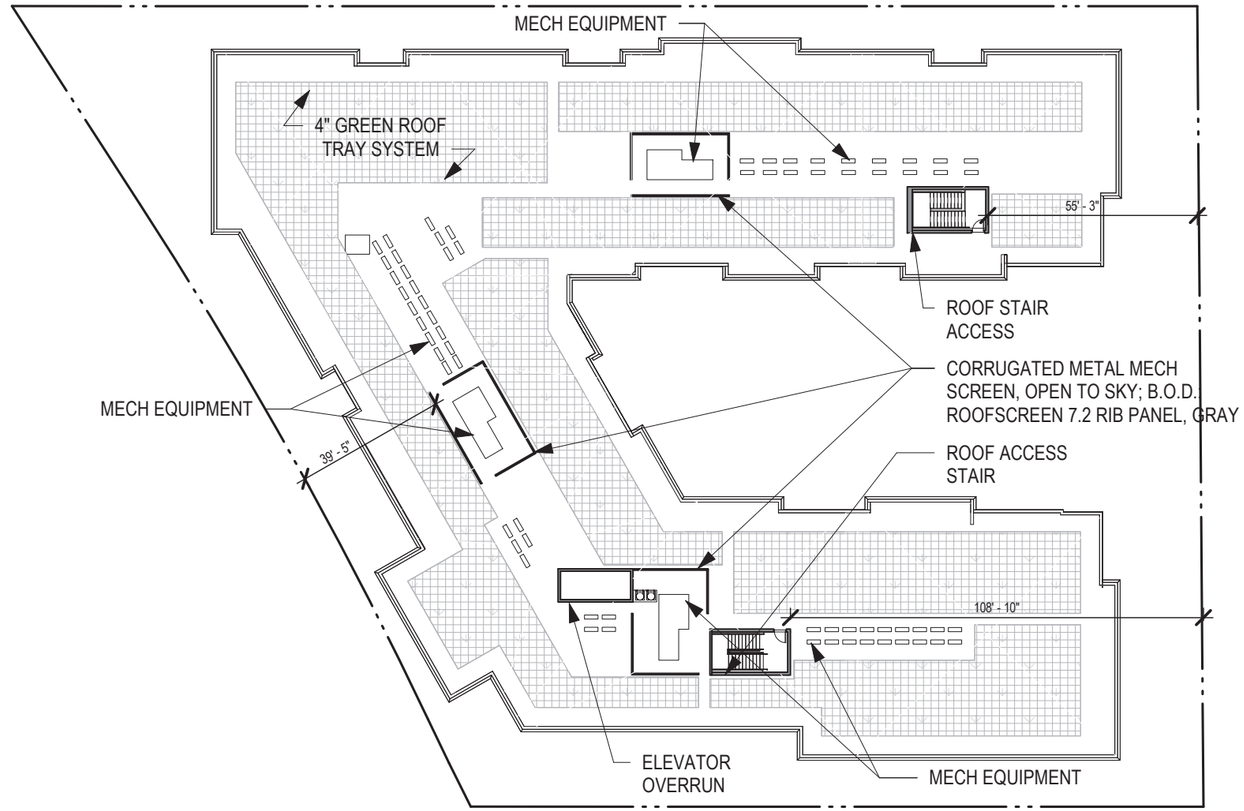
N

MDG

ROOF PLAN

GREEN ROOF AREA	
TOTAL PROVIDED	13,946 SF
REQUIRED w/ 4" TRAY SYSTEM	10,750 SF





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

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

N

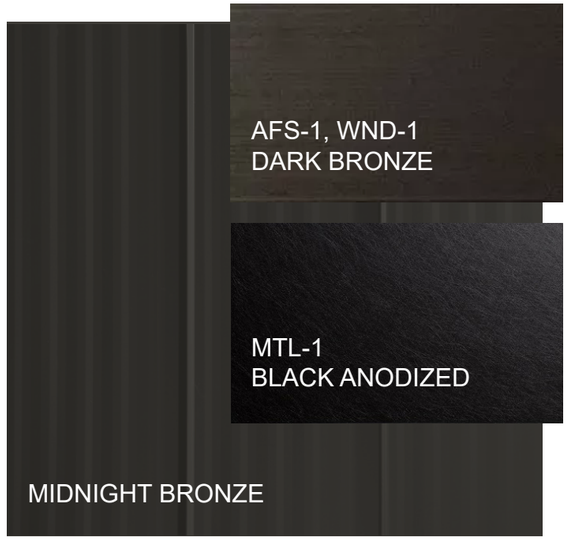
MDG

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

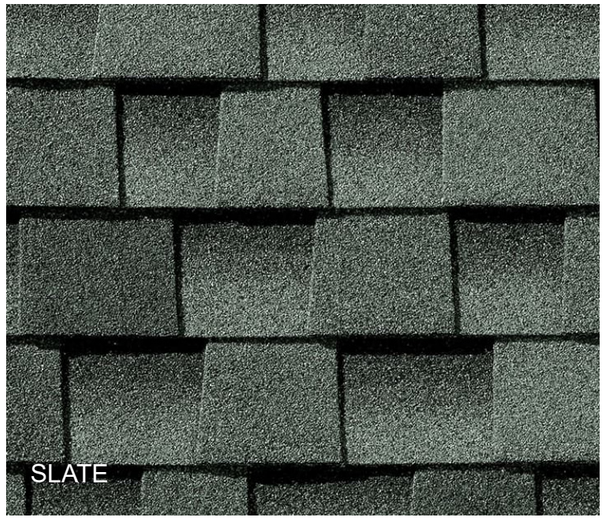
EXHIBIT C

Elevation, Materials & Diagram Plan

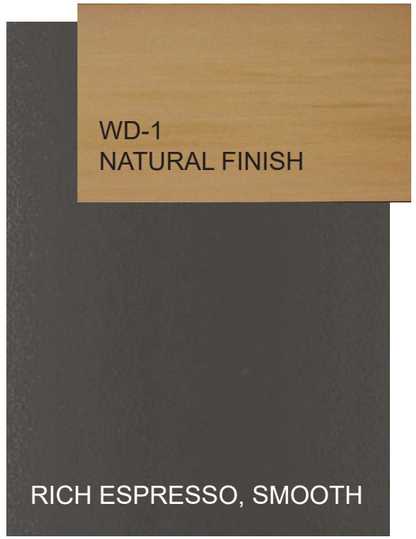
BUILDING MATERIALS



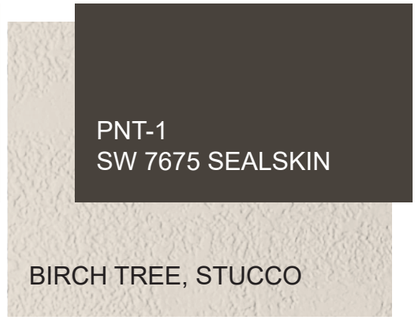
RF-2 STANDING SEAM METAL ROOF



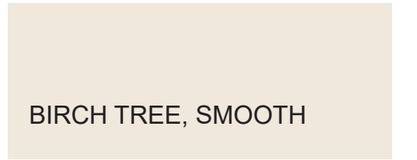
RF-1 ASPHALT SHINGLE ROOF



FC-1 FIBER CEMENT



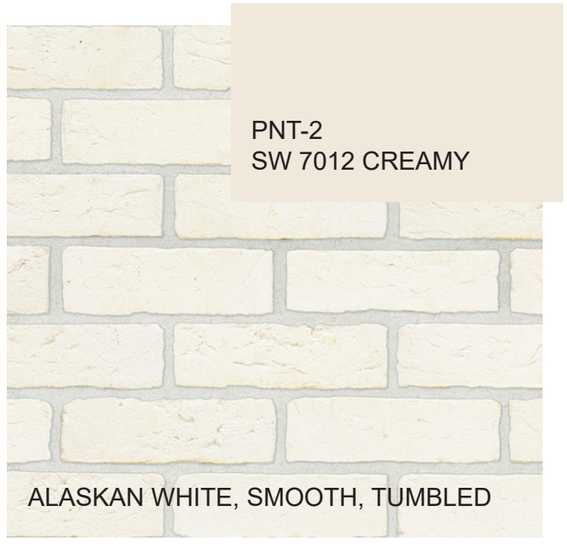
FC-2A FIBER CEMENT



FC-2B FIBER CEMENT



FC-3 FIBER CEMENT



FB-1 FACE BRICK, MODULAR



CS-1 CAST STONE



CS-2 CAST STONE

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

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

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ELEVATIONS

REFER TO MATERIAL SCHEDULE
ON PAGE 12



2 LINCOLN AVE ELEVATION (WEST)

SCALE: 1" = 20'-0"



1 ELM STREET ELEVATION (NORTH)

SCALE: 1" = 20'-0"

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ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

ELEVATIONS

REFER TO MATERIAL SCHEDULE
ON PAGE 12



2 SOUTH ELEVATION

SCALE: 1" = 20'-0"



1 EAST ELEVATION

SCALE: 1" = 20'-0"

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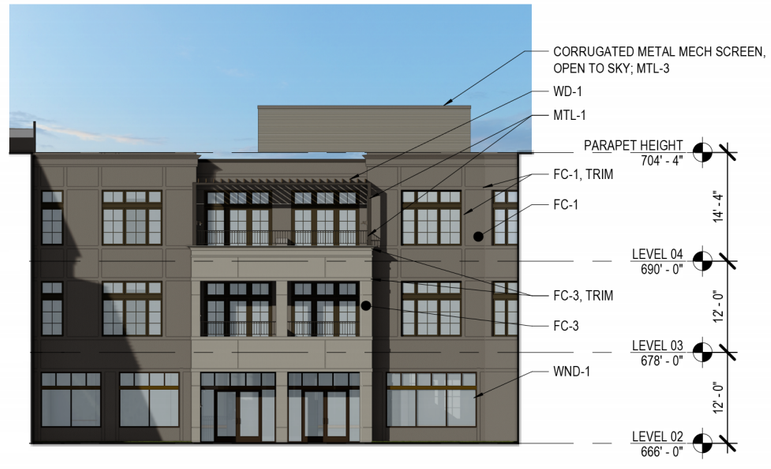
PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



3 AMENITY TERRACE - NORTH ELEVATION

SCALE: 1" = 20'-0"



2 AMENITY TERRACE - EAST ELEVATION

SCALE: 1" = 20'-0"



1 AMENITY TERRACE - SOUTH ELEVATION

SCALE: 1" = 20'-0"

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ENLARGED ELEVATIONS

PEDESTRIAN EXPERIENCE ALONG ELM ST.





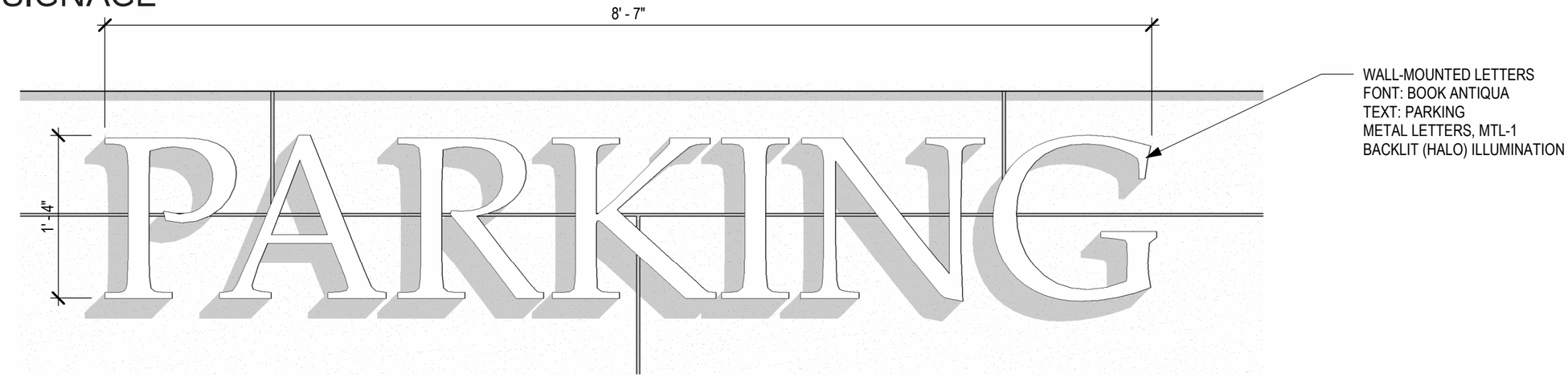
ENLARGED ELEVATIONS

RESIDENTIAL ENTRY ALONG LINCOLN AVE.

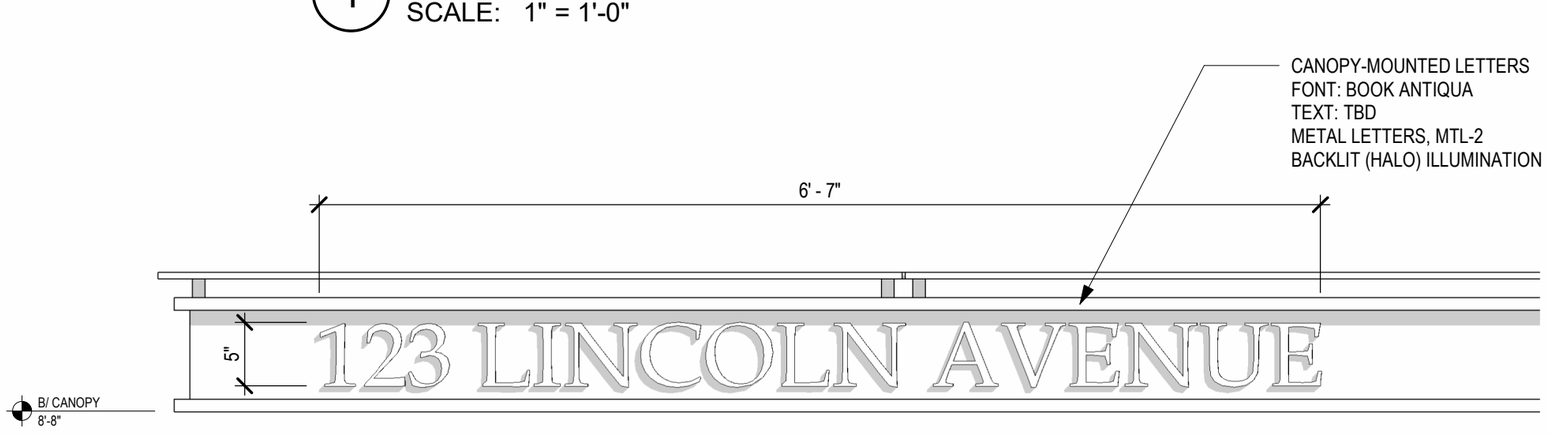




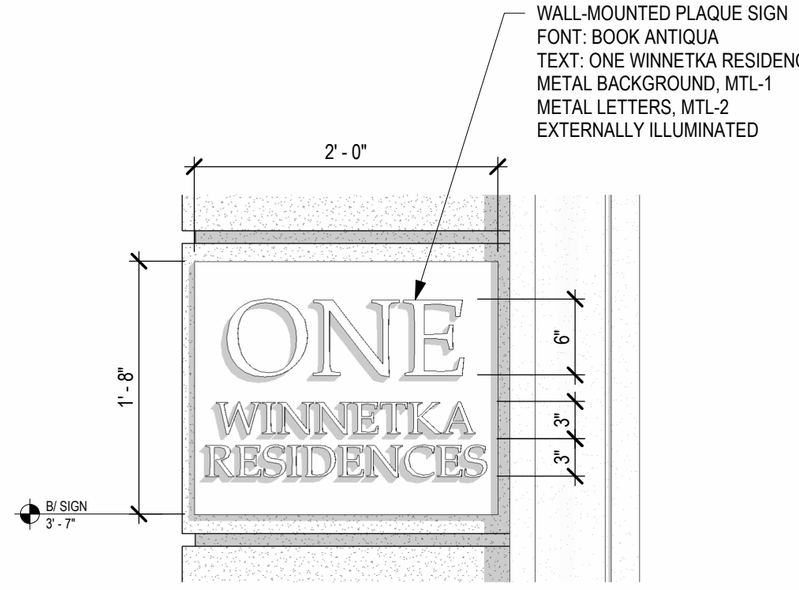
SIGN ELEVATIONS
DEVELOPMENT SIGNAGE



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



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



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

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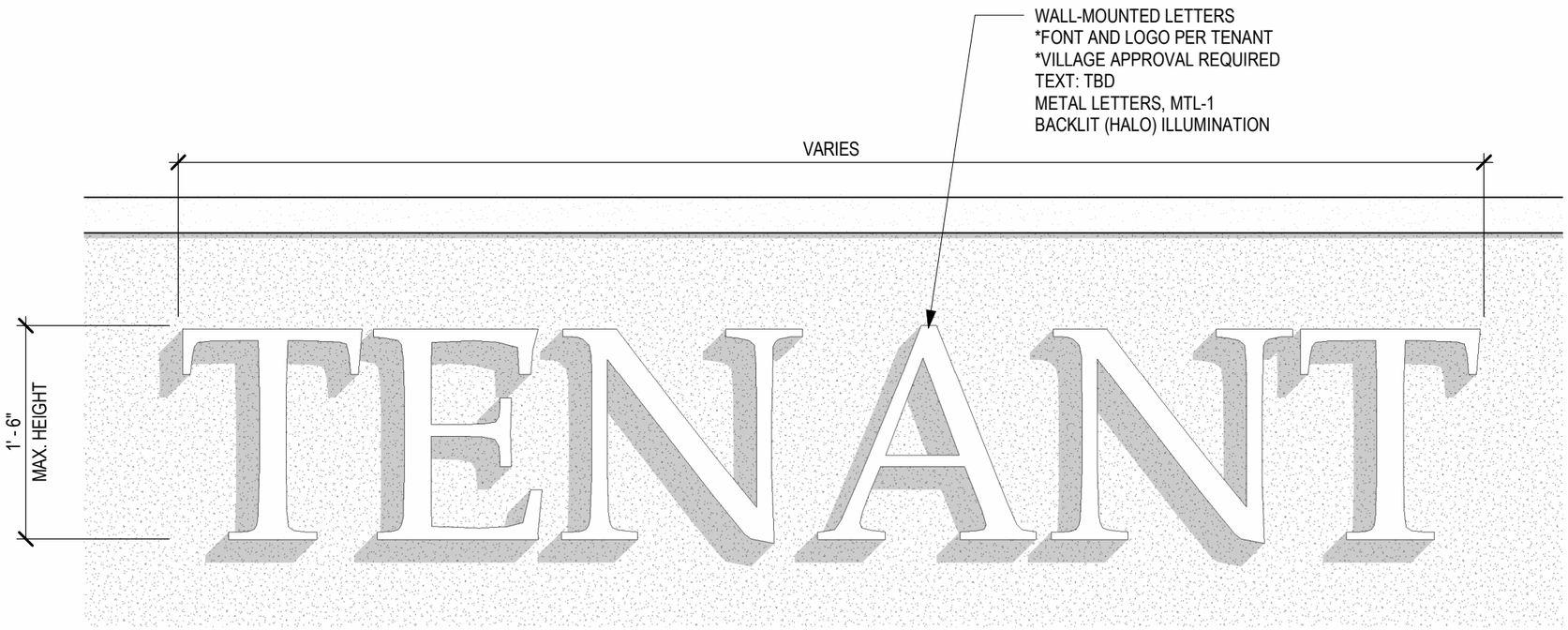
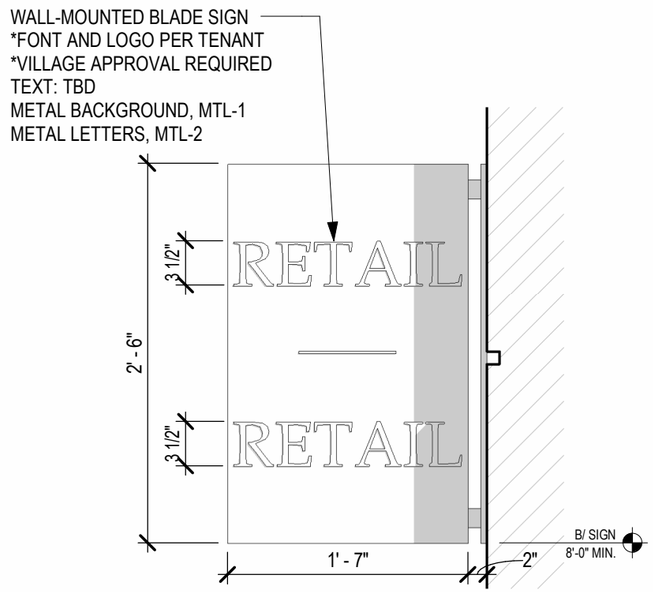
SIGN ELEVATIONS

TENANT SIGNAGE - BASIS OF DESIGN



2 SIGN ELEVATION - TENANT 2

SCALE: 1" = 1'-0"



1 SIGN ELEVATION - BLADE

SCALE: 1" = 1'-0"

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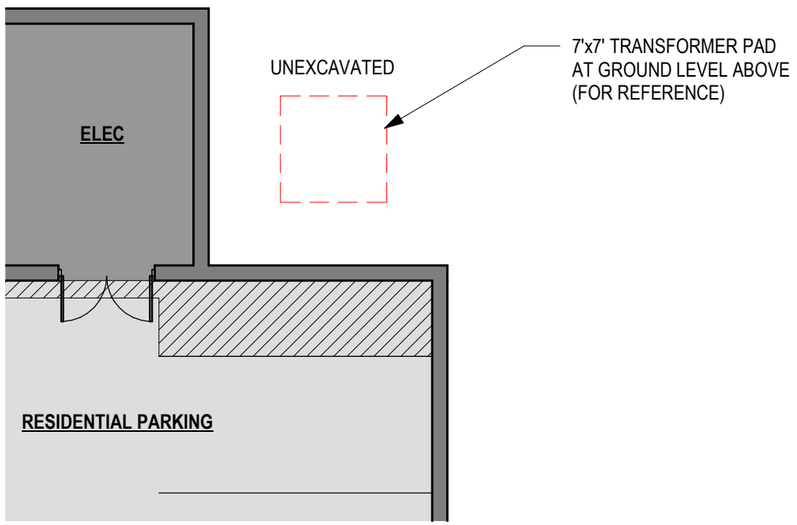
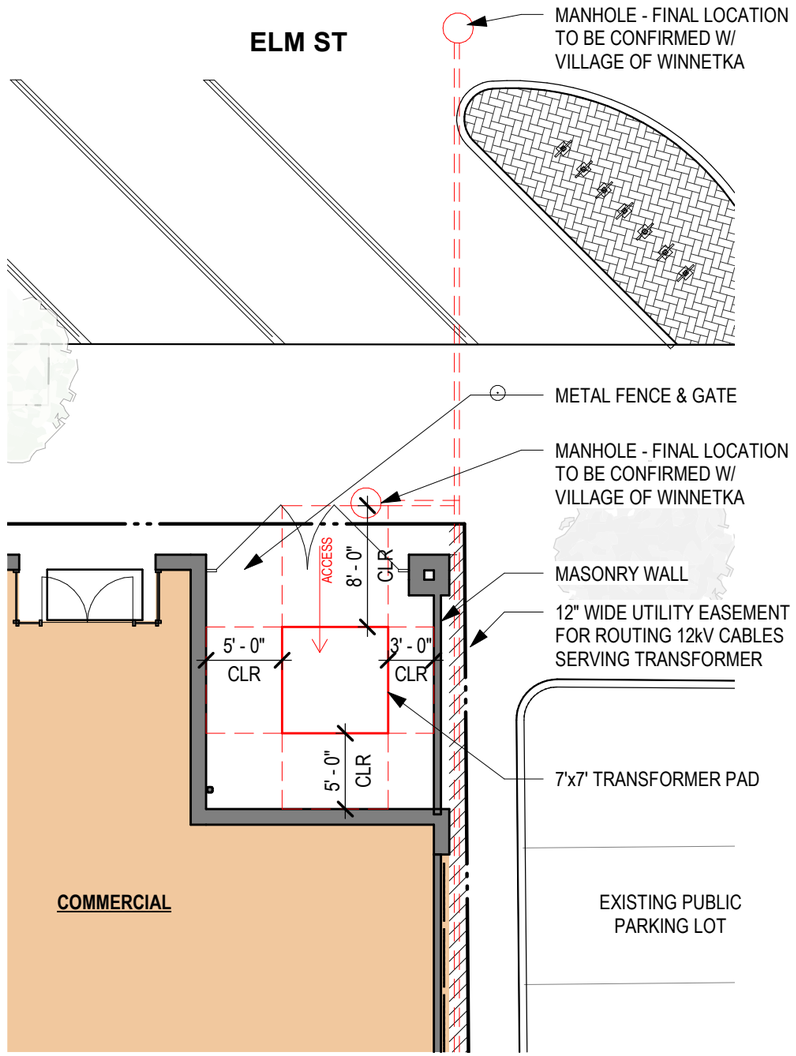
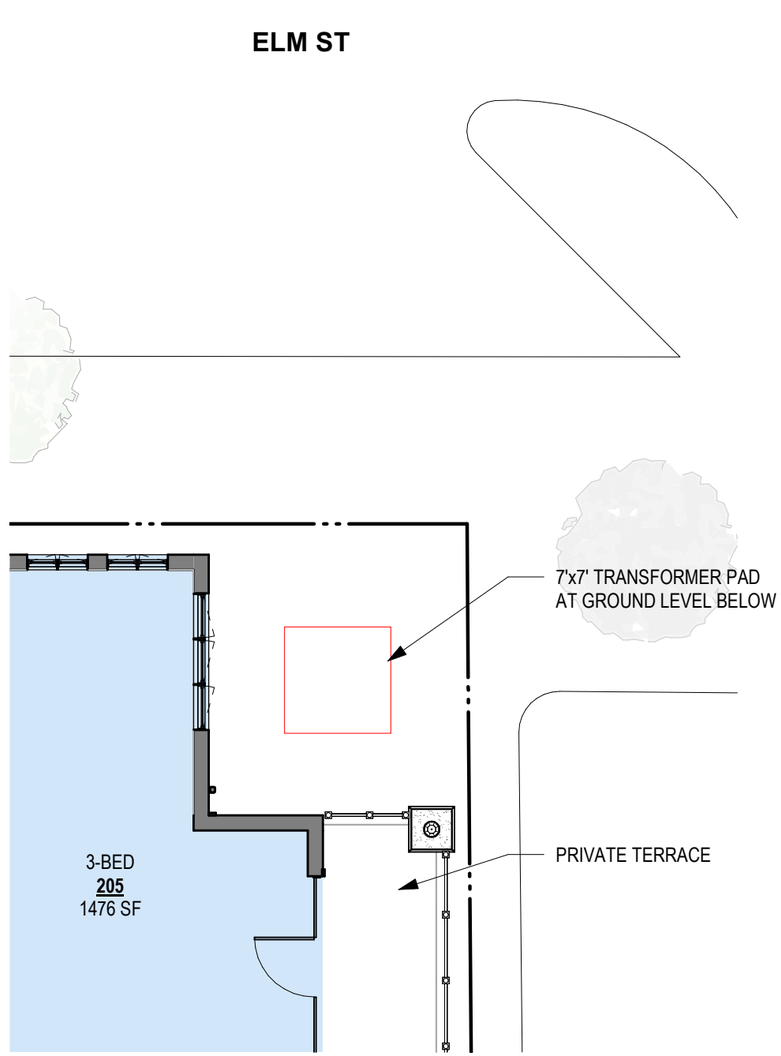
TRANSFORMER LOCATION



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



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



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

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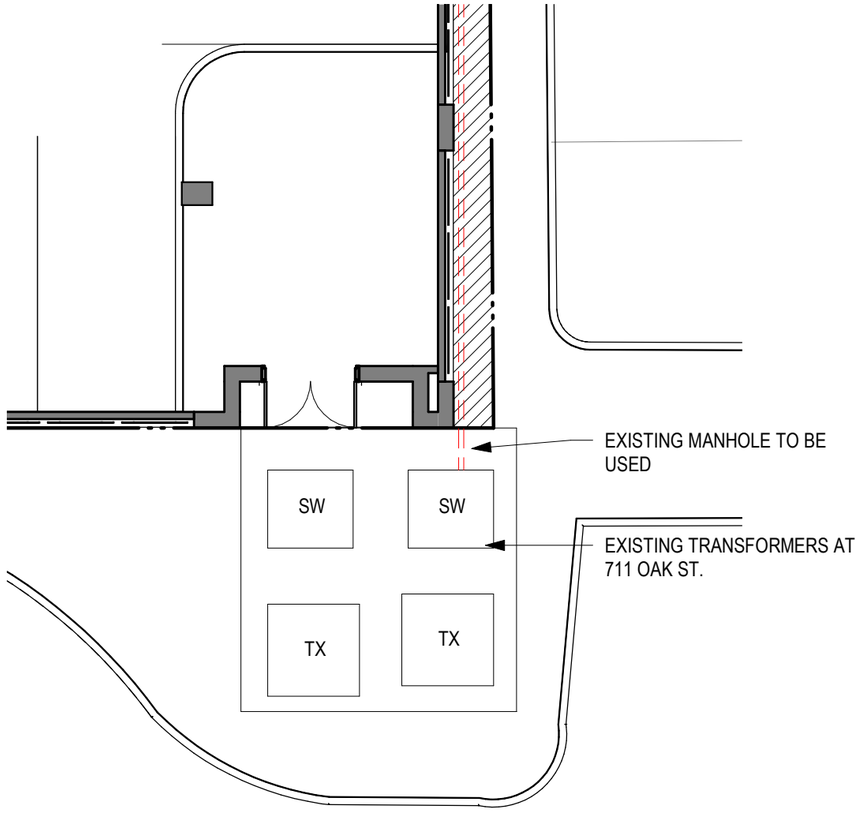
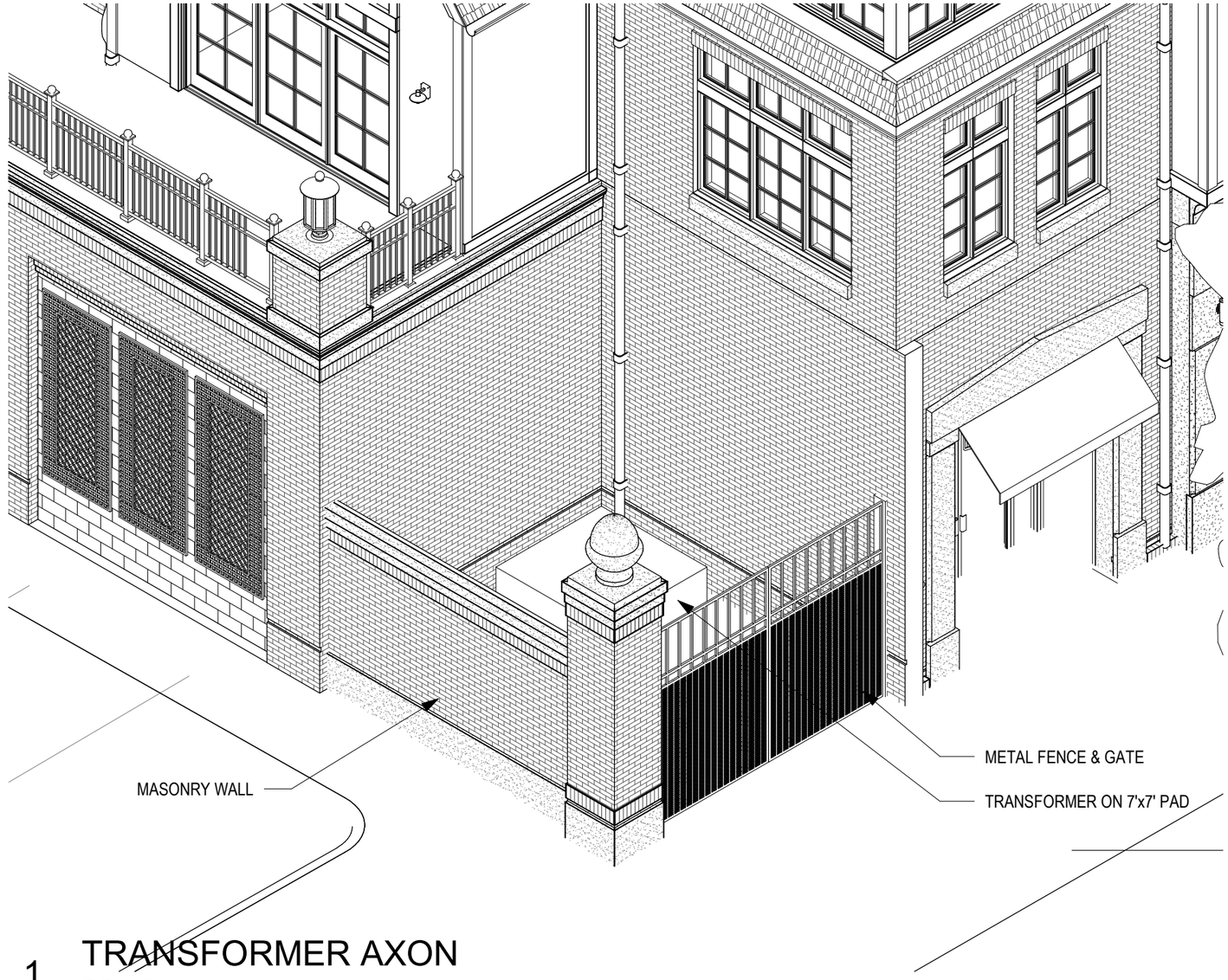
TRANSFORMER LOCATION



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

N



1 TRANSFORMER AXON
SCALE:

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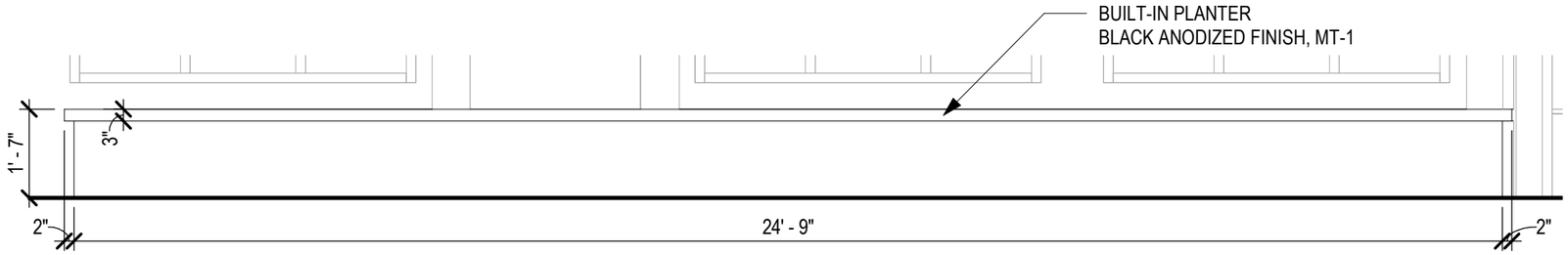
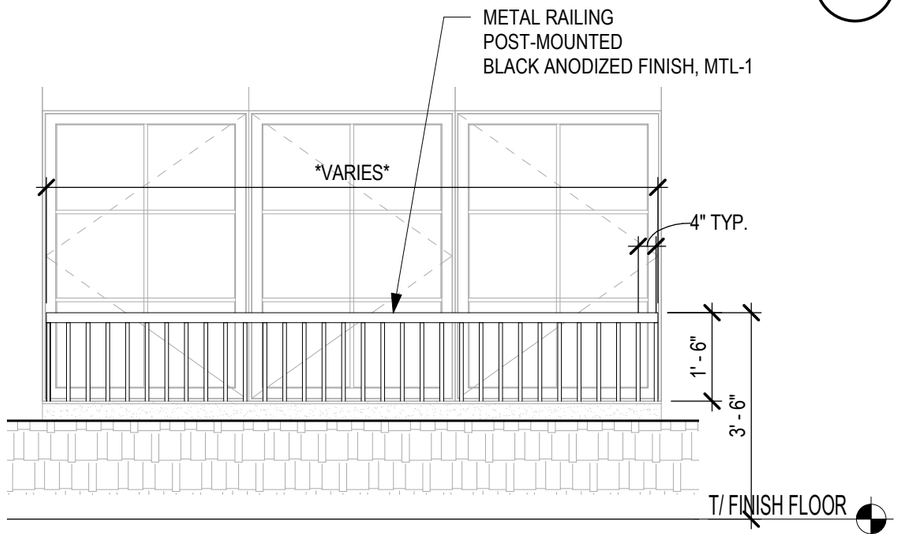
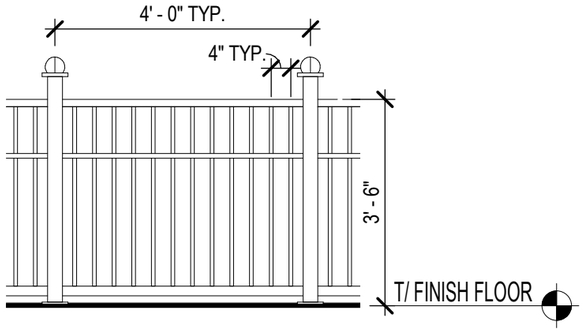
ENLARGED ELEVATIONS



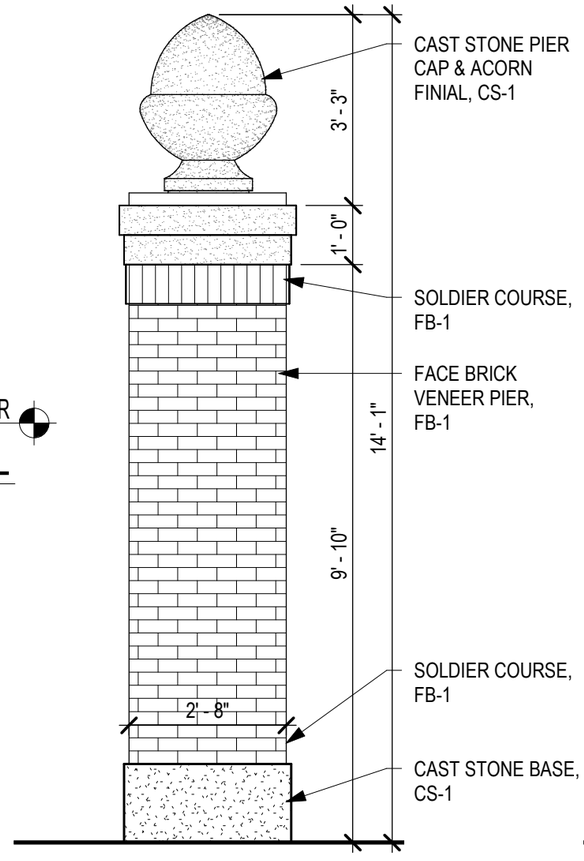
1 ELEVATION - RESI ENTRY PLANTER
SCALE: 3/8" = 1'-0"



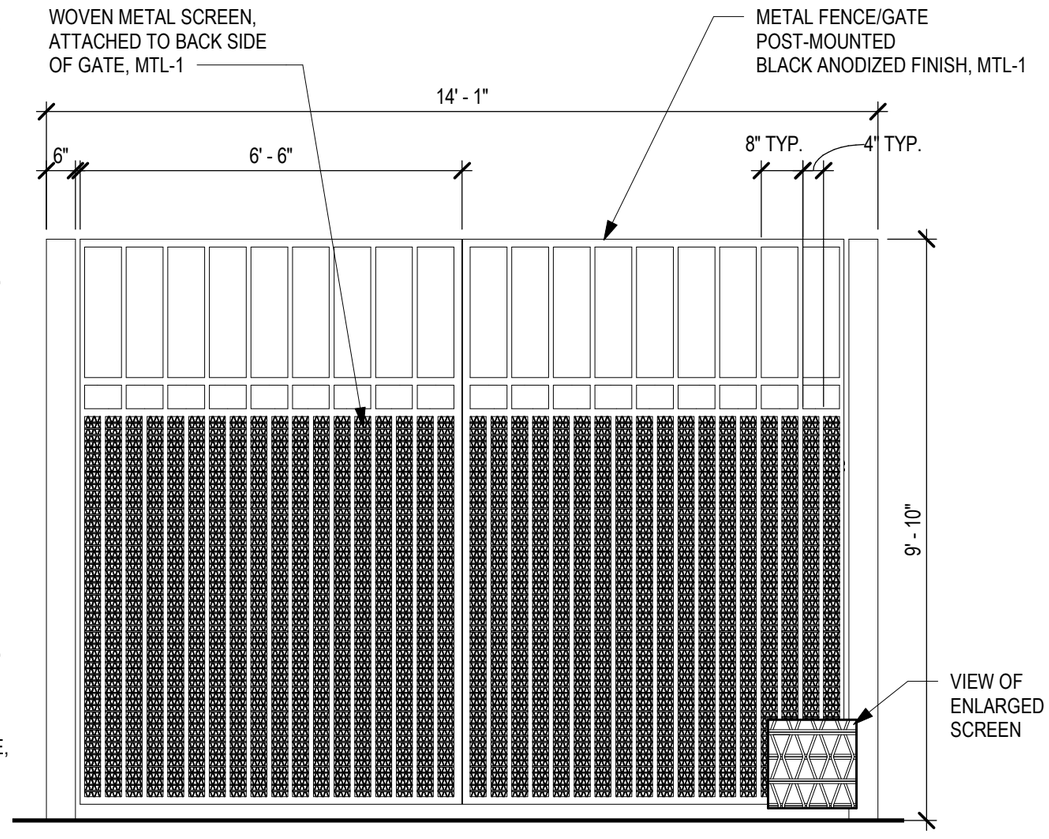
2 ELEVATION - TYP. JULIET BALCONY RAIL
SCALE: 3/8" = 1'-0"



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



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



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

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STREETSCAPE ELEVATIONS

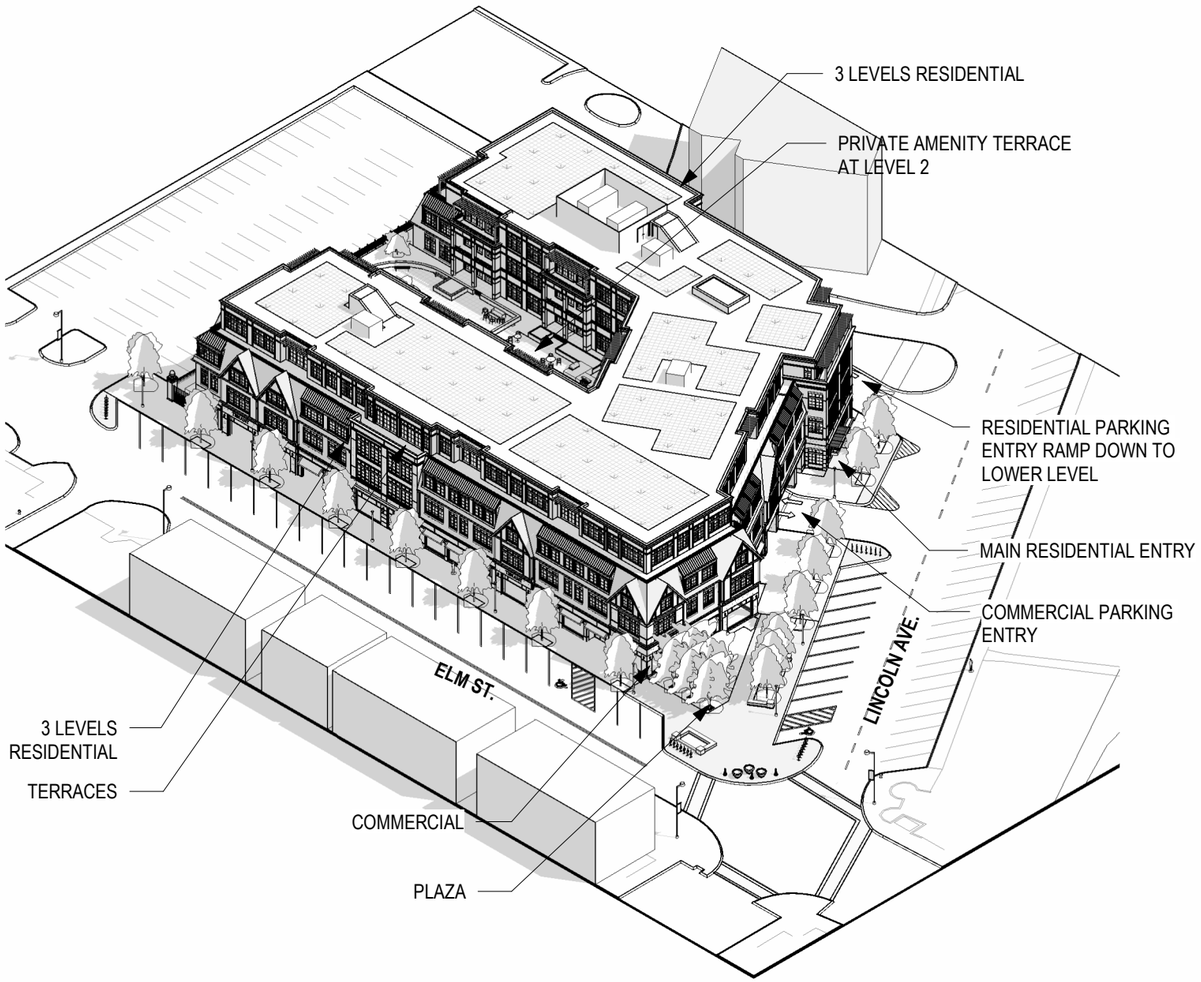


2 STREET ELEVATION - LINCOLN
SCALE: 1" = 40'-0"

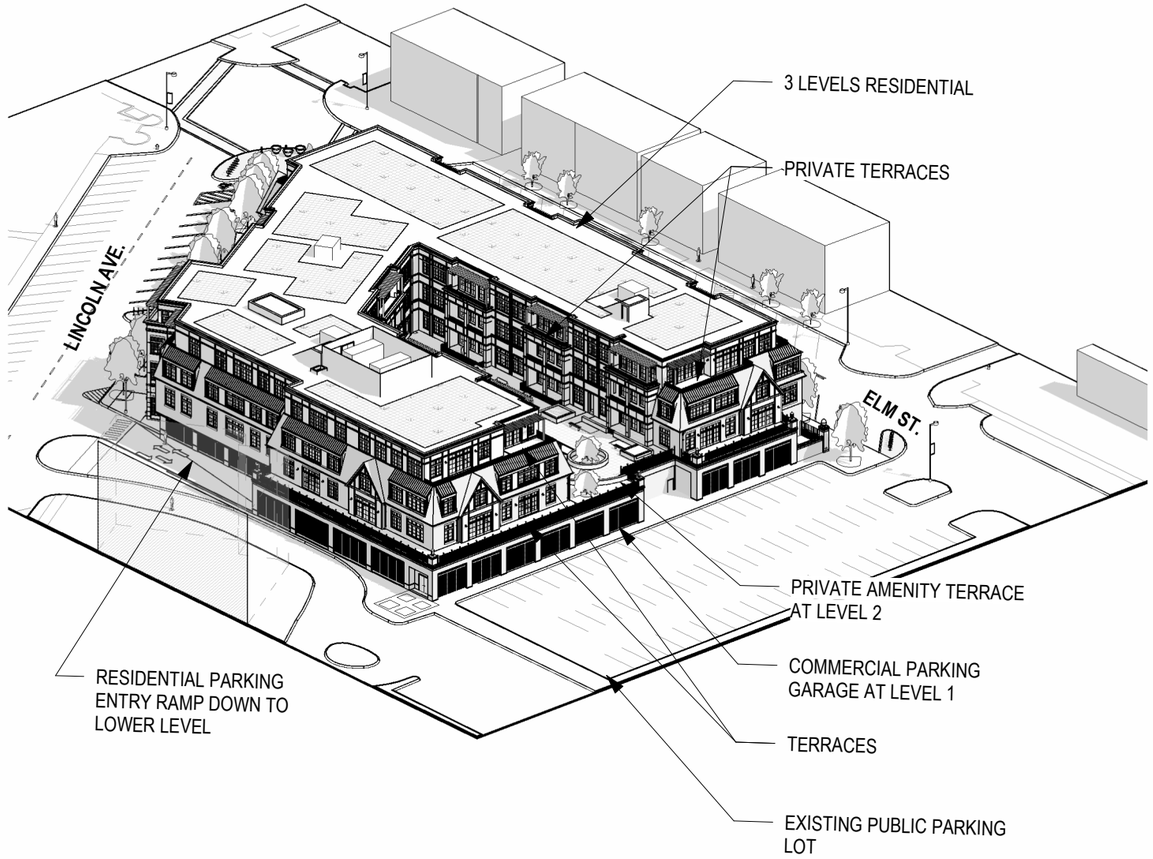


1 STREET ELEVATION - ELM
SCALE: 1" = 40'-0"

AXONOMETRIC DIAGRAMS



1 AXONOMETRIC - NORTHWEST
SCALE:



2 AXONOMETRIC - SOUTHEAST
SCALE:

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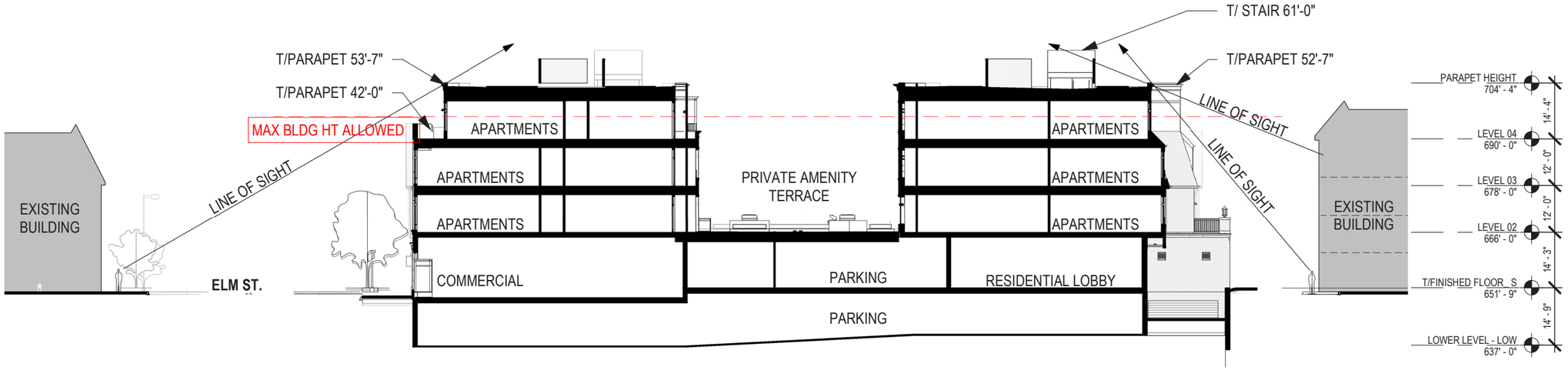
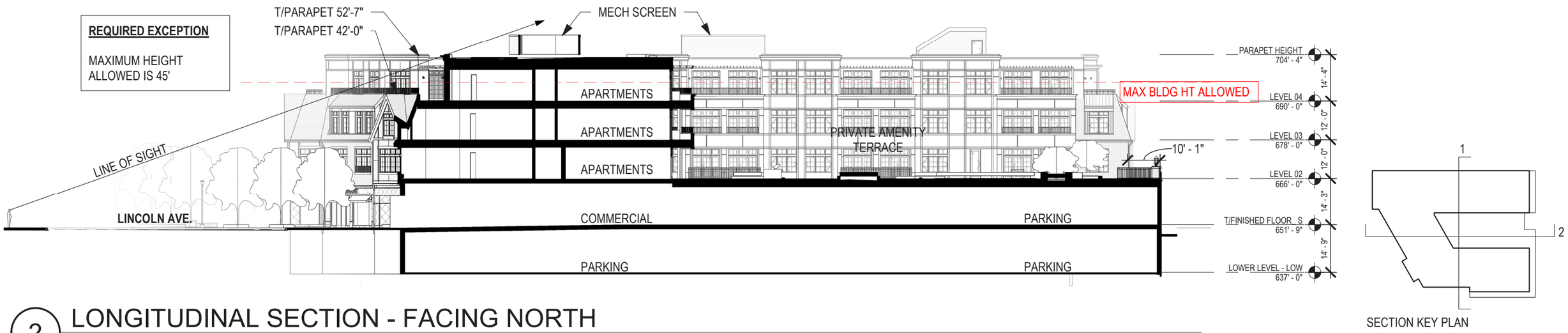
SITE SECTIONS



1 TRANSVERSE SECTION - FACING EAST

SCALE: 1" = 30'-0"



2 LONGITUDINAL SECTION - FACING NORTH

SCALE: 1" = 30'-0"

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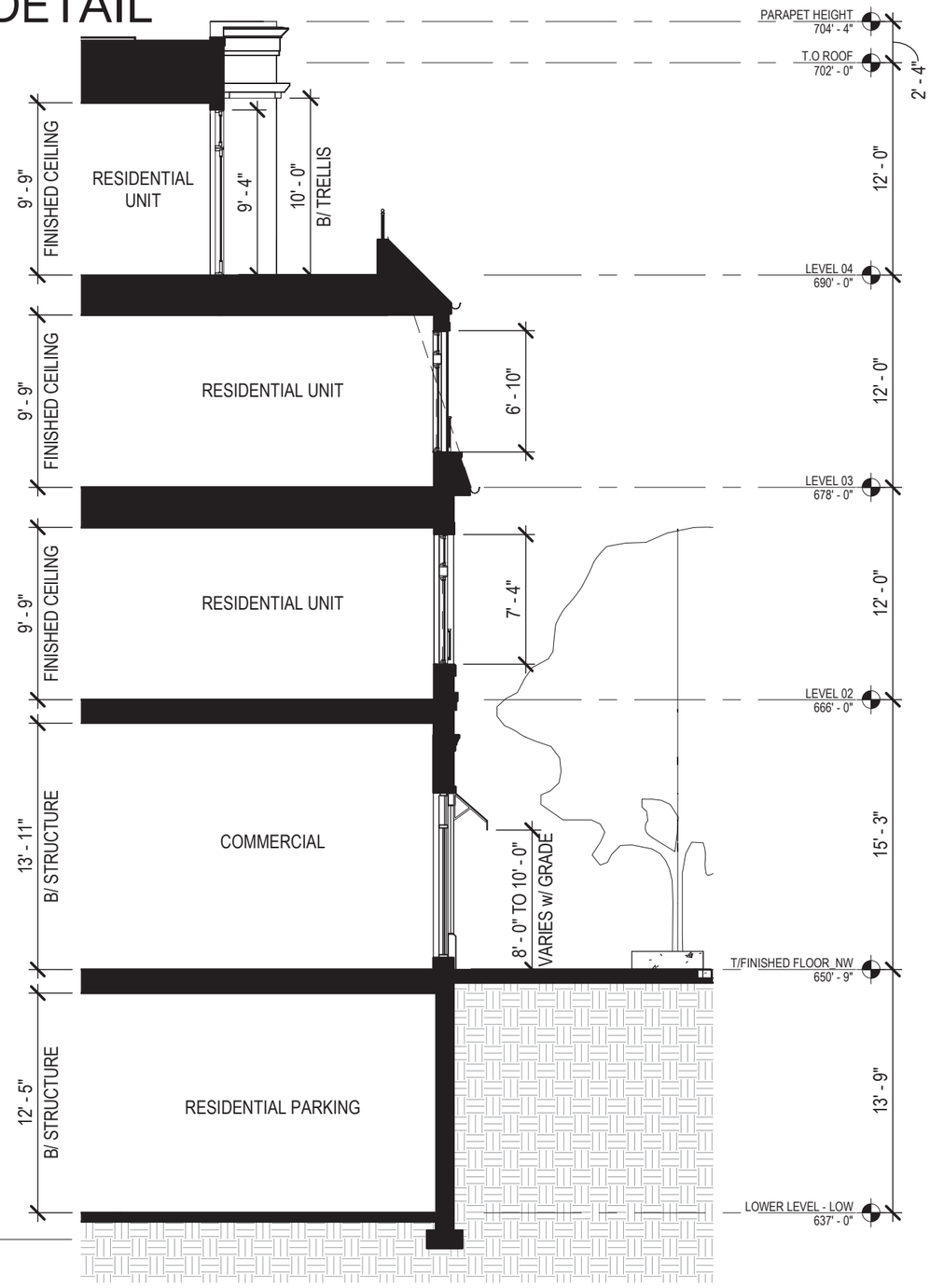
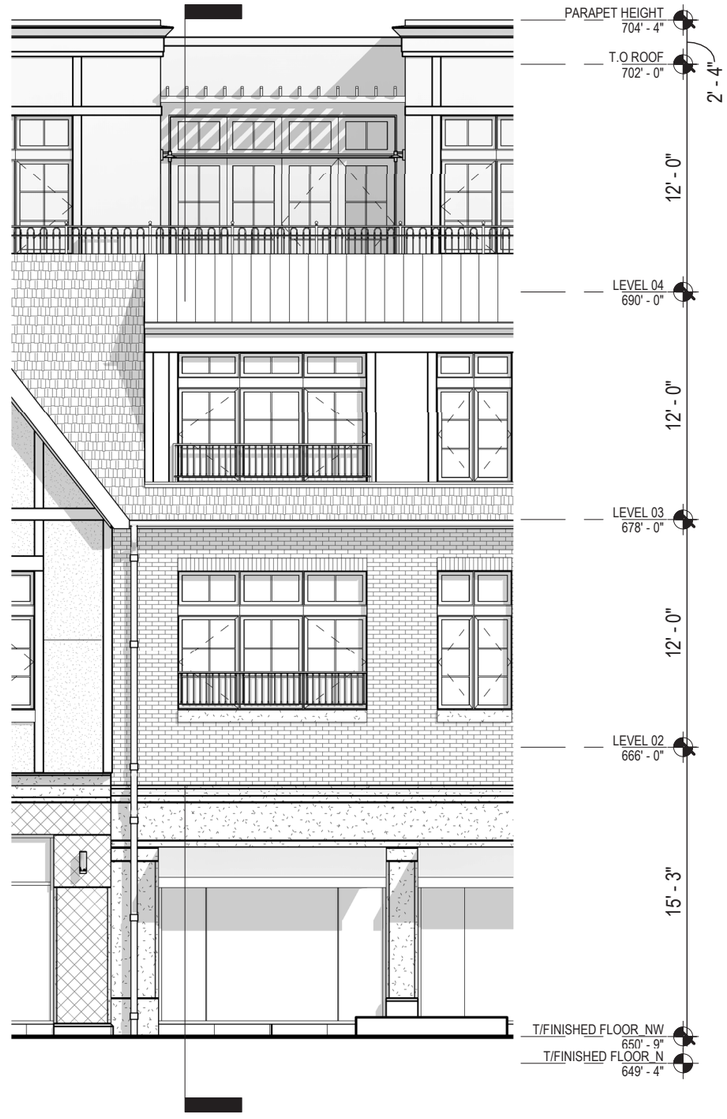
WALL SECTION DETAIL



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



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

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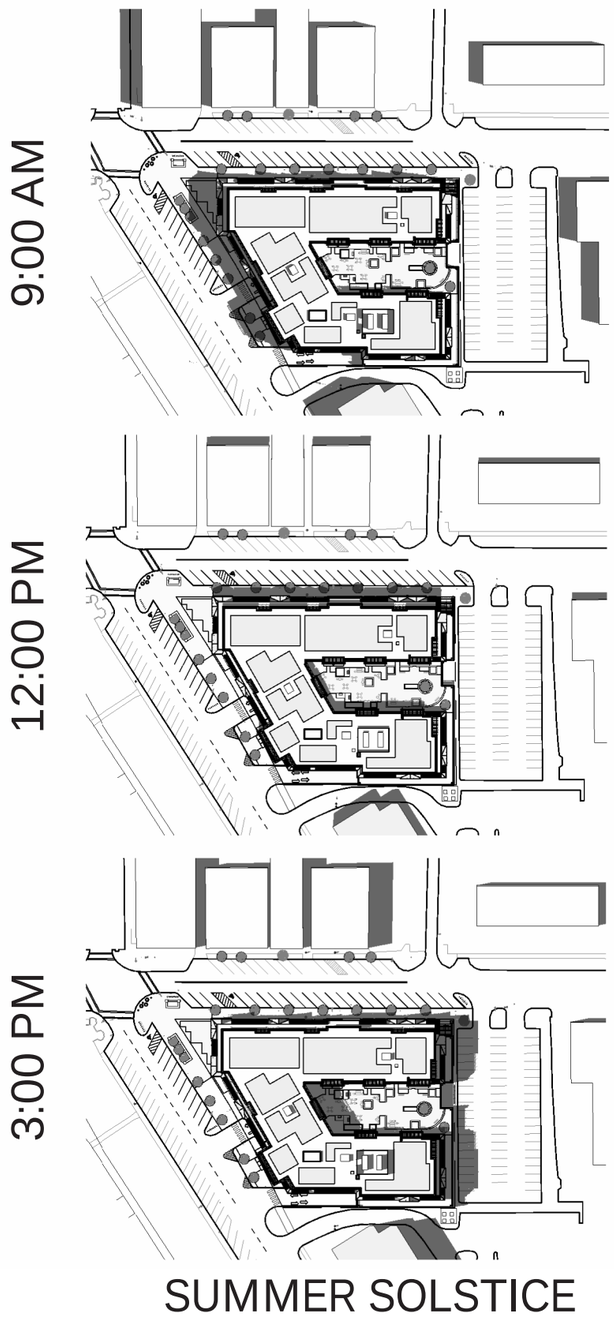
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

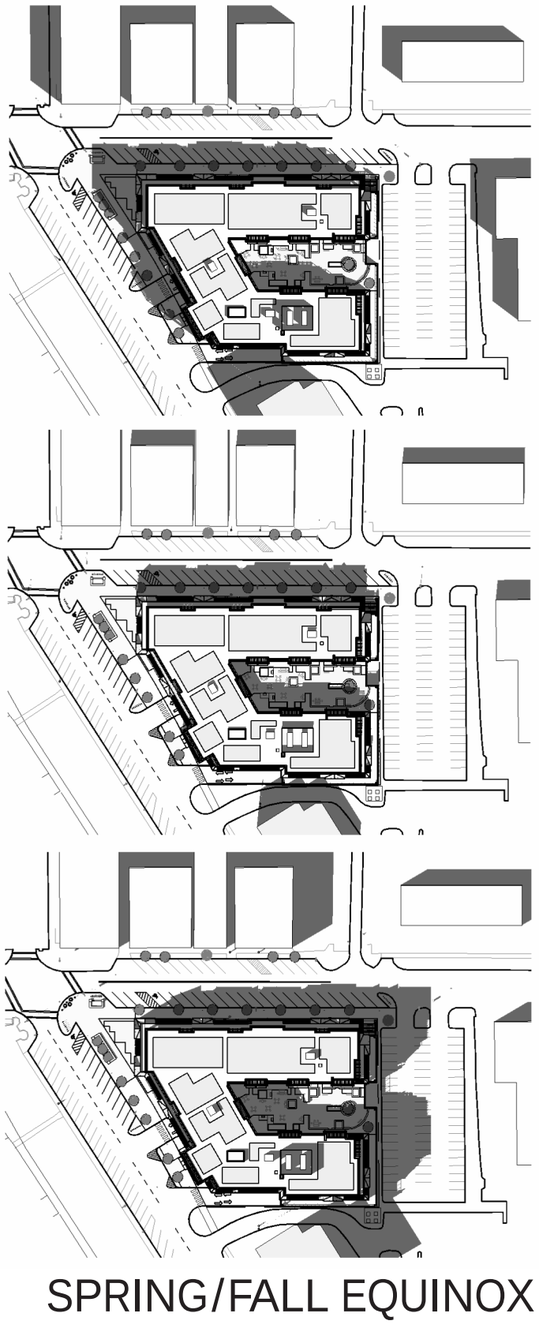
SHADOW STUDY

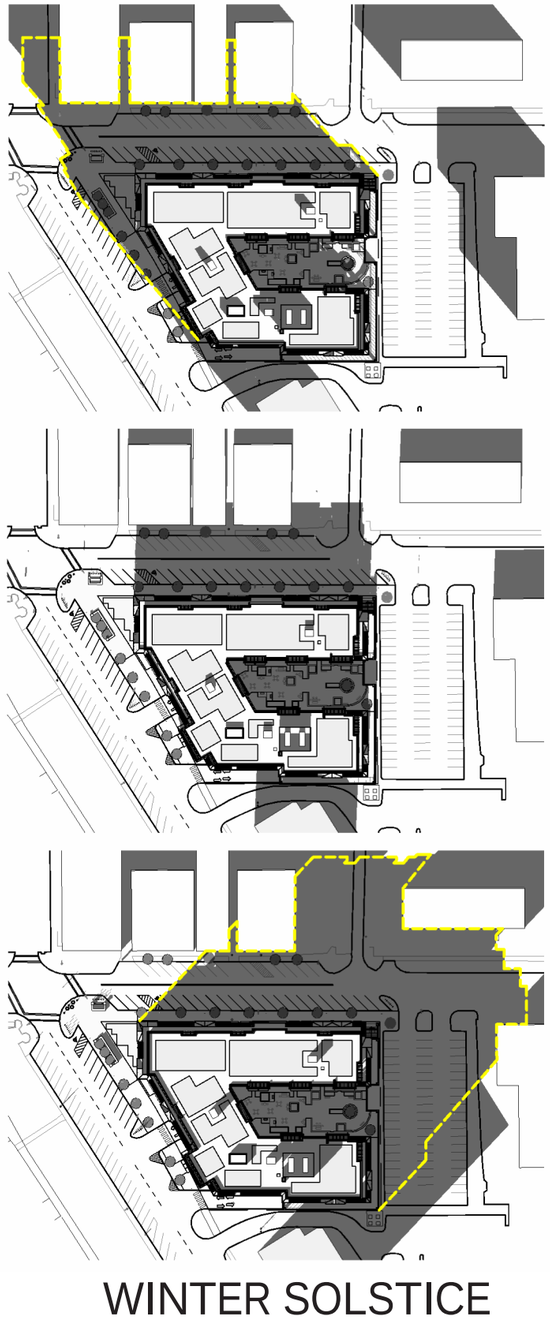
9:00 AM

12:00 PM

3:00 PM







SUMMER SOLSTICE

SPRING/FALL EQUINOX

WINTER SOLSTICE

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EXHIBIT D

Renderings and Aerial Views Plan

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

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design.



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

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design.



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

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design.



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

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design.



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

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final facade design.

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

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final facade design.



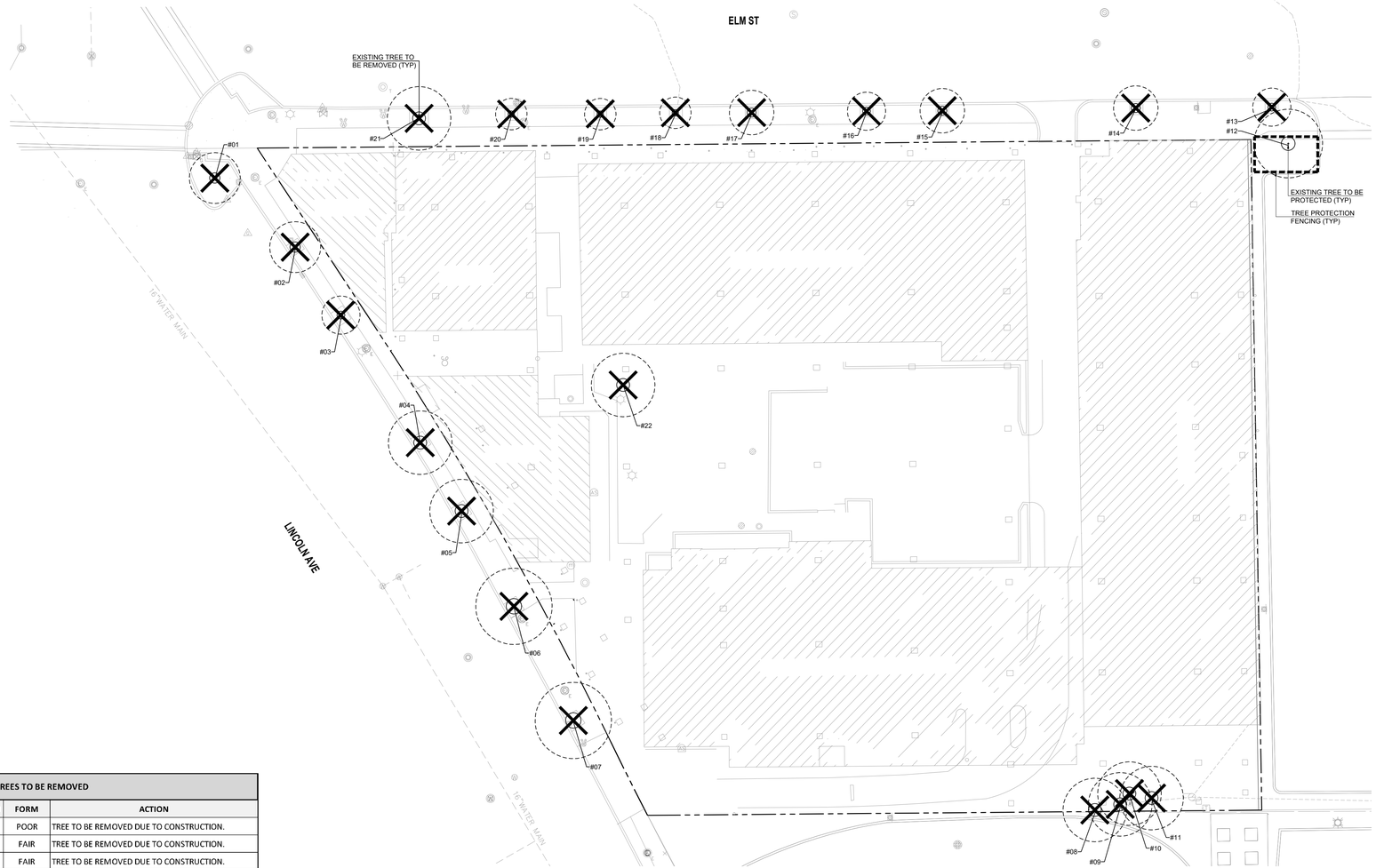
THREE-DIMENSIONAL RENDERING
VIEW FROM THE ELM STREET BRIDGE

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design.



EXHIBIT E

Landscape and Lighting Plan



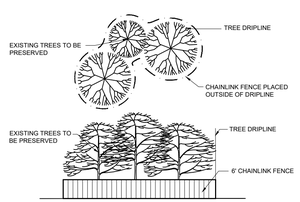
TREE PRESERVATION PLAN

SCALE: 1" = 20'-0"

TREE INVENTORY - TREES TO BE REMOVED					
TAG #	CAL. SIZE	SPECIES	CONDITION	FORM	ACTION
1	8"	LINDEN	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
2	8"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
3	3"	GINKGO	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
4	10"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
5	10"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
6	12"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
7	12"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
8	8"	HONEYLOCUST	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
9	8"	ELM	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
10	8"	ELM	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
11	8"	ELM	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
12	10"	HONEYLOCUST	GOOD	FAIR	TREE TO BE PRESERVED
13	6"	HACKBERRY	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
14	7"	ELM	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
15	7"	ELM	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
16	6"	ELM	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
17	4"	ELM	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
18	4"	ELM	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
19	4"	ELM	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
20	4"	MAPLE	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
21	4"	MAPLE	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
21	20"	ELM	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.

TREE PROTECTION NOTES

1. BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
2. SIX FOOT HEIGHT CHAIN LINK FENCING IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE WINNETKA ZONING ORDINANCE.
3. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX (6) INCHES OR MORE D.B.H. IN ACCORDANCE WITH WINNETKA ZONING ORDINANCE.
4. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE WINNETKA FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
5. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
6. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
7. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
8. EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
9. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
10. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
11. TREE INVENTORY CONDUCTED BY KTLA.
12. EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.



0 / TP1.0 TREE FENCING DETAIL

SCALE: NO SCALE

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Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001156
STATE OF ILLINOIS

no.	revision description	initial	date
	ISSUED FOR FINAL PD SUBMISSION	KMT	2024/8/15
	ISSUED FOR 100% DD	KMT	2024/10/24
	FINAL PD COMMENTS ROUND 1	KMT	2024/11/12
	FINAL PD COMMENTS ROUND 2	KMT	2024/12/18
	FINAL PD COMMENTS ROUND 3	KMT	2025/01/13

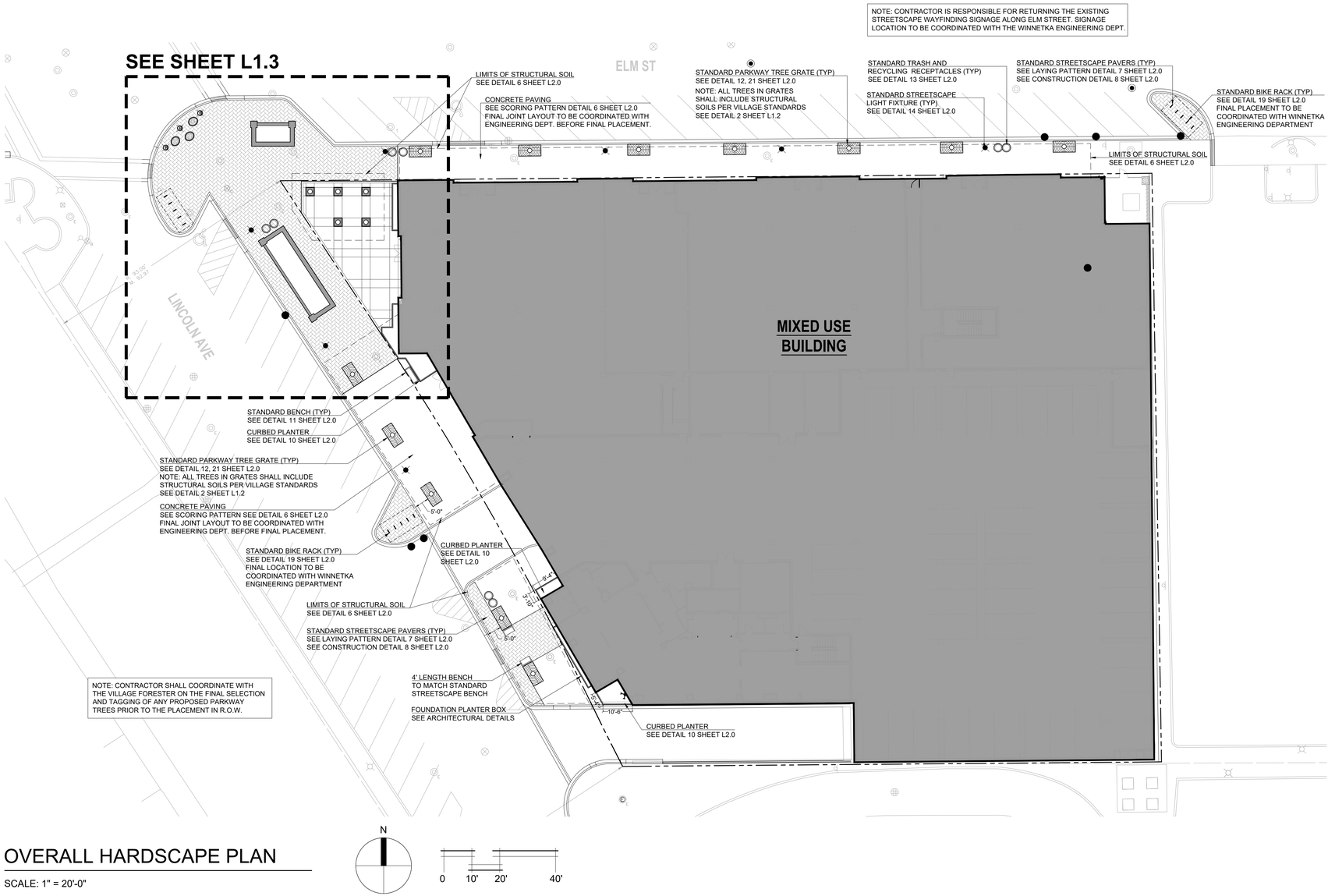
ONE WINNETKA
WINNETKA, IL

TREE INVENTORY
TREE PROTECTION NOTES
TREE FENCING DETAIL

date. 08-09-24
drawn DJW
checked KMT

job no. 23070

sheet no. TP1.0



OVERALL HARDSCAPE PLAN

SCALE: 1" = 20'-0"

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE. ALL TREES MUST BE SOURCED FROM A NURSERY WITHIN 100 MILES OF THE VILLAGE OF WINNETKA.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. SIX FOOT HEIGHT CHAIN LINK FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE CONSTRUCTION SITE. FENCING SHALL ALSO INCLUDE AN OPAQUE SCREENING TO OBSCURE CONSTRUCTION ACTIVITIES AND CONTROL CONSTRUCTION DUST.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL CURBED PLANTERS AND PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
17. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

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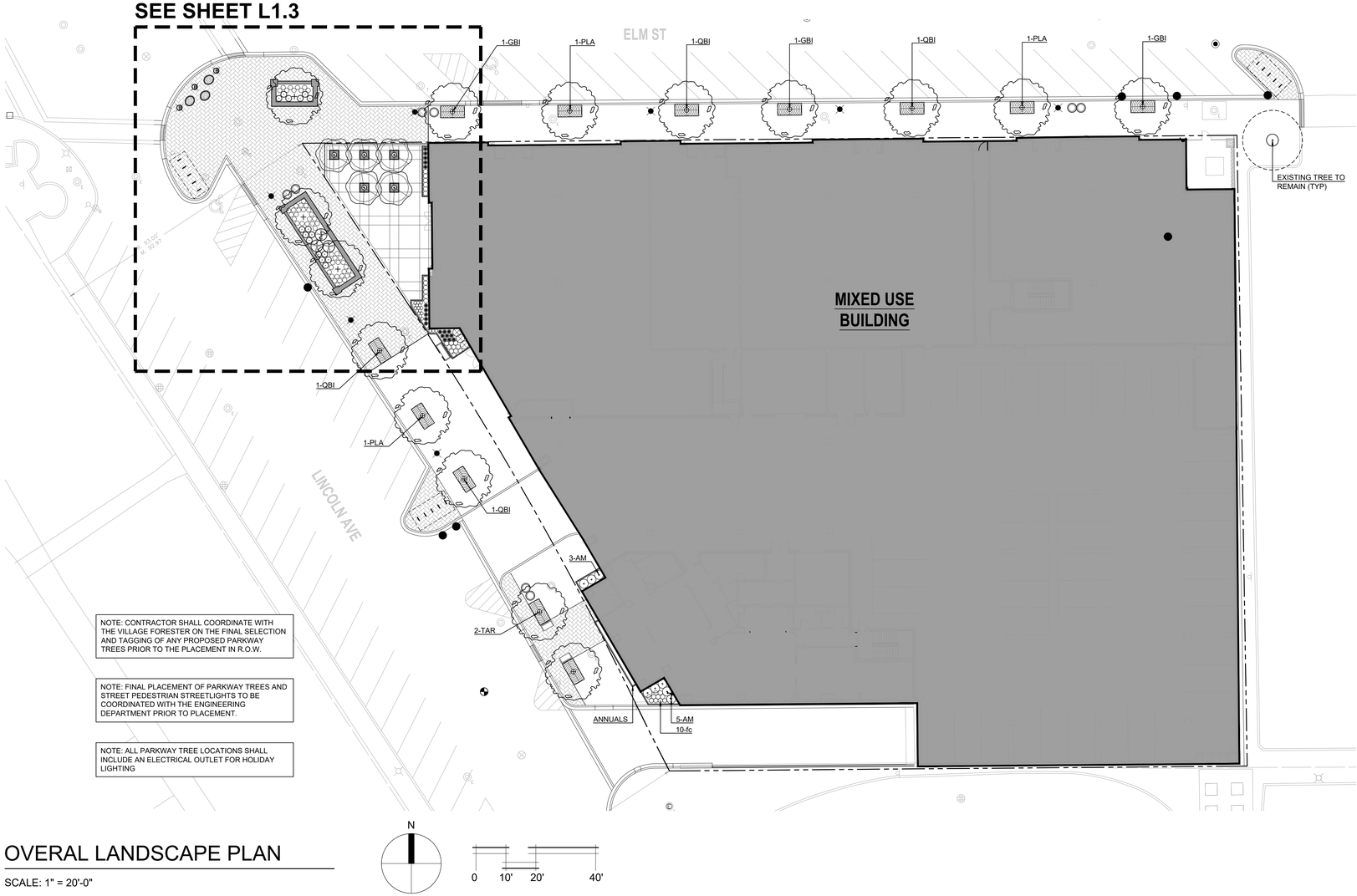
ONE WINNETKA
WINNETKA, IL

OVERALL HARDSCAPE PLAN

date. 08-09-24 | drawn DJW | checked KMT

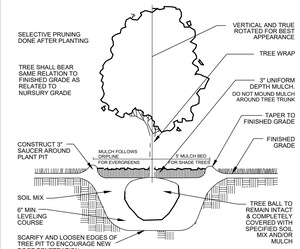
job no. 23070

sheet no. L1.1



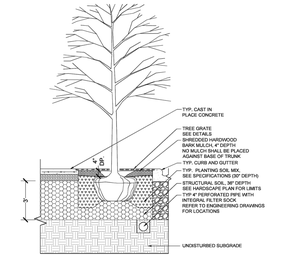
OVERAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



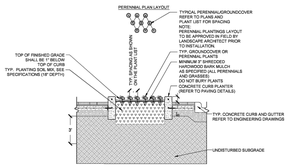
1 L1.2 TREE PLANTING DETAIL
SCALE: NO SCALE

VILLAGE OF WINNETKA STANDARD DETAIL

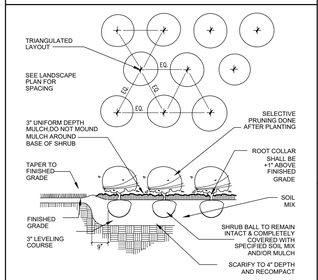


2 L1.2 TREE IN TREE GRATE WITH STRUCTURAL SOIL
SCALE: NO SCALE

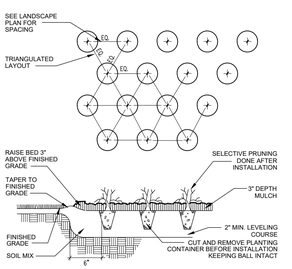
VILLAGE OF WINNETKA STANDARD DETAIL



3 L1.2 PERENNIAL PLANTING IN CONCRETE CURB
SCALE: NO SCALE



4 L1.2 SHRUB PLANTING DETAIL
SCALE: NO SCALE



5 L1.2 GROUNDCOVER DETAIL
SCALE: NO SCALE

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REGISTERED LANDSCAPE ARCHITECT
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	FINAL PD COMMENTS ROUND 3	KMT	2025/01/13

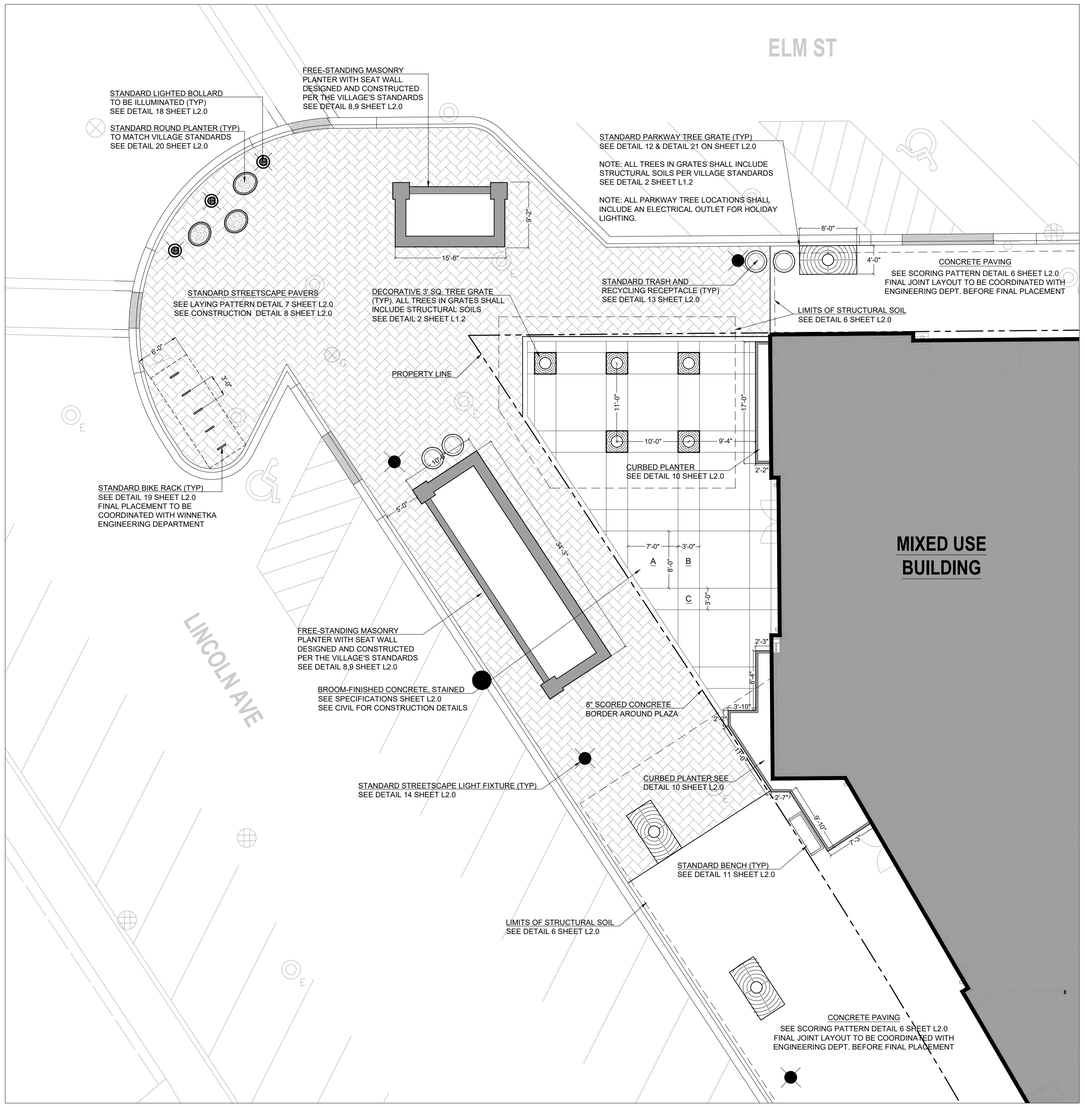
ONE WINNETKA
WINNETKA, IL

OVERALL LANDSCAPE PLAN

date. 09-09-24 | drawn DJW | checked KMT

job no. 23070

sheet no. L1.2

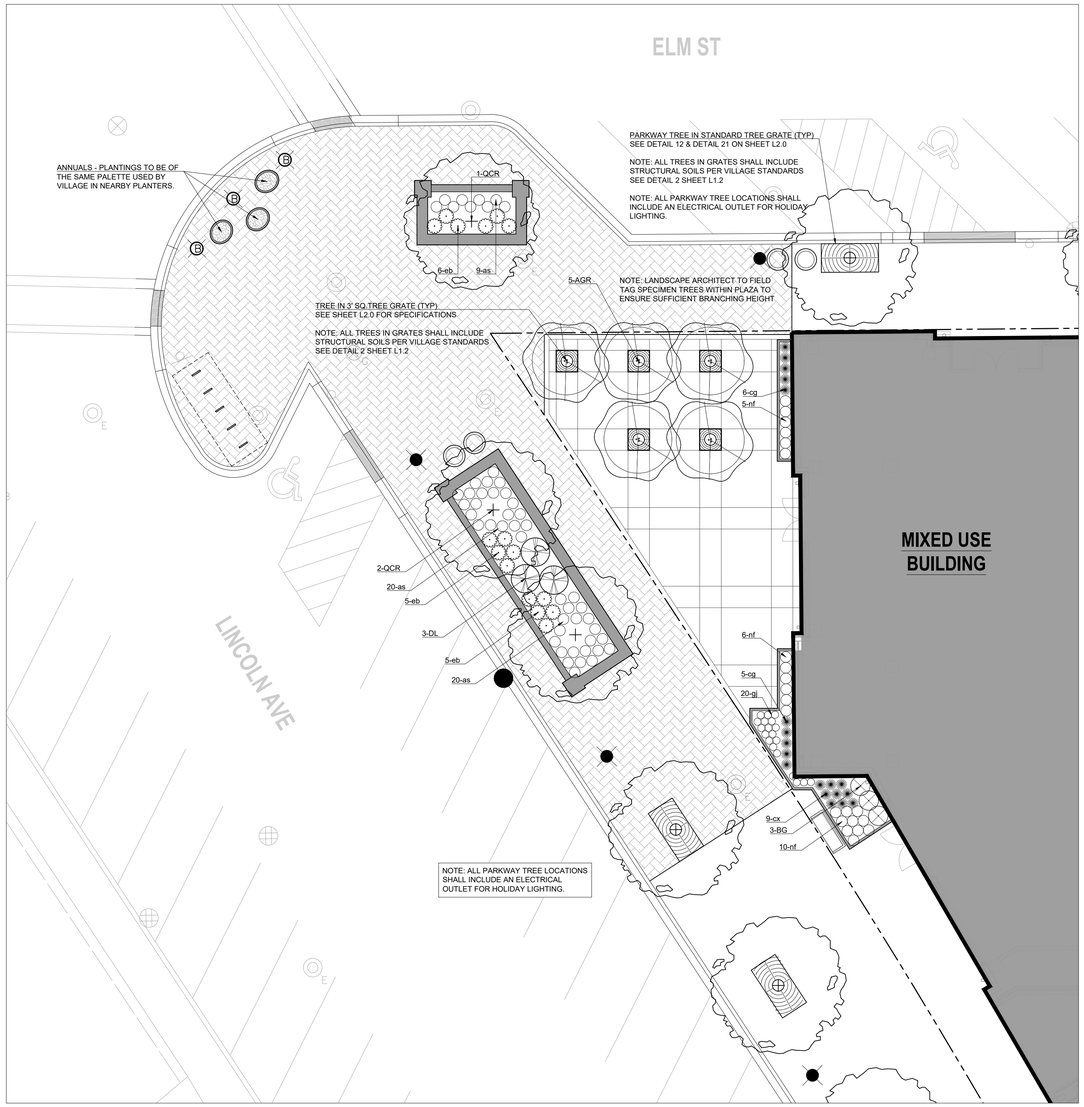


PLAZA HARDSCAPE PLAN

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

N

0 4' 8' 16'



PLAZA LANDSCAPE PLAN

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

N

0 4' 8' 16'

HARDSCAPE SPECIFICATIONS

MATERIAL	FINISH	COLOR	DIMENSIONS
CONCRETE PLAZA			
A SIKA INTEGRAL	BROOM FINISH	SIKA INTEGRAL 1	84" x 96"
B SIKA INTEGRAL	BROOM FINISH	SIKA INTEGRAL 2	36" WIDTH
C SIKA INTEGRAL	BROOM FINISH	SIKA INTEGRAL 3	36" x SQUARE
PAVER WALK			
VILLAGE OF WINNETKA STANDARD STREETSCAPE PAVERS (SEE DETAIL 9)			
CONCRETE CURBED PLANTER			
CONCRETE (SEE DETAIL 8 THIS SHEET)			
FREE-STANDING MASONRY PLANTER			
VILLAGE OF WINNETKA STANDARD STREETSCAPE MASONRY PLANTER (SEE DETAIL 9 THIS SHEET)			

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REGISTERED LANDSCAPE ARCHITECT
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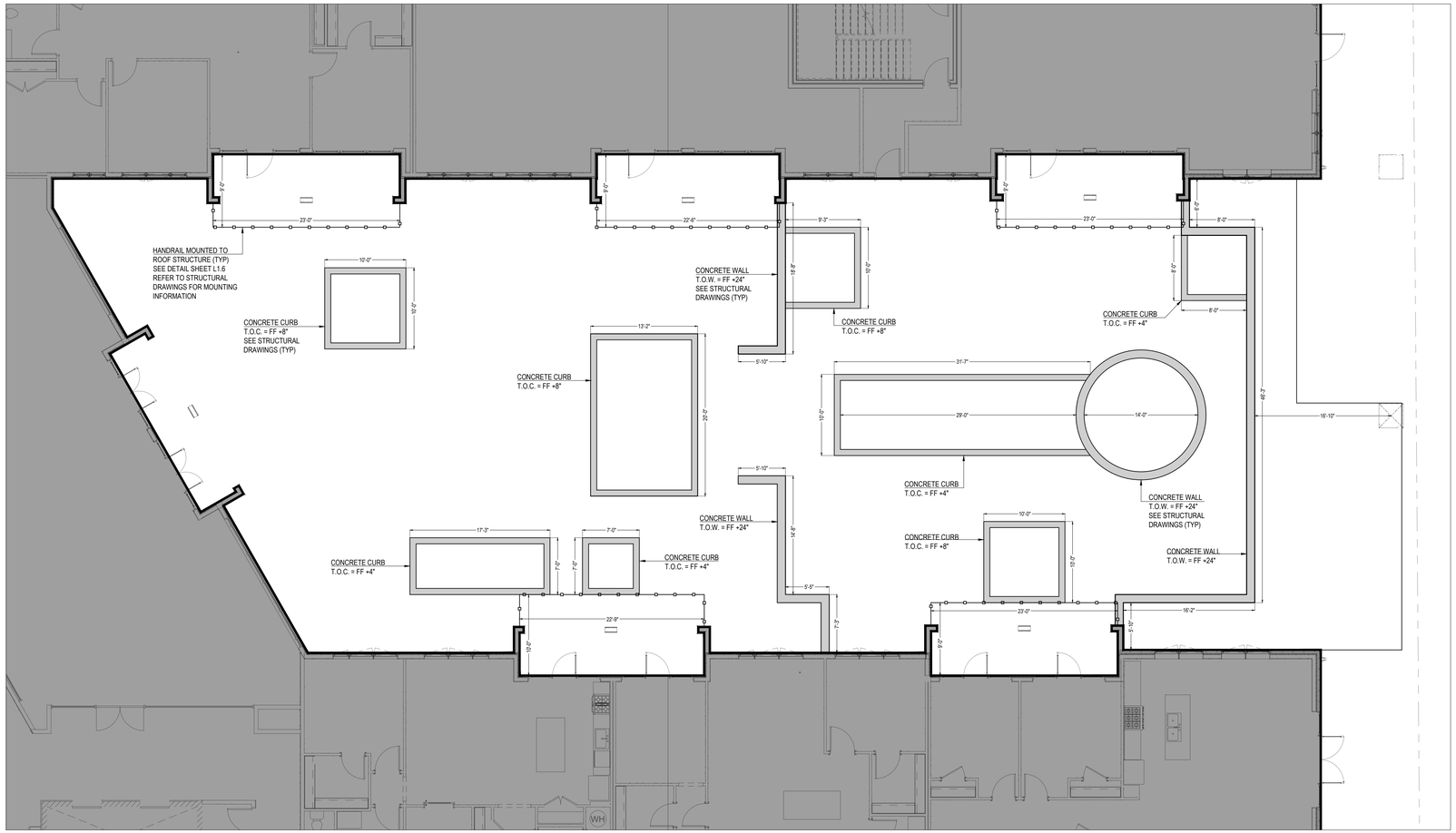
ONE WINNETKA
WINNETKA, IL

PLAZA HARDSCAPE PLAN
PLAZA LANDSCAPE PLAN

date. 08-09-24
drawn DJW
checked KMT

job no. 23070

sheet no. L1.3



SECOND FLOOR TERRACE - ROOFTOP STRUCTURES PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

N

0 4' 8' 16'

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REGISTERED LANDSCAPE ARCHITECT
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4	FINAL PD COMMENTS ROUND 2	KMT	2024/12/18
5	FINAL PD COMMENTS ROUND 3	KMT	2025/01/13

ONE WINNETKA
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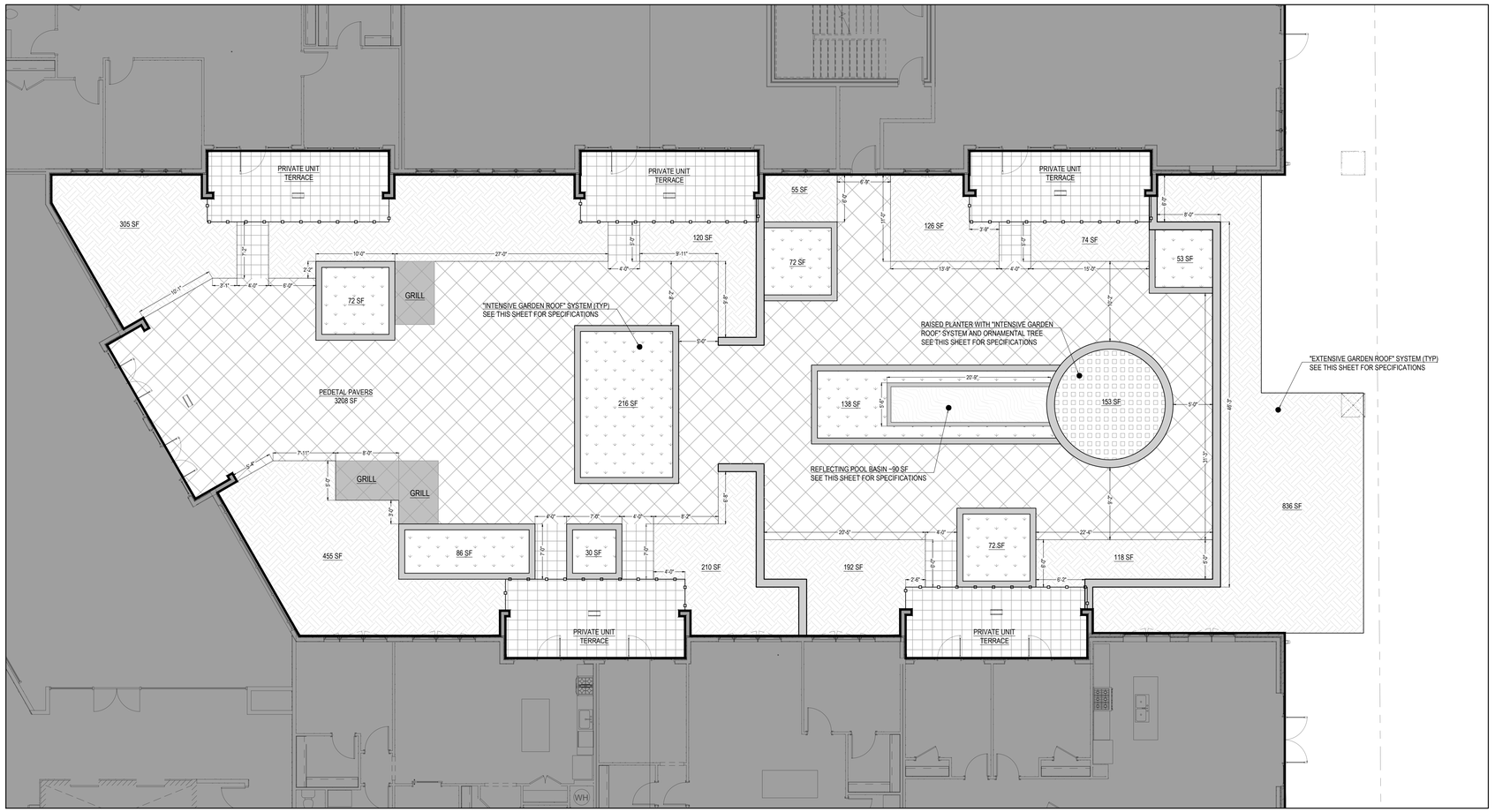
SECOND FLOOR TERRACE PLAN
ROOF STRUCTURES PLAN

date. 08-09-24 | drawn DJW | checked KMT

job no. 23070

sheet no. L1.4



SECOND FLOOR TERRACE - HARDSCAPE PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

N

0 4' 8' 16'

HARDSCAPE SPECIFICATIONS

PRODUCT	MANUFACTURER	MATERIAL	FINISH/COLOR	DIMENSIONS
PAVERS - PUBLIC TERRACE				
ARCANA	UNILOCK	CONCRETE	MODENA	24" L x 24" W x 2" H
PAVERS - PRIVATE BALCONY				
ARCANA	UNILOCK	CONCRETE	CORVARA	24" L x 24" W x 2" H

GREEN ROOF KEY

LOW-DEPTH GREEN ROOF SYSTEM

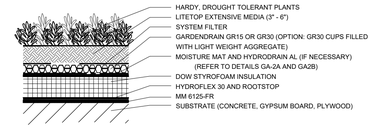
Roof areas that are intended to accommodate plant communities for passive viewing and storm water volume control.
Use American Hydrotech "Extensive Garden Roof" system or equal.

EXPANDED-DEPTH GREEN ROOF SYSTEM

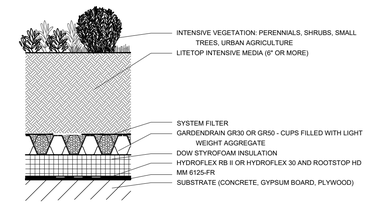
Roof areas that are intended to accommodate larger scale plant communities for passive viewing, screening, and storm water volume control.
Use American Hydrotech "Intensive Garden Roof" system or equal.

RAISED PLANTER WITH EXPANDED-DEPTH GREEN ROOF SYSTEM

Planter areas contained by concrete walls that are intended to accommodate plant communities for passive viewing and storm water volume control.
Use American Hydrotech "Extensive Garden Roof" system or equal.



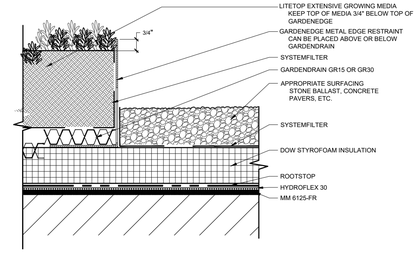
EXTENSIVE



INTENSIVE

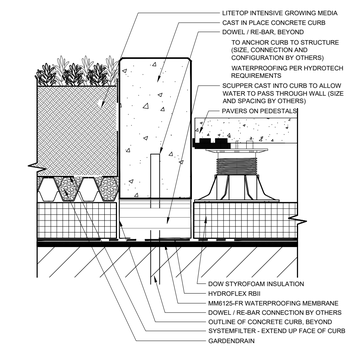
1 / L1.5 GREEN ROOF SYSTEM

SCALE: NO SCALE



2 / L1.5 GARDEN EDGE DETAIL

SCALE: NO SCALE



3 / L1.5 CAST-IN-PLACE CURB WITH SCUPPER DETAIL

SCALE: NO SCALE

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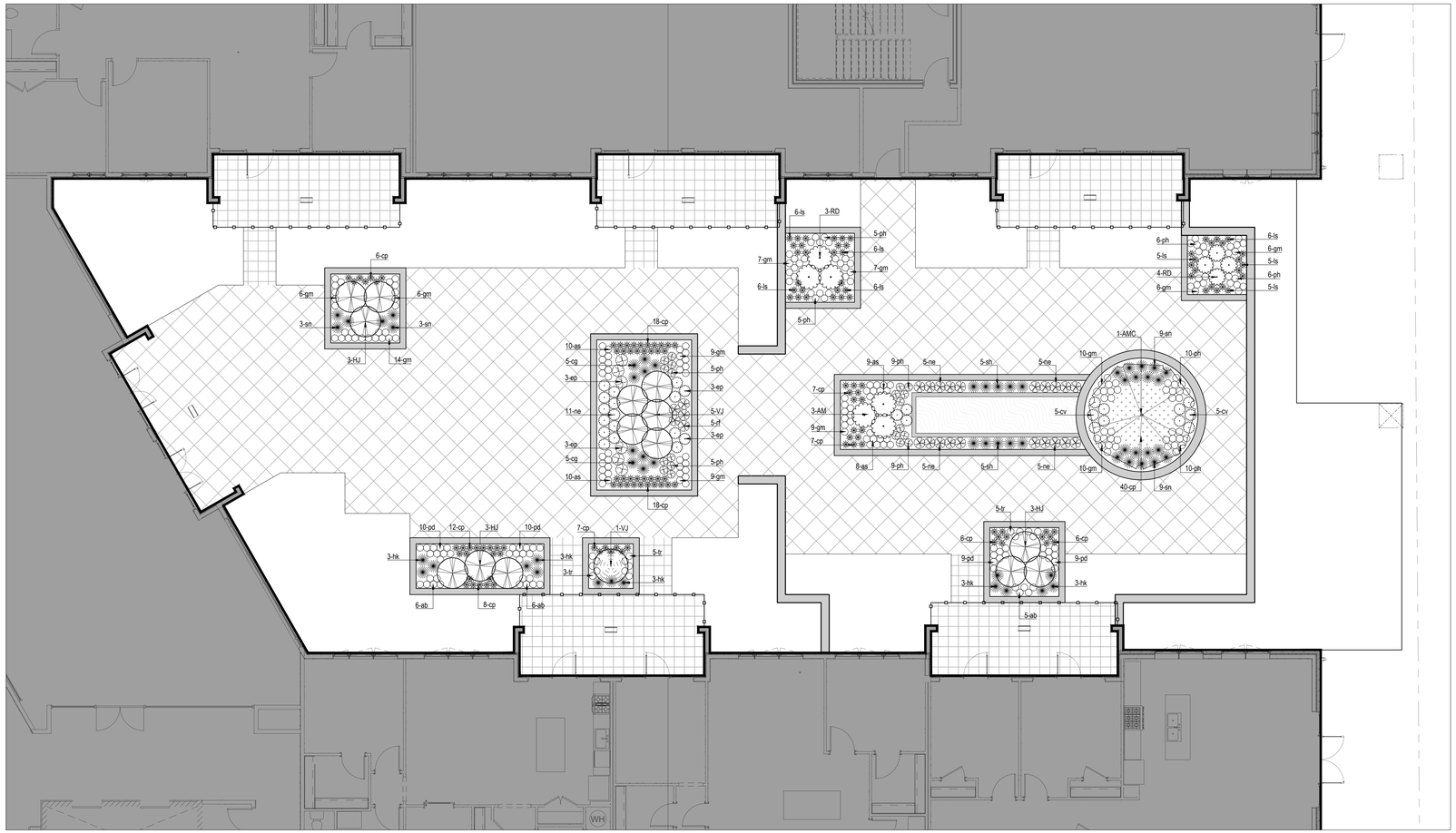
ONE WINNETKA
WINNETKA, IL

SECOND FLOOR TERRACE PLAN
TERRACE HARDSCAPE DETAILS
GREEN ROOF SYSTEM DETAILS

date. 08-09-24
drawn DJW
checked KMT

job no. 23070

sheet no. L1.5



SECOND FLOOR TERRACE - LANDSCAPE PLAN

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

N

0 4' 8' 16'

Terrace Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
			Ornamental Trees			
BEN	1	BETULUS NIGRA	RIVER BIRCH	6' BB	NATIVE	
			Deciduous Shrubs			
AM		ARONIA MELANOCARPA 'LOWSCAPE MOUND'	LOWSCAPE MOUND CHOKEBERRY	5 GAL	NATIVE	
HJ		HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	36" BB		
VJ		VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB		
			Groundcover			
ls		LIRIOPE SPICATA				
			Perennials			
as		ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	1 GAL	NATIVE	
cv		COREOPSIS VERTICILLATA 'CRÈME BRULEE'	TICKSEED	1 GAL	NATIVE	
ep		ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	NATIVE	
gm		GERANIUM MACULATUM	WILD GERANIUM	1 GAL	NATIVE	
ne		NEPETA X 'MONTROSE WHITE'	MONTROSE WHITE CATMINT	1 GAL		
pd		PHLOX DIVARICATA	WOODLAND PHLOX	1 GAL	NATIVE	
ph		PHLOX SUBULATA	DRUMMOND PINK CREEPING PHLOX	1 GAL	NATIVAR	
ps		PENSTEMON DIGITALIS	FOXGLOVE BEARDTONGUE	1 GAL	NATIVE	
rf		RUDBECKIA FULGIDA var. SPECIOSA	BLACK-EYED SUSAN	1 GAL	NATIVE	
tr		TIARELLA CORDIFOLIA	FOAMFLOWER	1 GAL	NATIVE	
			Grasses			
cp		CAREX PENSYLVANICA	COMMON OAK SEDGE	1 GAL	NATIVE	
hk		HAKONECHLOA MACRA	HAKONE GRASS	1 GAL		
sh		SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	NATIVE	

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ONE WINNETKA
WINNETKA, IL

SECOND FLOOR TERRACE PLAN
TERRACE PLANT LIST

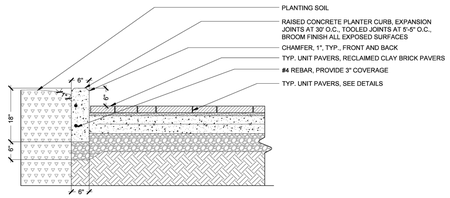
date. 08-09-24
drawn DJW
checked KMT

job no. 23070

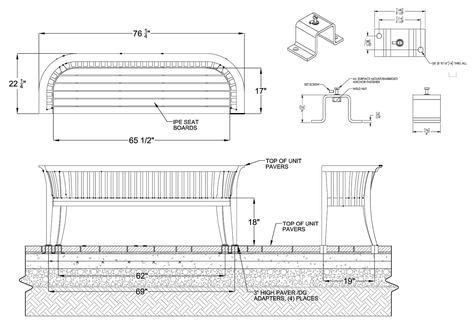
sheet no. L1.6

SITE AMENITY SPECIFICATIONS

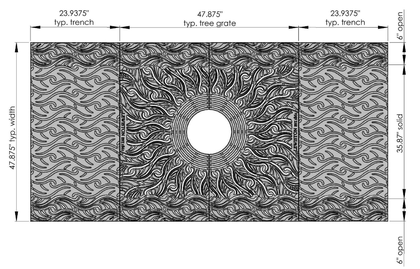
MANUFACTURER	MODEL	MATERIAL	FINISH/COLOR	DIMENSIONS
PARKWAY TREE GRATE				
IRON AGE DESIGNS	MINNIONE	IRON	RAW	4' x 8'
CUSTOM FEATURES: 16" DIA OPENING, ELECTRIC. ACCESS PANEL				
PARKWAY TREE GRATE FRAME				
IRON AGE DESIGNS	MINNIONE	IRON	RAW	4' x 8'
NOTE: TO BE SET IN CIP CONCRETE AND CLAY BRICK PAVERS. FRAME FIT BY MANUFACTURER				
PLAZA TREE GRATE				
IRON AGE DESIGNS	T.B.D	IRON	RAW	36" x 36"
BIKE RACKS				
MAGLIN *(OR APPROVED EQUAL)*	MBR200 SURFACE MOUNT	STEEL	POWDERCOATED BLACK	16-5/8" W x 53-13/16" HT
PEDESTRIAN LIGHT FIXTURE				
STERNBERG	SSP10143	ALUMINUM	TAVERN MARKET GREEN	14' 6 1/2 " GROSS HT
LIGHTED BOLLARD				
STERNBERG	4201B	ALUMINUM	TAVERN MARKET GREEN	42" W x 17" HT
POLE MOUNTED SIGN- 4 IN. OD POLE				
STERNBERG	4200 AUGUSTA	ALUMINUM	TO MATCH VILLAGE STANDARDS	11'-8" GROSS HT
POLE MOUNTED REGULATORY SIGN - 3 IN. OD POLE				
SPECIAL LITE	AMERICANA WRB8 OAE	ALUMINUM	TO MATCH VILLAGE STANDARDS	10' GROSS HT
TRASH AND RECYCLING RECEPTACLE				
STERNBERG *(OR APPROVED EQUAL)*	SCARBOROUGH	STEEL	POWDERCOATED BLACK *RECYCLING: IVY GREEN*	40" HT x 25" W
BENCH				
LANDSCAPE FORMS	MELVILLE WITH BACKS AND ARMS	STEEL FRAME WOOD SEAT	POWDERCOATED BLACK T.B.D	46" L x 19" W x 30" HT
ROUND PLANTER				
WAUSAU (OR APPROVED EQUAL)	TF4341	CONCRETE	W20 WEATHERED FINISH	42" W x 36" W x 20" HT



10 L2.0 UNIT PAVERS AND RAISED CONCRETE PLANTER CURB
SCALE: NO SCALE

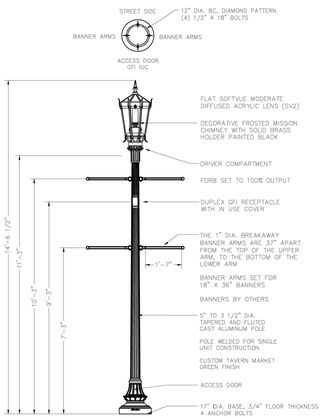


11 L2.0 BENCH AND PAVER ADAPTER
SCALE: NO SCALE

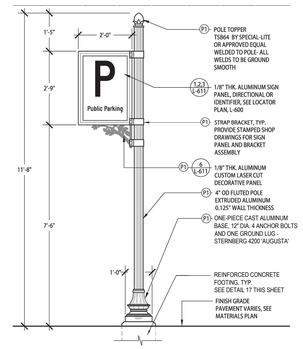


12 L2.0 PARKWAY TREE GRATE
SCALE: NO SCALE

13 L2.0 LITTER AND RECYCLING RECEPTACLES
SCALE: NO SCALE



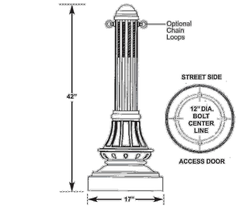
14 L2.0 PEDESTRIAN LIGHT FIXTURE
SCALE: NO SCALE



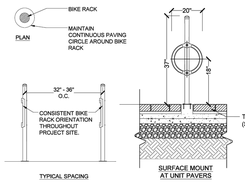
15 L2.0 POLE MOUNTED SIGN - 4 IN OD POLE
SCALE: NO SCALE

16 L2.0 POLE MOUNTED REGULATORY SIGN - 3IN OD POLE
SCALE: NO SCALE

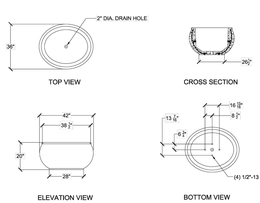
17 L2.0 REINFORCED CONCRETE FOOTING
SCALE: NO SCALE



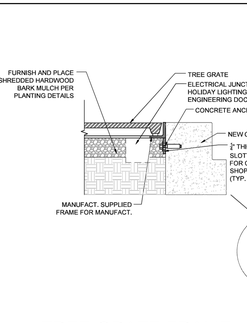
18 L2.0 LANDSCAPE BOLLARD (LIT)
SCALE: NO SCALE



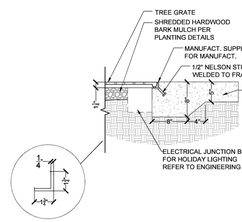
19 L2.0 BIKE RACKS
SCALE: NO SCALE



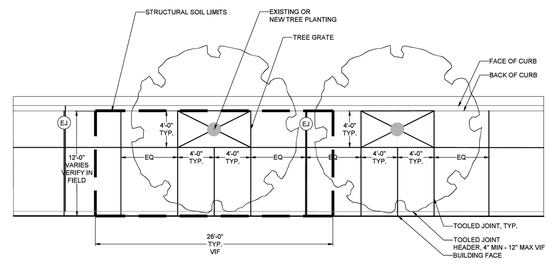
20 L2.0 ROUND PLANTER
SCALE: NO SCALE



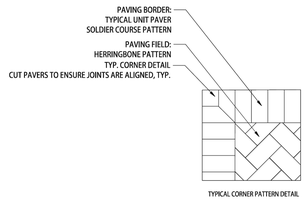
21 L2.0 TREE GRATE FRAME AT CONCRETE CURB
SCALE: NO SCALE



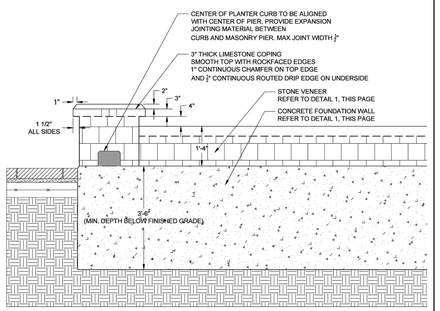
22 L2.0 TREE GRATE FRAME AT CIP CONCRETE SIDEWALK
SCALE: NO SCALE



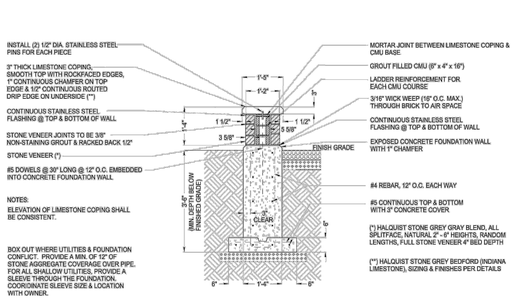
6 L2.0 TYPICAL SIDEWALK JOINTING PATTERN
SCALE: NO SCALE



7 L2.0 PAVER LAYING PATTERN
SCALE: NO SCALE



8 L2.0 FREE-STANDING MASONRY PLANTER
SCALE: NO SCALE



9 L2.0 MASONRY WALL SECTION
SCALE: NO SCALE

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REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-0011
STATE OF ILLINOIS

no.	revision description	initial	date
	ISSUED FOR FINAL PD SUBMISSION	KMT	2024/8/15
	ISSUED FOR 100% DD	KMT	2024/10/24
	FINAL PD COMMENTS ROUND 1	KMT	2024/11/12
	FINAL PD COMMENTS ROUND 2	KMT	2024/12/18
	FINAL PD COMMENTS ROUND 3	KMT	2025/01/13

ONE WINNETKA
WINNETKA, IL

HARDSCAPE SPECIFICATIONS
AMENITIY SPECIFICATIONS
CONSTRUCTION DETAILS

date: 08-09-24
drawn: DJW
checked: KMT

job no. 23070

sheet no. L2.0

Master Plant List						
Shade Trees						
Symbol	**Quantity**	**Botanical Name**	**Common Name**	**Size**	**Origin**	**Notes**
GBI	3	GINKGO BILOBA	GINKGO	3" BB		URBAN, MALE SPEC. ONLY
PLA	3	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		URBAN, MOIST
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
QCR	3	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	3" BB		
TAR	2	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	URBAN, MOIST
Ornamental Trees						
AGR	5	ACER GRISEUM	PAPERBARK MAPLE	3" BB		SPECIMEN, 5 MATCHING
Evergreen Shrubs						
BG	6	BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	18" BB		
Deciduous Shrubs						
AM	8	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVE	
DL	3	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	5 GAL	NATIVE	
Perennials						
as	49	ALLIUM 'SUMMER BEAUTY'	WILD ONION	1 GAL		12" PURP
eb	16	ECHINACEA 'BALSOMENCO'	SOMBRERO ORANGE CONEFLOWER	1 GAL	NATIVAR	
gj	20	GERANIUM X 'JOHNSON'S BLUE'	JOHNSON'S BLUE GERANIUM	1 GAL		18" BLUE
nf	21	NEPETA X FAASSENII	FAASSEN'S CATMINT	1 GAL		12" LAVENDER
Grasses						
cg	11	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL		3'
cx	10	CAREX VULPINOIDEA	FOX SEDGE	1 GAL	NATIVE	

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE
PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE
POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	NOT TO EXCEED 750PPM/0.75 MMHOS/CM IN SOIL; NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY – SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   A. YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
   C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC.
10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR
NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLAN PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE

PERENNIALIZATION OF BULBS:

1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE.
3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL.

FLOWER ROTATION:

1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
2. SUMMER ANNUALS OR FALL PLANTS:
   A. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
   B. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP.
   C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERENNIALS:

1. AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
2. THE FOLLOWING YEAR:
   A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
   B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
   C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
   D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
   E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
   F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
3. THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
4. LONG-TERM CARE:
   A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
   B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES.
3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
7. MECHANICALLY EDGE CURBS AND WALKS.
8. APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE

1. PRUNE SHRUBS, TREES AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
5. APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
6. ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
7. EDGE ALL MULCHED BEDS.
8. REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE

1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.

Kathryn Talty
landscape architecture
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Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001164
STATE OF ILLINOIS

no.	revision description	initial	date
	ISSUED FOR FINAL PD SUBMISSION	KMT	2024/8/15
	ISSUED FOR 100% DD	KMT	2024/10/24
	FINAL PD COMMENTS ROUND 1	KMT	2024/11/12
	FINAL PD COMMENTS ROUND 2	KMT	2024/12/18
	FINAL PD COMMENTS ROUND 3	KMT	2025/01/13

ONE WINNETKA
WINNETKA, IL

MASTER PLANT LIST
LANDSCAPE INSTALLATION AND MONITORING SPECIFICATIONS

date. 08-09-24
drawn DJW
checked KMT

job no. 23070

sheet no. L2.1

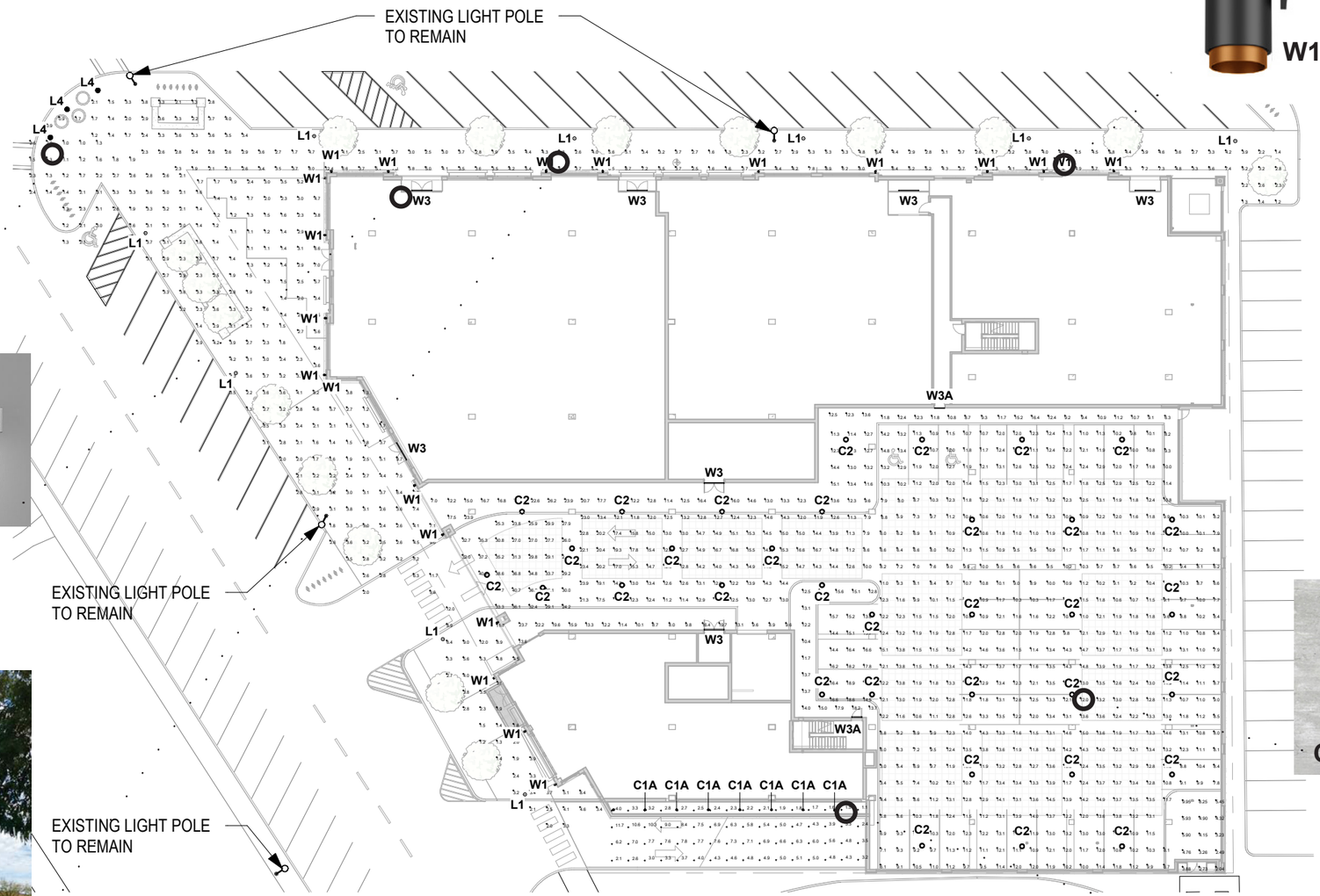
EXTERIOR LIGHTING - GROUND LEVEL



L4
(MATCH EXIST.)

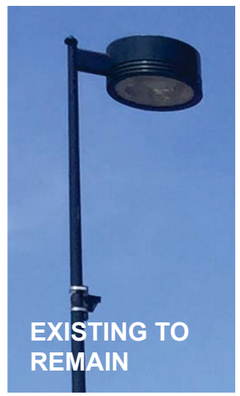


W3 / W3A





W1



EXISTING TO REMAIN



L1
(MATCH EXIST.)



C2 / C2A



C1A

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

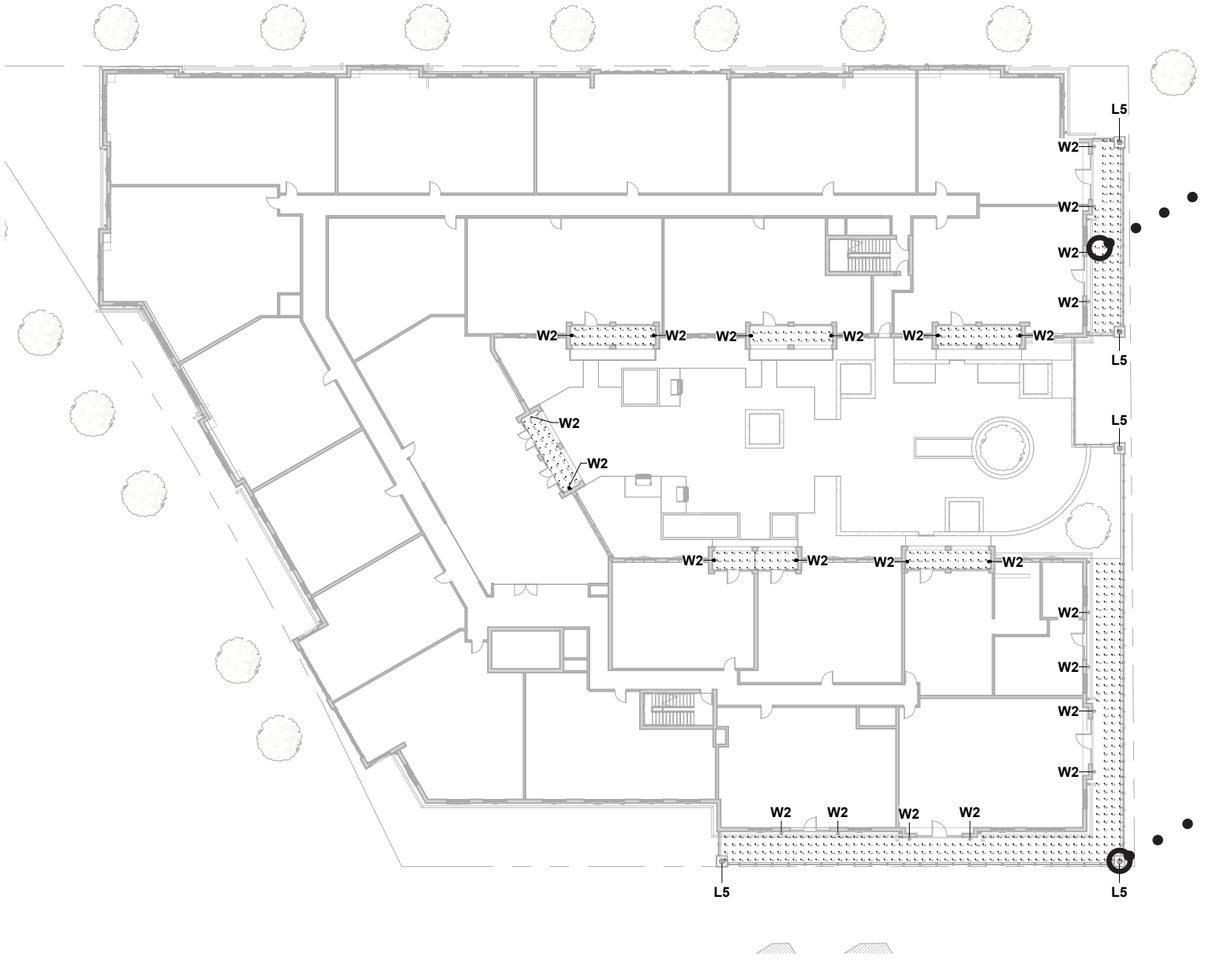
OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

MDG

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

EXTERIOR LIGHTING - LEVEL 2





W2



L5

1 LEVEL 2 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

OKW Architects

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

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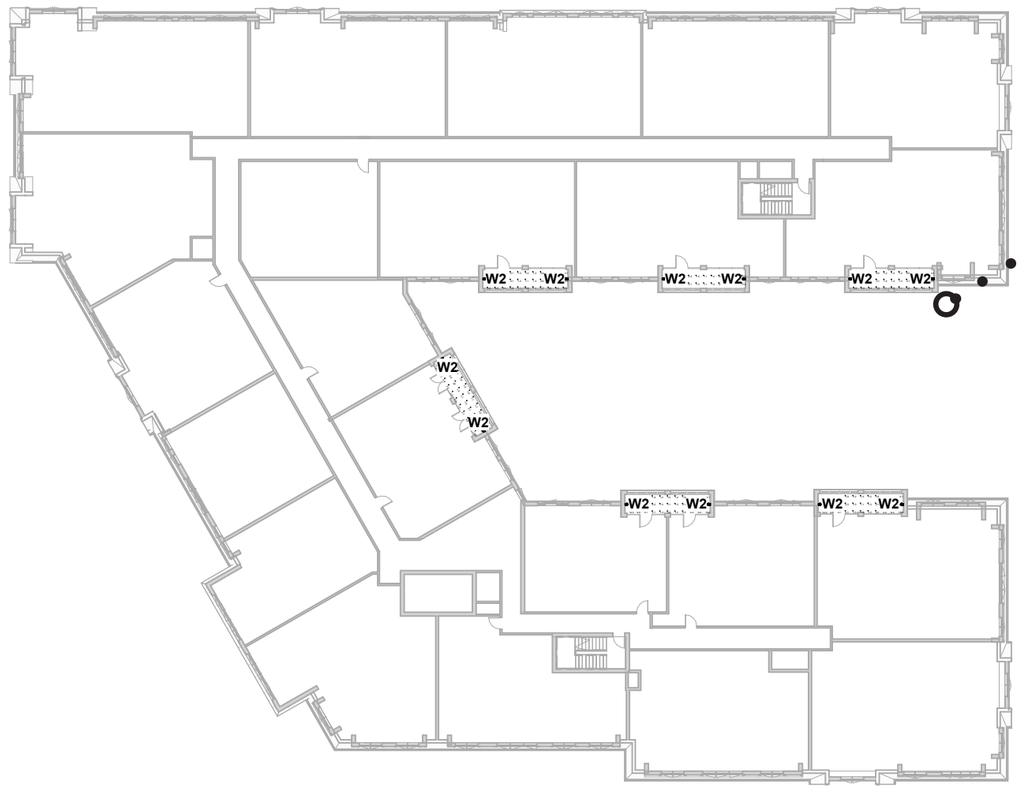
MDG

EXTERIOR LIGHTING - LEVEL 3





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

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

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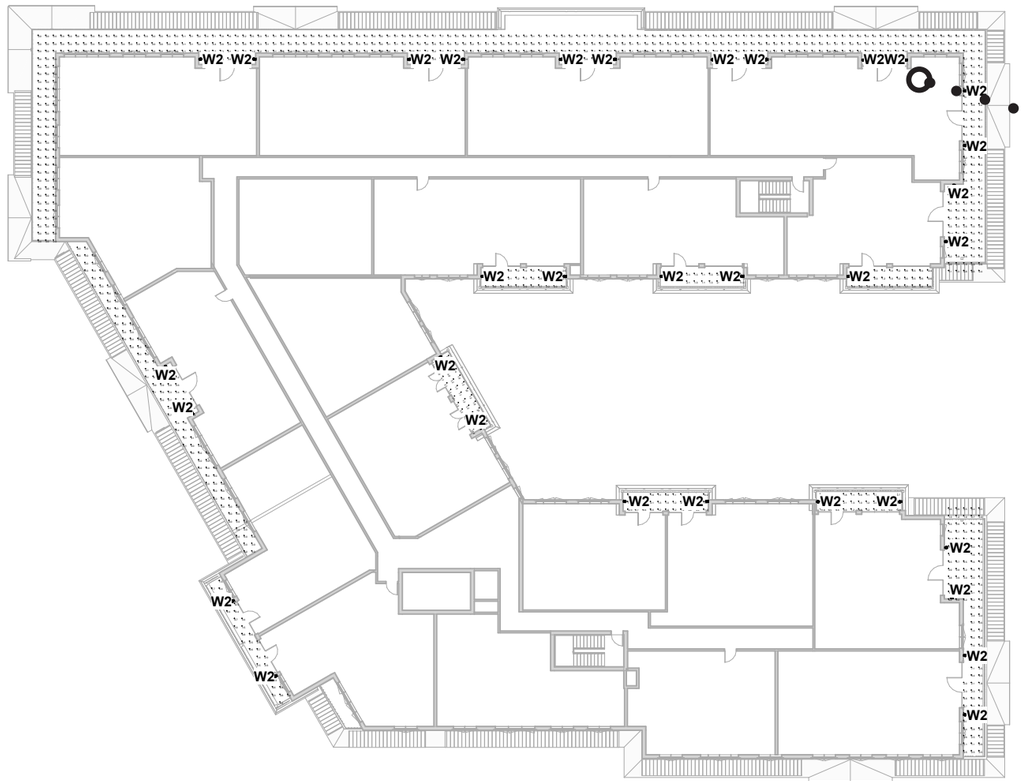
EXTERIOR LIGHTING - LEVEL 4



W2



1 LEVEL 4 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

OKW Architects

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

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MDG

EXTERIOR LIGHTING - LUMINAIRE SCHEDULE



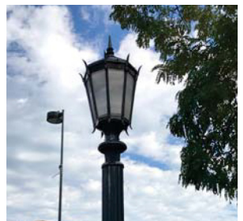
C1A



C2 / C2A



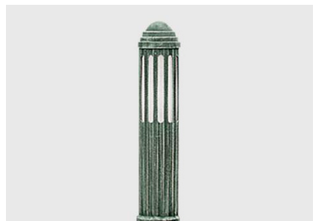
W1



L1
(MATCH EXIST.)



EXISTING TO
REMAIN



L4
(MATCH EXIST.)



W2



L5



W3 / W3A

6/15/2023

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

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

EXHIBIT F

Final Site Engineering Plans

GENERAL NOTES

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

DEMOLITION NOTES

1. *Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
2. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
3. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
4. *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.*
5. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
6. *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.*
7. *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.*
8. *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.*
9. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*
10. *The Contractor Is Responsible For Returning The Following Existing Streetscape Elements Once Removed To The Village Public Works Yard: Engraved Bricks At The Intersection Of Elm & Lincoln, Any Of The Plaques On Streetscape Benches, The Wayfinding Signage Along Elm Street. The Latter Will Be Replaced With A Parking Directional Sign.*

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

UTILITY NOTES

1. *This Project Is Located In A Separate Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described In Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.*
10. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
11. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*
12. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*
13. *All Proposed Utilities Are Public Unless Noted Otherwise.*
14. *All Water Ductile Water Mains And/Or Service Lines Shall Be Poly-Wrapped.*

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   4' Diameter Structure- 4"
   5' Diameter Structure- 6"
   6' Diameter Structure- 8"
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of the Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Sanitary Manholes Shall Include a Chimney Seal.*

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Seeded Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% In Any Direction. Maximum Sidewalk Cross Slopes Shall Be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
11. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*

SOIL EROSION & SEDIMENT CONTROL NOTES

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

INTENDED SEQUENCE OF MAJOR SESC MEASURES

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

MWRDGC GENERAL NOTES

A. Referenced Specifications

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

B. Notifications

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

C. General Notes

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

D. Sanitary Sewer

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

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

8. *All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone ¼" To 1" In Size, With Minimum Bedding Thickness Equal To ½ The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. Material Shall Be CA-11 Or CA-13 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.*
9. *"Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.*
10. *Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast into The Lid.*
11. *When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used: (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shewer-Tap" Machine Or Similar) And Proper Installation Of Hubwye Saddle Or Hub-Tee Saddle. (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section. (c) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal" Or Similar Couplings To Hold It Firmly In Place.*
12. *Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless: The Sewer Is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer Is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.*
13. *All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.*
14. *All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.*
15. *All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.*
16. *All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.*
17. *Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.*
18. *A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.*

MWRDGC SESC NOTES

E. Erosion And Sediment Control

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

LEGEND

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

DEMOLITION LEGEND

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

PAVING & SURFACE LEGEND

- **Asphalt Pavement Section** — 1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50; 2 1/2" Hot Mix Asphalt, IL-19.0, N50; Prime Coat (0.25 gal/sq yd); 8" Aggregate Base Course, Type B, Crushed, CA-6; Non-Woven Geotextile Fabric, 5 oz/sy
- **Concrete Driveway Section** — 8" Portland Cement Concrete; 6"x6" W2.9xW2.9 Welded Wire Fabric; 6" Aggregate Base Course, Type B, Crushed
- **Concrete Sidewalk Section** — 5" Portland Cement Concrete; 6"x6" W1.4xW1.4 Welded Wire Fabric; 2" Aggregate Base Course, Type B, Crushed
- **Brick Paver Section** — See Landscape Plans for Section Details
- **Bituminous Overlay** — 2" Hot Mix Asphalt,Mix D, IL-9.5, N50; Tack Coat
- Stormwater Overland Flow Path
- Ridge Line/High Point

SOIL EROSION & SEDIMENT CONTROL LEGEND

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

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

ONE WINNETKA
ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

Reserved for Seal:

062-063863 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
EXP 11/25

No.	Date	Description
	09/06/24	ISSUED FOR FINAL PD SUBMISSION
	10/29/24	100% DESIGN DEVELOPMENT
	11/04/24	ISSUE FOR FOUNDATION/DEMO PERMIT
	11/07/24	MWRD SUBMITTAL
	11/12/24	FINAL PD PLAN REVIEW #1 RESPONSE

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Design By:	Approved By:	Date:
NH	PD	08/13/24

Sheet Title:

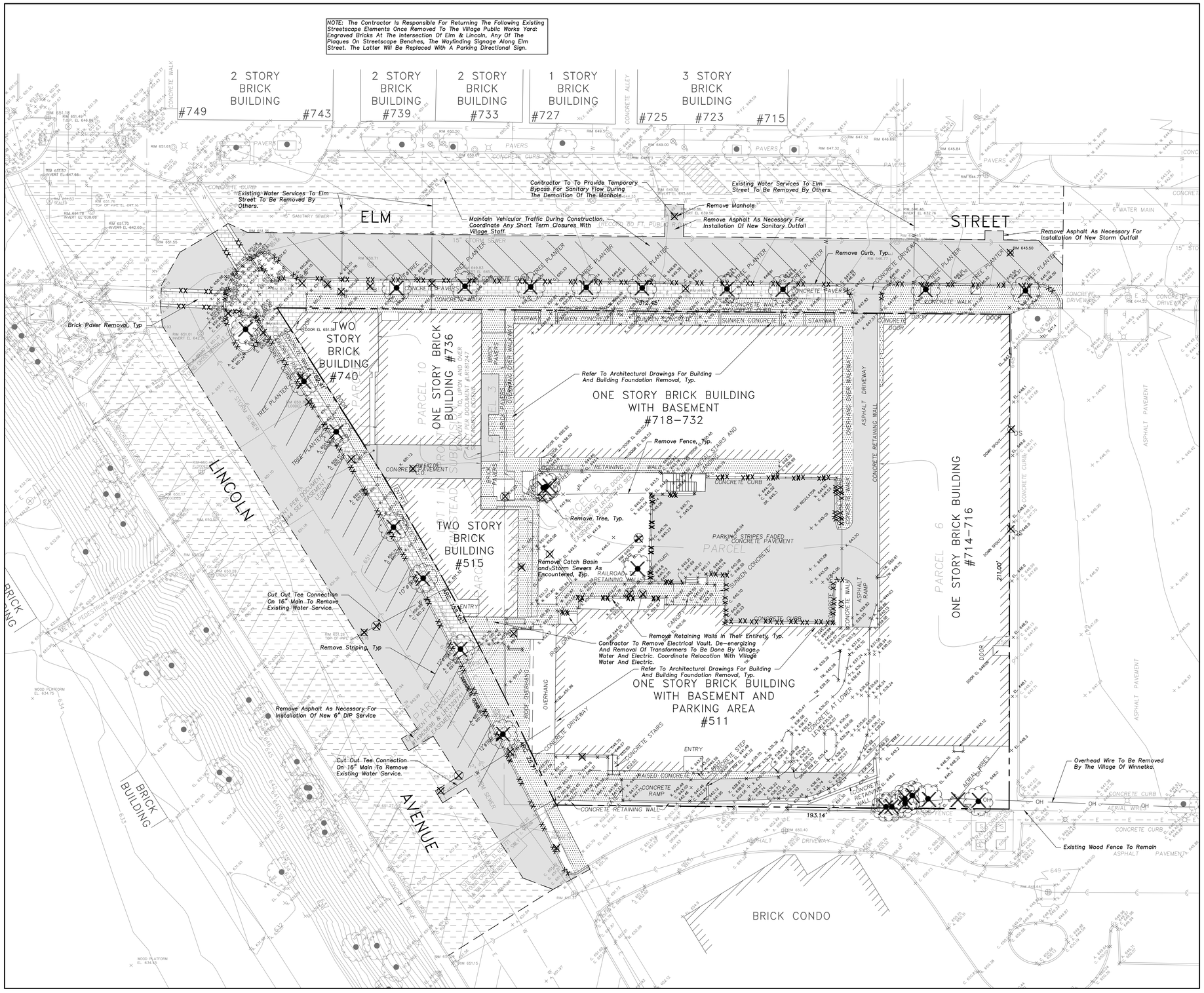
SITE NOTES AND LEGENDS

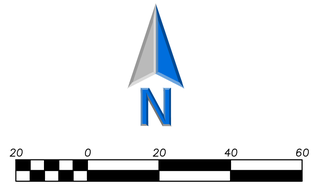
Sheet No:

C001

EEA - \\FILE-GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 11/08/24 @ 9:23am By: nhart

NOTE: The Contractor Is Responsible For Returning The Following Existing Streetscape Elements Once Removed To The Village Public Works Yard: Engraved Bricks At The Intersection Of Elm & Lincoln, Any Of The Plaques On Streetscape Benches, The Wayfinding Signage Along Elm Street. The Latter Will Be Replaced With A Parking Directional Sign.





LEGEND

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

DEMOLITION LEGEND

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

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	11/12/24	FINAL PD PLAN REVIEW #1 RESPONSE
	12/06/24	REVISED GRADING
	12/18/24	FINAL PD PLAN REVIEW #2 RESPONSE

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Design By:	Approved By:	Date:
NH	PD	08/13/24

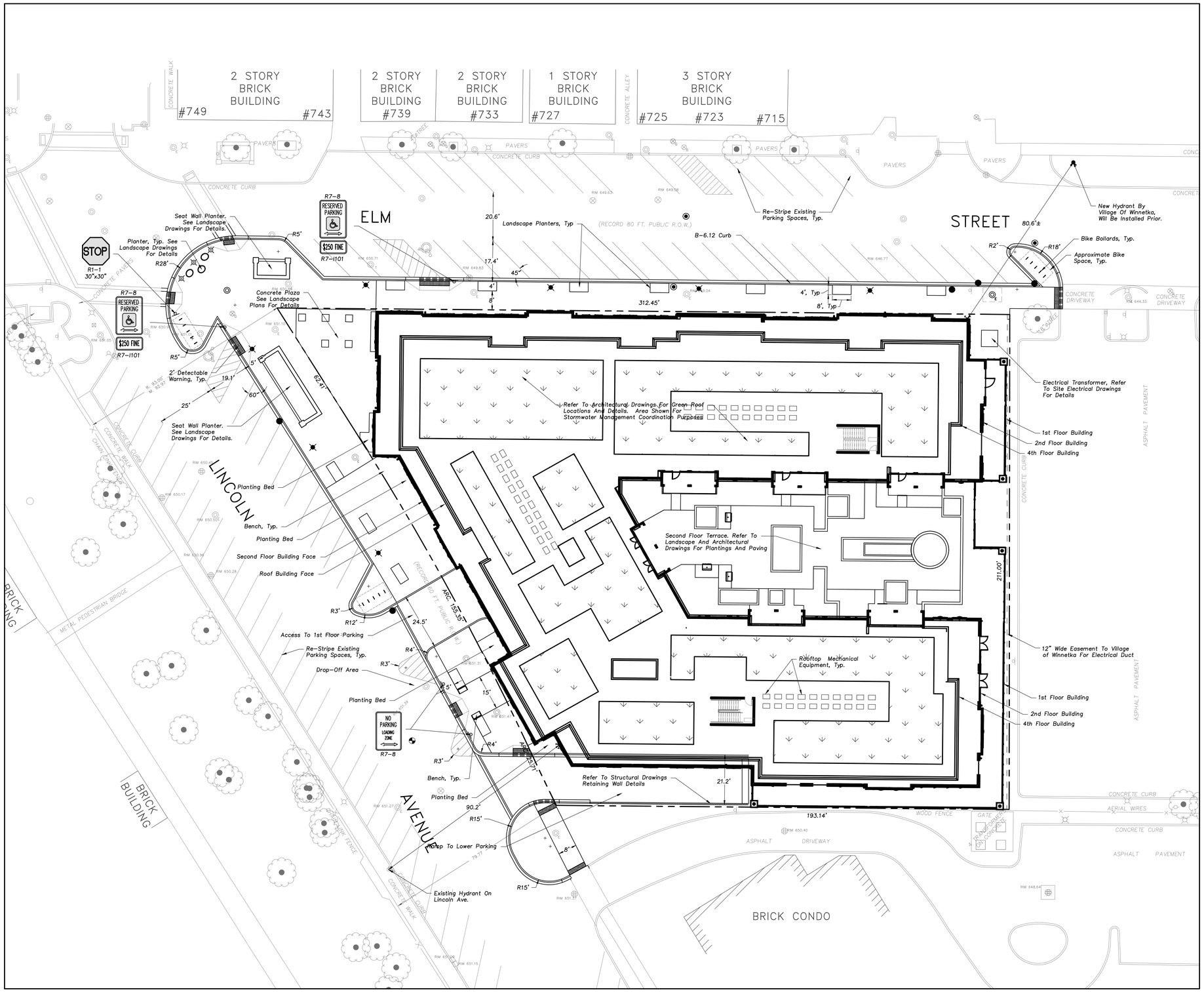
Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C101

EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 12/19/24 @ 2:02pm By: nhart



20 0 20 40 60

Scale: 1"=20'

LEGEND

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

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

ONE WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

Reserved for Seal:

062-063863
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
DP 11/25

No.	Date	Description
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	10/29/24	100% DESIGN DEVELOPMENT
	11/04/24	ISSUE FOR FOUNDATION/DEMO PERMIT
	11/07/24	MWRD SUBMITTAL
	11/12/24	FINAL PD PLAN REVIEW #1 RESPONSE
	12/06/24	REVISED GRADING
	12/18/24	FINAL PD PLAN REVIEW #2 RESPONSE

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Design By:	Approved By:	Date:
NH	PD	08/13/24

Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

C201

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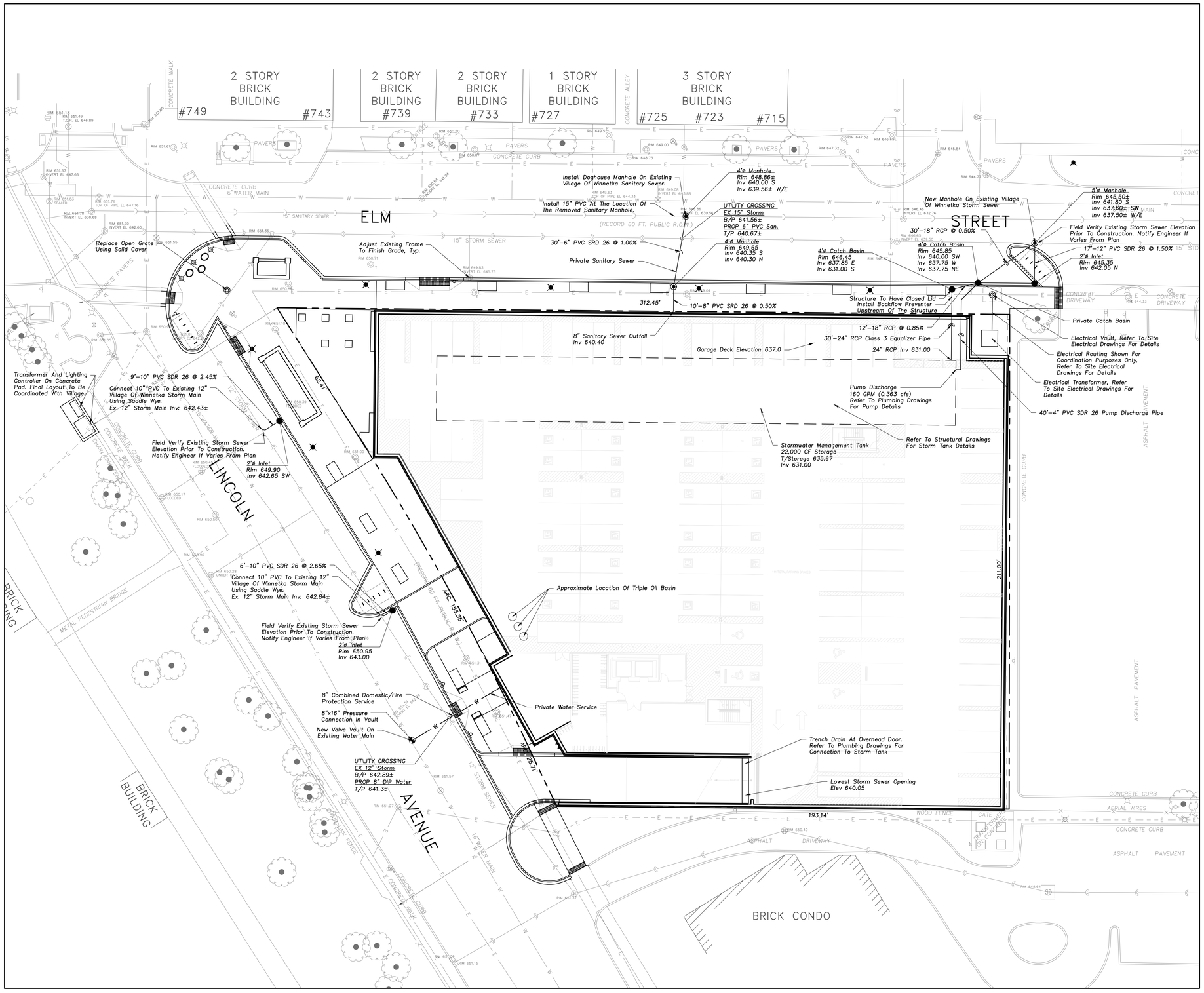
Plotted: 12/19/24 @ 2:04pm By: nhart



N

20 0 20 40 60

Scale: 1"=20'

LEGEND

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

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ONE WINNETKA

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	12/18/24	FINAL PD PLAN REVIEW #2 RESPONSE
	01/02/25	MWRD REVIEW #1 RESPONSE
	01/10/25	FINAL PD PLAN REVIEW #3 RESPONSE

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Sheet Title:

SITE UTILITY PLAN

Sheet No:

C301

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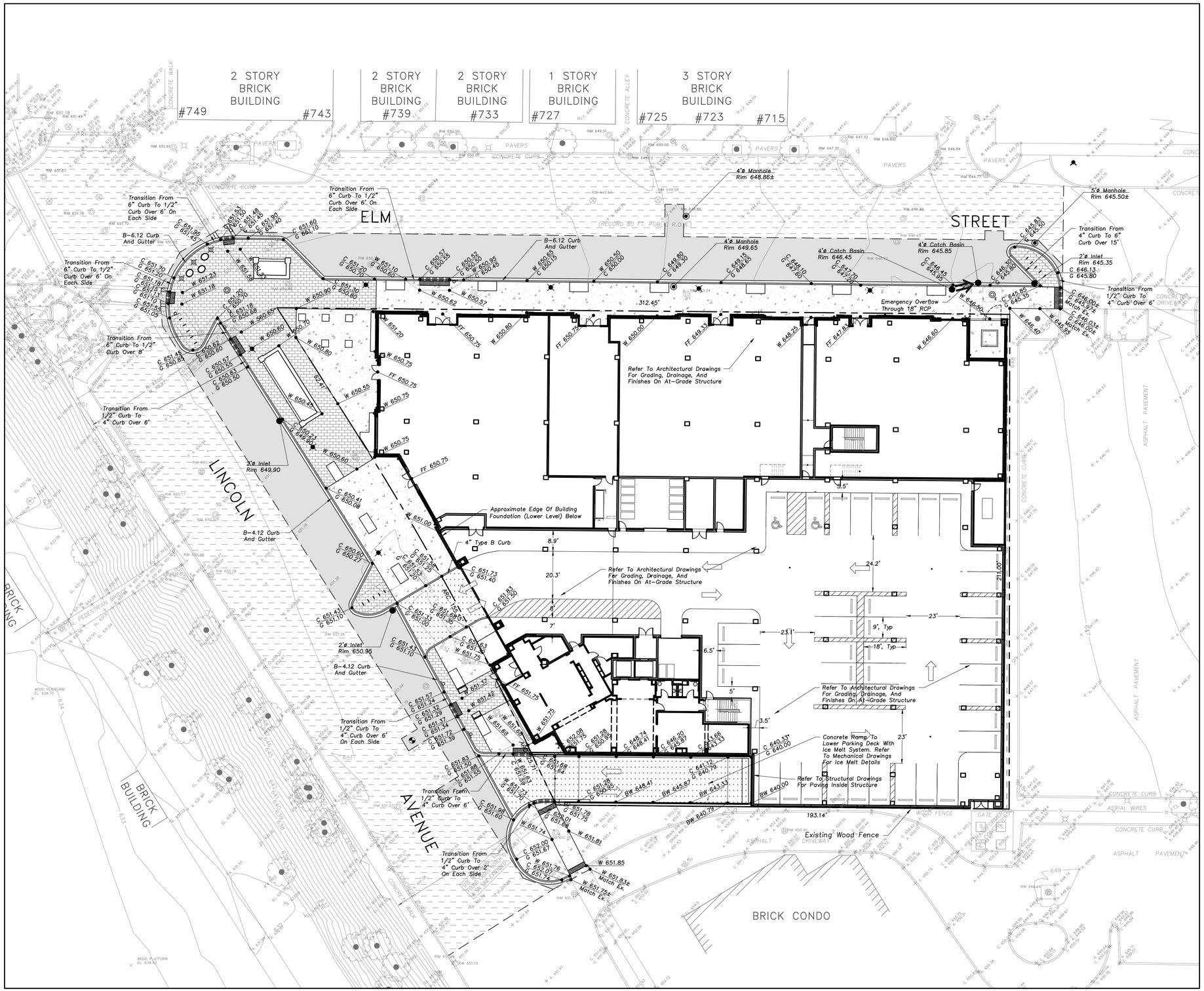
Plotted: 1/10/25 @ 3:37pm By: nhart



LEGEND

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

PAVING & SURFACE LEGEND

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

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

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

Brick Paver Section
See Landscape Plans for Section Details

Bituminous Overlay
2" Hot Mix Asphalt,Mix D, IL-9.5, N50
Tack Coat

Stormwater Overland Flow Path

Ridge Line/High Point

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ONE WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

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	12/18/24	FINAL PD PLAN REVIEW #2 RESPONSE

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Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C401

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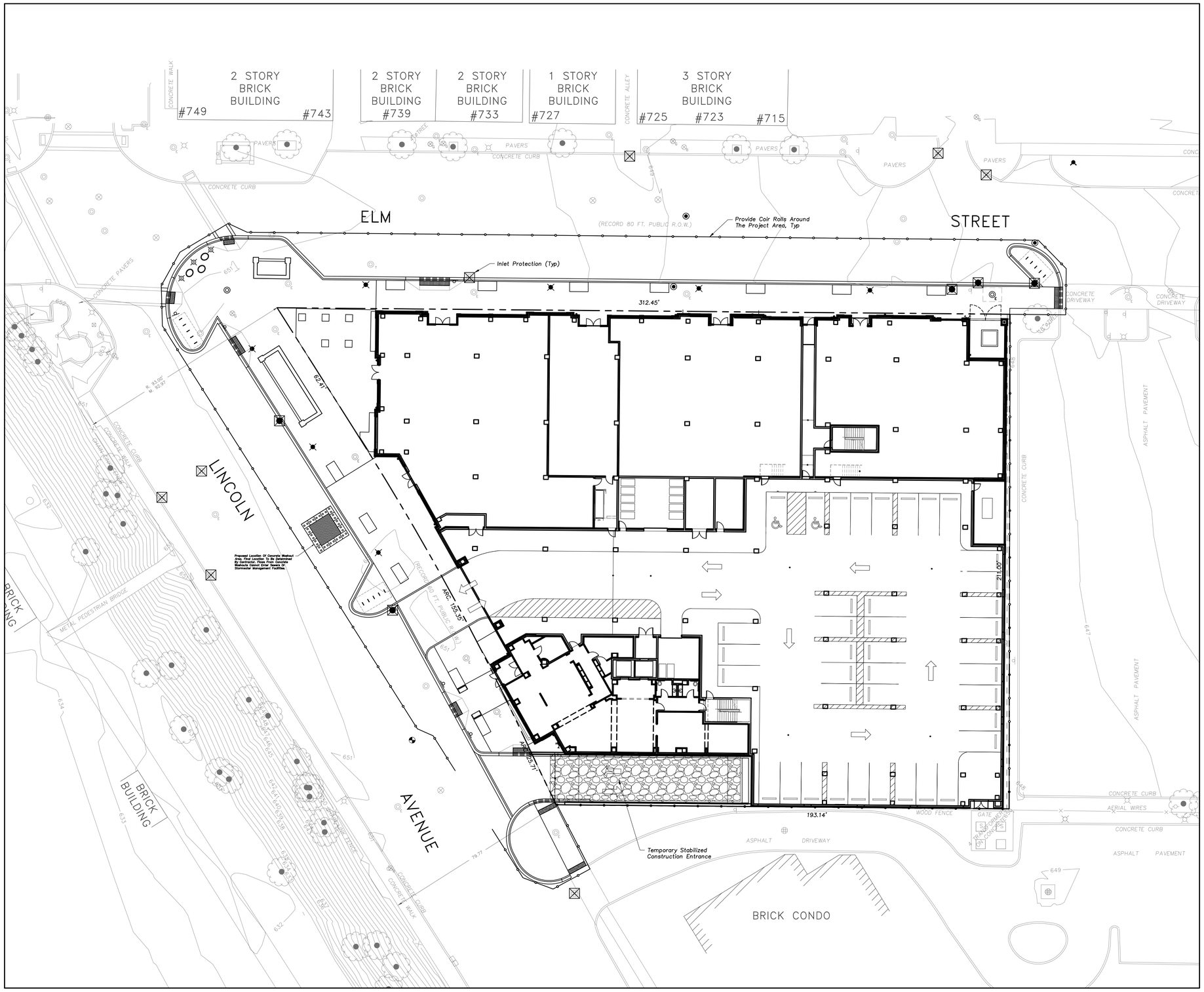
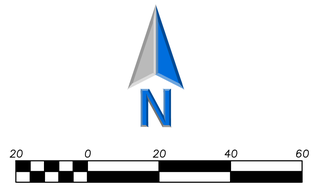
Plotted: 12/19/24 @ 2:05pm By: nhart





Scale: 1"=20'

LEGEND

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

SOIL EROSION & SEDIMENT CONTROL LEGEND

- Coir Roll
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

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ONE WEST WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

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Sheet Title:

SOIL EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

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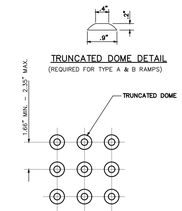
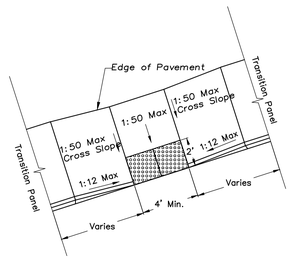
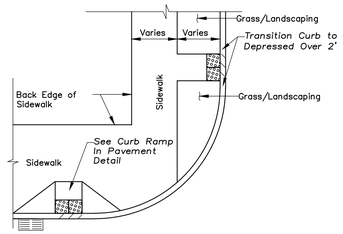
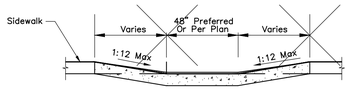




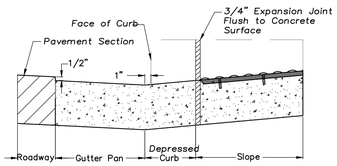
PARALLEL CURB RAMP DETAIL
N.T.S



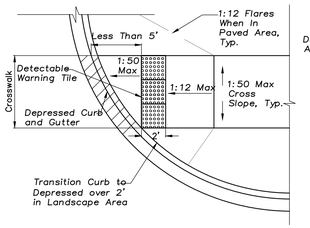
PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



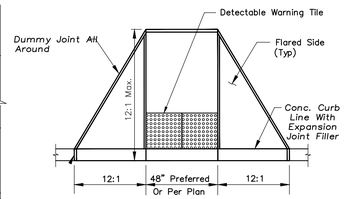
CURB RAMP SECTION VIEW



DEPRESSED CURB AND GUTTER AT CURB RAMP



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



CURB RAMP IN PAVEMENT
N.T.S

GENERAL NOTES

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

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

Construction Requirements:

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

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

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

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

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

DETECTABLE WARNING SURFACE TILES

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

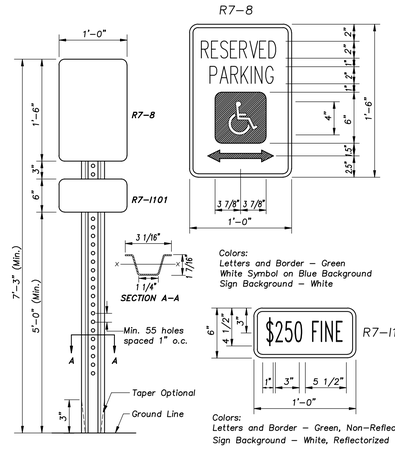
Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60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

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

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

Tiles Shall Be Neenah Foundry Detectable Warning Plates, Undipped

ACCESSIBLE RAMPS FOR SIDEWALKS



Notes: Dimensions shown for cross sections are minimum.

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

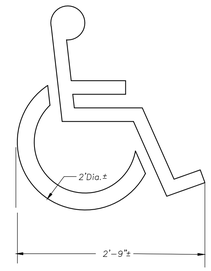
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

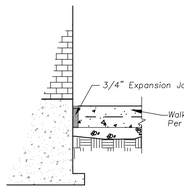
One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One. Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN

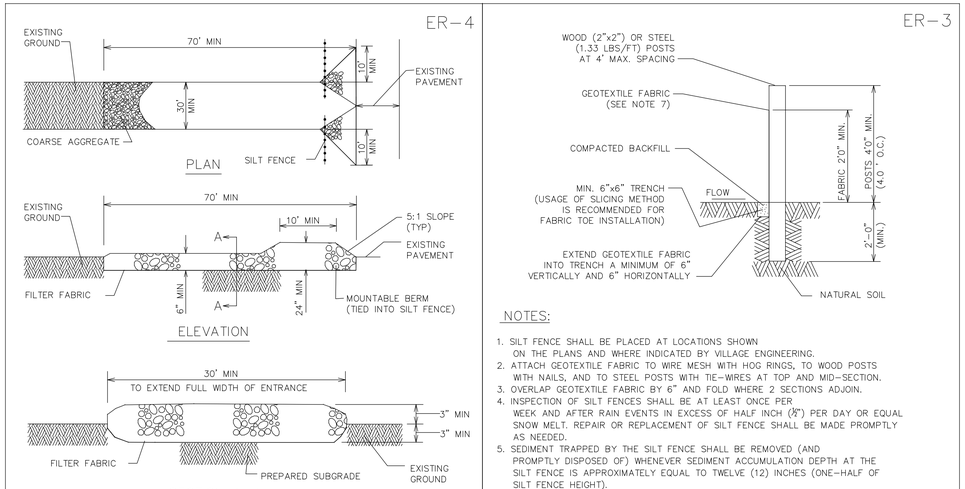


Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING



WALK ADJACENT TO BUILDING



NOTES:

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

REVISED: 01-01-09

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL

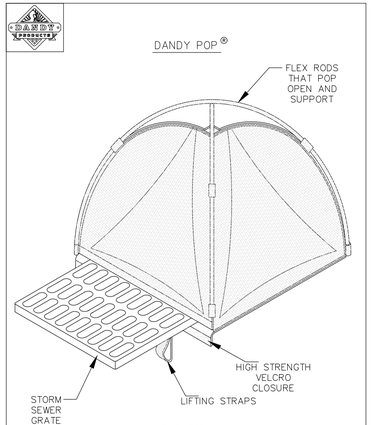
NOTES:

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

REVISED: 01-01-09

NOT TO SCALE

SILT FENCE DETAIL



DANDY POP®
SPECIFICATIONS

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

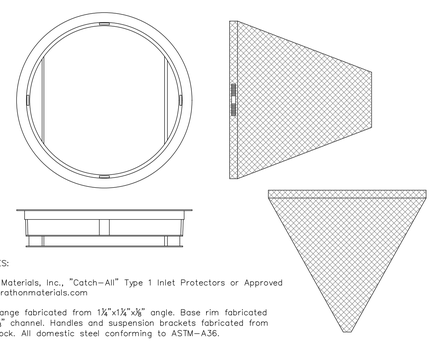
DANDY POP® (BLACK & SAFETY ORANGE)

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

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

DETAIL OF INLET SEDIMENT CONTROL DEVICE

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



GENERAL NOTES:

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

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

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

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

"CATCH-ALL" INLET PROTECTORS

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

ONE WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

Reserved for Seal:

062-063863
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS
DP 11/25

No.	Date	Description
	09/06/24	ISSUED FOR FINAL PD SUBMISSION
	10/29/24	100% DESIGN DEVELOPMENT
	11/04/24	ISSUE FOR FOUNDATION/DEMO PERMIT
	11/07/24	MWRD SUBMITTAL
	11/12/24	FINAL PD PLAN REVIEW #1 RESPONSE

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Design By:	Approved By:	Date:
NH	PD	08/13/24

Sheet Title:

SITE DETAILS

Sheet No:

C601

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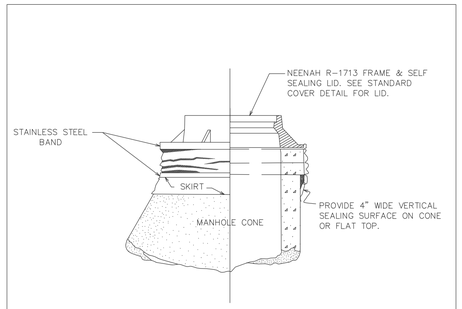
Plotted: 11/08/24 @ 9:31am By: nhart



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

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

NOTE:

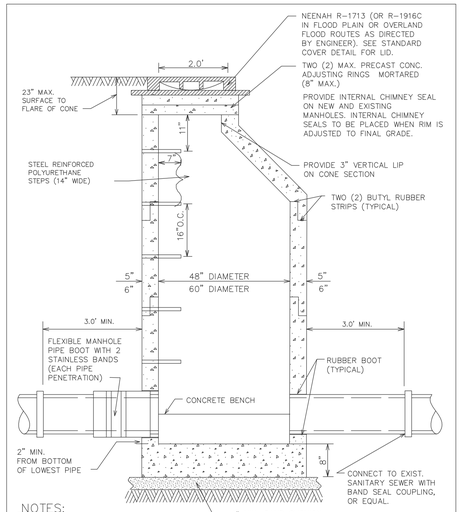
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER SYSTEM MANHOLES.
2. "CRETEX" OR APPORVED EQUAL EXTERNAL/INTERNAL SEALS ARE REQUIRED. OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.
3. IF INTERNAL SEALS ARE USED, THE STRUCTURE, INCLUDING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

DATE: 2-1-2023

NOT TO SCALE

CHIMNEY SEAL DETAIL

A-1



NOTES:

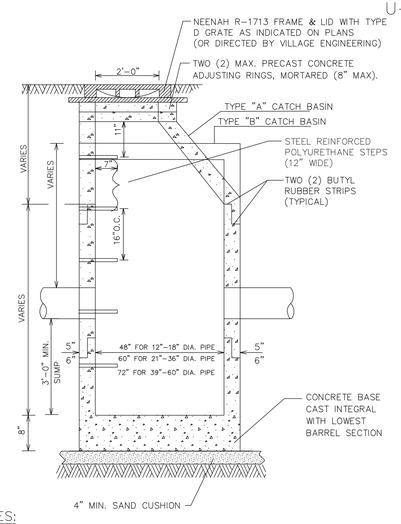
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER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

DATE: 2-1-2023

NOT TO SCALE

SANITARY MANHOLE DETAIL

U-9



NOTES:

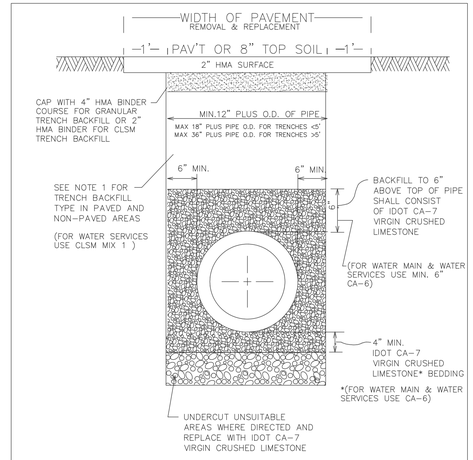
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. USE ECCENTRIC CONE ONLY.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

CATCH BASIN DETAIL

REVISED: 01-01-09



NOTES:

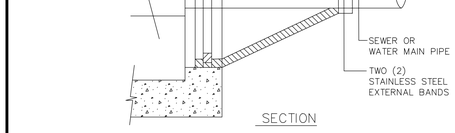
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-1, FA-2 OR FA-3, IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL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

DATE: 2-1-2023

NOT TO SCALE

TYPICAL PIPE TRENCH DETAIL

U-5



SECTION

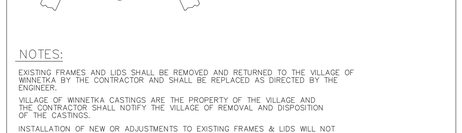
NOTES:

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

NOT TO SCALE

PIPE CONNECTION TO STRUCTURE DETAIL

REVISED: 01-01-09



NOTES:

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

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

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

CONSTRUCTION PROCEDURES

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

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

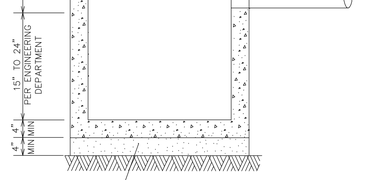
THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS

DATE: 2-1-2023

NOT TO SCALE

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

U-10



NOTE:

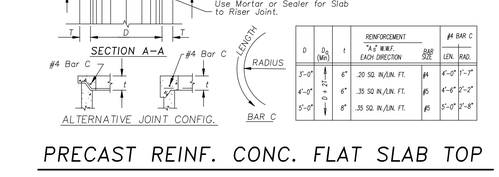
1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. CATCH BASIN MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION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

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

TYPE C CATCH BASIN DETAIL

REVISED: 01-01-09



D	Do (Min)	t	REINFORCEMENT "A" MIN. EACH DIRECTION	BAR SIZE	#4 BAR C LEN.	#4 BAR C RAD.
3'-0"	D + 21"	6"	.20 SQ. IN./LIN. FT.	#4	4'-0"	1'-7"
4'-0"	D + 21"	6"	.35 SQ. IN./LIN. FT.	#5	4'-6"	2'-2"
5'-0"	D + 21"	8"	.35 SQ. IN./LIN. FT.	#5	5'-0"	2'-8"

PRECAST REINF. CONC. FLAT SLAB TOP

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ONE WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

Reserved for Seal:

062-063863
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
DP 11/25

No.	Date	Description
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	10/29/24	100% DESIGN DEVELOPMENT
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	11/07/24	MWRD SUBMITTAL
	11/12/24	FINAL PD PLAN REVIEW #1 RESPONSE

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Design By:	Approved By:	Date:
NH	PD	08/13/24

Sheet Title:

SITE DETAILS

Sheet No:

C602

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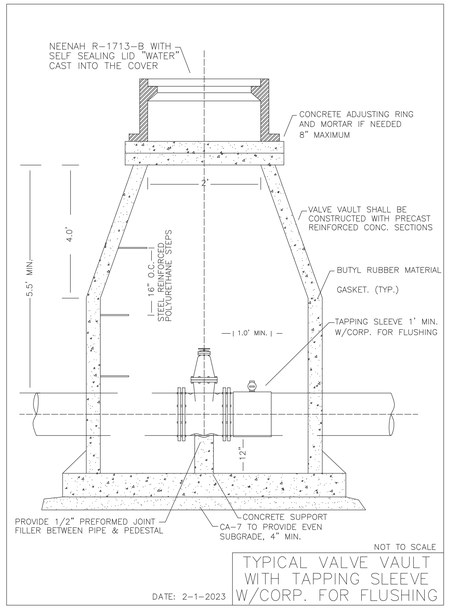
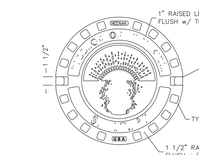


NOT TO SCALE

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

DATE: 2-1-2023

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



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

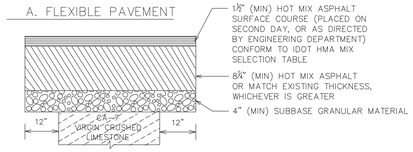
NOT TO SCALE

STANDARD COVER DETAIL

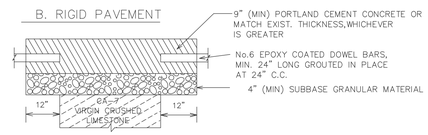
DATE: 2-1-2023

D-7

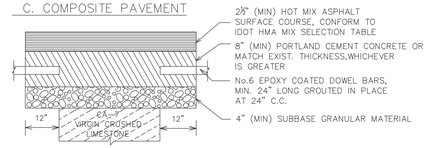
A. FLEXIBLE PAVEMENT



B. RIGID PAVEMENT



C. COMPOSITE PAVEMENT



NOTE:

1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF THE FAILED PAVEMENT IN ALL DIRECTIONS.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS PP MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5 % TO 7 % AIR ENTRAINMENT.(NO FLY ASH ALLOWED)

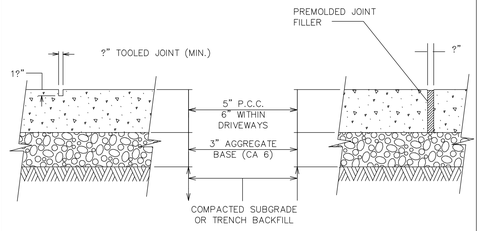
NOT TO SCALE

PAVEMENT PATCH DETAIL

DATE: 2-1-2023

P-6

CONTRACTION JOINT DETAIL



EXPANSION JOINT DETAIL

NOTES:

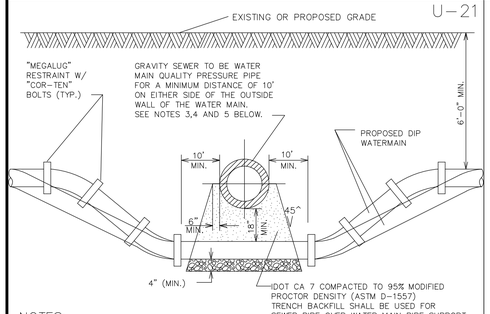
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3.500 PSI (6.1 BAG MIX)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

NOT TO SCALE

CONCRETE WALK JOINT DETAIL

REVISED: 01-01-09

U-21



NOTES:

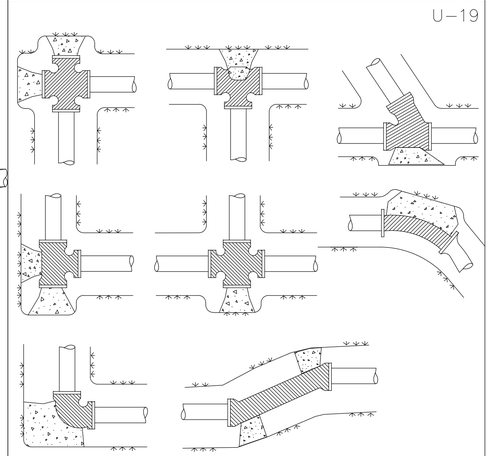
1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH VILLAGE OF GLENVIEW ENGINEERING STANDARDS MANUAL OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION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

NOT TO SCALE

WATER MAIN CROSSING DETAIL

REVISED: 01-01-09

U-19



NOTE:

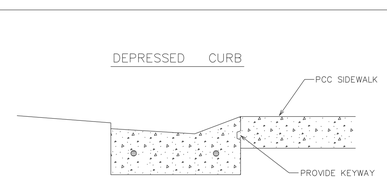
1. ALL BENDS OF 10 AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK POURED IN PLACE CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH FACE.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, (BENDS OVER 10, TEES, CROSSES, VALVES AND FIRE HYDRANTS)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

NOT TO SCALE

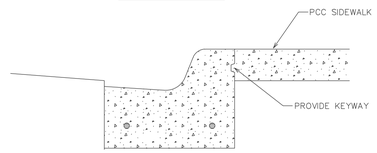
THRUST BLOCK DETAIL

REVISED: 01-01-09

DEPRESSED CURB



CURB & GUTTER



NOTES:

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

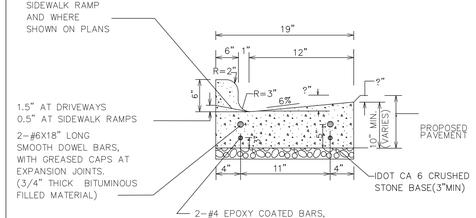
NOT TO SCALE

SIDEWALK AT CURB AND GUTTER

DATE: 2-1-2023

C-2

DEPRESSED CURB AT DRIVEWAYS, SIDEWALK RAMP AND WHERE SHOWN ON PLANS



1.5" AT DRIVEWAYS
0.5" AT SIDEWALK RAMPS

2-#6X18" LONG SMOOTH DOWEL BARS, WITH GREASED CAPS AT EXPANSION JOINTS. (3/4" THICK BITUMINOUS FILLED MATERIAL)

2-#4 EPOXY COATED BARS, CONTINUOUS,AT UTILITY TRENCH CROSSING, EXCEPT ACROSS EXPANSION JOINTS. (SEE NOTE 5)

NOTE:

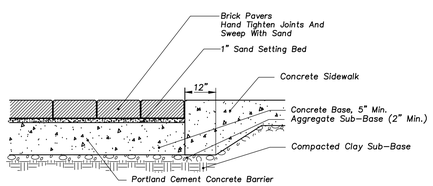
1. 2" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLES 420.05 AND 606 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR.
3. P.C.C.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

NOT TO SCALE

B-6.12

CURB & GUTTER DETAIL

REVISED: 01-01-09



BRICK PAVER SIDEWALK

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ONE WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

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	10/29/24	100% DESIGN DEVELOPMENT
	11/04/24	ISSUE FOR FOUNDATION/DEMO PERMIT
	11/07/24	MWRD SUBMITTAL
	11/12/24	FINAL PD PLAN REVIEW #1 RESPONSE

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NH	PD	08/13/24

Sheet Title:

SITE DETAILS

Sheet No:

C603

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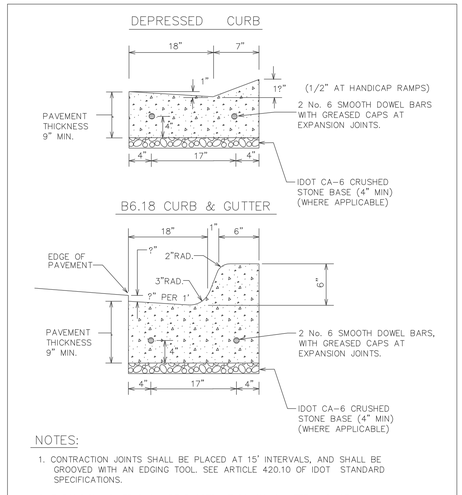


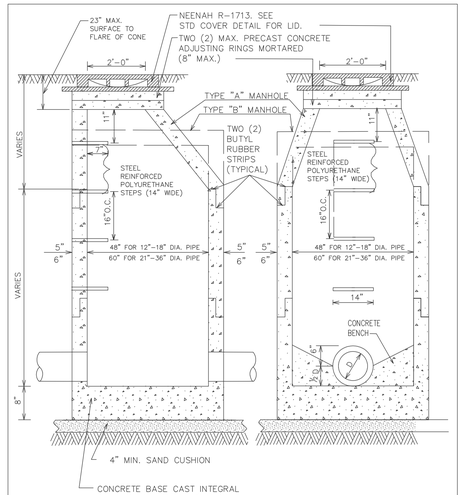
NOTES:

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

FOR RESIDENTIAL STREETS ONLY

DATE: 2-1-2023
NOT TO SCALE

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

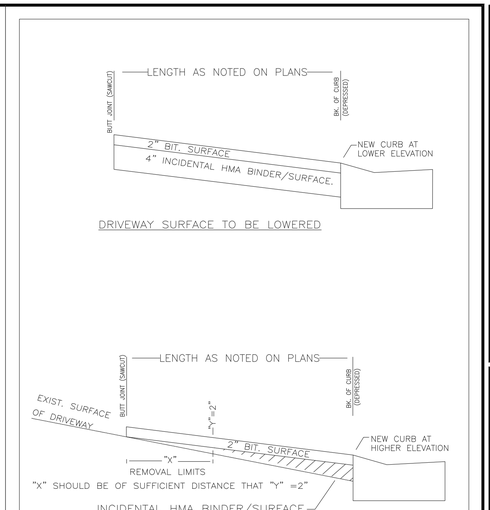


NOTES:

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

DATE: 2-1-2023
NOT TO SCALE

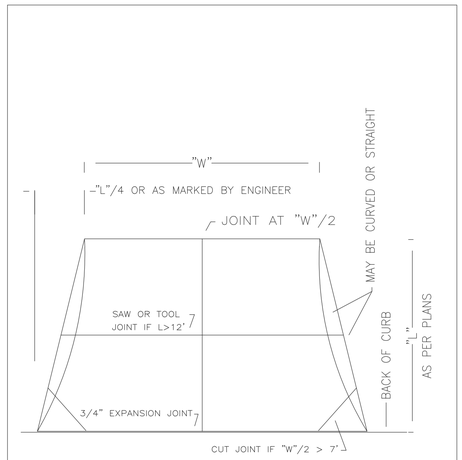
TYPE A & B STORM MANHOLE DETAIL



NOT TO SCALE

DATE: 2-1-2023

TYPICAL HMA DRIVEWAY



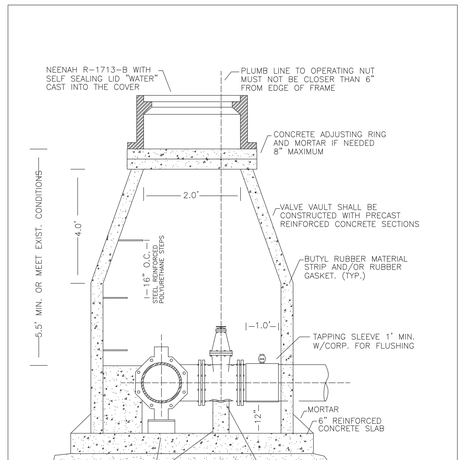
NOTES:

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

NOT TO SCALE

DATE: 2-1-2023

TYPICAL PCC DRIVEWAY



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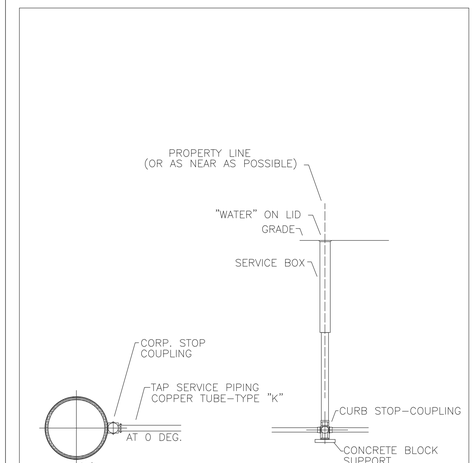
TYPICAL PRESSURE CONNECTION



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DATE: 2-1-2023

TYPICAL TAP SERVICE PIPING (COPPER)

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C604

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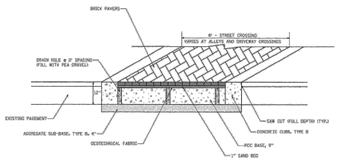
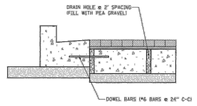


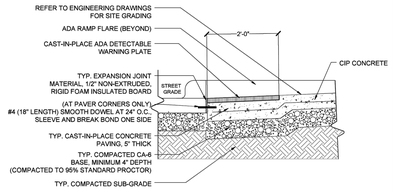
BRICK PAVER CROSSWALK DETAIL



DETECTABLE WARNING PLATE

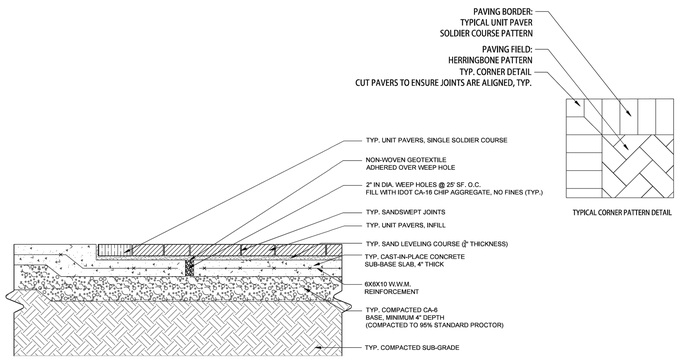
MANUFACTURER: NEENAH OR APPROVED EQUAL
MODEL: R-4984
FINISH/COLOR: IRON
RAW FINISH
SIZE: 24" x 24"

NOTES:
1. ASSEMBLE ACCORDING TO MANUFACTURER INSTALLATION INSTRUCTIONS.

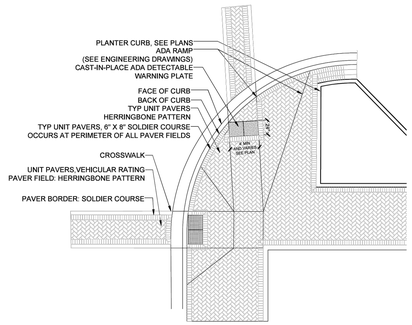


1 BRICK PAVER CROSSWALK DETAIL
SCALE: NTS

2 DETECTABLE WARNING PLATE
SCALE: NTS



3 BRICK PAVER SIDEWALK
SCALE: NTS



4 ACCENT CORNER AND CROSSWALK PAVING PATTERN
SCALE: NTS

421 Grove Street, Evanston, Illinois 60201 Tel 847.869.2015 Fax 847.869.2054	PROJECT MANAGER —	DESIGNED — AT	REVISED —
	JOB NO. —	CHECKED — JDM	REVISED —
	PLOT SCALE =	DRAWN — AT	REVISED —
	PLOT DATE =	CHECKED —	REVISED —

PAVING DETAILS

WINNETKA PHASE 5 STREETSCAPE DETAILS

COUNTY	TOTAL SHEETS	SHEET NO.
		I-500
CONTRACT NO.		

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SITE DETAILS

Sheet No:

C605

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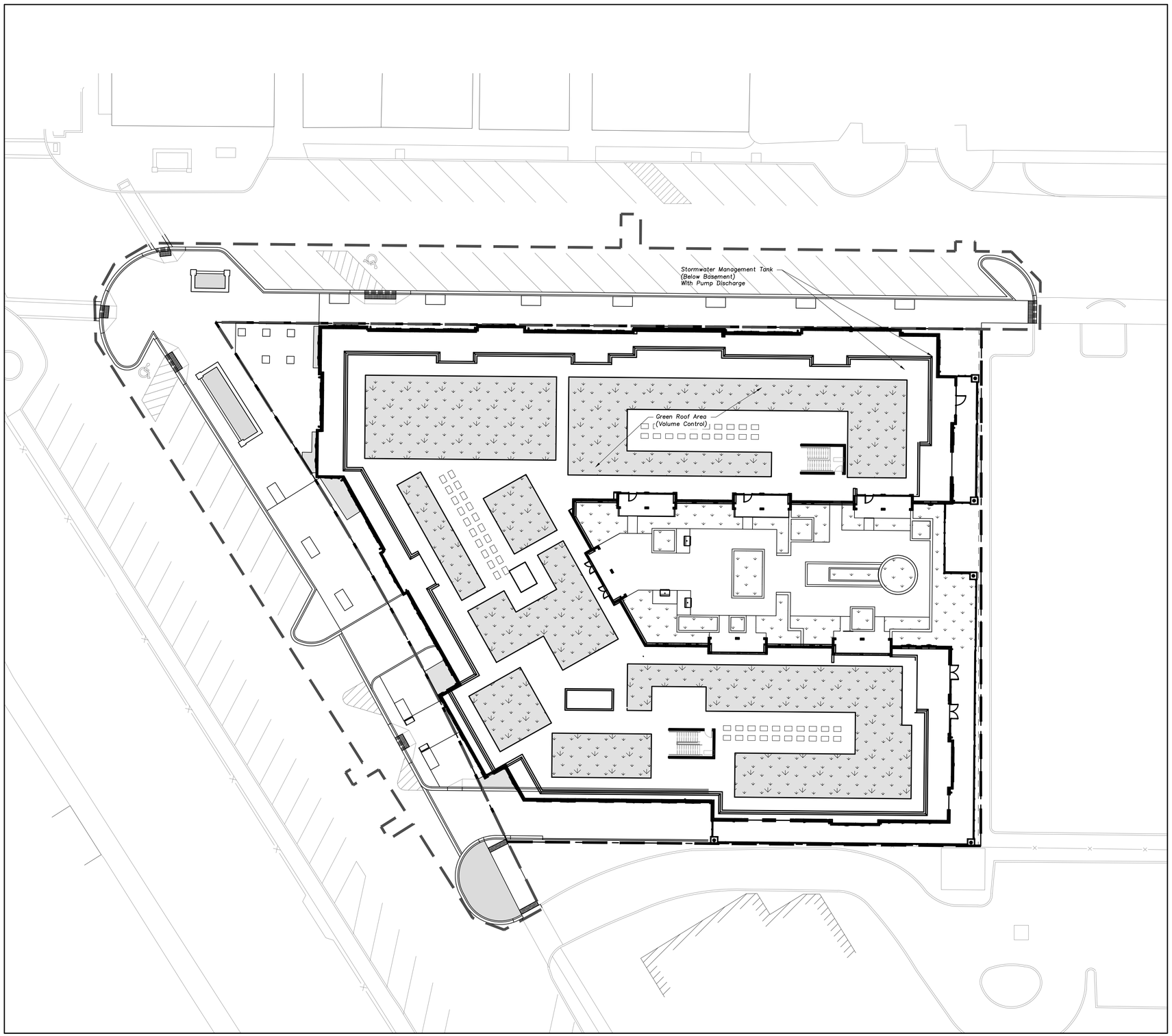

STORMWATER SUMMARY

PROPERTY AREA 1.21 Acres (Development Area)

EXISTING SITE
Pervious Area 0.10 Acres (CN 80) (C 0.45)
Impervious Area 1.11 Acres (CN 98) (C 0.90)
91.7%

PROPOSED SITE
Pervious Area 0.01 Acres (CN 80) (C 0.45)
Green Roof Area 0.33 Acres (CN 90) (C 0.90)
Impervious Area 0.87 Acres (CN 98) (C 0.90)
71.9%
Required VC Volume 0.072 Ac-Ft
3,150 CF
Allowed VC Reduction 19 x 5% = 95% Reduction = 158 CF

Green Roof Area 12,500 SF (4" Media Thickness=1"/SF)
VC Volume Prov'd 1,040 CF (Excludes 2nd Level Terrace)

CN 95.67
C 0.90
Watershed North Branch Chicago River
Discharge 0.30 cfs/acre
0.363 cfs
Required Det 0.50 Ac-Ft (B75 Nomograph)

ROW AREA 0.54 Acres (Maintenance and Demolition)

EXISTING SITE
Pervious Area 0.01 Acres (CN 80) (C 0.45)
Impervious Area 0.53 Acres (CN 98) (C 0.90)
98.1%

PROPOSED SITE
Pervious Area 0.02 Acres (CN 80) (C 0.45)
Impervious Area 0.51 Acres (CN 98) (C 0.90)
96.6%

SURFACE LEGEND

PERVIOUS SURFACE
CN 80
C 0.45

GREEN ROOF
CN 90 (Reduced CN)
C 0.90
4" Media Thickness

IMPERVIOUS SURFACE
CN 98
C 0.90

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STORMWATER PLAN

Sheet No:

CX1

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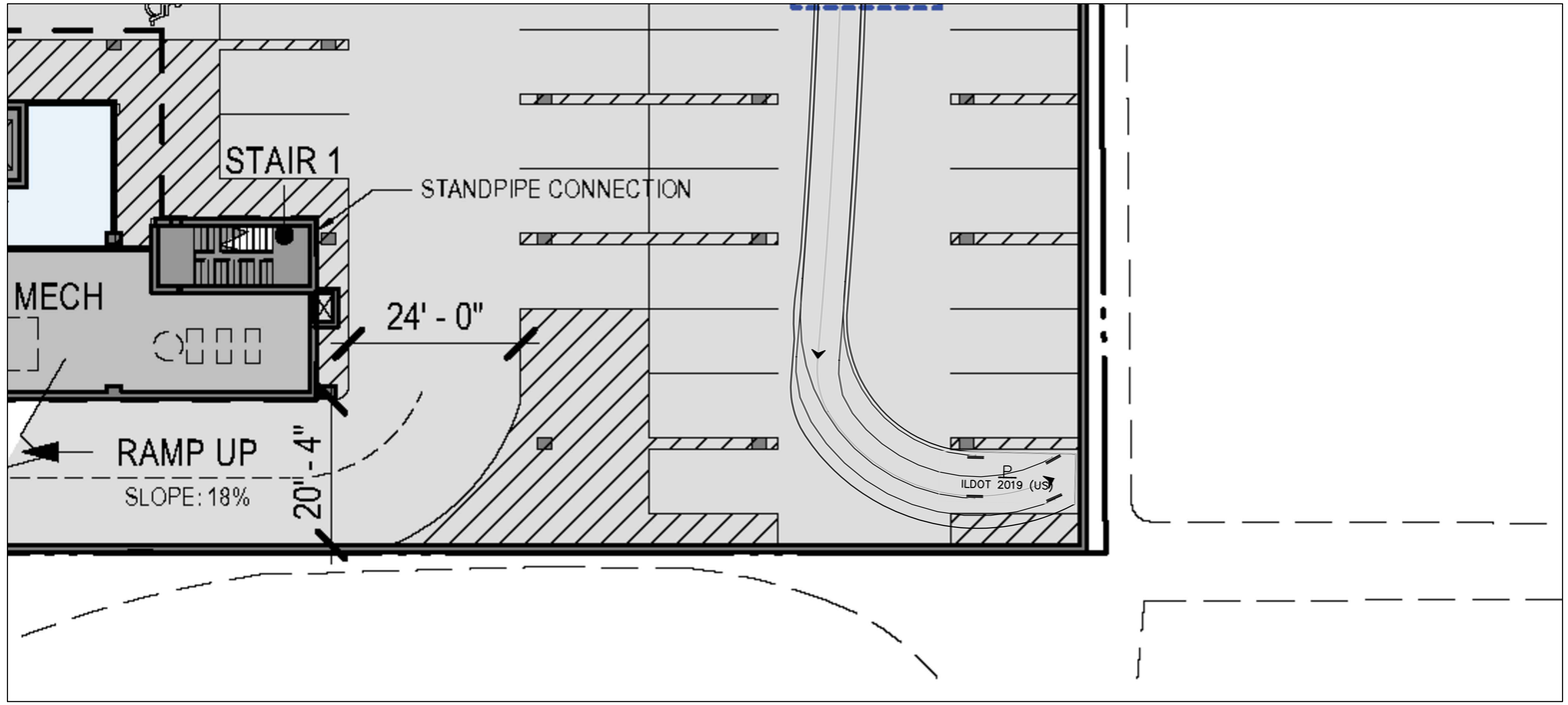
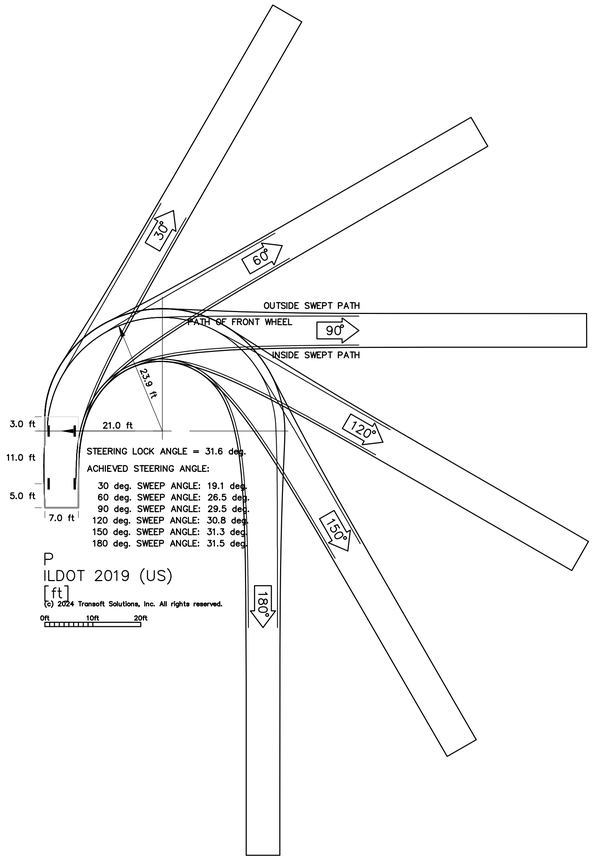
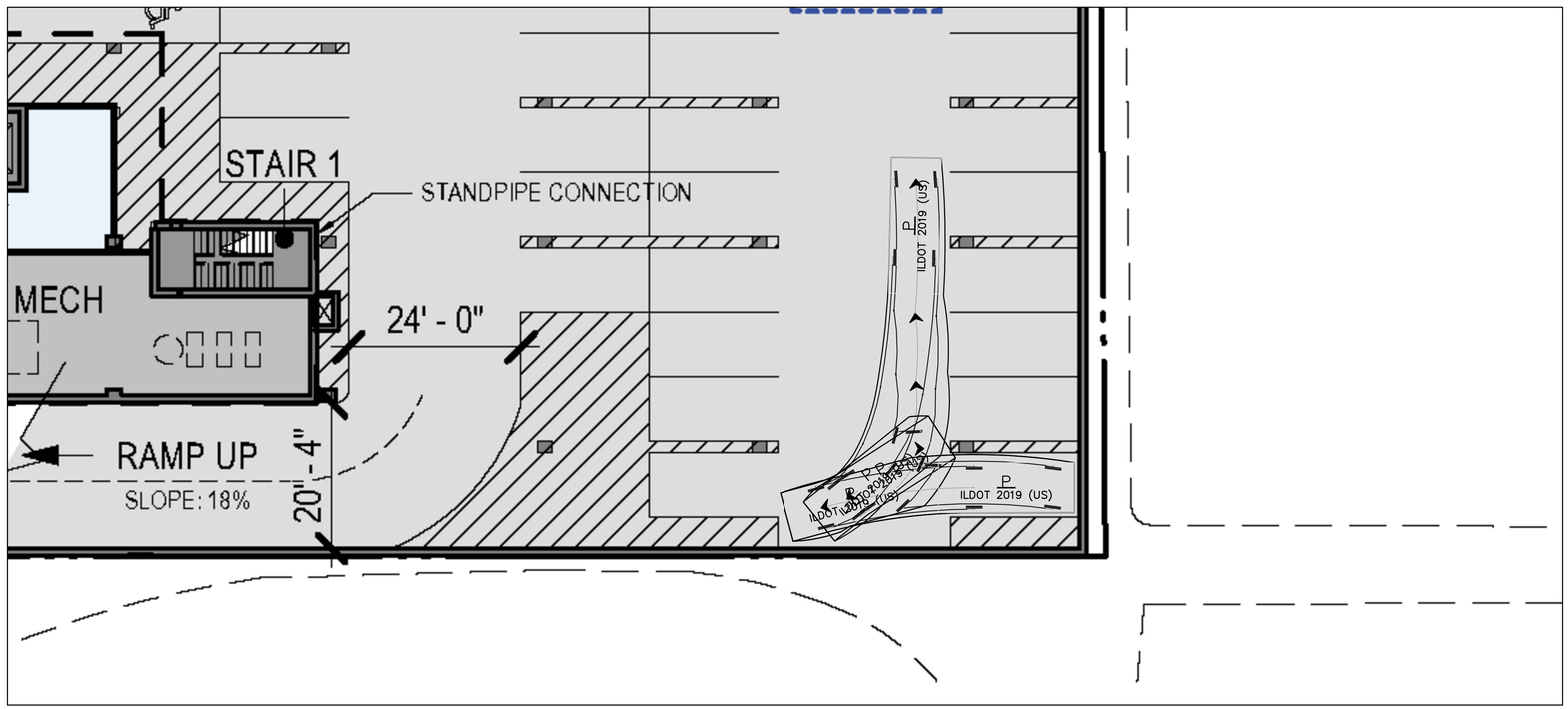
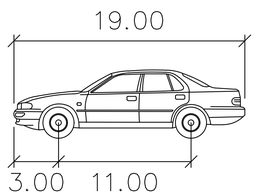


Passenger Vehicle Entering End Stall





Passenger Vehicle Exiting End Stall



P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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AUTOTURN EXHIBIT

Sheet No:

AT101

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Plotted: 11/08/24 @ 9:34am By: nhart

EXHIBIT G

Building Materials Details

July 11, 2023

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

Re: One Winnetka
OKW Project No. 21077

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

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

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Design + Performance Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

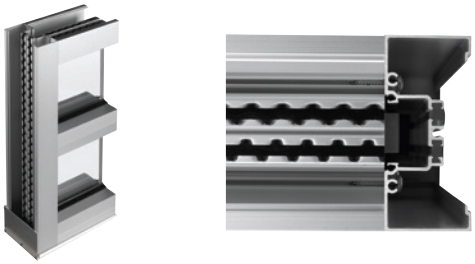
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

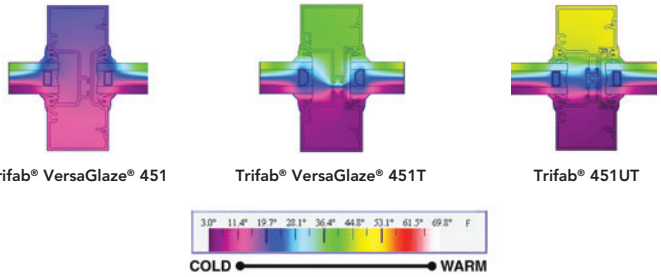
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

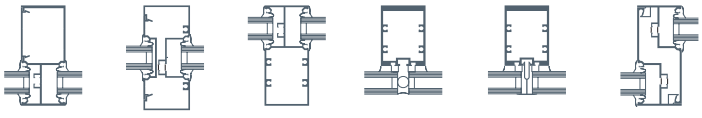
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 | **Trifab® VersaGlaze® 451T** | **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front | **Center** | **Back** | **SSG** | **Weatherseal** | **Multi-Plane**

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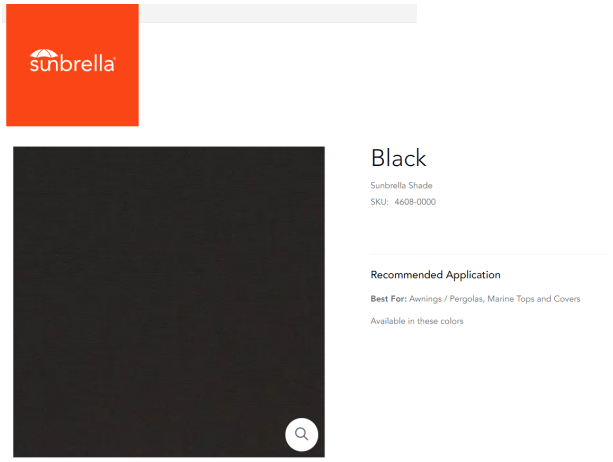
Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

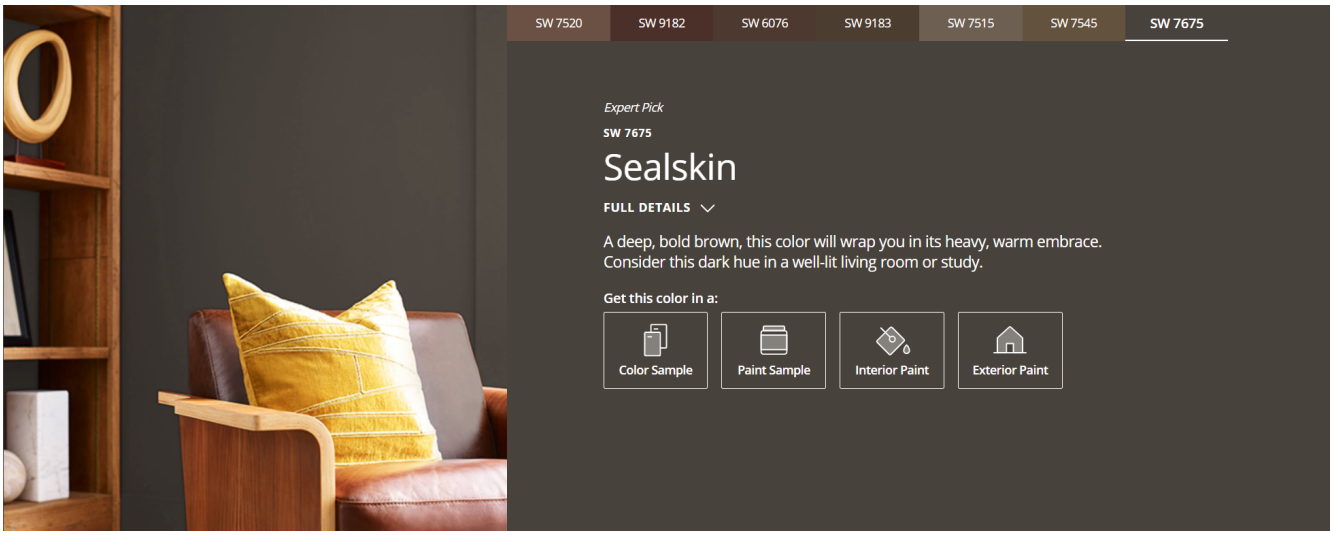
KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

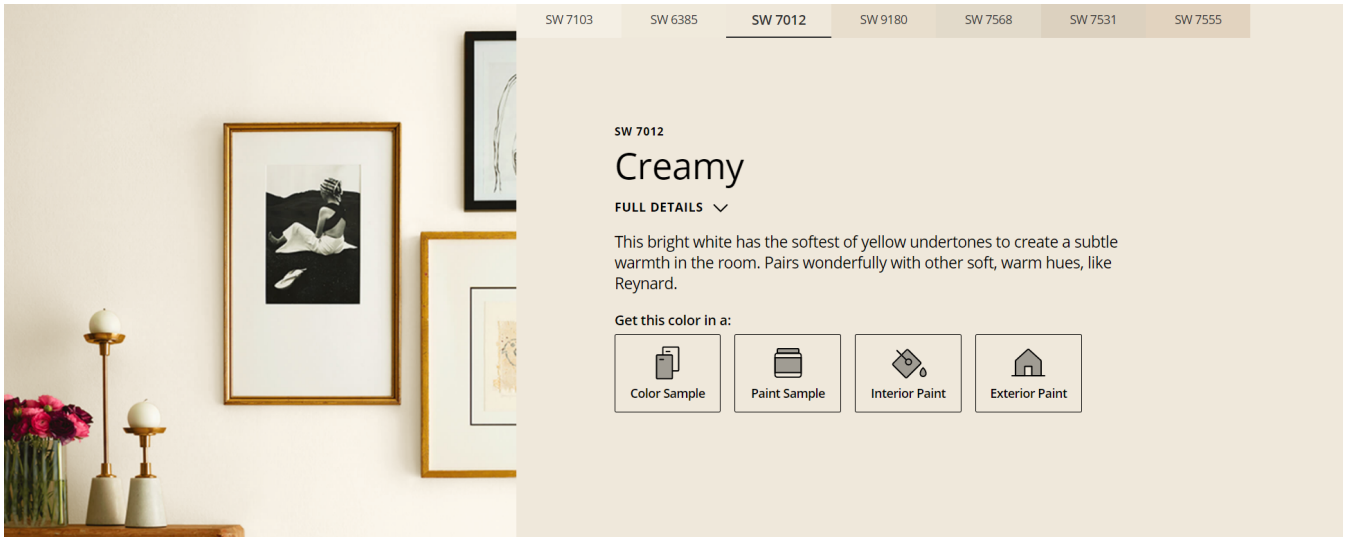
FAB-1 - CUSTOM FABRIC



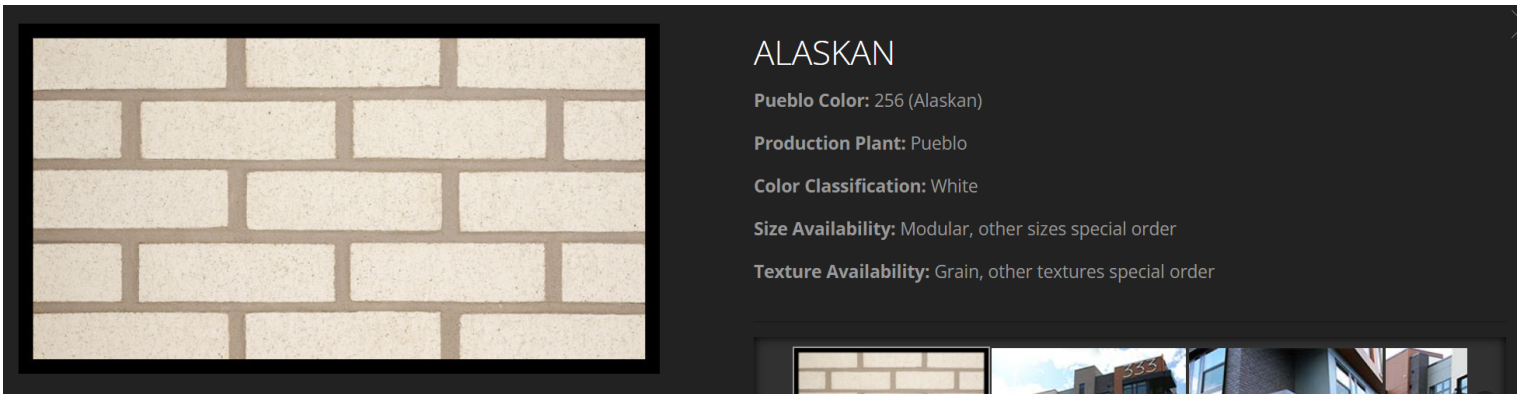
PNT-1



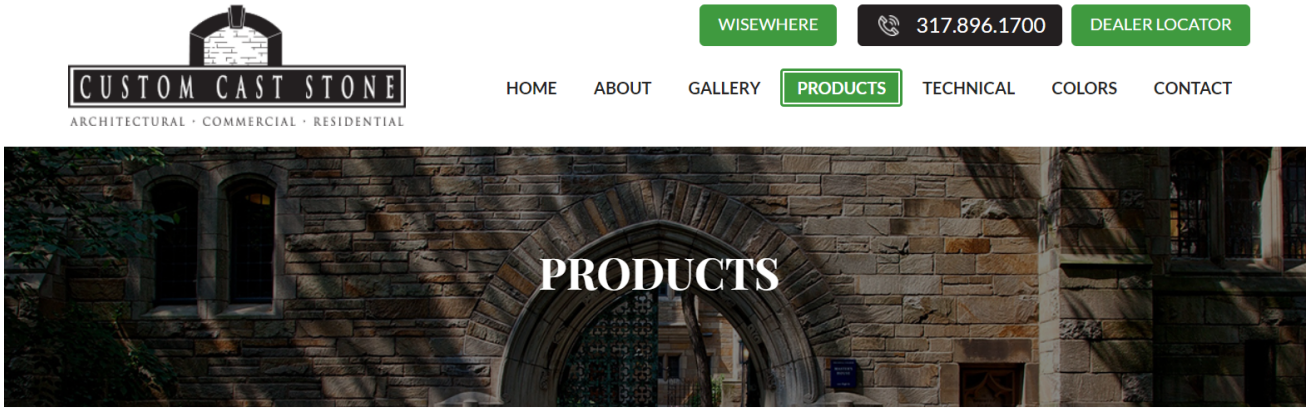
PNT-2



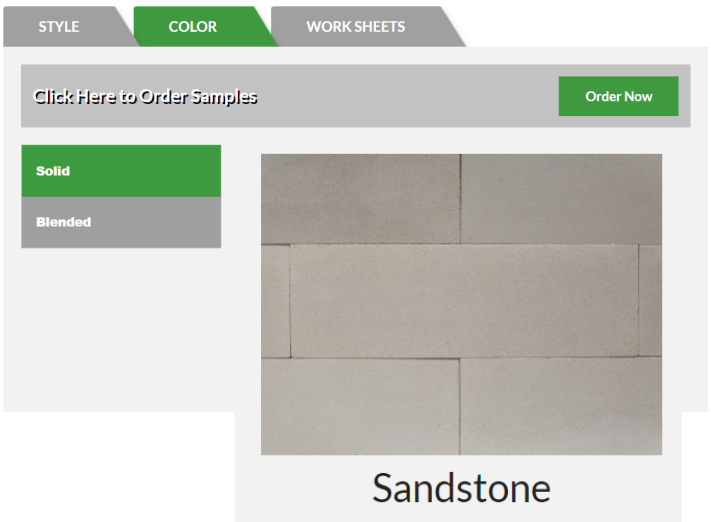
FB-1

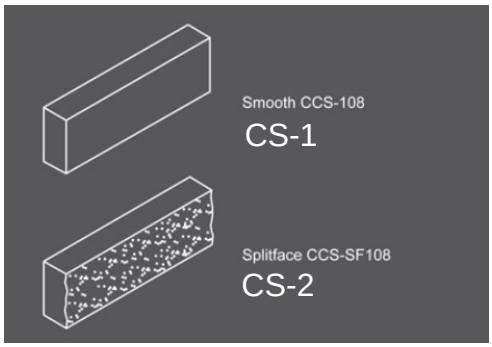


CS-1/CS-2



MASONRY VENEER





Designed for versatility and beautiful performance.

Hardie® Panel

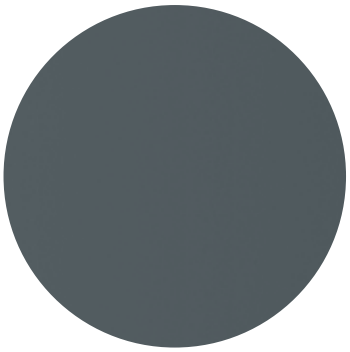
Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 10 ft	4 ft x 12 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

ANODIZED SERIES



www.alpolic-americas.com/anodized

ALPOLIC®
METAL COMPOSITE MATERIALS

ANODIZED SERIES

ALPOLIC®
METAL COMPOSITE MATERIALS

SURFACE TREATMENT

ALPOLIC®/fr Anodized material is a sandwiched aluminum skinned composite panel with a Class 1 anodized finish on the top side. Available stock Anodized finish is CLR Clear Anodized. Custom colors and untreated panels available.

STANDARD PANEL SIZE

Standard stock widths are 50″ (1270mm) and 62″ (1575mm) and lengths of 148″ (3759mm) and 198″ (5029mm). Panels are stocked in 4mm thickness. Standard crate is 32 pieces and 24 pieces for 62 x 196. Custom lengths, thickness, and standard polyethylene core available. Please contact Customer Service for current available stock and additional information.

FINISH TOLERANCE

Color:	DE 5.0 (CMC) variation within one lot*
Gloss:	Nominal +/-10 units

*Please note that Anodized panels can not be color controlled as tightly as painted panels and some color variation should be expected.

PRODUCT TOLERANCE

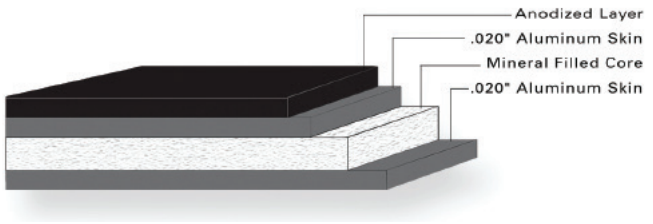
Width:	± 0.08″ (2mm)
Length:	± 0.012″ per ft (1 mm/meter)
Thickness:	3mm ± 0.008″ (0.2mm)
	4mm ± 0.008″ (0.2mm)
	6mm ± 0.012″ (0.3mm)
Bow:	Maximum 0.5% of length and/or width
Squareness:	Maximum 0.2″ (5mm)
Peel Strength:	>22.5 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

WARRANTY

Standard panel warranty:	10 years
Finish warranty:	5 years

Please call Customer Service for exclusions and warranty details.



FIRE PERFORMANCE

Fire retardant ALPOLIC®/fr Anodized finish panels with a mineral filled core have been tested by independent testing laboratories using nationally recognized tests. This material meets all requirements of the International Building Code for non-combustible construction:

IBC Listed

Please visit www.alpolic-americas.com/anodized or call technical support for complete report listings and additional information.

PRODUCT NOTES

- Panels should be stored flat in a dry, indoor environment.
- Fabricate panels at temperatures above 55°F.
- Protective film should be removed from panels soon after installation.
- Please refer to ALPOLIC® Anodized Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.
- For best color consistency, ALPOLIC® recommends ordering all required Anodized finish panels at one time in the same width and maintaining consistent panel orientation during installation.
- Different lots of Anodized finish should not be mixed on building elevation.

ALPOLIC® TECHNICAL ASSISTANCE
1.800.422.7270 | technicalservices@alpolic.com

401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

ALPOLIC®
METAL COMPOSITE MATERIALS

COPPER

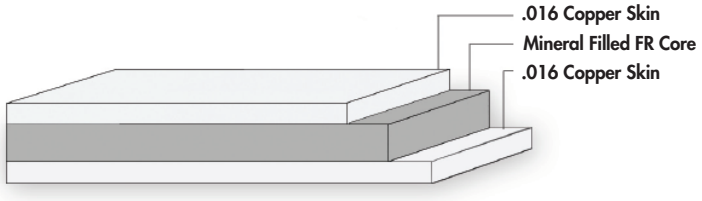
Natural Metal MCM

www.alpolic-americas.com

NATURAL METALS - COPPER

ALPOLIC®
METAL COMPOSITE MATERIALS

Our Natural Metals Series - Copper features the same flatness and workability of a metal composite material (MCM) but with the copper surface of your choice.



SURFACE TREATMENT

ALPOLIC® Copper Composite Material (CCM) is created by sandwiching two thin layers of copper around a polyehylene (pe) or fire-retardant (fr) core. The genuine surface of copper will weather over time and turn to a classic patina green depending on the microenvironment of the project location, green patina can also be achieved by chemically treating the copper composite before installation. This process of pre-treatment is performed by third party to the Architects satisfaction.

STANDARD PANEL SIZE

Standard stock is 38" x 196" (965mm x 4978mm) in 30 piece crates. Custom lengths and thickness available. Please contact ALPOLIC® Customer Service for current available stock and additional information.

FINISH TOLERANCE

Finish color of natural metal can't be controlled, and some variation should be expected.

PRODUCT TOLERANCE

Width:	± 0.08" (2mm)
Length:	± 0.16" (4mm)
Thickness:	4mm ± 0.008" (0.2mm)
Bow:	Maximum 0.5% of length and/or width
Squareness:	Maximum 0.2" (5mm)
Peel Strength:	>22 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

WARRANTY

Standard panel warranty on the manufacturer of Copper Composite Material: 10 Year
Finish warranty: As copper is a natural finish there is no finish warranty due to the fact that the finish is continuously changing.

Please call Customer Service for exclusions and warranty details.

PRODUCT NOTES

- Copper needs to be isolated from aluminum and other dissimilar metals to avoid galvanic corrosion.
- Panels should be stored flat in a dry, indoor environment.
- Protective film should be removed from panels soon after installation.
- Please refer to CCM Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.

ALPOLIC® TECHNICAL ASSISTANCE

1.800.422.7270 | technicalservices@alpolic.com

401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

PD_010720

PRODUCT DATA SHEET

RoofScreen

7.2 Rib Panel
Updated 11.09.2022

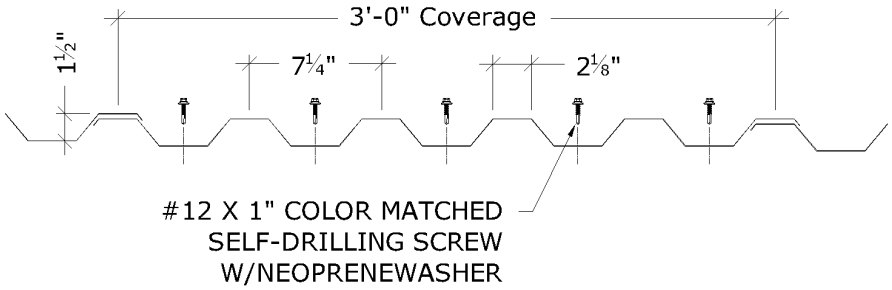
www.roofscreen.com

7.2 Rib Panel

Due to its 1 ½" deep profile, the 7.2 Rib Panel has excellent spanning capabilities, making it an economical choice with a high strength to cost ratio.

- Material: 24ga steel standard, other gauges may be available. Available in perforated aluminum.
- Length: Up to 30'. Extra charges may apply for lengths shorter than 4'.
- Attachment: Exposed fasteners, color matched to panel.
- Finish: Factory applied Kynar.
- Colors: Choose from standard color chart.
- Warranty: 20 years.
- Installation: Orient vertically or horizontally. Color matched exposed fasteners.



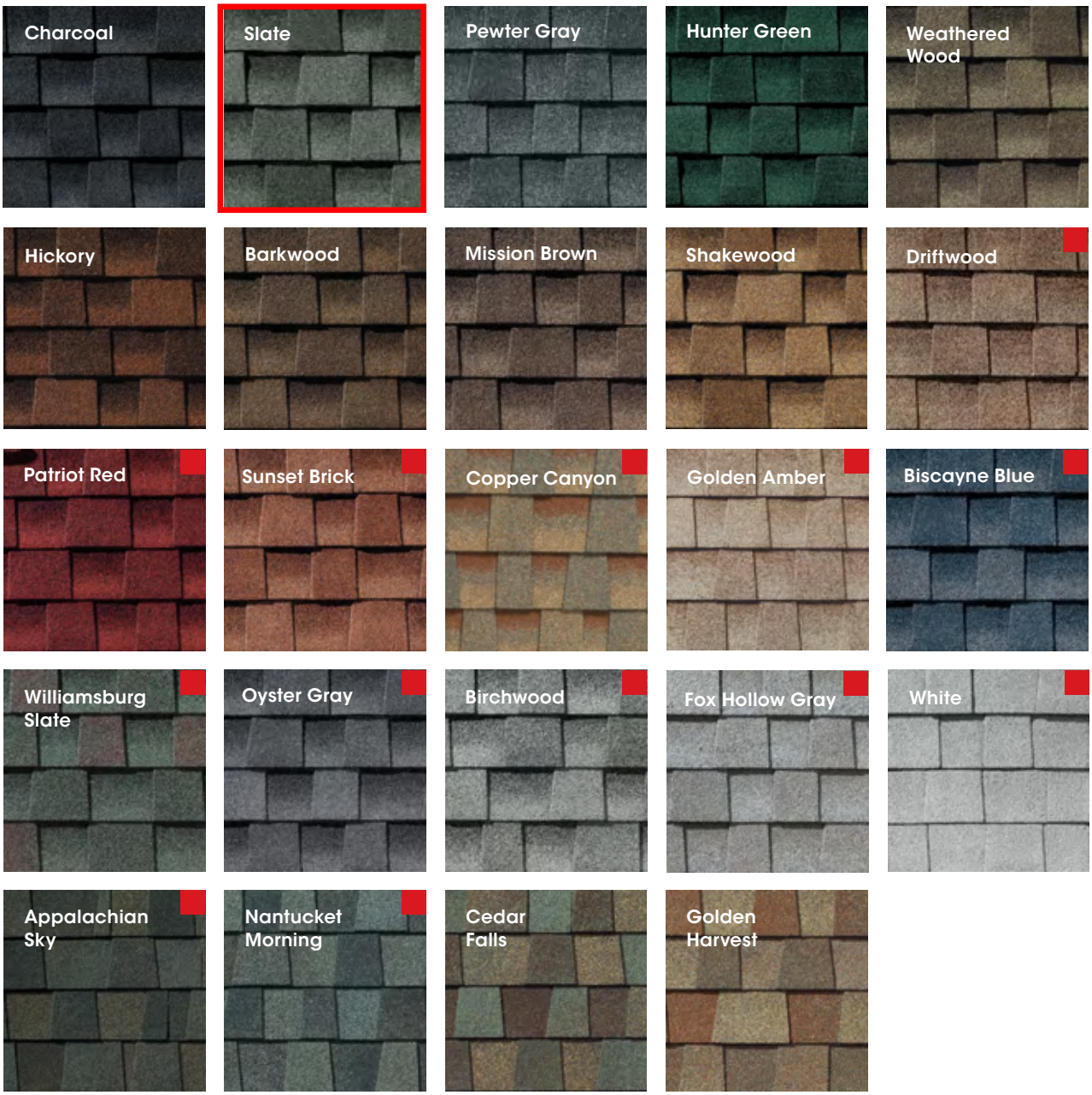


GAF TimberlineHDZ®

High Definition® Lifetime† Shingles



Now with GAF Time-Release Algae-Fighting Technology and LayerLock® Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.



For more details visit **gaf.com/TimberlineHDZ**

[1] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock® Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Available regionally

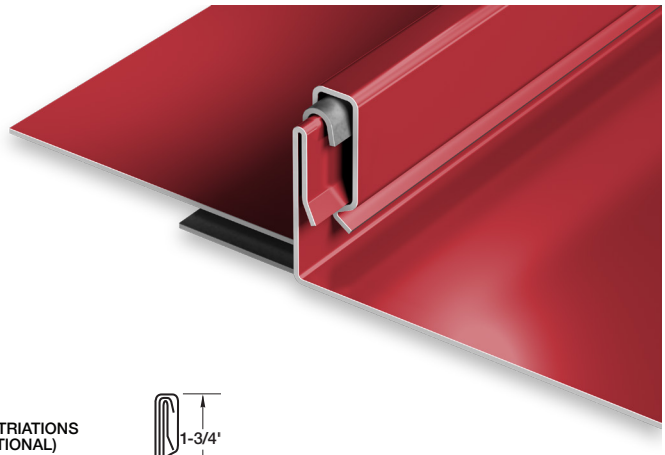
SNAP-CLAD PANEL

MATERIALS

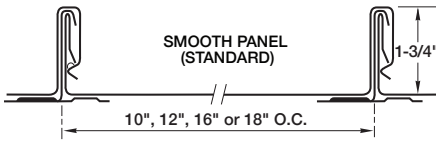
.032 aluminum 24 gauge steel
.040 aluminum 22 gauge steel

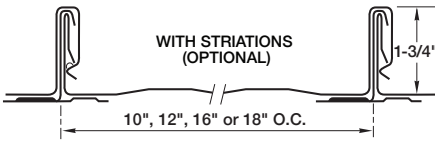
SPECS

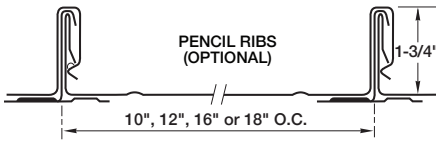
10", 12", 16" or 18" O.C. 1-3/4" High



UL-90







PRODUCT FEATURES

- Architectural/structural panel
- Factory-applied sealant available
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs upon request
- Striations upon request
- Factory eave notching available
- 30-year-non-prorated finish warranty
- Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- Weathertightness warranty available
- 43 stocked colors (24 gauge steel)
- 16 Stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 22 stocked colors (.040 aluminum)
- Panels available in Galvalume Plus

UL CLASSIFICATION

- UL-580 Class 90 wind uplift
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL-2218 impact resistance rated
- UL-90 rated aluminum panel up to 16" O.C.
- UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ASTM E1592 tested
- ASTM E283/1680 tested
- ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

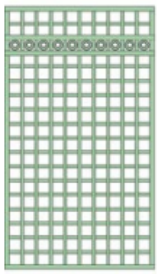
Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

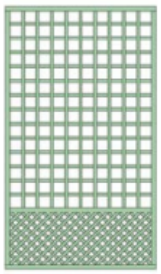
Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

©2020 Petersen Aluminum

SC-1
(ALUMINUM)

Accents of France | THE STANDARD COLLECTION WOOD OR ALUMINUM


MAUPASSANT
W:39-1/4" • H:69"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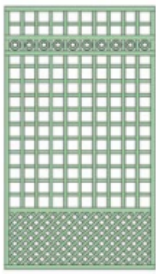
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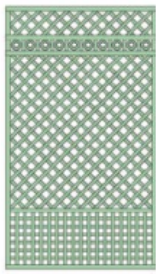
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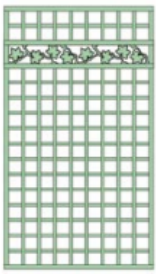
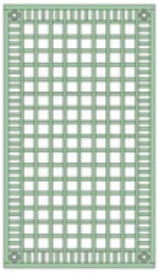

LIERRE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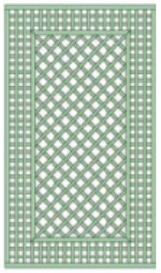
ROUSSEAU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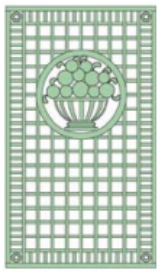
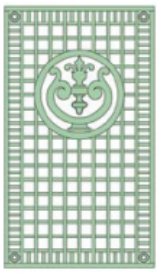

VIGNY
W:39-1/4" • H:69"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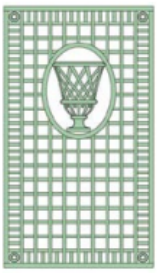
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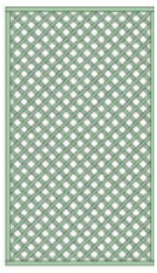
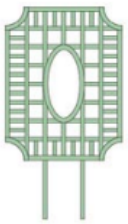

MATISSE


COROT


GUILLAUMIN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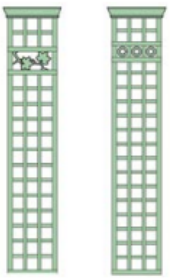
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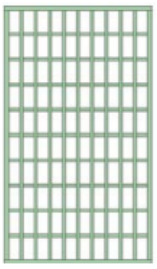
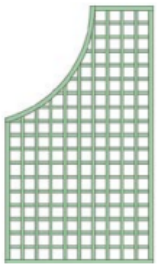

APOLLINAIRE
W:39-1/4" • H:69"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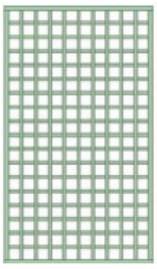
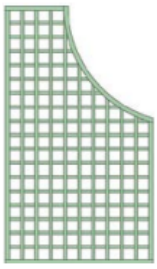
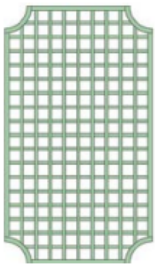

MONET


DEBUSSY RIGHT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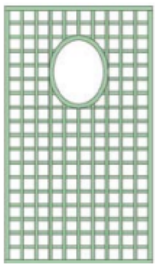

PISSARRO


CEZANNE
W:11-3/4" • H:69"


RENARD MINI
W:14-1/2"
H:55"


REDON
W:15"
H:34"

Decking Naturale(Solid) Technical Sheet

Model	Photo	Dimension
US01		5.5 x 0.9 in (138 x 22.5 mm)
US07		5.5 x 0.9 in (138 x 22.5 mm)

NO.	Property	Test Method	Test results	Remark
1	Abrasion resistance	ASTM D4060-10	33mg(1000cycles)	
2	Brinell hardness	EN15534	8.2N/mm2	
3	Boiling test	EN15534	Water absorption in weigth: 0.49%	
4	Bond Strength	EN319	Average Bond Strength>2.3MPa No obvious abruption and damage after test	
5	Coefficient Linear Thermal Expansion	ASTM D696	35.6×10^{-6} mm/mm℃	
		EN15534	34.0×10^{-6} K^{-1}	
6	Creep behaviour	EN15534	△ S:4.39mm, △ Sr:4.35mm	Span:400mm
7	Content of pentachlorophenol	CE (EN14041(2004))	2.99ppm	
8	Creep Recovery	ASTM D7032	Creep Recovery after 24h: 82.2%	

NO.	Property	Test Method	Test results	Remark
9	Degree of chalking	EN15534	Rating 0, no chalking.	
10	Fire Resistance	ASTM E84	Flame Spread Index(FSI): 85 Smoke Developed Index(SDI): 300	
11	Falling mass impact resistance	EN15534	Max Crack length(mm): No crack. Max Residual Indentation(mm): 0.14	
12	Formaldehyde Content	EN717-1	Non Detected	
		ASTM D6007-14	Non Detected	
13	Flexural properties	EN15534	Bending Strength:36.3Mpa, Modulus of elasticity:3.72Gpa, Maximum load:4286N, Deflection at 500N:1.23mm	Span:400mm
		ASTM D6109	MOR:26.3MPa, MOE:2620MPa	Span:368mm
14	Heavy Metal Content	EPA3051	Sb:ND, As:ND, Se:ND, Sn:ND	
15	Heat reversion	EN15534 EN479	Test temperature: 100℃ :0.20%	
16	Heat build-up	EN15534	△ T=-3.1℃	
17	Impact Resistance	ASTM D4226	MFE>396J	
18	Lead Content Test	EUNo.628/2015	Non Detected	
19	Mould resistance	ASTM G21	Rating 0	
20	Moisture Content	EN15534 EN322	0.83%	
21	Moisture resistance under cyclic test conditions	EN15534	Original MOR: 36.3Mpa After exposure, MOR: 32.1Mpa, Decrease: 11.7%.	
22	Neutral salt spray test	ASTM B117-2011	After 200 hours tests, there was no visible change appeared on the surface: Front surface: △ E*=1.22, Grey Scale:4-5 Back surface: △ E*=1.06, Grey Scale:4-5	
		EN15534 ISO9227	△ E*=1.42, Grey Scale=4 (Exposure 96h)	

NO.	Property	Test Method	Test results	Remark
23	Pb, Cd, Hg, Cr^{6+}	RoHs-IEC62321	Pb:ND, Cd:ND, Hg:ND, Cr^{6+}:ND	
24	Resistance to scratch test	ISO4586-2	Rate 2	
25	Resistance to indentation	EN15534	Apply 2000N load Brinell hardness: 72Mpa, Rate of elastic recovery: 65%	
26	Resistance to artificial weathering	EN15534 ISO4892-2	After 2000h exposure △ E*=1.09, Grey Scale=4-5	
27	Rockwell Hardness	ASTM D785	78.7R	
28	Slip Resistance	AS/NZS 4586	1. Wet Pendulum Testing: Longitudinal:30; Horizontal:42 2. Oil Ramp Testing: Longitudinal:Rating:R11; Horizontal:Rating:R11	
		CENTS12633(2014) CENTS16165(2012)	Pendulum Testing: Dry condition: PTV46 Wet condition: PTV34	
		EN15534-1, EN15534-4	Pendulum test:Longitudinal:44; Horizontal:56 Inclination plan test:Angle:25.0°, Rating:Class C	
		DIN51130	Oil-wet ramp test: Angle:19.7° Rating:R11	
		DIN51097	Wet-load ramp test: Front View:Angle:31.2° Rating:C Back View:Angle:29.0° Rating:C	
		EN15534 CEN/TS15676	Pendulum test:Longitudinal:59; Horizontal:69 Inclination plan test:Angle:38.2°, Rating:Class C	
29	Swelling and water absorption (24hours immersion)	EN15534	① Swelling: 0.06% in thickness, 0.03% in width, 0.03% in length. ② Water absorption: 0.49%	
30	Swelling and water absorption (28days immersion)	EN15534	① Swelling: 0.67% in thickness, 0.04% in width, 0.07% in length. ② Water absorption: 0.27%	
31	SRI Testing	ASTM C1549, ASTM C1371, ASTM E1980	19	
32	Surface Bond quality	EN319	>2.08MPa	

NO.	Property	Test Method	Test results	Remark
33	Thermal Resistance	ASTM C518-2010	Thermal conductivity: 0.1589W/(m·k) Thermal resistance: 0.0830(m^2·K)/W	
34	Thermal conductivity	CE (EN14041(2004))	0.19738W/m·K	
35	UV Weathering test	ASTM G154	After 3000 hours test, Grey Scale3, △ E*=3.56	
36	Uplift Resistance	ICC-ES AC174 ASTM E330	Average ultimate load ≥430psf	
37	VOC&TVOC	ASTM D5116-11	Non Detected	
38	Water absorption	ASTM D1037	Water absorption(24h): 0.12%	

Clad Standard Casement

Known for it's clean lines, smooth operation, and substantial construction our standard casement is a favorite across the country. Combine them with other fixed or operable Sierra Pacific windows to create a true room with a classic view.



Standard Construction:

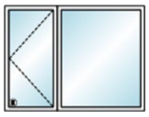
- 0.050" thick extruded aluminum exterior frame with mitered and sealed injected corners.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness with 2-3/8" stiles and rails.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore dual arm operator and standard folding handle/cover.
- Single lever multi-point locking system (1 lock up to 35" height; 2 locks over 35" up to 47" heights; 3 locks over 47" height).
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- Available as an Arched, Springline, or Pushout unit.

MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon approval.			
STANDARD CASEMENT – OPERATING		STANDARD CASEMENT – STATIONARY/PICTURE	
Minimum Frame Width	14.1875"	Minimum Frame Width	12"
Minimum Frame Height	16.1875"	Minimum Frame Height	12"
Maximum Frame Width	42.1875"	Maximum Frame Width	120"
Maximum Frame Height	96.1875"	Maximum Frame Height	120"
		Maximum Square Feet	55

Performance Data:



Operating Casement: 36.1875"x 84.1875"
AIR INFILTRATION.....0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50 (+50/-50)



Casement/Picture: 36.1875/60.1875" x 72.1875"
AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 8.25 PSF
STRUCTURAL.....CW-PG55 (+55/-55)



Operating Casement: 36.1875" x 72.1875"
AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+50/-50)

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Standard Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

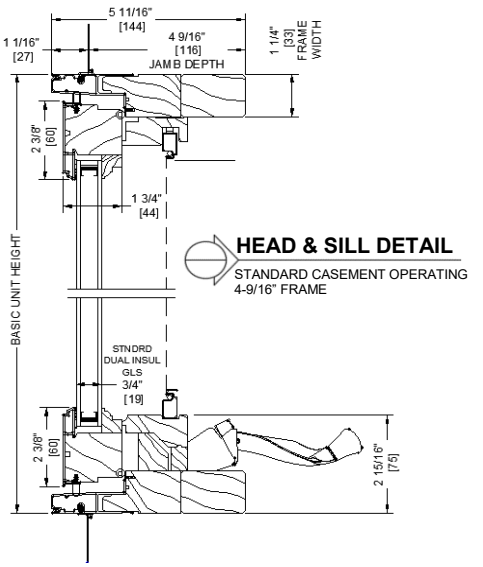
Thermal Performance (NFRC):

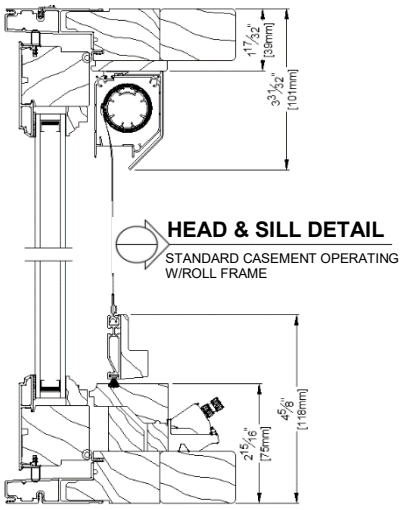
Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**	**Low-E 272 Clear**	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**
U-FACTOR.....0.29	U-FACTOR.....0.28	U-FACTOR.....0.18	U-FACTOR.....0.26	U-FACTOR.....0.25	U-FACTOR.....0.16
SHGC.....0.28	SHGC.....0.19	SHGC.....0.24	SHGC.....0.28	SHGC.....0.19	SHGC.....0.24
VT.....0.48	VT.....0.43	VT.....0.41	VT.....0.48	VT.....0.43	VT.....0.41
CR.....57	CR.....58	CR.....59	CR.....61	CR.....61	CR.....62

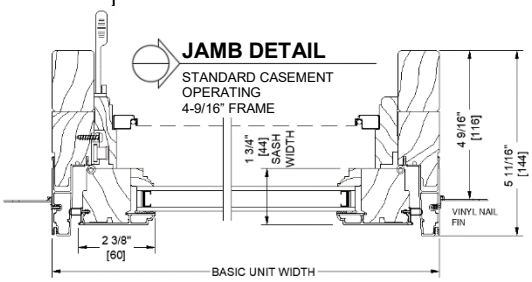
Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

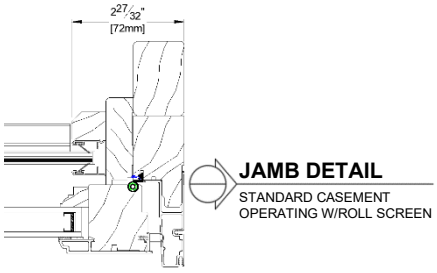
For a comprehensive list of glazing configurations, please refer to the Clad Standard Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

Operating Casement

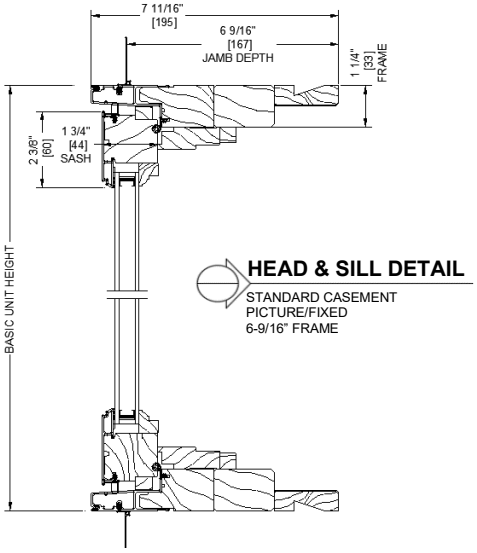


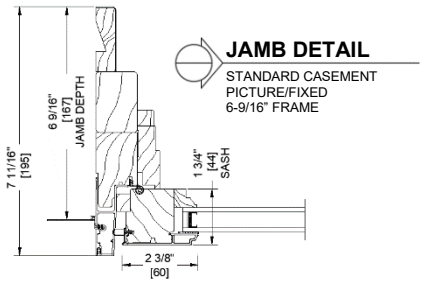




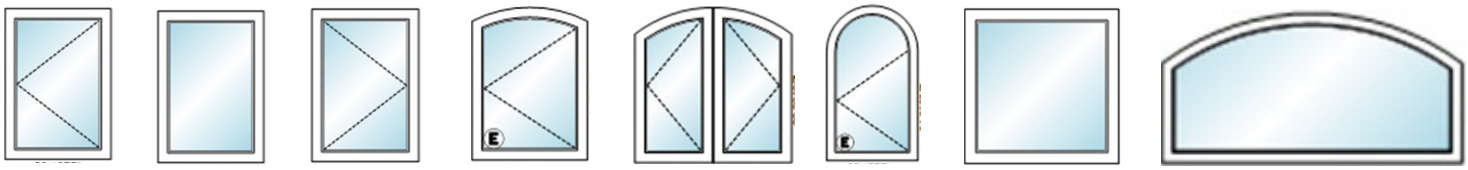


Picture/Fixed Casement





Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



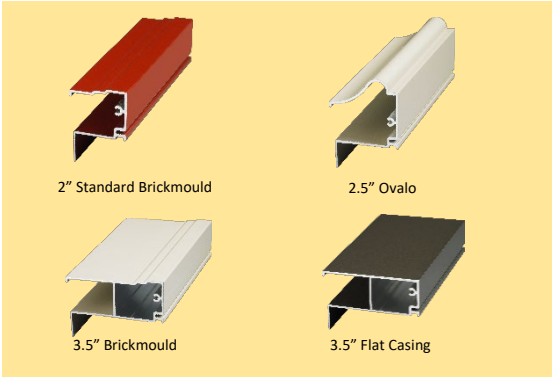
Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

Clad Standard Casement Additional Features

- Color Palette of 70 powder coated finishes in six design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- Optional veneer wrapped lift rail screen or roll screen.

Please visit our website **www.sierrapacificwindows.com** for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

EXTERIOR TRIM OPTIONS



Place Business Card or Company Information Here

EXHIBIT H

CONSTRUCTION SCHEDULE AND STAGING PLAN

ENTITLEMENT TIMELINE
January 2025 – Tentative Final PD Approval.

CONSTRUCTION DOCUMENTATION TIMELINE

November 2024
Submit for Demo & Foundation Permit

February 2025
Submit for Building Permit.

April 2025
Contractor mobilization. Assumes an 8-10 week Village review of demo/foundation permit.
Demolition beings; duration 2 months

May – July 2025
Foundation / podium work beings; duration 3 months
Receive full building permit. Assumes a 12-week village review of building permit.

August – January 2025
Vertical construction

February – June 2026
Interior buildout completion

July - August 2026
Public Improvements

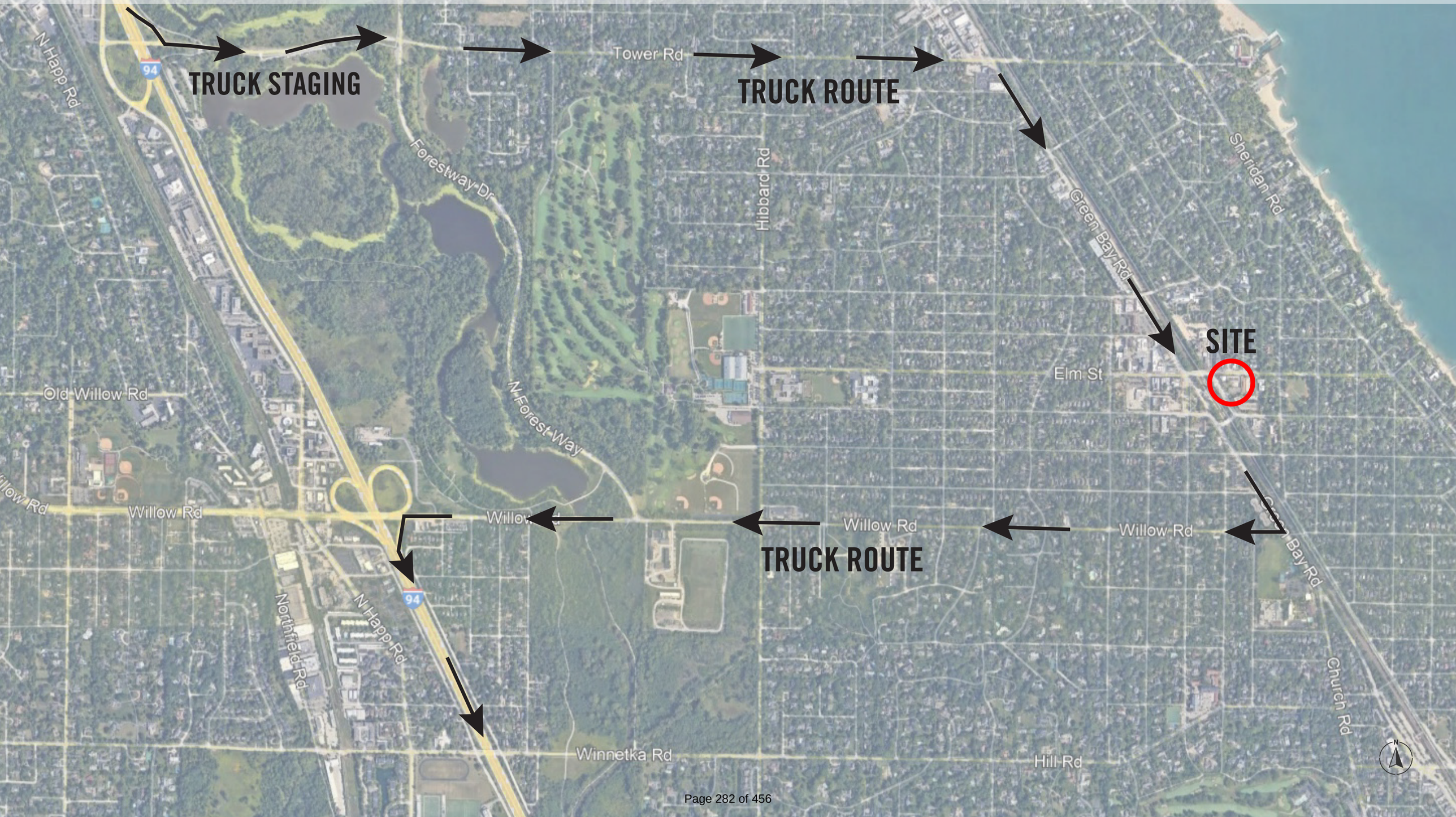
October 2026
Substantial Completion

ONE WINNETKA

PRIMARY PROJECT TRUCK ROUTE

WALSH

01-03-2025



ONE WINNETKA

SITE LOGISTICS

PHASE I
MARCH 2025 - APRIL 2026

WALSH

01-03-2025

GATES

DUMPSTER

MOBILE CRANE

TRADE TRAFFIC

SITE FENCE 6' TALL
CHAIN LINK WITH MESH

SIGNS AT ARBOR VITAE & ELM
AND ARBOR VITAE & PINE TO READ
NO CONSTRUCTION OR
CUT-THOUGH TRAFFIC ALLOWED

ELM ST.

MOBILE CRANE ZONE FOR
WOOD FRAMERS

SIDEWALK CLOSED AHEAD

SIDEWALK CLOSED AHEAD

SIDEWALK CLOSED AHEAD

SIDEWALK CLOSED AHEAD

EAST BOUND
CONSTRUCTION
TRAFFIC BEYOND
THIS POINT ONLY WITH
SPECIFIC VILLAGE APPROVAL

PEDESTRIAN
ROUTE TO TRAIN
CROSS AT MAPLE ST.

11'

11'

LINCOLN AVE.

RESIDENTIAL PARKING
113 SPACES
EL. 636.00

ELEC

STAIR 2

TEMP WATER FROM
EXISTING WINNETKA
WATER SERVICE

CRANE FOR
PRECAST OPERATIONS

EXISTING
PARKING

EXISTING PUBLIC
PARKING LOT

PORTABLE TOILETS

LOBBY

STAIR 1

STANDPIPE CONNECTION

BIKE
STORAGE

MECH

RAMP UP
SLOPE: 18%

24' - 0"

18' - 0"

PARKING STALLS CLOSED FOR
SAFETY ZONE DURING DEMOLITION
OF 714 ELM AND PERIODICALLY DURING
FRAMING AND FACADE CONSTRUCTION

PARKING SPACE TO BE
UTILIZED FOR TEMP
POWER TRANSFORMER

1

2

3

4

5

CROSS AT OAK ST.

Logistics Notes

A. WALSH SITE OFFICE WILL BE LOCATED IN NEARBY RENTED OFFICE SPACE. ONCE THE COMERCIAL SPACE IS CONSTRUCTED THE WALSH TEAM WILL UTILIZE FOR TEMP OFFICE.
B. ALL DELIVERIES AND MATERIAL STORAGE WILL BE WITHIN THE SCREENED CONSTRUCTION FENCE LIMITS AND WILL REMAIN WITHIN THESE LIMITS THROUGHOUT CONSTRUCTION.
C. UTILITY CONNECTIONS TO BE COORDINATED WITH THE VILLAGE FOR MINIMAL TRAFFIC IMPACTED AND EXPEDITED INSTALLATION.
D. ROW IMPROVEMENTS OF ELM STREET AND LINCOLN AVE TO OCCUR IN Q3 2026 PRIOR TO PROJECT COMPLETION.
E. PROVIDE 11 PARKING SPACES ALONG LINCOLN AVE. KEEP AN 11' WIDE LANE BOTH WAYS ON LINCOLN AND WALKWAY FOR PEDESTRIANS AFTER PARKING.

Daily construction workers will park in off site locations and be bused into the job site. No public parking spaces or lots within the commercial distrcit or in residential areas will be utilized by daily workers. Village will make available 4 "A" parking permits for the construction team leaders to use to park in 'A Permit' spaces in the business district.

Flaggers will be utilized for incoming and outgoing construction truck deliveries

ONE WINNETKA

SITE LOGISTICS

PHASE II
APRIL 2026 - SEPTEMBER 2026

WALSH

01-03-2025

GATES

DUMPSTER

MOBILE CRANE

TRADE TRAFFIC

SITE FENCE 6' TALL
CHAIN LINK WITH MESH

SIGNS AT ARBOR VITAE & ELM
AND ARBOR VITAE & PINE TO READ
NO CONSTRUCTION OR
CUT-THOUGH TRAFFIC ALLOWED

ELM ST.

MOBILE CRANE ZONE FOR
WOOD FRAMERS

SIDEWALK CLOSED AHEAD

SIDEWALK CLOSED AHEAD

SIDEWALK CLOSED AHEAD

SIDEWALK CLOSED AHEAD

EAST BOUND
CONSTRUCTION
TRAFFIC BEYOND
THIS POINT ONLY WITH
SPECIFIC VILLAGE APPROVAL

PEDESTRIAN
ROUTE TO TRAIN
CROSS AT MAPLE ST.

EXISTING
PARKING

EXISTING PUBLIC
PARKING LOT

11'

11'

RESIDENTIAL PARKING
113 SPACES
EL. 636.00

TEMP WATER FROM
EXISTING WINNETKA
WATER SERVICE

CRANE FOR
PRECAST OPERATIONS

PORTABLE TOILETS

LOBBY

BIKE
STORAGE

MECH

STAIR 1

STAIR 2

STANDPIPE CONNECTION

RAMP UP
SLOPE: 18%

ELEC

TRANSFORMER

24' - 0"

18' - 0"

20' - 4"

PARKING STALLS CLOSED FOR SAFETY ZONE
PERIODICALLY DURING FRAMING AND
FACADE CONSTRUCTION.

PARKING SPACE TO BE
UTILIZED FOR TEMP
POWER TRANSFORMER

LINCOLN AVE.

CROSS AT OAK ST.

1

2

3

4

5

Logistics Notes

A. WALSH SITE OFFICE WILL BE LOCATED IN NEARBY RENTED OFFICE SPACE. ONCE THE COMERCIAL SPACE IS CONSTRUCTED THE WALSH TEAM WILL UTILIZE FOR TEMP OFFICE.
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D. ROW IMPROVEMENTS OF ELM STREET AND LINCOLN AVE TO OCCUR IN Q3 2026 PRIOR TO PROJECT COMPLETION.
E. PROVIDE 11 PARKING SPACES ALONG LINCOLN AVE. KEEP AN 11' WIDE LANE BOTH WAYS ON LINCOLN AND WALKWAY FOR PEDESTRIANS AFTER PARKING.

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Flaggers will be utilized for incoming and outgoing construction truck deliveries

GISConsortium | Village Green Block & One Winnetka Block



Legend

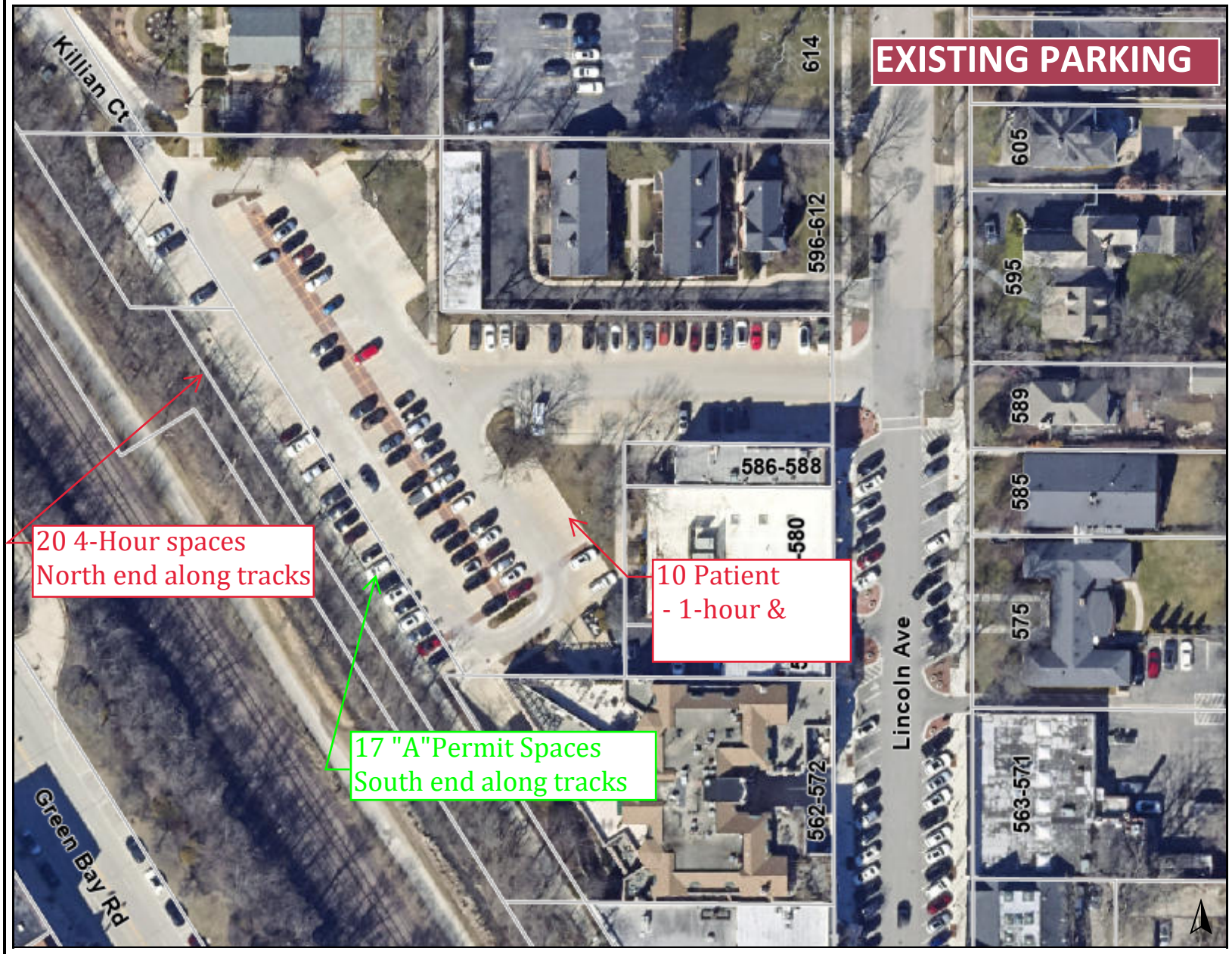
0 350 700 ft

Print Date: 10/9/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

GISConsortium | Lincoln Avenue Lot



Legend

0 150 300 ft

Print Date: 10/20/2024

Notes

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GISConsortium | Village Green Block & One Winnetka Block



Legend

0 350 700 ft

Print Date: 10/9/2024

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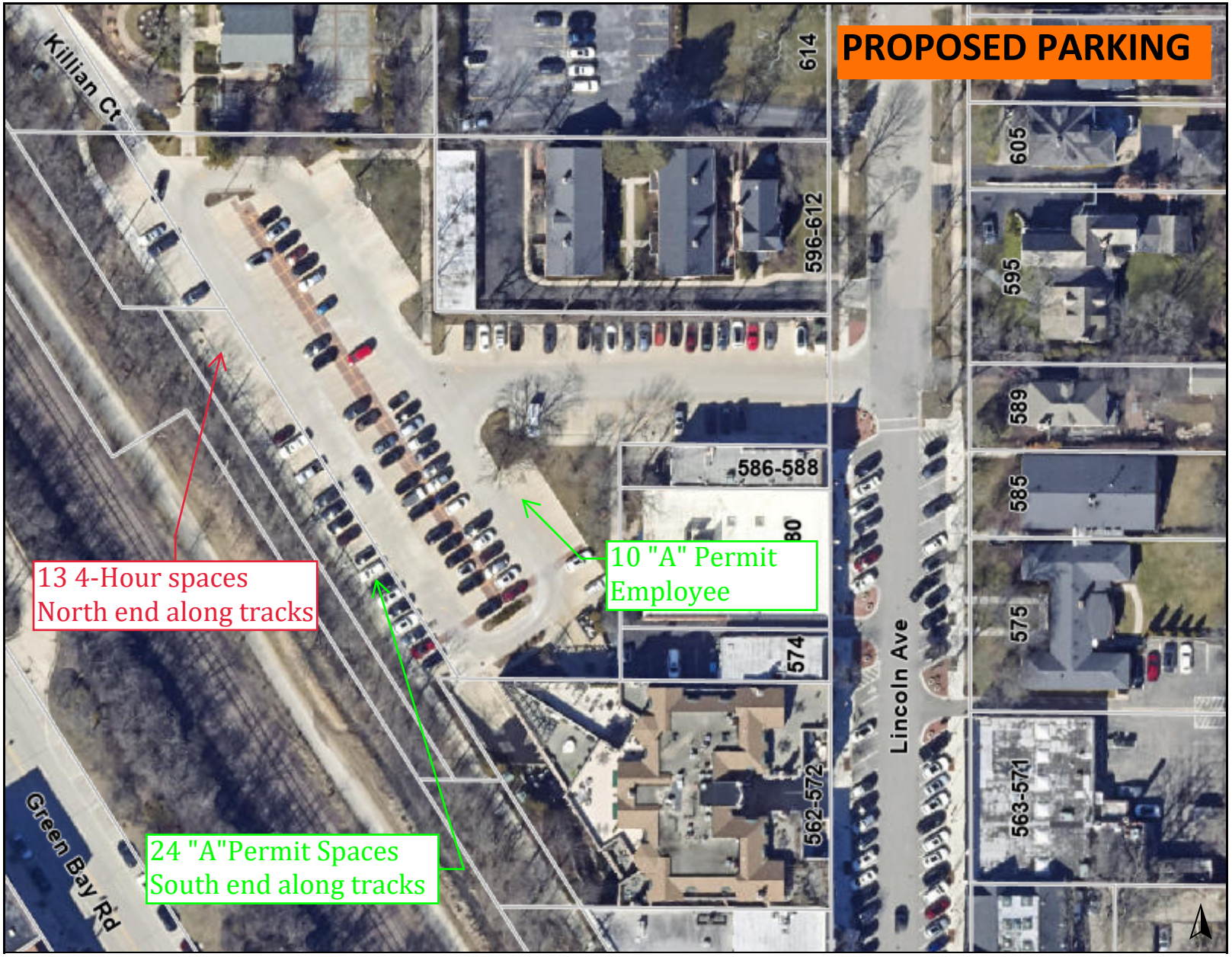
GISConsortium | Lincoln Avenue Lot



Legend

0 150 300 ft

Print Date: 10/20/2024

Notes

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EXHIBIT I

Vibration and Construction Monitoring Plan

One Winnetka Development

Vibration and Movement Construction Monitoring plan

December 20, 2024

The following represents a proposed plan to measure the construction work vibration and potential movement at adjacent structures near the One Winnetka project:

Prior to the start of demolition

1. A pre-construction visual survey including photographs will be conducted by a third-party consultant to document the existing conditions of the adjacent properties, including but not limited to:
    a. Hadley Institute
    b. 711 Oak condominium structure and site adjacent to building
    c. West side of Lincoln across from project
    d. Buildings on the north side of Lincoln Avenue across from project
    e. Townhomes at 699-707 Elm Street
2. Adjacent property owners will be notified when the survey will be conducted
3. A copy of the survey will be kept onsite and forwarded to the Village for record
4. Contractor will establish a settlement survey to monitor adjacent structures
5. A third-party seismic consultant will develop a Vibration Monitoring & Control Plan (VMCP), which will recommend vibration monitoring locations and site-specific vibration limits for the project. A copy of the VMCP will be provided to the Village prior to the start of demolition.

During demolition activities

1. Seismic monitor devices will be installed within the properties immediately adjacent to the One Winnetka property, including:
    a. Hadley Institute
    b. 711 Oak condominium structure
    c. West side of Lincoln across from project
    d. Buildings on the north side of Lincoln Avenue across from project, as required by Vibration Monitoring & Control Plan.
    e. Townhomes at 699-707 Elm Street
2. If at any point vibration levels exceed the predetermined warning levels (75% of the limits developed in the VMCP) then an automated email alert will be sent to key project personnel at

which time the construction activity causing such vibration levels will immediately stop so that appropriate actions may be taken to stay below the limit.

3. A weekly review by the developer or third party will be performed on the adjacent structures for any damage or changes in existing conditions and will be reported to the building ownership and Village.
4. If damages occur, developer will engage a structural engineer to evaluate if there is structural damage
5. A weekly report will be provided to the Village

During Earth Retainage Activities

1. Seismic monitor devices will be installed within the properties immediately adjacent to One Winnetka property Hadley Institute
    a. Hadley Institute
    b. 711 Oak condominium structure
    c. West side of Lincoln across from project
    d. Buildings on the north side of Lincoln Avenue across from project, as required by Vibration Monitoring & Control Plan.
    e. Townhomes at 699-707 Elm Street
2. If at any point vibration levels exceed the predetermined warning levels (75% of the limits developed in the VMCP) then an automated email alert will be sent to key project personnel at which time the construction activity causing such vibration levels will immediately stop so that appropriate actions may be taken to stay below the limit.
3. Continuous monitoring of the devices will occur including but not limited to days where construction or demolition activities will be occurring immediately adjacent to the structures
4. Inclinometers shall be installed on the ERS at various areas and checked weekly
5. Observations shall be documented and included in the final report
6. The ERS engineer shall develop such parameter of deviation for the shoring
7. A weekly report will be provided to the Village.

Completion of the Development

1. The developer will engage with third party consultant to perform a post construction survey of each of the previously surveyed building to confirm no additional damaged was caused by the construction of the new Chase redevelopment on the adjacent buildings.

2. A copy of the post construction survey will be provided to the Village for their records

EXHIBIT J

License Agreement

TEMPORARY CONSTRUCTION LICENSE AGREEMENT
(Elm Street Parking Lot)

THIS TEMPORARY CONSTRUCTION LICENSE AGREEMENT ("***License Agreement***") is made as of this __ day of_____, 2025, by and between **MDG WINNETKA ONE, LP**, an Illinois limited partnership ("***Owner***") and the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation ("***Village***").

NOW THEREFORE, in consideration of the recitals, mutual covenants, and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby mutually agree as follows:

SECTION 1. RECITALS.

A. Owner is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, "***Development Property***"), which Development Property is legally described in ***Exhibit A*** attached hereto and incorporated herein by this reference.

B. The Development Property is adjacent to and contiguous with a parking lot owned by the Village located on Elm Street (***"Elm Street Parking Lot"***), which is depicted on ***Exhibit B*** attached hereto and incorporated herein by this reference.

C. Owner desires to demolish the existing buildings on the Development Property and construct a new four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level, and related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 111 parking spaces (collectively, "***Development***").

D. Due to the density of the Development, Owner has requested that the Village grant Owner, its contractors, subcontractors, and suppliers a license to use the portion of the Elm Street Parking Lot designated in Exhibit B (***"Licensed Area"***) for the installation of a temporary transformer and for a construction safety zone, such safety zone shall be fenced off and kept free from use during demolition of the existing adjacent building on the Development Property and during portions of the vertical construction of the Development (collectively, ***"Licensed Activities"***).

E. Owner and Village desire to make and execute this License Agreement to grant the Owner a license to conduct the Licensed Activities, and only the Licensed Activities, within the portion of the Elm Street Parking Lot and obligate Owner to undertake certain indemnification obligations with respect to the aforementioned Licensed Activities as more particularly set forth herein;

SECTION 2. GRANT AND TERM OF LICENSE.

A. Grant of License. Subject to the terms and conditions set forth in this License Agreement, the Village hereby grants to the Owner, and the Owner hereby accepts, a non-exclusive revocable license, for the benefit of the Development Property, for the Licensed Activities within the Licensed Area (***"License"***). Owner may erect construction fencing to secure the Licensed Area during the term of the License from unlawful entry and to secure the safety of the general public, which the location, size, and type of fencing must be approved by the Village's Director of Community Development. During the extended

periods of time where the Owner does not need to use the safety zone in the Licensed Area, the Owner must remove the fence from the Elm Street Parking Lot, allowing the Village to resume the use of the parking spaces for public parking spaces.

B. Owner's Obligation to Restore. Owner will make any necessary repairs to the Licensed Premises damaged by Owner, its subcontractors, suppliers, agents or employees, to ensure the Elm Street Parking Lot, including the Licensed Premises, is able to be used for parking, until the Elm Street Parking Lot is reconstructed.

C. Limitation of Interest. Except for the License granted in Subsection A, Owner does not and will not have any legal, beneficial, or equitable interest, whether by adverse possession or prescription or otherwise, in any portion of the Elm Street Parking Lot, or any other Village-owned property or right-of-way. Specifically, and without limitation of the foregoing, the Owner acknowledges and agrees that nothing in this License Agreement is to be interpreted to provide a license to Owner to alter any Village-owned right-of-way or the Elm Street Parking Lot in any way other than as specifically provided for herein.

D. Reservation of Rights. The Village hereby reserves the right to use the Elm Street Parking Lot, including the Licensed Area, in any manner that will not prevent, impede, or interfere in any way with the exercise by Owner of the rights granted pursuant to this License Agreement. The Village will have the right to grant other non-exclusive licenses or easements, including, without limitation, licenses or easements for utility purposes, over, along, upon, or across the Elm Street Parking Lot. The Village further reserves its right of full and normal access to the Elm Street Parking Lot for the maintenance of any existing or future utility located thereon.

E. Liens. Owner hereby represents and warrants that it will take all necessary action to keep all portions of the Elm Street Parking Lot and all other property owned by the Village free and clear of all liens, claims, and demands, including without limitation mechanic's liens, in connection with any work performed by Owner or its agents.

F. Term. The License granted pursuant to this Section 2.A will expire upon the expiration, revoking, or termination of Owner's building permit for the Development.

G. Indemnity. Owner agrees to indemnify, defend, save and hold harmless the Village from and against any and all liability, claims, judgments, loss, cost, damage or expense (collectively, "***Claims***") suffered or incurred by the Village, including without limitation reasonable attorneys' and experts' fees and court costs, due to third party claims for personal injury, death, or property damage caused by any activities of the Owner or its employees, agents, Owners, tenants or invitees in the Elm Street Parking Lot, including the construction, existence, use, operation, repair, maintenance and replacement of the Development and not caused by the sole negligence of the Village. Owner will maintain a commercial general liability policy with limits of $2,000,000 per occurrence and general aggregate, the limits of which may be met by a combination of primary and umbrella or excess policies. The Village of Winnetka is to be included as an additional insured as regards claims arising from the Owner's use of the Elm Street Parking Lot and shall be named as a cancellation notice recipient on the commercial general liability policy. Owner must provide the Village with a copy of the insurance certificate for the commercial general liability policy prior to installation of the temporary transformer and construction fencing as well as any amendments or renewals to the policy.

H. Entire Agreement. This License Agreement supplements that certain Development Agreement which was approved by the Village's Village Council on April 2, 2024 by the adoption of Resolution No. R-25, 2024 ("***Development Agreemen***t") and various easement agreements entered into by the Owner and the Village pertaining to the Development. The provisions of this License Agreement are not meant to supersede but to supplement those agreements. In the event of a conflict, the provisions of the Development Agreement will control.

I. Counterparts. This License Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

J. Governing Law. This License Agreement shall be interpreted in accordance with the laws of the State of Illinois.

[**SIGNATURE PAGE FOLLOWS**]

IN WITNESS WHEREOF, the parties hereto have fully executed this License Agreement as of the day and year first written above.

OWNER:

MDG WINNETKA ONE, LP, an Illinois limited partnership

By: _____
Name: _____
Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that _____, the _____ of **MDG WINNETKA ONE, LP,** an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, in the capacity of _____ and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 2025.

_____
Notary Public

Commission expires: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

THE VILLAGE OF WINNETKA, an Illinois home rule municipal corporation

_____

By: Village President

ATTEST

_____

By: Village Clerk

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that _____, the _____ of **_____, a(n) _____**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, in the capacity of _____ and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 2025.

_____

Notary Public

Commission expires: _____

EXHIBIT A

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

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

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON

THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

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

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

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

5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:

05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

EXHIBIT B

DEPICTION OF LICENSED ELM STREET PARKING LOT

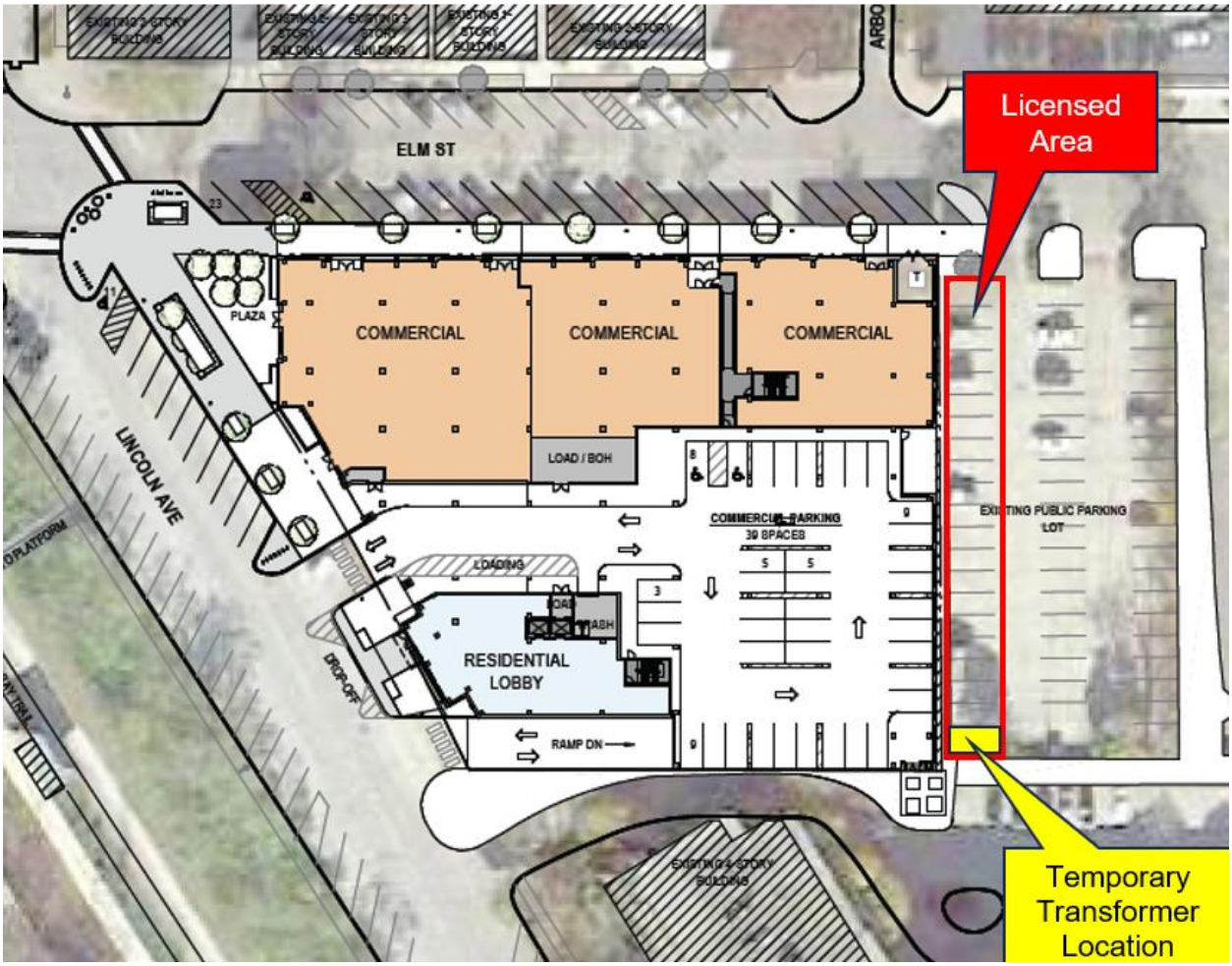

EXHIBIT K

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, MDG Winnetka One, LP, an Illinois limited partnership (***"Owner"***) is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, ***"Property"***), which Property is legally described in ***Exhibit A*** attached to this Unconditional Agreement and Consent; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Commercial Overlay District; and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 of the "Winnetka Zoning Ordinance," as amended (***"Zoning Code"***); and

WHEREAS, Ordinance No. M-___-2025, adopted by the Village Council on _____ __, 2025 ("**Ordinance**"), grants the Owner approval of its final development plan and certain exceptions and modifications from provisions of the Zoning Ordinance to permit Owner to construct and develop a four story mixed-use building; related parking improvements; and related on-site and off-site streetscape, landscape, and other public and private improvements (***"Zoning Approvals"***); and

WHEREAS, Section 15 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 10 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance and the Zoning Approvals, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the Zoning Approvals or its adoption of the Ordinance, and that the Village's approval of the Zoning Approvals does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

MDG WINNETKA ONE LP, an Illinois limited partnership

By: _____

Its: _____

Date: _____

EXHIBIT A

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

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

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

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

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

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND

RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:

05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

ATTACHMENT 3

RESOLUTION NO. R-07-2025

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
(511-515 LINCOLN AVENUE AND 714-740 ELM STREET)
(One Winnetka Subdivision)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, MDG Winnetka One, LP, an Illinois limited partnership (***"Owner"***) is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, ***"Property"***), which Property is legally described in ***Exhibit A*** attached to, and by this reference, made a part of this Resolution; and

WHEREAS, currently located on the Property are several one- and two-story buildings that have been occupied by various street level retail users (***"Existing Buildings"***); and

WHEREAS, the Owner desires to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (***"Building"***); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 111 parking spaces (collectively, ***"Proposed Development"***); and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Commercial Overlay District; and

WHEREAS, the Owner desires to consolidate the Subject Property into one lot of record (***"Proposed Subdivision"***) to construct the Proposed Development; and

WHEREAS, the Owner submitted an application to the Village for approval of a proposed final plat of subdivision (***"Final Plat"***) for the Proposed Subdivision, which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to approve the Final Plat, subject to and in strict accordance with the terms and conditions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF FINAL PLAT. Pursuant to Chapter 16.04 of the "Winnetka Village Code," as amended, and the Village's home rule authority, the Village Council

hereby approves the Final Plat, prepared by Gremley & Biedermann, consisting of two sheets, dated of March 30, 2023, in substantially the same form attached to and, by this reference, made a part of this Resolution as **Exhibit B**.

SECTION 3: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk, to execute and attest, on behalf of the Village, the Final Plat.

SECTION 4: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat by the Village President and the Village Clerk, as provided in Section 3 of this Resolution, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Recorder of Deeds.

SECTION 5: EFFECTIVE DATE. This Resolution will only be in full force and effect from and after its passage and approval according to law.

ADOPTED this 21 day of January, 2025, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

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

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF

ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:
05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

EXHIBIT B

FINAL PLAT

One Winnetka Subdivision

SEND TAX BILLS FOR LOT 1 TO:

MDG Winnetka One LP
227 W. MONROE STREET, SUITE 5200
CHICAGO, IL 60606

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

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

RESERVED FOR THE RECORDER OF COOK COUNTY USE



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1" = 20'

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

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

REVISED NOV. 19, 2024 ELEC ESMT PER #2024-32496
REVISED AUG. 30, 2024 DESC/ESMT PER #2024-32298

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

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

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

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

SURVEY NOTES:

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

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

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

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

BENCHMARK:
ELEVATION: 645.10 NAVD88

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

One Winnetka Subdivision

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

CONSENT OF MORTGAGEE

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

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

ATTEST: _____, A _____

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

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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

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

_____
SIGNATURE OF NOTARY

SEAL

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE
State of Illinois)
County of Cook)ss

_____, does hereby certify that it is the owner of the property described hereon and that it has caused the said property to be surveyed and resubdivided as shown hereon.

Dated:_____A.D.20__.

By:
_____

State of Illinois)
County of Cook)ss

I, _____, a notary public in and for the county in the state aforesaid, do hereby certify that _____ is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary act, as owner of the property, for the uses and purposes therein set forth. Given under my hand and notarial seal this _____day of_____ A.D.20__.

_____
Notary Public

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

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

_____
VILLAGE ENGINEER

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

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

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

BY:

_____
FINANCE DIRECTOR

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

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

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

BY:

_____
DIRECTOR OF WATER AND ELECTRIC

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

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

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

LENDER CERTIFICATE
State of _____)
County of _____)ss

_____, does hereby certify that it is a mortgagee of certain property described hereon and that it hereby gives consent to the resubdivision as shown hereon.

Dated: _____, A.D., 20_____.

By:_____
Name:
Title:

State of _____)
County of _____)ss

I, _____, a notary public in and for the county in the state aforesaid, do hereby certify that _____, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the same instrument as his/her own free and voluntary act, for _____ for the uses and purposes therein set forth. Given my hand and notarial seal this _____ day of _____, A.D., 20_____.

_____
Notary Public

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

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

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

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

PLANNED DEVELOPMENT COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

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

BY:

_____
PLANNED COMMISSION CHAIR

ATTEST:

_____
SECRETARY

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

OWNER

_____
NAME: _____
DATE: _____

REGISTERED PROFESSIONAL ENGINEER

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

VILLAGE OF WINNETKA EASEMENT PROVISIONS

An exclusive and permanent easement (unless shown hereon as a non-exclusive right, i.e. in common with other Grantees) is hereby reserved for and granted to the Village of Winnetka, an Illinois municipal corporation, and its successors and assigns for the installation, construction, reconstruction, replacement, alteration, enlargement, operation, inspection, repair, maintenance, relocation, renewal and removal of improvements, facilities and appurtenances, including without limitation any and all manholes, hydrants, pipes, connections and catch basins, to serve these and other lands with improvements, including but not limited to force mains, sanitary sewers, storm sewers, storm drainage, water mains, pedestrian walkways, municipal signage and other municipal or public utility purposes designated by said Village, in, across, along, over, under and upon the areas described herein and hereon identified as "Easement to Village of Winnetka", together with the right to install required service connections under the surface of each lot to serve improvements thereon; and together with the right to enter upon the property with such personnel and equipment as may be deemed necessary for all such uses and purposes.

No obstruction or structure shall be erected or located, nor shall any trees be planted, over said easement areas, nor shall any other activities be undertaken that unreasonably interfere with the City's intended use thereof, but the same may be used for landscaping, fencing, parking or other purposes if approved in writing by the Village of Winnetka and if such use does not then or later interfere with the aforementioned purposes.

The right is also hereby granted to the Village of Winnetka to remove any fences, buildings or structures and to cut down, trim or remove any trees, shrubs, bushes, roots or other plantings that interfere with the operation of or access to such facilities in, on, upon, across, under or through said Easement. The Village shall not be responsible for the replacement or repair of any such fences, buildings, structures, trees, turf, gardens, shrubs, landscaping or other improvements removed during the exercise of the herein given rights. Replacement and/or repair of said items shall be the responsibility of the then property owner.

Any other public utilities shall be permitted to cross said Easement at right angles thereto if approved in writing by the Village of Winnetka and provided that such is done in a manner that does not then or later unreasonably interfere with the Village's intended use of the easement areas; however no electrical transformers, switching equipment, junction boxes, or any other such facilities or equipment, shall be erected either above or below ground on said lands due to such crossings.

SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, BRIAN S. STOUT, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

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

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

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

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

PARCEL 5:
LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: **BEGINNING** AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 153 5/10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44 35/100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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

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

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

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

FIELD MEASUREMENTS COMPLETED ON FEBRUARY 21, 2023.

SIGNED ON SEPTEMBER 6, 2024.

BY:

_____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3584
MY LICENSE EXPIRES NOVEMBER 30, 2024

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

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

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

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR

One Winnetka – FINAL PD RESUBMISSION

Item A: Statement of Conformance

As part of this resubmission, there have been no notable or substantial changes to the previously approved design intent. Please see table of contents for the final PD submission, narrative of revisions from the preliminary and final PD packages, and the itemized responses for all staff comments provided below.

TABLE OF CONTENTS:

A.1 - Statement of Conformance (this document)
Includes itemized responses to all staff comments, including location of revised drawings and specific response.
C-E – 2025-01-13_ONE WINNETKA_FINAL PD PACKAGE (REVISED)

FINAL PD Package – Narrative of Revisions:

1. Section 1: Planning
    a. Page 3 Planned Development Standards
        i. Building height increased 2'-0" to 65'-0", measured from nearest adjacent grade, at stair access tower only for headroom, as required by fire department.
        ii. Residential total parking decreased from 113 to 111 based on precast column coordination. Min required is 96 spaces
    b. Page 4 Site Plan: Development Summary
        i. Corrected Rentable SF amounts shown for level 03
        ii. No change to actual building geometry
    c. Page 5 & 6 Floor Plans
        i. Minor updates to layout based on precast column coordination.
2. Section 2 – Elevations and Materials
    a. Page 13 and 14: Building Elevations
        i. Minor fenestration updates have occurred on Elm and Lincoln to coordinate with interior unit layouts and refining tenant entrances for retail.
        ii. The stone expression at the center of Elm has been adjusted from a 2-part expression to a 3-part expression to coordinate with interior unit layouts
        iii. Building height increased 2'-0" to 65'-0" at stair access tower, as required by fire department.

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

iv. The parapet height was modified, increased from 57’-4” to 57’-10” as we finalized roof detailing and energy code insulation requirements. The 6” is to accommodate 6” of above-roof rigid insulation.

3. Section 4: Landscape & Lighting
    a. Landscape Drawings
        i. Updated for final landscape design submission
        ii. Current streetscape standards and details included
        iii. No change to original design intent
4. Section 5: Site Engineering
    a. Civil Drawings
        i. Updated for final engineering submission
        ii. Current village standards and details included
        iii. No change to original design intent
5. Section 6: Construction Logistics and Schedule
    a. Site logistics plan revised
    b. Use of Elm Street Parking lot for temporary electric transformer and a construction safety buffer per logistics plan

Regards,

Anders Rustin, AIA
Director of Strategy
he / him / his

C: 513 910 0851 preferred
O: 312 798 7710
E: arustin@okwarchitects.com

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

THIS DOCUMENT IS PREPARED BY AND AFTER RECORDING RETURN TO:

Peter M. Friedman
Elrod Friedman LLP
325 N. LaSalle St., Suite 450
Chicago, IL 60654

2411009027
Doc# 2411009027 Fee $88.00
BLANKET FEE:$75.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/19/2024 2:47 PM
PAGE: 1 OF 141

ORDINANCE NO. M-1-2024

AN ORDINANCE GRANTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT, ZONING EXCEPTIONS, A SPECIAL USE FOR GROUND FLOOR PARKING, SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES USES, AND A PRELIMINARY PLAT OF SUBDIVISION

(511-515 LINCOLN AVENUE AND 714-740 ELM STREET)

(One Winnetka)

ORDINANCE NO. M-01-2024

AN ORDINANCE GRANTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT, ZONING EXCEPTIONS, A SPECIAL USE FOR GROUND FLOOR PARKING, SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES USES, AND A PRELIMINARY PLAT OF SUBDIVISION (511-515 LINCOLN AVENUE AND 714-740 ELM STREET) (One Winnetka)

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (***"Owner"***) is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, ***"Property"***), which Property is legally described in ***Exhibit A*** attached to this Ordinance; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Overlay District; and

WHEREAS, the Property is immediately west of and adjacent to an existing Village-owned, public parking lot with ingress and egress by way of a driveway on Elm Street (***"East Parking Lot"***); and

WHEREAS, currently located on the Property are several one- and two-story buildings that are or have been occupied by various street level retail users (***"Existing Buildings"***); and

WHEREAS, the Owner desires to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (***"Building"***); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 113 parking spaces (collectively, ***"Proposed Development"***); and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 (***"Planned Development Regulations"***) of the "Winnetka Zoning Ordinance," as amended (***"Zoning Code"***); and

WHEREAS, the Owner may enter into a contract with Murphy Development Group LLC, or a subsidiary or other entity controlled by Murphy Development Group LL (collectively, ***"Murphy"***) for Murphy to be the developer of record to construct the Proposed Development on the Property; and

WHEREAS, on October 18, 2022, Owner, with the assistance of Murphy, filed an application (***"Application"***) with the Village for: (i) approval of a preliminary plat of subdivision to create one lot of record; (ii) approval of an exception from Section 16.12.010 of the "Winnetka Village Code," as amended (***"Village Code"***) to permit a side lot line to abut a rear lot line; (iii) preliminary approval of a planned development and preliminary develop plan (***"Preliminary Development Plan"***); (iv) approval of an exception to Section 17.46.020.B of the Zoning Code to allow for a building height of 63 feet and four stories; (v) approval of an exception to Section

17.46.030 of the Zoning Code to allow for a 42 foot, one inch setback along Lincoln Avenue; (vi) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a corner yard setback of 18 feet, 10 inches along Elm Street; (vii) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a rear setback of one foot; (viii) approval of an exception to Section 17.46.103 of the Zoning Code to allow for no landscape area to be installed along the rear yard; (ix) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of four feet, nine inches along Lincoln Avenue; (x) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of nine feet along Elm Street; (xi) approval of a special use to allow for parking on the ground level of the Property; and (xii) approval of certain special use findings for financial services and medical uses on the Property (collectively, ***"Requested Relief"***); and

WHEREAS, on January 17, 2023, the Village Council conducted the concept plan review for the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Design Review Board considered the Proposed Development at its meetings on April 20, May 18, and June 15, 2023; and

WHEREAS, on June 15, 2023, the Design Review Board determined that, as a whole, the proposed Preliminary Development Plan was consistent with the Village of Winnetka Design Guidelines and recommended that it be approved by the Village Council subject to certain modifications to the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Planned Development Commission (***"PDC"***) held a public hearing on the Application and the Proposed Development, which public hearing commenced on July 19, 2023, and continued on August 14, 2023; and

WHEREAS, on August 14, 2023, the PDC recommended that the Village Council approve the Requested Relief, subject to certain conditions; and

WHEREAS, pursuant to Section 17.50.080 of the Zoning Code, the findings and recommendations of the PDC and the Design Review Board, were submitted to the Village Council, along with the complete records of the two bodies, all supporting materials, and all correspondence and written comments received at any time related to the Application and the Proposed Development; and

WHEREAS, as a condition to adoption of this Ordinance, the Owner must enter into a development agreement with the Village in substantially the form attached to, and by this reference made a part of, this Ordinance as ***Exhibit* B (*"Development Agreement"***), which Agreement along with this Ordinance will govern the use and redevelopment of the Property; and

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village Council has determined that approval of the Requested Relief pursuant to this Ordinance is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka ordains as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Council.

SECTION 2: ADDITIONAL FINDINGS. The Village Council further finds as follows:

A. Subject to the terms and conditions of this Ordinance, the Preliminary Development Plan is consistent with the Village of Winnetka Comprehensive Plan, *Winnetka 2040.*

B. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan comply or will comply with all applicable Village ordinances.

C. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan considered both as a whole and in their respective component parts are in conformity or will be in conformity with the Village of Winnetka Design Guidelines.

D. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan meet the standards for approval of special use permits, as established in Chapter 17.56 of the Zoning Code.

E. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the building height of the Proposed Development, as depicted in the Preliminary Development Plan, meet the standards for modification pursuant to Section 17.46.020(B) of the Zoning Code.

F. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the upper story, front yard, corner yard, and rear yard setbacks of the Proposed Development, as depicted in Preliminary Development Plan, meet the standards for modification pursuant to Sections 17.46.025 and 17.46.030 of the Zoning Code.

G. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan meet the general purpose and intent of the Planned Development Ordinance, as set out in Section 17.58.020 of the Planned Development Ordinance.

SECTION 3: PRELIMINARY PLANNED DEVELOPMENT APPROVAL. Subject to the terms, conditions, restrictions, and provisions set forth in Sections 9 through 15 of this Ordinance, the Application for preliminary approval of a planned development for the Proposed Development on the Property is hereby granted.

SECTION 4: APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 9 through 15 of this Ordinance, the Preliminary Development Plan for the Proposed Development of the Property, shall be, and it is hereby, approved, and shall hereafter consist of the following documents (collectively, ***"Preliminary Development Plan"***):

A. The ***Floor and Site Plan***, consisting of seven sheets, prepared by OKW Architects with a latest revision date of July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit C***;

B. The ***Elevation, Materials, & Diagram Plan***, consisting of 16 sheets, prepared by OKW Architects, dated July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit D***;

C. The ***Renderings and Aerial Views Plan***, consisting of seven sheets, prepared by OKW Architects, dated July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit E***;

D. The ***Landscape & Lighting Plan***, consisting of eight sheets, prepared by OKW Architects., dated of July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit F***;

E. The ***Site Engineering Plans***, consisting of 11 sheets, prepared by Erikkson Engineering Associates, Ltd., with a latest revision date of June 28, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit G***;

F. The ***Building Material Details***, consisting of 19 pages, prepared by OKW Architects, dated May 26, 2023, a copy of which is attached to, and by this reference a part of, this Ordinance as ***Exhibit H***; and

G. The ***Construction Schedule and Staging Plan***, consisting of two pages, which is attached to the Development Agreement as ***Exhibit B***, and by this reference made a part of, this Ordinance as ***Exhibit I***;

SECTION 5: APPROVAL OF SPECIAL USE.

A. Special Use. Subject to, and contingent upon, the terms, conditions, restrictions and provisions set forth in Sections 9 through 15 of this Ordinance, the Village Council hereby approves a special use permit to allow for parking within the interior of the southeast corner of the ground floor level of the Proposed Development pursuant to Chapter 17.56 of the Zoning Code and the home rule powers of the Village.

B. Limitation of Approval. The approval provided in Section 5.A of this Ordinance shall not be effective unless and until the Owner obtains approval of a Final Development Plan pursuant to Section 17.58.100 of the Zoning Code and the Development Agreement. In the event that the Owner fails to obtain final plan approval for the Property as provided in this Ordinance and the Zoning Code, the approval of the foregoing special use shall become null and void.

C. Duration. The approval provided in Section 5.A of this Ordinance shall remain in effect notwithstanding the provisions of Section 17.56.100(A) of the Zoning Code provided Owner is proceeding in accordance with the Construction Schedule and Staging Plan attached to this Ordinance as ***Exhibit I***. Any conflicts between the timeframes set forth in Section 17.56.100(A) of the Zoning Code and the timeframes set forth in the Development Agreement, shall be resolved in favor of the latter.

SECTION 6: APPROVAL OF PRELIMINARY PLAT OF SUBDIVISION. Subject to, and contingent upon, the terms, conditions, restrictions and provisions set forth in

Sections 9 through 15 of this Ordinance, the Village Council hereby approves the Preliminary Plat of Subdivision for the Property, with a latest revision date of March 30, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit J***, to create one lot of record.

SECTION 7: APPROVAL OF EXCEPTIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 9 through 15 of this Ordinance, the following exceptions and modifications from the provisions of the Village Code are preliminary granted:

A. Lot Lines. An exception from and modification to Section 16.12.010.D.6 of the Village Code to permit a side lot line to abut a rear lot line on the Property.

B. Building Height. An exception from and modification to the 45-foot building height limitation of Subsection 17.46.020(B) of the Zoning Code, to allow for a maximum building height, as measured pursuant to the Zoning Code, of (i) 57.4 feet for the parapet on the northeast corner of the building; and (ii) 63 feet for the rooftop mechanical screening on top of the building specifically depicted in Exhibit E.

C. Upper Story Setback. An exception from and modification to the setback limitations of Section 17.46.025 of the Zoning Code to (i) reduce the upper story setback along Lincoln Avenue from 10 feet to no less than four feet, nine inches; and (ii) to reduce the upper story setback along Elm Street from 10 feet to no less than nine feet.

D. Front Yard Setback. An exception from and modification to the front yard setback limitations of Section 17.46.030 of the Zoning Code along Lincoln Avenue to increase the front yard setback from three feet to no greater than 42 feet, 10 inches.

E. Corner Yard Setback. An exception from and modification to the corner yard setback limitations of Section 17.46.030 of the Zoning Code along Elm Street to increase the corner yard setback from three feet to no greater than 18 feet, 10 inches.

F. Rear Yard Setback. An exception from and modification to the rear yard setback limitations of Section 17.46.030 of the Zoning Code to reduce the rear yard setback from ten feet to no less than one foot.

G. Landscape Area. An exception from and modification to the landscape area limitations of Section 17.46.130 of the Zoning Code to reduce the required landscape area along the rear yard from five feet in depth to zero feet in depth.

H. Limitation of Approval. The foregoing exceptions and modifications shall not be effective unless and until the Owner obtains approval of a Final Development Plan pursuant to Section 17.58.100 of the Zoning Code and the Development Agreement. In the event that the Owner fails to obtain final development plan approval as provided in this Ordinance, the Development Agreement, and the Zoning Code, the approval of the foregoing exceptions and modifications shall become null and void. Nothing in this Ordinance shall be construed either as granting preliminary or final approval of any zoning variance or as granting any preliminary or final zoning exception, zoning modification or special use other than those specifically identified in this Ordinance.

SECTION 8: PARTIAL APPROVAL OF CERTAIN SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES.

A. Special Use Findings.

1. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 9 through 15 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.56.120(A) of the Zoning Code, provided that the conditions in subsection 8.B of this Ordinance are satisfied:

   i. 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;

   ii. 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;

   iii. 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;

2. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 9 through 15 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code that apply in the C-2 Commercial Overlay District, provided that the conditions in subsection 8.B of this Ordinance are satisfied:

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

   ii. The proposed special use at the proposed location will provide for active display windows, provided that the street facing windows remain open and transparent as viewed from the sidewalk into the tenant space. The proposed special use at the proposed location will provide for facades, signage and lighting similar in nature and compatible with that provided by retail uses.

B. Conditions.

1. The findings and approvals set forth in Section 8.A of this Ordinance shall be, and they are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of these conditions:

   i. No medical or financial use shall occupy the northwesternmost corner of the ground floor commercial space on the Property, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the Building.

   ii. Financial uses and medical uses shall not occupy in the aggregate greater than 50 percent of the gross commercial square footage, or 9,750 square feet, of the Building.

   iii. No individual financial use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the Building.

   iv. No individual medical use shall occupy more than 3,250 square feet of gross commercial square footage of the Building.

C. Limitation of Approval.

1. In the event that the Owner desires to use any portion of the Property for a medical or financial use, the Owner must obtain a special use approval pursuant to the procedures set forth in Section 17.56 of the Zoning Code and satisfy all of the applicable standards set forth in Section 17.56.020 of the Zoning Code except for those standards found to be satisfied in Section 8.A.1 of this Ordinance as well as all of the applicable standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code except for those standards found to be satisfied in Section 8.A.2 of this Ordinance.

2. The findings and approvals provided in Section 8.A of this Ordinance shall not be effective unless and until the Owner obtains approval of a Final Development Plan pursuant to Section 17.58.100 of the Zoning Code and the Development Agreement. In the event that the Owner fails to obtain final plan approval for the Property as provided in this Ordinance, the Development Agreement, and the Zoning Code, the approvals set forth in Section 8.A of this Ordinance shall become null and void; and

3. The findings and approvals provided in Section 8.A of this Ordinance shall be effective only for a period of 10 years from the date of the ordinance granting approval of a Final Development Plan for the Property.

SECTION 9: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code or the Zoning Code, or any other rights the Owner, individually or collectively, may have, the preliminary approvals granted in Sections Three, Four, Five, Six, Seven, and Eight of this Ordinance shall be, and they are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the conditions set forth in this Section:

A. Development Agreement. Within 30 days after the adoption of this Ordinance, the Owner shall enter into the Development Agreement substantially in conformance with Exhibit B and in a final form approved by the Village Attorney.

B. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property shall comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.

2. Compliance with the Final Development Plan. Within 180 days of the effective date of this Ordinance, the Owner shall work diligently and do all work necessary to apply for and produce a Final Development Plan, which shall be in substantial conformance with the Preliminary Development Plan and otherwise comply with the provisions of Section 17.58.090 of the Zoning Code. The Final Development Plan shall be approved by ordinance pursuant to Section 17.58.100 of the Zoning Code prior to issuance of any demolition or building permits for any development on the Property. The redevelopment, use, operation, and maintenance of the Property shall comply with the Final Development Plan except for minor changes and site work approved in accordance with all applicable Village ordinances and standards.

C. Single Phase Development. The construction of the Proposed Development shall take place in one continuous phase.

D. Parking.

1. The Owner shall construct and provide (i) 113 underground private parking spaces on the Property for use by the residences and guests of the Proposed Development; and (ii) 39 parking spaces on the ground level of the Property for use of the commercial tenants and customers of the commercial space (***"Commercial Parking Lot"***) all as specifically provided in the Preliminary Development Plan.

2. The Owner must pay to the Village $225,000, which sum the Village agrees to use to reconstruct the East Parking Lot, at the time required by Section 5.G of the Development Agreement.

E. **Vehicular Ingress and Egress.** The Owner shall ensure that all ingress and egress from the Proposed Development, including the parking lots, as depicted on the Floor and Site Plan, have adequate turning radiuses for vehicular use, including delivery trucks and refuse collection trucks, and provide for adequate sightlines and access and which shall be fully depicted in engineering plans submitted and approved as part of the Final Development Plan.

F. **Installation of Signage.** The installation, construction, location, and maintenance of all signage on the Property shall be governed by Chapter 15.60 of the Village Code.

G. **Dedicated Bench and Tree Preservation.** The Owner shall create a Preservation Plan that identifies any dedicated trees, benches or other markers that are at risk of damage due to the construction of the Proposed Development and minimizes or eliminates such risk of damage. The Owner shall relocate, or if necessary replace and relocate, any dedicated trees, benches, or other markers that are required to be damaged or moved as part of the construction and development of the Proposed Development. The Preservation Plan required by this Subsection shall be submitted to the Village and approved as part of the Final PD Ordinance (as defined in the Development Agreement).

H. **Ventilation.** All exhaust emanating from commercial kitchens and similar facilities within the non-residential portions of the Proposed Development shall be vented through the roof of the Building at elevations in excess of existing buildings adjacent to the Property.

I. **Building Materials and Design Elements.** The building materials and design elements shall be as described and depicted in the Elevation, Materials & Diagram Plan, the Renderings and Aerial View Plan, and the Building Material Details.

J. **Video Surveillance System.** The Owner shall install a video surveillance system for the Commercial Parking Lot and the outside of the Building that is compatible and integrated with the Village's existing video surveillance system. This system will be incorporated into the Final Development Plan.

K. **Landscaping.** The Owner shall install and maintain all landscaping as depicted on the Landscape and Lighting Plan, including specifically, without limitation, (in accordance with the Development Agreement) landscaping, hardscape, and lighting improvements within the Village rights-of-way along Elm Street and Lincoln Avenue. Additionally, the Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue

L. **Site Utilities.** As further provided and required pursuant to the Development Agreement and in the final engineering plans to be included in the Final Development Plan, the Owner shall provide, at its sole cost and expense, for the extension, installation and connection of all public and private utility facilities necessary to serve the Proposed Development, including specifically, without limitation (a) water service connections and meters, fire hydrants and standpipes, electric service connections and individual service lines, electric meters and transformers, sanitary sewer lines and storm sewer lines; (b) all applicable service and connection fees; and (c) any upgrades to Village utility systems that the Village determines is directly attributable and reasonably necessary to provide adequate utility service to the Proposed Development. Where utility service is provided by the Village, the Village shall retain all authority and discretion, pursuant to applicable State law and the Winnetka Village Code, to determine the

nature and extent of the utility facilities necessary to serve the Proposed Development and to determine the methods of construction. Further, the Owner will provide the following easements:

1. An easement agreement over the location of the proposed transformer located in the northeast corner of the Property, which is necessary to service the Proposed Development, to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement must include language regarding cost reimbursements, upgrade responsibilities, insurance and indemnification that any future user(s) of the transformer must provide the Owner.

2. An access easement through the Proposed Development and the provision of doors through its Building wall in alignment with the doors to switch gear on the 711 Oak Street property to provide the Village access to the switch gear.

3. A 12-inch easement along the east side of the Property for proposed underground conduits which will extend from the 711 Oak Street property to Elm Street.

M. Electrical Power Cables. Pursuant to the Preliminary Development Plans, the Proposed Development will require the existing electrical power cables and transformers to be removed. The Owner, as part of the Final Development Plan, and as approved by the Director of Water and Electric, and at its sole cost and responsibility, will remove the existing electrical power cables and transformers.

N. Public Improvements. Pursuant to the Development Agreement, the Owner will construct certain public improvements, including streetscape improvements on Lincoln Avenue which includes the entire existing Elm Street and Lincoln Avenue roadways adjacent to the Proposed Development, and will mill, resurface, and stripe those roadways due to anticipated wear and tear from the construction of the Proposed Development.

O. Use and Maintenance of the Property. To assure that the public health, safety, and general welfare are protected during construction of the Proposed Development and specifically pending and during the demolition and redevelopment of the Existing Buildings on the Property, the following minimum standards set forth in Village Code Sections 15.32.150 and 15.48, for the use and maintenance of the Property shall apply:

1. Prior to demolition, the Owner shall maintain the current conditions of the Property or any of the Existing Buildings on the Property and shall promptly make all necessary repairs should the Existing Buildings or Property fall into further disrepair. The Owner shall also maintain the Existing Buildings and the Property in a safe and proper condition and in good repair.

2. As used in this subsection, "proper" shall mean:

   a. That the Owner shall use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less

watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired;

b. That the Owner shall use its best efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that any damage from vandals, including graffiti, are promptly removed; (ii) that any debris and accumulations of dirt are promptly removed; (iii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (iv) that accumulations of snow and ice on such areas be promptly and safely removed; and

c. That the Owner shall promptly replace any cracked or broken windows within seven days, unless otherwise approved by the Director of Community Development.

3. All materials used in maintaining and repairing the Property and the Existing Buildings shall be of equal or better quality than the existing materials.

P. **Taxes and Utilities.** The Owner shall pay all taxes and utility fees as and when due and shall provide proof that the Property is free of utility, tax or other liens as a condition for final planned development approval and as a condition for the issuance of any permits.

Q. **Term of Building Permit.** The building permit issued for the construction of the Proposed Development shall be in effect for a term of 24 months from the date of issuance.

R. **Binding Effect; Non-Transferability.** The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall insure solely to the benefit of the Owner, and are and shall be binding on the Owner, upon any and all of the Owner's successors, and assigns, and upon any and all of the respective successor legal and or beneficial owners of all or any portion of the Property, except as otherwise expressly provided in this Ordinance or in the Development Agreement. Nothing in this Ordinance shall be deemed to allow the Owner to transfer any of the rights or interests granted herein to any other person or entity, except as provided in the Development Agreement, without the prior approval of the Village Council by a duly adopted amendment to this Ordinance.

S. **No Third-Party Beneficiaries.** Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

T. **Continued Cooperation.** Owner will meet separately on a regular basis with the Hadley Institute and representatives from the 711 Oak Street property in order to eliminate, or reduce to the greatest extent possible, the impact on those properties and operations of the construction and use of the Proposed Development. Unless the Owner and the respective

representatives of the Hadley Institute and 711 Oak Street agree otherwise, these meetings will occur once a month during the first 12 months after commencement of construction and once every two months thereafter until the final certificate of occupancy for the proposed development is issued. The Owner will provide the Village with reasonably documented written reports outlining the issues discussed at the meetings undertaken pursuant to this Subsection; provided, however, if the Village is also in attendance at the meeting, a report by the Owner to the Village is not required. Nothing in this paragraph (or the consultations required under this paragraph) will create any different obligations or restrictions than those provided otherwise in this Agreement, except as the Village and the Owner may mutually agree.

SECTION 10: FAILURE TO COMPLY WITH CONDITIONS. Upon failure or refusal of the Owner, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the ordinance approving the Final Development Plan, or the Development Agreement (collectively, ***"Final Approval Documents"***), the permits and approvals granted in the Final Approval Documents shall, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void, including this Ordinance and the ordinance approving the Final Development Plan. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the C-2 General Retail Commercial and C-2 Overlay Districts, as the same may, from time to time, be amended. Further, in the event of a revocation of the permits or approvals granted pursuant to the Final Approval Documents, the Village Manager and Village Attorney are hereby authorized and directed to bring any zoning or other enforcement action that may be appropriate under the circumstances.

SECTION 11: PAYMENT OF VILLAGE FEES AND COSTS. Except as otherwise provided in the Development Agreement, the Owner shall pay to the Village, as and when due, all application, review, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges and contributions, and all other fees, expenses, charges and contributions required by applicable Village codes, ordinances, resolutions, rules or regulations, including, without limitation, the fees, charges and contributions provided in the fee schedules set by Village resolution or established by Village Code. All payments shall be at the rates that are in effect at the time the charge is incurred, and the Village reserves its right and discretion to establish or increase rates from time to time.

SECTION 12: NON-INTERFERENCE WITH BUSINESSES. All construction activities for the Proposed Development shall be performed so as to minimize, to the greatest extent possible, or eliminate interruption of or interference with the businesses on adjacent properties, and any interference with pedestrian and vehicular traffic, including parking, and other businesses in the vicinity of the Property.

SECTION 13: EFFECT OF PRELIMINARY APPROVAL; FINAL PLAN APPROVAL.

A. **Duration of Preliminary Approval.** Notwithstanding Subsection 17.58.090 (B) of the Zoning Code, the Preliminary Development Plan approval granted by this Ordinance shall expire if Owner fails to file a complete application and related documents for final plan approval as provided in Subsections 17.58.090 (A) and (C) of the Zoning Code, as and when it is required to do so pursuant to Section 3(A) of the Development Agreement.

B. Final Plan Approval. Except as otherwise provided in Subsection A of this Section, the Owner shall submit its application for final approval of the Proposed Development as required by Chapters 17.56 and 17.58 of the Zoning Code. If the Village Council finds that the proposed final plans are in substantial conformity with the Preliminary Development Plan and are otherwise in compliance with all of the terms, conditions and exceptions of this Ordinance and the Development Agreement, and if the Owner is in full compliance with the terms, conditions and exceptions of this Ordinance and the Development Agreement, then the Owner shall be entitled to receive final approval of the Proposed Development from the Village Council. Notwithstanding the foregoing, the Village Council shall have and retain the discretion to incorporate all of the conditions of this Ordinance into the grant of final approval and to impose additional conditions for final approval, provided the Village Council finds one or more of the following circumstances exist:

a. The proposed final development plan contains material changes from the Preliminary Development Plan and such conditions are related to such changes;

b. Such conditions are related to Village staff recommendations arising from the review of the documents and information submitted as part of the final development plan application pursuant to Section 17.58.090 of the Zoning Code;

c. Such conditions are related to details of the building design or materials that were not part of the Preliminary Development Plan; or

d. Such conditions are related to changes in or on the immediate vicinity of the Property subsequent to the adoption of this Ordinance and are necessary to protect the public health, safety and welfare.

C. Duration of Final Approval. Except as provided in Subsection D of this Section, final approval of the Proposed Development shall expire 90 days from the effective date of the Final PD Ordinance unless the Owner has, by that date, submitted a complete application for a building permit for the Proposed Development pursuant to the Village Code.

D. Extension of Final Approval. The Village Council by resolution duly adopted may grant two consecutive 90-day extensions to the time for filing a complete building permit application for the Proposed Development, provided the Village determines the Owner has met the following conditions:

1. The Owner has made good faith effort to meet the applicable filing deadline;

2. The inability of the Owner to meet the applicable filing deadline is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner shall not be considered a condition beyond the Owner's control; and

3. The Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

E. **Construction**. The Owner shall commence construction, beyond mere fencing and preparation of the worksite, of the Proposed Development within 60 days after the issuance by the Village of a building permit for the Proposed Development. The construction of the Proposed Development shall be substantially complete no later than 24 months after the issuance by the Village of the building permit for the Proposed Development. The timeframes set forth in this Subsection (E) may be extended by the Village Council, by resolution duly adopted, without having to amend this Ordinance, provided the Application: (i) demonstrates that it has proceeded diligently to commence or substantially complete such construction and that its failure to do so is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner shall not be considered a condition beyond the Owner's control; (ii) the Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

F. **No Work Authorization.** Nothing in this Ordinance shall be construed as authorizing the issuance of any permits for the demolition of any of the Existing Buildings on Property or for the construction of the Proposed Development.

SECTION 14: HOME RULE POWERS. This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 15: EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

1. passage by the Village Council of the Village of Winnetka in the manner required by law;

2. publication in pamphlet form in the manner required by law; and

3. the filing by the Owner, within 10 days after the passage of this Ordinance by the Village Council, for recording in the Office of the Cook County Recorder of Deeds, of an Unconditional Agreement and Consent, signed by Owner, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent shall be in the form of ***Exhibit K*** attached to, and by this reference made a part of, this Ordinance.

B. In the event that the Owner does not file with the Village Clerk a fully executed copy of the Unconditional Agreement and Consent required pursuant to Paragraph 15.A.3 of this Ordinance within 10 days after the date of passage of this Ordinance by the Village Council then, at the option of the Village Council by resolution duly adopted, this Ordinance shall be of no force or effect and shall be rendered null and void.

PASSED this 2 day of April, 2024, pursuant to the following roll call vote:

AYES: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic

NAYS: _____

ABSENT: _____

APPROVED this 2 day of April, 2024.

Signed:

[redacted]

Village President

Countersigned:

[redacted]

Village Clerk

Published by authority of the President and Village Council of the Village of Winnetka, Illinois, this 3 day of April, 2024.

Introduced: March 21, 2024
Passed and Approved: April 2, 2024

EXHIBIT A

Legal Description of Property

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

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

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

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

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

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND

RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:

05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

EXHIBIT B

Development Agreement (not including its exhibits)

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Peter M. Friedman
Elrod Friedman LLP
325 N. LaSalle Street
Suite 450
Chicago, IL 60654

Above Space for Recorder's Use Only

DEVELOPMENT AGREEMENT

BETWEEN

THE VILLAGE OF WINNETKA AND

RIC (WINNETKA LINCOLN) LLC

(511-515 Lincoln Avenue and 714-740 Elm Street)

(One Winnetka)

DATED AS OF _____, 2024

DEVELOPMENT AGREEMENT
BETWEEN
THE VILLAGE OF WINNETKA AND
RIC (WINNETKA LINCOLN) LLC
(511-515 Lincoln Avenue and 714-740 Elm Street)
(One Winnetka)

THIS DEVELOPMENT AGREEMENT (***"Agreement"***) is dated as of the ____ day of _____, 2024, and is by and between the **VILLAGE OF WINNETKA,** an Illinois home rule municipal corporation, and **RIC (WINNETKA LINCOLN) LLC**, an Illinois limited liability company ("***Owner***").

IN CONSIDERATION OF the agreements set forth in this Agreement, the receipt and sufficiency of which are mutually acknowledged, and pursuant to the Village's statutory and home rule powers, the Parties agree as follows:

SECTION 1. BACKGROUND.

A. The Property is an approximately 1.21-acre property located at the addresses commonly and collectively known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue in Winnetka, Illinois (collectively, "***Property***") and legally described in ***Exhibit A*** to this Agreement.

B. As of the Effective Date of this Agreement, Owner is the owner of the Property.

C. The Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka and in the C-2 General Retail Commercial District and C-2 Overlay District under the Village Zoning Code.

D. The Property includes several one and two-story buildings that are or have been occupied by various street level retail uses (***"Existing Buildings"***).

E. The Property is immediately west of and adjacent to the Elm Street Public Parking Lot, an existing Village-owned, public parking lot with driveway ingress and egress on Elm Street (***"East Parking Lot"***).

F. Owner desires to demolish the Existing Buildings and undertake the Development on the Property.

G. Owner may enter into a contract with Murphy Development Group LLC, or a subsidiary or other entity controlled by Murphy Development Group LLC (collectively, ***"Murphy"***) for Murphy to be the developer of record to construct the Development on the Property.

H. Redevelopment of the Property requires approval of a planned development in accordance with Chapter 17.58 of the Zoning Code.

I. On October 18, 2022, Owner, with the assistance of Murphy, filed an application with the Village for approval of the Development Approvals (***"Application"***).

J. On April _, 2024, the Village Council adopted Ordinance No. M-____-2024, approving the preliminary plan development plan and granting the relief requested in the

Application ("***Preliminary PD Ordinance***"). Pursuant to Subsection 9.A of the Preliminary PD Ordinance, all of the approvals granted in the Preliminary PD Ordinance are expressly subject to and contingent upon the construction, use, operation, and maintenance of the Development on the Property pursuant to the terms and conditions of this Agreement.

K. The Corporate Authorities have concluded that the Development and use of the Property pursuant to and in accordance with this Agreement will further enable the Village to regulate and ensure the reasonable and appropriate development of the Property.

L. As provided in, and as a condition of, the Preliminary PD Ordinance, Owner has agreed to execute this Agreement providing for the Property to be developed only in compliance with this Agreement and the Development Approvals.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble, Section 1, and in this Section. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Village Code, Zoning Code, or Subdivision Regulations.

Building Code: Title 15 of the Village Code.

Building Material Details: The plan entitled "Building Material Details – Manufacturer Cut Sheets and Product Data" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, prepared by OKW Architects, dated May 26, 2023, a copy of which is attached to this Agreement as ***Exhibit F***.

Common Areas: All areas of the Property that are not within any of the Residential Units, retail spaces, or the public improvements.

Construction Schedule and Staging Plan: The "Construction Schedule and Staging Plan" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, consisting of two sheets dated March 8, 2024, a copy of which is attached to this Agreement as ***Exhibit B***, as the same may be amended and further finalized as part of the Final Engineering Plan and pursuant to Paragraph 5.A.3 of this Agreement.

Corporate Authorities: The Village President and Village Council.

Development: The redevelopment of the Property including (i) the demolition of the Existing Buildings; (ii) the construction and development of a four-story mixed-use building (***"Building"***); (iii) the construction of an underground parking lot with 113 parking spaces on the Property (***"Residential Parking Lot"***); (iv) the construction of a ground level parking lot with 39 parking spaces on the Property (***"Commercial Parking Lot"***); and (v) related on-site and off-site streetscape, landscape, and other public and private improvements.

Development Approvals: The ordinances, resolution, permits, and administrative approvals listed in Section 3 of this Agreement.

Development Plan: Prior to approval of the Final Development Plan, all references in this Agreement to the Development Plan refer to the Preliminary Development Plan. Upon approval

of the Final Development Plan, all references in this Agreement to the Development Plan refer to the Final Development Plan.

Effective Date: The date of execution of this Agreement by all of the Parties, which date shall be deemed to be the date set forth in the first paragraph of page one of this Agreement.

Escrow: The performance security required by Section 8.A, in the form attached as ***Exhibit G*** to this Agreement.

Events of Default: Defined in Section 12.A of this Agreement with respect to Owner and in Section 12.B of this Agreement with respect to the Village.

Existing Buildings: Defined in Section 1.D of this Agreement.

Final Development Plan: Collectively, those plans and specifications for the Development to be approved by the Corporate Authorities pursuant to the Development Approvals, in accordance with Section 3 of this Agreement and the Requirements of Law. Upon the date that all components of the Final Development Plan are approved by the Village and any other governmental entity with jurisdiction, the Final Development Plan will, automatically and without further separate action by the Corporate Authorities and the Parties, be deemed to be incorporated in, and made a part of, this Agreement and to replace the Preliminary Development Plan in its entirety.

Final Engineering Plan: The engineering plan that receives the approval of the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law. Upon such approval, the Final Engineering Plan will, automatically and without further action by the Corporate Authorities and the Parties, be deemed to be incorporated in, and made a part of, the Final Development Plan, and by extension, this Agreement. The Final Engineering Plan will include, without limitation, identification and depictions of utility connections to the Building, the volume control requirements for the stormwater vault that is to be constructed as part of the Development, and the approximate locations of storm sewer connections. The Final Engineering Plan need not include construction details for the stormwater vault.

Final Plat of Subdivision: The plat of subdivision for the Property, to be considered and approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement. Upon the date on which the Final Plat of Subdivision becomes effective, the Final Plat of Subdivision will, automatically and without further action by the Corporate Authorities and the Parties, be deemed to be incorporated in, and made a part of, the Final Development Plan, and by extension, this Agreement.

Final PD Ordinance: The ordinance adopted by the Corporate Authorities approving the Final Development Plan and granting final planned development approval for the Development.

Force Majeure: Strikes, lockouts, acts of God, or other factors beyond a party's reasonable control and reasonable ability to remedy; provided, however, that Force Majeure does not include: (i) delays caused by weather conditions, unless the weather conditions are unusually severe or abnormal considering the time of year and the particular location involved; or (ii) economic hardship impracticability of performance, or commercial, economic, or market conditions.

Floor and Site Plan: The plan entitled "Floor and Site Plan" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, prepared by OKW Architects and consisting of seven sheets, with latest revision date of July 12, 2023, a copy of which is attached to this Agreement as ***Exhibit C.***

Guarantee: Defined in Section 8.A of this Agreement.***Improvement Construction License***: Defined in Section 5.E.1 of this Agreement.

Improvements: The on-site and off-site improvements to be constructed in connection with the Development, as provided in Section 5 of this Agreement, including, without limitation, the Public Improvements to be installed pursuant to the Development Plan, but excluding the Building, the Residential Parking Lot, and the Commercial Parking Lot.

Indemnified Claims: Defined in Section 9.C of this Agreement.

Landscape & Lighting Plan: The plan entitled "Landscape and Lighting Plan" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, prepared by OKW Architects, consisting of eight sheets, with latest revision date of July 12, 2023, a copy of which is attached to this Agreement as ***Exhibit D.***

Licensed Premises: Defined in Section 5.E.1 of this Agreement.

Maintenance Guarantee: Defined in Section 8.C of this Agreement.

Murphy: Murphy Development Group, LLC.

Owner: RIC (Winnetka Lincoln) LLC.

Parties: The Village and Owner, collectively.

Person: Any corporation, partnership, individual, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, governmental body or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

Preliminary Development Plan: The set of plans and documents comprising the preliminary development plan for the Property, as approved, defined, and required in Section 3 of the Preliminary PD Ordinance, consisting of the Floor and Site Plan; Construction Schedule and Staging Plan; Elevation, Materials, & Diagram Plan; Renderings and Aerial Views Plan; Landscape and Lighting Plan; and the Site Engineering Plans.

Preliminary PD Ordinance: Ordinance No. M-___-2024, adopted by the Corporate Authorities on April __, 2024, approving the Preliminary Development Plan and granting preliminary approval of the planned development.

Property: The tract of land consisting of approximately 1.21 acres, located at the addresses commonly and collectively known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue in Winnetka, Illinois, and legally described in ***Exhibit A*** attached to this Agreement.

Public Improvements: Those Improvements that will be dedicated to, and accepted by, the Village, including, the Right-of-Way Improvements as depicted on the Development Plan.

Renderings and Aerial Views Plan: The plan entitled, "Renderings and Aerial Views Plan" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, prepared by OKW Architects and consisting of seven sheets, with latest revision date of July 12, 2023, a copy of which is attached to this Agreement as ***Exhibit E***.

Requirements of Law: All applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of the Village and any federal, state, or local government or governmental agency with jurisdiction over the Property, each as may be amended from time to time.

Residential Units: The residential units provided by Owner as part of the Development pursuant to Section 3 of this Agreement.

Right-of-Way Improvements: Those specific Improvements to be constructed on or within the publicly-owned rights-of-way that are adjacent to or in the vicinity of the Property, as specifically described in Section 5.E of this Agreement.

Site Restoration: Site restoration and modification activities to establish a park-like setting suitable for passive outdoor recreational activities, including without limitation, demolition of partially constructed improvements and structures, regrading, erosion control, and installation of sod or seeding.

Stormwater Improvements: The following specific Improvements, as depicted on the Final Engineering Plan: private storm sewers, related equipment, appurtenances, structures, swales, and storm drainage areas installed and maintained on the Property to ensure adequate storm water drainage and management and to collect and direct storm water into the Village's storm sewer system.

Structure: A building or structure as defined in the Zoning Code.

Subdivision Code: Title 16 of the Village Code.

Transferee Assumption Agreement: Defined in Section 10.C of this Agreement.

Vertical Construction: The construction of any portion of a Structure above grade level.

Village: The Village of Winnetka.

Village Code: "Winnetka Village Code", as amended.

Zoning Code: "The Winnetka Zoning Ordinance", as amended.

B. Rules of Construction.

1. Grammatical Usage and Construction. In construing this Agreement, plural terms are to be substituted for singular and singular for plural, in any place in which the context so requires.

2. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

3. Calendar Days; Calculation of Time Periods. Unless otherwise specified in this Agreement, any reference to days in this Agreement is a reference to calendar days. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under Illinois law, in which case the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., central prevailing time.

4. Compliance and Conflict with Other Requirements. Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among this Agreement and any plan, document, or Requirement of Law referenced in this Agreement, the plan, document, or Requirement of Law that provides the greatest control and protection for the Village, as determined by the Village Manager, will control. All of the provisions set forth in this Agreement, and all referenced plans, documents, and Requirements of Law are to be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 3. DEVELOPMENT, USE, OPERATION AND MAINTENANCE OF THE PROPERTY.

Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code or the Zoning Code, or any other rights Owner may have, during the term of this Agreement the Property may only be developed, used, operated, and maintained pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits and the conditions set forth in this Section below. Development, use, operation, and maintenance of the Property in a manner deviating from these conditions will be deemed a violation of this Agreement and Owner's obligations under this Agreement, and an Event of Default pursuant to Section 12.A of this Agreement.

A. Final Planned Development Approval. Owner must work diligently and do all work necessary to produce a Final Development Plan and submit its application for final planned development approval of the Development within 180 days after the effective date of the Preliminary PD Ordinance ("***Final Plan Submittal Deadline***"); provided, however, that upon written request prior to the Final Plan Submittal Deadline, the Village, by resolution duly adopted by the Village Board, may extend the Final Plan Submittal Deadline by an additional 90 days and such extended deadline will then constitute the Final Plan Submittal Deadline under this Agreement. The application for final planned development approval must be (i) in substantial conformity with the approved Preliminary Development Plan; and (ii) in compliance with the Requirements of Law, as determined by the Director of Engineering, in the Director's sole and absolute discretion. The Village will cooperate with Owner and promptly perform any reviews or related actions required with regard to any consents, permissions, or approvals requested by Owner. Owner may request an extension if they can show efforts are being made to advance the Development Plan toward final submission.

B. Residential Units. The Development will contain no more than 59 Residential Units on the Property.

C. **General Development Restrictions.** The development, construction, operation and maintenance of the Development on the Property, must, except for minor alterations due to final engineering and site work approved by the Director of Engineering, as appropriate, comply, and be in accordance with, the following:

1. this Agreement;
2. the Preliminary PD Ordinance and the Final PD Ordinance (including Exhibits);
3. the Final Plat of Subdivision;
4. the Development Plan, and all individual plans and documents of which it is comprised;
5. the Village Code;
6. the Zoning Ordinance;
7. the Building Code;
8. the Subdivision Ordinance; and
9. the Requirements of Law.

Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among any of the plans or documents listed as or within items 1 through 9 of this Section 3.C, the interpretative provisions of Section 2.B.4 will prevail.

D. **Commencement and Completion of Construction.** Owner will commence construction, beyond mere fencing and preparation of the worksite, of the Improvements and the Development within 60 days after the issuance by the Village of a building permit for the Development. Upon adoption of the Final PD Ordinance, Owner must file all necessary permit applications and other required materials in a timely manner that provides the Village the opportunity to review and approve the required permits or other authorizations in a timely manner. Construction of the Improvements and the Development shall be undertaken in accordance with the building permit and the specific Construction Schedule and Staging Plan approved as part of the Final Engineering Plan. The Village will cooperate with Owner and promptly perform any reviews, inspections or related actions required with regard to any consents, permissions, or approvals requested by Owner, or related to the construction of the Development, in order to facilitate Owner's compliance with the Construction Schedule and Staging Plan.

E. **Common Areas.** Owner must provide for and maintain the Common Areas.

F. **Vehicular Ingress and Egress.** Owner must ensure that all ingress and egress from the Development and the Residential Parking Lot and Commercial Parking Lot, as depicted on the Floor and Site Plan, have adequate turning radiuses for vehicular use, including delivery trucks and refuse collection trucks, and provide for adequate sightlines and access and which shall be fully depicted in engineering plans submitted and approved as part of the Final PD Ordinance.

G. **Installation of Signage**. The installation, construction, location, and maintenance of all signage on the Property shall be governed by Chapter 15.60 of the Village Code.

H. **Dedicated Bench and Tree Preservation.** Owner shall identify and relocate, or if necessary replace and relocate, any dedicated trees, benches, or other markers that will be damaged or removed as part of the construction and development of the Property in accordance with Subsection 9.G of the Preliminary PD Ordinance.

I. **Ventilation.** All exhaust emanating from commercial kitchens and similar facilities within the non-residential portions of the Development shall be vented through the roof of the Development at elevations in excess of existing buildings adjacent to the Property.

J. **Use and Maintenance of the Subject Property.** To assure that the public health, safety, and general welfare are protected during construction of the Development, including specifically, but without limitation, pending and during the demolition of the Existing Buildings on the Property, the following minimum standards set forth in Village Code Sections 15.32.150 and 15.48, for the use and maintenance of the Property shall apply:

1. Prior to demolition, Owner shall maintain the current conditions of the Property and the Existing Buildings and shall promptly make all necessary repairs should the Existing Buildings or Property fall into further disrepair. Owner shall also maintain the Existing Buildings and the Property in a safe and proper condition and in good repair.

2. As used in this subsection, "proper" shall mean:

   a. That Owner shall use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired;

   b. That Owner shall use its best efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that any damage from vandals, including graffiti, are promptly removed; (ii) that any debris and accumulations of dirt are promptly removed; (iii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (iv) that accumulations of snow and ice on such areas be promptly and safely removed; and

   c. That Owner shall promptly replace any cracked or broken windows within seven days, unless otherwise approved by the Director of Community Development.

3. All materials used in maintaining and repairing the Property and the Existing Buildings shall be of equal or better quality than the existing materials.

K. Taxes and Utilities. Owner shall pay all taxes and utility fees as and when due and shall provide proof that the Property is free of utility, tax or other liens as a condition for final planned development approval and as a condition for the issuance of any permits.

L. Term of Building Permit. The building permit issued for the construction of the Development shall be in effect for a term of 24 months from the date of issuance, and shall be conditioned upon compliance with the Construction Schedule and Staging Plan.

M. Future Vertical Subdivision of the Property. The Village acknowledges that Owner may apply to vertically subdivide the Property in the future to create separate lots of record for the portion of the Development containing the Residential Units and the portion of the Development containing the commercial units. Any such future subdivision will be processed pursuant to applicable provisions of the Subdivision Code and any declaration of easements and cost sharing agreement that Owner intends to execute and record against the Property shall be subject to the review and approval of the Village Attorney. Approval of such a vertical plat of subdivision and declaration of easements and cost sharing agreement shall not require an amendment to either the Preliminary PD Ordinance or the Final PD Ordinance so long as they are not inconsistent with the Preliminary PD Ordinance, the Final PD Ordinance, or the Requirements of Law.

N. Continued Cooperation. Owner will meet separately on a regular basis with the Hadley Institute and representatives from the 711 Oak Street property in order to eliminate, or reduce to the greatest extent possible, the impact on those properties and operations of the construction and use of the Proposed Development. Unless the Owner and the respective representatives of the Hadley Institute and 711 Oak Street agree otherwise, these meetings will occur once a month during the first 12 months after commencement of construction and once every two months thereafter until the final certificate of occupancy for the proposed development is issued. The Owner will provide the Village with reasonably documented written reports outlining the issues discussed at the meetings undertaken pursuant to this Subsection; provided, however, if the Village is also in attendance at the meeting, a report by the Owner to the Village is not required. Nothing in this paragraph (or the consultations required under this paragraph) will create any different obligations or restrictions than those provided otherwise in this Agreement, except as the Village and the Owner may mutually agree.

SECTION 4. PLAN COMPLIANCE INSPECTOR.

The Parties acknowledge and agree that, in light of the scope of the Development and the time and resources required to review and monitor its construction, it may be necessary for the Village to retain the assistance of a qualified individual to ensure compliance with the Final PD Ordinance, Development Plan, and this Agreement ("***Plan Compliance Inspector***"). Prior to the issuance of a building permit for construction on the Property, the Village, in consultation with Owner, will select a qualified individual to be the Plan Compliance Inspector. The Plan Compliance Inspector's responsibilities shall be to regularly inspect the construction activity and materials to ensure compliance with the Final PD Ordinance, Development Plan and this Agreement; to ensure that construction activity on the site complies with construction site maintenance standards of the Village; and to ensure that steps are taken to minimize disruption to business activity in the vicinity. The Plan Compliance Inspector shall report any and all

discrepancies to both Owner and the Village. The Plan Compliance Inspector shall have no authority to require or impose different or additional standards or regulations than those set forth in this Agreement and the Final PD Ordinance; shall have no authority to issue stop work orders or impose penalties on Owner without the authorization of the Community Development Director; and shall have no authority to charge fees in excess of the fees provided for by Village Code. The Plan Compliance Inspector will invoice the Village for services rendered and Owner must reimburse the Village for these invoices; provided, however, that the maximum amount that Owner will be required to reimburse for Plan Compliance Inspector invoices is $30,000.00.

SECTION 5. IMPROVEMENTS.

A. Design and Construction of the Improvements.

1. Description of Improvements. The Improvements are depicted and described on the Final Engineering Plan and the other components of the Development Plan, and include, without limitation, the following:

a. Stormwater. Stormwater detention facilities, including, without limitation, storm sewer mains, stormwater detention areas, pump stations and related appurtenances in the manner provided by the Director of Engineering and, upon such approval, incorporated into, and depicted on, the Final Engineering Plan as part of the Final PD Ordinance.

b. Sanitary Sewer. Sanitary sewer mains, sanitary sewer lines, pumps, emergency backup power, and related appurtenances for each building and Residential Unit, in the manner approved by the Director of Engineering and, upon such approval, incorporated into, and depicted on, the Final Engineering Plan as part of the Final PD Ordinance.

c. Potable Water. Water mains and distribution facilities and appurtenances necessary to service the Property in the manner approved by the Director of Water and Electric and, upon such approval, incorporated into, and depicted on, the Final Engineering Plan as part of the Final PD Ordinance.

d. Roads and Sidewalks. Public and private roadways and internal circulation drives, emergency gates, and public and private sidewalks on the Property, as depicted on the Final Engineering Plan as part of the Final PD Ordinance.

e. Video Surveillance. Installation of a video surveillance system to be approved by the Village Community Development Director for the Commercial Parking Lot and the outside of the Building that can store and retain video for up to 30 days in order to allow the Village Police Department to assist with any safety concerns or investigations.

f. Right-of-Way. The Right-of-Way Improvements, as described in Section 5.E of this Agreement.

g. Public Streetscape Improvements. The streetscape improvements within the public right-of-way adjacent to the Property, as depicted in the Landscape and Lighting Plan, and as described in Section 5.E of this Agreement.

2. General Site Standards. All Improvements must be designed and constructed pursuant to and in accordance with the Final PD Ordinance and the Development Plan, and will be subject to the reasonable written satisfaction of the Director of Engineering in accordance with the Village Code and the Subdivision Code. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and in compliance with the Construction Schedule and Staging Plan, any phasing plan provided pursuant to this Agreement, as well as all permits issued by the Village for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality. All Improvements must be constructed and installed, and must in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized firms or licensed and accredited professionals in performing services of a similar nature. This warranty is in addition to any other warranties expressed in this Agreement, or expressed or implied by law, which are reserved unto the Village. Any work required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed by the State of Illinois to practice in the applicable professional discipline.

3. Construction Schedule. Prior to commencing any construction of any Public Improvement, or of any part of the Development that will affect existing utilities or roadways, Owner must meet with the Director of Engineering, or the Director's designee, to develop a mutually-agreeable final Construction Schedule and Staging Plan ("***Final Construction Schedule and Phasing Plan***"), which Plan will be based on the Construction Schedule and Staging Plan attached as Exhibit B as of the Effective Date. The meeting must take place not less than one week prior to the commencement of any such construction. After the meeting, Owner must prepare and submit minutes of the meeting to the Director of Engineering. No construction may occur prior to the approval by the Director of Engineering of the meeting minutes and the Final Construction Schedule and Staging Plan. Once approved as provided in this Paragraph, the Final Construction Schedule and Staging Plan will be deemed the Construction Schedule and Staging Plan and will, for all purposes under this Agreement, replace the Construction Schedule and Phasing Plan attached to this Agreement as ***Exhibit B*** as of the Effective Date

4. Contract Terms; Prosecution of the Work. Owner must include in every contract for work on the Improvements terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Development Plan, the Final PD Ordinance, and the Requirements of Law, until the work is properly completed, and providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

5. Engineering Services. Owner must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements, by a professional engineer responsible for overseeing the construction of the Improvements. Owner must promptly provide the Village with the name of a local Owner's representative and a telephone number or numbers at which Owner's representative can be reached at all times.

6. Village Inspections and Approvals. All work on the Improvements is subject to inspection and approval by Village representatives at all times. Owner will provide immediate

access to the Property for the purpose of conducting these inspections during regular operating hours and within 12 hours outside of regular operating hours upon notice by the Village.

7. Other Approvals. Where the construction and installation of any Improvement requires the consent, permission, or approval of any third-party public agency or private party, Owner must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all required steps to obtain the consent, permission, or approval. The Village will cooperate with Owner and provide such signatures and related actions required with regard to any such consents, permissions, or approvals in order to facilitate Owner's compliance with the Construction Schedule and Staging Plan.

8. Completion of the Improvements. All Improvements must be completed and made ready for inspection, approval, and, where appropriate, acceptance by the Village Corporate Authorities pursuant to the Construction Schedule and Staging Plan and otherwise approved by the Director of Engineering as part of the Final Engineering Plan. Owner shall be allowed extensions of time beyond the completion dates in the Construction Schedule and Staging Plan for unavoidable delays caused by Force Majeure. The Village shall have the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or structure located on the Property until the Improvements are completed by Owner and approved by the Village in accordance with this Agreement. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all of the Improvements by Owner and approval of the Improvements by the Village shall not confer on Owner any right or entitlement to any other building permit or certificate of occupancy.

B. Connection of Utilities.

1. Upgrades. Owner must, at its sole cost and expense, and in accordance with and pursuant to the Development Plan, upgrade, as required to provide the necessary utilities and service to the Property and the Development: (a) all on-site and off-site public utility connections servicing the Property; and (b) on-site and off-site connections for all utilities to facilities located on the Property.

2. Connection. No utilities located on the Property may be connected to the sewer and water utilities belonging to the Village except in accordance with the applicable provisions of the Village Code and upon payment all fees required pursuant to the Village Code.

3. Other Utilities. The extension, installation, connection, and relocation of any and all other utility facilities necessary to serve the Development and as depicted on the Final Engineering Plan and Final Plat, including without limitation: (a) water service connections and meters, fire hydrants and standpipes, electric service connections and individual service lines, electric meters and transformers, sanitary sewer lines and storm sewer lines; (b) all applicable service and connection fees; and (c) any upgrades to Village utility systems that the Village determines is directly attributable and reasonably necessary to provide adequate utility service to the Development. Where utility service is provided by the Village, the Village shall retain all authority and discretion, pursuant to applicable State law and the Village Code, to determine the nature and extent of the utility facilities necessary to serve the Development and to determine the methods of construction.

4. Electrical Power Cables. Pursuant to the Preliminary Development Plan, the Development will require the existing electrical power cables and transformers to be removed. Owner, in connection with the construction of the Development, and as approved by the Director

of Water and Electric, and at its sole cost and responsibility, will remove the existing electrical power cables and transformers.

5. Utility Easements. Prior to obtaining any building permits for the Development, Owner shall enter into an easement agreement with the Village which shall provide the Village:

(i) An easement over the location of the proposed transformer located at the northeast corner of the Property to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement will include language regarding cost reimbursements, upgrade responsibilities, insurance and indemnification that any future user(s) of the transformer must provide Owner; and

(ii) An access easement through the Property and the provision of doors or opening through its building wall in alignment with the doors to the switch gear on the 711 Oak Street property to provide the Village access to the switch gear.

(iii) A 12" easement along the east side of the Property for the proposed underground conduits that will extend from the 711 Oak Street property to Elm Street.

C. Landscaping. Prior to the issuance by the Village of a final certificate of occupancy for the Building or any other Structure on the Property, Owner must install all landscaping on the Property, as depicted on the Landscape Plan and Lighting Plan, which landscaping must be installed and maintained in accordance with the following:

1. All trees, shrubs, plantings, and ornamentals must be healthy, and of the size, height, and species described in the Landscape Plan.

2. The Village Forester will have the right to reasonably reject or require replacement of any landscaping that is not in accordance with this Agreement.

3. Owner will, and does hereby, guaranty the proper health and survival of all landscaping (new and transplanted) for a period of two years after the date of the installation of such landscaping.

4. The final grade of the site must contain a minimum of four to six inches of topsoil, except as may be approved by the Village Forester.

5. Upon installation, the trees required to be installed and planted pursuant to this Agreement must have the minimum height and diameter as represented on the Landscape Plan, and must comply with the tree replacement requirements set forth in the Village Code.

6. Owner must replace any plantings that are not healthy and growing after one year from the date of installation.

7. Owner must install and maintain all landscaping within the Village rights-of-way abutting the Property along Elm Street and Lincoln Avenue in accordance with the Landscaping and Lighting Plan included in the Development Plan, including specifically, without limitation, landscaping, hardscape, and lighting improvements. Additionally, Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue as depicted on the Development Plan.

D. Lighting. All exterior lighting on the Property must comply at all times with the lighting requirements set forth in the Village Code.

E. Right-of-Way and Parking Improvements.

1. Grant of Temporary Construction License. Subject to the terms and conditions set forth in this Agreement, the Village grants to Owner, and Owner accepts, a non-exclusive revocable license, for the construction, installation, and completion, at the sole cost and expense of Owner, of the following improvements within Village-owned rights-of-way (***"Licensed Premises"***), as depicted in the Final Engineering Plan, and pursuant to and in strict accordance with the terms and provisions of this Section 5.E and the other provisions of this Agreement (***"Improvement Construction License"***):

a. Landscaping and Streetscape Improvements in Public Rights-of-Way. Installation of streetscape and landscaping materials within the rights-of-way adjacent to the Property, as depicted in the Landscape and Lighting Plan.

b. Resurfacing of Elm Street and Lincoln Avenue. After construction of the Building is complete, but prior to obtaining a final certificate of occupancy for the Building, Owner must mill, resurface, and stripe the entire portions of Elm Street and Lincoln Avenue roadway surfaces adjacent to the Property, and any other portion of those or other rights-of-way damaged by Owner during construction, to the satisfaction of the Director of Engineering. The Village will issue a temporary certificate of occupancy for the Building prior to completion of the roadway work described in this paragraph upon written request of the Owner and if the Director of Community Development determines, in the Director's sole and absolute discretion, that all other Building construction requirements have been satisfied and that the Building can be safely occupied pending the issuance of a final certificate of occupancy for the Building.

2. Limitation of Interest. Except for the Improvement Construction License granted pursuant to this Section 5.E, Owner does not and will not have any legal, beneficial, or equitable interest, whether by adverse possession or prescription or otherwise, in any portion of the Licensed Premises, or the rights-of-way, or any other Village-owned property or right-of-way. Specifically, and without limitation of the foregoing, nothing in this Agreement is to be interpreted to provide a license to Owner to alter any Village-owned right-of-way in any way other than for the installation of the Improvements.

3. Construction of the Right-of-Way Improvements. Owner must construct the Right-of-Way Improvements in accordance with and pursuant to the Development Plan and this Agreement, in a good and workmanlike manner, all at the sole expense of Owner and subject to inspection and approval by the Director of Engineering. Specifically, and without limitation of the foregoing, during the period of installation, Owner must: (a) construct all Right-of-Way Improvements in specific locations and of specific designs approved in advance by the Director of Engineering and, for landscaping improvements, by the Village Forester; and (b) maintain the Licensed Premises and all streets, sidewalks, and other public property in and adjacent to the

Licensed Premises in a safe, good and clean condition without hazard to public use at all times, and in accordance with the standards set forth in Section 6.I of this Agreement.

4. Village's Reservation of Rights Over Licensed Premises. The Village reserves the right to use the Licensed Premises in any manner that will not prevent, impede, or interfere with the exercise by Owner of the rights granted pursuant to this Section 5.E. The Village will have the right to grant other non-exclusive licenses or easements, including, without limitation, licenses or easements for utility purposes, over, along, upon, or across the Licensed Premises and adjacent rights-of-way. The Village further reserves its right of full and normal access to the Licensed Premises for the maintenance of any existing or future utility located thereon.

5. Liens. Owner must, at its sole cost and expense, take all necessary action to keep all portions of the Licensed Premises free and clear of all liens, claims, and demands, including without limitation mechanic's liens, in connection with any work performed by the Licensee or its agents.

6. Maintenance of Right-of-Way by Village. Without limitation of the provisions of Section 9 of this Agreement, the Village will not be liable for any damage that may occur to the Right-of-Way Improvements as a result of the Village's necessary maintenance responsibilities with regard to any right-of-way that is subject to the Improvements Construction License. Any maintenance, repair, or replacement of the Improvements necessary as a result of such Village maintenance or other work will be at the sole cost and expense of Owner, through and including the date of expiration of the License, as set forth in Section 5.E.7 of this Agreement.

7. Term. The Improvements Construction License granted pursuant to this Section 5.E will expire upon the acceptance by the Village of all Right-of-Way Improvements pursuant to Section 5.F of this Agreement.

F. Dedication and Maintenance of the Improvements.

1. Final Inspection and Approval of the Improvements. Owner must notify the Director of Engineering when it believes that any or all of the Improvements have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the Village. The notice and request must be given far enough in advance, and in no event with less than one week's advance notice, to allow the Director of Engineering time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow Owner time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the Village for construction of the Improvements). Owner must promptly make all necessary repairs and corrections as specified on the punch list. The Village is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to Section 5.A of this Agreement, including all punch list items, have been fully and properly completed; and (b) the Director of Engineering has determined that the specific Improvement has been constructed to completion in accordance with all applicable plans, specifications, and Requirements of Law.

2. Dedication and Acceptance of Public Improvements. Neither the execution of this Agreement, nor the approval of the Development Approvals, nor the execution and recordation of the Final Plat of Subdivision, constitutes acceptance by the Village of any Improvements that are depicted as "dedicated" on the Development Plan, if any. The acceptance of ownership of, and responsibility for, a specific approved Improvement as a Public Improvement

may be made only by the Corporate Authorities, and only in compliance with the requirements of the Subdivision Code.

3. Transfer of Ownership of the Public Improvements and Easements to the Village. Upon the approval of, and prior to acceptance of, the Public Improvements to be accepted by the Village pursuant to Section 5.F of this Agreement, Owner must execute, or cause to be executed, all documents as the Village may request to transfer ownership of, or to provide easements in, the Public Improvements to, and to evidence ownership of the Public Improvements by, the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing. Owner must, at the same time: (a) grant, or cause to be granted, to the Village all insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing; and (b) provide a written estimate of the monetary value of each Public Improvement to be accepted by the Village.

4. Maintenance of Public Improvements. For a period of two years following acceptance by the Village of the Public Improvements in accordance with Subsection 5.F of this Agreement, Owner shall, at its sole cost and expense, maintain the Public Improvements as constructed pursuant to this Agreement without any modification, except as specifically approved in writing by the Director of Engineering, in a first-rate condition at all times. Maintenance shall not be deemed to include Village services, including but not limited to snow and ice removal and street sweeping, or repairs required due to damage caused by the improper or unintended use or treatment of a Public Improvement by members of the public, the Village Public Works Department, or other third parties unrelated to the Owner or the Owner's developer, contractors, or representatives. Owner guarantees the prompt and satisfactory correction of all defects and deficiencies in any of the Public Improvements that occur or become evident within two years after acceptance of the Public Improvement by the Village pursuant to this Agreement. In the event the Director of Engineering determines that Owner is not adequately maintaining, or has not adequately maintained, any Public Improvement, Owner shall, after 10 days' prior written notice from the Village, correct it or cause it to be corrected. If Owner fails to correct the defect, commence the correction of the defect, or diligently pursue correction of the defect to completion, the Village, after 10 days' prior written notice to Owner, may, but shall not be obligated to, enter upon any or all of the Property for the purpose of performing maintenance work on and to the Public Improvement. In the event that the Village shall cause to be performed any work pursuant to this Paragraph, Owner shall, upon demand by the Village, pay the costs of the work to the Village. If Owner fails to pay the costs, the Village shall have the right to draw upon the Maintenance Guarantee required pursuant to Subsection 8.C of this Agreement, based on costs actually incurred or on the Village's reasonable estimates of costs to be incurred, in an amount sufficient to defray the entire cost of the work, including legal fees and administrative expenses. In the event any Public Improvement is repaired or replaced pursuant to this Paragraph, the Village's right to draw upon the Maintenance Guarantee pursuant to Subsection 8.C of this Agreement shall be extended, as to the repair or replacement, for two full years from the date of the repair or replacement.

5. Effect of Approval and Acceptance. Approval or acceptance of any Improvement will not constitute a waiver of any rights or claims that the Village has, before or after approval and acceptance, with respect to any breach of this Agreement by Owner or any right of indemnification of the Village by Owner.

G. Contribution for Reconstruction of East Parking Lot. As part of the public benefit provided to the Village for the Development, and because Owner, its tenants, and the tenant's customers and guests will benefit, Owner agrees that it must pay to the Village $225,000.00 prior to the Village's issuance of a building permit for construction of the Building, which amount will be used by the Village to reconstruct the East Parking Lot.

SECTION 6. DEMOLITION AND CONSTRUCTION OF DEVELOPMENT.

A. General Construction and Contracting Requirements.

1. Compliance with Plans and Approvals. The development of the Property and the Development must be designed and constructed pursuant to and in accordance with the Final PD Ordinance and the Development Plan. All work must be conducted in a good and workmanlike manner and with due dispatch. All materials used for construction on the Development must be in accordance with the specifications for the work to be performed.

2. Contracts for Work on Development. Owner must include in every contract for work on the Development terms requiring the contractor and its subcontractors to prosecute the work diligently, and in full compliance with, and as required by or pursuant to, this Agreement, the Development Plan, and the Requirements of Law, until the work is properly completed, and terms providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

3. Application for Permits and Approvals. Owner will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement.

4. Village Inspections and Approvals. All work on the Property and the Development will be subject to inspection and approval by Village representatives at all times, subject to applicable safety rules.

5. Prevailing Wage. Owner will comply, and will cause all contractors constructing the Public Improvements to comply, with the Illinois Prevailing Wage Act (820 ILCS 130/00.1 *et seq.*), as it may be applicable. Without limiting anything in prior sentence, Owner acknowledges and agrees, and will take all necessary steps to insure, that the Illinois Prevailing Wage Act applies to each contract pursuant to which Owner will construct, or cause the construction of, an Improvement that will be dedicated or transferred to the Village or other public entity upon its completion and acceptance.

6. Village Sales Tax Identification Number. The Village will provide Owner its municipal sales tax identification number so that Owner can obtain a sales tax exemption for all materials Owner purchases to construct the Public Improvements.

B. Demolition of Existing Structures. Owner may commence demolition of the Existing Buildings and other existing structures on the Property only after obtaining all necessary demolition permits from the Village and presenting the Village with a plan to mitigate dust, smoke, and other particulates resulting from the demolition. Owner will conduct all demolition work on the Property in full compliance with the Village's permitted construction work hours regulations. Owner will remove and dispose of all debris resulting from the demolition of the Existing Buildings and other existing structures on the Property in compliance with the Requirements of Law and the Village Code.

C. **Single Phase of Development.** The construction of the Improvements and the Development must take place in one continuous phase, subject to seasonal conditions.

D. **Limits on Vertical Construction.** In addition to any other applicable provision of this Agreement and the Requirements of Law, Owner may not commence any Vertical Construction of the Building that is above grade and not included within the Building foundation, and the Village will have the right to refuse to issue a building permit for any Vertical Construction of the Building that is above grade and not included within the Building foundation, unless the Village Manager has determined that the construction of the following Improvements is complete as required by this Agreement and the Requirements of Law, except as may be authorized in writing by the Village Manager in the Manager's sole discretion:

1. the stormwater vaults that are part of the Stormwater Improvements; and

2. a functional water system that can deliver water to all proposed fire hydrants in the manner required by the Village.

E. **Diligent Pursuit of Construction.**

1. Once commencement of construction is authorized pursuant to this Agreement, Owner must pursue, or cause to be pursued, all required development, demolition, construction, and installation of structures, buildings, and Improvements on the Property in a diligent and expeditious manner, and in strict compliance with the Village Code and the Requirements of Law. Owner will conduct all construction work on the Development and the Property in full compliance with the Village's permitted construction work hours regulations.

2. Owner must complete and make ready the Improvements for inspection, approval and, where appropriate, acceptance by the Village pursuant to the Construction Schedule and Staging Plan as part of the Final Engineering Plan. Owner may be allowed extensions of time beyond the completion dates set forth in the Construction Schedule and Staging Plan only for unavoidable delays caused by Force Majeure or as may otherwise be approved by the Village Manager.

F. **Construction Traffic.**

1. Construction and Traffic Management Plan. The Construction Schedule and Staging Plan will govern (i) the location, storage, and traffic routes for construction equipment and construction vehicles, and (ii) the location of alternative off-street parking during the construction. The Village has no obligation to issue a building permit for any structure or Improvement, and no construction may be commenced with respect to the structure or Improvement, unless and until the Director of Engineering and the Director of Community Development have approved, in writing, an updated Construction Staging Plan to be incorporated as part of the Final PD Ordinance. Owner must comply with the approved Construction Schedule and Staging Plan. The updated Construction Staging Plan must include, without limitation, the following:

a. The schedule and traffic routes for construction traffic accessing the Property;

b. The designation of machinery and construction material storage areas on the Property;

c. Provisions for the screening of construction areas within the Property;

d. The hours of operation and schedule for construction on the Property;

e. The location of areas, as approved by the Village, on the Property or off the Property, but not in Village on-street or off-street parking spaces, for the parking of construction vehicles and vehicles operated by construction employees;

f. The location of alternative off-street parking for customer and employee parking, as identified by Owner and the Village working in collaboration, for parking temporarily lost due to construction; and

g. The location of temporary and durable off-street parking on the Property for construction employees, as approved by the Village, which off-street parking must comply with the standards set forth in the Village Code.

2. Designated Routes of Access. The Village reserves the right to designate certain prescribed routes of access to the Property for construction traffic to provide for the protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces, to the extent practicable; provided, however, that the designated routes must not: (a) be unreasonably or unduly circuitous; nor (b) unreasonably or unduly hinder or obstruct direct and efficient access to the Property for construction traffic.

3. Maintenance of Routes of Access. At all times during the construction of the structures and Improvements, Owner must: (a) keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards; and (b) repair any damage caused by construction traffic.

G. Tree Preservation. Owner must comply with all applicable tree preservation regulations set forth in Chapter 15.28 of the Village Code. No grade alteration or construction may take place within designated tree preservation areas, consistent with the tree fencing plan that must be submitted with Owner's applications for building permits for the Development.

H. Storm Water Management and Erosion Control During Construction. During construction of any of the structures or Improvements as part of the Development, Owner must:

1. Install and implement such measures as necessary to temporarily divert or control any accumulation of storm water away from or through the Property in a manner approved in advance by the Director of Engineering, which method of diversion must include early installation of storm drains to collect water and convey it to a safe discharge point;

2. Install erosion control devices as necessary to prevent silt, dirt, snow, ice, water, and other materials from leaving the site and traveling onto other properties;

3. Take all practicable measures to mitigate dust, smoke, and other particulates resulting from the construction; and

4. Properly remove or dispose of all debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on the Property in accordance with the Requirements of Law.

All installations made pursuant to this Section 6.H must be maintained by Owner until all final certificates of occupancy have been issued by the Village for the Development, except as otherwise may be approved by the Village Manager.

I. **Damage to Public Property.** Owner must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Development. Further, Owner must (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Owner or any agent of or contractor hired by, or on behalf of, Owner; and (2) repair all damage caused by the activities of Owner or any agent of or contractor hired by, or on behalf of, Owner.

J. **Protection of Buildings on Adjoining Properties During Demolition, Construction and Seismic Monitoring.** Owner shall be solely responsible for protecting the buildings on adjoining properties from damage during Owner's demolition of the Existing Buildings and existing structures and construction of the Development and shall be solely responsible for any damage or injury to such buildings or properties caused by such demolition or construction. The means and methods for providing such protection shall be determined by Owner, subject to review and approval by the Director of Engineering and Director of Community Development or their designees, and shall be incorporated into the Final PD Ordinance. Owner shall utilize seismic monitoring equipment installed in adjacent buildings during the demolition of the Existing Buildings and existing structures in order to reduce the possibility of damage to structures on neighboring properties.

K. **Non-interference with Businesses.** Owner's construction activities for the Development shall be performed to minimize, to the extent reasonably possible, interference with the business on adjacent properties and interference with pedestrian and vehicular traffic, including parking, in the vicinity of the Property.

L. **Issuance of Permits and Certificates.**

1. General Right to Withhold Permits and Certificates. In addition to every other remedy permitted by law for the enforcement of this Agreement, the Village has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Building at any time that Owner has failed or refused to meet fully any of its obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement, the Development Approvals, or the Requirements of Law.

2. Timing of Construction of Improvements. The Village has the right, but not the obligation, to refuse to issue a final certificate of occupancy for the Building or any other structure on the Property until the Improvements are completed by Owner and approved by the Village. The foregoing does not preclude the Village's issuance of temporary certificates of occupancy pursuant to the applicable provisions of the Village Code. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all of the Improvements by Owner and approval of the Improvements by the Village will not constitute a waiver of the Village's right to withhold any building permit or certificate of occupancy and will not confer on Owner any right or entitlement to any other building permit or certificate of occupancy.

3. Completion of Public Roads, Private Driveways, and Parking Areas. Except as provided in Section 5.E.1.b of this Agreement, no temporary certificate of occupancy or final certificate of occupancy associated with any new Structure to be located on the Property will be issued until the final grading, application of final surface course, and, where applicable, striping of parking space for the roads, driveways, and parking areas serving the uses within such Structure has been completed.

4. Utilities and Public Infrastructure. Except as provided in Section 5.E.1.b of this Agreement, the Village has the right to refuse a temporary certificate of occupancy for the Building until the storm sewer and sanitary sewer mains, stormwater detention facilities, water systems, all required erosion control appurtenances, street pavement systems, including curbs and gutters, porous base, street inlets, and related appurtenances as described on the Final Development Plan and in the Final Engineering Plan are constructed and approved for use by the Director of Engineering.

M. Completion of Construction; Site Restoration. Subject to Force Majeure, if Owner fails to diligently pursue all demolition and construction as required in, or permitted by, this Agreement to completion within the time period prescribed in the building permit or permits issued by the Village for such demolition and construction, as the case may be, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, Owner must, within 60 days after notice from the Village (a) remove any partially constructed or partially completed Structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which Owner has failed to complete all such demolition and construction, all in accordance with plans approved by the Village.

N. As-Built Plans. After completion of construction of any new Structure or Improvement, Owner must submit to the Director of Community Development (1) final "as-built" plans related to drainage, grading, storm sewer, sanitary sewer and water mains, and associated structures; and (2) other final construction documents (in paper and, for Improvements, electronic format) as required and approved by the Director of Engineering and the Director of Community Development. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on the Property. A licensed Professional Engineer (PE) and Professional Land Surveyor (PLS) registered in the State of Illinois must stamp the as-built site construction plans. The PE and PLS must stamp and sign the final engineering pages of the site construction plans, and the PLS must stamp and sign the final site survey. The as-built plans must include certification of all grading elevations around, in front of, and along the construction limits to ensure proper drainage and design requirements have been met.

SECTION 7. PAYMENT OF VILLAGE FEES AND COSTS.

A. Negotiation and Review Fees. Other than any costs, payments, fees, charges, contributions, or dedications otherwise required by this Agreement or by the Requirements of Law, including the fees provided for by Village Code Section 15.32.020 (as more specifically provided in Subsection C of this Section), Owner shall pay to the Village contemporaneous with the execution of this Agreement by the Village Manager, all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued as of the Effective Date of the Agreement in connection with (1) the redevelopment of the Property, including, without limitation, the review and processing of plans therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement, the Preliminary PD Ordinance, and any of the other Development Approvals and permits for the Development. Payment of all fees, costs,

and expenses shall be made by a certified or cashier's check, business check, or by wire transfer. Owner acknowledges and agrees that it will continue to be liable for and to pay, promptly after presentation of a written demand or demands for payment, such third-party fees, costs, and expenses incurred in connection with any applications, documents, proposals, or requests for interpretations or amendments of this Agreement, whether formal or informal, of whatever kind, submitted by Owner during the term of this Agreement in connection with the use and redevelopment of the Property. Owner acknowledges and agrees that it shall be liable for and will pay after demand all fees, costs, and expenses incurred by the Village for publications and recordings required in connection with the above matters.

B. Other Village Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, Owner shall pay to the Village all application, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges, and contributions, and all other fees, charges, and contributions pursuant to the Requirements of Law.

C. Applicable Building Permit Fee. Provided Owner produces a Final Development Plan and submits its application for final planned development approval of the Development on or before the Final Plan Submittal Deadline as provided in Subsection 3.A of this Agreement, the applicable building permit fee for the Development will be based on the provisions of Section 15.32.020 of the Village Code as they existed as of December 31, 2023. Otherwise, the applicable building permit fee for the Development will be based on the provisions of Section 15.32.020 of the Village Code in effect on the date the application for final planned development approval of the Development is submitted.

SECTION 8. PERFORMANCE SECURITY/MAINTENANCE GUARANTY.

A. General Requirements. As security to the Village for the performance by Owner of its obligations pursuant to and in accordance with this Agreement, Owner will provide to the Village performance and payment security (***"Guarantee"***) in the form of an escrowed cash deposit (***"Escrow"***), in an amount equal to 110% of the estimated cost of completing the Public Improvements and Site Restoration required pursuant to this Agreement, as determined by the Owner's engineer and approved by the Village Director of Engineering and the Director of Community Development (for matters within their respective permitting authorities) (***"Performance Security"***). The Escrow must be held in a third-party account pursuant to escrow instructions consistent with the requirements of this Agreement in form and substance substantially conforming in all material respects with ***Exhibit G*** to this Agreement and satisfactory to the Parties' attorneys ("***Escrow Instructions***"). Specifically, and without limitation of the foregoing, the Escrow and Escrow Instructions must allow the Village single-direction draws upon the Escrow pursuant to and in accordance with Sections 8.B and 13.A.2 of this Agreement, in the event that Owner does not pay to the Village the fees and costs required pursuant to Section 7 of this Agreement, or does not reimburse the Village for any costs and expenses incurred by the Village for work performed pursuant to Section 8.B of this Agreement. The Escrow must be provided to the Village prior to the issuance of any permits for the Development and must be maintained at all times until all Improvements have been approved and, if applicable, accepted by the Village. Release of Escrow funds shall be on a percentage completion basis of the Public Improvements, as certified to by Owner's Engineer and approved by the Village Engineer. Owner shall submit to the Village a request for funding and certified draw package ("***Draw***") not more than once every month to be reviewed for completeness and accuracy by the Village. Upon approval of a Draw by the Village, funding shall be released to Owner from the Escrow within five business days; provided, however, that no Draw will reduce the Escrow to less than 15 percent

of the total amount of the Escrow as initially established under this Subsection. The Guarantee will be administered pursuant to the Requirements of Law. Upon the posting of the Maintenance Guarantee required pursuant to Subsection C of this Section, the Village and Owner will direct that the funds remaining in the Escrow be released to Owner.

B. Use of Guarantee Funds. If Owner fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.M of this Agreement, and such failure or refusal is an Owner Event of Default, then the Village in its reasonable discretion may draw on and retain all or any of the funds remaining in the Guarantee as necessary to remedy the failure or refusal. The Village thereafter will have the right, subject to an additional 30 days' notice and opportunity for cure, to cause such Improvements to be completed or corrected, and subject to the terms of the immediately preceding sentence, to reimburse itself from the proceeds of the Escrow for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Owner's failure or refusal. If the funds remaining in the Escrow are insufficient to repay fully the Village for all costs and expenses, then Owner must, upon demand of the Village, deposit with the Village any additional funds as the Village determines are necessary, within 30 days after receipt of a request therefor, to fully repay such costs and expenses.

C. Maintenance Guarantee. Immediately after the approval and, if applicable, acceptance by the Village of the Public Improvements pursuant to this Agreement, Owner must post a new guarantee in the amount of 10% of the actual total cost of constructing the Public Improvements on the Property, provided as all cash, or a combination of cash and a letter of credit (with at least 10% cash), as security for Owner's maintenance of those Public Improvements in accordance with Subsection 5.F.4 of this Agreement (each a "***Maintenance Guarantee***"). The Maintenance Guarantee will be held by the Village in escrow until the date that is two years after the approval and, where appropriate, acceptance by the Village of the Public Improvements secured by the Maintenance Guarantee pursuant to this Agreement. If the Village is required to draw on a Maintenance Guarantee by reason of Owner's failure to fulfill its maintenance obligations under this Section and Section 5.F.4 of this Agreement, then Owner must, within 10 days after receipt of a demand from the Village, cause the Maintenance Guarantee to be increased to its full original amount. At any time, Owner may substitute a letter of credit as Maintenance Security for its obligations under this Subsection C provided the letter of credit is in the amount of 10 percent of the actual total cost of constructing the Public Improvements and its form is approved by the Village Attorney. If Owner elects to provide such a letter of credit, the Village Attorney approves its form, and Owner then delivers the letter of credit to the Village, the Village shall: (i) promptly direct the escrow trustee of the Escrow to promptly return the amount then remaining on deposit in the Escrow to Owner; and (ii) upon expiration of the two-year maintenance period established by Section 5.F.4 of this Agreement, promptly return the letter of credit to Owner upon receipt of an written Owner demand therefor, provided there are no Village claims of defect in the construction of the Public Improvements then outstanding and all other requirements under Subsection 5.F.4 have been satisfied.

SECTION 9. LIABILITY AND INDEMNITY OF VILLAGE.

A. Village Review. Owner acknowledges and agrees that the Village is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans for the Development or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the development or use of the Development or the Improvements, and that the Village's review and approval of any plans and Improvements, and issuance of any approvals, permits, certificates, or acceptances, does

not, and will not, in any way, be deemed to insure Owner or any of its successors, assigns, tenants and licensees, or any third party, against damage or injury of any kind at any time.

B. Village Procedure. Owner acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and the Preliminary PD Ordinance, and the Parties agree not to challenge such approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. Owner agrees to, and does hereby, hold harmless, indemnify, and, at the election of the Village defend with counsel reasonably acceptable to the Village, the Village and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of those parties in connection with (i) the Village's review and approval of any plans for the Development or the Improvements; (ii) the issuance of any Development Approval or other approval, permit, certificate, or acceptance for the Development or the Improvements; (iii) the development, construction, maintenance, or use of any portion of the Development or the Improvements; (iv) adoption of the Preliminary PD Ordinance; and (v) adoption of the Final PD Ordinance (collectively, ***"Indemnified Claims"***); provided, however, that this indemnity does not, and will not, apply to the extent of any willful misconduct or gross negligence on the part of the Village or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys.

D. Defense Expense. Owner must, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the Village in defending itself with regard to any and all of the Indemnified Claims.

SECTION 10. NATURE, SURVIVAL, AND TRANSFER OF OBLIGATIONS.

1. Binding Effect. The terms of this Agreement bind and inure to the benefit of the Parties and their respective agents, successors, and assigns. All obligations of Owner under this Agreement are and will be binding upon the following parties: (1) Owner, unless Owner, or its successor, and the Village execute a Transferee Assumption Agreement in accordance with Section 10.C of this Agreement; (2) any and all of Owner's, successors, and assigns; and (3) any and all of the current and future legal and beneficial owners of all or any portion of the Property, other than individual owners of a Residential Unit or of a unit in the commercial portion of the Development should either the residential or commercial portions of the Development be converted to a condominium form of ownership.

2. Transferee Assumption Agreement.

1. Owner will remain fully bound by this Agreement, whether or not Owner owns any interest in the Property, unless Owner and its transferee execute an enforceable written agreement, in substantially the form of ***Exhibit H*** to this Agreement, agreeing to be bound by the provisions of this Agreement (***"Transferee Assumption Agreement"***). The transferee must provide the Village, upon request, with such reasonable assurance of the financial ability of the transferee to meet those obligations as the Village may require. The Village agrees that upon a transferee becoming bound to the obligation created in the manner provided in this Agreement and providing the financial assurances required pursuant to this Agreement, the liability of Owner will be released to the extent of the transferee's assumption of the liability. The failure of Owner to provide the Village with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the Village, with the transferee's proposed assurances of financial

capability before completing any transfer, will (1) constitute an Event of Default under this Agreement; and (2) result in Owner remaining fully liable for all of its obligations under this Agreement, but will not relieve the transferee of its liability for all such obligations as a successor to Owner.

2. The Village, notwithstanding the foregoing provisions but subject to its receipt of a fully-executed copy of a Transferee Assumption Agreement, hereby approves the transfer of Owner's obligations under this Agreement to Murphy, or a special purpose entity controlled by Murphy, in the event Owner and Murphy enter into a contract which provides for such transfer to Murphy or such other entity.

3. **Required Provisions for Transfers of Property.** To ensure notice to the Village and to ensure that all grantees, successors, assigns, and transferees of Owner have notice of this Agreement and the obligations created by it, Owner must do the following:

1. Notify the Village in writing at least 30 days prior to any date on which Owner transfers (as that term is defined below) a legal or beneficial interest in any portion of the Property to a third party with the exception of leases to residential or commercial tenants of the Development; and

2. Incorporate this Agreement by reference into any and all real estate sales contracts for transfers, as that term is defined below, entered into for the sale of all or any portion of the Property.

For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.

4. **Mortgagees of Property.**

1. This Agreement is and will be binding on all mortgagees of the Property or other secured parties automatically upon such mortgagee assuming title to the Property, in whole or in part, by a foreclosure or a deed in lieu of foreclosure without the necessity of entering into a Transferee Assumption Agreement. Until such time, however, a mortgagee or other secured party will have no personal liability hereunder.

2. Owner may not grant a mortgage or other secured interest in the Property or the Development to any person except upon the execution by the mortgagee or secured party of a "Consent and Subordination" Agreement, in substantially the form attached to this Agreement as **Exhibit I**.

SECTION 11. TERM.

The term of this Agreement commences on the Effective Date and, unless terminated sooner, pursuant to the provisions of this Agreement and provided the Village has then satisfied all of its obligations under this Agreement, expires on the date that all Improvements are approved by the Director of Engineering and, when applicable, the Improvements, as required by this Agreement and the Subdivision Code, are accepted by the Village. Following approval and acceptance of the Improvements, the Village agrees, upon written request of Owner, to execute appropriate and recordable evidence of the expiration of this Agreement. Notwithstanding

anything to the contrary in this Section 11, Owner's indemnity and defense obligations as set forth in Section 9 of this Agreement, and all maintenance and guarantee periods established pursuant to this Agreement, will survive the termination of this Agreement.

SECTION 12. EVENTS OF DEFAULT.

A. **Owner Events of Default**. The following are Owner Events of Default

1. If any representation made by Owner in this Agreement, or in any certificate, notice, demand or request made by Owner in writing and delivered to the Village pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to cure as set forth in Section 12.C of this Agreement, failure by Owner in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of Owner.

3. Subject to cure as set forth in Section 12.C of this Agreement, failure by Owner in the performance or breach of any covenant, warranty or obligation contained in this Agreement.

4. Subject to cure as set forth in Section 12.C of this Agreement, construction by Owner of any Structure or Improvement that is not authorized by this Agreement or otherwise in a manner not permitted by law.

5. Subject to cure as set forth in Section 12.C of this Agreement, failure by Owner to commence construction of the Development in accordance with this Agreement.

6. Subject to cure as set forth in Section 12.C of this Agreement, failure by Owner to complete construction or installation of any Structure or Improvement on the Property or in connection with the Development.

7. Subject to cure as set forth in Section 12.C of this Agreement, Owner causes any damage to real or public property that is not owner by Owner.

8. Subject to cure as set forth in Section 12.C of this Agreement, Owner is not, or ceases to be, a legal entity qualified to do business in the State of Illinois.

9. Owner permits, or subject to cure as set forth in Section 12.C of this Agreement, does not take reasonable steps to prevent, criminal activity on the Property.

10. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Owner in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Owner for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of 60 consecutive days.

11. The commencement by Owner of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Owner to the appointment of or

taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Owner or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Owner generally to pay such entity's debts as such debts become due or the taking of action by Owner in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

12. Subject to cure as set forth in Section 12.C of this Agreement, change in the organizational status of Owner except in accordance with the Transferee Assumption provisions in Section 10 of this Agreement.

13. Owner abandons the development of the Property. Abandonment will be deemed to have occurred when work stops on the development of the Property for more than 30 days for any reason other than Force Majeure, unless otherwise permitted by this Agreement.

14. Subject to cure as set forth in Section 12.C of this Agreement, Owner otherwise fails to comply with the Requirements of Law in connection with the Development or the Property.

B. Village Events of Default. The following are Village Events of Default under this Agreement:

1. If any material representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by the Village in writing and delivered to Owner pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to Force Majeure, default by the Village for a period of 30 days after written notice thereof from Owner in the performance or breach of any covenant contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 30 days and the Village, within said 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 90 days after such notice.

C. Cure Period. For all Events of Default identified in Section 12.A for which Owner has the right to cure, Owner must cure the Event of Default within 30 days after receipt of notice thereof, or, if the Event of Default cannot be cured within 30 days, Owner must initiate and diligently pursue appropriate measures to remedy the default within 30 days, and in any event must cure the default within 60 days after receipt of the notice or as otherwise approved by the Village.

SECTION 13. REMEDIES AND ENFORCEMENT.

A. Remedies. In the case of an Event of Default:

1. Legal Procedures. Except as otherwise provided in this Agreement, the non-defaulting Party may institute such proceedings in law or in equity, or any other proceeding, as may be necessary or desirable at its option to cure or remedy the Event of Default, including, without limitation, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement. The remedy of specific performance will not be available for an Owner Event of Default under Section 12.A.5 of this Agreement.

2. Removal and Restoration by Village. In the event Owner fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.M of this Agreement or otherwise upon demand of the Village after the occurrence of an Owner Event of Default, the Village will have, and is hereby granted the right, at its option, to enter the Property and (a) demolish or remove any of the partially completed Structures and Improvements from any and all portions of the Property; (b) perform Site Restoration; and (c) cause the Structures or Improvements to be completed in accordance with the plans submitted. Owner must fully reimburse the Village for all costs and expenses, including legal and administrative costs, incurred by the Village for such work. If Owner does not so fully reimburse the Village, the Village will have the right to draw upon the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 8 of this Agreement, in an amount sufficient to defray the entire cost of the work, including legal fees and administrative expenses. If Owner does not so fully reimburse the Village, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance such work, then the Village will have the right to place a lien on the Property for all such costs and expenses in the manner provided by law. The rights and remedies provided in this Section 13.A.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the Village in this Agreement, at law or in equity.

3. Repeal of Preliminary PD Ordinance and Final PD Ordinance. The Village will have the absolute right to repeal either or both the Preliminary PD Ordinance and Final PD Ordinance if an Owner Event of Default (which is not cured during any applicable cure period) occurs under this Agreement, without protest or objection by Owner.

B. Limitation. Notwithstanding anything to the contrary contained in this Agreement, Owner may not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the Village, on account of the negotiation, execution, performance, or breach of, or default under, this Agreement. The Parties acknowledge and agree that, except as expressly provided in this Agreement, the covenants and agreements set forth in this Agreement are those of the Parties, and are not the individual covenant or guarantee of any natural person.

C. Prevailing Party. In the event of a judicial proceeding brought by one Party against the other Party on account of the negotiation, execution, performance, or breach of, or default under, this Agreement, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 14. REPRESENTATIONS AND WARRANTIES.

A. By the Village. The Village represents and warrants, as of the date of execution by the Village of this Agreement, that:

1. The Village is a home rule municipal corporation duly organized and validly existing under the laws of the State of Illinois and has the corporate authority to enter into this Agreement;

2. The execution and performance of this Agreement by the Village (i) have been duly authorized by all necessary corporate action on the part of the Village; and (ii) do not,

for any reason, result in any breach of any agreement or other instrument to which the Village is subject;

3. The execution of this Agreement by the Village requires no other consents, approvals, or authorizations on the part of the Village; and

4. To the best of the knowledge of the person executing this Agreement on behalf of the Village there are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting the Village or the Property in any court or before any governmental authority that involve the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

B. By Owner. Owner represents and warrants, as of the date of execution by Owner of this Agreement, that:

1. Owner is an Illinois limited liability company duly organized, validly existing, and qualified to do business in Illinois;

2. Owner has the authority to execute and perform this Agreement, and Owner is in compliance with all Requirements of Law, the failure to comply with which could affect the ability of Owner to perform its obligations under this Agreement;

3. The execution and performance by Owner of this Agreement has been duly authorized by all necessary corporate action, and does not violate its organizational documents, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, or instrument to which Owner is now a party or by which Owner is now bound including any mortgages, secured loans, or instruments granting another party a superior interest in the Property or the Development;

4. Owner has complied with Section 10.E of this Agreement with respect to all mortgagees existing as of the Effective Date;

5. The applications, plans, materials, and other submissions Owner has provided to the Village (i) accurately and truthfully represent Owner's capabilities, resources, and intentions for the construction of the Development on the Property; (ii) have induced the Village to enter into this Agreement; and (iii) any material misrepresentation contained in Owner's submissions will constitute an incurable Event of Default pursuant to Section 12 of this Agreement.

6. To the best of Owner's knowledge after reasonable investigation, there are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting Owner or the Property that involve the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement;

7. Owner has sufficient financial and economic resources to implement and complete its obligations under this Agreement;

8. Owner has no knowledge of any liabilities, contingent or otherwise, of Owner which might have a material adverse effect upon its ability to perform its obligations under this Agreement.

SECTION 15. GENERAL PROVISIONS.

A. Notice. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by email. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. Email notices will be deemed received by the addressee upon explicit or implicit acknowledgment of receipt by the addressee. By notice complying with the requirements of this Section, each Party will have the right to change its address or its addressee, or both, for all future notices to the other Party, but no notice of a change of addressee or address will be effective until actually received. If at any time Owner determines that Murphy will not be the party who intends to proceed with the construction of the Development, Owner will give the Village notice of that determination, and Murphy will then no longer receive notices under this Section.

Notices to the Village will be addressed to, and delivered at, the following address:

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093
Attention: Village Manager
E-mail: RBahan@winnetka.org

With a copy to:

Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60654
Attention: Peter M. Friedman
E-mail: Peter.Friedman@elrodfriedman.com

Notices to Owner will be addressed to, and delivered at, the following address:

RIC (Winnetka Lincoln) LLC
c/o Romspen Investment Corporation
162 Cumberland Street, Suite 300
Toronto, Ontario M5R 3N5
Attention: Bill Ulicki
E-mail: BillUlicki@romspen.com

With copies to:

Meltzer, Purtill & Stelle, LLC
1515 E. Woodfield Road, 2nd Floor
Schaumburg, Illinois 60173
Attention: Harold W. Francke
E-mail: hfrancke@mpslaw.com

Notices to Murphy will be addressed to, and delivered at, the following address:

Murphy Development Group LLC
227 West Monroe
Suite 5200
Chicago, Illinois 60606
Attention: John Murphy
E-mail: john@murphyres.com

With copies to:

FisherBroyles, LLP
2516 Waukegan Rd., Suite 320
Glenview, IL 60025 | USA
Attn: Scott A. Weisenberg
E-mail: Scott.Weisenberg@fisherbroyles.com

B. Time of the Essence. Time is of the essence in the performance of this Agreement.

C. Rights Cumulative. Unless otherwise provided in this Agreement, all rights, remedies, and benefits provided by this Agreement are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

D. Non-Waiver. No waiver of any provision of this Agreement, and no delay in exercising or failure to exercise any right or authority set forth in this Agreement, will be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor will any waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

E. Consents. Unless otherwise provided in this Agreement, all required permissions, authorizations, approvals, acknowledgments, or similar indications of assent of any Party must be in writing.

F. Governing Laws. This Agreement will be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

G. Venue. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the Illinois circuit court for Cook County, Illinois, or, where applicable, in the federal court for the Northern District of Illinois.

H. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the Village will have the right, in its sole and absolute discretion, to determine if (i) the remainder of the provisions of this Agreement will remain

in full force and effect and will in no way be affected, impaired, or invalidated; or (ii) the entire Agreement is invalid, void, and unenforceable.

I. **Entire Agreement.** This Agreement and the Preliminary PD Ordinance constitute the entire agreement between the Parties, superseding any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the subject matter of this Agreement.

J. **Interpretation.** This Agreement will be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Every provision of this Agreement will be construed as though both Parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting Party will not be applicable to this Agreement.

K. **Exhibits. Exhibits A** through **I** attached to this Agreement are incorporated in and made a part of this Agreement.

L. **Amendments and Modifications.**

1. No amendment to this Agreement will be effective unless and until the amendment is in writing, properly approved in accordance with applicable procedures, and executed.

2. Amendments or modifications to the Preliminary PD Ordinance, the Final PD Ordinance, or Development Plan can be considered and acted on by the Village without the same being deemed an amendment or modification to this Agreement provided that all applicable procedural requirements of the Zoning Code and the provisions of this Agreement are satisfied.

M. **Third Party Beneficiary.** The provisions of this Agreement are and will be for the benefit of Owner and Village only and are not for the benefit of any third party, and, accordingly, no third party will have the right to enforce the provisions of this Agreement. The Village will not be liable to any vendor or other third party for any agreements made by Owner, purportedly on behalf of the Village, without the knowledge and approval of the Corporate Authorities.

N. **Recording.** The Village is authorized to record this Agreement against the Property, at the sole cost and expense of Owner, with the Office of the Cook County Recorder of Deeds, promptly following the full execution of this Agreement by the Parties.

O. **Counterpart Execution.** This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument. Emailed exchanges of signed copies of this Agreement will be the equivalent of exchanged original signature copies of this Agreement.

P. **Village Actions, Consents, and Approvals.** Unless otherwise provided in this Agreement, any action, consent, or approval needed to be taken or given under this Agreement by the Village may only be performed by the Village Manager or their designee, to the extent provided for by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

_____
Village Clerk

VILLAGE OF WINNETKA, an Illinois home rule municipal corporation

By:_____
Christopher Rintz
Its: Village President

Date:

RIC (ONE WINNETKA) LLC, an Illinois limited liability company

By: Romspen (Reomaster) Holdings, Inc., its Manager, a Delaware corporation

By:
Its:

Date:

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2024, by Christopher Rintz, the Village President of the **VILLAGE OF WINNETKA,** an Illinois municipal corporation, and by Robert M. Bahan, the Village Clerk of said municipal corporation.

Given under my hand and official seal this ____ day of _____, 2024.

_____
Notary Public

My Commission expires:_____

SEAL

_____ OF _____)
) SS.
_____ OF ____)

This instrument was acknowledged before me on _____, 2024, by _____, the _____ of Romspen (Reomaster) Holdings, Inc., which is the Manager of **RIC (ONE WINNETKA) LLC,** an Illinois limited liability company.

Given under my hand and official seal this ____ day of _____, 2024.

_____
Notary Public

My Commission expires:_____

SEAL

EXHIBIT C

Floor and Site Plan

SITE PLAN

DEVELOPMENT SUMMARY

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

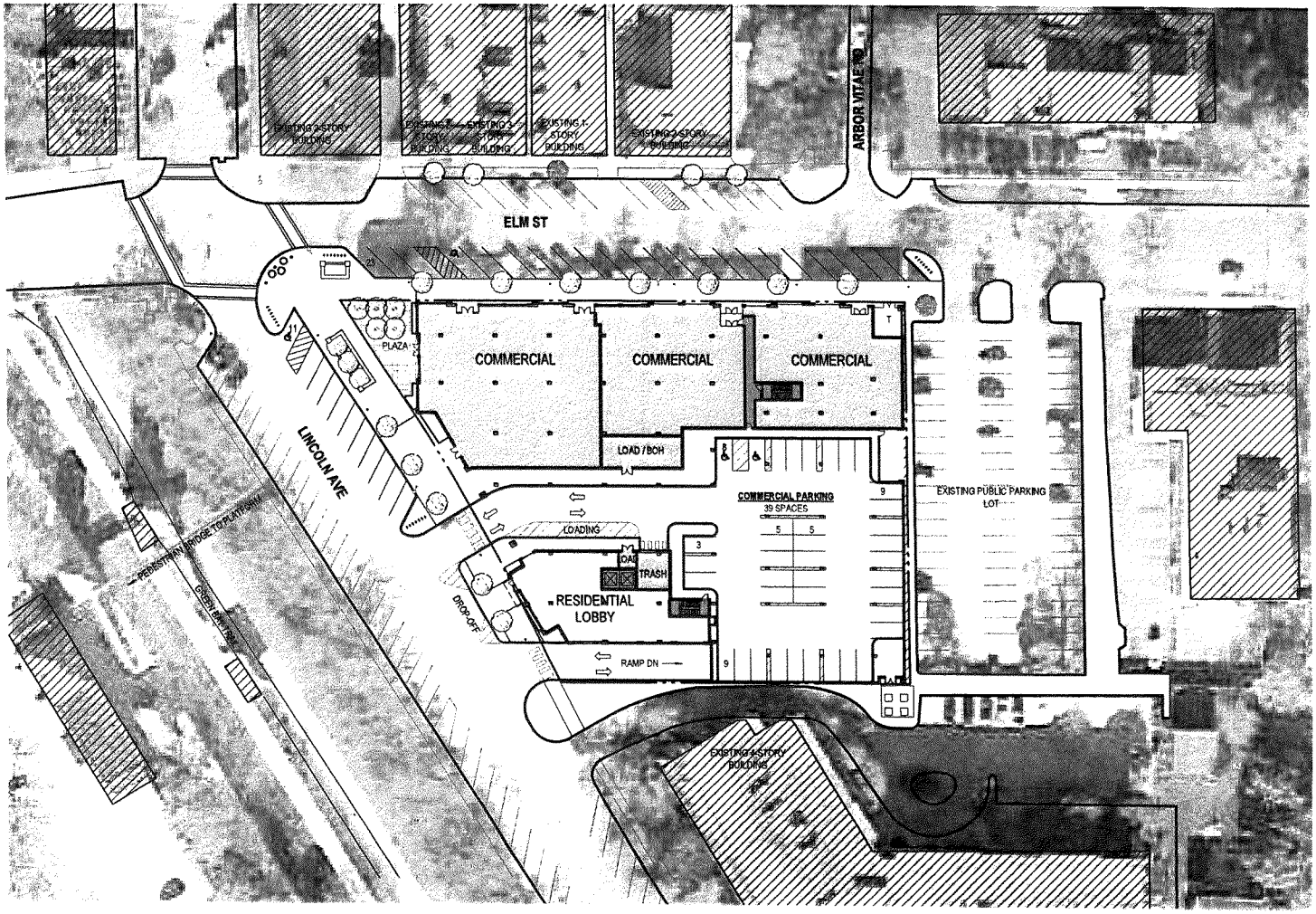
BUILDING AREA

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

AVERAGE UNIT SIZE: +/- 1,441 SF

PARKING

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



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

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

N

MDG ROMSPEN

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

FLOOR PLANS

REQUIRED EXCEPTIONS

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

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

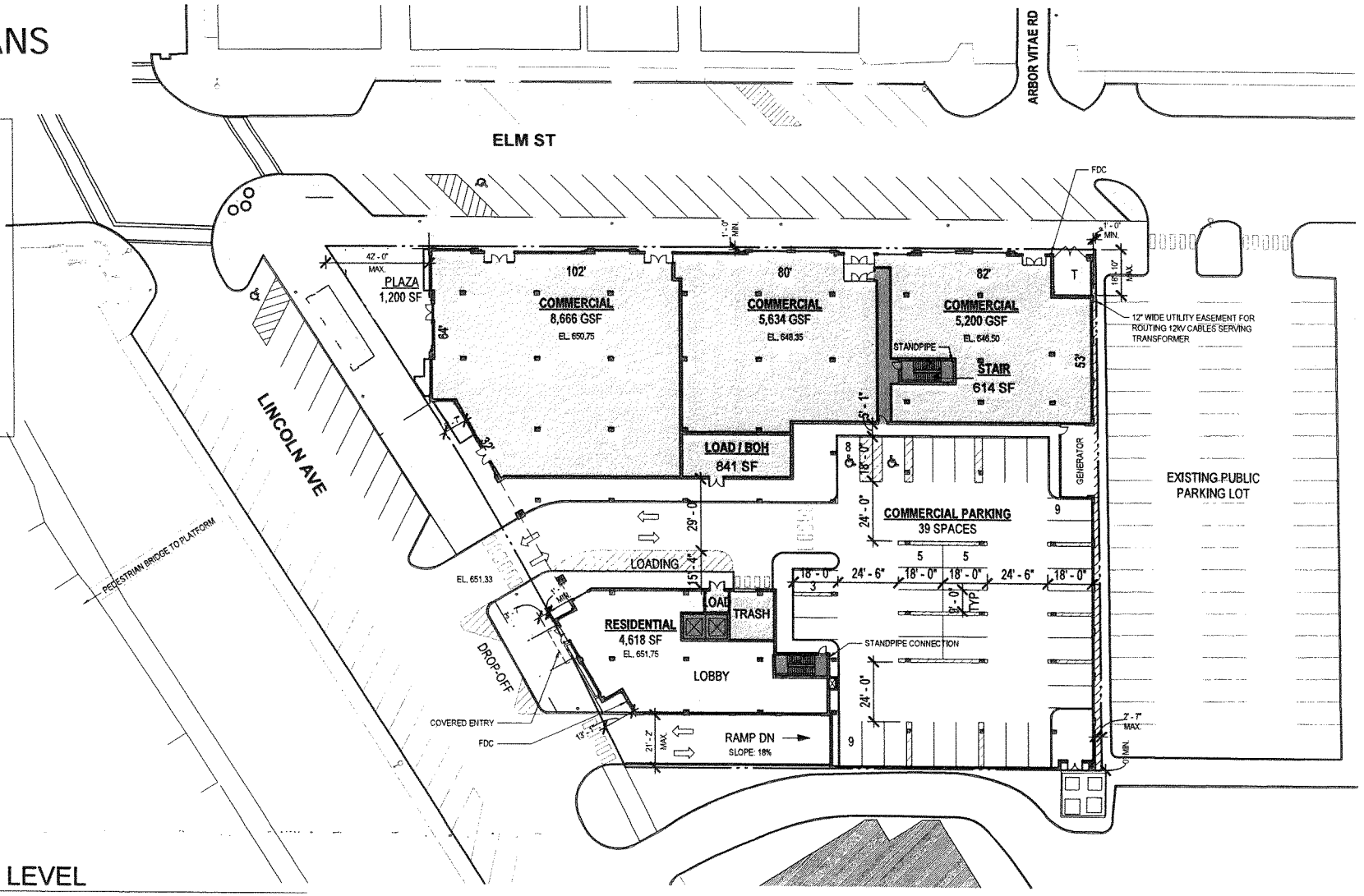
REAR SETBACK - MIN. 1'-0" PROPOSED (ALONG EAST PROPERTY LINE)

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

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

SPECIAL USE REQUIRED

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



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

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

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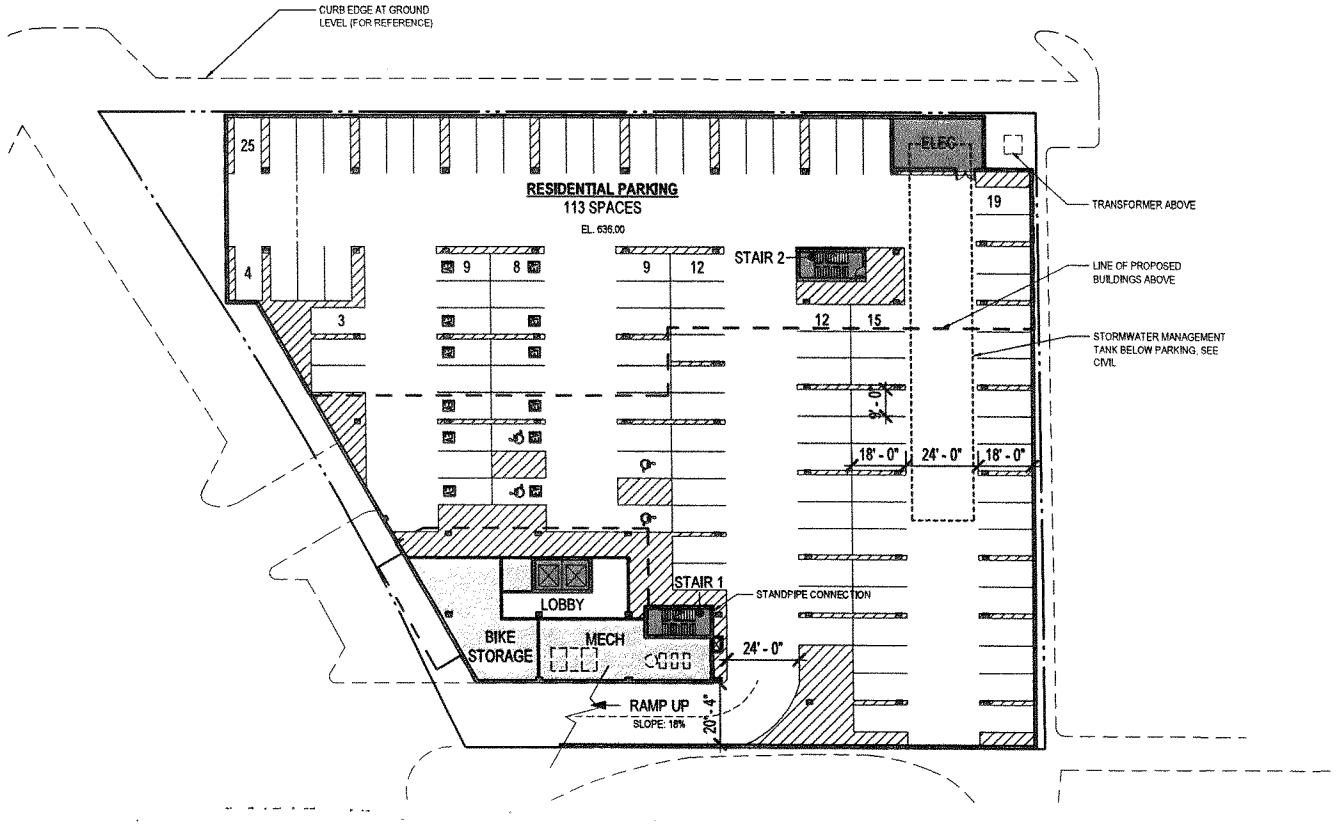
ROMSPEN

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

FLOOR PLANS



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

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

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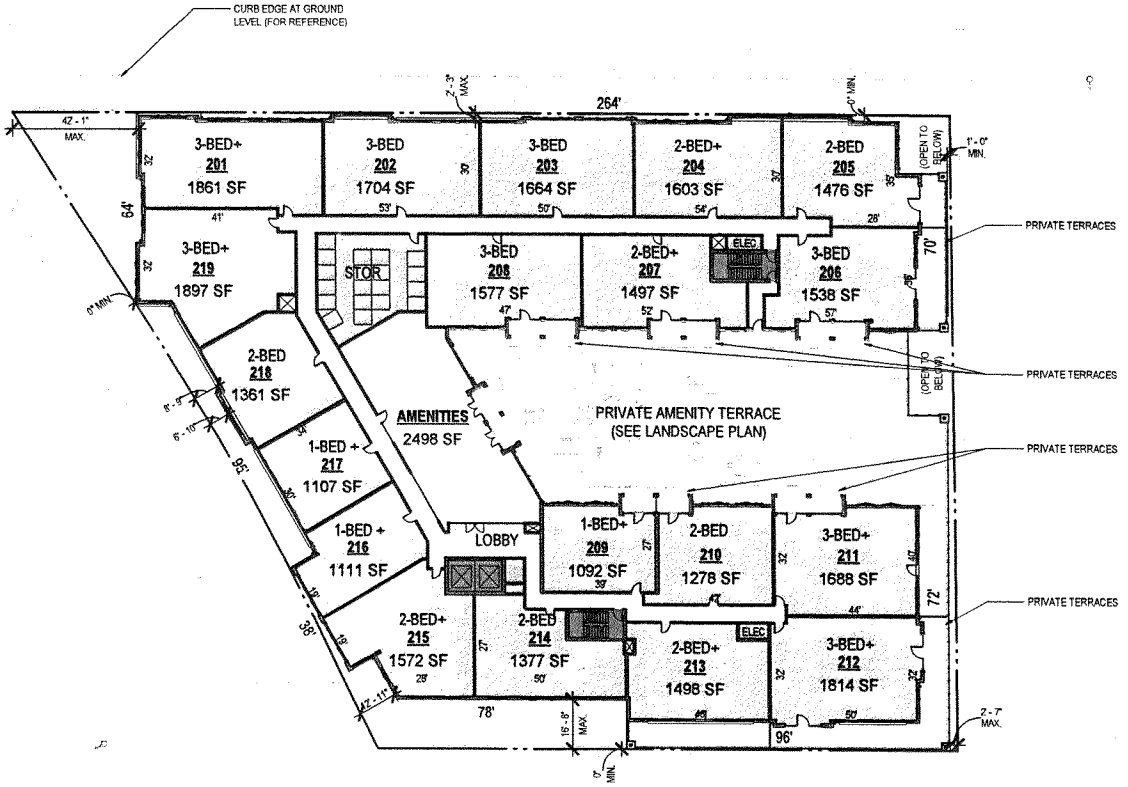
FLOOR PLANS

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



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

SCALE: 1" = 40'-0"

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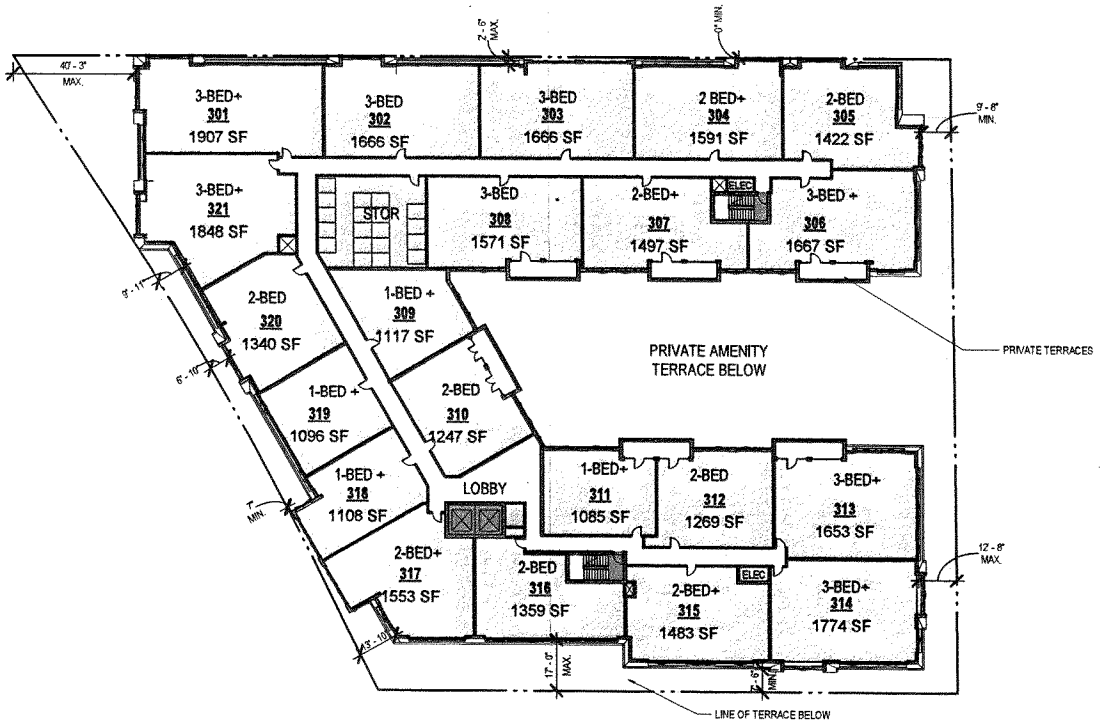
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

FLOOR PLANS

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



1 LEVEL 3 - 35,924 SF (GROSS) - 21 UNITS (30,919 SF RENTABLE)
SCALE: 1" = 40'-0"

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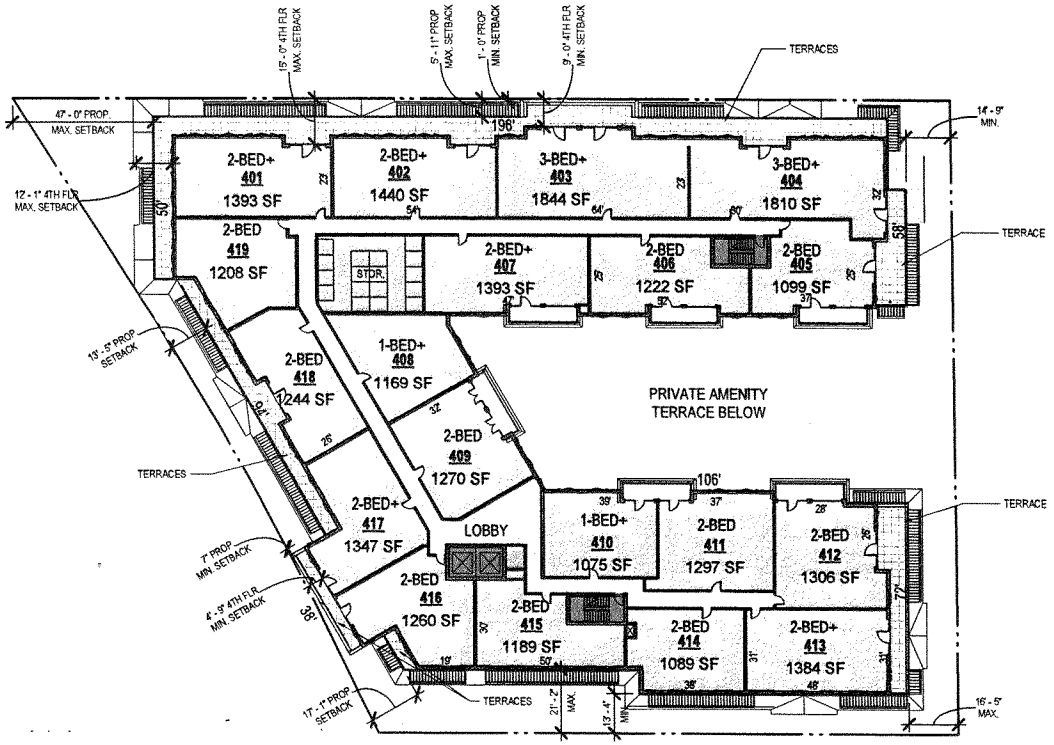
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

FLOOR PLANS

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



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

SCALE: 1" = 40'-0"

OKW Architects

OKW ARCHITECTS
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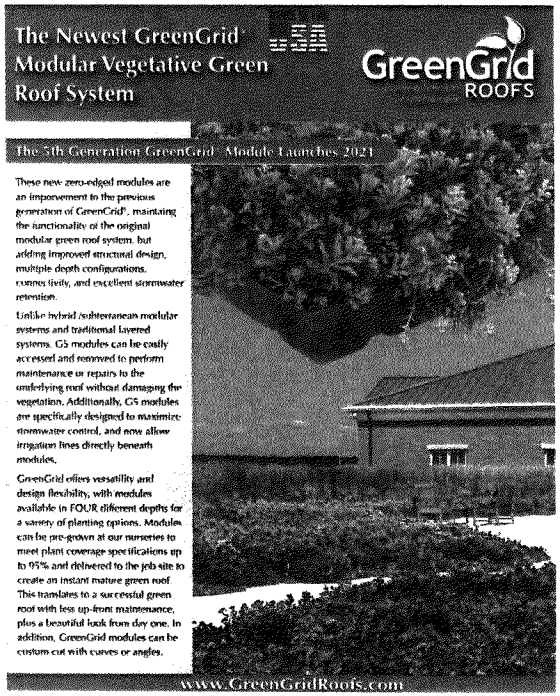
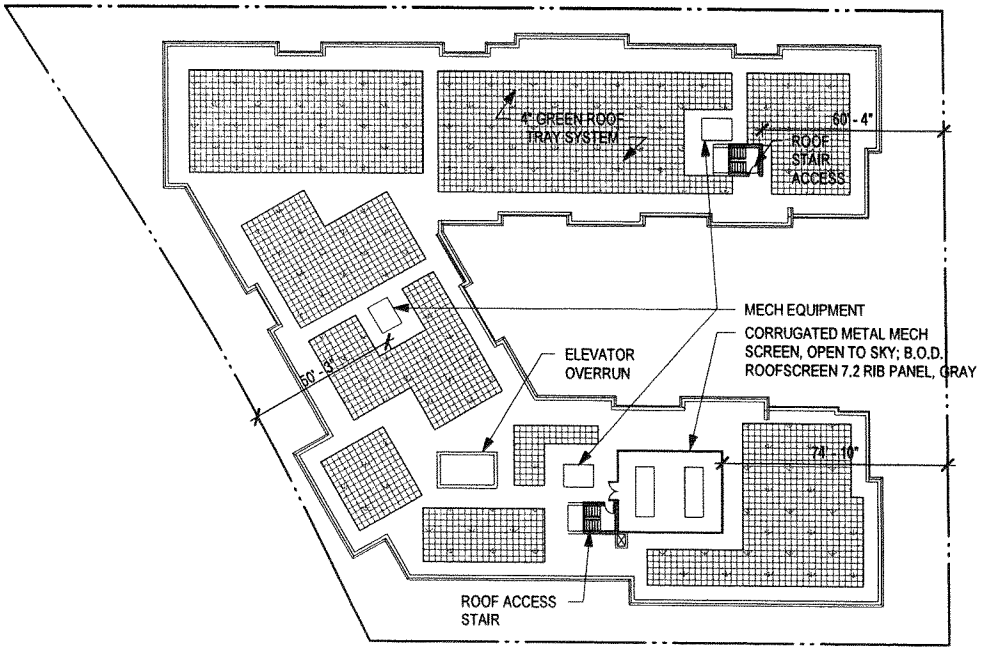
ROOF PLAN

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



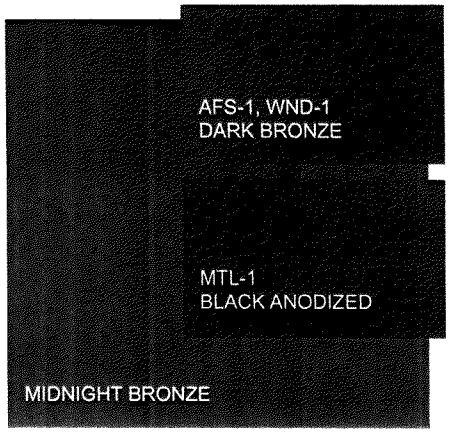


1 ROOF PLAN
SCALE: 1" = 40'-0"

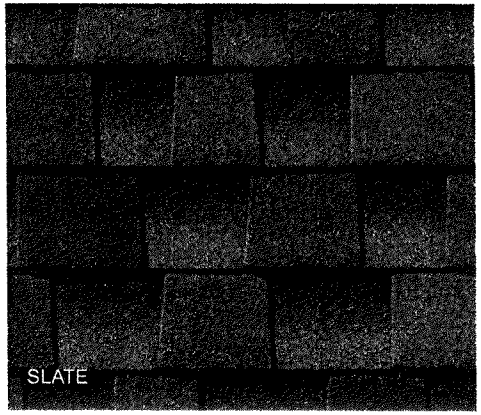
EXHIBIT D

Elevation, Materials & Diagram Plan

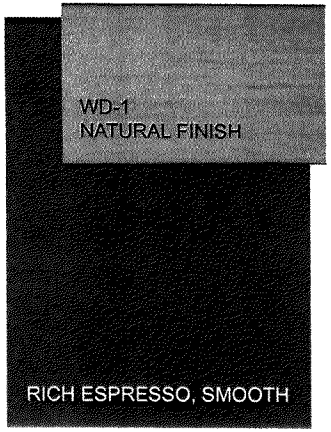
BUILDING MATERIALS



RF-2 STANDING SEAM METAL ROOF



RF-1 ASPHALT SHINGLE ROOF



FC-1 FIBER CEMENT

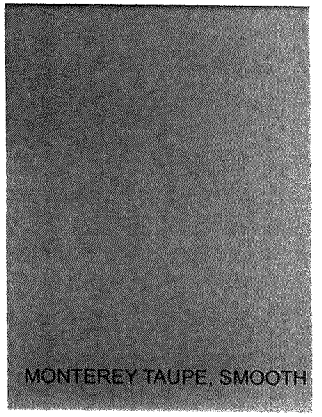


BIRCH TREE, STUCCO

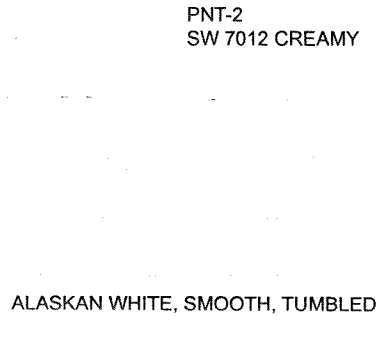
FC-2A FIBER CEMENT

BIRCH TREE, SMOOTH

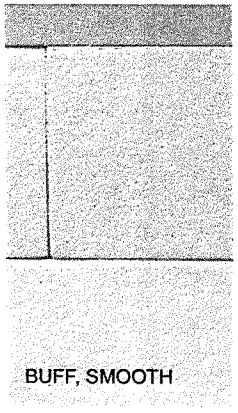
FC-2B FIBER CEMENT



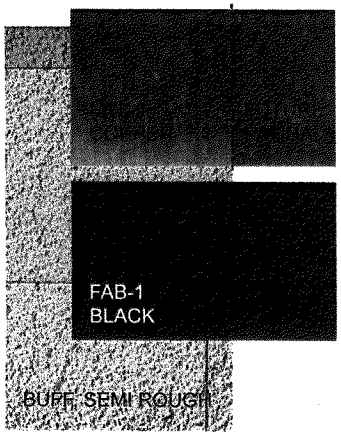
FC-3 FIBER CEMENT



FB-1 FACE BRICK, MODULAR



CS-1 CAST STONE



CS-2 CAST STONE

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

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

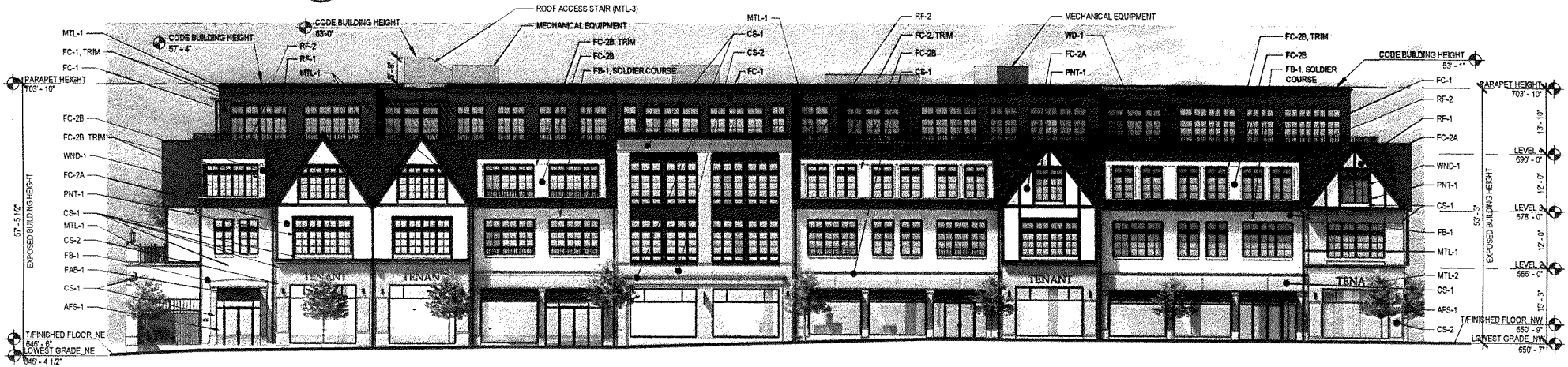
ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



2 LINCOLN AVE ELEVATION (WEST)

SCALE: 1" = 20'-0"

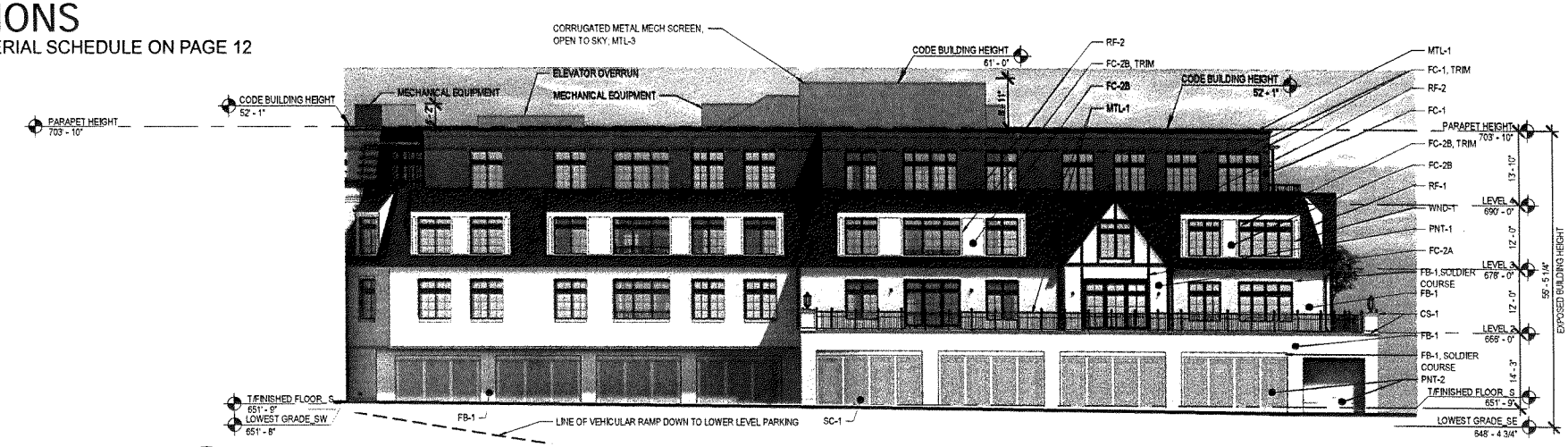


1 ELM STREET ELEVATION (NORTH)

SCALE: 1" = 20'-0"

ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



2 SOUTH ELEVATION

SCALE: 1" = 20'-0"



1 EAST ELEVATION

SCALE: 1" = 20'-0"

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OKW ARCHITECTS
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Chicago, IL 60661

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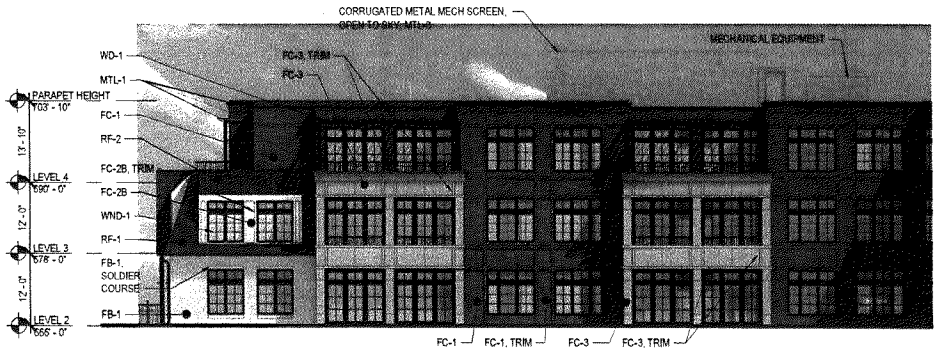
ROMSPEN

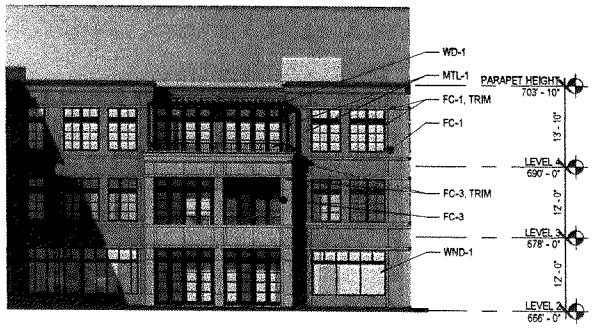
PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



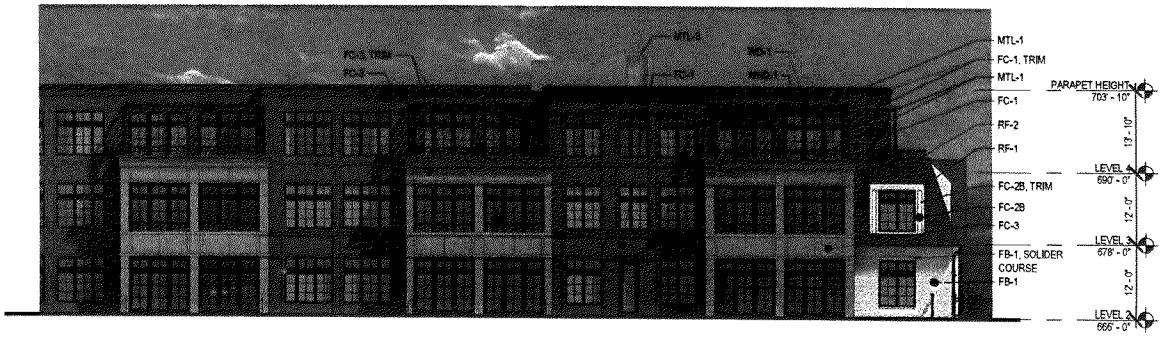
3 AMENITY TERRACE - NORTH ELEVATION

SCALE: 1" = 20'-0"



2 AMENITY TERRACE - EAST ELEVATION

SCALE: 1" = 20'-0"



1 AMENITY TERRACE - SOUTH ELEVATION

SCALE: 1" = 20'-0"

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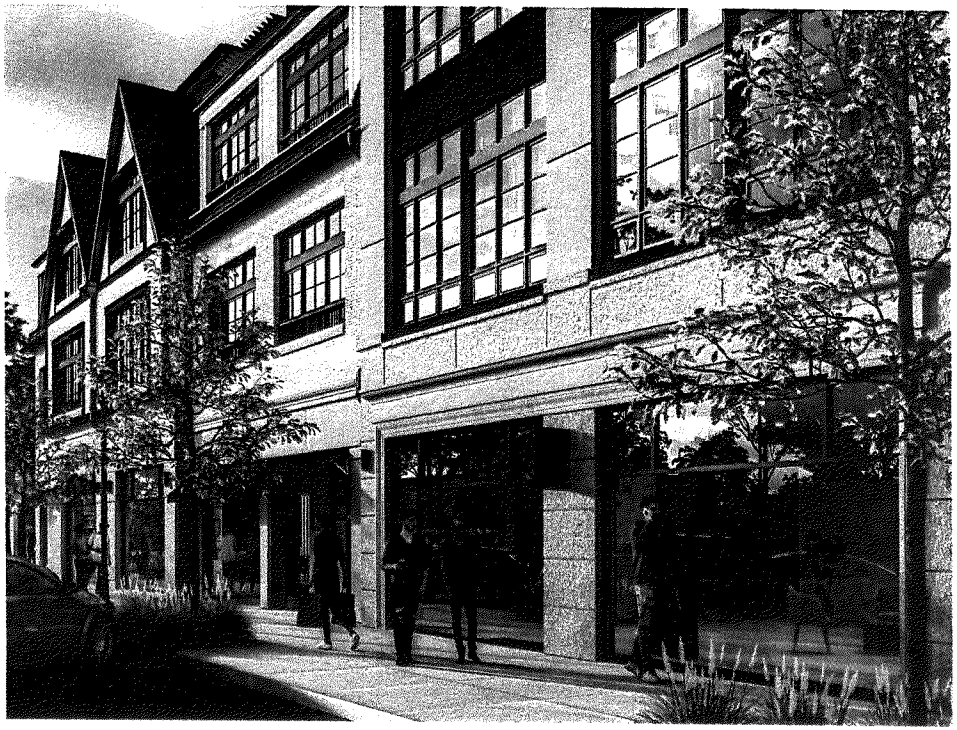
Chicago, IL 60661

MDG ROMSPEN

ENLARGED ELEVATIONS

PEDESTRIAN EXPERIENCE ALONG ELM ST.





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Chicago, IL 60661

MDG ROMSPEN

ENLARGED ELEVATIONS

RESIDENTIAL ENTRY ALONG LINCOLN AVE.





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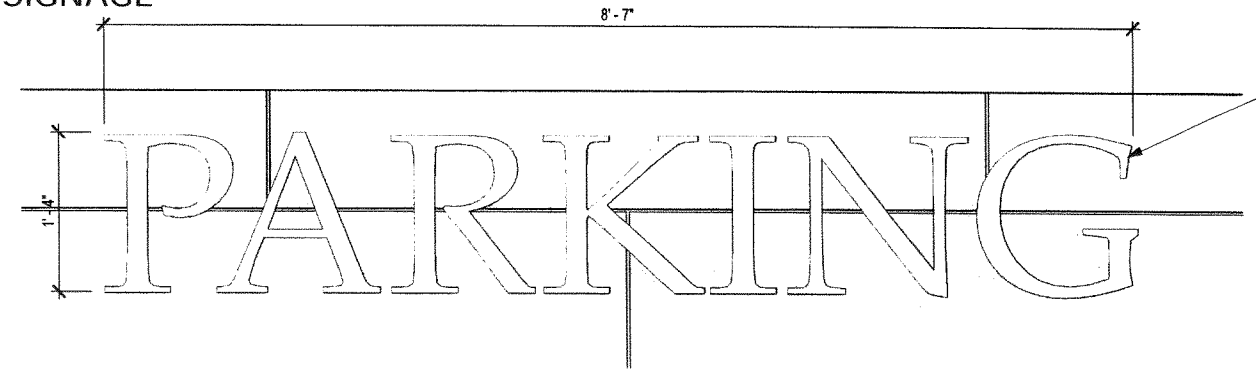
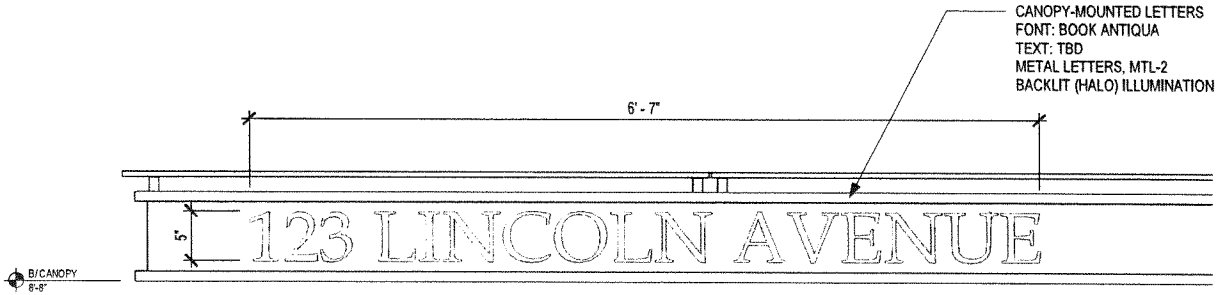
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

MDG ROMSPEN

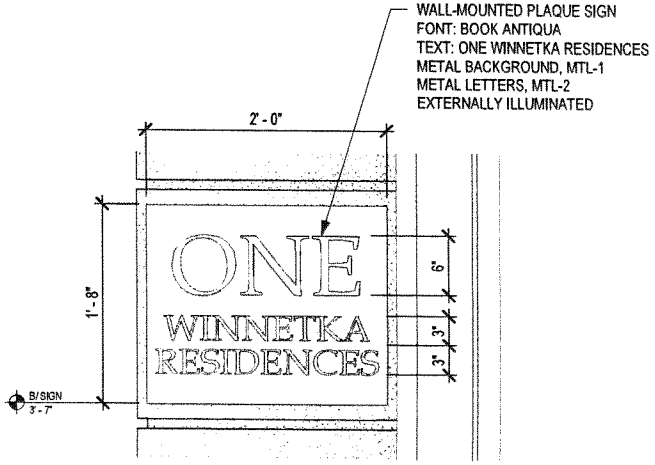
SIGN ELEVATIONS
DEVELOPMENT SIGNAGE



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

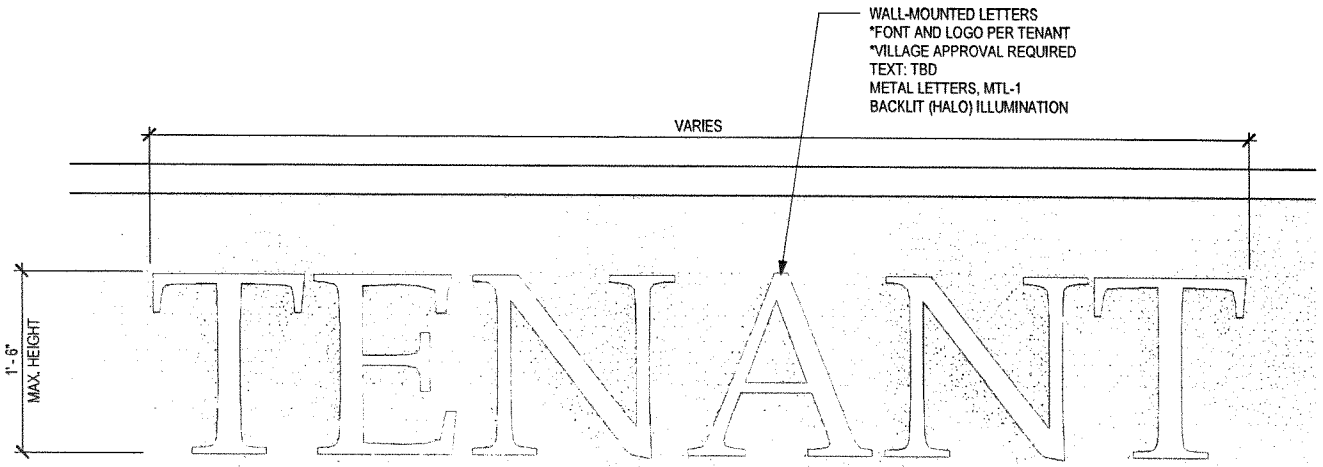


2 SIGN ELEVATION - RESIDENTIAL ENTRY
SCALE: 1" = 1'-0"

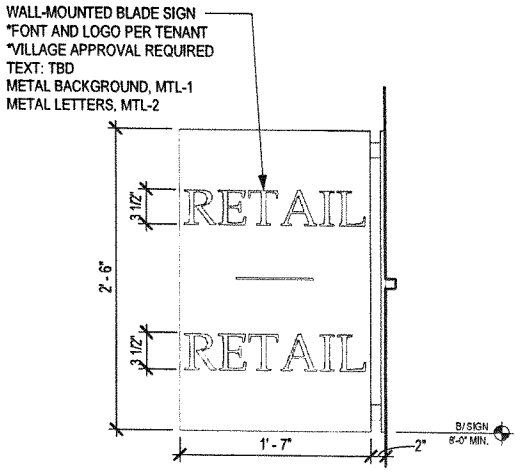


3 SIGN ELEVATION - RESIDENTIAL
SCALE: 1" = 1'-0"

SIGN ELEVATIONS
TENANT SIGNAGE - BASIS OF DESIGN

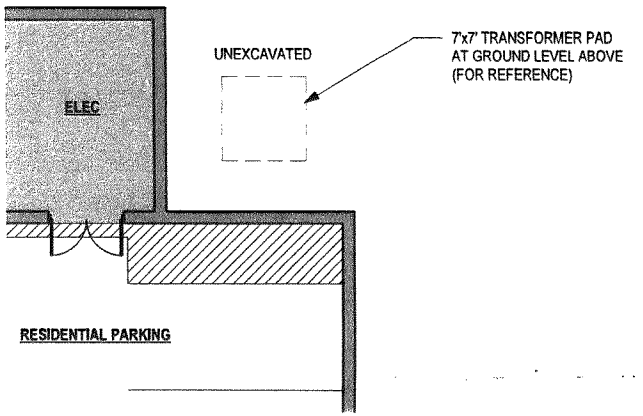


2 SIGN ELEVATION - TENANT 2
SCALE: 1" = 1'-0"

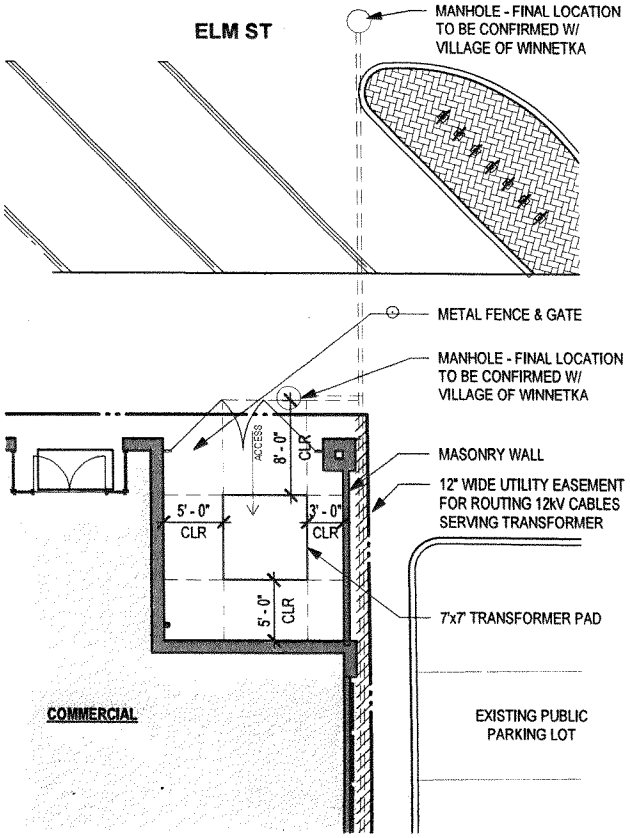


1 SIGN ELEVATION - BLADE
SCALE: 1" = 1'-0"

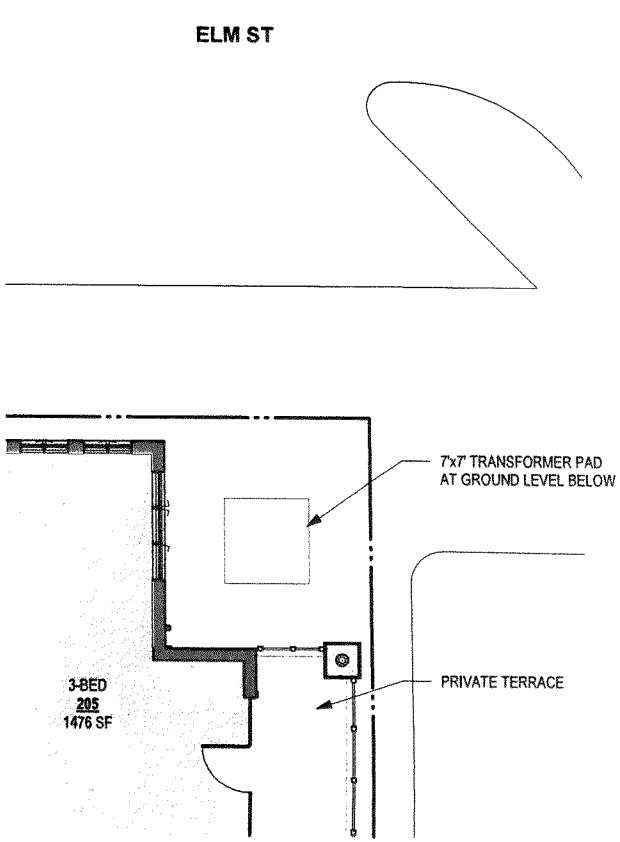
TRANSFORMER LOCATION



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



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



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

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Chicago, IL 60661

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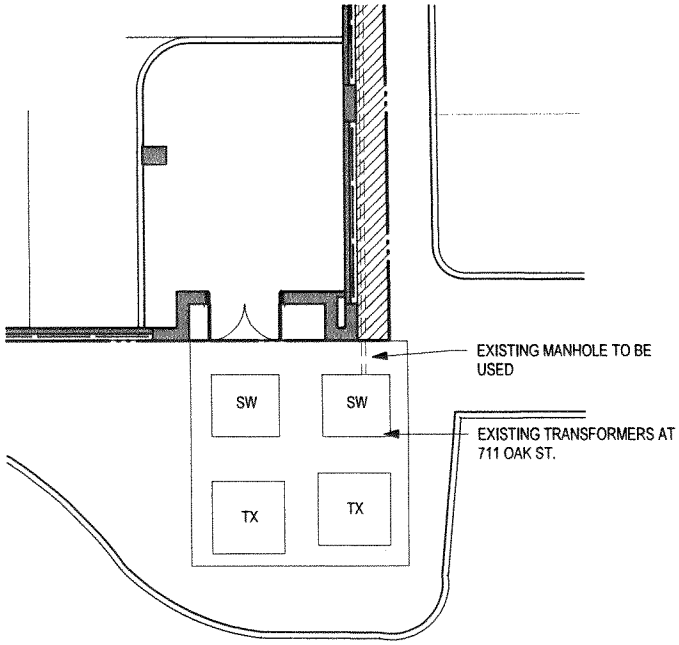
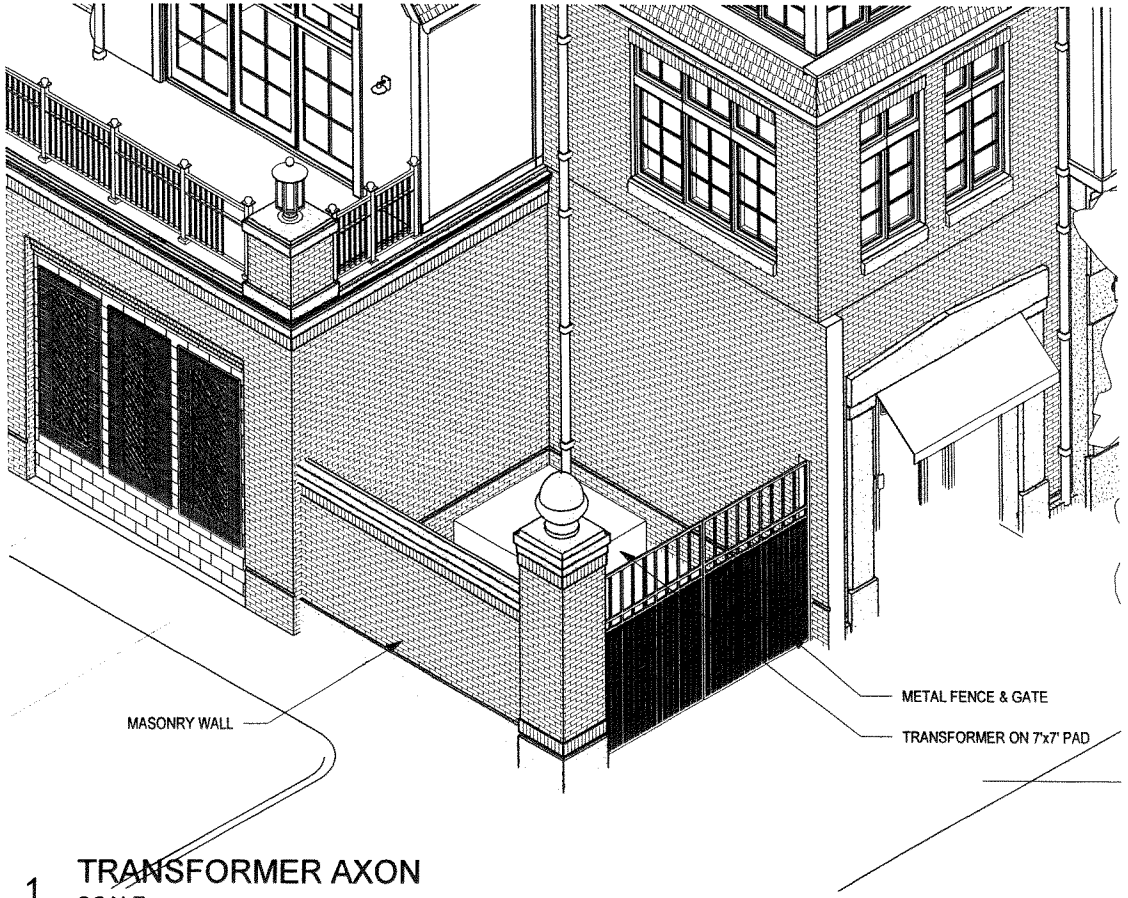
TRANSFORMER LOCATION



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

N



1 TRANSFORMER AXON
SCALE:

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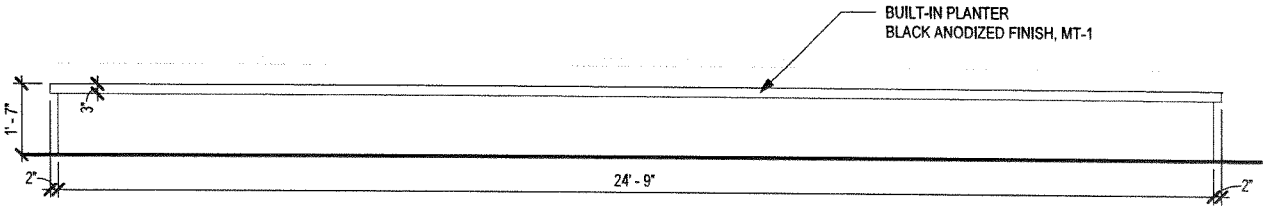
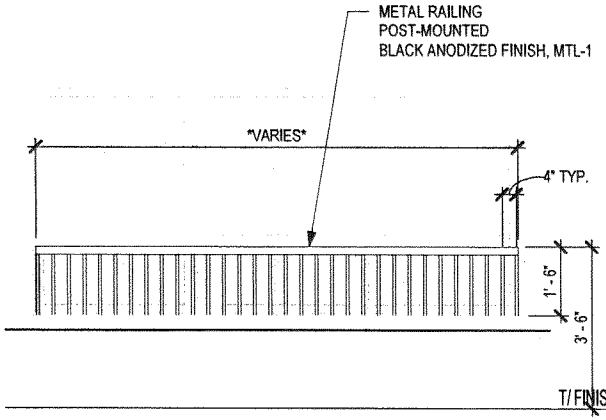
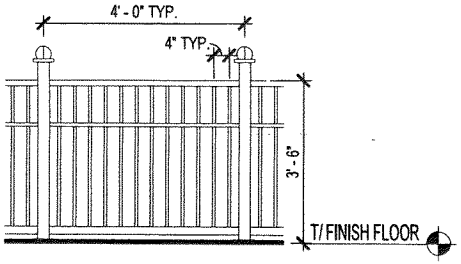
ENLARGED ELEVATIONS



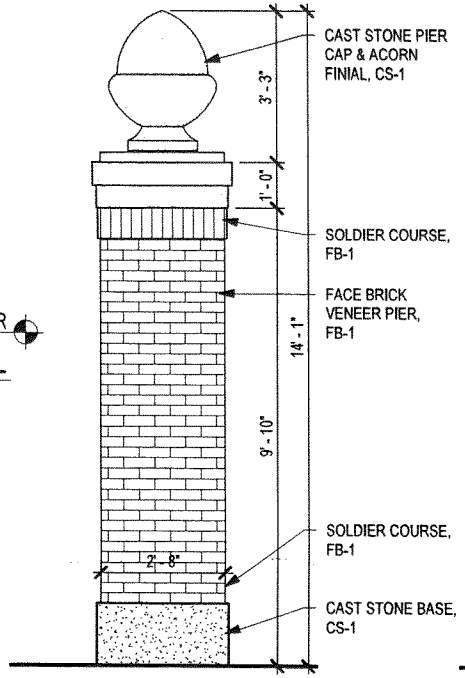
1 ELEVATION - RESI ENTRY PLANTER
SCALE: 3/8" = 1'-0"



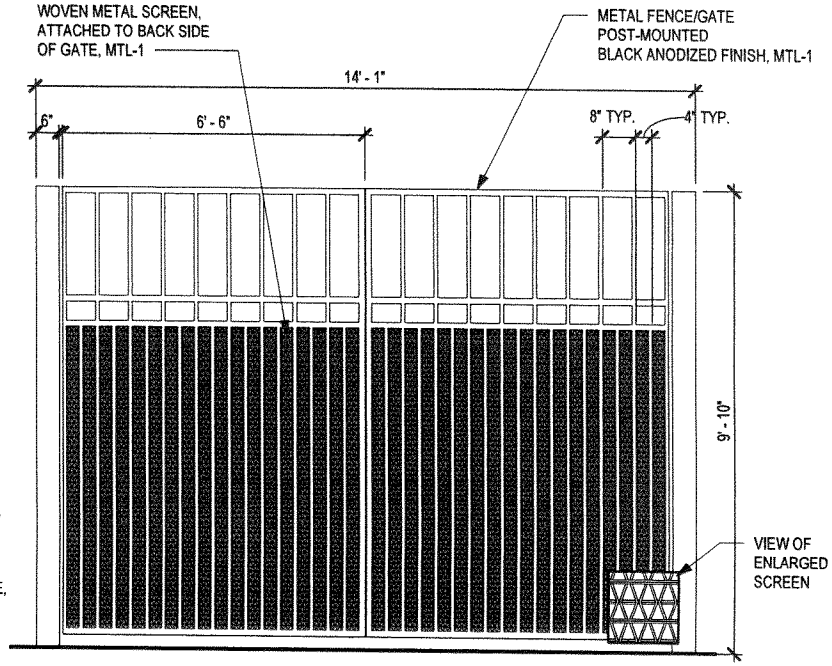
2 ELEVATION - TYP. JULIET BALCONY RAIL
SCALE: 3/8" = 1'-0"



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



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



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

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STREETSCAPE ELEVATIONS

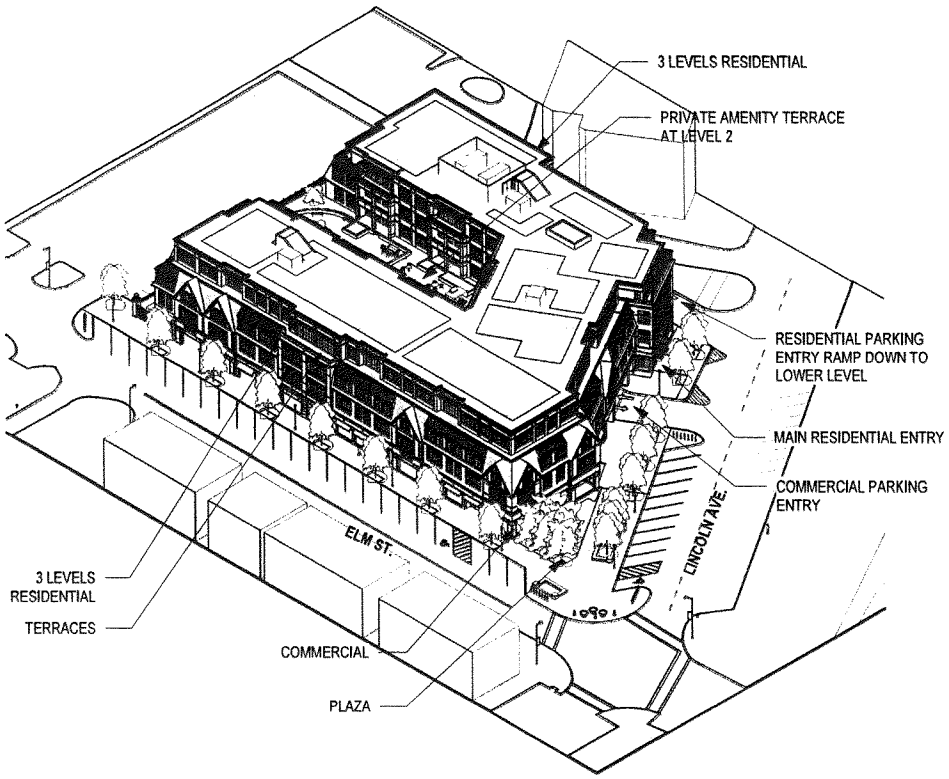


2 STREET ELEVATION - LINCOLN
SCALE: 1" = 40'-0"

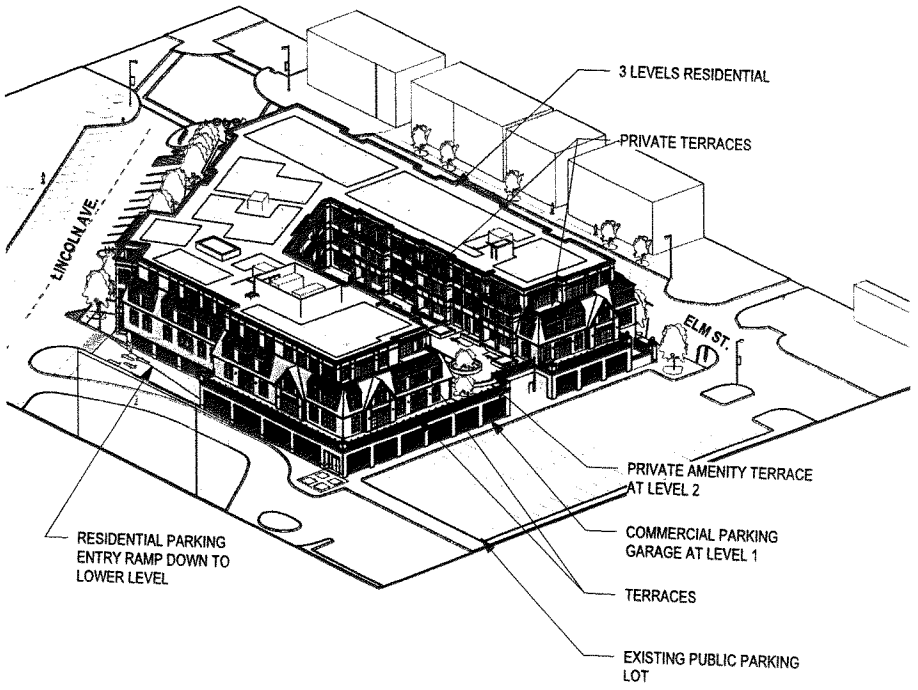


1 STREET ELEVATION - ELM
SCALE: 1" = 40'-0"

AXONOMETRIC DIAGRAMS

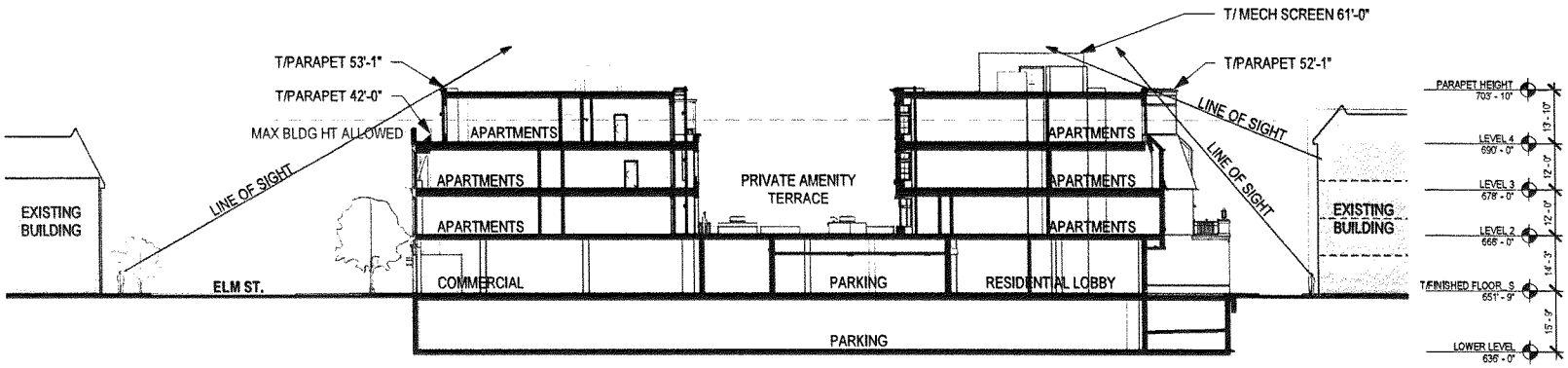


1 AXONOMETRIC - NORTHWEST
SCALE:



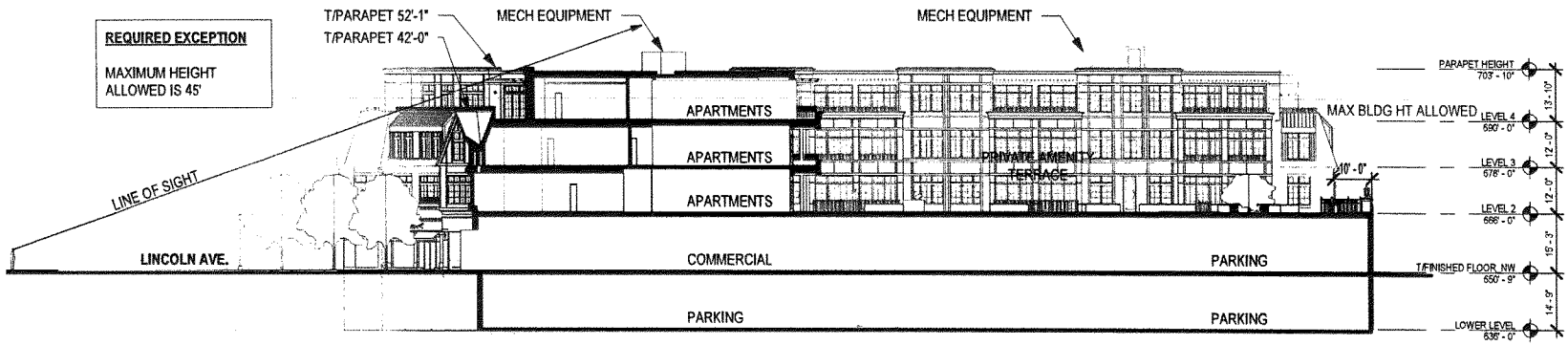
2 AXONOMETRIC - SOUTHEAST
SCALE:

SITE SECTIONS



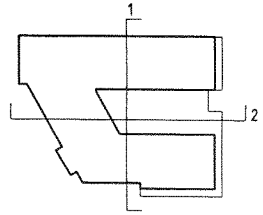
1 TRANSVERSE SECTION - FACING EAST

SCALE: 1" = 30'-0"



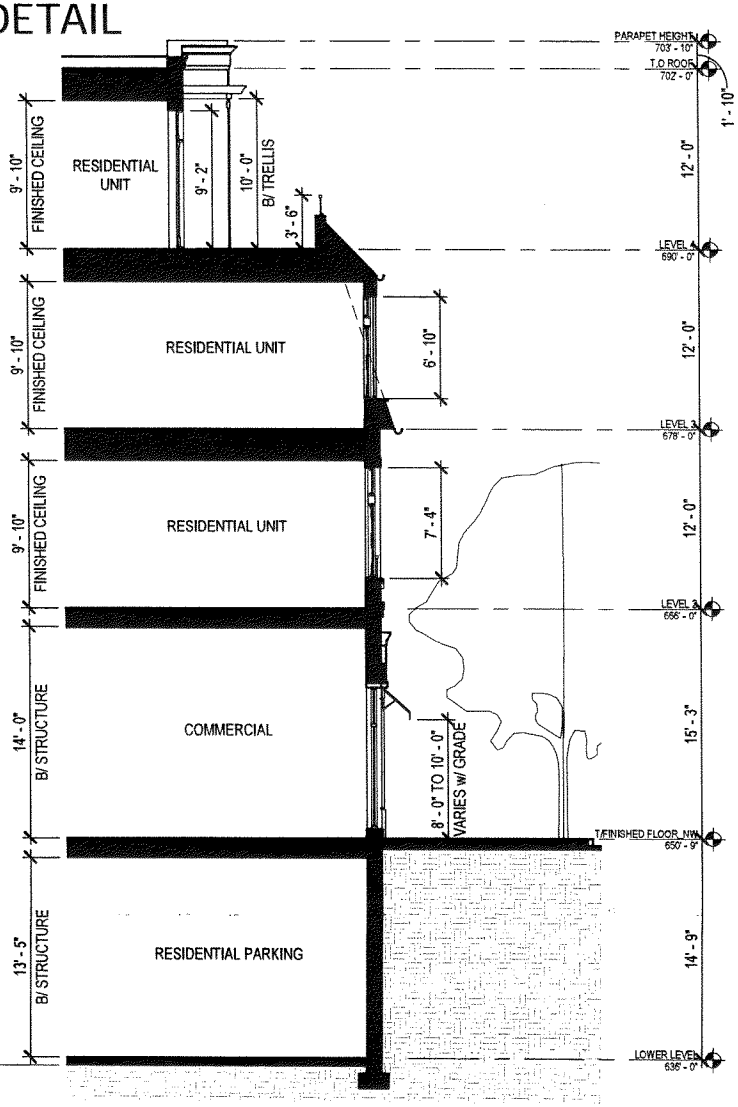
2 LONGITUDINAL SECTION - FACING NORTH

SCALE: 1" = 30'-0"



SECTION KEY PLAN

WALL SECTION DETAIL



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



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

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

SHADOW STUDY

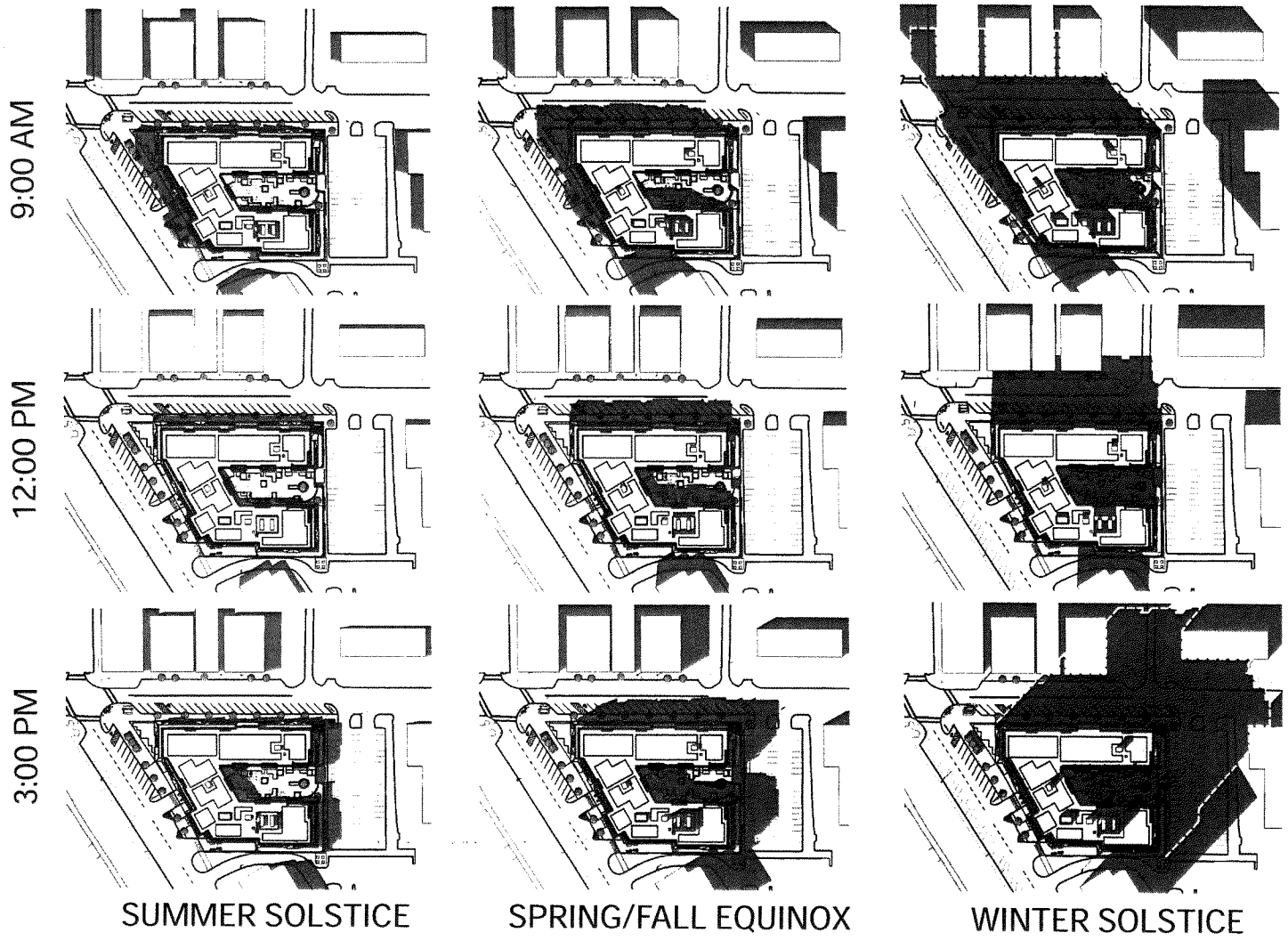

EXHIBIT E

Renderings and Aerial Views Plan

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



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



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



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



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



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



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THREE-DIMENSIONAL RENDERING
VIEW FROM THE ELM STREET BRIDGE



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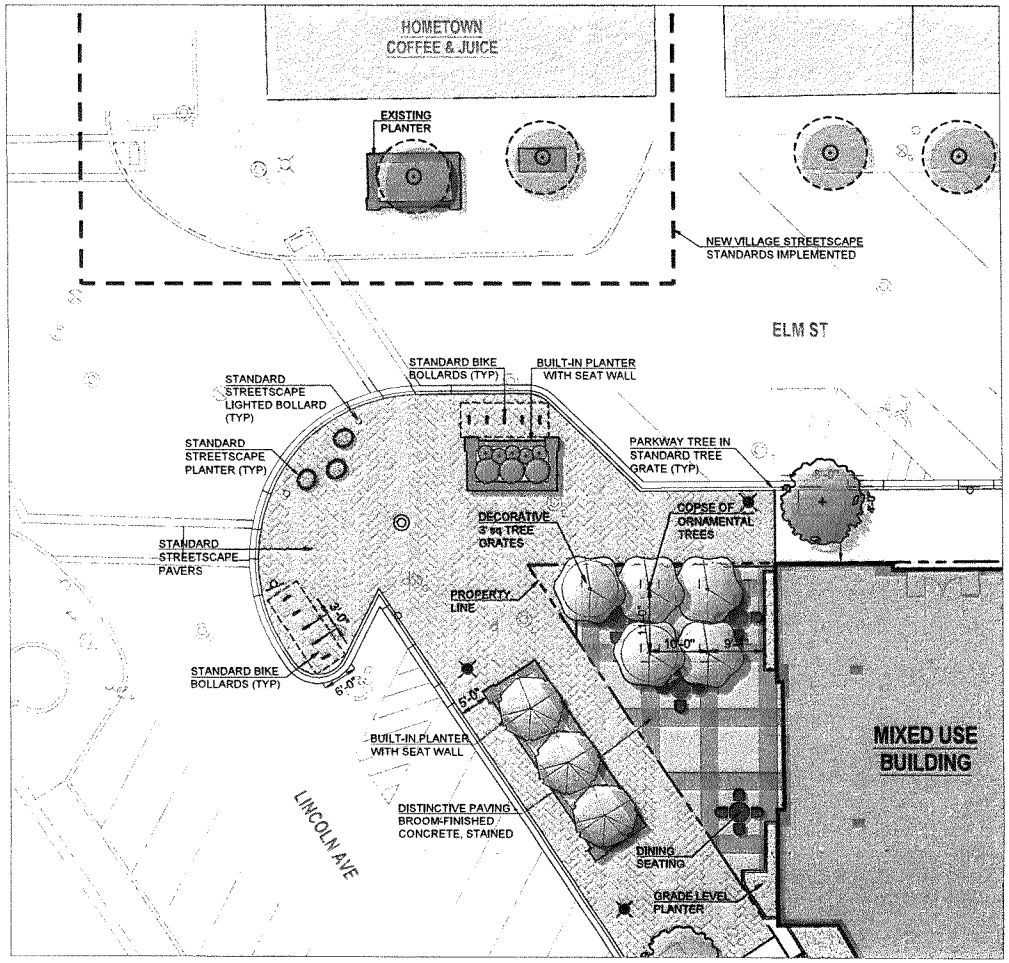
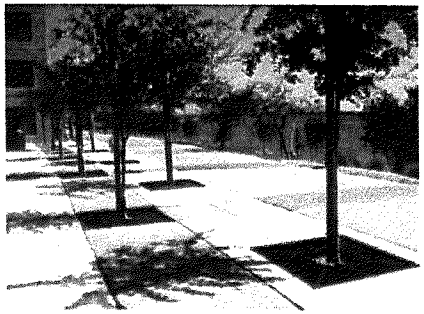
EXHIBIT F

Landscape and Lighting Plan

LANDSCAPE PLAN - PLAZA





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



EXAMPLE DINING FURNITURE



PLAZA SURFACE MATERIAL:
SIKA INTEGRAL COLOR CONCRETE
CHARCOAL & PEWTER

Master Plant List

Shade Trees

Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
GBI	3	GINKGO BILOBA	GINKGO	3" BB		URBAN, MALE SPEC. ONLY
PLA	3	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		URBAN, MOIST
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
TAR	2	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	URBAN, MOIST

Ornamental Trees

AGR	5	ACER GRISEUM	PAPERBARK MAPLE	3" BB		
CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6' BB	NATIVE	

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

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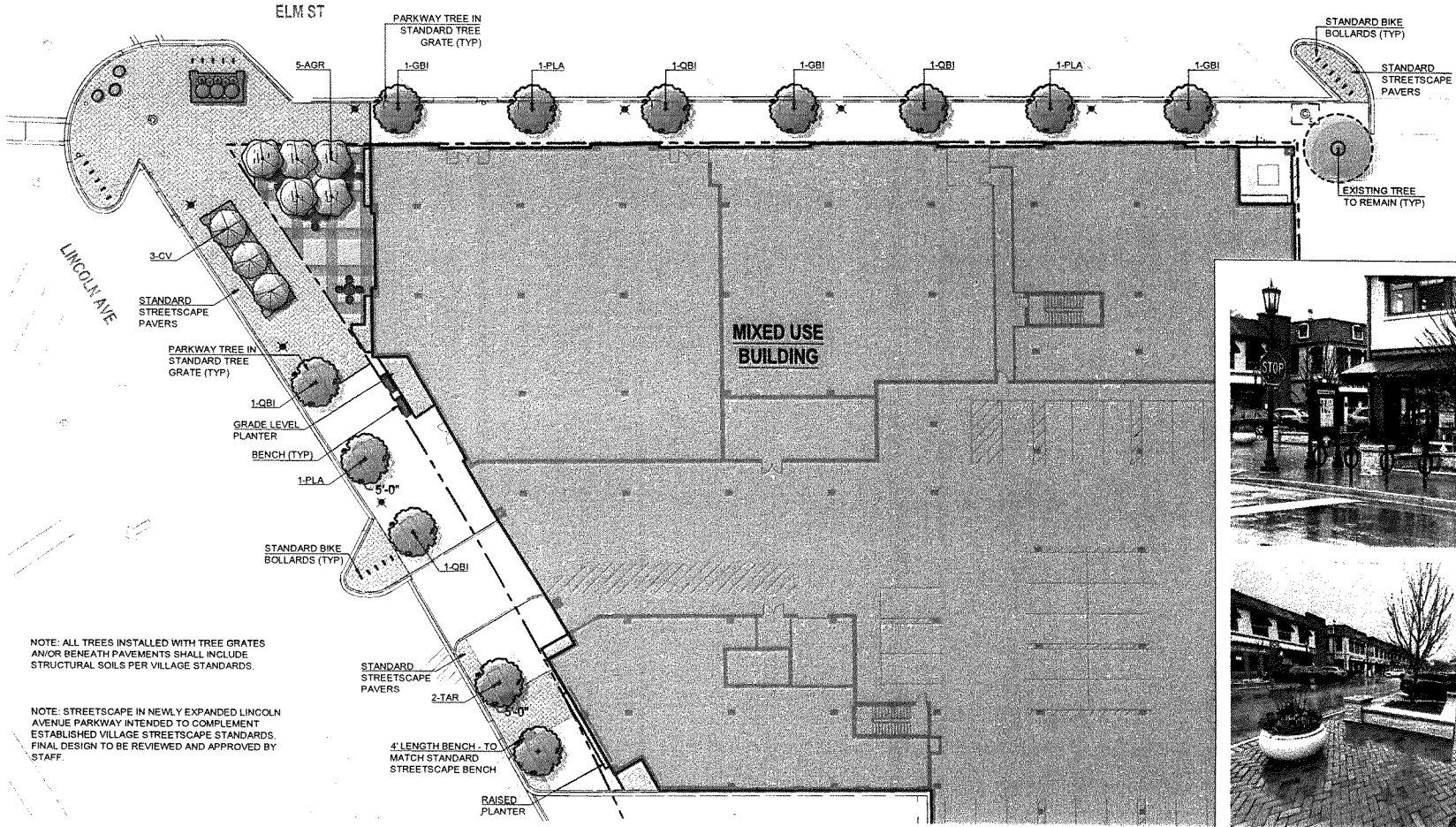
LANDSCAPE PLAN - STREETSCAPE



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

EXISTING STREETSCAPE

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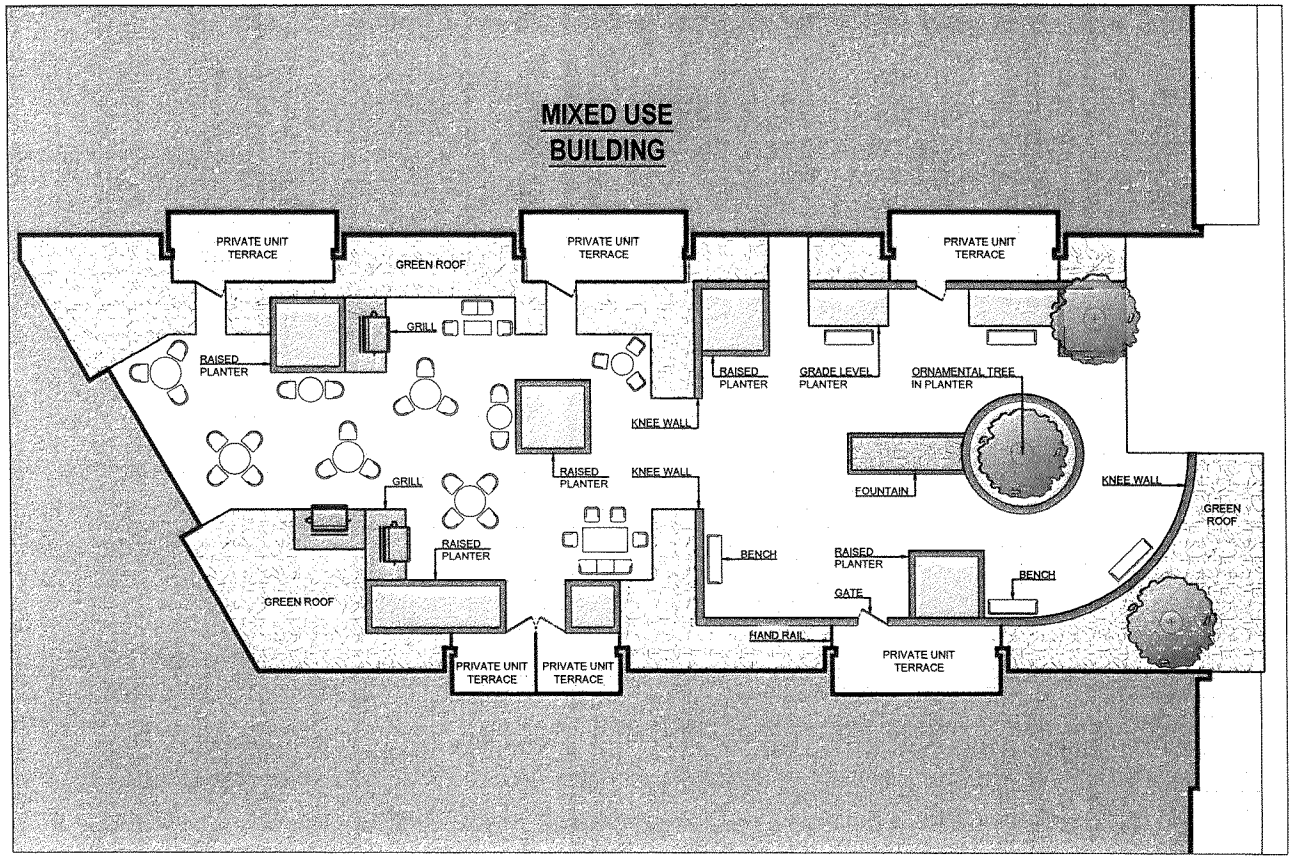
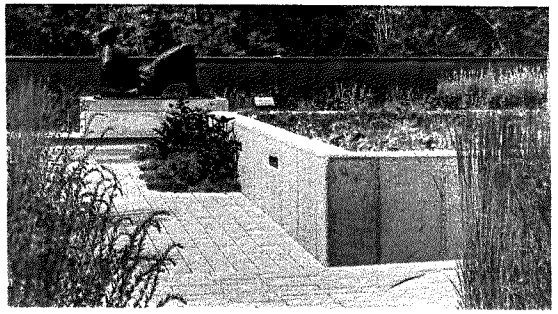
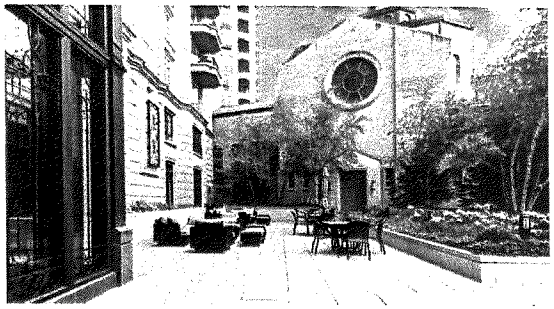
LANDSCAPE PLAN - PRIVATE AMENITY TERRACE

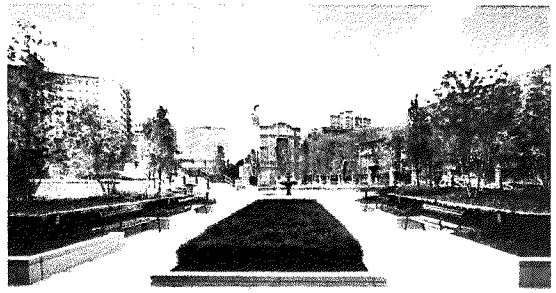


1 SECOND STORY AMENITY TERRACE

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







EXAMPLE TERRACE SCHEME

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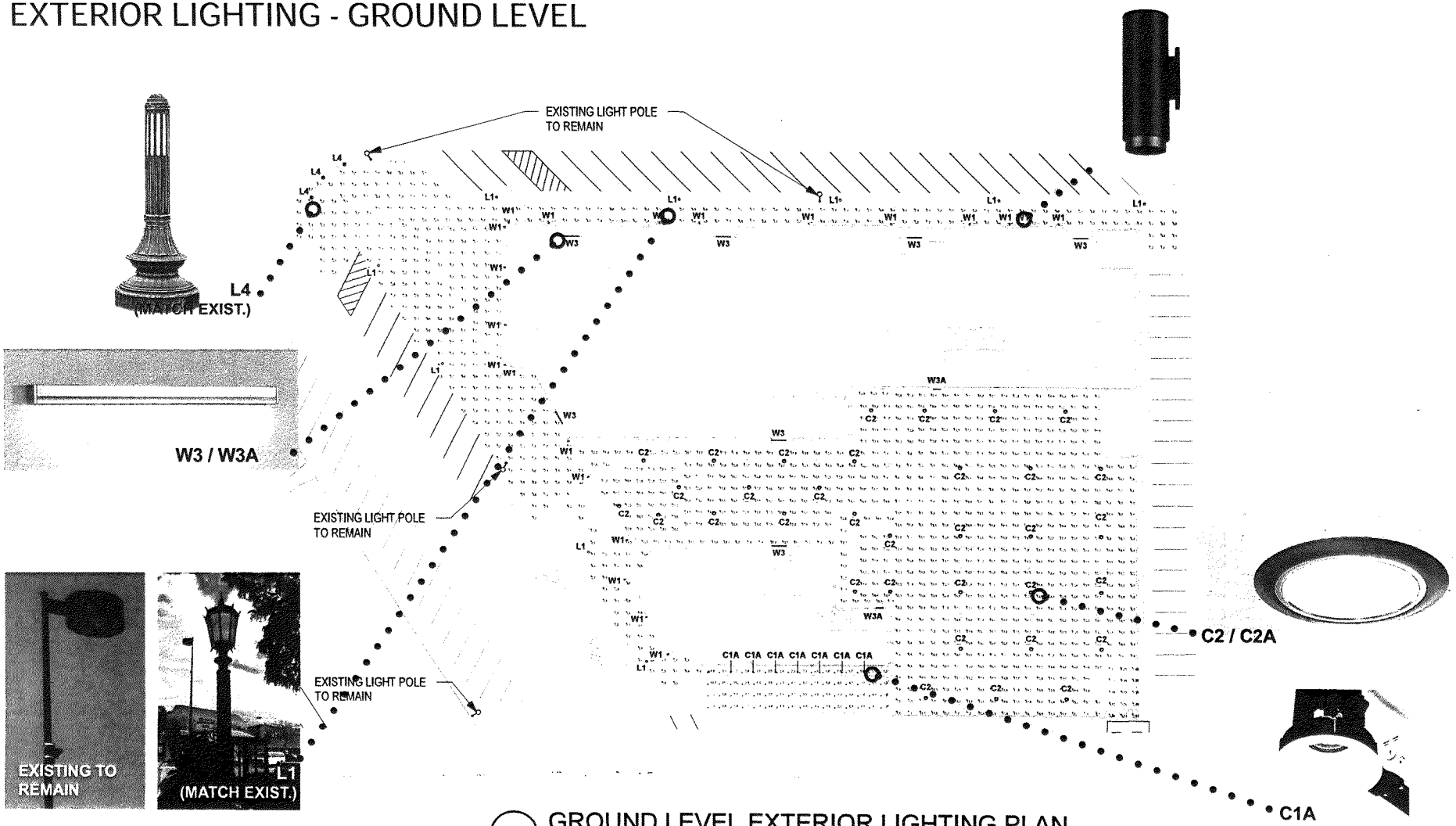
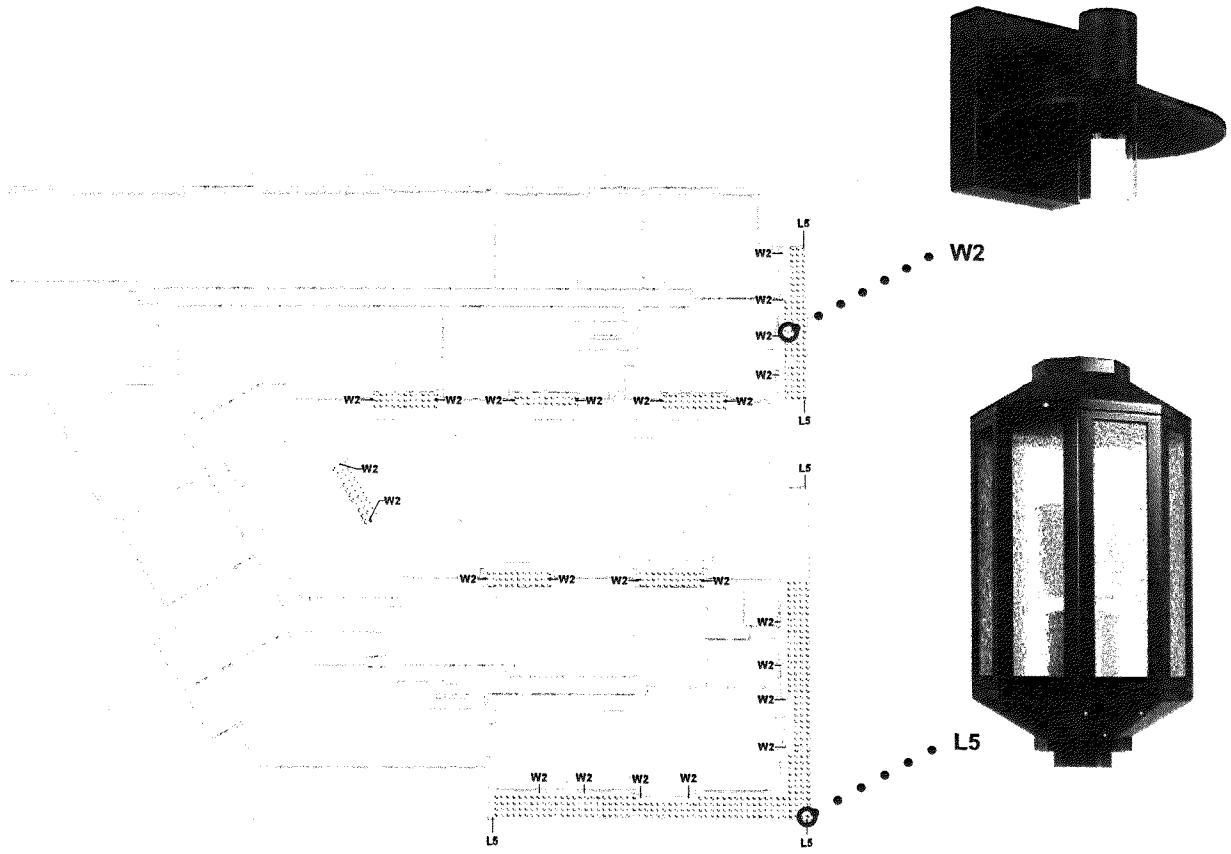
EXTERIOR LIGHTING - GROUND LEVEL



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

EXTERIOR LIGHTING - LEVEL 2



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

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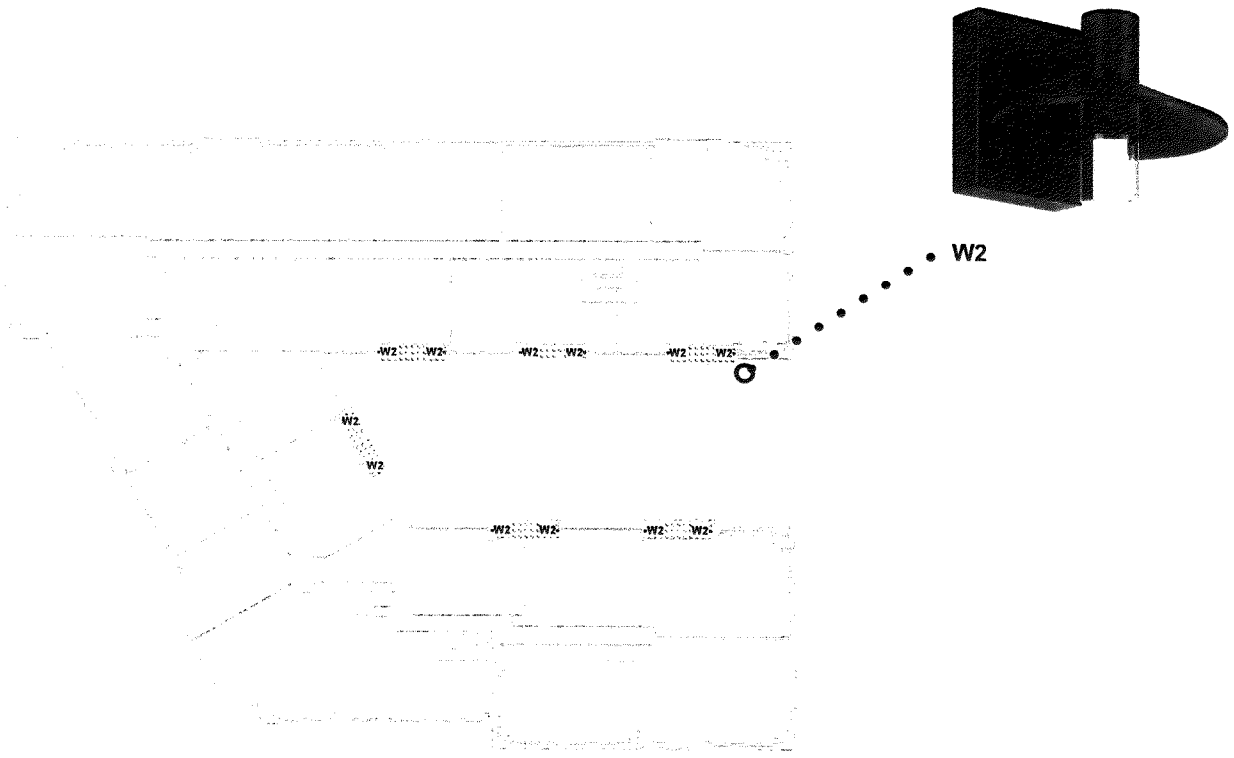
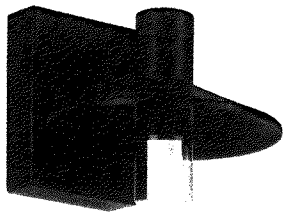
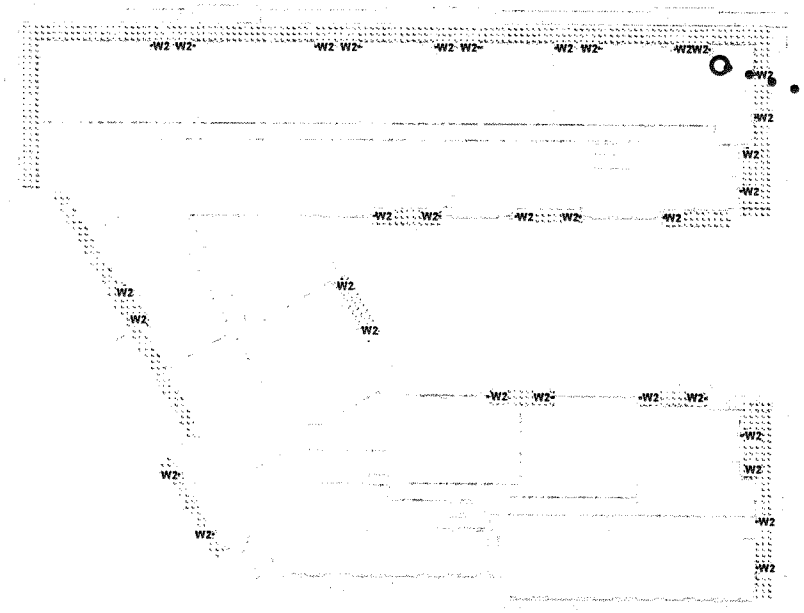
EXTERIOR LIGHTING - LEVEL 3



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

EXTERIOR LIGHTING - LEVEL 4





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

EXTERIOR LIGHTING - LUMINAIRE SCHEDULE



6/15/2023

TYPE	DESCRIPTION	MANUF.	CATALOG NUMBER	SOURCE	DRIVER TYPE	WATTS	VOLT.	MOUNTING	NOTES	LOCATION
C1	RECESSED ROUND LED DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDIUM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD3M-15-9-30-FL+DCD3T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	20	UNV	RECESSED	*PROVIDE CLEAR DIFFUSER/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C1A	RECESSED ROUND LED ADJUSTABLE DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDIUM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD4M-25-9-30-FL+DCD4T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	40	UNV	RECESSED	*PROVIDE CLEAR DIFFUSER/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C2	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A08-830-5RD-SUR-UNV-DLEA-MW-DC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	90	UNV	SURACE	*PROVIDE CLEAR DIFFUSER/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
C2A	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A16-830-5CD-SUR-UNV-DLEA-MW-DC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	132	UNV	SURACE	*PROVIDE CLEAR DIFFUSER/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
D1	DECORATIVE EXTERIOR PENDANT, NOMINAL 20" ROUND SPHERE WITH SHORT CAP, STEM MOUNT FOR OVERALL HEIGHT OF 25".	VISA LIGHTING	OP2144-SHORT CAP-L30K(H)-MVOLT-FINISH TBD-AC-25" OAH	3000K, 80+CRI 3100 LM	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	SUSPENDED	WHITE ACRYLIC DIFFUSER	BUILDING FACADE
L1	PEDESTRIAN SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 5000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	70	PER E.E.	POST-TOP		CITY SIDEWALKS
L2	VEHICULAR SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	KIM LIGHTING	CITY OF WINNETKA STANDARD	3000K, 80+CRI	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	ARM MOUNT		CITY SIDEWALKS
L3	RECESSED UP LIGHT	TARGETTI	JURSPL130245SLV	3000K, 80+CRI 532 LM	INTEGRAL 0-10V DIMMABLE TO 1%	7	PER E.E.	IN-GRADE		PEDESTRIAN WALKWAY
L4	PEDESTRIAN BOLLARD - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 600 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	CONCRETE BASE		CITY SIDEWALKS
L5	LARGE POST TOP MOUNTED LANTERN WITH A DIAMETER OF 17" AND HEIGHT OF 28"	SUN VALLEY LIGHTING	LLC36-LED P-A-V - 64LED-XXX-30K-XXX-PT - XX - XX	3000K, 80+CRI 4500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	POST-TOP	ARCHITECT TO DETERMINE FINISH	BALCONY
W1	LED DIRECT INDIRECT CYLINDRICAL SCONCE. NOMINAL 4' DIAMETER. DIRECT BEAM SHALL BE 60-DEGREE, INDIRECT BEAM SHALL BE 20-DEGREE. RATED FOR WET LOCATION DIRECT TO SKY.	DMF KUZKO	DCC LUND-EW3212	3000K, 80+CRI 2200 LM	INTEGRAL 0-10V DIMMABLE TO 1%	37	UNV	WALL	MOUNTED ON STONE FACADE FINISH AT 11-FEET ABOVE FINISHED GROUND.	BUILDING FACADE
W2	SMALL WALL MOUNTED SCONCE	VISUAL COMFORT	ASH 8	3000K, 80+CRI 315 LM	INTEGRAL 0-10V DIMMABLE TO 1%	16	PER E.E.	WALL	BLACK WITH BRONZE ACCENT	BUILDING FACADE
W3	LED 72-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2484-L30K-MVOLT-FT-*CUSTOM COLOR	3000K, 80+CRI 1600 LM	INTEGRAL 0-10V DIMMABLE TO 1%	27	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY
W3A	LED 36-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2480-L30K-MVOLT-FT-*CUSTOM COLOR	3000K, 80+CRI 900 LM	INTEGRAL 0-10V DIMMABLE TO 1%	14	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY

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

EXHIBIT G

Site Engineering Plans

GENERAL NOTES

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

DEMOLITION NOTES

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

GEOMETRY NOTES

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

UTILITY NOTES

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

GRADING NOTES

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

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With ICPA NPDES and ILR10 Permit Requirements for Project.
3. Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Disturbance Shall Be Limited To The Shortest Time of Year, Site Conditions, and the Use of Temporary or Permanent Mulch Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With a Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Dutch-Mi" Inlet Protectors (or equal) and Filter Rattles Around The Drain In Landscaped Areas And "Dutch-Mi" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.
9. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable EPA-NPDES Phase II Requirements.
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
12. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services In Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
13. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
14. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 8:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
15. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with ICPA NPDES Requirements.
16. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 854) of the Illinois Urban Manual, Latest Edition.
17. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The ICPA NPDES General Permit No ILR10 and Local and County Permits.
18. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.

MWRDGC GENERAL NOTES

A. Referenced Specifications

1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
   - Standard Specifications For Road And Bridge Construction (Latest Edition).
   - Standard Specifications For Water And Sewer Main Construction in Illinois.
   - Current Standard Specifications for Sewer And Water Main Construction; Illinois, Of the Latest Published Date.
   - The Technical Water Pollution Prevention Control Manual (Current Edition) Illinois Environmental Protection Agency (IEPA).
   - In Case Of Conflict Between Any Of The Above Documents, The More Stringent Shall Take Precedence And Shall Control All Construction.

B. Notifications

1. The MWRD Local Sewer Systems Section Field Office Shall Be Notified At Least 48 Hours Prior To the Commencement Of Any Work (Call [redacted]).
2. The Village Of Wilmette, Engineering Department And Public Works, Shall Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Construction Or Each Work Phase.
3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Location Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0123.

C. General Notes

1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Claims Involved With The Construction, Installation, Or Testing Of This Work On The Project.
4. The Paving Improvements Must Be Constructed In Accordance With The Engineering Plans As Amended By Change Orders Issued By The Engineer. Unless Otherwise And Approved By Engineer, The Contractor, Or Contractor's Agent, The Construction Details As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Not Included On The Plans.
5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations Shall Be Fixed Or Replaced With Like Construction, Immediately, At The Expense Of The Contractor.
7. Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality Or Its Representative.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All Man And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer, To The Municipality, And To The Owner Or Owner's Representative, Prior To Completion And Final Payment. The Best Knowledge Of The Engineer, Verify Locations And Elevations Prior To Construction Operations. Record Drawings Shall Be Updated From The Preliminary Plans On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.

D. Sanitary Sewer

1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering Any Existing Sewer System.
2. A Water Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Plumbing Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until All Upstream Sewers Are Complete And Cleaned And Is Shifted After The Sewers Have Been Tested And Accepted.
3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Detection Of Leaks Shall Be Prohibited. Water Shall Be Tied To A Fire Hydrant Or Water Source.
4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest Edition).
5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Material	Standard Specification (ASTM or CSA)	Standard Specification (AASHTO)
Vitrified Clay Pipe	ASTM C-700	AASHTO M-65
Reinforced Concrete Sewer Pipe	ASTM C-76	AASHTO M-170
Cast Iron Soil Pipe	ASTM A-74	AASHTO M-64
Ductile Iron Pipe	ANSI A21.51	AWWA C151
Polyvinyl Chloride (PVC) Pipe 4-inch To 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch To 27-inch Diameter T/Cr-48	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3212
	ASTM D-3035	F-2306 (Annular) F-2736 (Corrugated)
Water Main Quality PVC 4-inch To 36-inch	ASTM D-2241	ASTM D-2672 Or ASTM D-3139
4-inch To 12-inch	AWWA C900	ASTM D-3212
14-inch To 48-inch	AWWA C905	ASTM D-3212

8. All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas) Requiring Stream Crossings Shall Be Constructed Of Ductile Iron Pipe, Meeting The Requirements Of ASTM A-746 With Mechanical Joints. The Sewer Shall Be Extended At Least 15' Across The Top Of Channel Using Pipe.
9. "Band Seal" Or Similar Non-shear Flexible Type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. All Joints Shall Be Sealed With Rubber Gaskets Protected And Watertight Gasket With The Most Stringent Code Met.
11. When Connecting To An Existing Sewer With No Above Grade Pipe, Or Existing Pipe, Or An Existing Structure Where The Invert Elevation Is Unknown, Do One Of The Following:
    (a) Cut A Circular Saw-Cut Of Sewer Wall By Power Tools. Carefully Remove The Sewer Wall And Bottom Of Pipe Without Damaging The Pipe Or Structure. Remove All Debris From The Pipe Or Structure.
    (b) Remove An Entire Section Of Pipe (Excluding Only The Top Or One Half) And Replace With A Wye Or Tee Fitting.
    (c) Wet Hole Cutting Equipment Can Be Used To Cut Desired Length Of Pipe. The Operation Of Power Equipment Shall Be Performed In Such A Manner As Not To Damage Adjacent Pipe. Install Flexible Couplings To Hold It Firmly In Place.
12. Whenever A Sanitary/Storm Sewer Crosses Under A Watermain, The Minimum Acceptable Distance From The Top Of The Sewer To The Bottom Of The Watermain Is 18 Inches. Sewers Shall Be Constructed With Reference Of 10 Feet Between Any Part Of Watermain And Any Part Of Sewer. Minimum Horizontal Separation Between Watermains And Sewers Is 10 Feet. Where Minimum Conditions Cannot Be Maintained, Sewer Shall Be Constructed With The Watermain Supported On Undisturbed Earth Of Trench Bottom, Sewer Shall Be Of Water Main Quality And Pressure Tested To Assure Watertightness Prior To Backfilling. Sewer Shall Be Constructed To Watermain Standards.
13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have Precast Reinforced Concrete Flat Slab Tops With Eccentric Cones Or Sections. Precast Sections Shall Consist Of Modified Groove Tongue And Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
17. Permit For Connection/Diversion Of Water Volume To Publicly Owned Combined Sewers In A Separate Sewer Area, Or To Publicly Owned Tributary Combined Sewers In A Separate Sewer Area, Shall Be Required From The Municipality That Owns And Operates The Combined Sewer Receiving Said Water Volume. Permit Fees And Mitigation Fees Shall Be Determined In Accordance With The Ordinance Governing Connection To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Sanitary Connection Is Required For All Detention Basins Tributary To Combined Sewers. Annual Inspection Shall Be Performed By Or Coordinated Annually By The Property Owner To Ensure Proper Operation And Any Necessary Maintenance Shall Be Performed By Property Owner. In The Event Of A Sewer Backup, Any Storm Water Shall Be Pumped Out Of Detention Basin Into Sanitary Sewer. Pumping Shall Take Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

MWRDGC SESC NOTES

E. Erosion And Sediment Control

1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
3. All Erosion Controls, Specifications, And Installations Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On This Site At All Times.
5. Inspections And Documentation Shall Be Performed, At A Minimum:
   (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
   (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event Will Greater Than 0.5 Inch Or Rainfall Or Liquid Equivalent Precipitation.
6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Grading, Grubbing, Or Landscape Are To Be Done In Phases, The Contractor Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Pavement Or Soil Washing In Adjoining Public Right-Of-Way, Street, Alley Or Private Area Shall Be Removed By Shoveling Or Street Cleaning As Accumulations Tracked And Transported To A Controlled Sediment Disposal Area.
8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff To Appropriately Detained Areas Or To Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double—Row Of Silt Fence (Or Equivalent).
13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
17. The Contractor Shall Offset Barriers Or Restore Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For Any Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Found In Combined Sewer Area Shall Be Intercepted.
18. If Construction Occurs On Land With Existing Agricultural Drainage Tiles, Care Shall Be Taken To Identify, Preserve, And Continue Drainage Patterns Provided By Tiles. Any Tiles Encountered During Construction Shall Be Reconnected And Continue To Operate. Drain Tiles Shall Not Be Present At The Commencement Of Developing Activities.
19. The Contractor Shall Be Responsible For Proper Installation And Operation Of Sediment Control Practices. Sediment Shall Be Removed From Behind Sediment Control Practices Before It Has Reached One—Half The Height Of The Control. Sediment Removed During Construction Shall Be Disposed Of In A Manner That Will Not Cause Additional Erosion Problems. Sediment Shall Not Be Washed, Shoveled, Or Swept Into Any Storm Sewer Inlet, Pipeline, Or Stormwater Conveyance. Any Sediment That Enters A Storm Sewer System Shall Be Removed Immediately.
20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Calendar Days Upon Completion Of Disturbing Activities.
21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Two—Hour Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization Is Achieved.
22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.

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ONE WINNETKA

Elm Street and Lincoln Avenue
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	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	05/25/23	Revised Per Staff Comments

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Sheet Title:

SITE NOTES AND LEGENDS

Sheet No.

C001

EEA - \\NAS-SPAN\Projects\22337 - ONE Winnetka\Drawings\Civil\Site Notes and Legends.dwg
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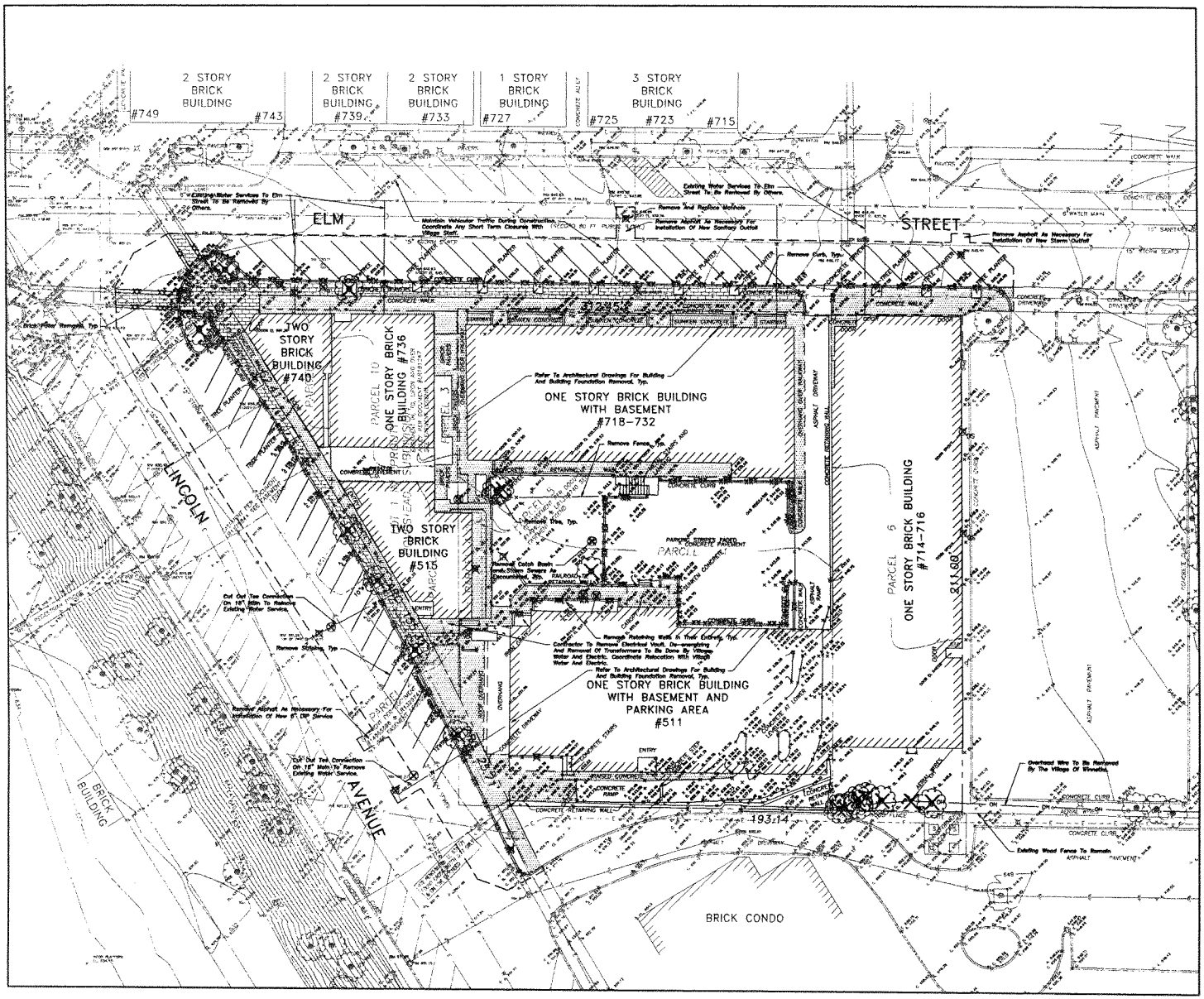

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Scale: 1"=20'

LEGEND

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
Conduit Manhole
Hand Hole
Light Pole
Light Pole w/ Mast Arm
Utility Pole
Telephone Pedestal
Telephone Manhole
Sign
Fence
Accessible Parking Stall
Curb & Gutter
Depressed Curb
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

DEMOLITION LEGEND

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

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	05/26/23	Revised Per Staff Comments

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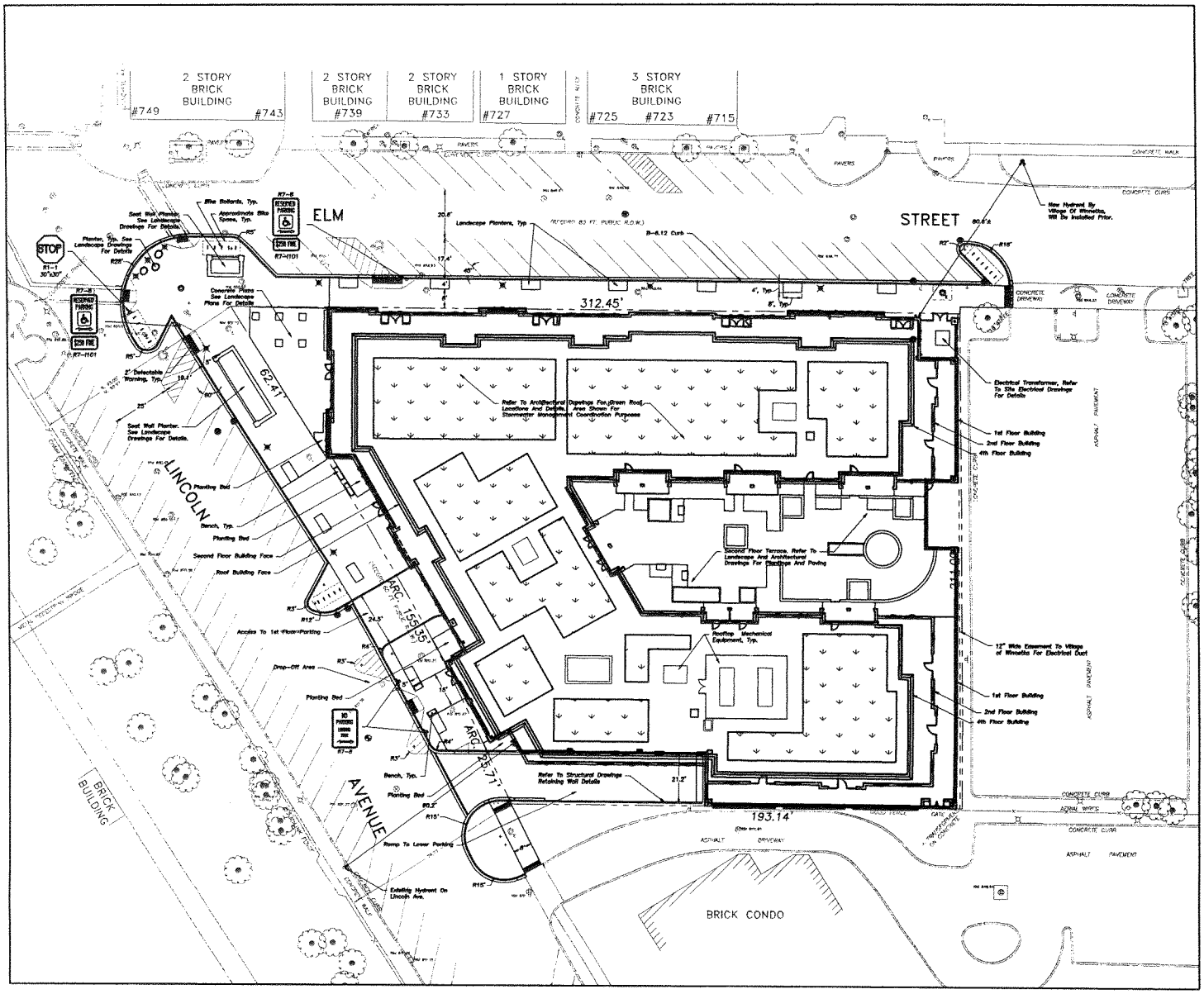
Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C101



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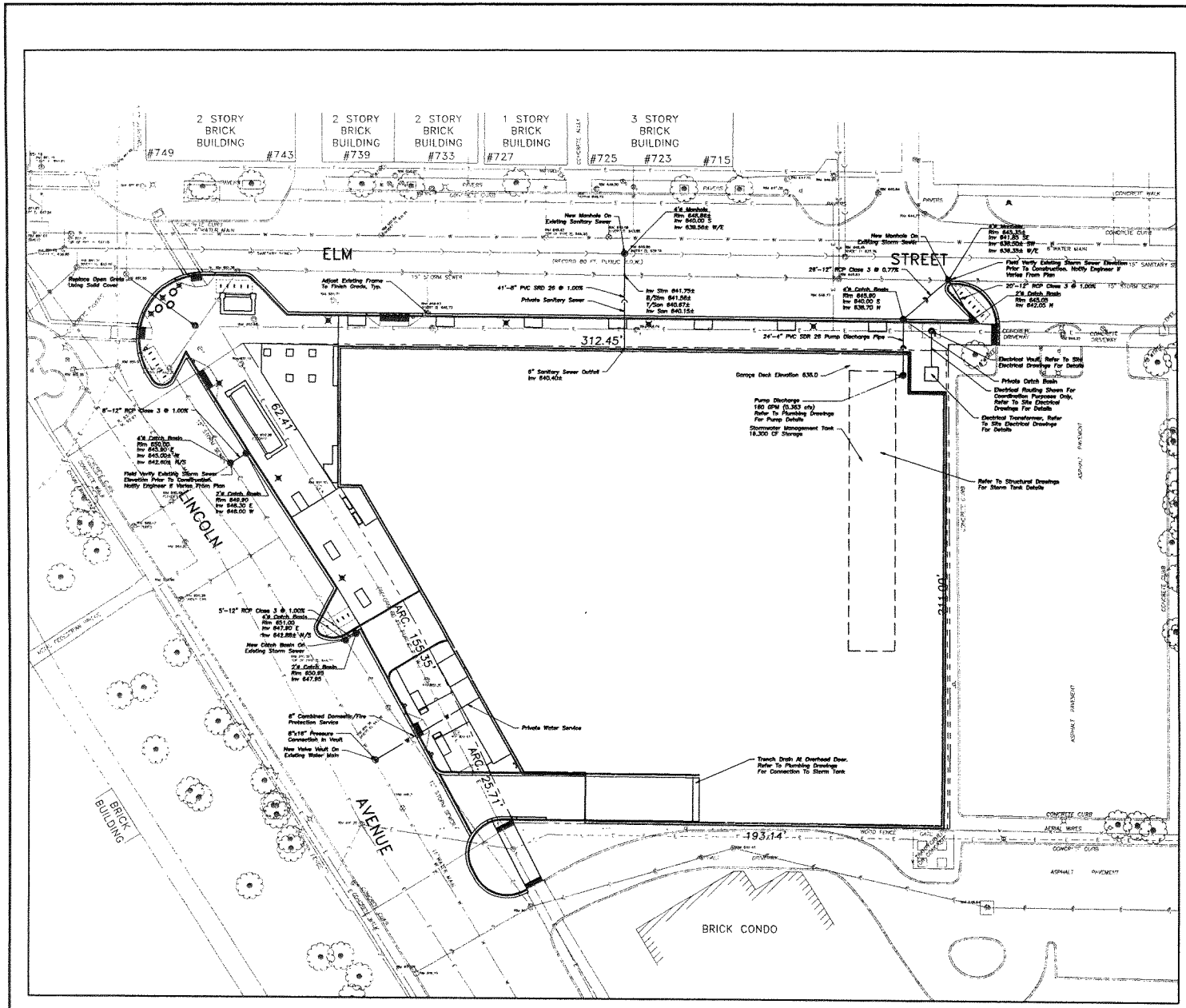
SITE GEOMETRY PLAN

Sheet No:

C201



N

20 0 20 40 80

Scale: 1"=20'

LEGEND

EXISTING PROPOSED

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	06/28/23	Revised Per Staff Comments

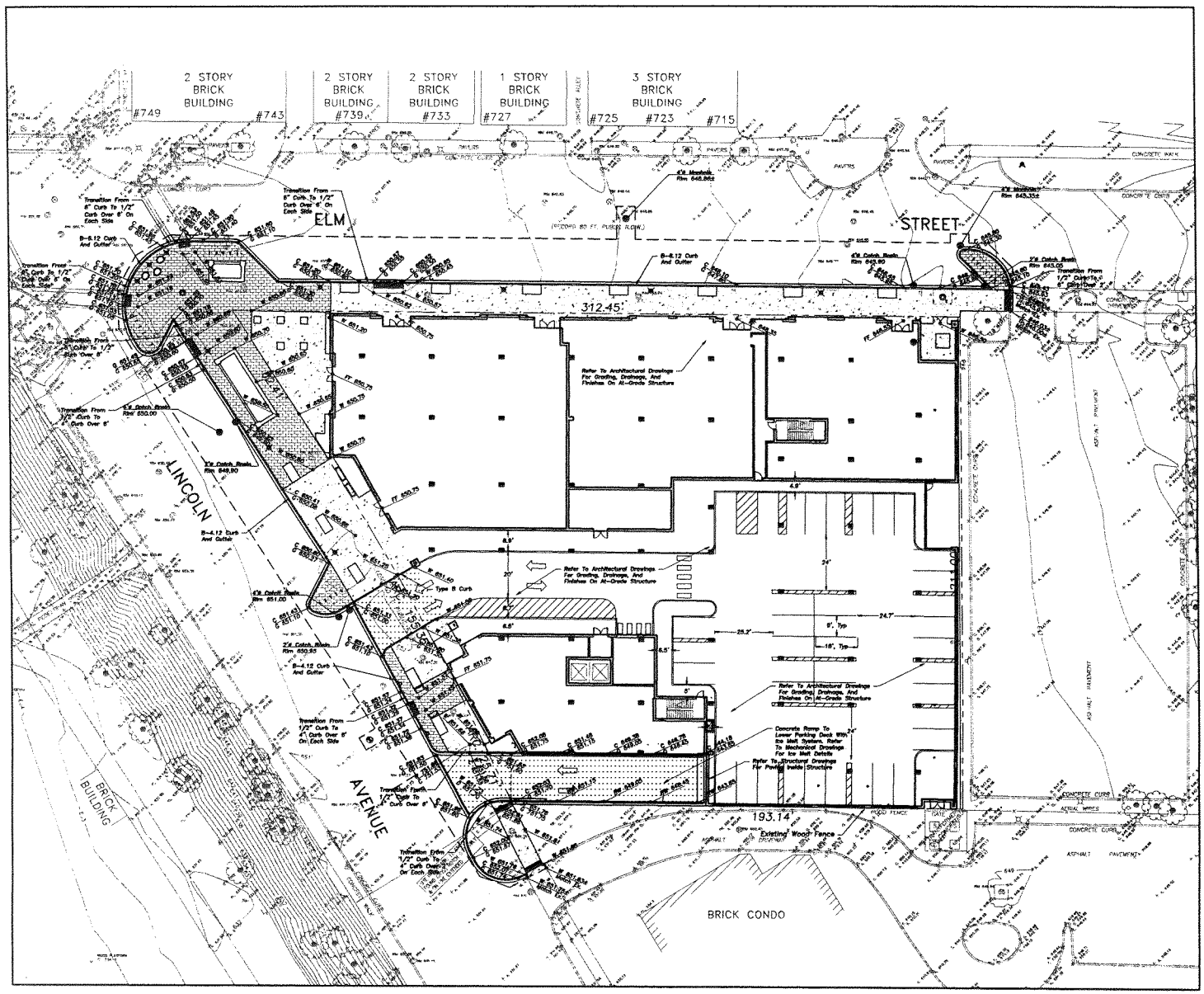
Design By:	Approved By:	Date:
NH	PD	05/04/23

Sheet Title:

SITE UTILITY PLAN

Sheet No:

C301



N

Scale: 1"=20'

LEGEND

EXISTING / PROPOSED

PAVING & SURFACE LEGEND

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

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

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

Brick Paver Section
See Landscape Plans for Section Details

Stormwater Overland Flow Path

Ridge Line/High Point

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

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised For Village Comments
	05/19/23	PDC & DRB Revised Submission
	05/26/23	Revised For Staff Comments

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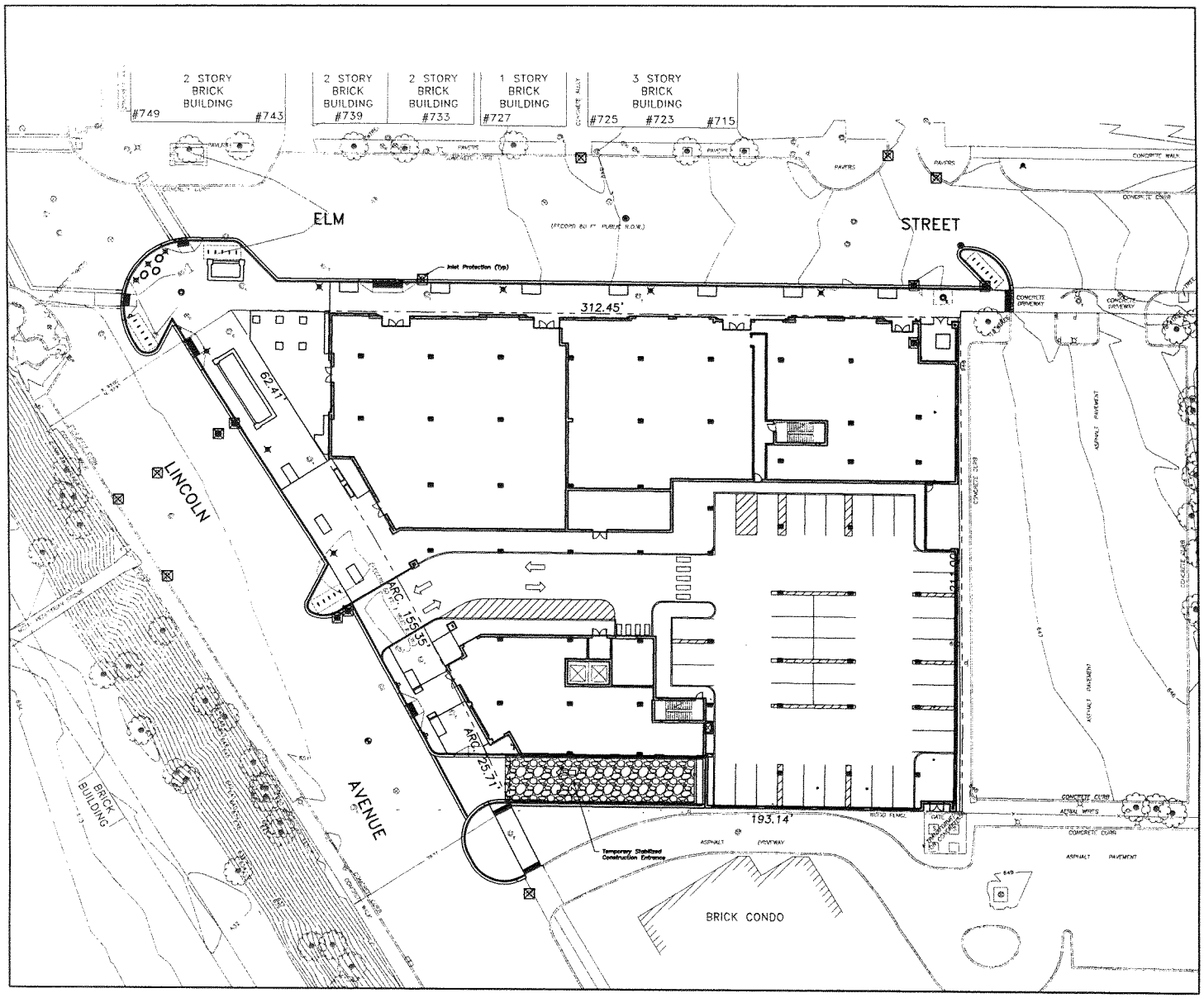
GRADING AND PAVING PLAN

Sheet No:

C401



N

Scale: 1"=20'

LEGEND

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
ComEd Manhole
Hand Hole
Light Pole
Light Pole w/ Mast Arm
Utility Pole
Telephone Pedestal
Telephone Manhole
Sign
Fence
Accessible Parking Stall
Curb & Gutter
Depressed Curb
Curb Elevation
Gutter Elevation
Pavement Elevation
Sidewalk Elevation
Ground Elevation
Top of Retaining Wall Elevation
Swale
Contour Line
Deciduous Tree
Coniferous Tree
Shrubbles
Tree Protection Fencing at Drip Line

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

Silt Fence

Catch-All, Park Chap Sediguard (or equal) Paved or Existing Stabilized Areas

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SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

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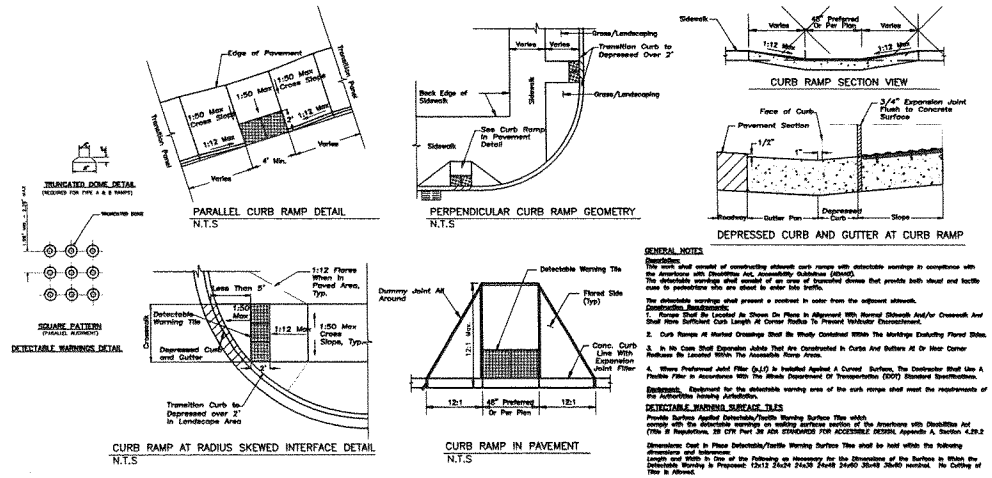
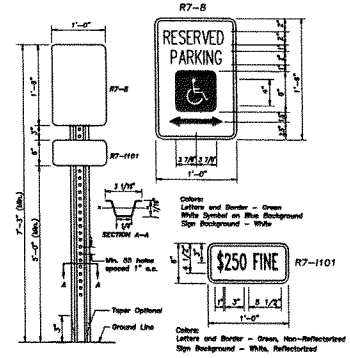
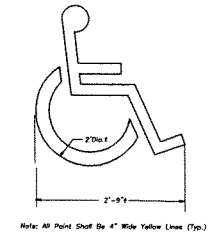


ACCESSIBLE RAMPS FOR SIDEWALKS



ACCESSIBLE PARKING SIGN



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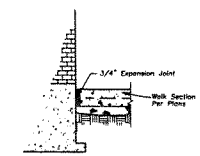
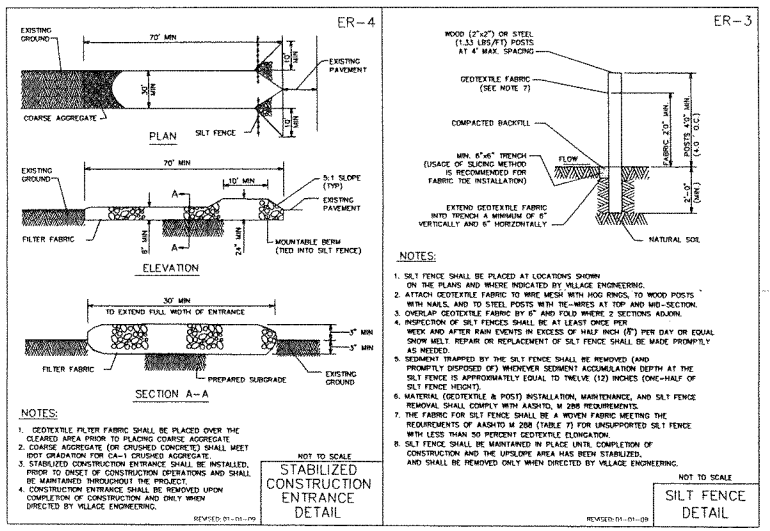
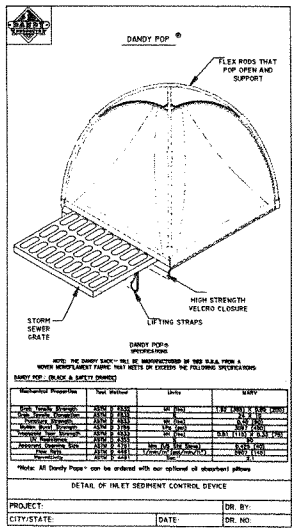
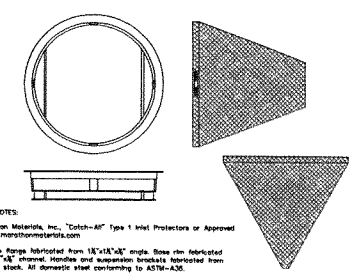


WALK ADJACENT TO BUILDING







GENERAL NOTES:

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

FRAME: Top flange fabricated from 1⅛"x1⅛"x⅛" angle. Base rim fabricated from 1⅛"x⅛"x⅛" channel. Handles and suspension brackets fabricated from 1⅛"x⅛" flat stock. All domestic steel conforming to ASTM-A36.

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

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

"CATCH-ALL" INLET PROTECTORS

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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SITE DETAILS

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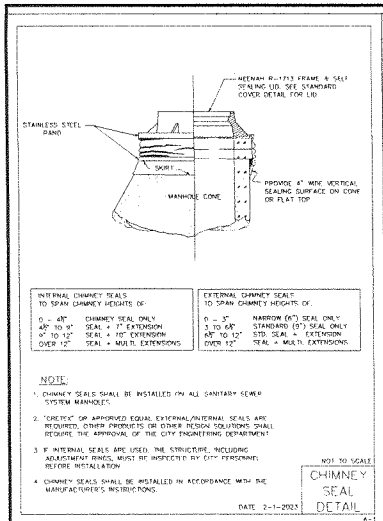
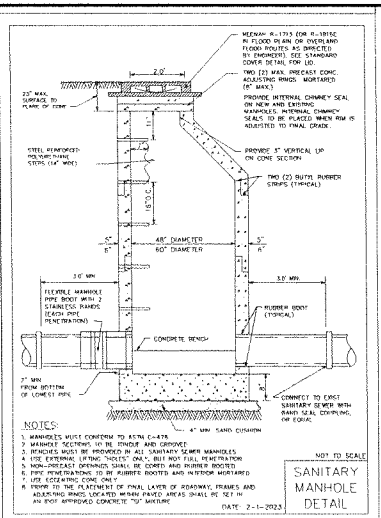
C601





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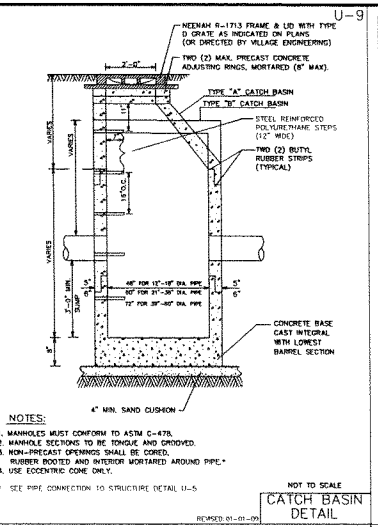

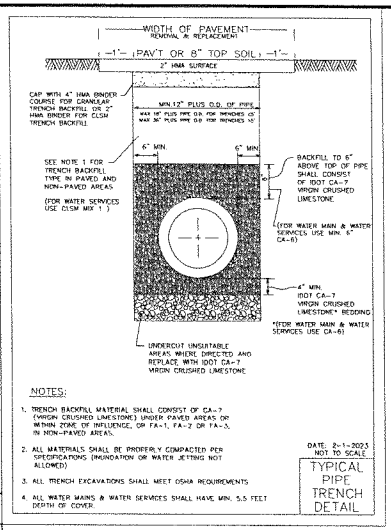

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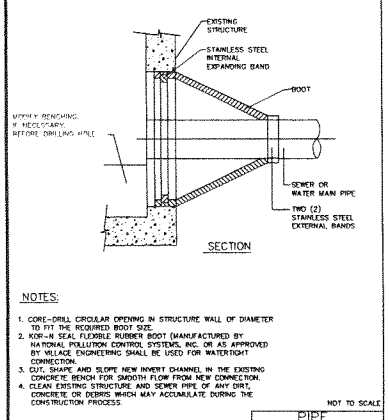

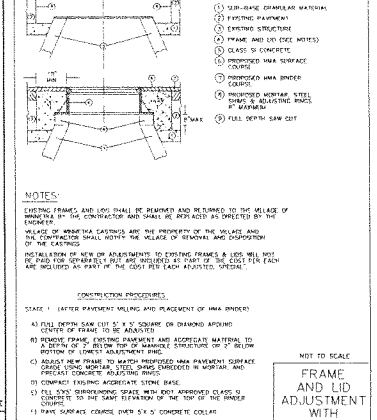

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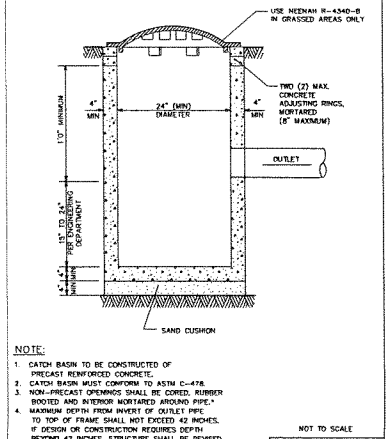

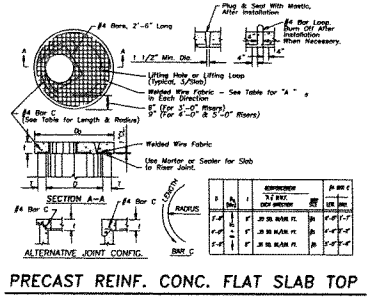

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Sheet Title:

SITE DETAILS

Sheet No:

C602

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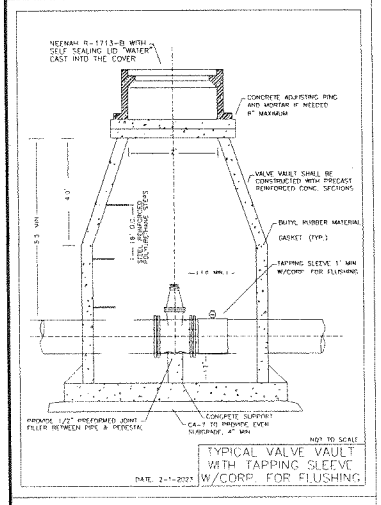
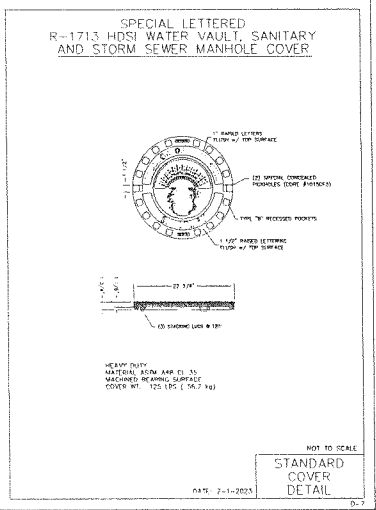


TYPICAL VALVE VAULT WITH TAPPING SLEEVE W/CORP. FOR FLUSHING

DATE: 2-1-2023

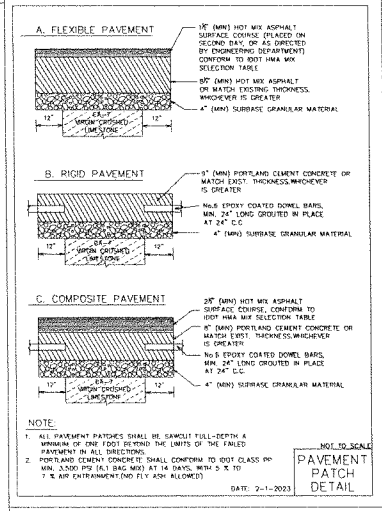


SPECIAL LETTERED R-1713 HDSI WATER VAULT, SANITARY AND STORM SEWER MANHOLE COVER

STANDARD COVER DETAIL

D-7

DATE: 2-1-2023



NOTE:

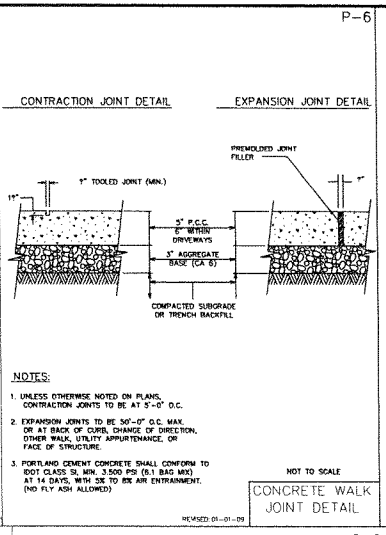
1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF THE FAILED PAVEMENT IN ALL DIRECTIONS.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS PP MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5 % TO 7 % AIR ENTRAINMENT.(NO FLY ASH ALLOWED)

NOT TO SCALE

PAVEMENT PATCH DETAIL

DATE: 2-1-2023

P-6



NOTES:

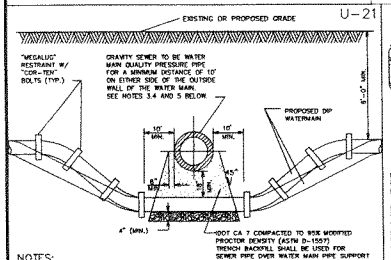
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

NOT TO SCALE

CONCRETE WALK JOINT DETAIL

REVISED 01-01-09

U-21



NOTES:

1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH VILLAGE OF GLENVIEW ENGINEERING STANDARDS MANUAL OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED. OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE "MEGALUG" RESTRAINT, SERIES 1100 OR APPROVED EQUAL WITH "COR-TEN" BOLTS.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (DOW 26-180 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D- 2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-25,WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

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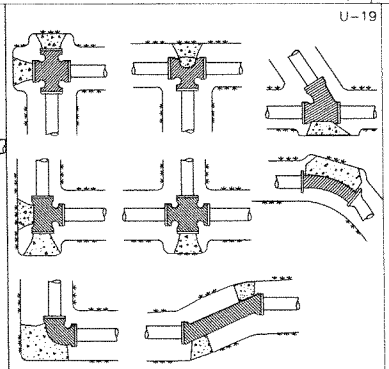
WATER MAIN CROSSING DETAIL

REVISED 01-01-09

U-19



NOTE:

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

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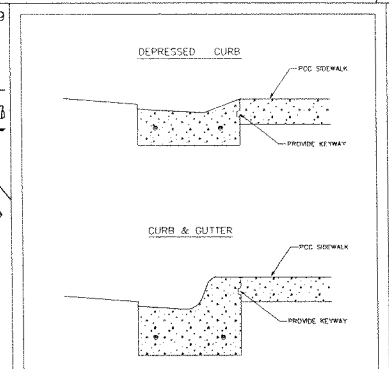
THRUST BLOCK DETAIL

REVISED 01-01-09



NOTES:

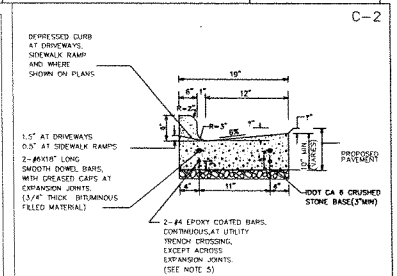
1. SEE TYPICAL DETAIL FOR CURB AND GUTTER FOR CURB DIMENSIONS AND SPECIFICATIONS

NOT TO SCALE

SIDEWALK AT CURB AND GUTTER

DATE: 2-1-2023

C-2



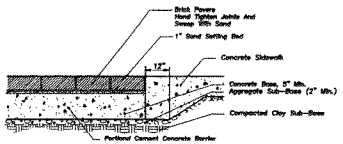
NOTE:

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

NOT TO SCALE

B-6.12 CURB & GUTTER DETAIL

REVISED 01-01-09



BRICK PAVER SIDEWALK

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145 COMMERCE DRIVE, SUITE A
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Sheet Title:
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Sheet No:
C603

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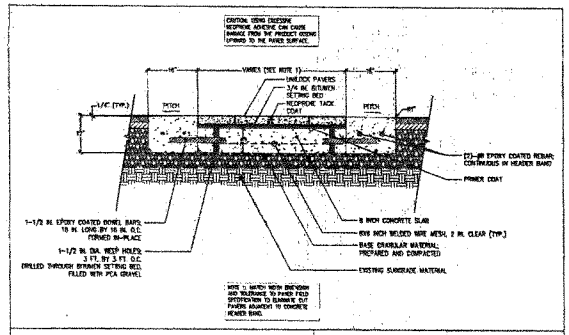
Fri, Jul 07, 23 @ 1:19pm by chris



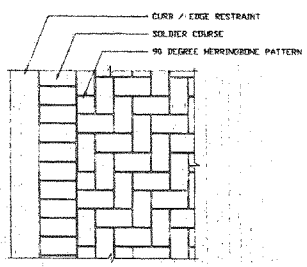
WINNETKA CROSSWALK PAVER DETAIL

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

CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

REVISED: JULY 24, 2013

CS-COM-PAVER-WINNETKA.DWG



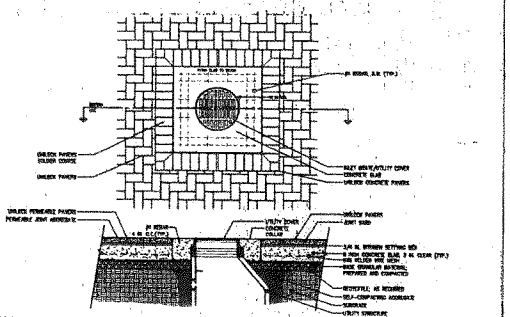
WINNETKA LAYING PATTERN
90 DEGREE SOLDIER COURSE W/ HERRINGBONE FIELD

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

CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

REVISED: JULY 24, 2013

CS-COM-PAVER-WINNETKA.DWG



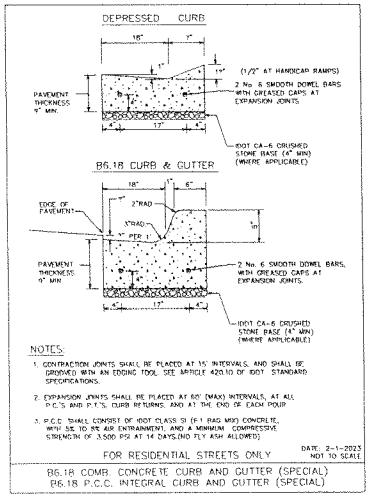
WINNETKA INLET/UTILITY STRUCTURE PAVER DETAIL

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

CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

REVISED: JULY 24, 2013

CS-COM-PAVER-WINNETKA.DWG

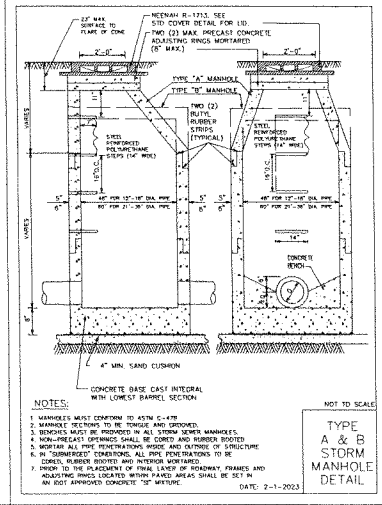


NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S. CURB RETURNS AND AT THE END OF EACH POUR.
3. P.C.C. SHALL CONSIST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

FOR RESIDENTIAL STREETS ONLY

DATE: 2-1-2023 NOT TO SCALE

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

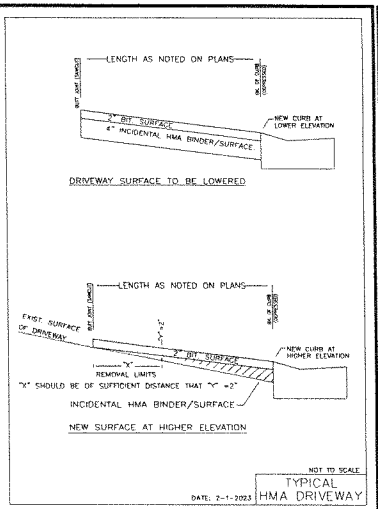


NOTES:
1. MANHOLES MUST CONFORM TO ASTM C-478
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE
6. IN "SUBMERGED" CONDITIONS, ALL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

NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL

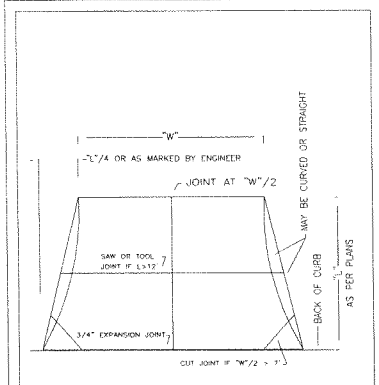
DATE: 2-1-2023



NOT TO SCALE

TYPICAL HMA DRIVEWAY

DATE: 2-1-2023

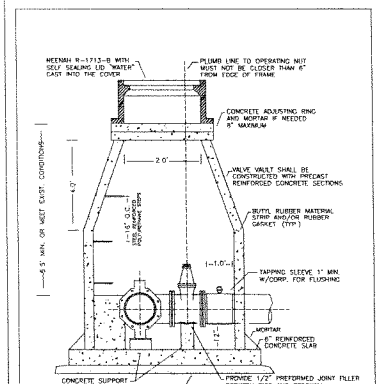


NOTES:
1.) USE 6" THICK, IDOT CLASS PV OR SI CONCRETE
2.) USE 4" MIN. IDOT CA-6 CRUSHED STONE BASE

NOT TO SCALE

TYPICAL PCC DRIVEWAY

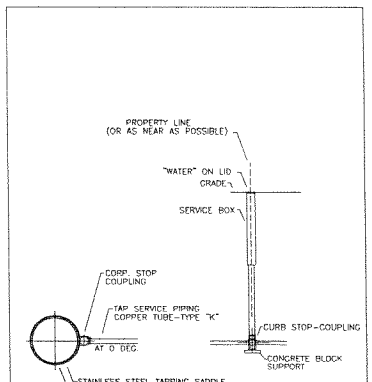
DATE: 2-1-2023



NOT TO SCALE

TYPICAL PRESSURE CONNECTION

DATE: 2-1-2023



NOT TO SCALE

TYPICAL TAP SERVICE PIPING (COPPER)

DATE: 2-1-2023

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

ONE WINNETKA
Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/16/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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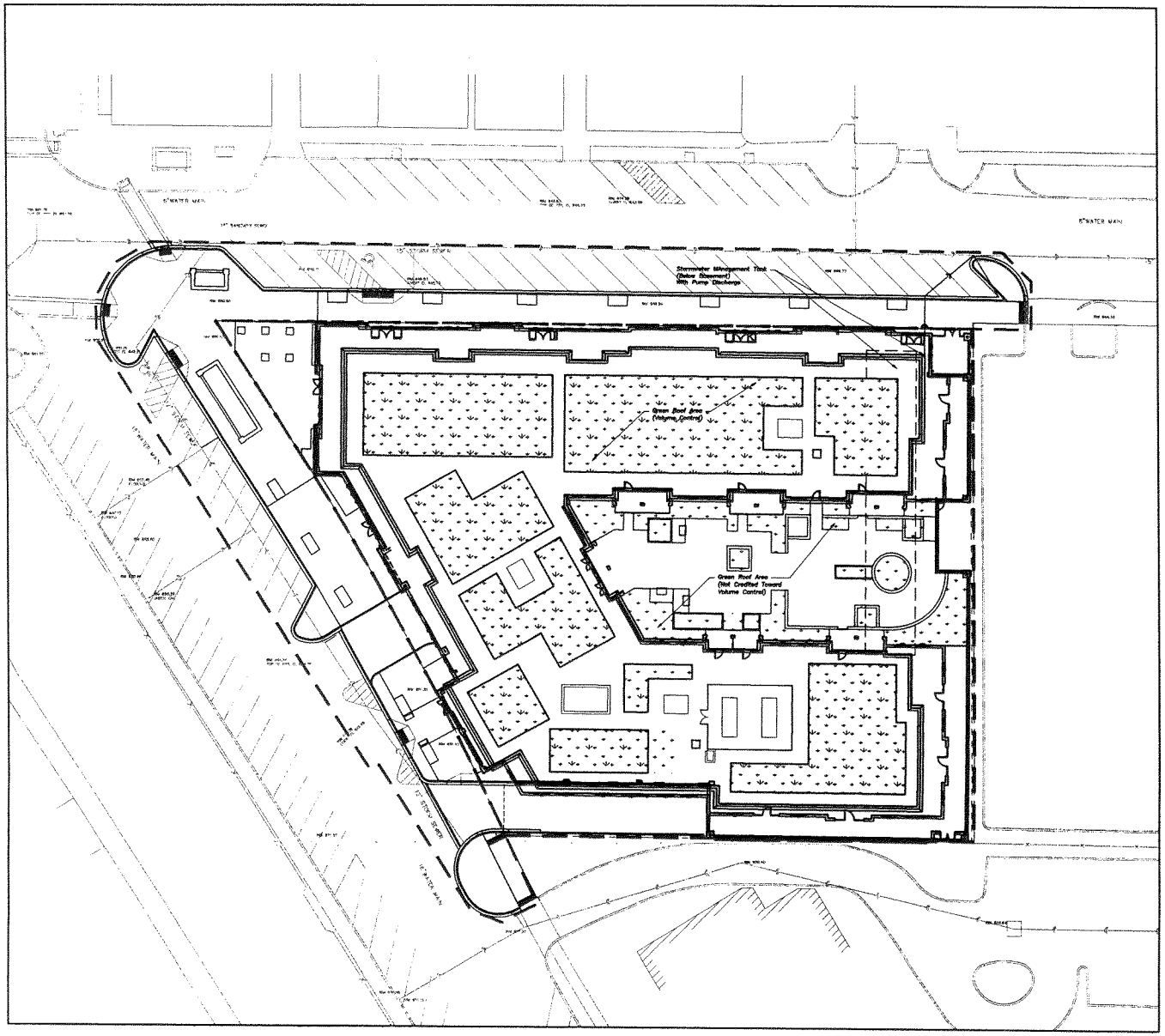
Design By:	Approved By:	Date:
NH	PD	05/04/23

Sheet Title:
SITE DETAILS

Sheet No:
C604



STORMWATER SUMMARY

PROPERTY AREA 1.21 Acres (Development Area)

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

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

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

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

ROW AREA 0.54 Acres (Maintenance and Demolition)

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

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

SURFACE LEGEND

PERVIOUS SURFACE
CN 80

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

IMPERVIOUS SURFACE
CN 98

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

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	05/26/23	Revised Per Staff Comments

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

Sheet Title:

STORMWATER PLAN

Sheet No:

CX1

EXHIBIT H

Building Materials Details

One Winnetka – DRB Application R2 Revisions Narrative
Case No. 2022-25-PD

May 26, 2023

See notes below for a narrative of revisions to the DRB Package originally dated 03/15/2023 in response to comments received during the DRB Meeting on 04/20/2023.

- Tudor character and aesthetic have been developed to provide more clarity, authenticity, and sincerity.
    - Developed and refined the architecture of the Elm St. façade
- Refined the Elm Street (north) façade to provide more modulation and variation in its character.
    - Revised the cast stone massing along Elm Street to create a more vertical expression.
    - Shortened the length of the shed dormers on the 3rd level and added gable dormers. The dormers have been shifted as necessary to address the concerns that they were too close in proximity to the larger gable massings.
- Considered adding skylights within the 2nd level Private Amenity Courtyard to provide natural light to the covered parking below, but because the terrace is only above about 15% of the parking area below, the skylights would be ineffective. The parking area will be well lit by artificial lighting.
- Added details and fenestration to the side elevations of the residential entry massing.
- Added more glazing at the 4th floor and courtyard elevations
- Revised exterior materials to refine design language.
    - Revised the face brick color to white brick (FB-1)
    - Revised the awning color (FAB-1).
    - Revised the white fiber cement color to provide more contrast (FC-2).
    - Revised the asphalt shingle roofing to a darker color, Slate, to relate more nicely to the dark 4th floor fiber cement color (RF-1).
    - Revised the accent metal to dark bronze (MTL-1).
    - Added an accent fiber cement color for the private amenity terrace elevations (FC-3).
- Provided rendering showing the experience from the pedestrian level.
- Provided rendering showing the development from the high point of the adjacent bridge.
- Landscaping, site lighting, signage, and awnings remain part of the application at this time.
    - Provided site signage plan for clarity on signage locations.
- Added sightline diagram to address concerns from Mr. and Mrs. Petrek (residents at the 4th floor of 711 Oak Street apartments).
- Eliminated the pedestrian walkway from Elm Street to the covered commercial parking garage in response to safety concerns.
- Updated the shadow study diagrams to clarify the extent of the shadows cast by the proposed development in response to concerns brought up by residents that live on Arbor Vitae Road.
- Added a diagrammatic wall section indicating finished ceiling heights and window head heights in relation to floor-to-floor heights and discussion regarding the building height
    - Added variation to the height of the 4th floor parapet to address concerns with the proportion of the building height.
    - Noted the head height of the windows on the 4th floor

May 26, 2023

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

Re: One Winnetka
OKW Project No. 21077

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

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

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
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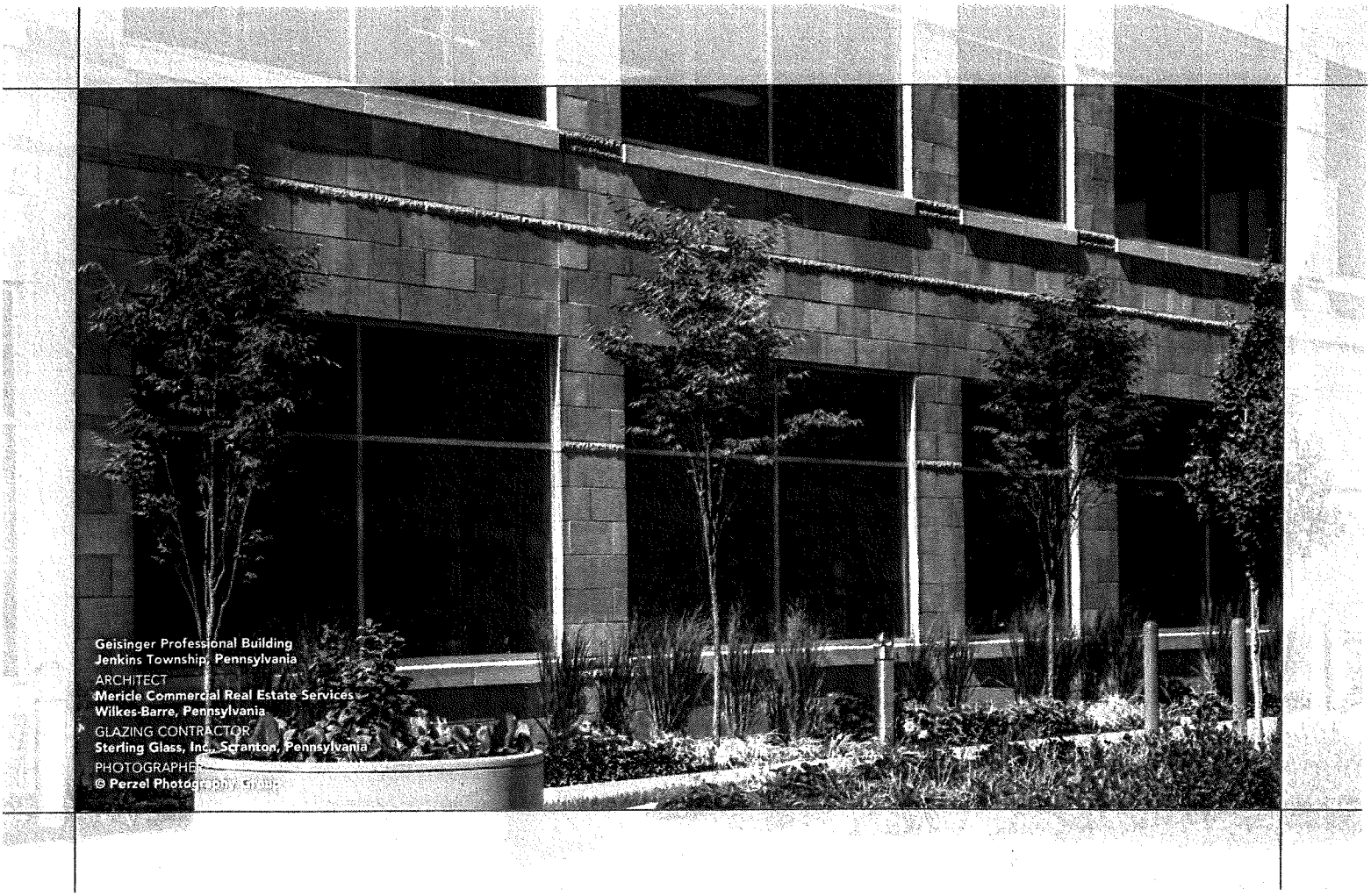
KAWNEER

Design + Performance Versatility with Unmatched Fabrication Flexibility



Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

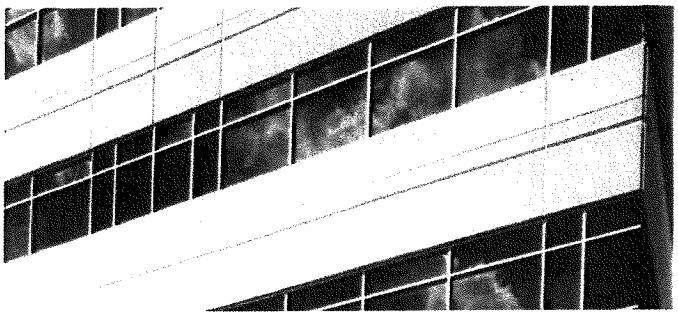
Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

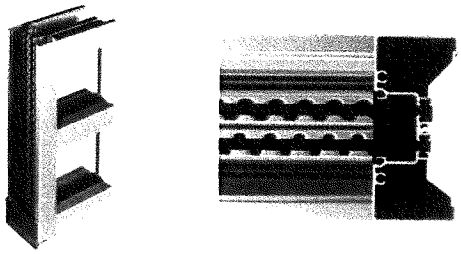
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

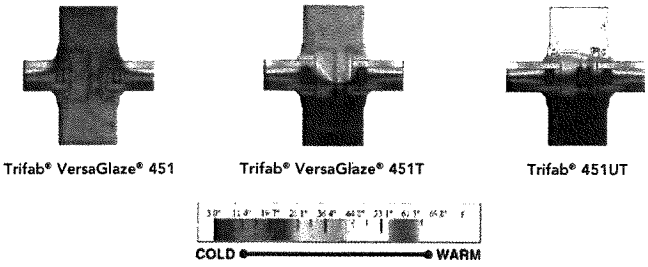
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

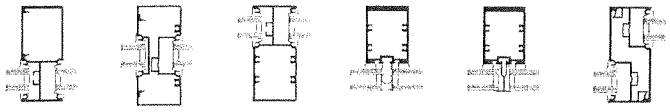
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 | **Trifab® VersaGlaze® 451T** | **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front | **Center** | **Back** | **SSG** | **Weatherseal** | **Multi-Plane**

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Kawneer Company, Inc
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770 449 5555
kawneer.com

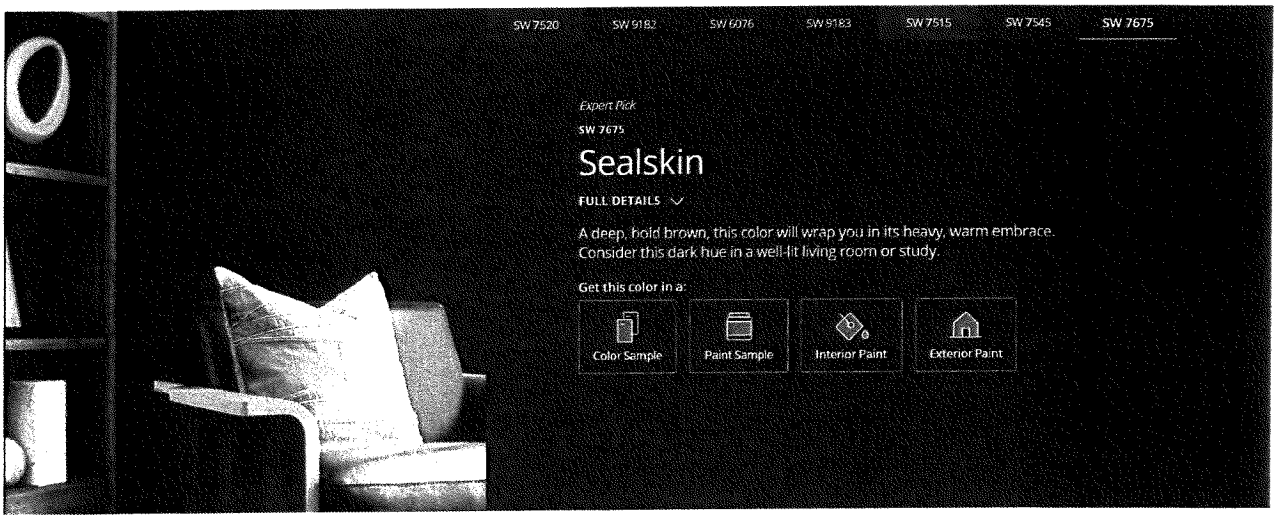
KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

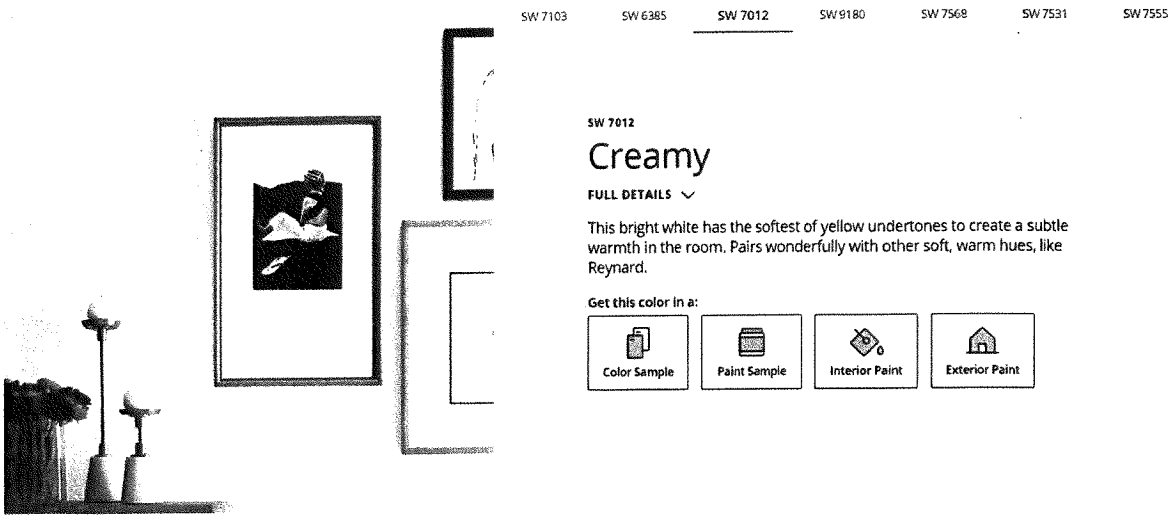
FAB-1 - CUSTOM FABRIC

PANTONE
Black C

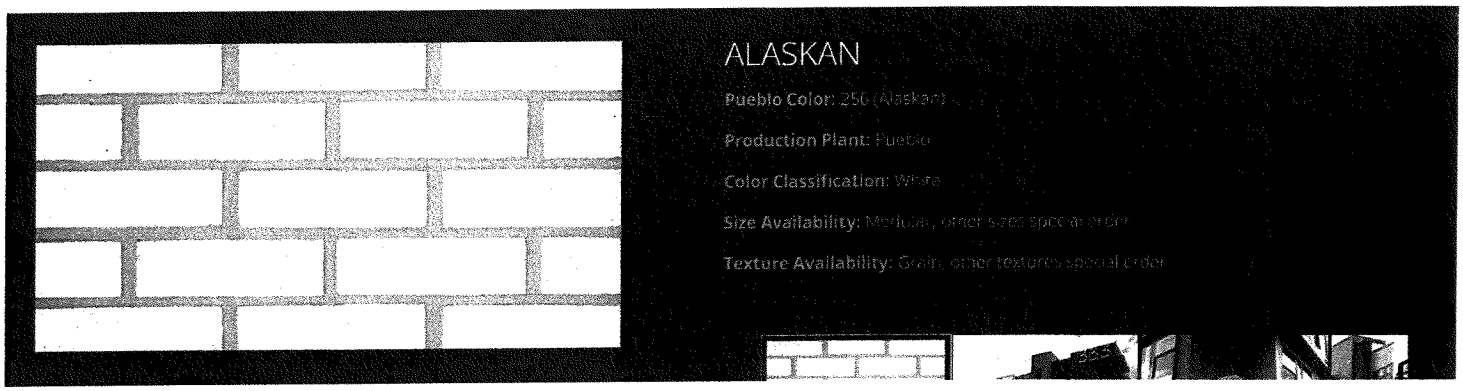
PNT-1



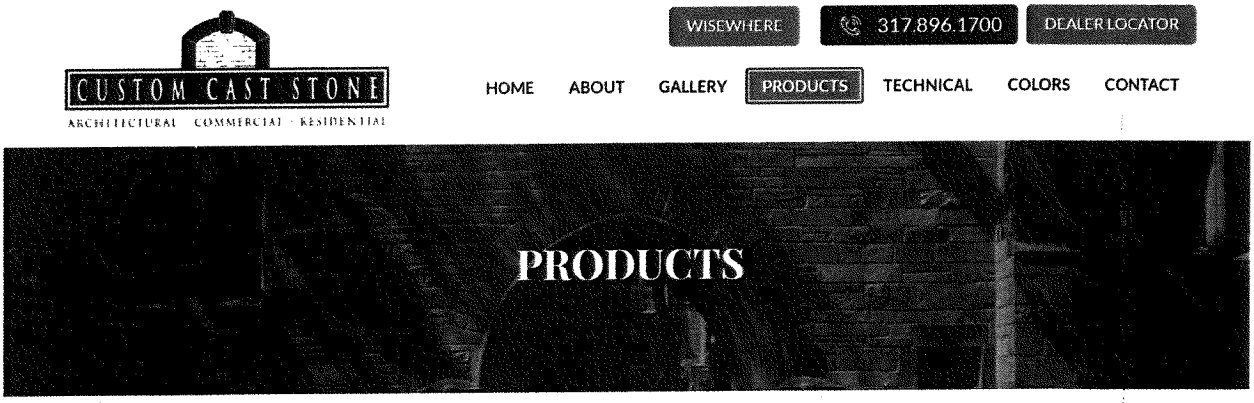
PNT-2



FB-1


ALASKAN
Pueblo Color: 250 (Alaskan)
Production Plant: Pueblo
Color Classification: White
Size Availability: Modular, other sizes spec'd or CP
Texture Availability: Grain, other textures special order

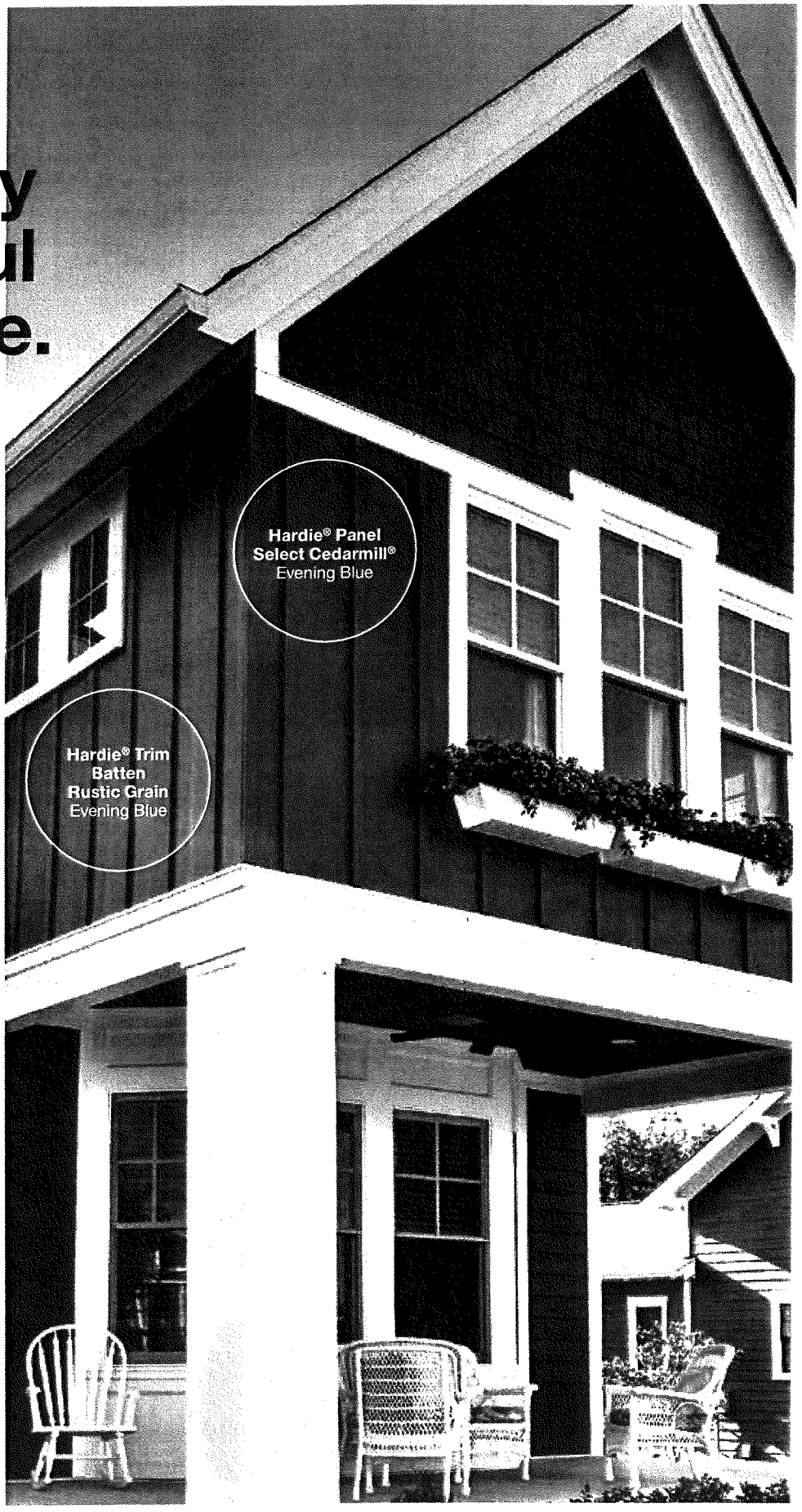
CS-1/CS-2


CUSTOM CAST STONE
ARCHITECTURAL · COMMERCIAL · RESIDENTIAL
WISEWHERE
317.896.1700
DEALER LOCATOR
HOME
ABOUT
GALLERY
PRODUCTS
TECHNICAL
COLORS
CONTACT
PRODUCTS
MASONRY VENEER
STYLE
COLOR
WORKSHEETS
Click Here to Order Samples
Order Now
Solid
Blended
Natural
Natural White
Light Buff
Deep Tan
Sienna
Blush

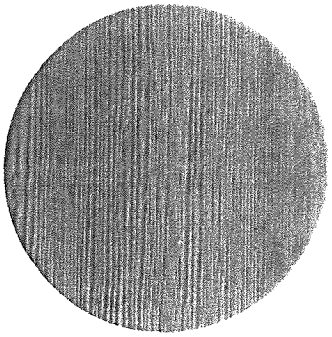
Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel

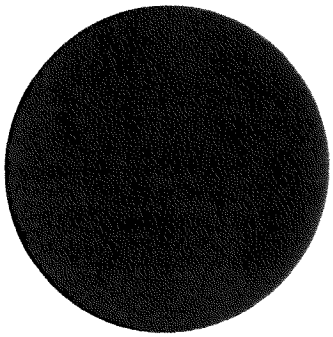


Select Cedarmill®

Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 10 ft	4 ft x 12 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5



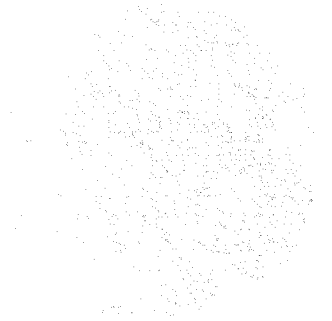
Smooth

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

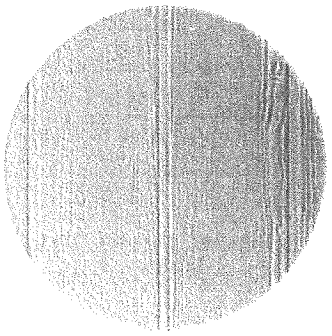
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•



Stucco

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•



Sierra 8

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

ANODIZED SERIES



www.alpolic-americas.com/anodized

ALPOLIC®
METAL COMPOSITE MATERIALS

ANODIZED SERIES

ALPOLIC®
METAL COMPOSITE MATERIALS

SURFACE TREATMENT

ALPOLIC®/fr Anodized material is a sandwiched aluminum skinned composite panel with a Class 1 anodized finish on the top side. Available stock Anodized finish is CLR Clear Anodized. Custom colors and untreated panels available.

STANDARD PANEL SIZE

Standard stock widths are 50" (1270mm) and 62" (1575mm) and lengths of 148" (3759mm) and 198" (5029mm). Panels are stocked in 4mm thickness. Standard crate is 32 pieces and 24 pieces for 62 x 196. Custom lengths, thickness, and standard polyethylene core available. Please contact Customer Service for current available stock and additional information.

FINISH TOLERANCE

Color:	DE 5.0 (CMC) variation within one lot*
Gloss:	Nominal +/-10 units

*Please note that Anodized panels can not be color controlled as tightly as painted panels and some color variation should be expected.

PRODUCT TOLERANCE

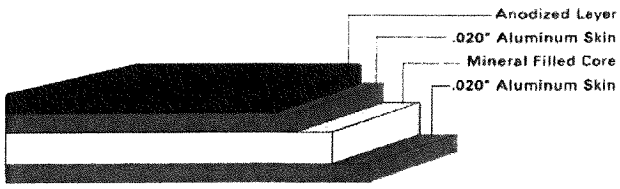
Width:	± 0.08" (2mm)
Length:	± 0.012" per ft (1 mm/meter)
Thickness:	3mm ± 0.008" (0.2mm)
	4mm ± 0.008" (0.2mm)
	6mm ± 0.012" (0.3mm)
Bow:	Maximum 0.5% of length and/or width
Squareness:	Maximum 0.2" (5mm)
Peel Strength:	>22.5 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

WARRANTY

Standard panel warranty:	10 years
Finish warranty:	5 years

Please call Customer Service for exclusions and warranty details.



FIRE PERFORMANCE

Fire retardant ALPOLIC®/fr Anodized finish panels with a mineral filled core have been tested by independent testing laboratories using nationally recognized tests. This material meets all requirements of the International Building Code for non-combustible construction:

IBC Listed

Please visit www.alpolic-americas.com/anodized or call technical support for complete report listings and additional information.

PRODUCT NOTES

- Panels should be stored flat in a dry, indoor environment.
- Fabricate panels at temperatures above 55°F.
- Protective film should be removed from panels soon after installation.
- Please refer to ALPOLIC® Anodized Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.
- For best color consistency, ALPOLIC® recommends ordering all required Anodized finish panels at one time in the same width and maintaining consistent panel orientation during installation.
- Different lots of Anodized finish should not be mixed on building elevation.

ALPOLIC® TECHNICAL ASSISTANCE
1.800.422.7270 | technicalservices@alpolic.com

401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

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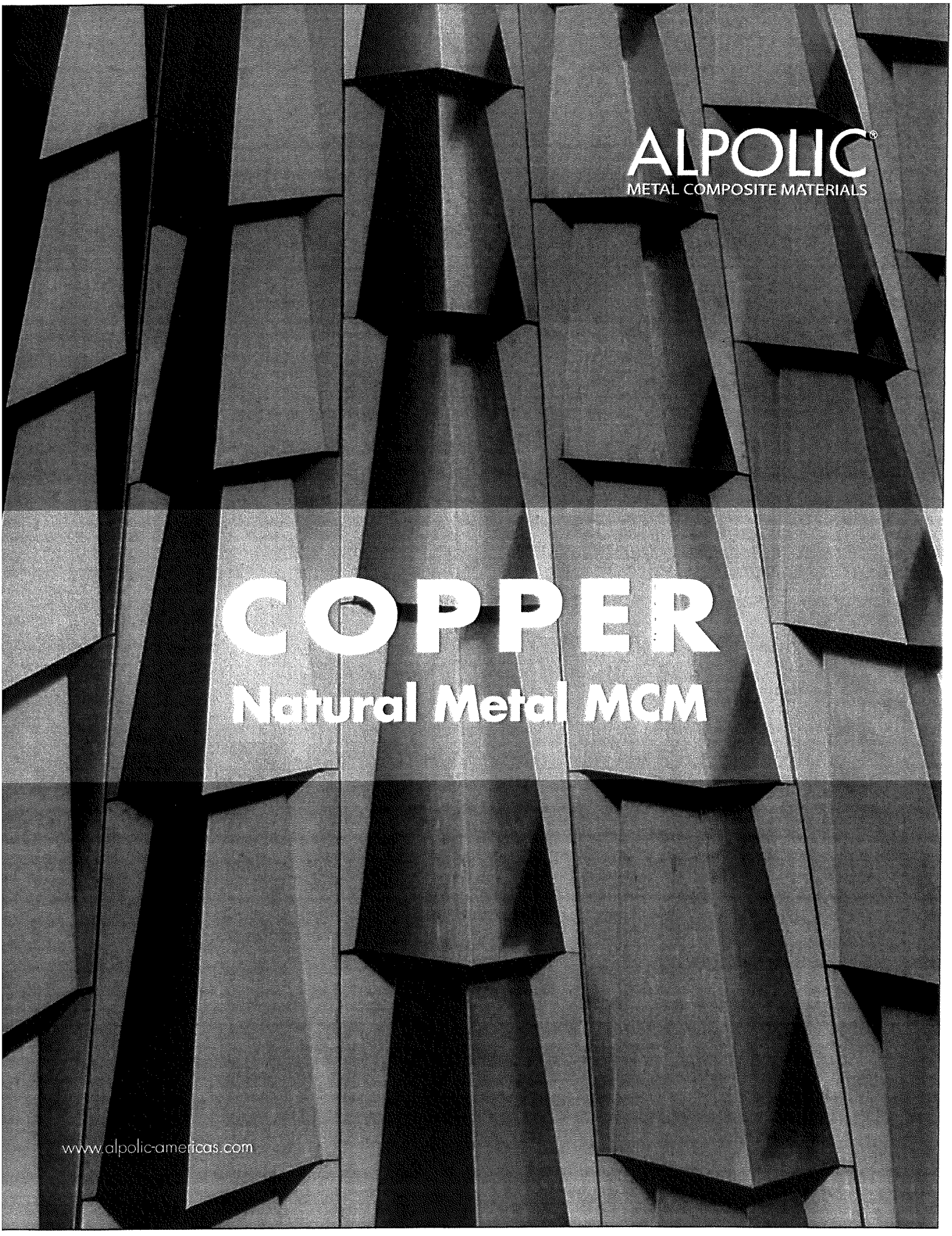
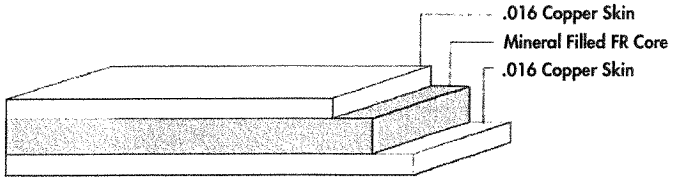

ALPOLIC®
METAL COMPOSITE MATERIALS
COPPER
Natural Metal MCM
www.alpolic-americas.com

NATURAL METALS - COPPER

ALPOLIC®
METAL COMPOSITE MATERIALS

Our Natural Metals Series - Copper features the same flatness and workability of a metal composite material (MCM) but with the copper surface of your choice.



SURFACE TREATMENT

ALPOLIC® Copper Composite Material (CCM) is created by sandwiching two thin layers of copper around a polyehylene (pe) or fire-retardant (fr) core. The genuine surface of copper will weather over time and turn to a classic patina green depending on the microenvironment of the project location, green patina can also be achieved by chemically treating the copper composite before installation. This process of pre-treatment is performed by third party to the Architects satisfaction.

STANDARD PANEL SIZE

Standard stock is 38" x 196" (965mm x 4978mm) in 30 piece crates. Custom lengths and thickness available. Please contact ALPOLIC® Customer Service for current available stock and additional information.

FINISH TOLERANCE

Finish color of natural metal can't be controlled, and some variation should be expected.

PRODUCT TOLERANCE

Width:	± 0.08" (2mm)
Length:	± 0.16" (4mm)
Thickness:	4mm ± 0.008" (0.2mm)
Bow:	Maximum 0.5% of length and/or width
Squareness:	Maximum 0.2" (5mm)
Peel Strength:	>22 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

WARRANTY

Standard panel warranty on the manufacturer of Copper Composite Material: 10 Year
Finish warranty: As copper is a natural finish there is no finish warranty due to the fact that the finish is continuously changing.

Please call Customer Service for exclusions and warranty details.

PRODUCT NOTES

- Copper needs to be isolated from aluminum and other dissimilar metals to avoid galvanic corrosion.
- Panels should be stored flat in a dry, indoor environment.
- Protective film should be removed from panels soon after installation.
- Please refer to CCM Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.

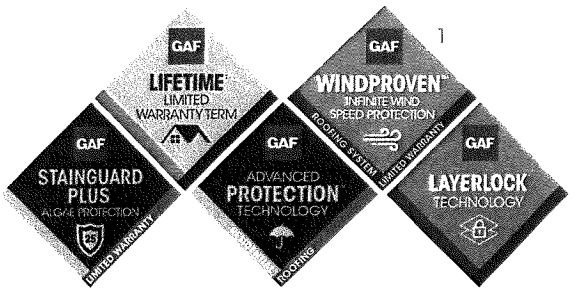
ALPOLIC® TECHNICAL ASSISTANCE
1.800.422.7270 | technicalservices@alpolic.com

401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

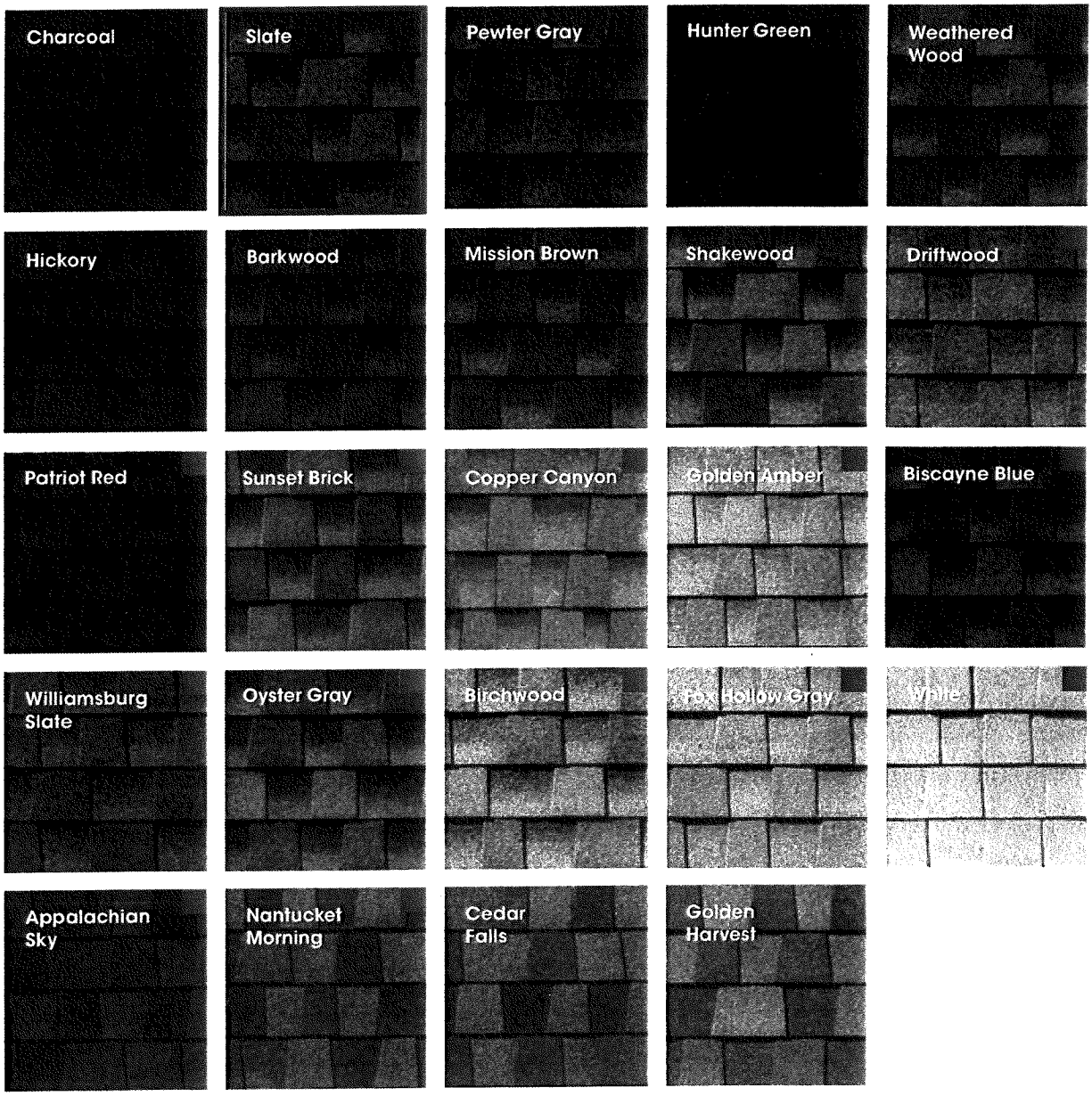
PD_010720

GAF Timberline HDZ®

High Definition® Lifetime[1] Shingles



Now with GAF Time-Release Algae-Fighting Technology and LayerLock® Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.



For more details visit **gaf.com/TimberlineHDZ**

[1] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

■ Available regionally

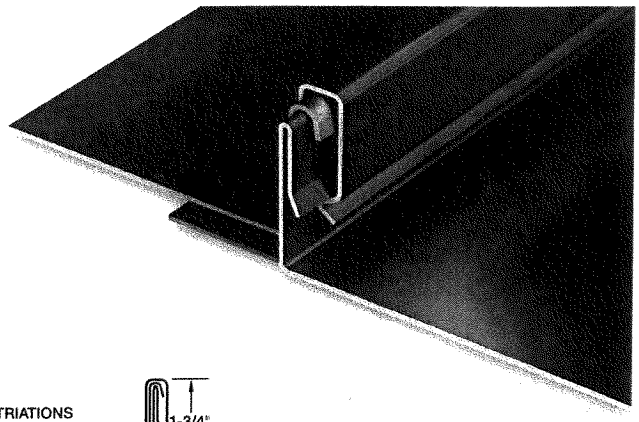
SNAP-CLAD PANEL

MATERIALS

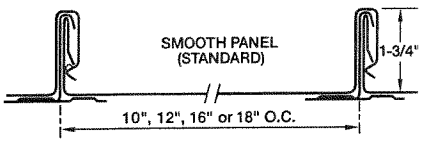
.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

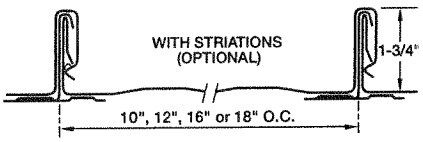
SPECS

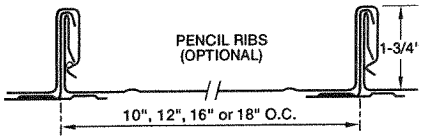
10", 12", 16" or 18" O.C. 1-3/4" High



UL-90







PRODUCT FEATURES

- Architectural/structural panel
- Factory-applied sealant available
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs upon request
- Striations upon request
- Factory eave notching available
- 30-year-non-prorated finish warranty
- Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- Weathertightness warranty available
- 43 stocked colors (24 gauge steel)
- 16 Stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 22 stocked colors (.040 aluminum)
- Panels available in Galvalume Plus

UL CLASSIFICATION

- UL-580 Class 90 wind uplift
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL 2218 Impact resistance rated
- UL-90 rated aluminum panel up to 16" O.C.
- UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ASTM E1592 tested
- ASTM E283/1680 tested
- ASTM E331/1646 tested

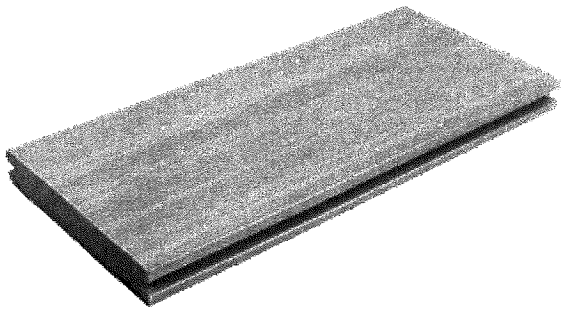
FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center and on aluminum panels up to 16" on center.

©2020 Petersen Aluminum

Decking Naturale(Solid) Technical Sheet

Model	Photo	Dimension
US01		5.5 x 0.9 in (138 x 22.5 mm)
US07		5.5 x 0.9 in (138 x 22.5 mm)

NO.	Property	Test Method	Test results	Remark
1	Abrasion resistance	ASTM D4060-10	33mg(1000cycles)	
2	Brinell hardness	EN15534	8.2N/mm2	
3	Boiling test	EN15534	Water absorption in weigth: 0.49%	
4	Bond Strength	EN319	Average Bond Strength>2.3MPa No obvious abruption and damage after test	
5	Coefficient Linear Thermal Expansion	ASTM D696	35.6×10^{-6} mm/mm C	
		EN15534	34.0×10^{-6} K^{-1}	
6	Creep behaviour	EN15534	△ S:4.39mm, △ Sr:4.35mm	Span:400mm
7	Content of pentachlorophenol	CE (EN14041(2004))	2.99ppm	
8	Creep Recovery	ASTM D7032	Creep Recovery after 24h: 82.2%	

NO.	Property	Test Method	Test results	Remark
9	Degree of chalking	EN15534	Rating 0, no chalking.	
10	Fire Resistance	ASTM E84	Flame Spread Index(FSI): 85 Smoke Developed Index(SDI): 300	
11	Falling mass impact resistance	EN15534	Max Crack length(mm): No crack. Max Residual Indentation(mm): 0.14	
12	Formaldehyde Content	EN717-1	Non Detected	
		ASTM D6007-14	Non Detected	
13	Flexural properties	EN15534	Bending Strength:36.3Mpa, Modulus of elasticity:3.72Gpa, Maximum load:4286N, Deflection at 500N:1.23mm	Span:400mm
		ASTM D6109	MOR:26.3MPa, MOE:2620MPa	Span:368mm
14	Heavy Metal Content	EPA3051	Sb:ND, As:ND, Se:ND, Sn:ND	
15	Heat reversion	EN15534 EN479	Test temperature: 100℃ :0.20%	
16	Heat build-up	EN15534	T=-3.1℃	
17	Impact Resistance	ASTM D4226	MFE>396J	
18	Lead Content Test	EUNo.628/2015	Non Detected	
19	Mould resistance	ASTM G21	Rating 0	
20	Moisture Content	EN15534 EN322	0.83%	
21	Moisture resistance under cyclic test conditions	EN15534	Original MOR: 36.3Mpa After exposure, MOR: 32.1Mpa, Decrease: 11.7%.	
22	Neutral salt spray test	ASTM B117-2011	After 200 hours tests, there was no visible change appeared on the surface: Front surface: △E*=1.22, Grey Scale:4-5 Back surface: △E*=1.06, Grey Scale:4-5	
		EN15534 ISO9227	△E*=1.42, Grey Scale=4 (Exposure 96h)	

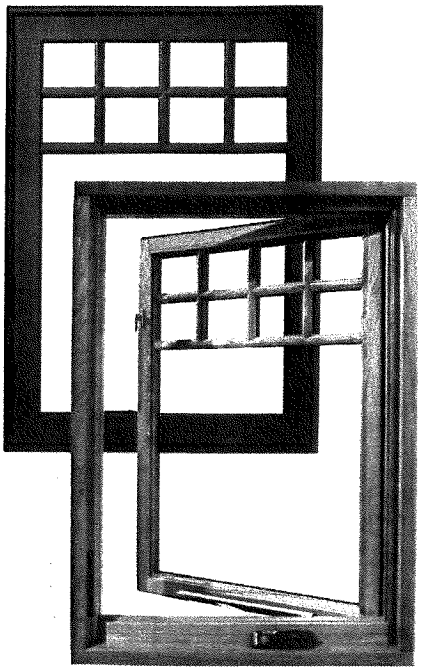
NO.	Property	Test Method	Test results	Remark
23	Pb, Cd, Hg, Cr^{6+}	RoHs-IEC62321	Pb:ND, Cd:ND, Hg:ND, Cr^{6+}:ND	
24	Resistance to scratch test	ISO4586-2	Rate 2	
25	Resistance to indentation	EN15534	Apply 2000N load Brinell hardness: 72Mpa, Rate of elastic recovery: 65%	
26	Resistance to artificial weathering	EN15534 ISO4892-2	After 2000h exposure ΔE*=1.09, Grey Scale=4-5	
27	Rockwell Hardness	ASTM D785	78.7R	
28	Slip Resistance	AS/NZS 4586	1. Wet Pendulum Testing: Longitudinal:30; Horizontal:42 2. Oil Ramp Testing: Longitudinal:Rating:R11; Horizontal:Rating:R11	
		CENTS12633(2014) CENTS16165(2012)	Pendulum Testing: Dry condition: PTV46 Wet condition: PTV34	
		EN15534-1, EN15534-4	Pendulum test:Longitudinal:44; Horizontal:56 Inclination plan test:Angle:25.0°, Rating:Class C	
		DIN51130	Oil-wet ramp test: Angle:19.7° Rating:R11	
		DIN51097	Wet-load ramp test: Front View:Angle:31.2° Rating:C Back View:Angle:29.0° Rating:C	
		EN15534 CEN/TS15676	Pendulum test:Longitudinal:59; Horizontal:69 Inclination plan test:Angle:38.2°, Rating:Class C	
29	Swelling and water absorption (24hours immersion)	EN15534	①Swelling: 0.06% in thickness, 0.03% in width, 0.03% in length. ②Water absorption: 0.49%	
30	Swelling and water absorption (28days immersion)	EN15534	①Swelling: 0.67% in thickness, 0.04% in width, 0.07% in length. ②Water absorption: 0.27%	
31	SRI Testing	ASTM C1549, ASTM C1371, ASTM E1980	19	
32	Surface Bond quality	EN319	>2.08MPa	

NO.	Property	Test Method	Test results	Remark
33	Thermal Resistance	ASTM C518-2010	Thermal conductivity: 0.1589W/(m·k) Thermal resistance: 0.0830(m^2·K)/W	
34	Thermal conductivity	CE (EN14041(2004))	0.19738W/m·K	
35	UV Weathering test	ASTM G154	After 3000 hours test, Grey Scale3, △ E*=3.56	
36	Uplift Resistance	ICC-ES AC174 ASTM E330	Average ultimate load ≥430psf	
37	VOC&TVOC	ASTM D5116-11	Non Detected	
38	Water absorption	ASTM D1037	Water absorption(24h): 0.12%	

Clad Standard Casement

SIERRA PACIFIC WINDOWS

Known for it's clean lines, smooth operation, and substantial construction our standard casement is a favorite across the country. Combine them with other fixed or operable Sierra Pacific windows to create a true room with a classic view.



Standard Construction:

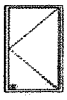
- 0.050" thick extruded aluminum exterior frame with mitered and sealed injected corners.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness with 2-3/8" stiles and rails.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore dual arm operator and standard folding handle/cover.
- Single lever multi-point locking system (1 lock up to 35" height; 2 locks over 35" up to 47" heights; 3 locks over 47" height).
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- Available as an Arched, Springline, or Pushout unit.

MINIMUM / MAXIMUM FRAME SIZES

Additional sizes may be available upon approval.

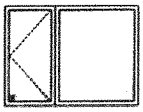
STANDARD CASEMENT – OPERATING		STANDARD CASEMENT – STATIONARY/PICTURE	
Minimum Frame Width	14.1875"	Minimum Frame Width	12"
Minimum Frame Height	16.1875"	Minimum Frame Height	12"
Maximum Frame Width	42.1875"	Maximum Frame Width	120"
Maximum Frame Height	96.1875"	Maximum Frame Height	120"
		Maximum Square Feet	55

Performance Data:



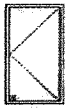
Operating Casement: 36.1875"x 84.1875"

AIR INFILTRATION.....0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50 (+50/-50)



Casement/Picture: 36.1875/60.1875" x 72.1875"

AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 8.25 PSF
STRUCTURAL.....CW-PG55 (+55/-55)



Operating Casement: 36.1875" x 72.1875"

AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+50/-50)

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Standard Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

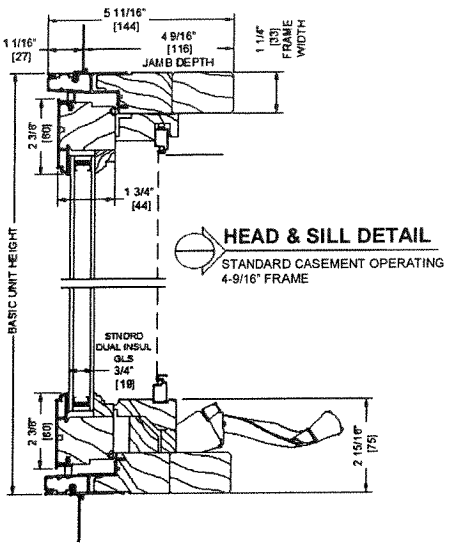
Thermal Performance (NFRC):

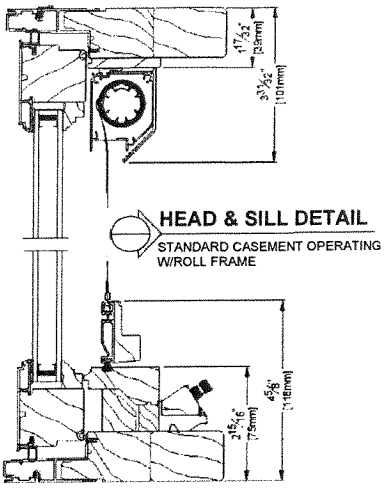
Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**	**Low-E 272 Clear**	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**
U-FACTOR.....0.29	U-FACTOR.....0.28	U-FACTOR.....0.18	U-FACTOR.....0.26	U-FACTOR.....0.25	U-FACTOR.....0.16
SHGC.....0.28	SHGC.....0.19	SHGC.....0.24	SHGC.....0.28	SHGC.....0.19	SHGC.....0.24
VT.....0.48	VT.....0.43	VT.....0.41	VT.....0.48	VT.....0.43	VT.....0.41
CR.....57	CR.....58	CR.....59	CR.....61	CR.....61	CR.....62

Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

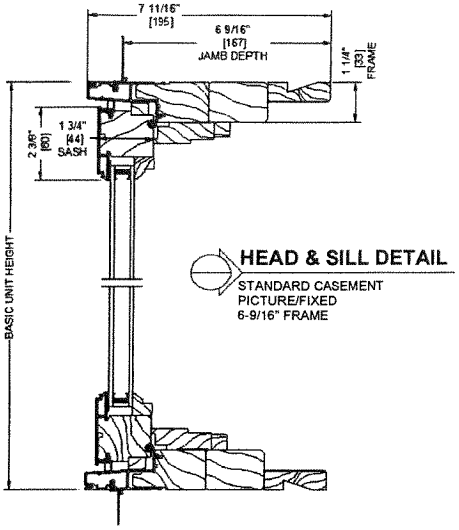
For a comprehensive list of glazing configurations, please refer to the Clad Standard Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

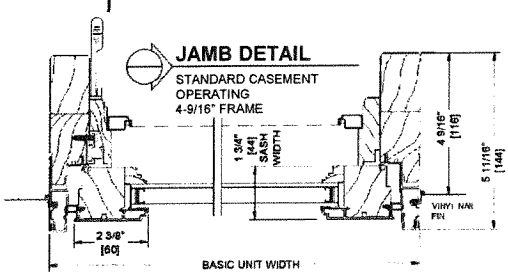
Operating Casement

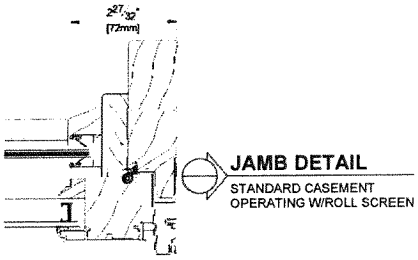


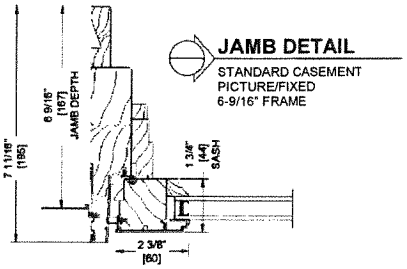


Picture/Fixed Casement

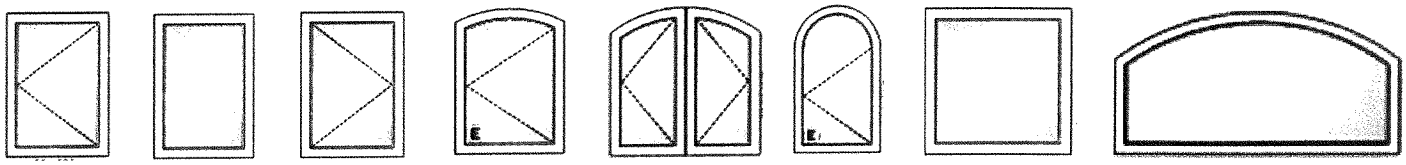








Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



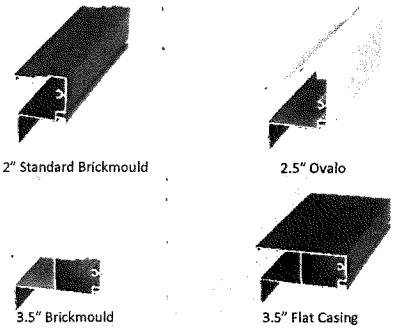
Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

Clad Standard Casement Additional Features

- Color Palette of 70 powder coated finishes in six design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- Optional veneer wrapped lift rail screen or roll screen.

Please visit our website **www.sierrapacificwindows.com** for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

EXTERIOR TRIM OPTIONS



Place Business Card or Company Information Here

EXHIBIT I

PRELIMINARY CONSTRUCTION SCHEDULE AND STAGING PLAN

ENTITLEMENT TIMELINE

March 21 - Village Council Preliminary PD Approval – Ordinance Introduction

April 2 – Village Council Preliminary PD Approval – Ordinance Adoption (if required)

Summer - Village Council Final PD Approval.

CONSTRUCTION TIMELINE

August 2024
Submit for Demo & Foundation Permit.

September 2024
Submit for Building Permit.

October 2024
Contractor mobilization. Assumes an 8-10-week Village review of demo/foundation permit.
Demolition begins; duration ~2 months.
**Development Team will work with Village to minimize impact on East Elm Street District during holiday shopping season.*

January 2025
Foundation/podium work begins; duration ~5 months.
Receive full building permit. Assumes a 12-week Village review of building permit.

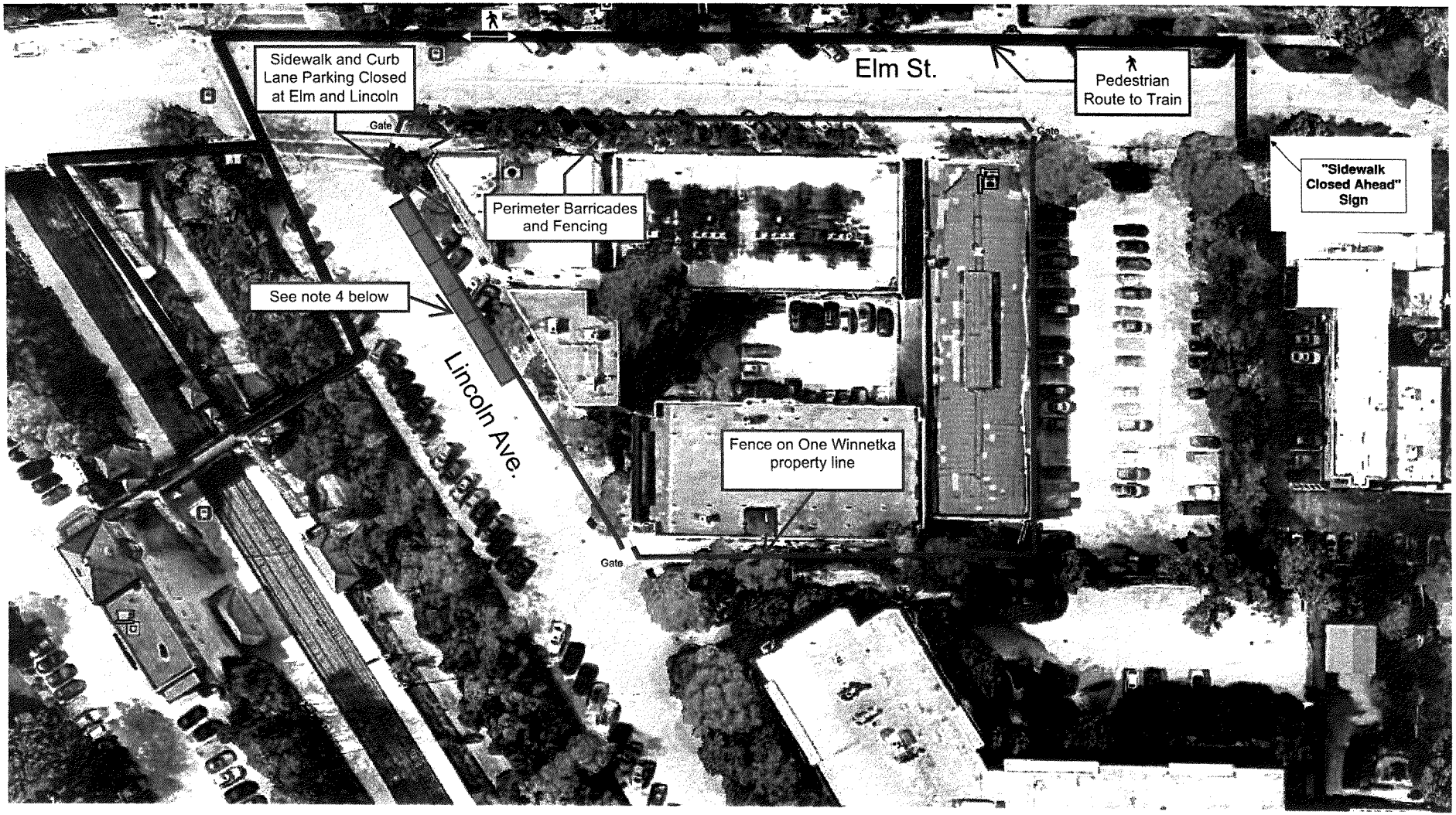
May 2025
Vertical construction begins; duration ~8 months.

December 2025
Interior buildout begins; duration ~7.5 months.

May 2026
Public Improvements begin; duration ~2.5 months.
**Development Team will work with Village to minimize impact on Winnetka Music Festival. Village acknowledges that Elm Street and Lincoln Avenue adjacent to the Property will be closed for construction during the festival.*

July 2026
Substantial Completion.

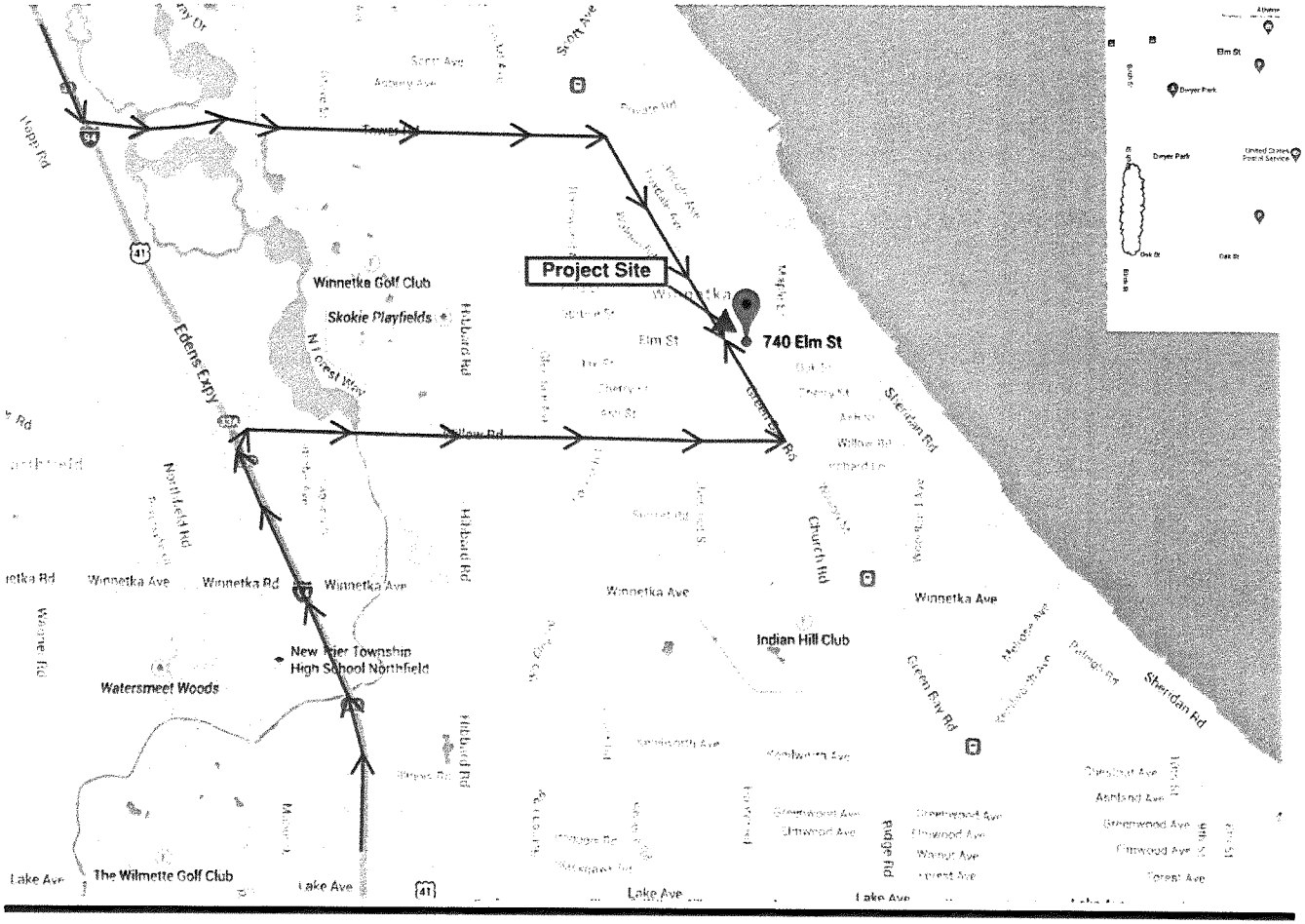
One Winnetka
Preliminary Logistics
March 2024

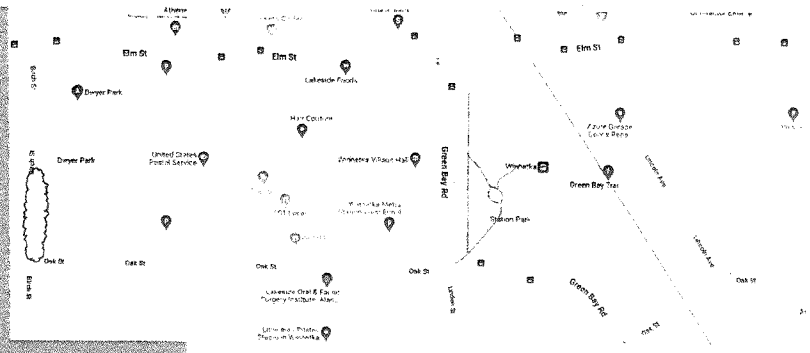


Logistics Notes:

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

3. Lincoln Avenue Parking Lane During Construction:
If the Village of Winnetka approves, it would be possible to create several parking spots that are parallel to Lincoln Avenue. Temporary striping would be installed. 6 Additional spaces would be provided during construction. If Village of Winnetka would consider one way traffic on Lincoln durnig construction, parking spaces could be angled in green area leading to approximately 12-15 spaces provided.





TRADE PARKING OPTION

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

Project Delivery Traffic Flow

W·E·O'NEIL

EXHIBIT J

Preliminary Plat of Subdivision

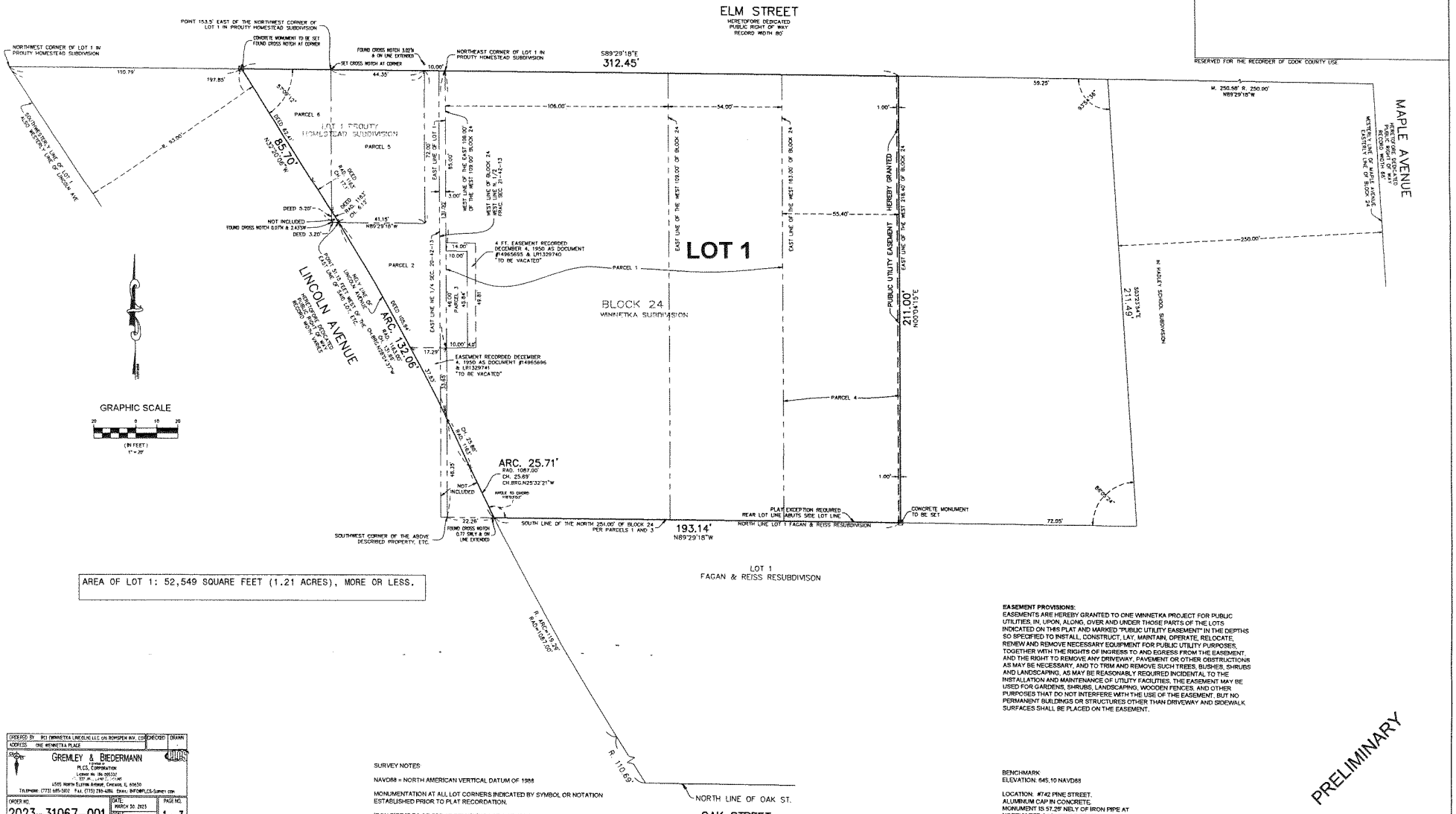
One Winnetka Subdivision

SEND TAX BILLS FOR LOT 1 TO:

SPRINGBANK CAPITAL ADVISORS
730 W. RANDOLPH STREET, SUITE 600
CHICAGO, IL 60661

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

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



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

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

SURVEY NOTES

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

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

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

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

BENCHMARK
ELEVATION: 645.10 NAVD88

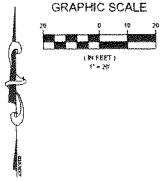
LOCATION: #742 PINE STREET.
ALUMINUM CAP IN CONCRETE.
MONUMENT IS 57.29' NELY OF IRON PIPE AT NORTHWEST CORNER OF SECTION 21-42-13
N. 1,862,594.103
E. 1,147,444.453

PRELIMINARY

ORDERED BY: RCI TWINNETKA LINCOLN, LLC c/o ROMSPEN INV. CORP. | CHECKED: | DRAWN:
ADDRESS: ONE WINNETKA PLACE
GREMLEY & BIEDERMANN
PLCS. CORPORATION
License No. 184-005332
Exp. Date: June 30, 2024
1565 NORTH ELSTON AVENUE, CHICAGO, IL 60642
TELEPHONE: (773) 685-3802 FAX: (773) 276-4286 EMAIL: INFO@PLCS-SURVEY.COM
ORDER NO. 2023-31067-001
DATE: MARCH 30, 2023
SCALE: 1 INCH = 20 FEET
PAGE NO. 1 OF 3
G:\CAD\2023\2023-30929\2023-31067-001 p1.dwg

One Winnetka Subdivision

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



CONSENT OF MORTGAGEE

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

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

ATTEST: _____, A _____

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

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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

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

_____
SIGNATURE OF NOTARY

SEAL

MY COMMISSION EXPIRES: _____

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

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

_____
VILLAGE ENGINEER

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

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

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

BY:

_____
FINANCE DIRECTOR

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

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

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

BY:

_____
DIRECTOR OF WATER AND ELECTRIC

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

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

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

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

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

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

BY:

_____
PLAN COMMISSION CHAIRMAN

ATTEST:

_____
SECRETARY

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

OWNER

_____
NAME: _____
DATE: _____

REGISTERED PROFESSIONAL ENGINEER

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

SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.85 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1183.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS;

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

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

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 33 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1183 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

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

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

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

FIELD MEASUREMENTS COMPLETED ON FEBRUARY 21, 2023.

SIGNED ON _____.

BY:

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

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

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

DATED THIS _____ DAY OF _____, A.D. 20___

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR

SURVEYOR CERTIFICATE (CONTINUED)

PRELIMINARY

ORDERED BY: RCI (WINNETKA LINCOLN) LLC c/o ROMSPEN INV. CORP.		CHECKED:	DRAWN:
ADDRESS: ONE WINNETKA PLACE			
SCALE:	GREMLEY & BIEDERMANN, PLCS, CORPORATION (Formerly Ltd. Liability Co.) 2505 North Elston Avenue, Chicago, IL 60647 Telephone: (773) 695-1602 Fax: (773) 296-4484 Email: info@PLCS-Survey.com		
ORDER NO.: 2023-31067-001	DATE: MARCH 30, 2023		PAGE NO.: 2 OF 3
	SCALE: 1 INCH = 20 FEET		

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GREMLEY & BIEDERMANN

A Division of

PLCS Corporation

License No. 184-005332

Professional Land Surveyors

4505 North Elston Avenue, Chicago, IL 60630

Telephone: (773) 685-5102 Email: INFO@PLCS-Survey.com

Plat of Survey

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1" = 20'

PARCEL 1:
THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING, THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET, THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTH WEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 RADIUS 25.84 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.60 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

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

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

PARCEL 5:
EASEMENT FOR THE BENEFIT OF THE PARCEL 4 AS CREATED BY DEED FROM AYRES BOAL JR., TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, TO KATHERINE ROACH JACKSON DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965695 FOR INGRESS AND EGRESS, LIGHT AND AIR OVER A STRIP OF LAND 4.00 FEET WIDE, AND FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID 4.00 FEET STRIP, WHICH 4.00 FEET STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 41.50 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, A DISTANCE OF 14.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 49.81 FEET TO A POINT; THENCE WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

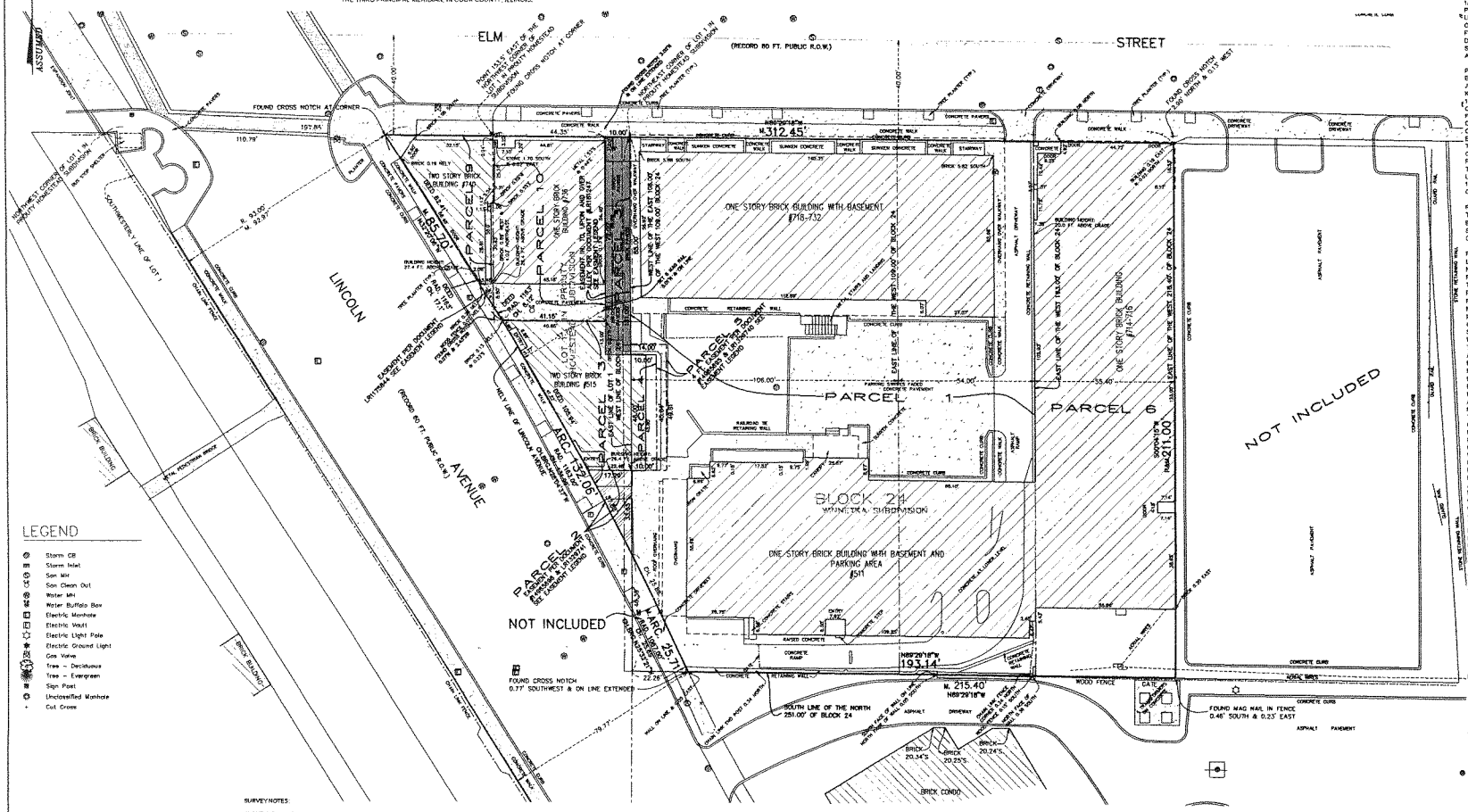
PARCEL 6:
THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:
LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N. RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING;
AND ALSO
EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1 42.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SOUTH LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24
AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:
BEGINNING IN THE NORTH LINE OF SAID LOT 1 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF SAID BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 153.5/10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35/100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 44.35 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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



LEGEND

- Storm CB
- Storm Inlet
- San MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Electric Manhole
- Electric Vault
- Electric Light Pole
- Electric Ground Light
- Gas Valve
- Tree – Deciduous
- Tree – Evergreen
- Sign Post
- Unidentified Manhole
- Cut Cross

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0251K, EFFECTIVE DATE SEPTEMBER 15, 2021.

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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ORDERED BY: NC WINNETKA LINCOLN LLC c/o KROPEN INVESTMENT CORP | CHECKED: | DRAWN: RD

ADDRESS: ONE WINNETKA PLACE

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

ORDER NO. 2023-31067-001 | DATE: FEBRUARY 21, 2023 | SCALE: 1 Inch = 20 Feet | PAGE NO. 3 OF 3

G:\CAD\2023\2023-30929\2023-31067-001 p3.dwg

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 14 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2023.

DATE OF PLAT FEBRUARY 28, 2023.

BY:

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2892

PRELIMINARY

EXHIBIT K

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company ("***Owner***") is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, ***"Property"***), which Property is legally described in ***Exhibit A*** attached to this Unconditional Agreement and Consent; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Overlay District under the; and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 of the "Winnetka Zoning Ordinance," as amended (***"Zoning Code"***); and

WHEREAS, Ordinance No. M-01-2024, adopted by the Village Council on April 2, 2024 ("**Ordinance**"), grants the Owner approval of its preliminary development plan and certain exceptions and modifications from provisions of the Zoning Ordinance to permit Owner to construct and develop a four story mixed-use building; related parking improvements; and related on-site and off-site streetscape, landscape, and other public and private improvements (***"Zoning Approvals"***); and

WHEREAS, Section 15 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 10 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance and the Zoning Approvals, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the Zoning Approvals or its adoption of the Ordinance, and that the Village's approval of the Zoning Approvals does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

RIC (ONE WINNETKA) LLC, an Illinois limited liability company

By: Romspen (Reomaster) Holdings, Inc, a Delaware corporation, its Manager

By: _____

Its: _____

Date: _____

4893-5254-9499, v. 17a