Village of
WINNETKA, IL

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PLANNED DEVELOPMENT COMMISSION VIRTUAL MEETING AGENDA

WEDNESDAY, FEBRUARY 3, 2021 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-01 and Senate Bill 2135, the Winnetka Planned Development Commission meeting on Wednesday, February 3, 2021 **will be held virtually.** The meeting **will be livestreamed via the Zoom platform**. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at the Village Hall Council Chambers, 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location.** Pursuant to Executive Order 2021-01 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Planned Development Commission meeting, including the ability to provide testimony or comments.** Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 9149 547 7969 (Please note there is no additional password or attendee ID required.)
2) **Livestream (both audio and video feed).** Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 9149 547 7969; Webinar Password: PDC020321

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

1) By sending **an email** to planning@winnetka.org;
2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

PLANNED DEVELOPMENT COMMISSION VIRTUAL MEETING AGENDA
WEDNESDAY, FEBRUARY 3, 2021 - 7:00 PM

AGENDA ITEMS

1. Call to Order & Roll Call.

2. Introductory Remarks Regarding Conduct of Virtual Meeting.

3. Approval of Minutes – October 7, 2020.

4. Approval Minutes – October 19, 2020.

5. **Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review:** An *amended application* submitted by Walden Winnetka, LLC seeking approval of subdivision and zoning relief to allow the construction of a new five-unit multi-family residential building with below grade structured parking. The requested subdivision and zoning relief would permit (a) a plat of consolidation to combine two lots into one lot of record; (b) an exception from the maximum permitted building size (GFA); (c) an exception from the maximum permitted building height; (d) an exception from the required principal roof form; (e) an exception from the exterior wall articulation requirement along the south façade; and (f) an exception from the front yard setback requirements to accommodate surface parking spaces. The Village Council has final jurisdiction on this request.

6. Other Business.
    a. March 3, 2021 Meeting - Quorum check.

7. Public Comment.

8. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter .

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 at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

WINNETKA PLANNED DEVELOPMENT COMMISSION
MEETING MINUTES
OCTOBER 7, 2020

Members Present:	Matt Bradley, Chairman
	Sarah Balassa
	Tina Dalman
	Layla Danley
	John Golan
	Kimberly Handler
	Bridget Orsic
Members Absent:	Lynn Hanley
	Jay Vanderlaan
Village Staff:	David Schoon, Director of Community Development
	Kristin Kazenas, Assistant Village Manager
	Ann Klaassen, Senior Planner
Village Attorney:	Ben Schuster

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

Call to Order & Roll Call:
The meeting was called to order by Chairman Bradley at 7:14 p.m.

Ben Schuster informed the Planned Development Commission due to technical problems, the members of the public who are at the Village Hall to participate in the public meeting cannot hear the meeting. He recommended the hearing be continued to a date certain in order to provide members of the public full participation rights. Mr. Schuster also stated under the Open Meetings Act, they are required to provide time for public comment noting any testimony provided regarding The Walden planned development during that time would not be part of the official hearing.

Chairman Bradley asked for a motion to continue the public hearing on The Walden planned development at 688-94 Green Bay Road to a date certain. Ms. Kazenas allowed Rick Swanson into the meeting. Rick Swanson asked for a meeting date at the Planned Development Commission's earliest convenience. Mr. Schoon confirmed the next regular meeting date is November 4, 2020. The Planned Development Commission discussed their availability to meet on Monday, October 19, 2020. Mr. Swanson confirmed that date is fine. Chairman Bradley then asked for a motion to continue the public hearing to October 19, 2020. A motion was made by Ms. Orsic and seconded by Ms. Dalman. A vote was taken and the motion unanimously passed:
AYES: Balassa, Bradley, Dalman, Danley, Golan, Handler, Orsic
NAYS: None

Public Comment
Mr. Schuster reiterated any public comment relating to the continued agenda item would not be included in the record. Chairman Bradley asked if there was any public comment. Ms. Kazenas allowed Brandy S.,

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John, John Madden, King Poor, Martin C., Matthew Holmes, New Look Design, Pam Coster, Roger and Scott Perlson into the meeting. No comments were made at this time. She confirmed there was no other public comment. Ms. Klaassen noted the one remaining member of the public at Village Hall has no comment. Chairman Bradley then closed public comment.

Approval of September 2, 2020 meeting minutes.
Chairman Bradley asked for a motion to approve the September 2, 2020 meeting minutes. A motion was made by Ms. Danley and seconded by Ms. Handler. A vote was taken and the motion unanimously passed:
AYES: Balassa, Bradley, Dalman, Danley, Golan, Handler, Orsic
NAYS: None

Other Business:

a. November 4, 2020 meeting – Quorum Check.

The Planned Development Commission previously discussed their availability for the November 4, 2020 meeting.

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

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

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WINNETKA PLANNED DEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
OCTOBER 19, 2020

Members Present:	Matt Bradley, Chairman Sarah Balassa Tina Dalman Layla Danley John Golan Kimberly Handler Lynn Hanley Bridget Orsic
Members Absent:	Jay Vanderlaan
Village Staff:	David Schoon, Director of Community Development Brian Norkus, Assistant Director of Community Development Ann Klaassen, Senior Planner
Village Attorney:	Ben Schuster

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

Call to Order & Roll Call:
The meeting was called to order by Chairman Bradley at 7:00 p.m. Ms. Klaassen took roll call of the PDC Members present. Chairman Bradley then went over the rules and procedures in terms of the way the meeting would proceed.

Continued from the September 2, 2020 and October 7, 2020 meetings – Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review: An amended application submitted by Walden Winnetka, LLC seeking approval of subdivision and zoning relief to allow the construction of a new six-unit multi-family residential building with below grade structured parking. The requested subdivision and zoning relief would permit: (a) a plat of consolidation to combine two lots into one lot of record; (b) an exception from the maximum permitted building size (GFA); (c) an exception from the maximum permitted intensity of use of lot (impermeable lot coverage); (d) an exception from the maximum permitted building height; (e) an exception from the required principal roof form; and (f) an exception from the exterior wall articulation requirement along the north façade. The Village Council has final jurisdiction on this request.
Mr. Schoon described the events which took place at the last two meetings including the requests for additional information with regard to GFA and neighbor comments as well as mentioning the technical difficulties experienced at the October 7, 2020 meeting. He noted the applicant submitted additional materials included in the packet, and he identified the relief being requested. Mr. Schoon noted any site over 10,000 square feet must go through the planned development process even though exceptions are being requested. He then stated one exception has been impacted by the changes on the fourth story of the building slightly reducing the overall square footage by 215 square feet and changed the location of some of the fourth story element. Mr. Schoon noted a variation would still be needed for GFA of 47.5%. He then described the exception for height requested by the applicant noting impermeable lot coverage has not changed and referred to the roof requirement and building wall articulation exceptions being requested. Mr. Schoon also referred to the planned development and exception standards the PDC is to consider. He then identified the potential actions the PDC can consider at this meeting and asked if there were any questions.

Chairman Bradley also asked if there were any questions. No questions were raised at this time. Chairman Bradley asked for the applicant to be allowed into the meeting and swore in those speaking to this matter.

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Rick Swanson began by going through his PowerPoint presentation which first identified the site information, size, zoning classifications and surrounding properties. He noted the planned development is not strictly confined to the B-1 standards for this site. Mr. Swanson referred to illustrations of the proposed building views from the street, the north and south as well as the building's materials. He noted significant changes were made to the fourth floor space and identified the view from the street where the fourth floor is not visible. Mr. Swanson then identified the roof top garden illustration.

Mr. Swanson stated after hearing the PDC's discussion and public comment, the decision was made to continue the matter to the October meeting to reflect on the comments made and respond to the concerns raised which included building height, GFA, storage vault and drainage concerns among others he identified. He then stated with regard to drainage, a storage vault would be provided under the driveway which met engineering requirements ensuring no water flow would affect surrounding properties.

Mr. Swanson described the changes to the project as it evolved in response to the concerns raised which resulted in a 4 foot height reduction since concept plan review and noting the design elements served an important aesthetic purpose which the DRB supported. He stated the removal of these design elements would compromise the architectural character of the façade resulting in a more conventional result. Mr. Swanson added the statement that the building is 49 feet in height suggested the mass being visible and continuous from all four sides is not factual. He stated the primary height concern made at the September 2020 meeting seemed to be around the possible impact of the fourth floor and what could be done to mitigate floor area and perceived building mass with much of the attention focusing on the fourth floor storage area and how it could be mitigated or relocated. Mr. Swanson noted in revisiting the plan, they made adjustments which reduced the building mass while preserving the need for onsite storage.

Mr. Swanson stated in order to address the neighbors' concerns with regard to property values, he referred to a value matrix which identified comparable property values noting the homes on Walden were there long before other structures on Green Bay Road and have not had any loss of value compared to other homes in the community. He also stated the fact that they are close to downtown is arguably a benefit, adding that the units would be sold at higher values than other condominiums on Green Bay Road. Mr. Swanson then noted they would also supply more light and air by way of stricter setbacks and lower height.

Mr. Swanson identified the areas in the floor plan which changed with the yellow areas representing areas which were removed and not counted as floor area with the red areas being the areas added, which in sum resulted in a reduction in GFA of 191.8 square feet and the wall exposure to the west. He also noted the reduction in GFA was the result of the elimination of areas under 7 feet in height, which were previously inadvertently counted toward GFA and removal of a portion of the shed roof above the stair.

Mr. Swanson then identified a view of the proposed east, south, west and north elevations. He then stated in connection with the question previously raised relating to the need for railing on the roof garden, it would serve to prevent people from entering into the planting area noting it would not be visible from the ground view perspective. Mr. Swanson also stated in connection with the shadow study and light and air impact to adjacent properties, he identified computer generated models in March, June, September and December of the neighboring building and proposed building at the allowable height and with the design elements as proposed. He then identified an illustration of a cross section of the building with the guard rail and landscaping shown. Mr. Swanson noted the landscape plan has not changed along with a photo of a 6-foot cedar fence to replace the existing chain link. He added they remain committed to working with the south neighbor with regard to landscaping. Mr. Swanson then identified a list of projects they have done in response to the question relating to their project experience. He noted with regard to drainage concerns, their engineers worked with the Village to develop a plan that would meet all drainage requirements for the site and which would redirect water flow to their site to an underground storage vault. Mr. Swanson confirmed the Walden homeowner's association would be responsible for the system's maintenance.

Mr. Swanson stated in connection with structural and insurance concerns, he stated they reviewed historic data

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and determined the existing homes were built in the early 1900's and there is no evidence suggesting any landfill activity. He noted they planned to perform soil borings to further confirm the bearing capacity of the soil as well as confirmed with their insurance carrier that the surrounding properties can be added as additional insureds. Mr. Swanson then stated with regard to property values, he stated the neighbors' position that their properties would be negatively impacted by the proposed development is not factual or supported by historic market trends. He referred to the opinion of real estate community professionals who have maintained the benefits this project would bring to the neighborhood and the community as a whole while the current condition of the site would continue to adversely impact property values. Mr. Swanson added the proposed development would offer significantly better construction quality and more modern amenities than nearby properties and stated if the proposed exceptions would have had an impact on property value, the existing buildings fronting Green Bay Road would have set that precedent long ago. He noted there are reservations for the units, which exceed a $1.3 million purchase price.

Mr. Swanson then stated the next exhibit represented a Green Bay Road comparative elevation study of height and scale showing the proposed and existing buildings. He stated the areas in red represent the portions of the building which are over the current height requirements and identified the bulk overages of those buildings. Mr. Swanson identified the area of 4% of the total roof mass and noted the building met the density count. He then identified an impact matrix of the proposed exceptions with the areas in red representing that which would be viewed from Green Bay Road. Mr. Swanson noted the balconies would be 5 feet lower than the buildings to the south in response to the neighbors' letters which state the balconies would be looming over their properties. He also noted the fourth floor and proposed roof garden cannot be seen from Green Bay Road or Walden Road with no social use taking place on the fourth floor's west side.

Mr. Swanson stated in response to the neighbor's statement that the proposed exceptions would change the character by allowing a building that is 49 feet tall looming over the Walden neighborhood, he referred to an illustration showing two triangular areas in red which are the areas which would loom over the Walden neighborhood with the remainder of the building located within the ordinance. He then identified the area in green as the building to the south which is significantly closer to the setback in terms of perspective. Mr. Swanson confirmed the only 49-foot element is the peak of the design element which would not be seen or have exposure from Walden or Green Bay Road and whose removal would not benefit anyone and was unanimously approved by the DRB. He reiterated most of the building is under the height restriction with the design elements representing the height portions of the building they are striving to keep. Mr. Swanson then asked if there were any questions for him or Eric Mancke, the engineer.

Chairman Bradley also asked if there were any questions. Ms. Orsic asked if there is no overage on density and Mr. Swanson confirmed that is correct and they are within the number of units allowed. Ms. Orsic asked if they would be over on FAR. Mr. Swanson responded that is correct. Ms. Orsic then asked with regard to the shadow study and allowable height, she asked if the shadow study had the allowable FAR they had or if it had the FAR reduced for the shadow study to allow what would be an allowable FAR. Mr. Swanson confirmed they kept the same FAR and the only FAR removed related to the fourth floor elements which reduced the amount of square footage. Ms. Hanley questioned the fourth floor garden area access in terms of maintenance and asked if it represented the only accessible maintenance area. Mr. Swanson confirmed that is correct. Ms. Dalman questioned the grade on the west property line between the site and the neighboring properties. She also stated with regard to the comments relating to how the building would change the neighborhood character, the building would be further back than other buildings and homes in the neighborhood and others. Ms. Dalman questioned how close other multi-family structures are to the lot lines. Mr. Swanson responded the building to the south is 11 feet closer to the property line than the proposed building. He described how the north building encroached into the setback on their side by approximately 3.5 feet. Mr. Swanson stated in comparing their building to the buildings to the south, there is more open space separating them from their neighbors than other buildings on Green Bay Road and stated the building was designed to meet the neighborhood which he described as Green Bay Road. He added it has been an established neighborhood of buildings significantly larger than the existing buildings. Mr. Swanson then described how drainage would flow with the development. He noted with regard to the grade differential, the building was set so as not to make the building appear higher and confirming drainage issues would be addressed.

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Ms. Dalman stated to build a structure which did not require exceptions, it could be built closer to the property line without articulation and asked what that would look like. Mr. Swanson responded there would be no change in height but there would be a change in the mass and it would require an entire new building. He stated they wanted to create a structure that fit with the character and architecture of the area and Green Bay Road realizing they would need exceptions. Mr. Swanson commented it would be easy to design an ugly, small building as opposed to a larger, good looking building.

Mr. Golan referred to the fourth floor and asked if such an element is popular now as he has never seen one on a three-story building and questioned its use by the five other neighbors. Mr. Swanson responded it came about 15-20 years with more green roofs which served to creatively cut down on the carbon footprint. He then stated people who are downsizing want to have an outdoor place of respite which is usually a backyard. Mr. Swanson added it would be benign from a visual perspective and would be for those living there and he would not characterize it as trendy. He then stated while a lot of buildings are not built with rooftop gardens, the real estate community and buyers embrace it. Chairman Bradley noted the fourth floor is also being used for storage together with the terrace space as opposed to having storage inside the units. Mr. Swanson stated storage was initially located on each floor and it had to be moved to allow space for a secondary egress staircase. He stated the pitched area was always there and the terrace came about later. Ms. Danley asked if the two units under contract are by current Winnetka families who are downsizing. Mr. Swanson confirmed one of them is and it is highly probably the remaining buyers may come from Winnetka. Chairman Bradley asked if there were any other questions. No additional questions were raised at this time.

Chairman Bradley stated they would now begin with public comments and outlined the order in which it would take place. He informed those who spoke at the prior meeting that their comments are included in the record and asked for any comments to relate to new matters noting comment would be limited to three minutes.

Ms. Klaassen read a letter from Mary Jo and James Bushell, 677 Walden Road, in opposition into the record. She read an email from Laurin Starck in opposition into the record. Ms. Klaassen read an email from Lynne and David Weinberg, 687 Blackthorn, in opposition into the record. All are dated October 16, 2020. She then read an email from Novana Moran received October 17, 2020 in opposition into the record. Ms. Klaassen then read an email from Dan and Gayle Dunn, 660 Walden Road, received October 18, 2020 in opposition into the record. She read an email received October 19, 2020 in opposition from into the record which was signed by over 50 Winnetka households in support of the request. Ms. Klaassen read an email received October 19, 2020 from Richard and Ann Keneman, 707 Walden, in opposition into the record.

Chairman Bradley asked Mr. Swanson if he would like to respond now or wait until the end. Mr. Swanson confirmed he would respond at the end of public comment.

Chairman Bradley asked for public comment for those in attendance at the Village Hall and swore in those speaking to this matter. Mary Jo Bushell, 677 Walden Road, referred to the balconies which would be directly over their backyard and would be less intrusive if they were not Juliette balconies. She also asked if a brick wall could be built instead of a fence to diffuse noise and lighting.

Mr. Norkus then allowed Ruud Coster into the meeting. Chairman Bradley swore in Mr. Coster. Mr. Coster recommended bringing objectivity to the study and have experts review the arguments being discussed including the shadow study. He stated any development on Green Bay Road between Pine and Tower Road could impact their property values. Mr. Coster referred to the strategy with regard to the Green Bay Road corridor and suggested that plan be completed with input from Winnetka residents.

Mr. Norkus allowed John Madden, 680 Green Bay Road, into the meeting. John Madden stated Mr. Swanson presented a thoughtful plan who presented a number of changes relating to the fourth floor which are welcome. He stated the building plan changes are mostly cosmetic and asked what could be done to lower the building height. Mr. Madden stated 9 feet ceilings would be sufficient. He also stated the garage is only partially underground and if it was lowered 2-3 feet, that would lower the building height although that would be an

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expensive option. He then stated approval of the building should only be allowed if there are major modifications to it.

Mr. Norkus allowed King Poor into the meeting. Chairman Bradley swore in Mr. Poor. King Poor, 735 Walden, stated he has previously served the Village as a Trustee and Chair of the ZBA. He stated after his initial concerns relating to the property, he visited the property and noted there is a major grade differential on Walden which was previously a stream. Mr. Poor then stated to ask for an exception of 47% together with the grade differential, he questioned what it would do to the three neighbors' properties and the neighborhood. He also stated the development in its current state would unfairly deprive them of light and privacy when there are other alternatives which is what the planned development ordinance is about. Mr. Poor stated while they want to encourage new development, these families and their quality of life would be unfairly diminished if there are not major modifications particularly with regard to FAR. He stated the ordinance was designed to provide a balance and asked for the request to be denied with leave to come back with a modified plan.

Mr. Norkus allowed Gordon Montgomery into the meeting. Chairman Bradley swore in Mr. Montgomery. Gordon Montgomery stated he and his wife, Claudia, live at 681 Walden behind the development and submitted a letter. He stated with regard to the materials presented, there has not been a full appreciation of the impact of the proposed structure. Mr. Montgomery stated their home is 48 feet from the lot line and his view from the rear of the home would be blocked. He then stated the scale of the building is significant. Mr. Montgomery stated they purchased their home with the trust that while development would be allowed, it would be allowed within zoning. He asked the PDC to visit their property to see how the development would affect their property.

Mr. Norkus allowed Matthew Holmes into the meeting. Chairman Bradley swore in Mr. Holmes. Matthew Holmes stated he would be representing numerous interested parties adjacent to the proposed development in order to help them navigate the planned development process. He noted while his clients do not object to the proposed use, they are asking for the PDC to protect the value and enjoyment of their properties by asking the applicant to conform to the height and FAR requirements of the zoning code. Mr. Holmes read from the planned development standards and referred to the shadow study and the effect on light to the properties, along with balconies which would affect his clients' privacy. He stated the height, density and design of the property would negatively impact the value of the homes to the north and west. Mr. Holmes then stated the exceptions being sought are not reasonable and identified the percentages of the exceptions being requested. He stated the developer was aware of the limitations of the site when it was purchased and the neighbors relied on the code when purchasing their properties to provide them protection and they should require developers to comply with the code. Mr. Holmes stated the sole reason for the exceptions being requested is to increase the profitability of the project which is not a basis for providing relief. He stated no testimony has been presented with regard to the effect to the value of neighboring properties. Mr. Holmes referred to Mr. Swanson's comparison of the project to 680 Green Bay Road which was built 40 years ago. He referred to the petition signed by 80 of the neighbors in objection to the development and to hold the developer to Village standards. Mr. Holmes asked that the PDC recommend denial of the application since the planned development standards have not be met or in the alternative to ask the developer to modify the plans to reduce the height and FAR of the project to comply with the Village code standards. He then asked Chairman Bradley if the interested parties would have an opportunity to cross-examine the developer. Mr. Schuster confirmed interested parties would have an opportunity to cross-examine the applicant.

Mr. Schoon confirmed no other individuals have preregistered to speak. Mr. Norkus allowed Brandie Siavelis into the meeting. Chairman Bradley swore in Ms. Siavelis. Ms. Siavelis stated her family lives on Cedar Street and she is a real estate broker. She referred to the comments relating to property values declining as a result of the development. Ms. Siavelis then cited home sales data on Walden Road which showed the increase in values of the homes sold. She also referred to the two contracts for two units in the development who are empty nesters, one of which is a Winnetka resident. Ms. Siavelis stated she is in support of the project and there has been a vacuum for new construction in Winnetka for many years. She referred to the amount of time spent by the developer over the last 18 months working with the Village to make the project work for everyone. She then stated as residents, they have watched development in Winnetka struggle and referred to the failed One Winnetka project. Ms.

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Siavelis then stated Winnetka cannot get out of its own way when it comes to development and the goal is to keep long term residents in the community. She commented the building would be beautiful and congruent with the surrounding buildings on Green Bay Road and would represent a way for the Village to increase its tax revenue. Ms. Siavelis then implored the PDC to not allow paralysis by analysis.

Mr. Norkus stated there are no additional members of the public in the que to comment. Chairman Bradley stated any additional public comment received later would be incorporated in the record. He then asked Mr. Swanson to respond to the comments made.

Mr. Swanson responded they have worked with the Village for 1.5 years which included meeting with neighbors. He stated the property will ultimately be developed and may not be as nice as what they are proposing. Mr. Swanson stated the project would be a positive addition to the community and found it unfortunate there are larger buildings backing up to these neighbors' properties with the perception the proposed building would have a profound effect on their properties. He then referred to The Mews and its size and proximity to the lot line. Mr. Swanson then stated they cannot reduce the size of the building and are within the allowed density after its consideration. He reiterated the process is the planned development process and not the B-1 process. Mr. Swanson also stated property values and light and air would not be depreciated. He then referred to a prepared statement which he read into the record. Chairman Bradley informed everyone a decision would not be made at tonight's meeting since the PDC is a recommending body to the Village Council.

Chairman Bradley then called the matter in for discussion. Mr. Schuster confirmed cross-examination should take place before deliberation and explained the process. Mr. Holmes asked Mr. Swanson if he is an attorney, a licensed real estate appraiser in Illinois, a photometric or acoustical engineer and Mr. Swanson responded he is not. Mr. Holmes asked Mr. Swanson what professional licensing he had and Mr. Swanson responded he is a licensed architect in several states. Mr. Holmes asked Mr. Swanson what limitations were reviewed in terms of light, air, noise, etc. in developing the property. Mr. Swanson responded they would have CCRs as part of the homeowner's association which would be required by the Village Council as a condition of final approval. Mr. Holmes asked if such documentation might have assisted the neighbors in connection with the proposed development of the property. Mr. Swanson responded they were only required to submit light and photometric drawings prepared by a licensed engineer and who was not available for cross-examination. Mr. Holmes objected to the photometric presentation since the engineer who prepared it is not available for cross-examination.

Mr. Norkus stated a member of the public joined the meeting and allowed Amy Corr into the meeting. Amy Corr stated she approved the project. Mr. Norkus stated that concluded public comment.

Chairman Bradley stated the PDC would now deliberate. Ms. Balassa began by stating it is important to note they are considering a different set of standards. She also stated in reviewing the location and the inventory of condominiums for sale in Winnetka, it is extremely limited. Ms. Balassa stated it is relevant to look at how many such buildings they have and how few have been built in recent times and how stymied they are as a town. She stated there is a huge need for what the applicant is offering and regardless of what was built, the neighbors' sense of privacy would be perceived to be a huge difference. Ms. Balassa stated she is in support of the project and to consider the mission of why they are here and agreed Winnetka is a difficult town to work with. She added the quality of Mr. Swanson's work in other towns is good. Ms. Balassa concluded she is in support.

Ms. Dalman stated it is difficult and referred to the neighbors who object which is going to happen in a residential district abutting a business zone. She referred to page 11 of the materials and conditions and the creation of the planned development to give more flexibility to allow variations to end up with a better product noting that buildings which could be built as of right would not adequately serve the community. Ms. Dalman referred to criteria nos. 3 and 4 and the use would not impede the use or enjoyment of others' properties while considering it in the context of The Mews and other adjacent large, multi-family properties already there. She also stated the applicant provided the shadow and light study and she did not see evidence that what was presented by the applicant was refuted.

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Ms. Handler commented the design is beautiful, creative and high quality and considering what they are charged with, part of it is a 50% variance which is too much. She then stated she is not troubled by height since the architectural elements are adding the height. Ms. Handler then stated with regard to the shadow study, she referred to the alternative of a flat roof which would not be allowed as opposed to a peaked roof.

Ms. Danley stated she appreciated the work the developer did in working with the Village and neighbors and there is a need for this kind of housing in the Village and for the vacant lot to be used. She then stated in connection with the standards and the effect on the neighbors, she referred to the shadow study and the decorative elements which make the building attractive. Ms. Danley stated the mass of the building felt like a lot and weighing both of those items together with the standards, it is a hard case for her to make a determination. She stated she is also struggling whether this is a bridge too far in terms of what the Village needs and what the applicant is asking for.

Ms. Orsic agreed with the comments made with regard to the mass and beauty of the building. She then stated the Village Council wants the PDC to look at the impact on the neighbors and one of the reasons a request comes to this Commission is because of the public benefit it provides. Ms. Orsic questioned whether the provision of housing to be sold for profit is a public benefit and how it contrasted on the impact for the neighbors behind it. Ms. Orsic then stated with regard to The Mews and other existing buildings, she presumed zoning was changed for a reason to limit buildings of this size. She then stated while she would like to make exceptions for a better building as opposed to what could be built as of right, the exceptions are big and they owe the neighbors some consideration compared to that of the six unit owners of the proposed building.

Ms. Dalman questioned whether the storm water vault would be considered a public benefit to the neighbors. Chairman Bradley responded that would be done regardless. Ms. Balassa stated that in working with the Village and the DRB, the proposed building would be much more attractive than the other dense and larger buildings around it. She also stated with regard to the reason zoning was changed in 1998, the needs of the community and what people are expecting has dramatically changed as well as feasibility in terms of what can be built. Ms. Balassa then stated something would be built there regardless which would impact the neighbors' privacy and there would be the same concerns of the neighbors whether a conforming building fit in or not.

Mr. Golan agreed with Ms. Orsic's comments and stated letting the developer have a flat roof increased the mass of the building. He also stated while no one would see the rooftop garden, it can be seen when driving from the north as well as by the neighbors to the east. Mr. Golan then stated in connection with One Winnetka, the variances were justified by the significant amount of public good. He stated for this approval, it would tell developers that the codes do not matter to approve such a massive structure with very little public benefit.

Ms. Hanley agreed this is a difficult case in that it is different from other buildings and is attractive with gables which gave it aesthetic qualities. She then stated she agreed with Mr. Golan that there should be limits as to how far they should go without a huge public benefit to those other than the unit owners. Ms. Hanley also stated the amount of impermeable lot surface and FAR is hard to swallow and it is possible to shrink the footprint to reduce those variance amounts.

Chairman Bradley stated with regard to the need/benefit they are struggling with; they need to be forward thinking and open to new developments. He also stated this project is not perfect and referred to the comments from the neighbors to the west and north. Chairman Bradley stated the properties to the south do not matter and were done under a different code and are reflective by the change to the code. He also stated the buildings to the north were built after the zoning change and met the standards. Chairman Bradley commented it is a beautiful building and referred to the market research in connection with the size of the units being required. He stated if the upper floors were smaller, it would reduce the density and eliminate the articulation variance. Chairman Bradley stated he would not be in favor of the request as presented and there is a way to mitigate the issues relating to the planned development standard nos. 2 and 3 particularly. He commented the applicant did a wonderful job on the presentation in comparing the proposal to existing buildings. Chairman Bradley stated they need to be flexible and work with the applicant to get a project like this through. He also referred to the water issues in the area in relation to the size and scale of the project and the fact it would not be further affected. He

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also stated these lots would not stay vacant forever.

Ms. Handler stated with regard to the building mass discussion, they were told there was a demand for a certain size condominium unit and asked if they were closer to the 2,000 square foot size, the building size could be reduced. She stated looking north is the area they should be looking at in terms of setting a new standard for the Green Bay Road corridor and she did not agree to approving the request for this private development.

Ms. Balassa referred to the condo building issue which came before them relating to the parking area and garage which she commented is relevant. She stated it is important to note that they denied the request from the building to the south looking for zoning variance help. Ms. Balassa then stated while they want smaller buildings with less density, she questioned whether they would be filling a need and they need to be careful what they wish for.

Ms. Dalman stated she is struggling and could go either way. She stated they are always trying to get the perfect result and they have a beautiful building and they could create a chilling effect for similar projects while it is a horrible situation for anyone abutting a commercial zone. Ms. Dalman questioned whether there is a way to enhance the landscaping to buffer the impact and mitigate the privacy concerns of the neighbors. Chairman Bradley stated the building could be built by the developer by right and they have not discussed conditions on the design. Ms. Balassa suggested the use of a Norway spruce for buffering along the west property line and questioned whether that would satisfy the rest of their concerns. She stated they need to acknowledge the fact that there is a chilling effect toward developers in the village. Chairman Bradley stated there is also a chilling effect that the neighbors feel in terms of what is allowed and noted the rules were changed after the surrounding buildings were built. Ms. Balassa stated tradeoffs can be achieved.

Ms. Danley stated she is also not necessarily on board with the project and also agreed with Ms. Handler. She then stated she did not care about the buildings built before setting the precedent. Ms. Danley stated she cannot get beyond the issues in terms of mass and impermeable lot surfaces and providing a public benefit. She then stated unless something profoundly different is heard, she could not recommend approval of the project. Mr. Golan stated if they approve something so significantly over all of the code requirements, how can they ever deny something similar in the future. He reiterated it is too large and the only supporters are the architect, developers and real estate agents. Mr. Golan also stated criteria nos. 3 and 4 have not been met. Chairman Bradley stated The Walden neighbors have to realize their view to the west will change at some point. He referred to the need to maximize the return on the investment is driving the overages. Ms. Dalman stated creating underground parking and an underground vault are significant as well as the high quality exterior finishes which is why she suggested mitigating landscaping. Ms. Orsic stated many of them are stating the building is too large to only discuss landscaping issues although the need for the housing is there. Chairman Bradley agreed there are ways to improve the project to not have them set a new precedent.

Ms. Hanley stated for the record, this is a planned development and they are not stuck to the zoning standards. She stated they can rewrite this for this particular development which did not mean they did not have constraints which need to be used as the foundation. Ms. Hanley again referred to the amounts of the overages without compensating benefits. She also stated they did not want to approve the building based on its attractive appearance only. Ms. Dalman agreed with Ms. Hanley's comments and noted it is a small planned development site and the struggle related to getting a public benefit for such a small site. Ms. Hanley stated there are ways to get a compensating benefit such as impact fees for such a large amount of overage.

Chairman Bradley stated based on the discussion and intent of the PDC to accelerate the process of development, five members are needed to entertain a motion in either direction. He asked Mr. Swanson if he would like to respond. Mr. Swanson stated after hearing the comments, if he were to do everything everyone wanted him to do, it would not be attractive but would address their concerns. He stated the comments were productive and questioned how to give them and the neighbors comfort. Mr. Swanson stated for the comments with regard to the design elements being offensive, cutting a couple thousand square feet out of the building would not have any design impact but on their ability to successfully market the project. He stated the impact to Green Bay Road in terms of the view would not be impacted and agreed the code is difficult to work with. Mr. Swanson then stated

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with regard to the suggestion of a brick wall, the garage doors would not generate a lot of noise and the neighbors will not be on the balconies loudly every night. He stated the neighbors behind The Mews are not complaining and they are willing to work with the west neighbors to plant additional landscaping on their properties. Mr. Swanson stated otherwise, they would have to move on although he would rather act proactively and they need to decide whether to even do the project at all. He asked the PDC to consider the project after his offer to work with the neighbors which he has done all along.

Chairman Bradley thanked Mr. Swanson for his suggestion and questioned how they would condition an approval motion considering Mr. Swanson's offer to work with the neighbors which would be a public benefit. He noted the Village Council has the final approval. Mr. Golan questioned whether they could recommend denial to the Village Council with the conditions they noted. Mr. Schuster stated if the PDC were to recommend against the application, they could ask the Village staff to forward comments to the Village Council. Chairman Bradley confirmed the meeting minutes are forwarded to the Village Council. He then stated with regard to the drainage concerns, they would not be adding to the flooding situation and asked if it is based on the tank size or system. Eric Mancke responded the current water runoff draining to the west will be intercepted and routed into the underground storage chamber which eliminated surface runoff. He stated they would realize a benefit over the current situation. Mr. Mancke stated for any other developer constructing standard detention storing water in an open air detention, that could elicit ground water seepage where they are proposing a sealed underground chamber vault.

Ms. Orsic suggested they should not troubleshoot details when there is still an FAR issue and suggested for the PDC to vote and forward the request to the Village Council. Chairman Bradley stated there appeared to be five votes recommending against approval but they should do so in a way for the Village Council to see their comments for the applicant to further discuss the issues with the neighbors. He then asked for a motion as noted on page 13 of the Village staff report.

Ms. Hanley moved to recommend denial as noted on page nos. 13 and 14 of the materials. Ms. Danley seconded the motion. A vote was taken and the motion passed, 6 to 2:
AYES: Bradley, Danley, Golan, Handler, Hanley, Orsic
NAYS: Dalman, Balassa

Mr. Swanson asked if the PDC is encouraging them to move forward with a negative recommendation and if they were able to mitigate massing by landscaping, would there be support from the PDC. Chairman Bradley confirmed the vote was a recommendation of denial to the Village Council and the Village Council would read the minutes before making a decision and he would have the opportunity to present the request to the Village Council. He noted it is by no means a de facto vote and the Village Council would make its final decision.

Other Business.

a. November 4, 2020 – Quorum check.

Mr. Schoon confirmed there are no matters for the November meeting with no need to discuss meeting availability.

Public Comment.

Mr. Norkus confirmed there are no other members of the public to comment.

Adjournment.

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

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

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Antionette Johnson
Recording Secretary

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNED DEVELOPMENT COMMISSION

FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER

DATE: JANUARY 28, 2021

SUBJECT: 688 & 694 GREEN BAY ROAD–THE WALDEN RESIDENCES (CASE 2019-15-PD) – AMENDED PRELIMINARY PLANNED DEVELOPMENT REVIEW

INTRODUCTION

On February 3, 2021, the Planned Development Commission is scheduled to **hold a virtual public hearing,** in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider **an amended application** submitted by Walden Winnetka, LLC (the "Applicant") as contract purchaser of the property located at 688 and 694 Green Bay Road (the "Subject Property"), which is owned by CCF Winnetka, LLC (the "Owner") to allow the construction of a new five-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant is now presenting an **amended** application still seeking approval of the following subdivision and zoning relief:

A. A plat of consolidation to combine two lots into one lot of record;

B. Preliminary planned development plan approval with the following zoning exceptions:
   a. An exception from the maximum permitted building size (floor area ratio/gross floor area);
   b. An exception from the maximum permitted building height;
   c. An exception from the required principal roof form;
   d. An exception from the exterior wall articulation requirement along the south facade; and
   e. An exception from the front yard setback requirements to accommodate surface parking spaces;
   f. Any other subdivision or zoning relief necessary for approval of the proposed multi-family residential building.

Attachment A includes a narrative explaining the changes the Applicant has made to its plans as well as copies of the plan sheets containing the amended plan.

The public hearing on the amended application was originally scheduled to be held on Thursday, January 14, 2021. A sign had been posted on the Subject Property and a newspaper notice was published in the Winnetka Talk on December 24, 2020 indicating the time and date of that Planned Development Commission public hearing. A mailed notice also had been sent to property owners within 250 feet of the Subject Property. On Friday, January 8, staff learned that the Commission would not have a quorum for the January 14 meeting. A notice was posted on the Village website and emailed to neighbors in the immediate area stating the meeting was cancelled and that the item would be considered at the February 3 Commission meeting. In addition, for any members of the public that may not have received word the meeting was cancelled, the Commission Chair and staff started the virtual Zoom meeting scheduled for January 14 at 7:00pm so as to inform members of the public of the new meeting date. No members of

the public appeared in the virtual meeting room. A courtesy notice has also been sent to property owners within 250 feet of the Subject Property informing them of the February 3 public hearing. In addition, the public notice sign on the Subject Property has been changed to note the February 3 public hearing date.

Attachment D includes the public correspondence that was received immediately prior to the start of the October 19, 2020 Planned Development Commission meeting; this correspondence was read into the record at the meeting; however, it was not forwarded to the PDC given the late hour it was received. Attachment E includes additional written comments from the public since the October 19 Commission hearing.

DESIGN REVIEW BOARD – REVIEW OF CURRENT AMENDED PLAN

On January 21, 2021, the Design Review Board reviewed the current amended plan. After receiving comments from one member of the public, the Board recommended, by a vote of 7-0, approval of a certificate of appropriateness for the design of the building, hardscape, and landscape for the proposed five-unit multi-family building on the Subject Property.

PREVIOUS PLANNED DEVELOPMENT COMMISSION PUBLIC HEARINGS

The Planned Development Commission (PDC) considered a previous version of the Applicant's proposed multi-family building at its following meetings:

1. September 2, 2020 – https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_09022020-182
2. October 7, 2020 (Public hearing was continued to October 19 without comment due to technical issues)
3. October 19, 2020 –https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_10192020-203
   A copy of the staff reports as well as excerpts of plan sheets submitted by the Applicant for this meeting are included in Attachment B.

Minutes for the September meeting can be found in Attachment C; draft minutes for the October 7 and October 19 meetings are included for approval in the February 3 PDC agenda packet.

At the October 19, 2020 meeting, the Commission reviewed an amended plan that required the following relief:

1. a plat of consolidation to combine two lots into one lot of record; and
2. a preliminary planned development, including exceptions from the following zoning standards: (a) maximum permitted building size (GFA); (b) maximum permitted impermeable lot coverage; (c) maximum permitted building height; (d) required principal roof form; and (e) exterior wall articulation requirement along the north façade.

After hearing from the Applicant and several members of the public at the October 19 meeting, by a vote of 6-2, *the PDC recommended denial of the request*. Commission members stated that they struggled with whether to recommend approval or denial. Most members stated that they found the proposed development to be an attractive development; however, those that voted to recommend denial found that the requested exceptions for maximum building size and maximum impermeable lot coverage were too significant. Those members that were opposed to recommending denial stated that the property is zoned multi-family and found that the project would not unreasonably impede use and development of adjacent properties.

AMENDED PROPOSED PLAN

Since the October 19 Commission meeting, the Applicant has worked on making significant revisions to its proposed plan for the site. The Applicant has amended the plans as follows:

1. The footprint of the building remains the same; however, the building footprint has been moved to the south and has been rotated 180 degrees. The pedestrian access to the building is now along the north and vehicular access to the site is by one driveway that runs directly to the lower-level garage door at the front of the building along Green Bay Road.
2. The building has been reduced from a four-story building to a three-story building, and the westerly portion of the building, facing the homes on Walden Road, is now only two stories.
3. The number of units have been reduced from six units to five units. The condominium units continue to have 10' high ceilings and are approximately 2,200 to 2,400 square feet in floor area.
4. Ten enclosed below grade parking spaces and two surface parking spaces within the front yard (Previous proposal had 12 indoor parking spaces, and two surface spaces at the rear of the building).
5. A common outdoor roof deck and garden space are located at the third level on the west side of the building.
6. Owner storage spaces are now located in the lower-level garage (2 storage spaces) as well as on the third floor (3 storage spaces).
7. Landscaping consisting of deciduous and coniferous trees and shrubs as well as perennials, ground cover, and grasses. The Applicant proposes landscaping to buffer the development from the nearby properties. Along the western property line, the Applicant has installed a retaining wall to create a proposed landscaped berm with Norway Spruce's planted on top as well as a row of arbor vitae that would run along the west side of the retaining wall.
8. On-site stormwater management would be provided by a stormwater system that drains all surface stormwater run-off towards an underground stormwater vault located under the proposed berm located along the western side of the proposed building. The stormwater within the vault would then drain into a stormwater main under Green Bay Road. As previously noted, the Applicant will need Illinois Department of Transportation approval to tie its stormwater system into the storm sewers within the Green Bay Road right-of-way, which is a State road.

The figures on the following pages compare the current amended plan with the plan presented at the October 19 Commission meeting.



Figure 1A – Current Amended Landscaping Plan



Figure 1B – Landscape Plan Presented at October 19 PDC Meeting



Figure 2A – Current Amended Plan - East Building Elevation



Figure 2B – East Building Elevation Presented at October 19 PDC Meeting

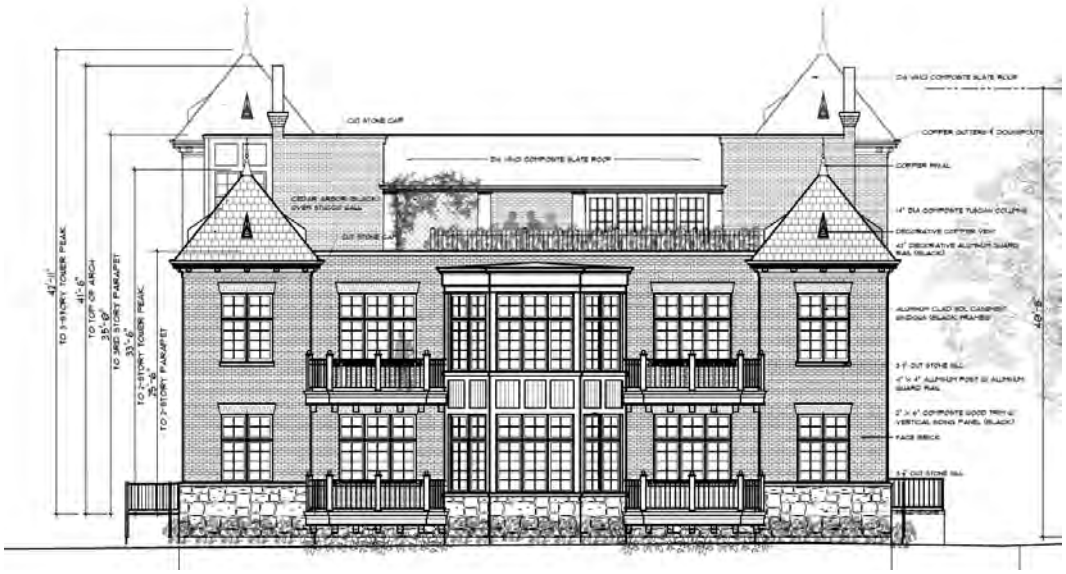


Figure 3A – Current Amended Plan - West Building Elevation



Figure 3B –West Building Elevation Presented at October 19 PDC Meeting

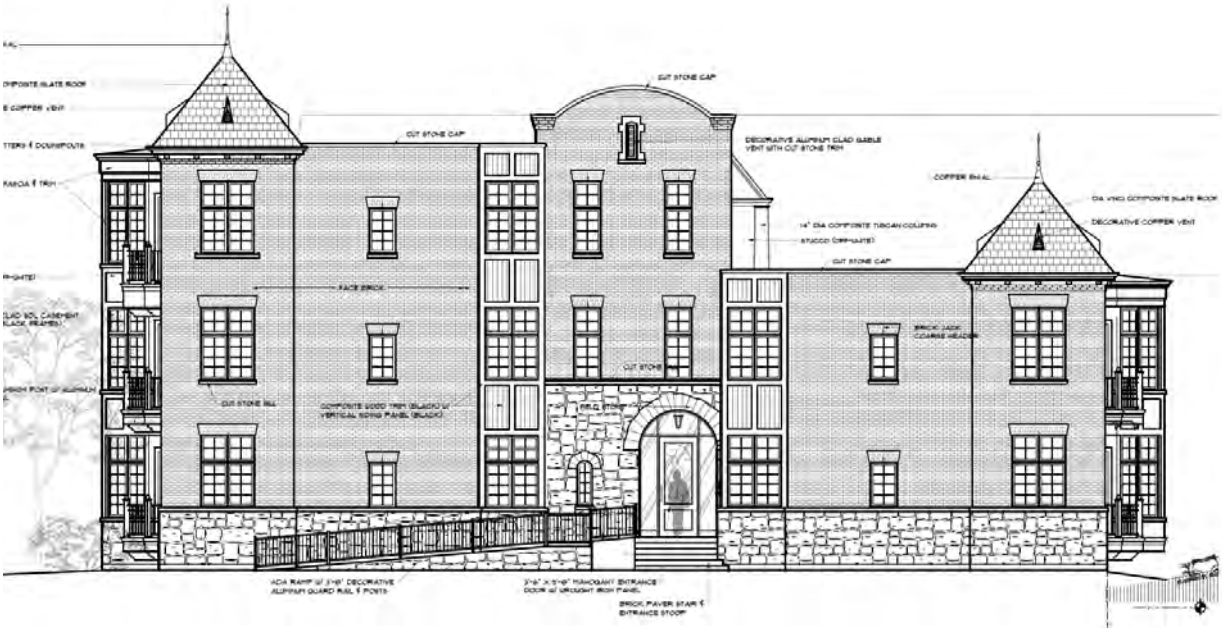


Figure 4A – Current Amended Plan – North Building Elevation

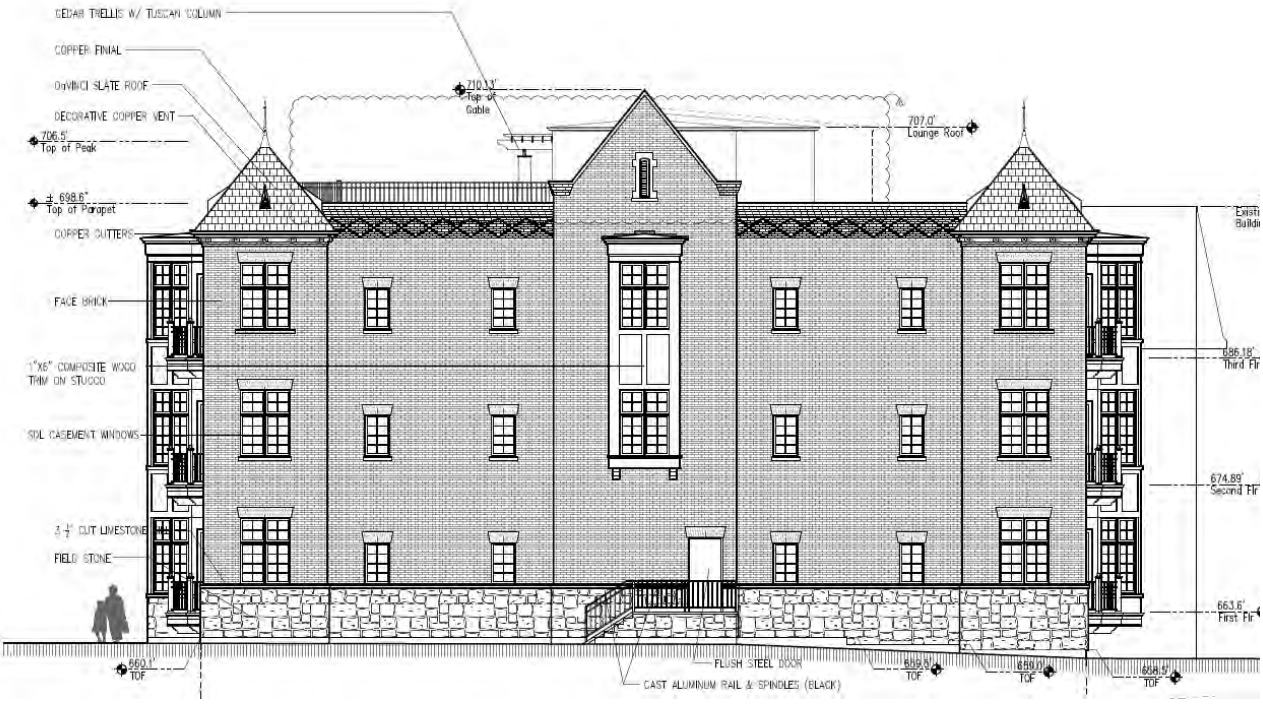


Figure 4B –North Building Elevation Presented at October 19 PDC Meeting

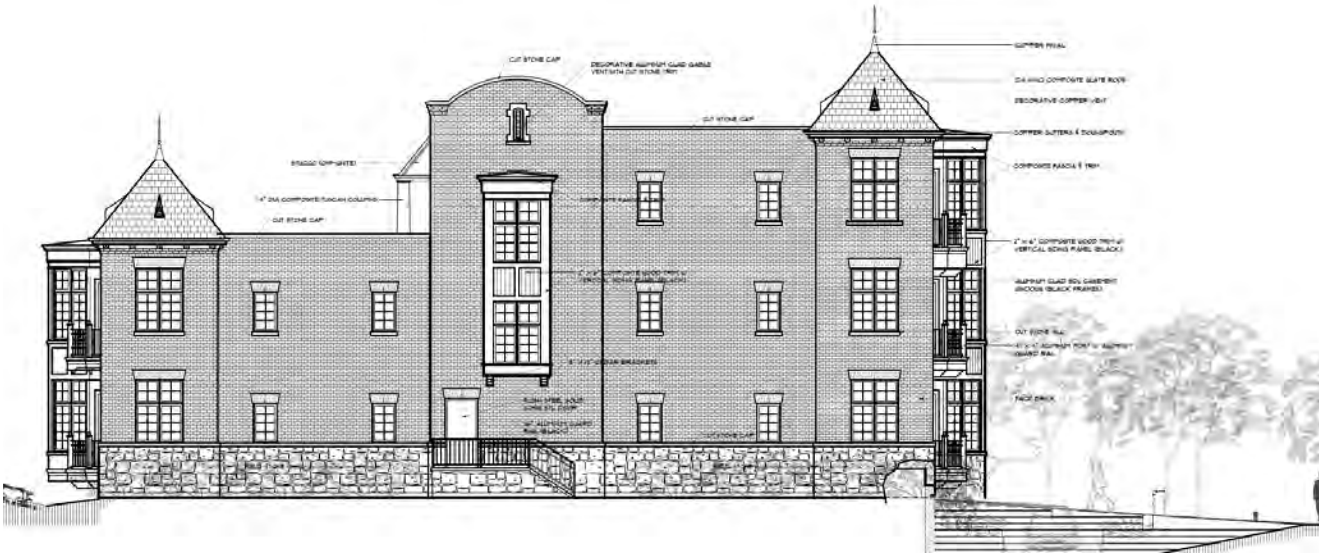


Figure 5A – Current Amended Plan – South Building Elevation

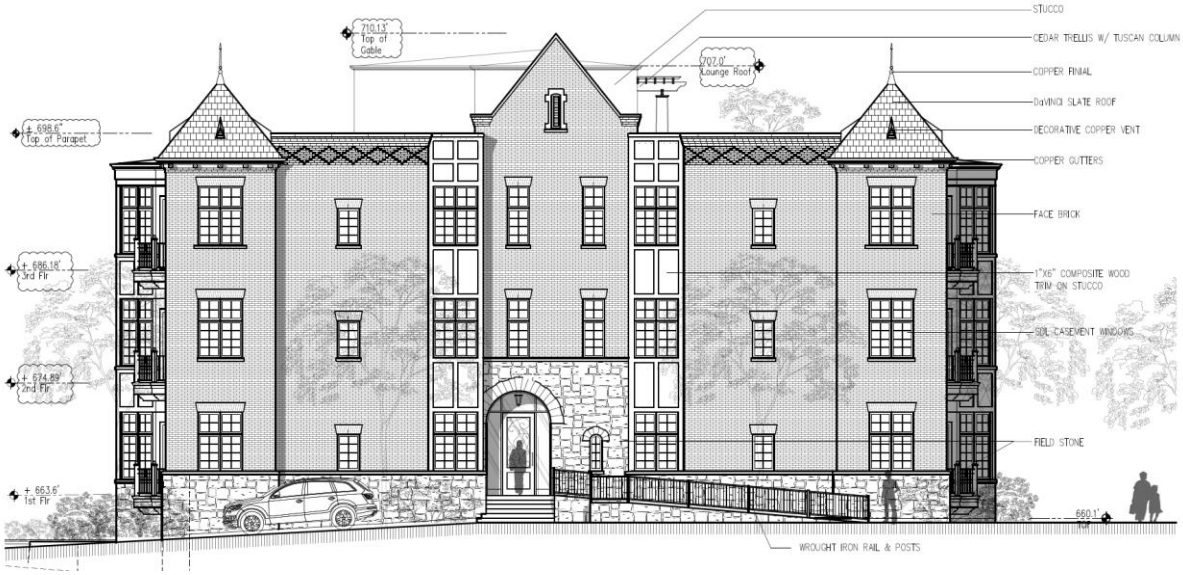


Figure 5B – South Building Elevation Presented at October 19 PDC Meeting



Figure 6A – Current Amended Plan – Rendering from Green Bay Road



Figure 6B – Rendering from Green Bay Road Presented at October 19 PDC Meeting

One design element that staff would like to highlight is the new location of the driveway to the lower-level garage and the two required parking spaces for guests, which are being provided as surface spaces within the required front yard. As illustrated in Figure 7 below, this new driveway has a relatively steep slope of 15% for a distance of approximately 17 feet. In order to access the proposed below grade parking and to provide a grade that provides compliant access to the required accessible parking space, the Applicant is proposing the 15% grade. The Village Engineer has reviewed the proposed grade and though not ideal, believes the driveway slope would work given the low volume of traffic that would use it. During final engineering, the Village Engineer and project engineer will work on any refinements to the design to ensure motorists leaving the site will be able to see pedestrians on the sidewalk

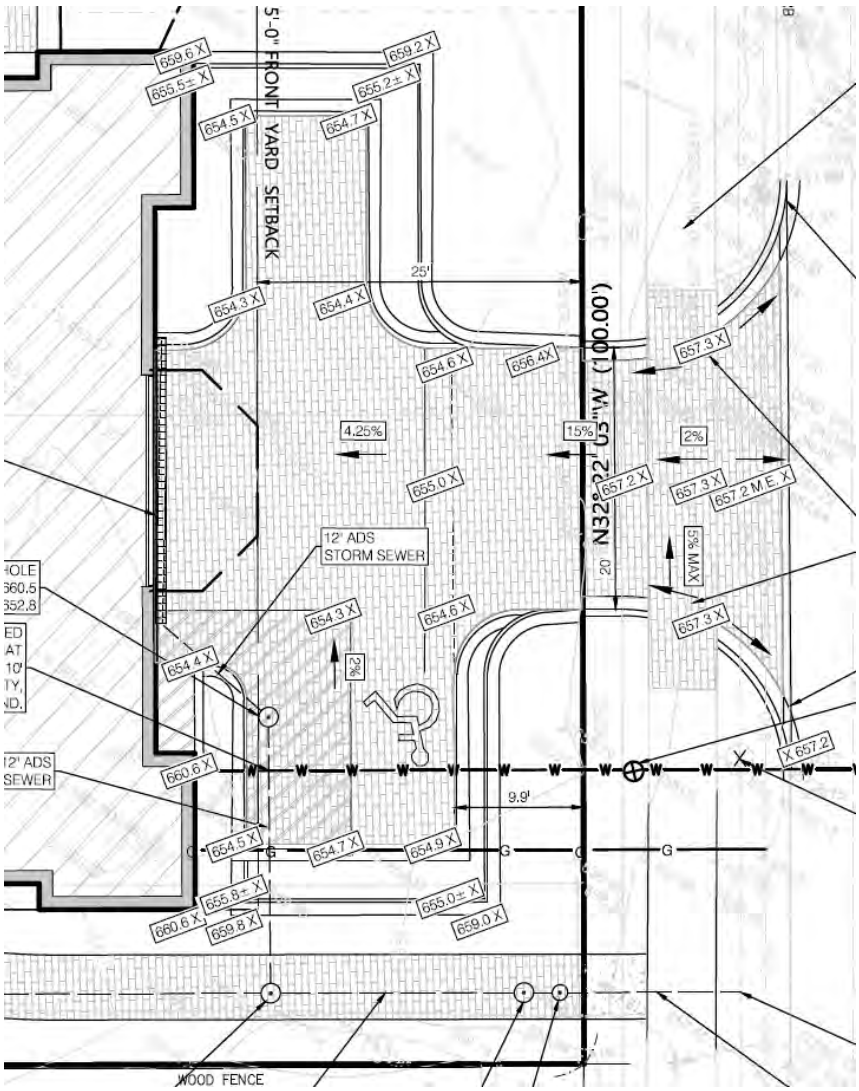


Figure 7 – Driveway Excerpt from Current Preliminary Engineering Plan

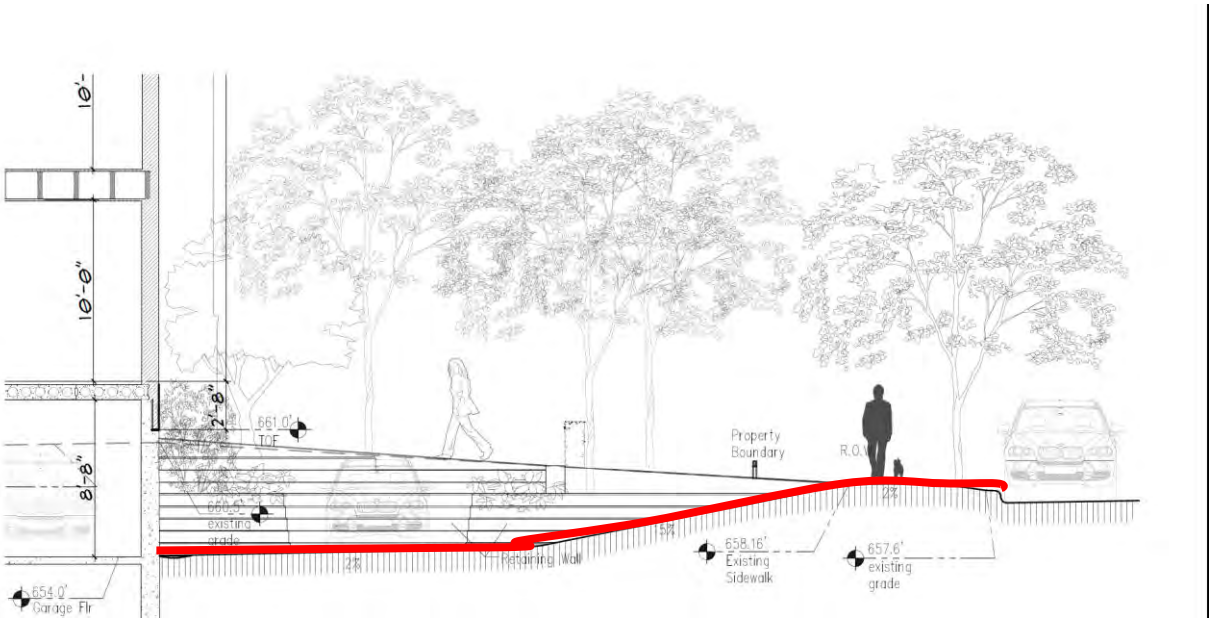


Figure 8 – Driveway Excerpt from Current Preliminary Engineering Plan

SUBDIVISION & ZONING RELIEF

The property is zoned B-1 Multi-Family Residential, which allows multiple-family dwelling units within a structure. The following table summarizes the requirements of the district for the Subject Property, the dimensions for the October 19 version of the proposed development, the dimensions for the current proposed development, and any current required zoning exceptions.

TABLE 1

Standard	B1 District Permitted/ Required	October 19 Proposed Development	Current Proposed Development	Required Exceptions for Current Proposal
Maximum Height	35 feet 2 ½ stories	46'-6" feet 4 stories	**42'-11" 3 stories**	**7'-11", a 22% increase**
Maximum Units Per Acre 18 units per acre, except if lot is over 14,520 sf and has average lot width of 120 ft or more, than 24 units per acre	6 dwelling units	6 units	**5 units**	
Minimum Average Lot Width	60 feet	100 feet	**100 feet**	
Maximum Floor Area Ratio (80%)	12,000 sf	17,701.5 sf	**14,255 sf**	**2,225 sf, an 18.8% increase**
Maximum Building Coverage (40%)	6,000 sf	5,595.3 sf	**5,595.3**	
Maximum Impermeable Lot Area (60%)	9,000 sf	11,168.7 sf	**8,298.8**	**(Exception no longer required)**
Minimum Front Yard Setback to <u>Building</u>	25 feet	25 feet	**25 feet**	
Minimum Front Yard Setback to <u>Parking</u>	25 feet	25 feet	**9'-11"**	**15'-1" a 60.33% decrease**
Minimum Side Yard	12 feet	12 feet	**12 feet**	
Minimum Rear Yard (adjacent to SFR)	30 feet	30 feet	**30 feet**	
Exterior Walls (articulation)	Minimum 4-foot articulation @ 50 feet of wall length.	Provided by all walls except north wall is articulated by 2 feet.	**Provided by all walls except <u>south</u> wall is articulated by 2 feet.**	**South wall articulation is not 4 feet.**
Principal roof form	Minimum 35 degrees, Maximum 60 degrees	Flat	**Flat**	**The structure contains a roof that is predominately flat.**
Minimum # of Parking Spaces 2 ¼ spaces per dwelling unit total, including ¼ for guests	12 spaces, including 2 guest spaces	14 spaces, including 2 guest spaces	**12 spaces, including 2 guest spaces**	
1 enclosed space per dwelling unit	6 spaces	12 spaces	**10 spaces**	
Parking Setbacks	Minimum 5' from any non-front lot line	+5 feet	**+10 feet**	

NOTES: Cornices, sills, belt course, eaves, gutters, downspouts, and ornamental features limited to 18" encroachment in each required yard.

The following is a summary of the requested subdivision and zoning relief.

Plat of Consolidation. As previously described, the Subject Property consists of two parcels. In order to construct the proposed project on the site, the two lots must be combined into one lot of record. Included in Attachment A is a copy of the plat of consolidation, which meets the lot requirements of the Zoning Code and the requirements of the Subdivision Regulations.

Planned Development.

Given that the Subject Property is over 10,000 square feet in lot area, the proposed redevelopment of the site requires planned development approval. The Planned Development chapter of the Zoning Ordinance states that the purpose and intent of the planned development process is:

> *to make available a special use procedure that departs from the strict application of the specific zoning requirements of the district in which the development is located, in an effort to promote progressive development and redevelopment of land in the multi-family and commercial zoning districts by encouraging more creative and imaginative design for land developments than is possible under the zoning regulations that generally apply in those zoning districts.*

As part of the planned development process, the Applicant also has the ability to request approval of exceptions to specific zoning standards. The Applicant requests approval of the following zoning exceptions associated with its proposed multi-family building on the Subject Property:

A. Maximum Building Size Exception – The consolidated lot area of 15,000 square feet allows a maximum gross floor area (GFA) of 12,000 square feet (or what is also called a maximum floor area ratio of 0.80). As proposed, the building consists of approximately 14,255 square feet of gross floor area, requiring an exception of 2,255 square feet (18.8%).

B. Maximum Building Height Exception – The Zoning Code measures the height of a building from the top of the finished first floor to the highest point of the building. In the B-1 District, the maximum permitted building height is 35 feet and 2 ½ stories. The proposed building height at its tallest point is now 42'-11" and three (3) stories. The following summarizes the heights of various elements of the building as measured from the top of the first floor and compares that to the plan presented at the October 19 Commission meeting:

Table 2

	October 19 Proposed Development	**Current Proposed Plan**
Roof Parapet (3-story)	35'-0"	35'-0"
Roof Parapet (2-story)	Not applicable	25'-6"
Corner Tower Elements (3-story)	42'-11"	42'-11"
Corner Tower Element (2-story)	Not applicable	33'-6"
Flat Roof of 4th Story Enclosed Storage & Lounge	43'-5"	Not applicable
Roof Form (Gable Element vs Arch Pediment)	46'-6"	41'-6"

C. Principal Roof Form Exception– The proposed design incorporates pitched roof gables at the four corners of the building as well as the center; however, the primary roof design is that of a flat roof. The Zoning Ordinance prohibits flat roofs, shed roofs, mansard roofs, butterfly roofs, domed roofs, and the like.

D. Façade Articulation Exception - The façade articulation requirement is intended to assure that the apparent scale of the building is compatible with the scale of near-by single family development by requiring no exterior wall be unarticulated for a distance greater than 50 feet. The Zoning Ordinance requires the separation distance in the plane of the walls be at least four (4) feet. The south wall of the proposed building does not comply with this requirement as the proposed separation distance in the plane of the walls is only two feet.

E. Front Yard Setback Exception. The B-1 District requires a 25-foot front yard setback and does not allow parking spaces to be located within this setback. The Applicant proposes the two required guest parking spaces within the required front yard. The parking spaces would be located 9'-11" from the front property line.

The proposed development meets all other zoning requirements (e.g., building coverage, impermeable lot coverage, other required yard setbacks, off-street parking space requirements, etc.) It should be highlighted that the proposed development no longer requires an impermeable lot coverage exception.

PLANNED DEVELOPMENT STANDARDS, EXCEPTIONS STANDARDS, AND COMPENSATING BENEFITS

When considering a planned development, the Commission is to consider the standards for approving a planned development and the standards for granting exceptions associated with a planned development.

No special use permit for a planned development shall be recommended by the Planned Development Commission or approved by the Village Council unless it is found that:

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

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

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

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

5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

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

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

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

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

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

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

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

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

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

1. The provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities;

2. The preservation of existing historic features;

3. The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities;

4. The adaptive reuse of existing buildings;

5. The provision of public car and/or bike share facilities;

6. The provision of off-street public parking spaces;

7. The provision of affordable housing units;

8. The incorporation of building and site elements that enhance the environment and increase sustainability; and

9. The provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.

In support of its request, the Applicant provided a narrative addressing the standards and compensating

benefits, see Attachment A. The Applicant now proposes as its compensating benefit to provide funds to the Village in the amount of $18,000 to install an electric car charging station in the business district. The Village has installed such a charging station in the Post Office parking lot and has budgeted to install a charging station in the Lincoln Avenue parking. Given the location of the proposed development, one possible location the Village could use the funds would be in the Village-owned Pine Street parking lot. Installation of charging stations in the Village have ranged between $15,000 and $20,000.



Figure 9 – Existing, Planned & Potential Locations of Village-Owned Electric Car Charging Stations

The Applicant also states that they intend to provide a charging station on the Subject Property for the owners at The Walden.

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

RECOMMENDATION

At the February 3, 2021 Planned Development Commission meeting, the Commission is scheduled to consider the Applicant's proposed planned development and associated exceptions as well as the plat of consolidation.

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

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

2) Consider a motion recommending approval of the planned development and associated exceptions. (A copy of such motion is provided on the following pages.)

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

Staff and the Applicant will be present at the February 3 meeting to present a summary of the revised application and to answer any questions.

ATTACHMENTS

Attachment A: Applicant's Narrative and Revised Plan Sheets
Attachment B: October 7, 2020, and October 19, 2020 Staff Reports and Excerpts of Plan Sheets Submitted by the Applicant.
Attachment C: Minutes of the September 2, 2020 Planned Development Commission meeting
Attachment D: Public Correspondence Received Just Prior to the Start of the October 19 PDC meeting
Attachment E: Public Correspondence Received Since the October 19 PDC meeting

Recommendation of Approval

The Planned Development Commission **recommends approval** of the preliminary plan for The Walden Planned Development to be located at 688-694 Green Bay Road, and it adopts the following findings of fact:

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

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

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

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

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

5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

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

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

B. The following zoning exceptions that are part of The Walden Planned Development:

1. Gross Floor Area (GFA) of 14,255 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 2,255 square feet (an 18.8% increase) [Section 17.32.010T – Maximum Building Size];

2. Building height of 42'-11" feet and 3 stories, whereas a maximum of 35 feet and 2 ½ stories is permitted, a variation of 7'-11" (a 22.8 % increase) [Section 17.32.010C – Height];

3. Exterior Wall Articulation of only two feet for the difference in the plane of walls along the south building wall, whereas a minimum of four feet is required. [Section 17.32.010M – Exterior Walls];

4. Principal Roof Form consisting of predominately a flat roof, whereas the roof pitch between the eave and ridge lines shall not be less than 35 degrees and not more than 60 degrees [Section 17.32.010(O) – Principal Roof Form]; and

5. Front Yard Setback of 9'-11"to accommodate surface parking spaces, whereas a minimum of 25 feet is required, a variation of 15'-1" feet (a 60.33% decrease) [Section 17.32.010H - Setback**].**

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

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

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

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

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

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

C. The requested Plat of Consolidation of the Subject Property to create one lot out of two existing lots, ***does meet*** the standards set forth in Section 16.12.010 of the Subdivision Code.

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

1.

2. **]**

Recommendation of Denial

The Planned Development Commission **recommends denial** of the preliminary plan for The Walden Planned Development to be located at 688-694 Green Bay Road, and it adopts the following findings of fact:

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

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

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

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

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

5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

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

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

B. The following zoning exceptions that are part of The Walden Planned Development:

1. Gross Floor Area (GFA) of 14,255 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 2,255 square feet (an 18.8% increase) [Section 17.32.010T – Maximum Building Size];
2. Building height of 42’-11” feet and 3 stories, whereas a maximum of 35 feet and 2 ½ stories is permitted, a variation of 7’-11” (a 22.8 % increase) [Section 17.32.010C – Height];
3. Exterior Wall Articulation of only two feet for the difference in the plane of walls along the south building wall, whereas a minimum of four feet is required. [Section 17.32.010M – Exterior Walls];
4. Principal Roof Form consisting of predominately a flat roof, whereas the roof pitch between the eave and ridge lines shall not be less than 35 degrees and not more than 60 degrees [Section 17.32.010(O) – Principal Roof Form]; and
5. Front Yard Setback of 9’-11”to accommodate surface parking spaces, whereas a minimum of 25 feet is required, a variation of 15’-1” feet (a 60.33% decrease) [Section 17.32.010H - Setback].

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

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

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

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

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

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

C. The requested Plat of Consolidation of the Subject Property to create one lot out of two existing lots, ***does not meet*** the standards set forth in Section 16.12.010 of the Subdivision Code.

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

Attachment A
Current Application Submittal

Swanson Development LLC
Architectural Design • Land Planinng • Project Development

11418 E Mission Ln
Scottsdale, AZ 85259
(847) 757-3975 mobile
rick@rmswanson.com

December 10, 2020

Mathew Bradley
Chairman of the
Planned Development Commission
510 Green Bay Rd.
Winnetka, IL 60093

Re: 688 & 694 Green Bay Rd.

Chairman Bradley and Members of the Planned Development Commission:

We have had an opportunity to reflect on the October 7th Planned Development Board meeting and took your suggestion that we continue to explore ways to creatively address the concerns raised by our neighbors. While many of the comments were complimentary of the project quality, the perception of mass and scale remained troubling to those most affected. We took the message expressed by the community that evening seriously and made a sincere effort to revisit the overall program with these objectives in mind. Although it is impossible to satisfy everyone, we do feel many of the proposed changes aggressively speak to these concerns. We are hopeful the majority of those engaged in this process agree.

In that spirit, we are pleased to offer the following improvements for your consideration:

a) We have reversed the building and shifted it toward the south 12-0" side yard setback boundary. The main entrance will now face the existing duplex entrances to the north and provide more open space between the respective structures. This will also address the concern of our north neighbors regarding the loss of seasonal sunlight.

b) We have moved the garage entrance from the west to the east side of the building and will now have a direct vehicular entrance from Green Bay Rd. The doors will be carriage style and continue to be dropped partially below grade. Parking will also be placed in the front of the building, which will require an exception. This reversal will provide a more appropriate hierarchy of geometry to the south structure and now provide the ability to plant tall growing deciduous trees that will serve to screen the monotonous wall mass of the south structure.

c) The driveway will no longer be necessary along the north or south side of our proposed building, which significantly reduces the amount of impermeable surface area to within the allowable by ordinance. This will eliminate the need for this exception. Lastly, it speaks to the concern raised by the most northerly unit owners to our south with respect to sound and light potentially generated by pedestrian and vehicular traffic.

d) The reversal of the garage doors to the east allows the ability to install more landscape material on the west side including a 5'-0" retaining wall berm with large growth

coniferous trees to soften the visual impact and provide privacy screening for our proposed unit owners.

e) We have removed the 3rd floor west unit and reduced the west parapet height from 35'-0" to 25'-6". The west corner tower elements have also been reduced to a new roof peak height of 33'-6". The east façade will remain 3-story but there will no longer be any 4th floor mass. Our proposed density is now 5-dwelling units, which is a reduction from the allowable density of 6.

f) The 4th floor storage, lounge and roof garden will be total removed, and the only access will be for roof related maintenance purposes. This significantly reduces the gross floor area and appropriate transition from the 3 to the 2-story mass.

g) The roof garden and storage will be moved to the 3rd floor along with 3-storage units. 2-storage units will be placed in the garage space. The removal of one dwelling unit allows the removal of 2-parking spaces, which provides additional space in the garage to mitigate need for more floor area on the 3rd floor.

h) The removal of the 4th floor space combined with the removal of the west 3rd floor unit provided an opportunity to revisit the building mass and how that transitioned from a higher to lower floor composition. We felt the steep gable element became more pronounced and awkward, which defeated the intent. The solution was to modify the geometry to an arched pediment and allow a more gradual transition of hierarchy. This modification also resulted in a reduction from 46'-6" down to 41'-6" with total elimination of the pitched roof mass from the north to south axis.

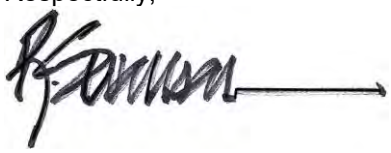
i) The Gross Floor Area will now be reduced to 14,255 sf (18.7% over) from the previous 17,701.5 sf (47.5% over).

j) The proposed modifications significantly reduce the perceived building mass to those most impacted by way of lower building height, enhanced landscaping, and preserved access to seasonal sunlight.

Lastly, we wish to address the question of public benefit to the Village, as described in Section 17.58.120.B of the Zoning Code. After consideration of several options, we felt a contribution of $18,000.00 for installation of an electric car charging station in the business district would provide a relevant and environmentally meaningful contribution to the community. We also intend to provide a charging station for the proposed owners at The Walden as this demand seems to be growing exponentially each year.

We appreciate this opportunity to present our project once again to the Planned Development Board and look forward to further discussing this in more detail with you on December 10th. It is important to us that you recognize the sincere effort on our part to listen to the community and find mutually acceptable results. We hope to earn your support and a positive recommendation to the Village Counsel at that meeting.

Respectfully,



Rick Swanson AIA, NCARB
Managing Member

Swanson Development LLC
Architectural Design • Land Planinng • Project Development

1930 Amberley Court
Lake Forest, Illinois 60045
(847) 457-6770 direct
(847) 757-3975 mobile
rick@rmswanson.com

December 10, 2020

David Schoon
Community Development
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: 688 Green Bay Rd.

Mr. Schoon,

As a condition of our formal submittal for consideration of our proposed Walden project at 688 Green Bay Rd, we are required to address each of the findings on standards and exceptions provided in Chapter 17.58 of the Village's Zoning Code.

We have responded to Standards as follows:

Standards:

1. *That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan;* The Village's Comprehensive Plan is an ever evolving guide for future development that preserves the physical character of the community. The subject property is zoned for the proposed use and consistent with the most current Comp Plan Amendment. In addition, the proposed building is intentionally designed to embrace and respect the historic character of Winnetka as outlined in the Design Guidelines adopted in 2001

2. *That the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village;* The 2-existing properties have been a source of concern for the Village for many years. This included a dilapidated residence that had become a hazardous situation for the neighborhood. That structure was demolished, and the remaining building will be removed as a condition of our approval. The proposed building will be designed and constructed to current Village code and meet all the design standards for life safety. We have also designed our stormwater control to significantly reduce the amount of current runoff from the property, which was one of the primary concerns expressed by our neighbors when we met several months ago.

3. *That the planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity.* We propose a significant improvement to the combined properties by way of appropriate design, implementation of modern technology and quality materials. The proposed homes will be marketed for values equal to and in excess of existing properties in the neighborhood, which historically has been a benefit to adjacent properties. Moreover, the improvement of this property will control and significantly decrease stormwater run-off to adjacent properties.

4. *That the establishment of the planned development will not unreasonably impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;* All of the properties directly adjacent to and or in the vicinity of our site are in excellent condition and appear to utilize most, if not all available property to the extent permitted by zoning code. The proposed project will not unreasonably impede the ability of other property owners to make necessary modifications or develop their respective properties as they may see fit.

5. *That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;* The development of this property will include the removal of existing structures and one of two driveway entrances from Green Bay Road. A wider and more safely accessible entrance will be provided offering better line of sight for those exiting the property. Each unit owner will also be provided with 2- internal parking spaces and two additional guest parking spaces , which will include an ADA accessible space in the front of the building. The removal of the one entrance will provide for an increase of space that will allow two street parking spaces on Green Bay Road. Lastly, we have worked proactively with staff to establish ingress and egress to the site that is efficient and will provide adequate access for emergency vehicles.

6. *That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the planned development exist or are to be provided;* We have confirmed adequate utilities are available to the site for the proposed use. We will also meet and improve the parking and entrance access for the proposed development.

7. *That the planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.* The proposed project will comply with all current building and life safety codes. Although most of the zoning regulations provided for the B-1 district have been met, we will be requesting zoning relief for:

I. Consolidation of the two lots
II. Building height (maximum feet & stories),
III. Maximum building size (floor area ratio)
IV. Exterior wall articulation
V. Principal roof form
VI. Proposed parking in the front yard setback

Exceptions

1. *The proposed exception will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines;* The recent removal of one of the dilapidated structures was a step in the right direction, but the property remains severely underused given the development of nearby properties over the last 20-years. We propose a significant improvement to the site by way of quality design, enhanced landscaping and cohesiveness with the neighborhood. The Comprehensive Plan speaks to ever evolving economic and cultural conditions that affect the characteristics of the community. The Design Guidelines assure the charming aesthetic character of the Village is preserved. The proposed project will provide alternative housing that will allow existing residents to downsize while not compromising the quality of life. More importantly, it allows current residents to remain in the community. The architectural design for the Walden Flats was the result of careful review of the Village's Design Guidelines including, touring the downtown business district and surrounding neighborhoods. It is our hope that the community agrees with our resulting interpretation. We believe the proposed increase in height and FAR provides appropriate latitude to design a building that meets all these objectives.

2. *The proposed exception will enable the development to offer environmental and pedestrian amenities available to all residents of the Village;* The proposed project will offer a single replacement structure on two lots and create a more aesthetically pleasing and cohesive composition of massing with other structures facing Green Bay Rd. Existing parkway trees will be protected and new landscape material installed to enhance the pedestrian experience. The proposed exceptions provide the elements crucial to design integrity and market relevance.

3. *The proposed exception will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development;* The proposed exceptions will not cause any discernible or adverse impact to the use, value or enjoyment of neighboring properties. The development of this property as proposed will offer a significant reduction in storm water runoff to properties downstream and substantially improve property values by way of a more appropriate replacement structure.

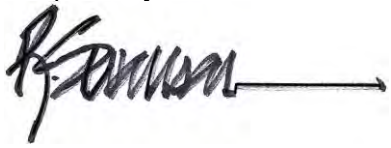
4. *The proposed exception will contain a proposed design and use, or combination of uses, that will complement the character of the surrounding neighborhood;* The proposed exceptions are needed to offer details that are consistent with the architectural character of the neighborhood and community. The proposed use will be luxury condominiums averaging 2,300 sf and offer design elements that are historically correct and cohesive with the neighboring properties, which are established single and multi-family residential.

5. *The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of this Code.* The exceptions we propose relate to design elements that are essential to meeting the consumer demands of this underserved market. Our buyers are primarily existing residents who wish to stay in the community but struggle to find housing alternatives that meet their current lifestyle needs. Our proposed design is the result of significant research of the market specific to Winnetka and the overwhelming response was upscale single floor living with features and amenities that were consistent with the style and quality expected in a North Shore community. That included a minimum of 2,100 sf of living space with 10'-0" ceilings. We have also made significant modifications to address concerns expressed by our most direct neighbors. Any further changes could significantly impact quality, market relevance and economic feasibility. However, we do maintain that the project as proposed, will offer a new structure that will incorporate sustainable materials, enhancement of the streetscape and meet a verified public need.

   While we have taken the position that the improvement of this site would be a benefit, that same argument could be made about any newly constructed project. Moreover, it is difficult to find meaningful options on smaller development projects other than increased property and sales tax revenue. This leaves only off-site options, which requires more creative thought. After consideration of several options, we felt a contribution of $18,000.00 for installation of an electric car charging station in the business district would provide a relevant and environmentally meaningful contribution to the community. It is our hope that the Board agrees.

We appreciate this opportunity to address each of these standards and exceptions. We look forward to discussing this further with the Planned Development Board at the earliest possible occasion.

Respectfully,



Rick Swanson AIA, NCARB

QUANTITATIVE SUMMARY

The Walden of Winnetka 22-Dec-20
Proposed 3-story, 5-Unit Residential Building
688 Green Bay Road, Winnetka, Illinois

Subject Property Information	**Existing**	**Proposed**
Current Zoning	B-1	B-1 PUD
Current Use	Single-family Residential (vacant)	Multi-family
Lot Width	100'-0"	N/C
Lot Depth	150'-0"	N/C
Gross Lot Area	15,000 sf	N/C
Acreage	0.345-acres	N/C
Adjacent Property to the South	4-story multi-family Condo	N/C
Adjacent Property to the North	2-story multi-family Duplex	N/C
Adjacent Property to the East	Green Bay Road	N/C
Adjacent Property to the West	Single-family Residential	N/C
Proposed Development	**Permitted By Zoning**	**Proposed**
Density	6-Units (18-DU per acre)	5-Units
Average Residential Unit Floor Area		
Gross Floor Area	12,000 sf (80% of lot area)	14,255 sf (18.7%) over
Building Height	35'-0" (above first floor elev.)	
Roof Parapet (3-story)		35'-0"
Roof Parapet (2-story)		25'-6" (9'-6" under)
Minor Roof Forms (corner tower elements)	3-story	42'-11" (7'-11" over)
Minor Roof Forms (corner tower elements)	2-Story	33'-6" (1'-6" under)
Major Roof Forms (arch pediment)		41'-6" (5'-6" over)
Building Coverage of Lot	6,000 sf (40%)	5,595.3 sf (404.7 sf under)
Impermeable Surface Area	9,000 sf (60%)	8,298.8 sf (7.8% under)
Front Yard Setback (Building)	25'-0"	25'-0"
Front Yard Setback (Parking)	25'-0"	9'-11" (60.33% over)
Rear Yard Setback	30'-0"	30'-0"
Side Yard Setback (south)	12'-0"	22'-0"
Side Yard Setback (north)	12'-0"	12'-0"
Roof Overhangs	18"	8"
Parking	11.25-spaces	12-space +2-street spaces
Below Ground (2-per unit)	10-spaces	10-spaces
On-site Guest Parking	1 1/2-spaces	2-spaces (1 is Handicap)
Street Parking (lot frontage)		2-spaces
Exterior Walls (Difference in plane of walls)	*Articulation not greater than 50-'0" & wall plane at least 4'-0"*	
East Elevation		Meets the Standard
South Elevation		Articulation but not 4'-0"
West Elevation		Meets the Standard
North Elevation		Meets the Standard
Landscaping & Existing Trees		
Total Existing Trees on Property		16-Trees (152"-gross)
Total Trees to be Removed		12-Trees (149"- gross)
Required Replacement Inches		41"
Total Proposed Replacement Trees		37-Trees (111" gross)
Stormwater Control		
Developer to provide a buried stormwater vault under the proposed berm on the west side of the property. We have designed all stormwater to flow East and away from the westerly neighbors.		

PLAT OF CONSOLIDATION
THE WALDEN

ENGINEER:
ESM CIVIL SOLUTIONS, LLC
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY
4320 WINFIELD ROAD - SUITE 200 WINDFIELD, IL 60555
O: 630-300-0933 C: 630-624-0520

N

SCALE: 1" = 20'
0 20 40 60

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

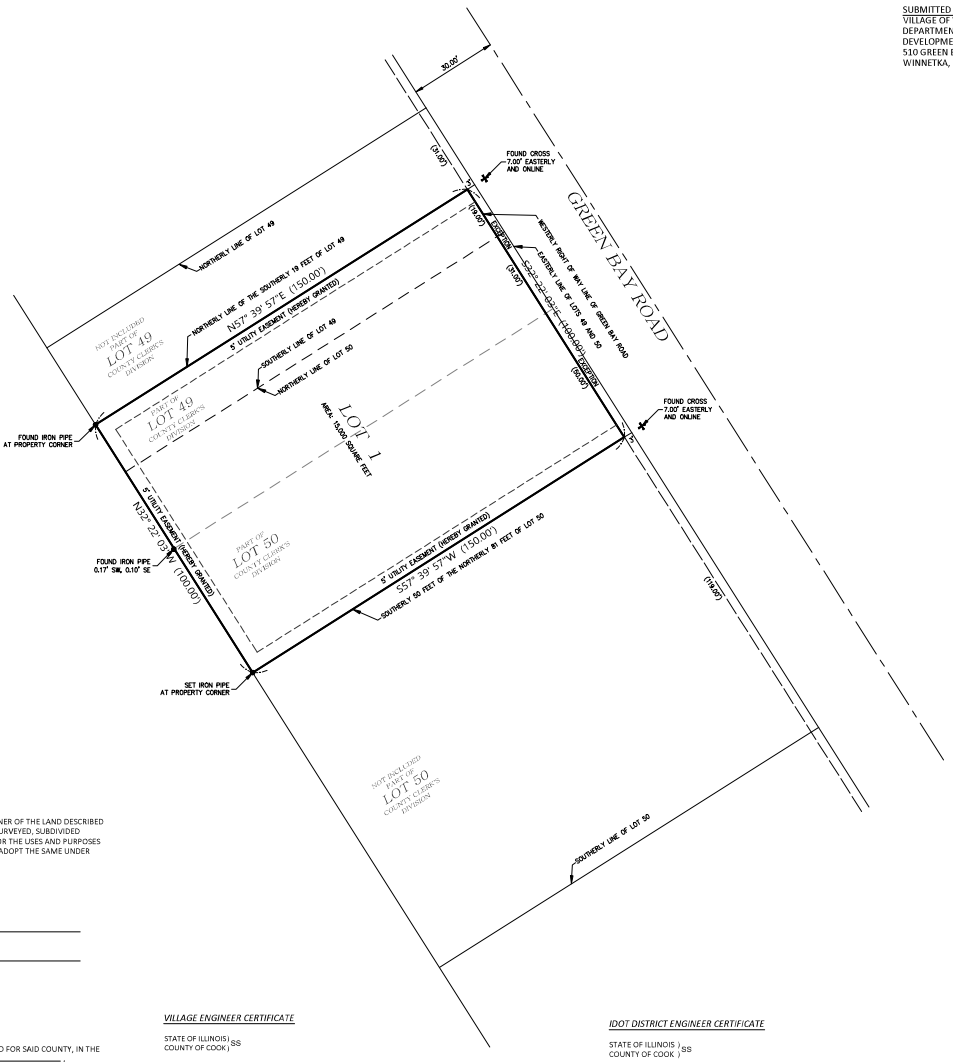
LEGAL DESCRIPTION

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.
ALSO
THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 688 AND 694 GREEN BAY ROAD, WINNETKA, IL 60093
PIN NO.: 05-17-412-037-0000 PIN NO.: 05-17-412-038-0000

SEND TAX BILL TO:
REVEST PARTNERS, LLC
745 CONSTANCE LANE
DEERFIELD, IL 60015

SUBMITTED BY AND RETURN PLAT TO:
VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT
510 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND/OR DEDICATED, AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ , A.D. 2020

_____ _____
OWNER SIGNATURE

_____
ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, _____ , PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL,
THIS _____ DAY OF _____ , A.D. 2020, AT _____ , ILLINOIS.

_____
NOTARY PUBLIC

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ , VILLAGE COLLECTOR OF THE VILLAGE OF WINENETKA, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____ , A.D. 2020

_____
VILLAGE COLLECTOR

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY _____ AS MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THE PLAT OF CONSOLIDATION OF SAID PROPERTY AS SHOWN ON THE PLAT HEREON DRAWN.

_____ AS MORTGAGE HOLDER.

BY: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, _____ , PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL,
THIS _____ DAY OF _____ , A.D. 2020, AT _____ , ILLINOIS.

_____
NOTARY PUBLIC

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS _____ DAY OF _____ , A.D 2020 BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

_____
VILLAGE ENGINEER

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND VILLAGE COUNCIL OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ , A.D. 2020.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

PLANNED DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE OF WINNETKA PLANNED DEVOLOPEMENT COMMISSION AT A MEETING HELD THE _____ DAY OF _____ , A.D. 2020.

BY: _____ ATTEST: _____
CHAIR SECRETARY

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS _____ DAY OF _____ , A.D. 2020 BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

_____
WATER AND ELECTRIC DIRECTOR

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 "UTILITY EASEMENT," 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 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.

NOTE:
THE THREE FOOT EXCEPTION AS DESCRIBED IN THE LEGAL DESCRIPTION AND AS SHOWN ON THE PLAT WAS DEDICATED FOR ROADWAY PURPOSES.

IDOT DISTRICT ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS _____ DAY OF _____ , A.D. 2020

BY: _____
ANTONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF WINNETKA AND/OR ITS DESIGNATED AGENTS TO RECORD SAID PLAT OF CONSOLIDATION WITH THE OFFICE OF COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED.

DATED THIS _____ DAY OF _____ , A.D. 2020

_____
REGIONAL LAND SERVICES, LLC
270 VIDA COURT
SYCAMORE, ILLINOIS 60178

RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 035-003832
LICENSE EXPIRES NOVEMBER 30, 2021

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSES OF SUBDIVIDING IT INTO ONE (1) LOT AS SHOWN HEREON:

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.
ALSO
THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED AT 62 DEGREES FAHRENHEIT.

IT, FURTHER CERTIFIES THAT THIS PROPERTY IS SITUATED IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN), AS DESIGNATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C0251J, EFFECTIVE ON AUGUST 19, 2008.

IT, FURTHER CERTIFIES THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN 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.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ , A.D. 2020

_____
RUDY P. DIXON
LICENSE NO. 035-003832

ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: NOVEMBER 30, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

RUDY P. DIXON 035-003832 SYCAMORE ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

PROJECT NUMBER	19-0181
SCALE	1" = 20'
ORDERED BY	ESM
PROPERTY ADDRESS	688-694 N GREEN BAY ROAD WINNETKA, IL
DRAWN BY	RWH
DATE	2019-12-11
CHECKED BY	RPD
DATE	2019-12-11
FIELD WORK COMPLETED DATE	2019-12-06

REV.	DESCRIPTION	DATE
1	IMAGE CORRECTIONS	2020-02-20
2	IMAGE CORRECTIONS	2020-03-17
3	ISSUED	2020-03-18

The Walden Page 4/8

P.I.N.: 25-30-301-003-0000

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.
AND
THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

SCALE: 1" = 10'

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, (NAD 1983)

LEGEND

- SIGN
- BOLLARD
- AC UNIT
- ELECTRIC METER
- GAS METER
- CLEANOUT
- POWERPOLE
- STORM INLET
- STORM MANHOLE
- STORM CATCH BASIN
- MANHOLE
- SANITARY MANHOLE
- WATER B BOX
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- LIGHT POLE
- ELECTRIC TRANSFORMER
- DECIDUOUS TREE
- CONIFEROUS
- BUSH
- PROPERTY LINE
- OHW — OHW — OVERHEAD WIRES
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- W — W — EXISTING WATERMAIN
- EXISTING CONTOUR
- CENTERLINE ROAD
- B.S.L. — BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING TREE LINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING PAVEMENT

BENCHMARK:
SITE BENCHMARK NUMBER 401
NORTH FLANGE BOLT AT 694 N. GREEN BAY ROAD.
ELEVATION=659.52' NAVD88

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123 JULIE

The Walden Legacy

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184.007858-0001 DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF OCTOBER A.D. 2019, AT SYCAMORE, ILLINOIS.

RUDY P. DIXON, ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003832 LICENSE EXPIRES: NOVEMBER 30, 2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROFESSIONAL LAND SURVEYOR — RUDY P. DIXON — 035-003832 — SYCAMORE ILLINOIS — STATE OF ILLINOIS

REV.	DESCRIPTION	DATE

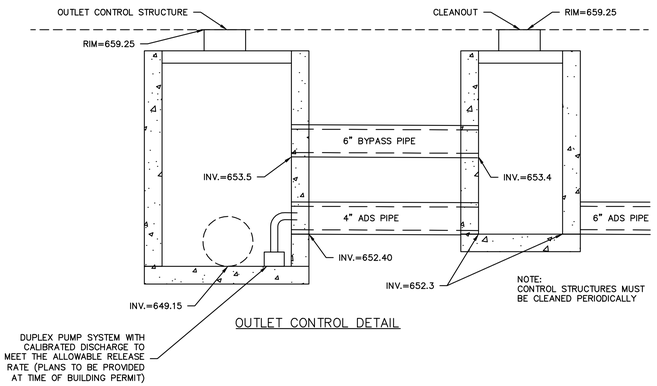
PROJECT ADDRESS: 694 N GREEN BAY ROAD WINNETKA, IL
SURVEYED BY: ESM — DATE: 2019-10-16
DRAWN BY: RPD — DATE: 2019-10-16
CHECKED BY: RPD — DATE: 2019-10-16
SCALE: 1" = 10' — DRAWING NUMBER: 19-0181
PROJECT NUMBER: 19-0181

SURVEYOR'S NOTES:
1) ALL MONUMENTS FOUND OR SET ARE WITHIN 0.4' OF BOUNDARY LINES UNLESS OTHERWISE NOTED.
2) BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN.
4) DIMENSIONS ARE MEASURED UNLESS OTHERWISE NOTED.
5) NO EXTRAPOLATIONS OF RECORD BEARINGS OR DISTANCES.
6) ALL MONUMENTATION IS NEW UNLESS NOTED OTHERWISE.
7) BEARINGS, DISTANCES AND MONUMENTATION SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
8) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
9) ALL MONUMENTS ARE 5/8" IRON RODS UNLESS OTHERWISE NOTED.
10) ALL MONUMENTS ARE SET FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
11) ALL MONUMENTS ARE SET PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
12) ALL MONUMENTS ARE SET AT PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ENGINEER: ESM CIVIL SOLUTIONS, LLC
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY
420 WINFIELD ROAD - SUITE 200 WINFIELD, IL 60555
O: 630-800-0933 C: 630-434-0520

REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, IL ILLINOIS 60178
PHONE: (618) 559-2260

PROJECT NUMBER: 19-0181
DATE: 2019-10-16
SHEET: 1 OF 1
DRAWING NUMBER: PL1



OUTLET CONTROL DETAIL

DETENTION SUMMARY

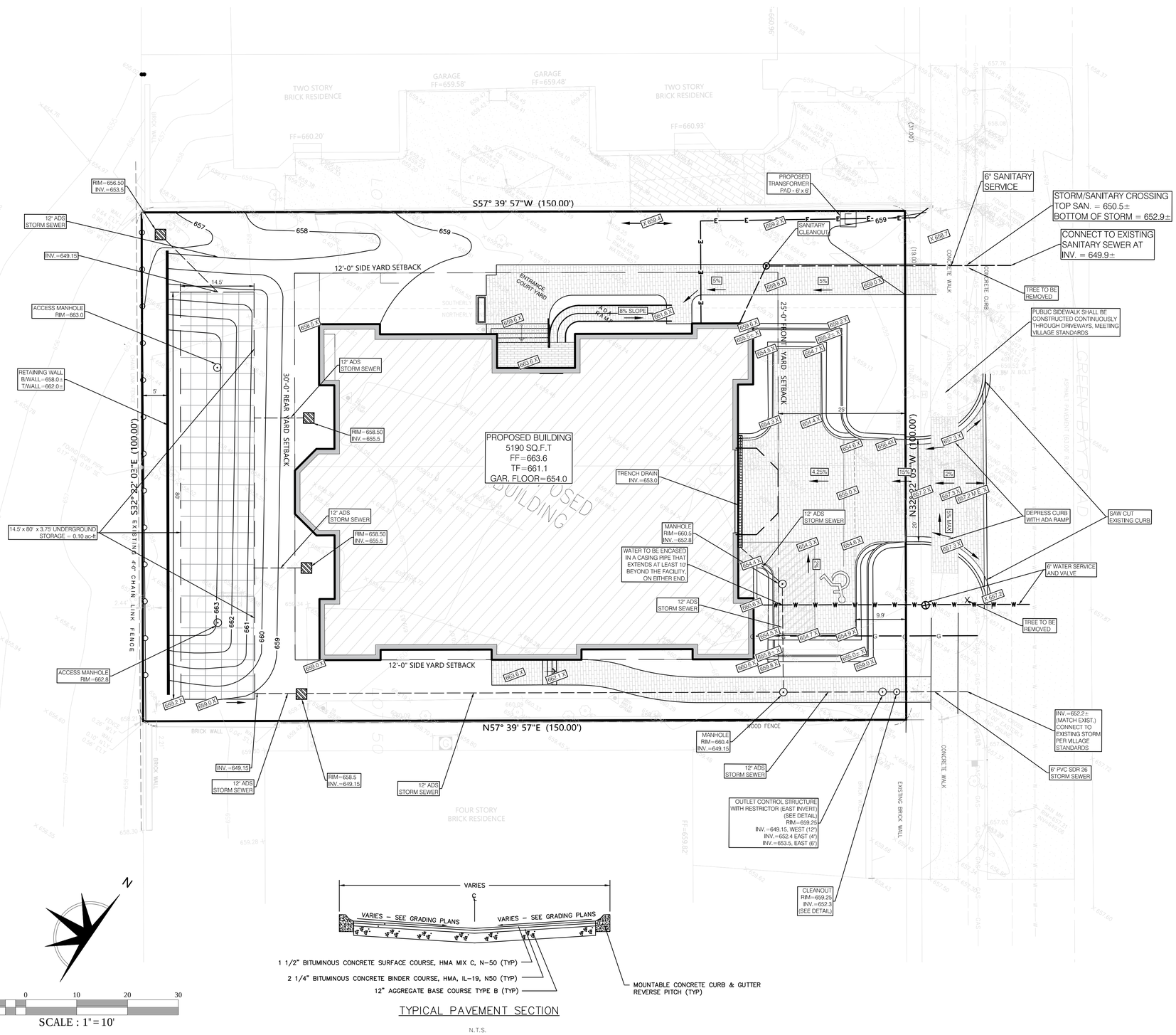
REQUIRED VOLUME = 0.082 AC.-FT (MWRD MODIFIED RATIONAL METHOD)
PROVIDED VOLUME = 0.10 AC.-FT.
- UNDERGROUND STORAGE = 0.10 AC.-FT.
ALLOWABLE RELEASE RATE = Q = 0.15 x 3.6 IN/HR x 0.34 AC. = 0.18 CFS
HIGH WATER LEVEL = 649.15 + 3.75 = 652.9 (GARAGE FLOOR = 654.0)

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

LEGEND

	SIGN
	BOLLARD
	AC UNIT
E	ELECTRIC METER
G	GAS METER
C	CLEANOUT
	POWERPOLE
	STORM INLET
ST	STORM MANHOLE
CB	STORM CATCH BASIN
	MANHOLE
S	SANITARY MANHOLE
W	WATER B BOX
	FIRE HYDRANT
W	WATER VALVE
W	WATER VALVE VAULT
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	LIGHT POLE
	ELECTRIC TRANSFORMER
	DECIDUOUS TREE
	CONIFEROUS
	BUSH
M.E.	MATCH EXISTING
	PROPERTY LINE
OHW OHW	OVERHEAD WIRES
	EXISTING SANITARY LINE
	EXISTING STORM LINE
W W W	EXISTING WATERMAIN
674	EXISTING CONTOUR
	CENTERLINE ROAD
B.S.L.	BUILDING SETBACK LINE
	EASEMENT LINE
	EXISTING TREE LINE
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED BRICK PAVERS

BENCHMARK:
SITE BENCHMARK NUMBER 401
NORTH FLANGE BOLT AT 694 N. GREEN BAY ROAD.
ELEVATION=659.52' NAVD88



SCALE : 1"=10'

TYPICAL PAVEMENT SECTION

N.T.S.

PREPARED FOR:
REVEST PARTNERS LLC
745 CONSTANCE LANE
DEERFIELD, IL 60015

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering - Land Entitlement - Project Feasibility
4320 Winfield Drive - Suite 200 Warrenville Illinois 60555
o: 630-300-0933 c: 630-624-0520

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	01-20-20	CHANGES MADE PER ARCH. COMMENTS	6	11-30-20	REVISED SITE PLAN PER CLIENT; VILLAGE COMMENT
2	01-23-20	REVISED PER VILLAGE LETTER DATED 01-06-20	7	12-14-20	REVISED PER CITY REVIEW DATED 12-02-20
3	02-19-20	REVISED PER VILLAGE LETTER DATED 02-07-20			
4	03-11-20	REVISED PER VILLAGE REVIEW			
5	11-18-20	REVISED SITE PLAN PER CLIENT			

PRELIMINARY ENGINEERING PLAN

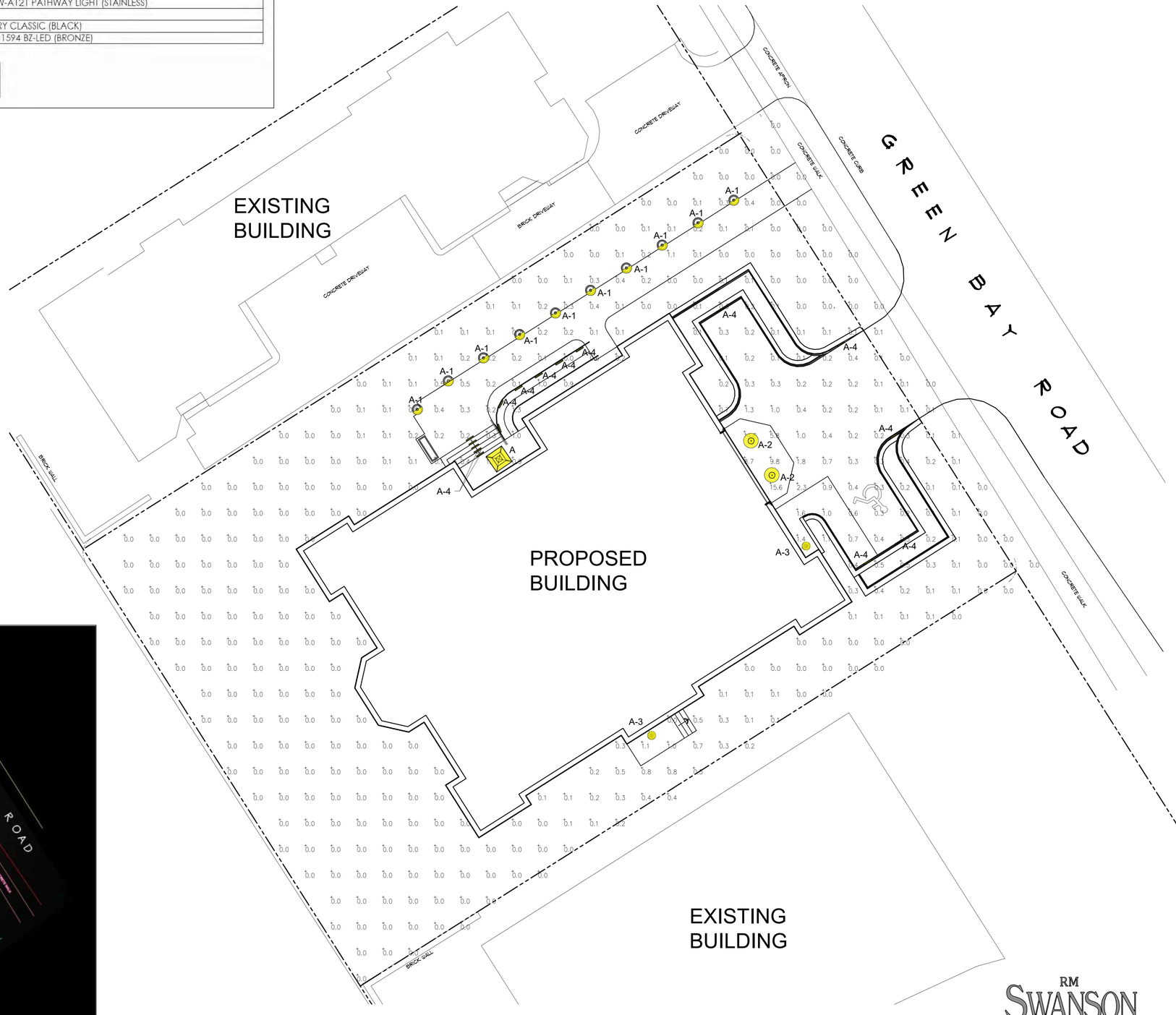
THE WALDEN - 688 GREEN BAY ROAD

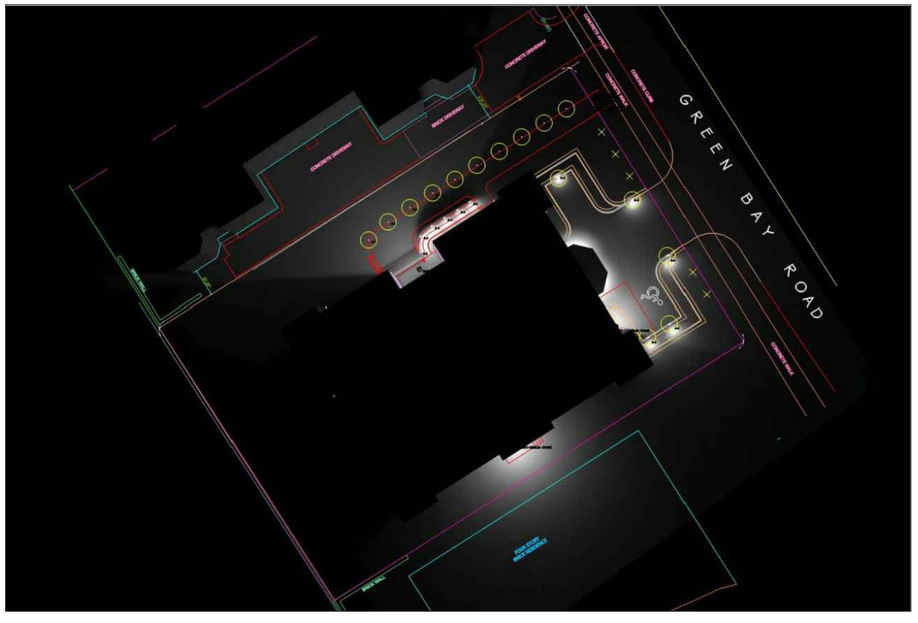
FILE NAME: LAYOUT PLAN	DSGN. BY: ESM	JOB NO:	FLD. BK:
DISC NUM:	DRN BY: TWA	DATE: 10-29-19	SCALE: 1"=10'

SHEET NO. C1 of C1

Luminaire Schedule						
Symbol	Qty	Model Number	Arrangement	Lumens	LLF	Description
	1	A	SINGLE	1388	0.950	6130-XRLED-09L45T3-MDL07-WA
	10	A-1	SINGLE	294	0.950	ASPECT MODEL AL-1G-PW-A121 PATHWAY LIGHT (STAINLESS)
	2	A-2	SINGLE	880	0.950	JUNO 1C20LEDT24 5
	2	A-3	SINGLE	1203	0.950	HINKLEY 10231TK FOUNDRY CLASSIC (BLACK)
	11	A-4	SINGLE	86	0.950	LOUVERED BRICK LIGHT #1594 BZ-LED (BRONZE)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
StatArea	Illuminance	Fc	8.07	15.6	0.9	8.97	17.33





PHOTOMETRICS PLAN

$\frac{1}{4}$" = 1'-0"

RM SWANSON ARCHITECTS
11418 E MISSION LN
SCOTTSDALE, AZ 85259
Mobile: 847 757-3975
rick@rmswanson.com

12-10-2020



LANDSCAPE PLAN

1"=10'-0"


NS-Norway Spruce


CP-Chanticleer Pear


SS-Sweetgum


OH-Hydrangea


CB-Caramal Corel Belles


PY-Japanese Spurge


SP-Little Princess Spirea


AR-Arbor Vitae


RB-River Birch


SB-Serviceberry


AW-AW Spirea


RA- Astilbe


BX- Boxwood

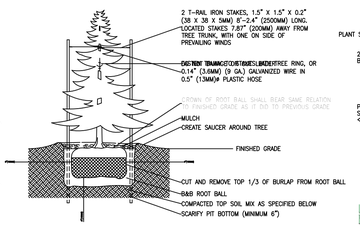

AZ-Crimson Azalea

Plant List

TREES					
Quantity	Size	Common Name	Botanical Name	Cond	KEY
8	8'	Norway Spruce	Picea abies	BB	NS
6	8'	Serviceberry	Amelanchier canadensis	BB	SB
4	3"	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	BB	CP
12	3"	Slender Silhouette Sweetgum	Liquidambar styraciflua 'Slender Sil.'	BB	SS
7	10'	River Birch	Betula nigra	BB	RB
SHRUBS					
27	3gal.	AW Spirea	Anthony Waterer Spirea	Can.	AW
54	24"	Boxwood	Buxus x Glencoe	Can.	BX
17	5"	Mission Arborvitae	Thuja occidentalis	BB	AR
29	3gal.	Hino Crimson Azalea	Rhododendron 'Hino- crimson'	Can.	AZ
24	3gal.	Little Princess Spirea	Spirea japonica 'Little Princess'	Can.	SP
10	5gal.	Oakleaf Hydrangea	Hydrangea quercifolia	Can.	OH
PERENNIALS, GROUNDCOVERS and GRASSES					
44	1gal.	Astilbe	Astilbe 'Rheinland'	Can.	RA
17	1gal.	Caramal Coral Bells	Heuchera 'Caramel'	Can.	CB
1900	3"	Japanese Spurge	Pachysandra terminalis	Flat	PY

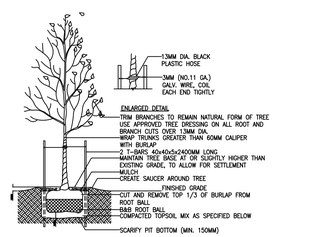
GENERAL NOTES:

1. APPLICANT SHALL WORK PROACTIVELY WITH THE ADJACENT NEIGHBORS TO THE SOUTH TO REPLACE EXISTING LANDSCAPE SCREENING AND TREES REMOVED ALONG THE SOUTH PROPERTY LINE THAT ARE ON THE APPLICANT'S PROPERTY. THIS MAY INCLUDE PLANTING OF SOME PLANT MATERIAL ON THE NEIGHBOR PROPERTY WITH THE FULL APPROVAL OF THE NEIGHBORING PROPERTY'S H O A. APPLICANT WILL WORK WITH THE SOUTH NEIGHBORS **H O A** TO ESTABLISH A MUTUALLY ACCEPTABLE RESULT TO THE EXTENT POSSIBLE ON THE APPLICANT'S PROPERTY
2. SNOW REMOVAL SHALL BE CONTRACTED BY THE **H O A** WITH A LICENSED AND BONDED SNOW REMOVAL CONTRACTOR. IN ADDITION, A RADIANT SNOW MELTING SYSTEM WILL BE INSTALLED FROM THE SOUTH ENTRANCE TO THE OVERHEAD GARAGE DOORS AND PARKING AREA



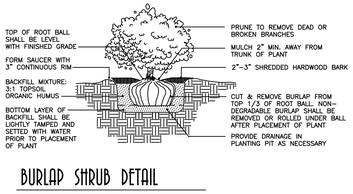
SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, SEE SPEC.

CONIFEROUS TREE DETAIL

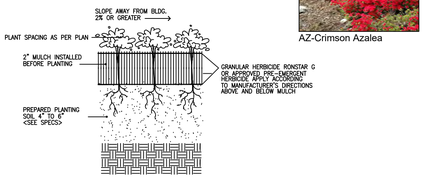


SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

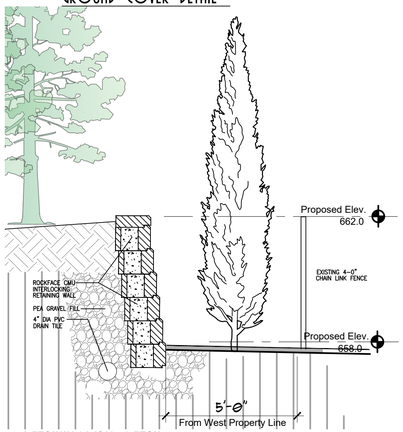
DECIDUOUS TREE DETAIL



BURLAP SHRUB DETAIL



GROUND COVER DETAIL



RETAINING WALL DETAIL



REPRESENTATIVE PHOTO OF RETAINING WALL

BELGARD "DIAMOND PRO" WALL (VICTORIAN) OR SIMILAR

W. Damon Wilson
Registered Landscape Architect
Resource One Landscape Architects
7A Hillside Drive Barrington, IL 60010
Phone: 847 942-2727 Wilsonwdw@aol.com

12-22-2020



TREE PRESERVATION PLAN

1"=10'-0"

Tree #	Species	Size	Condition	Remarks	Removal	Reason
1	Picea spp.	18"	good		yes	Replaced w/ berm planting
2	Rhamnus cathartica/ Morus spp.	6"/6"	poor/poor		yes	Invasive
3	Acer rubrum spp.	6"	excellent		no	
4	Acer rubrum spp.	6"	excellent		no	
5	Acer spp.	8"	poor		yes	Major damage to trunk, branching bad
6	Acer spp.	15"	fair		no	
7	Quercus spp.	6"	good		no	
8	Ulmus spp.	6"	poor		yes	condition
9	Rhamnus cathartica	6"	poor		yes	invasive
10	Ulmus spp.	10"	poor		yes	condition
11	Ulmus spp.	6"	poor		yes	condition
12	Picea spp.	18"	good	top heavy	yes	location and leaning
13	Pyrus spp.	6"	good		yes	Path of proposed entrance
14	Pyrus spp.	8"	fair		no	
15	Ulmus spp.	28"	fair	top heavy	no	
16	Morus spp.	6"	fair		no	Not on property
17	Morus spp.	8"	fair		yes	location , invasive
18	Fraxinus pp.	6"	poor		yes	location and small size
19	Ulmus spp.	5"	poor		yes	location and size
20	Ulmus spp.	11"	poor		yes	location and top heavy branching
21	Morus spp.	15"	fair		yes	location and one sided branching
22	Acer nugundo	6"	poor		yes	invasive
23	Acer nugundo	8"	poor		yes	invasive

GENERAL NOTES:

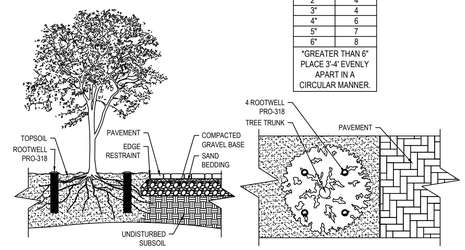
1. ONE TREE-INCH CALIPER TREE WILL BE PLANTED ON THE VILLAGE PARKWAY. THE REMAINING INCHES (28) MUST BE ACCOUNTED FOR THROUGH TREE PLANTING ON THE APPLICANT PROPERTY
2. TREE REPLACEMENT IS REQUIRED AND IS BASED ON THE SPECIES AND CONDITION OF TREES TO BE REMOVED. REQUIRED REPLACEMENT SHALL BE AS FOLLOWS:
   a. REMOVAL INCHES: 114"
   b. REQUIRED REPLACEMENT DEPOSIT: $7,750.00

TREE PRESERVATION NOTES:

1. PROTECTIVE TREE FENCING WILL BE REQUIRED AT EDGE OF CRITICAL ROOT ZONES FOR ALL TREES TO REMAIN. PROTECTIVE FENCING MUST BE 6'-0" CHAIN LINK OR SIMILAR MATERIAL DRIVEN POSTS.
2. GRADE CHANGES WITHIN THE TREE PROTECTION ZONES OF ANY PROTECTED TREE ARE PROHIBITED
3. NO STOCKPILING OF ANY MATERIAL FOR ANY PERIOD OF TIME WITHIN TREE PROTECTION ZONES
4. NO HEAVY MACHINERY MAY OPERATE WITHIN TREE PROTECTION ZONE DURING ANY PHASE OF CONSTRUCTION PROJECT, INCLUDING AFTER PROTECTIVE TREE FENCING HAS BEEN REMOVED. OPERATING HEAVY MACHINERY WITHIN TREE PROTECTION ZONE WILL RESULT IN A STOP WORK ORDER.

CALIPER	QUANTITY
2"	4
3"	4
4"	6
5"	7
6"	8

"GREATER THAN 6" PLACE 3'-4' EVENLY APART IN A CIRCULAR MANNER.

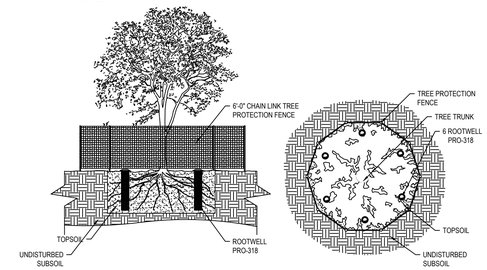


SECTION VIEW PLAN VIEW

MANUFACTURER NOTES:
1. EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2.5' TO 4' FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS
2. USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3-4' APART. PLACE THE CAP'S TOP LIP/FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

EXISTING TREE NEXT TO PAVEMENT

NO SCALE



SECTION VIEW PLAN VIEW

MANUFACTURER NOTES:
1. EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2.5' TO 4' FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS
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EXISTING TREE PROTECTION

NO SCALE

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12-10-2020







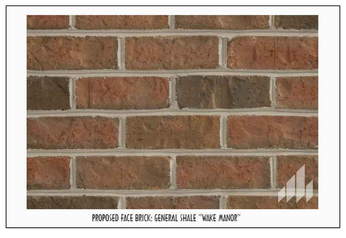


EAST ELEVATION

$\frac{1}{4}$" = 1'-0"





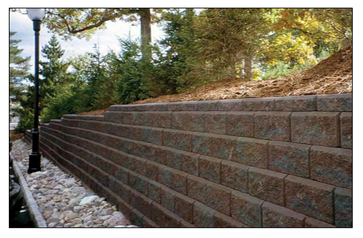














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11-24-2020



NORTH ELEVATION

$\frac{1}{4}$" = 1'-0"

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WEST ELEVATION

¼" = 1'-0"

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SOUTH ELEVATION

$\frac{1}{4}$" = 1'-0"

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12-10-2020



680 GREEN BAY RD

* 15% of the total wall mass is over the max height
* 166% over FAR
* ACTUAL Unit Count: 27
  Allowable Unit Count: 22
  25% over Density

688 GREEN BAY RD

* The tower roof peaks are the only elements now over 35'
* 19.2% over FAR
* ACTUAL Unit Count: 5
  Allowable Unit Count: 6



PROPOSED BUILDING

681 WALDEN LN RESIDENCE

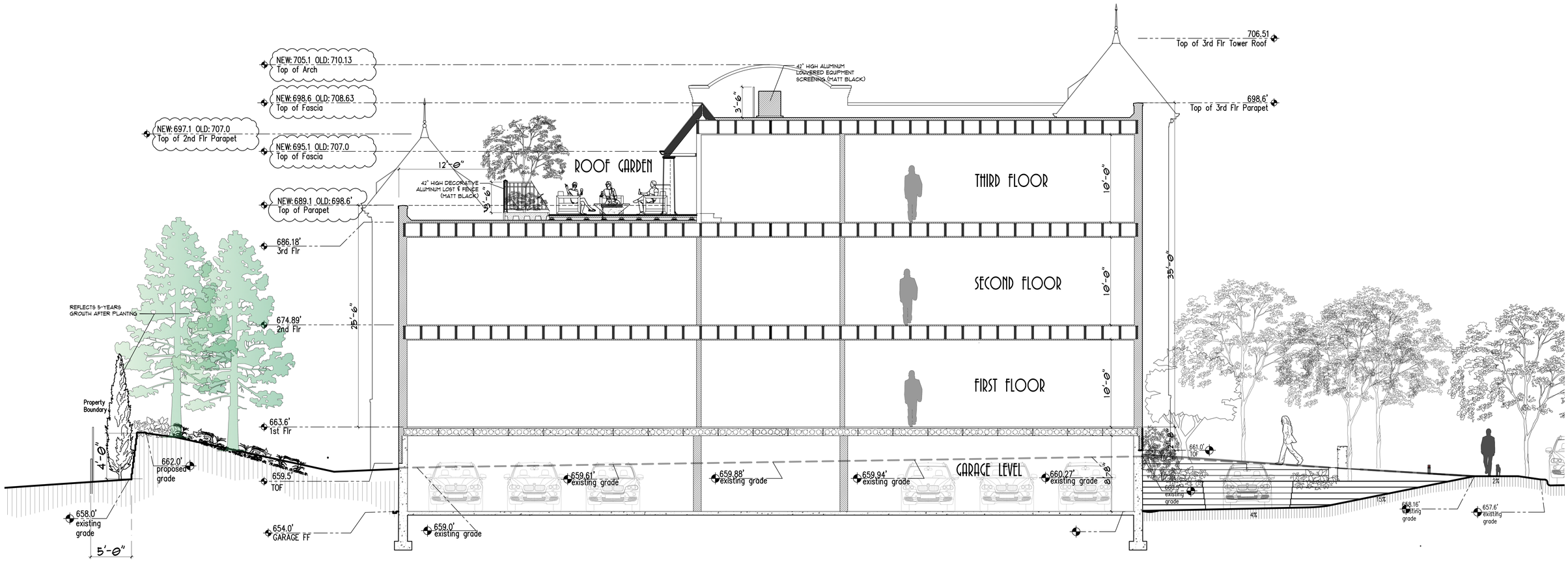
PROPOSED SCREENING DATA

- A 5'-0" landscape retaining wall would be installed the length of the west property line
- 8'-0" tall arbor vitae will be planted to screen the wall
- 4 to 5 8'-0" Norway Spruce would be planted along the west property line
- Norway Spruce grow 30" to 60" per year
- Norway Spruce grow TO 20'-0" wide at the base
- Norway Spruce grow to a height of 50'-0"

SITE VIEW SECTION

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CROSS SECTION BUILDING & SITE

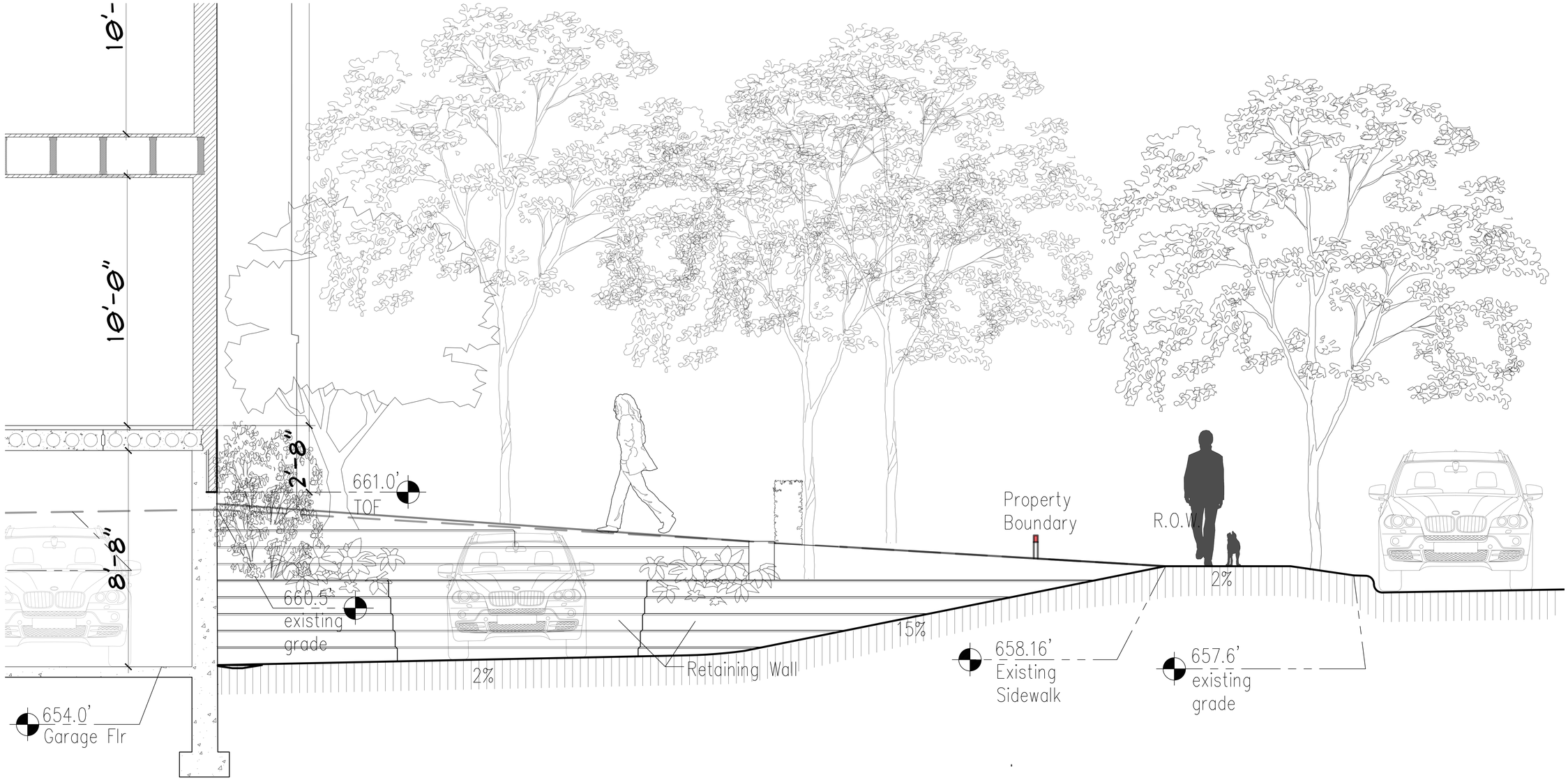
WEST TO EAST

3/16" = 1'-0"

SECTION THRU ENTRANCE DRIVEWAY

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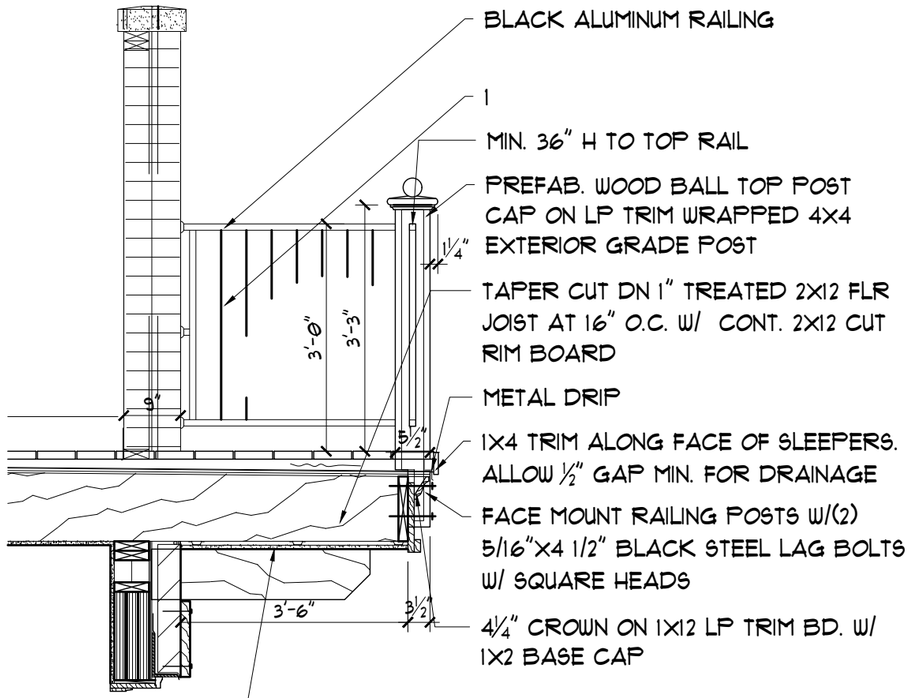


SECTION THRU ENTRANCE DRIVEWAY

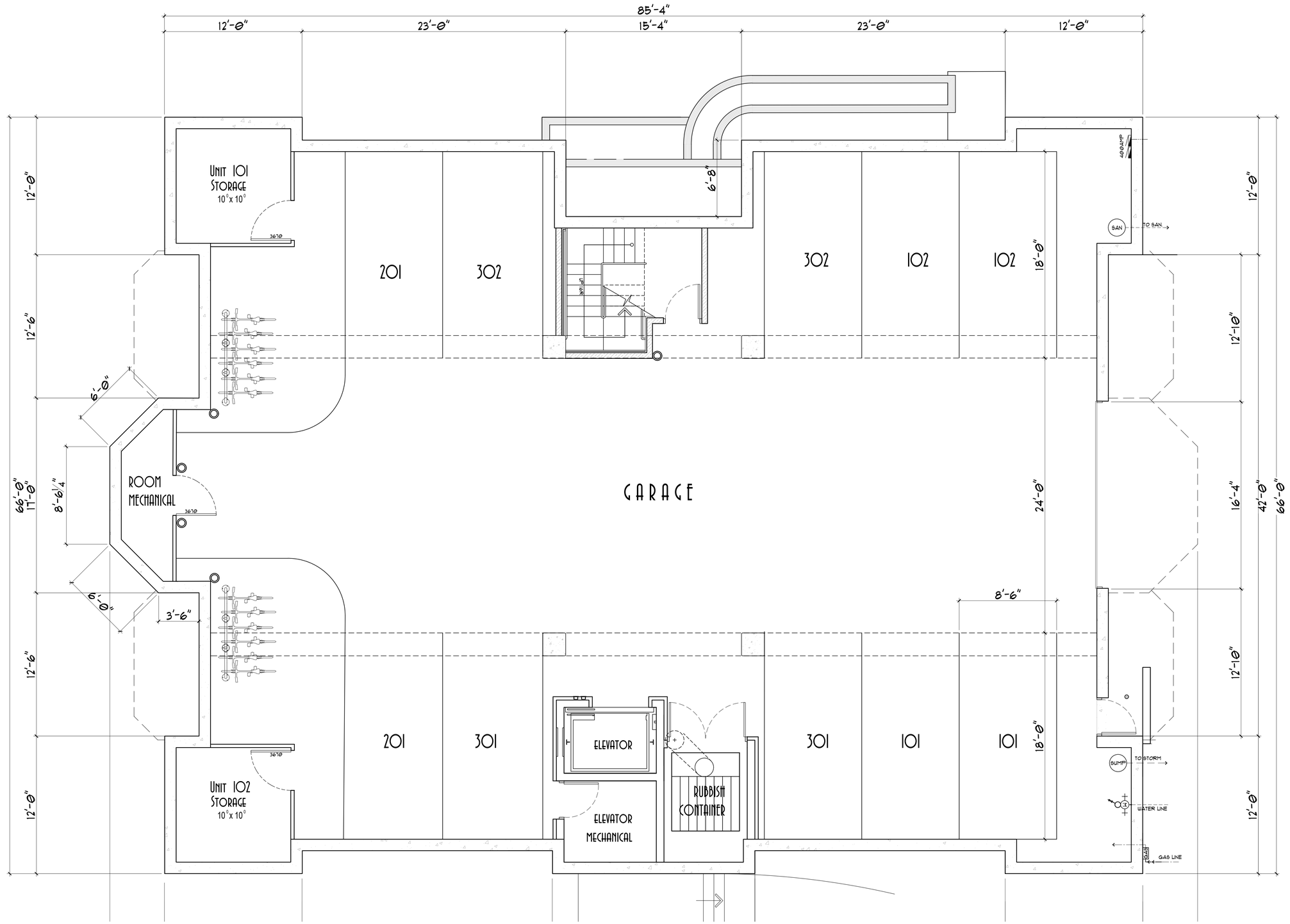
LOOKING FROM SOUTH TO NORTH

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10-10-2020



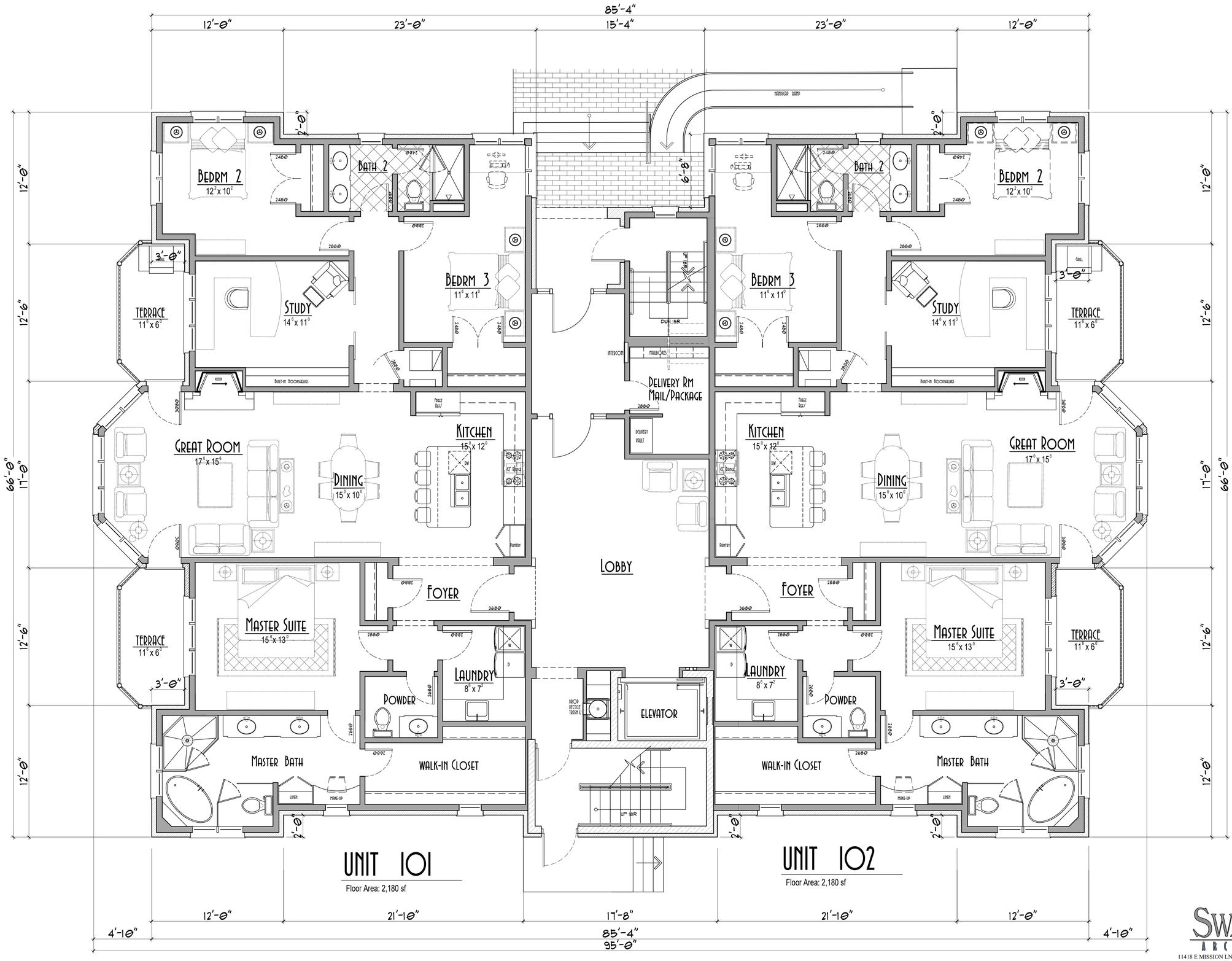
CROSS SECTION AT BALCONY



GARAGE PLAN

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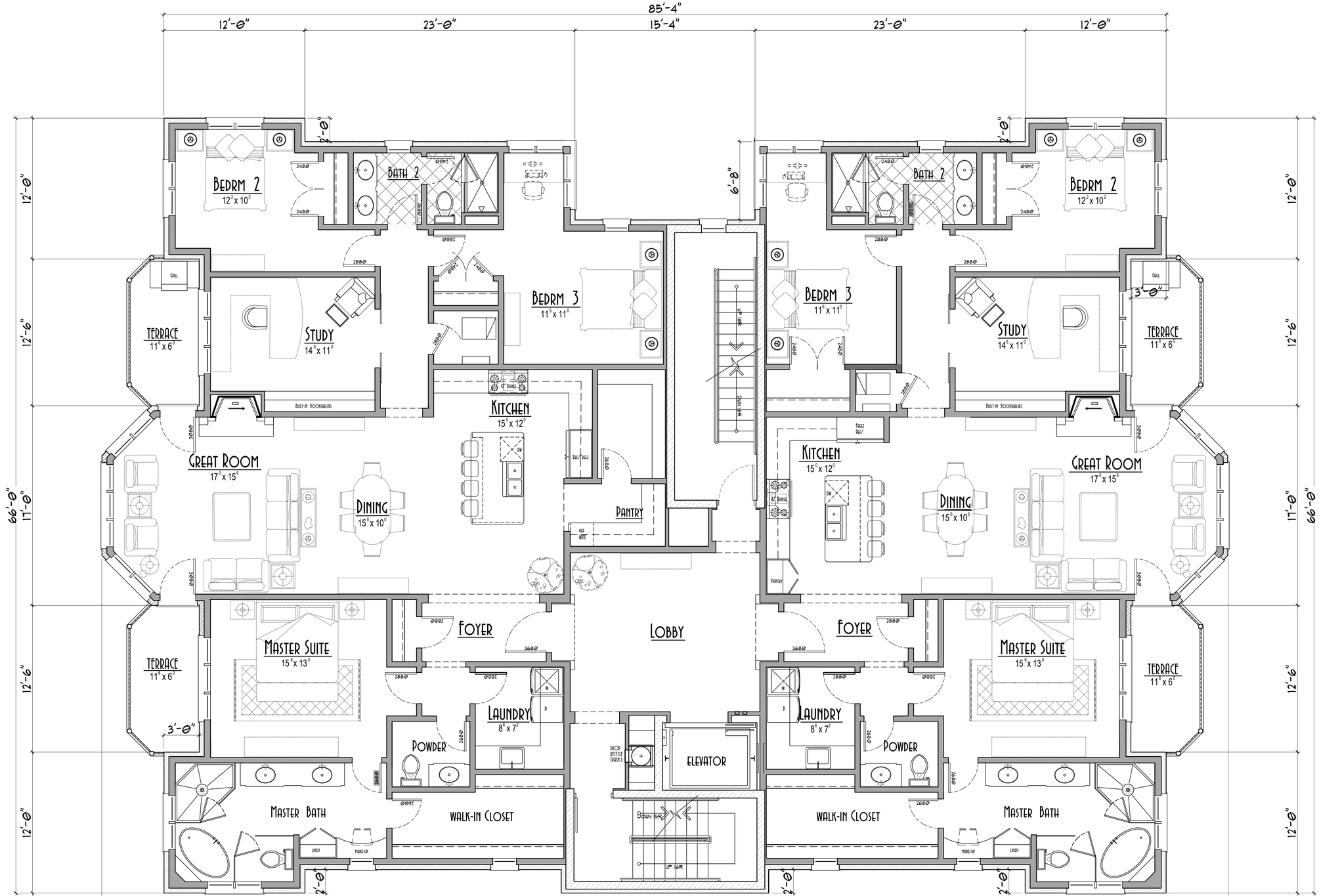
12-10-2020



FIRST FLOOR PLAN

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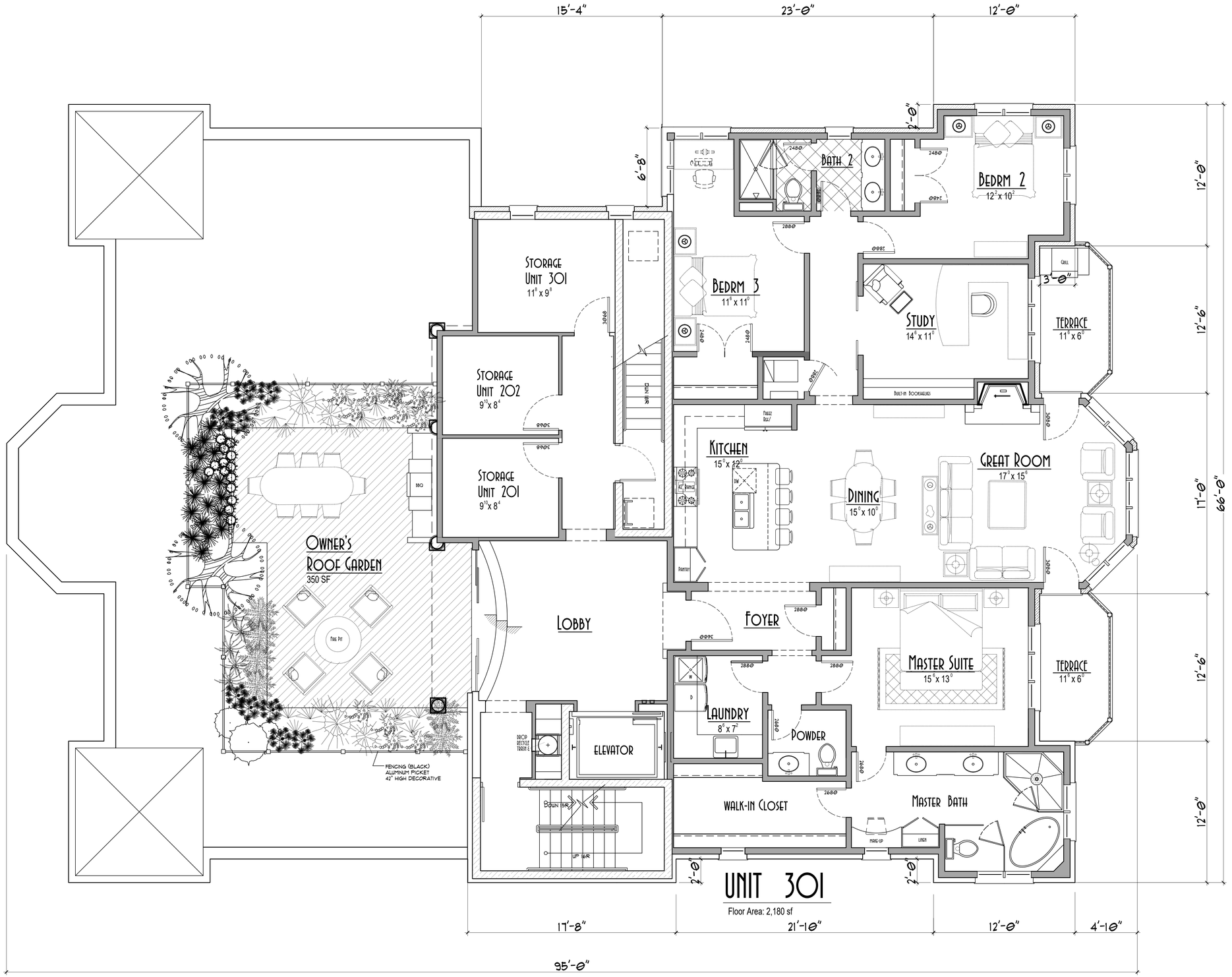
12-10-2020



SECOND FLOOR PLAN

RM SWANSON ARCHITECTS
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12-10-2020



THIRD FLOOR PLAN

Gross Floor Area: 3,200 sf

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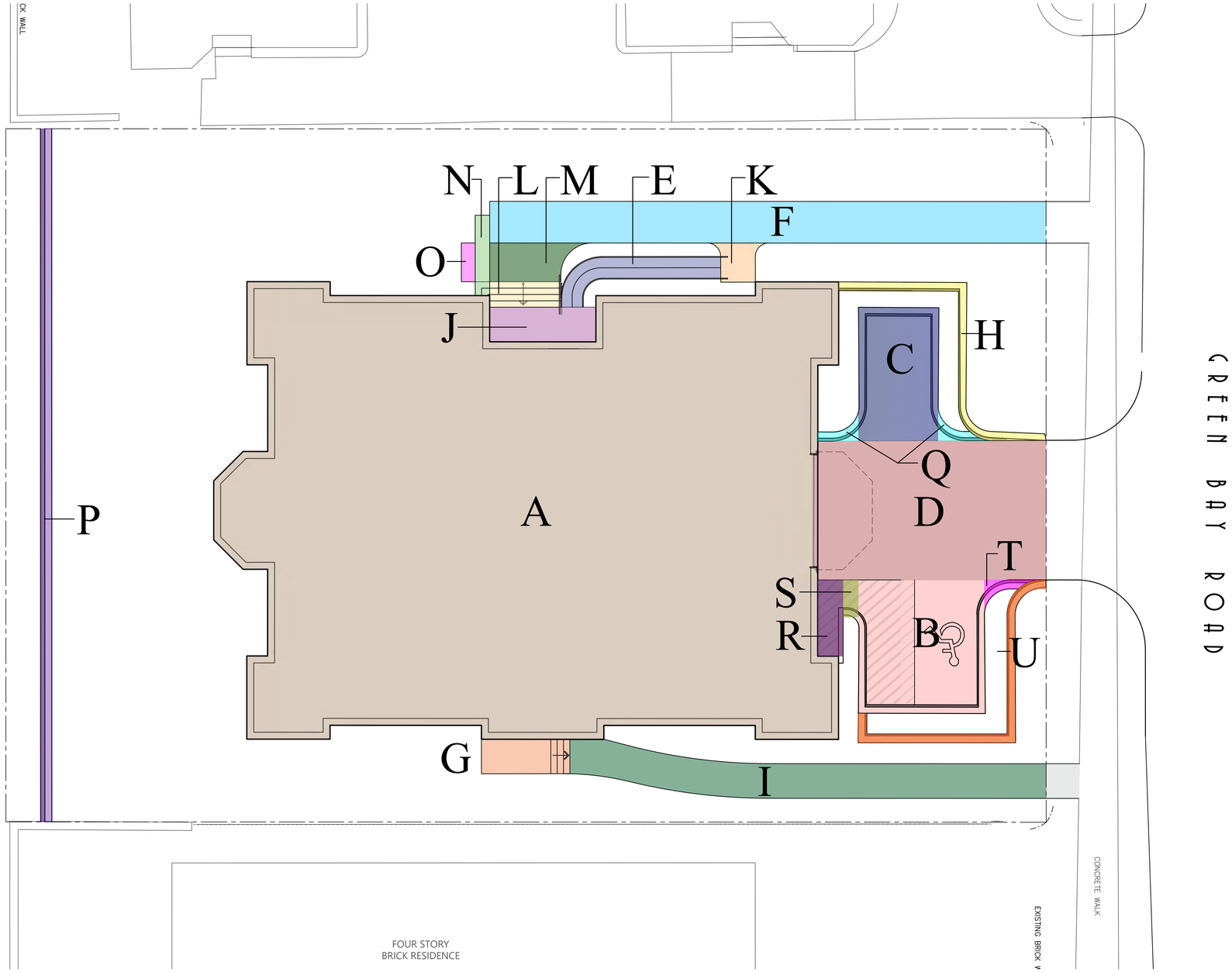
ROOF PLAN

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12-10-2020

IMPERMEABLE SURFACE LOT COVERAGE MATRIX

PIECE	DIMENSIONS (FT)	ILC AREA (SF)
A	82.0 x 63.1	5,190.0
B	18.33 x 19.16	351.2
C	10 X 21.2	212.0
D	33.6 x 20.0	672.0
E	11.1 x 20.40	226.5
F	80.44 x 6.0	482.6
G	5.0 x 12.0	60.0
H	1.5 x 38.6	58.0
I	4.0 x 70.5	282.1
J	15.0 x 5.0	75.0
K	5.2 x 5.65	29.5
L	10.0 x 3.75	37.5
M	4.0 x 12.15	44.0
N	2.0 x 11.0	24.3
O	2 x 5.6	11.2
P	1.0 x 100.0	100.0
Q	(1.5 x 14) x 2	42.0
R	4.0 x 10.0	40.0
S	2.75 x 4.21	11.6
T	2 x 5.6	10.5
U	1.0 x 62.0	62.0
BALCONIES	(11.5 x 6.0) x 4	276.0
TOTAL IMPERMEABLE AREA		8,298.8 sf
TOTAL LOT AREA		15,000.0 sf
TOTAL ALLOWABLE IMP AREA		9,000.0 (60%)
		702.0 sf under (7.8%)

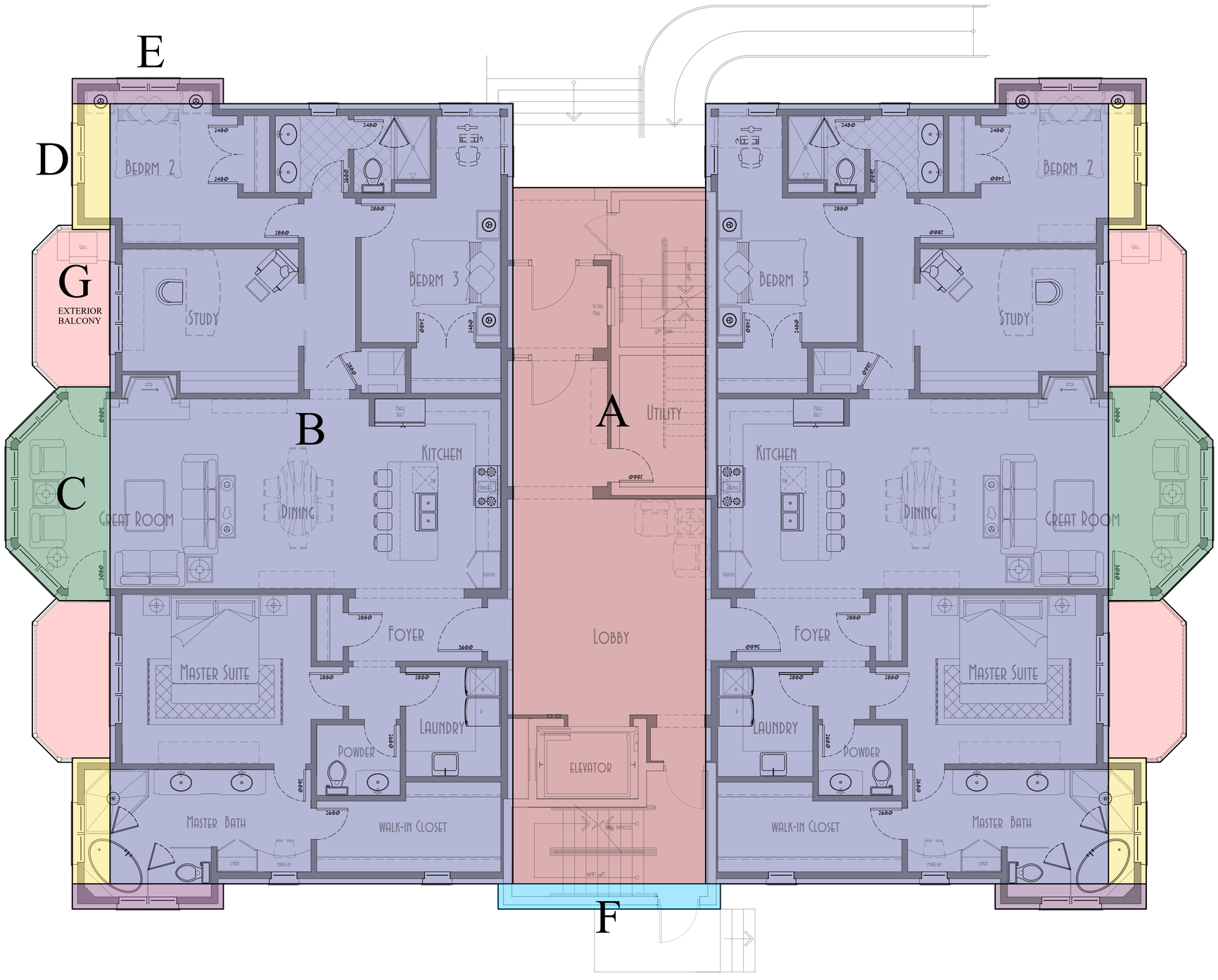


IMPERMIABLE SURFACE AREA

1/4" = 1'-0"

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12-10-2020



FIRST, SECOND, THIRD & ROOF
FLOOR GFA-PROPOSED

PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	15.3 x 55.3	846.0
B	(32.0 x 62.0) x 2	3,968.0
C	(7.2 x 17.0) x 2	244.8
D	(3.0 x 10.75) x 4	129.0
E	(12.0 x 2.0) x 4	96.0
F	17.75 x 2.0	35.5
G (3rd flr & 2nd west not counted)	(11.5 x 6.0) x 6	414.0
TOTALS PER FLOOR:		
1st FLOOR AREA:		5,595.3
2nd FLOOR AREA:		5,457.3
3rd FLOOR AREA:		3,154.4
ROOF FLOOR AREA:		48.0
GROSS BLDG FLOOR AREA:	14,255.0	18.7% OVER
TOTAL CURRENT OVERAGE:	2,255.0	
PREVIOUS BLDG FLOOR AREA:	17,701.5	47.5% OVER
TOTAL REDUCTION:	(3,446.5)	

GROSS FLOOR AREA 1ST & 2ND FLOORS

1/4" = 1'-0"

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12-10-2020



THIRD FLOOR GFA-PROPOSED

PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	15.3 x 55.3	846.0
B	32.0 x 62.0	1,984.0
C	7.2 x 17.0	122.4
D	3.0 x 10.75 x 2	64.5
E	(12.0 x 2.0) x 2	48.0
F	17.75 x 2.0	35.5
G		(3rd flr not counted)
H	3.O x 18.0	54.0
GROSS 3RD FLOOR AREA:		3,154.4

GROSS FLOOR AREA 3RD FLOOR

1/4" = 1'-0"

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12-10-2020



ROOF GFA-PROPOSED

PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A		48.0
NEW TOTALS:		48.0
PREVIOUS TOTALS:		1,191.6
TOTAL REDUCTION		(1,143.6)

GROSS FLOOR AREA ROOF

$\frac{1}{4}$" = 1'-0"

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Proposed Casement Window: Simulated Divided Lite Clad (black frame) Double Glazed Insulated



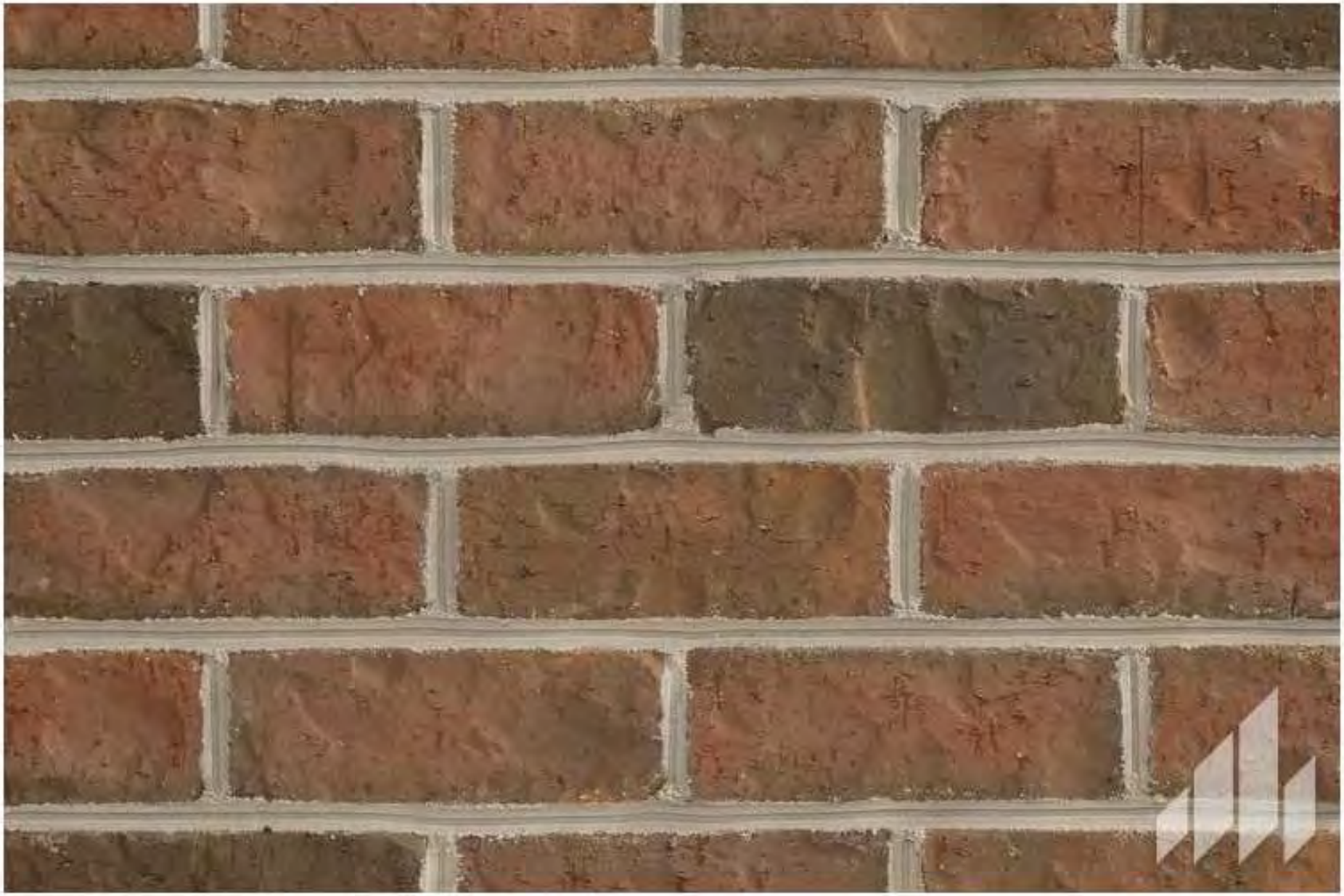
Manufacturer: Da Vinci Roofscapes Inc
Product: Synthetic Slate Roof
Color: Slate Gray
Size: 6″, 9″ & 12″ random widths with 8″ exposure

12-10-2020



Supplier: Swake Stone
Product Name: Garret's Blend
Pattern: Ashlar with regular mortar (bag finish)

12-10-2020



PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"

12-10-2020


Belgard "Cambridge Cobble" Color: Bella
12-10-2020



Proposed Stucco Color & Finish

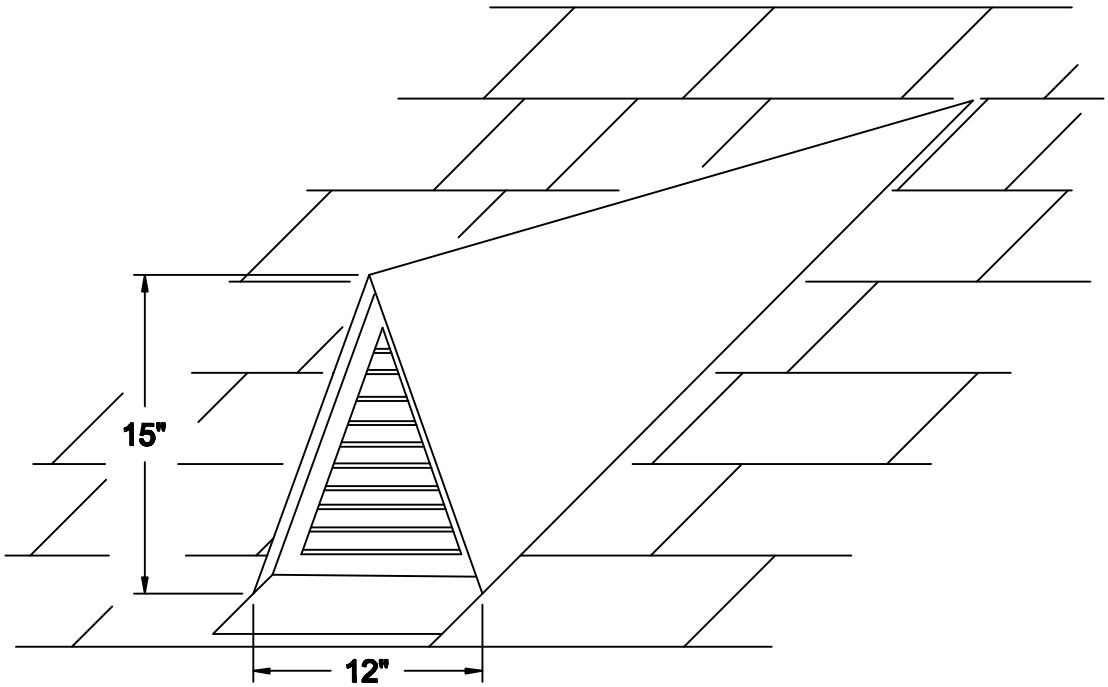


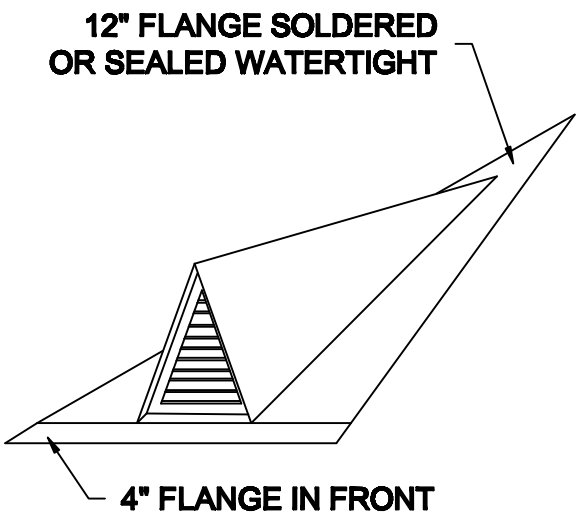
Exterior Trim & Bay Color

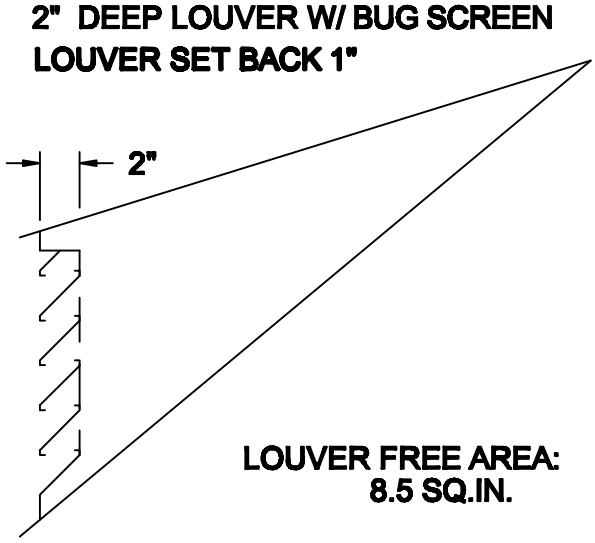

Exterior Trim Color
-10-2020
Black Satin
2131-10
Benjimin Moore

LOUVER DORMER
BUTTERFLY

12-10-2020







AVAILABLE MATERIALS

COPPER | ZINC/TIN COATED COPPER | PREWEATHERED ZINC | PATINA COPPER
PAINT GRIP STEEL | PREFINISHED ALUMINUM/ STEEL

REV. 7/14

INSTALLATION:	MARK OPENING IN ROOF DECK ON DESIRED COURSE. CUT OPENING IN DECK. POSITION DORMER OVER OPENING AND FASTEN TO DECK.
OTHER INFORMATION:	SPECIFY EXACT ROOF PITCH.
OTHER:	INCLUDES INSECT SCREEN OF COMPATIBLE MATERIAL.

COPPER CRAFT
A EURAMAX COMPANY

6–03



East Coast Weathervane 36" tall Finial "The Alexander"



The proposed aluminum rail will be similar in color and design including meeting all requirements for height and structural support

12-10-2020

12-10-2020

Clopay®

CANYON RIDGE®

— garage doors —



CARRIAGE HOUSE ▪ LOUVER ▪ MODERN

The Walden - Page A45



Canyon Ridge® Louver Design 52; Shown in Walnut Finish with Louver Mahogany Cladding, Mahogany Overlays and REC13 Window Design (Model CAN252LMREC13)



INTELLIGENT BEAUTY

Canyon Ridge® garage doors give you the best of both worlds — the luxurious look of authentic wood and the practical functionality of steel and composite materials.

Durable, low-maintenance steel with Intellicore® polyurethane insulation ensures your home is well-protected, warm and comfortable.

The composite cladding and overlays that make up the designs are molded from actual wood pieces for a truly realistic look and feel.

Choose from a wide range of design options, color finishes, hardware and windows to suit your style.





The Walden - Page A47



Canyon Ridge® Carriage House 5-Layer Design 13; Shown in Dark Finish with Mahogany Cladding, Mahogany Overlays and REC13 Window Design (Model CAN213MMREC13)

The Walden - Page A48

CANYON RIDGE®

CARRIAGE HOUSE

Inspired by coach houses of a bygone era, Canyon Ridge® Carriage House garage doors add character and charm to any style home — from traditional exteriors to modern farmhouses. Designed to look like genuine swing out carriage house doors, but built to suit the modern-day lifestyle with modern upward operation.

CARRIAGE HOUSE 5-LAYER CONSTRUCTION

- 5-layer faux-wood doors with Intellicore® polyurethane insulation. 20.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 20 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 21 for details.

Doors designs shown in Dark Finish with Clear Cypress cladding and Clear Cypress overlay. Design 01 does not have an overlay.



Design 01



Design 22



Design 34

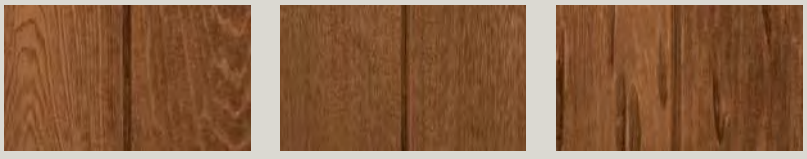
WINDOW/TOP SECTIONS



Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.
Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".
Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit www.clopaydoor.com.

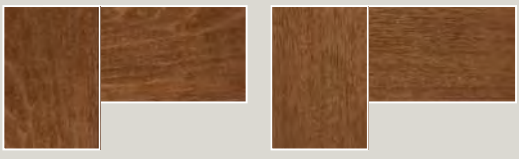
MATERIAL DESIGN OPTIONS

COMPOSITE CLADDING MATERIALS



Clear Cypress (C) | Mahogany (M) | Pecky Cypress (P)

COMPOSITE OVERLAY MATERIALS



Clear Cypress (C) | Mahogany (M)

Note: *Cladding and overlay material options may be mixed and matched.*

The Walden - Page A50


Design 11


Design 12


Design 13


Design 21


Design 23


Design 31


Design 32


Design 33


Design 35


Design 36


Design 37


Design 38

COLORS


Medium Finish


Dark Finish


Walnut Finish


Slate Finish


Black Finish*

White Finish*


Primed (No Finish)

**Black and White Finish available only on Mahogany cladding and overlays. Two-tone doors are available. To see all available options go to: www.clopaydoor.com/door-imagination-system.*

Doors can be ordered Primed for those homeowners wishing to custom paint or stain their doors. Door stain color will vary slightly within a door due to finishing process. Due to the printing process, above colors may vary. To request a color sample, visit www.clopaydoor.com/requestcolorsamples.

1. Composite Overlay
2. Composite Cladding
3. Steel
4. 2" Intellicore® Polyurethane Insulation
5. Steel

2" POLYURETHANE INSULATION

COMPOSITE OVERLAY DELAMINATION LIMITED 5 YR WARRANTY

EFFICIENCY 20.4 R-VALUE

HARDWARE LIMITED 5 YR WARRANTY

Calculated door section R-value is in accordance with DASMA TDS-163.



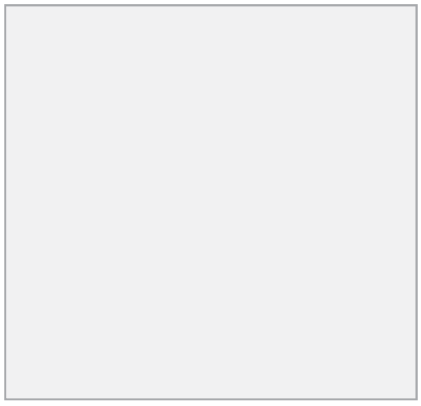
The Walden - Page A51

specialty GLASS OPTIONS

Insulated windows are available in rectangular, square and arched designs. Insulated tempered glass is standard. Insulated frosted, seeded, obscure and rain glass is also available on select door models.

Attractive beveled edge, clip-in grilles are removable for easy cleaning.





Clear



Frosted



Seeded*



Obscure



Rain

**Seeded is not available on Canyon Ridge® Modern window options. Additional charges for optional glass apply.*

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decorative HARDWARE

STANDARD



Spade Step Plate



Spade Lift Handles

Attractive black powder-coated grip handles and step plates are provided standard to further enhance the Canyon Ridge® design. Optional hardware, including handles, operable L-keylocks and strap hinges, is also available.

OPTIONAL



Spear Lift Handles



Colonial Lift Handles



Spade Strap Hinge*

Complements Standard Spade Lift Handles and Spade Step Plate



Twisted "L" Handles

Escutcheon Plates



Spear Step Plate



Colonial Step Plate



Decorative Handles with Keyholes



Spear Strap Hinge*



Colonial Strap Hinge*



Ring Door Knocker



Aluminum Grip Handles

(Modern)

** Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.*
Aluminum Grip Handles are available in the following colors: Clear Aluminum (Anodized), Standard White (Painted), Bronze (Painted), Bronze (Anodized), Black (Anodized) and Dark Bronze (Anodized).



FOUNDRY CLASSIC

10231TK

SMALL GOOSENECK BARN LIGHT

Decidedly industrious, Foundry is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces while offering mix and match options that customize the look.

DETAILS	
FINISH:	Textured Black
MATERIAL:	Aluminum

DIMENSIONS	
WIDTH:	9.5"
HEIGHT:	9.1"
WEIGHT:	5 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	1-100w Med.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	16"
CARTON WIDTH:	16"
CARTON HEIGHT:	16"
CARTON WEIGHT:	8 lbs.

PRODUCT DETAILS:

- Mounting hardware is hidden on the backplate to ensure a clean silhouette.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- 2 year finish warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design



RALEY

1602MB-LL

LARGE HANGING LANTERN

Raley's regal appearance features cast aluminum construction, a bold Museum Black finish, flourishing details and clear water glass panels for a dignified style statement.

DETAILS	
FINISH:	Museum Black
MATERIAL:	Cast Aluminum
GLASS:	Clear Water Glass Panels

DIMENSIONS	
WIDTH:	11.8"
HEIGHT:	27.5"
WEIGHT:	14 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp Included
LED NAME:	E12LED-5
WATTAGE:	4-5w Cand. LED *Included
VOLTAGE:	120v
COLOR TEMP:	2700.0000k
LUMENS:	1400
CRI:	80
INCANDESCENT EQUIVALENCY:	4-40w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.

MOUNTING	
CANOPY:	5.5" Dia.
LEAD WIRE:	72"

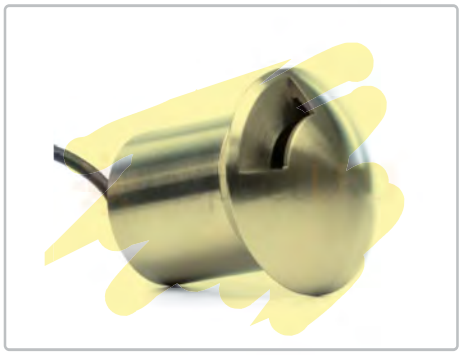
SHIPPING	
CARTON LENGTH:	15"
CARTON WIDTH:	15"
CARTON HEIGHT:	26"
CARTON WEIGHT:	20 lbs.

PRODUCT DETAILS:

- This chain or cable hung fixture may be installed on any sloped ceiling.
- Suitable for use in damp (interior moist and outdoor no direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- LED Lamps carry a 3-year limited warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design

aspectLED
A WILSON TOOL COMPANY

4900 Constellation Drive
White Bear Lake, MN 55127
888.503.1317
sales@aspectled.com







In-ground Stainless Steel Pathway Light (3W)

MODEL: AL-IG-PW-A21

DESCRIPTION

aspectLED's landscape LED lights are bright, energy efficient, and attractively styled, making them perfect for virtually any outdoor application. Ideal for installation along pathways, driveways, sidewalks, landscape edging, and other landscape/architectural features.

A favorite of our golf course, resort and public park customers, these stainless steel pathway lights features an ultra-bright 3W LED and their compact size make for easy installation in virtually any locations. These are designed to be installed with their top trim piece flush with your finished surface (grass, mulch, asphalt, etc.). Perfect for gardens, patios, landscaping, garden walls, building entrances, pathways, decks, gazebos, public parks, docks, and marine environments.

This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Withstands standard motor vehicle traffic (golf carts, cars, 3/4 ton pickup trucks). See photos for more details about cut-out options.

PHYSICAL DIMENSIONS + SPECIFICATIONS

	12VDC	24VDC	12VAC
Light Fixture Dimensions	3.5" Diameter 3.75" Deep 2.5" Cut out hole	3.5" Diameter 3.75" Deep 2.5" Cut out hole	3.5" Diameter 3.75" Deep 2.5" Cut out hole
LED Driver Input Voltage	12VDC	24VDC	12VAC
Dimmable	No	No	No
Nominal Power Consumption	3 Watts	3 Watts	3 Watts
Max Luminous Flux of LED Array	300 Lumens	300 Lumens	300 Lumens
LED Type	SMD LED Chips	SMD LED Chips	SMD LED Chips
LED Quantity	3 - High Power 1 Watt LEDs	3 - High Power 1 Watt LEDs	3 - High Power 1 Watt LEDs
Fixture Material	Stainless Steel	Stainless Steel	Stainless Steel
Lens	Optical, >85% efficient	Optical, >85% efficient	Optical, >85% efficient
Glass	Step-tempered glass	Step-tempered glass	Step-tempered glass
Waterproof Seal	Silicone Seal	Silicone Seal	Silicone Seal
IP Rating	IP65	IP65	IP65
Load Rating	1,760 psi	1,760 psi	1,760 psi
Fixture Weight	1.6 lbs	1.6 lbs	1.6 lbs
Estimated Lifespan	Up to 50,000 hours	Up to 50,000 hours	Up to 50,000 hours
Warranty	1 Year	1 Year	1 Year
Suitable Uses	Indoor/Outdoor, Dry, Damp or Wet Locations	Indoor/Outdoor, Dry, Damp or Wet Locations	Indoor/Outdoor, Dry, Damp or Wet Locations
Certifications	RoHS	RoHS	RoHS

CERTIFICATIONS

RoHS Compliant

1YR WARRANTY

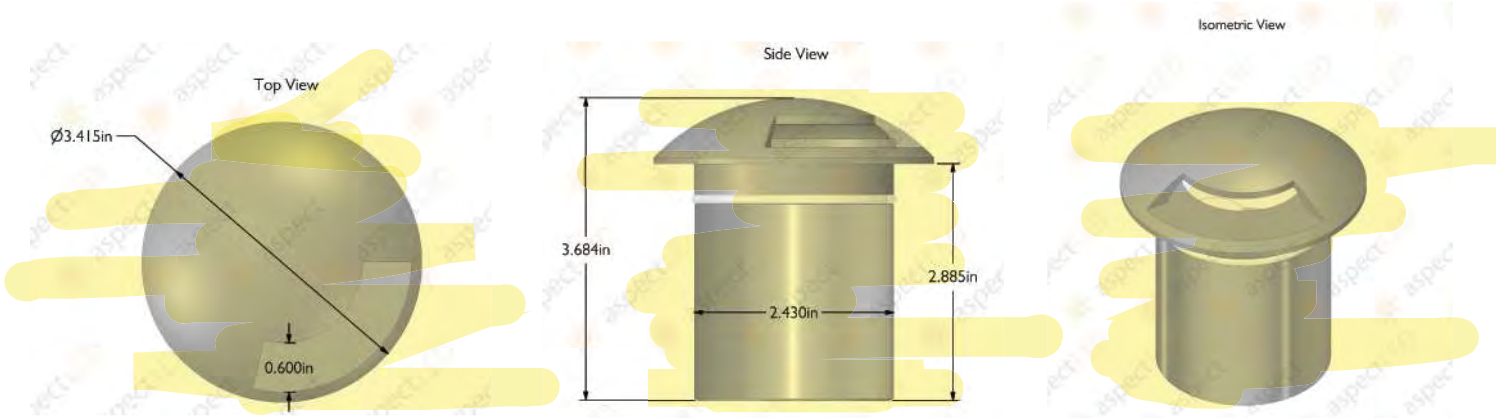
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www.aspectled.com

In-ground Stainless Steel Pathway Light (3W)

MODEL: AL-IG-PW-A21

DIMENSIONS



SKU BUILDER

Model Number		LED Color		Voltage		Wire Lead Length
AL-IG-PW-A21	—		—		—	

*This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Please specify cut-out choice when ordering fixure.

Warm White - WW
Cool White - CW
DayWhite - DW
Blue - B
Green - G
Red - R
Yellow/Amber - Y
RGB - RGB

12VDC
24VDC
12VAC

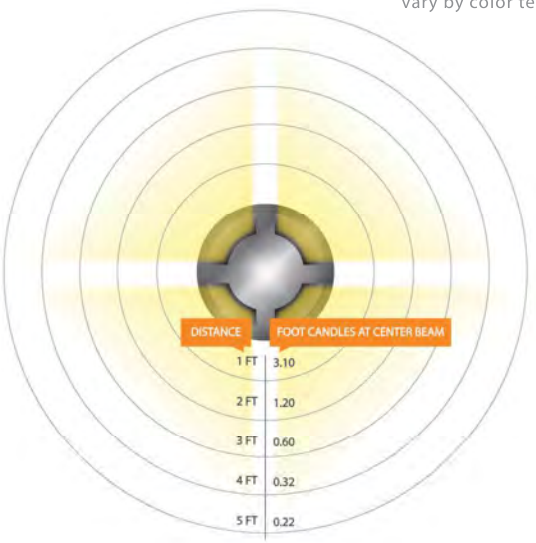
2 Feet - 2FT
25 Feet - 25FT
50 Feet - 50FT
100 Feet - 100FT

ACCESSORIES

- ☐ **30 Watt LED Power Supply**
  SKU: AL-PS-W-30
  Price: $16.99
- ☐ **60 Watt LED Power Supply**
  SKU : AL-PS-W-60
  Price: $25.99
- ☐ **100 Watt LED Power Supply**
  SKU : AL-PS-W-100
  Price: $37.99
- ☐ **Mounting Sleeve for AL-IG-A21**
  SKU: AL-IG-A21-MS
  Price: $3.51

PHOTOMETRICS

*Cool white tested. Light output may vary by color temperature.

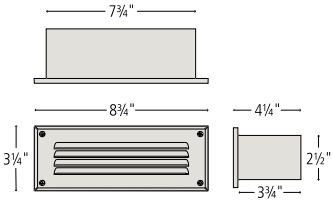


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1594 BZ
1594 BZ-LED
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D





1594 MZ
1594 MZ-LED
HARDY ISLAND™
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D

LED ITEM	LED ENGINE (INCLUDED)	LED WATTAGE/ VOLT AMPS	INCANDESCENT EQUIVALENCY	ITEM	LAMP (INCLUDED)	WATTAGE	LED LAMP (NOT INCLUDED)	FINISH	CONSTRUCTION	GLASS LENS
1594 BZ-LED	NX3	3.8w / 5.7VA	25w	**1594 BZ**	912	12w	T5 LED	Bronze	Galvanized Steel Housing Cast Aluminum Faceplate	Clear
1594 MZ-LED	NX3	3.8w / 5.7VA	25w	**1594 MZ**	912	12w	T5 LED	Matte Bronze	Galvanized Steel Housing Solid Brass Faceplate	Clear

See pages 82-83 for LED conversion lamps. A wiring kit is supplied. For accessories, see pages 78-79. For transformers, see pages 76-77.

PHOTOMETRICS (BASED ON VARIOUS MOUNTING HEIGHTS)

DISTANCE FROM LIGHT		LED ITEM	1'	2'	3'	4'	5'	6'	7'	8'	ITEM	1'	2'	3'	4'	5'	6'	7'
FOOT CANDLES	6" Mounting	1594 BZ-LED	37.1	11.83	3.06	1.55	1.07	0.85	0.71	0.6	1594 BZ	0.90	0.50	0.23	0.03			
	18" Mounting		0.58	1.19	4.1	2.03	2	1.46	0.87	0.49		0.99	0.73	0.55	0.37	0.17	0.08	
	30" Mounting		0.11	0.27	0.45	0.97	1.55	0.84	0.74	0.74		0.52	0.43	0.36	0.28	0.20	0.16	0.10
	6" Mounting	1594 MZ-LED	3.07	0.74							1594 MZ	2.19	0.53					
	18" Mounting		1.40	0.32	0.25	0.20						1.00	0.21	0.18	0.14			
	30" Mounting		0.97	0.45	0.42	0.22	0.07					0.69	0.32	0.31	0.05	0.14		

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For an explanation of icons see page 12.

JUNO

5" IC NEW CONSTRUCTION HOUSING
IC20 LEDT24

COMPATIBLE WITH
5RLD SERIES

TITLE 24 MEETS HIGH EFFICACY

Project:

Fixture Type:

Location:

Contact/Phone:

PRODUCT DESCRIPTION

IC Air-Loc® New Construction Housing for use with Juno retrofit LED trim modules • Energy efficient, sealed housing • Can be completely covered with insulation • Fully sealed housing stops exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets.



PRODUCT SPECIFICATIONS

Electrical Connections Features non-screw base 120V plug-in connector • Compatible with Juno retrofit LED trim modules

Labels U.L. listed for U.S. and Canada for through-branch wiring and damp locations • Meets high efficacy requirements of California T24

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Specifications subject to change without notice.

INSTALLATION

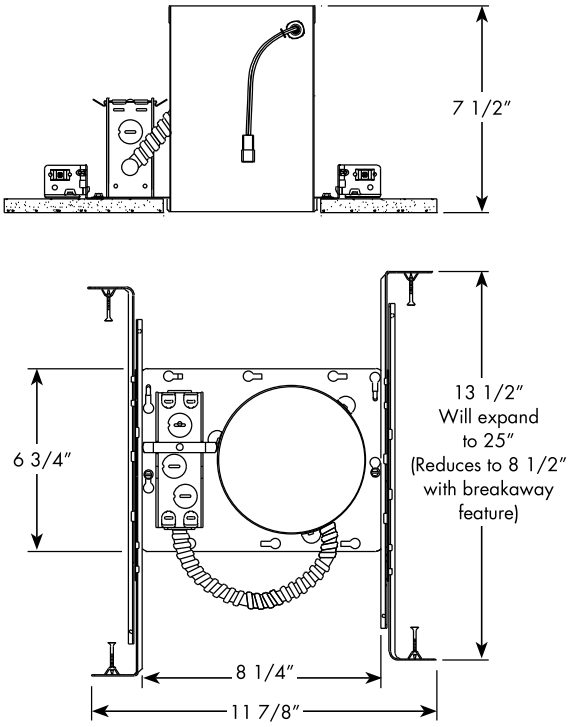
Real Nail 3 Bar Hangers Telescoping Real Nail® 3 system covered under US Patent D552,969 permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Integral T-bar notch and clip secures housing in suspended ceiling grid – no accessory clips required • 24" expansion stop allows quick placement of fixture in standard grid spacing • Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Bars captive to mounting frame • Edge-mounted for extra strength • Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for fixture relocation • Quick-Loc slot (location identified on the mounting frame) and oversized locking set screw lock fixture in position • Bar hanger foot contoured to align to bottom of construction joist • Alternate mounting holes included.

Junction Box Pre-wired junction box provided with (5) ½" and (1) ¾" knockouts, (4) Non-metallic sheathed cable connectors and ground wire, U.L. listed/CSA certified for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pryout slots.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation • Sight lines embossed on mounting frame to allow for easy viewing when aligning fixtures.

Housing IC housing, .032" aluminum sealed for Air-Loc Compliance • Housing is vertically adjustable to accommodate up to a 1" ceiling thickness.

DIMENSIONS



5 5/8" CEILING CUTOUT

PRODUCT CODES

Catalog Number		Input Voltage
IC20 LEDT24	5" Incandescent New Construction IC Housing, 4" Quick Connect Housing	120V

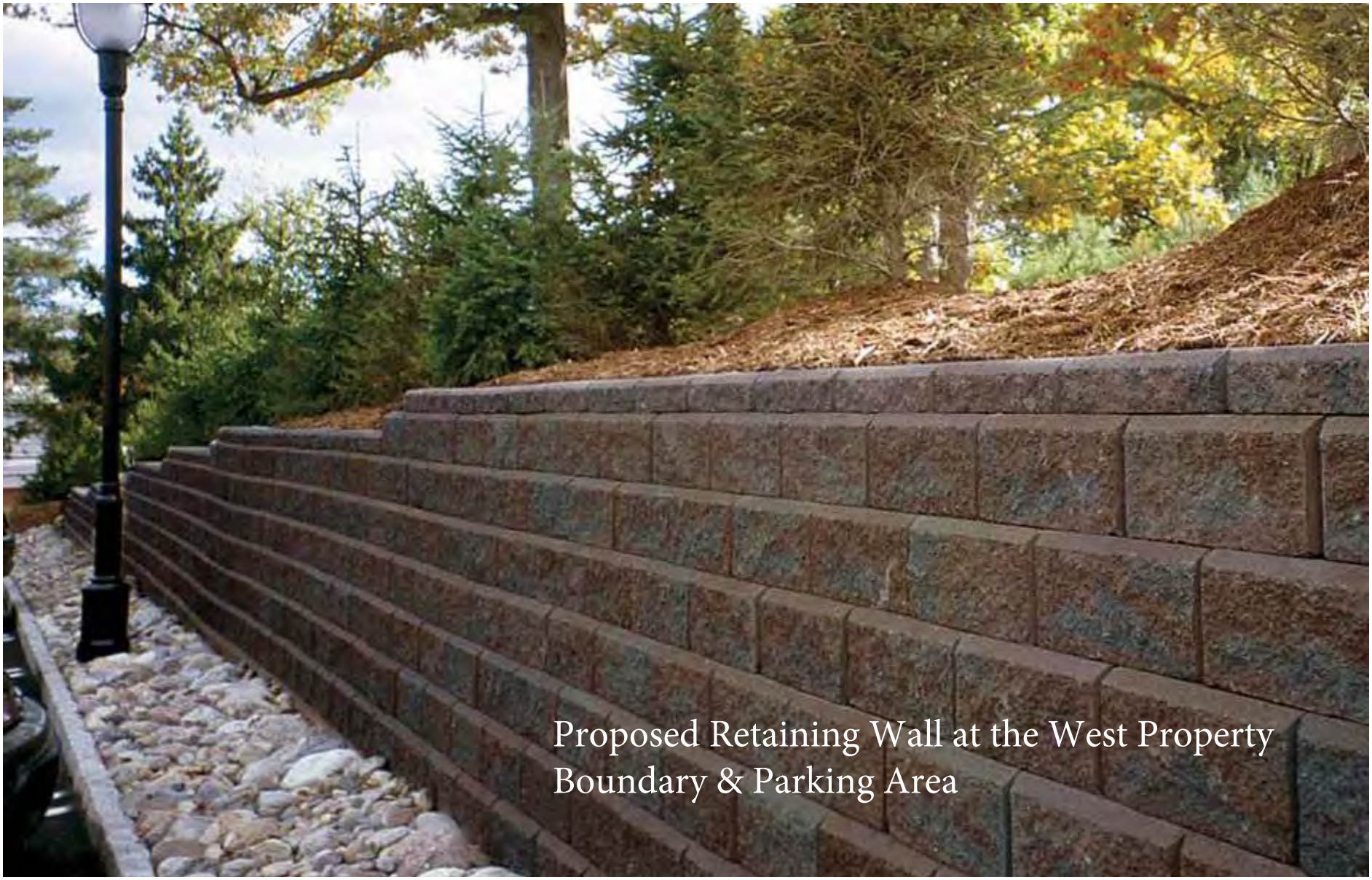
Housing and trim can be ordered together or separate, but will always ship separately.

COMPATIBLE LED MODULES

Catalog Number	
5RLD G2 06LM 27K 90CRI 120 FRPC WWH	5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 2700K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring
5RLD G2 06LM 30K 90CRI 120 FRPC WWH	5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 3000K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring

Housing and trim can be ordered together or separate, but will always ship separately.

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Proposed Retaining Wall at the West Property Boundary & Parking Area



DIAMOND PRO STONE CUT

DIAMOND®
SERIES

DIAMOND PRO STONE CUT® | RETAINING WALL

LARGE UNIT



8 x 18 x 12

SMALL & MEDIUM UNITS



8 x 7 x 12



8 x 11 x 12

CORNER



8 x 18 x 9

AVAILABLE COLORS



GASCONY TAN



ASHBURY HAZE

CLASSIC STYLE WITH MULTIPLE INSTALLATION OPTIONS

Belgard's Diamond Series of wall products is perfect for any outdoor wall application. From hard-working retaining walls to aesthetically pleasing garden seat walls, the possibilities are endless.

ACCESSORIES | AVAILABLE IN ALL COLORS

UNIVERSAL CAP



3 x 18 / 12 x 13

DIAMOND PRO CAP



4 x 17 / 14 x 10

U START BASE BLOCK®



3½ x 18⁷⁄₁₆ x 12

Recommended for use with all available wall block units. See page 126 for full product information.

U Start Base Block actual coverage length is 16¹¹⁄₁₆"

For walls over 30 inches in height, soil reinforcement is generally necessary. A qualified engineer should be consulted for design and analysis of structures.

ENGINEERED SOLUTIONS BY ANCHOR™ WALL SYSTEMS

DIAMOND PRO STONE CUT®

RETAINING WALLS

ENGINEERED SOLUTIONS BY ANCHOR™ WALL SYSTEMS

LEGACY COLLECTION

RESIDENTIAL	COMMERCIAL	STEPS	COLUMNS	FIRE PITS	KITCHEN	FREESTANDING WALL	RETAINING WALL
✓	✓	✓					✓

SHAPES & SIZES

Large Unit



8 x 18 x 12

Medium & Small Units



8 x 11 x 12



8 x 7 x 12

Corner



8 x 18 x 9

Cap



4 x 17¼ / 14 x 10

PALLET INFORMATION / ESTIMATING CHART

UNIT	SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	LNFT PALLET (SOLDIER)	LNFT PALLET (SAILOR)	UNITS/ SQFT	WEIGHT/ UNIT LBS	WEIGHT/ LAYER LBS	WEIGHT/ PALLET LBS
LARGE UNIT											
8 X 18 X 12	32	–	4	32	8	–	–	–	77	–	2592
MEDIUM & SMALL UNITS											
8 X 11 X 12	19.23	–	4	32	8	–	–	–	45	–	2464
8 X 7 X 12	12.13	–	4	32	8	–	–	–	34	–	
CORNER											
8 X 18 X 9	32	–	4	32	8	–	–	–	101	–	3200
CAP											
4 X 17¼ /14 X 10	–	–	6	54	9	–	–	–	40	–	2710

ITEM CODES

DIAMOND PRO STONE CUT

COLOR	LARGE UNIT	MEDIUM/SMALL	CORNER	CAP
ASHBURY HAZE	16050766	16050775	16050190	16050430
GASCONY TAN	16050784	16050788	16050570	16050470

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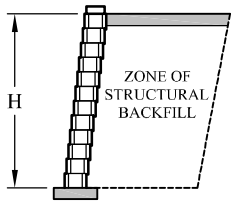
WALLS
PALLET INFORMATION / ESTIMATING CHART

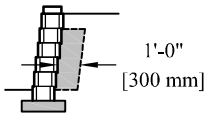
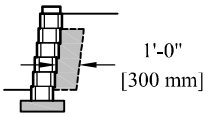
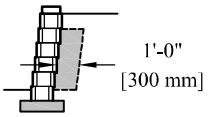
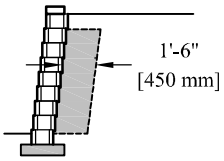
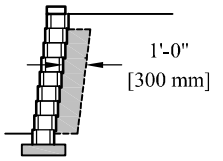
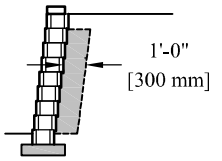
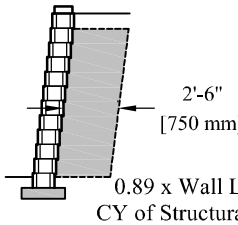
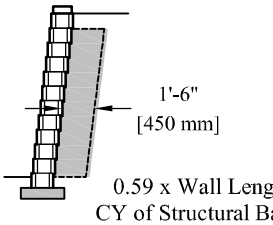
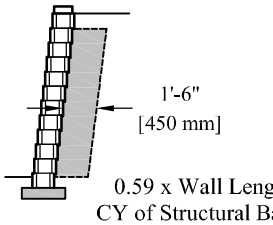
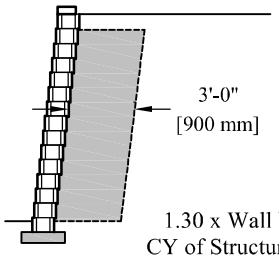
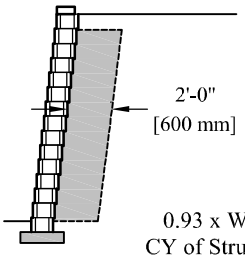
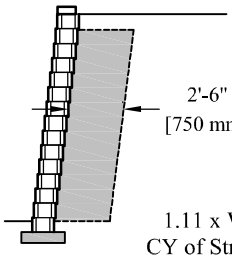
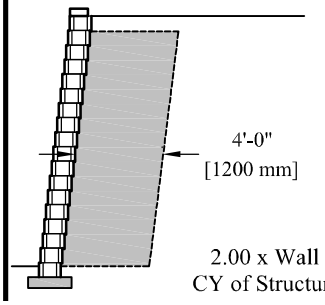
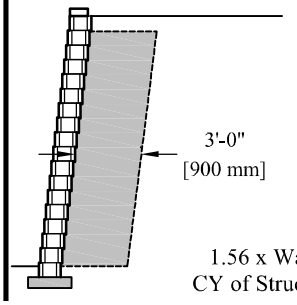
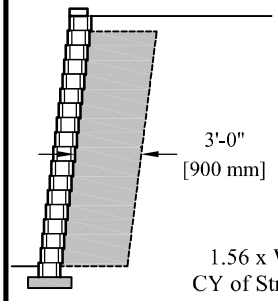
DIAMOND® PRO			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
STRAIGHT		8 x 18 x 12	32	8	4	32	8	1	83	662	2646
BEVELED		8 x 18 x 12	32	8	4	32	8	1	81	648	2590
CORNER		8 x 18 x 9	32	–	4	32	8	–	100	800	3200

DIAMOND PRO STONE CUT®			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
LARGE		8 x 18 x 12	32	–	4	32	8	1	77	–	2592
SMALL & MEDIUM		8 x 7 x 12	19.23	–	4	32	8	–	45	–	–
		8 x 11 x 12	12.13	–	4	32	8	–	34	–	–
		TOTAL	–	–	–	–	–	–	–	–	2464
CORNER		8 x 18 x 9	32	–	4	32	8	–	100	800	3200

DIAMOND® ACCESSORIES			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
UNIVERSAL CAP		3 x 18 / 12 x 13	–	–	8	72	9	–	49	441	3525
DIAMOND PRO CAP		4 x 17 / 14 x 10	–	–	6	54	9	–	49	437	2619
U START BASE BLOCK		3½ x 18⁷⁄₁₆ x 12	–	–	7	56	8	–	51	406	2839

STRUCTURAL BACKFILL ESTIMATING CHART; NO SLOPE / NO SURCHARGES
DIAMOND PRO® RETAINING WALLS USING ANCHORPLEX® SYSTEM



	Clay and Silt Soils φ = 26° γ = 120 pcf (19 kN/m^3)	Silty / Clayey Sand Soil φ = 30° γ = 120 pcf (19 kN/m^3)	Clean Sand and Gravel Soil φ = 34° γ = 120 pcf (19 kN/m^3)
4'-0" (1200 mm) 6 Courses	 0.22 x Wall Length = CY of Structural Backfill	 0.22 x Wall Length = CY of Structural Backfill	 0.22 x Wall Length = CY of Structural Backfill
6'-0" (1800 mm) 9 Courses	 0.44 x Wall Length = CY of Structural Backfill	 0.33 x Wall Length = CY of Structural Backfill	 0.33 x Wall Length = CY of Structural Backfill
8'-0" (2400 mm) 12 Courses	 0.89 x Wall Length = CY of Structural Backfill	 0.59 x Wall Length = CY of Structural Backfill	 0.59 x Wall Length = CY of Structural Backfill
10'-0" (3000 mm) 15 Courses	 1.30 x Wall Length = CY of Structural Backfill	 0.93 x Wall Length = CY of Structural Backfill	 1.11 x Wall Length = CY of Structural Backfill
12'-0" (3600 mm) 18 Courses	 2.00 x Wall Length = CY of Structural Backfill	 1.56 x Wall Length = CY of Structural Backfill	 1.56 x Wall Length = CY of Structural Backfill

DIAMOND PRO STONE CUT® SYSTEM ESTIMATING FORMULA

For project material estimating, use the formulas listed in each step.

1. WALL UNIT ESTIMATING

A. STRAIGHT AND BEVELED WALL UNIT ESTIMATING

Determine the square footage of the total wall, including buried base course. Square footage (SF) of total wall length (L) x height (H). If using straight or beveled, skip to step 3.

Straight Face: SF x 1 = # units

B. EXPOSED WALL UNITS - ESTIMATING STONE CUT FACE

Determine the square footage of the exposed wall. Square footage (SF) of exposed wall is length (L) x height (H).

Straight Face: SF ÷ 2 = # units of each size

2. BURIED BASE UNIT ESTIMATING – STONE CUT FACE

Build buried base course using large units. Determine the length (L) of the base in feet.

L ÷ 1.5 = # large units for buried base

3. CAP ESTIMATING

Convert wall length (L) to inches: L x 12 = L in inches (LI). Cap factor (CF) = cap front inches + cap back inches ÷ 2.

LI ÷ CF = # cap

4. LEVELING PAD AGGREGATE ESTIMATING

Leveling pad aggregate is a compactible base material of ¾-inch minus (with fines). The leveling pad extends at least 6 inches in front of and behind the wall units and is at least 6 inches deep after compaction. Wall length in feet (L) ÷ 27 x 1.1 = cubic yards (CY).

CY x 1.6 = tons.

L ÷ 27 x 1.1 = CY

CY x 1.6 = tons

5. DRAINAGE AGGREGATE ESTIMATING

Drainage aggregate is clear, 1-inch crushed stone (with no fines). The drainage column extends 12 inches behind the wall units. Wall length (L) x total wall height (H) = square feet (SF) ÷ 27 x 1.1 = cubic yards (CY). CY x 1.6 = tons.

SF ÷ 27 x 1.1 = CY

CY x 1.6 = tons

6. CORE FILL AGGREGATE ESTIMATING

Calculate the square feet (SF) of the total wall.

SF ÷ 35 = tons

7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions

PROJECT ESTIMATING EXAMPLE

The wall is 100 feet long and 8 feet high, including buried course. It is built using the Stone Cut 3-piece system. There is no toe or crest slope, and the soils are clean sand and gravel.

1. EXPOSED WALL UNITS

100' L x 7.33' H = 733 SF ÷ 2 = 367 large, medium and small Stone Cut units needed

2 BURIED BASE UNITS

100' L ÷ 1.5 = 67 large units for the buried course

TOTAL UNITS REQUIRED

Large units

Wall	367
Base	67
Total	434
Medium units	367
Small units	367

3. CAP UNITS

CF example: 17.25" + 10" = 27.25" ÷ 2 = 13.7

L example: 100' x 12" = 1,200

Project example: 1,200 ÷13.7 = 88 caps

4. LEVELING PAD AGGREGATE

100' L ÷ 27 x 1.1 = 4.1 CY x 1.6 = 6.6 tons

5. DRAINAGE AGGREGATE

800 SF ÷ 16.4 = 49 tons

6. CORE FILL AGGREGATE

800 SF ÷ 35 = 23 tons

7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions.

The Walden - Page A65



HOLLAND STONE
PRESTIGE

NEW


ASHBURY HAZE


BORDEAUX BEIGE

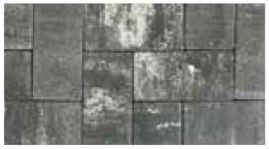

BOURBON


COTSWOLD MIST

NEW


GASCONY TAN


MIDNIGHT


PEWTER

VERSATILE
SMOOTH
CLASSIC

TEXTURGARD™
Texturgard fuses a top layer of rich pigments with Belgard's core color process.

Please refer to page 16 for more information.

Paver Bricks for entrance driveway & north pedestrian sidewalk/entrance: Belgard "Ashbury Haze"

60MM



4 x 8 x 2⅜

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNED DEVELOPMENT COMMISSION

FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER

DATE: OCTOBER 15, 2020

SUBJECT: 688 & 694 GREEN BAY ROAD–THE WALDEN RESIDENCES (CASE 2019-15-PD) – AMENDED PRELIMINARY PLANNED DEVELOPMENT REVIEW

INTRODUCTION

On October 19, 2020, the Planned Development Commission ("PDC") is scheduled to **hold a special meeting at which it will hold a continued virtual public hearing,** in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider **an amended application** submitted by Walden Winnetka, LLC (the "Applicant") as contract purchaser of the property located at 688 and 694 Green Bay Road (the "Subject Property"), which is owned by CCF Winnetka, LLC (the "Owner") to allow the construction of a new six-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant is now presenting an **amended** application still seeking approval of the following subdivision and zoning relief:

A. A plat of consolidation to combine two lots into one lot of record;

B. Preliminary planned development plan approval with the following zoning exceptions:
   a. An exception from the maximum permitted building size (floor area ratio/gross floor area);
   b. An exception from the maximum permitted intensity of use of lot (impermeable lot coverage);
   c. An exception from the maximum permitted building height;
   d. An exception from the required principal roof form;
   e. An exception from the exterior wall articulation requirement along the north facade; and
   f. Any other subdivision or zoning relief necessary for approval of the proposed multi-family residential building.

At the October 7 regular monthly meeting of the PDC, using the Zoom platform, the Commission was scheduled to hold a continued public hearing on the amended application. Unfortunately, there were technical difficulties with the audio-visual equipment in the Council Chambers, which prevented three members of the public in attendance in the Council Chambers from hearing the virtual meeting. To provide all parties adequate due process during the public hearing on this request, the Commission did not hold the public hearing and continued the hearing to a special meeting scheduled for Monday, October 19, 2020, at 7:00 p.m. in the Village Hall Council Chambers.

Attachment A contains the agenda packet materials for this item for the October 7 meeting. **At the request of the Commission, another hard copy of the agenda packet materials from the October 7 meeting are not being provided to Commission members.**

Also, a complete copy of the September 2 Planned Development Commission agenda packet materials for this application can be found on the following weblink - https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_09022020-182.

Attachment B contains written public comments received by the Village since October 5, 2020.

RECOMMENDATION

At the October 19, 2020 Planned Development Commission meeting, the Commission is scheduled to consider the Applicant's proposed planned development and associated exceptions as well as the plat of consolidation.

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

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

2) Consider a motion recommending approval of the planned development and associated exceptions. (A copy of such motion is provided on the following pages.)

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

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

ATTACHMENTS

Attachment A: October 7, 2020, Agenda Packet Materials for Case No. 2019-15-PD: The Walden Residences Preliminary Planned Development – 688-694 Green Bay Road
Attachment B: Public Comments Received Since October 5, 2020.

Recommendation of Approval

The Planned Development Commission **recommends approval** of the preliminary plan for The Walden Planned Development to be located at 688-694 Green Bay Road, and it adopts the following findings of fact:

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

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

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

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

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

5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

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

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

B. The following zoning exceptions that are part of The Walden Planned Development:

1. Gross Floor Area (GFA) of 17,701.5 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 5,701.5 square feet (a 47.5% increase) [Section 17.32.010T – Maximum Building Size];

2. Impermeable Lot Coverage of 11,168.7 square feet, whereas a maximum of 9,000 square feet is permitted, a variation of 2,168 square feet (a 24.1% increase) [Section 17.32.010F – Intensity of Use of Lot];

3. Building height of 46.5 feet and 4 stories, whereas a maximum of 35 feet and 2 ½ stories is permitted, a variation of 11.5 feet (a 32.86% increase) [Section 17.32.010C – Height];

4. Exterior Wall Articulation of only two feet for the difference in the plane of walls along the north building wall, whereas a minimum of four feet is required. [Section 17.32.010M – Exterior Walls];

5. Principal Roof Form consisting of predominately a flat roof, whereas the roof pitch between the eave and ridge lines shall not be less than 35 degrees and not more than 60 degrees [Section 17.32.010(O) – Principal Roof Form]

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

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

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

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

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

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

C. The requested Plat of Consolidation of the Subject Property to create one lot out of two existing lots, ***does meet*** the standards set forth in Section 16.12.010 of the Subdivision Code.

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

1.

2. **]**

Recommendation of Denial

The Planned Development Commission **recommends denial** of the preliminary plan for The Walden Planned Development to be located at 688-694 Green Bay Road, and it adopts the following findings of fact:

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

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

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

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

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

5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

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

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

B. The following zoning exceptions that are part of The Walden Planned Development:

1. Gross Floor Area (GFA) of 17,701.5 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 5,701.5 square feet (a 47.5% increase) [Section 17.32.010T – Maximum Building Size];
2. Impermeable Lot Coverage of 11,168.7 square feet, whereas a maximum of 9,000 square feet is permitted, a variation of 2,168 square feet (a 24.1% increase) [Section 17.32.010F – Intensity of Use of Lot];
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4. Exterior Wall Articulation of only two feet for the difference in the plane of walls along the north building wall, whereas a minimum of four feet is required. [Section 17.32.010M – Exterior Walls];
5. Principal Roof Form consisting of predominately a flat roof, whereas the roof pitch between the eave and ridge lines shall not be less than 35 degrees and not more than 60 degrees [Section 17.32.010(O) – Principal Roof Form]

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

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

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

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

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

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

C. The requested Plat of Consolidation of the Subject Property to create one lot out of two existing lots, ***does not meet*** the standards set forth in Section 16.12.010 of the Subdivision Code.

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

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNED DEVELOPMENT COMMISSION

FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER

DATE: OCTOBER 1, 2020

SUBJECT: 688 & 694 GREEN BAY ROAD–THE WALDEN RESIDENCES (CASE 2019-15-PD) – AMENDED PRELIMINARY PLANNED DEVELOPMENT REVIEW

INTRODUCTION

On October 7, 2020, the Planned Development Commission is scheduled to **hold a continued virtual public hearing,** in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider **an amended application** submitted by Walden Winnetka, LLC (the "Applicant") as contract purchaser of the property located at 688 and 694 Green Bay Road (the "Subject Property"), which is owned by CCF Winnetka, LLC (the "Owner") to allow the construction of a new six-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant is now presenting an **amended** application still seeking approval of the following subdivision and zoning relief:

A. A plat of consolidation to combine two lots into one lot of record;

B. Preliminary planned development plan approval with the following zoning exceptions:
   a. An exception from the maximum permitted building size (floor area ratio/gross floor area);
   b. An exception from the maximum permitted intensity of use of lot (impermeable lot coverage);
   c. An exception from the maximum permitted building height;
   d. An exception from the required principal roof form;
   e. An exception from the exterior wall articulation requirement along the north facade; and
   f. Any other subdivision or zoning relief necessary for approval of the proposed multi-family residential building.

Attachment A includes a narrative explaining the changes the Applicant has made to its plans as well as copies of the plan sheets that have been revised.

As of the date of this memo, staff has not received any additional written comments from the public since the September 2, 2020 Planned Development Commission hearing.

SEPTEMBER 2, 2020, PLANNED DEVELOPMENT COMMISSION PUBLIC HEARING

At its regular meeting on September 2, the Planned Development Commission held a public hearing on the Applicant's requested subdivision and zoning relief. A copy of the staff report and Applicant's application materials presented at that meeting are attached (Attachment B). A complete copy of the September 2 agenda packet materials can be found on the following weblink - https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_09022020-182.

At the September meeting, staff and the Applicant made presentations regarding the project. The Commission then heard from several neighbors and other community members as well as written comments submitted by the public. The neighbors generally spoke in opposition to the project given concerns regarding the height and mass of the building, potential stormwater impacts to adjacent properties, potential damage to adjacent properties due to construction, the impact of noise and light on adjacent properties, impact on nearby property values, and that the project provided no "compensating benefit". Those members of the public that spoke in support of the project stated there is a demand for the proposed condominium project and that the proposed building is attractive and would be a welcome addition to Winnetka.

Given the late hour, the Commission continued consideration of the request to its next regularly scheduled meeting on October 7. However, before the Commission continued the item, Commission asked for further information regarding the following two items.

- The average square footage of each living unit is approximately 2,300 square feet and there are six units. Based upon these figures the building square footage would be only approximately 13,800 square feet. The proposed gross floor area is nearly 18,000 square feet. Where does the extra square footage come from?
- A resident noted that the Subject Property had previously been used as a landfill. The Commission requested additional information regarding this statement.

AMENDED PROPOSED PLAN

In response to comments and questions at the September 2 Commission meeting, the Applicant has provided the attached narrative and revised plan sheets (Attachment A). The revisions to the plan sheets include the following:

- Adjustments to the fourth-floor elements of the building, which will be addressed later in this staff report;
- Addition of a decorative aluminum fence around the roof terrace in response to a question from Commission members;
- Addition of a proposed 6'-0" fence along the west property line, which the applicant inadvertently left off its plans;
- Inclusion of a cross section detail of the proposed balcony railing and posts.

The following is a summary of the items the Applicant addresses in its resubmittal:

- **Building Height**. The Applicant reiterates its request and rationale for the height variation.

- **Floor Area**. In response to a Commission members question, the Applicant explains that gross floor area includes all floor areas of the building over 7' feet in height as measured from the outside exterior walls, not just the floor area of individual units. Staff concurs that in addition to the floor area of the units, gross floor area includes the floor area for lobbies, hallways, covered balconies, stairways, elevator shafts, storage units, and other common areas such as the fourth floor owners' lounge.

  The Applicant notes that it has reduced the size of the storage units. It has also identified fourth floor areas in which the height of the floor area is less than 7' tall, thus the square footage of those areas has been removed from the gross floor area calculations. Based upon these adjustments, the gross floor area of the 4th story has been reduced by 214.4 square feet. The

overall building gross floor area has been reduced from 17,915.9 square feet to 17,701.5 square feet. The Applicant also notes that the fourth-floor adjustment shifts the west wall to the east by 6'-6" to further reduce exposure of this element from the properties to the west.

- **Drainage Concerns.** The Applicant explains that the homeowner's association (HOA) will be responsible in perpetuity for the maintenance of the underground stormwater vault. The Village will require the submittal of HOA documents that will include among other items language to ensure that the HOA is responsible for the maintenance of the underground stormwater vault and other stormwater improvements.

- **Structural Concerns**. As previously mentioned, a neighbor stated that the Subject Property had once been used as a landfill. The Applicant response states that they do not see or expect any evidence of a landfill on the property. As is routine, they have stated that they will complete soil testing and take whatever measures are necessary to address possible poor soil conditions.

  Village staff has reviewed various Village files, and we have yet to find any documentation that would indicate that either property had been used as a landfill. Based upon Village records, what we have been able to learn is that the 688 Green Bay site has had a home since 1909, and the 694 Green Bay site had a home since around 1915 and until its recent demolition. So if either site had been used as a landfill (or dump), it would have been before those respective dates.

  We have asked a couple of long-term staff members if they are aware of any oral history that would indicate that the Subject Property had been used as a landfill. They had not heard of such. The site to the south of the Subject Property, 680 Green Bay Road, had been acquired and constructed as the Village Public Works Yards in 1926, and had been used as such until the Village sold the property in 1969.

  Staff also reached out to the Winnetka Historical Society, and they were unable to find any documentation indicating the properties had been used as a landfill. Their information also confirmed the approximate dates for the construction of homes on the Subject Property.

- **Landscaping**. The Applicant continues to offer to plant landscaping screening on the 680 Green Bay Road property along the Subject Property's south property line and to propose that the HOA perpetually maintain the landscaping. The Applicant also notes that the landscape plan now shows a 6'-0" fence along the westerly property line, which had inadvertently been left off the plans. This is in addition to arbor vitae along this property line.

- **Property Values**. The Applicant provides a response to public comments regarding the proposed project negatively impacting property values.

- **Local Projects**. In response to a question from a Commission member, the Applicant has provided the following two projects as examples of local projects which he has completed that are most comparable to the proposed project.

    - Laurel Avenue Condominiums – 151 Laurel Avenue, Lake Forest, IL
    - Parkside Townhomes – 625 Winchester Road, liberty Village, IL

The proposed development remains fundamentally the same, with the exception of the adjustments noted above:

- Six condominium flats with 10’ high ceilings, each unit measuring approximately 2,200 to 2,400 square feet.
- Twelve enclosed below grade parking spaces and two surface parking spaces, which are accessed by a driveway that runs along the development’s southerly property line.
- A fourth story consisting of owner storage space, a common indoor lounge area, and roof terrace.
- Landscaping consisting of deciduous and coniferous trees and shrubs as well as perennials, ground cover, and grasses, and a fence along the westerly property line.
- On-site stormwater management would be provided by a stormwater system that drains all surface stormwater run-off towards an underground stormwater vault located under that development’s driveway that runs along the southerly property line. The stormwater within the vault would then drain into a stormwater main under Green Bay Road.



Figure 1 – Amended Landscaping Plan



Figure 2 – Amended Plan - East Building Elevation

SUBDIVISION & ZONING RELIEF

The property is zoned B-1 Multi-Family Residential District, which allows multiple-family dwelling units within a structure. The following table summarizes the requirements of the district for the Subject Property, the dimensions for the proposed development, and any required zoning variations. The only change to the requested variation since the September 2 Commission meeting is regarding maximum floor area ratio.

Standard	B1 District Permitted/ Required	Proposed Development	Amended Required Variation
Maximum Height	35 feet 2 ½ stories	46.5 feet 4 stories	11.5 ft, a 32.86% increase
Maximum Units Per Acre 18 units per acre, except if lot is over 14,520 sf and has average lot width of 120 ft or more, than 24 units per acre	6 dwelling units	6 units	
Minimum Average Lot Width	60 feet	100 feet	
Maximum Floor Area Ratio (80%)	12,000 sf	17,701.5 sf	5,701.5 sf, a 47.5% increase
Maximum Building Coverage (40%)	6,000 sf	5,595.3 sf	
Maximum Impermeable Lot Area (60%)	9,000 sf	11,168.7 sf	2,168,6 sf, a 24.1% increase
Minimum Front Yard Setback	25 feet	25 feet	
Minimum Side Yard	12 feet	12 feet	
Minimum Rear Yard (adjacent to SFR)	30 feet	30 feet	

Standard	B1 District Permitted/ Required	Proposed Development	Amended Required Variation
Exterior Walls (articulation)	Minimum 4-foot articulation @ 50 feet of wall length.	Provided by all walls except north wall is articulated by 2 feet.	North wall articulation is not 4 feet.
Principal roof form	Minimum 35 degrees, Maximum 60 degrees	Flat	The structure contains a roof that is predominately flat.
Minimum # of Parking Spaces 2 ¼ spaces per dwelling unit total, including ¼ for guests	14 spaces, including 2 guest spaces	14 spaces, including 2 guest spaces	
1 enclosed space per dwelling unit	6 spaces	12 spaces	
Parking Setbacks	Minimum 5' from any non-front lot line	+5 feet	
	Not permitted within required front yard	None proposed	

NOTES: Cornices, sills, belt course, eaves, gutters, downspouts, and ornamental features limited to 18" encroachment in each required yard.

The following is a summary of the requested subdivision and zoning relief.

Plat of Consolidation. As previously described, the Subject Property consists of two parcels. In order to construct the proposed project on the site, the two lots must be combined into one lot of record. Included in Attachment B is a copy of the plat of consolidation, which meets the lot requirements of the Zoning Code and the requirements of the Subdivision Regulations.

Planned Development.

Given that the Subject Property is over 10,000 square feet in lot area, the proposed redevelopment of the site requires planned development approval. The Planned Development chapter of the Zoning Ordinance states that the purpose and intent of the planned development process is:

> *to make available a special use procedure that departs from the strict application of the specific zoning requirements of the district in which the development is located, in an effort to promote progressive development and redevelopment of land in the multi-family and commercial zoning districts by encouraging more creative and imaginative design for land developments than is possible under the zoning regulations that generally apply in those zoning districts.*

As part of the planned development process, the Applicant also has the ability to request approval of exceptions to specific zoning standards. The Applicant requests approval of the following zoning exceptions associated with its proposed multi-family building on the Subject Property:

A. Maximum Building Size Variation – The consolidated lot area of 15,000 square feet allows a maximum gross floor area (GFA) of 12,000 square feet (or what is also called a maximum floor area ratio of 0.80). As proposed, the building consists of approximately 17,701.5 square feet of gross floor area, requiring a variation of 5,701.5 square feet (47.5%).

B. Maximum Building Height Variation – The Zoning Code measures the height of a building from the top of the finished first floor to the highest point of the building. In the B-1 District, the maximum

permitted building height is 35 feet and 2 ½ stories. The proposed building height as revised since the Design Review Board recommendation is now 46.5 feet and four (4) stories. The following summarizes the heights of various elements of the building as measured from the top of the first floor:

a. 46.5 feet – to highest point of decorative gable at center of the building.

b. 43.4 feet – to top of flat roof of enclosed storage and lounge area

c. 42.9 feet – to top of each of the corner tower roof elements

d. 35.0 feet – to top of parapet wall between the four corners roof elements.

C. Impermeable Lot Coverage – The proposed impermeable lot coverage (ILC) (building footprint and paved surfaces) is 11,168.7 square feet, whereas a maximum ILC of 9,000 square feet is allowed. The proposed ILC exceeds the amount allowed by 2,168.7 square feet, or 24.1%. It should be noted whatever amount of impermeable lot coverage is provided; the applicant will be required to provide the stormwater detention to accommodate that impermeable surface per the Village stormwater management requirements.

D. Principal Roof Form Variation – The proposed design incorporates pitched roof gables at the four corners of the building as well as the center; however, the primary roof design is that of a flat roof. The Zoning Ordinance prohibits flat roofs, shed roofs, mansard roofs, butterfly roofs, domed roofs, and the like.

E. Façade Articulation Variation - The façade articulation requirement is intended to assure that the apparent scale of the building is compatible with the scale of near-by single family development by requiring no exterior wall be unarticulated for a distance greater than 50 feet. The Zoning Ordinance requires the separation distance in the plane of the walls be at least four (4) feet. The north wall of the proposed building does not comply with this requirement as the proposed separation distance in the plane of the walls is only two feet.

The proposed development meets all other zoning requirements (e.g. building coverage, yard setbacks, off-street parking space requirements, etc.)

PLANNED DEVELOPMENT STANDARDS, EXCEPTIONS STANDARDS, AND COMPENSATING BENEFITS

When considering a planned development, the Commission is to consider the standards for approving a planned development and the standards for granting exceptions associated with a planned development.

No special use permit for a planned development shall be recommended by the Planned Development Commission or approved by the Village Council unless it is found that:

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

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

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

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

5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

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

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

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

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

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

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

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

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

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

1. The provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities;

2. The preservation of existing historic features;

3. The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities;

4. The adaptive reuse of existing buildings;

5. The provision of public car and/or bike share facilities;

6. The provision of off-street public parking spaces;

7. The provision of affordable housing units;

8. The incorporation of building and site elements that enhance the environment and increase sustainability; and

9. The provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.

In support of its request, the Applicant provided a narrative addressing the standards and compensating benefits, see Attachment B. The Applicant has identified the compensating benefits as providing an architectural design that is consistent with the aesthetic character and providing a much needed housing type for the community. In addition, the Applicant has provided the following studies and reports to support its application:

a. Market Feasibility Report
b. Village Services Report
c. Traffic & Parking Evaluation
d. Building Shadow Study

Copies of these reports can be found in Attachment B.

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

RECOMMENDATION

At the October 7, 2020 Planned Development Commission meeting, the Commission is scheduled to consider the Applicant's proposed planned development and associated exceptions as well as the plat of consolidation.

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

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

2) Consider a motion recommending approval of the planned development and associated exceptions. (A copy of such motion is provided on the following pages.)

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

Staff and the Applicant will be present at the October 7 meeting to present a summary of the revised application and to answer any questions.

ATTACHMENTS

Attachment A: Applicant's Narrative and Revised Plan Sheets
Attachment B: September 2, 2020, PDC Review of Preliminary Plan – Staff Report & Applicant's Application Materials

Recommendation of Approval

The Planned Development Commission **recommends approval** of the preliminary plan for The Walden Planned Development to be located at 688-694 Green Bay Road, and it adopts the following findings of fact:

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

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

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

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

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

5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

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

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

B. The following zoning exceptions that are part of The Walden Planned Development:

1. Gross Floor Area (GFA) of 17,701.5 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 5,701.5 square feet (a 47.5% increase) [Section 17.32.010T – Maximum Building Size];

2. Impermeable Lot Coverage of 11,168.7 square feet, whereas a maximum of 9,000 square feet is permitted, a variation of 2,168 square feet (a 24.1% increase) [Section 17.32.010F – Intensity of Use of Lot];

3. Building height of 46.5 feet and 4 stories, whereas a maximum of 35 feet and 2 ½ stories is permitted, a variation of 11.5 feet (a 32.86% increase) [Section 17.32.010C – Height];

4. Exterior Wall Articulation of only two feet for the difference in the plane of walls along the north building wall, whereas a minimum of four feet is required. [Section 17.32.010M – Exterior Walls];

5. Principal Roof Form consisting of predominately a flat roof, whereas the roof pitch between the eave and ridge lines shall not be less than 35 degrees and not more than 60 degrees [Section 17.32.010(O) – Principal Roof Form]

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

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

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

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

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

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

C. The requested Plat of Consolidation of the Subject Property to create one lot out of two existing lots, ***does meet*** the standards set forth in Section 16.12.010 of the Subdivision Code.

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

1.

2. **]**

Recommendation of Denial

The Planned Development Commission **recommends denial** of the preliminary plan for The Walden Planned Development to be located at 688-694 Green Bay Road, and it adopts the following findings of fact:

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

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

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

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

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

5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

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

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

B. The following zoning exceptions that are part of The Walden Planned Development:

1. Gross Floor Area (GFA) of 17,701.5 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 5,701.5 square feet (a 47.5% increase) [Section 17.32.010T – Maximum Building Size];
2. Impermeable Lot Coverage of 11,168.7 square feet, whereas a maximum of 9,000 square feet is permitted, a variation of 2,168 square feet (a 24.1% increase) [Section 17.32.010F – Intensity of Use of Lot];
3. Building height of 46.5 feet and 4 stories, whereas a maximum of 35 feet and 2 ½ stories is permitted, a variation of 11.5 feet (a 32.86% increase) [Section 17.32.010C – Height];
4. Exterior Wall Articulation of only two feet for the difference in the plane of walls along the north building wall, whereas a minimum of four feet is required. [Section 17.32.010M – Exterior Walls];
5. Principal Roof Form consisting of predominately a flat roof, whereas the roof pitch between the eave and ridge lines shall not be less than 35 degrees and not more than 60 degrees [Section 17.32.010(O) – Principal Roof Form]

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

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

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

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

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

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

C. The requested Plat of Consolidation of the Subject Property to create one lot out of two existing lots, ***does not meet*** the standards set forth in Section 16.12.010 of the Subdivision Code.

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

Attachment A
Applicant Submittal
Includes Revised Plan Sheets

Swanson Development LLC
Architectural Design • Land Planinng • Project Development

11418 E Mission Ln
Scottsdale, AZ 85259
(847) 757-3975 mobile
rick@rmswanson.com

September 14, 2020

Mathew Bradley
Chairman of the
Planned Development Commission
510 Green Bay Rd.
Winnetka, IL 60093

Re: 688 & 694 Green Bay Rd.

Chairman Bradley and Members of the Planned Development Commission:

Thank you for the opportunity to present our proposed development on September 2nd and listen to questions, comments and concerns raised by the Commission members and the public. That meeting ran longer than we all would have liked, exasperated by the need to have it conducted virtually. Notwithstanding, we feel that the time was well spent, and we made good progress.

The decision to continue the meeting has allowed us sufficient time to digest and respond to each of the tendered issues after careful consideration by our team. We listened carefully and took notes to assure that hopefully no issue was overlooked.

The continuation of the meeting scheduled for this October 7th provides us an opportunity to address each issue with the respect they deserve. We submit for your consideration the following:

Building Height-

It is important to recognize that the overwhelming mass of the building is within the maximum allowable height of 35'-0" (measured from the first-floor elevation to the parapet wall). The principal elements that are being challenged are intended to provide a more aesthetically pleasing and authentic appearance, a conclusion which the Design Review Board unanimously agreed. Eliminating these would significantly reduce the quality of the design.

The PUD encourages petitioners to find creative solutions to meet the current needs of the community while embracing the character of the existing neighborhood. We feel we have embraced the intent and spirit of that provision.

We have consistently explored ways to address the height while maintaining the design and functionality. Please know that we already reduced the height of the building by 4'-0" after several months of discussions with Village staff, neighbors and DRB review process.

A relevant question was raised regarding the method of protecting those using the rooftop garden from falling off the building. Our response is to install a decorative aluminum picket style fence. In addition to addressing a life safety issue, this is also a routine method of screening elements such as rooftop HVAC units. The proposed railing will be 42" tall and installed at the outside perimeter of the garden areas. This cannot be seen from the ground and will have no visual impact to the neighboring properties.

Floor Area-

There was much discussion at the prior meeting about the Gross Floor Area of the building, that it exceeds the standards set forth for the B-1 zoning classification. There are several points we wish to make in response. It bears repeating that *the PUD encourages petitioners to find creative solutions to meet the current needs of the community while embracing the character of the existing neighborhood.*

There was some discussion about the calculation and interpretation of Gross Floor Area as it relates to our average unit sizes; some clarification may be warranted. The Village calculates floor area by measuring to the outside of the exterior walls and includes portions of attic area as well. The Gross Floor Area Matrix we provided in our submittal packet illustrates in detail, all the areas that are considered by ordinance as "floor area". This includes balcony space and any space that is more than 3'-0" above grade. In our circumstance, no garage space was counted, and we adjusted our design to assure this. The average floor area that we offer as the "average unit size" is limited to only the *occupied* space and does not count common areas such as lobbies, halls, owner lounge, owner storage, elevators and exit stairways. And, while you cannot occupy an exterior wall, it is still considered floor area.

We have been asked to consider incorporating the proposed storage areas into the dwelling unit spaces. Village staff will confirm that we proposed a plan that had the storage areas located on each floor, but we needed to abandon that design to comply with egress requirements by the Fire Marshall. We explored putting the storage units within the garage area, but the design and cost prove to be unfeasible. The most practical and benign solution is the roof.

Since our last meeting we discovered the recent reduction of the building height provided the unintended consequence of causing slightly more exposure to the shed roof covering the storage areas on the west side of the proposed building. To address this, you'll see that we revisited the fourth-floor plan and (i) reduced the size of each of the storage units, and (ii) shifted the west wall to the east by 6'-6" to further reduce the exposure from any angle to this roof element. This modification *decreased* the Gross Floor Area by 214.4 sf and reduced the adjusted floor area overage from 49% to 47.5%.

While our Gross Floor Area still exceeds the FAR for the B-1 zoning classification, it is worth noting that the existing building to our south (680 Green Bay Road), constructed in 1976, is:

- 166% over the allowable floor area,
- has a density that is 25% over the allowable 22-units,
- is 5'-8" above the allowable height, and
- is only 6'-4" from the shared property line.

We respect that these grandfathered variances cannot change but find it somewhat disingenuous when the residents of this property chastise our project for requesting variances that are significantly less intrusive than what they already introduced to the neighborhood. The "setting of precedent" was established long before our proposed project was envisioned.

Drainage-

The question was raised as to who will be responsible for maintaining the stormwater storage vault and what guarantees the developer will provide that it will reduce runoff. First, the homeowner's association will have responsibility for perpetual maintenance of the entire property, including stormwater related utilities. This is no different than any other project in the community. Secondly, we can only control that water flowing to and from our property. The system we designed is within compliance of all current stormwater engineering standards and the result of careful review of all existing conditions both on and off our property. The approved solution is to control stormwater runoff by diverting flow to an underground vault and releasing it to the east. Extraordinarily little, if any water will flow to the west, which has been the primary source of concern.

Structural Concerns-

The question was raised regarding the structural stability of the existing soils and the possibility our property might be on a landfill. Given the history of this property and the age of the existing homes, we do not see or expect any evidence of landfill. However, it is routine to complete soil testing of the property, which we have initiated. Regardless of what is found, we will take whatever measures are determined by our structural consultants to be appropriate to mitigate possible poor conditions. This will also include consideration of methods used to install underground storage vaults and building foundation.

Some adjacent neighbors have requested that they be listed as additional named insureds on our general contractor's insurance policy. The contractor has consulted with its insurance carrier and the adjacent neighbors will be pleased to know that they can be added as additional insureds.

Landscaping-

A comment was made by one of the unit owners at 680 Green Bay Road that requires clarification. All the existing trees along our south property line will be removed. They are in poor condition and or considered invasive species. We offered, at our expense to plant landscape screening in the form of a deciduous, tall growing tree/hedge such as arbor vitae or cedars on the 680 Green Bay Road

property and along our south property boundary. We were also straightforward that we would do so at our expense, including perpetual maintenance by way of our HOA. This will require the cooperation of our neighbor and would seem a mutually beneficial arrangement given the proximity of the existing structure. We remain open to reasonable and productive dialogue in this regard but wish to make it clear that we never stated at any time that it was anyone's burden other than ours.

In addition, a comment was made regarding the proposed fence on our westerly property boundary. It has always been our intent to install a 6'-0" tall cedar fence in this location. There is an existing chain link fence that is not on our property, which may prohibit the installation of a second fence, if building code mandates. This will be in addition to the 5'-0" tall arbor vitae proposed on the east side of this new fence. This note has been added to the Landscape Plan along with a representative photo of the proposed fence.

Property Values-
The comment has been made repeatedly that our proposed project will negatively impact property values in the neighborhood. Since our property is and has been zoned for multifamily dwelling units for some time, it would seem reasonable to conclude that this concern relates to the requested variances.

It should be noted that the proposed units are priced at over $1.3 million and we have purchase agreements for 2 of the 6-units. We have intentionally postponed further exposure to the market pending preliminary approvals. However, it does say something about the product we offer and more importantly the demand within the Winnetka community. That could not be achieved without offering the high-quality amenities and design that is expected.

Several of our neighbors have expressed concern that the requested FAR variance and proposed taller design elements will diminish the value of adjacent properties. The fact is that it has not and will not negatively impact property values. This is effectively demonstrated by the fact that 680 Green Bay Road has been there for 44 years, and its more intrusive height, mass, and setbacks didn't destroy property values, and it didn't detour the Walden Lane homeowners from buying in the neighborhood.

We have been continually advised by real estate professionals throughout the North Shore that more modern housing stock is needed for those residents who no longer require larger single-family homes but still want to remain in the community and prefer single-level living. We are replacing a physically and functionally obsolete vacant single-family home (and a site where another has already been demolished) with a product that is in demand. Testimony provided by real estate brokers in the community suggests property values will be more inclined to go up as a result of our proposed project, and historic data supports this trend with similar developments in other communities.

Project Experience-
I was asked to respond to personal experience with projects of this type and examples that could be visited in the area. While the Executive Biography provided

in our submittal packet provides a fairly comprehensive summary, the projects that would seem most relevant for this purpose are as follow:

- Laurel Ave Condominiums- 151 Laurel Ave, Lake Forest, IL
- Parkside Townhomes – 625 Winchester Rd, Libertyville, IL
- Everett Farms – James Court, Lake Forest, IL
- Forest Square - 840 N Waukegan Road, Lake Forest, IL
- Lovell's Restaurant – 915 N Waukegan Rd, Lake Forest, IL
- Chase Bank- 840 Waukegan Rd, Lake Forest, IL
- Conway Court- 810 N Waukegan Rd, Lake Forest, IL

I can also provide a comprehensive list of references upon request. Our general contractor will be Newlook Construction LLC who have completed numerous upscale residential projects in Winnetka, Glencoe, Wilmette, and Kenilworth.

Conclusion-
I wish to offer some insight that I believe is relevant and important. We were introduced to this property by the lending group that took possession of the property through a lengthy foreclosure process. This new owner (the "Seller") had no idea what could be done with the site other than what was provided in the zoning code. We are routinely asked to look at properties in high barrier to entry communities that require a more aesthetically conscious approach.

The plans the previous developer proposed were, what some would call, the standard "plug and play" multi-family model. Like so many lenders we work with, they simply wanted to take the path of least resistance that would get this asset out of their portfolio. I advised that the easiest solution is to construct a 3-story apartment of 6, 1,200 sf 2-bedroom units with parking on the first floor as opposed to below ground. Their preference, at that time was to just sell the land and move on.

I offered to do additional research and meet with local real estate professionals to determine what housing product the Village needed most. The unanimous response was high quality boutique dwelling units on a single floor with enclosed parking. I asked this same collective of professionals to provide a program summarizing all the elements this buyer would expect and treated them as a typical client. Like any client/architect relationship, they critiqued the plan and we made revisions to an eventual result. I met with the Seller and we agreed on terms to allow sufficient time to work through the Village process.

Like many developers, we take significant risk of time and expense to get to a point of approval and it is never easy. To reduce that exposure, we take extra time to understand the community culture and character by meeting with stakeholders and listening. While it is a sometimes-frustrating process, the result is always better than if we had not.

We carefully considered and continue to rely upon the PUD language within the Village's Zoning Code: *to make available a special use procedure that departs from the strict application of the specific zoning requirements of the district in which the development is located, in an effort to promote progressive development and*

redevelopment of land in the multi-family and commercial zoning districts by encouraging more creative and imaginative design for land developments than is possible under the zoning regulations that generally apply in those zoning districts. The exceptions we are requesting are within the very spirit of this language.

We respectfully request that you consider the following points in your determination:

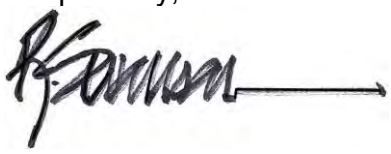
- We have continued to make numerous changes to accommodate concerns raised by our neighbors and Village staff.
- Removing the design elements that enhance the design may eliminate the height issue from a technical perspective, but it sacrifices aesthetic integrity.
- Further reduction of the floor area to meet the FAR provisions in the B-1 Classification is not an option for us. We are responding to a specific market need in the community and cutting floor area will have a profound impact on the marketability of these units and the financial feasibility of this project.

We accept that the final decision with regard to these exceptions will be with the Village, and we remain hopeful that after careful consideration, The Walden will be deemed to be an asset to the community.

Lastly, there was a comment or two from neighbors that the decision-making process was moving forward too quickly, without appropriate consideration and due process. As you might imagine, we take great exception to that. We've been working on this project for over 18 months. The facts will show that we first presented our proposed development to the Village Counsel over a year ago on July 16th, 2019. We've had numerous discussions and communications with neighbors since that time and have taken the time and worked diligently to address their concerns. To nobody's fault, our project has been delayed by COVID-19 for almost 6 months. The time has come, however, where we must complete the entitlement process and begin construction.

We appreciate this opportunity to present our project to the Planned Development Board and look forward to further discussing this in more detail with you on October 7th. It is important to us that we earn your support and recommendation to the Village Counsel at that meeting.

Respectfully,



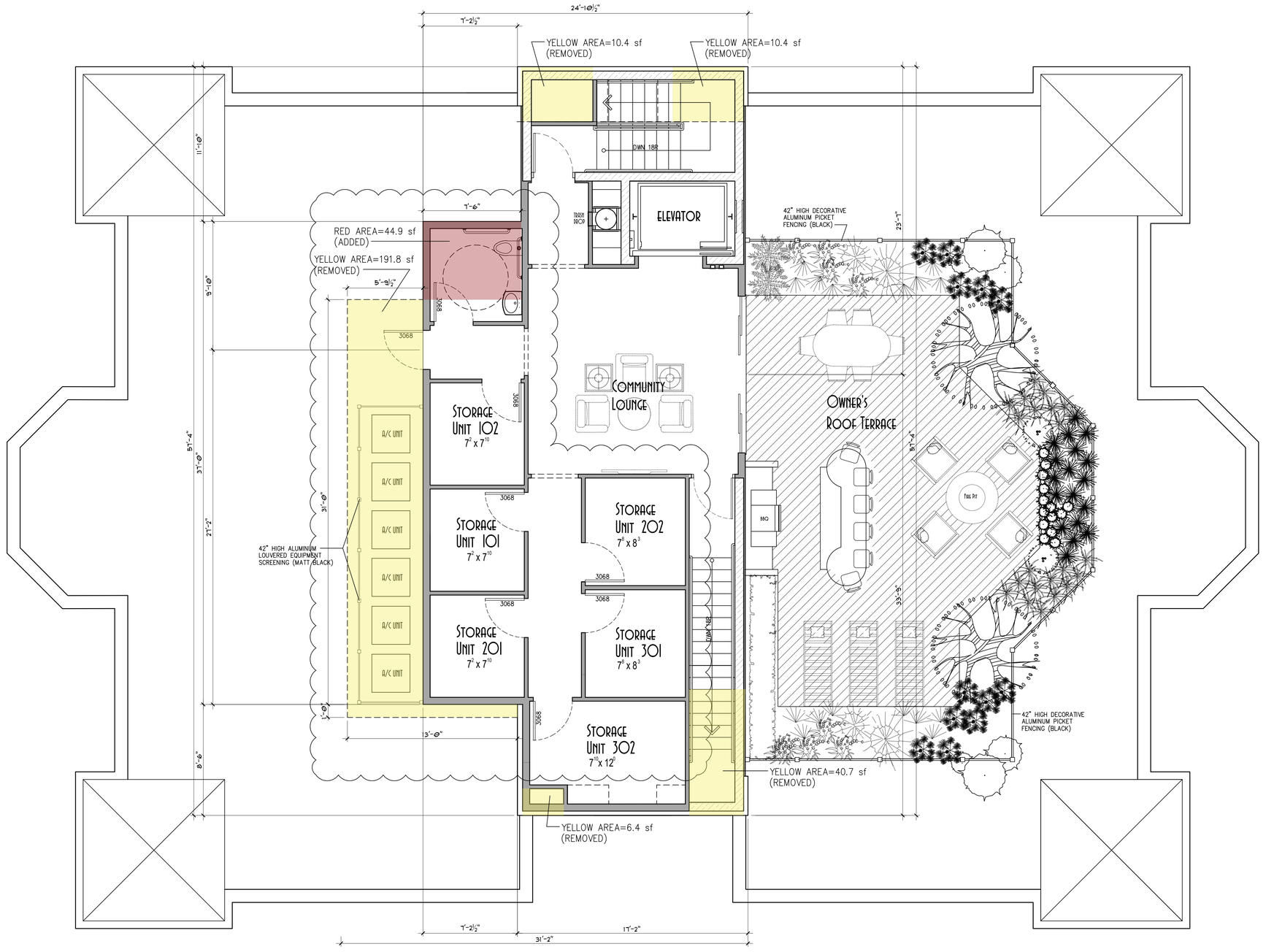
Rick Swanson AIA, NCARB
Managing Member

QUANTITATIVE SUMMARY

The Walden of Winnetka
Proposed 3-story, 6-Unit Residential Building
688 Green Bay Road, Winnetka, Illinois

Subject Property Information	**Existing**	**Proposed**
Current Zoning	B-1	B-1 PUD
Current Use	Single-family Residential (vacant)	Multi-family
Lot Width	100'-0"	N/C
Lot Depth	150'-0"	N/C
Gross Lot Area	15,000 sf	N/C
Acreage	0.345-acres	N/C
Adjacent Proiperty to the South	4-story multi-family Condo	N/C
Adjacent Property to the North	2-story multi-family Duplex	N/C
Adjacent Property to the East	Green Bay Road	N/C
Adjacent Property to the West	Single-family Residential	N/C
Proposed Development	**Permitted By Zoning**	**Proposed**
Density	6-Units (18-DU per acre)	6-Units
Average Residential Unit Floor Area		
Gross Floor Area	12,000 sf (80% of lot area)	17,701.5 sf (47.5%) over
Building Height	35'-0" (above first floor elev.)	
Roof Parapet		35'-0"
Minor Roof Forms (corner tower elements)		42'-11" (7'-11" over)
Major Roof Forms (gable element)		46'-6" (11'-6" over)
Building Coverage of Lot	6,000 sf (40%)	5,595.3 sf (404.7 sf under)
Impermeable Surface Area	9,000 sf (60%)	11,168.7 sf (24% over)
Front Yard Setback	25'-0"	25'-0"
Rear Yard Setback	30'-0"	30'-0"
Side Yard Setback (south)	12'-0"	22'-0"
Side Yard Setback (north)	12'-0"	12'-0"
Roof Overhangs	18"	8"
Parking	13 1/2-spaces	14-space + 4-street spaces
Below Ground (2-per unit)	12-spaces	12-spaces
On-site Guest Parking	1 1/2-spaces	2-spaces (1 is Handicap)
Street Parking (lot frontage)		4-spaces
Exterior Walls (Difference in plane of walls)	*Articulation not greater than 50-'0" & wall plane at least 4'-0"*	
East Elevation		Meets the Standard
South Elevation		Meets the Standard
West Elevation		Meets the Standard
North Elevation		Articulation but not 4'-0"
Landscaping & Existing Trees		
Total Existing Trees on Property		16-Trees (152"-gross)
Total Trees to be Removed		12-Trees (114"- gross)
Required Replacement Inches		31"
Total Proposed Replacement Trees		15-Trees (45" gross)
Stormwater Control		

Developer to provide a combination of dry detention basin and buried stormwater vault under the proposed driveway . The result will be minimal sheet flow to the westerly neighbors



ROOF FLOOR PLAN

¼"=1'-0" REVISED

GENERAL NOTES FOR THIS SHEET

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES

688 GREEN BAY ROAD
WINNETKA, ILLINOIS

RM SWANSON ARCHITECTS
1930 AMBERLEY CT
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rick@rmswanson.com

DESIGNED BY:
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JULIO A. VEGA

PREPARED BY:

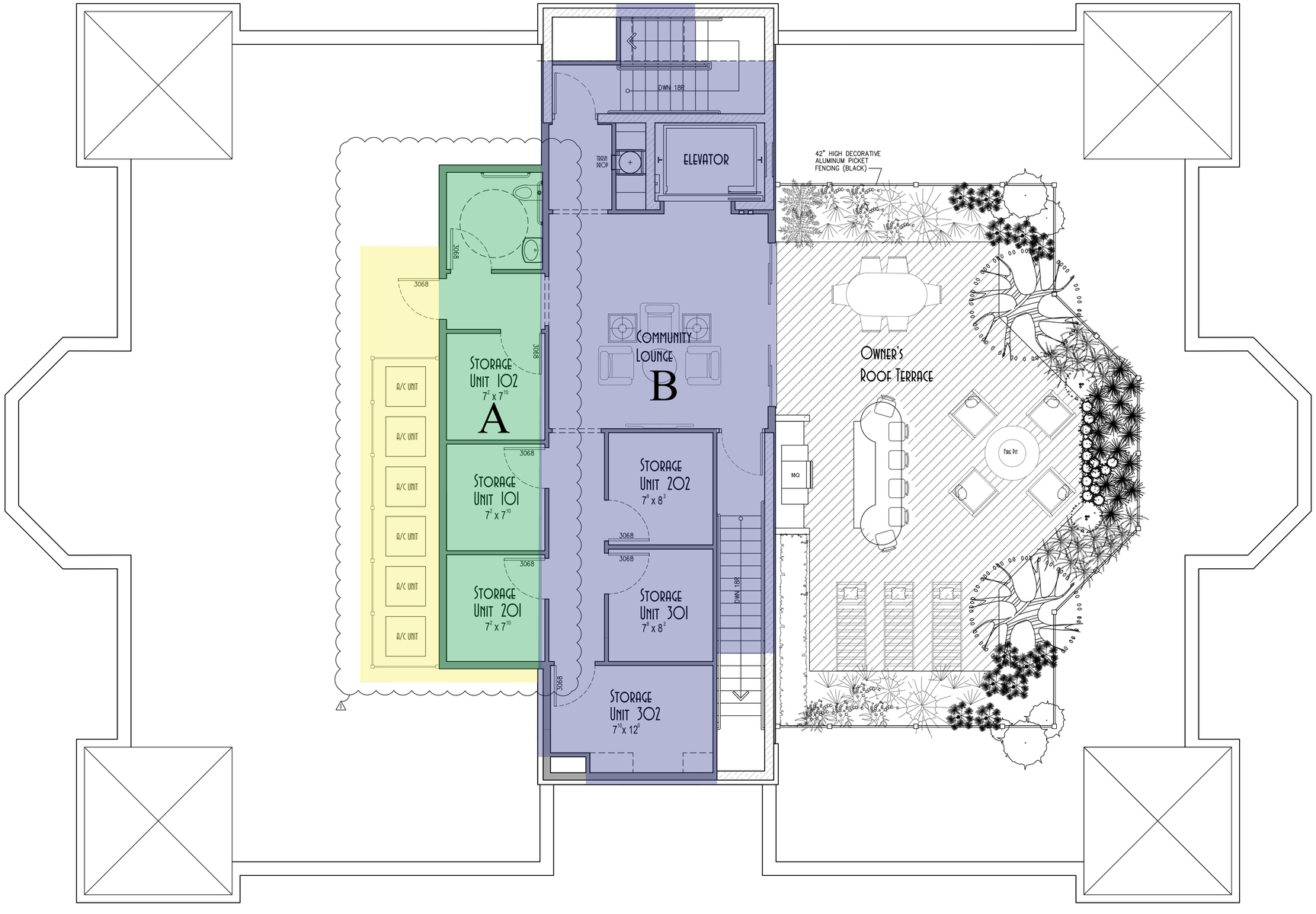
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9/10/20	⚠ REVISE STORAGE AREA

PLAN NO: 1809

SHEET A11.1 OF 12

FOURTH FLOOR GFA-PROPOSED

PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	7.5 x 37.0	277.5
B	17.2X50.5	914.1
NEW TOTALS:		1,191.6
PREVIOUS TOTALS:		1,406.0
TOTAL REDUCTION		(214.4)
ROOF DECK AREA: (not counted)		575.0



GROSS FLOOR AREA FOR 4TH FLOOR

1/4" =1'-0"

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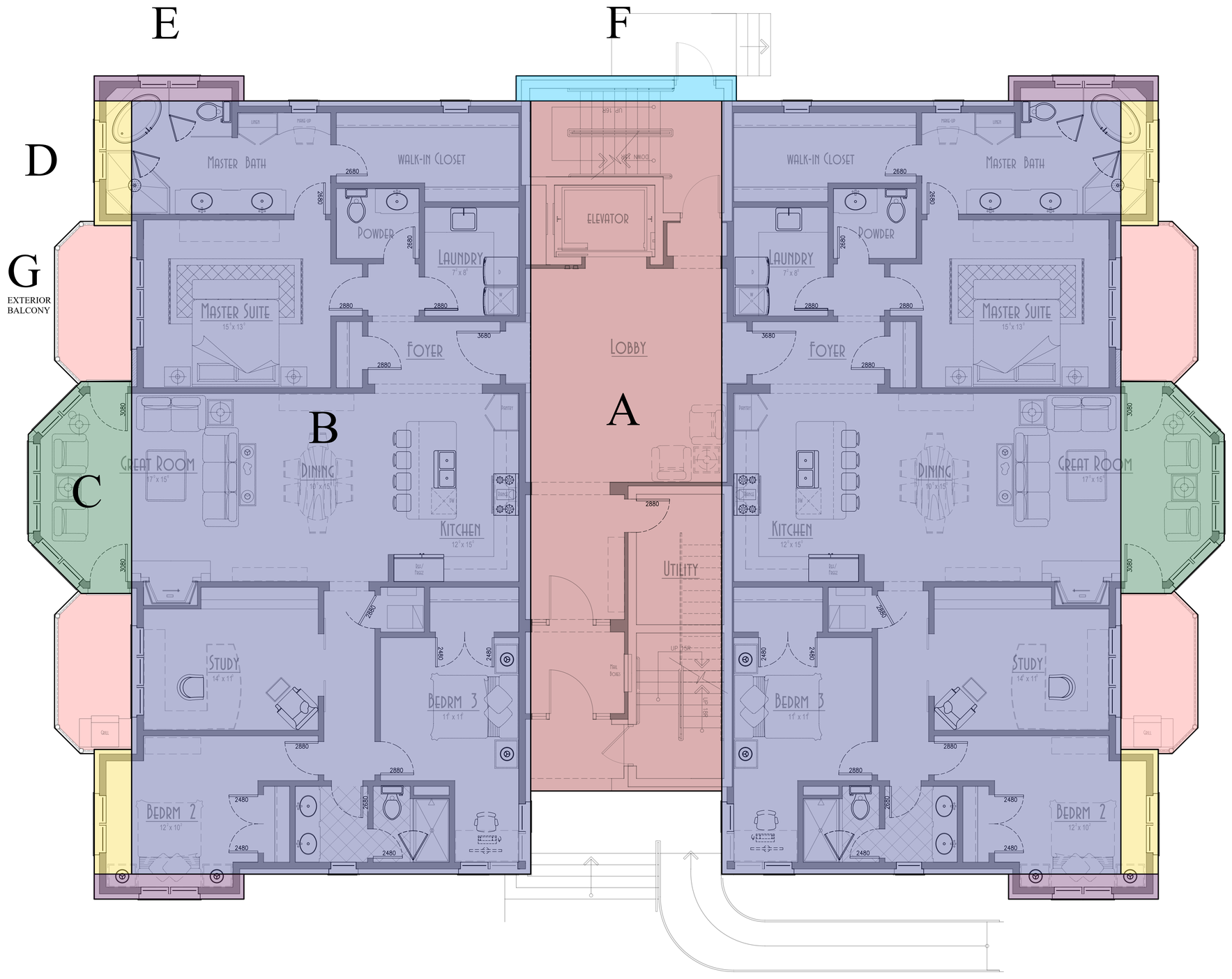
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PLAN NO:
1809

SHEET GF2 OF 2

FIRST, SECOND & THIRD FLOOR GFA-PROPOSED

PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	15.3 x 55.3	846.0
B	(32.0 x 62.0) x 2	3,968.0
C	(7.2 x 17.0) x 2	244.8
D	(3.0 x 10.75) x 4	129.0
E	(12.0 x 2.0) x 4	96.0
F	17.75 x 2.0	35.5
G (3rd flr not counted)	(11.5 x 6.0) x 8	552.0
TOTALS PER FLOOR:		
1st FLOOR AREA:		5,595.3
2nd FLOOR AREA:		5,595.3
3rd FLOOR AREA:		5,319.3
ROOF FLOOR AREA:		1,191.6
GROSS BUILDING FLOOR AREA:		17,701.5



GROSS FLOOR AREA FOR 1ST THRU 3RD FLOORS

1/4" =1'-0"

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DATE:
COMMENT

PLAN NO:
1809

SHEET GF1 OF 2



688 GREENBAY RD

698

EAST ELEVATION

1/8" =1'-0"

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DATE:	COMMENT
9/10/20	1 REVISE STORAGE AREA

PLAN NO:
1809

SHEET A3 OF 12



1 BAY RD

WEST ELEVATION

1/4" =1'-0"

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9/10/20	REVISE STORAGE AREA

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SHEET A4 OF 12



SOUTH ELEVATION

$\frac{1}{4}$" =1'-0"

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SHEET A6 OF 12



NORTH ELEVATION

¼" =1'-0"

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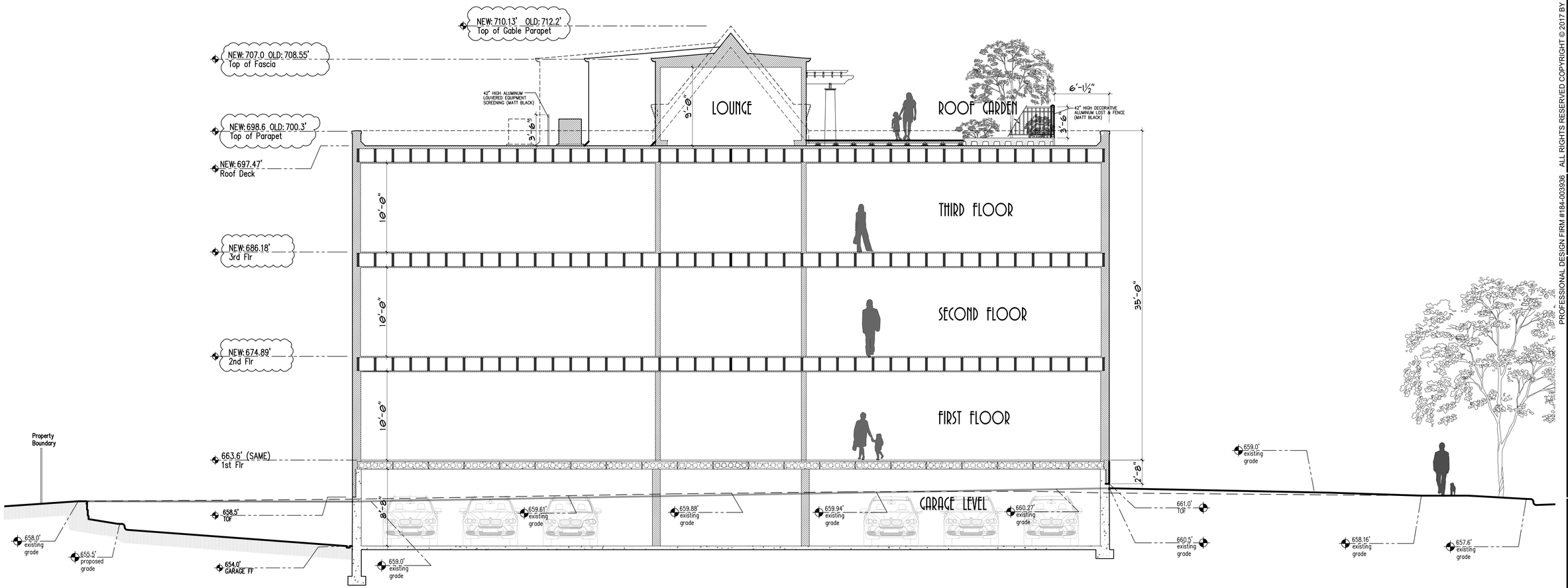
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SHEET A5 OF 12



CROSS SECTION BUILDING & SITE

WEST TO EAST

$\frac{3}{16}$" = 1'-0"

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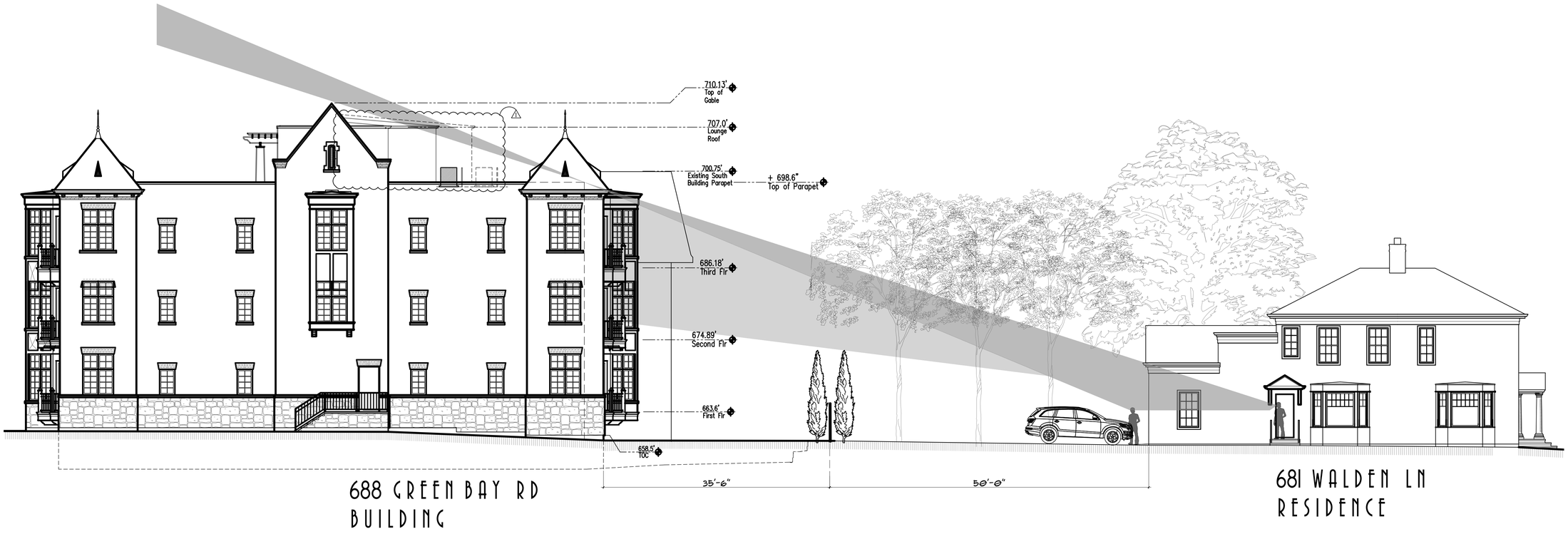
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SHEET A12 OF 12



LINE OF SIGHT STUDY

1/8" =1'-0"

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JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT
9/10/20	1 REVISE STORAGE AREA

PLAN NO:
1809

SHEET SV1 OF 1



LANDSCAPE PLAN

1"=10'-0"



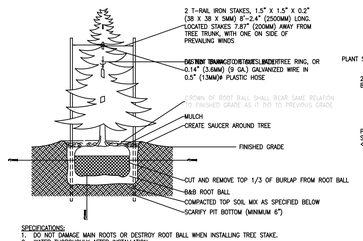
PROPOSED CEDAR FENCE AT WEST PROPERTY LINE

Plant List

Quantity	Size	Common Name	Botanical Name	Cond	KEY
TREES					
2	8'	Norway Spruce	Picea abies	BB	NS
2	8'	Serviceberry	Amelanchier canadensis	BB	SB
1	3"	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	BB	CP
6	3"	Slender Silhouette Sweetgum	Liquidambar styraciflua 'Slender Sil.'	BB	SS
3	10'	River Birch	Betula nigra	BB	RB
SHRUBS					
7	5gal	Annebelle Hydrangea	Hydrangea arborescens	Can.	AH
13	3gal.	AW Spirea	Anthony Waterer Spirea	Can.	AW
3	6'	Common Lilac	Syringa vulgaris	BB	CL
22	24"	Boxwood	Buxus x Glencoe	Can.	BX
2	36"	Cap Yew	Taxus cuspidata 'Capitata'	BB	CY
18	5'	Mission Arborvitae	Thuja occidentalis	BB	AR
22	3gal.	Hino Crimson Azalea	Rhododendron 'Hino- crimson'	Can.	AZ
28	3gal.	Little Princess Spirea	Spirea japonica 'Little Princess'	Can.	SP
25	3gal.	E. Vegetus	Eunoymus fortunei 'Vegetus'	Can.	EV
10	5gal.	Oakleaf Hydrangea	Hydrangea quercifolia	Can.	OH
PERENNIALS, GROUNDCOVERS and GRASSES					
20	1gal.	Astilbe	Astilbe 'Rheinland'	Can.	RA
16	1gal.	Caramal Coral Bells	Heuchera 'Caramel'	Can.	CB
1900	3"	Japanese Spurge	Pachysandra terminalis	Flat	PY

GENERAL NOTES:

1. APPLICANT SHALL WORK PROACTIVELY WITH THE ADJACENT NEIGHBORS TO THE SOUTH TO REPLACE EXISTING LANDSCAPE SCREENING AND TREES REMOVED ALONG THE SOUTH PROPERTY LINE THAT ARE ON THE APPLICANT'S PROPERTY. THIS MAY INCLUDE PLANTING OF SOME PLANT MATERIAL ON THE NEIGHBOR PROPERTY WITH THE FULL APPROVAL OF THE NEIGHBORING PROPERTY'S H O A. APPLICANT WILL WORK WITH THE SOUTH NEIGHBORS H O A TO ESTABLISH A MUTUALLY ACCEPTABLE RESULT TO THE EXTENT POSSIBLE ON THE APPLICANT'S PROPERTY
2. SNOW REMOVAL SHALL BE CONTRACTED BY THE H O A WITH A LICENSED AND BONDED SNOW REMOVAL CONTRACTOR. IN ADDITION, A RADIANT SNOW MELTING SYSTEM WILL BE INSTALLED FROM THE SOUTH ENTRANCE TO THE OVERHEAD GARAGE DOORS AND PARKING AREA

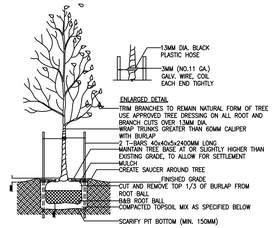


SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, SEE SPEC.

CONIFEROUS TREE DETAIL

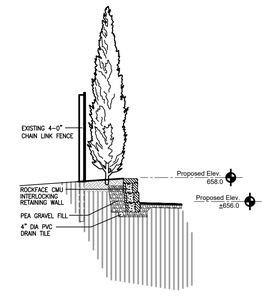


GROUND COVER DETAIL

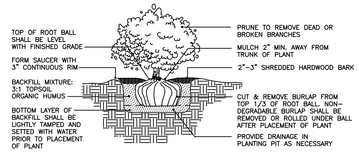


SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

DECIDUOUS TREE DETAIL



RETAINING WALL DETAIL



BURLAP SHRUB DETAIL

W. Damon Wilson
Registered Landscape Architect

Resource One
Landscape Architects
7A Hillside Drive Barrington, IL 60010
Phone: 847 942-2727 Wilsonwdw@aol.com

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THE WALDEN RESIDENCES

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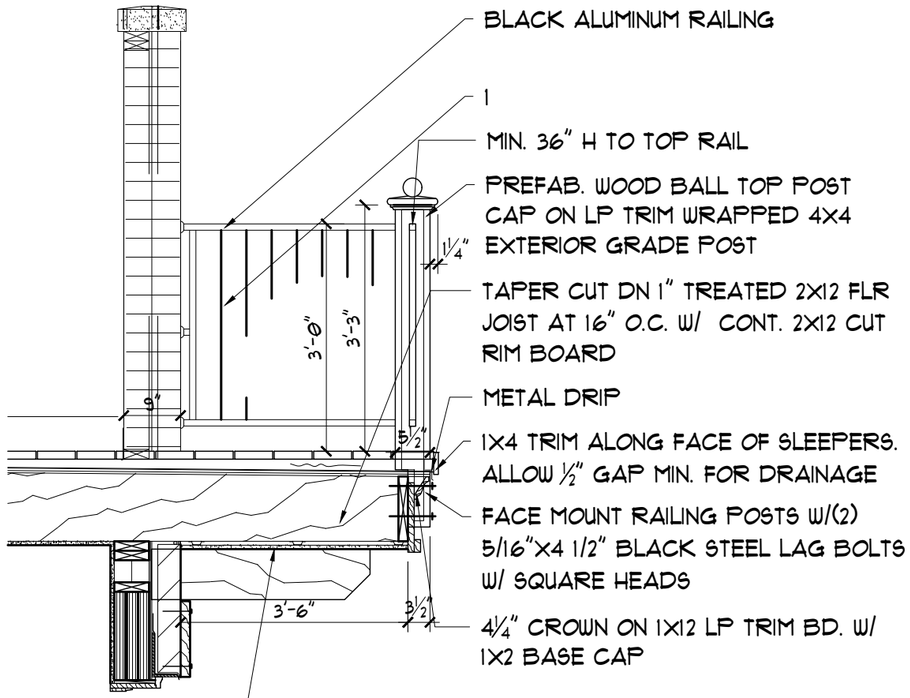
DESIGNED BY:
RICHARD M. SWANSON,AIA

PREPARED BY:

DATE:	COMMENT

PLAN NO:
1700

SHEET | OF
- | -



CROSS SECTION AT BALCONY













Minutes adopted 10.07.2020

WINNETKA PLANNED DEVELOPMENT COMMISSION
EXCERPT OF MEETING MINUTES
SEPTEMBER 2, 2020

Members Present:	Matt Bradley, Chairman Tina Dalman Layla Danley John Golan Kimberly Handler Lynn Hanley Bridget Orsic Jay Vanderlaan
Members Absent:	Sarah Balassa
Village Staff:	David Schoon, Director of Community Development Brian Norkus, Assistant Director of Community Development Ann Klaassen, Senior Planner
Village Attorney:	Benjamin Schuster

***

Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review: An application submitted by Walden Winnetka, LLC seeking approval of subdivision and zoning relief to allow the construction of a new six-unit multi-family residential building with below grade structural parking. The requested subdivision and zoning relief would permit (a) a plat of consolidation to combine two lots into one lot of record; (b) an exception from the maximum permitted building size (GFA); (c) an exception from the maximum permitted intensity of use of lot (impermeable lot coverage); (d) an exception from the maximum permitted building height; (e) an exception from the required principal roof form; and (f) an exception from the exterior wall articulation requirement along the north façade. The Village Council has final jurisdiction on this request.

Mr. Schoon first described the planned development process and outlined the new process and review standards. He stated with regard to the concept plan review stage, the Village Council has a chance to look at a planned development proposal to provide the applicant an opportunity to hear their thoughts before they submit the application noting these are individual comments with no votes taken by the Village Council. He added the votes are not binding and provides the applicant the opportunity to hear the Village Council Members' concerns regarding the relief before the process is started. Mr. Schoon stated once the applicant hears those comments, they can decide whether or not to proceed with the preliminary plan application. He stated the Village Council reviewed the preliminary plan a year ago and members were generally receptive to the project; however, they wanted the PDC to pay close attention to the neighborhood impact, particularly for those to the west, as well as the installation of adequate water and storm water detentions and ensure parking and driveway access were adequately addressed. He also stated the siting and access to trash should be looked at.

Mr. Schoon stated that at the preliminary review stage, both the PDC and DRB are to review the request and make recommendations with the Village Council having the final decision on whether to approve the project. He then stated if the Village Council approved the project, the applicant would have to come back for final plan review before the Village Council unless they decided they needed feedback from the PDC and DRB. Mr. Schoon stated the DRB reviewed the project at its July and August 2020 meetings and found the proposed design attractive and consistent with the Village's design guidelines although they had concerns with regard to height and the effect on neighboring buildings which is within the purview of the PDC. He informed the PDC the DRB recommended approval with the condition that the building height be reduced by 1.7 feet to bring the top of the third story parapet down to the height requirements of the B-1 district which is 35 feet. Mr. Schoon stated the plans were revised to meet that

condition.

Mr. Schoon described the location of the site on Green Bay Road between Pine Street and Westmoor. He noted one parcel is vacant with the other having a single family residence. He referred to several images of surrounding properties including single family residential and multi-family residential buildings. Mr. Schoon noted the property is zoned B-1 multi-family residential and the surrounding properties are zoned B-1, B-2, and R-3 along and Green Bay Road and the railroad tracks or to the east. He then stated the current Comprehensive Plan adopted in 1999 designated the subject property and the properties to the north as appropriate for townhome residential development and to the south being appropriate for multi-family residential. Mr. Schoon stated the Village is in the process of preparing an updated Comprehensive Plan with one of the charges being to look at the entire Green Bay Road corridor and review development potential in the area and whether changes should be made to the plan or that corridor. He noted the project is on hold due to the limited ability to hold in person meetings.

Mr. Schoon stated the current Comprehensive Plan identifies items for the PDC to consider as they review the project with the idea to provide low to medium density multi-family townhome or condominium development. He then stated redevelopment should avoid bulky multi-family development and it should create a visually appealing Winnetka street as well as to require parking to be below grade or screened if at the surface level. Mr. Schoon noted the site plan presented to the PDC is similar to that provided to the Village Council with some changes made to landscaping and the incorporation of an accessible parking space. He also stated the Village Engineer reviewed the preliminary concept plans and determined the applicant will be able to comply with storm water and drainage requirements with final details to be provided at the final review stage. Mr. Schoon noted the onsite storm water management would be provided by a storm sewer system to drain water from the underground storage vault and would be located underneath the driveway on the south property line and lead to a storm water main on Green Bay Road. He then stated given Green Bay Road is a state highway, the applicant would need to receive IDOT approval to drain to that system.

Mr. Schoon stated the elevations and building design are fairly consistent with the design the Village Council reviewed except for the height which the applicant would address. He stated the development would require a plat of consolidation to combine the two existing lots. Mr. Schoon stated since the lots would measure over 10,000 square feet, it required planned development approval which allowed the applicant to request exceptions. He stated the planned development process allows the applicant to present creative ways to address developments on a property and request exceptions from those requirements.

Mr. Schoon stated in terms of the relief requested, it consisted of maximum floor area with the applicant proposing approximately 6,000 more square feet than district limit of 12,000 square feet. He noted information is contained in the materials showing how that area is calculated. Mr. Schoon stated the applicant is requesting an exception for building height and identified the east elevation. He stated the applicant is proposing a four story structure including a fourth floor outdoor lounge and storage area. Mr. Schoon noted height is measured from the top of the first floor to the highest point of the structure which is to the top of a decorative gable element on the fourth floor at 46.5 feet. He then stated the top of the parapet is 35 feet and identified an illustration of a cross section of the building with regard to the building height. Mr. Schoon stated the applicant is also requesting an impermeable lot coverage exception where 9,000 square feet is required and 11,168 square feet is being requested with the calculations shown in the materials. He stated the applicant is also asking for an exception for roof form noting the proposed design is basically a flat roof with decorative elements. Mr. Schoon then stated with regard to building wall articulation, once a building wall is longer than 50 feet, relief needed to be provided in terms of articulation with a difference of 4 feet. He stated while articulation is being provided for the north wall, it would only be 2 feet in depth. Mr. Schoon noted the DRB felt the roof design was appropriate and the relief provided through other design elements on the north wall is appropriate.

Mr. Schoon stated the materials include information with regard to other buildings in the area to help the PDC in terms of scale, perspective and size noting many of the buildings on Green Bay Road are legal nonconforming due to amendment to zoning regulations overtime. He stated the most recent major amendments were in 1998 and a summary of the amendments is provided in the materials.

Mr. Schoon stated as the PDC reviewed the application, there are planned development standards and exception standards as well as compensatory benefits for the PDC to consider. He stated after the applicant's presentation and public comment, they can continue the request to a future meeting to have the applicant answer questions or to consider a recommendation of approval. Mr. Schoon stated if the PDC wanted to recommend denial of the application, a draft motion for denial is included in the staff report on page 21. He then asked if there were any questions.

Chairman Bradley also asked if there were any questions. Mr. Vanderlaan stated the applicant agreed to reduce the building height to 35 feet and questioned the height of the parapet in the illustration at 45 feet. Mr. Schoon confirmed the DRB's recommendation was to reduce the overall height 1.7 feet of the parapet on the third floor, which was 36.7 feet at the time of the DRB's review. Ms. Danley asked questions regarding the height of nearby buildings. Ms. Danley stated it appeared the rooflines of the 680 Green Bay and the proposed building were even and asked if they are the same height other than the decorative elements. Chairman Bradley stated the applicant can address those specific height issues.

Ms. Dalman asked Mr. Schoon with regard to the measurement from the first floor if the basement was dug out further, would the first floor come down and if there was any discussion of that alternative. Mr. Schoon responded with the grade level and structured parking underneath, once 4 feet or more is exposed, it is counted in GFA. He stated that can be done, which would increase the GFA figure. Ms. Dalman then asked in terms of the compensatory benefit, she referred to complaints from the public relating to flooding on Walden. She asked if an oversized vault would be installed to address neighborhood issues or if it would only handle the storm water generated onsite. Mr. Schoon stated the applicant and their engineer can respond to that. He noted Walden is lower than the proposed site and there is a benefit of water being captured onsite and then drained to Green Bay Road. Chairman Bradley asked if there were any other questions for the Village staff. No additional questions were raised at this time.

Chairman Bradley then asked for the applicant's presentation and began swearing in those who would be speaking to this matter. Mr. Norkus allowed Mr. Swanson and Mr. Mancke into the meeting.

Mr. Swanson introduced himself and Mr. Mancke, the civil engineer, to the PDC. He stated the request for 688-694 Green Bay Road for The Walden by Walden Winnetka LLC. Mr. Swanson stated the property is comprised of two 50x150 foot lots totaling 15,000 square feet. He stated the single family residence on one lot was demolished last year with the home on the other lot to be demolished once construction began. He stated the property is served by municipal sewer and water with adequate utilities and described the surrounding properties and their zoning classifications along with the distances from the subject property lines. He noted by their property being zoned as B-1, they are a planned development and are not strictly confined to B-1 standards and outlined the purpose of planned development which departed from the strict application of zoning requirements.

Mr. Swanson stated in terms of the project overview, the proposed project is the result of discussions with experienced real estate professionals on the North Shore and particularly Winnetka. He noted the overwhelming consensus was the need for high quality residential units that provided living space on one floor with minimum maintenance which he indicated is consistent with the consumer trend to downsize into a new home in their own community that offered the same level of quality amenities the buyer is used to and expects. Mr. Swanson described the inventory as limited or antiquated on the North Shore. He noted their focus was to design a building that met all those requirements while embracing the architectural charm of the Winnetka community and listening to those most affected by the development of this infill site. Mr. Swanson stated their design process included: (1) a careful review of the Village's design guidelines and how the building relates to existing structures, (2) a relevant design that was harmonious in composition on all four floors and historically consistent with the architectural style, (3) exterior materials and colors that are high quality and appropriate for the style and (4) intentionally putting the garage door on the rear elevation out of view from the street and neighboring properties.

Mr. Swanson informed the PDC they appeared before the Village Council in July 2019 for an informal concept plan presentation which was favorably received by the Village Council with encouragement to consider the following: (1) impact on homes to the west, (2) impact of height of the proposed building to adjacent properties, (3) adequate

storm water control, (4) parking and driveway access and (5) siting of the trash enclosure. He noted they communicated with the neighbors in August 2019 with 12 neighbors participating in the meeting. Mr. Swanson described the meeting as productive and sincere with an opportunity to get information about the proposed project and offer feedback. He then stated much of the comments echoed those made by the Village Council, including: (1) drainage of storm water and how current issues could be addressed, (2) building height and potential impact on views and exposure to sunlight, (3) traffic impact and safe access and the proposed driveway and (4) possible damage to existing foundations as a result of excavation and proposed installation of a storm water vault.

Mr. Swanson stated they felt the concerns were reasonable and worthy of consideration. He informed the PDC the concerns were reviewed by their consultants and addressed to the best of their ability. Mr. Swanson added there has been a transparent dialog and they remain committed to working proactively with the Village and the neighbors to reach acceptable solutions. He stated the continued communications with the neighbors allowed many of the concerns to be mitigated or eliminated with civil collaboration and frank discussion which included: (1) significant reduction and control of storm water runoff to the westerly neighbors from their property, (2) reducing the building height 4 feet since the August meeting with an additional 1.7 foot reduction as a result of the DRB review, (3) proactively working with adjacent properties to provide landscape screening, (4) designing lighting to avoid light pollution to adjacent properties and (5) exploring insurance options that provide coverage in connection with possible damage to neighboring properties as a result of construction which were of particular concern to the south neighbors. He informed the PDC that since the DRB meeting, they were able to add those neighbors as additional insured.

Mr. Swanson then identified photos of the existing property, views from the rear yard including trees to be removed and the fence. He noted the chain link fence would be replaced with a wood fence and Arbor Vitae added to that side of the property. Mr. Swanson identified the view looking to the south neighbor, as well as streetscape photos to the south. He noted the driveway would be widened from the current position. Mr. Swanson then identified photos of views looking north and southwest. He noted one tree would be replaced which was discussed with the Village Forester.

Mr. Swanson referred to the proposed site plan noting the following as part of the project: (1) removal of the existing vacant structure, (2) a single access point to Green Bay Road with a paver brick apron, (3) a storm water vault to be buried under the driveway, (4) two guest parking spaces, (5) underground garage access in the rear of the building, (6) the building footprint is within all required boundaries and (7) communication with the Fire Marshall and all access concerns have been addressed. He then introduced Mr. Mancke to address the civil engineering concerns and to answer any questions.

Mr. Mancke noted he worked with Mr. Swanson on the project for the past year. He confirmed they would be providing storm water detention for the entire property of 15,000 square feet. Mr. Mancke stated half of the site currently drained toward the westerly neighbors and as a result of the development, they would pick up that water, collect and route it into the storm water vault underground. He also stated the water flow rate would be reduced with a controlled slow release into the existing storm sewer on Green Bay Road. Mr. Mancke also stated the water currently flowing to the east would also be picked up and redirected to the storm sewer as part of the project. He noted they worked with the Village Engineer on the preliminary storm water plan and would be able to provide the construction documents with final plan approval.

Mr. Swanson asked for confirmation that the presentation was clear in terms of audio. Chairman Bradley confirmed there were no issues.

Mr. Swanson then stated with regard to the design related exceptions, they are asking for relief for maximum GFA with the total building's GFA measuring 17,915 square feet while the allowable amount is 12,000 square feet or 49% over the allowable amount. He noted the building to the south is 166% over the allowable amount and encroached into the required side yard setback to 6 feet 4 inches. Mr. Swanson stated although that building is grandfathered, a comment was made that they would be setting a precedent which is not the case. He reiterated their objective was to develop a design that was relevant to market trends which included as a key program requirement no less

than 2,000 square foot units. Mr. Swanson stated in addition, the ability to have onsite storage was of vital importance as downsizing came with baggage. He noted they could develop a building within the allowable FAR but it would force a significant reduction in quality and design content. Mr. Swanson then stated from a design perspective, they do not believe the aesthetic character or physical composition of the Green Bay Road corridor is compromised by this exception.

Mr. Swanson also stated they would be requesting an exception from the maximum permitted building height of 35 feet measured from the first floor to the highest point. He stated the building viewed from most perspectives is dominated by a parapet with a pitched roof element to frame the composition on each corner and decorative parapet gables centered on the north and south elevations. Mr. Swanson noted since the meeting with the Village Council and the neighbors, they reduced the building height 4 feet which involved modifying the floor structure depth on each floor. He added it is extremely important to maintain 10 foot ceiling heights to meet market expectations as well as to allow the ability to provide fenestration more proportionate to the historic Tudor style character. Mr. Swanson added since the DRB review process, the building height was further reduced 1.7 feet and described the changes made to the measurements of the decorative gable elements, fourth floor lounge and storage areas, four corner tower roof elements and stone parapet.

Mr. Swanson stated the next exception related to impermeable lot coverage to accommodate the placement of the proposed garage access at the rear of the structure. He stated it has been their intent to provide the most aesthetically pleasing result on Green Bay Road. Mr. Swanson then stated they would comply if the driveway was reduced or limited to the front half of the site and indicated unfortunately, that would cause a significant increase in impervious surface fronting on Green Bay Road and reduce the amount of landscaping. He stated in addition, they would have a 16 foot wide overhead door dominating the façade. Mr. Swanson noted for purposes of this discussion, the allowable amount is 60% of the site area or 9,000 square feet and they are proposing 11,168 square feet which is an overage of 24%. He noted the proposed building is under the allowable building coverage amount by 404 square feet.

Mr. Swanson stated the next exception related to a principal roof form variation. He stated the ordinance suggests that flat roofs are not consistent with the English Tudor vernacular which is the prevalent style in the downtown business district. He then stated the design guidelines are intended to provide a "framework within which good design can flourish in context and enhance the existing Village character." Mr. Swanson noted their primary objective is assuring good design that is in rhythm with the neighborhood and the community. He then stated they are fronting on Green Bay Road which is comprised of numerous flat roofed structures including the building to the south. Mr. Swanson then stated their design process was careful to respect the existing character of the streetscape and not upstage or deviate from the aesthetics of this entrance to the Village corridor.
Mr. Swanson stated they are also requesting a façade articulation variation to allow one appendage on the north side of the building to be less than the required 4 feet to avoid encroachment into the side yard setback. He stated the appendage is sufficient and would not enhance the design by adding another 2 feet. Mr. Swanson then stated in the unlikely event it is perceived to do so, they are planting more landscaping on the north side to increase the privacy between the properties. He also stated this appendage is on a wall plane that will not be visible to the public view.

Mr. Swanson then referred to renderings which were presented to the DRB with the idea to embrace a building which lent to the Tudor and architectural style of the Village. He then described the brick, roof material, windows and wrought iron rails. Mr. Swanson then identified a view of the building from the south in comparison to the building to the south. He noted the fourth floor element cannot be seen since they realized there would be a concern with a four story building. Mr. Swanson identified another view from the Green Bay Road sidewalk and referred to the landscaping that would be installed on this perspective. He then identified an aerial rendering comparing it to the surrounding properties noting it is impossible to screen any building from view from Green Bay Road. Mr. Swanson also identified an illustration of the building entrance and fourth story lounge area. He then identified the proposed east elevation and how it related to existing structures noting the height of the neighboring building is close to the height of their parapet roof. Mr. Swanson added they shifted the parapet wall from the gable face to the south due to the concern of the north neighbor seeing the appendage from their driveway. He also identified

the south elevation showing the gable space in the center noting the fourth floor elements would not be seen from the ground. Mr. Swanson then referred to the west elevation and noted the garage doors would be lowered and would not be able to be seen. He referred to the north elevation and cross sections of the building and stated they reduced the depth of the floor heights to get to the 35 foot height.

Mr. Swanson then stated they did a line sight perspective from the west neighbors noting the top of the storage portion would be visible since they reduced the building height. He then referred to a bird's eye perspective of what the north and west neighbors would see to address what the gable roof was doing and how the proposed shed roof would engage that. Mr. Swanson described how the shed was shifted over 1 foot 2 inches so that the shed roof would not be visible. He also identified the summer and winter views from the ground view at the proposed entrance. Mr. Swanson stated for the north property owners, the proposed buildings would be less than 24 feet apart and the visual aspect of the fourth floor is virtually nonexistent. He added the combination of mass and proposed trees will serve to screen the perceived mass of the building regardless of perspective angle.

Mr. Swanson referred the PDC to the winter and summer ground views of the north neighbor's entrance and the tree which would remain as well as the summer and winter views of the ground floor view from the north neighbor's driveway. He then identified the summer and winter views of the ground view of the west neighbor. Mr. Swanson stated the adjacent Walden neighbors are approximately 70 feet from their west property line and will be approximately 90 feet from the proposed building. He added the existing trees and plant material were intentionally filtered or removed from the illustrations to allow a clear view to the proposed building.

Mr. Swanson then identified the ground view from the most impacted neighbors on Walden and referred to the amount of trees. He also identified winter and summer views from Walden from the street and the winter and summer views from the rear yard of the neighbor containing Arbor Vitae which hid most of the view of the building. Mr. Swanson described the materials to be used on the building including the brick sample, stucco, slate, light fixtures, etc. He stated they also included a shadow study showing how the sun impacted the neighbors. Mr. Swanson noted the parapet element would be the only element casting a shadow since they are now complying with the height requirement.

Mr. Swanson stated as a condition of their formal submittal for consideration of the project, they are required to address the findings on each of the standards and exceptions in Chapter 17.58 of the zoning code. He stated in response to the standard that the proposed development and use or combination of uses furthers the goals and objectives of the Comprehensive Plan, the Village's Comprehensive Plan is an ever-evolving guide for future development that preserves the character of the community. Mr. Swanson stated the subject property is zoned for the proposed use and consistent with the most current Comprehensive Plan amendment. He stated in addition, the proposed building is intentionally designed to embrace and respect the historic character of Winnetka as outlined in the design guidelines adopted in 2001.

Mr. Swanson stated in response to the standard that the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare or have a negative environmental impact on the neighbor or Village, the two existing properties have been a source of concern for the Village for many years. He stated this included a dilapidated residence that had become a hazardous situation for the neighborhood which was demolished and noted the remaining building would be removed as a condition of their approval. Mr. Swanson stated the proposed building will be designed and constructed to the current Village code and meet all the design standards for life safety. He also stated they have designed their storm water control to significantly reduce the amount of current runoff from the property which was one of the primary concerns of the neighbors when they met several months ago.

Mr. Swanson stated in response to the standard that the planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern nor unreasonably diminish or impair the property values in the immediate vicinity, they propose a significant improvement to the combined properties by way of appropriate design, implementation of modern technology and quality materials. He also stated the proposed homes will be marketed for values in excess of the

existing properties in the neighborhood which historically has been a benefit to adjacent properties. Mr. Swanson then stated improvement of the property will control and significantly decrease water runoff to adjacent properties.

Mr. Swanson stated in response to the standard that the planned development will not unnecessarily 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, all the properties directly adjacent to or in the vicinity of the site are in excellent condition and appear to utilize most or more than the available property as permitted by current zoning code.

Mr. Swanson stated in response to the standard that adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public way, the development of the property will include the removal of existing structures and one of two driveway entrances from Green Bay Road. He stated a wider and more safely accessible entrance will be provided at the southeast corner of the property offering better line sight for those exiting the property. Mr. Swanson also stated each unit owner will be provide with two internal parking spaces and two additional guest parking spaces including an ADA accessible space in the rear of the building. He stated lastly, they have worked proactively to establish ingress and egress to the site that is efficient and provide adequate access for emergency vehicles.

Mr. Swanson stated in response to the standard that adequate parking, utilities, access roads and drainage and other facilities necessary to the operation of the planned development exist or are to be provided, he stated they have confirmed adequate utilities are available to the site for the proposed use.

Mr. Swanson stated in response to the standard that the planned development in all other respects conforms to the applicable regulations of this and other applicable village ordinance and codes, the proposed project will comply with all current building and life safety codes. He stated although most of the zoning regulations provided for the B-1 district have been met, they are requesting zoning relief under the planned development process which is meant to offer creative solutions to sometimes antiquated zoning restrictions with infill parcels such as these. Mr. Swanson also stated they strongly believe that the proposed improvements will significantly enhance the character of the neighborhood and set a higher bar for future development of the Green Bay Road corridor.

Chairman Bradley stated the applicant has addressed the standards and exceptions with their responses in the written application and noted the PDC read the materials and will ask questions. He then asked for the PDC to enter to question and answer period. Mr. Swanson then confirmed that ended his presentation and asked if there were any questions.

Chairman Bradley also asked the PDC for their questions. Ms. Orsic stated with regard to the fourth floor deck, she questioned the entirety of the space toward Green Bay Road and the rear side toward Walden the storage facility. Mr. Swanson responded they intentionally put the garden on the Green Bay Road side since it would have the least amount of impact to the neighbors. He added the storage section would be at the back of the building and would not been seen due to the parapet along with the rooftop units which would have a 3 foot screen surrounding them. Ms. Danley stated with regard to the rooftop deck, she asked what the capacity would be. Mr. Swanson stated they anticipate they do not get used as much as you would think and estimated the max would be 12 people assuming two people living in each unit. He added that element is meant for those living there and is not meant as a party element. Ms. Handler asked how tall the wall would be for the parapet created for the rooftop deck. Mr. Swanson responded it would be 16 inches from the deck to the rooftop deck with landscaping intentionally put around the perimeter to provide protection. He stated they plan to take the same level of precaution as they would with a swimming pool. Mr. Schuster added there are rooftop codes that would apply and are independent of the zoning aspect and the applicant would have to comply with all building codes to provide a certain amount of safety fencing. Ms. Handler then referred to the square foot range of the units and storage units and asked if it would be hard to get storage in the units as opposed to the rooftop. Mr. Swanson responded they considered every way to get the storage to work including on the lower level of the garage space as well as digging the basement deeper which would be prohibitively expensive. Mr. Swanson stated they also considered putting it underground into the front yard setback which would encroach the setback. He then stated they heard from realtors and brokers the need for

storage.

Ms. Dalman stated the units would contain three bedrooms and an office and referred to the option of using one bedroom for storage. She then asked if they had done any similar projects that the PDC could see which would represent something similar to the project being presented and commented Winnetka has been burned by developers. Mr. Swanson responded he did a condominium project in downtown Lake Forest as well as a number of projects including Levels Restaurant, McDonald's and Chase Bank that replaced it along with others. He also referred to a number of subdivisions they did in Lake Forest.

Mr. Golan asked Mr. Swanson if the fourth floor would be virtually invisible from the ground level. Mr. Swanson responded you would not be able to see the fourth floor element from the ground perspective for the most part. Mr. Golan stated from the west perspective, he referred to the interior community gathering area. Mr. Swanson confirmed that is correct and described it as a receiving area containing a restroom, kitchen, etc. Mr. Golan asked if they considered eliminating that element and using that space for storage. Mr. Swanson confirmed they did and the limited lounge space area was a big feature for the buyers which represented a four season environment and referred to the elevator drop. Mr. Golan asked who would maintain the storm water vault. Mr. Mancke stated it would be privately maintained and would be the responsibility of the homeowner's association.

Chairman Bradley asked if there were any other questions. He then stated the timing loomed large and referred to the Comprehensive Plan revision which would have taken in a lot of the voices of the residents to the way the community is developed and ordinance changes. He then referred to parking as an example when Uber is now a dominant method of transportation and the units not needing two vehicle parking spaces. He stated certain citizens do want to live on one floor level, and it would be a vertical space developed by The Walden over four floors. Chairman Bradley asked to what extent is the fourth floor more designed toward the storage issue and asked to what extent is the garden area and community room the reason and rationale for the fourth floor. Mr. Swanson stated if he had to speculate as to what the owners would want, he would assume they would want storage first. He stated while the rooftop garden is a lovely element which they are seeing more of along with green roofs, the area would be there whether it is used or not. Mr. Swanson then stated with regard to the roof shape and gable element, the creation of the shed roof addressed the storage issue. He stated since it is only visible to those living there, he described it as a benign issue.

Chairman Bradley stated while they have discussed the biggest issue of height, there is also an issue of density and their claim that there is not enough space in the building to accommodate the things residents need which created the zoning relief. He then referred to the amount of exceptions they are dealing with related to not having enough storage room and having a 2,100 square foot living space with no room for storage inside of it. Chairman Bradley then asked Mr. Swanson to address the exceptions of GFA and impermeable coverage amounts. He added he is fine with the height but density is an issue. Mr. Swanson stated with regard to mass and scale, they met the density requirements of 6 units which are allowed. He informed the PDC the project evolved significantly over the last year and they initially considered storage on each floor. Mr. Swanson stated it was then removed since a second staircase had to be added to the building at the request of the Fire Marshall. He stated they considered the needs of the market and consumers and were told clients want one floor living which is articulated with a target square footage of 2,300 square feet. Mr. Swanson stated the reception for this project is robust and they considered how it would relate to the existing building and since the next door building is taller, that would not be an issue. He confirmed they intentionally sought to limit massing and he would not want to compromise the number of units since it would not be marketable. He then stated they are using the planned development process and addressed height and impermeable surface to the best of their ability while working within the context of the Comprehensive Plan. Mr. Swanson commented they have done a good job and reiterated he would not want to reduce the size of the units since they would not be marketable. He added the size and mass of the building would not create an imposing position on the streetscape.

Chairman Bradley stated with regard to compensatory benefits, he asked what other public benefits that are important to the project for the PDC to see as an offset to the exceptions being asked other than improving an otherwise vacant lot. Mr. Swanson stated as a builder and developer, he always comes to the table with an

aesthetically pleasing project and to set a precedent. He referred to the west side of Lake Forest which was not as nice as the east side. Mr. Swanson stated once they initiated a development on the west side of town, it initiated a development by Sunset Foods among other businesses. He also stated they worked with the city to do the planning of that area and compared it to what it looked like 20-30 years ago. Mr. Swanson then stated they took the same approach which this project which would set a healthy precedent for the North Shore. He stated they would definitely improve the streetscape by taking down two existing buildings and are going above and beyond the call of duty in terms of the level of quality.

Ms. Dalman stated with regard to compensatory benefit, in the application, there was mention of the tax benefit to be generated from the site of $440,000. She stated they should be mindful that adding to the tax basis is important.

Chairman Bradley then asked for written public comment to be read into the record. Ms. Klaassen read correspondence from John Madden, Jr., 680 Green Bay Road, into the record in opposition of the project. She then read emails into the record from Beth and Garrett Nesbitt, Susan Sullivan and Susan Maman in support of the project. Ms. Klaassen read correspondence from Donna McShea in opposition to the project into the record. She noted seven emails were received in support of the application from Monica DeFranco, Melissa Howlett, Andrea Blight, Don Bluhm, Jennifer Segal, Bonnie Tripton and Todd Segall which she read into the record.

Chairman Bradley then asked for public comment from those attending the meeting. Mr. Schoon stated Ruud Coster would speak who is representing a group of individuals. Mr. Norkus allowed Mr. Coster into the meeting.

Ruud Coster stated he and his wife Pam have been residents of Winnetka for 33 years and have lived at 696 Green Bay Road since June 2004. He stated he is speaking on behalf of five Walden property owners, townhomes and residents of 680 Green Bay Road who discussed how the development would affect each of their properties. Mr. Coster stated they met with the developer last fall and had additional communications with them since that time. He stated he would first like to talk about Village-wide trends that concern them in relation to the proposed development. Mr. Coster stated at the June 2019 meeting with the Village Council, the developer was given the opportunity to present a flavor of what the building might look like subject to Village approval and the neighbors were not invited to the presentation. He stated it seemed two important macro issues are influencing development and zoning approvals in Winnetka, the first of which is the failure of One Winnetka. He stated the Village and PDC Members may feel due to the time it took to get One Winnetka through the process, the image of Winnetka might be perceived as slow, bureaucratic and unnecessarily costly and there is a need to change that image for developers. Mr. Coster stated second, it is the perceived reduction in property values and higher real estate taxes and it is logical for the lender for the position of the two lots that need to be combined and is saddled with land costs that can only be recouped if the developer becomes the purchaser and has zoning variances approved quickly. He then stated after viewing the video and hearing comments from the Village, there is clear concern that the Village may feel inclined to approve the variances for the property quickly despite the design which is well outside of zoning requirements.

Mr. Coster then stated the zoning exceptions would not be approved without reasonable input of the neighbors and community as a whole and asked why would they give exceptions away without serious consideration being given to the detriment of the adjacent neighbors and the affected area as a whole. He stated the plans and regulations were put in place for a reason and the proposed development would disregard those plans and regulations and would do a disservice to the work being done on those plans. Mr. Coster stated because of the plans and zoning regulations and the nature of the community, the property is valuable as it is and the developer wants to take for himself the benefits resulting from the restrictions on the neighboring properties while not complying the very rules that made the community so attractive. He then stated the pressures from the One Winnetka approval process and the interests of the lenders and developers are now put squarely on the shoulders of the neighbors by approving zoning variations that would adversely affect property value, increase costs and quality of life for these same neighbors.

Mr. Coster stated when they moved to 696 Green Bay Road in 2004, they realized there was a chance that the two single family homes south of them would be purchased by a developer and another multi-family building would be

proposed. He stated they also looked at the zoning requirements and felt they would be adequately protected by the Village zoning plan. Mr. Coster stated other neighbors in the group made similar assessments and wanted assurances that the zoning restrictions provided would protect neighboring property owners and the community. Mr. Coster then stated they raised three important issues at last year's meeting with the developer which are the height and size of the building noting height is restricted to 35 feet. He stated the height of the parapet may be 35 feet but the home next door is 35 feet only including the roof. Mr. Coster stated if they are comparing parapet to parapet, his parapet is 20 feet high. He stated the application seeks a variation for a height of 48-50 feet plus 39% in excess of zoning requirements. Mr. Coster stated in reviewing the diagrams, the building height would be 55 feet above the existing grade and 63 feet above the grade at Walden Road as well as the GFA for the building projected to be approximately 18,000 square feet versus 12,000 square feet allowed for the small combined lots which is a 49% excess.

Mr. Coster stated these variations represent significant exceptions given the visual obstruction created by the development. He referred to its out of place scale and loss of sunlight to the bordering homes. Mr. Coster also stated they are concerned with the north wall articulation being reduced from 4 feet to 2 feet resulting in the building becoming 2 feet closer to his home and further magnifying the effects of the large building. He stated even if the proposed setback did not need a variance, the setback requirements are set in conjunction with height restrictions so the proposed variance for the significant increase in height are to come with an increase in setback requirements which cannot be done here simply reflects that the proposed height for the development is too big.

Mr. Coster stated the next concern related to stormwater displacement given the proposed large footprint with underground parking and the building being 8 feet higher than Walden Road. He stated many of the adjacent properties made significant investments to ensure water is drained appropriately. Mr. Coster stated the Village's track record with water and frequency of once in a 100 year storms makes them cautious with such a large structure being built. He then stated they would like to review the water study as well as request an independent study be done and reviewed ahead of Village approval. Mr. Coster stated if that cannot be provided, they would like to request documented assurance supported by a proper study from the Village and/or the developer relating to the rain water the development could handle and the potential rain scenario before water displacement began on neighboring homes. He then stated without a water displacement study that the people have done to analyze and if the development cannot meet the ordinance requirements that the proposed development would not adversely adjacent properties.

Mr. Coster stated the next concern related to construction damage to neighboring properties. He noted the ground underneath the building used to be a landfill and is less stable. Mr. Coster stated they are concerned about construction damage occurring by the construction of such a large building next to their properties and want to ensure that financial arrangements need to be made to cover construction risks in the event any construction is done on the property.

Mr. Coster then referred to Section 17.60.040 of the Village code which set forth the standards that must be met before the Village can grant exceptions which the developer has not met. He referred to the first standard relating to reasonable return and there has been no evidence or analysis supporting the standard and questioned why a profitable design could not be made within the code's confines and zoning. Mr. Coster stated the developer would gain personally from a large four story design and they have not provided any evidence that the property could not make a reasonable return under the existing restrictions. He stated the property's location and aggregation of the two lots and the claim the only way the developer can make a reasonable return is to build something so far outside of the restrictions is extremely farfetched. Mr. Coster referred to the second standard relating to the plight of the owner relating to unique circumstances and stated there has been no evidence of this and the combination of the lots would make it easier to comply with restrictions.

Mr. Coster referred to the third standard that the character of the locality would not be altered and stated it would be altered significantly and is zoned B-1 with restrictions for a reason. He stated the multi-family housing development to replace the two single family homes should be expected to comply with B-1 zoning to preserve neighborhood character. He then stated allowing for a design that exceeds height by 39% and GFA by 49% would

take the development well outside the intended protection of current B-1 zoning. He then referred to the Wingate development at 720 Green Bay Road which received a 2 foot height variance and offered an elegant neighborhood solution. Mr. Coster stated the developer does not need a 13-14 foot variance to make a reasonable return on their investment. He stated not only would this be a radical exception to zoning and the neighborhood, if granted, it would set a precedent for the size and scale of future Green Bay Road developments which would completely alter the neighborhood and community. Mr. Coster noted 680 Green Bay Road to the south is under 39 feet and was approved when zoning allowances were higher. He stated the Village has since made a conscious decision to reduce permissible building heights to 35 feet with many of the neighbors buying their homes with this limitation in mind. Mr. Coster stated if the proposed development is granted, the Village would be compromising enacted standards to preserve.

Mr. Coster stated the next standard relating to adequate light and air to adjacent properties and stated the light would be impaired due to the height of the building. He stated lack of sunlight decreased the quality of life as well as the value of impacted properties. Mr. Coster stated the developer's shadow study confirmed this concern and if the building height variation is approved, precedent would be set for similarly zoned height exceptions along Green Bay Road. He stated the next standard relating to the hazard from fire and the hazard included the potential for water displacement to adjacent properties and the risk associated with construction infill. He asked that the developer share this concern and it is shared publicly. Mr. Coster also stated the underground water containment system has a limit as to how much water it can hold and they have not seen a report as to how much rain over a given period of time would overwhelm the proposed system. He asked for an independent study to be performed to remove any potential bias.

Mr. Coster stated the next standard relating to the taxable value of land not being diminished and stated the potential effect to adjacent property values is a significant point of concern and they are not aware of any analysis and the developer can meet this standard. He stated the dominating and overwhelming building would reduce property values of neighboring properties. Mr. Coster stated the next standard relating to congestion and stated it is a difficult area of Green Bay Road with heavy traffic and street parking and the building would add to that congestion. He stated the last standard relating to the public health, safety, comfort, morals and welfare of the Village and referred to the amount of traffic, noise and garage doors opening and closing, building lights shining onto neighboring homes, etc. which would affect the value of neighboring homes and is a major concern of theirs along with the potential for parties on the roof affecting the homes located behind it.

Mr. Coster thanked the PDC for listening to the neighbors' concerns and stated they are open to constructive dialog as to what constitutes an attractive and economically feasible multi-family building on Green Bay Road in accordance with current zoning. He stated they very much object to the proposed development and do not see any community compensation or benefits as defined by the Village for a planned development. Mr. Coster stated the developer has not demonstrated the standards have been met for a variance and the evidence shows the requested variations should be denied. He confirmed a written copy of his presentation would be provided to the Village to be entered into the record.

Chairman Bradley asked if there were any other members of the public who would like to comment. Mr. Schoon stated a preregistered member of the public, John Madden, is in attendance at the virtual meeting. Mr. Norkus asked Mr. Madden if he would like to add anything to his written comments. Mr. Madden stated he agreed with Mr. Coster's presentation. Mr. Schoon stated they would now allow the public at the Village Hall to comment.

Chairman Bradley then swore in those speaking to this matter. He then stated there would be a three minute time limit to comments on the application. Chairman Bradley noted the time limit was extended to Mr. Coster since he represented a group of residents.

Mary Ellen Stanfield and Neal Peterson, 680 Green Bay Road, stated they would face the development. She stated they agreed with Mr. Coster's and Mr. Madden's comments and object to the development. Ms. Stanfield stated they are also concerned with the lack of landscaping between the buildings and stated if the proposed building is reduced by 49%, that would allow room for landscaping of evergreens between the two buildings. She then

described the Wingate as an excellent example of designing and landscaping on the north and south sides providing privacy and stated they hoped more multi-family buildings are built in Winnetka which allow for green spaces. Ms. Stanfield then stated she did not understand why the main entrance and garage doors could not face Green Bay Road which has more open space in that direction. She added no matter how many neighbors speak with regard to the building's massing, mass meant height, depth and width although the DRB and the PDC are only discussing height.

Ms. Stanfield stated at the last meeting, Mr. Peterson suggested a model be made to better help people understand and suggested it be displayed at the Village Hall together with landscaping. She then referred to the Mr. Swanson's challenge and offer to show very good tree coverage and stated she would like to take Mr. Swanson up on that offer. Ms. Stanfield added for each owner to have four parking spaces is excessive as well as many other features of the building.

Jim Bushel, 677 Walden Road, stated he lived behind the subject site and even though he is 55 feet away, when it rains, he would get 4-5 inches of rain along the border. He stated he corrected half of the yard when the amount of water filled his window well and caused damage to the window. Mr. Bushel referred to the developer's plans to correct these issues with technology and asked who would be responsible for taking care of the damage if it does not work.

John Frank, 693 Walden Road, stated he understood why people wanted to live in a building like this and stated they moved to Winnetka 1.5 years ago from a similar building in order to get some space. He stated they realize the area behind his property was zoned for multi-family homes and now the rules are potentially changing. He stated the fourth floor would not feel invisible to them from their backyard. Mr. Frank stated while Mr. Swanson gave a good presentation, the feedback from everyone other than the brokers showed concern. He added while the building's residents would benefit, he and his neighbors would lose and asked the PDC to consider that.

Gordon Montgomery, 681 Walden Road, stated in living directly behind this development, they bought into this neighborhood with the trust that limitations would be maintained. He stated with regard to this project and the Comprehensive Plan, he referred to the statement "avoid bulky multi-family units." Mr. Montgomery stated in doing a project that is 50% outside of the allowance and 49% above height requirements, it is difficult to understand how those two factors are being considered which define bulk and mass. He referred to others who have done home renovations that conform to the Village codes and questioned how consideration can be given to the current design. Mr. Montgomery referred to the developer explaining why it is necessary for the market and buyers and they need to understand why the developer's interests are being outweighed over their own and the effect on real estate values if the exceptions are granted. He asked for the PDC to visit the properties to the west.

Ms. Klaassen confirmed there is no one else at the Village Hall to speak. Mr. Schoon stated there are people in the virtual room who want to comment. Mr. Norkus allowed Chris Kendall into the meeting.

Chris Kendall informed the PDC he represents Mr. Coster. He stated for clarification, the tax revenue increase of $440,000, he referred to the materials and the amount is $140,000 as the tax revenue as shown on page A-52 which equated to $24,000 per unit. Mr. Kendall also stated there was a lot of discussion on height, sight lines and visuals and the drawings do not include the fence which affected sight lines of the building which he commented is crucial. He then stated the average proposed size of the units is 2,350 square feet and questioned if the storage units measure 50-70 square feet, he suggested the unit size be reduced by that amount which would not make it insufficient to be marketable and the developer's claim it would not be marketable is not supported by evidence. Mr. Kendall stated when you weigh the potential adverse impact on surrounding properties, it greatly outweighed the benefits to the development and asked the standards be applied and enforced with this development. Mr. Kendell noted that the standards Mr. Coster referred to were those for variation and not exceptions. He indicated that he had mistakenly shared the variation standards with Mr. Coster, and they are aware the exceptions standards are what the Commission will use.

Mr. Norkus allowed the next caller into the meeting. Claudia Montgomery, 681 Walden, stated Mr. Swanson created

a great plan which could work for the community and agreed with the need for this type of housing in Winnetka. She stated the only issue which stood in the way is the overall scale of the building. Mrs. Montgomery stated if you asked brokers who try to sell a home adjacent to a similarly sized property, there is difficulty selling them. She stated it would affect their property values and as much as they need this type of housing, it came down to the financial benefit of the builder at the expense of the adjacent neighbors.

Mr. Norkus allowed Brandy Siavelis into the meeting. Brandy Siavelis, 415 Cedar, stated she would first speak from the perspective of a real estate broker for 20 years who has worked in Winnetka and is familiar with the marketplace. She referred to the concern of the neighbors who do not want this development in their backyard. Ms. Siavelis stated the vacant lot and old home could not be expected to remain that way in perpetuity and asked for them to consider the following issues: (1) it is only six units, (2) it is only four stories, (3) it would be congruent with adjacent properties, (4) it would be a beautiful building on Green Bay Road and (5) it would keep residents in the community and increase overall tax revenue. She stated The Walden will add value to the surrounding homes and referred to clients who purchased homes within a block of the site who thought it was a great idea. Ms. Siavelis then stated new construction with one level of living with high quality is what buyers demand and the market for these units are primarily empty nesters who spend half the year in warmer clients. She then stated these buyers do not want dated units or have to do work in today's climate.

Ms. Siavelis informed the PDC they have not had new condos built in Winnetka for over 12 years and The Walden has been a work in progress for over 18 months. She described the debacle of One Winnetka which left a stain on the community and The Walden represented a chance for the Village to redeem itself on the development front. Ms. Savelis stated they have antiquated codes and regulations in Winnetka and they cannot get out of their own way in terms of making progress in the community. She asked for reasonable consideration and they cannot keep kicking the can down the road. Ms. Siavelis stated buyers have options with more buyers choosing Glencoe, Wilmette and Northfield which have far less empty storefronts than Winnetka. She also stated increasing the tax revenue for the Village would be a good thing.

Ms. Siavelis then stated speaking as a community constituent, her family lived in Winnetka since 2012 and have watched the community wither with Little Ricky's and Café Roma closing this week. She stated they can no longer rely on the cache of Winnetka's name and have to have progress and allow residents to remain in Winnetka. Ms. Siavelis stated they can begin with allowing the development to take place and commented while change is hard, it is needed. She asked the PDC to not allow analysis by paralysis to take over the community and for the PDC not be part of another failed project in Winnetka.

Mr. Norkus informed the PDC there are a number of other attendees who may be affiliated with the applicant and asked the Applicant if those individuals would like to provide comments. Mr. Swanson stated no; that they were present to listen.

Chairman Bradley asked the Applicant if he would like to respond to the public comments. Mr. Swanson stated he had nothing to add at this time except they are committed to what they have prepared and that they do not have a lot of wiggle room to make changes.

Mr. Norkus stated that there is a caller that had technical difficulties who would like to speak. Given the technical issues, Chairman Bradley allowed the member to speak. Amy Corr, 1517 Walnut, stated that she supports the project. She understands change is tough, but the residents along Walden back-up to multi-family zoning. The Village needs to keep residents who are looking to downsize in town, and this project will do that.

Chairman Bradley asked given the hour of 10:30 p.m., does the Commission wish to start its deliberations or to continue the public hearing to a future date when their minds are fresh. Member Handler stated she does have a question that she would like answered at some point. If the units are just slightly over 2,000 square feet and there are six units, why is the building gross floor area nearly 18,000 square feet. Member Dalman asked for more information regarding a comment made by a neighbor that a landfill used to be located on the Subject Property.

Chairman Bradley again asked if the Commission would prefer to conduct its deliberations or to continue the public hearing to a future date. In response to a question from Chairman Bradley, Mr. Schoon stated the next regularly scheduled meeting of the Commission is scheduled for October 7; however, the Commission has stated in the past it would be willing to call special meetings, so if the Commission desired a meeting could be scheduled sooner. Chairman Bradley stated he assumes the Applicant is aware of the October 7 date and has planned for it. Mr. Swanson acknowledged that he had.

Member Orsic moved to continue the public hearing on this item to October 7. The motion was seconded by Member Golan. By a unanimous roll call vote, the motion was adopted.

***

Attachment D
Public Comment received immediately prior to start of October 19 meeting; this correspondence was read into the record at the meeting; however, it was not forwarded to the PDC given the late hour it was received

Ann Klaassen

From: Richard Keneman <rkeneman@metcapbank.com>
Sent: Monday, October 19, 2020 4:58 PM
To: Planning
Subject: The Walden- 688-694 Green Bay Road, Case 2019-15-PD

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Our personal residence is located at 707 Walden Road. I have lived at this location for 30 years and this is my first correspondence with the Planning Development Commission. I am always in favor of new development that will enhance the Winnetka Community, both esthetically and financially. However, my support for The Walden (on Green Bay) would require reasonable conformance to existing zoning mandates to include maximum permitted building size (FAR) maximum building height, and required principal roof form. This proposal requests significant zoning variances as to floor area ratio and building height in the 40+% range, plus a rooftop entertainment area that will clearly become an issue for occupants of surrounding residences.
I therefore oppose these variances and request a developer re-submission that falls generally within the existing zoning code, understanding that required conformance is potentially economically unacceptable to the developer.

Richard and Ayn Keneman
707 Walden

O: 312 640 2350
C: [redacted]

Ann Klaassen

From: John Frank <[redacted]>
Sent: Monday, October 19, 2020 6:02 PM
To: Planning
Subject: The Walden
Attachments: Petition to oppose zoning relief for 688_694 Green Bay Road - Google Forms 10.19.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

We wanted to share a petition of local residents who oppose building The Walden as is.

After speaking with our neighbors, in the past weeks over 50 households representing at least 80 people oppose the variances as currently proposed.

Below you can find the addresses who opposeThe Walden and attached is each petition.

++++++++++++

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

630 Walden Road
631 Walden Road;
635 Blackthorn Road
643 Walden Road
650 Walden Rd.
653 Walden Road
660 Walden Rd
661 Blackthorn Road, IL
60093
663 Walden Road
669 Walden Road,

670 Blackthorn Rd
670 Walden Rd.
677 Walden Road
680 Green Bay Rd, #102
680 Green Bay Rd, #103
680 Green Bay Rd, #104
680 Green Bay Rd, #105
680 Green Bay Rd, #106
680 Green Bay Rd, #109
680 Green Bay Rd, #202
680 Green Bay Rd, #204
680 Green Bay Rd, #206
680 Green Bay Rd, #208
680 Green Bay Rd, #209
680 Green Bay Rd, #303
680 Green Bay Rd, #305
680 Green Bay Rd, #307
680 Walden rd
681 Walden Rd
687 Blackthorn Road,
693 Walden Road
696 Green Bay Rd,
698 Green Bay Road ,
703 Walden Rd,
717 Walden Road
720 Green Bay Rd
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720 Green Bay Road
720 Green Bay Road
730 Walden Road
735 Walden Rd
777 Walden Road
785 Walden Road
788 Walden rd
791 Walden Rd
792 Walden Road
797 Walden Road
800 Walden Rd
801 Walden Road
865 Pine St.
975 Pine Street
992 Vine Street
999 Lake Street
999 Westmoor Road

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Pamela Coster

Address *

696 Green Bay Rd., Winnetka, IL 60093

E-mail

pcoster@gmail.com

The Walden - Page D4

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Lynne Frank

Address *

693 Walden Road

E-mail

Lynnejfrank@gmail.com

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Tracey McDowell

Address *

999 Lake Street

E-mail

traceymcdowell8@gmail.com

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The Walden - Page D6

Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Liz Winemiller

Address *

797 Walden Road

E-mail

Lizwinemiller@gmail.com

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Petition to oppose zoning relief for 688/694 Green Bay Road

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-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name *

Max Winemiller

Address *

797 Walden Road

E-mail

maxwinemiller@gmail.com

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Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Brenda Miller

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Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name *

Liz Winemiller

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Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name *

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Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name *

Mark Stephan

Address *

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Petition to oppose zoning relief for 688/694 Green Bay Road

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-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name *

Christopher Spahr

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Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name *

Judith Castellini and Jerry Castellini

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Alice Spahr

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Alexander Glaser

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Fredrick A. Belmont

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Name *

Laura Glaser

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Name *

Laura Glaser

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Name *

Laura Glaser

Address *

800 Walden Rd

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Name *

Fredrick A. Belmont

Address *

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Name *

Claudia Montgomery

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Liz Winemiller

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Stephanie Wheat

Address *

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Gayle Dunn

Address *

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Allan and Sally Tomlinson

Address *

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Fred Tye

Address *

720 Green Bay Rd

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Julie Tye

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By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Samuel Fifer

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Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name *

Barbara L. Fifer

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Petition to oppose zoning relief for 688/694 Green Bay Road

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-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name *

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Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name *

Isabel C. Rivera

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Christina Self

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Josh Miller

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Terri Heath

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Hope Poor

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Jean Golden

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Virginia Holt

Address *

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Laurin Starck

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Megan Braden Chappell

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Rosanne Groeneveld-Meijer

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Mary Jo Bushell

Address *

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Bridget Albertson

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Brett Harrison

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

Carrie Robinson

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Petition to oppose zoning relief for 688/694 Green Bay Road

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Name *

John Frank

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Petition to oppose zoning relief for 688/694 Green Bay Road

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-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Schafer

Address *

788 Walden rd

E-mail

Jschafer123@gmail.com

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Colette Quackenbush

Address *

801 Walden Road

E-mail

colette.quackenbush@gmail.com

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

William Ake

Address *

791 Walden Rd

E-mail

bake333@gmail.com

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Laura Janssen

Address *

785 Walden Road

E-mail

laura.janssen@me.com

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Hannah Harrison

Address *

670 Blackthorn Road

E-mail

hannah.clancy@gmail.com

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

King and Hope Poor

Address *

735 Walden Rd

E-mail

e.king.poor@gmail.com

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Colette Quackenbush

Address *

801 Walden Road

E-mail

colette.quackenbush@gmail.com

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Kevin and Theresa Golden

Address *

680 Green Bay Rd, #106

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

John and Roseanne Madden

Address *

680 Green Bay Rd, #204

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Alice McGowan

Address *

680 Green Bay Rd, #307

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Nancy Geary

Address *

680 Green Bay Rd, #102

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Mary Alice Houlihan

Address *

680 Green Bay Rd, #103

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Bob and Christine Nicolazzi

Address *

680 Green Bay Rd, #305

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name *

Hugh and Pat Mulligan

Address *

680 Green Bay Rd, #209

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Chris and Pat O Donnell

Address *

680 Green Bay Rd, #109

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Neal Peterson and Mary Ellen Stanfield

Address *

680 Green Bay Rd, #105

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Phyllis Shelton

Address *

680 Green Bay Rd, #208

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name *

Navonna Moran

Address *

680 Green Bay Rd, #104

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name *

James and Mary Minoque

Address *

680 Green Bay Rd, #303

E-mail

This content is neither created nor endorsed by Google.

Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Judy Hamilton Godfrey

Address *

680 Green Bay Rd, #202

E-mail

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Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name *

Tom and Beverely Malatasta

Address *

680 Green Bay Rd, #206

E-mail

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Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet (24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name *

Nancy S. Carley

Address *

670 Walden Rd.

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Name *

Jill Wendel

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Name *

Lynne M. Weinberg

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Name *

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Name *

Laura Zung

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laura@zung.org

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January 8, 2021

Re: The Walden: excessive proposed variances for development at 688/694 Green Bay Road

To the Planning Development Committee of Winnetka

I am writing to you again and appreciate your listening again as there has been another revision submitted to the village for the above proposed condo development. Speaking for our family and those in the immediate neighborhood, we were most appreciative of your strong 6-2 ruling against the last submission. While some minor changes have been made to the new proposal, it has failed to move on the vast majority of concerns you had about compliance standards that led to your October decision. We are again very much looking to your support for a similar consideration in the protection of our rights against concessions to current Winnetka zoning.

In this latest submission, the building moves a few feet from north to south, it does a 180 so that the parking entrance is now on Green Bay and it removes one living unit in the back on the west side. It also moves the proposed rooftop social space from the east side to the west side where it now abuts with the residential neighborhood. So when the overall changes are considered from an impact standpoint, while the unit reduction lowers the overall scale of the building by 1/6 or about 16% (still well in excess of standards), what we on Walden gain with a slightly lower wall size on the west, we lose with the shift of the proposed roof top social space now being on our side and the presence of additional light, noise, and loss of privacy that it introduces.

Outside of this tradeoff of western wall height with the introduction of the rooftop social space, the proposal still remains virtually unchanged and/or well in excess of the same standards the PDC considered and voted against in October, especially:

- Building size (down 1/6th and still well outside of allowance)
- Building height (eastern wall remains unchanged and still blocks light and air flow)
- Roof form (block versus gabled)

Taken in consideration with the introduced challenges to our privacy, light and property values, this development still presents a significant hardship and loss of quality of living for our property and those nearby on Walden and other sides of the development. Moreover, there are no offsetting benefits for the public good and, should such excessive challenges to existing standards be allowed, a troubling precedent would be established for future developments on Green Bay Road.

As before, we very much appreciate your consideration of our concerns, and your service to the village and its residents.

Thanks for listening.

Gordon & Claudia Montgomery
681 Walden Road, Winnetka

From: [redacted]
To: Planning
Subject: The Walden
Date: Thursday, January 21, 2021 6:40:48 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Planning Development Committee of Winnetka:

Thank you for providing the updated information submitted by the developers of the proposed Walden condominium development. While I think moving the entrance to the Green Bay Road side is now more consistent with the surrounding condominium buildings, the result of the change appears to have created several new issues for the neighboring residents.

1) The rotation of the building to modify the entry has now moved the rooftop social space to where it now faces to the west. This can only result in a significant potential for unabated noise 24/7 for the homeowners along Walden whose back yards face east.

2) While the FAR excess has been reduced from the previous design, it is still is almost 20% greater than permitted by existing zoning.

3) Finally, there were comments related to the need for modern single floor housing in Winnetka as well as other areas of the NorthShore. I agree with that viewpoint. I do not see how moving the south wall 10 feet closer to the adjacent building (with its “massive" wall effect) would make those units more attractive to buyers as opposed to the north facing units which would now have increased light exposure. That may be OK in dense housing areas like downtown Chicago, but it could have an adverse impact on the expectation of potential buyers who want to live in Winnetka.

In summary, the developers of the Walden have shown a willingness to modify their design to meet the concerns of surrounding property owners, but it appears that in doing so, some concerns remain and new ones have appeared.

Sincerely,

Fred & Julie Tye (The Winngate)

January 26, 2021

To: Winnetka Planning Development Committee

From: Christopher and Alice Spahr
717 Walden Road
[redacted]

Re: Requested Variances at 694-699 Green Bay Road ("The Walden")

We write this letter as longtime residents of Winnetka who appreciate the efforts of the PDC and others to restore Winnetka's business districts to economic viability through the streetscape beautification projects and an emphasis on adaptive, historically sensitive property redevelopment. Our village benefits from a diverse range of building vintages and uses. Despite some past mistakes, it is apparent that balance between economic incentives and aesthetic concerns continues to be guiding principal of the PDC, and for that, we are appreciative.

It is, however, our view the proposed project at 694-699 Green Bay Road continues to tip the scales in favor of profit at the expense of the residents who live on the street whose name has been re-concepted into the project's marketing brand, The Walden. We strongly agree with others who have voiced concerns about the requested FAR variance - it is in our view the guiding force behind most of the related issues that the revised proposal attempts to mask. There's just a little too little land to develop this project as proposed, and we continue to scratch our heads at why we can't ask the developer to follow village principles as we do. We're now 16% off. Can't the economics still work with one or two less condo units?

Also troubling to us is the concept of a rooftop social deck overlooking a single family district. From a business perspective, the developer is clever to replace the western third floor units with a currently fashionable feature of urban developments, a skydeck, for now he offers something that the residents of Walden road cannot, a towering outside view over our rooftops and into our backyards. The revised proposal - full of supporting visual perspectives - was perhaps intentionally errant in excluding the treetop views from The Walden's $kydeck. Can we expect the same from The Walden's marketing materials?

The landscaping barrier seems to be a good compromise. However, we worry that the proposed spruce and arbor vitae growth carefully depicted in the perspectives may not be sustainable without ongoing tree maintenance, fertilization and occasional replacement. How do we ensure that this occurs? Over 20 years ago, we planted a similar barrier on the eastern border of our property. It has not grown over the decades, and through all of the storms, without continual upkeep and expense. The revised plan also appears to create a new swale on the western border of The Walden. This may negatively impact tree health in storms, just as the natural swale on our eastern border has created some challenges for our trees in heavy, windy

rains. We've had to replace some of the spruces over the years. Will the developer of The Walden be similarly conscientious?

We do feel strongly about this matter and would look forward to discussing with anyone if you believe our perspectives would be helpful. As residents who appreciate the bucolic, low density nature of this historic Winnetka street, we can understand why the developer wants to market the Walden name, but we believe that the project's currently proposed height, massing and skydeck will do irreparable harm to our neighborhood.

Thank you for your consideration.

Chris and Alice Spahr