



PLANNED DEVELOPMENT COMMISSION REGULAR VIRTUAL MEETING AGENDA

WEDNESDAY, OCTOBER 7, 2020 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2020-52 and Senate Bill 2135, the Winnetka Planned Development Commission meeting on Wednesday, October 7, 2020 **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 Village Hall, 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 2020-52 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: 9733 457 3019 (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: 9733 457 3019; Event Password: PDC100720

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 847-716-3526. All voicemail messages will be transcribed into a written format.

All comments received by 6:00 PM the day of the meeting will be read at the meeting by staff. Written 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 847-716-3526.

**PLANNED DEVELOPMENT COMMISSION REGULAR VIRTUAL MEETING AGENDA
WEDNESDAY, OCTOBER 7, 2020 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of September 2, 2020 meeting minutes.
4. **Continued from the September 2, 2020 meeting - 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); (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; and (e) an exception from the exterior wall articulation requirement along the north façade. The Village Council has final jurisdiction on this request.
5. Other Business.
 - a. November 4, 2020 Meeting - Quorum check.
6. Public Comment.
7. 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).

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**WINNETKA PLANNED DEVELOPMENT COMMISSION
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

Call to Order & Roll Call:

The meeting was called to order by Chairman Bradley at 7:03 p.m. Ms. Klaassen took roll call of the PDC Members present.

Introductory Remarks Regarding Conduct of Virtual Meeting

Chairman Bradley read the introductory remarks and the oral declaration regarding the conduct of the meeting into the record. He also outlined the manner in which the public would participate in the meeting. Chairman Bradley then outlined the guidelines as to how the meeting would proceed according to the agenda. Mr. Schoon added the public can participate by viewing the meeting in the Village Hall noting there are members of the public at the Village Hall.

Approval of October 3, 2019 meeting minutes.

Chairman Bradley asked for a motion to approve the October 3, 2019 meeting minutes. A motion was made by Ms. Hanley and seconded by Mr. Vanderlaan. A vote was taken and the motion unanimously passed.

AYES: Bradley, Dalman, Danley, Golan, Hanley, Orsic, Vanderlaan

NAYS: None

ABSTAIN: Ms. Handler

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

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3# regarding the relief before the process is started. Mr. Schoon stated once the applicant hears those comments,
4# they can decide whether or not to proceed with the preliminary plan application. He stated the Village Council
5# reviewed the preliminary plan a year ago and members were generally receptive to the project; however, they
6# wanted the PDC to pay close attention to the neighborhood impact, particularly for those to the west, as well as
7# the installation of adequate water and storm water detentions and ensure parking and driveway access were
8# adequately addressed. He also stated the siting and access to trash should be looked at.

9#
: # 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
32# stated if the Village Council approved the project, the applicant would have to come back for final plan review
33# before the Village Council unless they decided they needed feedback from the PDC and DRB. Mr. Schoon stated
34# the DRB reviewed the project at its July and August 2020 meetings and found the proposed design attractive and
35# consistent with the Village's design guidelines although they had concerns with regard to height and the effect on
36# neighboring buildings which is within the purview of the PDC. He informed the PDC the DRB recommended
37# approval with the condition that the building height be reduced by 1.7 feet to bring the top of the third story
38# parapet down to the height requirements of the B-1 district which is 35 feet. Mr. Schoon stated the plans were
39# revised to meet that condition.

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

4; #
52# Mr. Schoon stated the current Comprehensive Plan identifies items for the PDC to consider as they review the
53# project with the idea to provide low to medium density multi-family townhome or condominium development. He
54# then stated redevelopment should avoid bulky multi-family development and it should create a visually appealing
55# Winnetka street as well as to require parking to be below grade or screened if at the surface level. Mr. Schoon
56# noted the site plan presented to the PDC is similar to that provided to the Village Council with some changes made
57# to landscaping and the incorporation of an accessible parking space. He also stated the Village Engineer reviewed
58# the preliminary concept plans and determined the applicant will be able to comply with storm water and drainage
59# requirements with final details to be provided at the final review stage. Mr. Schoon noted the onsite storm water
5: # management would be provided by a storm sewer system to drain water from the underground storage vault and
5; # would be located underneath the driveway on the south property line and lead to a storm water main on Green
62# Bay Road. He then stated given Green Bay Road is a state highway, the applicant would need to receive IDOT
63# approval to drain to that system.

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

6; #
72# Mr. Schoon stated in terms of the relief requested, it consisted of maximum floor area with the applicant
73# proposing approximately 6,000 more square feet than district limit of 12,000 square feet. He noted information is
74# contained in the materials showing how that area is calculated. Mr. Schoon stated the applicant is requesting an
75# exception for building height and identified the east elevation. He stated the applicant is proposing a four story

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3# structure including a fourth floor outdoor lounge and storage area. Mr. Schoon noted height is measured from the
4# top of the first floor to the highest point of the structure which is to the top of a decorative gable element on the
5# fourth floor at 46.5 feet. He then stated the top of the parapet is 35 feet and identified an illustration of a cross
6# section of the building with regard to the building height. Mr. Schoon stated the applicant is also requesting an
7# impermeable lot coverage exception where 9,000 square feet is required and 11,168 square feet is being
8# requested with the calculations shown in the materials. He stated the applicant is also asking for an exception for
9# 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
32# would only be 2 feet in depth. Mr. Schoon noted the DRB felt the roof design was appropriate and the relief
33# provided through other design elements on the north wall is appropriate.
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35# Mr. Schoon stated the materials include information with regard to other buildings in the area to help the PDC in
36# terms of scale, perspective and size noting many of the buildings on Green Bay Road are legal nonconforming due
37# to amendment to zoning regulations overtime. He stated the most recent major amendments were in 1998 and a
38# summary of the amendments is provided in the materials.
39#

3: # Mr. Schoon stated as the PDC reviewed the application, there are planned development standards and exception
3; # standards as well as compensatory benefits for the PDC to consider. He stated after the applicant's presentation
42# and public comment, they can continue the request to a future meeting to have the applicant answer questions or
43# to consider a recommendation of approval. Mr. Schoon stated if the PDC wanted to recommend denial of the
44# application, a draft motion for denial is included in the staff report on page 21. He then asked if there were any
45# questions.
46#

47# Chairman Bradley also asked if there were any questions. Mr. Vanderlaan stated the applicant agreed to reduce
48# the building height to 35 feet and questioned the height of the parapet in the illustration at 45 feet. Mr. Schoon
49# confirmed the DRB's recommendation was to reduce the overall height 1.7 feet of the parapet on the third floor,
4: # which was 36.7 feet at the time of the DRB's review. Ms. Danley asked questions regarding the height of nearby
4; # buildings. Ms. Danley stated it appeared the rooflines of the 680 Green Bay and the proposed building were even
52# and asked if they are the same height other than the decorative elements. Chairman Bradley stated the applicant
53# can address those specific height issues.
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55# Ms. Dalman asked Mr. Schoon with regard to the measurement from the first floor if the basement was dug out
56# further, would the first floor come down and if there was any discussion of that alternative. Mr. Schoon responded
57# with the grade level and structured parking underneath, once 4 feet or more is exposed, it is counted in GFA. He
58# stated that can be done, which would increase the GFA figure. Ms. Dalman then asked in terms of the
59# compensatory benefit, she referred to complaints from the public relating to flooding on Walden. She asked if an
5: # oversized vault would be installed to address neighborhood issues or if it would only handle the storm water
5; # generated onsite. Mr. Schoon stated the applicant and their engineer can respond to that. He noted Walden is
62# lower than the proposed site and there is a benefit of water being captured onsite and then drained to Green Bay
63# Road. Chairman Bradley asked if there were any other questions for the Village staff. No additional questions were
64# raised at this time.
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66# Chairman Bradley then asked for the applicant's presentation and began swearing in those who would be speaking
67# to this matter. Mr. Norkus allowed Mr. Swanson and Mr. Mancke into the meeting.
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69# Mr. Swanson introduced himself and Mr. Mancke, the civil engineer, to the PDC. He stated the request for 688-694
6: # Green Bay Road for The Walden by Walden Winnetka LLC. Mr. Swanson stated the property is comprised of two
6; # 50x150 foot lots totaling 15,000 square feet. He stated the single family residence on one lot was demolished last
72# year with the home on the other lot to be demolished once construction began. He stated the property is served
73# by municipal sewer and water with adequate utilities and described the surrounding properties and their zoning
74# classifications along with the distances from the subject property lines. He noted by their property being zoned as
75# B-1, they are a planned development and are not strictly confined to B-1 standards and outlined the purpose of

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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.

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3# Mr. Mancke noted he worked with Mr. Swanson on the project for the past year. He confirmed they would be
4# providing storm water detention for the entire property of 15,000 square feet. Mr. Mancke stated half of the site
5# currently drained toward the westerly neighbors and as a result of the development, they would pick up that
6# water, collect and route it into the storm water vault underground. He also stated the water flow rate would be
7# reduced with a controlled slow release into the existing storm sewer on Green Bay Road. Mr. Mancke also stated
8# the water currently flowing to the east would also be picked up and redirected to the storm sewer as part of the
9# 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.

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

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35# Mr. Swanson then stated with regard to the design related exceptions, they are asking for relief for maximum GFA
36# with the total building's GFA measuring 17,915 square feet while the allowable amount is 12,000 square feet or
37# 49% over the allowable amount. He noted the building to the south is 166% over the allowable amount and
38# encroached into the required side yard setback to 6 feet 4 inches. Mr. Swanson stated although that building is
39# grandfathered, a comment was made that they would be setting a precedent which is not the case. He reiterated
3: # their objective was to develop a design that was relevant to market trends which included as a key program
3; # requirement no less than 2,000 square foot units. Mr. Swanson stated in addition, the ability to have onsite
42# storage was of vital importance as downsizing came with baggage. He noted they could develop a building within
43# the allowable FAR but it would force a significant reduction in quality and design content. Mr. Swanson then stated
44# from a design perspective, they do not believe the aesthetic character or physical composition of the Green Bay
45# Road corridor is compromised by this exception.

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47# Mr. Swanson also stated they would be requesting an exception from the maximum permitted building height of
48# 35 feet measured from the first floor to the highest point. He stated the building viewed from most perspectives is
49# dominated by a parapet with a pitched roof element to frame the composition on each corner and decorative
4: # parapet gables centered on the north and south elevations. Mr. Swanson noted since the meeting with the Village
4; # Council and the neighbors, they reduced the building height 4 feet which involved modifying the floor structure
52# depth on each floor. He added it is extremely important to maintain 10 foot ceiling heights to meet market
53# expectations as well as to allow the ability to provide fenestration more proportionate to the historic Tudor style
54# character. Mr. Swanson added since the DRB review process, the building height was further reduced 1.7 feet and
55# described the changes made to the measurements of the decorative gable elements, fourth floor lounge and
56# storage areas, four corner tower roof elements and stone parapet.

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

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68# Mr. Swanson stated the next exception related to a principal roof form variation. He stated the ordinance suggests
69# that flat roofs are not consistent with the English Tudor vernacular which is the prevalent style in the downtown
6: # business district. He then stated the design guidelines are intended to provide a "framework within which good
6; # design can flourish in context and enhance the existing Village character." Mr. Swanson noted their primary
72# objective is assuring good design that is in rhythm with the neighborhood and the community. He then stated they
73# are fronting on Green Bay Road which is comprised of numerous flat roofed structures including the building to the
74# south. Mr. Swanson then stated their design process was careful to respect the existing character of the
75# streetscape and not upstage or deviate from the aesthetics of this entrance to the Village corridor.

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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,

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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.

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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

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3# then asked Mr. Swanson to address the exceptions of GFA and impermeable coverage amounts. He added he is
4# fine with the height but density is an issue. Mr. Swanson stated with regard to mass and scale, they met the
5# density requirements of 6 units which are allowed. He informed the PDC the project evolved significantly over the
6# last year and they initially considered storage on each floor. Mr. Swanson stated it was then removed since a
7# second staircase had to be added to the building at the request of the Fire Marshall. He stated they considered the
8# needs of the market and consumers and were told clients want one floor living which is articulated with a target
9# 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
32# number of units since it would not be marketable. He then stated they are using the planned development process
33# and addressed height and impermeable surface to the best of their ability while working within the context of the
34# Comprehensive Plan. Mr. Swanson commented they have done a good job and reiterated he would not want to
35# reduce the size of the units since they would not be marketable. He added the size and mass of the building would
36# not create an imposing position on the streetscape.

37#
38# Chairman Bradley stated with regard to compensatory benefits, he asked what other public benefits that are
39# important to the project for the PDC to see as an offset to the exceptions being asked other than improving an
3: # otherwise vacant lot. Mr. Swanson stated as a builder and developer, he always comes to the table with an
3; # aesthetically pleasing project and to set a precedent. He referred to the west side of Lake Forest which was not as
42# nice as the east side. Mr. Swanson stated once they initiated a development on the west side of town, it initiated a
43# development by Sunset Foods among other businesses. He also stated they worked with the city to do the
44# planning of that area and compared it to what it looked like 20-30 years ago. Mr. Swanson then stated they took
45# the same approach which this project which would set a healthy precedent for the North Shore. He stated they
46# would definitely improve the streetscape by taking down two existing buildings and are going above and beyond
47# the call of duty in terms of the level of quality.

48#
49# Ms. Dalman stated with regard to compensatory benefit, in the application, there was mention of the tax benefit
4: # to be generated from the site of \$440,000. She stated they should be mindful that adding to the tax basis is
4; # important.

52#
53# Chairman Bradley then asked for written public comment to be read into the record. Ms. Klaassen read
54# correspondence from John Madden, Jr., 680 Green Bay Road, into the record in opposition of the project. She then
55# read emails into the record from Beth and Garrett Nesbitt, Susan Sullivan and Susan Maman in support of the
56# project. Ms. Klaassen read correspondence from Donna McShea in opposition to the project into the record. She
57# noted seven emails were received in support of the application from Monica DeFranco, Melissa Howlett, Andrea
58# Blight, Don Bluhm, Jennifer Segal, Bonnie Tripton and Todd Segall which she read into the record.

59#
5: # Chairman Bradley then asked for public comment from those attending the meeting. Mr. Schoon stated Ruud
5; # Coster would speak who is representing a group of individuals. Mr. Norkus allowed Mr. Coster into the meeting.

62#
63# Ruud Coster stated he and his wife Pam have been residents of Winnetka for 33 years and have lived at 696 Green
64# Bay Road since June 2004. He stated he is speaking on behalf of five Walden property owners, townhomes and
65# residents of 680 Green Bay Road who discussed how the development would affect each of their properties. Mr.
66# Coster stated they met with the developer last fall and had additional communications with them since that time.
67# He stated he would first like to talk about Village-wide trends that concern them in relation to the proposed
68# development. Mr. Coster stated at the June 2019 meeting with the Village Council, the developer was given the
69# opportunity to present a flavor of what the building might look like subject to Village approval and the neighbors
6: # were not invited to the presentation. He stated it seemed two important macro issues are influencing
6; # development and zoning approvals in Winnetka, the first of which is the failure of One Winnetka. He stated the
72# Village and PDC Members may feel due to the time it took to get One Winnetka through the process, the image of
73# Winnetka might be perceived as slow, bureaucratic and unnecessarily costly and there is a need to change that
74# image for developers. Mr. Coster stated second, it is the perceived reduction in property values and higher real
75# estate taxes and it is logical for the lender for the position of the two lots that need to be combined and is saddled

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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

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3# construction damage occurring by the construction of such a large building next to their properties and want to
4# ensure that financial arrangements need to be made to cover construction risks in the event any construction is
5# done on the property.

6#
7# Mr. Coster then referred to Section 17.60.040 of the Village code which set forth the standards that must be met
8# before the Village can grant exceptions which the developer has not met. He referred to the first standard relating
9# 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
32# make a reasonable return under the existing restrictions. He stated the property's location and aggregation of the
33# two lots and the claim the only way the developer can make a reasonable return is to build something so far
34# outside of the restrictions is extremely farfetched. Mr. Coster referred to the second standard relating to the plight
35# of the owner relating to unique circumstances and stated there has been no evidence of this and the combination
36# of the lots would make it easier to comply with restrictions.

37#
38# Mr. Coster referred to the third standard that the character of the locality would not be altered and stated it would
39# be altered significantly and is zoned B-1 with restrictions for a reason. He stated the multi-family housing
3: # development to replace the two single family homes should be expected to comply with B-1 zoning to preserve
3; # neighborhood character. He then stated allowing for a design that exceeds height by 39% and GFA by 49% would
42# take the development well outside the intended protection of current B-1 zoning. He then referred to the Wingate
43# development at 720 Green Bay Road which received a 2 foot height variance and offered an elegant neighborhood
44# solution. Mr. Coster stated the developer does not need a 13-14 foot variance to make a reasonable return on
45# their investment. He stated not only would this be a radical exception to zoning and the neighborhood, if granted,
46# it would set a precedent for the size and scale of future Green Bay Road developments which would completely
47# alter the neighborhood and community. Mr. Coster noted 680 Green Bay Road to the south is under 39 feet and
48# was approved when zoning allowances were higher. He stated the Village has since made a conscious decision to
49# reduce permissible building heights to 35 feet with many of the neighbors buying their homes with this limitation
4: # in mind. Mr. Coster stated if the proposed development is granted, the Village would be compromising enacted
4; # standards to preserve.

52#
53# Mr. Coster stated the next standard relating to adequate light and air to adjacent properties and stated the light
54# would be impaired due to the height of the building. He stated lack of sunlight decreased the quality of life as well
55# as the value of impacted properties. Mr. Coster stated the developer's shadow study confirmed this concern and if
56# the building height variation is approved, precedent would be set for similarly zoned height exceptions along
57# Green Bay Road. He stated the next standard relating to the hazard from fire and the hazard included the potential
58# for water displacement to adjacent properties and the risk associated with construction infill. He asked that the
59# developer share this concern and it is shared publicly. Mr. Coster also stated the underground water containment
5: # 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
5; # given period of time would overwhelm the proposed system. He asked for an independent study to be performed
62# to remove any potential bias.

63#
64# Mr. Coster stated the next standard relating to the taxable value of land not being diminished and stated the
65# potential effect to adjacent property values is a significant point of concern and they are not aware of any analysis
66# and the developer can meet this standard. He stated the dominating and overwhelming building would reduce
67# property values of neighboring properties. Mr. Coster stated the next standard relating to congestion and stated it
68# is a difficult area of Green Bay Road with heavy traffic and street parking and the building would add to that
69# congestion. He stated the last standard relating to the public health, safety, comfort, morals and welfare of the
6: # Village and referred to the amount of traffic, noise and garage doors opening and closing, building lights shining
6; # onto neighboring homes, etc. which would affect the value of neighboring homes and is a major concern of theirs
72# along with the potential for parties on the roof affecting the homes located behind it.

73#
74# Mr. Coster thanked the PDC for listening to the neighbors' concerns and stated they are open to constructive
75# dialog as to what constitutes an attractive and economically feasible multi-family building on Green Bay Road in

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3# accordance with current zoning. He stated they very much object to the proposed development and do not see
4# any community compensation or benefits as defined by the Village for a planned development. Mr. Coster stated
5# the developer has not demonstrated the standards have been met for a variance and the evidence shows the
6# requested variations should be denied. He confirmed a written copy of his presentation would be provided to the
7# Village to be entered into the record.

8#
9# 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
32# Mr. Coster's presentation. Mr. Schoon stated they would now allow the public at the Village Hall to comment.

33#
34# Chairman Bradley then swore in those speaking to this matter. He then stated there would be a three minute time
35# limit to comments on the application. Chairman Bradley noted the time limit was extended to Mr. Coster since he
36# represented a group of residents.

37#
38# Mary Ellen Stanfield and Neal Peterson, 680 Green Bay Road, stated they would face the development. She stated
39# they agreed with Mr. Coster's and Mr. Madden's comments and object to the development. Ms. Stanfield stated
3: # they are also concerned with the lack of landscaping between the buildings and stated if the proposed building is
3; # reduced by 49%, that would allow room for landscaping of evergreens between the two buildings. She then
42# described the Wingate as an excellent example of designing and landscaping on the north and south sides
43# providing privacy and stated they hoped more multi-family buildings are built in Winnetka which allow for green
44# spaces. Ms. Stanfield then stated she did not understand why the main entrance and garage doors could not face
45# Green Bay Road which has more open space in that direction. She added no matter how many neighbors speak
46# with regard to the building's massing, mass meant height, depth and width although the DRB and the PDC are only
47# discussing height.

48#
49# Ms. Stanfield stated at the last meeting, Mr. Peterson suggested a model be made to better help people
4: # understand and suggested it be displayed at the Village Hall together with landscaping. She then referred to the
4; # Mr. Swanson's challenge and offer to show very good tree coverage and stated she would like to take Mr. Swanson
52# up on that offer. Ms. Stanfield added for each owner to have four parking spaces is excessive as well as many other
53# features of the building.

54#
55# Jim Bushel, 677 Walden Road, stated he lived behind the subject site and even though he is 55 feet away, when it
56# rains, he would get 4-5 inches of rain along the border. He stated he corrected half of the yard when the amount of
57# water filled his window well and caused damage to the window. Mr. Bushel referred to the developer's plans to
58# correct these issues with technology and asked who would be responsible for taking care of the damage if it does
59# not work.

5: #
5; # John Frank, 693 Walden Road, stated he understood why people wanted to live in a building like this and stated
62# they moved to Winnetka 1.5 years ago from a similar building in order to get some space. He stated they realize
63# the area behind his property was zoned for multi-family homes and now the rules are potentially changing. He
64# stated the fourth floor would not feel invisible to them from their backyard. Mr. Frank stated while Mr. Swanson
65# gave a good presentation, the feedback from everyone other than the brokers showed concern. He added while
66# the building's residents would benefit, he and his neighbors would lose and asked the PDC to consider that.

67#
68# Gordon Montgomery, 681 Walden Road, stated in living directly behind this development, they bought into this
69# neighborhood with the trust that limitations would be maintained. He stated with regard to this project and the
6: # Comprehensive Plan, he referred to the statement "avoid bulky multi-family units." Mr. Montgomery stated in
6; # doing a project that is 50% outside of the allowance and 49% above height requirements, it is difficult to
72# understand how those two factors are being considered which define bulk and mass. He referred to others who
73# have done home renovations that conform to the Village codes and questioned how consideration can be given to
74# the current design. Mr. Montgomery referred to the developer explaining why it is necessary for the market and
75# buyers and they need to understand why the developer's interests are being outweighed over their own and the

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3# effect on real estate values if the exceptions are granted. He asked for the PDC to visit the properties to the west.

4#

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

7#

8# Chris Kendall informed the PDC he represents Mr. Coster. He stated for clarification, the tax revenue increase of
9# \$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
32# crucial. He then stated the average proposed size of the units is 2,350 square feet and questioned if the storage
33# units measure 50-70 square feet, he suggested the unit size be reduced by that amount which would not make it
34# insufficient to be marketable and the developer's claim it would not be marketable is not supported by evidence.
35# Mr. Kendall stated when you weigh the potential adverse impact on surrounding properties, it greatly outweighed
36# the benefits to the development and asked the standards be applied and enforced with this development. Mr.
37# Kendell noted that the standards Mr. Coster referred to were those for variation and not exceptions. He indicated
38# that he had mistakenly shared the variation standards with Mr. Coster, and they are aware the exceptions
39# standards are what the Commission will use.

3: #

3; #

42# Mr. Norkus allowed the next caller into the meeting. Claudia Montgomery, 681 Walden, stated Mr. Swanson
43# created a great plan which could work for the community and agreed with the need for this type of housing in
44# Winnetka. She stated the only issue which stood in the way is the overall scale of the building. Mrs. Montgomery
45# stated if you asked brokers who try to sell a home adjacent to a similarly sized property, there is difficulty selling
46# them. She stated it would affect their property values and as much as they need this type of housing, it came down
47# to the financial benefit of the builder at the expense of the adjacent neighbors.

47#

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

59#

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

68#

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

75#

#

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

6#

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

: #

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

35#

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

3; #

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

48#

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

4; #

52# **Other Business:**

53#

a. October 7, 2020 Quorum Check.

54# The PDC Members discussed their availability and there would be a quorum.

55#

56# Member Danley moved to adjourn the meeting, which was seconded by Orsic. By a unanimous roll call vote, the
57# meeting was adjourned at 10:42 p.m.

58#

59# Respectfully submitted,

5: #

5; # Antionette Johnson

62# Recording Secretary



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.]



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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,

A handwritten signature in dark ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB
Managing Member

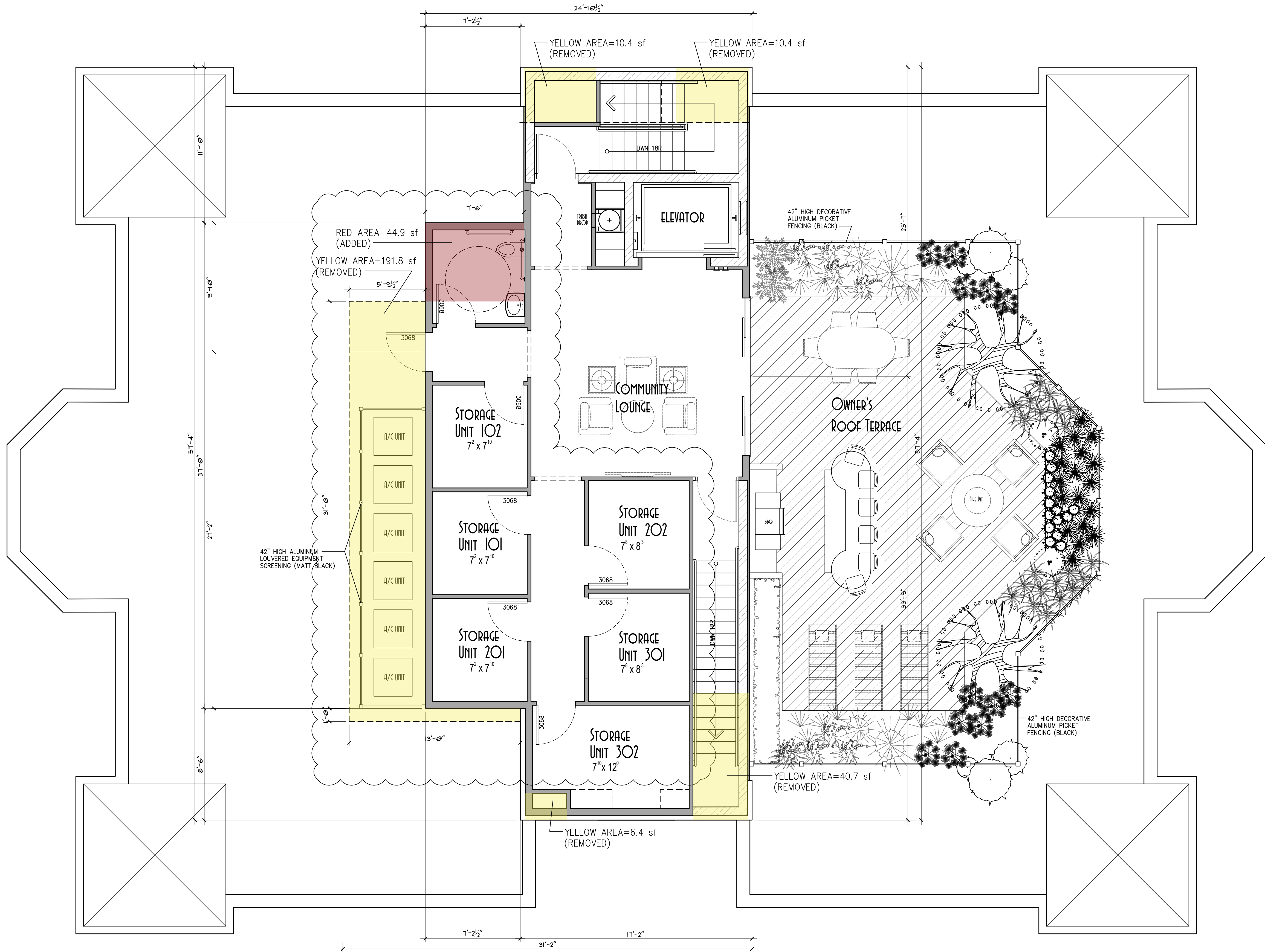
QUANTITATIVE SUMMARY

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 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)	6-Units
Average Residential Unit Floor Area		
Gross Floor Area	12,000 sf (80% of lot area)	17,701.5 sf (47.5%) over
<i>Building Height</i>	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"
<i>Parking</i>	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
<i>Exterior Walls (Difference in plane of walls)</i>	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"
<i>Landscaping & Existing Trees</i>		
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)
<i>Stormwater Control</i>	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

3/8" = 1'-0"

REVISED

GENERAL NOTES FOR THIS SHEET

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES
688 GREEN BAY ROAD
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JULIO A. VEGA

PREPARED BY:

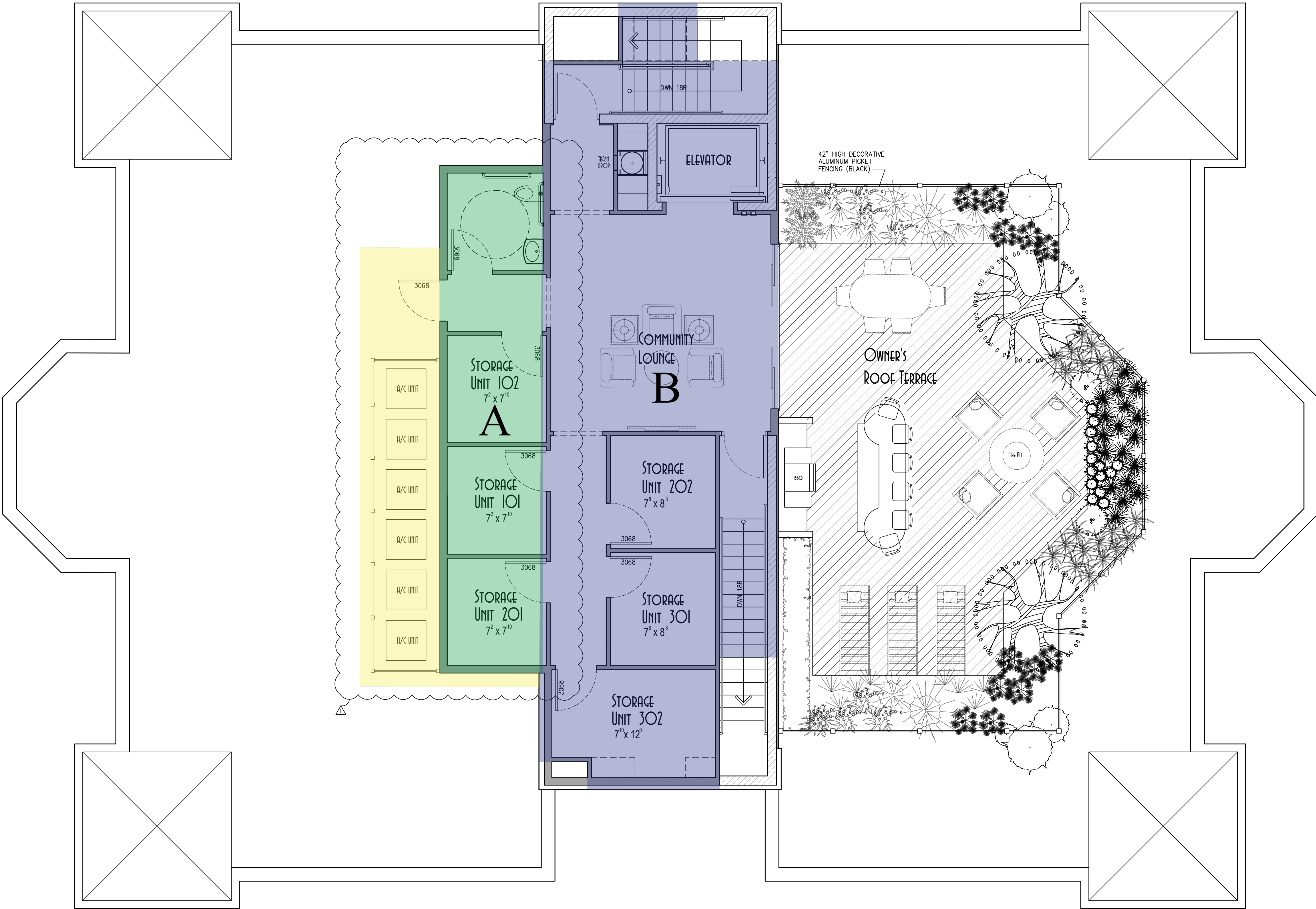
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PLAN NO:
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FOURTH FLOOR GFA-PROPOSED		
PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	7.5 x 37.0	277.5
B	17.2X50.5	914.1
NEW TOTALS:		1,191.6
PREVIOUS TOTALS:		1,406.0
TOTAL REDUCTION		(214.4)
ROOF DECK AREA: (not counted)		575.0



GROSS FLOOR AREA FOR 4TH FLOOR

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

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THE WALDEN RESIDENCES

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DATE:	COMMENT
9/10/20	REVISE STORAGE AREA

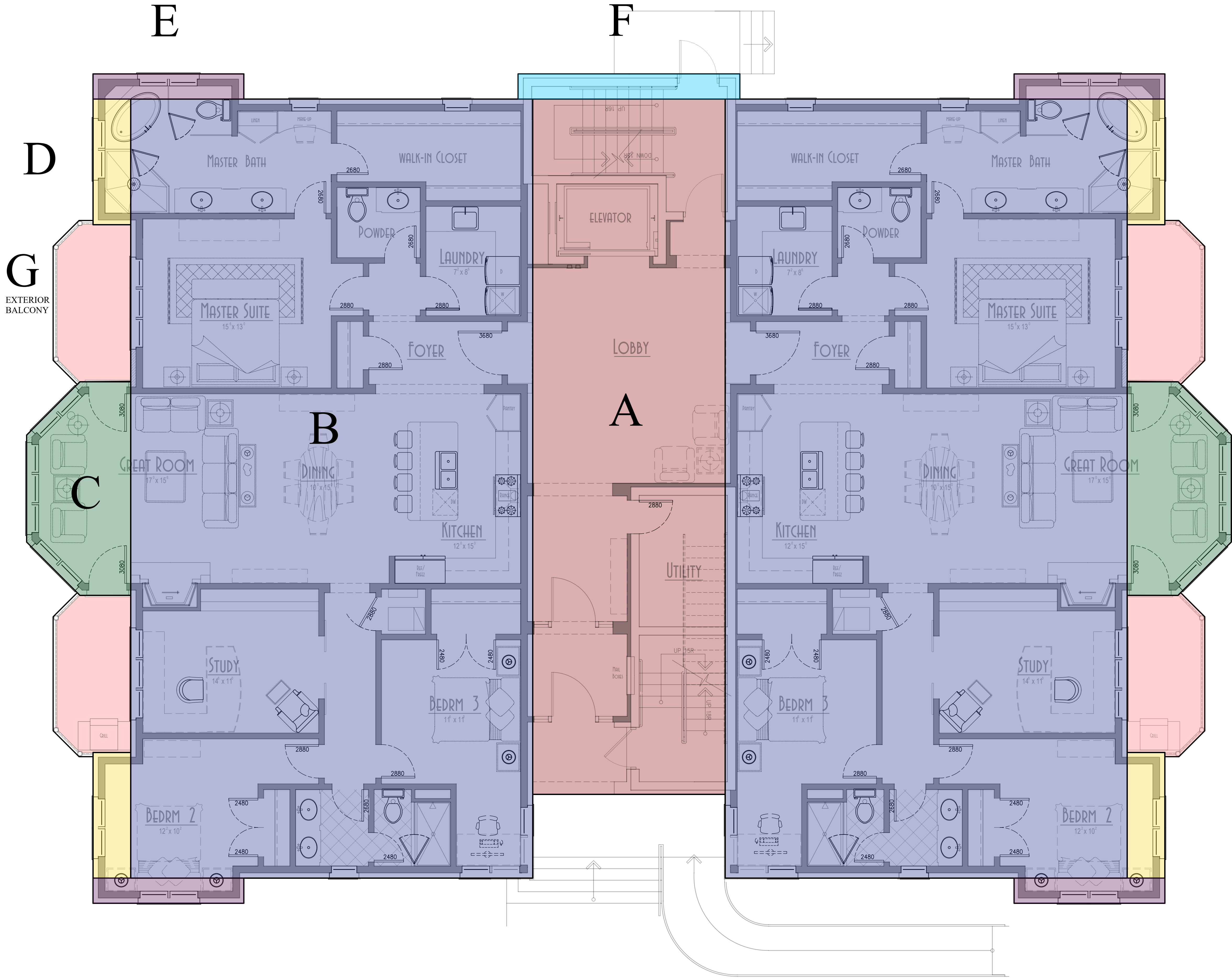
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GF2

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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

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



EAST ELEVATION

1/8" = 1'-0"

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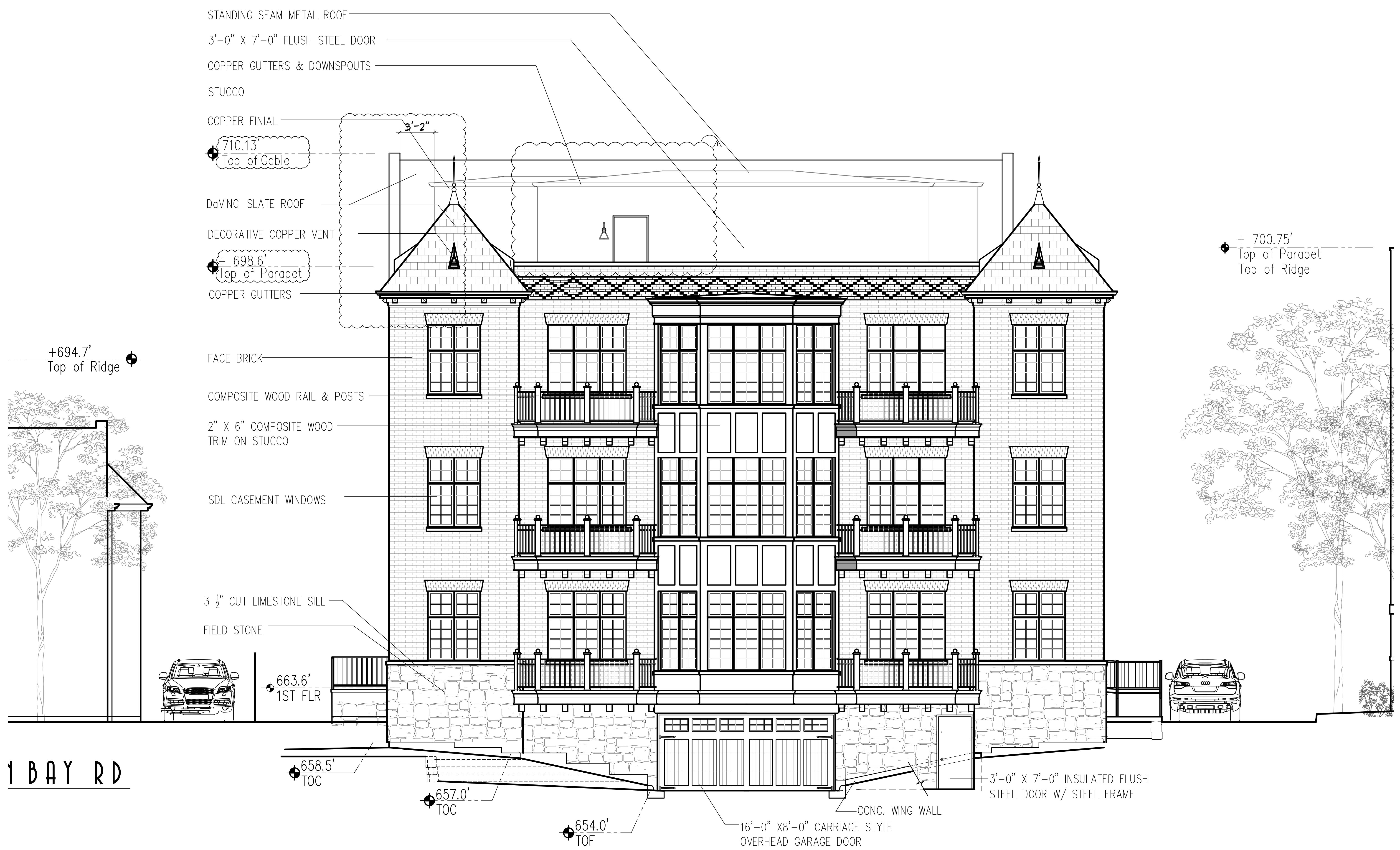
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WEST ELEVATION

1/4" = 1'-0"

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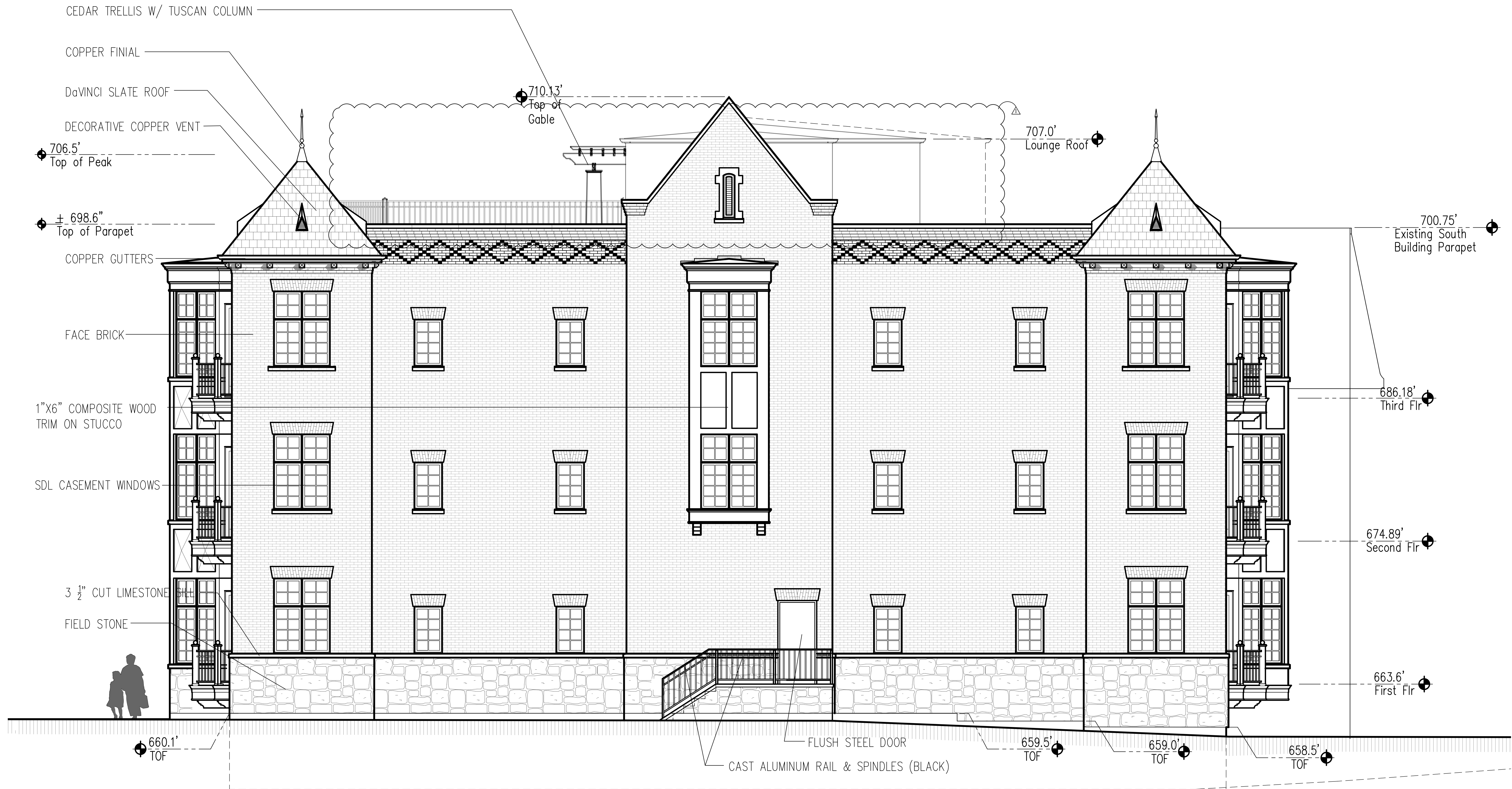
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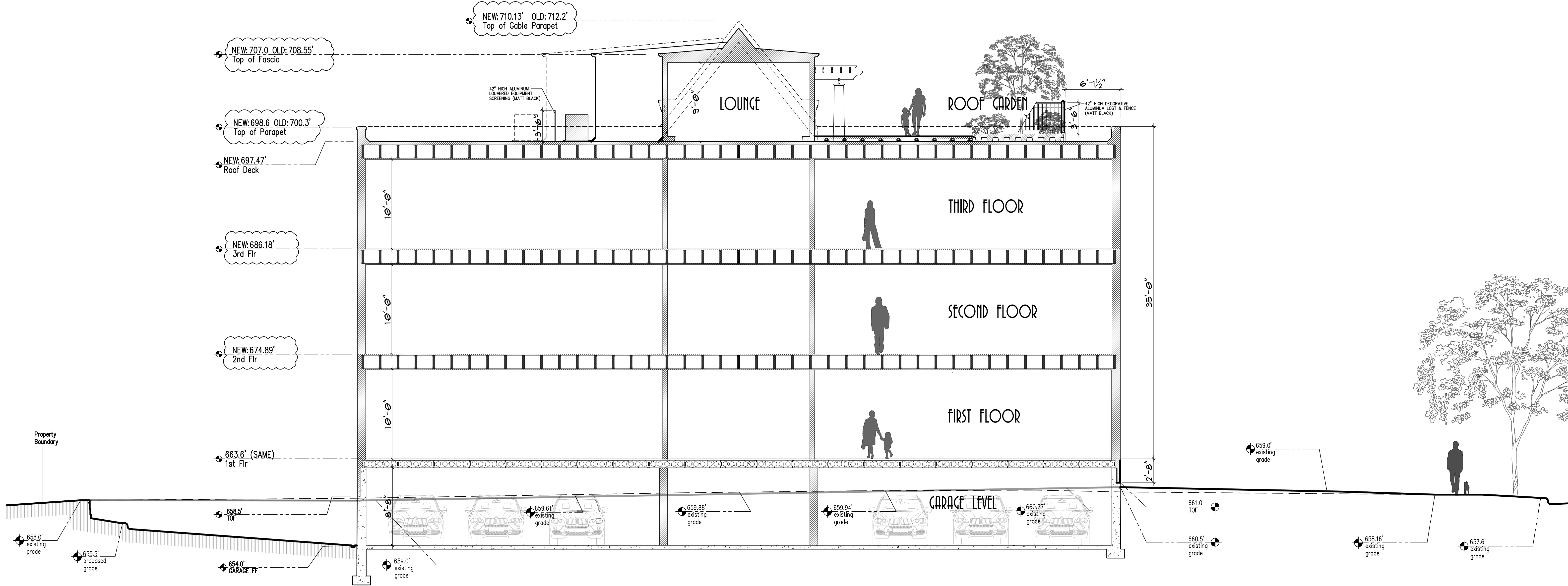
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COMMENT: REVISE STORAGE AREA

PLAN NO: 1809

SHEET A5 OF 12



CROSS SECTION BUILDING & SITE
WEST TO EAST

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

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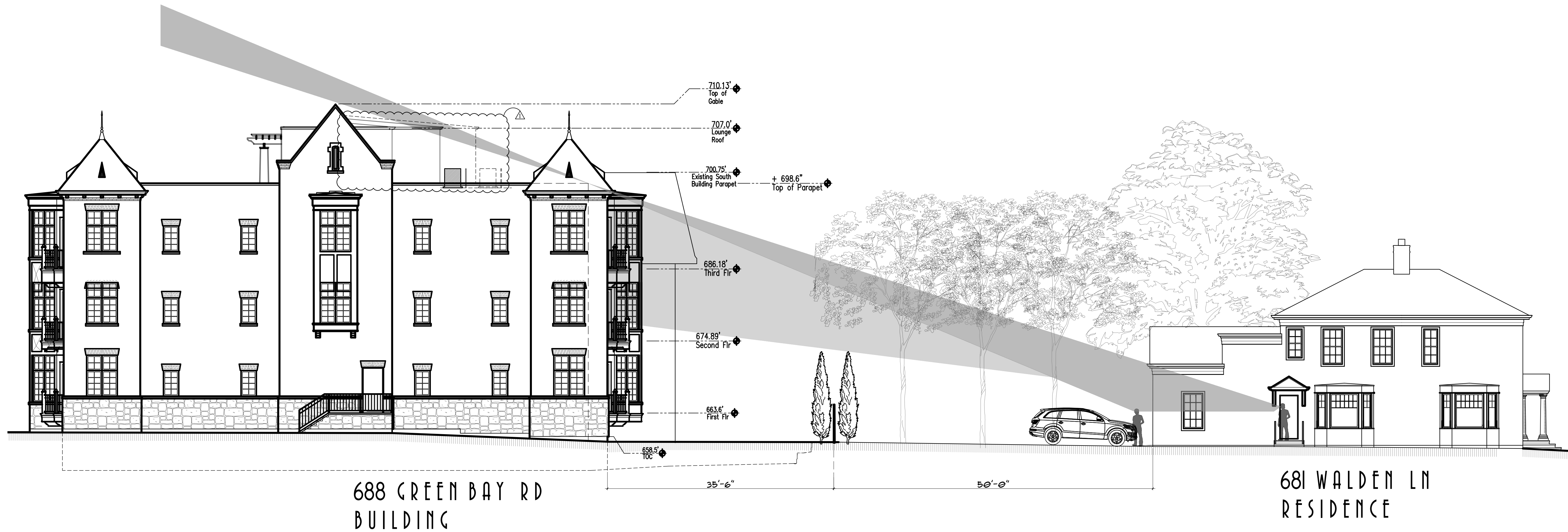
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LINE OF SIGHT STUDY

$\frac{1}{8}" = 1'-0"$

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THE WALDEN RESIDENCES

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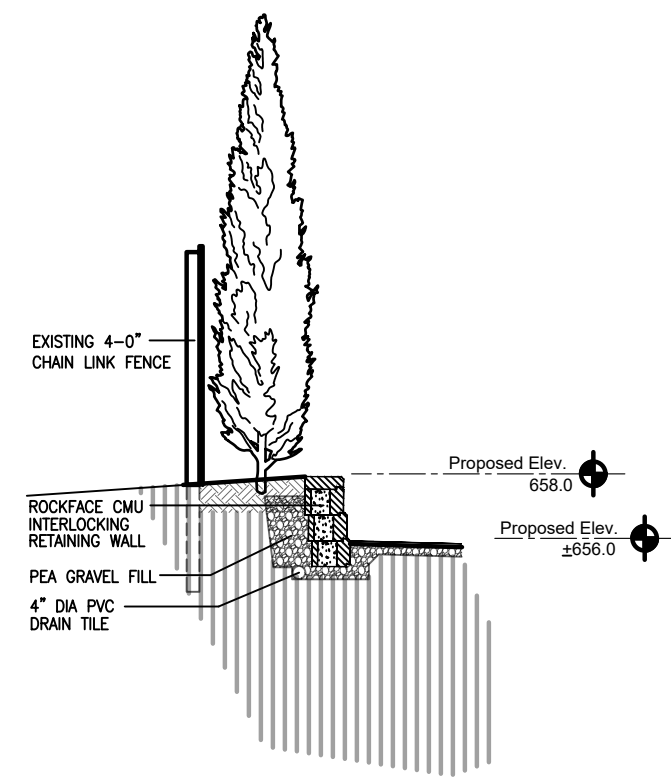
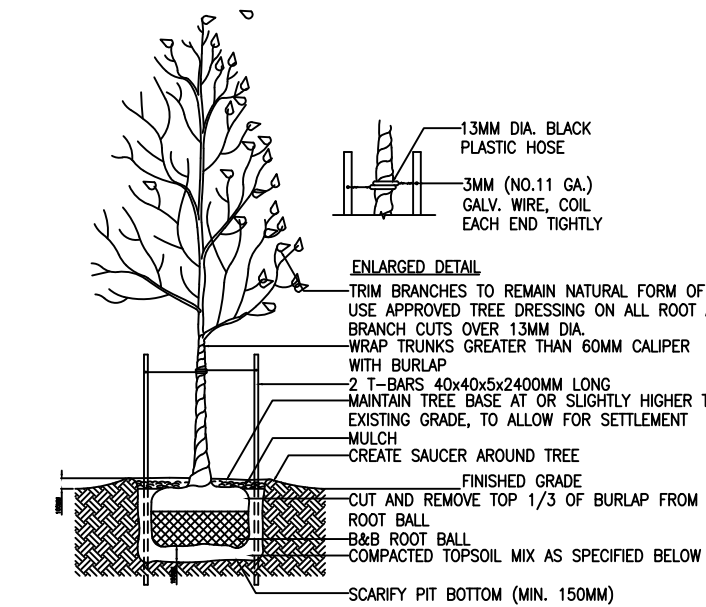
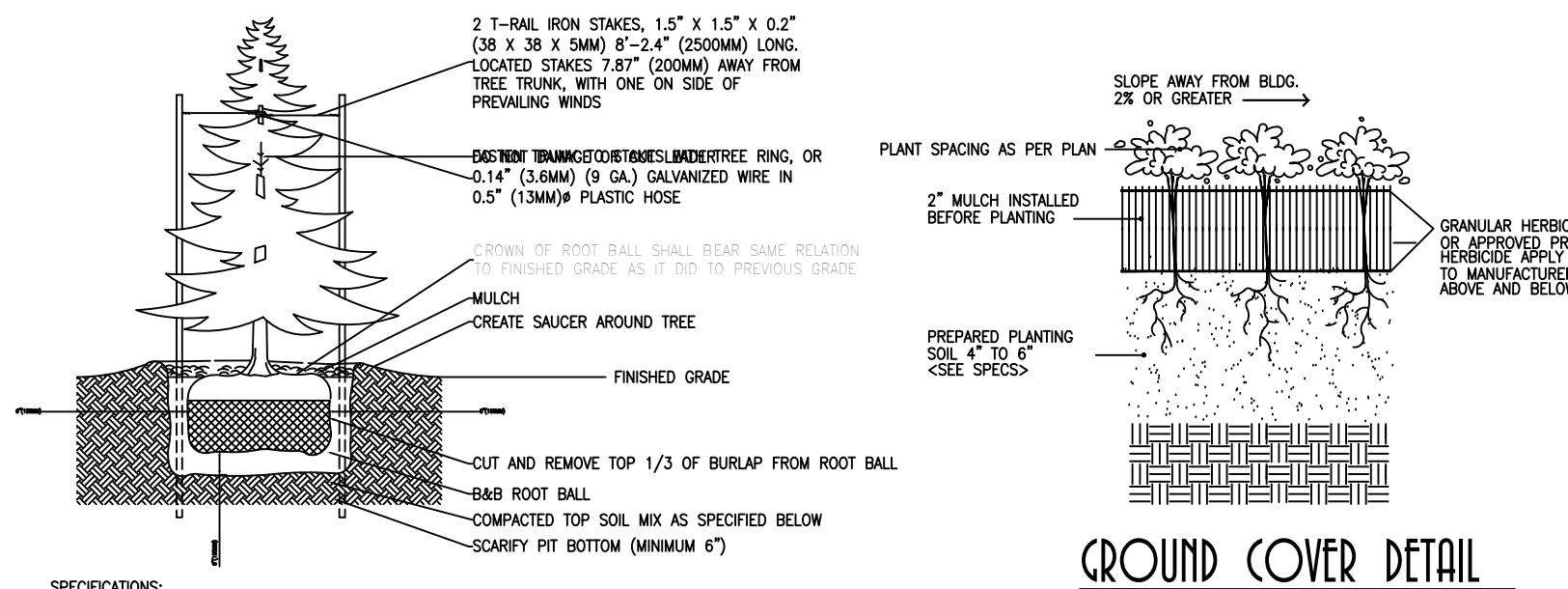
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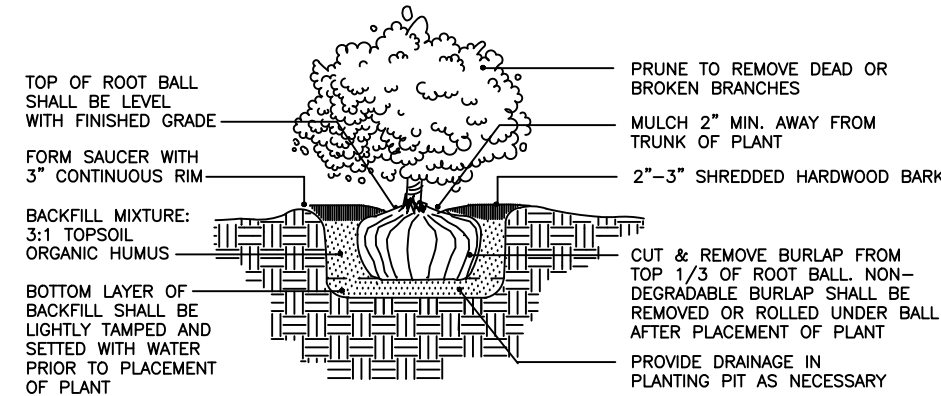
Plant List						
TREES						
Quantity	Size	Common Name	Botanical Name	Cond	KEY	
	2' 8"	Norway Spruce	Picea abies	BB	NS	
	2' 8"	Serviceberry	Amelanchier canadensis	BB	SB	
	1 3"	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	BB	CP	
	6 3"	Slender Silhouette Sweetgum	Liquidambar styraciflua 'Slender Sil.'	BB	SS	
	3 10'	River Birch	Betula nigra	BB	RB	
SHRUBS						
	7 5gal	Annebelles 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 Asalea	Rhododendron 'Hino-crimson'	Can.	AZ	
	30 3gal.	Little Princess Spirea	Spirea japonica 'Little Princess'	Can.	SP	
	25 3gal.	E. Vegetus	Eunonymus fortunei 'Vegetus'	Can.	EV	
	10 5gal.	Oakleaf Hydrangea	Hydrangea quercifolia	Can.	OH	
PERENNIALS, GROUNDCOVERS and GRASSES						
	20 1gal.	Astilbe	Astilbe 'Reinhold'	Can.	RA	
	16 1gal.	Caramel 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 MATERIALS TO THE NEIGHBOR'S PROPERTY WITH THE FULL APPROVAL OF THE NEIGHBORING PROPERTY'S H.O.A. THE WORK 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 SHALL BE INSTALLED FROM THE SOUTH ENTRANCE TO THE OVERHEAD GARAGE DOORS AND PARKING AREA



RETAINING WALL DETAIL

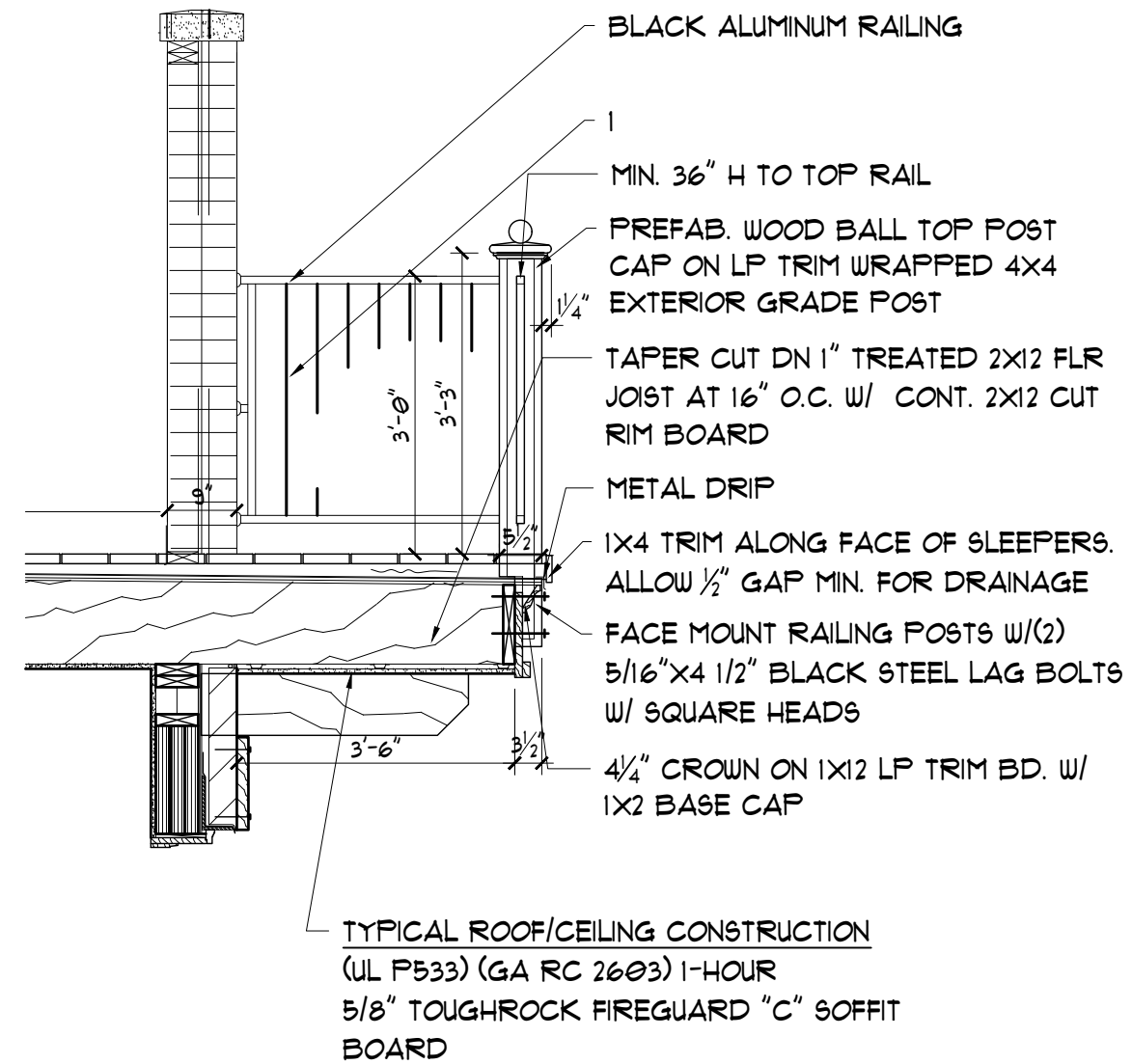


W. Damon Wilson
Registered Landscape Architect

Resource One

Landscape Architects

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Phone: 847 942-2727 Wilsonwdw@aol.com



CROSS SECTION AT BALCONY



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNED DEVELOPMENT COMMISSION

FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER

DATE: AUGUST 27, 2020

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

INTRODUCTION

On September 2, 2020, 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 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 has filed an amended application (Attachment A) 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.

Details of the requested exceptions are provided later in the report.

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

A sign has been posted on the Subject Property and a newspaper notice was published in the Winnetka Talk on August 13, 2020 indicating the time and date of the Planned Development Commission public hearing. A mailed notice also has been sent to property owners within 250 feet of the Subject Property. A sign notice was also posted on the property.

As of the date of this memo, the Village has received written public comments regarding the proposed project. The comments are separated into those public comments received by the Design Review Board during its review (Attachment B), and those public comments received since (Attachment C).

PLANNED DEVELOPMENT PURPOSE AND PROCESS

On April 25, 2019, the Village Council adopted amendments to the Village's planned development regulations. Given this is the first proposed planned development to be reviewed under the new regulations, staff thought it would be helpful if we review the purpose and process for planned developments with the Commission.

Purpose. 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.

Process. The new process consists of the following major steps:

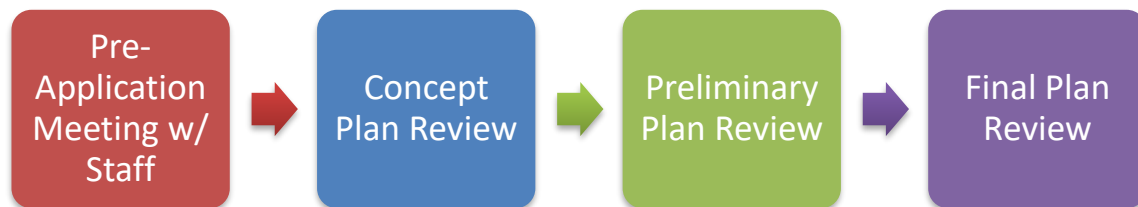


Figure 1 – Concept Plan Review

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

On July 16, 2019, the Village Council conducted the concept plan review of the proposed six-unit multi-family project. The current preliminary proposal is fairly similar in design as the July 16, 2019 concept plan. Copies of two images from the concept plan review are below.



Figure 2 - Concept Plan - East Building Elevation Presented to Council on July 16, 2019

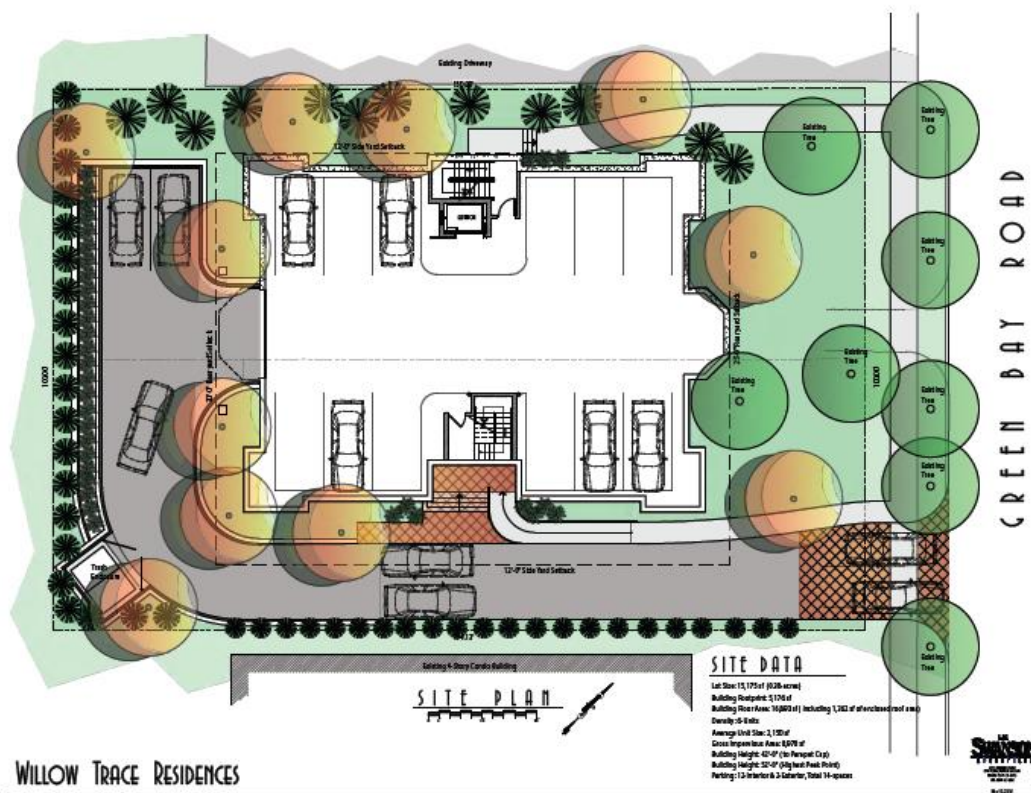


Figure 3 - Concept Plan - Site Plan Presented to Council on July 16, 2019

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

- The impact on the homes immediately to the west of the development;
- The height of the building and its impact on adjacent properties;
- Ensure the installation of adequate stormwater control;
- Parking and driveway access; and
- Access and siting of the trash enclosure.

Council members also asked the Applicant to communicate with the neighbors to hear their concerns regarding the proposed development. A copy of the staff report for the Council's July 16, 2019 meeting as well as copy of meeting minutes are attached as Attachment D.

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



Figure 4 – Preliminary Plan Review

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

On July 16, the Design Review Board held its first meeting to consider a certificate of appropriateness to allow the construction of the proposed six-unit multi-family building as part of a planned development. After hearing from the Applicant, several members of the public, and written comments submitted by the public, the Board asked the Applicant to explore making adjustments to the fourth story of the proposed structure to minimize the impact of the height and to provide additional perspectives of the proposed project from the north, as well as from Green Bay Road and Walden Road. The primary concern expressed by the Board was the proposed height of the building and the impact that will have on neighboring properties. In order to provide the Applicant an opportunity to respond to Board's concerns, the DRB continued consideration of the request to its August 20 meeting.

At its August 20 meeting, after hearing from the Applicant and neighbors with concerns regarding the height and bulk of the building, screening, lighting, and noise, the Design Review Board, by a vote of 5-0, recommended approval of the proposed design subject to the Applicant reducing the height of the building by 1.7 feet. Board members found the proposed building design attractive and consistent with the Village's design guidelines, though they had concerns about the height of the building and its impact on the immediate neighbors, in particular those to the north and west. The intent of the condition to reduce the building height was to reduce the height of the main bulk of the building, which is to the top of the parapet wall at the third story, to the maximum building height of the B-1 District - 35 feet. The 1.7-foot figure was the amount that this parapet had exceeded 35-feet. Board members discussed ideas regarding how to reduce the building height, such as reducing the 10-foot ceiling heights. In the end the Board left it to the Applicant to determine the means by which to reduce the building height.

The staff reports without attachments and minutes from the Design Review Board meetings are included in Attachment E. [It should be noted during the DRB's discussion the measurement of 1.7 feet was often read as 1'-7"; you will note that as you read the August 20 minutes.]

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

1. A quorum of the commission consists of seven members

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

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



Figure 5 – Final Plan Review

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

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.35 acres (15,000 square feet) in size, is located on the west side of Green Bay Road between Pine Street and Westmoor Road. Currently, there is a vacant single family residence on the 688 Green Bay Road parcel and the 694 Green Bay Road parcel is vacant. Figures 6 through 8 on the following pages identify the Subject Property.



Figure 6 – Subject Property (688 Green Bay Road)



Figure 7 – Subject Property (694 Green Bay Road - looking southwest from Green Bay Road)



Figure 8 – Aerial Map

COMPREHENSIVE PLAN DESIGNATION & ZONING

The Land Use Plan Map of the *Winnetka 2020 Comprehensive Plan for the Village of Winnetka*, which was adopted in 1999, designates the Subject Property, as well as properties to the north along the Green Bay Road Corridor extending to Westmoor Road, as appropriate for “*Townhouse Residential*” development (light brown color). *Townhouse Residential* Land Use is also identified in the Comprehensive Plan for areas abutting the Village’s commercial districts, intended to serve as a lower-density transitional area between commercial districts and single-family neighborhoods (See Figure 9).

The Land Use Plan Map designates the properties to the south along Green Bay Road to Pine Street as appropriate for higher density “*Multi-Family Residential*” developments (darker brown color), and encompasses the *Winnetka Mews* condominium development as well as the *680 Green Bay Road* condominium development.



Figure 9 – Comprehensive Plan Land Use Map

The Winnetka 2020 Plan recommended studying amendments to the B-1 District to determine if the portion of the zoning district located on Green Bay Road, north of The Mews condominiums and south of Chatfield Road, would be better served by low-density apartment-style buildings or by townhouse development. Today, the B-1 District continues to allow for both.

The current Comprehensive Plan identified the following land use issues and opportunities for the Green Bay Road Corridor when it was adopted in 1999:

In 1998, to soften the impact of both multiple-family and commercial buildings on the village’s appearance and infrastructure, as well as on adjoining single-family neighborhoods, the Village Council reduced the allowable building height to 2-1/2 stories or 35 feet.

Several townhouse developments have been built along or near Green Bay Road between Chatfield Road on the north and Winnetka Avenue on the south. Townhouses provide lower-density transitional areas between commercial districts and single family neighborhoods.

Properties on the west side of Green Bay Road south of Chatfield Road and north of Pine Street are zoned for multiple-family development but currently host a mix of uses including a greenhouse/flower shop, an office, single family houses and lower-density multiple-family buildings. These properties are likely to be redeveloped between the years 2000 and 2020.

The current Comprehensive Plan states the goal for the Green Bay Road Corridor is to:

Ensure a balanced and attractive pattern of land uses, development and infrastructure along Green Bay Road, the railroad facilities and adjacent residential neighborhoods running from the north to the south gateways of the Village (the "Corridor").

Relevant objectives and policies identified in the current Comprehensive Plan for the Green Bay Road Corridor include:

Provide for low-to-medium-density multiple-family townhouse and condominium developments within the Corridor as indicated on the Comprehensive Plan Map. Ensure compatibility of land uses and a smooth transition between single family residential neighborhoods and all other uses.

The current Comprehensive Plan includes the following recommendations for Multiple-Family Land Use and Development within the Green Bay Road Corridor:

- *Where existing B-1 parcels in the districts provide transitional buffers between commercial districts and single-family neighborhoods, the B-1 designation should be retained.*
- *Reduce density and add green space, providing a better balance between open space and building mass. Future redevelopment should avoid overwhelming Green Bay Road with bulky multiple-family developments and should devote more attention to landscaping.*
- *Redevelopment should be held to the design standards displayed by the rest of the community, providing a friendly street presence, so that the entire length of Green Bay Road will be visually appealing as a "Winnetka Street."*
- *Require below-grade parking facilities for new developments along the Corridor. Where surface parking lots are appropriate, assure that they are thoroughly screened with landscaping preferred to walls or fences.*

It should be noted that the Village is in the process of preparing a new/updated comprehensive plan. The consultant's scope of work identifies developing a specific plan for the Green Bay Road corridor. Due to the COVID-19 pandemic, the Village has currently paused work on the comprehensive plan update.

The Subject Property is zoned B-1 Multifamily Residential, and it is bordered by B-1 Multifamily Residential to the north, B-2 Multifamily Residential to the south, and R-3 Single Family Residential to the west (represented in Figure 10 on the following page).

Land uses along Green Bay Road to the south include three- and four-story multi-family residential structures and to the north is a two-story residential duplex building, a two-story townhouse development, and a two and ½ story multi-family building. Immediately to the west are two single family homes (see Attachment F for photographs).

The purpose section of the B-1 District states that the district is:

...to provide a buffer between commercial and detached single-family land uses, and between vehicular traffic along Green Bay Road and detached single family land uses. Consequently, the district encourages development of two-family, low-density multi-family, and where appropriate, other limited land uses which are compatible with nearby detached single-family residential neighborhoods.

The requirements of the district are:

...further intended to foster development which exhibits a single-family residential character with regard to external architectural appearance, scale, materials, roof pitch, colors, landscaping and other detailing and site improvements.



Figure 10 – Zoning Map

Given the Subject Property is on the boundary of two Comprehensive Plan land use designations, the Applicant's proposed use of the Subject Property as a multi-family residential development is generally consistent with the Comprehensive Plan land use designation and the B-1 zoning district.

RECENT PROPERTY HISTORY

The Subject Property was the subject of a code enforcement complaint regarding the condition of the former residence located at 694 Green Bay Road dating back to 2016. The department handled the nuisance violation with the Village Prosecutor through the court system, which culminated in the demolition of the single-family residence on the 694 Green Bay Road parcel in 2018.

It should be noted that prior to the residential structure on the 688 Green Bay Road property being demolished, the Applicant will need to submit a demolition permit application to be reviewed by the Landmark Preservation Commission to determine if the house has architectural or historical significance. If so, the Commission may require the Applicant to prepare an Historic and Architectural Impact Study, and based upon the findings of that study, the Commission could order that the demolition of the home be delayed for 60 days.

PROPOSED PLAN

The proposed development of the Subject Property, referred to as The Walden residences, consists of six (6) luxury condominium flats, each measuring approximately 2,200 to 2,400 square feet, in three

The Applicant has submitted a landscape plan showing a mixture of deciduous and coniferous trees and shrubs as well as perennials, ground cover, and grasses. The Applicant shows arbor vitae along the west property line and trees along the north property line to provide some screening. The fences and walls shown along the perimeter of the property are existing and appear to be on the adjacent properties.





Figure 12 - Current Plan - East Building Elevation

The Applicant describes the proposed architectural design of the development as English Country Manor style. As described in the attached narrative provided by the Applicant and included in this report as Attachment A, the exterior materials would include reddish/brown face brick and limestone trim with a fieldstone water table on all four elevations. The window frames would be black with simulated divided lite muntins. The units would also include private balconies that would be faced with wood trim and include black wrought iron rails, balustrades, and spindles. The pitched roof elements would be DaVinci artificial slate shingles with copper decorative finials, gutters, and downspouts.

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 proposed vault is sized to accommodate the increased amount of runoff which would result from the more intensive development compared to existing conditions. The stormwater within the vault would then drain into a stormwater main under Green Bay Road, with the rate of release into the storm sewer controlled by a restrictor valve in order to assure the development does not present an increased flow into the Village's storm sewer system. The Village Engineering staff has reviewed the stormwater plan for the development and has determined that the plan would comply with the Village's requirements. The Village Engineering staff also noted that given Green Bay Road is a State highway, the Applicant will need to secure Illinois Department of Transportation approval to tie its proposed stormwater system to the main in the Green Bay Road right-of-way.

VILLAGE STAFF REVIEW

Staff has reviewed the proposed preliminary plan and has determined that the application is ready for consideration by the advisory bodies and the Village Council. Given that this is preliminary plan approval, staff has identified technical issues which the applicant will need to address at time of final plan approval or building permit approval.

SUBDIVISION & ZONING RELIEF

As previously stated, 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.

Standard	B1 District Permitted/ Required	Proposed Development	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	17,915.9 sf	5,915.9 sf, a 49.30% 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	
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.

Given that the Subject Property has B-1 zoning to the north and B-2 zoning to the south, it would be beneficial to note the similarities and differences between the two zoning districts. Today, the two districts have nearly the same zoning requirements, except for the following:

- B-2 District's maximum units per acre is 30 units.
- B-2 District does not have a minimum average lot width requirement.
- B-2 District does not have maximum building coverage standard.
- B-2 District has neither an exterior wall articulation requirement nor a principal roof form requirement.

It should be noted that in 1998, the Village Council adopted Ordinance MC-202-98. As part of work on the Comprehensive Plan, Thompson Dyke & Associates completed an analysis of zoning regulations in B-1 and B-2 districts (*just prior to this, the Council also amended the C-1 and C-2 commercial zoning districts in a similar fashion to what is outlined below*). Recommendations included in the Thompson Dyke report that were incorporated in MC-202-98 include following zoning code amendments:

a) **B-1 District** amendments:

- i) Eliminated single family dwellings as a permitted use;
- ii) Reduced height from 35' (number of stories not limited, but presumably up to 4 stories), to 35' and 2 ½ stories;
- iii) Increased side yard from 6 feet to 12 feet;
- iv) Increased rear yard from 15 feet to 20 feet;
- v) Increased rear yard requirement when abutting single family residential from 15 feet to 30 feet;
- vi) Increased parking requirement from 1 ½ spaces per dwelling unit to 2 ¼ per dwelling unit;
- vii) Imposed new floor area ratio of .80

b) **B-2 District** amendments:

- i) Reduced height from 42' and 4 stories, to 35' and 2 ½ stories
- ii) Reduced allowable density from 36 units/acre to 30 units/acre
- iii) Increased side yard setback from 6' to 12'
- iv) Increased rear yard requirement when abutting single family residential from 15 feet to 30 feet;
- v) Increased parking requirement from 1 ½ spaces per dwelling unit to 2 ¼ per dwelling unit;
- vi) Imposed new floor area ratio of .80

The above amendments were made at the time in response to concerns regarding the construction of larger multi-family buildings in the community. These amendments also made many existing multi-family buildings legal non-conforming structures, including the 680 Green Bay Road and Winnetka Mews Condominiums.

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 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 17,915.9 square feet of gross floor area, requiring a variation of 5,915.9 square feet (49.30%).
- 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 dimension of 46.5 feet is measured from the first floor to the highest point of the decorative gable at the center of the building. The height to the top of the flat roof of the enclosed storage and lounge area on the fourth floor is now 43.4 feet. The proposed design also includes four corner tower roof elements that would be 42.9 feet in height with a parapet between the four corners that would be 35.0 feet in height. It is relevant to note that the proposed units include 10-foot ceiling heights for each floor level, which according to the Applicant is a standard design requirement for north shore residences in this market.
- 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.)

The following table compares the Applicant's proposed project, The Walden, with the two multi-family

developments to the south, the townhomes immediately to the north, The Winngate development further to the north, and the Westmoor Commons townhomes on the corner of Westmoor and Green Bay. This table is provided to help provide the Commission with perspective in terms of the proposed development compared to existing development, as well as how the developments compare to the **existing zoning requirements** for their respective districts. As previously noted, many of these buildings are legal non-conforming structures due to amendments to the B-1 and B-2 zoning requirements.

BUILDING/ADDRESS (Year Constructed)	ZONING DISTRICT	GFA (Maximum 80% of Lot Area)	ILC (Maximum 60% of Lot Area)	HEIGHT (Maximum 2 ½ Stories, 35 ft)	REAR YARD SETBACK (Min 30 feet)
The Winnetka Mews NWC Green Bay & Pine (1971)	B-2	134,064 sf (118% over)	67,739 sf (46.65% over)	4-stories 35.91 ft (east elevation first floor to top of parapet) 46 ft (west elevation ground floor to top of parapet) (0.91 ft/11 ft over)	39.82 ft (Complies)
The Winngate 720 Green Bay (2007)	B-1	25,650 sf (Complies)	19,080 sf (Complies)	2½-stories 37.25 ft (2.25 ft over)	32.61 ft (Complies)
680 Green Bay (1974)	B-2	69,736 sf (160% over)	21,583 sf (7.31% over)	4-stories 38.23 ft (3.23 ft over)	23.89 ft (6.11 ft short)
The Walden 688-94 Green Bay (2020)	B-1	17,915.9 sf (49.3% over)	11,168.7 sf (24.1% over)	4-stories 46.5 ft	30 ft (Complies)
696-698 Green Bay (1992)	B-1	Not available	4,427.33 sf Complies	2½-stories 34'-6" ft	14.95 (15.05 ft short)
Westmoor Commons 932-936 Westmoor (2008)	B-1	7,532 sf Complies	5,647 sf Complies	2½-stories 34.08 ft	30.01 ft (Complies)

Data Source: (A) architectural plans, (B) GIS map, (C) plat of survey, (D) zoning analysis/calculations, (E) floor elevation survey

PLANNED DEVELOPMENT STANDARDS, EXCEPTIONS STANDARDS, AND COMPENSATING BENEFITS

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

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

1. That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan;
2. That the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village;

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

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

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

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

1. The provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities;
2. The preservation of existing historic features;
3. The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities;

4. The adaptive reuse of existing buildings;
5. The provision of public car and/or bike share facilities;
6. The provision of off-street public parking spaces;
7. The provision of affordable housing units;
8. The incorporation of building and site elements that enhance the environment and increase sustainability; and
9. The provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.

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

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

Staff and the Applicant will be present at the September 2 meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

Attachment A: Application Materials

~~Attachment B: Public Comments Presented to the Design Review Board~~

~~Attachment C: Public Comments Received Since the August 20, 2020 Design Review Board Meeting~~

~~Attachment D: July 16, 2019, Village Council Review of Concept Plan - Staff Report & Meeting Minutes~~

~~Attachment E: July 16, 2020, and August 20, 2020 Design Review Board Review of Preliminary Plan - Staff Report and Meeting Minutes.~~

~~Attachment F: Photographs of Area Properties~~

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

The Planned Development Commission **recommends approval** of the preliminary plan for The 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 17,915.9 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 5,915.9 square feet (a 49.30% 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 17,915.9 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 5,915.9 square feet (a 49.30% 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.]

August 24, 2020

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

Re: 688 & 694 Green Bay Rd.

Members of the Planned Development Commission,

I am pleased to report that we received unanimous approval on 8-20-20 from the Design Review Board of our proposed Walden project at 688 & 694 Green Bay Rd. We are now prepared to move onto the Planned Development Commission phase September 2nd. The DRB's recommendation included key design related elements that were relevant to their review process and will be addressed in more detail within this memo. We understand and respect that the PDC will have the purview to consider all of the exceptions provided in this petition regardless of DRB findings and we are prepared to respond accordingly.

The properties are currently zoned B-1 Multi-family and will be consolidated as one lot under this zoning designation. We have reviewed the regulations for this zoning district and will be in compliance with all requirements except five, which we intend to seek zoning relief through the Village's PUD process. There were two existing single-family residences on the respective parcels. One of the two has been demolished and the other to be demolished as a condition of our approval process.

The proposed building will be comprised of 4-2,180 sf and 2-2,404 sf for a total of 6-luxury flats in 3-stories with 12-below ground parking spaces and a fourth story for owner storage space and common area indoor lounge (1,406 sf). The fourth story will also include a 575 sf roof deck and 348 sf roof garden. Two guest parking spaces will be provided in the rear including one handicap space with additional street parking available on Green Bay Rd. A Traffic and Parking Memo has been prepared confirming adequate access and sufficient parking to meet demand. Ceiling heights will be 10'-0" for each floor to meet consumer demand and provide a more historically correct placement of fenestration to the exterior of the building. The proposed building is within all required setbacks and not impacted by underlying easements and or title restrictions. Some existing trees will be removed, many of

which are in poor condition or invasive species. Nevertheless, we intend to comply with the Village's Tree Ordinance and plant new healthy trees as approved by the village forester.

The proposed architectural design vernacular embraces the English Country Manor style, which is consistent with the Village's aesthetic character and established Design Guidelines. Exterior materials will include reddish/brown face brick with limestone trim and fieldstone water table on all four elevations. The window frames will be black with simulated divided lite muntins and private balconies will be faced with wood trim and include black wrought iron rails, balustrades and spindles. The pitched roof elements will be Da Vinci artificial slate shingles with copper decorative finials, gutters and downspouts.

We will be humbly seeking zoning relief for the following:

Plat of Consolidation: The existing site is comprised of two (2) residential lots and we intend to consolidate these into one lot as a condition of this approval. This is more an academic procedure to accommodate the proposed use, if approved.

Maximum Floor Area Ratio: Since appearing before the Village Council in July of 2019, we have had the opportunity to revisit our proposed design and make adjustments that significantly reduce the amount of gross floor area as defined by Village Ordinance.

The current B-1 zoning designation allows a maximum floor area (FAR) of 80% of the gross lot area. For this site, we have 15,000 sf of lot area, which would provide 12,000 sf of allowable floor area. The total proposed gross area of floor 1 thru 3 is 15,957.9 sf not including the first 2-stories of balconies, which total 552 sf. The gross floor area of the proposed storage and lounge on the 4th floor is 1,406 sf. The gross area (5,190 sf) of the underground Garage has now been eliminated by way of lowering the height of the first floor to less than 3'-0" above proposed grade.

The resulting total gross area of the proposed building is 17,915.9 sf including 1st thru 4th floor and open balconies. This will require a variation of 5,915.9 sf (49% increase), which is a significant reduction from the initial assumption of 10,817 sf (91% increase). A more detailed exhibit is provided in the Gross Floor Area Matrix attached to this application but is summarized as follows:

a. First, Second & Third Floors:	15,957.9 sf
b. Fourth Floor (Storage & Lounge):	1,406.0 sf
c. <u>Balconies:</u>	<u>552.0sf</u>
Gross Floor Area:	17,915.9 sf

One of the concerns raised by adjacent property owners is the significant increase of floor area over the current zoning ordinance and danger of setting precedent for future projects. The point of a PUD process is to allow some relief to avoid restraint of creative alternatives that could offer a better result. For infill parcels, that includes

addressing how that relief relates to and or impacts, existing structures. By way of example, the existing building directly to our south is approximately 68,500 sf of floor area on a 32,250 sf lot. Under B-2 zoning, the building is allowed 25,800 sf of floor area, which 166% increase over the ordinance. In addition, the building is 5'-8" from our shared lot boundary, which an encroachment into the 12'-0" side yard setback of 6'-4". The point is that precedent was set long ago by a much greater margin than we are currently proposing. The point of the PUD 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.

Maximum Building Height: The current maximum allowable building height for this zoning classification is 35'-0", which is measured from the first-floor elevation to the highest point of the proposed structure. Our plan proposes a 46'-6" (previously 48'-6") height from the first-floor elevation to the peak of the highest gable elements located at the midsection of the north and south facades. The corner tower roof elements will be 42'-11" (previously 44'-2") to the peaks. The parapet will now be 35'-0" using the same method of measurement. That portion of the roof mass measuring 46'-6" is a decorative gable; intentionally located in the center of the building to screen from the east and west view perspectives. As a result, the streetscape mass that will be visible is dominated by the wall parapet and framed on each corner by the 5'-2" tall, pitched roof elements. Note that we are also proposing 10'-0" ceiling heights for each of the floors, which is a standard design requirement for north shore residences in this market.

Please note that a condition of the recent Design Review Boards endorsement was that we lower the parapet height by 1.7'. We have done so with a combination of floor joist depth modification and the parapet height at the roof elevation. It was discussed and agreed that the design elements provided a more aesthetically pleasing result without contributing an imposing mass. It should also be noted that these peaked roof elements lowered in height congruently with the floor reductions. The result of this modification is 35'-0" parapet wall elevation from the first floor.

Principal Roof Form: Village code also provides that principal roof forms have connection between the eaves. We attempted to creatively utilize this mass by discreetly placing this more vertical elements away from the street view and providing logical purpose by way of storage and roof access. We have carefully reviewed the Village's Design Guidelines to better understand and embrace the aesthetic character of the community as it relates to this site. Our objective has been to create the most attractive result using the very best materials in a historically appropriate context. Like many properties in Winnetka, this is an infill site and therefore, will need to fit contextually into

the existing environment. We make no pretext about the fact that this is a multi-family project and have attempted to provide all the elements that meet the high standards and expectations of sophisticated buyers. It should also be noted that our buyer demographic was expected to be and has been primarily existing Winnetka residents. The one comment we get routinely is how much this design “looks like Winnetka”. While from a technical perspective the primary roof form is a flat roof, we have attempted to incorporate design elements that respect the existing mass and scale of existing structures and fit harmoniously into the neighboring streetscape. The primary design vernacular along Green Bay Road could be best described as traditional European influence, which is consistent with our intent. Lastly, more than half of the proposed flat roof area will be used as a roof garden as a respite for residents and socialization. None of the areas defined as flat will be seen from and public perspective.

Please note that the Design Review Board considered this issue and the general consensus was that the forcing a pitched roof into this design would serve more to increase mass and provide any aesthetic benefit.

Façade Articulation: This issue was raised in the July 9, 2019 in the Staff Memorandum to the Village Council. We have more carefully reviewed the specific language and made adjustments to the design to better adhere to this condition. However, the proposed north facing façade will now be the only exterior elevation requiring zoning relief. Although this elevation provides articulation well within the required 50’-0” distance limitation, the proposed plane distance will be 2’-0” as opposed to the 4’-0” minimum suggested in the ordinance. We believe this is also more of an aesthetic as opposed to a technical issue and strict compliance with this requirement will provide no meaningful benefit as it relates to this proposed project. Please note that the Design Review Board considered this issue and agreed that the adding 2’-0” to this one appendage would serve no purpose.

Impermeable Surface: The Village’s Lot Coverage ordinance provides a maximum lot coverage of 60% of the total lot area. Our property is 15,000 sf, which would allow 9,000 sf of impermeable surface area. Our initial review submittal did meet that requirement and we designed a proposed sidewalk with a permeable surface material to meet this standard. After completion of the first staff review of our petition packet, we were directed to widen the driveway by the village fire marshal to provide sufficient access for emergency vehicles. Although we reduced other areas to supplement this increase the result was still a total impervious surface area of 11,168.7, which is 2,168.7 (24% over) the allowable. It should be noted that we could easily meet this standard if the Garage entrance were moved to the east side of the building. However, this presents a less efficient means of access for residents and emergency vehicles. In addition, the placement of overhead garage doors to Green Bay Road would present a visually less pleasing alternative.

We have also given thought to the compensating benefits our project will provide to the community. First, our proposed building will offer significant improvement to the Green Bay Road streetscape by removing unsightly structures and further enhancing the gateway to Winnetka from the north. This will include architecture that is consistent with the aesthetic character of the community with significantly safer access to the site. In addition, we will be installing noninvasive plant material that will enhance the pedestrian experience and provide appropriate landscape screening for our adjacent neighbors. All site improvements will be privately owned and not require dedication and or perpetual maintenance to the Village. Finally, the proposed project will provide a much needed housing stock for the community and significantly enhance property values in the neighborhood.

We appreciate this opportunity to present our project to the Planned Development Board and look forward to discussing this in more detail with you on September 2nd.

Respectfully,

A handwritten signature in dark ink, appearing to read "Rick Swanson", followed by a horizontal line that ends in an arrowhead pointing to the right.

Rick Swanson AIA, NCARB
Managing Member

February 20, 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 at the SE corner of the property 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 including an ADA accessible space in the rear of the building. The removal of the one entrance will provide for an increase of space that will allow up to four 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 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. Impermeable surface coverage.
- V. Exterior wall articulation
- VI. Principal roof form

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. While we could physically reduce the height and floor area of the building from a technical perspective, the result would 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.

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,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB

PD-P



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

**PLANNED DEVELOPMENT
PRELIMINARY PLAN APPLICATION**

Prior to submitting this formal application, the matter must first be reviewed as a concept plan application by the Village Council. If the Council has not yet reviewed your concept plan application, please contact the Community Development Department to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Winnetka's Planned Development Commission and Village Council. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Development & Planning Services Department at 847-664-4050.

The initial submittal MUST contain:

- ☐ **7 collated copies of complete sets** of all application materials, including the application form, required attachments, and folded full size plat/plan sheets
- ☐ **1 electronic version (PDF)** of ALL application materials (**refer to application section regarding instructions**).

Applicant Information

Legal Name Scott Perlson

Company Walden Winnetka LLC
Address [REDACTED]
City, State, Zip Deerfield, AZ 60015
Phone No [REDACTED]
Email [REDACTED]

Primary Contact Person

Name Rick Swanson
Company _____
Address _____
City, State, Zip _____
Phone No _____
Email _____

Consultants (as applicable)

Attorney

Name Scott Weinstein
Company Field and Goldberg, LLC
Address 10 S La Salle Suite 2910
City, State, Zip Chicago, IL 60603
Phone No 312 408-7205
Email sweinstein@fieldandgoldberg.com

Architect/Planner

Name Rick Swanson
Company Swanson Development LLC
Address 11418 E Mission Ln.
City, State, Zip Scottsdale, AZ 85259
Phone No 847 757-3975
Email rick@rmswanson.com

Civil Engineer

Name Eric Mancke
Company ESM Civil Solutions
Address 4320 Winfield Rd. Suite 200
City, State, Zip Warrenville, IL 60555
Phone No 630 624-0520
Email ericescivilsolutions.com

Other

Name _____
Company _____
Address _____
City, State, Zip _____
Phone No _____
Email _____

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 688 & 694 Green Bay Road

Property Index Numbers: _____

Size of Property: (square feet/acres) 15,000 sf

Size of Building Space, if applicable: (square feet) _____

Current Comprehensive Plan Land Use Designation: Multi-family

Current Zoning: B-1

Current Use of the Property: Residential/Vacant

Is any portion of the property within the 100-year floodplain?¹ Yes: _____ No: X

Requested Action(s) *(check all that are applicable):*

☒ Planned Development – Preliminary Plan

☒ Amendment to Existing Planned Development

Ord. No. _____

☐ Comprehensive Plan Amendment

☐ Rezoning from _____ to _____

☐ Special Permit for _____

☐ Zoning Code Text Amendment

☐ Zoning Exceptions (attach document listing and explaining exceptions)

☐ Subdivision – Preliminary Plat

☐ Subdivision Exceptions (attach document listing and explaining exceptions)

☐ Other _____

☒ **Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☒ **Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Comprehensive Plan Map. Where the approval being requested does not conform to the Comprehensive Plan, provide reasons justifying the requested approval.

Site Ownership and Control

Current Property Owner Information

Legal Name: CCF Winnetka LLC

Primary Contact: Clark Golumbo

Address 216 W. Ohio St., 5th Floor

City, State, Zip Chicago, Illinois 60654

Phone No 312-620-1100

Email clark@ccfbridgeloans.com

Proposed Property Owner Information

Legal Name: Walden Winnetka, LLC

Primary Contact: Scott Perlson

Address [REDACTED]

City, State, Zip Deerfield, IL 60015

Phone No [REDACTED]

Email [REDACTED]

Attach a copy of a title policy and affidavit of ownership showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. (Check which document(s) are attached):

- ☐ Affidavit of Ownership
- ☒ Title Policy or Title Commitment
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☒ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☒ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property (Check which document is attached. The dollar amounts in documents may be blacked-out):

- ☐ Owner (see the previous box)
- ☒ Real Estate Contract
- ☐ Lease
- ☐ Other _____

☒ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

- ☒ Planned Development Worksheet - Preliminary Plan
- ☒ If zoning or subdivision relief is requested in addition to planned development preliminary plan approval and preliminary plat approval, the Applicant must submit the appropriate additional application forms and materials.

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted.

\$ 935.00 Amount of Non-Refundable Fee (\$935)

\$ 5,000.00 Amount of Escrow (\$5,000)

\$ 5,935.00 Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers Village expenses, which include without limitation, Village attorney fees public notice expenses, and the Village's third party consulting fees. If these expenses exceed the initial escrow deposit, the applicant is responsible for reimbursing the Village for the additional fees. If the expenses are less than the escrow deposit, the applicant will be issued a refund by the Village

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the Winnetka Zoning Ordinance and Winnetka Subdivision Ordinance and fully understand the terms and provisions of each.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I (We), in accordance with the requirements of the Annual Fee Resolution, the Winnetka Zoning Ordinance and the Winnetka Subdivision Ordinance, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application. In the event the Village determines insufficient funds exist in the escrow, I (we) understand that the Village may, at its sole discretion, stop the processing of the application until sufficient funds are placed in the escrow account.
5. The Property Owner(s) have reviewed the complete application and approve of its filing by the Applicant.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant:

[If Applicant is an individual]

Signature: _____
Print Name: _____
Date: _____

[If Applicant is an entity]

Name of entity: Walden Winnetka LLC
Signature: _____
Print Name: Scott Perlson
Its: Manager
Date: 12/17/19

Signature of Current Property Owner:

[If Owner is an individual]

Signature: _____
Print Name: _____
Date: _____

[If Owner is an entity]

Name of entity: CCF Winnetka LLC
Signature: _____
Print Name: Clark Golambo Golambo
Its: Manager
Date: 12/20/19

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of any zoning or subdivision applications may be dependent upon the applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

PLANNED DEVELOPMENT – PRELIMINARY APPLICATION

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If current property owner is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If current property owner is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If current property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____ as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the current property owner in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Oak Drive LLC.
 Address: c/o John Spoeri, Esq.,
[Redacted] Wilmette, IL 60091
 Ownership or Trust Interest: _____ %

Name: _____
 Address: _____
 Ownership or Trust Interest: _____ %

Name: _____
 Address: _____
 Ownership or Trust Interest: _____ %

Name: _____
 Address: _____
 Ownership or Trust Interest: _____ %

Name: _____
 Address: _____
 Ownership or Trust Interest: _____ %

Name: _____
 Address: _____
 Ownership or Trust Interest: _____ %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

☐ Corporation	If the proposed property owner is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If proposed property owner is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If proposed property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the proposed property owner in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Scott Perlson (as 50% owner of LP Partners, LLC)

Address: ██████████
Deerfield, IL 60015

Ownership or Trust Interest: 31.50 %

Name: Equity Investor(s) TBD

Address: _____

Ownership or Trust Interest: 30.00 %

Name: Roger Levin (as 50% owner of LP Partners, LLC)

Address: ██████████
Northbrook, IL 60065

Ownership or Trust Interest: 31.50 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: Lynn Swanson (as 100% owner of Swanson Development LLC)

Address: ██████████
Scottsdale, AZ 85259

Ownership or Trust Interest: 7.00 %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

☒ Corporation	If applicant is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
☒ Partnership or LLC	If applicant is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
☐ Trust	If the applicant is a trust, please provide the trust number _____ and name and address of the Trustee _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the applicant in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Walden Winnetka LLC

Address: ██████████
Deerfield, IL 60015

Ownership or Trust Interest: 100% %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: Please refer to Exhibit "B" as all members are the same

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %



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

October 2019

Professional Biography

Richard M. Swanson AIA, NCARB

Mr. Swanson is an awarding winning architect and land developer with over 40 years of experience in design and real estate development of many successful projects throughout the country. He is currently the president of R.M Swanson Architects PC located in Lake Forest, Illinois and Managing Member of Swanson Development LLC. His design work has earned "signature" status in the real estate community, resulting in enhanced value to properties designed and developed by his firm. Mr. Swanson's impressive career in architectural design has been instrumental in establishing an aesthetic-conscience while respecting the cultural and environmental characteristics of the region. This philosophy has provided a key component to working proactively with stakeholders toward a responsible, attractive and, most importantly, successful result. He is a member of the American Institutes of Architects (AIA) and National Council of Architectural Registration Boards (NCARB).

Mr. Swanson has been featured in numerous print media including: Better Homes and Garden, Builder, Professional Builder, Architectural Digest, Home Plan, Chicago Tribune, Chicago Sun Times, North Shore and Chicago magazines. His firm designed Lovell's Restaurant for Apollo 13 Astronaut James Lovell and the award-winning McDonald's Restaurant and Forest Square Retail Centers, both in Lake Forest, Illinois. Mr. Swanson has been the recipient of the Gold Key and Crystal Key Awards and House of the Year Award from Professional Builder Magazine. He was also the first recipient of the Historic Preservation Award given by the Historic Preservation Society of Lake Forest. Mr. Swanson also served as Chairman on several architectural review boards to ensure that design integrity is consistent with the aesthetic character of the corresponding community

Mr. Swanson has developed some of the most desirable properties in the North Shore communities of Chicago, including Evergreen, Windridge, Biltmore, Arbor Ridge, Everett Farm. The Everett Farm project was the first successful collaboration of a land preservation group and developer, which has become one of the more popular and successful examples

of “conservation development” to date. It is routinely used as a model of how preservation of open space can be a benefit to development if implemented creatively and sensibly. Almost all the projects Mr. Swanson has been involved have offered some level of sustainable and/or “green” components to add marketability and provide responsible stewardship.

Mr. Swanson graduated from the University of Illinois, Champaign Urbana in 1979 with a Bachelors of Science degree. He began his architectural career in High School when his drafting teacher hired him part time to help prepare architectural plans for local builders. By the time he started college, he had already gained a comprehensive knowledge of basic structure and design principals. He interned through school with Olson & Associates Architects and several years after with Johnson Architects Ltd overseeing large residential projects and the planning of large-scale land parcels throughout the country. Upon completing his licensure exam, he started R. M. Swanson & Associates, initially designing luxury residences for wealthy clients and celebrities. His first project was to design a home for Chicago Bears running back, Walter Payton, which opened the door for other sports figure clientele.

In 1984, Mr. Swanson gained exposure to the development side of the profession when he was introduced to a distressed property in Lake Forest, Illinois. Like many affluent communities, the City had a more restrictive entitlement process. The project was approved with unanimous support and resulted in the successful sale of all of the building lots within 3-months. This led to numerous other opportunities including the master planning of the West Lake Forest TIF District, which is now fully developed, and thriving. Since then, Mr. Swanson has successfully developed numerous residential, multi-family, commercial and industrial projects in the Chicago area and elsewhere. From 2001 to 2008, R. M. Swanson & Associates’ staff grew to 25 talented individuals, all with specialized skills in design, land planning, real estate, governmental processes and commercial finance. The team was involved in the master planning and entitlement of large land tracts in California, Arizona, Utah, Colorado, Florida, Texas, Wisconsin and Illinois. After the housing and financial crisis of 2008-2010, Mr. Swanson provided consulting services to lenders holding distressed properties to provide triage to woefully distressed assets and determine the appropriate courses of action.

During that same period, Mr. Swanson has actively pursued health care and need-driven development projects such as specialized multi-family housing. His most ambitious venture has been to establish a design program and implement development of a community for adults with developmental disabilities including autism and other spectrum related disorders. His planned Watercolors Assisted Living Community will address this sadly underserved and ever growing need for safe, appropriate and dignified housing for this segment of the population. Mr. Swanson has established an alliance with relevant interest groups around the country and is now considered one of the few experts for design of this unique housing type. The first community is planned for the suburbs outside of Anne Arbor, MI.

Most recently, Mr. Swanson has focused on in-fill projects throughout the North Shore communities in the Chicago area. These include very desirable, high barrier-to-entry communities in the Midwest. All of Mr. Swanson’s current projects have been approved or in consideration for formal approval.

The following is a partial list of projects with a brief description of each:

Residential Developments:

- Evergreen - 134-acre development of 53 luxury single-family homes in Lake Forest, IL offering an average 5,000 to 6,000 square feet of living space. RM Swanson

- installed all improvements and sold 38-lots to custom builders. The remaining lots were sold as design/build packages to homeowners. Completed 1986
- Arbor Ridge – Development of 95, ½-acre lots in Lake Forest, IL for luxury homes with an average of 3,800 square feet of living area. 54-lots were pre-sold to custom builders in one afternoon. All improvements were installed & 100% of the lots closed within 6-months. RM Swanson designed and built 15-homes. Completed 1989
 - Windridge - 42-acre development of 30 lots to accommodate 6,000 to 7,000 square foot luxury homes. RM Swanson designed all of the homes and built 12 of the homes. Completed 1991
 - Meadow Wood – Development of 15 luxury homes in Gurnee, IL. All of the homes were designed and built by RM Swanson. Completed 1987
 - Aberdare Estates – 40-acre wooded parcel entitled & developed as 64, ½ acre residential lots in Gurnee, IL of luxury homes with an average of 4,000 square feet. The project was the Host of the 1994 Parade of Homes. One-quarter of the homes were designed & built by RM Swanson and the remaining sold to custom builders & consumers. Completed 1995
 - Spruce Point – 20-acre property entitled for 12, 1/3-acre residential development lots in Gurnee, IL. All lots sold to a local builder upon recording of the Plat. Complete 1995
 - Emerald Ridge – 40-acre wooded property entitled for a 34-lot subdivision located in Lindenhurst, IL. One-third of the homes were designed & built by RM Swanson. The remaining were sold to builders & homebuyers. Completed 1993
 - Laurel Avenue Condominiums - 36-luxury condominium units designed and constructed by RM Swanson on a 3/4-acre site in downtown Lake Forest, IL. All units were sold within 12-months due to the attractive location and close proximity to conveniences. Completed 1998
 - Everett Farm – 40-acre property entitled & developed as a 22 lot subdivision located in Lake Forest, IL. Developed with Lake Forest Open Lands to preserve 70% green space. All but 4 of the homes were designed and built by RM Swanson. Completed 2000
 - Biltmore - 20-acre property entitled and developed as 5, 2½-acre lot subdivision. All homes were designed and built by RM Swanson. Completed 2002
 - Mettawa Woods - 20-acre wooded property entitled & developed as 8, 1½-acre home sites in Mettawa, IL. All of the lots were sold to custom builders. Completed 2003
 - Amberley Woods – 40-acre property located at IL Rt. 60 and Saunders Road in Lake Forest, IL. Master Planned and Developed as a mixed use of commercial and residential. 10-acres of commercial, 24 single-family lots & 92 multi-family condominium units. Completed 2005
 - The Vue Orlando - 35-story, 323-unit condominium project in downtown Orlando, FL with 6,000 sf of retail space and 3,000 sf health club. Westminster Partners LLC with RM Swanson as a member completed the project. The project is complete and considered one of the premier properties in downtown Orlando. Completed 2006

Entitlement Projects:

- Wauconda Orchards – 300-unit residential project in Wauconda, IL. 60-acre orchard property entitled for 145 single-family and 66 multi-family town home units. Property was sold at preliminary approval to a national homebuilder. Approved 1999
- Liberty Grove – 38-unit, ‘empty nester’ project in Libertyville, IL. 24-acre property entitled for 18 single family, cluster homes and 30 multifamily town home units. Sold to a local builder upon the recordation of the Plat. Approved 2000

- Blue Oak Glen – 4 lot residential project in Monte Sereno, CA. Purchase of 4-acre property with existing home (teardown). Entitled and sold to local builders during dot.com boom. Approved 2003
- Bridges of Los Altos – 28-unit residential project in Los Altos, CA. 18-acre church property entitled as 28 upscale cluster homes (ave. 2,800 sf). Sold at preliminary approval to local builder. Approved 2003
- Lakemoor Village Square – 600-acre parcel comprised of 1,200 residential units and 29-acres of commercial. Project received preliminary approval and went under contract with several national builders. All of the builders terminated their agreements in 2007 upon the downturn in the real estate market.
- Lindenhurst Village Green- 230-acre parcel comprised of 60-acres of commercial “town center” development and 800 residential units. Project was sold to Oliver/McMillan to develop upscale shopping venue. 70% of the single-family lots were under contract with Horton, which ultimately, did not close due to the 2007 downturn.
- Pearland Town Center (Pearland, Texas) - 400-units of multi-family with 62 units above retail. Strategic alliance with May Realty Group to entitle PUD in a mixed-use urban community.
- Bristol Meadows – 320-acre parcel comprised of 359 residential units, senior living and a commercial area to create a downtown identity for the Bristol, Wisconsin community. This included a large park area attached for recreational purposes. Property received preliminary approval and is awaiting recovery of the real estate market in this area.
- Manatee Forest - 155-acres in Parrish, FL. Entitled for 155-single-family lots clustered for luxury residential homes averaging 4,000 sf. Project received preliminary approvals and was under contract with a local builder group to close at recordation of the Plat. Development put on hold due to economic downturn in 2007.
- Tall Grass Subdivision – in Prairie Grove, Illinois. 280-acre property entitled as 480 residential units and 30-acres of commercial. Received preliminary approval in 2006 and was under contract with Ryland Homes to close upon recording of the Plat. Ryland walked away from this project due to the pending financial crisis.
- Wildflowers Subdivision - 1,300 residential units and 110-acres of commercial in Prairie Grove, Illinois. The project included creation of town identity for the community including an approved Metra Train station and town center with a Village Hall. All entitlements were granted and most of the residential sites were under contract with KB Homes to close in fall of 2007. KB terminated the purchase due to the economic downturn and forfeited a large deposit. The property remains approved as designed and ready for development.
- Elk Meadows – 200 units of residential on 1,600-acres of property in Glenwood, Colorado. 1,100-acres was set aside for conservation. Entitlements were granted and property was sold to an investor in 2006 that held until recently due to the economic downturn. The property is now being considered for a different product type to meet the current demand of this market.
- Rock Springs Ranch – 148 residential units in Riverside County, California. 250-acres of property entitled for ½-acre single-family lots in a “conservation” planned community for upscale homes. The property was sold at preliminary approval to an investor group.
- The Reserve at Hindeman Farms – 320 residential units in Buckeye, Arizona. 60-acre farm property entitled for 12,000 sf single-family homes and a 20-acre commercial center. The property was sold to an investor group at preliminary approval.

- Stonebridge – 210 residential units in Pleasant Prairie, Wisconsin. 120-acre property entitled for 1/3-acre, single-family lots to be sold to local builders that were responding to the significant influx of large corporations locating in this business friendly region. Project received final approval, but development put on hold due to the economic downturn in 2007.
- Forest View – 24 residential units in Wadsworth, Illinois. 1-acre single-family lots of which 20 were pre-sold to custom builders before entitlements were complete. RM Swanson installed improvements and 30% of the homes that were constructed. Average home size, 4,500 sf.
- Parkside Townhome Community- 54-rear loaded luxury townhomes in Libertyville, IL
- Woodland Chase Subdivision- 51-single family homes in Vernon Hills, IL
- Station Square- 72-unit townhome community next to the train station in Libertyville, IL
- Deer Trail Subdivision- 26-single family homes clustered around preserved open space in Long Grove, IL
- Heron Landing Development- Mixed-use development comprised of 312-rental apartments, senior care community and age-targeted single-family in Crest Hill, IL
- Willow Trace- 6-luxury flats in downtown Winnetka, IL

Commercial Projects:

- Conway Court – Completely renovated and 100 percent leased in 1989; property includes over 15,000 square feet of office and retail space. Located in the then emerging West Lake Forest business district.
- Industry Square – 20,000 square foot warehouse/office structure in Mundelein, IL.
- Liberty Square – development featuring four office and condominium units of 4,000 square feet each in Libertyville, IL.
- A.U.L. Insurance Building – 3-story, 20,000 square foot office building in Libertyville, IL.
- Gocky's Restaurant – 250 seat family restaurant in Lake Bluff, IL.
- Bank of Northern Illinois (Libertyville Branch) – Renovation of an existing 4,000 square foot building.
- Swanson Corners – Retail center located in Grayslake, IL.
- Radiation Therapy Center – Medical facility on the grounds of Condell Hospital in Libertyville, IL.
- McDonalds Restaurant – Design for a 2,800 square foot restaurant in Lake Forest, IL.
- Lovells of Lake Forest – 14,000 square foot restaurant in Lake Forest, IL.
- Entourage Restaurant – 15,000 square foot restaurant in Schaumburg, IL.
- Cornerstone Bank & Trust – 15,800 square foot bank facility in Palatine, IL
- Orange Leaf Frozen Yogurt stores
- Forest Square Office/Retail - 50,000 sf office above retail in Lake Forest, Illinois.
- Watercolors of Anne Arbor, Michigan – 54 unit assisted living community for adults with developmental disabilities. Scheduled for completion in 2018.
- Amberley Retail Village- A mixed use commercial development of high-end retail combined with a senior care community in Lake Forest, IL
- Chase Bank- redevelopment of an existing property in Lake Forest, IL
- Beeson Corners- Mixed-use commercial development of retail and luxury rental in Bannockburn, IL





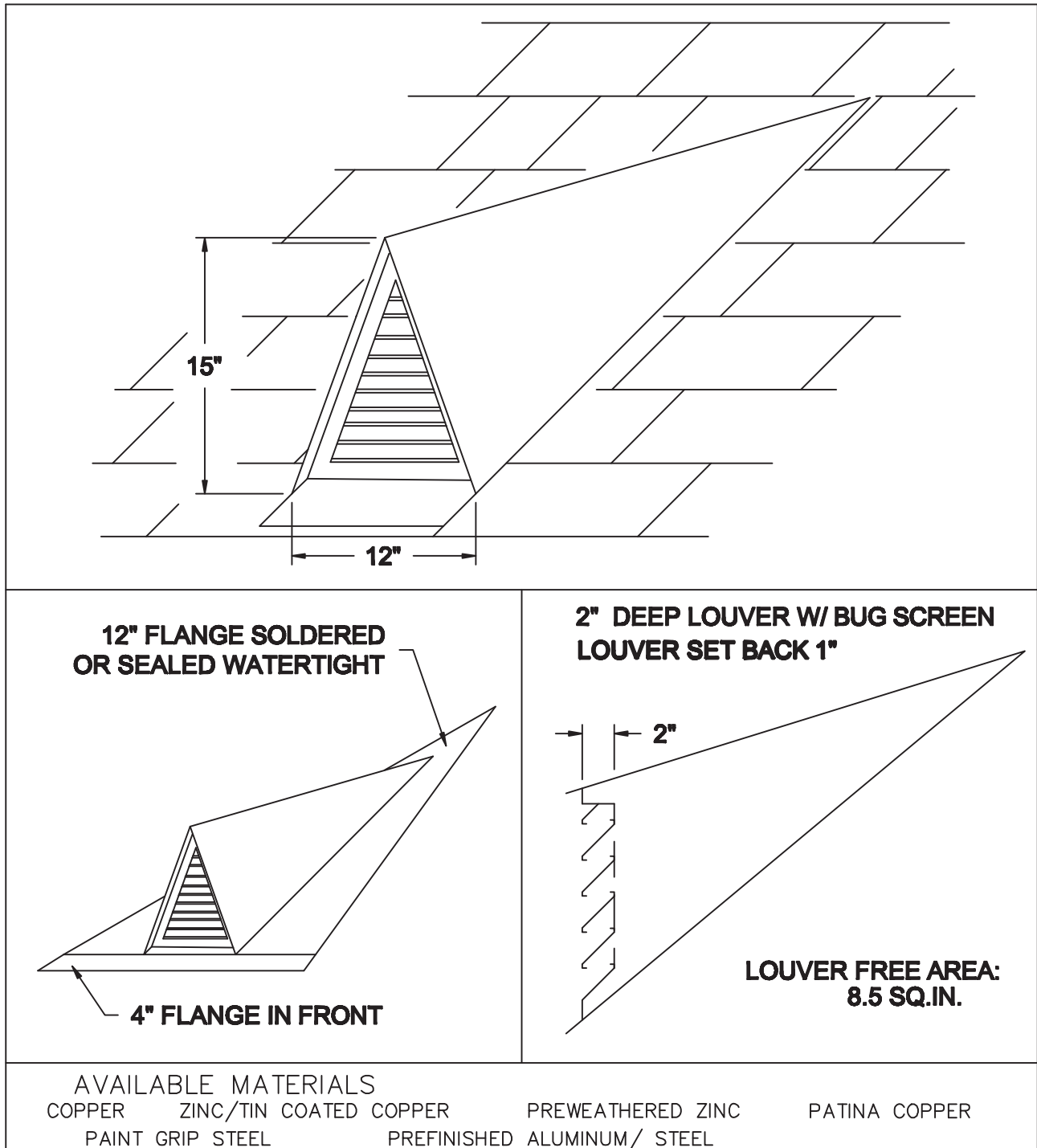








LOUVER DORMER BUTTERFLY



REV. 7/14

INSTALLATION:

MARK OPENING IN ROOF DECK ON DESIRED COURSE. CUT OPENING IN DECK. POSITION DORMER OVER OPENING AND FASTEN TO DECK.

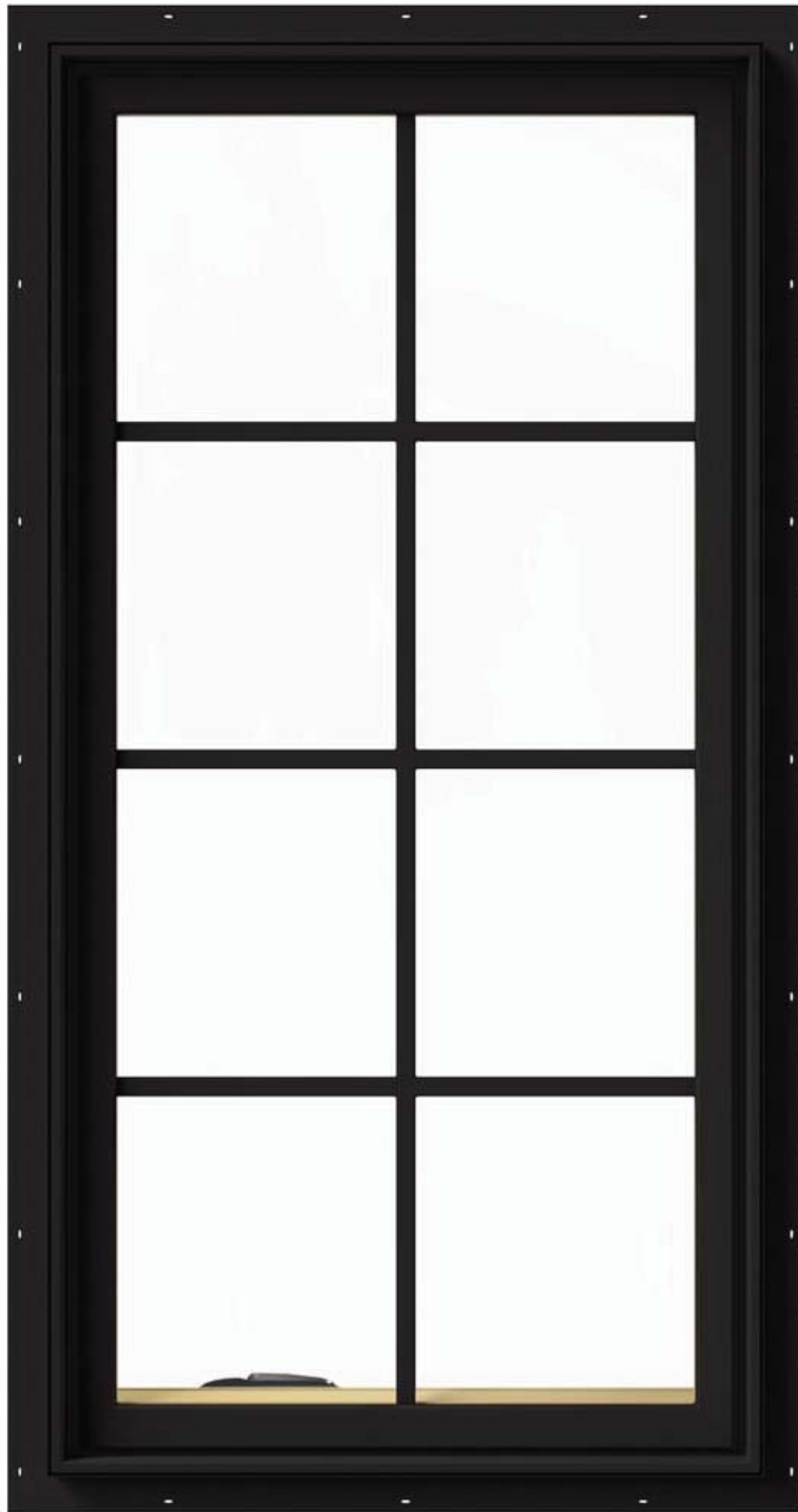
OTHER INFORMATION:

SPECIFY EXACT ROOF PITCH.

OTHER:

INCLUDES INSECT SCREEN OF COMPATIBLE MATERIAL.

COPPER CRAFT
A EURAMAX COMPANY



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



Garret's Blend

Supplier: Swake Stone

Product Name: Garret's Blend

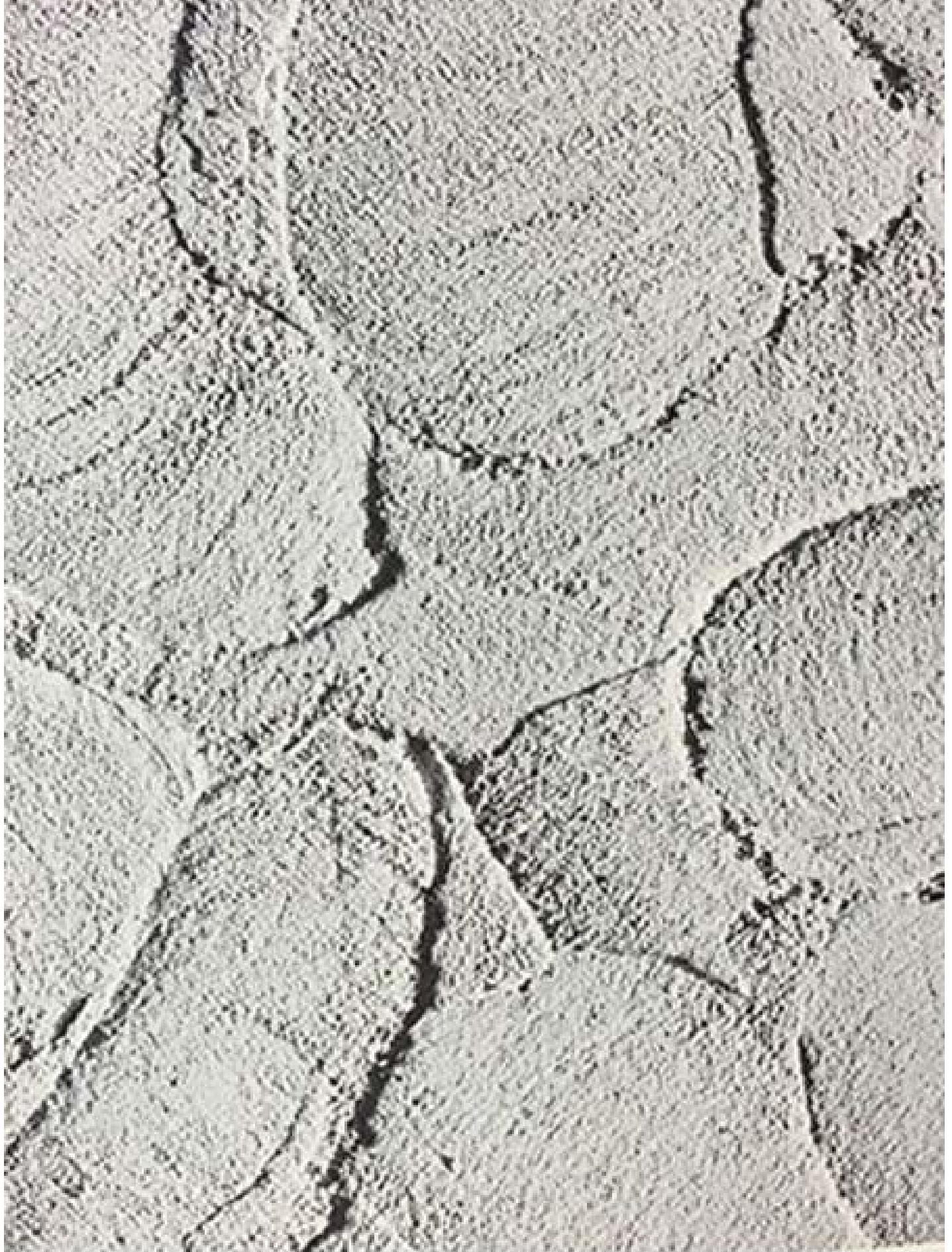
Pattern: Ashlar with regular mortar (bag finish)



East Coast Weathervane 36" tall Finial "The Alexander"



PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"



Proposed Stucco Color & Finish



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

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"

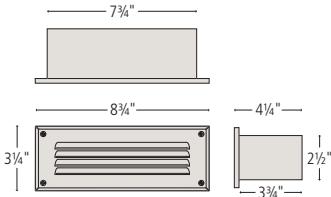
SHIPPING	
CARTON LENGTH:	15"
CARTON WIDTH:	15"
CARTON HEIGHT:	26"
CARTON WEIGHT:	20 lbs.

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



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		



5" IC NEW CONSTRUCTION HOUSING IC20 LEDT24

COMPATIBLE WITH
5RLD SERIES



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) 1/2" and (1) 3/4" 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.

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.

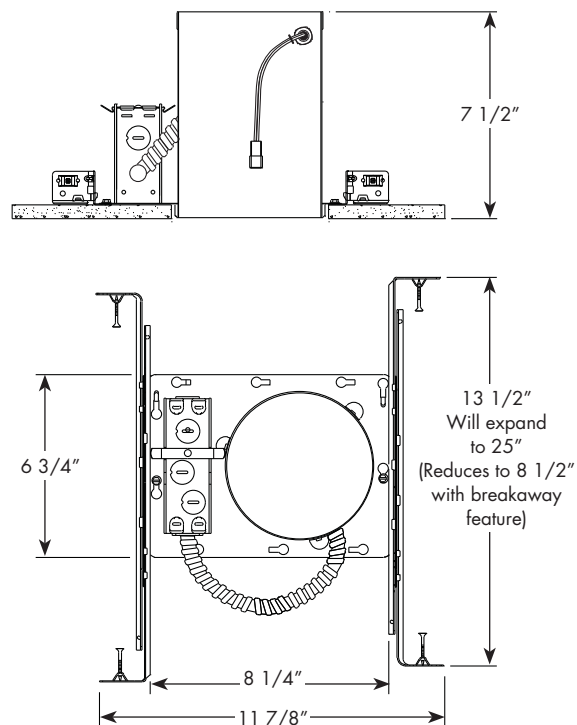
COMPATIBLE LED MODULES

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.



DIMENSIONS



5 5/8" CEILING CUTOUT



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.

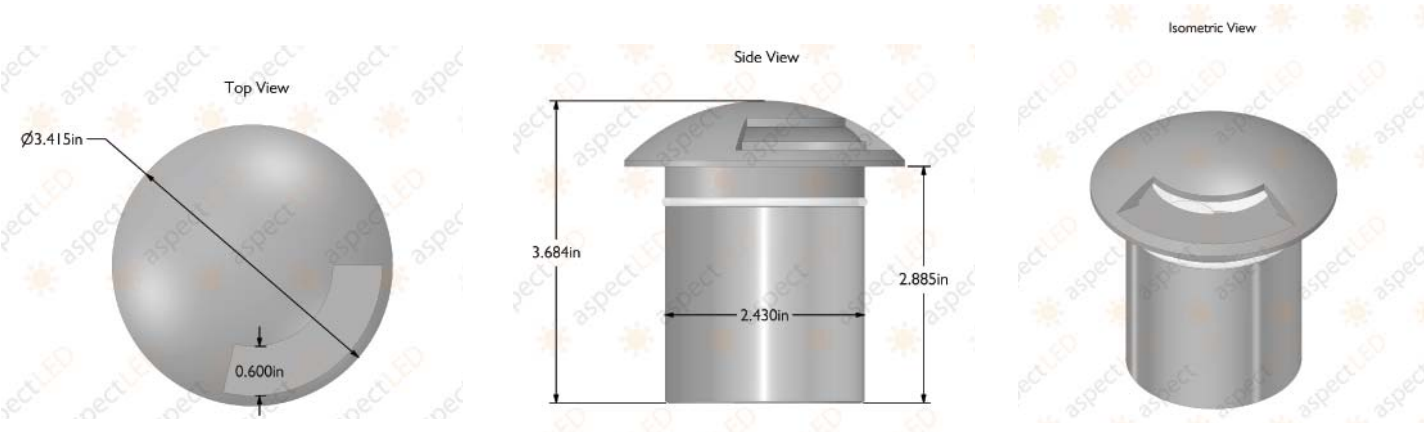
PHYSICAL DIMENSIONS + SPECIFICATIONS

	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



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 fixture.

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

- 12VDC
- 24VDC
- 12VAC

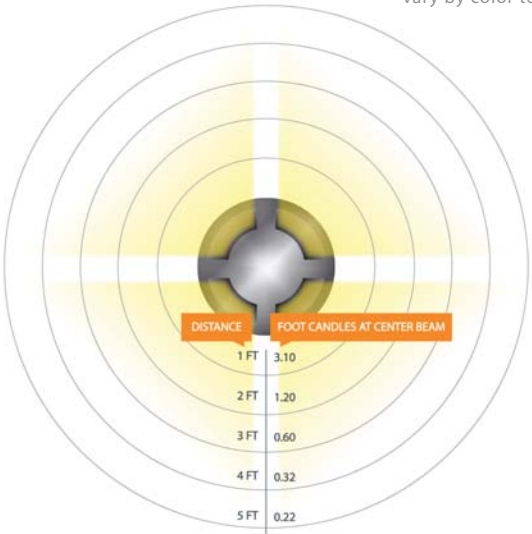
- 2 Feet - 2FT
- 25 Feet - 25FT
- 50 Feet - 50FT
- 100 Feet - 100FT

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

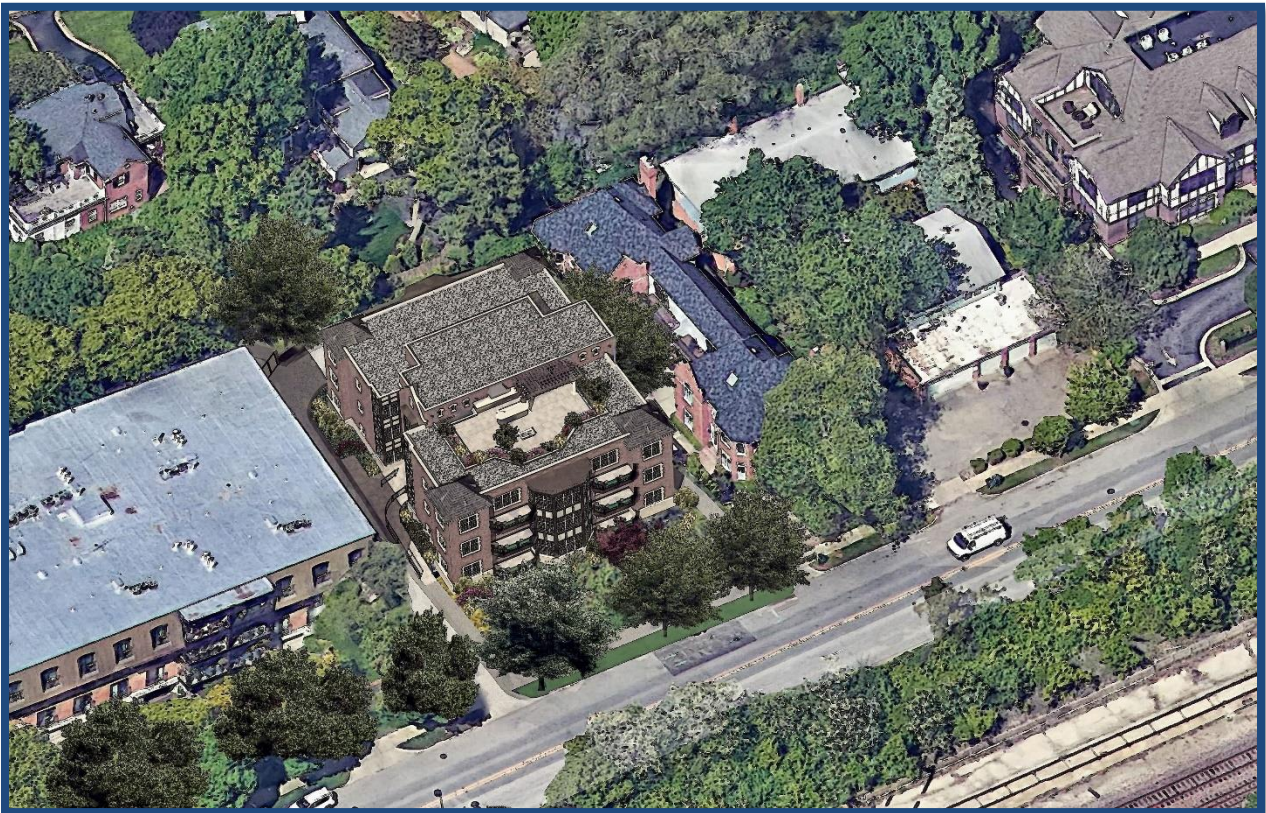
PHOTOMETRICS

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



Summary Traffic and Parking Evaluation **The Walden**

Winnetka, Illinois



Prepared For:

Walden Winnetka LLC



January 20, 2020

Introduction

This memorandum summarizes the methodologies and findings of a summary site traffic and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for The Walden, a proposed luxury condominium building to be located at 688 Green Bay Road in Winnetka, Illinois. The site is bounded by single-family homes to the north and west, a four-story residential building to the south, and Green Bay Road to the east.

Existing Conditions

The site is located on the west side of Green Bay Road, a four-lane roadway that is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is signalized at its intersections with Pine Street to the south and Eldorado Street to the north. Green Bay Road has a 35 mph speed limit and carries an Annual Average Daily Traffic (AADT) volume of 9,150 vehicles per day. Based on previous traffic studies conducted by KLOA, Inc. in Winnetka, the morning and evening peak hours typically occur from 7:45 to 8:45 A.M. and from 5:00 to 6:00 P.M., respectively.

Traffic Characteristics of the Proposed Development

The following identifies the traffic characteristics of the proposed development.

Proposed Development Plan

The site is currently developed with two single-family homes (one of which has been removed) with two curb cuts on Green Bay Road. The development plans call for a four-story building that will contain six luxury condominiums with 12 underground parking spaces and two exterior parking spaces for guests.

Vehicle Access

Access to the proposed development will be provided via a single access drive near the south property line, replacing two existing curb cuts. The access drive should provide one inbound lane and one outbound lane with outbound movements under stop sign control.

Development Traffic Generation

The estimates of vehicle traffic to be generated by the proposed development are based on the proposed land use type and density. The volume of traffic generated was estimated using data published by the Institute of Transportation Engineers in the *Trip Generation Manual*, 10th Edition.

Table 1 tabulates the total trips anticipated from this proposed development for the weekday morning and weekday evening peak hours and on a daily basis. As shown in Table 1, the proposed development is estimated to generate a very low volume of traffic which, when compared to the amount of traffic carried by Green Bay Road, will have a low traffic impact on the surrounding roadway network. It should be noted that not all of the trips will be new, as the site contains two single-family homes.

Table 1
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Proposed Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Traffic		
		In	Out	Total	In	Out	Total	In	Out	Total
221	Condominiums (Six Units)	1	2	3	2	1	3	16	16	32

Parking

The proposed development will provide 12 underground parking spaces plus two exterior guest parking spaces. This will translate into a ratio of 2.3 spaces per unit, which exceeds the parking ratios published by ITE in the *Parking Generation Manual*, which indicates a parking requirement of 12 spaces including visitor parking. Should additional parking be required, this can be accommodated by the existing on-street parking on the west side of Green Bay Road, which will be increased with the removal of one of the existing curb cuts.

Summary of Findings

- The development is well-served by the existing surrounding roadway network.
- Based on the low volume of traffic estimated to be generated, the proposed development will have a low traffic impact on the area roadways.
- The proposed development will eliminate one of the curb cuts on Green Bay Road, which will help reduce conflicts with pedestrians and vehicular traffic and will increase the availability of on-street parking on Green Bay Road.
- The proposed access drive should provide one inbound lane and one outbound lane with outbound movements under stop sign control.
- Based on ITE parking generation data, the proposed parking supply of 12 underground spaces and two exterior spaces will be adequate in accommodating the parking demand of the proposed development.
- Additional on-street parking spaces along Green Bay Road are available should additional parking be needed.

12/14/2019

To Whom It May Concern,

I have been asked to give a professional real estate opinion on the proposed new construction project at 688 Green Bay Road in Winnetka, Illinois. I am the managing broker of @properties in Winnetka and I oversee 170 agents that work in the New Trier housing market.

I believe a 6-unit, boutique luxury condo building is a very smart concept for Winnetka. We are seeing the following trends in the market that would make this a desirable and successful project:

- 1.) There is a strong trend of baby boomers who are looking to downsize from their larger homes that have high costs and maintenance. They are looking for a more turn-key option that allows them more flexibility and lower costs/maintenance overall, as well as, the ability to close the door and be able to leave for a warmer climate in the winter months. However, there is very little inventory available, particularly on the North Shore for this consumer need. There is pent up demand for a property type such as the one proposed at 688 Green Bay Road and this new project would fill a void that has been wanted by so many buyers and buyer brokers in our real estate market.
- 2.) We have had the opportunity to softly pre-market this new construction concept to brokers within our own office, as well as some brokers with other competing firms. We have had a flurry of interest and positive responses from the brokers we have spoken to. In fact, given the interest that we are currently experiencing, we expect most, if not all, of the units to be reserved before the project is formally approved for construction. We already have two of the six units under reservation by qualified buyers.
- 3.) The quality of construction and finishes proposed for this building are right in line with the discerning buyers who currently live in Winnetka and the surround north shore communities. Many are looking for a top finished, quality product that is convenient to their current lifestyle in the suburbs. We are finding that many are not interested in buying a condo downtown but would prefer to find something suitable that is in their general suburban location.

This project is a well desired concept. It will fill a void in our current real estate market, and it will allow Winnetka to keep some of their current residents in the community.

As additional information, I have provided some market information pertaining to attached housing in Winnetka. I have included numbers on homes for sale, closed sales, market time and month supply of inventory. This data is evidence that we have low supply of inventory for the demand we are seeing from those looking to downsize to streamlined/turn-key housing.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Amy Corr', with a stylized, cursive script.

Amy Corr

Designated Managing Broker | @properties

30 Green Bay Road | Winnetka IL, 60093

E: amycorr@atproperties.com | C: 312.286.8468

Closed Sales

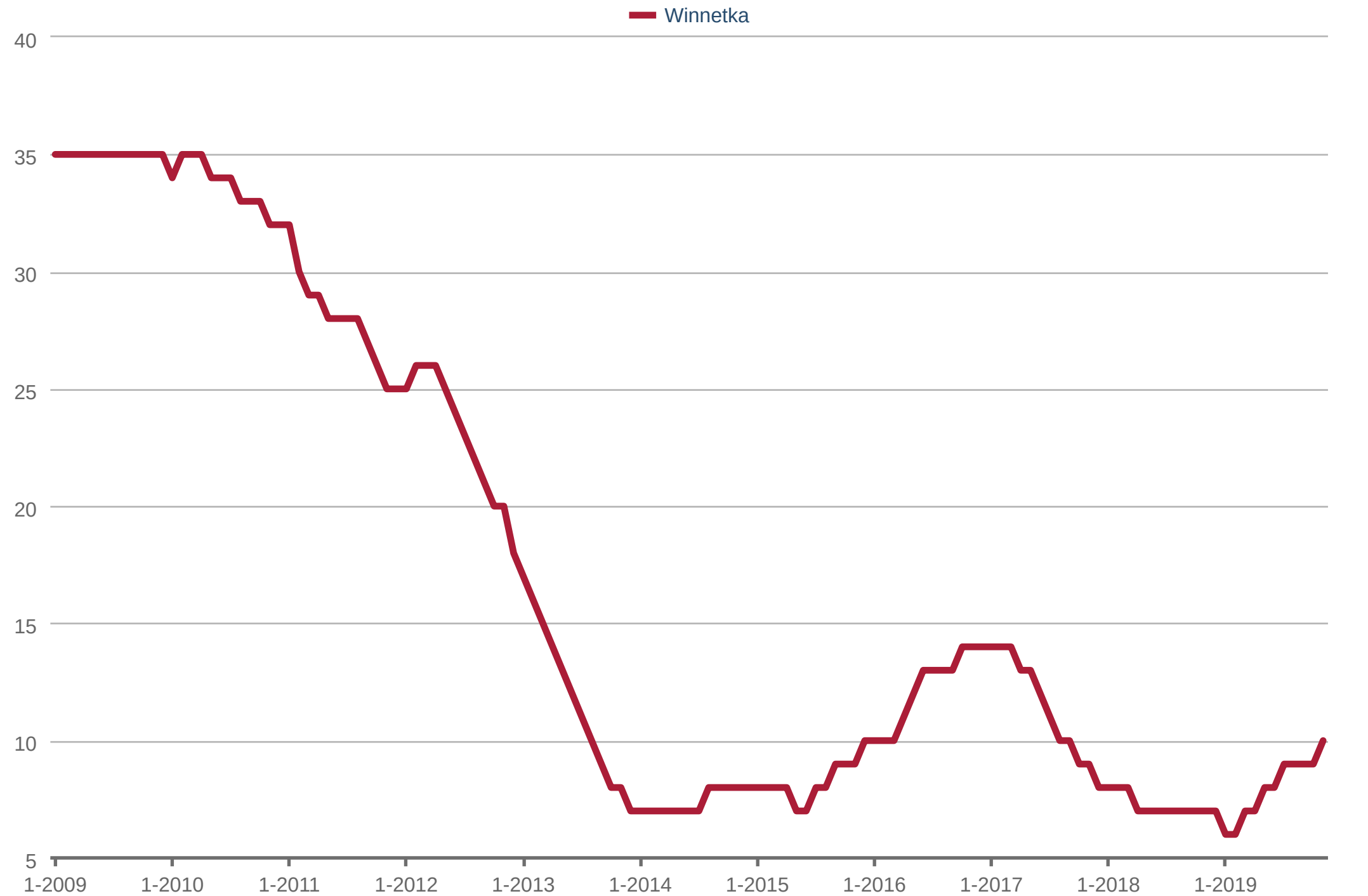


Winnetka: Single Family, Attached Single-Family

Each data point is 12 months of activity. Data is from December 13, 2019.

All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

Homes for Sale



Winnetka: Single Family, Attached Single-Family

Each data point is 12 months of activity. Data is from December 13, 2019.

All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

Median Market Time



Each data point is 12 months of activity. Data is from December 13, 2019.

All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

Months Supply of Homes for Sale



Winnetka: Single Family, Attached Single-Family

Each data point is 12 months of activity. Data is from December 13, 2019.

All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

January 14, 2020

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

Re: Village Services Report

Mr. Schoon,

The Village has asked that we provide a Village Services Report summarizing the anticipated demand on all community services as a result of the proposed development of the property located at 688 & 694 Green Bay Rd. This memo will also include the tax impact the proposed luxury dwelling units will generate to offset potential effect to village services.

It should be no surprise that the luxury single-family market has experience a monumental shift in the last 10-years. The Baby Boomers "Boomers" who were the driving force of the "McMansion" era have raised their families and no longer need the space or a desire to maintain it. This demographic wants to stay in the community but seeks a lifestyle that is more leisurely and socially active. Many continue to contribute to the community by way of participation in civic service, patronizing local businesses and paying property taxes. Boomers want to downsize while not compromising quality, style or comfort. The proposed Walden Residences are the result of significant market research with real estate professionals in the community. The overwhelming response has been the same; upscale single-floor living within walking distance of the downtown. This buyer typically has a second home in warmer climates and likely to be there most of the winter. They simply want to close the doors and leave whenever they wish, knowing that someone else is taking care of things in their absence. We expect our buyers to be 55-years of age or older, educated and fiscally responsible. We offer this background as a means to better define influence on the community with regard to the proposed project.

We have identified all relevant community-wide services offered by the Village and addressed each as follows:

Police Department- The proposed project will have negligible effect on current police services. Like many Winnetka citizens, the proposed buyer demographic tends to be responsible, law abiding individuals. They will also be transitory to a certain respect and live in warmer climates in the winter months. The owners of these dwelling units will also have security systems that will likely be connected to police and fire monitors, which is common and does not cause increase demand.

Fire Department- The proposed building will be constructed to meet all NFPA code requirements for life safety including sprinkler fire suppression systems monitored by

independent security companies and connected directly to the fire department. There are no encumbrances to access of the property and the proposed occupancy load of the building is unlikely to increase fire calls. In addition, we see no increase in paramedic and or ambulance calls that the Village is not already prepared to address. Alternatively, the removal of the remaining existing vacated residential structure will decrease the likelihood of police and fire calls.

Public Works- We have confirmed with Village Public Works that adequate water and sanitary services are available to the subject property and will not cause any significant increase in demand on existing treatment facilities. To supplement any immediate impact, the developer will be required to pay a \$65,000.00 connection fee to the Winnetka Electric Company and tap in fees to sewer and water totally \$18,000.00. Secondly, the property is served by a private driveway that will be maintained by the HOA. There will be no additional demand for Village than what already exist. Lastly, the buyer demographic will likely be in residence seasonally and or will travel abroad periodically. This periodic absence significantly reduces demand on public services annually.

Park District- The Village of Winnetka is fortunate to have one of the most attractive park systems on the north shore. There is no question that the proposed project will generate use of the Park District's trails, programs and recreational activities. However, that use will likely be seasonal and have little to no burden to any of these pursuits. At the very least, the real estate taxes and costs associated with participation in fee based activities will easily balance any fiscal impact the proposed project may create for the Park District.

Schools- The residential product type we propose is typically not conducive to families with school age children and therefore unlikely to have any increased demand on schools. That is not to suggest that a family with children will be a possibility, though it would be the exception and not the rule. Alternatively, the proposed residents will generate real estate tax revenue with a large portion historically going to local district schools.

Tax Impact- The subject property will be comprised of upscale, well appointed dwelling units with convenient amenities that meet or exceed current market trends. Based on comparative analysis of current tax records within the community, we determined that the average annual real estate property tax bill to be approximately 2% of the actual market value of the improved property. Using this same method of computation on the proposed building, we anticipate the average annual real estate tax bill per unit to be approximately \$24,000.00 or \$144,000.00 gross. A more detailed breakdown of how that revenue will be distributed to the relevant taxing districts is attached. The proposed residents will also patronize local shops and restaurants, generating additional sales tax revenue to the community. That is an important point as communities are now understanding the benefits of residential density close to or within walking distance of established business districts.

Please let me know if you should need any further clarification or data with regard to this report

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB
Managing Member

VILLAGE OF WINNETKA

688 Green Bay Rd Proposed Annual

Tax Collection by District

Estimated Annual Gross Tax Revenue	6-Units	\$	144,000.00
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COOK COUNTY TAXES

County of Cook	3.86%	\$	5,558.40
Consolidated Elections	0.00%	\$	-
Forest Preserve District of Cook County	0.73%	\$	1,051.20
Cook County Public Safety	1.49%	\$	2,145.60
Cook County Health Facilities	0.57%	\$	820.80
<i>Cook County Tax Total</i>	6.65%	\$	9,576.00

MUNICIPALITY/TOWNSHIP TAXES

Town New Trier	0.64%	\$	921.60
General Assistance New Trier	0.10%	\$	144.00
Road & Bridge New Trier	0.00%	\$	-
Village of Winnetka	12.61%	\$	18,158.40
<i>Municipality/Township Taxes Total</i>	13.35%	\$	19,224.00

SCHOOL TAXES

Oakton Community College District	2.99%	\$	4,305.60
New Trier High School 203 (Winnetka)	25.62%	\$	36,892.80
Winnetka Public School District 36	39.08%	\$	56,275.20
SD 35 Bond/Pt Assumed by SD36	0.00%	\$	-
<i>School Taxes Total</i>	67.69%	\$	97,473.60

MISCELLANEOUS TAXES

Winnetka Park District	4.65%	\$	6,696.00
Winnetka-Northfield Public Library District	2.73%	\$	3,931.20
Metro Water Reclamation Dist of Chicago	4.81%	\$	6,926.40
North Shore MosQ Abatement District	0.12%	\$	172.80
<i>Miscellaneous Taxes Total</i>	12.31%	\$	17,726.40

TOTAL	100%	\$	144,000.00
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1930 Amberley Court
Lake Forest, Illinois 60045
(847) 457-6770 direct
(847) 757-3975 mobile
rick@rmswanson.com

November 30, 2019

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

Re: Statement of Proposed Financing

Mr. Schoon,

The Village has requested a statement of proposed financing for our planned project at 688 Green Bay Rd to verify Walden Winnetka LLC's ability to complete the project.

We wish to advise that our project will be financed partially by partner investor equity and partially, through conventional lending with one of our bank sources. We are in the process of interviewing several qualified lenders to establish the most attractive terms. Based on past history with projects of this type, we expect there will be a minimum equity requirement of 30% of project cost with a provision for at least 2-presales of units. Given the strong demand and desirable location, we do not expect presales to be an issue.

We have also completed a thorough review of our project costs with a qualified builder to assure the level of quality proposed for this project is within a realistic budget. In addition, we have conducted market research with our real estate team to determine the most relevant product type and anticipated value for this location.

Please let us know if you should require any further information

Respectfully,

A handwritten signature in dark ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB
Managing Member

Attachment A
Applicant Response Submittal



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

August 11, 2020

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

Re: Design Review Board Follow-up

Mr. Schoon,

We appreciated the opportunity to present our proposed Walden project to the Design Review Board on July 16th and hear comments from both the public and DRB members. Our team took careful notes and have been working in earnest to prepare a cogent response to each of the questions and or concerns relevant to the DRB's process.

We were particularly pleased to hear the proactive comments about the building design and overall quality of proposed materials. It was also clear that the board members recognized the aesthetic significance of the taller design elements and our effort to limit exposure of this mass to adjacent properties.

The primary concern seemed to be with the perceived visual impact of the 4th floor from directly adjacent properties, particularly the property owners to our north and the key properties on Walden Lane. Chairman Albinson echoed fellow members who suggested we revisit the 4th floor roof structure and determine if there might be some way that we could mitigate the appearance of mass as viewed from the most potentially impacted properties. We have done so and are pleased to report that a portion of the stair egress shed roof on the north side was already shifted inward approximately 2'-0" from the back side of the steep gable parapet. While that was reflected on the original submittal packet, it was difficult to comprehend with 2D elevations and how it engages the steep pitch roof mass stretching from the north gable to the south gable. One could easily draw the conclusion that this shed roof is flush with the outside wall, which is not the case. It should also be noted that we were able to shift that shed wall another 1'-2" to 3'-2" from the back of that gable parapet design element. Perception and reality

often, are not the same thing, therefore, it was important that we provide information that helped better understand the reality.

As you know, modern CAD programs provide the ability to create accurate view perspectives from any vantage point. In this case, we were asked to provide updated models offering direct views from various locations on our north and west neighbor's respective properties. These are attached with this memo for your review. They include both winter and summer perspectives with existing and proposed trees in each. If you feel there may be benefit in providing further perspectives, please let us know. As you can see from these exhibits, the visual impact is either screened by the decorative gable elements or parapet walls. In addition, there is a significant amount of existing deciduous and coniferous trees that will be further supplemented by the additional trees we propose to plant. We felt it appropriate to provide both summer and winter views with all proposed plant material.

Lastly, I wish to again point out that we reduced the building height by 4'-0" since and because of comments made in our meeting with the neighbors last summer. A number of those from the public who spoke referenced building element heights that no longer applied. Although I clarified that in our presentation, many continued to reference older data in their public comments. We do not believe this was an intentional oversight but still felt it important to recognize as it was a request by our neighbors that was previously addressed and was not dismissed on our part.

We appreciate this opportunity to revisit our proposed design and please let us know if there is any further information the DRB might need in advance of the August 20th meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line.

Rick Swanson AIA, NCARB
Managing Member



View Perspective of how the shed
roof engages the main steep pitch
parapet gable roof



Perspective view from north neighbor's driveway entrance





Direct view perspective from the north neighbor's driveway





View Perspective from the north neighbor looking to the SE





View perspective from the public sidewalk looking NW at the propose project's entrance point







View Perspective from Walden lane looking between the 2-adjacent properties to the subject property





View from Walden Ln looking east between the two immediate neighbors



View perspective from direct Walden neighbor's patio area to subject property





View perspective from between the 2-adjacent Walden properties looking to the subject property









View looking west from property to
Walden neighbor



View looking west from subject property



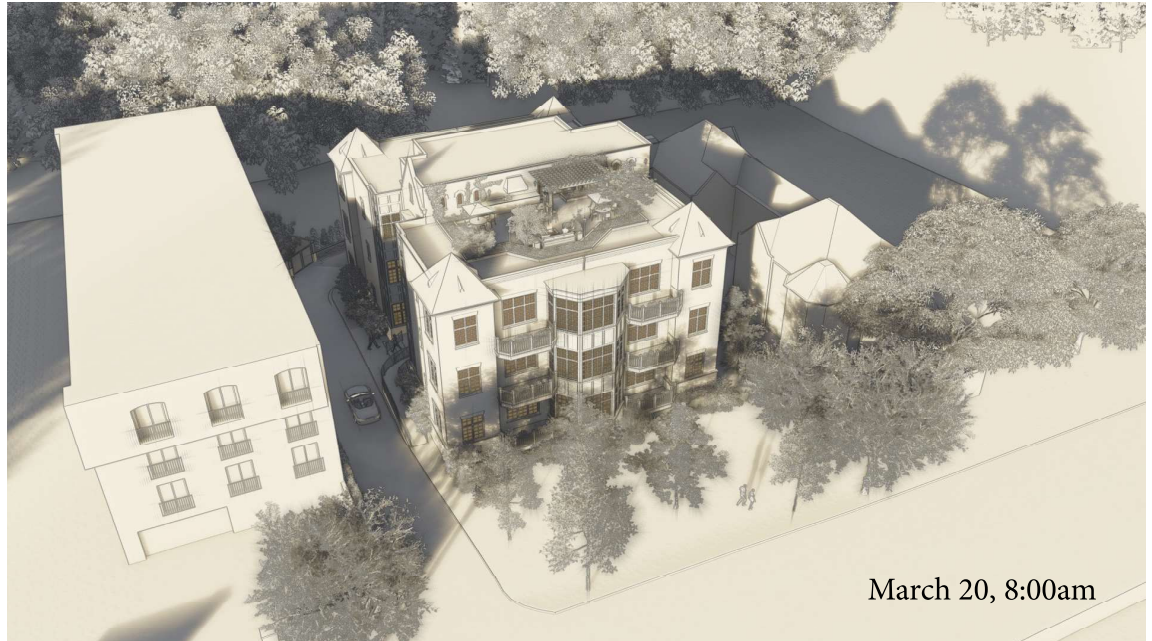


View looking south to existing
condominium building



View from subject property looking south at public sidewalk

Building Shadow
Study



March 20, 8:00am



March 20, Noon



March 20, 6:00pm



June 21, 8:00am



June 21, Noon



June 21, 6:00pm



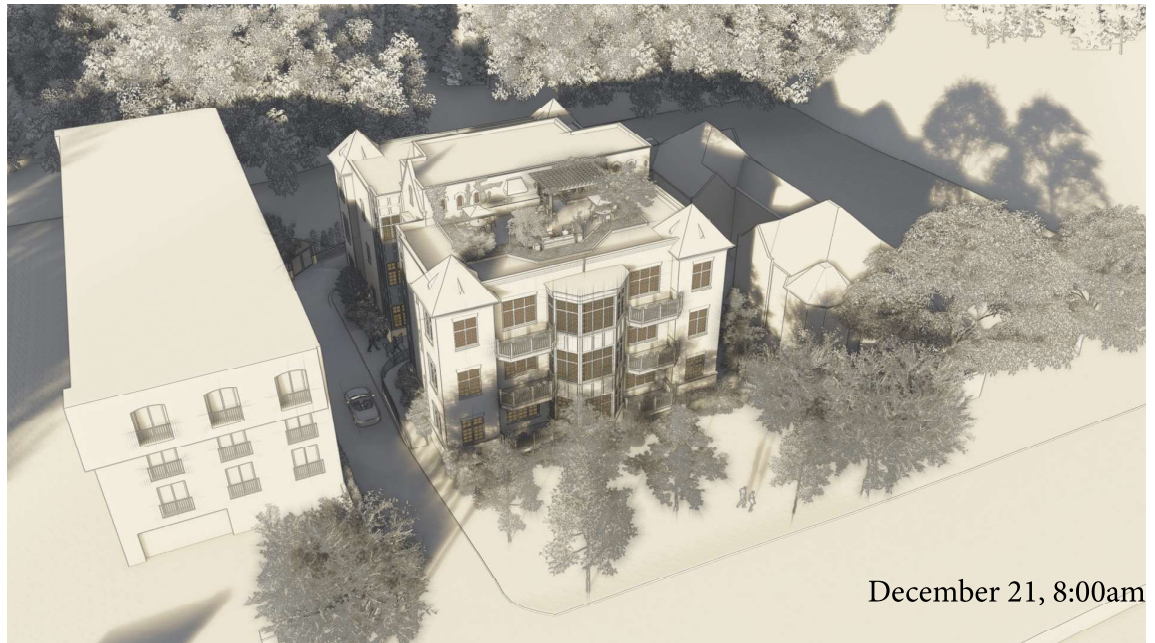
September 22, 8:00am



September 22, Noon



September 22, 6:00pm



December 21, 8:00am



December 21, Noon



December 21, 6:00pm



March 20, 8:00am



March 20, Noon



March 20, 6:00pm



June 21, 8:00am



June 21, Noon



June 21, 6:00pm



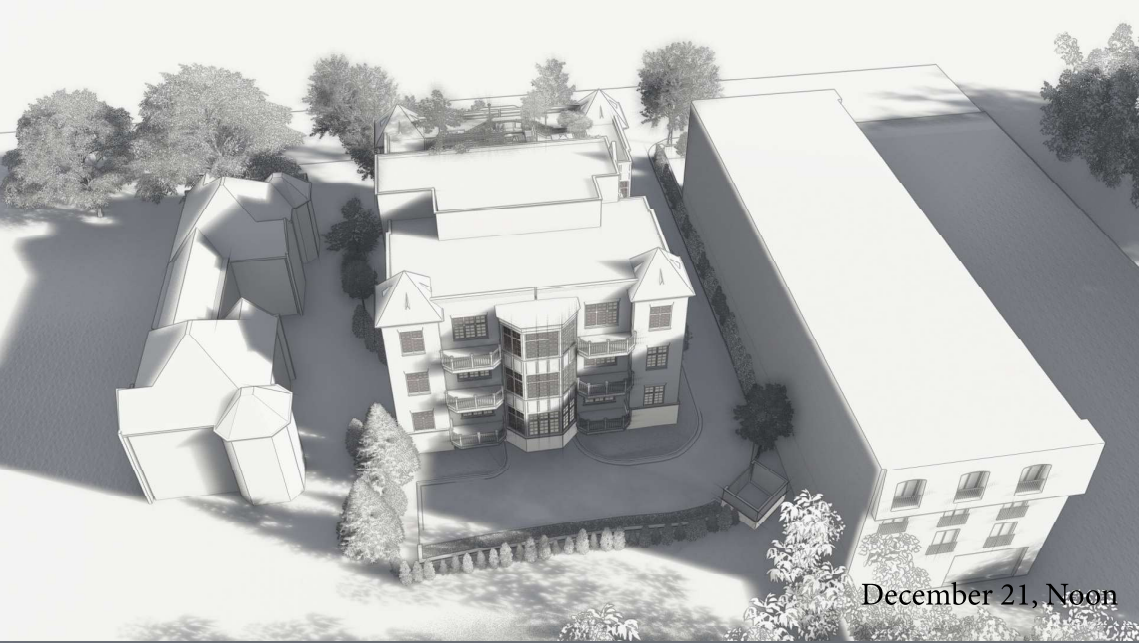
September 22, 8:00am



September 22, Noon



September 22, 6:00pm



PROJECT LOGISTICS NOTES

CONTRACTOR TO VERIFY WITH J.U.L.I.E. FOR UNDERGROUND UTILITIES PRIOR TO ANY AND ALL SITE WORK.

THE GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES IN A CLEAN AND ORDERLY FASHION DURING THE ENTIRE CONSTRUCTION PERIOD, REMOVING ALL TRASH, RUBBISH, AND CONSTRUCTION DEBRIS FROM THE JOB SITE DAILY.

THE GENERAL CONTRACTOR SHALL WORK WITH THE SUBCONTRACTORS AND VENDORS TO ASSURE ALL PUBLIC ROADS & SIDEWALKS ARE KEPT FREE OF CONSTRUCTION MATERIALS, DUST, DIRT AND MUD, IN THE EVENT OF ANY OF THESE OCCURRENCES, THE GENERAL CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO HAVE THE ISSUE RESOLVE IN A TIMELY MANNER

TEMPORARY FIRE PROTECTION --- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AND OTHER EQUIPMENT AS NECESSARY FOR PROPER FIRE PROTECTION DURING CONSTRUCTION.

HOURS OF CONSTRUCTION ACTIVITY---WORK SHALL BE PERFORMED MONDAY THRU FRIDAY BETWEEN THE HOURS OF 7:00AM & 6:00PM AND SATURDAY BETWEEN THE HOURS OF 8:00AM & 4:00PM. NO WORK SHALL BE PERFORMED ON SUNDAY

THE ENTRANCE GATE SHALL BE LOCKED AFTER HOURS

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAR TO 75'-0" FOR DELIVERY PURPOSES ONLY

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES ON THE WORK, AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CODES TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON, ABOUT, OR ADJACENT TO THE PREMISES WHERE THE WORK IS BEING PERFORMED. HE SHALL ERECT AND PROPERLY MAINTAIN AT ALL TIMES AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF WORKMEN AND THE PUBLIC AND SHALL POST DANGER SIGNS WARNING AGAINST THE HAZARDS CREATED BY SUCH FEATURES OF CONSTRUCTION AS PROTRUDING NAILS, HOISTS, WELL HOLES, ELEVATOR HATCHWAYS, SCAFFOLDING, WINDOW OPENINGS, STAIRWAYS, AND FALLING MATERIALS; AND HE SHALL DESIGNATE A RESPONSIBLE MEMBER OF HIS ORGANIZATION ON THE WORK, WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS.

THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER, RAIN, WIND, STORMS, FROST, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS, AND FIXTURES FREE FROM INJURY OR DAMAGE. AT THE END OF THE DAY'S WORK, ALL NEW WORK LIKELY TO BE DAMAGED SHALL BE COVERED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION AS ABOVE REQUIRED SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

PROTECTION OF WORK AND PROPERTY --- THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS, EXCEPT SUCH AS MAY BE CAUSED BY AGENTS OR EMPLOYEES OF THE OWNER, OR DUE TO CAUSES BEYOND THE CONTRACTOR'S CONTROL AND NOT TO HIS FAULT OR NEGLIGENCE. HE SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND THE CONTRACT DOCUMENTS.

PROPER GENERAL SUPERVISIONS SHALL BE EXERCISED OVER ALL SUB TRADES IN ORDER TO ASSURE EXPEDIENT COMPLETION OF THE PROJECT. ALL WORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

WORKMAN'S COMPENSATION INSURANCE --- REQUIRED COVERAGE FOR ALL OF THIS CONTRACTOR'S EMPLOYEES AND/OR AGENTS WHO PROVIDE ANY LABOR WHATSOEVER AS REQUIRED BY STATE ORDINANCES OR CODES.

INSURANCE AND LIABILITY --- DAMAGE TO PERSONS AND PROPERTY: CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, HIS OFFICERS, EMPLOYEES, THE DESIGNER, AND AGENTS FROM THE COST, LESS EXPENSE, DAMAGES, CLAIMS, SUITS, OR LIABILITY IN CONNECTION WITH OR ARISING OUT OF ANY INJURY OR ALLEGED INJURY (INCLUDING DEATH) TO ANY PERSONS, OR DAMAGE ALLEGED TO HAVE BEEN SUSTAINED IN CONNECTION WITH OR TO HAVE ARISEN OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR THEIR RESPECTIVE AGENTS, SERVANTS, AND EMPLOYEES.

IN AN EMERGENCY AFFECTING THE SAFETY OF LIFE OR OF WORK OF OR ADJOINING PROPERTY, THE CONTRACTOR, WITHOUT SPECIAL INSTRUCTION OR AUTHORIZATION FROM THE OWNER, IS HEREBY PERMITTED TO ACT, AT HIS DISCRETION, TO PREVENT SUCH THREATENED LOSS OR INJURY, AND HE SHALL SO ACT WITHOUT APPEAL. ANY COMPENSATION CLAIMED BY THE CONTRACTOR ON ACCOUNT OF EMERGENCY WORK SHALL BE DETERMINED BY AGREEMENT OF ARBITRATION.

ACCIDENT PREVENTION --- EACH CONTRACTOR SHALL EXERCISE PROPER PRECAUTION AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. THE SAFETY PROVISIONS OF APPLICABLE LAW, BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED, AND THE CONTRACTOR SHALL TAKE OR CAUSE TO BE TAKEN SUCH ADDITIONAL SAFETY AND HEALTH MEASURES AS THE OWNER MAY DETERMINE TO BE REASONABLY NECESSARY. MACHINERY, EQUIPMENT, AND ALL HAZARDS SHALL BE GUARDED IN ACCORDANCE WITH THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, TO THE EXTENT THAT SUCH PROVISIONS ARE NOT IN CONTRAVENTION OF APPLICABLE LAWS.

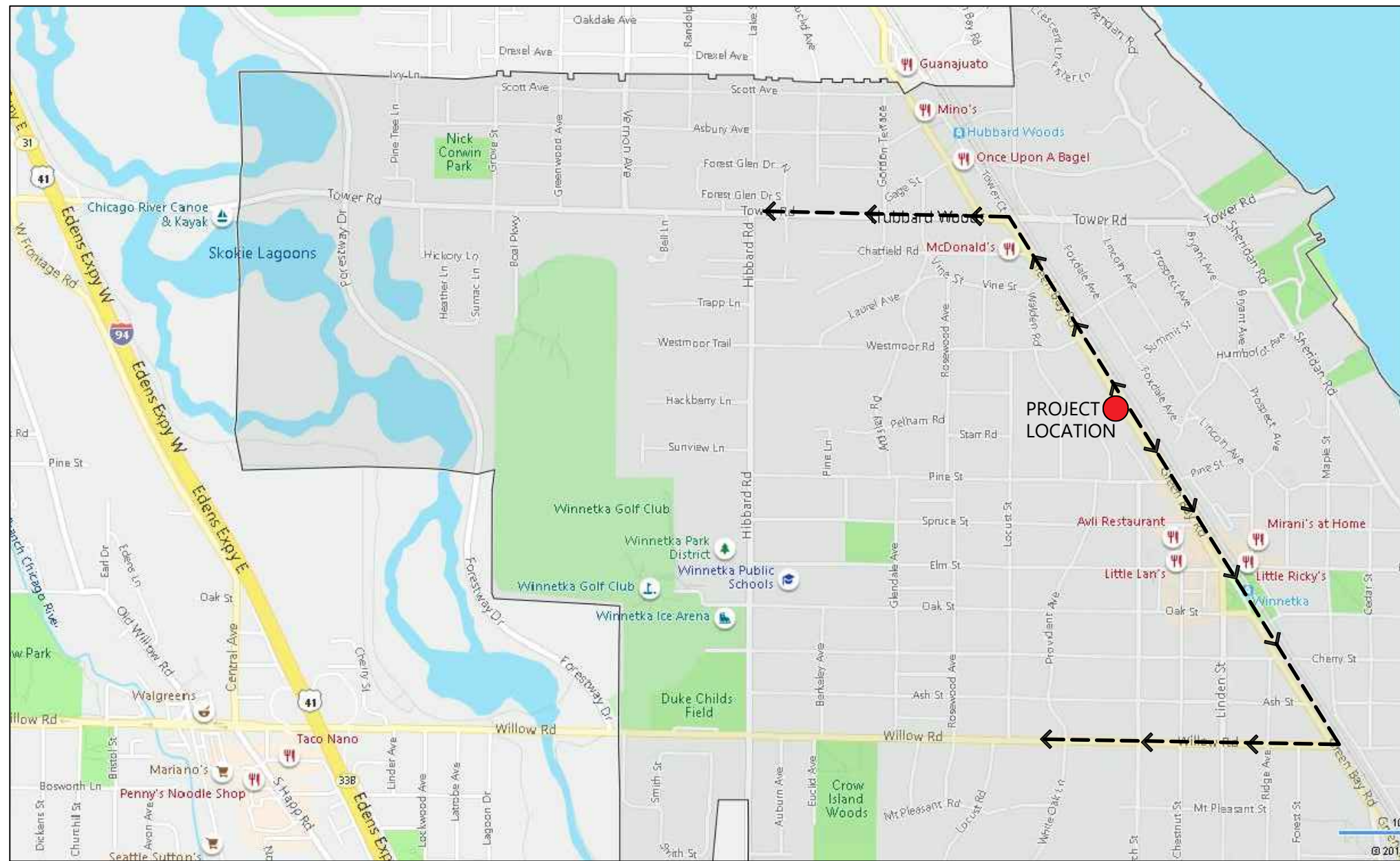
PROJECT CONTACTS

PROJECT OWNER: WALDEN WINNETKA LLC
745 CONSTANCE LN
DEERFIELD, IL 60015
CONTACT SCOTT PERLSON
312 933-3440

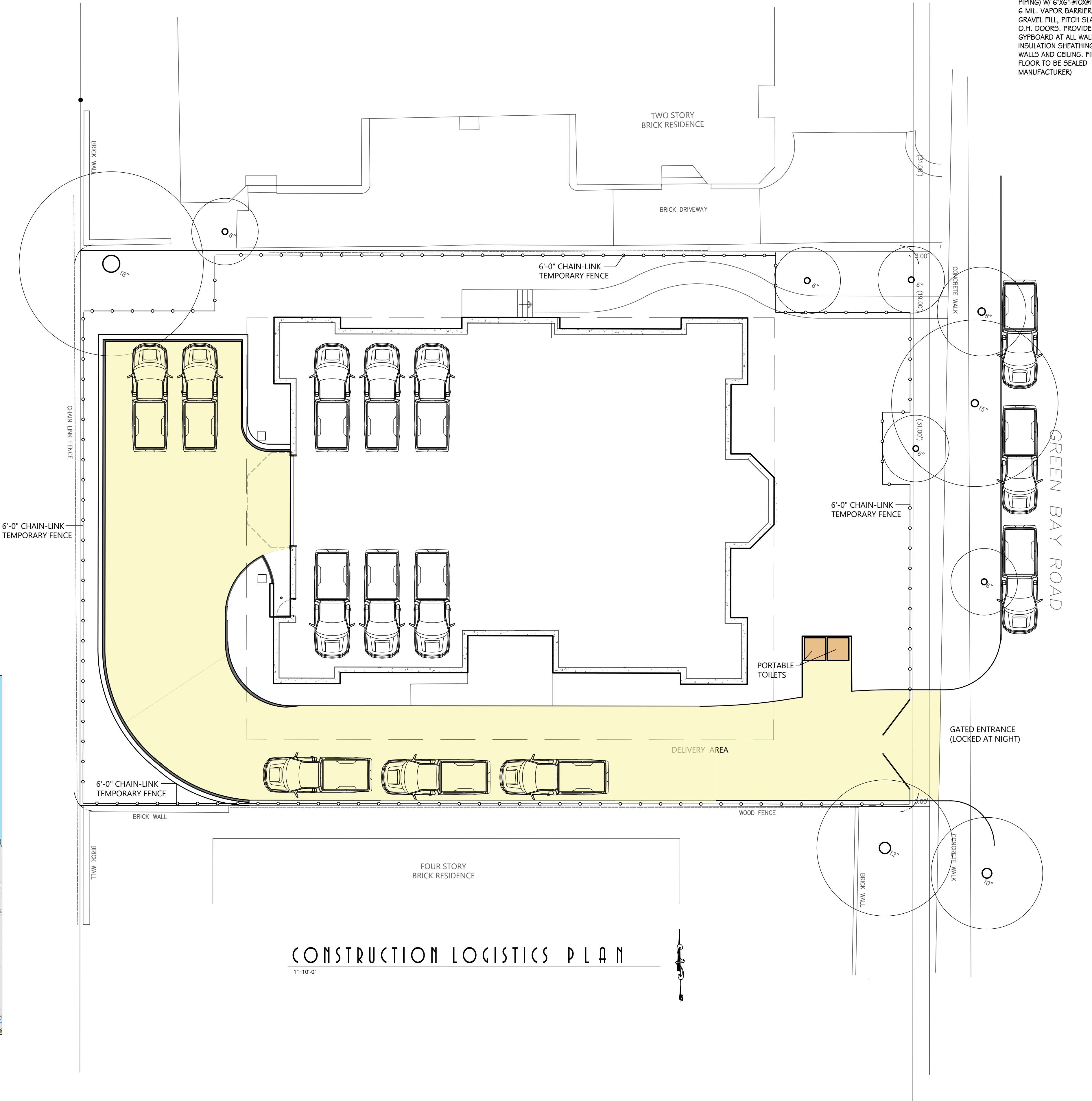
PROJECT DEVELOPER: SWANSON DEVELOPMENT LLC
11418 E MISSION LN
SCOTTSDALE, AZ 85259
CONTACT: RICK SWANSON
847 757-3975

PROJECT GENERAL CONTRACTOR: TO BE DETERMINED

PROJECT SUPERVISOR: TO BE DETERMINED



CONSTRUCTION ROUTES



GENERAL NOTES FOR THIS SHEET

4-CAR GARAGE
5" CONC. SLAB (WITH RADIANT HEAT PIPING) W/ 6"x6"-#10X#10 W.W.M. OVER
6 MIL. VAPOR BARRIER ON 6" MIN. PEA GRAVEL FILL, PITCH SLAB 2" TOWARD O.H. DOORS. PROVIDE 5/8" TYPE X GYPSBOARD AT ALL WALLS AND 1" RIGID INSULATION SHEATHING AT COMMON WALLS AND CEILING. FINISHED GARAGE FLOOR TO BE SEALED (VERIFY MANUFACTURER)

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PROFESSIONAL DESIGN FIRM #184-003936

RESIDENCE NAME

ADDRESS
CITY, ILLINOIS

RM
SWANSON
ARCHITECTS

DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:
JULIO A. VEGA
ARCHITECT

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LAKE FOREST, IL 60045

OFFICE: 847.234.4655
FAX: 847.615.5851

DATE:

COMMENT:

PLAN NO:

1700

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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 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)	6-Units
Average Residential Unit Floor Area		
Gross Floor Area	12,000 sf (80% of lot area)	17,915.9 sf (49%) over
<i>Building Height</i>	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"
<i>Parking</i>	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
<i>Exterior Walls (Difference in plane of walls)</i>	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"
<i>Landscaping & Existing Trees</i>		
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)
<i>Stormwater Control</i>	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	



EAST ELEVATION

1/8" = 1'-0"

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THE WALDEN RESIDENCES

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WEST ELEVATION

1/4" = 1'-0"

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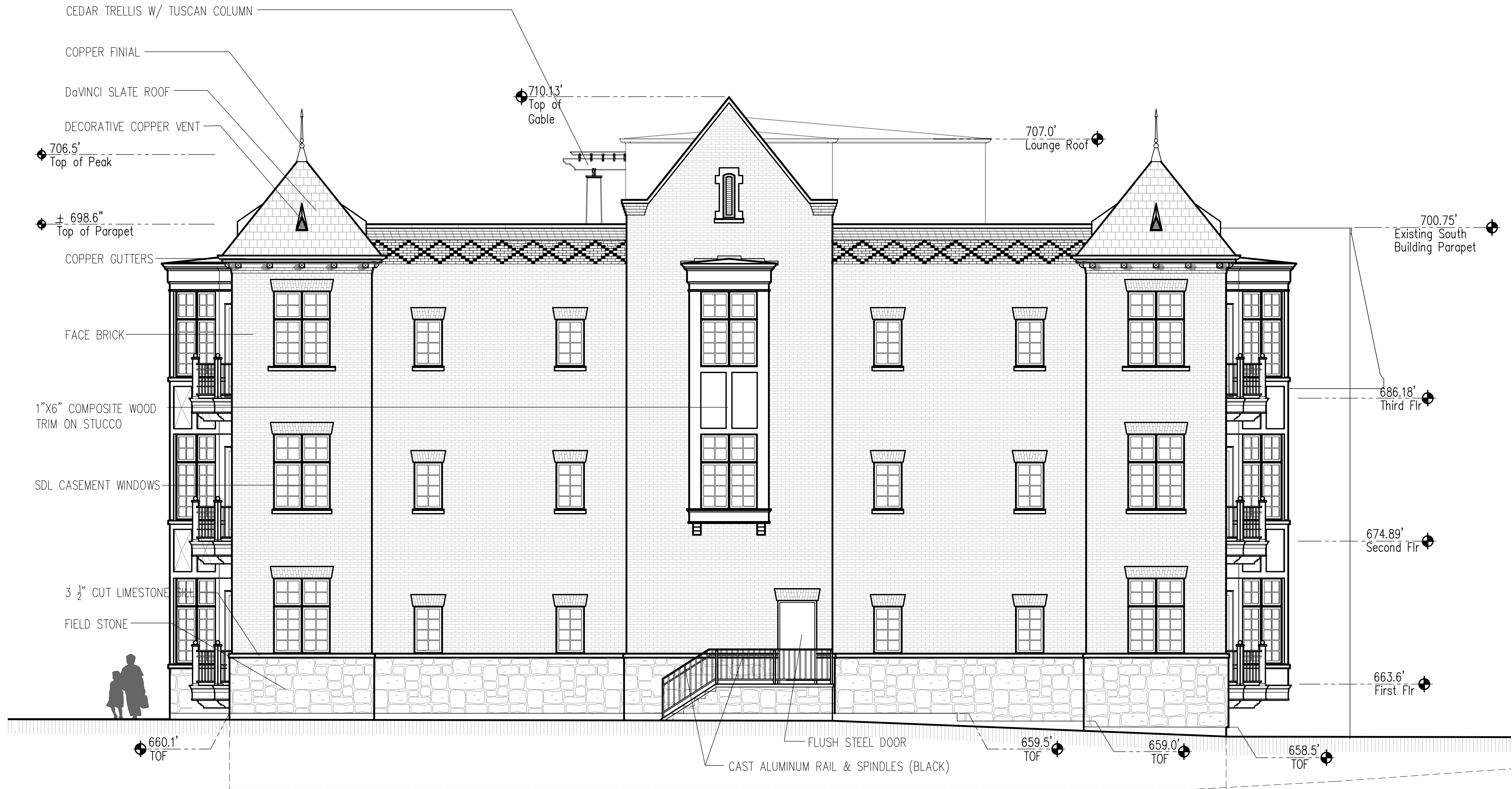
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NORTH ELEVATION

1/4" = 1'-0"

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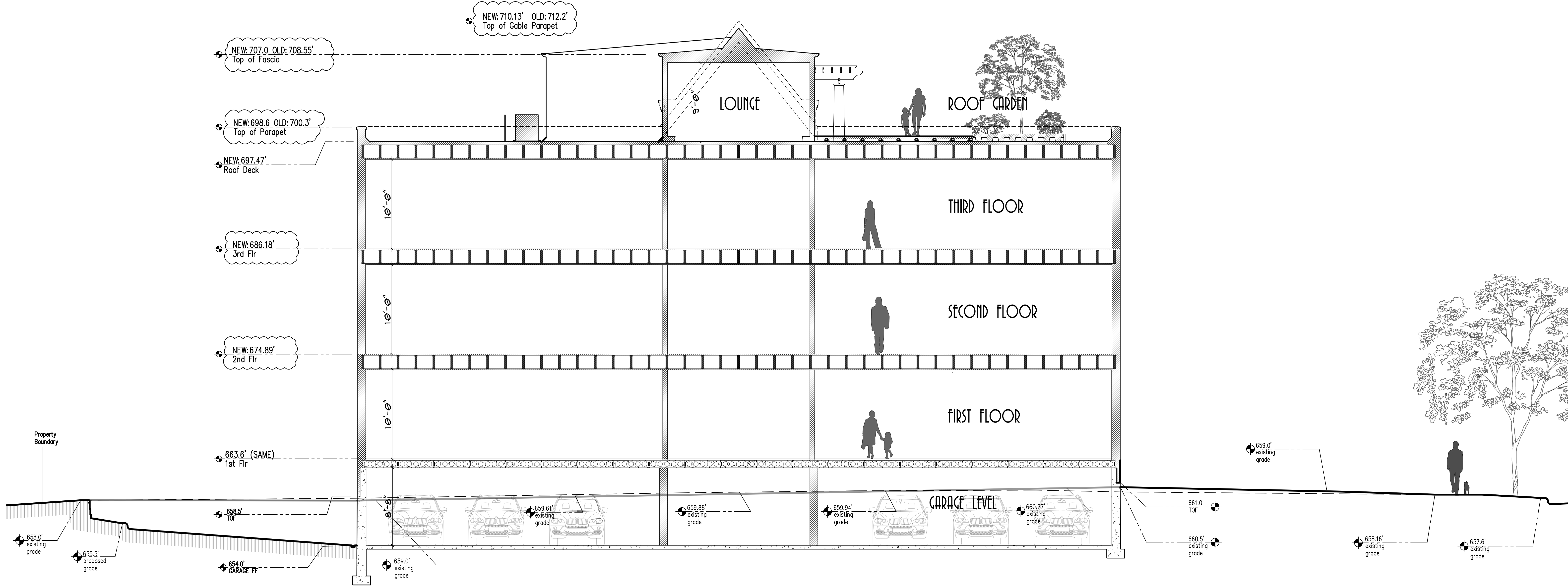
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CROSS SECTION BUILDING & SITE WEST TO EAST

3/16" = 1'-0"

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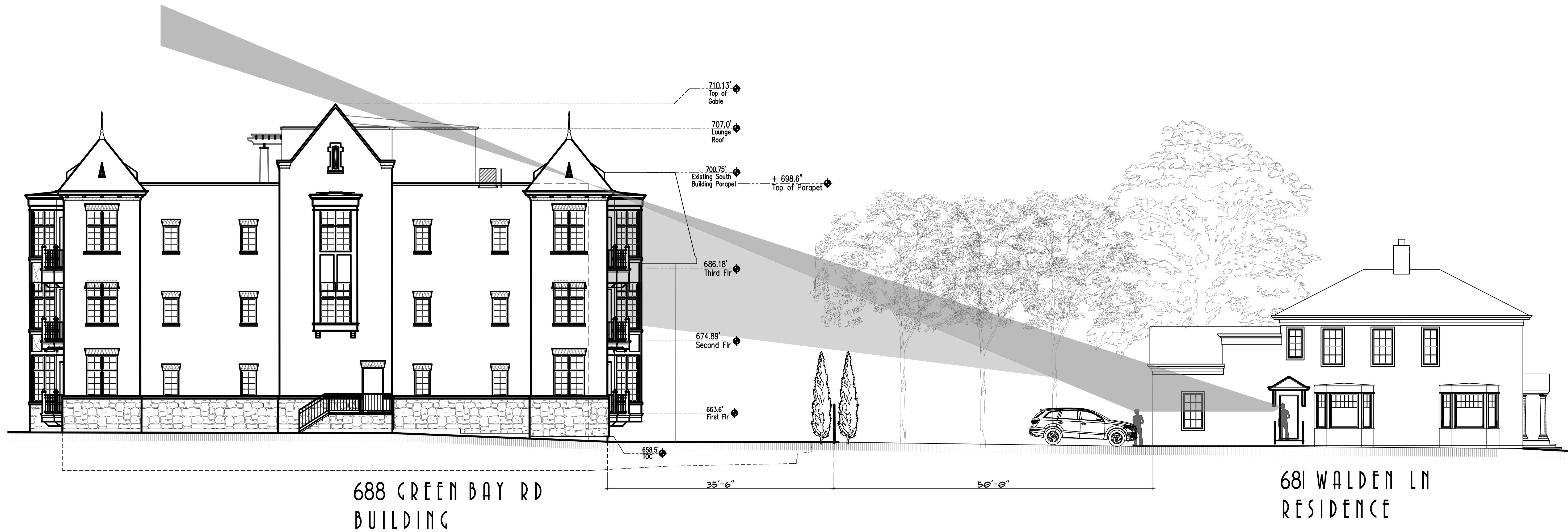
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LINE OF SIGHT STUDY

$\frac{1}{8}" = 1'-0"$

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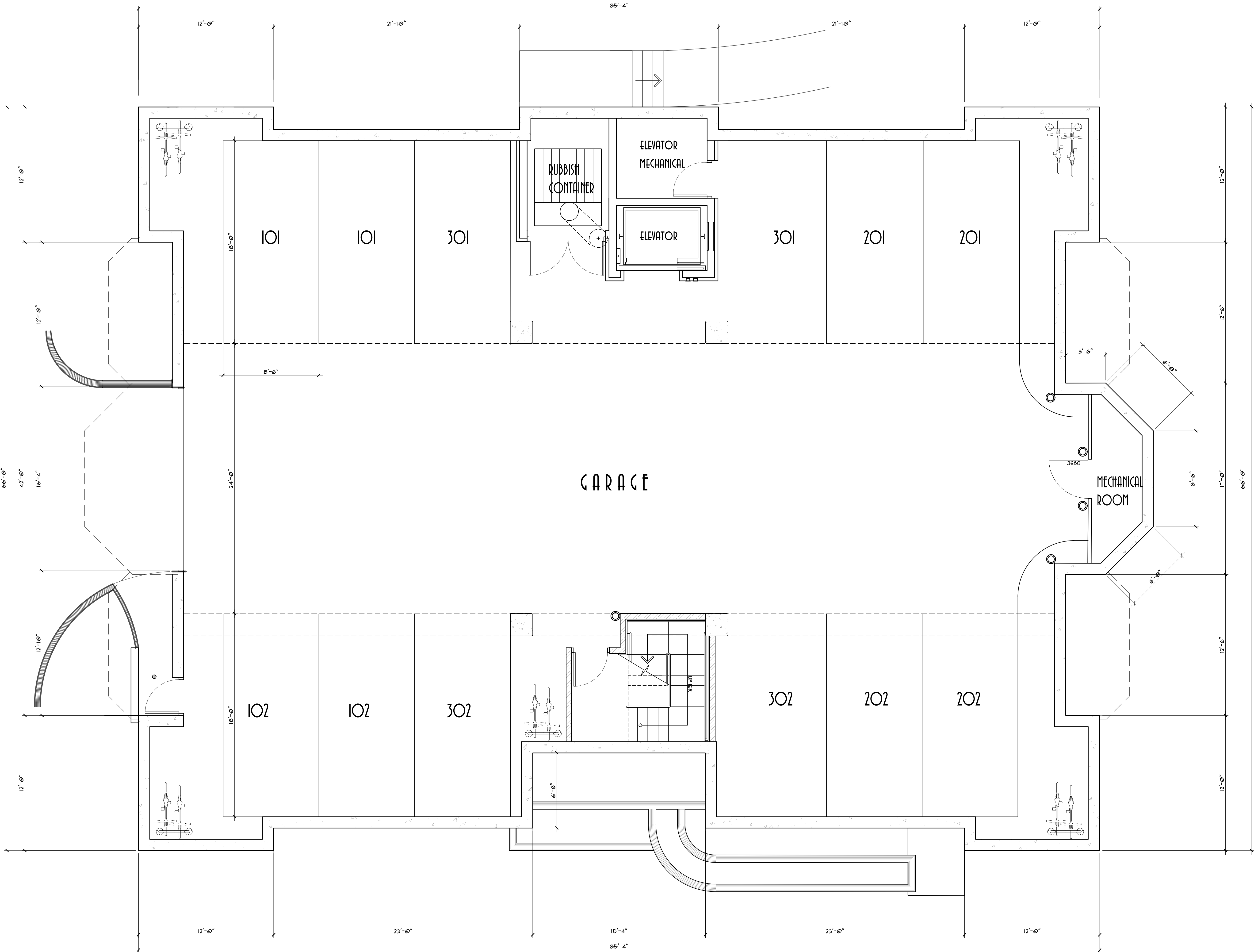
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GARAGE FLOOR PLAN

1/4" = 1'-0"

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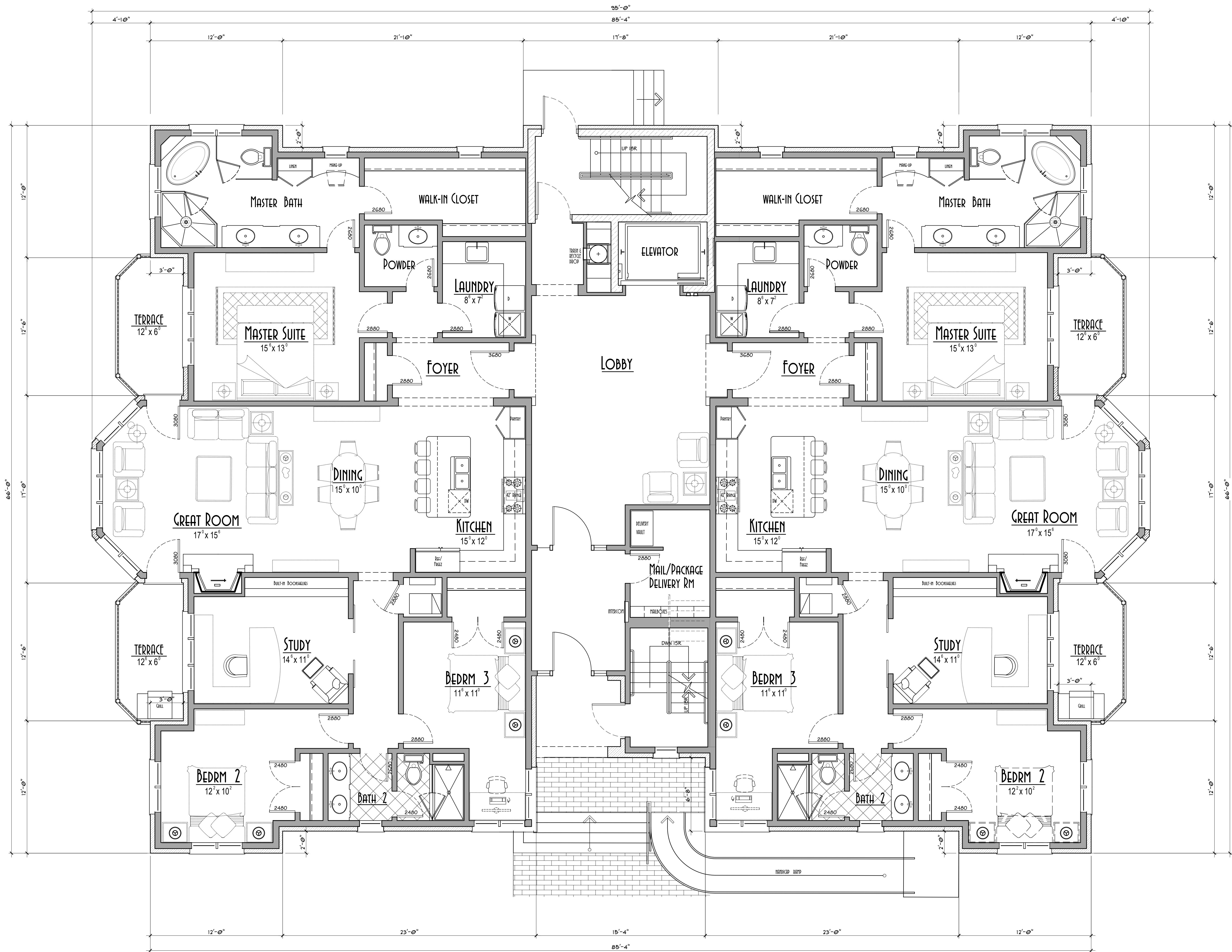
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FIRST FLOOR PLAN

1/4" = 1'-0"

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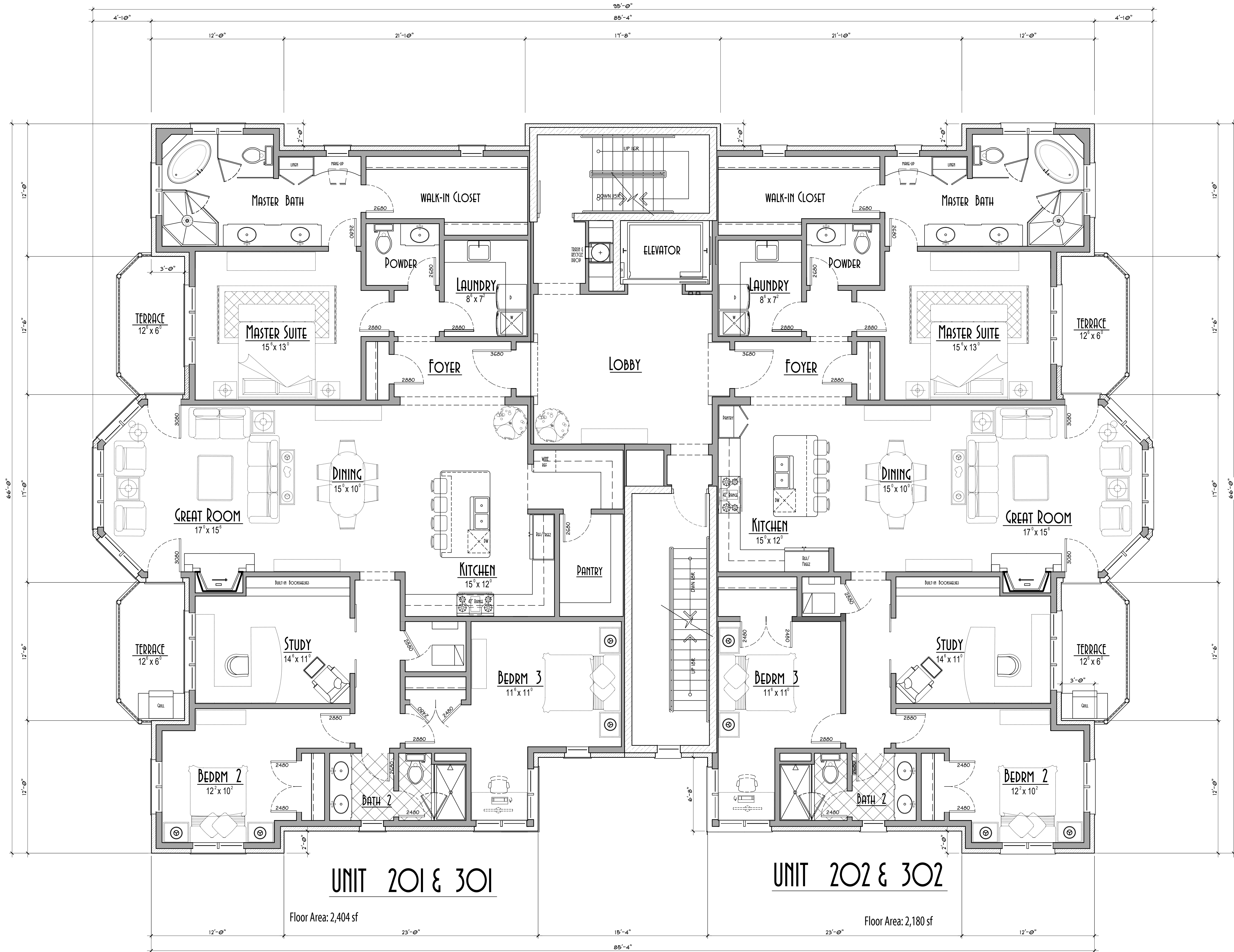
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SECOND FLOOR PLAN

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

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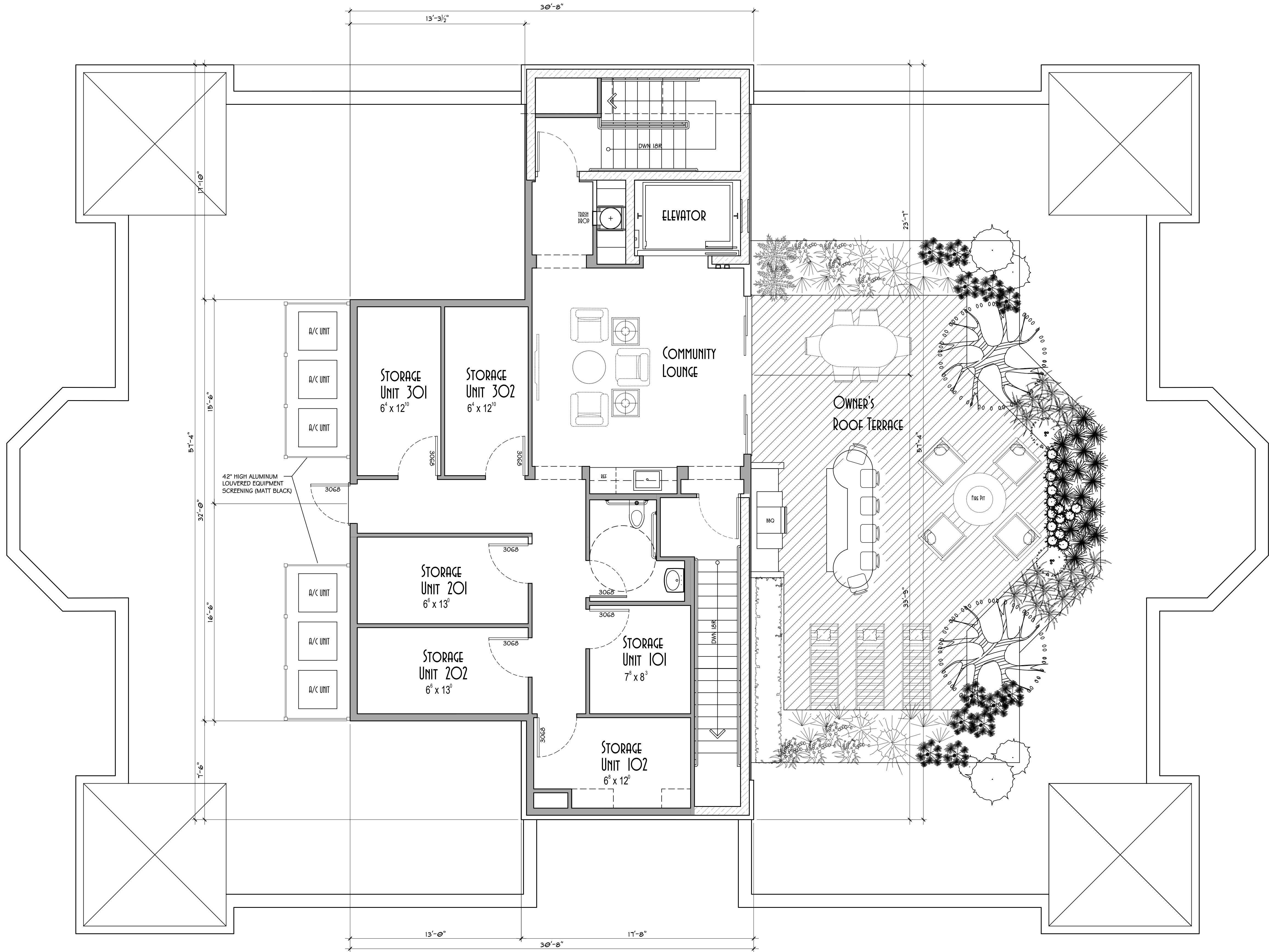
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ROOF FLOOR PLAN

3/4" = 1'-0"

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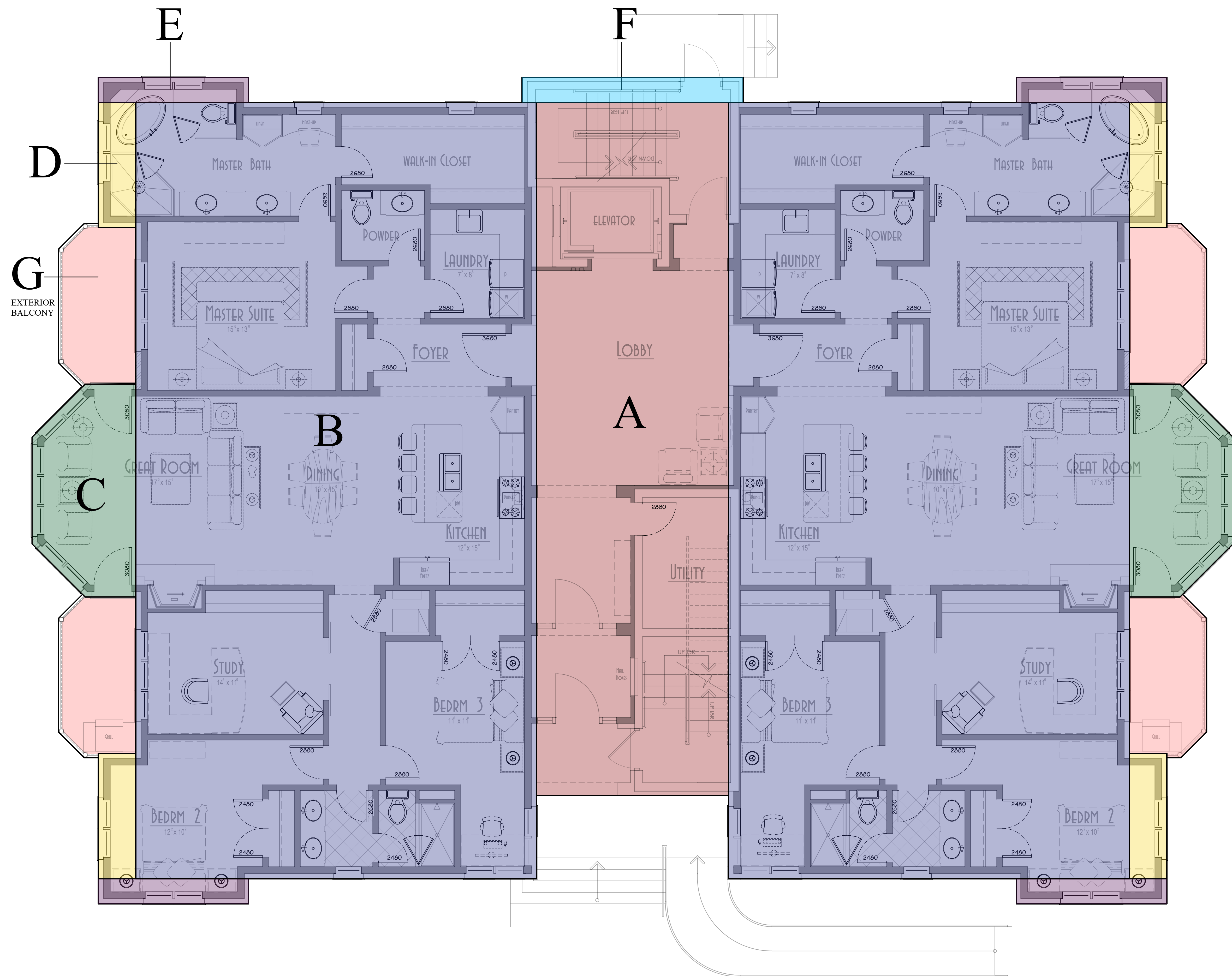
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FIRST, SECOND & THIRD FLOOR GFA-PROPOSED		
PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	15.3 x 55.3	846.0
B	(32.0 x 62.0) x 2	3,968.0
C	(7.2 x 17.0) x 2	244.8
D	(3.0 x 10.75) x 4	129.0
E	(12.0 x 2.0) x 4	96.0
F	17.75 x 2.0	35.5
G (3rd flr not counted)	(11.5 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:		1,406.0
GROSS BUILDING FLOOR AREA:		17,915.9



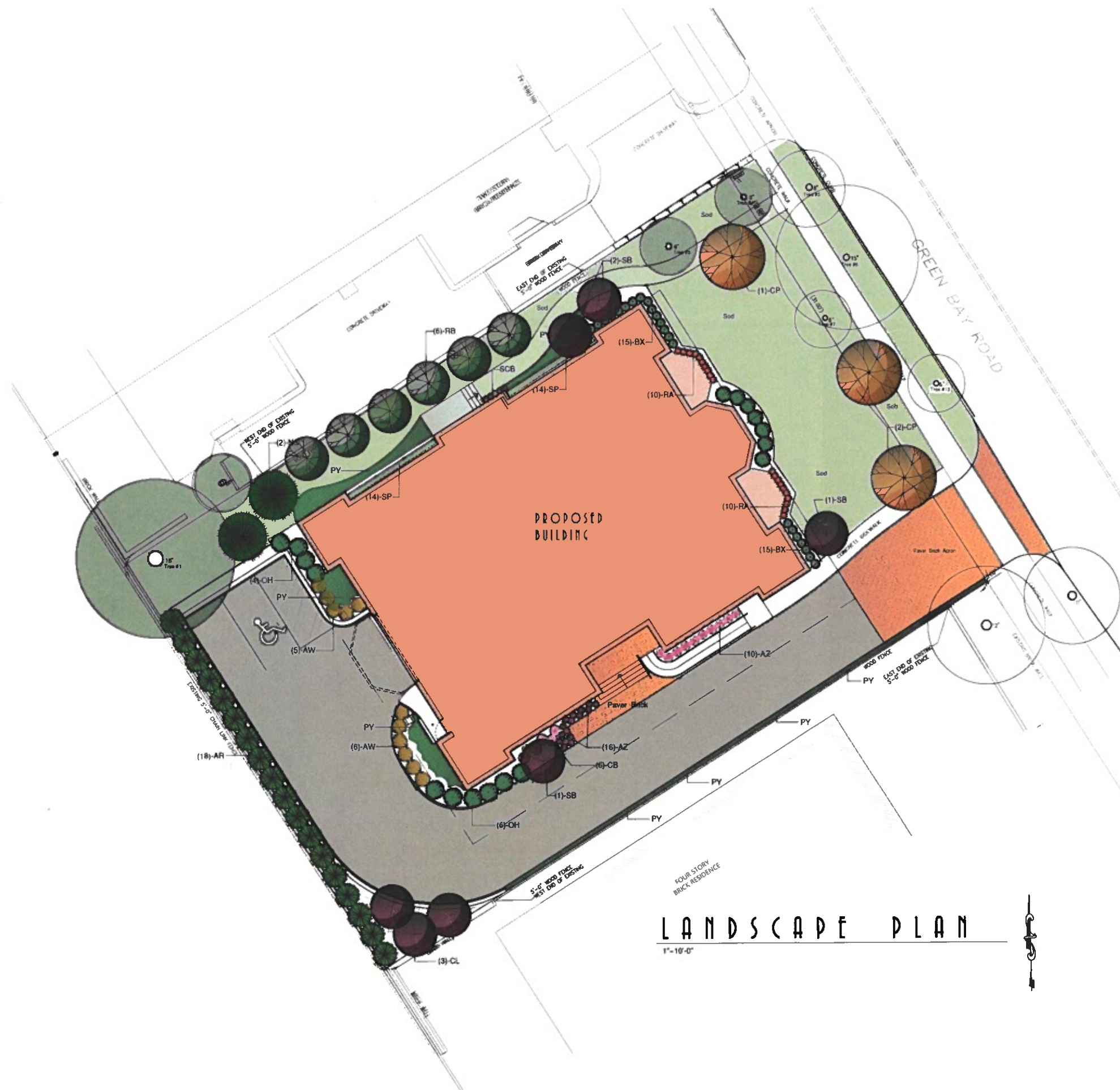
GROSS FLOOR AREA FOR 1ST THRU 3RD FLOORS

FOURTH FLOOR GFA-PROPOSED		
PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	13.3 x 32.0	426.0
B	17.2 x 57.0	982.0
TOTALS:		1,406.0
ROOF DECK AREA (not counted)		575.0



GROSS FLOOR AREA FOR THE 4TH FLOOR

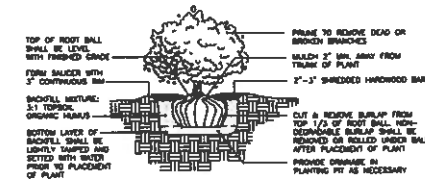
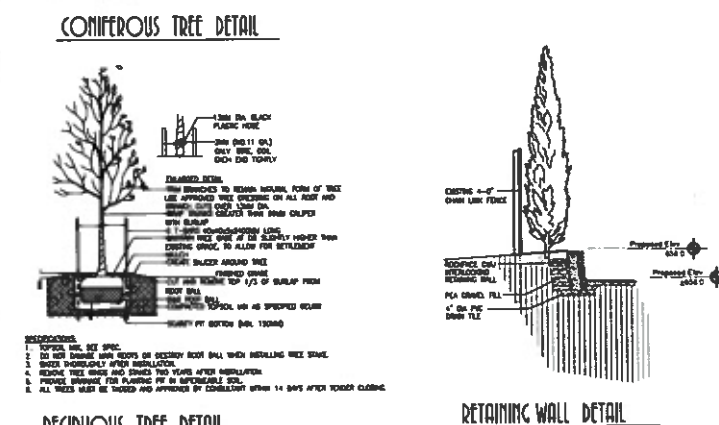
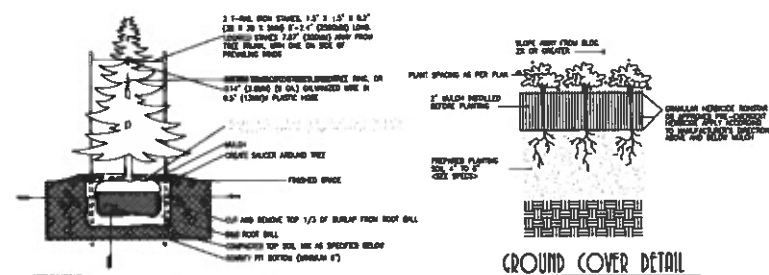
$\frac{1}{4}" = 1'-0"$



PLANT LIST				
TREES				
Quantity	Size	Common Name	Botanical Name	Cond. KE
	2 8"	Norway Spruce	Picea abies	BB NS
	4 8"	Serviceberry	Amelanchier canadensis	BB BS
	3 3"	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	BB CP
	6 10"	River Birch	Betula nigra	BB RB
SHRUBS				
	7 5gal	Annebelite Hydrangea	Hydrangea arborescens	Can. AH
	13 3gal.	AW Spirea	Anthony Waterer Spirea	Can. AV
	3 6"	Common Lilac	Syringa vulgaris	BB CL
	22 24"	Banwood	Buxus x Glencoe	Can. BX
	2 36"	Cap Yew	Taxus cuspidata 'Capitata'	BB CY
	18 5"	Mission Arborvitae	Thuja occidentalis	BB AP
	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	Eunonymus 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.	Caramel Coral Belles	Heuchera 'Caramel'	Can. CE
	1900 3"	Japanese Spurge	Pachyandra triflora minalis	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 HOA. APPLICANT WILL WORK WITH SOUTH NEIGHBORS' HOA TO ESTABLISH A MUTUALLY ACCEPTABLE RESULT TO THE EXTENT POSSIBLE ON THE APPLICANT'S PROPERTY.
2. SHOW REMOVAL SHALL BE CONTRACTED BY THE HOA WITH A LICENSED AND BONDED SHED REMOVAL CONTRACTOR. IN ADDITION, A RACK SHOW HELDING SYSTEM WILL BE INSTALLED FROM THE SOUTH ENTRANCE TO THE CLOSER-HEAD GARAGE DOORS AND PARKING AREA.



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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PROFESSIONAL DESIGN FIRM #184-003936

RESIDENCE NAME
ADDRESS
CITY, ILLINOIS

**RM
SWANSON
ARCHITECTS**
1930 AMBURY CT OFFICE: 847 234 4653

DESIGNED BY
RICHARD M. SWANSON, JR.
JULIO A. VEGA

PREPARED BY:
JULIO A. VEGA
ORIGINAL OF

[illegible]

PLAN NO	1700
---------	------

SHEET

[illegible]



* Village Forestry Department to perform removal of tree and replacement from approved tree plant list
Cost of removal & replacement shall be at Applicant's expense

1. ONE TREE-ONE 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

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.



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.

NO SCALE

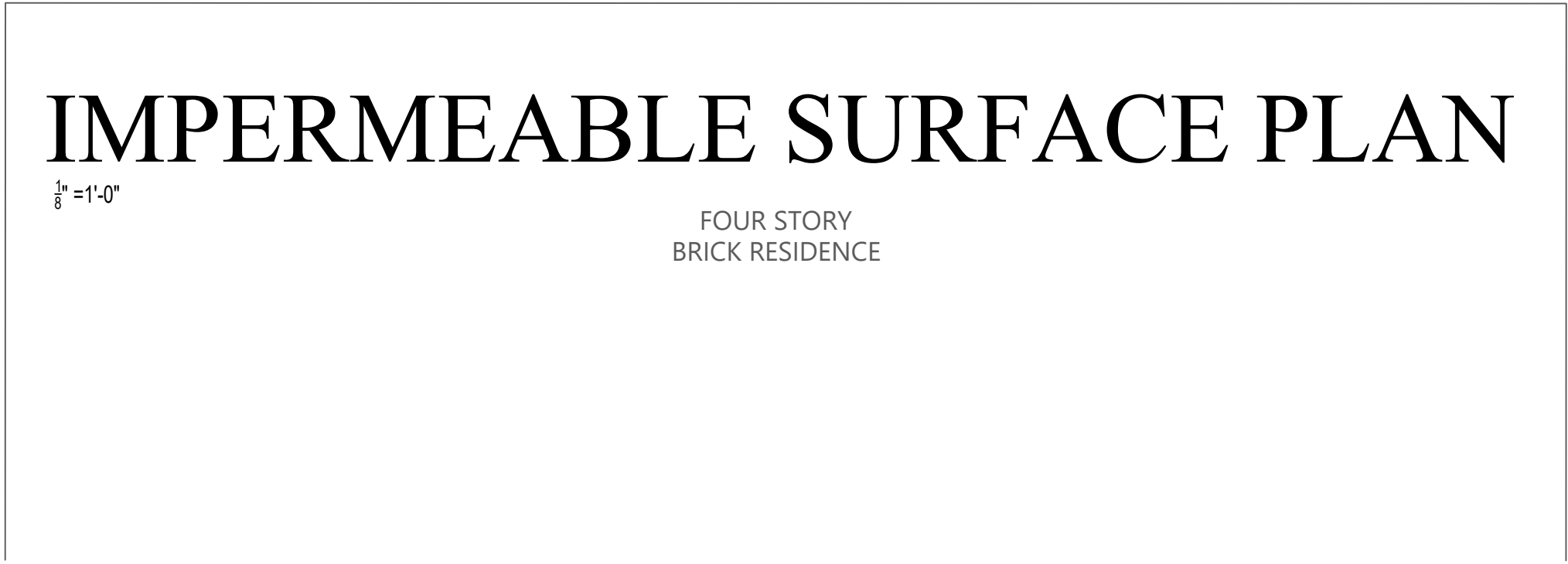


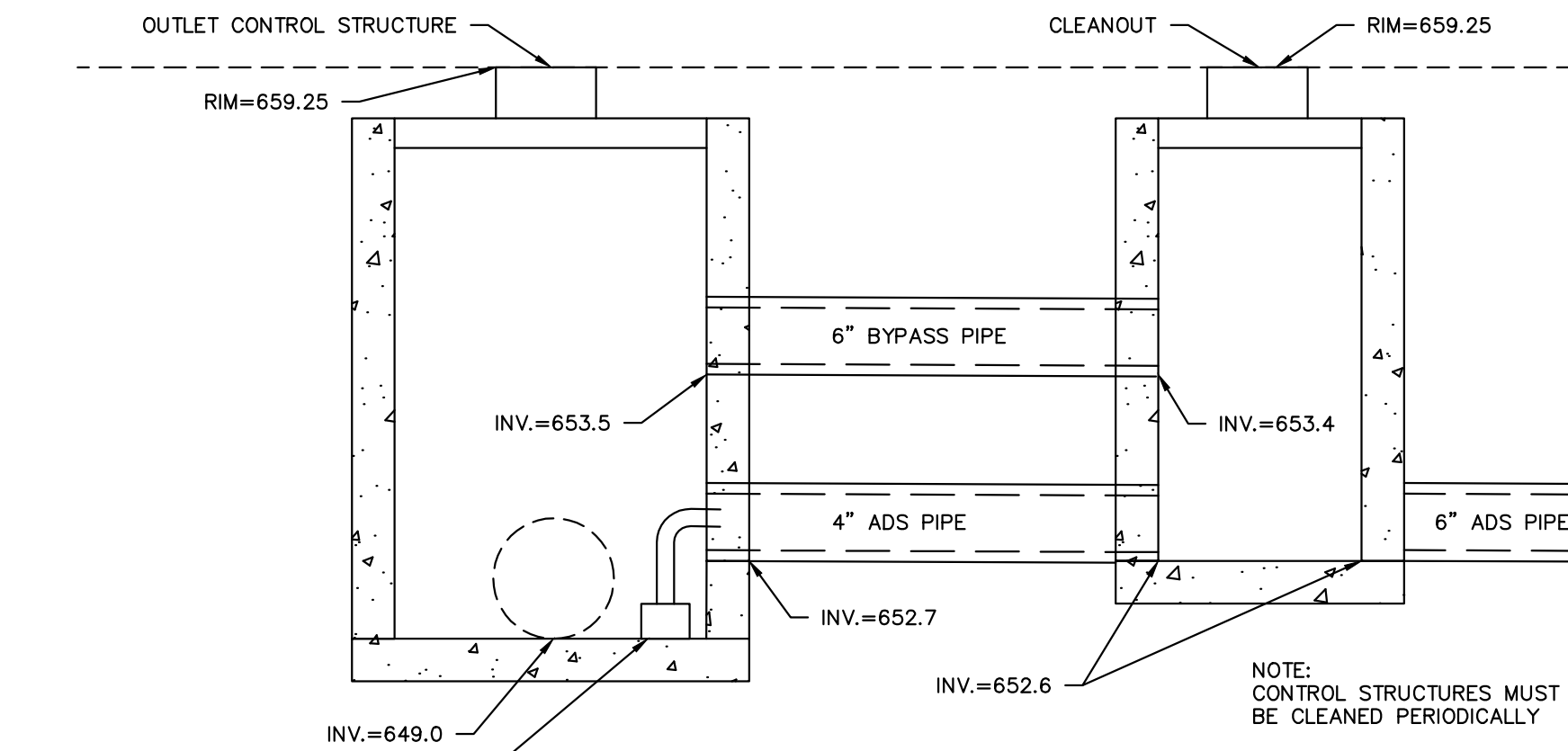
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NO SCALE

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PIECE	DIMENSIONS (FT)	ILC AREA (SF)
A	82.0 x 63.1	5,190.0
B	115.2 x 18.0	2,075.0
C	25.9 x 15.13	392.0
D	30.4 x 35.8	1091.2
E	8.5 x 18.4	156.4
F	18.0 x 40.1	722.0
G	5.0 x 12.0	60.0
H	12.6 x 26.0	328.0
I	4.0 x 70.5	282.1
J	4.0 x 11.0	44.0
BALCONIES	(11.5 x 6.0) x 4	828.0
TOTAL IMPERMEABLE AREA		11,168.7 sf
TOTAL LOT AREA		15,000.0 sf
TOTAL ALLOWABLE IMP AREA		9,000.0 (60%)
TOTAL EXCESS IMPERMIABLE		2,168.7 sf (24.0% over)





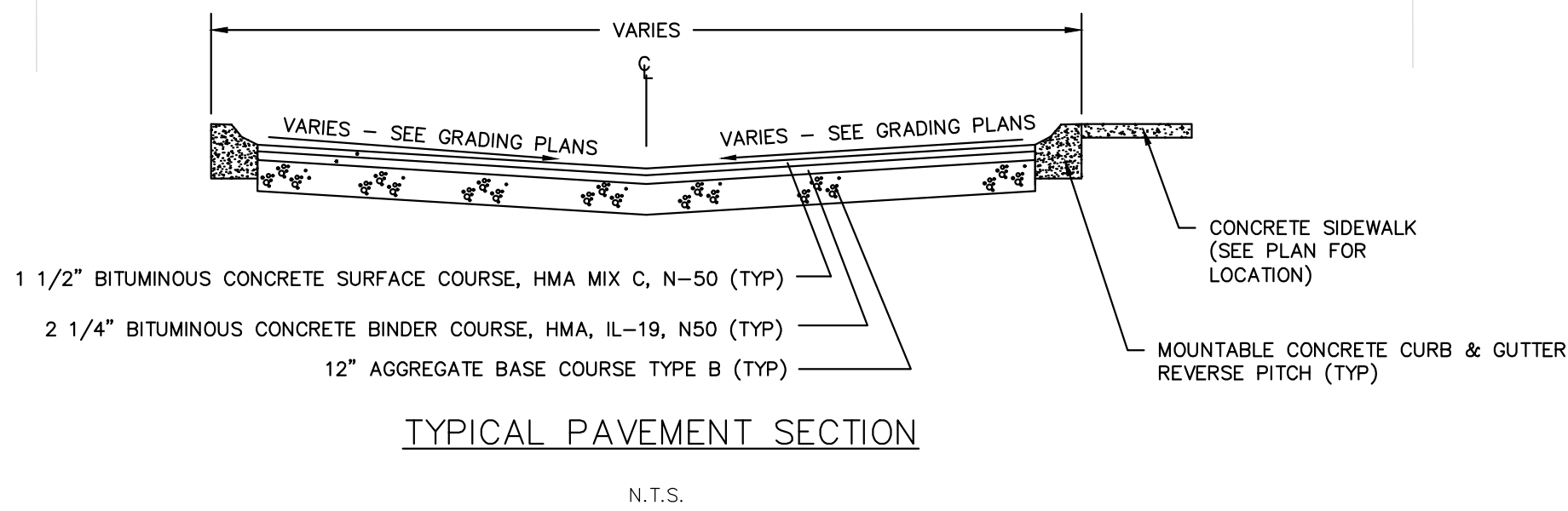
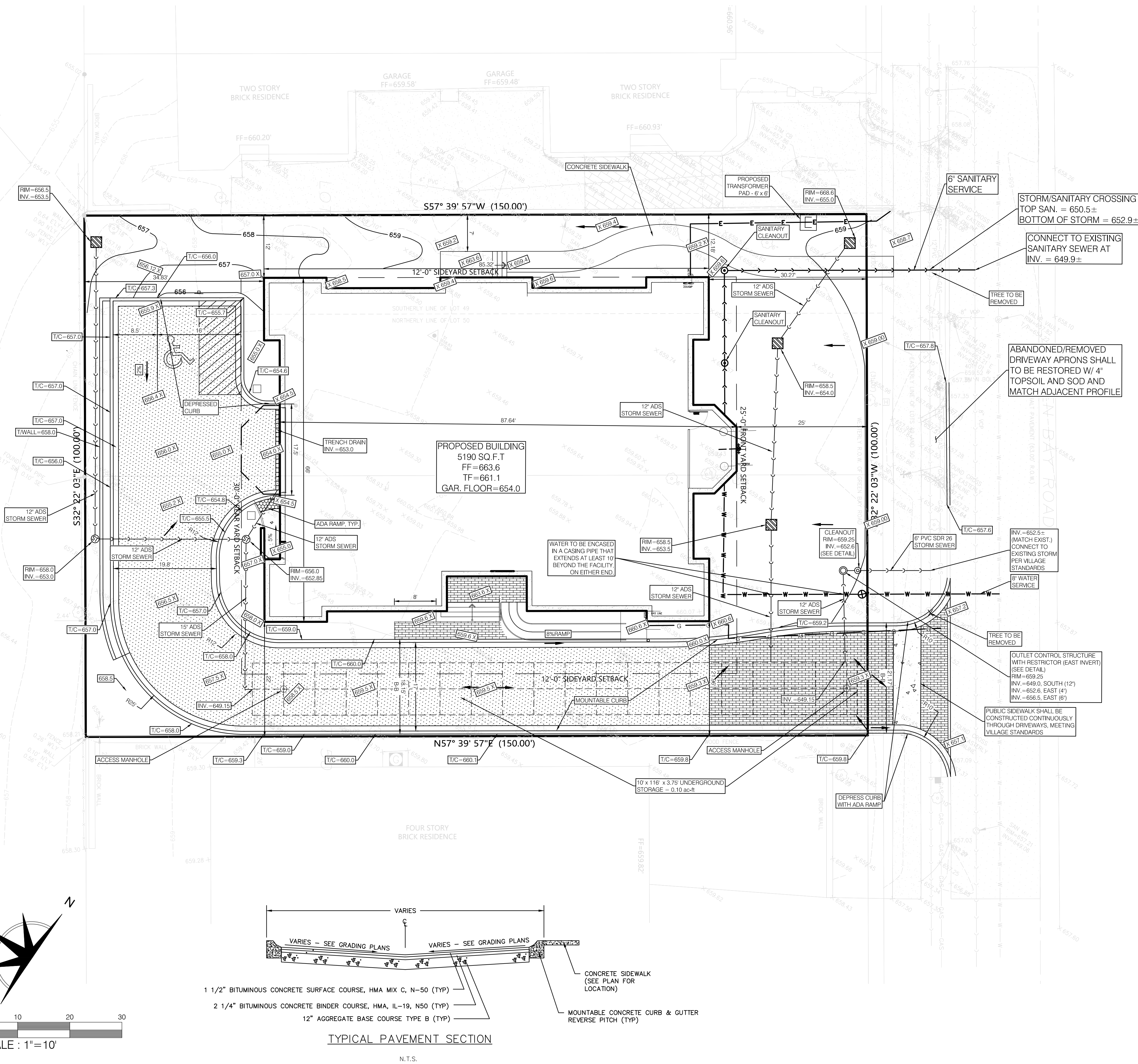
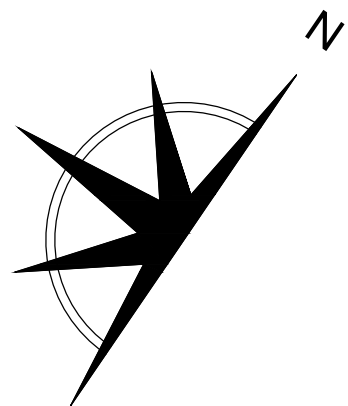
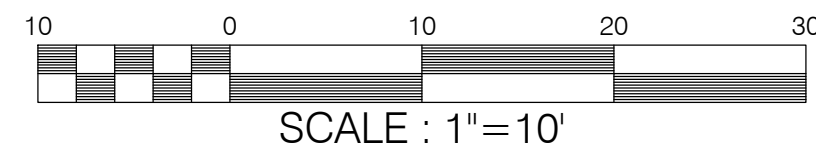
DETENTION SUMMARY

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 = $Q = 0.15 \times 3.6 \text{ IN/HR} \times 0.34 \text{ AC.} = 0.18 \text{ CFS}$
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
 - 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
 - OVERHEAD WIRES
 - EXISTING SANITARY LINE
 - EXISTING STORM LINE
 - EXISTING WATERMAIN
 - EXISTING CONTOUR
 - CENTERLINE ROAD
 - 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



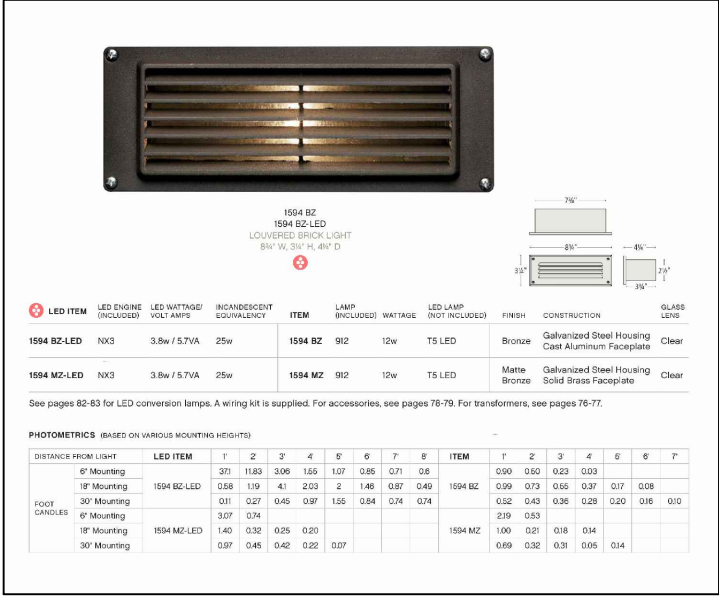
PREPARED FOR:
REVEST PARTNERS LLC
745 CONSTANCE LANE
DEERFIELD, IL 60015

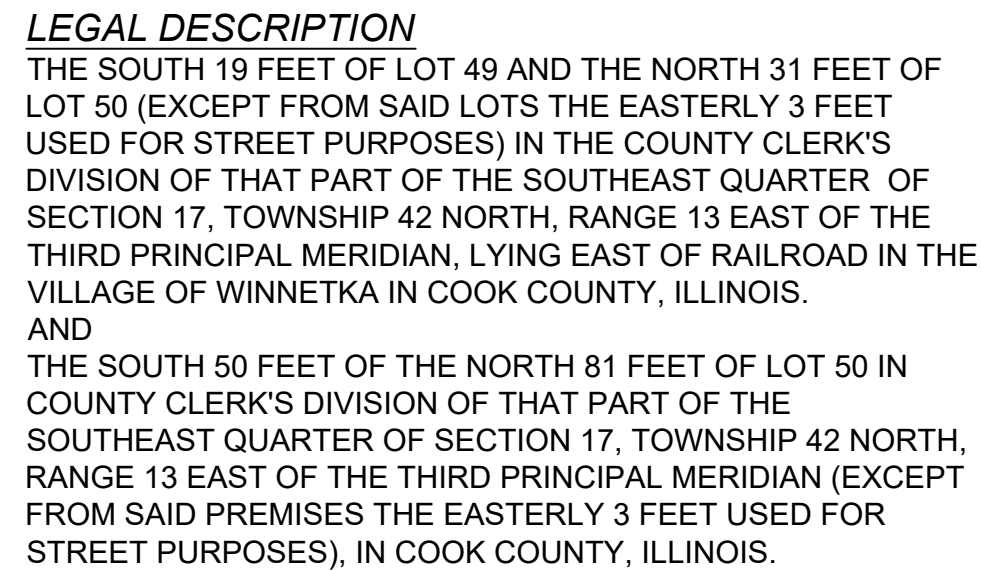
PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering - Land Entitlement - Project Feasibility
4320 Winfield Drive - Suite 200 Warrenville Illinois 60555
o: 630-300-0933 c: 630-624-0520

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	01-20-20	CHANGES MADE PER ARCH. COMMENTS			
2	01-23-20	REVISED PER VILLAGE LETTER DATED 01-06-20			
3	02-19-20	REVISED PER VILLAGE LETTER DATED 02-07-20			
4	03-11-20	REVISED PER VILLAGE REVIEW			

PRELIMINARY ENGINEERING PLAN
THE WALDEN - 688 GREEN BAY ROAD

FILE NAME: LAYOUT PLAN	DSGN. BY: ESM	JOB NO:	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: TWA	DATE: 10-29-19	SCALE: 1"=10'	C1 of C2





	PROPERTY LINE
	OVERHEAD WIRES
	EXISTING SANITARY LINE
	EXISTING STORM LINE
	EXISTING WATERMAIN
	EXISTING CONTOUR
	CENTERLINE ROAD
	BUILDING SETBACK LINE
	EASEMENT LINE
	EXISTING TREE LINE
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING PAVEMENT

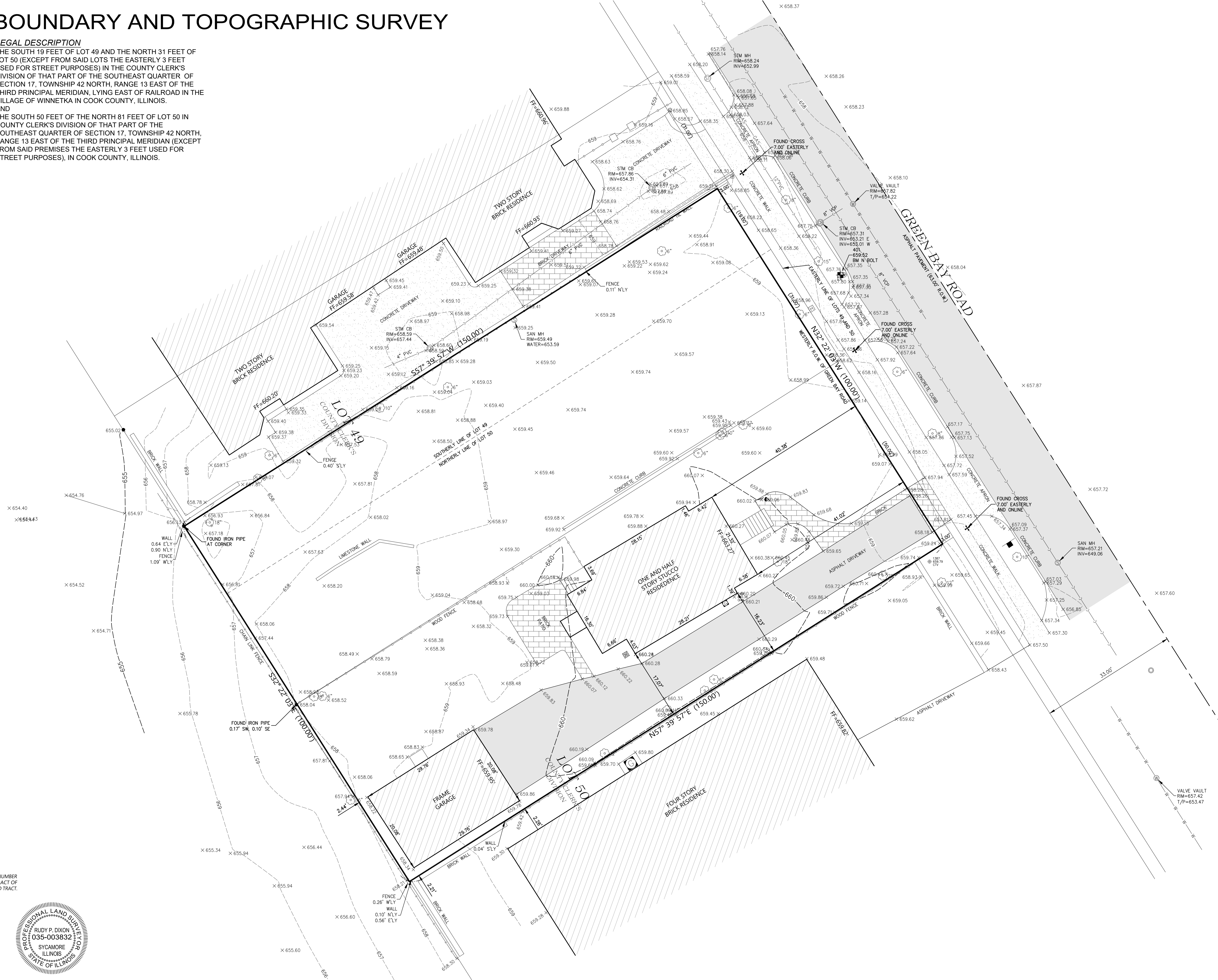
UTILITY STATEMENT

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.

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

WE, REGIONAL LAND SERVICES, I.L.C. ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.

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



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

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