



Village of Winnetka

Village Council Regular Meeting

January 6, 2026 at 7:00 PM
Village Hall
510 Green Bay Road

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Quorum**
 - a. January 20, 2026 Regular Meeting
 - b. February 3, 2026 Regular Meeting
 - c. February 10, 2026 Study Session
 - d. February 17, 2026 Regular Meeting
- 4. Public Comments**
- 5. Reports**
- 6. Establishment of Consent Agenda**
- 7. Approval of Consent Agenda**
 - a. Approval of Village Council Minutes
 - i. December 2, 2025 Regular Meeting
 - b. Approval of Warrant List Dated December 12, 2025 - December 31, 2025
 - c. Resolution No. R-05-2026: Approving the Disposal of an Existing Public Works Tractor and Purchase of a New Public Works Tractor and Equipment from Brown Equipment Company (Adoption)
 - d. Resolution No. R-06-2026: Certificate of Appropriateness for Front Building Elevation Alterations at 24 Green Bay Road (Adoption)
- 8. Ordinances and Resolutions**
 - a. Ordinance No. M-01- 2026: Approving a Minor Change and Amending a Planned Development (688-694 Green Bay Road) (The Walden) (Introduction/Adoption)
- 9. Old Business**
 - a. Hubbard Woods Parking Deck Repairs - Policy Direction
- 10. New Business**
- 11. Appointments**

NOTICE

Village Council meetings are video recorded. All agenda materials are available at villageofwinnetka.org (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

- 12. Closed Session**
- 13. Adjournment**

**MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
December 2, 2025**

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at the Police Department Classroom on Tuesday, December 2, 2025, at 7:00 PM.

- 1) Call to Order. President Dearborn called the meeting to order at 7:00 PM. Village Manager Kristin Kazenas called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Kim Handler, Scott Myers and Bridget Orsic. Absent: None. Also present: Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director Scott Mangum, Engineering Director Jim Bernahl and approximately 5 persons in the audience.
- 2) Pledge of Allegiance. President Dearborn led the group in the Pledge of Allegiance.
- 3) Quorum.
 - a) December 9, 2025 Study Session – Cancelled
 - b) December 16, 2025 Regular Meeting All of the Council members present said they expect to attend.
- 4) Public Comment: None.
- 5) Reports:
 - a) Trustees. No report.
 - b) Attorney. No report.
 - c) Manager
 - a) Village Manager Kazenas reports on the first significant snowfall totaling 9.4 inches over a 17-hour period, indicated snow removal efforts made by the Public Works Department. However, while leaf collection efforts were impaired as a result, the Village will ensure all residents would receive an additional pass and have their leaves collected.
 - d) Village President. No report.
- 6) Establishment of the Consent Agenda.

Trustee Dalman seconded by Trustee Handler moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.
- 7) Approval of the Consent Agenda
 - a) Approval of Village Council Minutes
 - i. October 21, 2025 Regular Meeting
 - ii. November 4, 2025 Regular Meeting
 - b) Approval of Warrant List Dated November 14, 2025 - November 26, 2025 in the amount

of \$1,429,813.25.

- c) Ordinance No. MC-09-2025: Amending the Winnetka Village Code Concerning the Use of Leaf Blowers (Introduction/Adoption)
- d) Ordinance No. MC-10-2025: Amending Section 2.72.020 of the Village Code Regarding the Village's Administrative Adjudication System (Introduction/Adoption)
- e) Resolution No. R-88-2025: Waiving Bidding and Approving the Purchase of Valve Actuators from LAI, LTD (Adoption)
- f) Resolution No. R-93-2025: Approving a Non-Exclusive License Agreement for the Use of the Post Office Parking Lot and Dwyer Park for the 2025 Tree Lighting Ceremony (Adoption)
- g) Resolution No. R-96-2025: Approving an Eighth Amendment to a Lease Agreement Between the Village of Winnetka and the United States Postal Service (Adoption)
- h) Resolution No. R-97-2025: Approving an Addendum to the Security Services Agreement Between the Village and P4 Security Services, LLC (Adoption)
- i) Resolution No. R-100-2025: Approving and Authorizing the Execution of a Prosecutorial Services Agreement with Addis Law Group, LLC (Adoption)
- j) FY2026 Village Budget
 - k. Ordinance No. MC-08-2025: Enacting a Home Rule Municipal Retailers' Occupation Tax and a Home Rule Municipal Service Occupation Tax (Adoption)
 - l. Resolution No. R-90-2025: Adopting the Annual Budget for the Fiscal Year Beginning January 1, 2026 and Ending December 31, 2026 (Adoption)
 - m. Resolution No. R-91-2025: Establishing Rates and Fees Related to Utility Services (Adoption)
 - n. Resolution No. R-92-2025: Amending General, Building, and Miscellaneous Service Fees (Adoption)
- o) Property Tax Levy and Abatement Ordinances
 - p. Ordinance No. M-15-2025: Levying Taxes for the Year 2025 (Adoption)
 - q. Ordinance No. M-16-2025: Abating the Tax Heretofore Levied for the Year 2025 to Pay the Principal of and Interest on Taxable General Obligation Refunding Bonds, Series 2020, of the Village of Winnetka, Cook County, Illinois (Adoption)
- r) Approval of Village Council Meeting Schedule for 2026

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

8) Presentations.

a) Green Bay Road Streetscape Presentation and Policy Direction

On August 1, 2023, the Village Council approved a \$32,760 reimbursement to the Village of Kenilworth to prepare a streetscape concept plan for Green Bay Road between Kenilworth Avenue in Kenilworth and Winnetka Avenue in Winnetka. The Village of

Kenilworth has taken lead on the project given that 70% of the project is in Kenilworth and 30% is in Winnetka.

Mark Johnson, Project Manager with the Ciorba Group, provides information regarding the project scope between Kenilworth and Winnetka's Indian Hill Business Districts, improvements to vehicular, pedestrian, and bicycle experience and safety, stimulate economic growth, and enhance community identity. Additionally, as part of the study, two public meetings were held obtaining input and refinements to the concepts with improvements to the road lanes, parking, sidewalk, landscaping, and furnishing.

Council is provided the results of Ciorba's parking analysis, public meeting comments, timeline of IDOT project development phases, funding sources, and project phases.

Council discusses traffic flow, matters related to a jurisdictional transfer, parking accessibility, pedestrian safety, landscaping, various phases of the project, and matters related to traffic analysis.

Public Comment

Dean Nelson expresses concerns related to traffic safety.

Without objection, Council defers consideration of policy direction until the Village of Kenilworth determines next steps as the lead agency.

9) Ordinances and Resolutions.

- a) Ordinance No. M-18-2025: Granting a Special Use Permit for the Operation of a Medical Office Within the C-2 Commercial Overlay District of the Village (730 Elm Street, Suite 130) (Introduction/Adoption)

Winnetka Aesthetic Studio is seeking a special use permit to operate a medical office at the One Winnetka building, 730 Elm Street.

Community Development Director Scott Mangum advises Council regarding zoning, proposed location and floor plan, special use permits for businesses operating within the One Winnetka development, business operations, and proposed parking for staff and cliental.

Paul Phelps, owner of Chicago Oculofacial Plastic Surgery, advises Council regarding business operations, accreditations, staffing, client services, and signage.

Council discusses matters related to commercial tenant and staff parking.

Trustee Dalman, seconded by Trustee Orsic, moved to waive introduction of Ordinance No. M-18-2025.

Trustee Dalman, seconded by Trustee Myers, moved to adopt Ordinance No. M-18-2025. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers and Orsic. Nays: None. Absent: None.

- b) Ordinance No M-19-2025: Granting a Variation from the Winnetka Zoning Ordinance to Allow the Construction of an Addition to an Existing Detached Garage Within the R-1 Single Family Residential District (20 Fox Lane) (Introduction/Adoption)

Council is advised of a request for the approval of a zoning variation to allow construction of an addition to the existing detached garage while the existing storage shed would be removed.

Community Development Director Scott Mangum provides information regarding zoning, site plan and zoning standards, matters related to the proposed garage addition, and elevations.

Brandon and Colleen Carroll, property owners, address Council regarding the addition of the garage and removal of the storage shed.

Trustee Apatoff, seconded by Trustee Albinson, moved to waive introduction of Ordinance No. M-19-2025.

Trustee Albinson, seconded by Trustee Orsic, moved to adopt Ordinance No. M-19-2025. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers and Orsic. Nays: None. Absent: None.

10) Old Business. None.

11) New Business. None.

12) Appointments: None.

13) Public Comment:

Dean Nelson addresses Council regarding leaf collection efforts.

14) Closed Session for the Purpose of Discussing Collective Bargaining, Pending Litigation, and Review of Closed Session Minutes Pursuant to Section 2(c)(2), 2(c)(11), and 2(c)(21) of the Open Meetings Act.

Trustee Albinson, seconded by Trustee Dalman, moved to adjourn to Closed Session for the purpose of discussing collective bargaining, pending litigation, and review of closed session minutes pursuant to section 2(c)(2), 2(c)(11), and 2(c)(21) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: None.

The Council adjourned into Closed Session at 8:16 p.m.

15) Adjournment. The Closed Session meeting ended at 8:55 p.m..

Recording Secretary



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated December 12, 2025 - December 31, 2025

PRESENTER: Kristin Kazenas

AGENDA DATE: January 6, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

The Warrant List Dated December 12, 2025 - December 31, 2025.

RECOMMENDATION:

Consider Approving the Warrant List Dated December 12, 2025 - December 31, 2025.

ATTACHMENTS:

None



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-05-2026: Approving the Disposal of an Existing Public Works Tractor and Purchase of a New Public Works Tractor and Equipment from Brown Equipment Company (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: January 6, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

The FY26 budget includes the purchase of a small tractor. The existing machine is 15 years old and is at the ideal point in the lifecycle to replace before the repair requirements start to significantly increase. The unit has incurred over \$33,000 in lifetime repair costs. Due to the age and condition, we can expect increasingly higher maintenance and repair costs if the unit were kept in service. The transmission on the machine is very worn out and staff avoid operating the machine due to the difficulty controlling the acceleration when working in tight spaces.

The small tractors are workhorses for the Public Works department. The tractor is used for leaf collection, sidewalk snow plowing, snow blowing, brooming, mowing, ditch clearing, and ROW maintenance. We are also requesting approval for the purchase of a blower attachment. The blower attachment will be useful for leaf operations to provide final cleaning of parkways particularly when seasons overlap. Additionally, the blower is PTO powered and therefore can be used to help clean spaces for a variety of special events such as the farmers' market, music fest, and the Fourth of July.

The Multi-hog is budgeted for replacement in the general fund. The replacement cost with trade in and blower attachment is \$168,995. In addition, we are requesting approval for disposal of the following units:

MB Unit #48 # 1M9AC132XAH849020 and attachments

Staff is proposing to utilize pricing available through a Sourcewell Contract formerly known as the National Joint Powers Alliance (NJPA). This is a joint purchasing consortium that solicits goods and services for state and local governments. The Village has taken advantage of competitive pricing through this program previously for equipment purchases. The contract provides a 5% discount on the list price.

BUDGET IMPACT

The replacement of the Multi-hog is budgeted for FY26 in the amount of \$155,000 in account 100.30.01-625. While the purchase is 8% over budget, we have identified FY26 budget offsets to cover the overage, such as the Vactor purchase which was procured \$45,000 under budget.

RECOMMENDATION:

Staff requests the board consider the purchase of the Multi-hog and attachments under Sourcewell Contract #111522-MUL at a 5% discount.

ATTACHMENTS:

1. Resolution No. R-05-2026: Approving the Disposal of an Existing PW Tractor and Purchase of a New PW Tractor and Equipment from Brown Equipment Company
2. CX75 & Turbine Blower Quote

RESOLUTION NO. R-05-2026

A RESOLUTION APPROVING THE DISPOSAL OF AN EXISTING PUBLIC WORKS TRACTOR AND PURCHASE OF A NEW PUBLIC WORKS TRACTOR AND EQUIPMENT FROM BROWN EQUIPMENT COMPANY

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

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

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

WHEREAS, the Village Public Works Department has identified the need to replace an existing MB Unit #48 11M9AC132XAH849020 and related attachments (collectively, "**Existing Tractor**") with a new Multi-hog CX75 multipurpose tractor ("**New Tractor**") and related equipment CX75 Buffalo Turbine Hydraulic Debris Blower Model BT-HYSS3 ("**Equipment**"); and

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

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

WHEREAS, Sourcewell identified Brown Equipment Company, of Evansville, Indiana ("**Brown Equipment**"), as the lowest responsible bidder for the Purchase Contract with a purchase price of \$185,205.90 for the New Tractor and \$18,995.00 for the Equipment; and

WHEREAS, Brown Equipment has offered a total trade-in value of \$25,958.00 for the Existing Tractor to be used toward the purchase of the New Tractor; and

WHEREAS, Sourcewell also provides a 5% discount for the Purchase Contract, bringing the final purchase price for the New Tractor to \$150,000.00; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to trade in the Existing Tractor and purchase the New Tractor and Equipment from Brown Equipment, in the amount of \$168,995.00, in accordance with the Purchase Contract;

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

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

SECTION 2: AUTHORIZATION TO DISPOSE OF EXISTING TRACTOR. Pursuant to the Village’s home rule authority, the Village Council hereby authorizes the Village Manager, or the Manager’s designee, to dispose of the Existing Tractor by trading it in to Brown Equipment for \$25,958.00.

SECTION 3. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the New Tractor and Equipment from Brown Equipment, in the total amount of \$168,995.00 in accordance with the Purchase Contract.

SECTION 4. EXECUTION OF REQUIRED DOCUMENTATION. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to trade in the Existing Tractor and purchase the New Tractor and Equipment from Brown Equipment in an amount not to exceed \$168,995.00

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

ADOPTED this 6th day of January, 2026, pursuant to the following roll call vote:

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

Signed

Village President

Countersigned:

Village Clerk



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q16504
12/15/2025

Bill To

WINNETKA, IL, VILLAGE OF
510 GREEN BAY RD.
WINNETKA IL 60093
United States

Ship To

WINNETKA, IL, VILLAGE OF
510 GREEN BAY RD.
WINNETKA IL 60093
United States

TOTAL

\$168,995.00

Sales Rep: Thomas Miklasz

Expires

12/31/2025

PO #**Quote Information****Shipping Method****Item****Description****Qty****Price****Extended Price****MULTIHOG-CX75**

NEW CX75

1

\$185,205.90

\$185,205.90

MULTIHOG CX75 MULTIPURPOSE TRACTOR
ORANGE
75 HP (56 KW), TIER 4F/Stage 5 ENGINE
AIR-SUSPENDED HEATED DRIVER SEAT AND TOP-MOUNTED
ROAD LIGHTS
PERMANENT 4 WHEEL DRIVE WITH LOCK & TRACTION CONTROL
FRONT 3 POINT LINKAGE
2-AXIS JOYSTICK AND MINIATURE LEVERS
4 BANK HYDRAULIC VALVE WITH PROPORTIONAL CONTROL -
FRONT
2 BANK HYDRAULIC VALVE TO REAR
13 PIN SOCKET ON FRONT
3500 KG (7,716 LBS) GROSS VEHICLE WEIGHT
MANUALLY ADJUSTABLE HEATED MIRRORS
IN-CAB PTO CONTROL
0-26.4 GPM PROPORTIONAL LOAD SENSING PUMP TO FRONT
AND REAR
MECHANICAL PTO
VARIABLE PITCH REVERSING COOLING FAN
HYDRAULIC TIPPING REAR
COMBINED CAB HEATING & AIR CONDITIONING
HEATED WINDSCREEN
CAB DOORS WITH OPENING WINDOWS
2 LED WORKLIGHTS (FRONT)
2 LED WORKLIGHTS (REAR)
REVERSING CAMERA
LED AMBER FLASHER LIGHTS (SET OF 4)
BFG ALL TERRAIN LT245/75/16 TYRES WITH NARROW
MUDGUARDS MACHINE WIDTH 1240 MM (49.8")
FRONT CAB SKID PLATE

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q16504
12/15/2025

Item	Description	Qty	Price	Extended Price
CX75-BUFFALOTURBINE	HYDRAULIC DEBRIS BLOWER MODEL BT-HYSS3 WARRANTY 10 YEAR BUFFALO TURBINE WARRANTY MOTOR WARRANTY 2 YEAR WARRANTY INPUT POWER HYDRAULIC MOTOR INPUT RPM UP TO 3600 RPM* OUTLET SIZE 12" FRAME LENGTH 39" OVERALL LENGTH WITH NOZZLE 64" WIDTH 46" MAX HEIGHT WITH NOZZLE IN UPRIGHT POSITION 32" NOZZLE ROTATION 360° HYDRAULIC MOTOR DISPLACEMENT SIZE .915 CU.IN./REV REQUIRED MINIMUM HYDRAULIC PRESSURE (TO OPERATE @ STATED VALUES) 2900 PSI MAXIMUM HYDRAULIC FLOW RATE 40 GPM SHAFT SEAL MAX. PRESSURE 150 PSI SKID STEER QUICK ATTACH W/ 3 PT HITCH ADAPTOR PLATE	1	\$19,995.00	\$19,995.00
Trade In Discount	MAKE: MB MODEL: MSV-00022 YEAR: 2010 VIN: 1M9AC132XAH849020 ATTACHMENTS INCLUDED: :ROTARY BROOM :V-PLOW :2 SETS OF SPARE TIRES *Must pass DOT inspection. *Must be in similar working condition as when the trade-in evaluation was performed. *VEHICLE TITLE MUST BE AVAILABLE AT TIME OF DELIVERY	1	(\$25,958.00)	(\$25,958.00)
BEC SALES ALLOWANCE - WINTER	5% Sourcewell Discount Applied	1	(\$10,247.90)	(\$10,247.90)

Payment Information

A 3% fee will be applied to credit card transactions process through our system. Please note that this fee will only be applied to credit card transactions, and all other payment methods will remain without any additional fees, including the option to pay via ACH. For inquiries about this update or assistance with setting up ACH payments, please contact accounting@brownequipment.net.

Subtotal \$168,995.00

Tax (0%) \$0.00

Total \$168,995.00

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q16504
12/15/2025

FINAL INVOICE AMOUNT MAY BE SUBJECT TO ADDITIONAL MATERIAL AND MANUFACTURING SURCHARGES INCLUDING ANY TARIFFS THAT MAY ARISE. THIS ESTIMATE DOES NOT INCLUDE APPLICABLE TAXES. CUSTOMER IS RESPONSIBLE FOR ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS ESTIMATE.

PLEASE NOTE THAT A RESTOCKING FEE AND SHIPPING COSTS MAY BE ADDED TO ELIGIBLE PART RETURNS.

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



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Vehicle Quote

#Q16504
12/15/2025

TERMS AND CONDITIONS

1. **ACCEPTANCE.** This quotation is an offer to sell products (equipment and/or parts) and/or service to potential customer(s). BUYER'S RIGHT TO ACCEPT THIS OFFER IS LIMITED TO BUYER'S ASSENT TO THE TERMS AND CONDITIONS PRINTED HEREON AND THE ATTACHED OR ACCOMPANYING QUOTE, AND NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON SELLER. THERE ARE NO UNDERSTANDINGS, TERMS, CONDITIONS OF WARRANTIES NOT FULLY EXPRESSED HEREIN.
2. **LIMITED WARRANTIES.** Seller warrants that it can convey good title to the goods sold under this contract and that they are free of liens and encumbrances. Warranties are per manufacturer's written warranty or unless specified. There are no warranties, express or implied with respect to products sold hereunder which are misused, abused, or used in conjunction with mechanical equipment improperly designed, used or maintained or which are used, supplied for use or made available for use in any nuclear application of which Seller has not been notified in writing by Buyer at the time of order for the products sold hereunder. SELLER MAKES NO OTHER WARRANTY WHATSOEVER, EXPRESS OR IMPLIED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY SELLER AND EXCLUDED FROM THIS CONTRACT.
3. **LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY.** Seller's liability hereunder shall be limited to the obligation to repair or replace only those products proven to have been defective in material or workmanship at the time of delivery, or allow credit, at its option. Seller's total cumulative liability in any way arising from or pertaining to any product sold or required to be sold under this contract shall NOT in any case exceed the purchase price paid by Buyer for such products. IN NO EVENT SHALL SELLER HAVE ANY LIABILITY FOR COMMERCIAL LOSS, LOST PROFITS, CLAIMS FOR LABOR, OR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY TYPE, WHETHER BUYER'S CLAIM BE BASED IN CONTRACT, TORT, WARRANTY, STRICT LIABILITY, NEGLIGENCE, OR OTHERWISE. IT IS EXPRESSLY AGREED THAT BUYER'S REMEDIES EXPRESSED IN THIS PARAGRAPH ARE BUYER'S SOLE AND EXCLUSIVE REMEDIES.
4. **LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY FOR FAILURE OR DELAY IN DELIVERY.** NO DELIVERY DATES ARE GUARANTEED. BUYER'S SOLE AND EXCLUSIVE REMEDIES AND SELLER'S ONLY LIABILITY FOR ANY DELAY IN DELIVERY SHALL BE LIMITED AS SET FORTH IN PARAGRAPH 3 OF THIS CONTRACT.
5. **FORCE MAJEURE.** In any event and in addition to all other limitations stated herein, Seller shall not be liable for any act, omission, result or consequence, including but not limited to any delay in delivery or performance, which is (i) due to any act of God, the performance of any government order, any order bearing priority rating or order placed under any allocation program (mandatory or voluntary) established pursuant to law, local labor shortage, fire, flood or other casualty, governmental regulation or requirement, shortage or failure of raw material, supply, fuel, power or transportation, breakdown of equipment, or any cause beyond Seller's reasonable control whether of similar or dissimilar nature to those above enumerated, or (ii) due to any strike, labor dispute, or difference with workers, regardless of whether or not Seller's is capable of settling any such labor problem.
6. **BUYER'S OBLIGATION TO PASS ON LIMITATION OR WARRANTIES AND REMEDIES.** In order to protect Seller against claims by Buyer's buyer, if Buyer resells any of the goods purchased under this agreement, Buyer shall include the language contained in paragraphs 2 and 3 of this agreement, dealing with Seller's limitations of warranties and remedies, in an enforceable agreement with Buyer's buyer, or otherwise include language in an enforceable agreement with its buyer that makes Seller's limitation of warranties and remedies binding on its buyer. Buyer shall also include a provision in its agreement with its buyer applying Indiana law to any claims its buyer might assert against Seller with respect to goods repaired, manufactured or sold by Seller, and requiring its buyer to bring any such action against Seller either in federal district court in Evansville, IN or the common pleas court for Vanderburgh County, Indiana. Buyer shall defend, indemnify and hold Seller harmless from any and all claims, causes of action, damages, losses or expenses (including reasonable attorneys' fees) that Seller incurs by reason of Buyer's failure to comply with this paragraph.
7. **PASSAGE OF TITLE.** Except with respect to title for vehicles that have a certificate of title or for equipment vehicles for which the full purchase price has not been paid, title to the products sold hereunder shall pass upon delivery to the carrier at the point of shipment. Neither Buyer nor the consignee shall have the right to divert or re-consign such shipment to any destination other than specified in the bill of lading without permission of the Seller. Unless otherwise agreed, Seller reserves the right to select the mode of transportation. With respect to title for vehicles that have a certificate of title or vehicles for which the full purchase price has not been paid to the Seller, title will only transfer on the delivery of the certificate of title and payments due from the Buyer to the Seller has been paid in full. After the Buyer takes possession of a piece of equipment from the Seller, the risk of loss passes to the Buyer regardless of whether the legal title is transferred to the Buyer. Buyer will indemnify and save harmless the Buyer with respect to any losses, damages, or claims related to the vehicle(s) after the Buyer receives possession of the vehicle(s), including any attorney's fees or costs associated with the indemnity or the enforcement of the Seller's rights herein.

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



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Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q16504
12/15/2025

8. **PAYMENTS AND LATE CHARGES ON PAST DUE ACCOUNTS.** Buyer represents that Buyer is solvent and can and will pay for the products sold to Buyer in accordance with the terms hereof. If Buyer shall fail to comply with any provision or to make payments in accordance with the terms of this contract or any other contract between Buyer and Seller, Seller may at its option defer shipments or, without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to the approval of Seller's Credit Department. Seller reserves the right, before making any delivery, to require payment in cash or security for payment, and if Buyer fails to comply with such requirement, Seller may terminate this contract. A late charge of 1-½% monthly (18% annual rate) or the maximum allowed by state law, if less, will be imposed on all past due accounts.
9. **TRANSPORTATION CHARGES.** Delivered prices or prices involving competitive transportation adjustments shall be subject to appropriate adjustment to reflect changes in transportation charges.
10. **CLAIMS BY BUYER.** Buyer shall thoroughly inspect products sold under this contract immediately upon receipt to verify for itself that they conform to the specifications of the contract. Buyer must notify Seller of claims for failure or delay in delivery within 30 days after the scheduled delivery date. Buyer must notify Seller of any claims for nonconforming or defective goods within 30 days after the nonconformity or defect was or should have been discovered. In addition, Seller must be given an opportunity to investigate the claim before Buyer disposes of the material, or else Buyer's claim will be barred. Seller shall incur no liability for damage, shortages, or other cause alleged to have occurred or existed at or prior to delivery to the carrier unless the Buyer shall have entered full details thereof on its receipt to the carrier.
11. **MECHANICAL PROPERTIES; CHEMICAL ANALYSES.** Data referring to mechanical properties or chemical analysis are the result of tests performed on specimens obtained from specific locations of the product(s) in accordance with prescribed sampling procedures; any warranty thereof is limited to the values obtained at such locations and by such procedures. There is no warranty with respect to values of the materials at other locations.
12. **PATENTS.** Seller shall indemnify Buyer against attorneys' fees and any damages or costs awarded against Buyer in the event any legal proceeding is brought against Buyer by a third person claiming the material delivered hereunder in itself constitutes an infringement of any U.S. patent, provided Buyer gives Seller prompt notice of any such suit being brought, gives Seller the opportunity to defend any such suit, and cooperates with Seller with respect to any such defense; unless the material is made in accordance with material designs, or specifications required by Buyer, in which case Buyer shall similarly indemnify Seller.
13. **PERMISSIBLE VARIATIONS.** The products sold hereunder shall be subject to Seller's standard manufacturing variations, tolerances and classifications.
14. **TECHNICAL ADVICE.** Buyer represents that it has made its own independent determination that the products it is purchasing under this contract meet the design requirements of Buyer's project and are suitable for Buyer's intended application. Buyer further represents that it has not relied in any respect on any written or oral statements or advice from Seller, other than the standard product specifications set forth in the most recent addition of Seller's published product brochures, in making that determination.
15. **TAXES.** Any applicable sales, excise and/or use taxes, if any, due under the laws of any state, any local government authority, or the federal government of the United States, in connection with the purchase and sale of any equipment, parts, and/or services shall be the responsibility of the Buyer.
16. **BUYER'S RIGHT OF TERMINATION.** Buyer may terminate this contract in whole or in part upon notice in writing to Seller. Seller shall thereupon cease work and transfer to Buyer title to all completed and partially completed products and to any raw materials or supplies acquired by Seller especially for the purpose of performing this contract, and Buyer shall pay Seller the sum of the following: (1) the contract price for all products which have been completed prior to termination; (2) the cost to Seller of the material or work in process as shown on the books of Seller in accordance with the accounting practice consistently maintained by Seller plus a reasonable profit thereon, but in no event more than the contract price; (3) the cost f.o.b. Seller's plant of materials and supplies acquired especially for the purpose of performing this contract; and (4) reasonable cancellation charges, if any, paid by Seller on account of any commitment(s) made hereunder.
17. **SELLER'S RIGHT OF TERMINATION.** In addition to the other rights of termination provided for in this contract, and if this contract is made pursuant to any governmental rule or regulation, plan, order or other directive, upon the termination thereof, Seller shall have the option of canceling this contract in whole or in part.
18. **WAIVER.** Failure or inability of either party to enforce any right hereunder shall not waive any right in respect to any other or future rights or occurrences.

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q16504
12/15/2025

19. **DELIVERY.** Unless otherwise agreed to in writing by the Seller, the Buyer hereby agrees to take delivery of the materials on this order within the later of five (5) days after the wanted date shown on the face of the order or within five (5) days after notification, oral or written, that the materials are ready for shipment. In the event that the Buyer does not arrange to take delivery of the materials in accordance with this Contract, Seller, at Seller's option, may:
- (a) invoice the Buyer for the materials less freight if applicable; store the material in Seller's yard for a period not to exceed sixty (60) days from the date of invoice; charge a storage fee not to exceed 5% per month or fraction thereof of the selling price of the stored materials; add any applicable price increases listed on the face of the order; charge for any repair work to protective coatings harmed by weathering while such material is being stored; and charge applicable freight when shipment to the Buyer is made. Materials remaining in storage after sixty (60) days from the invoice date shall become the property of the Seller for disposition at the Seller's discretion. In that event, Buyer shall not be liable for the invoice price of the materials, but shall be liable for the storage fee and any repair work to protective coatings; or
 - (b) cancel the order and invoice the Buyer for cancellation charges, which shall be 50% of the selling price of the materials if the materials are standard, in- stock material, or the full selling price if the materials are special or nonstandard in nature and were especially fabricated for the Buyer.
20. **PERIOD OF LIMITATIONS.** Buyer and Seller agree that any action by Buyer against Seller for a breach of this contract, including any action for breach of warranty, or otherwise in connection with the goods sold under this contract, must be commenced by Buyer against Seller within one year after the cause of action therefore accrues.
21. **CONFLICTING PROVISIONS OFFERED BY BUYER.** Any terms and conditions of any purchase order or other instrument issued by the Buyer, in connection with the subject matter of this document, which are in addition to or inconsistent with the terms and conditions expressed herein, will not be binding on Seller in any matter whatsoever unless accepted by Seller in writing.
22. **SEVERABILITY.** In case any provision of this contract shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.
23. **APPLICABLE LAW.** This contract shall be governed by, and construed and enforced in accordance with, the laws of the State of Indiana. Buyer and Seller specifically agree that any legal action brought relating to this contract will be brought and tried in the federal district court in Evansville, Indiana, or, in the absence of jurisdiction, the Vanderburgh County Court of Common Pleas in Evansville, IN.

Name(Printed)

Signature

Title

Date

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



Agenda Item Executive Summary

TITLE: Resolution No. R-06-2026: Certificate of Appropriateness for Front Building Elevation Alterations at 24 Green Bay Road (Adoption)

PRESENTER: Scott Mangum, Davorka Kirincic

AGENDA DATE: January 6, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

On January 6, 2026, the Village Council is scheduled to consider Resolution No. R-06-2026, granting a Certificate of Appropriateness for exterior alterations to the front elevation at 24 Green Bay Road (**Attachment 1**). The resolution is in response to an application submitted by *North Shore Barbershop, Mast Partners LLC*. (the "Applicant"), lessee of the property located at 24 Green Bay Road (the "Subject Property"). The Applicant is seeking approval of a Certificate of Appropriateness to allow exterior alterations to the front building elevation at the Subject Property.

The Design Review Board (DRB) considered the Certificate of Appropriateness for the proposed alterations on December 18, 2025. After hearing from the Applicant and receiving no public comment at the meeting or written correspondence from the public, the DRB, by a vote of 4-0, recommended approval of the request. **Attachment 2** includes the staff report to the DRB and the meeting minutes of the December 18 DRB meeting. Given that the property is located in the C-1 Neighborhood Commercial District, the Village Council has the final authority on the Certificate of Appropriateness. The DRB is only a recommending body in this instance.

RECOMMENDATION:

Given the Design Review Board's unanimous recommendation of approval, the Council may wish to consider adopting Resolution No. R-06-2026.

ATTACHMENTS:

1. Resolution No. R-06-2026: Granting a Certificate of Appropriateness for Front Building Elevation Alterations at 24 Green Bay Road
2. Design Review Board Staff Report, Attachments & Minutes December 18, 2025

ATTACHMENT 1

RESOLUTION NO. R-06-2026

A RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR FRONT BUILDING ELEVATION ALTERATIONS AT 24 GREEN BAY ROAD

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

WHEREAS, the Applicant, *North Shore Barbershop, Mast Partners LLC*, (“*Applicant*”) is the lessee of the property commonly known as 24 Green Bay Road, Winnetka, Illinois (“*Subject Property*”); and

WHEREAS, the Subject Property is improved with an existing, two-story commercial building (“*Building*”); and

WHEREAS, the Applicant desires to make exterior alterations to the front building elevation, installing new storefront windows and an entrance door (collectively “*Front Elevation Alterations*”); and

WHEREAS, pursuant to Section 15.40.010(A) of the Winnetka Village Code (“*Village Code*”), the Applicant must obtain a certificate of appropriateness for the Front Elevation Alterations; and

WHEREAS, on December 18, 2025, after due notice thereof, the Design Review Board of the Village met to consider a certificate of appropriateness for the proposed Front Elevation Alterations (“*Certificate of Appropriateness*”), and by a vote of four in favor and none opposed, recommended the issuance of the Certificate of Appropriateness; and

WHEREAS, the Village Council has determined that approval of the Certificate of Appropriateness for the construction of the Front Elevation Alterations on the Subject Property is in the best interest of the Village and its residents;

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

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

SECTION 2: APPROVAL OF CERTIFICATE OF APPROPRIATENESS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 3 of this Resolution, the Certificate of Appropriateness is granted for the proposed Front Elevation Alterations at the Subject Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 3: CONDITIONS. The approval granted by Section 2 of this Resolution is subject to, and contingent upon, compliance by the Applicant with the following conditions:

- A. Commencement of Construction. The Applicant must commence the construction of the Front Elevation Alterations no later than 12 months after the effective date of this Resolution.
- B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Resolution, the development, use, and maintenance of the Front Elevation Alterations and the Subject Property must comply at all times with all applicable Village codes and resolutions, as they have been or may be amended over time.
- C. Compliance with Plans. The development, use, and maintenance of the Front Elevation Alterations on the Subject Property must be in general accordance with the plans which are attached to, and by this reference, made part of this Resolution as **Exhibit A (“Plans”)**, except for minor changes approved by the Director of Community Development in accordance with all applicable Village codes, resolutions, and standards.

SECTION 4: AMENDMENTS. Any amendment to this Resolution may be granted only pursuant to the procedures and subject to the standards and limitations provided in the Village Code.

SECTION 5: SEVERABILITY. If any provision of this Resolution or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Resolution shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Resolution to the greatest extent permitted by applicable law.

SECTION 6: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval in accordance with law.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 6th day of January, 2026, pursuant to the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A

PLANS

(SEE ATTACHED EXHIBIT A)



EXISTING STOREFRONT ELEVATION



PROPOSED FRONT STOREFRONT ELEVATION



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: DECEMBER 11, 2025

SUBJECT: 24 GREEN BAY ROAD - CERTIFICATE OF APPROPRIATENESS FOR
SIGNIFICANT EXTERIOR ALTERATIONS (CASE NO. 25-26-DR)

INTRODUCTION

On December 18, 2025, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by *North Shore Barbershop, Mast Partners, LLC.* (the “Applicant”) as the lessee of the portion of the commercial space located at 24 Green Bay Road (the “Subject Property”), to allow a Certificate of Appropriateness for the proposed exterior alterations of the front elevation. Given that the property is in the C-1 Limited Retail Commercial District, the Village Council has the final authority on the Certificate of Appropriateness. ***In this instance, the DRB is only a recommending body.***

The Subject Property is located on the west side of Green Bay Road between Winnetka Avenue and the municipal boundary with the Village of Kenilworth, in the Indian Hill Business District. It is zoned C-1 Neighborhood Commercial and is not located in the Commercial Overlay District. The Applicant will occupy a portion of the first floor next to *The House Tutoring Lounge* in the same building. **Figure 1** below identifies the Subject Property. **Figure 2** and **Figure 3** on the next page show the current storefront with the existing garage door, which will all be removed upon approval of the proposed storefront elevation alterations.

A mail notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Village Code.

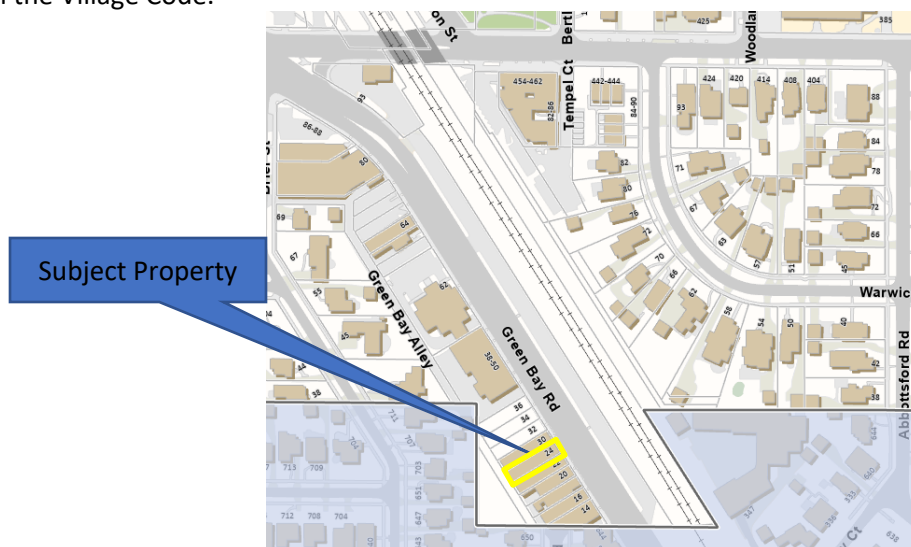


Figure 1 – Location Map – Subject Property – 24 Green Bay Road



Figure 2 - View of the whole building at Subject Property from Green Bay Road



Figure 3 – The current front elevation of the future *North Shore Barbershop, Mast Partners, LLC*

PREVIOUS APPROVALS

On March 20th of this year, DRB approved a Sign Permit to install window and wall signs for the business next door, *The House Tutoring Lounge*, in the same building as the Subject Property.

CURRENT REQUEST

The Applicant is seeking approval to allow exterior building alterations to the portion of the Green Bay Road storefront elevation, including the installation of two storefront glass windows and an entrance door (which will match the color and materials of the windows and doors at *The House Tutoring Lounge*, next door), in place of the existing metal garage door, as shown in the illustration below.

The Applicant has provided a photo of the Green Bay Road elevation showing the location of the garage door to be replaced with new storefront glass windows and entrance door, all of which are included in the application materials, **Attachment A**.



The rendering shows proposed storefront windows and the entrance door instead of the existing garage doors

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the Design Review Board is to consider the following four (4) factors in determining whether to recommend approval of a Certificate of Appropriateness:

“(1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;”

“(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;”

“(3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and”

“(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.”

The Board will need to determine if the proposed exterior alterations comply with the above standards.

DESIGN GUIDELINES ANALYSIS

The Project abides by the Village Design Guidelines, as the applicant maintains the materials and colors currently on the building. The building's form will not be altered, as the existing garage door opening will be used.

RECOMMENDATION

At the December 18, 2025, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed portion of the **exterior building front elevation alteration**. After hearing from the Applicant and the public, the Board may decide to act on one of two options:

- 1) Continue further review of the application to a date specific to provide the Applicant and/or staff additional time to address questions and comments from the Board.

- 2) Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for proposed exterior elevation alterations.

If the Board wishes to adopt a motion recommending approval or denial, a Board member may want to make a motion such as the following:

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed portion of the exterior building front elevation alterations on the Subject Property**, subject to the following conditions:*

- A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***

The Board's recommendation is based on evidence in the record, or a public document, and upon the following four findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
- (2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*
- (3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board, and*
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*

ATTACHMENTS

Attachment A: Application Materials

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

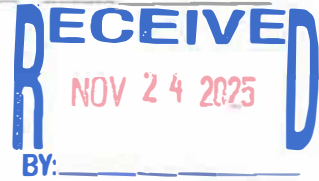
COA 2025 - 1309

Project Address: 24 Green Bay Rd.

Name of Business(es): North Shore Barbershop, Mast Partners, LLC

Application is hereby made for the following work (please check all that apply):

- | | |
|--|---|
| ☒ Sign | Sign Permit Application attached? ☒ |
| ☐ Awning | Awning Permit Application attached? |
| ☐ Other (general description) | |



Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Replace Garage door with glass door + windows, same size (see attached). Install business logo on window at a later date w/ administrative approval opening.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 24 Green Bay Rd. (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

FOR LESSEE/OWNER USE ONLY

SIGNED _____
PRINTED NAME(S) _____
ADDRESS _____
PHONE NO. _____
EMAIL _____

1001 Green Bay Rd. Ste 174
Winnetka, IL 60093

FOR OFFICE USE ONLY

COA applied for (date): _____
COA Case Number: _____
COA Issued (date): _____
COA Fee
☐ \$135
☐ \$575

PRIMARY DESIGN FIRM
CONTACT NAME _____

ADDRESS _____

PHONE NO. _____

EMAIL _____



EXISTING STOREFRONT ELEVATION



PROPOSED FRONT STOREFRONT ELEVATION

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
December 18, 2025**

Members Present:

Heather Niehoff, Acting Chairperson
Chris Baggett
Wesley Barker
Peter Evanich

Members Absent:

Fritz Duda
Colin Kennedy
Katie Moor

Village Staff:

Davorka Kirincic, Building and Code Enforcement Manager

Call to Order & Roll Call:

Acting Chairperson Niehoff called the meeting to order at 7:02 p.m. Roll call was taken of the Board Members present.

Public Comments:

No comments were made at this time.

Approval of Minutes:

Chairperson Niehoff asked if there were any comments or corrections or for a motion to approve the November 20, 2025 meeting minutes. A motion to approve the November 20, 2025 meeting minutes was made by Mr. Baggett and seconded by Mr. Barker. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Baggett, Barker, Evanich, Niehoff

NAYS: None

Ms. Kirincic provided the following update on 510 Winnetka Avenue, Case No. 25-24, 510 Winnetka Avenue - Oberweis Ice Cream and Dairy Store: "At the November 20, 2025, DRB meeting the Commission unanimously approved a motion *recommending* approval of the Sign permit and Sign Code Variations to allow existing window signs (window decals, posters, and floating window signs) to remain, subject to a condition that the window poster sign/ice cream sundae image at the "B" window (West bank of windows) be replaced with frosted white glass. As the DRB actually has final authority on the requests, staff has deemed the requests *approved*, subject to the previously stated condition of approval. The applicant has been informed of this and agrees with the staff determination that the requests are deemed approved, subject to the condition."

Continued Applications:

a. **Case No. 25-19-DR: 560 Chestnut Street — Neapolitan: Certificate of Appropriateness for a recent storefront painting on the Subject Property (Amended case).**

Ms. Kirincic summarized the request for the exterior storefront changes being requested and identified the property's location and zoning classification as well as elevation photos prior to the changes being made. She also summarized the Board's previous discussion of the request. Ms. Kirincic then referred to the prior elevations proposed at the September 18, 2025 meeting and the applicant's attempt to respond to the Board's conditions. She stated following the applicant's presentation, public comment and Board discussion, a Board Member may make a motion to approve or deny the Certificate of Appropriateness request and asked if there were any questions.

Chairperson Niehoff asked if there would be a presentation by the applicant. The applicant provided a sample photo color to the Board for their review and apologized for the multiple presentations. She confirmed there would be no further color iterations.

Chairperson Niehoff asked if there were any comments. No comments were made at this time. She then asked for a motion to approve the request. A motion was made to issue a Certificate of Appropriateness for the proposed storefront changes by Mr. Barker and seconded by Mr. Baggett. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Baggett, Barker, Evanich, Niehoff

NAYS: None

New Applications:

a. **Case No. 25-26-DR: 24 Green Bay Road — North Shore Barbershop, Mast Partners, LLC.: A Certificate of Appropriateness to allow for the proposed exterior alterations of the front elevation. The Village Council has the final authority on this Certificate of Appropriateness, and the DRB is only a recommended body.**

Ms. Kirincic identified the property's location and zoning classification and summarized the exterior changes being requested. She then identified the current garage location which is to be changed into the barber shop as well as the proposed storefront elevation noting the door height and width would not change. Ms. Kirincic stated following the applicant's presentation, public comment and Board discussion, a Board Member may make a motion to recommend approval or denial of the Certificate of Appropriateness for the request. She then asked if there were any questions.

The applicant stated he had nothing to add to Ms. Kirincic's presentation. Chairperson Niehoff asked the applicant if they planned to come back to the Board with regard to signage. The applicant responded signage would be up to the landlord who agreed to conform to requirements. Ms. Kirincic confirmed she discussed the signage matter with the applicant and the options which would require either administrative or Board approval.

Chairperson Niehoff asked if there were any comments. A Board Member asked if the color would be bronze. The applicant confirmed that is correct. No additional questions were raised at this time. Chairperson Niehoff then asked for a motion to recommend approval. A motion was made to issue a Certificate of Appropriateness for the request as presented by Mr. Baggett and seconded by Mr. Evanich. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Baggett, Barker, Evanich, Niehoff

NAYS: None

Other Business.

a. January 16, 2026 Meeting – Quorum Check.
The Board Members discussed their availability.

Adjournment:

Chairperson Niehoff asked for a motion to adjourn. A motion to adjourn was made by Mr. Baggett and seconded by Mr. Barker. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Baggett, Barker, Evanich, Niehoff

NAYS: None

The meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary



Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. M-01- 2026: Approving a Minor Change and Amending a Planned Development (688-694 Green Bay Road) (The Walden) (Introduction/Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: January 6, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

07-16-2019: Village Council review of concept plan for The Walden Planned Development.

03-09-2021: Village Council adopted Ordinance granting preliminary planned development approval for The Walden development (Ordinance No. M-06-2021).

01-18-2022: Village Council adopted Ordinance granting final planned development approval for The Walden development (Ordinance No. M-3-2022).

EXECUTIVE SUMMARY:

On January 6, 2026, the Village Council is scheduled to consider Ordinance No. M-01-2026, An Ordinance Approving a Minor Change and Amending a Planned Development (688-694 Green Bay Road – The Walden) (**Attachment 2**). The Applicant is seeking approval of a minor change to the planned development to allow changes to the landscape plan approved with the adoption of Ordinance No. M-03-2002, which approved the Final Planned Development.

Staff has determined that the proposed changes to the landscape plan are considered a minor change to the planned development. Per the Zoning Ordinance, minor changes are presented directly to the Village Council, without consideration by any advisory body. The Council may approve “minor changes in the planned development without further proceedings, provided it finds that the proposed change does not change the concept or intent of the development.”

Attached is a staff report summarizing the proposed changes to the landscape plan.

RECOMMENDATION:

Consider only introduction of Ordinance No. M-01-2026, OR (b) consider waiving introduction of Ordinance No. M-01-2026 and consider adoption of the Ordinance.

ATTACHMENTS:

1. Staff Report Regarding Proposed Amendment to The Walden Planned Development
2. Ordinance M-01-2026, An Ordinance Approving a Minor Change and Amending a Planned Development (688-694 Green Bay Road - The Walden)
3. November 12, 2025, Letter from Applicant and Landscape Plans
4. Public Correspondence
5. Proceed at Own Risk Declaration
6. Current Photos of Subject Property
7. Ordinance M-3-2022, An Ordinance Granting Final Approval of a Planned Development with Certain Zoning Modifications and Exceptions (The Walden)



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
SCOTT MANGUM, DIRECTOR
DATE: DECEMBER 26, 2025
SUBJECT: 688 GREEN BAY ROAD - THE WALDEN RESIDENCES (CASE 2019-15-PD)
M-01-2026 - AMENDMENT TO PLANNED DEVELOPMENT

INTRODUCTION

On January 6, 2026, the Village Council is scheduled to consider Ordinance M-01-2026, An Ordinance Approving a Minor Change and Amending a Planned Development (688-694 Green Bay Road – The Walden) (**Attachment 2**). The ordinance is in response to a request by SR Winnetka LLC (the “Applicant”) as the owner of the property located at 688 Green Bay Road (the “Subject Property”), to allow an amendment to the approved landscape plan included in Ordinance M-3-2022, an Ordinance Granting Final Approval of a Planned Development with Certain Zoning Modifications and Exceptions (688-694 Green Bay Road – The Walden). The Applicant is seeking approval of a minor change to the planned development to allow changes to the approved landscape plan.

Pursuant to Section 17.58.130 of the Zoning Ordinance, a proposed minor change to an approved planned development may be presented directly to the Village Council for consideration. ***“The Village Council may approve minor changes in the planned development without further proceedings, provided it finds that the proposed change does not change the concept or intent of the development.”*** The Applicant has provided a written explanation in a letter dated November 12, 2025, summarizing the modifications to the landscape plan along with the proposed landscape plan (**Attachment 3**).

A mailed notice was sent to property owners within 250 feet of the Subject Property indicating the time and date of the Village Council meeting. As of the date of this memo, staff has received three written comments from the public on this request. The comments are included in **Attachment 4**.



Figure 1 – Subject Property – East Elevation (Green Bay Road)

RECENT PROPERTY BACKGROUND

On January 18, 2022, the Village Council adopted Ordinance M-3-2022, Granting Final Approval of a Planned Development with Certain Zoning Modifications and Exceptions (688-694 Green Bay Road – The Walden) (**Attachment 7**). Approval of the final development plan included a Landscape Plan prepared by Resource One Landscape Architects, dated December 10, 2020. An excerpt of the approved Landscape Plan is provided in Figure 2 on the following page; the complete landscape plan is included in Attachment 7. Additionally, Section 6 of Ordinance M-3-2022 includes conditions of approval. The following condition is specific to landscaping:

“E. Landscaping. Developer shall install and maintain all landscape improvements and landscaping as depicted on the Landscape Plan, including specifically, without limitation, a retaining wall along the western perimeter of the Property, a landscaped berm with Norway Spruces and a row of arbor vitae planted on top of the berm.”

determination is made by the Village Council, a Proceed at Own Risk Declaration was executed and is included as **Attachment 5**. By agreeing to the declaration, the Applicant acknowledges that in the event the Village Council does not approve the amended landscape plan, it must remove the landscaping as installed at its own expense.

AMENDED LANDSCAPE PLAN

The Applicant's attached letter included in **Attachment 3** describes the changes to the proposed landscape plan in detail. The primary changes are along the south side yard and the rear yard along the west property line, which are summarized below. An excerpt of the amended plan is provided in Figure 3 on the following page; the complete plan is included in Attachment 3.

South Side Yard. The 12 previously proposed Sweetgum trees have been replaced with four (4) River Birch and two Armstrong Maples on the Subject Property. The Applicant is also representing installation of 17 Viburnum on the adjacent property to the south (680 Green Bay Road), which would be planted along its north building wall.

Rear Yard (West). The number of Norway Spruces has been reduced from 7 to four (4) and the number of arbor vitae reduced from 17 to 15. The two (2) previously proposed Chanticleer Pears have been replaced with three (3) Armstrong Maples.

North Side Yard. The primary change in the north side yard is relocation of the River Birch trees with the intent of providing a more natural grouping and a reduction in the appearance of a property boundary.

It is important to note that the Village Forester has reviewed the amended landscape plan and has noted that the original planting requirements are met in the amended plan. This includes: (i) 44 inches (caliper) of trees to be replanted; (ii) at least 6 large-growing trees planted on the property; and (iii) installation of three (3) new parkway trees.

Current photos of the site are provided in **Attachment 6** to demonstrate the landscaping that has been installed.

AN ORDINANCE APPROVING A MINOR CHANGE AND AMENDING
A PLANNED DEVELOPMENT
(688-694 Green Bay Road)
(The Walden)

WHEREAS, SR Winnetka, LLC ("**Owner**") is the record title owner of the property commonly known as 688-694 Green Bay Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

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

WHEREAS, the Subject Property consists of a five-unit multi-family residential building with below grade structured parking (collectively, "**Development**"); and

WHEREAS, on January 18, 2022 the Village Council adopted Ordinance No. M-3-2022 approving a final development plan ("**Final Development Plan**") for the Subject Property for the Owner to construct the Development ("**Approval Ordinance**"); and

WHEREAS, the Final Development Plan included a landscape plan for the Development ("**Landscape Plan**"), which Landscape Plan was attached and incorporated into the Approval Ordinance; and

WHEREAS, the Owner has submitted to the Village an updated landscape plan for the Development and desires to commence certain landscaping activities on the Subject Property, as well as the property located at 680 Green Bay Road, for the Development ("**Updated Landscape Plan**"); and

WHEREAS, pursuant to Section 17.58.130 of the Winnetka Zoning Ordinance ("**Zoning Ordinance**"), the Development must be developed in accordance with the approved Final Development Plan, unless an amendment is approved; and

WHEREAS, in order to install the landscaping as proposed in the Updated Landscape Plan, the Owner has filed an application with the Village to amend the Final Development Plan ("**Requested Relief**"); and

WHEREAS, Village staff have determined that the Owner's Requested Relief is a minor change pursuant to Section 17.58.130.C of the Zoning Ordinance; and

WHEREAS, pursuant to Section 17.58.130.C of the Zoning Ordinance, the Village Council may approve minor changes to a planned development, provided it finds that the proposed change does not change the concept or intent of the development; and

WHEREAS, the Village Council has determined that the Requested Relief does not change the concept or intent of the Development; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the installation of the landscaping as proposed in the Updated Landscape Plan is in the best interest of the Village and its residents; and

NOW, THEREFORE, the Council of the Village of Winnetka do ordain as follows:

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

SECTION 2: APPROVAL OF PLANNED DEVELOPMENT AMENDMENT. Subject to, and contingent upon, the terms and conditions set forth in Section 3 of this Ordinance, the amendment to the Final Development Plan is hereby granted, pursuant to Section 17.58.130 of the Zoning Ordinance and the home rule powers of the Village, to allow the installation of the landscaping as proposed in the Updated Landscape Plan.

SECTION 3: CONDITIONS. The approval granted by Section 2 of this Ordinance are subject to, and contingent upon, compliance by the Owner with the following conditions:

- A. Commencement of Construction. The Owner must begin installation of the landscaping as proposed in the Updated Landscape Plan no later than 12 months after the effective date of this Ordinance.
- B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the landscaping as proposed in the Updated Landscape Plan and the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.
- C. Compliance with Plans. The development, use, and maintenance of the landscaping as proposed in the Updated Landscape Plan at the Subject Property must be in strict accordance with the Updated Landscape Plan prepared by Horvat Design Group, consisting of 1 sheet, with a latest revision date of December 25, 2025, attached to and, by this reference made a part of this Ordinance as **Exhibit B**, except for minor changes and site work approved by the Director of Community Development or the Director of Engineering (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:
- D. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Owner must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Owner must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 4: RECORDATION; BINDING EFFECT. A copy of this Ordinance shall be recorded with the Recording Division of the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of and are binding upon the Owner and its heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approval granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approval granted in Section 2 of this Ordinance unless it first provides the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: FUTURE AMENDMENT OF PLANNED DEVELOPMENT. Any future amendments to the Final Development Plan granted in Section 2 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 7: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Owner does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 7.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this ____ day of ____, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2026.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this ____ day of _____,
2026.

Introduced: _____, 2026

Passed and Approved: _____, 2026

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 OF THE WALDEN, BEING A SUBDIVISION OF THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS. AND THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

Commonly known as 688-694 Green Bay Road, Winnetka Illinois

PIN: 05-17-412-064-0000

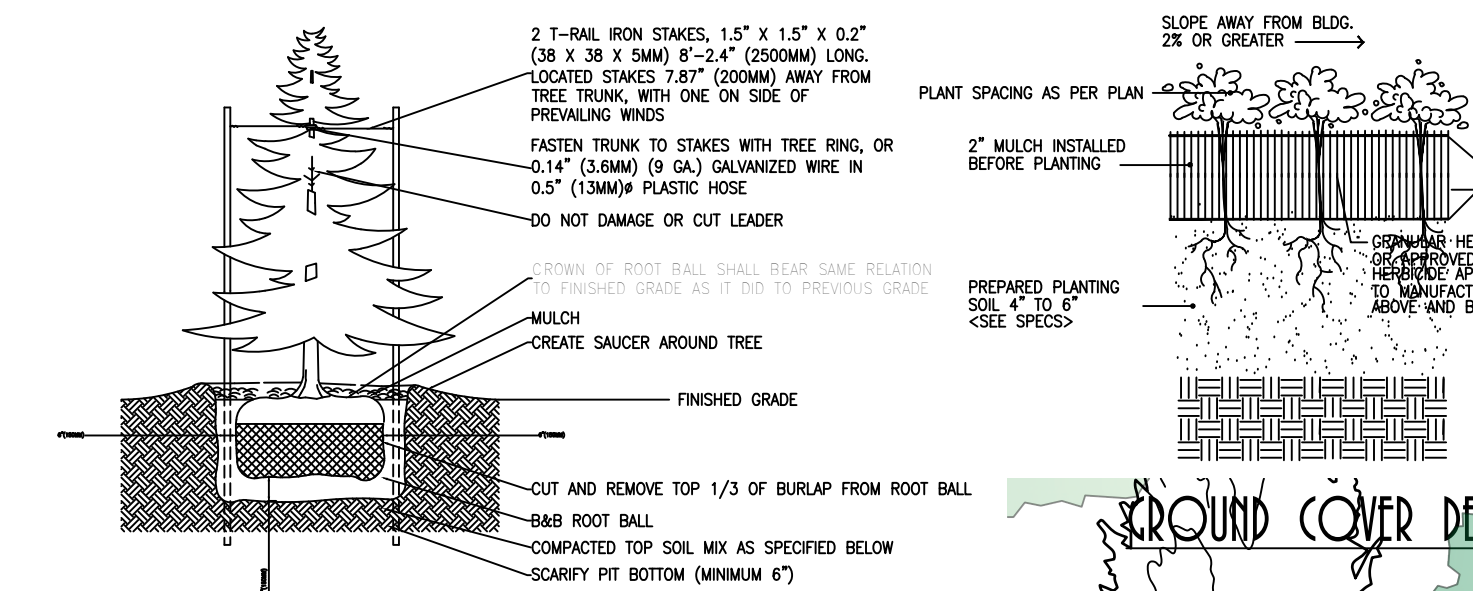
EXHIBIT B
UPDATED LANDSCAPE PLAN
(SEE ATTACHED EXHIBIT B)



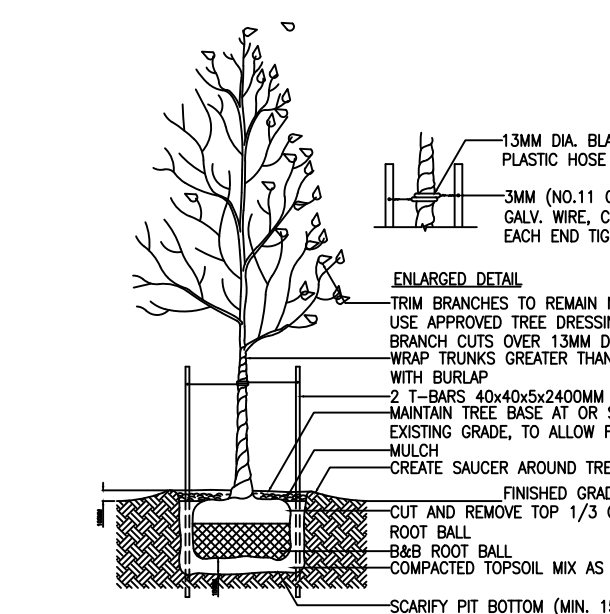
PLANT LIST					
TREES					
Quantity	Size	Common Name	Botanical Name	Cond	KEY
4	8'	Norway Spruce	Picea abies	BB	NS
3	3"	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	BB	CP
8	3"	Armstrong Maple	Acer x freenanii Armstrong	BB	AM
11	10'	River Birch	Betula nigra	BB	RB
15	5'	Arborvitae (Dark Green)	Thuja	BB	AR
SHRUBS					
12	2 gal	Annabelle Hydrangea	Hydrangea arborescens Annabelle	Can.	AH
13	3 gal	Mountain Green Boxwood	Buxus x Green Mountain	Can.	AW
63	3 gal	Peking Cotoneaster	Cotoneaster acuti-folius	Can.	PK
10	3 gal	Dwarf Burning Bush	Euonymus alatus Compactus	Can.	BB
22	2 gal	PJM Rhododendron	Rhododendron PJM	Can.	RO
17	2 gal	Viburnum	Viburnum Dentatum	Can.	VI
PERENNIALS, GROUNDCOVERS and GRASSES					
14	270 sf	Hosta	Hosta Grand Tiara	Flat	HA
36	3 gal	Shrub Rose	Rosa	Can.	SR
50	400 sf	Japanese Spurge	Pachysandra terminalis	Flat	PY
200	198 sf	Northwind Switchgrass	Panicum virgatum	Flat	SG

GENERAL NOTES:

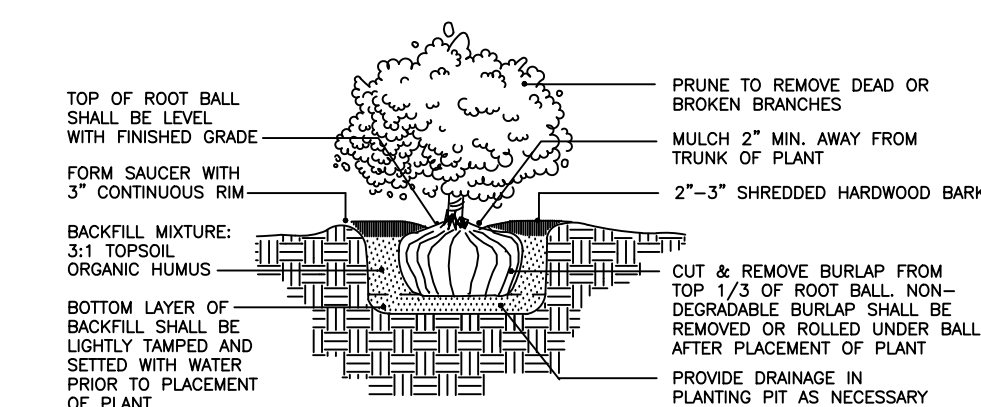
- APPLICANT SHALL WORK PROACTIVELY WITH THE ADJACENT NEIGHBORS TO THE SOUTH TO REPLACE EXISTING LANDSCAPE SCREENING AND TREES REMOVED ALONG THE SOUTH PROPERTY LINE THAT ARE ON THE APPLICANT'S PROPERTY. THIS MAY INCLUDE PLANTING OF SOME PLANT MATERIAL ON THE NEIGHBOR PROPERTY WITH THE FULL APPROVAL OF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



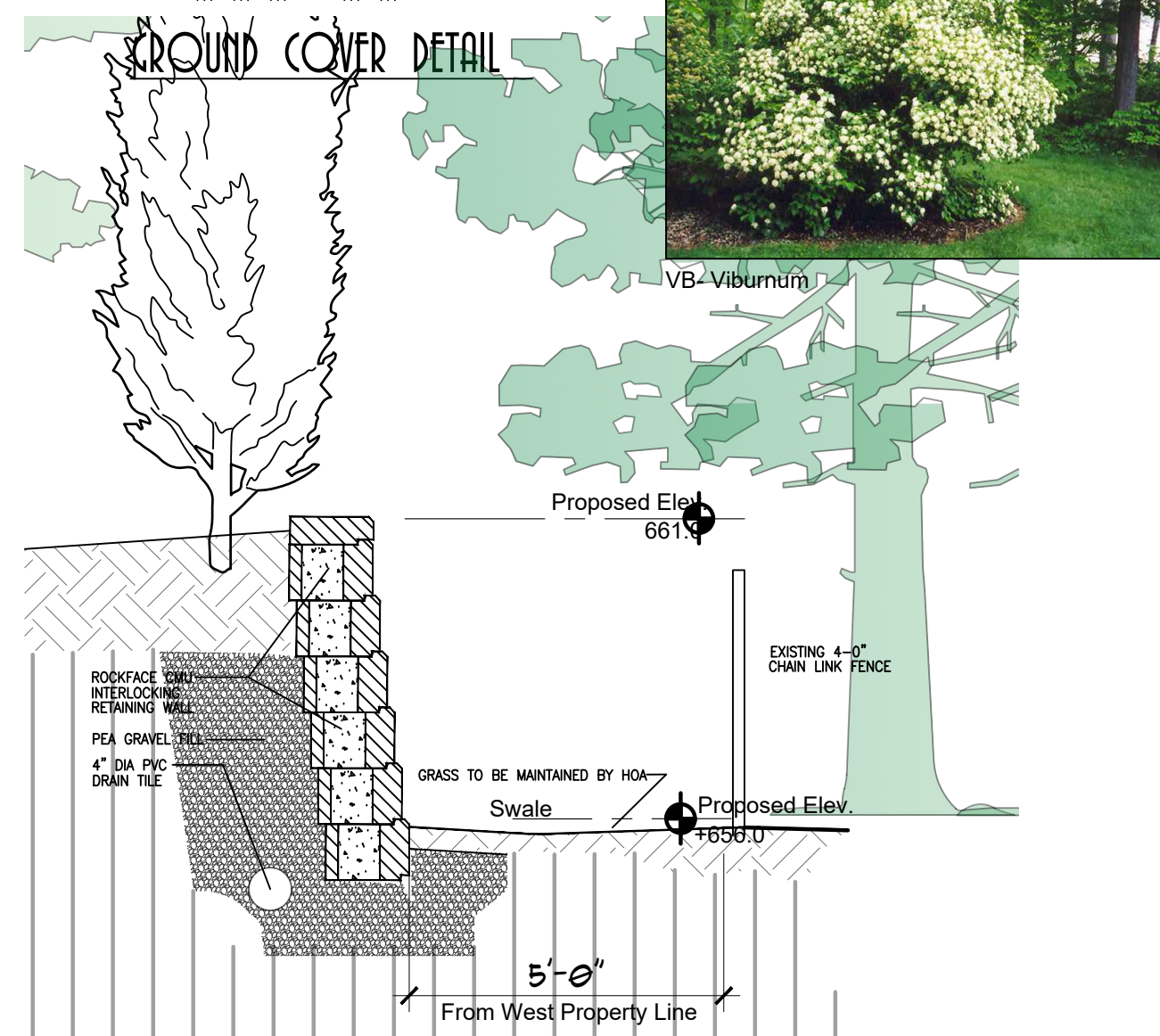
CONIFEROUS TREE DETAIL



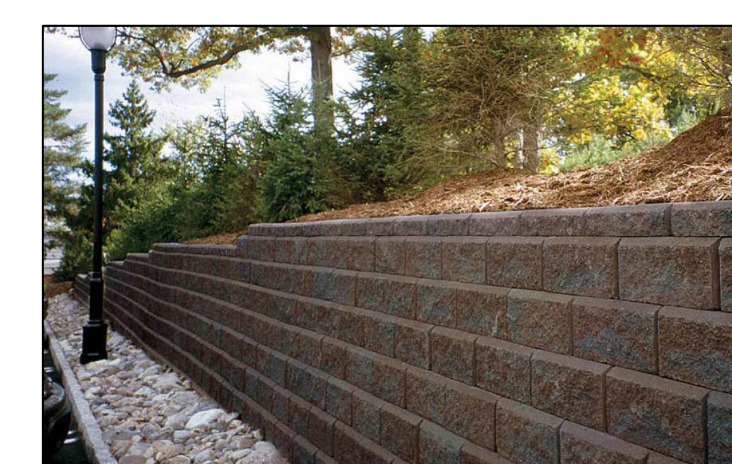
DECIDUOUS TREE DETAIL



BURLAP SHRUB DETAIL



RETAINING WALL DETAIL



REPRESENTATIVE PHOTO OF RETAINING WALL

BELGARD "DAMOND PRO" WALL (VICTORIAN) OR SIMILAR

HORVAT
DESIGN GROUP
Landscape Architect

403 Rockland Rd., Lake Bluff, IL. 60044
Phone: 847.234-5400

EXHIBIT C
UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("***Village***"):

WHEREAS, SR Winnetka, LLC ("***Owner***") is the record title owner of the property commonly known as 688-694 Green Bay Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("***Subject Property***"); and

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

WHEREAS, the Subject Property consists of a five-unit multi-family residential building with below grade structured parking (collectively, "***Development***"); and

WHEREAS, on January 18, 2022 the Village Council adopted Ordinance No. M-3-2022 approving a final development plan ("***Final Development Plan***") for the Subject Property for the Owner to construct the Development ("***Approval Ordinance***"); and

WHEREAS, the Final Development Plan included a landscape plan for the Development ("***Landscape Plan***"), which Landscape Plan was attached and incorporated into the Approval Ordinance; and

WHEREAS, the Owner has submitted to the Village an updated landscape plan for the Development and desires to commence certain landscaping activities on the Property, as well as the property located at 680 Green Bay Road, for the Development ("***Updated Landscape Plan***"); and

WHEREAS, pursuant to Section 17.58.130 of the Winnetka Zoning Ordinance ("***Zoning Ordinance***"), the Development must be developed in accordance with the approved Final Development Plan, unless an amendment is approved; and

WHEREAS, in order to install the landscaping as proposed in the Updated Landscape Plan, the Owner has filed an application with the Village to amend the Final Development Plan ("***Requested Relief***"); and

WHEREAS, Ordinance No. M-01-2026, adopted by the Village Council on _____, 2026 ("***Ordinance***"), grants to the Owner the Requested Relief; and

WHEREAS, Section 7 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner acknowledges that public notices and hearings, if applicable, have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Requested Relief for the Subject Property.

5. The Owner hereby agree to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: _____, 2026

ATTEST:

SR WINNETKA, LLC

By: _____
Its: _____

By: _____
Its: _____

ATTACHMENT 3

SR WINNETKA LLC

11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975

November 12, 2025

Scott Magnum
Director of Community Development
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: Adjustment to Landscape Plan

Mr. Magnum,

We are writing to formally acknowledge the recent submission of the revised Landscape Plan for 688 Green Bay Road, which reflects thoughtful adjustments made in response to both site conditions and neighbor engagement. These changes were made in good faith and in alignment with the original design intent, while honoring community input and technical constraints.

The revisions include:

- Updated plant materials selected in collaboration with adjacent neighbors to enhance compatibility and long-term viability.
- Changes requested by unit owners that provide a heartier, more practical plant material with less maintenance.
- Minor layout adjustments necessitated by underground utility conflicts, drainage considerations, and unforeseen field conditions typical of late-stage design refinement.

Although Village staff have completed an internal review of the revised plan, we understand that Council approval is required to proceed. Accordingly, we respectfully request placement on the next available agenda for review and consideration. Given the nature of these updates and the thorough review already completed, we anticipate this will be a procedural item. Nonetheless, we remain available to provide any additional documentation or clarification the Council may require.

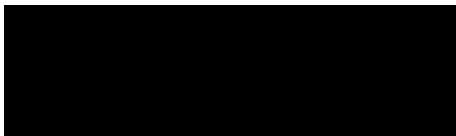
Plant materials are currently on site, and the planting season is rapidly drawing to a close. Completing the landscaping and sod installation now would help control erosion and deliver a more aesthetically cohesive result before winter. All stakeholders are in

agreement, and letters of support will be included in the petition packet to reinforce community consensus.

Finally, I am prepared to take full responsibility for implementing any adjustments the Village Board may deem necessary, including, if required, a return to the originally approved Landscape Plan, though we believe such a step is unlikely given the collaborative nature of the revisions.

Thank you for your continued attention and support.

Respectfully,



Rick Swanson AIA, NCARB
SR Winnetka LLC
Managing Member

SR WINNETKA LLC

11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975

November 12, 2025

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

Re: Landscape Plan Modifications

Dear Members of the Village Council,

We are writing as the developers of the Walden Luxury Residences at 688 Green Bay Road, a project now nearing completion. As part of our original approval, we committed to working collaboratively with our immediate neighbors to address landscape-related concerns that could enhance the use and enjoyment of all adjacent properties.

We are pleased to report that this collaborative process has been both productive and constructive. Through a series of discussions and site visits, we have incorporated neighbor feedback into a revised Landscape Plan dated 11-13-25 (attached) that reflects shared priorities, including improved screening, enhanced plant diversity, and thoughtful transitions between properties. The consensus among stakeholders is that the revised plan represents a significant improvement over the originally approved Landscape Plan dated 12-10-20 (also attached).

We understand, however, that these revisions, while well received, require formal approval by the Village Council. We remain fully committed to ensuring that the final implementation aligns with both the Village's standards and the expectations of our neighbors.

Accordingly, we respectfully request the Village Council's careful consideration and ultimate approval of the proposed Updated Landscape Plan with the following changes and adjustments:

Front Yard Area

- a) Included replacement of parkway trees.
- b) A Maple tree was on south side of driveway to match the exiting tree to the north and the frame entrance from the street.
- c) We changed foundation plant material to evergreen bushes for year-round screening and coverage. Note that this was continued on all four elevations to be consistent with the symmetry of the building.

South Side Yard Area

- a) We added a retaining wall at SE corner to protect an existing mature tree.

- b) We changed the service sidewalk to concrete and made it curvilinear to accommodate storm inlet locations.
- c) We worked with our south neighbor's HOA to create a more aesthetically improved collaboration of the respective properties.
- d) We removed the existing (dilapidated) fence separating the properties.
- e) We removed the sweetgum trees and replaced them with the less invasive River Birch.
- f) An Armstrong Maple was added at the request of the south unit owner for color and screening.
- g) We planted Viburnum along the north wall of the neighboring south building.
- h) We planted Hydrangea bushes against the egress stairs.
- i) Radiant heat was added to the entrance driveway and entrance sidewalk to control snow build-up on site.

West Rear Yard Area

- a) The Arbor Vitae are moved to the top of the retaining wall to avoid obstruction of the designed drainage swale. This also provides a 4'-6" increase in immediate height for this screening.
- b) The berm trees have been adjusted to include 3- Armstrong Maples to provide more color for this area. Unit owners expressed concern that we may have created an unnecessary abundance of coniferous plant material that would ultimately encroach on other plant material. We felt it reasonable that the only people that will ever see this plant material have a say in what is planted there.

North Side Yard Area

- a) An existing mature Mulberry tree was overlooked on the approved Landscape Plan and is now reflected on the updated plan.
- b) The River Birch trees have been placed to provide a more natural grouping and reduce the appearance of a defined property boundary.
- c) The ADA ramp was not reflected on the approved Landscape Plan and planting have been added to screen it better.
- d) The electrical transformer has been placed, and we added evergreens to screen it.
- e) Three (3) Pear trees were added to the entrance walkway.
- f) The paver brick walk was replaced with a bluestone walkway.

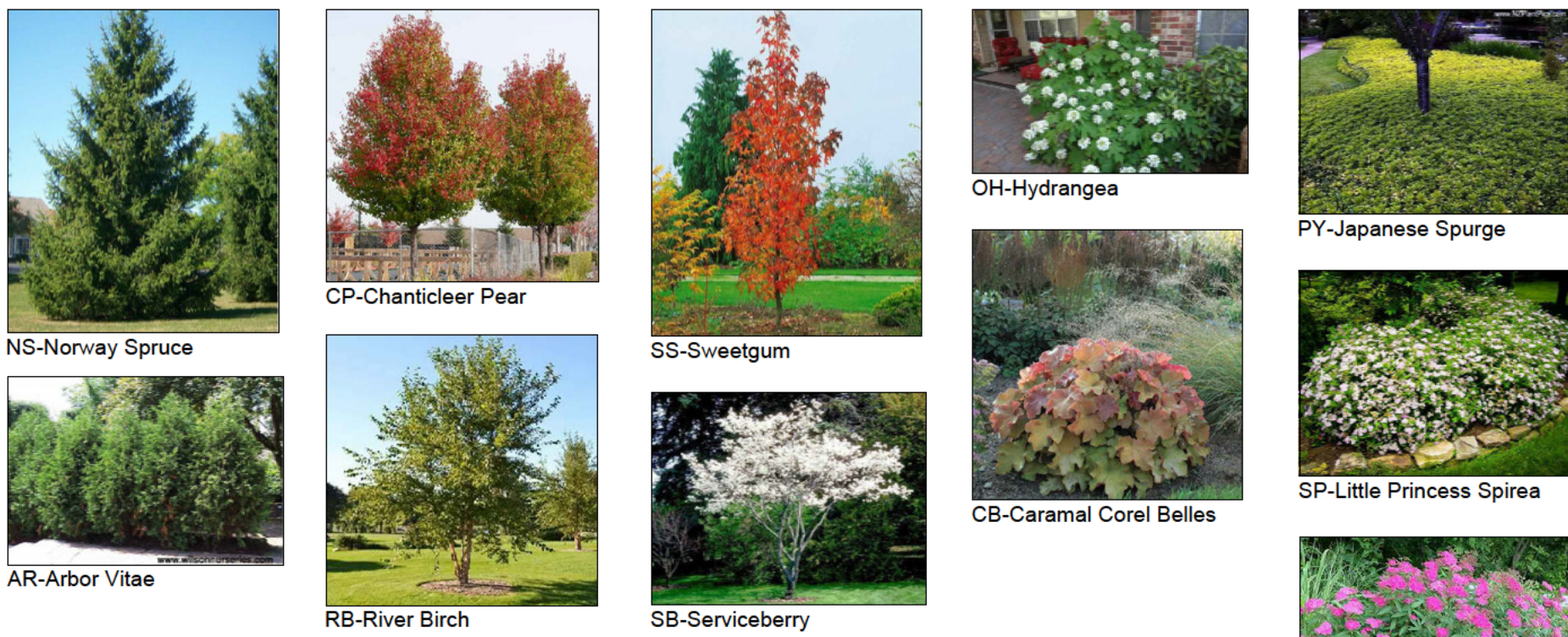
This updated plant meets and exceeds the design standards initially approved by the Village Council and provides the welcome opportunity for necessary collaboration with relevant stakeholders. Thank you for your consideration of this matter and we look forward to your feedback and approval.

Respectfully,



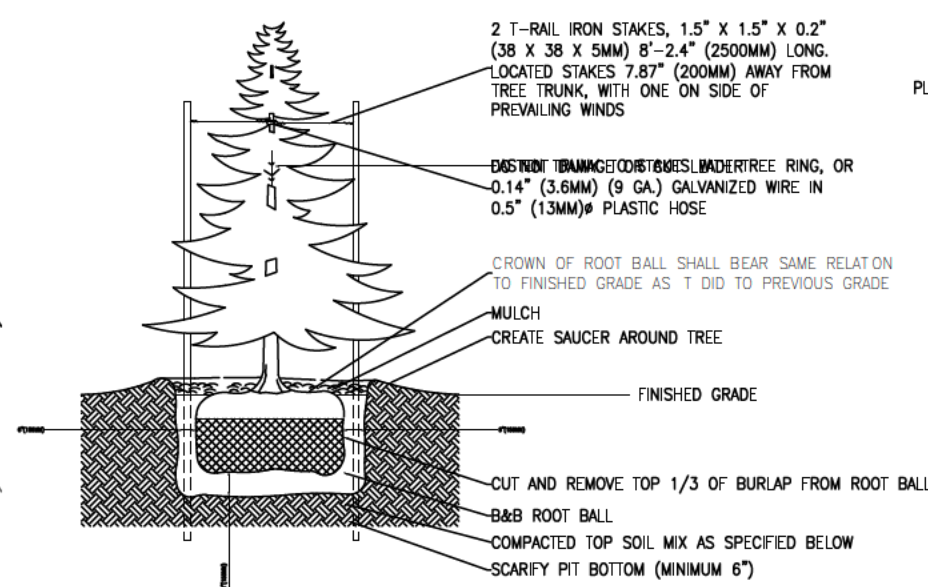
Rick Swanson AIA, NCARB
SR Winnetka LLC
Managing Member





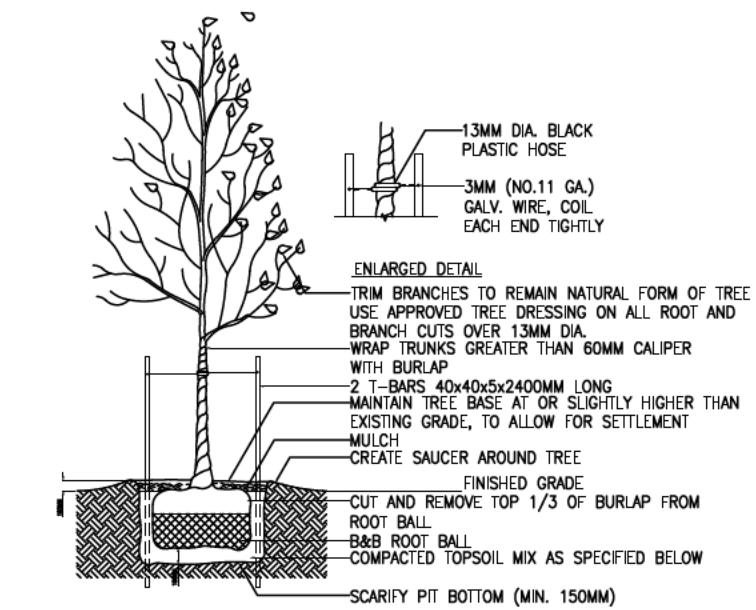
Plant List					
TREES					
Quantity	Size	Common Name	Botanical Name	Cond	KEY
8	8'	Norway Spruce	Picea abies	BB	NS
6	8'	Serviceberry	Amelanchier canadensis	BB	SB
4	3"	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	BB	CP
12	3"	Slender Silhouette Sweetgum	Liquidambar styraciflua 'Slender Sil.'	BB	SS
7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

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



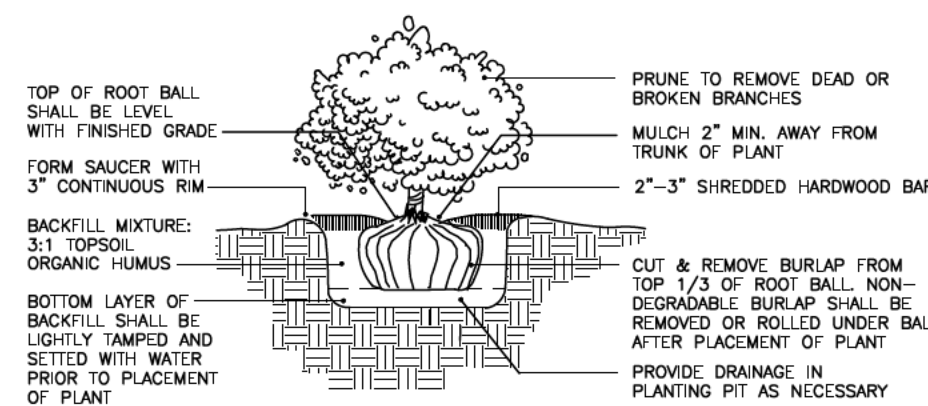
- SPECIFICATIONS:
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE BRANCHES AND STAKES TWO YEARS AFTER INSTALLATION.
 - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 - TOPSOIL MIX, SEE SPEC.

CONIFEROUS TREE DETAIL

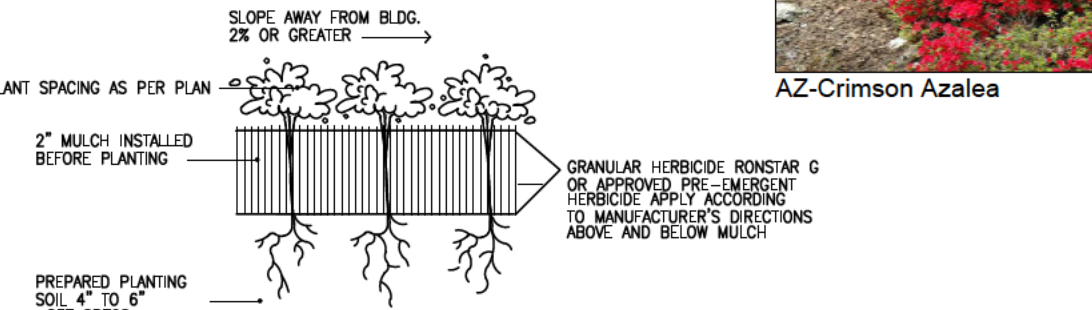


- SPECIFICATIONS:
- TOPSOIL MIX, SEE SPEC.
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE BRANCHES AND STAKES TWO YEARS AFTER INSTALLATION.
 - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 - ALL TREES MUST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

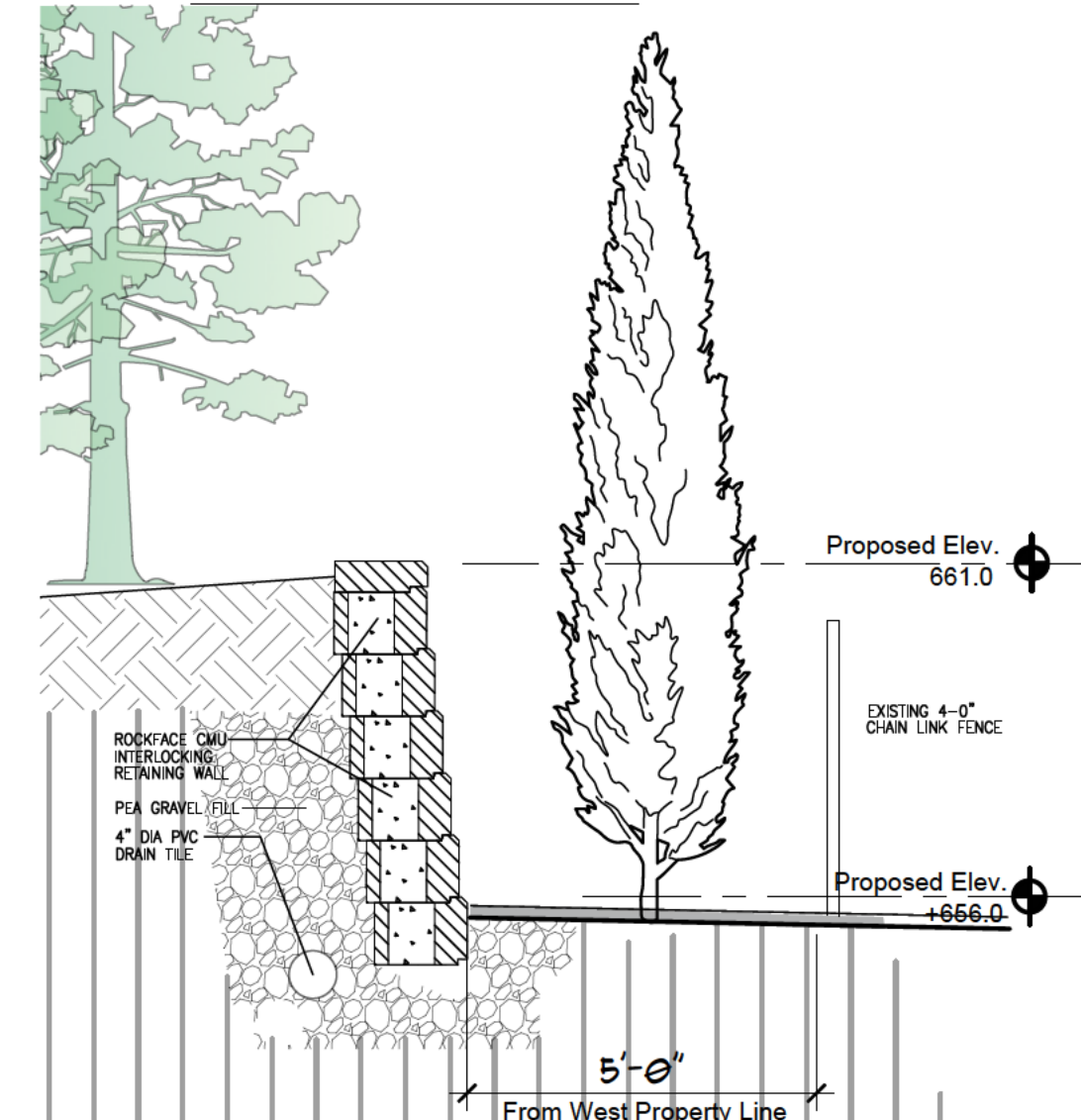
DECIDUOUS TREE DETAIL



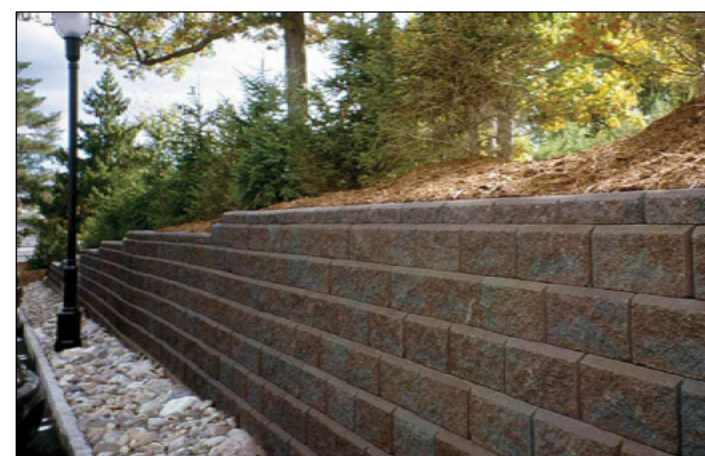
BURLAP SHRUB DETAIL



GROUND COVER DETAIL



RETAINING WALL DETAIL



REPRESENTATIVE PHOTO OF RETAINING WALL

BEIGARD "DIAMOND PRO" WALL (VICTORIAN) OR SIMILAR

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

NEAL PETERSON \$
MARY ELLEN STANFIELD
680 GREEN BAY RD. #105
WINNETKA, ILLINOIS
60093

ATTACHMENT 4

= Condo. that looks at The Walden the most



P.1

Dec. 12, 2025

Village of Winnetka

Dept. of Community Development or Other

RE: The Walden, 688 Green Bay, Winnetka

To Whom It May Concern,

We are writing to you to protest the current landscaping for The Walden. We were expecting 12 trees as approved and legally permitted in (probably) 2020. In the meantime Rick Swanson and his landscaper, Dan Horvath, installed landscaping not in accord with permitted plan. Mostly we are speaking about area between 688 & 680, the area we see. We are not happy with this. Please review the enclosed original and new plans and photos. The original 12 trees were sweet gum which we were not knowledgeable about but since have seen about the village. These have been replaced by 4 birches and 1 maple tree. We do prefer these species over the sweet gum, but to lose 7-8 trees of which we were expecting is unacceptable!

Of course now the landscaping work has stopped (p.2) and we are concerned that the work will not be completed in the spring and the owners will move in. This development has been a loser for Rick Swanson. We understand that there is an escrow account which he pays until he makes right on what he was permitted to do. But we are concerned that money may be worth the loss just so he can ^{stop} working on The Walden. Is there not permit enforcing in Winnetka? The permit was disregarded in November. Why was it not stopped then?

Also please ~~see~~ refer back to my letter of Nov. 18, 2025 for further drainage issues (although parts of that letter are no longer applicable, such as wanting 12 sweetgum trees).

For us it comes down to wanting 2 more river birches between the 2 already installed river birches and the maple tree.

Thank you. Sincerely,

Mary Ellen Stanfield & Ned Pittman

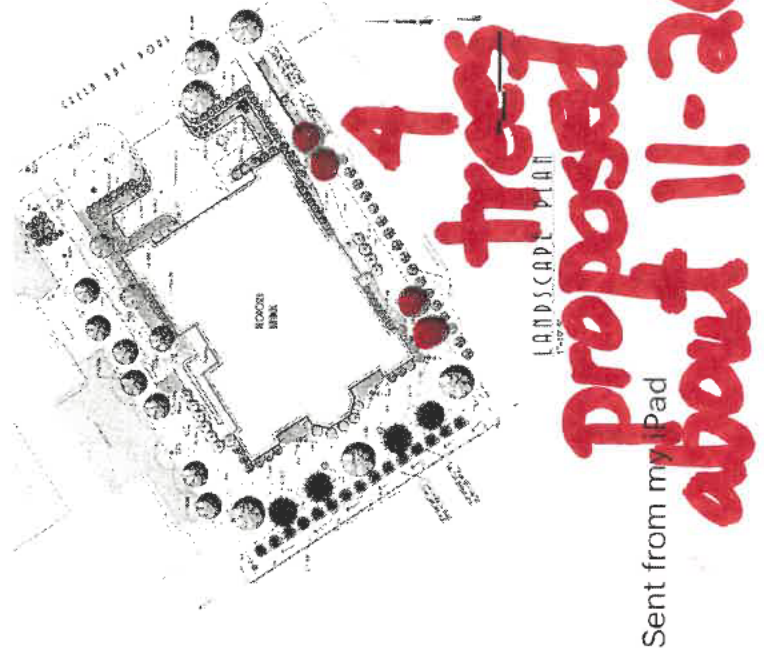
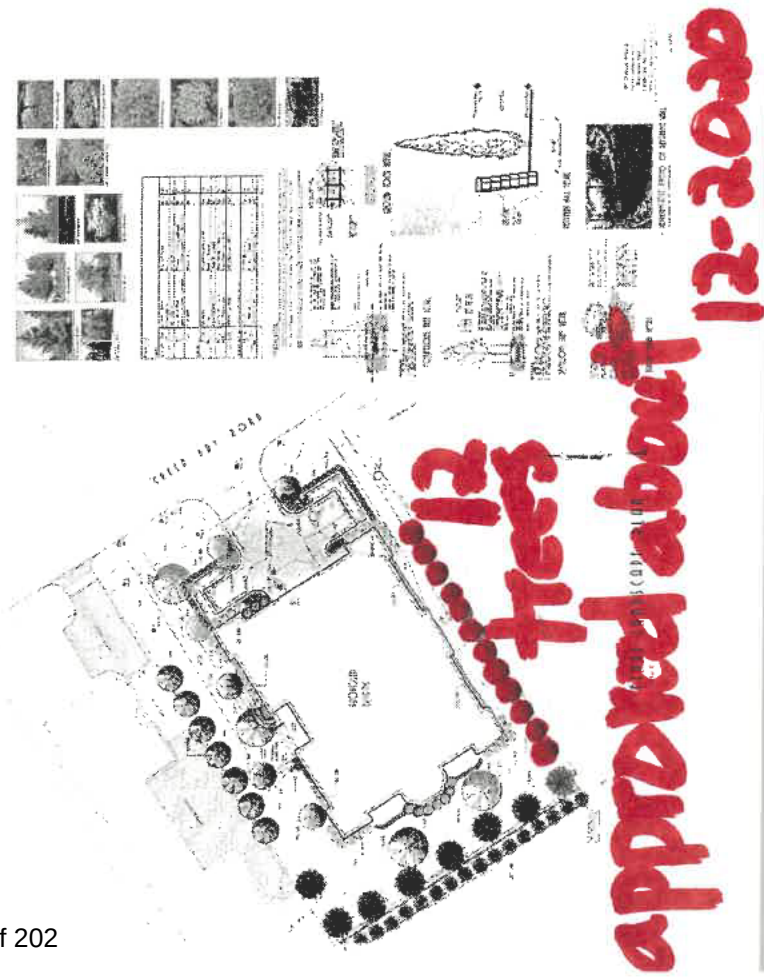
The Walden's original landscape plan, on the left, was drawn to include the fence between our properties. In the new landscape plan, on the right, the fence has been eliminated resulting in some changes in landscape design in that area.

ORIGINAL

New

Walden AIA, NCARB
 Walden Architects PC
 Mission Ln.
 Suite AZ 85259
 (847) 757-3975
www.walden.com
www.walden.com

Landscape plan



P.1

November 18, 2025

Village of Winnetka
Dept. of Community Development
Scott Mangum, Director

Please read
but superceded
by 12.14 letter

RE: The Walden Condo. Development, 688 Green Bay Rd, Winnetka
Dear Scott,

We are writing to you that the approved permit issued for landscaping for 688-The Walden - remain as approved around 2020-2021.

We live very close to it at 680 Green Bay.

We were very much looking forward to the installation of 12 sweetgum trees outside of our north windows. The view of just the building and the HARSH sun which bounces off the red brick is very disturbing. On or about Nov. 13, instead, 2 river birches and 1 red maple were installed. Perhaps this was done without a new permit.

In the meantime in 2024 our 680 board approved the removal of our fence and

Some additional landscaping on our property (p.2) to blend the 2 yards together. I assumed it was just for the northeast corner of our property. This would be paid for by Rick Swanson, the developer. Then last night, Monday Nov. 17th, there was a board meeting where residents could participate. A new landscape plan was presented showing the birch trees and viburnum plants next to our building. Our board approved this plan which Rick Swanson is going to submit to the Village along with a new landscape plan. It would include removing the stones next to our building. I am opposed to all these changes per the photo of a letter I wrote when I became aware of what going on on Nov. 13th (Sorry my copier jammed & I needed to get these ideas out to Dan Horvat and Rick ASAP). Since then I have looked at the level difference between our 2 properties. 688 at many points along the fence property line is 6-8" higher than

680 property. I am concerned about water running downhill towards our garage. I do not know how this level difference will be dealt with. And why remove stones that help with drainage? A resident of 680, Bob Elliot, came up with most of these ideas. He is not on our board. At the meeting he congratulated his wife Stephanie (a board member) for being a "real hardass" and getting all these changes, all on our property, paid for by Rick Swanson. I forgot to mention they plan on putting a long row of viburnum (low bushes) next to our north wall. Who will see these? It seems ~~to~~ like a great deal of expense for Rick. Please do not allow this newly submitted landscape plan to be approved. I attended almost all of the village meetings for this development approximately 5-7 years ago. You can refer back to my input. At that point Rick listened to my ideas and made changes. I appreciated that. I now want the already approved permit for landscaping to be followed. I think these changes,

(p. 4)

which may cause drainage issues, be looked at by the village. I only want the best for Rick, his contractors, the under-contract buyers, but I must speak up for the drainage issue and the disappointment my partner, Neal Peterson, and I have for having a row of trees taken from our lives forever. We were looking forward to the landscaping for many years.

Thank you.

Sincerely, Mary Ellen Stanfield & Neal Peterson

MARY ELLEN STANFIELD
680 GREEN BAY RD. #105
WINNETKA, ILLINOIS
60093
[REDACTED]

no longer applicable/

MARY ELLEN STANFIELD
680 GREEN BAY RD. #105
WINNETKA, ILLINOIS
60093



Superseded by
12/14/25 letter

NOV. 21, 2025

Village of Winnetka

Dept. of Community Development

Scott Mangum, Director

RE: The Walden, 688 Green Bay, Winnetka

Dear Scott,

I wish to withdraw the letter
I wrote to you on November 18th.
After talking to you I realized
there were complications which
I do not have time to get involved
with. I hope to attend the council
meeting in December. Do not include
my letter at
that meeting.

Thank you.

Sincerely,

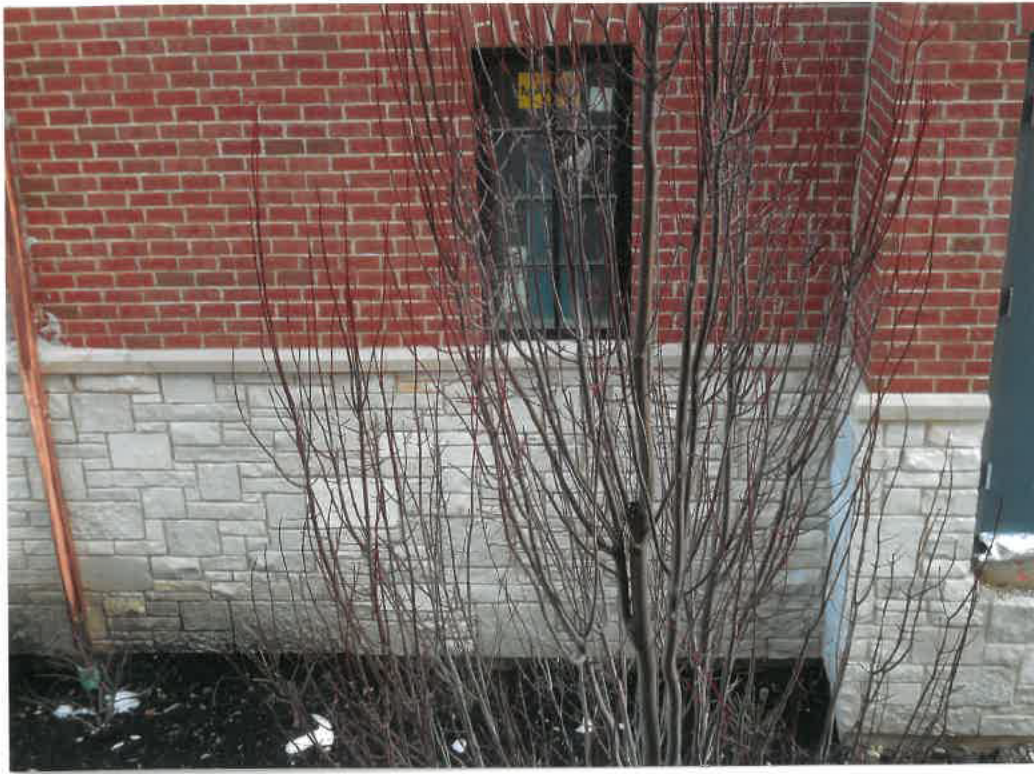
Mary Ellen Stanfield



No trees to cover this view - unacceptable



No trees to cover this door - unacceptable



This maple tree o.k.



These 2 river birches o.k.

From: [David Roeser](#)
To: [Rick Swanson](#)
Cc: [Scott Manqum](#); [Ann Klaassen](#); [Bob](#); [REDACTED]; [DAN HORVAT](#)
Subject: Re: 688 Green Bay - Updated Landscape Plan
Date: Thursday, December 25, 2025 2:37:20 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hello ,

We the Neighbor @ 698 Green Bay Road acknowledge this email, the revised plans, and The Walden developer Rick Swanson's explanation regarding the revised plans.

We are fully supportive of the plan and would request the village approved the revised plans immediately.

Thank you and Merry Christmas,

David Roeser
[REDACTED]

On Thu, Dec 25, 2025 at 1:06 PM Rick Swanson <rick@rmswanson.com> wrote:
Scott,

I attached the updated Landscape Plan dated 12-25-25, which includes the corrections staff referenced in their recent review of the previous plan. In the interest of time, I am also copying our north and south neighbors in this communication to allow the ability to confirm their acceptance of this most recent Landscape Plan based on the following adjustments:

1. 8 Maple trees will be planted in lieu of the 7 Maples shown on the Plan. The Plant List now correctly reflect this quantity. Note that we planted an additional tree at the NE corner and another at the south to accommodate a unit owner in the adjacent building.
2. 15 Arbor Vitae have been planted with 14 on the west retaining wall and a 15th planted adjacent to our north neighbors fence wall for additional privacy. The Arbor Vitae variety that was planted is "dark green" which my landscape architect advises is a notch above "nigra" and chose extra heavy which are thicker, wider and taller than specified. He also noted that it's better that the trunks are spaced a little more for airflow and disease control. The attached plan reflects the proper spacing for the species and maturity of this tree.

This should take care of the items reference by staff. Please let me know if there are any further questions

Respectfully,
Rick Swanson AIA, NCARB
[RM Swanson Architects PC](#)
[REDACTED]

[REDACTED]
[REDACTED]
rick@rmswanson.com

www.rmswanson.com

On Monday, December 22nd, 2025 at 1:12 PM, Scott Mangum <smangum@winnetka.org> wrote:

Rick,

Thanks for getting back to us.

The proposed landscape plan needs to contain everything that you are proposing to plant and be internally consistent with the plant list on that plan. If the proposed plantings are different than the plan dated November 13, 2025, as you have indicated below, please resubmit the plan that you are proposing. If neighboring property owners who have previously submitted public comments are supportive of that revised plan, they should also resubmit their public comments by the end of this week so that we can include in the Village Council packet.

Best,

Scott

Scott Mangum, AICP

Community Development Director

Village of Winnetka

smangum@winnetka.org

847-716-3526

www.villageofwinnetka.org

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Ann,

Here is the response to your questions I received from my Landscape Architect and Landscaper, Dan Horvat.....

Hey Rick, there will be 8 Maples in the end with the one for Mary Ellen. Seven as drawn and an extra one by her window, and also that Birch she wanted to take her letter back from the city.

On the arbs they are dark green which is a notch above nigra although they are used interchangeably. I chose extra heavy which are thicker and wider than normal, they are kept back and pruned and additional year at the nursery. They cost more but you use less of them, the plants are installed per plan, with the branches touching for the intended screening effect, these are also taller than spec'd. In the future it's better that the trunks are spaced a little more for airflow and disease control.

Also we did move one north for Roser to help block his view to keep him happy.

Dan Horvat, ASLA

Horvat Design Group, Ltd.

If there are 15-arborvitae planted, I will change the the quantity on the Plan. Note that we also moved the ones that were planted to the top of the berm to avoid the drainage swale just west of the wall. This provided a much better screening than initially proposed. There are still some trees and plant material that will be planted in the spring, including the 2 extra maples.

Let me know if you need further information.

Rick Swanson AIA, NCARB

[RM Swanson Architects pc](#)



[REDACTED]
[REDACTED]
rick@rmswanson.com

www.rmswanson.com

On Friday, December 19th, 2025 at 1:51 PM, Ann Klaassen
<AKlaassen@winnetka.org> wrote:

Hi Rick – I'm following up on the questions below.

Thank you,

Ann Klaassen

Assistant Director | Village of Winnetka Community Development

847.716.3525

Hi Rick – Thank you for sending the corrected Landscape Plan so quickly.

Andrew Lueck and I have both reviewed the amended landscape plan and we have the following minor comments/questions that I think you could easily address:

1. There are 7 Armstrong maples (3 on parkway) indicated on the plan diagram, however the plant list indicates 6.
2. The plant lists 17 arbor vitae. What type of arbor vitae? According to Andrew, Emerald green, Nigra, and Wintergreen are preferred.
3. I see the 15 arbor vitae along west property line, but I'm not seeing the other two. Can you point them out to me?

Thanks again Rick.

Ann Klaassen

Assistant Director | Village of Winnetka Community Development

847.716.3525

From: Rick Swanson <rick@rmswanson.com>
Sent: Tuesday, December 16, 2025 11:06 AM
To: Ann Klaassen <AKlaassen@winnetka.org>
Cc: Scott Mangum <smangum@winnetka.org>
Subject: Re: 688 Green Bay - Updated Landscape Plan

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Good morning Ann,

I attached the corrected landscape Plan as requested. The date on the PDF was 11-13-25 but the drawing was 11-11-25. Not that it matters but it does explain the confusion. The attached Plan reflects the 11-13-25 date.

I have also reached out to both of the relevant neighbors and requested they resend their respective letters with the attached correctly dated Plan. Also, thank you for reminding me that the meeting is still in January. I was ready to get a proxy for tonight and relieved when reminded that it is still December.

Have a Merry Christmas Ann and thank you for getting this done.

Rick Swanson AIA, NCARB

[RM Swanson Architects PC](#)

[REDACTED]

[REDACTED]

[REDACTED]

rick@rmswanson.com

www.rmswanson.com

On Monday, December 15th, 2025 at 2:56 PM, Ann Klaassen
<AKlaassen@winnetka.org> wrote:

Hi Rick – We are preparing materials for the Council's consideration of the Minor Change to the approved Planned Development for The Walden and have the following initial comments and question:

1. The attached letter to the Village Council references a Landscape Plan dated November 13, 2025, however the attached "Walden Winnetka Updated Landscape Plan_11-13-2025" is dated November 11, 2025. Please clarify.
2. The attached letter dated 11-30-25 from the 680 Green Bay Condo Association includes a Landscape Plan from October 2025. Letters of support should reflect the same Landscape Plan submitted for approval.
3. The attached email from Mr. Coster and Mr. Roeser do not reference a dated Landscape Plan. Given the evolution of the amended Landscape Plan it would be beneficial to have their support attached to the plan submitted for approval.
4. Have you had any correspondence with neighbors to the west?

We will continue to review the updated plan and will reach out with any additional questions, but wanted to share these initial comments with you now.

Ann Klaassen

Assistant Director | Village of Winnetka Community
Development

[510 Green Bay Road - Winnetka, IL 60093](#)

847.716.3525

From: Ann Klaassen
Sent: Tuesday, December 16, 2025 1:47 PM
To: Rick Swanson <rick@rmswanson.com>
Cc: Scott Mangum <smangum@winnetka.org>
Subject: RE: 688 Green Bay - Updated Landscape Plan

From: Rick Swanson <rick@rmswanson.com>
Sent: Sunday, December 21, 2025 2:58 PM
To: Ann Klaassen <AKlaassen@winnetka.org>
Cc: Scott Mangum <smangum@winnetka.org>
Subject: RE: 688 Green Bay - Updated Landscape Plan

From: [REDACTED]
To: [Rick Swanson](#); [REDACTED]; [Ann Klaassen](#)
Subject: Re: Landscape Approval
Date: Tuesday, December 16, 2025 12:16:54 PM

You don't often get email from roeser64@gmail.com. [Learn why this is important](#)

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Thanks Rick.

Hello Ann,

I have included our neighbor Ruud Coster on this email thread as well. After reviewing the minor landscaping changes proposed and per the 11-13-25 document (previously provided) which we have reviewed, David and Dana Roeser are in full support and would ask the Winnetka Village to approve Rick Swanson's modified landscaping plan for the Walden Project.

Thank you,

David Roeser
[REDACTED]

On Tue, Dec 16, 2025 at 11:28 AM Rick Swanson <rick@rmswanson.com> wrote:
David,

I received an email from Ann Klaassen yesterday informing me that she was processing our petition to have the Village Council review and approve the minor changes to the Landscape Plan for our project. She pointed out that there was no reference to a dated Landscape Plan, which is a meaningful piece of information when approving changes.

I attached the Landscape Plan that was submitted to the Village for their consideration. They are asking that you modify your letter endorsing these changes to include a reference to 11-13-25, which is the date provided on this most current plan. I am copying Ann in the email to you as she will be the point of contact for this matter.

Thank you for your support of this petition and please feel free to call if you have any questions regarding this matter.

Happy Holidays,

Rick Swanson AIA, NCARB
[RM Swanson Architects PC](#)

[REDACTED]
[REDACTED]
[REDACTED]
rick@rmswanson.com
www.rmswanson.com

From: [Bob](#)
To: [Scott Mangum](#); [Ann Klaassen](#)
Cc: [Rick Swanson](#)
Subject: Walden landscape plan update
Date: Friday, December 26, 2025 12:15:30 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Scott and Ann,

I serve as president of the Board of the 680 Green Bay Road Homeowners Association and previously submitted a statement to the Village regarding our Board's enthusiastic and formal endorsement of an earlier revised landscape plan for the Walden development adjacent to our property. I understand that, subsequently, there have been a few very minor changes to the earlier plan, which our Board reviewed and endorsed, resulting in a new plan dated December 25, 2025. I have personally reviewed those changes and, informally, have polled several other Board members (others are out of town for the holidays), and while I am unable to convene another Board meeting until next week, I am highly confident that those changes from the plan we formally endorsed will not alter the Board's favorable judgment of the plan before the Council.

Please don't hesitate to contact me if you have any questions or need further clarification of our endorsement of the new plan. You can reach me by email or by phone at [REDACTED]. Thank you.

Stephanie Elliott
Sent from my iPad

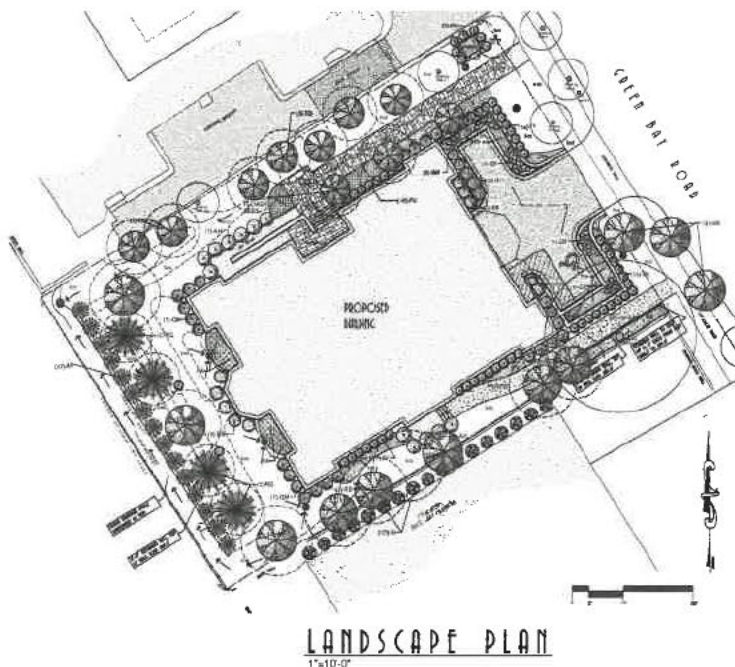
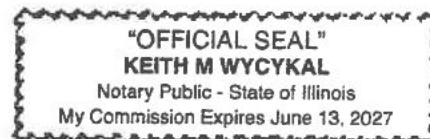
November 30, 2025

To The Village of Winnetka Board of Trustees:

The Board of Directors of the 680 Green Bay Road Condominium Association, of which I am President, convened an open meeting at 7 pm on November 17, 2025, to discuss changes to the landscaping plan for the Walden residential development, with which we share a property line to our north. The meeting was properly noticed and open to all homeowners of our Association. The Board reviewed the Walden's Approved Landscaping Plan and its Proposed Landscaping Plan dated November 13, 2025 (shown below) which reflects substantial input from the Association in conversations conducted over the past several months with the developer of the Walden project. The Board heard comments from homeowners about the Proposed Landscaping Plan, and after an open discussion among its members, the Board voted unanimously to endorse the Proposed Landscaping Plan. We urge the Village to accept that plan as presented.

With best regards,

[Redacted Signature]
 Stephanie Elliott, President
 680 Green Bay Road Condominium Association



From: [Christopher O'Donnell](#)
To: [Planning](#)
Subject: Case No 19-15-PD, a voice in support
Date: Saturday, December 27, 2025 3:19:15 PM

[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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This is in support of the landscape design amendment coming before your chambers for approval. When considering the length, effort and attention devoted to the former empty buildings on that site, along with extended construction because any number of reasons, this is in support of the updated landscape design. One of the noted obstacles to entering and leaving Green Bay Road from the 680 Building has been the difficulty on seeing traffic coming from the North on Green Bay. Removing the fence will greatly improve visibility. The attention and guidance from both sides of that property between the two buildings has been extensive, as well as collaborative. This is an example of cooperation where both sides will have gained. With pleasure and appreciation. Respectively submitted:

Chris O'Donnell
[REDACTED], 680 Green Bay Road

I

ATTACHMENT 5

Doc#. 2535023177 Fee: \$107.00
MONICA GORDON
COOK COUNTY CLERK'S OFFICE
Date 12/16/2025 2:54 PM Pg: 1 of 7

This Document Prepared by
And after Recording Return to:

Elrod Friedman LLP
350 N. Clark Street, Second Floor
Chicago, IL 60654
Attention: Courtney P. Trefil

PROCEED AT OWN RISK DECLARATION

BY

SR WINNETKA, LLC

(THE WALDEN, 688 GREEN BAY ROAD, WINNETKA, IL)

PIN: 05-17-412-037-0000; 05-17-412-038-0000

PROCEED AT OWN RISK DECLARATION

THIS PROCEED AT OWN RISK DECLARATION ("**Declaration**") is made this 15th day of December, 2025, by **SR WINNETKA, LLC** ("**Owner**"), the record title owner of a certain parcel of real estate located in the Village of Winnetka, Cook County, Illinois, commonly known as 688 Green Bay Road, Winnetka, IL and legally described in **Exhibit A** attached to and, by this reference, made a part of this Declaration ("**Property**").

WITNESSETH:

WHEREAS, the Owner previously petitioned the Winnetka Village Council ("**Village Council**") to construct a five-unit multi-family residential building with below grade structured parking at the Property (collectively, "**Development**"); and

WHEREAS, on January 18, 2022 the Village Council adopted (i) Ordinance No. M-3-22 approving a Final Planned Development for the Property for the Owner to construct the Development ("**Approval Ordinance**"); and

WHEREAS, the Final Planned Development included a landscape plan for the Development ("**Landscape Plan**"), which Landscape Plan was attached and incorporated into the Approval Ordinance; and

WHEREAS, the Owner has submitted to the Village an updated landscape plan for the Development ("**Updated Landscape Plan**") and desires to commence certain landscaping activities on the Property, as well as the property located at 680 Green Bay Road, for the Development; and

WHEREAS, pursuant to Section 17.58.130 of the Winnetka Village Code, as amended ("**Village Code**"), a proposed minor change to an approved planned development must be approved by the Village Council; and

WHEREAS, in order to install the landscaping as proposed on the Updated Landscape Plan, the Owner has filed an application with the Village to amend the Final Planned Development ("**Requested Relief**"); and

WHEREAS, as of the date of this Declaration, the Owner's application for approval of the Requested Relief has not been approved by the Village Council, as required pursuant to Section 17.58.130 of the Village Code; and

WHEREAS, the Owner desires to begin landscaping as depicted on the Updated Landscape Plan ("**Work**") prior to final action by the Village Council concerning the Requested Relief; and

WHEREAS, the Village has agreed to allow the Work to commence, prior to final action by the Village Council concerning the Requested Relief, only upon the execution by the Owner of this Declaration against the Property; and

WHEREAS, the Owner voluntarily desires to execute this Declaration and to record this Declaration against the Property in order to commence the Work;

NOW, THEREFORE, the Owner voluntarily declares that the Property, all portions thereof, and all improvements constructed thereon or therein (including, without limitation, the Development), are and shall be held, transferred, sold, conveyed, used and occupied subject to the following restrictions and provisions:

1. The Owner acknowledges and agrees that: (a) the Owner proceeds with the Work at its sole and absolute risk; and (b) the Owner is not and will not be entitled to the issuance by the Village of any building permits, including without limitation any building permits for the Updated Landscape Plan if applicable, regardless of expenditures incurred by the Owner in proceeding prior to the date of, or pursuant to, this Declaration, unless and until the Owner has satisfied all of the terms and conditions of this Declaration, or imposed in connection with any approval of the Requested Relief, or required by all other applicable Village codes and ordinances.
2. The Owner acknowledges and agrees that the Village's agreement to permit commencement of the Work, and its consent to this Declaration, is not to be deemed or construed as requiring the Village to either: (a) approve any plans or issue any further approvals for the landscaping set forth in the Updated Landscape Plan; or (b) approve the issuance of the Requested Relief.
3. The Work may not be completed except in strict compliance with: (a) the Updated Landscape Plan and other approvals issued therefor; and (b) this Declaration.
4. The Village has the right to enter on the Property at all times from and after the execution of this Declaration to ascertain compliance with the terms, conditions, restrictions, and limitations contained in this Declaration.
5. The Owner must continuously and promptly apply for and pursue the Development in accordance with the Approval Ordinance.
6. In the event that the Village, through its Village Council, does not, for any reason, approve the Requested Relief, the Owner must, at its sole cost and expense, perform, or cause to be performed, the removal of the landscaping as installed pursuant to the Updated Landscape Plan, and all other remedial actions necessary to bring the Property into compliance with the Village Code and approved Landscape Plan, all in a manner satisfactory to the Village.
7. In the event that the Owner fails to remove, or cause to be removed, the landscaping installed as set forth in the Updated Landscape Plan from the Property, or to bring the Property into compliance with the Village Code and Landscape Plan, on or before May 1, 2026, in a manner satisfactory to the Village, the Village will have the right, but not the obligation, to: (a) enter upon the Property and cause to be performed all such actions; (b) charge the Owner for all costs incurred by the Village in the course of such remediation, plus an administrative fee of 20% of such costs; and (c) refuse to issue the certificate of occupancy for the Property, if the Owner does not fully reimburse the Village for all costs of remediation, within 30 days after receipt of an invoice therefor.
8. The Owner expressly acknowledges and agrees that it has sole and absolute liability and responsibility, and the Village will have no liability or responsibility whatsoever, for the costs and expenses incurred in connection with the removal and corrective work that may be required pursuant to Paragraph 7 of this Declaration.

9. The Owner hereby agrees to release, indemnify, and hold harmless the Village, its agents, servants, officials, attorneys, and employees from and against any and all injuries, damages, claims, liabilities, demands, causes of action, losses, suits, expenses, liabilities, and judgments of any and all nature and kind whatsoever, including without limitation costs, expenses, and attorneys' fees, arising out of, occasioned by, connected with, or in any way attributable to: (a) this Declaration; (b) any action taken by the Village pursuant to or in connection with this Declaration; (c) the review and approval by the Village of any plans for the Property, the Updated Landscape Plan, or the Work; or (d) the approval of the Requested Relief or any other approval, certificate, or acceptance for the Property, Updated Landscape Plan, or the Work.

10. The Owner acknowledges and agrees to reimburse the Village, promptly upon receipt of an invoice therefor, for the costs and expenses incurred by the Village, including specifically legal fees, in connection with the drafting and execution of this Declaration.

11. This Declaration may not be modified, amended or annulled without the express, prior written approval of the Village Manager.

12. The provisions of this Declaration are binding upon the Owner, and its heirs, successors, assigns, agents, licensees, invitees and representatives.

IN WITNESS WHEREOF, the Owner has caused this Declaration to be executed by a duly authorized representative on the date first above written.

SR, WINNETKA, LLC

Signature

Print Name:

Title:

Accepted this 15th day of ~~November~~, 2025
December KNK

Kristin Kazenas
Village Manager
Village of Winnetka

ACKNOWLEDGEMENTS

Arizona
 STATE OF ~~ILLINOIS~~)
Maricopa) SS.
 COUNTY OF ~~COOK~~)

I, Anthony Deihl, a Notary Public, in and for the County and State aforesaid, DO
 HEREBY CERTIFY that Richard Swanson, the
President of SR Winnetka LLC, an Illinois corporation, who is
 personally known to me to be the same person whose name is subscribed to the foregoing
 instrument, appeared before me this day in person and acknowledged to me that they, being
 thereunto duly authorized, signed and delivered said instrument as his own free and voluntary
 act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 21 day of November, 2025.

 Notary Public

My Commission expires Feb 19, 2029

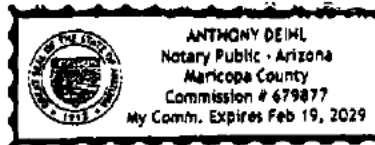


EXHIBIT A**LEGAL DESCRIPTION OF PROPERTY**

Lot 1: THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD

PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS. Commonly known as 694 Green Bay Road, Winnetka, Illinois.

PIN: 05-17-412-037-0000

Lot 2: THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17,

TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET

PURPOSES), IN COOK COUNTY, ILLINOIS. Commonly known as 688 Green Bay Road, Winnetka, Illinois.

PIN: 05-17-412-038-0000

Commonly known as 688 Green Bay Road, Winnetka, Illinois 60016

ATTACHMENT 6

CURRENT PHOTOS OF THE WALDEN (688 GREEN BAY ROAD)

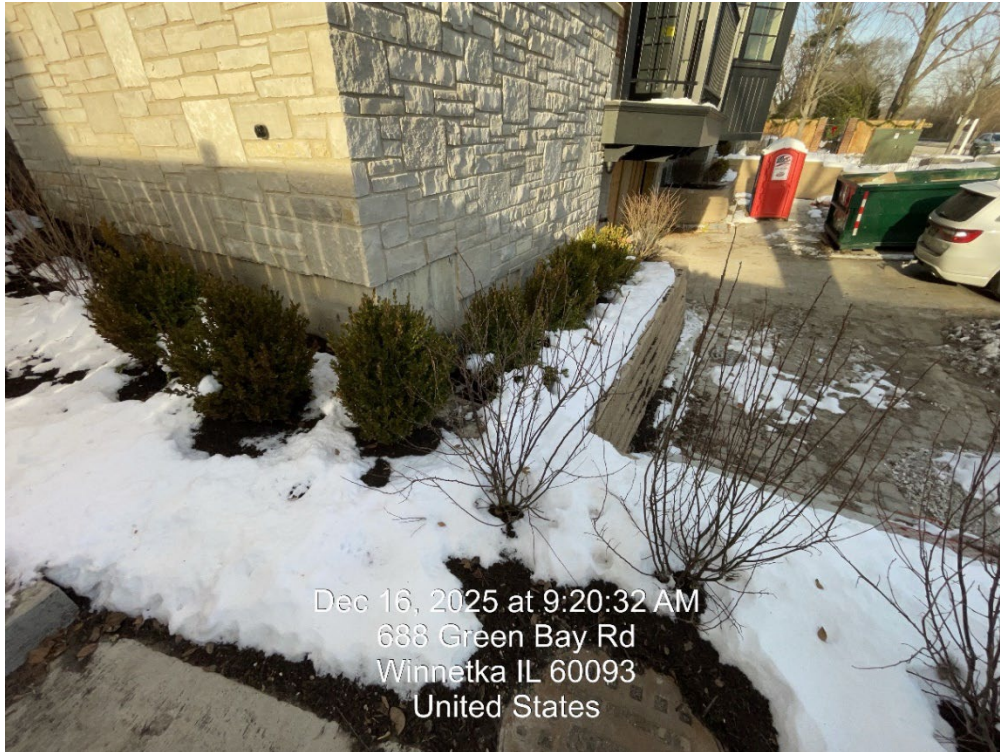


Photo 1 – Southeast Corner

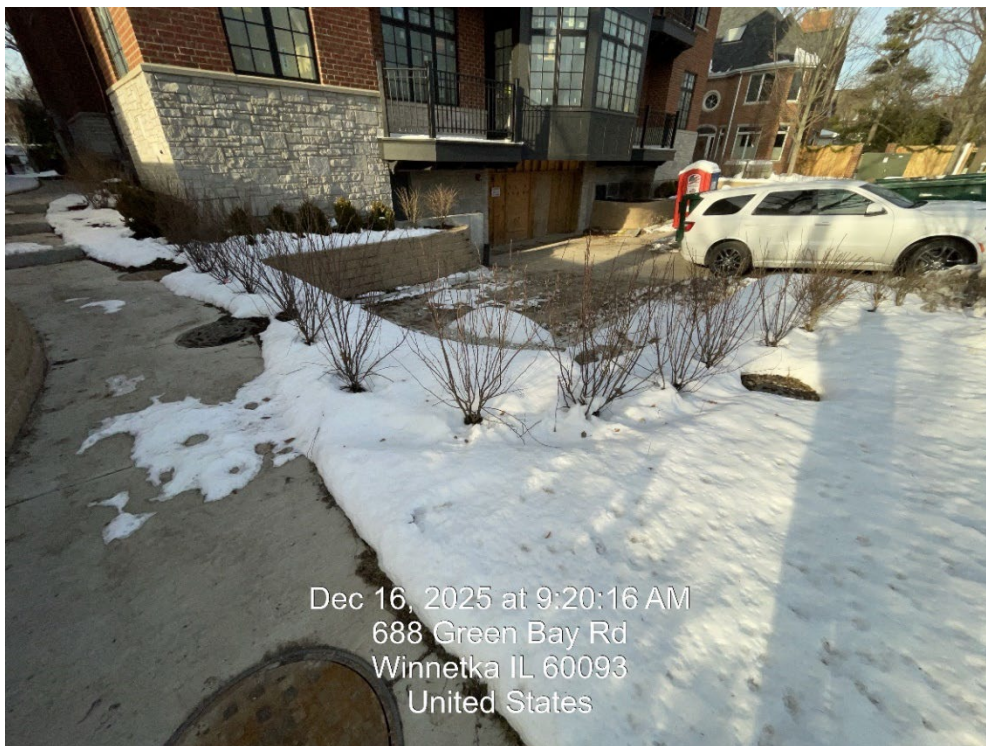


Photo 2 – East Elevation (Green Bay Road)



Photo 3 – South Side Yard



Photo 4 – Installed Landscaping

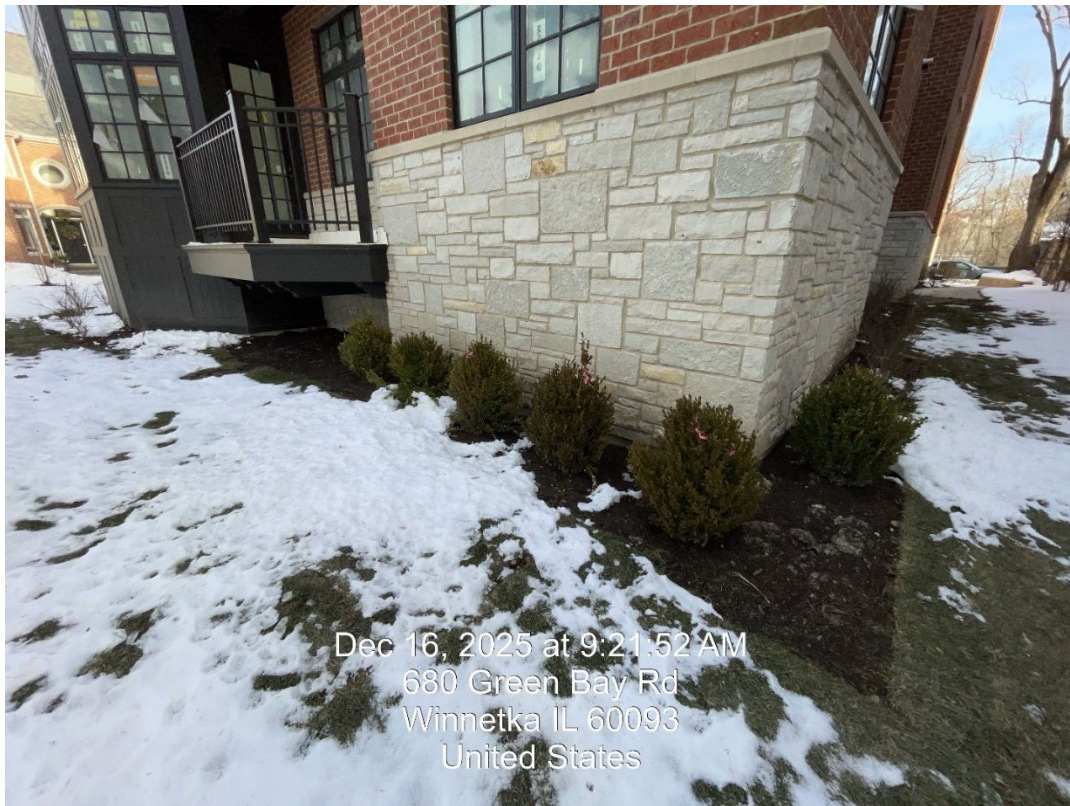


Photo 5 – Southwest Corner



Photo 6 – Rear Yard (Installed Norway Spruce, Armstrong Maple, & Arbor Vitae)



Photo 7 – Rear Yard (Looking Southwest)



Photo 8 – West Elevation



Photo 9 – Northwest Corner



Photo 10 – North Side Yard (Looking East)



Photo 11 – North Elevation (entrance ramp)



Photo 12 – Plantings Not Yet Installed (north elevation)



Photo 13 – Plantings Not Yet Installed (north side yard)



Photo 14 – North Side Yard (Looking West)



Dec 16, 2025 at 9:22:47 AM
694 Green Bay Rd
Winnetka IL 60093
United States

Photo 15 – Northwest Corner

ATTACHMENT 7

**THIS DOCUMENT IS
PREPARED BY AND AFTER
RECORDING RETURN TO:**

Benjamin L. Schuster
Elrod Friedman LLP
325 N. LaSalle St., Suite 450
Chicago, IL 60654



2313822027

Doc# 2313822027 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2023 12:11 PM PG: 1 OF 92

ORDINANCE NO. M-3-2022

**AN ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED DEVELOPMENT
WITH CERTAIN ZONING MODIFICATIONS AND EXCEPTIONS
(688-694 GREENBAY ROAD)
(The Walden)**



VILLAGE OF WINNETKA

Incorporated in 1869

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, do hereby certify that I am the duly appointed, qualified and Deputy Village Clerk of the Village of Winnetka, Cook County, Illinois (the "Village") and as such officer I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the Council (the "Village Council") thereof.

I do further certify that attached hereto is a full, true, and complete copy of an Ordinance entitled:

ORDINANCE NO. M-3-2022

AN ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED DEVELOPMENT WITH CERTAIN ZONING MODIFICATIONS AND EXCEPTIONS (688-694 GREEN BAY ROAD) (The Walden)

Adopted by the Winnetka Village Council on January 18, 2022.

I do further certify that the deliberations of the Council on the adoption of said Ordinance were taken openly; that the vote on the adoption of said Ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting; that said meeting was called and held in strict accordance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and that the Council have complied with all of the applicable provisions of said Act, their procedural rules and the Village charter in the adoption of said Ordinance.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village this 19th day of 2022.

[SEAL]



By: _____

Berina Gradjan
Deputy Village Clerk

510 Green Bay Road, Winnetka, Illinois 60093

**AN ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED DEVELOPMENT
WITH CERTAIN ZONING MODIFICATIONS AND EXCEPTIONS
(688-694 GREEN BAY ROAD)
(The Walden)**

WHEREAS, CCF Winnetka LLC, an Illinois limited liability company, is the record owner of the property commonly known as 688-694 Green Bay Road, Winnetka, Illinois, and legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

WHEREAS, SR Winnetka, LLC (“*Developer*”), an Illinois limited liability company, is the contract purchaser of the Property; and

WHEREAS, the Property is comprised of two lots of record; and

WHEREAS, the Property is located in the B-1 Multifamily Residential District under the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code (“*Zoning Ordinance*”); and

WHEREAS, the Property contains approximately 15,000 square feet in total lot area and is currently improved with a single-story single-family residence; and

WHEREAS, because the Property exceeds 10,000 square feet in size, development of the Property is required to be reviewed and approved as a planned development in accordance with Chapter 17.58 of the Zoning Ordinance (“*Planned Development Regulations*”); and

WHEREAS, the Developer proposes to demolish the existing improvements on the Property and redevelop the site for multi-family residential use, all as specifically provided pursuant to this Ordinance (“*Proposed Development*”); and

WHEREAS, on July 16, 2019, the Village Council conducted a concept plan review of the Proposed Development pursuant to the Planned Development Regulations; and

WHEREAS, on December 17, 2019, the Developer filed an application with the Village for preliminary planned development plan approval, including a request for preliminary approval of a plat of subdivision to combine the two existing lots into a single lot of record (collectively, “*Application*”); and

WHEREAS, the Application requested certain zoning relief including exceptions from and modifications to the (i) maximum permitted building size, (ii) maximum permitted intensity of use of the lot, (iii) building height, (iv) principal roof form, and (v) exterior wall articulation requirements of the Planned Development Regulations and Zoning Ordinance; and

WHEREAS, on October 19, 2020, the Planned Development Commission voted six to two to recommend denial of the Application; and

WHEREAS, the Developer subsequently filed an amended application seeking approval of certain subdivision and zoning relief to allow for the construction of a redesigned, five-unit multi-family residential building with below grade structured parking at the Property (“*Amended*”

Application”), as depicted in its amended preliminary development plan (“*Preliminary Development Plan*”); and

WHEREAS, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Winnetka Design Review Board considered the Amended Application at its meeting on January 21, 2021; and

WHEREAS, on January 21, 2021, the Design Review Board adopted a resolution with specific findings and conclusions, specifically that, as a whole, the proposed preliminary planned development was consistent with the Village of Winnetka Design Guidelines and by a unanimous vote recommended that it be approved by the Village Council; and

WHEREAS, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Planned Development Commission held a public hearing on the Amended Application and the Preliminary Development Plan, which public hearing commenced on February 3, 2021; and

WHEREAS, on February 3, 2021, the Planned Development Commission unanimously adopted a resolution with specific findings and conclusions, recommending that the Village Council approve the proposed Preliminary Development Plan, modifications, and exceptions, subject to certain conditions; and

WHEREAS, pursuant to Section 17.50.080 of the Planned Development Regulations, the findings and recommendations of the Planned Development Commission and the Design Review Board were submitted to the Village Council, along with the complete records of both bodies, all supporting materials, and all correspondence and written comment received at any time related to the Application, the Amended Application, and the Proposed Development; and

WHEREAS, under the Proposed Development as depicted on the Preliminary Development Plan, the Amended Application requests exceptions from and modifications to Sections 17.32.010.T, 17.32.010.C, 17.32.010.M, 17.32.010.O, 17.32.010.H of the Zoning Ordinance to allow (i) an increase in the maximum gross floor area from 12,000 square feet to 14,255 square feet; (ii) an increase in the maximum building height from 35 feet to 42 feet eleven inches; (iii) a reduction in the required separation distance for exterior wall articulation from four feet to two feet; (iv) a principal roof form consisting of a predominantly flat roof where a roof pitch less than 35 degrees is otherwise prohibited; and (v) a reduction in the required front yard setback from 25 feet to 9 feet eleven inches to accommodate surface parking spaces; and

WHEREAS, on April 8, 2021, the Village Council adopted Ordinance No. M-6-2021, approving the Preliminary Development Plan and granting preliminary approval for the Developer’s requested exceptions to and modifications of the otherwise applicable planned development requirements for the Preliminary Development Proposal (“*Preliminary PD Ordinance*”); and

WHEREAS, pursuant to Section 17.58.090 of the Zoning Code, an applicant for a planned development is required to apply for approval of a final development plan, which final

development plan must be in substantial conformance with the Preliminary Development Plan; and

WHEREAS, on September 15, 2021, the Developer submitted an application for approval of a final development plan ("***Final Development Plan***"), including a request for final approval of a plat of subdivision ("***Final Plat of Subdivision***"); and

WHEREAS, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Village Council considered the Final Development Plan and Final Plat of Subdivision at its meeting on January 4, 2022; and

WHEREAS, on January 18, 2022, the Village Council adopted Resolution R-09-2022, approving the Final Plat of Subdivision for the Proposed Development ("***Final Plat of Subdivision Resolution***"); and

WHEREAS, the Village Council has determined that approval of the Final Development Plan pursuant to this Ordinance is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka does ordain as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Council.

SECTION 2: ADDITIONAL FINDINGS. The Village Council further finds as follows:

A. Subject to the terms and conditions of this Ordinance, the Final Development Plan is consistent with the Village of Winnetka Comprehensive Plan, *Winnetka 2020*.

B. Subject to the terms and conditions of this Ordinance, and pursuant to Sections 17.58.090 and 17.58.100 of the Zoning Ordinance, the Final Development Plan is in substantial conformance with the Preliminary Development Plan.

C. Subject to the terms and conditions of this Ordinance, the Final Development Plan complies with all applicable Village ordinances.

D. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan considered both as a whole and in their respective component parts are in conformity or will be in conformity with the Village of Winnetka Design Guidelines.

E. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan meet the standards for approval of special use permits, as established in Chapter 17.56 of the Winnetka Zoning Ordinance.

F. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the maximum building size, building height, exterior wall articulation, principal roof form, and front yard setback of the Proposed Development, as depicted in the Final Development Plan, meet the standards for modification pursuant to Section 17.58.120.

G. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan meet the general purpose and intent of the Planned Development Ordinance, as set out in Section 17.58.020 of the Planned Development Ordinance.

SECTION 3: FINAL APPROVAL. Subject to the terms, conditions, restrictions, modifications, and exceptions set forth in Sections 6 through 11 of this Ordinance, the Amended Application for final approval of a planned development for the Proposed Development on the Property is hereby granted.

SECTION 4: APPROVAL OF A FINAL DEVELOPMENT PLAN. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 6 through 11 of this Ordinance, the Final Development Plan for the planned development for the Property, shall be, and it is hereby, approved, and shall hereafter consist of the following documents:

- A.** The *Final Engineering Plan*, consisting of 14 sheets, prepared by ESM Civil Solutions, LLC, with a latest revision date of December 3, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit B*;
- B.** The *Photometrics Plan*, consisting of one sheet, prepared by R.M. Swanson Architects, dated June 22, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit C*;
- C.** The *Landscape Plan*, consisting of one sheet, prepared by prepared by Resource One Landscape Architects, dated December 10, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit D*;
- D.** The *Tree Preservation Plan*, consisting of one sheet, prepared by Resource One Landscape Architects, and R.M. Swanson Architects, dated June 25, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit E*;
- E.** The *Final Architectural Plans*, consisting of sixteen sheets, prepared by Newlook, dated December 3, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit F*;
- F.** The *Building Material and Finish Cut Sheets*, consisting of 33 sheets, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit G*;
- G.** The *Quantitative Summary*, consisting of one sheet, dated October 26, 2021, which is attached to, and by this reference made a part of, this Ordinance as *Exhibit H*; and

SECTION 5: APPROVAL OF EXEMPTIONS AND MODIFICATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Sections 6 through 11 of this Ordinance, the following exceptions and modifications from the provisions of the Planned Development Regulations are granted:

- A. **Maximum Building Size.** An exception from and modification to the maximum building size of 12,000 square feet set forth in Subsection 17.32.010.T of the Zoning Ordinance to allow for a maximum gross floor area of 14,255 square feet.
- B. **Building Height.** An exception from and modification to the 35-foot building height limitation of Section 17.32.010.C of the Zoning Ordinance to allow for a maximum building height, as measured pursuant to the Zoning Ordinance, of 42 feet eleven inches.
- C. **Exterior Wall Articulation.** An exception from and modification to the standards for exterior wall articulation set forth in Section 17.32.010.M of the Zoning Ordinance to allow for a separation in the plane of walls along the south building wall of only two feet where a minimum of four feet is required.
- D. **Principal Roof Form.** An exception from and modification to the standards for roof design set forth in Section 17.32.010.O of the Zoning Ordinance to allow a predominantly flat roof where a flat roof is otherwise prohibited.
- E. **Front Yard Setback.** An exception from and modification to the setback limitations of Section 17.32.010.H of the Zoning Ordinance to reduce the front yard setback from 25 feet to nine feet eleven inches.

SECTION 6: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Village Code or the Zoning Ordinance, or any other rights Developer, individually or collectively, may have, the approvals granted in Sections Three, Four, and Five of this Ordinance shall be, and they are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the conditions set forth in this Section:

A. Standard Conditions.

1. **Compliance with Regulations.** The redevelopment, use, operation, and maintenance of the Property shall comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

2. **Compliance with the Final Development Plan.** The redevelopment, use, operation, and maintenance of the Property shall comply with the Final Development Plan except for minor changes and site work approved in accordance with all applicable Village ordinances and standards.

B. Single Phase Development. The construction of the Proposed Development shall take place in one continuous phase.

C. Use of Outdoor Roof Deck and Garden Space. The outdoor roof deck and garden space to be located on the third floor at the west side of the proposed building shall be for the exclusive use of residents of the third-floor unit.

D. Electric Vehicle Charging Stations.

1. The Developer shall provide an electric vehicle charging station within the Proposed Development for use by the residents of the proposed building.
2. Prior to issuance of a building permit by the Village, the Developer shall make a payment to the Village in the amount \$18,000.00 as a contribution toward the installation of an electric vehicle charging station to be located in the Village's business district.

E. Landscaping. Developer shall install and maintain all landscape improvements and landscaping as depicted on the Landscape Plan, including specifically, without limitation, a retaining wall along the western perimeter of the Property, a landscaped berm with Norway Spruces and a row of arbor vitae planted on top of the berm.

F. Binding Effect; Non-Transferability. The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall insure solely to the benefit of the Developer, and are and shall be binding on the Developer, upon any and all of the Developer's heirs, successors, and assigns, and upon any and all of the respective successor legal and or beneficial owners of all or any portion of the Property, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow the Developer to transfer any of the rights or interests granted herein to any other person or entity without the prior approval of the Village Council by a duly adopted resolution.

G. No Third Party Beneficiaries. Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third party beneficiary rights.

H. Condominium Association. Developer must create and establish an association for the owners of the dwelling units on the Property ("**Association**") in the same manner as is required for condominiums under the Illinois Condominium Property Act and all other requirements of law. The documents creating and governing the Association, including, without limitation, a Condominium Declaration ("**Condominium Declaration**") and by-laws (collectively, the "**Governing Documents**") must be approved by the Village Director of Community Development not later than the date on which the closing for the sale of any dwelling unit subject to the Condominium Declaration takes place and recorded in the office of the Cook County of Deeds. The Condominium Declaration must, at a minimum, contain the following provisions:

1. Membership in Association. Membership in the Association is mandatory for each and every owner and successive owner having a right to the use or benefit of any portion of the common area of the Property ("**Common Area**").
2. Insurance. The Association is responsible for casualty and liability insurance and real estate taxes for the Common Area.
3. Operation and Maintenance. The Association will own, and will be responsible for the continuity, care, conservation, maintenance, and operation of, in a first rate condition, in perpetuity, and in accordance with

predetermined standards, the Common Area, and all landscaping, equipment, appurtenances and stormwater detention facilities located on or within the Common Area and the cost of power required for such equipment and appurtenances. The Association must regularly and systematically perform the maintenance, repair, and replacement of any and all parts or portions of the Common Area necessary to permit the Common Area to function as originally designed.

4. Snow Removal. The Association, and not the Village, will be responsible, at the Association's expense, for snow removal on or from the Property.
5. Association Fees. The owners of each dwelling unit must pay their pro rata share of all costs and expenses incurred by the Association by means of assessments to be levied by the Association that meet the requirements for becoming a lien, foreclosable in the same manner as statutory mortgage liens, on each such member's fee interest in the Property in accordance with the statutes of the State of Illinois. The Association will have the right to adjust the assessment to meet changing needs. The membership vote required to authorize such an adjustment may not be fixed at more than 51% of the members voting on the issue, unless otherwise required by the Illinois Condominium Property Act. Notwithstanding any provision of the the Governing Documents the contrary, no off-street parking space that is required to be located on the Property pursuant to the Zoning Ordinance may be sold or transferred except as part of the sale or transfer of the dwelling unit for which the use of such parking space is reserved.
6. Approval of Modifications by Village. No modifications or revisions to the provisions in the Governing Documents required pursuant to this Section will be effective without the prior review and written approval of the Village Director of Community Development.
7. The Village, as well as the owners of each dwelling unit, will have the right to enforce the Governing Documents.
8. The Village will have the right, but not the obligation, after 30 days written notice to the Association, to perform any preservation, maintenance or repair work that, in the sole opinion of the Village, the Association has neglected to perform on the Common Area, to assess the members of the Association for such work, and to file a lien against the property of the Association or the property of any member failing to pay the assessment.
9. The Condominium Declaration must run with and bind the Property, each dwelling unit, and all portions thereof, and will be binding on Developer, and its successors in interest, to the Property and the dwelling units.

SECTION 7: FAILURE TO COMPLY WITH CONDITIONS. Upon failure or refusal of the Developer, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance or the Final Plat of Subdivision Resolution (collectively, “*Final Approval Documents*”), the permits and approvals granted in the Final Approval Documents shall, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the B-1 Multifamily Residential District, as the same may, from time to time, be amended. Further, in the event of a revocation of the permits or approvals granted pursuant to the Final Approval Documents, the Village Manager and Village Attorney are hereby authorized and directed to bring any zoning or other enforcement action that may be appropriate under the circumstances.

SECTION 8: PAYMENT OF VILLAGE FEES AND COSTS. The Developer shall pay to the Village, as and when due, all application, review, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges and contributions; all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the development of the Property, the negotiation, preparation, consideration, and review of this Ordinance and all exhibits and associated documents; and all other fees, expenses, charges and contributions required by applicable Village codes, ordinances, resolutions, rules or regulations, including, without limitation, the fees, charges and contributions provided in the fee schedules set by Village resolution or established by Village Code. All payments shall be at the rates that are in effect at the time the charge is incurred, and the Village reserves its right and discretion to establish or increase rates from time to time.

SECTION 9: NON-INTERFERENCE. All of the Developer’s construction activities for the Proposed Development shall be performed so as to minimize, to the greatest extent possible, or eliminate interruption of or interference with the use and enjoyment of adjacent properties, and any interference with pedestrian and vehicular traffic, including parking.

SECTION 10: EFFECT OF FINAL PLAN APPROVAL.

A. Duration of Final Approval. Except as provided in the Subsection B of this Section, the final approval of the Proposed Development shall expire 90 days from the effective date of Sections Three, Four, and Five of this Ordinance unless the Developer has, by that date, submitted a complete application for a building permit for the Proposed Development pursuant to the Village Code.

B. Extension of Final Approval. The Village Council by resolution duly adopted may grant two consecutive 90-day extensions to the time for filing a complete building permit application for the Proposed Development, provided the Village determines the Developer has met the following conditions:

1. the Developer has made good faith effort to meet the applicable filing deadline;
2. the inability of the Developer to meet the applicable filing deadline is due to circumstances beyond the Developer’s control, provided that the

financial condition of the Developer shall not be considered a condition beyond Developer's control; and

3. the Developer is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

B. Construction. The Developer shall commence construction, beyond mere fencing and preparation of the worksite, of the Proposed Development within 60 days after the issuance by the Village of a building permit for the Proposed Development.

C. No Work Authorization. Nothing in this Ordinance shall be construed as authorizing the issuance of any permits for the demolition of any of the existing buildings on the Property or for the construction of the Proposed Development.

SECTION 11: HOME RULE POWERS. This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 12: EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council of the Village of Winnetka in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Developer, within 10 days after the passage of this Ordinance by the Village Council, for recording in the Office of the Cook County Recorder of Deeds, of an Unconditional Agreement and Consent, signed by all owners of Property and the Developer, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent shall be in the form of *Exhibit I* attached to, and by this reference made a part of, this Ordinance.

B. In the event that the Developer does not file with the Village Clerk a fully executed copy of the Unconditional Agreement and Consent required pursuant to Paragraph 12.A.3 of this Ordinance within 10 days after the date of passage of this Ordinance by the Village Council then, at the option of the Village Council by resolution duly adopted, this Ordinance shall be of no force or effect and shall be rendered null and void.

[SIGNATURE PAGE FOLLOWS]

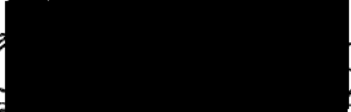
PASSED this 18 day of January, 2022, pursuant to the following roll call vote:

AYES: Trustee Apatoff, Cripe, Dalman, Dearborn, Mancini, and Swierk

NAYS: _____

ABSENT: _____

APPROVED this 18 day of January, 2022.

S:  

Village President


Countersigned: 


Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this 19 day of January,
2022.

Introduced: January 4, 2022

Passed and Approved: January 18, 2022

EXHIBIT A

Legal Description of the Property

Lot 1: THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS. Commonly known as 694 Green Bay Road, Winnetka, Illinois.

PIN: 05-17-412-037-0000

Lot 2: THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS. Commonly known as 688 Green Bay Road, Winnetka, Illinois.

PIN: 05-17-412-038-0000

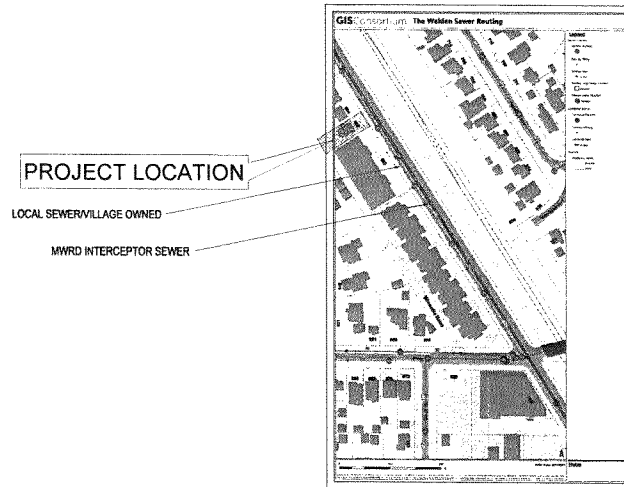
EXHIBIT B

Final Engineering Plan

FOR
THE WALDEN
688 GREEN BAY ROAD
WINNETKA, IL

1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY ESM CIVIL SOLUTIONS AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.
2. TOPOGRAPHIC SURVEY PREPARED BY OTHERS, ESM CIVIL SOLUTIONS, LLC MAKES NO CLAIM AS TO THE ACCURACY OR VALIDITY OF EXISTING CONDITIONS.

ESM CIVIL SOLUTIONS LLC IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



Sheet List Table	
Sheet Number	Sheet Title
1 OF 14	COVER SHEET
2 OF 14	GENERAL NOTES AND SPECIFICATIONS
3 OF 14	EXISTING CONDITIONS & DEMOLITION PLAN
4 OF 14	SITE GEOMETRIC PLAN
5 OF 14	DRAINAGE AND GRADING PLAN
6 OF 14	PRE DEVELOPMENT DRAINAGE MAP
7 OF 14	POST DEVELOPMENT DRAINAGE MAP
8 OF 14	UTILITY PLAN
9 OF 14	EROSION CONTROL PLAN
10 OF 14	CONSTRUCTION DETAILS
11 OF 14	CONSTRUCTION DETAILS
12 OF 14	CONSTRUCTION DETAILS
13 OF 14	CONSTRUCTION DETAILS
14 OF 14	CONSTRUCTION DETAILS

LEGEND

- [illegible]

ABBREVIATIONS

- ```

CIPR = CIRCLE CENTER POINT
N = NO. OF SAMPLES
IT = INITIAL COUNT
FCL = FLOW CONTROL POINT
AP = APPROVED PLAN
DP = DIRECTION FROM
JL = JOURNAL NUMBER
BOP = BOUNDED BOUNDED POINT
COP = CIRCLE CENTER POINT
IM = INITIAL COUNT
MS = MEASURED MEASURE OF CIRCLE
MS = MEASURED MEASURE OF CIRCLE
CCL = CIRCLE CENTER POINT OF CIRCLE
CCL = CIRCLE CENTER POINT OF CIRCLE

```

### LINE LEGEND

- |          |                   |
|----------|-------------------|
| 1. 姓名    | 张明                |
| 2. 性别    | 男                 |
| 3. 年龄    | 25                |
| 4. 职业    | 教师                |
| 5. 籍贯    | 江苏                |
| 6. 民族    | 汉族                |
| 7. 婚姻状况  | 已婚                |
| 8. 子女情况  | 有一个儿子             |
| 9. 学历    | 本科                |
| 10. 学位   | 硕士                |
| 11. 职称   | 副教授               |
| 12. 工作单位 | 某某大学              |
| 13. 联系电话 | 13812345678       |
| 14. 电子邮箱 | zhangming@163.com |
| 15. 其他信息 | 爱好运动，喜欢阅读         |



## BENCHMARKS

1. NORTH FLANGE BOLT AT 694 N. GREEN BAY ROAD (SITE BENCHMARK NUMBER 401)  
ELEVATION = 659.52" (NAVD88)

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

ESM CIVIL SOLUTIONS, LLC  
Civil Engineering, Land Entitlements & Project Feasibility  
4320 Winfield Road - Suite 200, Warrenville Illinois 60555  
a: 630 300-0933 c: 630 624-0520

| DATE |            | DESCRIPTION                           | REV | DATE | DESCRIPTION |
|------|------------|---------------------------------------|-----|------|-------------|
| 1    | 05/20/2021 | ADDRESSED VILLAGE COMMENTS            |     |      |             |
| 2    | 10/15/2021 | ADDRESSED VILLAGE COM. COMMENTS       |     |      |             |
| 3    | 10/26/2021 | ADDRESSED VILLAGE COMM. DEV. COMMENTS |     |      |             |
| 4    | 12/1/2021  | ADDRESSED VILLAGE COMMENTS            |     |      |             |

THE WALDEN - 688 GREEN BAY ROAD

COVER SHEET

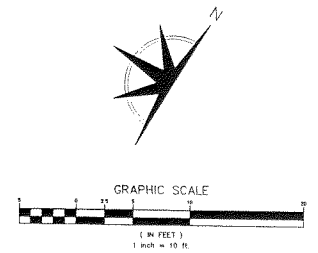
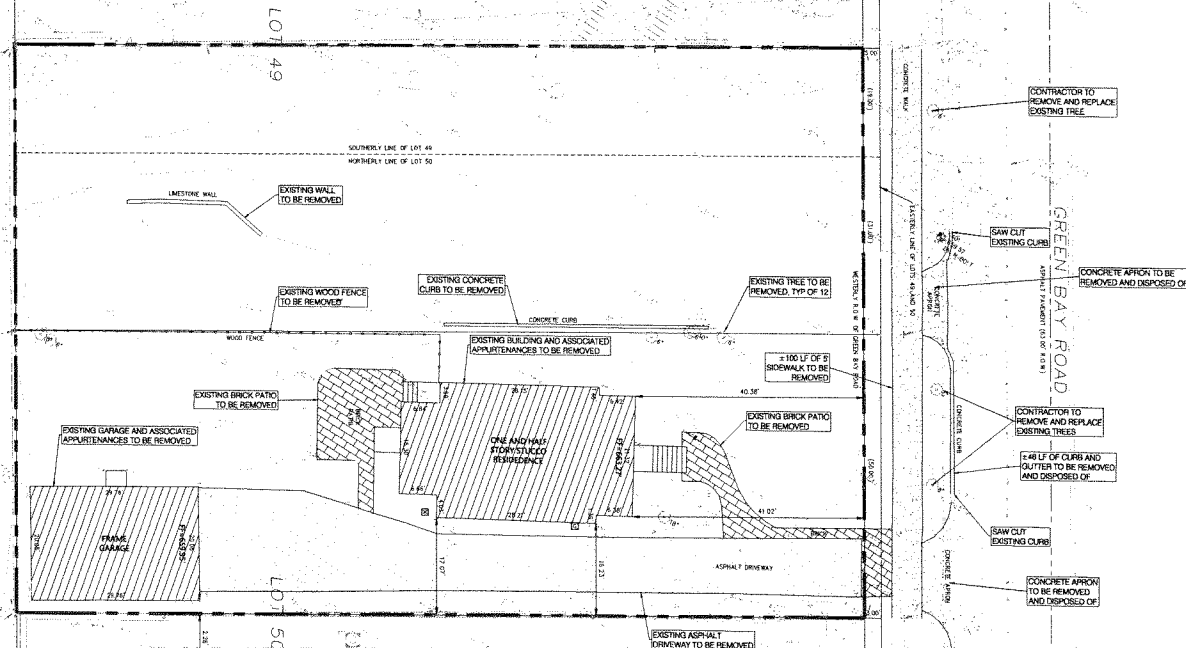
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| FILE NAME: BASE PLAN | DSGN. BY: EGM | JOB NO. | PMW-001 | FLD. Bk-         | SHEET NO.<br>1 of 14 |
| DWG. NAME: PMW-001   | DRN. BY: MDE  | SCALE   | 1/4"    | DATE: 04/30/2021 |                      |





# NOTES

- CONTRACTOR TO LOCATE ALL EXISTING SERVICE LOCATIONS IN THE FIELD AND DISCONNECT THEM AT THE MAIN, PER VILLAGE REQUIREMENTS.
- ALL NEW SERVICES MUST BE CONNECTED AT THE MAIN
- ALL SERVICE DISCONNECTIONS MUST BE MADE BY REMOVING THE WYE OR TEE AND REPLACING THE SECTION WITH A LENGTH OF PIPE OF THE SAME INTERIOR DIAMETER AS THE EXISTING MAIN. NON-SHEAR MISSION COUPLINGS ARE TO BE USED TO MAKE ALL CONNECTIONS TO DISSIMILAR MATERIALS. IF THE EXISTING WYES OR TEES ARE IN GOOD CONDITION, THEY MAY BE REUSED, UNDER APPROVAL BY THE VILLAGE OF WINNETKA. OTHERWISE, A NEW CONNECTION MUST BE MADE, REMOVING THE OLD CONNECTION AT THE MAIN, IN ACCORDANCE WITH VILLAGE STANDARDS.



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

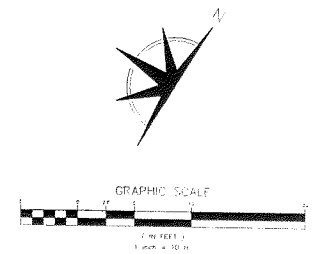
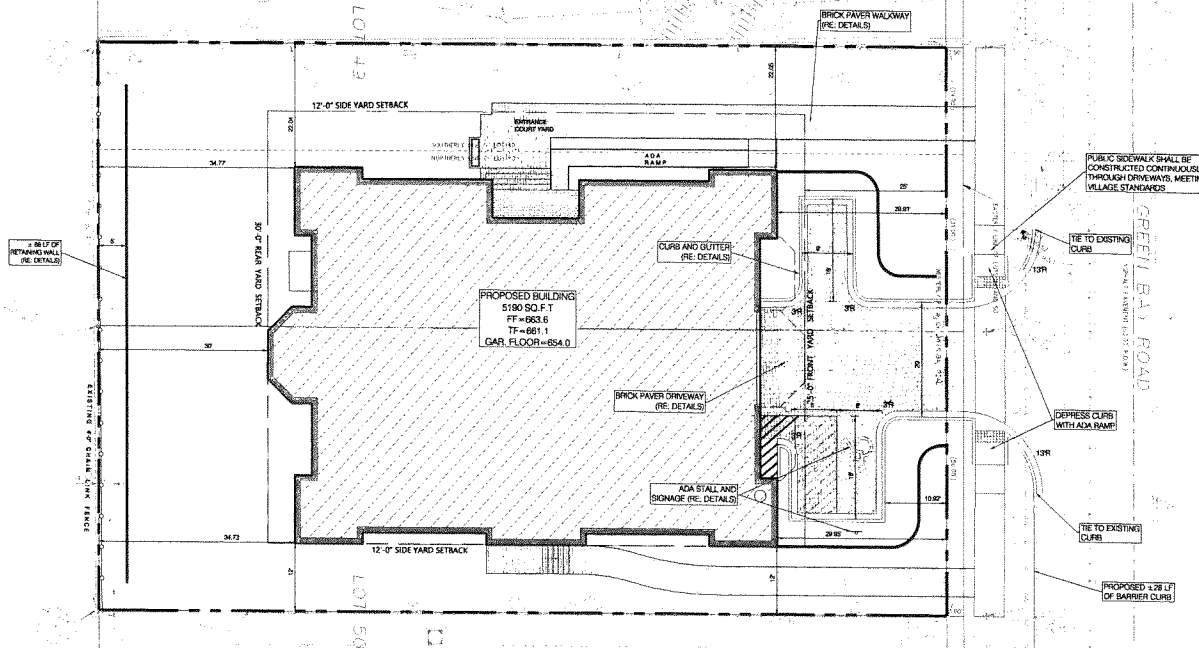
PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering, Land Entitlements & Project Feasibility  
4320 Winfield Road - Suite 200, Warrenville Illinois 60555  
o: 630 300-0933 c: 630 624-0520

| NO. |  | DATE |  | DESCRIPTION |  | REVISIONS |  | NO. |  | DATE |  | DESCRIPTION |  |
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THE WALDEN - 688 GREEN BAY ROAD  
EXISTING CONDITIONS & DEMOLITION PLAN

|                     |               |                  |                  |                   |
|---------------------|---------------|------------------|------------------|-------------------|
| FILE NAME: BSE PLAN | DSGN. BY: ESM | JOB NO.: PMW-001 | PLD. BK:         | SHEET NO. 3 of 14 |
| DISC. NUM: PMW-001  | DRN BY: MGE   | SCALE: 1:10      | DATE: 04.20.2021 |                   |

- CONCRETE PAVEMENT  
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 x 6 W1.4 WWF  
8" COMPACTED AGGREGATE DENSE (3/4")
- CONCRETE SIDEWALK  
5" PORTLAND CEMENT CONCRETE PAVEMENT (6" THROUGH DRIVEWAY)  
4" COMPACTED AGGREGATE DENSE (3/4")



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745 CONSTANCE LANE  
DEERFIELD, IL 60015

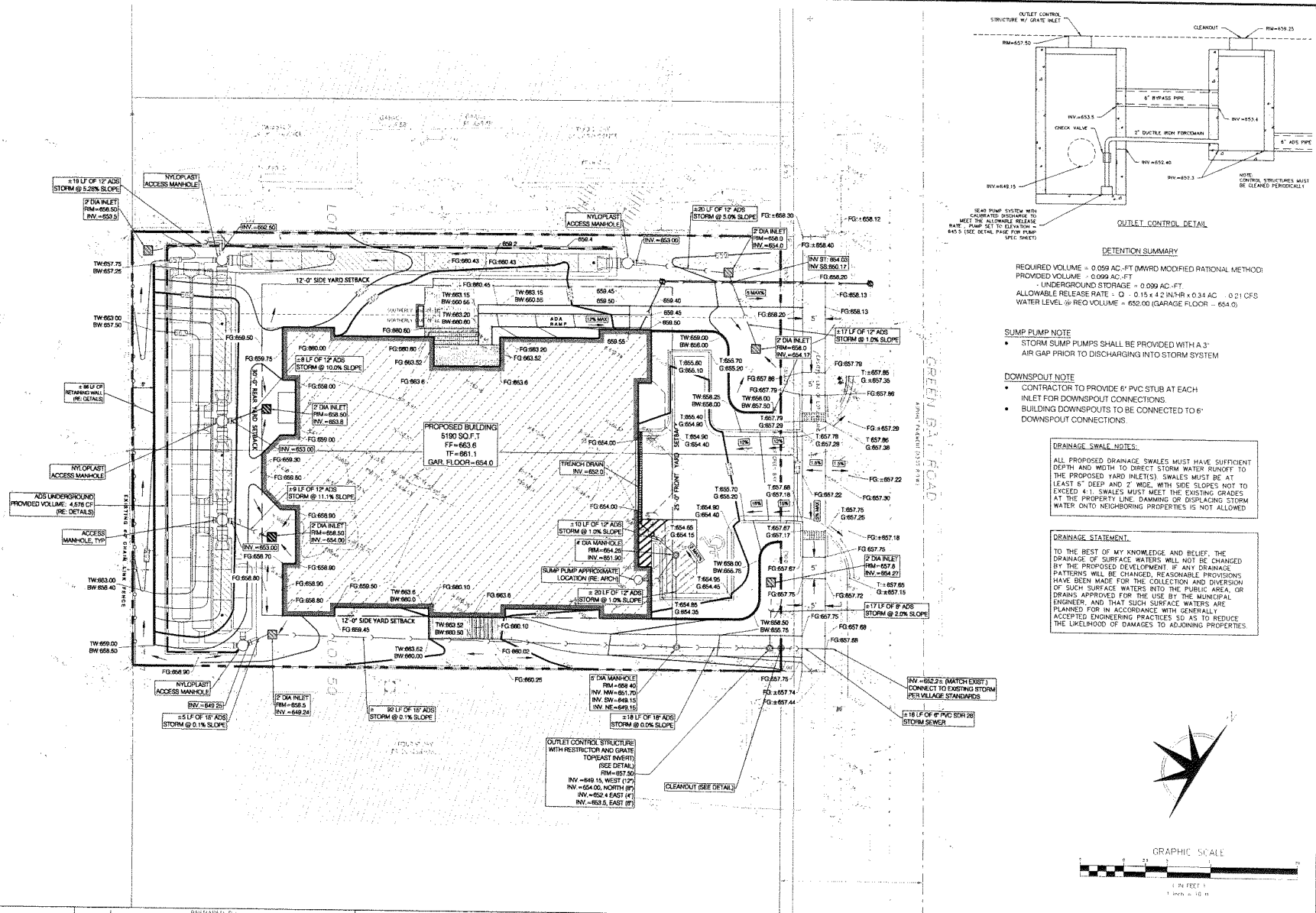


PREPARED BY  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering, Land Entitlements & Project Feasibility  
4320 Winfield Road - Suite 200, Warrenville Illinois 60555  
o: 630 300-0933 c: 630 624-0520

| NO. |  | DATE |  | DESCRIPTION |  |
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| 10  |  |      |  |             |  |

THE WALDEN - 688 GREEN BAY ROAD  
SITE GEOMETRIC PLAN

|                      |                |                  |                  |                   |
|----------------------|----------------|------------------|------------------|-------------------|
| FILE NAME: B30 PLAN  | DESIGN BY: ESM | DATE: 04/03/2021 | DATE: 04/03/2021 | SHEET NO: 4 of 14 |
| FILE: PLAN: PMW-1441 | DESIGN BY: MPE | DATE: 04/03/2021 | DATE: 04/03/2021 |                   |



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745 CONSTANCE LANE  
DEERFIELD, IL 60015

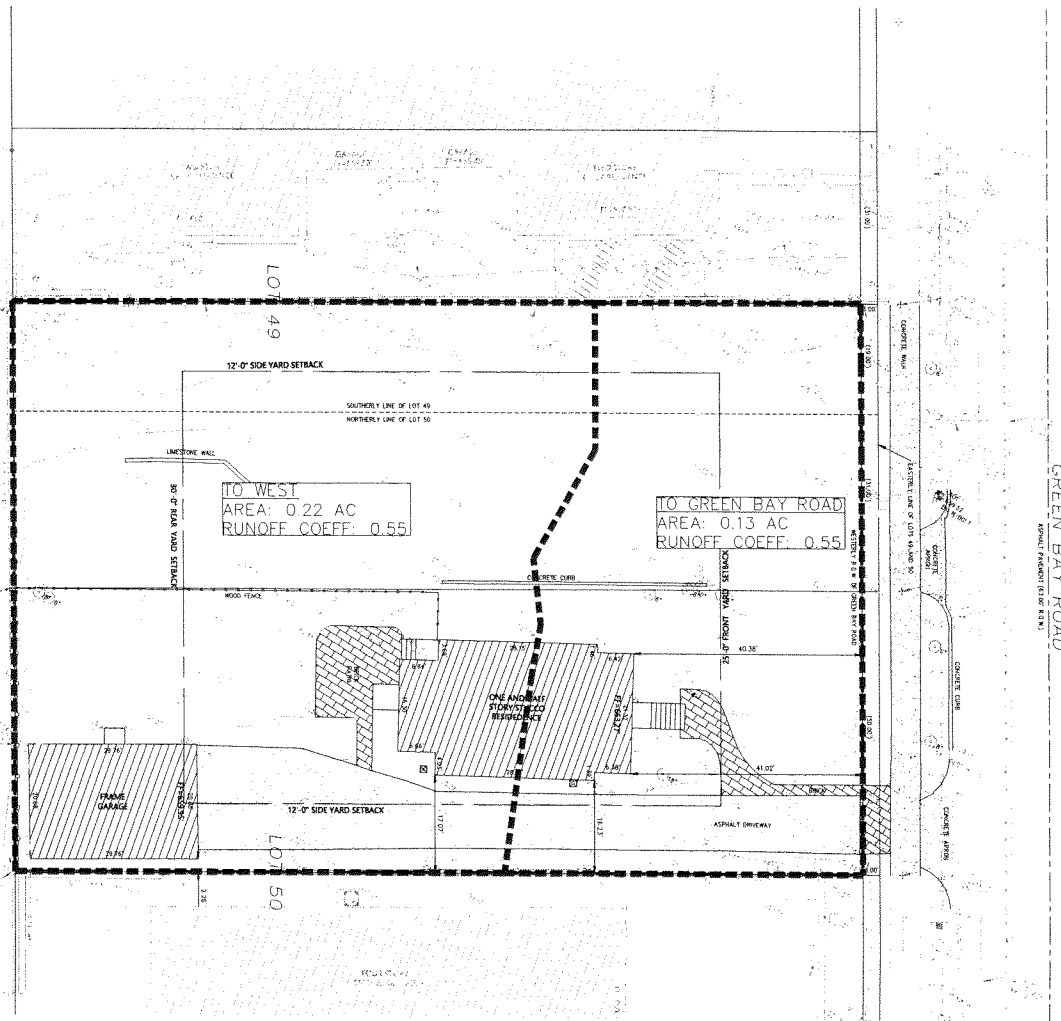
PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering, Land Entitlements & Project Feasibility  
4320 Winfield Road - Suite 200, Warrenville Illinois 60555  
o: 630 300-0933 c: 630 624-0520

| NO. | DATE | DESCRIPTION | REVISION | NO. | DATE | DESCRIPTION |
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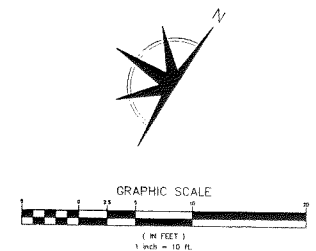
THE WALDEN - 688 GREEN BAY ROAD  
DRAINAGE AND GRADING PLAN

|                          |               |                  |                  |           |
|--------------------------|---------------|------------------|------------------|-----------|
| FILE NAME: DAE HUBER.DWG | DESIGN: ESM   | JOB NO: PMW-021  | PLD. NO:         | SHEET NO: |
| DATE: 04-20-2021         | SCALE: 1"=10' | DATE: 04-20-2021 | DATE: 04-20-2021 | 5 of 14   |





| PRE-DEV RUNOFF COEFFICIENT CALCULATION |                    |                                 |                                   |                                    |
|----------------------------------------|--------------------|---------------------------------|-----------------------------------|------------------------------------|
|                                        | TOTAL AREA<br>(SF) | PERVIOUS AREA<br>(SF) (C: 0.45) | IMPERVIOUS AREA<br>(SF) (C: 0.90) | COMPOSITE<br>RUNOFF<br>COEFFICIENT |
| TO GREEN BAY ROAD                      | 5,510              | 4,268                           | 1,242                             | 0.55                               |
| TO WEST                                | 9,493              | 7,324                           | 2,169                             | 0.55                               |



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745 CONSTANCE LANE  
DEERFIELD, IL 60015



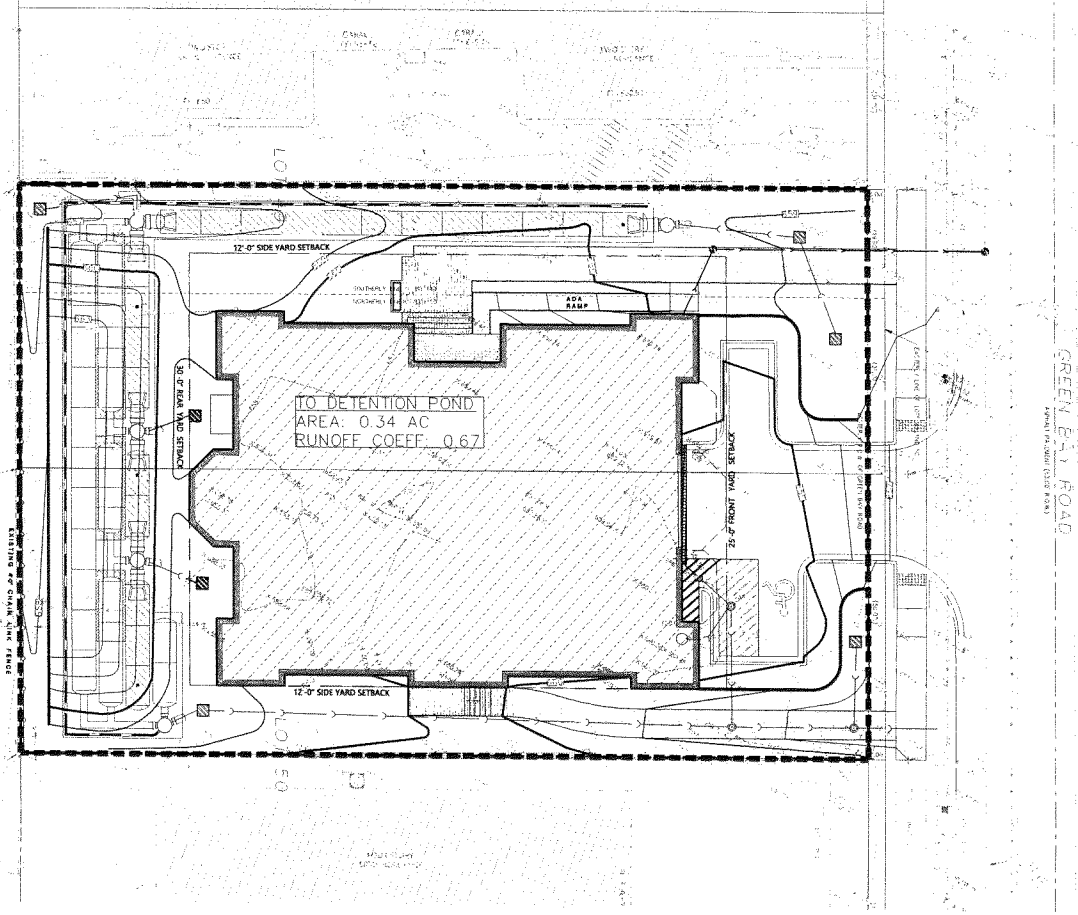
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering, Land Entitlements & Project Feasibility  
4320 Winfield Road - Suite 200, Warrenville Illinois 60555  
a: 630 300-0933 c: 630 624-0520

| NO. |  | DATE | DESCRIPTION | REVISIONS |  | NO. | DATE | DESCRIPTION |
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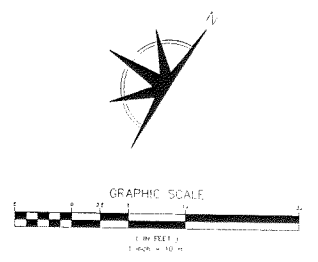
THE WALDEN - 688 GREEN BAY ROAD

PRE DEVELOPMENT DRAINAGE MAP

|                     |               |                 |                  |           |
|---------------------|---------------|-----------------|------------------|-----------|
| FILE NAME: BSE-PLAN | DSGN. BY: ESM | JOB NO: PMW-001 | FLD. BY:         | SHEET NO. |
| DISC NUM: PMW-001   | DRN BY: WDE   | SCALE: 1"=10'   | DATE: 03.12.2021 | 6 of 14   |



| POST-DEV RUNOFF COEFFICIENT CALCULATION |                    |                                 |                                   |                                    |
|-----------------------------------------|--------------------|---------------------------------|-----------------------------------|------------------------------------|
|                                         | TOTAL AREA<br>(SF) | PERVIOUS AREA<br>(SF) (C: 0.45) | IMPERVIOUS AREA<br>(SF) (C: 0.95) | COMPOSITE<br>RUNOFF<br>COEFFICIENT |
| TO DETENTION POND                       | 15,004             | 7,704                           | 7,300                             | 0.67                               |



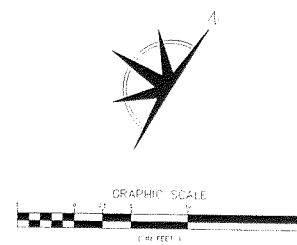
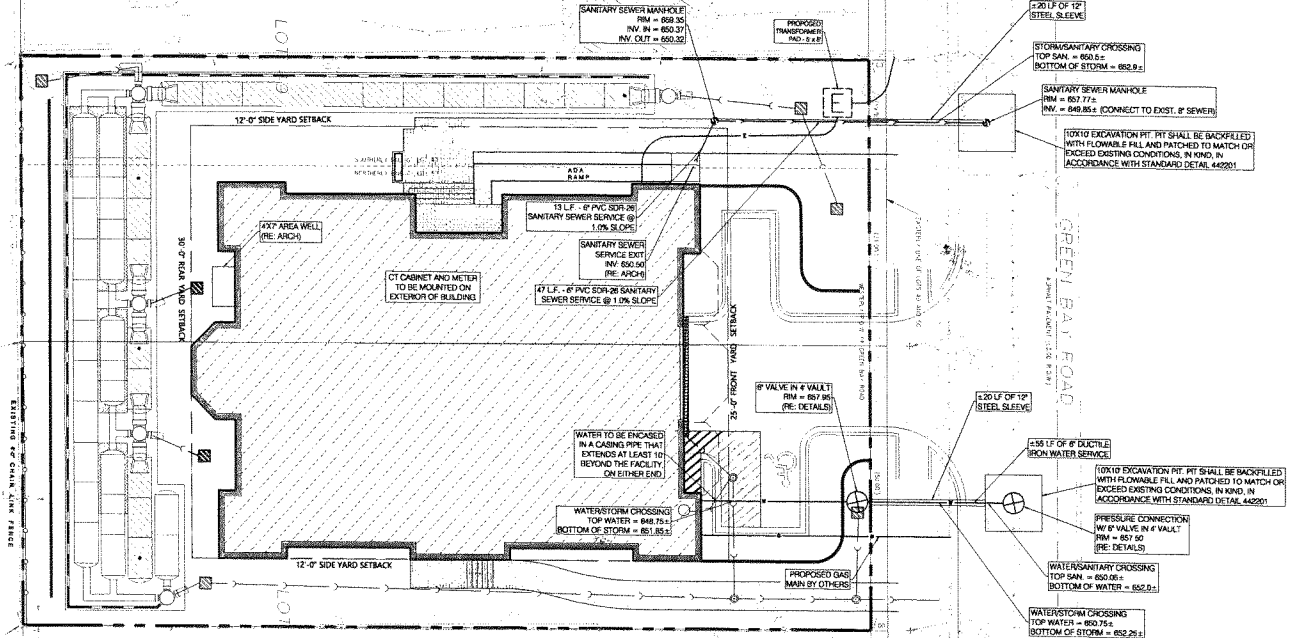
|                                                                                          |                                                                                                                                                                                                               |                                                                       |  |  |  |                                                                                |  |  |  |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--|--|--|--------------------------------------------------------------------------------|--|--|--|
| PREPARED FOR<br><b>REVEST PARTNERS, LLC</b><br>745 CONSTANCE LANE<br>DEERFIELD, IL 60015 | PREPARED BY<br><b>ESM CIVIL SOLUTIONS, LLC</b><br>Civil Engineering, Land Entitlements & Project Feasibility<br>4320 Winfield Road - Suite 200, Warrenville Illinois 60555<br>a: 630 300-0933 c: 630 624-0520 | NO.    DATE    DESCRIPTION    REVISIONS    NO.    DATE    DESCRIPTION |  |  |  | <b>THE WALDEN - 688 GREEN BAY ROAD</b><br><b>POST DEVELOPMENT DRAINAGE MAP</b> |  |  |  |
|                                                                                          |                                                                                                                                                                                                               | FILE NAME: ESM-FRM<br>DGN: ESM-FRM-001                                |  |  |  | JOB NO: ESM-001<br>SCALE: 1"=10'<br>DATE: 03/12/2021                           |  |  |  |
|                                                                                          |                                                                                                                                                                                                               |                                                                       |  |  |  | SHEET NO.<br><b>7 of 14</b>                                                    |  |  |  |

# UTILITY CONNECTION/DISCONNECTION NOTES:

IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING SERVICE LOCATIONS IN THE FIELD AND DISCONNECT THEM AT THE MAIN, PER VILLAGE REQUIREMENTS.

ALL NEW SERVICES MUST BE CONNECTED AT THE MAIN.

ALL SERVICE DISCONNECTIONS MUST BE MADE BY REMOVING THE WYE OR TEE AND REPLACING THE SECTION WITH A LENGTH OF PIPE OF THE SAME INTERIOR DIAMETER AS THE EXISTING MAIN. NON-SHEAR MISSION COUPLINGS ARE TO BE USED TO MAKE ALL CONNECTIONS TO DISSIMILAR MATERIALS. IF THE EXISTING WYES OR TEES ARE IN GOOD CONDITION, THEY MAY BE REUSED, UNDER APPROVAL BY THE VILLAGE OF WINNETKA. OTHERWISE, A NEW CONNECTION MUST BE MADE, REMOVING THE OLD CONNECTION AT THE MAIN, IN ACCORDANCE WITH VILLAGE STANDARDS. NOTE TO DISCONNECT ALL UTILITY SERVICES AT THE MAIN, IN ACCORDANCE WITH THE VILLAGE'S STANDARDS. SHOW THE LOCATION OF ALL EXISTING SERVICES TO BE DISCONNECTED, AS WELL AS THE EXISTING/PROPOSED STORM SERVICE TO THE SITE.



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

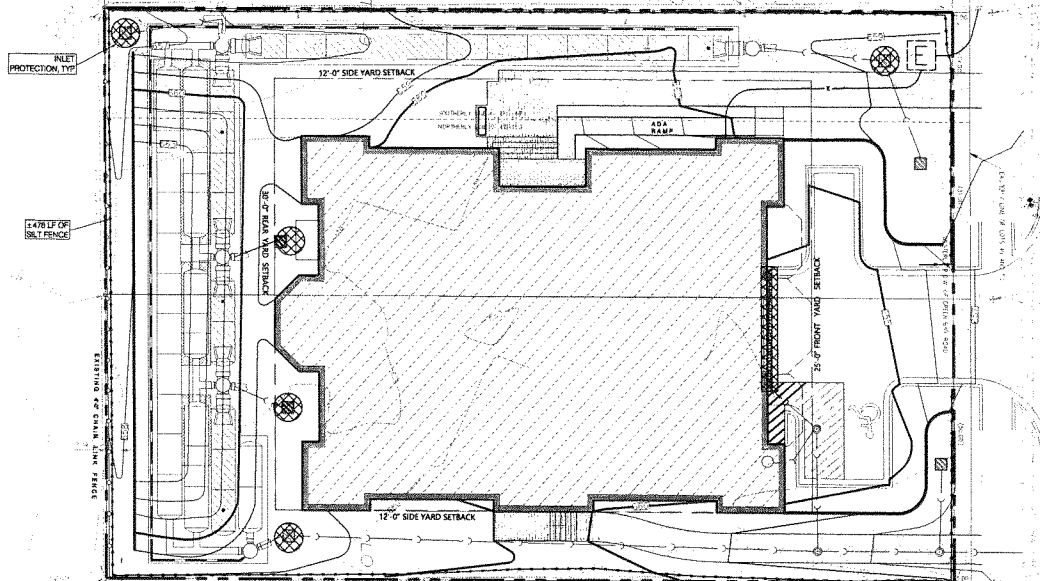
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering, Land Entitlements & Project Feasibility  
 4320 Winfield Road - Suite 200, Warrenville Illinois 60555  
 c: 630 300-0933 c: 630 624-0520

| REV | DATE     | DESCRIPTION                                         | BY | DATE | DESCRIPTION |
|-----|----------|-----------------------------------------------------|----|------|-------------|
| 1   | 08-03-21 | REVISED SAN. SERVICE MATERIAL PER ALLIANCE COMMENTS |    |      |             |

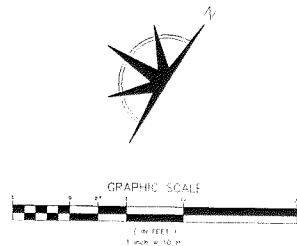
**THE WALDEN - 688 GREEN BAY ROAD**

## UTILITY PLAN

|                     |               |                 |                  |                   |
|---------------------|---------------|-----------------|------------------|-------------------|
| FILE NAME: 688 PLAN | DESIGNER: ESM | JOB NO: PMW-001 | FILED BY:        | SHEET NO: 8 of 14 |
| DATE: 08-03-21      | DRN BY: WBT   | SCALE: 1"=10'   | DATE: 04-20-2021 |                   |



GREEN BAY ROAD



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

PREPARED BY  
**ESM CIVIL SOLUTIONS, LLC**  
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 o: 630 300-0933 c: 630 624-0520

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THE WALDEN - 688 GREEN BAY ROAD

**EROSION CONTROL PLAN**

|                    |                  |                  |                  |           |
|--------------------|------------------|------------------|------------------|-----------|
| FILE NAME: ESM-001 | DESIGN BY: ESM   | DRAW NO: ESM-001 | FILE NO:         | SHEET NO: |
| DES. DATE: ESM-001 | DATE: 04/20/2011 | SCALE: 1"=10'    | DATE: 04/20/2011 | 9 of 14   |



**SMART**  
+ Storage  
AND STREAMING  
INSTRUCTIONS  
DOWNLOAD THE  
INSTALLATION KIT

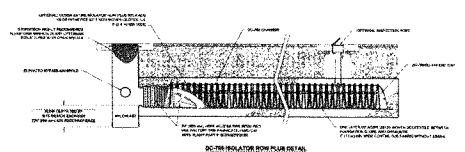
THE WALDEN - WINNETKA - ESM  
WINNETKA, IL

### DC-789 STORMTECH CHAMBER SPECIFICATIONS

- [illegible]

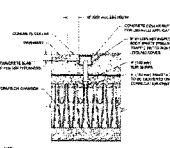
## REPORTANT: NGTTS FOR THE BIDDING AND INSTALLATION OF THE DC-FEE CHAMBER SYSTEM

- [illegible]



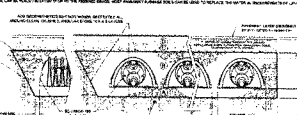
## INSPECTION & MAINTENANCE

- [illegible]



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- 4" PVC INSPECTION PORT DETAIL  
(60 DEGREE CHAMFER)

[illegible]

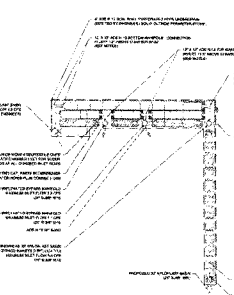
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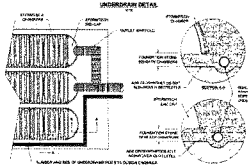
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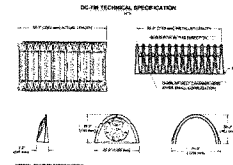
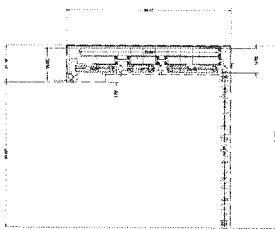
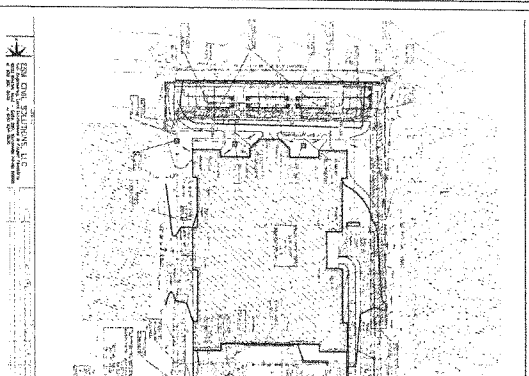
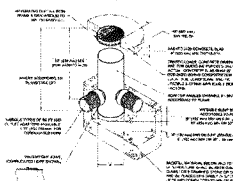
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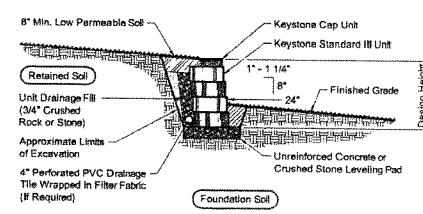


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378

**NOTES**

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| <p>             1. <b>CALLS</b> = TO BUY<br/>             2. <b>PUTS</b> = TO SELL<br/>             3. <b>LONG</b> = TO BUY<br/>             4. <b>SHORT</b> = TO SELL<br/>             5. <b>BUY</b> = TO BUY<br/>             6. <b>SELL</b> = TO SELL<br/>             7. <b>CALL</b> = TO BUY<br/>             8. <b>PUT</b> = TO SELL<br/>             9. <b>CALL</b> = TO BUY<br/>             10. <b>PUT</b> = TO SELL<br/>             11. <b>CALL</b> = TO BUY<br/>             12. <b>PUT</b> = TO SELL<br/>             13. <b>CALL</b> = TO BUY<br/>             14. <b>PUT</b> = TO SELL<br/>             15. <b>CALL</b> = TO BUY<br/>             16. <b>PUT</b> = TO SELL<br/>             17. <b>CALL</b> = TO BUY<br/>             18. <b>PUT</b> = TO SELL<br/>             19. <b>CALL</b> = TO BUY<br/>             20. <b>PUT</b> = TO SELL<br/>             21. <b>CALL</b> = TO BUY<br/>             22. <b>PUT</b> = TO SELL<br/>             23. <b>CALL</b> = TO BUY<br/>             24. <b>PUT</b> = TO SELL<br/>             25. <b>CALL</b> = TO BUY<br/>             26. <b>PUT</b> = TO SELL<br/>             27. <b>CALL</b> = TO BUY<br/>             28. <b>PUT</b> = TO SELL<br/>             29. <b>CALL</b> = TO BUY<br/>             30. <b>PUT</b> = TO SELL<br/>             31. <b>CALL</b> = TO BUY<br/>             32. <b>PUT</b> = TO SELL<br/>             33. <b>CALL</b> = TO BUY<br/>             34. <b>PUT</b> = TO SELL<br/>             35. <b>CALL</b> = TO BUY<br/>             36. <b>PUT</b> = TO SELL<br/>             37. <b>CALL</b> = TO BUY<br/>             38. <b>PUT</b> = TO SELL<br/>             39. <b>CALL</b> = TO BUY<br/>             40. <b>PUT</b> = TO SELL<br/>             41. <b>CALL</b> = TO BUY<br/>             42. <b>PUT</b> = TO SELL<br/>             43. <b>CALL</b> = TO BUY<br/>             44. <b>PUT</b> = TO SELL<br/>             45. <b>CALL</b> = TO BUY<br/>             46. <b>PUT</b> = TO SELL<br/>             47. <b>CALL</b> = TO BUY<br/>             48. <b>PUT</b> = TO SELL<br/>             49. <b>CALL</b> = TO BUY<br/>             50. <b>PUT</b> = TO SELL<br/>             51. <b>CALL</b> = TO BUY<br/>             52. <b>PUT</b> = TO SELL<br/>             53. <b>CALL</b> = TO BUY<br/>             54. <b>PUT</b> = TO SELL<br/>             55. <b>CALL</b> = TO BUY<br/>             56. <b>PUT</b> = TO SELL<br/>             57. <b>CALL</b> = TO BUY<br/>             58. <b>PUT</b> = TO SELL<br/>             59. <b>CALL</b> = TO BUY<br/>             60. <b>PUT</b> = TO SELL<br/>             61. <b>CALL</b> = TO BUY<br/>             62. <b>PUT</b> = TO SELL<br/>             63. <b>CALL</b> = TO BUY<br/>             64. <b>PUT</b> = TO SELL<br/>             65. <b>CALL</b> = TO BUY<br/>             66. <b>PUT</b> = TO SELL<br/>             67. <b>CALL</b> = TO BUY<br/>             68. <b>PUT</b> = TO SELL<br/>             69. <b>CALL</b> = TO BUY<br/>             70. <b>PUT</b> = TO SELL<br/>             71. <b>CALL</b> = TO BUY<br/>             72. <b>PUT</b> = TO SELL<br/>             73. <b>CALL</b> = TO BUY<br/>             74. <b>PUT</b> = TO SELL<br/>             75. <b>CALL</b> = TO BUY<br/>             76. <b>PUT</b> = TO SELL<br/>             77. <b>CALL</b> = TO BUY<br/>             78. <b>PUT</b> = TO SELL<br/>             79. <b>CALL</b> = TO BUY<br/>             80. <b>PUT</b> = TO SELL<br/>             81. <b>CALL</b> = TO BUY<br/>             82. <b>PUT</b> = TO SELL<br/>             83. <b>CALL</b> = TO BUY<br/>             84. <b>PUT</b> = TO SELL<br/>             85. <b>CALL</b> = TO BUY<br/>             86. <b>PUT</b> = TO SELL<br/>             87. <b>CALL</b> = TO BUY<br/>             88. <b>PUT</b> = TO SELL<br/>             89. <b>CALL</b> = TO BUY<br/>             90. <b>PUT</b> = TO SELL<br/>             91. <b>CALL</b> = TO BUY<br/>             92. <b>PUT</b> = TO SELL<br/>             93. <b>CALL</b> = TO BUY<br/>             94. <b>PUT</b> = TO SELL<br/>             95. <b>CALL</b> = TO BUY<br/>             96. <b>PUT</b> = TO SELL<br/>             97. <b>CALL</b> = TO BUY<br/>             98. <b>PUT</b> = TO SELL<br/>             99. <b>CALL</b> = TO BUY<br/>             100. <b>PUT</b> = TO SELL<br/>             101. <b>CALL</b> = TO BUY<br/>             102. <b>PUT</b> = TO SELL<br/>             103. <b>CALL</b> = TO BUY<br/>             104. <b>PUT</b> = TO SELL<br/>             105. <b>CALL</b> = TO BUY<br/>             106. <b>PUT</b> = TO SELL<br/>             107. <b>CALL</b> = TO BUY<br/>             108. <b>PUT</b> = TO SELL<br/>             109. <b>CALL</b> = TO BUY<br/>             110. <b>PUT</b> = TO SELL<br/>             111. <b>CALL</b> = TO BUY<br/>             112. <b>PUT</b> = TO SELL<br/>             113. <b>CALL</b> = TO BUY<br/>             114. <b>PUT</b> = TO SELL<br/>             115. <b>CALL</b> = TO BUY<br/>             116. <b>PUT</b> = TO SELL<br/>             117. <b>CALL</b> = TO BUY<br/>             118. <b>PUT</b> = TO SELL<br/>             119. <b>CALL</b> = TO BUY<br/>             120. <b>PUT</b> = TO SELL<br/>             121. <b>CALL</b> = TO BUY<br/>             122. <b>PUT</b> = TO SELL<br/>             123. <b>CALL</b> = TO BUY<br/>             124. <b>PUT</b> = TO SELL<br/>             125. <b>CALL</b> = TO BUY<br/>             126. <b>PUT</b> = TO SELL<br/>             127. <b>CALL</b> = TO BUY<br/>             128. <b>PUT</b> = TO SELL<br/>             129. <b>CALL</b> = TO BUY<br/>             130. <b>PUT</b> = TO SELL<br/>             131. <b>CALL</b> = TO BUY<br/>             132. <b>PUT</b> = TO SELL<br/>             133. <b>CALL</b> = TO BUY<br/>             134. <b>PUT</b> = TO SELL<br/>             135. <b>CALL</b> = TO BUY<br/>             136. <b>PUT</b> = TO SELL<br/>             137. <b>CALL</b> = TO BUY<br/>             138. <b>PUT</b> = TO SELL<br/>             139. <b>CALL</b> = TO BUY<br/>             140. <b>PUT</b> = TO SELL<br/>             141. <b>CALL</b> = TO BUY<br/>             142. <b>PUT</b> = TO SELL<br/>             143. <b>CALL</b> = TO BUY<br/>             144. <b>PUT</b> = TO SELL<br/>             145. <b>CALL</b> = TO BUY<br/>             146. <b>PUT</b> = TO SELL<br/>             147. <b>CALL</b> = TO BUY<br/>             148. <b>PUT</b> = TO SELL<br/>             149. <b>CALL</b> = TO BUY<br/>             150. <b>PUT</b> = TO SELL<br/>             151. <b>CALL</b> = TO BUY<br/>             152. <b>PUT</b> = TO SELL<br/>             153. <b>CALL</b> = TO BUY<br/>             154. <b>PUT</b> = TO SELL<br/>             155. <b>CALL</b> = TO BUY<br/>             156. <b>PUT</b> = TO SELL<br/>             157. <b>CALL</b> = TO BUY<br/>             158. <b>PUT</b> = TO SELL<br/>             159. <b>CALL</b> = TO BUY<br/>             160. <b>PUT</b> = TO SELL<br/>             161. <b>CALL</b> = TO BUY<br/>             162. <b>PUT</b> = TO SELL<br/>             163. <b>CALL</b> = TO BUY<br/>             164. <b>PUT</b> = TO SELL<br/>             165. <b>CALL</b> = TO BUY<br/>             166. <b>PUT</b> = TO SELL<br/>             167. <b>CALL</b> = TO BUY<br/>             168. <b>PUT</b> = TO SELL<br/>             169. <b>CALL</b> = TO BUY<br/>             170. <b>PUT</b> = TO SELL<br/>             171. <b>CALL</b> = TO BUY<br/>             172. <b>PUT</b> = TO SELL<br/>             173. <b>CALL</b> = TO BUY<br/>             174. <b>PUT</b> = TO SELL<br/>             175. <b>CALL</b> = TO BUY<br/>             176. <b>PUT</b> = TO SELL<br/>             177. <b>CALL</b> = TO BUY<br/>             178. <b>PUT</b> = TO SELL<br/>             179. <b>CALL</b> = TO BUY<br/>             180. <b>PUT</b> = TO SELL<br/>             181. <b>CALL</b> = TO BUY<br/>             182. <b>PUT</b> = TO SELL<br/>             183. <b>CALL</b> = TO BUY<br/>             184. <b>PUT</b> = TO SELL<br/>             185. <b>CALL</b> = TO BUY<br/>             186. <b>PUT</b> = TO SELL<br/>             187. <b>CALL</b> = TO BUY<br/>             188. <b>PUT</b> = TO SELL<br/>             189. <b>CALL</b> = TO BUY<br/>             190. <b>PUT</b> = TO SELL<br/>             191. <b>CALL</b> = TO BUY<br/>             192. <b>PUT</b> = TO SELL<br/>             193. <b>CALL</b> = TO BUY<br/>             194. <b>PUT</b> = TO SELL<br/>             195. <b>CALL</b> = TO BUY<br/>             196. <b>PUT</b> = TO SELL<br/>             197. <b>CALL</b> = TO BUY<br/>             198. <b>PUT</b> = TO SELL<br/>             199. <b>CALL</b> = TO BUY<br/>             200. <b>PUT</b> = TO SELL<br/>             201. <b>CALL</b> = TO BUY<br/>             202. <b>PUT</b> = TO SELL<br/>             203. <b>CALL</b> = TO BUY<br/>             204. <b>PUT</b> = TO SELL<br/>             205. <b>CALL</b> = TO BUY<br/>             206. <b>PUT</b> = TO SELL<br/>             207. <b>CALL</b> = TO BUY<br/>             208. <b>PUT</b> = TO SELL<br/>             209. <b>CALL</b> = TO BUY<br/>             210. <b>PUT</b> = TO SELL<br/>             211. <b>CALL</b> = TO BUY<br/>             212. <b>PUT</b> = TO SELL<br/>             213. <b>CALL</b> = TO BUY<br/>             214. <b>PUT</b> = TO SELL<br/>             215. <b>CALL&lt;/</b></p> |  |  |  |
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**Typical Gravity Wall Section**  
Standard III Unit - 1" Setback

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

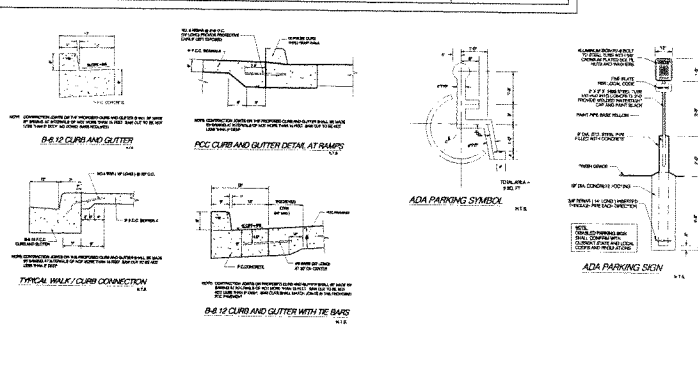
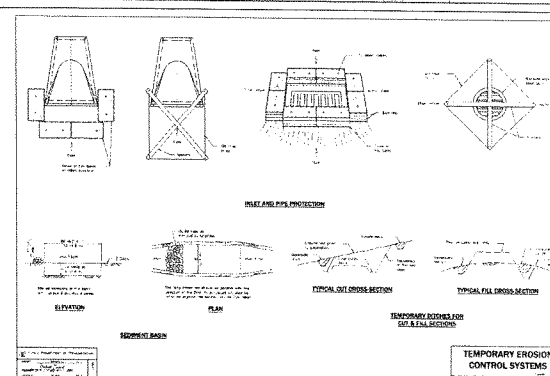
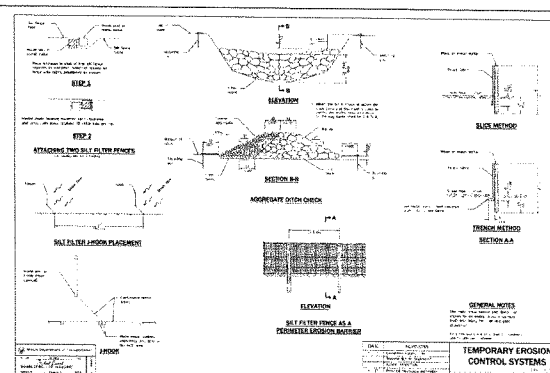
PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering, Land Entitlements & Project Feasibility  
4320 Winfield Road - Suite 200, Warrenville Illinois 60555  
a: 630 300-0933 c: 630 624-0520

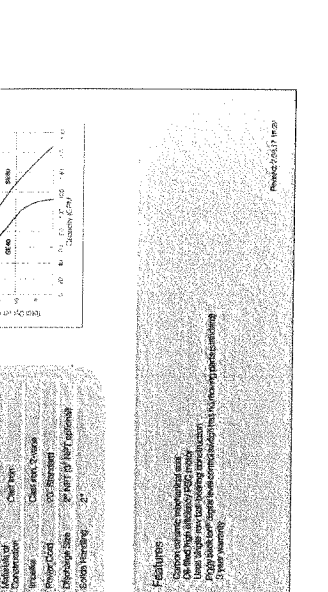
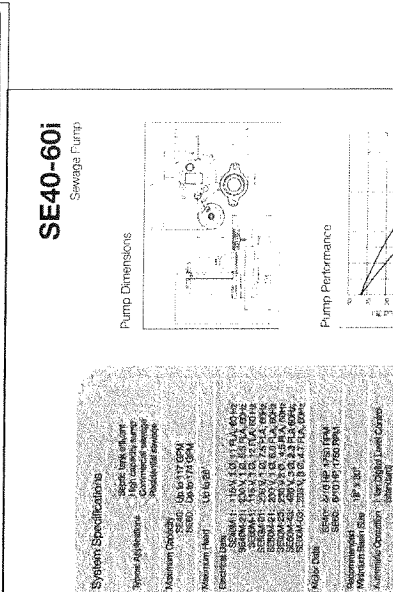
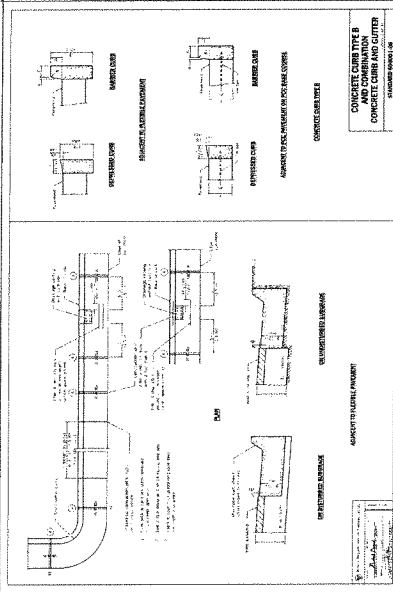
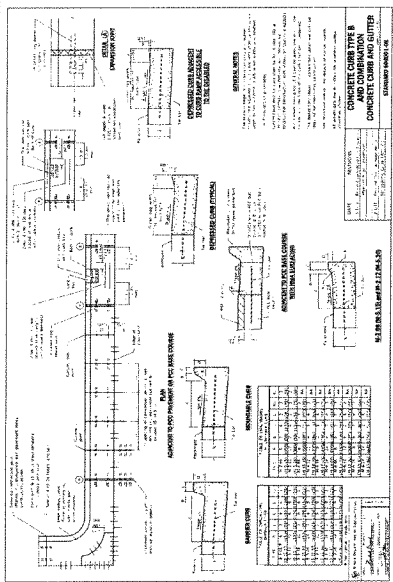
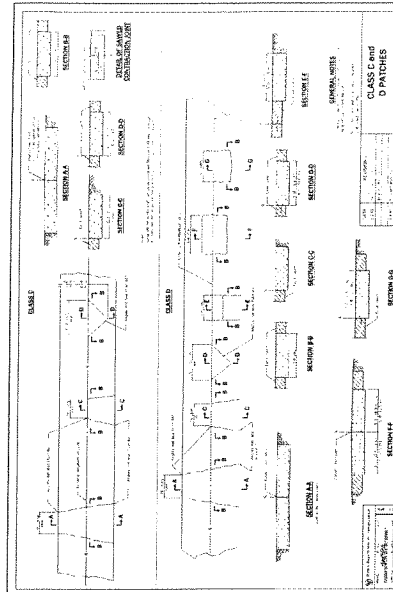
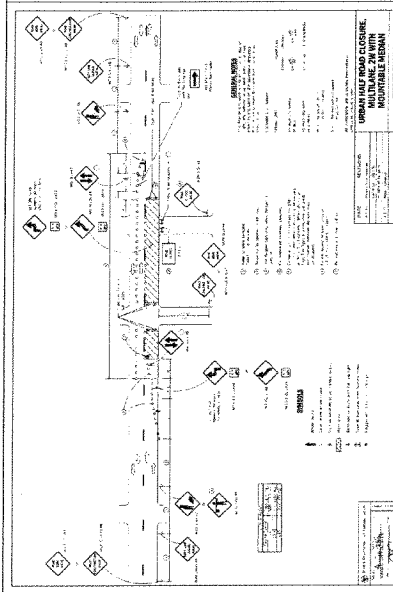
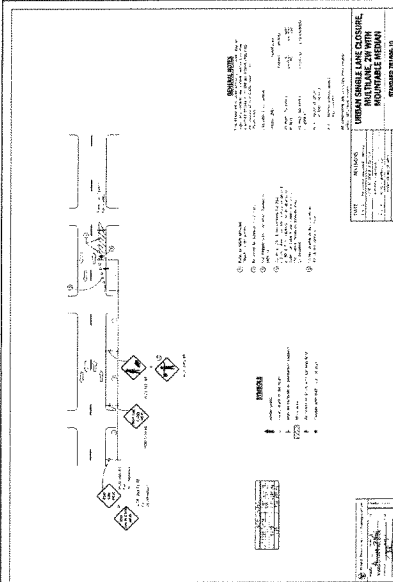
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|-------------|----------|-------------|-------------|----------|-------------|
| NO.         | DATE     | DESCRIPTION | NO.         | DATE     | DESCRIPTION |
| 1           | 10/1/54  | ...         | 1           | 10/1/54  | ...         |
| 2           | 10/2/54  | ...         | 2           | 10/2/54  | ...         |
| 3           | 10/3/54  | ...         | 3           | 10/3/54  | ...         |
| 4           | 10/4/54  | ...         | 4           | 10/4/54  | ...         |
| 5           | 10/5/54  | ...         | 5           | 10/5/54  | ...         |
| 6           | 10/6/54  | ...         | 6           | 10/6/54  | ...         |
| 7           | 10/7/54  | ...         | 7           | 10/7/54  | ...         |
| 8           | 10/8/54  | ...         | 8           | 10/8/54  | ...         |
| 9           | 10/9/54  | ...         | 9           | 10/9/54  | ...         |
| 10          | 10/10/54 | ...         | 10          | 10/10/54 | ...         |
| 11          | 10/11/54 | ...         | 11          | 10/11/54 | ...         |
| 12          | 10/12/54 | ...         | 12          | 10/12/54 | ...         |
| 13          | 10/13/54 | ...         | 13          | 10/13/54 | ...         |
| 14          | 10/14/54 | ...         | 14          | 10/14/54 | ...         |
| 15          | 10/15/54 | ...         | 15          | 10/15/54 | ...         |
| 16          | 10/16/54 | ...         | 16          | 10/16/54 | ...         |
| 17          | 10/17/54 | ...         | 17          | 10/17/54 | ...         |
| 18          | 10/18/54 | ...         | 18          | 10/18/54 | ...         |
| 19          | 10/19/54 | ...         | 19          | 10/19/54 | ...         |
| 20          | 10/20/54 | ...         | 20          | 10/20/54 | ...         |
| 21          | 10/21/54 | ...         | 21          | 10/21/54 | ...         |
| 22          | 10/22/54 | ...         | 22          | 10/22/54 | ...         |
| 23          | 10/23/54 | ...         | 23          | 10/23/54 | ...         |
| 24          | 10/24/54 | ...         | 24          | 10/24/54 | ...         |
| 25          | 10/25/54 | ...         | 25          | 10/25/54 | ...         |
| 26          | 10/26/54 | ...         | 26          | 10/26/54 | ...         |
| 27          | 10/27/54 | ...         | 27          | 10/27/54 | ...         |
| 28          | 10/28/54 | ...         | 28          | 10/28/54 | ...         |
| 29          | 10/29/54 | ...         | 29          | 10/29/54 | ...         |
| 30          | 10/30/54 | ...         | 30          | 10/30/54 | ...         |
| 31          | 10/31/54 | ...         | 31          | 10/31/54 | ...         |

THE WALDEN - 688 GREEN BAY ROAD

## CONSTRUCTION DETAILS

|                    |              |                  |                  |           |
|--------------------|--------------|------------------|------------------|-----------|
| FILE NAME: PSE-PMW | DSGN: B4_C73 | JOB NO.: PMW-001 | FLD. R#          | SHEET NO. |
| DSSE NUM: PMW-001  | DRN L# CDE   | SCALE: N/A       | DATE: 04.20.2021 | 10 of 14  |





REVEST PARTNERS, LLC  
745 CONSTANCE LANE  
DEERFIELD, IL 60015

ESM CIVIL SOLUTIONS, LLC  
Civil Engineering, Land Development & Project Management  
4320 Winfield Road - Suite 200, Warrenville, Illinois 60555  
o: 630 300-0833 c: 630 624-0520

THE WALDEN - 688 GREEN BAY ROAD  
CONSTRUCTION DETAILS

|      |         |    |         |      |         |    |         |
|------|---------|----|---------|------|---------|----|---------|
| DATE | 10/1/10 | BY | 10/1/10 | DATE | 10/1/10 | BY | 10/1/10 |
| DATE | 10/1/10 | BY | 10/1/10 | DATE | 10/1/10 | BY | 10/1/10 |

|      |         |    |         |      |         |    |         |
|------|---------|----|---------|------|---------|----|---------|
| DATE | 10/1/10 | BY | 10/1/10 | DATE | 10/1/10 | BY | 10/1/10 |
| DATE | 10/1/10 | BY | 10/1/10 | DATE | 10/1/10 | BY | 10/1/10 |

|      |         |    |         |      |         |    |         |
|------|---------|----|---------|------|---------|----|---------|
| DATE | 10/1/10 | BY | 10/1/10 | DATE | 10/1/10 | BY | 10/1/10 |
| DATE | 10/1/10 | BY | 10/1/10 | DATE | 10/1/10 | BY | 10/1/10 |





# A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
  - \* STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
  - \* STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
  - \* VILLAGE OF WINNETKA MUNICIPAL CODE;
  - \* THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
  - \* IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTIONS.

# B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF WINNETKA ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

# C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS \_\_\_\_\_ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

# D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

# PIPE MATERIAL

|                                     |  |
|-------------------------------------|--|
| VITRIFIED CLAY PIPE                 |  |
| REINFORCED CONCRETE SEWER PIPE      |  |
| CAST IRON SOIL PIPE                 |  |
| DUCTILE IRON PIPE                   |  |
| POLYVINYL CHLORIDE (PVC) PIPE       |  |
| 6-INCH TO 15-INCH DIAMETER SDR 26   |  |
| 18-INCH TO 27-INCH DIAMETER F/DY=46 |  |
| HIGH DENSITY POLYETHYLENE (HDPE)    |  |
| WATER MAIN QUALITY PVC              |  |
| 4-INCH TO 36-INCH                   |  |
| 4-INCH TO 12-INCH                   |  |
| 14-INCH TO 48-INCH                  |  |

# PIPE SPECIFICATIONS

|             |  |
|-------------|--|
| ASTM C-700  |  |
| ASTM C-76   |  |
| ASTM A-74   |  |
| ANSI A21.51 |  |
| ASTM D-3034 |  |
| ASTM F-679  |  |
| ASTM D-3350 |  |
| ASTM D-3035 |  |
| ASTM D-2241 |  |
| AWWA C900   |  |
| AWWA C905   |  |

# JOINT SPECIFICATIONS

|                                   |  |
|-----------------------------------|--|
| ASTM C-425                        |  |
| ASTM C-443                        |  |
| ASTM C-564                        |  |
| ANSI A21.11                       |  |
| ASTM D-3212                       |  |
| ASTM D-3212                       |  |
| ASTM D-3261, F-2620 (HEAT FUSION) |  |
| ASTM D-3212, F-477 (GASKETED)     |  |
| ASTM D-3139                       |  |
| ASTM D-3139                       |  |
| ASTM D-3139                       |  |

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

# PIPE MATERIAL

POLYPROPYLENE (PP) PIPE

# PIPE SPECIFICATIONS

|             |  |
|-------------|--|
| ASTM F-2736 |  |
| ASTM F-2764 |  |

# JOINT SPECIFICATIONS

|               |  |
|---------------|--|
| D-3212, F-477 |  |
| D3212, F-477  |  |

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
  - a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
  - b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
  - c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

# E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
  - a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
  - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASH-OUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASH-OUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASH-OUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SLUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LOADED WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION DRAIN AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

PREPARED FOR:

REVEST PARTNERS, LLC  
745 CONSTANCE LANE  
DEERFIELD, IL 60015

PREPARED BY:



FSM CIVIL SOLUTIONS, LLC  
Civil Engineering, Land Enhancements & Project Feasibility  
4320 Winfield Road - Suite 200, Wrenville Illinois 60555  
c: 630 300-0933 c: 630 624-0520

| NO. | DATE | DESCRIPTION | REVISIONS |      |
|-----|------|-------------|-----------|------|
|     |      |             | NO.       | DATE |
|     |      |             |           |      |
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|     |      |             |           |      |

THE WALDEN - 688 GREEN BAY ROAD

CONSTRUCTION DETAILS

|                     |               |                 |                  |           |
|---------------------|---------------|-----------------|------------------|-----------|
| FILE NAME: RSE PLAN | DSGN. BY: FSM | JOB NO. PMW-001 | PLD. BK.         | SHEET NO. |
| DISC. NUM. PMW-001  | DRN BY: WDE   | SCALE: N/A      | DATE: 04-20-2021 | 14 of 14  |

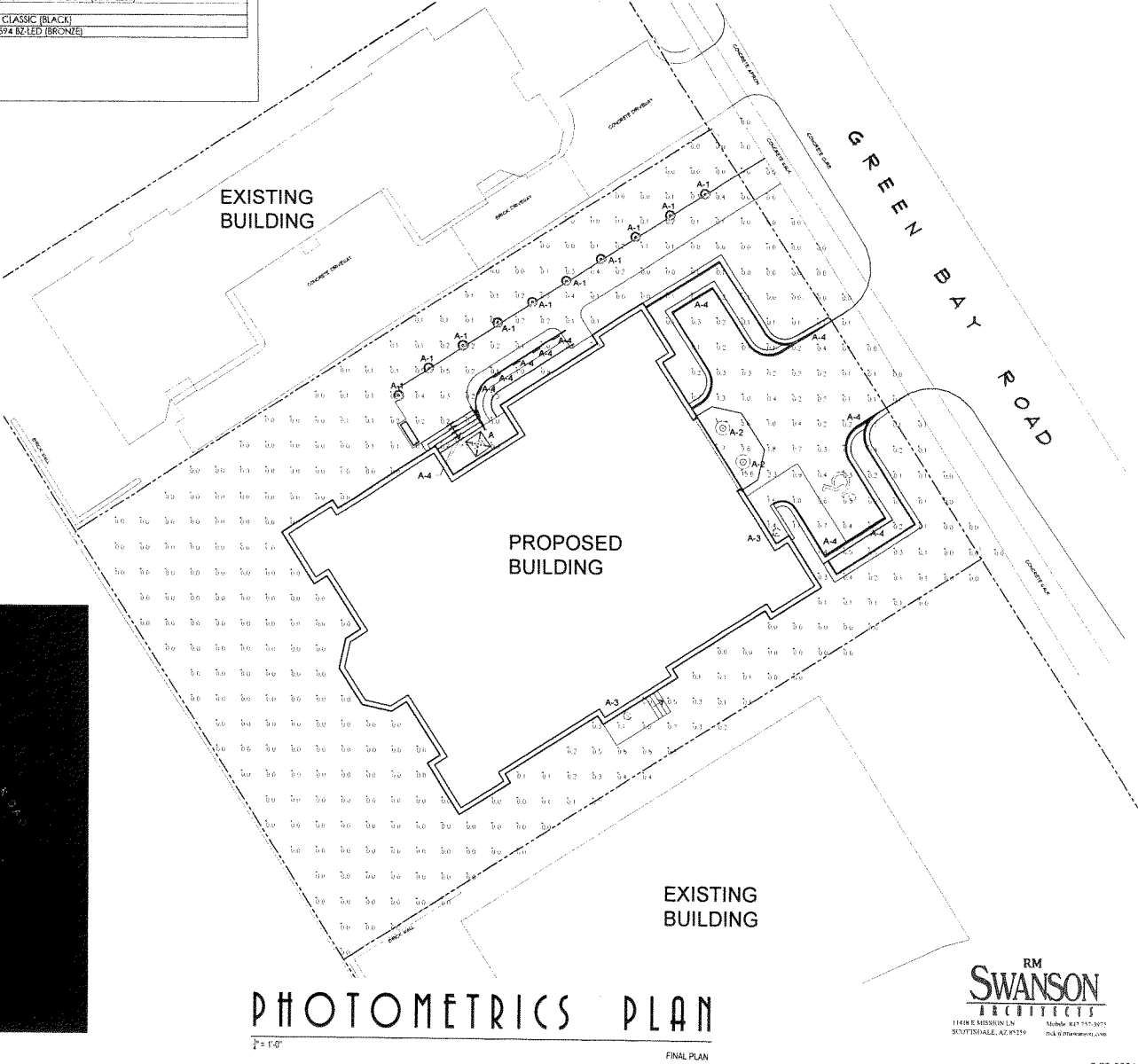
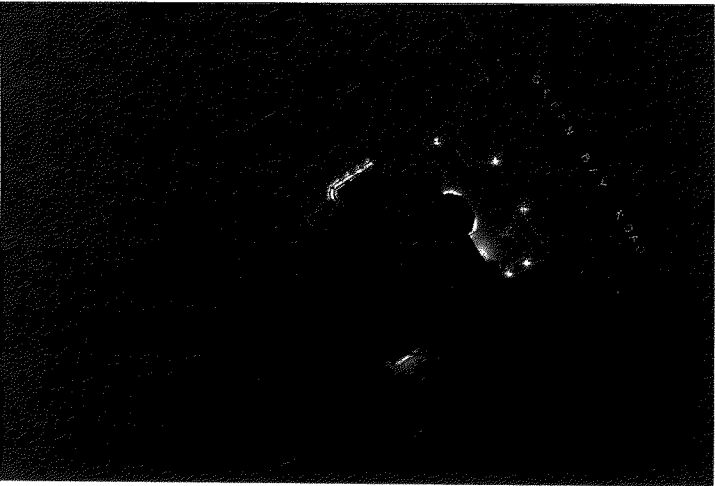
**EXHIBIT C**

**Photometrics Plan**

| Luminaire Schedule |     |              |             |        |       |                                                      |
|--------------------|-----|--------------|-------------|--------|-------|------------------------------------------------------|
| Symbol             | Qty | Model Number | Arrangement | Lumens | LLF   | Description                                          |
| ⬢                  | 1   | A            | SINGLE      | 1368   | 0.950 | 6130-XRED-09-4573-MD107-WA                           |
| ●                  | 10  | A-1          | SINGLE      | 294    | 0.950 | ASPECT MODEL AL-1G-PW-A121 PATHWAY LIGHT (STAINLESS) |
| ○                  | 2   | A-2          | SINGLE      | 800    | 0.950 | JUNG E220LED724 S                                    |
| ●                  | 2   | A-3          | SINGLE      | 1203   | 0.950 | HINKLEY 10231TK FOUNDRY CLASSIC (BLACK)              |
| ⌈                  | 11  | A-4          | SINGLE      | 86     | 0.950 | LOUVERED BRICK LIGHT #1894 BZ LED (BRONZE)           |

| Calculation Summary |             |       |      |      |     |         |
|---------------------|-------------|-------|------|------|-----|---------|
| Label               | CalcType    | Units | Avg  | Max  | Min | Avg/Min |
| StatArea            | Illuminance | Fc    | 8.07 | 15.4 | 0.9 | 8.97    |
|                     |             |       |      |      |     | 17.33   |



RM  
SWANSON  
ARCHITECTS  
1140N E MISSION LN  
SCOTTSDALE, AZ 85219  
Mobile: 817.757.3075  
rsk@rmson.com

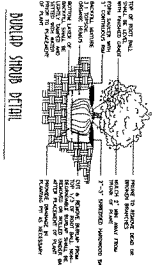
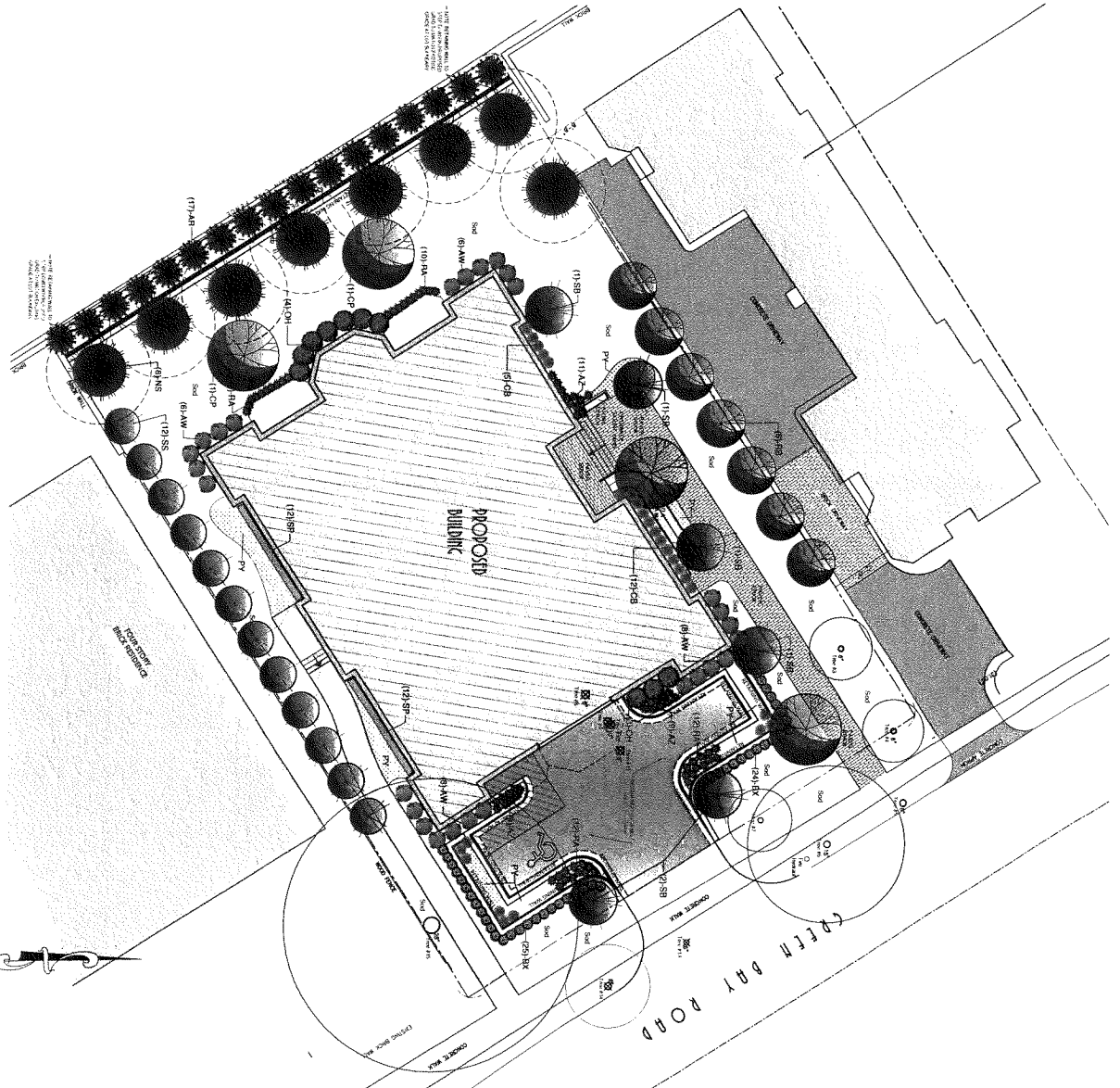
**EXHIBIT D**

**Landscape Plan**

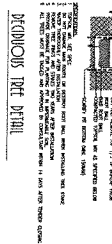


# FINAL LANDSCAPE PLAN

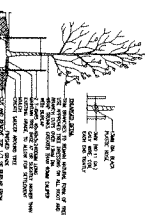
1"=10'-0"



BUILDING CORNER DETAIL



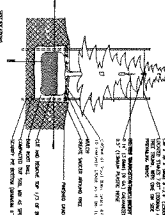
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BUILDING CORNER DETAIL



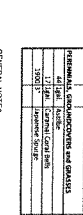
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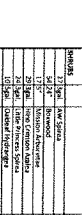
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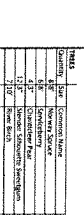
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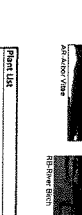
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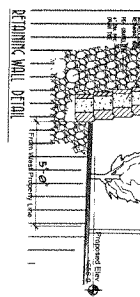
BUILDING CORNER DETAIL



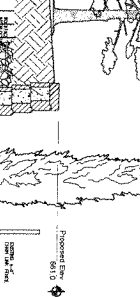
BUILDING CORNER DETAIL



REPRESENTATIVE PHOTO OF RETAINING WALL



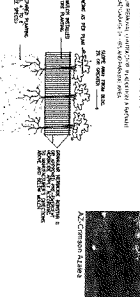
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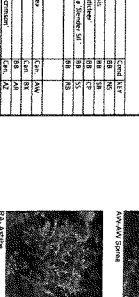
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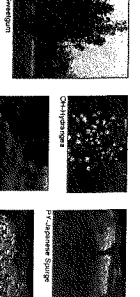
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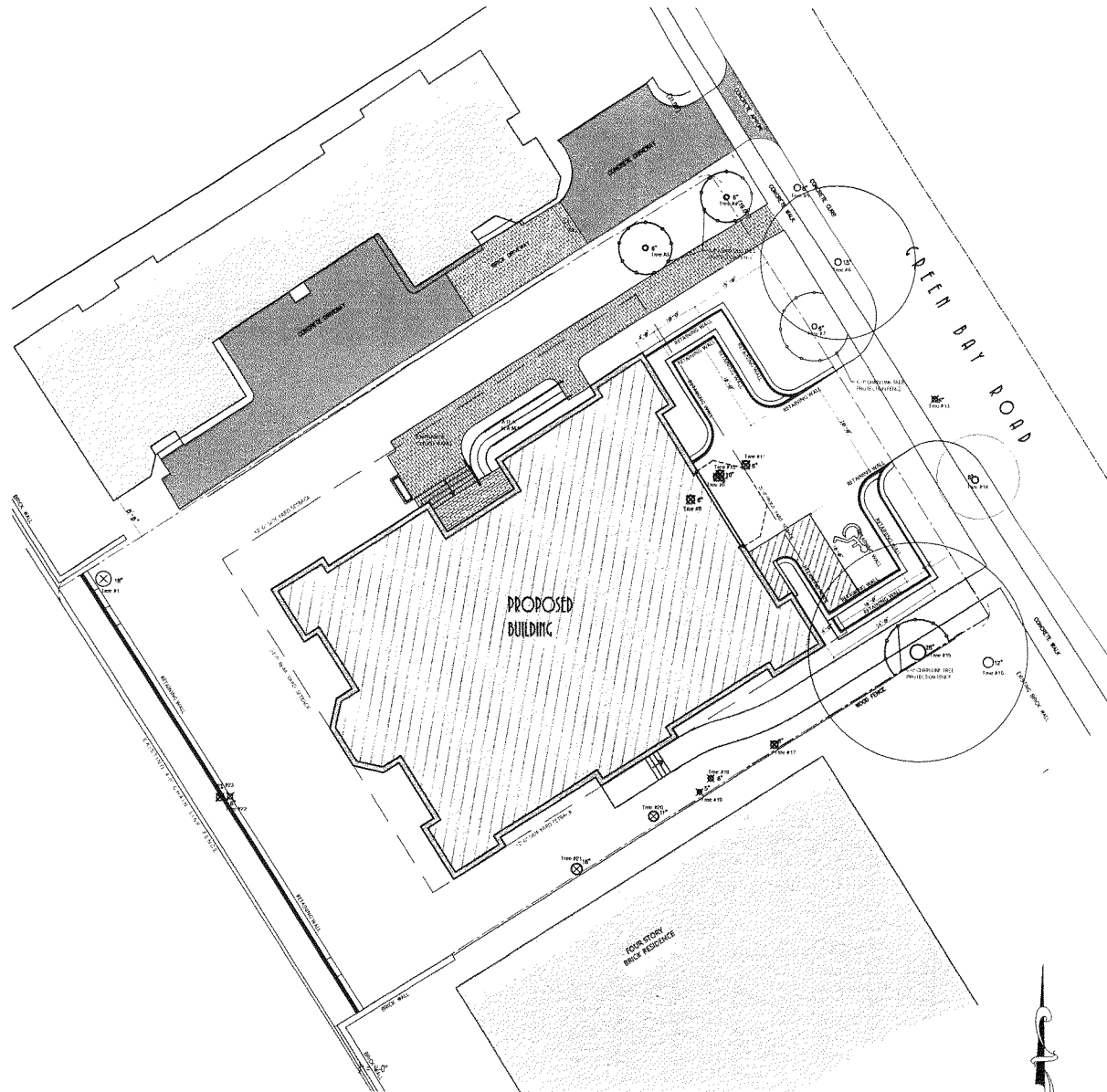
REPRESENTATIVE PHOTO OF RETAINING WALL

W. Damon Wilson  
Residential Landscape Architect  
Landscape Architecture  
10000 1st Avenue, Suite 100  
Boulder, CO 80501  
Phone: 303.442.2777  
www.damonwilson.com

12-10-2009

EXHIBIT E

Tree Preservation Plan



# FINAL TREE PRESERVATION PLAN

1"=10'-0"

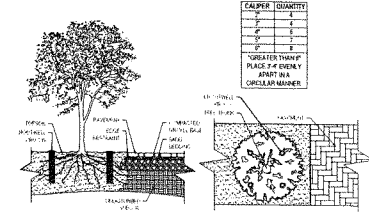
| Tree # | Species                     | Size  | Condition | Remarks   | Removal Reason            |
|--------|-----------------------------|-------|-----------|-----------|---------------------------|
| 1      | Picea sp.                   | 18"   | good      |           | Retained w/ term planting |
| 2      | Wormwood celtica/ Morca spp | 6"/6" | poor/poor |           | yes                       |
| 3      | Acer rubrum spp             | 6"    | location  |           | yes                       |
| 4      | Acer rubrum spp             | 6"    | location  |           | yes                       |
| 5      | Acer spp                    | 8"    | poor      |           | yes                       |
| 6      | Acer spp                    | 12"   | fair      |           | yes                       |
| 7      | Quercus spp                 | 6"    | poor      |           | yes                       |
| 8      | Quercus spp                 | 6"    | poor      |           | yes                       |
| 9      | Wormwood celtica            | 6"    | poor      |           | yes                       |
| 10     | Liriodendron spp            | 10"   | poor      |           | yes                       |
| 11     | Liriodendron spp            | 6"    | poor      |           | yes                       |
| 12     | Picea sp.                   | 18"   | poor      | top heavy | yes                       |
| 13     | Pinus sp.                   | 6"    | poor      |           | yes                       |
| 14     | Pinus sp.                   | 6"    | poor      |           | yes                       |
| 15     | Liriodendron spp            | 28"   | fair      | top heavy | yes                       |
| 16     | Morus spp                   | 6"    | fair      |           | no                        |
| 17     | Morus spp                   | 6"    | fair      |           | no                        |
| 18     | Fraxinus sp.                | 6"    | poor      |           | yes                       |
| 19     | Liriodendron spp            | 6"    | poor      |           | yes                       |
| 20     | Liriodendron spp            | 11"   | poor      |           | yes                       |
| 21     | Morus spp                   | 15"   | fair      |           | yes                       |
| 22     | Acer negundo                | 8"    | poor      |           | yes                       |
| 23     | Acer negundo                | 8"    | poor      |           | yes                       |

## GENERAL NOTES

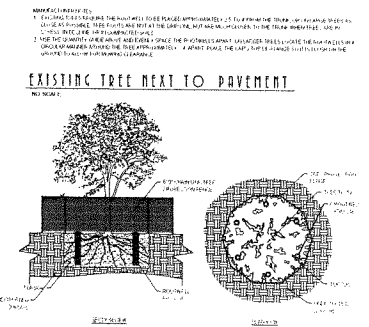
1. ALL TREES SHOWN ON THIS PLAN ARE TO BE PRESERVED UNLESS OTHERWISE NOTED. THE REMOVAL OF TREES IS THE RESPONSIBILITY OF THE OWNER.
2. TREES TO BE REMOVED ARE INDICATED BY A CROSS IN A CIRCLE. TREES TO BE PRESERVED ARE INDICATED BY A STAR IN A CIRCLE.
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## TREE PRESERVATION NOTES

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12. TREES TO BE PRESERVED ARE INDICATED BY A STAR IN A CIRCLE. TREES TO BE REMOVED ARE INDICATED BY A CROSS IN A CIRCLE.
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23. TREES TO BE PRESERVED ARE INDICATED BY A STAR IN A CIRCLE. TREES TO BE REMOVED ARE INDICATED BY A CROSS IN A CIRCLE.



## EXISTING TREE NEXT TO PAVEMENT



## EXISTING TREE PROTECTION

W. Damon Wilson  
 Registered Landscape Architect  
 Resource One  
 Landscape Architects  
 7A Hillside Drive, Barrington, IL 60010  
 Phone: 847.942.2727 | Wilson@resourceone.com

RM  
**SWANSON**  
 ARCHITECTS  
 11418 E. MISSOURI LN.  
 SCOTTSDALE, AZ 85224  
 Phone: 480.344.3474  
 info@rm-swanson.com

June 25, 2021

**EXHIBIT F**

**Final Architectural Plans**





# THE WALDEN

688 GREEN BAY ROAD  
WINNETKA, IL 60093

**OWNER**  
SR WINNETKA, LLC  
11415 E. MISSION LN.  
SCOTTSDALE, AZ 85259  
RICK@RMSWANSON.COM

**DESIGN-BUILDER**  
NEWLOOK DESIGN | BUILD + DEVELOPMENT  
907 RIDGE ROAD  
WILMETTE, IL 60091  
INFO@NEWLOOKDEVELOPMENT.COM

**CONSULTANTS**  
**ARCHITECTURE**  
COBU ARCHITECTURE STUDIO  
111 NORTH AVENUE, SUITE 207  
BARRINGTON, IL 60010  
PHONE (312) 7410-1260

**CIVIL ENGINEER**  
ESM CIVIL SOLUTIONS, LLC.  
4320 WINFIELD ROAD, SUITE 200  
WARRENVILLE, IL 60555  
PHONE (630) 7300-0933

**MECHANICAL ENGINEER**  
ONE WORLD CONSULTING  
1137 W. WEBSTER AVE.  
CHICAGO, IL 60614  
BRAYSKI@ONEWORLDCONSULTING.BIZ

**STRUCTURAL ENGINEER**  
LINDSAY & ASSOCIATES, INC.  
8 E. GALENA BOULEVARD, SUITE 208  
AURORA, IL 60506-4161  
T.LINDSAY@LINDSAY-SE.COM

## SHEET INDEX

**GENERAL DRAWINGS**  
G-001 COVER, INDEX, CODE  
G-002 SITE PLAN & UNIT AREAS  
G-003 GFA CALCULATION DIAGRAMS  
G-004 IMPERMEABLE LOT COVERAGE  
G-005 CONTEXT ELEVATIONS

**FLOOR PLANS**  
A-101 LOWER LEVEL PLAN  
A-102 FIRST FLOOR PLAN  
A-103 SECOND FLOOR PLAN  
A-104 THIRD FLOOR PLAN

**ROOF PLANS**  
A-105 ROOF PLAN

**BUILDING ELEVATIONS**  
A-201 EAST ELEVATION  
A-202 WEST ELEVATION  
A-203 SOUTH ELEVATION  
A-204 NORTH ELEVATION

**BUILDING SECTIONS**  
A-301 SECTIONS  
A-302 SECTIONS

## OCCUPANCY AND EGRESS

| OCCUPANCY (IBC TABLE 1004.1.2)                                                  |                        |                      |                       |                     |
|---------------------------------------------------------------------------------|------------------------|----------------------|-----------------------|---------------------|
| AREA DESIGNATION                                                                | FUNCTION OF SPACE      | OCCUPANT LOAD FACTOR | OCCUPANCY CALCULATION | NUMBER OF OCCUPANTS |
| UNIT 11                                                                         | 3BR DWELLING UNIT      | 1,200 GSF            | 2149 S.F. / 200 =     | 11                  |
| UNIT 12                                                                         | 3BR DWELLING UNIT      | 1,200 GSF            | 2147 S.F. / 200 =     | 11                  |
| UNIT 21                                                                         | 3BR DWELLING UNIT      | 1,200 GSF            | 2149 S.F. / 200 =     | 11                  |
| UNIT 22                                                                         | 3BR DWELLING UNIT      | 1,200 GSF            | 2390 S.F. / 200 =     | 12                  |
| UNIT 31                                                                         | 2BR DWELLING UNIT      | 1,200 GSF            | 2896 S.F. / 200 =     | 15                  |
| STORAGE, MECHANICAL, EQUIPMENT GARAGE                                           | ACCESSORY AREAS GARAGE | 1,300 GSF            | 787 S.F. / 300 =      | 3                   |
|                                                                                 |                        | 1,200 GSF            | 4232 S.F. / 200 =     | 22                  |
|                                                                                 |                        | TOTAL OCCUPANT LOAD  |                       | 85                  |
| <b>MEANS OF EGRESS (IBC CHAPTER 10)</b>                                         |                        |                      |                       |                     |
| REQUIREMENT                                                                     | IBC #                  | REQUIRED/ALLOWED     | PROVIDED              |                     |
| EGRESS WIDTH PER PERSON - STAIR                                                 | 1005.3.1               | #VALUE!              | #VALUE!               |                     |
| EGRESS WIDTH PER PERSON - OTHER                                                 | 1005.3.2               | #VALUE!              | #VALUE!               |                     |
| COMMON PATH OF TRAVEL - R-2                                                     | TABLE 1006.2.1         | 125 FT               | xxx FT                |                     |
| COMMON PATH OF TRAVEL - S-2                                                     | TABLE 1006.2.1         | 100 FT               | xxx FT                |                     |
| SPACES WITH ONE MEANS OF EGRESS - R-2                                           | TABLE 1006.2.1         | <20 OCCUPANTS        | xxx OCCUPANTS         |                     |
| SPACES WITH ONE MEANS OF EGRESS - S-2                                           | TABLE 1006.2.1         | <30 OCCUPANTS        | xxx OCCUPANTS         |                     |
| MINIMUM NUMBER OF EXITS (PER FLOOR)                                             | TABLE 1006.3.1         | 2                    | 2                     |                     |
| MINIMUM STAIR WIDTH                                                             | 1011.2 EXCEPTION 1     | 36 IN                | 36 IN                 |                     |
| MINIMUM RAMP WIDTH                                                              | 1012.5.1               | 36 IN                | 36 IN                 |                     |
| MINIMUM CLEAR OPENING OF DOORS                                                  | 1008.1.1               | 32 IN                | 32 IN                 |                     |
| MAXIMUM TRAVEL DISTANCE - R-2                                                   | TABLE 1017.2           | 250 FT               | 88 FT                 |                     |
| MAXIMUM TRAVEL DISTANCE - S-2                                                   | TABLE 1017.2           | 400 FT               | 67 FT                 |                     |
| CORRIDOR FIRE RESISTANCE RATING                                                 | TABLE 1020.1           | 0.5-HR               | 1-HR                  |                     |
| MINIMUM CORRIDOR WIDTH - WITHIN A DWELLING                                      | TABLE 1020.2           | 36 IN                | 36 IN                 |                     |
| MINIMUM CORRIDOR WIDTH - WITHIN AN OCCUPANT LOAD <50                            | TABLE 1020.2           | 36 IN                | 36 IN                 |                     |
| MINIMUM CORRIDOR WIDTH - TO ACCESS MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT | TABLE 1020.2           | 24 IN                | xx IN                 |                     |
| MINIMUM CORRIDOR WIDTH - OTHER                                                  | TABLE 1020.2           | 44 IN                | 95 IN                 |                     |
| MAXIMUM DEAD END                                                                | 1020.4                 | 20 FT                | 15 FT 11 IN           |                     |

## BUILDING HEIGHTS AND AREAS

| ALLOWABLE                                                | TYPE OF CONST / SPRINKLED (IBC TABLE 504.3) | ALLOWABLE HEIGHT (FT) (IBC TABLE 504.4) | ALLOWABLE STORIES | ALLOWABLE AREA PER STORY |
|----------------------------------------------------------|---------------------------------------------|-----------------------------------------|-------------------|--------------------------|
| <b>OCCUPANCY</b>                                         |                                             |                                         |                   |                          |
| FIRE AREA A<br>BELOW 3 HR. HORIZONTAL ASSEMBLY GROUP S-2 | IB / NFPA 13                                | 180 FT.                                 | 12 STORIES        | 237,000 S.F.             |
| FIRE AREA B<br>ABOVE 3 HR. HORIZONTAL ASSEMBLY GROUP R-2 | VB / NFPA 13R                               | 60 FT.                                  | 3 STORIES         | 21,000 S.F.              |
| <b>PROPOSED BUILDING</b>                                 |                                             |                                         |                   |                          |
| OCCUPANCY                                                | TYPE OF CONST / SPRINKLED                   | PROPOSED HEIGHT (FT)                    | PROPOSED STORIES  | PROPOSED AREA PER STORY  |
| FIRE AREA A<br>BELOW 3 HR. HORIZONTAL ASSEMBLY GROUP S-2 | IB / NFPA 13                                | 0 FT.                                   | 0 STORIES         | xxx S.F.                 |
| FIRE AREA B<br>ABOVE 3 HR. HORIZONTAL ASSEMBLY GROUP R-2 | VB / NFPA 13R                               | 35 FT.                                  | 2-1/2 STORIES     | xxx S.F.                 |

## CODE INFORMATION

VILLAGE OF WINNETKA, ILLINOIS  
BUILDING DEPARTMENT  
510 GREEN BAY ROAD  
WINNETKA, IL 60093  
PH: (847) 501-6000

**GENERAL INFORMATION**  
PROJECT NAME: THE WALDEN  
LOCATION: WINNETKA, IL

**APPLICABLE CODES**  
2015 INTERNATIONAL BUILDING CODE (IBC) w/ WINNETKA AMENDMENTS  
2015 INTERNATIONAL MECHANICAL CODE (IMC) w/ WINNETKA AMENDMENTS  
2018 ILLINOIS ENERGY CONSERVATION CODE (IECC) w/ WINNETKA AMENDMENTS  
2014 NATIONAL ELECTRIC CODE (NEC) w/ WINNETKA AMENDMENTS  
2018 ILLINOIS STATE PLUMBING CODE (ISPC) w/ WINNETKA AMENDMENTS  
2015 INTERNATIONAL FIRE CODE w/ WINNETKA AMENDMENTS  
2018 ILLINOIS STATE ACCESSIBILITY CODE  
2015 NFPA 101 LIFE SAFETY CODE  
2016 NFPA 13 & NFPA 13R AUTOMATIC SPRINKLER SYSTEM STANDARDS  
2018 NFPA 72 NATIONAL FIRE ALARM AND SIGNAL CODE  
WINNETKA VILLAGE CODE, TITLE 15 - BUILDINGS AND CONSTRUCTION

**PROJECT DESCRIPTION**  
5 RESIDENTIAL DWELLING UNITS, 2-1/2 STORY ABOVE 3 HR. HORIZONTAL ASSEMBLY, WOOD FRAME MIXED USE BUILDING OVER SINGLE LEVEL 10 SPACES, ENCLOSED PARKING SEPARATED BY A PRECAST HORIZONTAL FLOOR / CEILING ON A POURED CONCRETE BASEMENT FOUNDATION. SEE CIVIL PLANS FOR ADDITIONAL SITE PARKING INCLUDING ACCESSIBLE PARKING.

**ENVELOPE INSULATION VALUES**  
PITCHED ROOF R-45 (CAVITY)  
FLAT ROOF R-38 (CAVITY)  
EXTERIOR WALLS R-21 (CAVITY)  
SLAB ON GRADE (4FT) R-10 (CONTINUOUS)

**OCCUPANCY TYPES**  
THE BUILDING SHALL BE CLASSIFIED AS A MIXED OCCUPANCY - SEPARATED PER IBC SECTION 510 - SPECIAL PROVISIONS  
- R-2 OCCUPANCY AT FLOORS 1, 2, 3  
- S-2 OCCUPANCY AT THE LOWER LEVEL WITH AN AT GRADE PARKING ENTRANCE  
- THE S-2 OCCUPANCY SHALL BE SEPARATED FROM THE R-2 OCCUPANCY ABOVE BY A THREE HOUR FIRE RATED HORIZONTAL ASSEMBLY OF CONSTRUCTION TYPE 1B PER 5010.2 SPECIAL PROVISIONS.

**MINIMUM DESIGN LIVE LOADS**  
REFER TO STRUCTURAL DRAWINGS

**FIRE PROTECTION:**  
FIRE AREA B  
R-2 OCCUPANCY SHALL BE FULLY EQUIPPED THROUGHOUT WITH A FIRE SUPPRESSION SYSTEM ENGINEERED AND INSTALLED IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN NFPA 13R FIRE SUPPRESSION SYSTEM AT ALL LEVELS ABOVE THE PARKING FLOOR / CEILING CONSTRUCTION.

**FIRE AREA A**  
S-2 OCCUPANCY SHALL BE FULLY EQUIPPED THROUGHOUT WITH A FIRE SUPPRESSION SYSTEM ENGINEERED AND INSTALLED IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN NFPA 13 FIRE SUPPRESSION SYSTEM ABOVE AND BELOW THE PARKING FLOOR / CEILING CONSTRUCTION.

**ACCESSIBILITY**  
MINIMUM ADAPTABLE/ACCESSIBLE UNIT TYPES:  
FHA/ADAPTABLE UNITS: 100% = 5 TOTAL UNITS  
ICC/ANSI: 0% = 0 TOTAL UNITS

## TYPES OF CONSTRUCTION

R-2, CONSTRUCTION TYPE VB (IBC TABLE 601)  
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, AND TRUSSES: 0 HR.  
BEARING EXTERIOR WALLS: 0 HR.  
BEARING INTERIOR WALLS: 0 HR.  
NON-BEARING EXTERIOR WALLS AND PARTITIONS: 0 HR. SEE TABLE 602  
NON-BEARING INTERIOR WALLS AND PARTITIONS: 0 HR.  
HORIZONTAL ASSEMBLIES INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR.  
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR.  
FIRE PARTITIONS: 1 HR.  
FIRE BARRIERS (4 STORY RATED EXIT ENCLOSURE AND ELEVATOR): 2 HR.  
FIRE BARRIERS (3 STORY OR LESS RATED EXIT ENCLOSURE): 1 HR.  
FIRE RESISTANCE RATING - EXTERIOR WALLS (IBC TABLE 602): 1 HR.

TYPE V - A  
< 5' 1 HR.  
> 5' < 10' 1 HR.  
> 10' < 30' 0 HR.  
> 30' 0 HR.  
EXTERIOR OPENING REQUIREMENTS (IBC TABLE 705.8):  
FIRE SEPARATION DISTANCE (GREATER THAN 30 FT) NO LIMIT

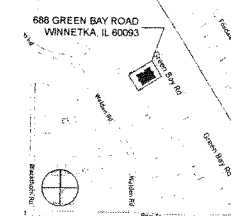
S-2, CONSTRUCTION TYPE IB (IBC TABLE 601)  
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, AND TRUSSES: 2 HR.  
BEARING EXTERIOR WALLS: 2 HR.  
BEARING INTERIOR WALLS: 2 HR.  
NON-BEARING EXTERIOR WALLS AND PARTITIONS: 0 HR. SEE TABLE 602  
NON-BEARING INTERIOR WALLS AND PARTITIONS: 0 HR.  
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS: N/A  
FIRE BARRIERS (4 STORY RATED EXIT ENCLOSURE & ELEVATOR SHAFT): 2 HR.\*  
FIRE BARRIERS (3 STORY OR LESS RATED EXIT ENCLOSURE): 1 HR.\*  
FLOOR/CEILING ASSEMBLY BETWEEN THE S-2 PARKING AND THE R-2 OCCUPANCY WILL BE 3 HOUR FIRE RATED, AS REQUIRED BY SPECIAL PROVISIONS SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE. 3 HR.

\* WALLS SUPPORTING 3 HOUR FLOOR SYSTEM SHALL HAVE 3 HOUR RATING FOR STRUCTURAL CONTINUITY

## MEANS OF EGRESS

- 1008 MEANS OF EGRESS ILLUMINATION  
REQUIRED FOR R-2 CORRIDORS, STAIRWAYS, PASSAGEWAYS, DISCHARGE LEVEL VESTIBULES, AND EXTERIOR LANDINGS
- 1006 ACCESSIBLE MEANS OF EGRESS  
TWO ACCESSIBLE REQUIRED FOR EACH FIRE AREA  
ONE ACCESSIBLE REQUIRED FOR EACH DWELLING UNIT PER EXCEPTION #1.
- 1009.8 TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR
- 1010.1.1 MINIMUM CLEAR WIDTH OF 32" MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH WITH THE DOOR OPEN 90 DEGREES.
- 1010.1.2 DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE
- 1011.2 EGRESS STAIRWAY 36" MINIMUM WIDTH (PER EXCEPTION #1.)
- 1013.1 EXIT SIGNS - 100 FEET OR VIEWABLE
- 1013.3 EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- 1006.2.1 COMMON PATH OF EGRESS SHALL NOT EXCEED 120 FEET - BUILDING SHALL BE PROTECTED THROUGHOUT WITH APPROVED FIRE PROTECTION SYSTEM NFPA 13
- 1017.2 TRAVEL DISTANCE 250 FEET - BUILDING SHALL BE PROTECTED THROUGHOUT WITH APPROVED FIRE PROTECTION SYSTEM NFPA 13R
- 1006.3.1 MIN NUMBER OF EXITS 2 EXITS REQUIRED PER BUILDING
- 1028.1 EXIT DISCHARGE - EXITS SHALL DISCHARGE DIRECTLY TO EXTERIOR OF BUILDING.

## LOCATION MAP

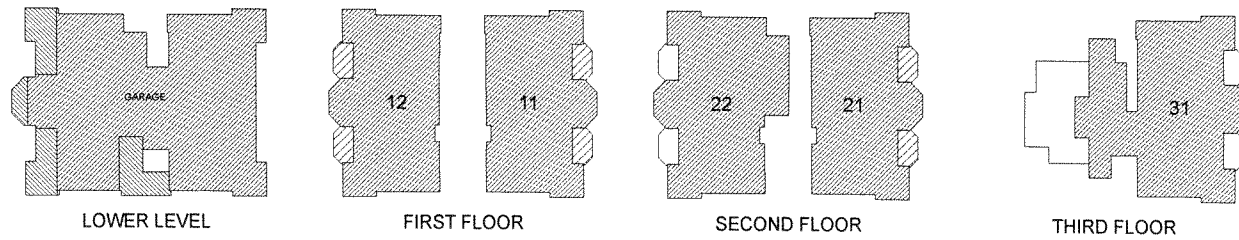


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| 2    | VILLAGE COUNCIL | 10/29/21 |

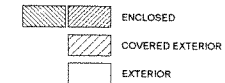
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DRAWN BY:  
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SHEET TITLE  
COVER, INDEX, CODE

G-001

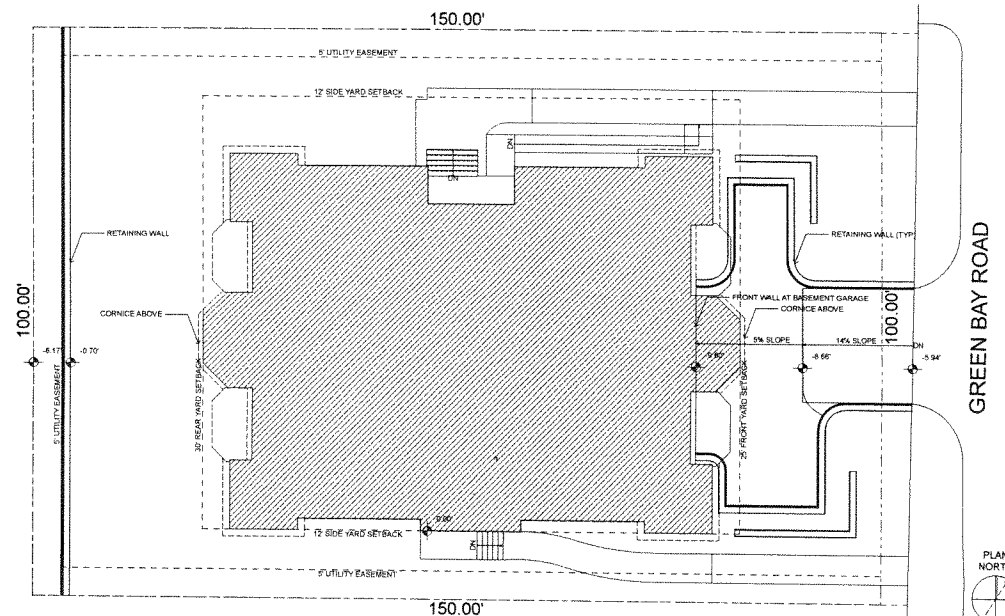


| UNIT/OCCUPANCY  | GROSS AREA | COVERED EXTERIOR AREA | EXTERIOR AREA |
|-----------------|------------|-----------------------|---------------|
| 11              | 2,142      | 168                   |               |
| 12              | 2,140      | 168                   |               |
| 21              | 2,142      | 168                   |               |
| 22              | 2,383      | 168                   |               |
| 31              | 2,854      |                       | 168           |
| GARAGE          | 4,204      |                       | 820           |
| STORM/MECH/EOPM | 772        |                       |               |



2 UNIT GROSS AREAS

SCALE: 1" = 30'



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'

**NEWLOOK**  
design | build + development

907 Ridge Rd  
Winnetta, IL 60091  
224.408.2280  
info@newlookdevelopment.com  
www.newlookdevelopment.com

CONSULTANTS

The Walden

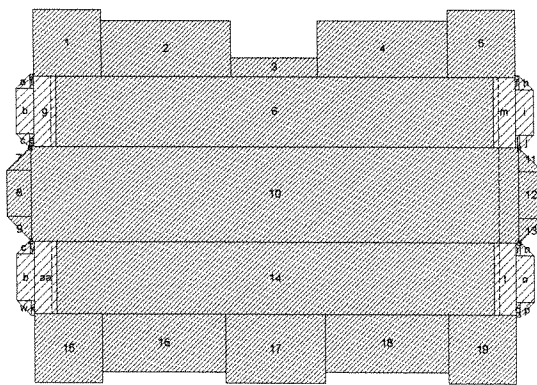
688 Green Bay Rd.  
Winnetka IL 60093

| REV. | ISSUED FOR:     | DATE:    |
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| 2    | VILLAGE COUNCIL | 10/29/21 |
| 3    | VILLAGE COUNCIL | 12/3/21  |

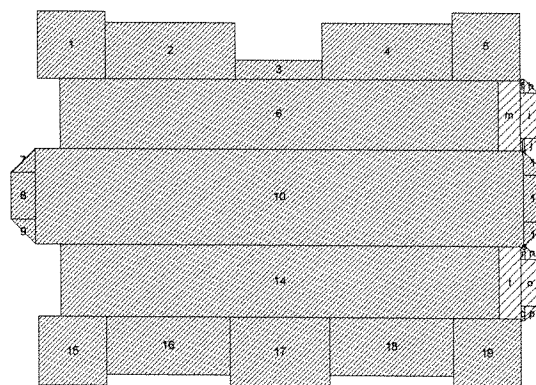
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NEWLOOK Construction, LLC 2021

SHEET TITLE  
SITE PLAN & UNIT  
AREAS

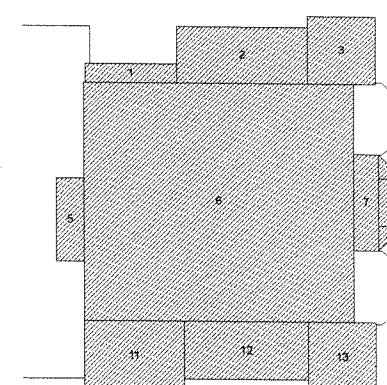
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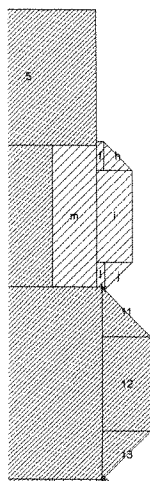
FIRST FLOOR



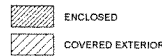
SECOND FLOOR



THIRD FLOOR



BALCONY AND BAY, ENLARGED



| ID          | X DIM | Y DIM | AREA     |
|-------------|-------|-------|----------|
| 1           | 12.0' | 12.0' | 144      |
| 2           | 23.0' | 10.0' | 230      |
| 3           | 15.3' | 3.3'  | 51       |
| 4           | 23.0' | 10.0' | 230      |
| 5           | 12.0' | 12.0' | 144      |
| 6           | 77.5' | 12.5' | 969      |
| 7           | 4.3'  | 4.3'  | TRIANG 9 |
| 8           | 4.3'  | 8.3'  | 36       |
| 9           | 4.3'  | 4.3'  | TRIANG 9 |
| 10          | 86.3' | 17.0' | 1,468    |
| 11          | 4.3'  | 4.3'  | TRIANG 9 |
| 12          | 4.3'  | 8.3'  | 36       |
| 13          | 4.3'  | 4.3'  | TRIANG 9 |
| 14          | 77.5' | 12.5' | 969      |
| 15          | 12.0' | 12.0' | 144      |
| 16          | 21.8' | 10.0' | 218      |
| 17          | 17.7' | 12.0' | 212      |
| 18          | 21.8' | 10.0' | 218      |
| 19          | 12.0' | 12.0' | 144      |
| a           | 2.5'  | 2.5'  | TRIANG 3 |
| aa          | 3.9'  | 12.5' | 49       |
| b           | 3.2'  | 8.1'  | 26       |
| b           | 3.2'  | 8.1'  | 26       |
| c           | 2.4'  | 2.4'  | TRIANG 3 |
| c           | 2.4'  | 2.4'  | TRIANG 3 |
| d           | 0.2'  | 0.2'  | TRIANG 0 |
| e           | 0.7'  | 2.2'  | 2        |
| f           | 0.6'  | 2.5'  | 2        |
| f           | 0.6'  | 2.5'  | 2        |
| g           | 3.9'  | 12.5' | 49       |
| h           | 2.5'  | 2.5'  | TRIANG 3 |
| i           | 3.2'  | 8.1'  | 26       |
| j           | 2.4'  | 2.4'  | TRIANG 3 |
| k           | 0.2'  | 0.2'  | TRIANG 0 |
| l           | 0.7'  | 2.2'  | 2        |
| m           | 3.9'  | 12.5' | 49       |
| n           | 2.4'  | 2.4'  | TRIANG 3 |
| o           | 3.2'  | 8.1'  | 26       |
| p           | 2.5'  | 2.5'  | TRIANG 3 |
| q           | 0.6'  | 2.5'  | 2        |
| r           | 0.7'  | 2.2'  | 2        |
| s           | 0.2'  | 0.2'  | TRIANG 0 |
| t           | 3.9'  | 12.5' | 49       |
| w           | 2.5'  | 2.5'  | TRIANG 3 |
| x           | 0.6'  | 2.5'  | 2        |
| y           | 0.7'  | 2.2'  | 2        |
| z           | 0.2'  | 0.2'  | TRIANG 0 |
| 5,587 sq ft |       |       |          |

| ID          | X DIM | Y DIM | AREA     |
|-------------|-------|-------|----------|
| 1           | 12.0' | 12.0' | 144      |
| 2           | 23.0' | 10.0' | 230      |
| 3           | 15.3' | 3.3'  | 51       |
| 4           | 23.0' | 10.0' | 230      |
| 5           | 12.0' | 12.0' | 144      |
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| 7           | 4.3'  | 4.3'  | TRIANG 9 |
| 8           | 4.3'  | 8.3'  | 36       |
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| 10          | 86.3' | 17.0' | 1,468    |
| 11          | 4.3'  | 4.3'  | TRIANG 9 |
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| 13          | 4.3'  | 4.3'  | TRIANG 9 |
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| 15          | 12.0' | 12.0' | 144      |
| 16          | 21.8' | 10.0' | 218      |
| 17          | 17.7' | 12.0' | 212      |
| 18          | 21.8' | 10.0' | 218      |
| 19          | 12.0' | 12.0' | 144      |
| t           | 0.6'  | 2.5'  | 2        |
| h           | 2.5'  | 2.5'  | TRIANG 3 |
| i           | 3.2'  | 8.1'  | 26       |
| j           | 2.4'  | 2.4'  | TRIANG 3 |
| k           | 0.2'  | 0.2'  | TRIANG 0 |
| l           | 0.7'  | 2.2'  | 2        |
| m           | 3.9'  | 12.5' | 49       |
| n           | 2.4'  | 2.4'  | TRIANG 3 |
| o           | 3.2'  | 8.1'  | 26       |
| p           | 2.5'  | 2.5'  | TRIANG 3 |
| q           | 0.6'  | 2.5'  | 2        |
| r           | 0.7'  | 2.2'  | 2        |
| s           | 0.2'  | 0.2'  | TRIANG 0 |
| t           | 3.9'  | 12.5' | 49       |
| 6,419 sq ft |       |       |          |

| ID          | X DIM | Y DIM | AREA     |
|-------------|-------|-------|----------|
| 1           | 16.2' | 3.3'  | 54       |
| 2           | 23.0' | 10.0' | 230      |
| 3           | 12.0' | 12.0' | 144      |
| 5           | 4.9'  | 14.6' | 71       |
| 6           | 47.6' | 42.0' | 1,999    |
| 7           | 4.4'  | 17.0' | 75       |
| 8           | 4.3'  | 4.3'  | TRIANG 9 |
| 9           | 4.3'  | 8.3'  | 36       |
| 10          | 4.3'  | 4.3'  | TRIANG 9 |
| 11          | 17.7' | 12.0' | 212      |
| 12          | 21.8' | 10.0' | 218      |
| 13          | 12.0' | 12.0' | 144      |
| 3,202 sq ft |       |       |          |

| GROSS AREA TOTALS | AREA         |
|-------------------|--------------|
| FIRST FLOOR       | 5,587        |
| SECOND FLOOR      | 5,419        |
| THIRD FLOOR       | 3,202        |
|                   | 14,208 sq ft |

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CONSULTANTS

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Winnetka IL 60093

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|-----|-----------------|----------|
| 1   | VILLAGE COUNCIL | 9/10/21  |
| 2   | VILLAGE COUNCIL | 10/29/21 |
| 3   | VILLAGE COUNCIL | 12/3/21  |

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MODEL FILE:  
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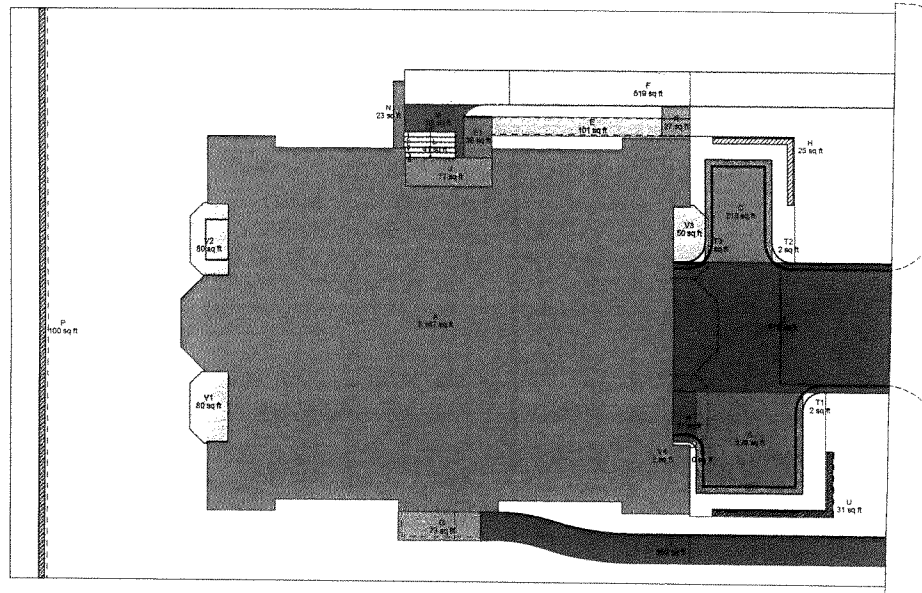
SHEET TITLE  
GFA CALCULATION  
DIAGRAMS

G-003

1 GFA CALCULATION DIAGRAMS

| ID                         | DIMENSIONS (FT) | AREA (SF)         |
|----------------------------|-----------------|-------------------|
| A                          | 85.33 x 66.00   | 5167              |
| B                          | 18.83 x 18.00   | 339               |
| C                          | 11.83 x 18.00   | 213               |
| D                          | 38.48 x 22.83   | 875               |
| E                          | 30.00 x 3.38    | 101               |
| E1                         | 5.00 x 7.29     | 36                |
| F                          | 85.54 x 6.00    | 513               |
| G                          | 14.58 x 5.00    | 73                |
| H                          | 1.00 x 25.00    | 25                |
| I                          | 71.59 x 5.00    | 359               |
| J                          | 15.33 x 5.00    | 77                |
| K                          | 5.00 x 5.33     | 27                |
| L                          | 9.08 x 4.58     | 41                |
| M                          | 14.13 x 9.24    | 58                |
| N                          | 11.60 x 2.00    | 23                |
| P                          | 1.00 x 100.00   | 100               |
| R                          | 4.08 x 9.00     | 37                |
| S                          | 1.07 x 1.07     | 0                 |
| T1                         | 2.81 x 2.81     | 2                 |
| T2                         | 2.81 x 2.81     | 2                 |
| T3                         | 2.81 x 2.81     | 2                 |
| U                          | 1.00 x 31.00    | 31                |
| V1                         | 6.79 x 12.83    | 80                |
| V2                         | 6.79 x 12.83    | 80                |
| V3                         | 5.58 x 9.92     | 50                |
| V4                         | 3.89 x 0.92     | 2                 |
| TOTAL IMPERMEABLE AREA     |                 | 8,319 SF          |
| LOT AREA                   |                 | 15,000            |
| ALLOWABLE IMPERMEABLE AREA |                 | 9,000 (60%)       |
|                            |                 | 881 SF UNDER 7.6% |

2 IMPERMEABLE SURFACE LOT COVERAGE



1 IMPERMEABLE SURFACE AREA  
SCALE: 1" = 10'

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SHEET TITLE

IMPERMEABLE LOT  
COVERAGE

G-004



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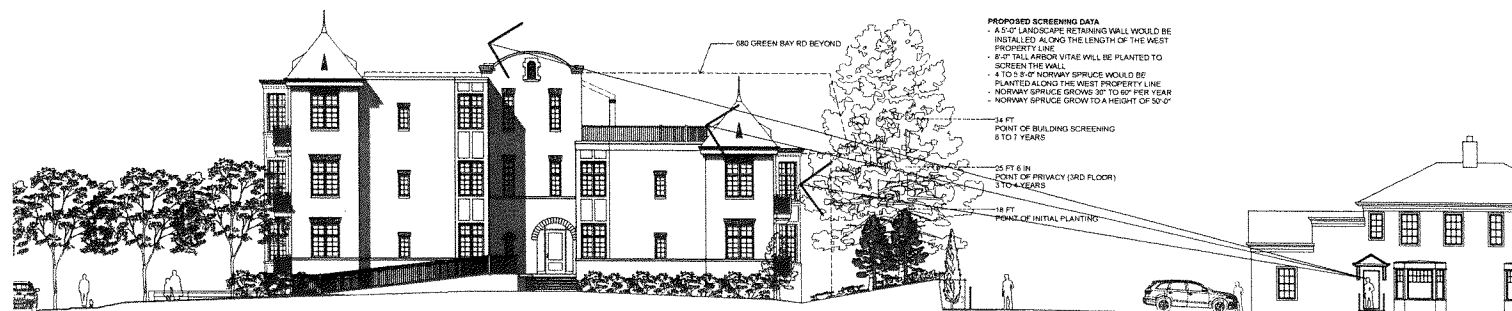
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|------|-----------------|----------|
| 1    | VILLAGE COUNCIL | 9/10/21  |
| 2    | VILLAGE COUNCIL | 10/29/21 |
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688 Green Bay 2105 Winnetka changes 211203.pjn  
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SHEET TITLE

CONTEXT ELEVATIONS

G-005



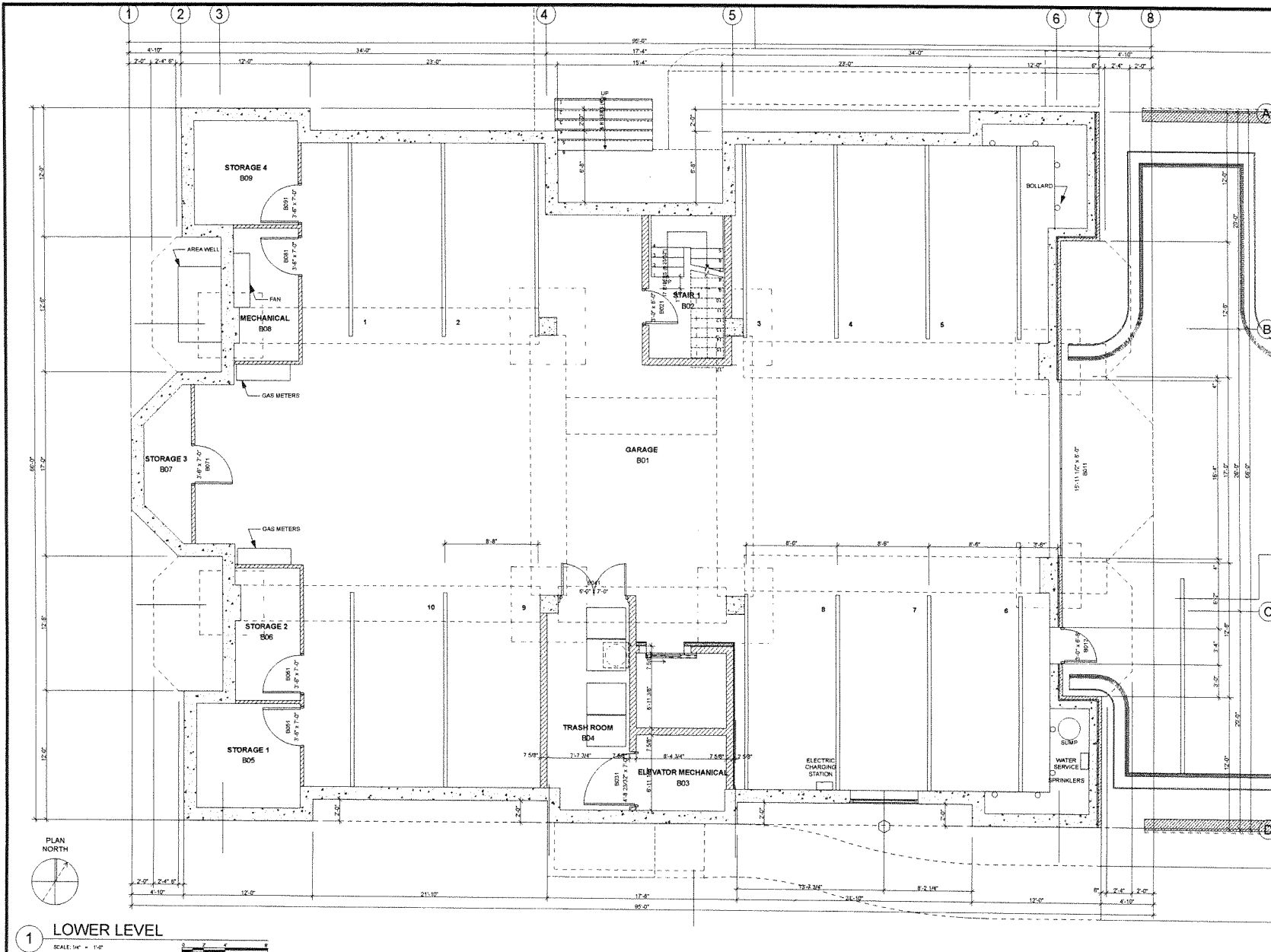
1 NORTH ELEVATION

SCALE 1" = 10'



2 GREEN BAY RD STREET ELEVATION

SCALE 1" = 10'



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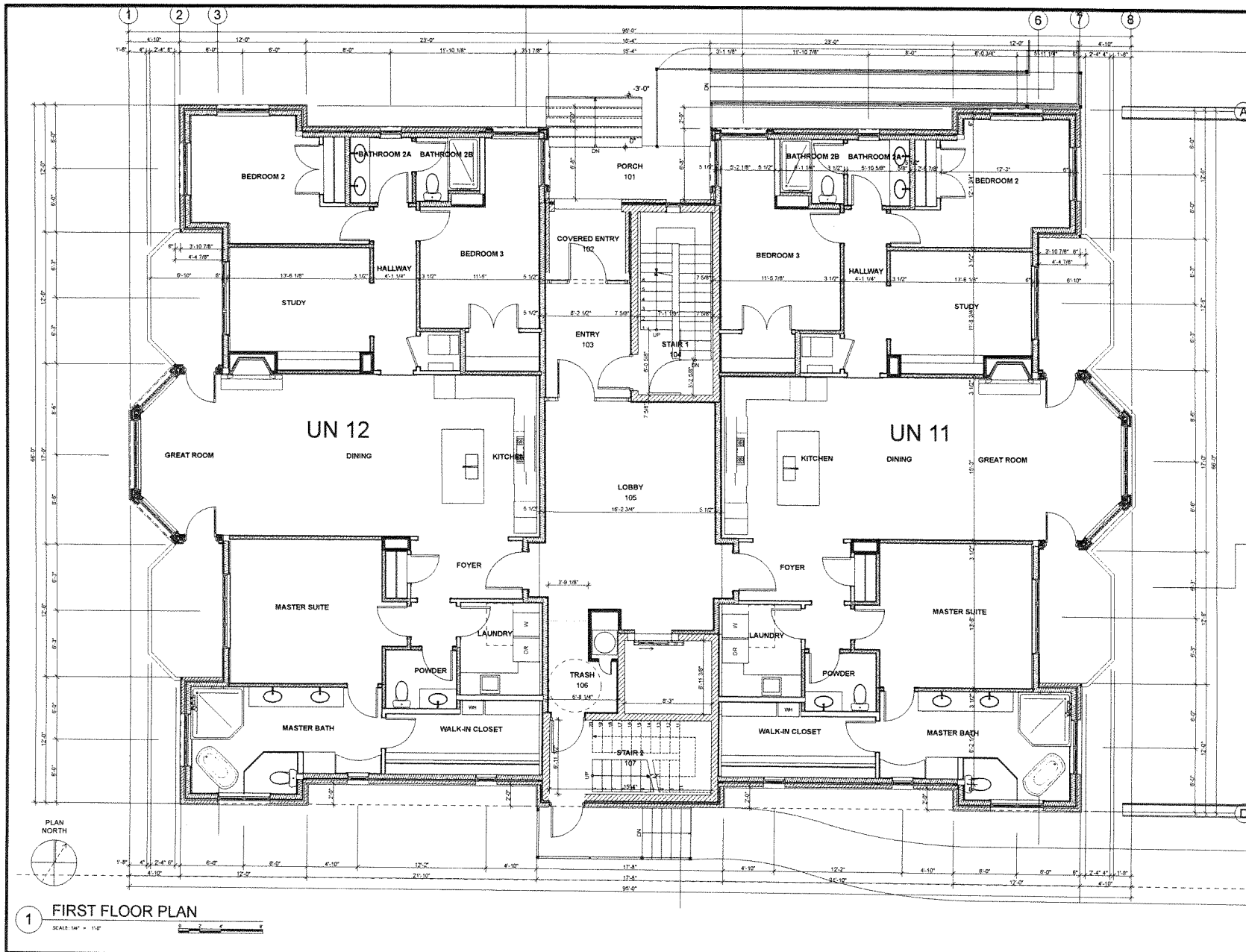
688 Green Bay Rd.  
Winnetka IL 60093

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| 1    | VILLAGE COUNCIL | 9/10/21  |
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| 3    | VILLAGE COUNCIL | 12/3/21  |

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SHEET TITLE  
**LOWER LEVEL PLAN**

**A-101**



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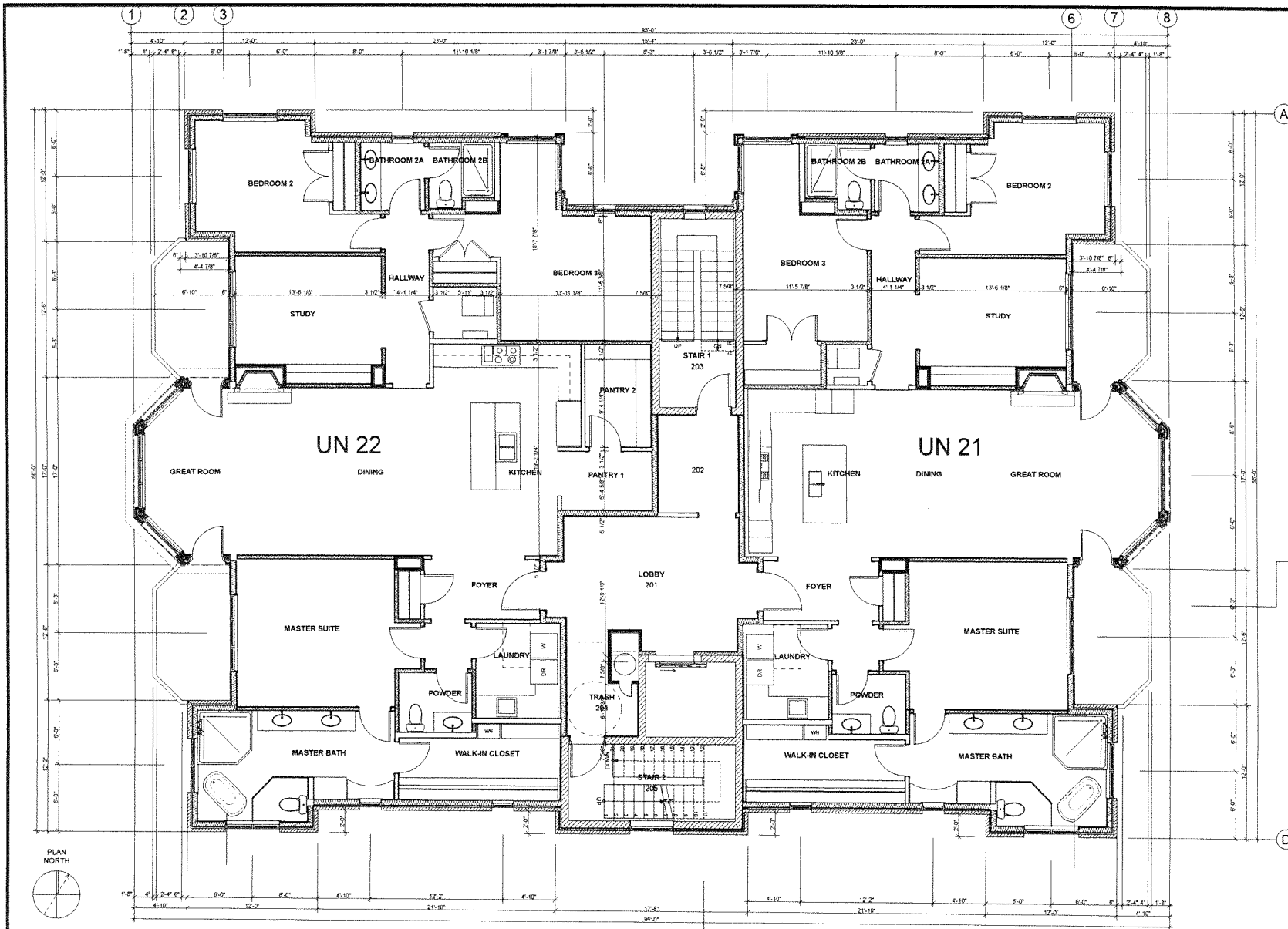
688 Green Bay Rd.  
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| 2    | VILLAGE COUNCIL | 10/29/21 |
| 3    | VILLAGE COUNCIL | 12/3/21  |

PROJECT NO:  
MODEL FILE:  
888 Green Bay 24US Winnetka changes 211003.pln  
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SHEET TITLE  
**FIRST FLOOR PLAN**

**A-102**



1 SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

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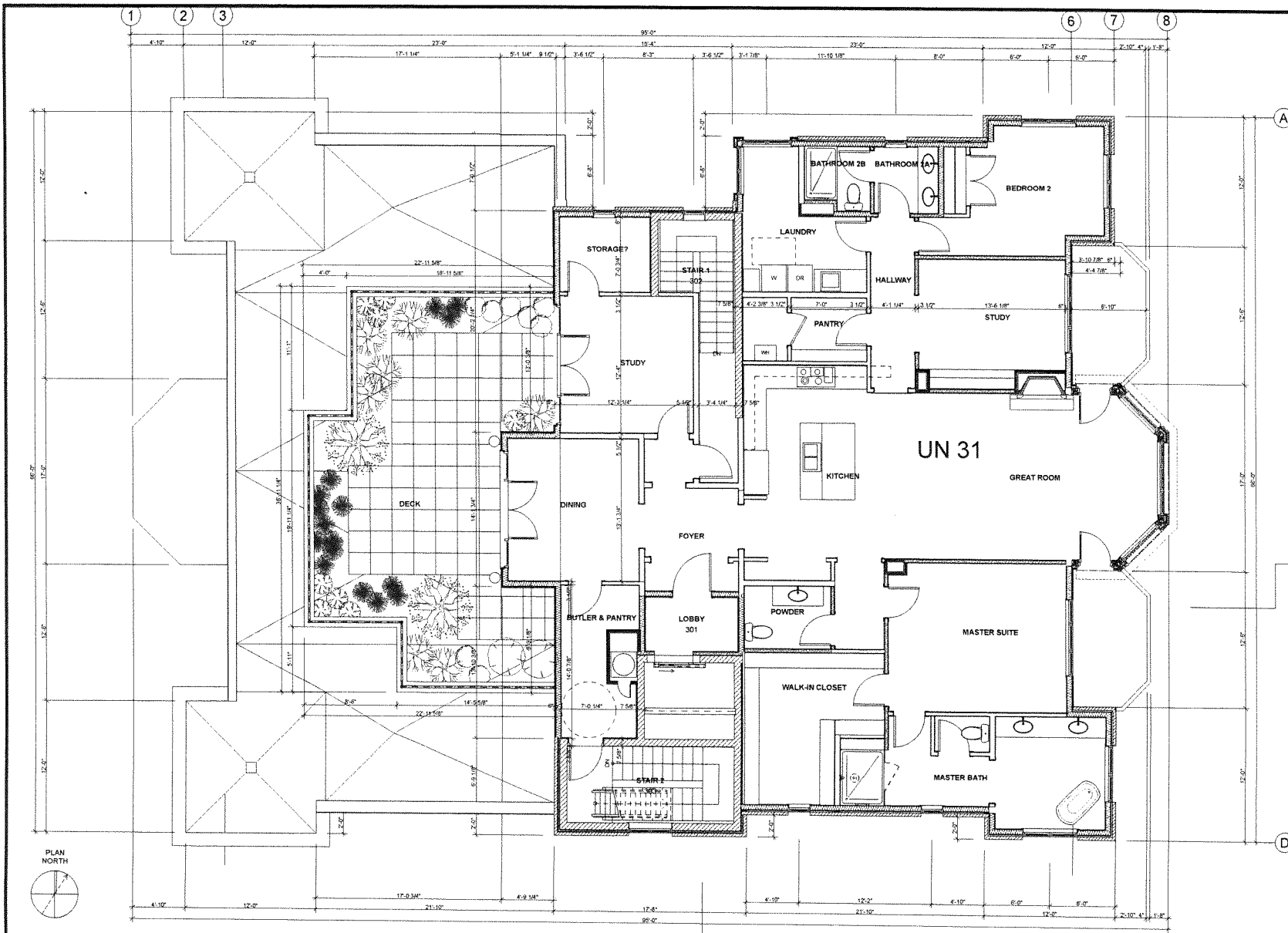
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|------|-----------------|----------|
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| 2    | VILLAGE COUNCIL | 10/29/21 |
| 3    | VILLAGE COUNCIL | 12/3/21  |

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SHEET TITLE  
SECOND FLOOR PLAN

A-103





1 THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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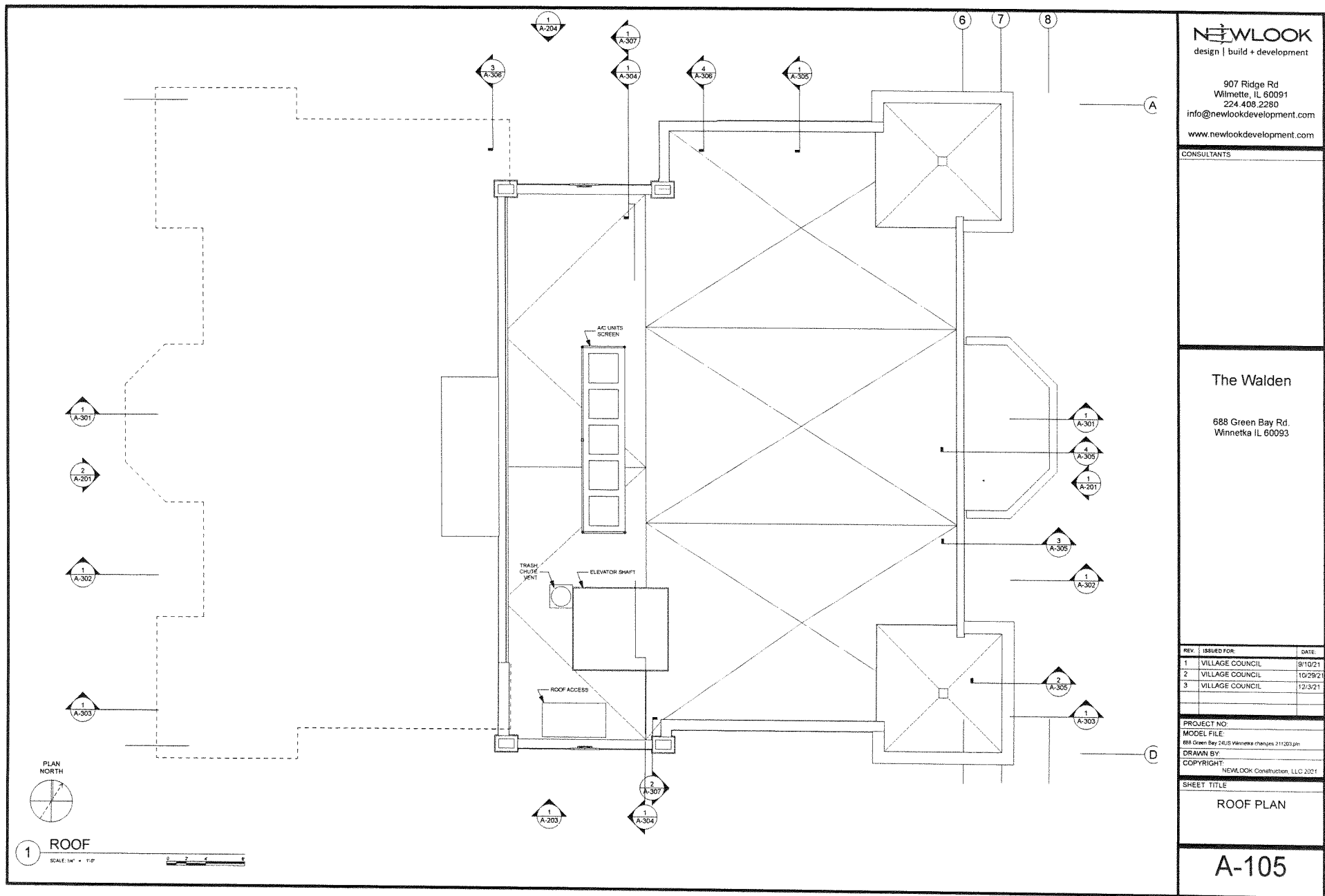
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SHEET TITLE

**THIRD FLOOR PLAN**

**A-104**



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| 1    | VILLAGE COUNCIL | 8/10/21  |
| 2    | VILLAGE COUNCIL | 10/29/21 |
| 3    | VILLAGE COUNCIL | 12/3/21  |

PROJECT NO:  
MODEL FILE:  
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SHEET TITLE  
**ROOF PLAN**

**A-105**

# KEYNOTES

- 1 COPPER FINIAL
- 2 DAVINCI COMPOSITE SLATE ROOF
- 3 DECORATIVE COPPER VENT
- 4 COPPER GUTTER AND DOWNSPOUTS
- 5 BRICK JACK COURSE HEADER
- 6 ALUMINUM-CLAD SGL CASEMENT WINDOWS, BLACK FRAMES
- 7 CUT STONE SILL
- 8 FACE BRICK
- 9 CUT LIMESTONE SILL
- 10 FIELD STONE
- 11 DECORATIVE ALUMINUM RAIL
- 12 BELGARD "DIAMOND PRO" RETAINING WALL BLOCKS, TAN
- 13 10'-0" X 6'-0" CARRIAGE-STYLE COMPOSITE VENEER INSULATED OVERHEAD GARAGE DOOR
- 14 FLUSH STEEL EGRESS DOOR, BLACK
- 15 4" X 4" ALUMINUM POSTS W/ ALUMINUM GUARD RAIL
- 16 COMPOSITE FASCIA AND TRIM, BLACK, W/ 6" VERTICAL SIDING, BLACK
- 17 COMPOSITE FASCIA AND TRIM, BLACK
- 18 CUT STONE COPING
- 19 ELEVATOR OVERRUN BEYOND
- 24 CONCRETE STAIRS
- 25 42" HIGH LOUVERED EQUIPMENT SCREENING (MATT BLACK)

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## CONSULTANTS

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Winnetka IL 60093

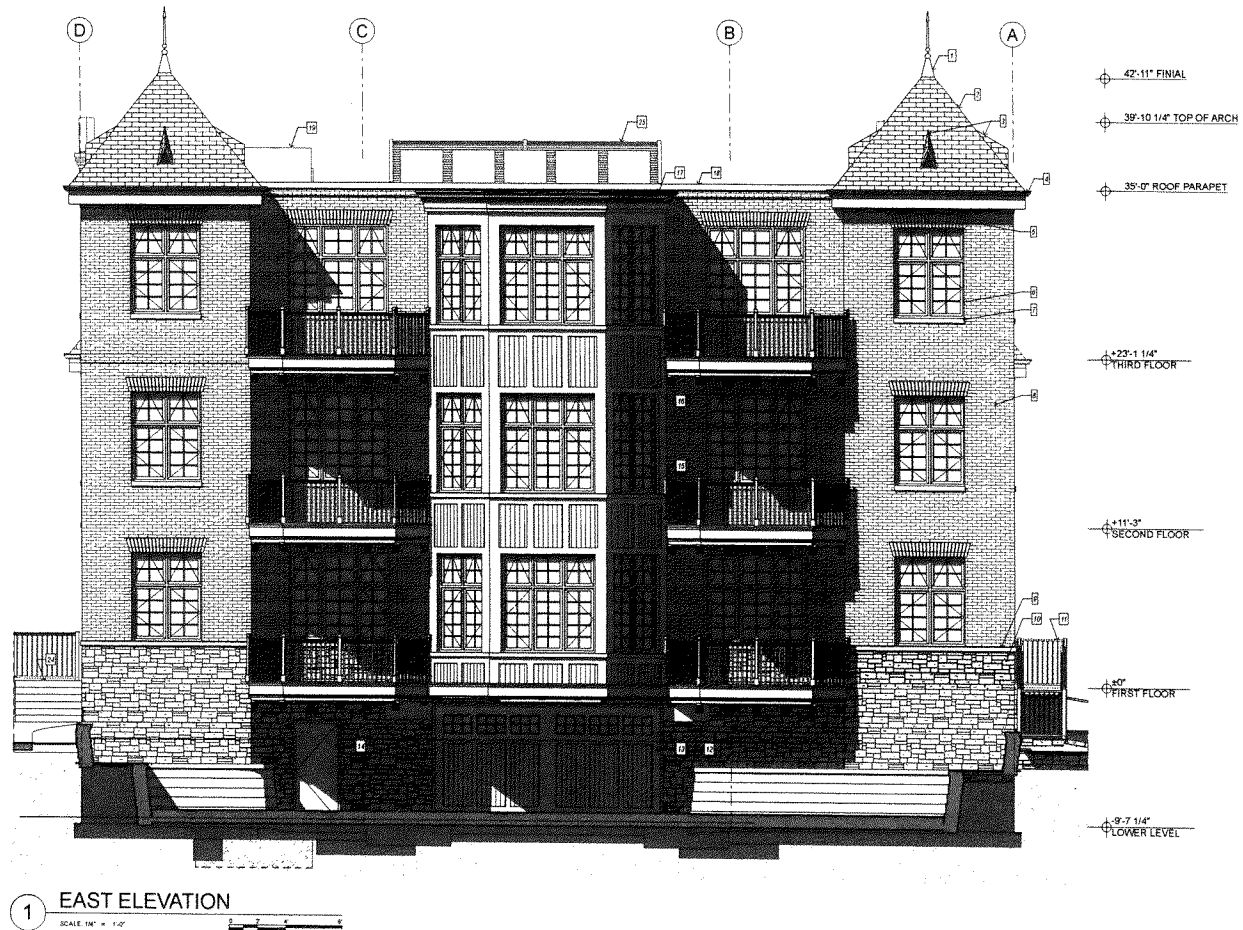
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| 1   | VILLAGE COUNCIL | 9/10/21  |
| 2   | VILLAGE COUNCIL | 10/29/21 |
| 3   | VILLAGE COUNCIL | 12/3/21  |

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## SHEET TITLE

EAST ELEVATION

A-201



# KEYNOTES

- 1 COPPER FINIAL
- 2 DAVINCI COMPOSITE SLATE ROOF
- 3 DECORATIVE COPPER VENT
- 4 COPPER GUTTER AND DOWNSPOUTS
- 5 BRICK JACK COURSE HEADER
- 6 ALUMINUM-CLAD SCL CASEMENT WINDOWS, BLACK FRAMES
- 7 CUT STONE SILL
- 8 FACE BRICK
- 9 CUT LIMESTONE SILL
- 10 FIELD STONE
- 11 DECORATIVE ALUMINUM RAIL
- 15 4" X 4" ALUMINUM POSTS W/ ALUMINUM GUARD RAIL
- 16 COMPOSITE FASCIA AND TRIM, BLACK, W/ 6" VERTICAL SIDING, BLACK
- 17 COMPOSITE FASCIA AND TRIM, BLACK
- 18 CUT STONE COPING
- 19 ELEVATOR OVERRUN BEYOND
- 20 ROOF ACCESS HATCH BEYOND
- 25 42" HIGH LOUVERED EQUIPMENT SCREENING (MATT BLACK)

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| 1    | VILLAGE COUNCIL | 9/10/21  |
| 2    | VILLAGE COUNCIL | 10/28/21 |
| 3    | VILLAGE COUNCIL | 12/3/21  |

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## SHEET TITLE

WEST ELEVATION

A-202





KEYNOTES

- 1 COPPER FINIAL
- 2 DAVINCI COMPOSITE SLATE ROOF
- 3 DECORATIVE COPPER VENT
- 4 COPPER GUTTER AND DOWNSPOUTS
- 5 BRICK JACK COURSE HEADER
- 6 ALUMINUM-CLAD SDL CASEMENT WINDOWS, BLACK FRAMES
- 7 CUT STONE SILL
- 8 FACE BRICK
- 9 CUT LIMESTONE SILL
- 10 FIELD STONE
- 11 DECORATIVE ALUMINUM RAIL
- 14 FLUSH STEEL EGRESS DOOR, BLACK
- 15 4" X 4" ALUMINUM POSTS W/ ALUMINUM GUARD RAIL
- 16 COMPOSITE FASCIA AND TRIM, BLACK, W/ 6" VERTICAL SIDING, BLACK
- 17 COMPOSITE FASCIA AND TRIM, BLACK
- 18 CUT STONE COPING
- 21 DECORATIVE ALUMINUM-CLAD GABLE VENT WITH CUT STONE TRIM
- 24 CONCRETE STAIRS

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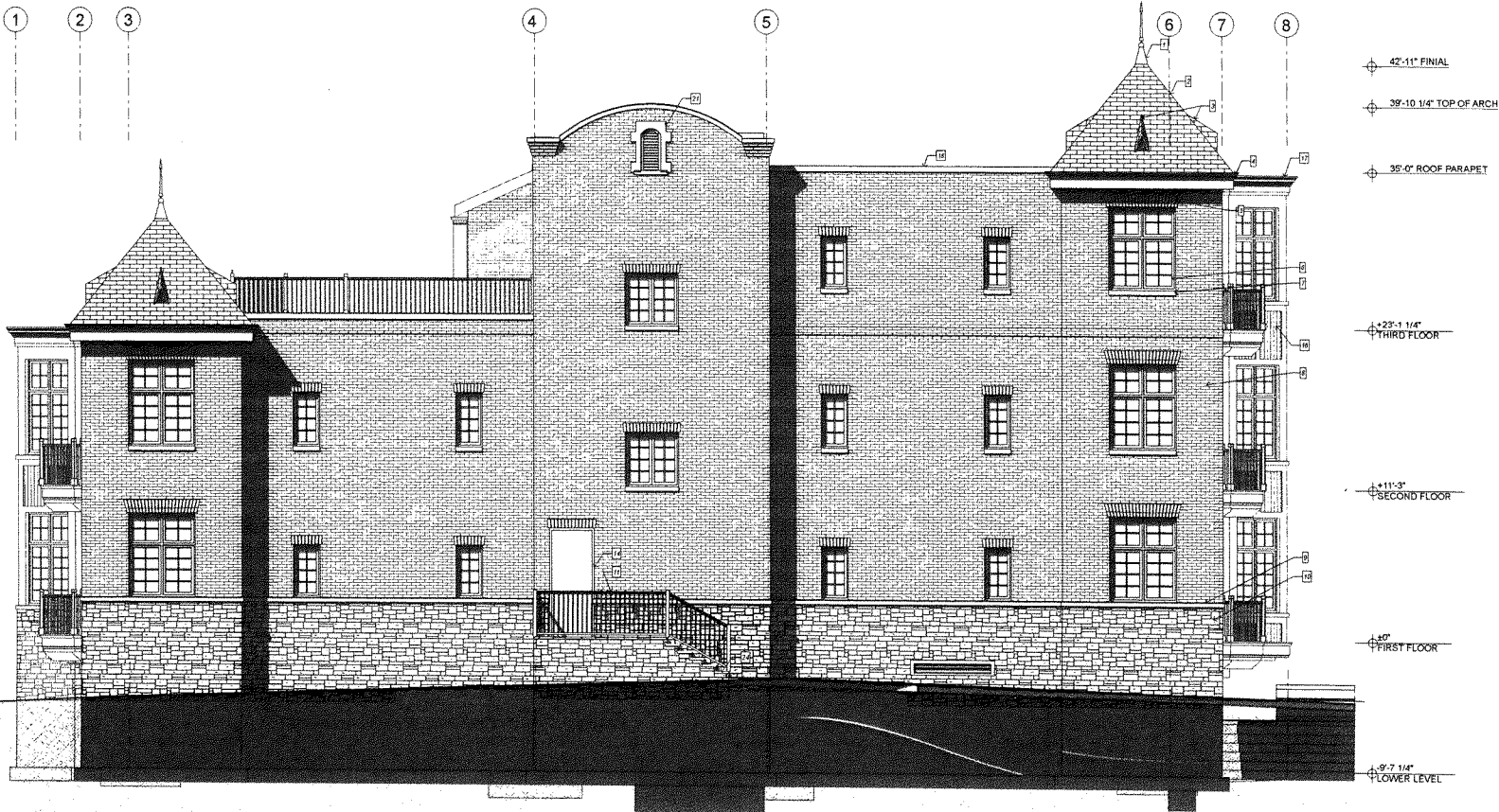
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Winnetka IL 60093

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SHEET TITLE  
SOUTH ELEVATION

A-203



1 SOUTH ELEVATION

SCALE: 1/4" = 10'

# KEYNOTES

- 1 COPPER FINIAL
- 2 DAVINCI COMPOSITE SLATE ROOF
- 3 DECORATIVE COPPER VENT
- 4 COPPER GUTTER AND DOWNSPOUTS
- 5 BRICK JACK COURSE HEADER
- 6 ALUMINUM-CLAD SDL CASEMENT WINDOWS, BLACK FRAMES
- 7 CUT STONE SILL
- 8 FACE BRICK
- 9 CUT LIMESTONE SILL
- 10 FIELD STONE
- 11 DECORATIVE ALUMINUM RAIL
- 12 4" X 4" ALUMINUM POSTS W/ ALUMINUM GUARD RAIL
- 13 COMPOSITE FASCIA AND TRIM, BLACK, W/ 6" VERTICAL SIDING, BLACK
- 14 COMPOSITE FASCIA AND TRIM, BLACK
- 15 CUT STONE CORNING
- 16 DECORATIVE ALUMINUM-CLAD GABLE VENT WITH CUT STONE TRIM
- 17 3'-6" X 8'-0" MAHOGANY ENTRANCE DOOR W/ WROUGHT IRON PANEL
- 18 BRICK PAVEMENT STAIR AND ENTRANCE STOOP

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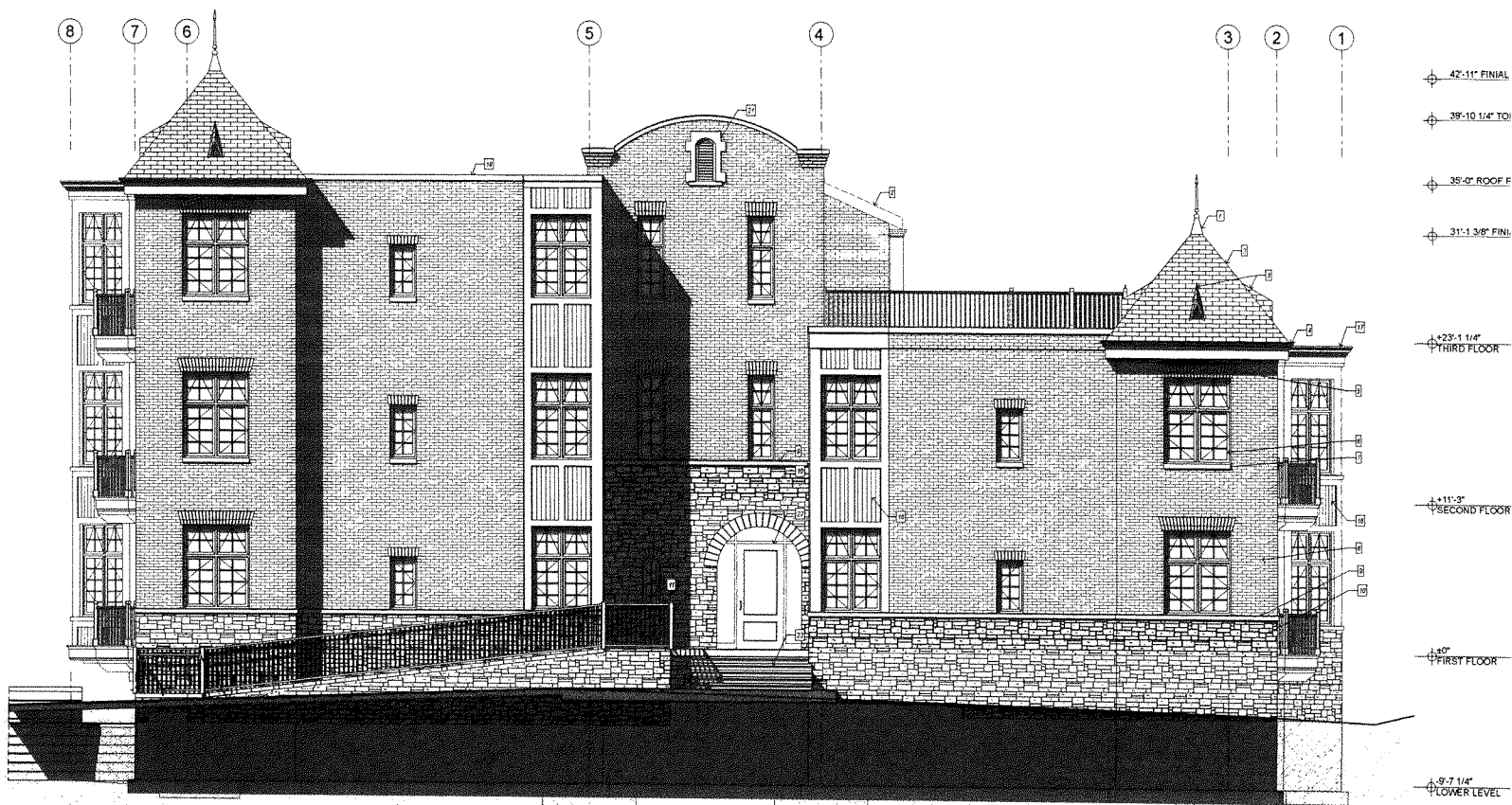
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Winnetka IL 60093

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SHEET TITLE  
**NORTH ELEVATION**

**A-204**



**1 NORTH ELEVATION**  
SCALE 1" = 1'-0"

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Winnetka IL 60093

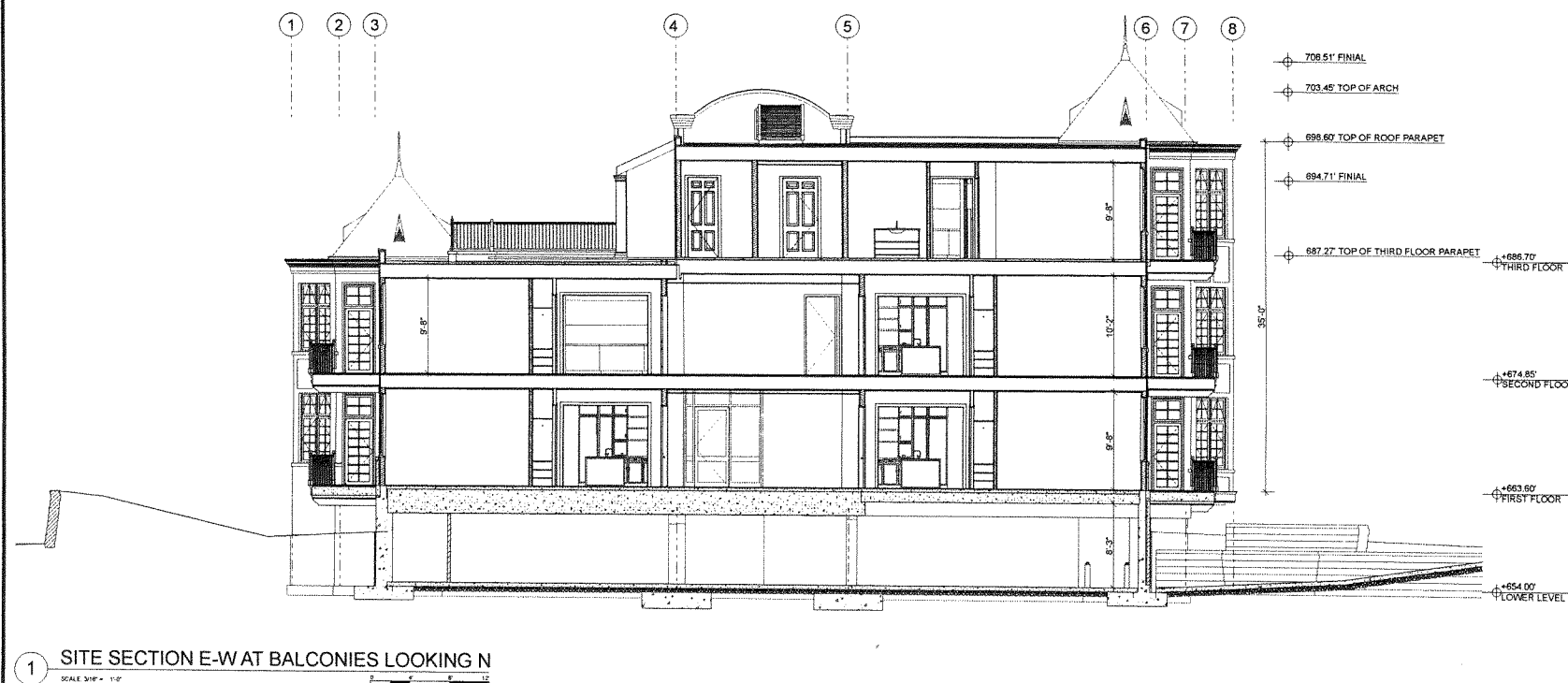
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|------|-----------------|----------|
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| 2    | VILLAGE COUNCIL | 10/29/21 |
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SHEET TITLE

SECTIONS

**A-301**



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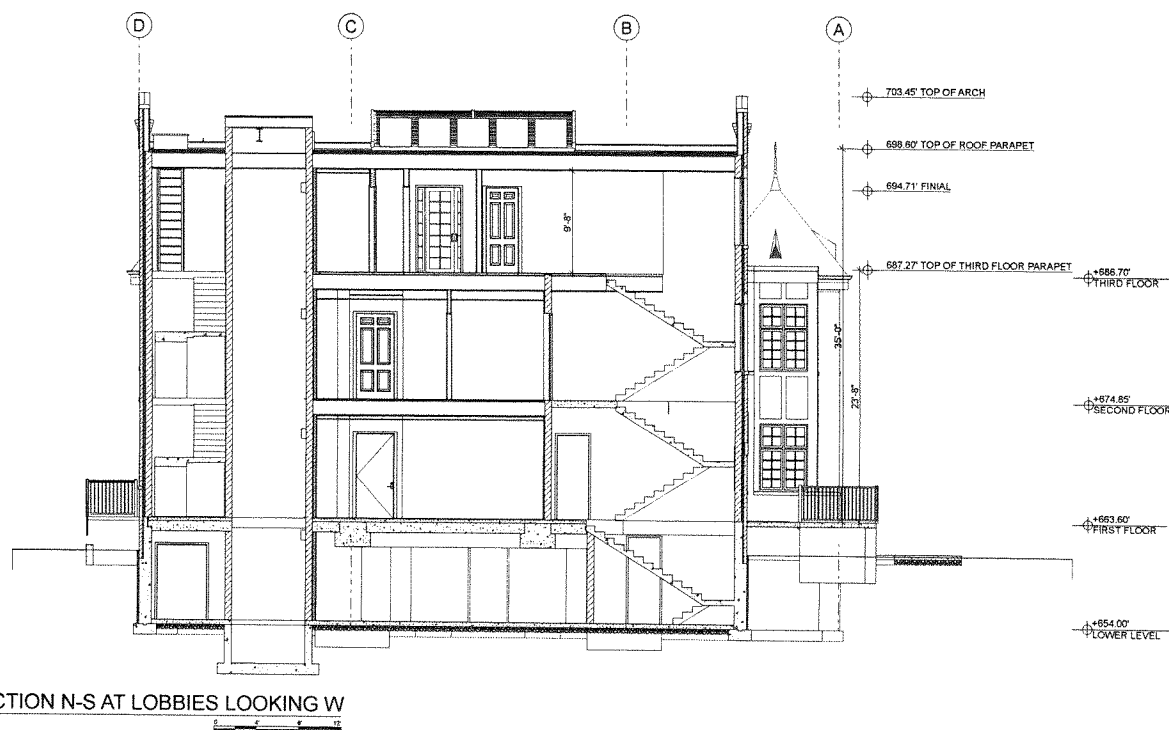
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| 1    | VILLAGE COUNCIL | 9/10/21  |
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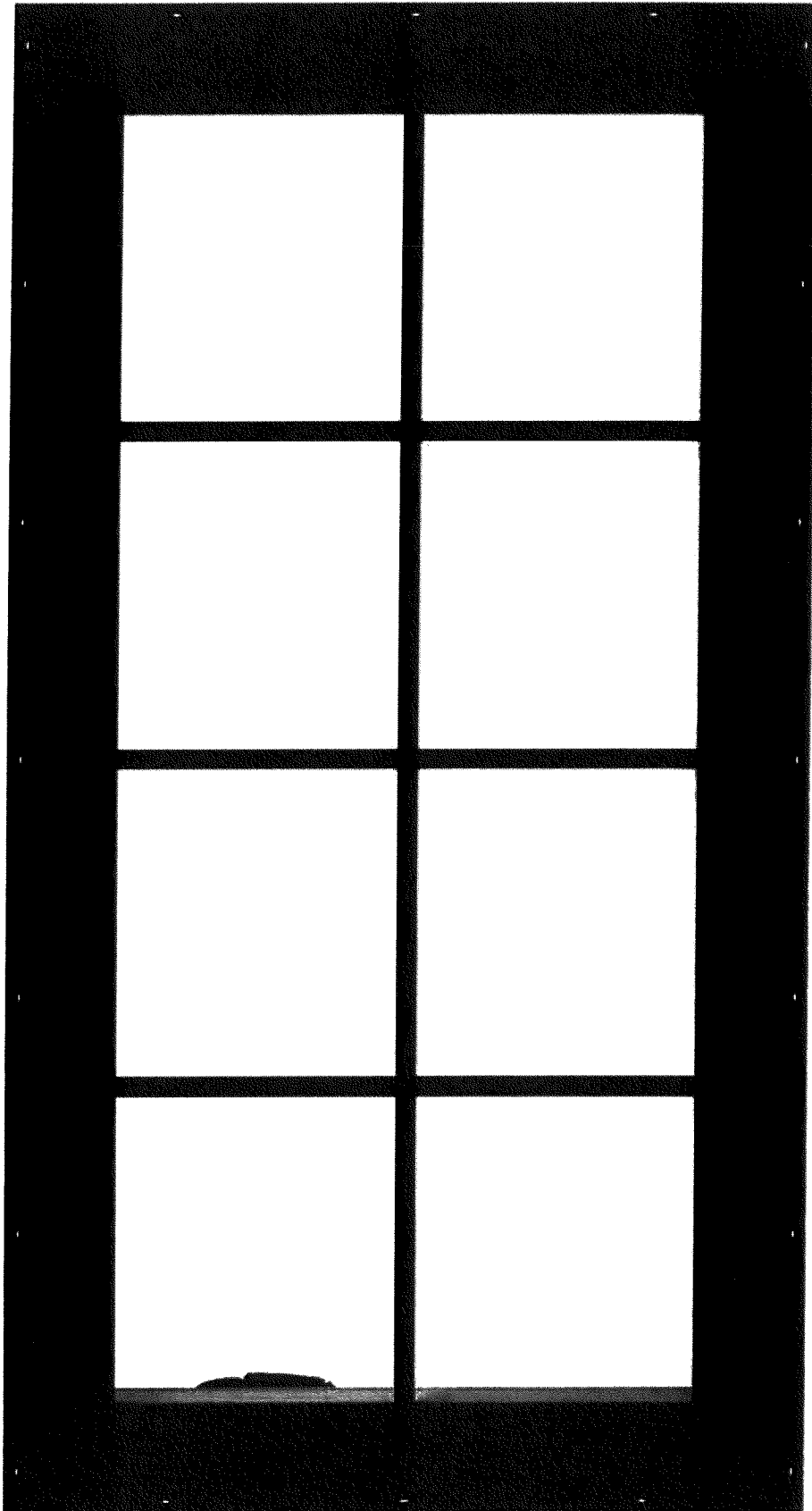
SECTIONS

**A-302**

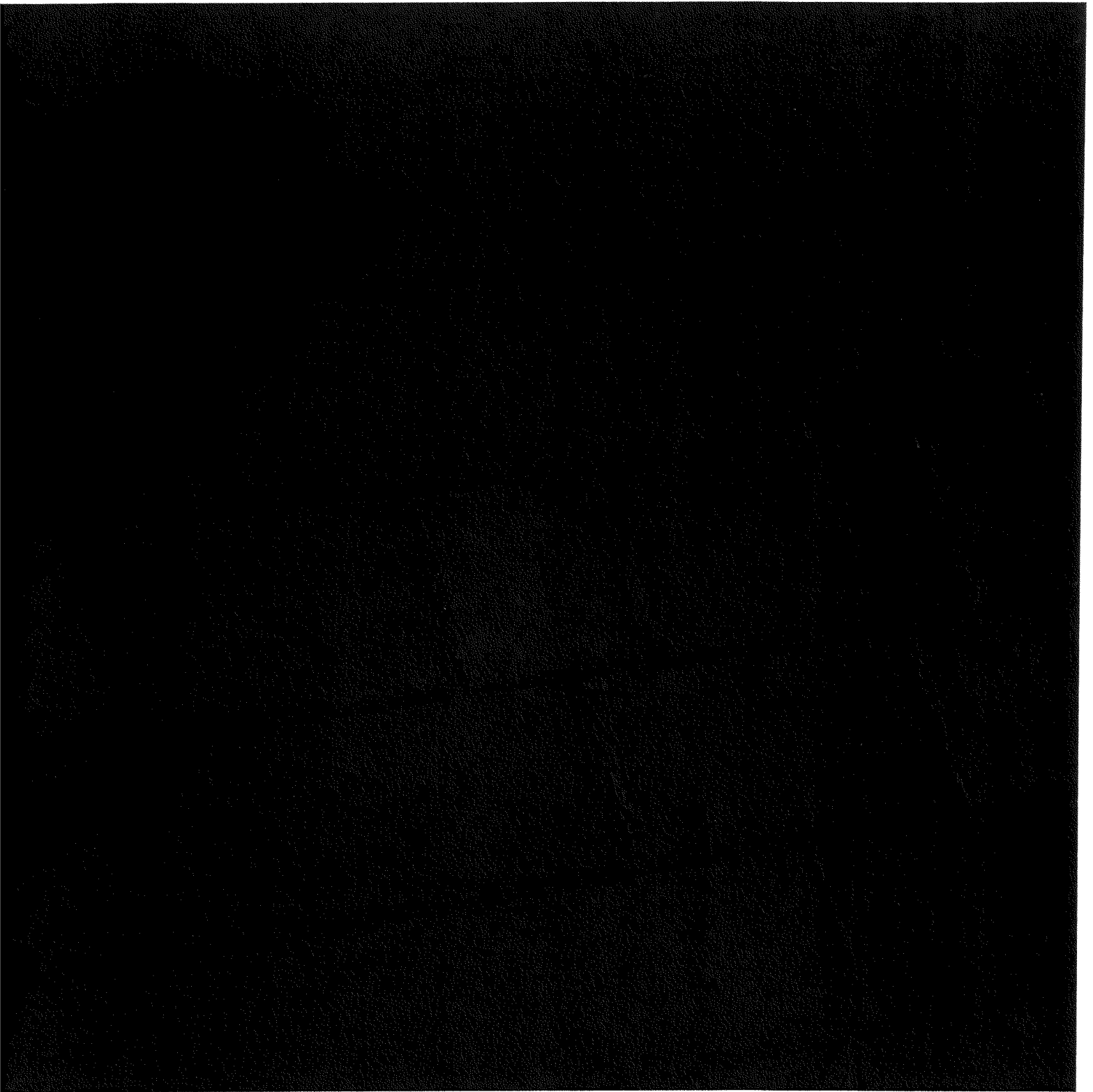




**Exhibit G**  
**Building Material and Finish Cut Sheets**



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



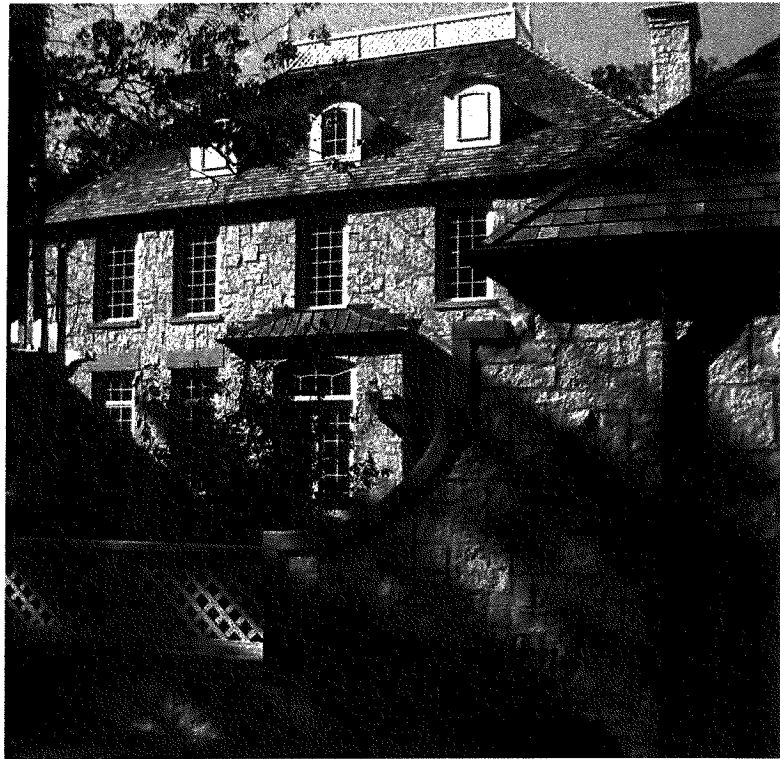
Manufacturer: Da Vinci Roofscapes Inc

Product: Synthetic Slate Roof

Color: Slate Gray

Size: 6", 9" & 12" random widths with 8" exposure

12-10-2020



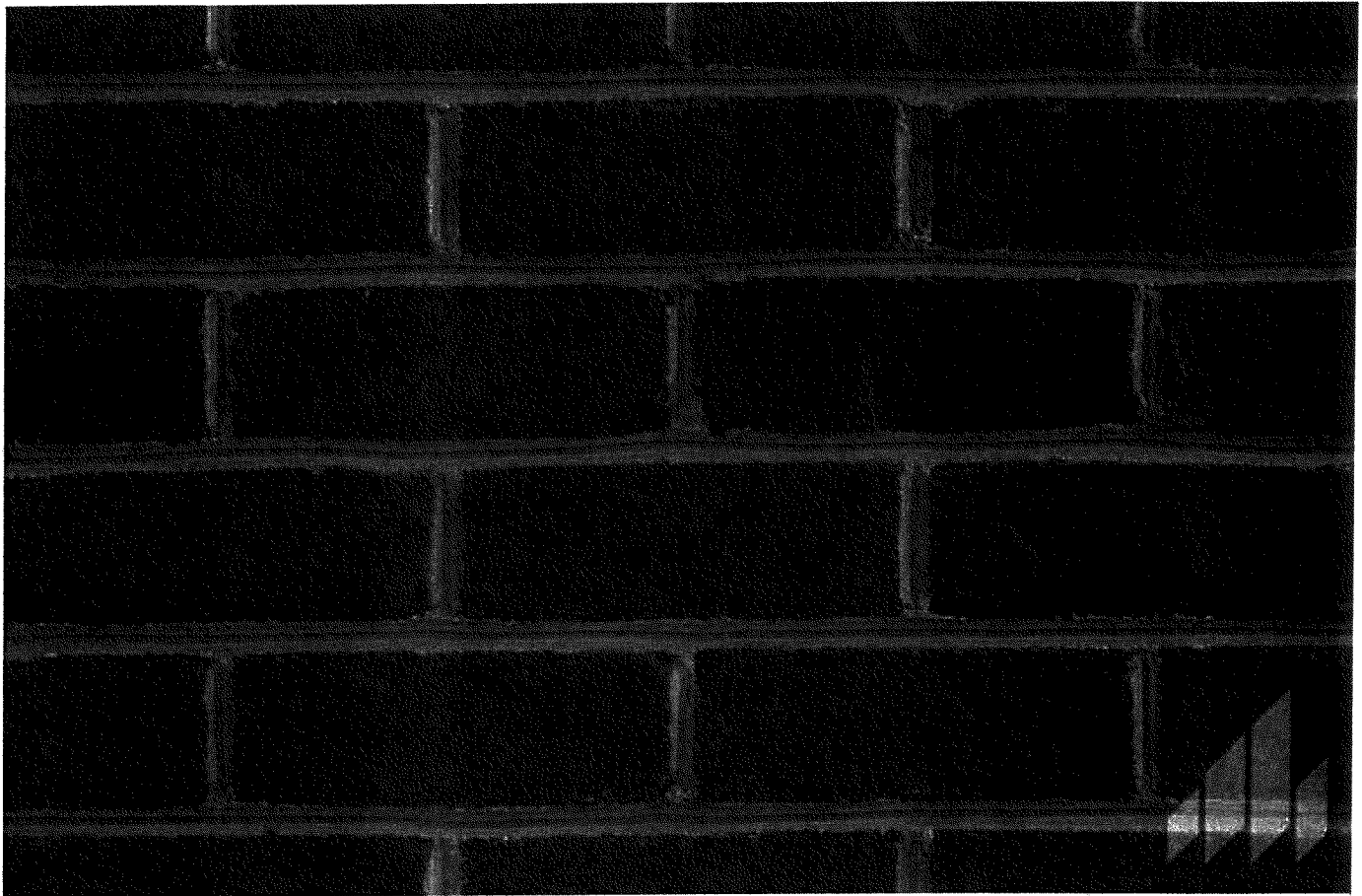
Supplier: Swake Stone

Product Name: Garret's Blend

Pattern: Ashlar with regular mortar (bag finish)

12-10-2020



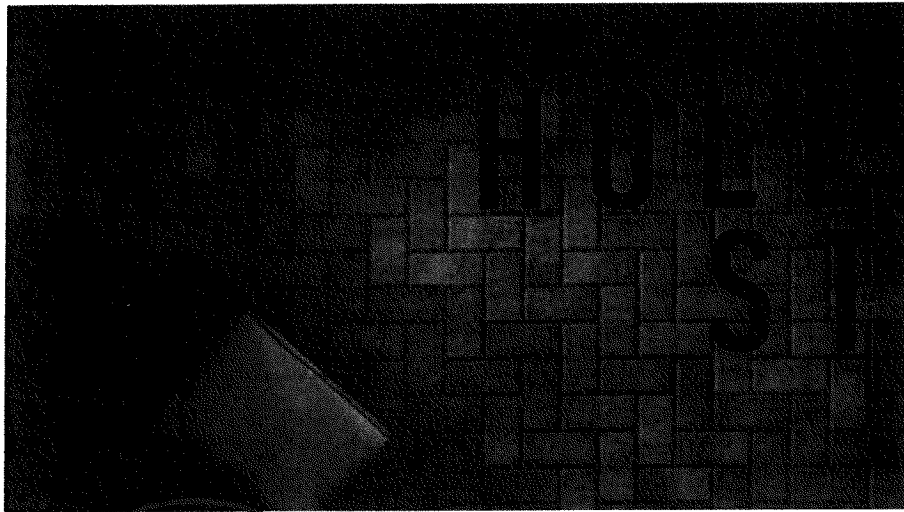


PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"

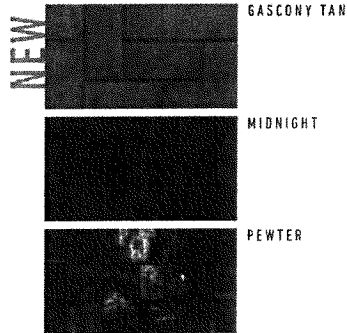
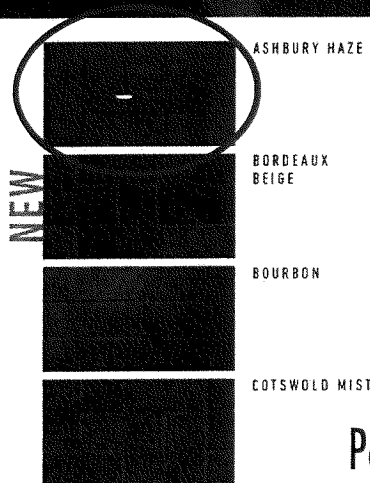
12-10-2020



Belgard "Cambridge Cobble" Color Blend  
12-10-2020



# HOLLYWOOD STONE PRESTIGE

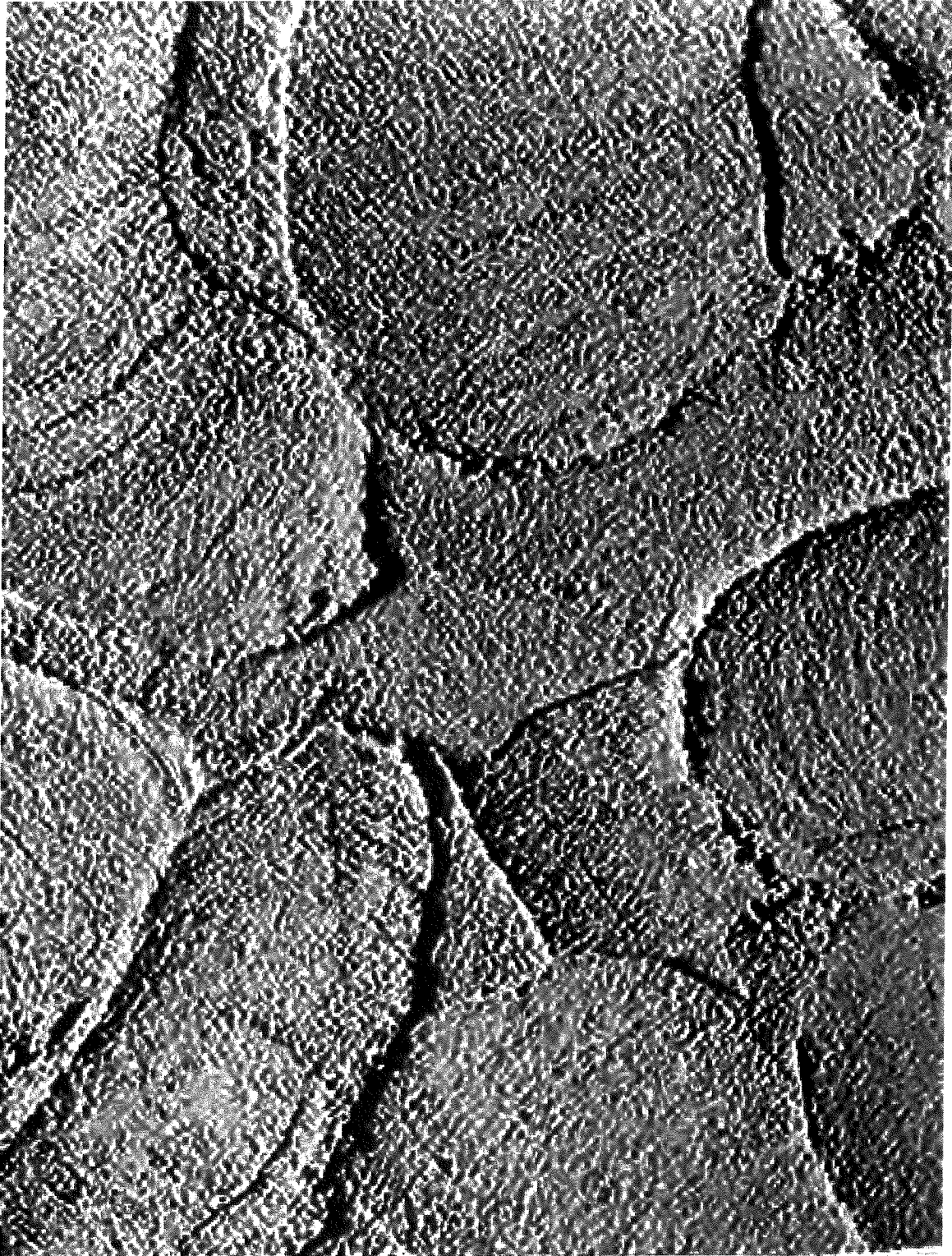


  
VERSATILE  
SMOOTH  
CLASSIC

 **TEXTURGARD™**  
Texturgard fuses a top  
layer of rich pigments  
with Belgard's core  
color process.  
*Please refer to page 14  
for more information.*

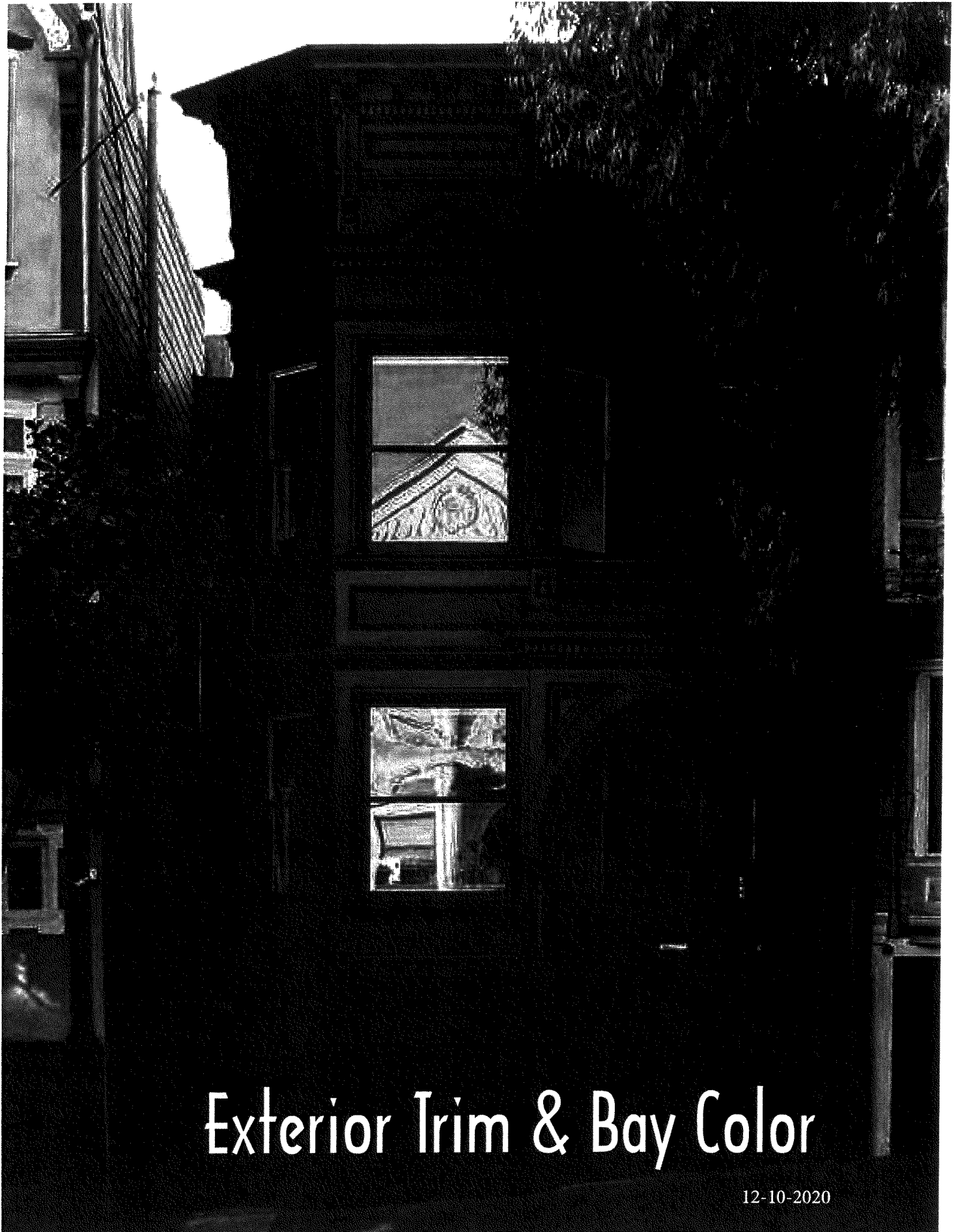
Paver Bricks for entrance driveway &  
north pedestrian sidewalk/entrance:  
Belgard "Ashbury Haze"





Proposed Stucco Color & Finish

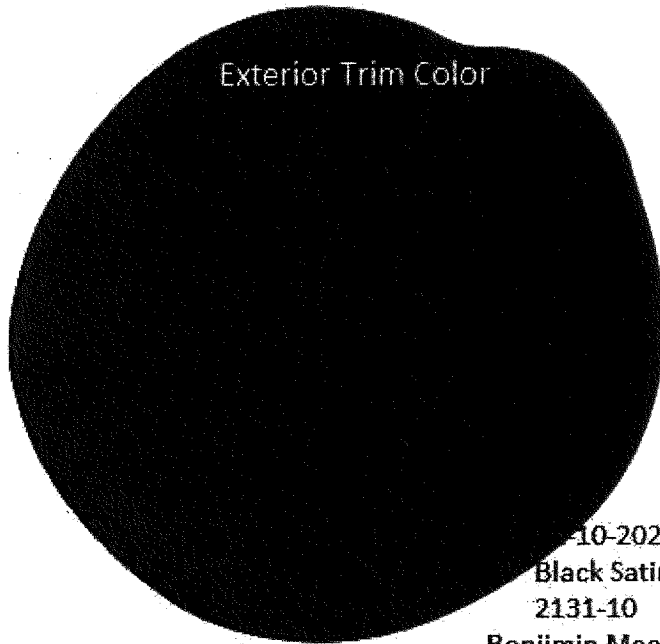




# Exterior Trim & Bay Color

12-10-2020

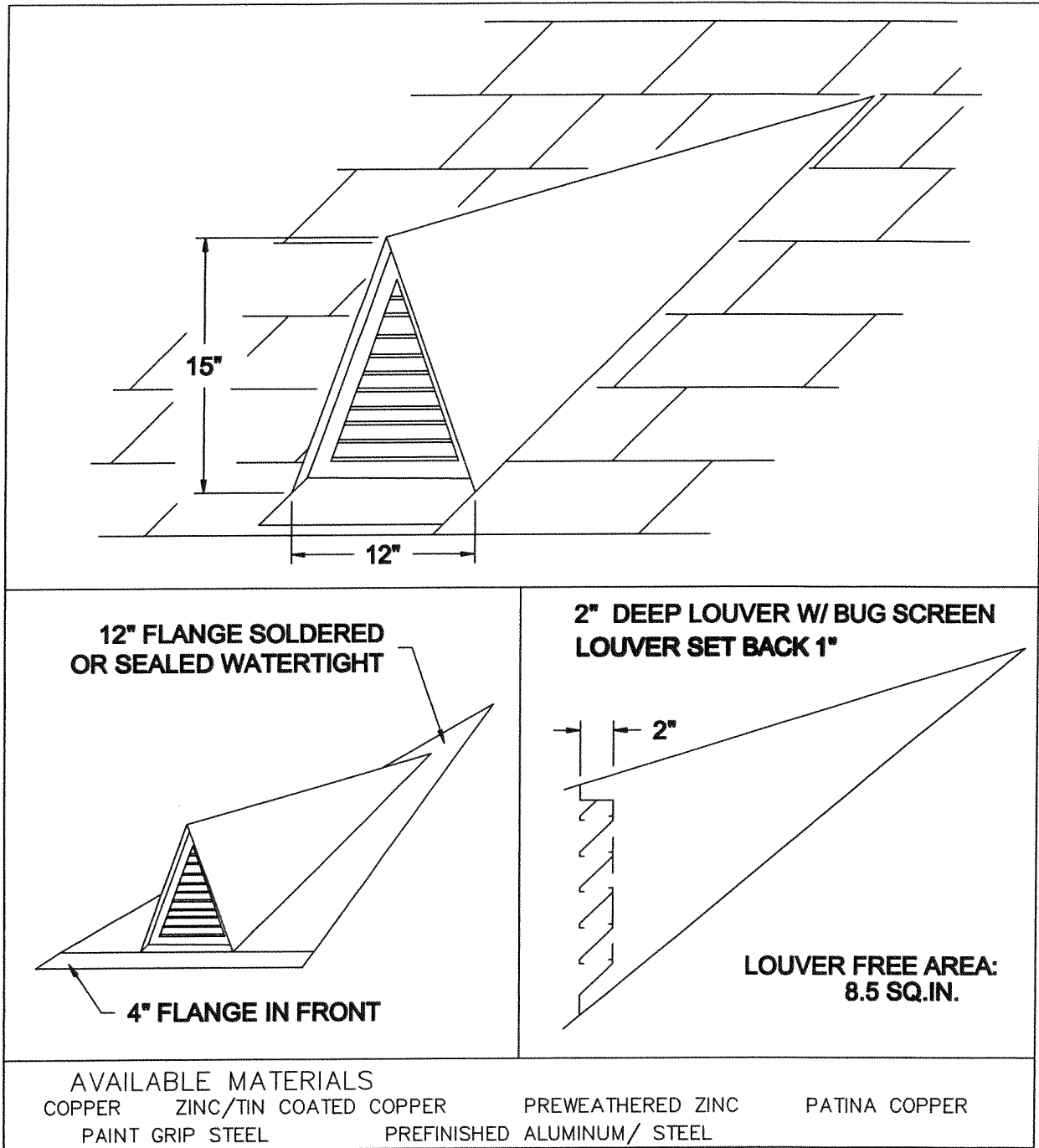
Exterior Trim Color



2131-10-2020  
Black Satin  
2131-10  
Benjamin Moore

# LOUVER DORMER BUTTERFLY

12-10-2020



REV. 7/14

INSTALLATION:

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

OTHER INFORMATION:

SPECIFY EXACT ROOF PITCH.

OTHER:

INCLUDES INSECT SCREEN OF COMPATIBLE MATERIAL.

**COPPER CRAFT**  
A EURAMAX COMPANY

6-03



East Coast Weathervane 36" tall Finial "The Alexander"

12-10-2020





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

12-10-2020

12-10-2020

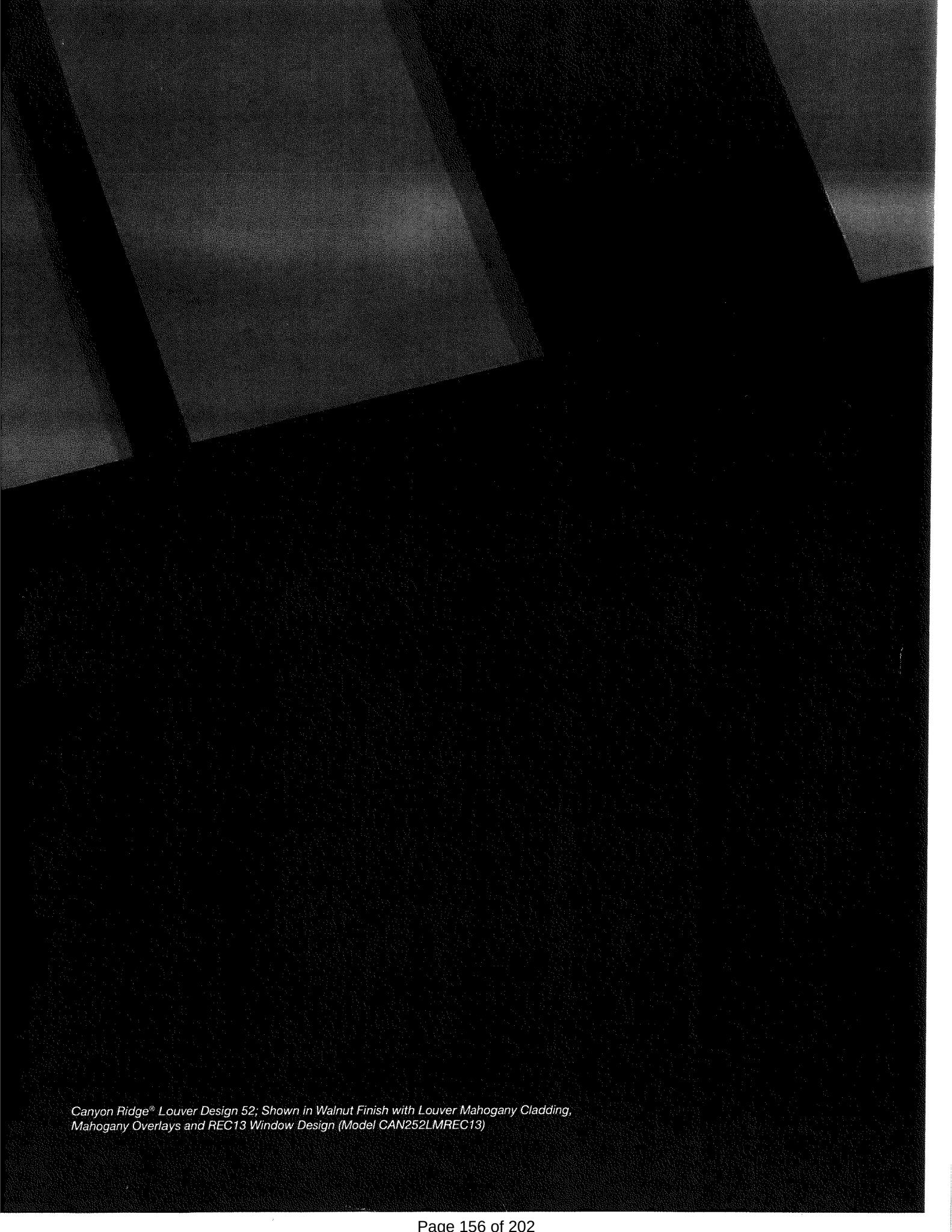


# CANYON RIDGE<sup>®</sup>

— garage doors —



CARRIAGE HOUSE ■ LOUVER ■ MODERN



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



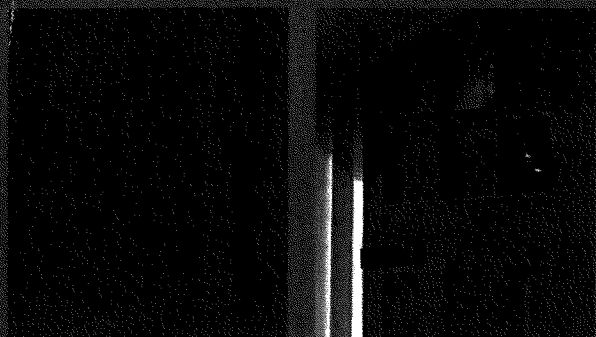
# INTELLIGENT BEAUTY

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

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

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

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





Canyon Ridge® Carriage House 5- Layer  
Design 18, Shown in Dark Finish with Mahogany  
Cladding, Mahogany Overlays and REC13 Window  
CANYON RIDGE



CANYON RIDGE®

# CARRIAGE HOUSE

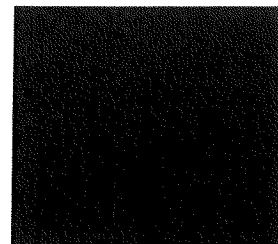
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Inspired by coach houses of a bygone era, Canyon Ridge® Carriage House garage doors add character and charm to any style home — from traditional exteriors to modern farmhouses. Designed to look like genuine swing out carriage house doors, but built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

# CARRIAGE HOUSE 5-LAYER CONSTRUCTION

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

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



Design 01

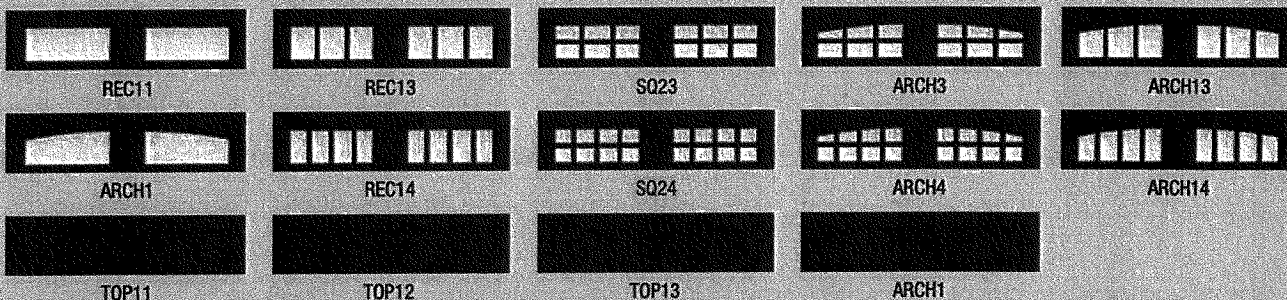


Design 22



Design 34

## WINDOW/TOP SECTIONS



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

## MATERIAL DESIGN OPTIONS

### COMPOSITE CLADDING MATERIALS

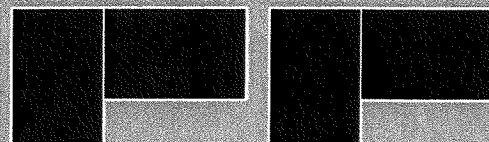


Clear Cypress (C)

Mahogany (M)

Pecky Cypress (P)

### COMPOSITE OVERLAY MATERIALS



Clear Cypress (C)

Mahogany (M)

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





Design 11



Design 12



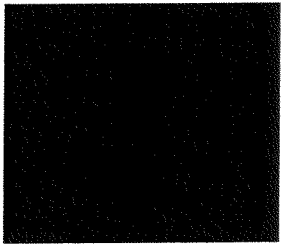
Design 13



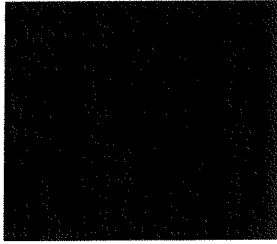
Design 21



Design 23



Design 31



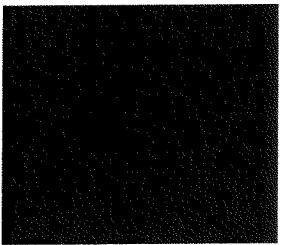
Design 32



Design 33



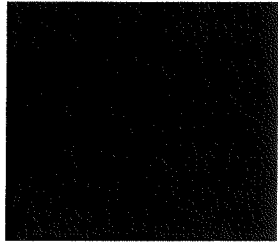
Design 35



Design 36



Design 37



Design 38

## COLORS



Medium Finish



Dark Finish



Walnut Finish



Slate Finish



Black Finish\*



White Finish\*

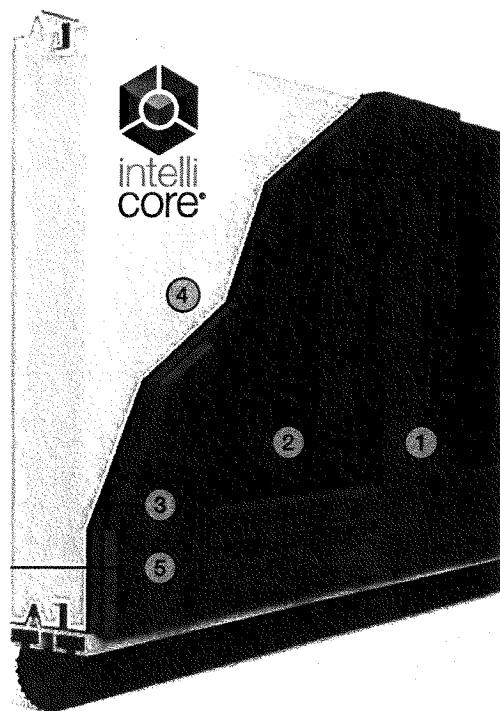


Primed (No Finish)

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

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

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



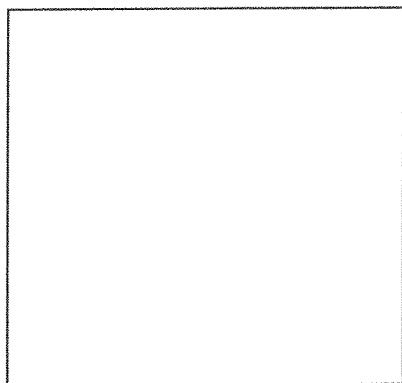
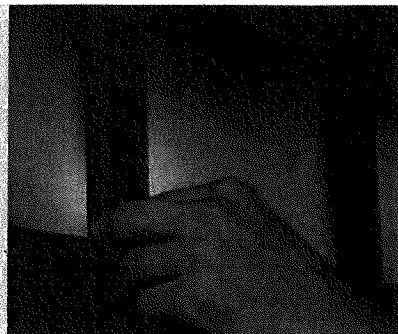
Calculated door section R-value is in accordance with DASMA TDS-163.



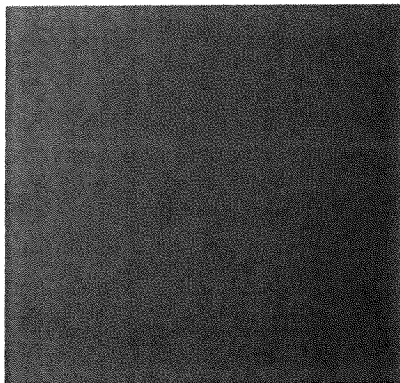
# specialty GLASS OPTIONS

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

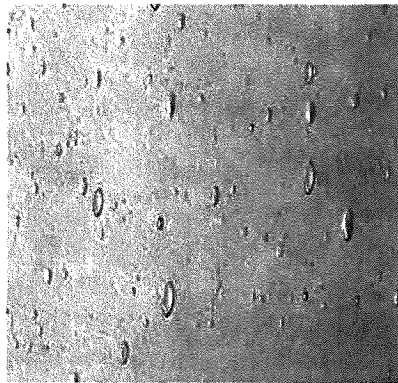
*Attractive beveled edge, clip-in grilles are removable for easy cleaning.*



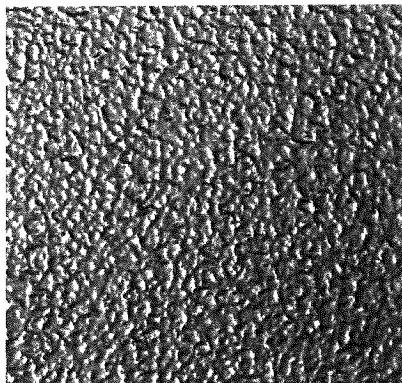
Clear



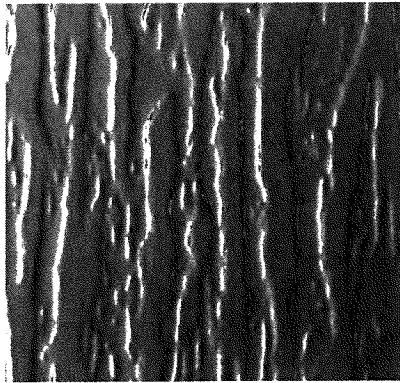
Frosted



Seeded\*



Obscure



Rain

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

# decorative HARDWARE

## STANDARD



Spade Step Plate



Spade Lift Handles

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

## OPTIONAL



Spear Lift Handles

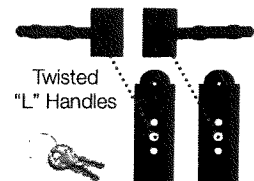


Colonial Lift Handles



Spade Strap Hinge\*

*Complements Standard Spade Lift Handles and Spade Step Plate*



Twisted "L" Handles

Escutcheon Plates



Spear Step Plate



Colonial Step Plate



Decorative Handles with Keyholes



Spear Strap Hinge\*



Colonial Strap Hinge\*



Ring Door Knocker



Aluminum Grip Handles  
(Modern)

\*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

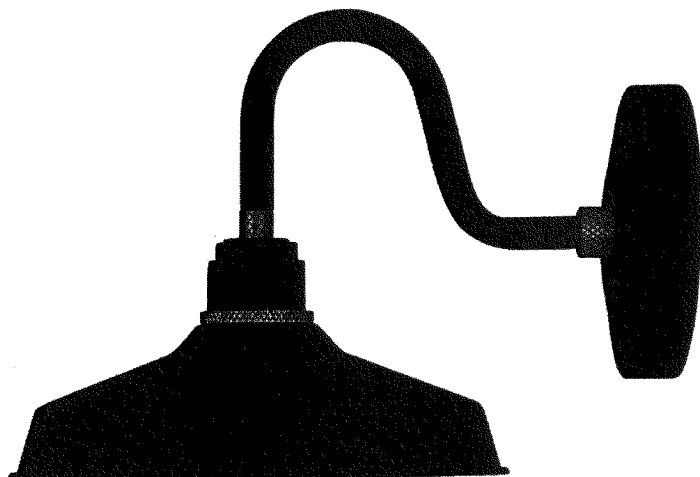
Aluminum Grip Handles are available in the following colors: Clear Aluminum (Anodized), Standard White (Painted), Bronze (Painted), Bronze (Anodized), Black (Anodized) and Dark Bronze (Anodized).

## FOUNDRY CLASSIC

### 10231TK

#### SMALL GOOSENECK BARN LIGHT

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



#### DETAILS

|           |                |
|-----------|----------------|
| FINISH:   | Textured Black |
| MATERIAL: | Aluminum       |

#### DIMENSIONS

|         |        |
|---------|--------|
| WIDTH:  | 9.5"   |
| HEIGHT: | 9.1"   |
| WEIGHT: | 5 lbs. |

#### LIGHT SOURCE

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

#### SHIPPING

|                |        |
|----------------|--------|
| CARTON LENGTH: | 16"    |
| CARTON WIDTH:  | 16"    |
| CARTON HEIGHT: | 16"    |
| CARTON WEIGHT: | 8 lbs. |

#### PRODUCT DETAILS:

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

**HINKLEY**  
LIGHTING

HINKLEY  
33000 Pin Oak Parkway  
Avon Lake, OH 44012

PHONE: (440) 653-5500  
Toll Free: 1 (800) 446-5539

[hinkley.com](http://hinkley.com)

**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

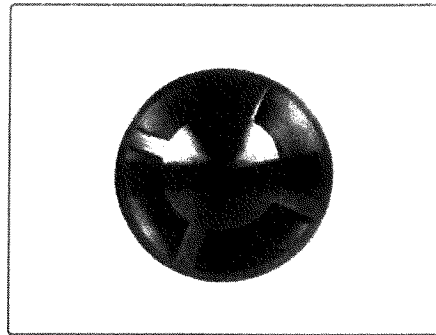
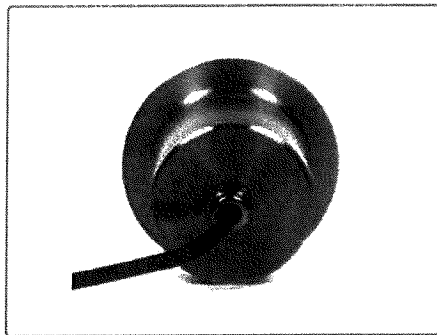
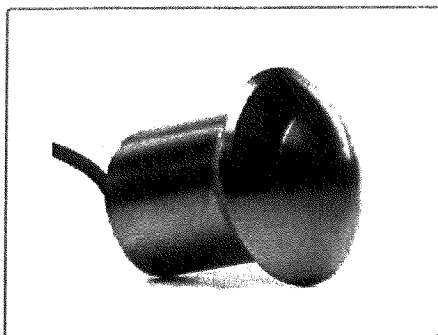
**HINKLEY**  
LIGHTING

HINKLEY  
33000 Pin Oak Parkway  
Avon Lake, OH 44012

PHONE: (440) 653-5500  
Toll Free: 1 (800) 446-5539

[hinkley.com](http://hinkley.com)





## In-ground Stainless Steel Pathway Light (3W)

**MODEL: AL-IG-PW-A21**

### DESCRIPTION

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

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

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

### PHYSICAL DIMENSIONS + SPECIFICATIONS

|                                | 12VDC                                            | 24VDC                                            | 12VAC                                            |
|--------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| Light Fixture Dimensions       | 3.5" Diameter<br>3.75" Deep<br>2.5" Cut out hole | 3.5" Diameter<br>3.75" Deep<br>2.5" Cut out hole | 3.5" Diameter<br>3.75" Deep<br>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



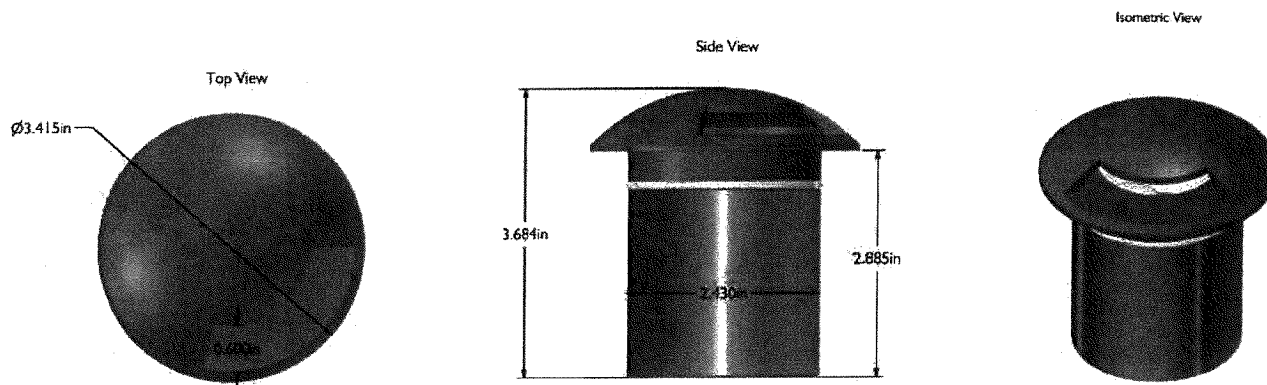
For general information purposes only. Specifications, dimensions and construction subject to change without notice.

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 www.aspectled.com

# In-ground Stainless Steel Pathway Light (3W)

MODEL: AL-IG-PW-A21

## DIMENSIONS



## SKU BUILDER

### Model Number

AL-IG-PW-A21

### LED Color

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

### Voltage

12VDC  
24VDC  
12VAC

### Wire Lead Length

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

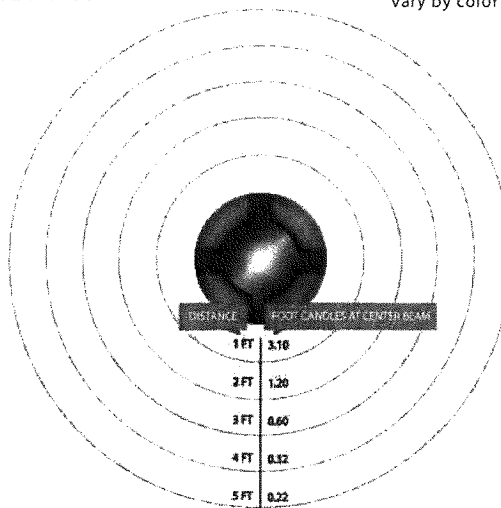
\*This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Please specify cut-out choice when ordering fixture.

## ACCESSORIES

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

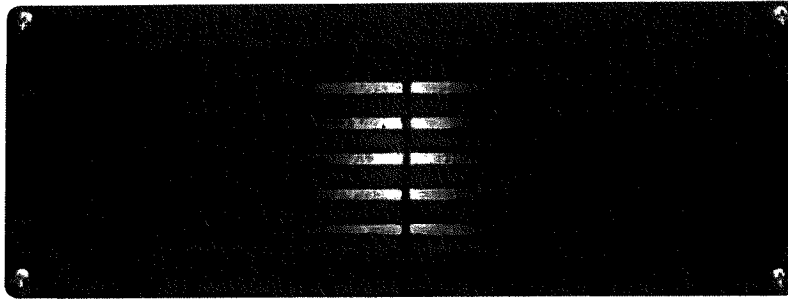
## PHOTOMETRICS

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

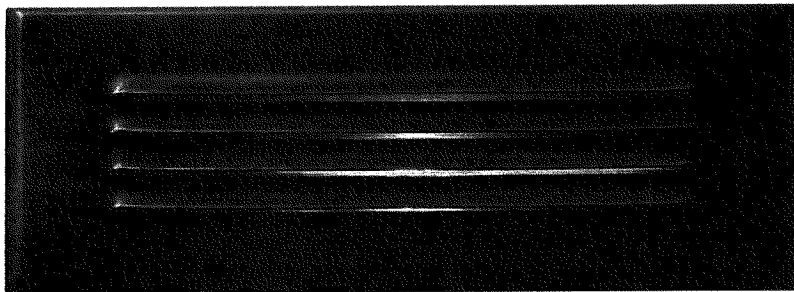
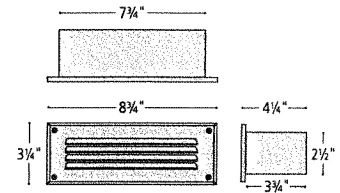


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www.aspectled.com



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<br>Cast Aluminum Faceplate | Clear      |
| 1594 MZ-LED | NX3                   | 3.8w / 5.7VA           | 25w                      | 1594 MZ | 912             | 12w     | T5 LED                  | Matte Bronze | Galvanized Steel Housing<br>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 |      |      |

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

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

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

**PRODUCT CODES**

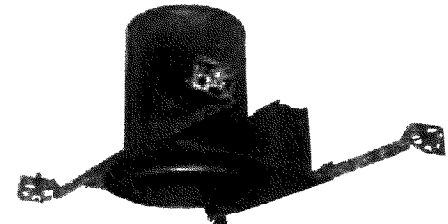
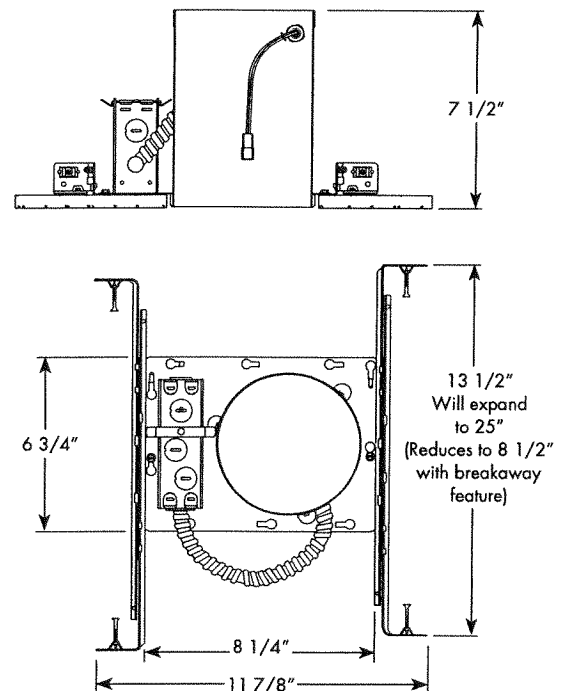
| Catalog Number | Input Voltage                                                              |
|----------------|----------------------------------------------------------------------------|
| IC20 LEDT24    | 5" Incandescent New Construction IC Housing, 4" Quick Connect Housing 120V |

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

**COMPATIBLE LED MODULES**

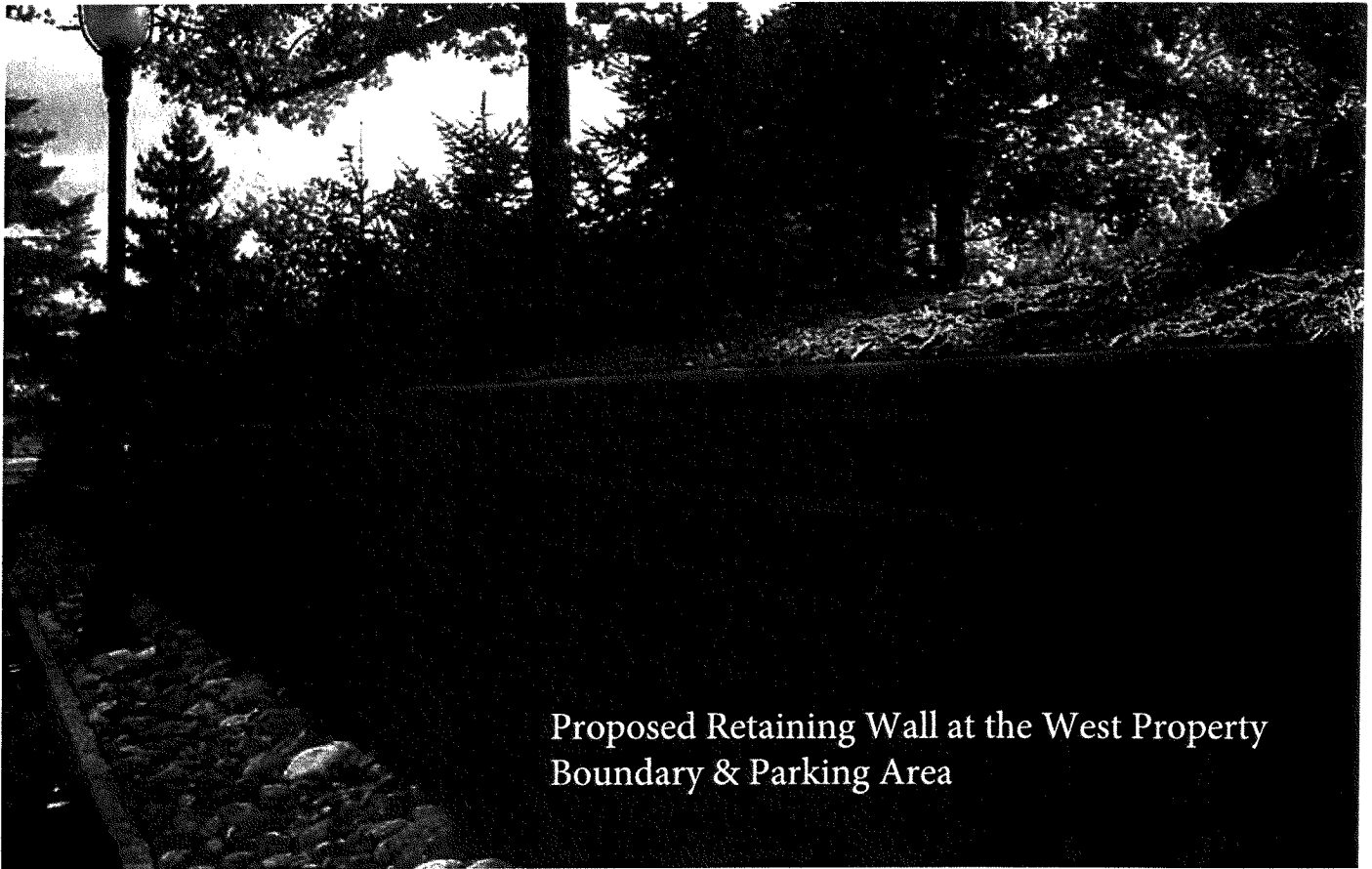
| Catalog Number                      |                                                                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.

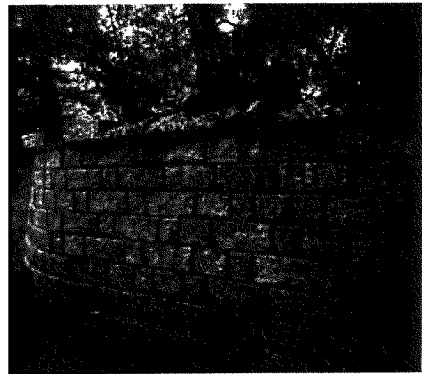
**DIMENSIONS**

5 5/8" CEILING CUTOUT





Proposed Retaining Wall at the West Property  
Boundary & Parking Area



DIAMOND PRO STONE CUT

# DIAMOND<sup>®</sup>

## SERIES

### DIAMOND PRO STONE CUT<sup>®</sup> | RETAINING WALL

#### LARGE UNIT



8 x 18 x 12

#### SMALL & MEDIUM UNITS



8 x 7 x 12



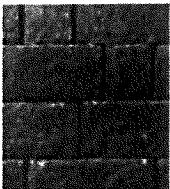
8 x 11 x 12

#### CORNER

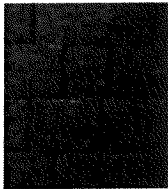


8 x 18 x 9

#### AVAILABLE COLORS



GASCONY TAN



ASHBURY HAZE

### ACCESSORIES | AVAILABLE IN ALL COLORS

#### UNIVERSAL CAP



3 x 18 / 12 x 13

#### DIAMOND PRO CAP



4 x 17 / 14 x 10

#### U START BASE BLOCK<sup>\*</sup>



3 1/2 x 18 3/4 x 12

*U Start Base Block actual coverage length is 16 1/4"*

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



## CLASSIC STYLE WITH MULTIPLE INSTALLATION OPTIONS

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

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



# DIAMOND PRO STONE CUT®

## RETAINING WALLS



LEGACY  
COLLECTION

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

### SHAPES & SIZES

#### Large Unit



8 x 18 x 12

#### Medium & Small Units



8 x 11 x 12



8 x 7 x 12

#### Corner



8 x 18 x 9

#### Cap



4 x 17¼ / 14 x 10

### PALLET INFORMATION / ESTIMATING CHART

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

### ITEM CODES

#### DIAMOND PRO STONE CUT

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

## WALLS

### PALLET INFORMATION / ESTIMATING CHART

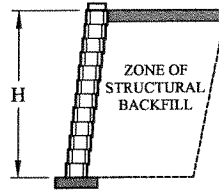
| DIAMOND <sup>®</sup> PRO |                                                                                   |             | SQFT/<br>PALLET | SQFT/<br>LAYER | LAYER/<br>PALLET | UNITS/<br>PALLET | UNITS/<br>LAYER | UNITS/<br>SQFT | WEIGHT/<br>UNIT | WEIGHT/<br>LAYER | WEIGHT/<br>PALLET |
|--------------------------|-----------------------------------------------------------------------------------|-------------|-----------------|----------------|------------------|------------------|-----------------|----------------|-----------------|------------------|-------------------|
| STRAIGHT                 |  | 8 x 18 x 12 | 32              | 8              | 4                | 32               | 8               | 1              | 83              | 662              | 2646              |
| BEVELED                  |  | 8 x 18 x 12 | 32              | 8              | 4                | 32               | 8               | 1              | 81              | 648              | 2590              |
| CORNER                   |  | 8 x 18 x 9  | 32              | —              | 4                | 32               | 8               | —              | 100             | 800              | 3200              |

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

| DIAMOND <sup>®</sup> ACCESSORIES |                                                                                     |                  | SQFT/<br>PALLET | SQFT/<br>LAYER | LAYER/<br>PALLET | UNITS/<br>PALLET | UNITS/<br>LAYER | UNITS/<br>SQFT | WEIGHT/<br>UNIT | WEIGHT/<br>LAYER | WEIGHT/<br>PALLET |
|----------------------------------|-------------------------------------------------------------------------------------|------------------|-----------------|----------------|------------------|------------------|-----------------|----------------|-----------------|------------------|-------------------|
| UNIVERSAL<br>CAP                 |  | 3 x 18 / 12 x 13 | —               | —              | 8                | 72               | 9               | —              | 49              | 441              | 3525              |
| DIAMOND<br>PRO CAP               |  | 4 x 17 / 14 x 10 | —               | —              | 6                | 54               | 9               | —              | 49              | 437              | 2619              |
| U START<br>BASE BLOCK            |  | 3½ x 18¾ x 12    | —               | —              | 7                | 56               | 8               | —              | 51              | 406              | 2839              |



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



|                                | Clay and Silt Soils<br>$\phi = 26^\circ$<br>$\gamma = 120 \text{ pcf (19 kN/m}^3\text{)}$ | Silty / Clayey Sand Soil<br>$\phi = 30^\circ$<br>$\gamma = 120 \text{ pcf (19 kN/m}^3\text{)}$ | Clean Sand and Gravel Soil<br>$\phi = 34^\circ$<br>$\gamma = 120 \text{ pcf (19 kN/m}^3\text{)}$ |
|--------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 4'-0" (1200 mm)<br>6 Courses   | <br>$0.22 \times \text{Wall Length} =$<br>CY of Structural Backfill                       | <br>$0.22 \times \text{Wall Length} =$<br>CY of Structural Backfill                            | <br>$0.22 \times \text{Wall Length} =$<br>CY of Structural Backfill                              |
| 6'-0" (1800 mm)<br>9 Courses   | <br>$0.44 \times \text{Wall Length} =$<br>CY of Structural Backfill                       | <br>$0.33 \times \text{Wall Length} =$<br>CY of Structural Backfill                            | <br>$0.33 \times \text{Wall Length} =$<br>CY of Structural Backfill                              |
| 8'-0" (2400 mm)<br>12 Courses  | <br>$0.89 \times \text{Wall Length} =$<br>CY of Structural Backfill                       | <br>$0.59 \times \text{Wall Length} =$<br>CY of Structural Backfill                            | <br>$0.59 \times \text{Wall Length} =$<br>CY of Structural Backfill                              |
| 10'-0" (3000 mm)<br>15 Courses | <br>$1.30 \times \text{Wall Length} =$<br>CY of Structural Backfill                       | <br>$0.93 \times \text{Wall Length} =$<br>CY of Structural Backfill                            | <br>$1.11 \times \text{Wall Length} =$<br>CY of Structural Backfill                              |
| 12'-0" (3600 mm)<br>18 Courses | <br>$2.00 \times \text{Wall Length} =$<br>CY of Structural Backfill                       | <br>$1.56 \times \text{Wall Length} =$<br>CY of Structural Backfill                            | <br>$1.56 \times \text{Wall Length} =$<br>CY of Structural Backfill                              |

# DIAMOND PRO STONE CUT® SYSTEM ESTIMATING FORMULA

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

## 1. WALL UNIT ESTIMATING

### A. STRAIGHT AND BEVELED WALL UNIT ESTIMATING

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

Straight Face:  $SF \times 1 = \# \text{ units}$

### B. EXPOSED WALL UNITS - ESTIMATING STONE CUT FACE

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

Straight Face:  $SF \div 2 = \# \text{ units of each size}$

## 2. BURIED BASE UNIT ESTIMATING – STONE CUT FACE

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

$L \div 1.5 = \# \text{ large units for buried base}$

## 3. CAP ESTIMATING

Convert wall length (L) to inches:  $L \times 12 = L \text{ in inches (LI)}$ . Cap factor (CF) = cap front inches + cap back inches  $\div 2$ .

$LI \div CF = \# \text{ cap}$

## 4. LEVELING PAD AGGREGATE ESTIMATING

Leveling pad aggregate is a compactible base material of 3/4-inch minus (with fines). The leveling pad extends at least 6 inches in front of and behind the wall units and is at least 6 inches deep after compaction. Wall length in feet (L)  $\div 27 \times 1.1 =$  cubic yards (CY).

$CY \times 1.6 = \text{tons}$ .

$L \div 27 \times 1.1 = CY$

$CY \times 1.6 = \text{tons}$

## 5. DRAINAGE AGGREGATE ESTIMATING

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

$SF \div 27 \times 1.1 = CY$

$CY \times 1.6 = \text{tons}$

## 6. CORE FILL AGGREGATE ESTIMATING

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

$SF \div 35 = \text{tons}$

## 7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions

## PROJECT ESTIMATING EXAMPLE

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

### 1. EXPOSED WALL UNITS

$100' L \times 7.33' H = 733 SF \div 2 = 367$  large, medium and small Stone Cut units needed

### 2 BURIED BASE UNITS

$100' L \div 1.5 = 67$  large units for the buried course

### TOTAL UNITS REQUIRED

Large units

Wall 367

Base 67

Total 434

Medium units 367

Small units 367

### 3. CAP UNITS

CF example:  $17.25" + 10" = 27.25" \div 2 = 13.7$

L example:  $100' \times 12" = 1,200$

Project example:  $1,200 \div 13.7 = 88$  caps

### 4. LEVELING PAD AGGREGATE

$100' L \div 27 \times 1.1 = 4.1 CY \times 1.6 = 6.6$  tons

### 5. DRAINAGE AGGREGATE

$800 SF \div 16.4 = 49$  tons

### 6. CORE FILL AGGREGATE

$800 SF \div 35 = 23$  tons

### 7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions.

**Exhibit H**  
**Quantitative Summary**

## QUANTITATIVE SUMMARY

The Walden of Winnetka

23-Dec-21

Proposed 3-story, 5-Unit Residential Building  
688 Green Bay Road, Winnetka, Illinois

| Subject Property Information                  | Existing                                                         | Proposed                   |
|-----------------------------------------------|------------------------------------------------------------------|----------------------------|
| Current Zoning                                | B-1                                                              | B-1 PUD                    |
| Current Use                                   | Single-family Residential (vacant)                               | Multi-family               |
| Lot Width                                     | 100'-0"                                                          | N/C                        |
| Lot Depth                                     | 150'-0"                                                          | N/C                        |
| Gross Lot Area                                | 15,000 sf                                                        | N/C                        |
| Acreage                                       | 0.345-acres                                                      | N/C                        |
| Adjacent Property to the South                | 4-story multi-family Condo                                       | N/C                        |
| Adjacent Property to the North                | 2-story multi-family Duplex                                      | N/C                        |
| Adjacent Property to the East                 | Green Bay Road                                                   | N/C                        |
| Adjacent Property to the West                 | Single-family Residential                                        | N/C                        |
| Proposed Development                          | Permitted By Zoning                                              | Proposed                   |
| Density                                       | 6-Units (18-DU per acre)                                         | 5-Units                    |
| Average Residential Unit Floor Area           |                                                                  |                            |
| Gross Floor Area                              | 12,000 sf (80% of lot area)                                      | 14,208 sf (18.4%) over     |
| Building Height                               | 35'-0" (above first floor elev.)                                 |                            |
| Roof Parapet (3-story)                        |                                                                  | 35'-0"                     |
| Roof Parapet (2-story)                        |                                                                  | 23'-8" (11'-4" under)      |
| Minor Roof Forms (corner tower elements)      | 3-story                                                          | 42'-11" (7'-11" over)      |
| Minor Roof Forms (corner tower elements)      | 2-Story                                                          | 31'-1" (3'-11" under)      |
| Major Roof Forms (arched element)             |                                                                  | 39'-10" (4'-10" over)      |
| Building Coverage of Lot                      | 6,000 sf (40%)                                                   | 5,587 sf (413 sf under)    |
| Impermeable Surface Area                      | 9,000 sf (60%)                                                   | 8,319 sf (7.6% under)      |
| Front Yard Setback (Building)                 | 25'-0"                                                           | 25'-0"                     |
| Front Yard Setback (Parking)                  | 25'-0"                                                           | 10'-11"                    |
| Rear Yard Setback                             | 30'-0"                                                           | 30'-0"                     |
| Side Yard Setback (south)                     | 12'-0"                                                           | 12'-0"                     |
| Side Yard Setback (north)                     | 12'-0"                                                           | 22'-0"                     |
| Roof Overhangs                                | 18"                                                              | 8"                         |
| Parking                                       | 11.25-spaces                                                     | 12-space +3-street spaces  |
| Below Ground (2-per unit)                     | 10-spaces                                                        | 10-spaces                  |
| On-site Guest Parking                         | 1 1/2-spaces                                                     | 2-spaces (1 is Handicap)   |
| Street Parking (lot frontage)                 |                                                                  | 3-spaces                   |
| Exterior Walls (Difference in plane of walls) | Articulation not greater than 50'-0" & wall plane at least 4'-0" |                            |
| East Elevation                                |                                                                  | Meets the Standard         |
| South Elevation                               |                                                                  | Articulation but not 4'-0" |
| West Elevation                                |                                                                  | Meets the Standard         |
| North Elevation                               |                                                                  | Meets the Standard         |
| Landscaping & Existing Trees                  |                                                                  |                            |
| Total Existing Trees on Property              |                                                                  | 16-Trees (152"-gross)      |
| Total Trees to be Removed                     |                                                                  | 12-Trees (114"- gross)     |
| Required Replacement Inches                   |                                                                  | 31"                        |
| Total Proposed Replacement Trees              |                                                                  | 37-Trees (111" gross)      |
| Stormwater Control                            |                                                                  |                            |

EXHIBIT I

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois (“*Village*”):

**WHEREAS**, CCF Winnetka LLC (“*Property Owner*”), an Illinois limited liability company, is the record owner of the property commonly known as 688-694 Green Bay Road, Winnetka, Illinois (“*Property*”); and

**WHEREAS**, SR Winnetka, LLC, an Illinois limited liability company (“*Developer*”) is the record contract purchaser of the Property; and

**WHEREAS**, the Property is located in the B-1 Multifamily Residential District under the Winnetka Zoning Ordinance (“*Zoning Ordinance*”); and

**WHEREAS**, Ordinance No. M-03-2022, adopted by the Village Council on January 18, 2022 (“*Ordinance*”), grants the Developer of a final development plan and certain exceptions and modifications from provisions of the Zoning Ordinance to permit the Developer to construct and develop a multi-family residential building; related on-site parking improvements; and related landscape improvements (“*Zoning Approvals*”); and

**WHEREAS**, Section 12 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Developer has filed, within 10 days following the passage of the Ordinance, Developer’s and Property Owner’s unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

**NOW, THEREFORE**, the Developer and Property Owner hereby agree and covenant as follows:

1. The Developer and Property Owner hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Developer and Property Owner acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance and the Zoning Approvals, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Developer and Property Owner acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s granting of the Zoning Approvals or its adoption of the Ordinance, and that the Village’s approval of the Zoning Approvals does not, and will not, in any way, be deemed to insure the Developer and Property Owner against damage or injury of any kind and at any time.
4. The Developer and Property Owner hereby agree to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

**SR WINNETKA, LLC,**  
an Illinois limited liability company

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

**CCF WINNETKA, LLC**  
an Illinois limited liability company

By:   
Its: manager

By:   
Its: manager

STATE OF ILLINOIS       )  
                                      ) SS.  
COUNTY OF COOK       )

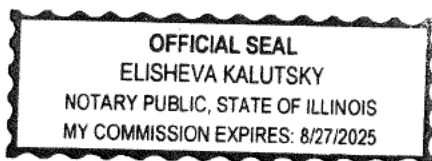
This instrument was acknowledged before me on July 22nd, 2022, by Clark Golembo, the manager of CCF WINNETKA, LLC, an Illinois limited liability company, and by Brian Lignetti, the manager of said limited liability company.

Given under my hand and official seal this 22<sup>nd</sup> day of July, 2022.

  
Notary Public

My Commission expires: 8/27/25

SEAL



IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

SR WINNETKA, LLC,  
an Illinois limited liability company



By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: Manjiv Wamkar

ATTEST:

CCF WINNETKA, LLC  
an Illinois limited liability company

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**ACKNOWLEDGMENTS**

STATE OF <sup>Arizona</sup>~~ILLINOIS~~ )  
COUNTY OF <sup>Maricopa</sup>~~COOK~~ ) SS.

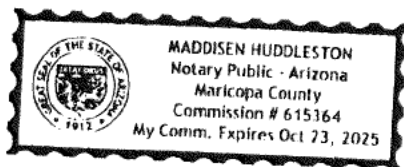
This instrument was acknowledged before me on July 22nd, 2022, by Richard Scorsone, the Managing Member of SR WINNETKA, LLC, an Illinois limited liability company, and by \_\_\_\_\_, the \_\_\_\_\_ of said limited liability company.

Given under my hand and official seal this 22nd day of July, 2022.

\_\_\_\_\_  
Notary Public

My Commission expires: 10/23/25

SEAL





## **Agenda Item Executive Summary**

**TITLE:** Hubbard Woods Parking Deck Repairs - Policy Direction

**PRESENTER:** Tom Powers

---

**AGENDA DATE:** January 6, 2026

**CONSENT:** No

**ITEM TYPE:** Old Business

---

### **ITEM HISTORY:**

October 30, 2025 - Council reviewed the FY2026 budget allocation for the planned repairs to the Hubbard Woods Parking Deck and requested that staff follow up with the Council with further details about the project, including the amount necessary for the structural repairs versus the aesthetic enhancements.

### **EXECUTIVE SUMMARY:**

In 2024, the Village received public comments requesting aesthetic and wayfinding improvements to the Hubbard Woods Parking Garage during the community input meeting related to the future streetscape project. At the same time, staff noted that there were small areas of deteriorating concrete on the underside of the upper level of the garage. As a result, an inspection of the structure was performed by a structural engineer specializing in parking structures. Urgent repairs were identified with a need for more comprehensive repairs to follow. The urgent repairs were completed in 2025, and more intensive repairs are planned for 2026. The 2026 comprehensive repair plan is complete, including a concept for aesthetic improvements. Staff will present the results of the inspections, as well as the proposed plan for critical repairs. Additionally, simple concepts for interim aesthetic improvements will be discussed. The staff presentation is attached.

### **RECOMMENDATION:**

Council is asked to provide policy direction regarding the Hubbard Woods Parking Deck project as follows:

1. Proceed with the full project scope, including the structural repairs and the aesthetic enhancements at an estimated cost of \$800,000. OR
2. Proceed with only the necessary structural repairs at an estimated cost of \$635,500.

### **ATTACHMENTS:**

1. Hubbard Woods Parking Deck Repair Presentation



THE VILLAGE OF  
**Winnetka**

**HUBBARD WOODS GARAGE REPAIRS**

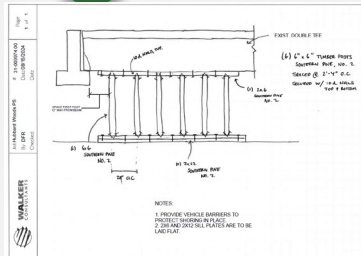
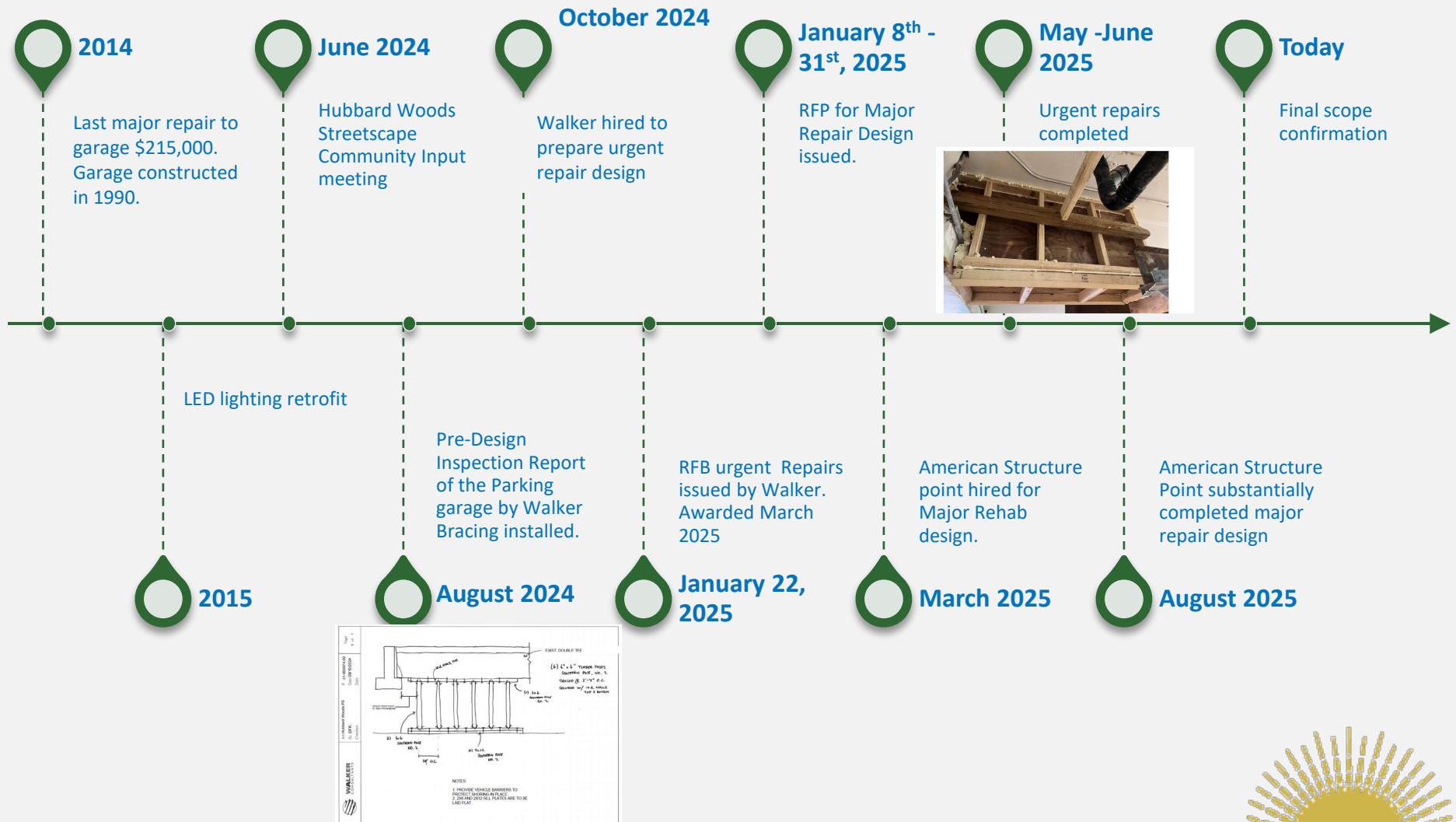
01/06/26



# OUTLINE

1. **Process**
2. **Critical garage issues**
3. **Options for ongoing operation**
4. **Aesthetics Considerations**

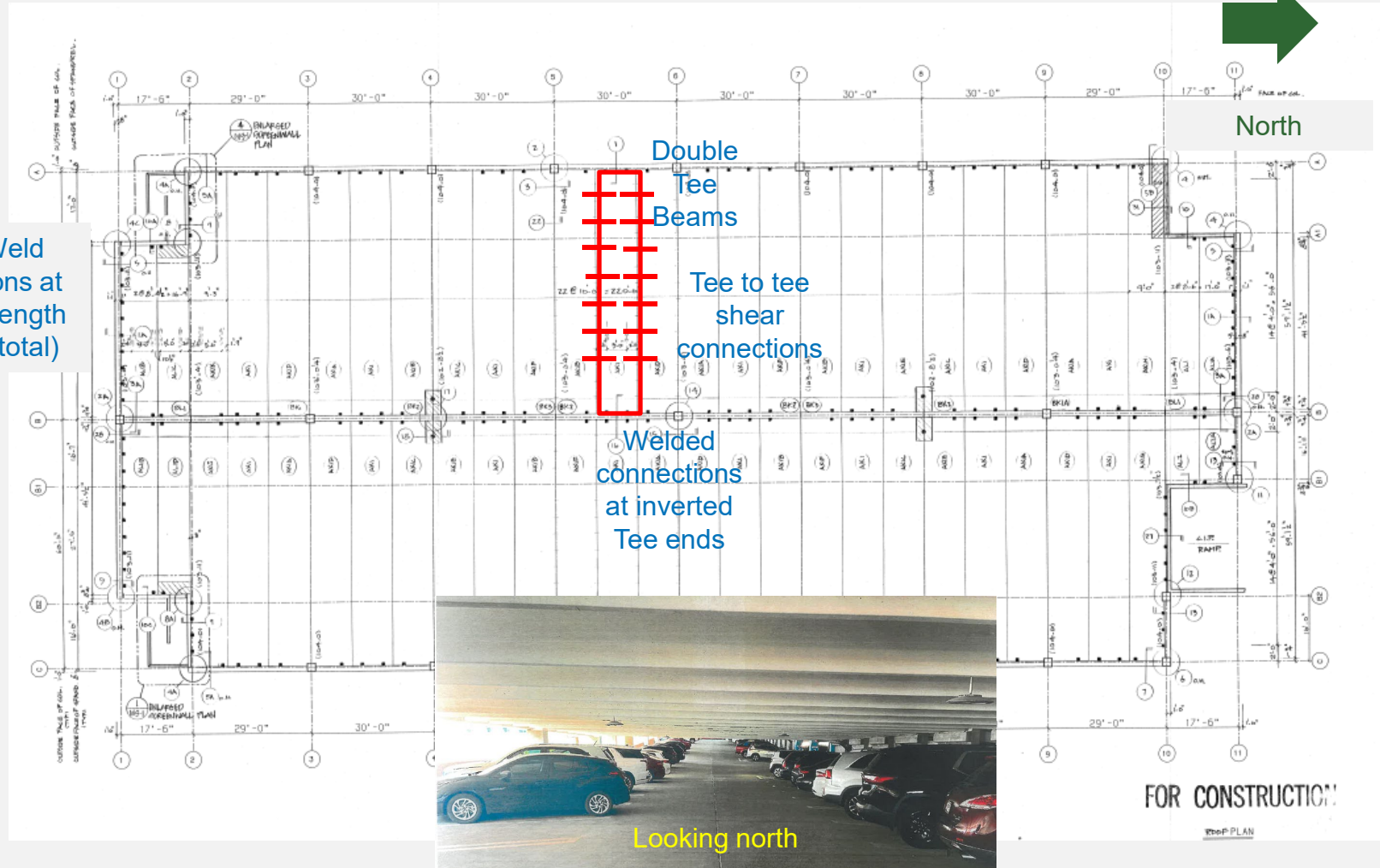
# PROCESS TO DATE



# GARAGE DESIGN – PRETOPPED DOUBLE TEE

Designed for passenger vehicles only. 224 spaces

10-12 Weld connections at each full length tee (600 total)



# IDENTIFIED ISSUES

- **Waterproof membrane damage (center span)**



View  
below  
center  
span



- **Broken and corroded tee to tee shear connections – leading to concrete deterioration**



# IDENTIFIED ISSUES

## Corroded precast connection



## Deteriorated concrete at double tee stem/inverted tee (urgent repair)



# IDENTIFIED ISSUES



**Double Tee Joint sealant adhesion failure. 51 out of 54 leak with 600 welded connection below.**

# SUMMARY OF REPAIRS

## Base Repairs

Floor Repair – Partial Depth

Floor Repair – Slab on Grade

Beam Repair – Partial Depth

Column Repair – Partial Depth

Haunch Repair

Wall Repair – Partial Depth

Tee Stem Repair

Tee Flange Repair

Replace Bearing Pad – Allowance

Expansion Joint Replacement

Seal Cracks and Joints

Repair Crack Sealant

Pour Strip Joint Sealant Replacement

Tee-to-Tee Joint Sealant Replacement

Joint Sealant Replacement at Previous Concrete Repairs

Cove Sealant Replacement

Concrete Sealer – Top Level

Traffic Topping at Washes – Full System Replacement

Replace Deteriorated Floor Drains

Shear Connector Replacement

Clean and Paint Precast Support Angles

Repaint Traffic Markings

Paint Concrete Interior (Ceilings, Beams, Walls, and Columns)

New Signage and Desing at South Entrance

Masonry Façade Tuckpointing (Various Areas)

Replace Misc. Face Brick

Clean Façade – Detergent / Power washing

# REPAIR OPTIONS



# COATING OPTIONS

## Village of Winnetka - Hubbard Woods

Parking Structure 2025 Repairs

DRAFT Report Issued 5/9/2025

Life Cycle Repair Program Analysis Issued 6/6/2025

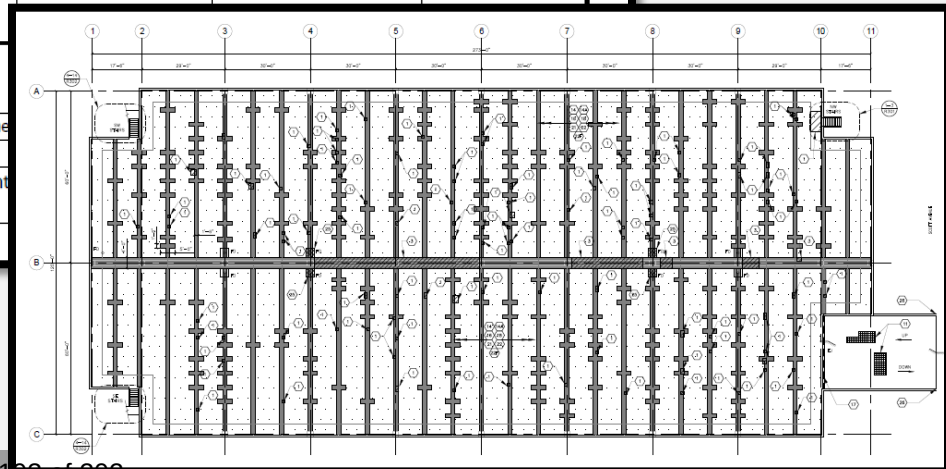
### LIFE CYCLE REPAIR PROGRAM ANALYSIS

| Option No | Description of Options                                                                                                                                                                                                                                                                                             | Estimated Initial Repair Cost<br>in Year 1<br>(Rounded to nearest \$1k) | Expected<br>Life Span | Total of Projected<br>Ongoing Repair &<br>Maintenance Costs | Net Present Value of<br>Ongoing Repair &<br>Maintenance Cost | Total Net<br>Present Value |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------|--------------------------------------------------------------|----------------------------|
| A         | Traffic Coating is limited to inverted tee-beams only. Replacement of all tee-to-tee joint sealants. Silane sealer is applied to all exposed concrete. The finished roof level will appear similar to its "as-is" waterproofing condition.                                                                         | \$ 516,000.00                                                           | 15<br>10?             | \$ 156,000.00                                               | \$ 96,000.00                                                 | \$ 612,000.00              |
| B         | Traffic Coating is installed over inverted tee-beams (4-foot wide) and tee-to-tee joints (18-inch wide) and reinforcing mesh embedded over joints. Silane sealer is applied to all exposed concrete. The finished roof level will appear similar to a "football field"                                             | \$ 557,000.00                                                           | 20-25                 | \$ 91,000.00                                                | \$ 56,000.00                                                 | \$ 613,000.00              |
| C         | Traffic Coating is installed to the entire supported roof level. The reinforcing mesh is embedded into the joint sealants, similar to Option B. No silane sealer will be applied to the supported slab. The finished roof level will be monolithic with the coating and appear as a new drive and walking surface. | \$ 668,000.00                                                           | 25                    | \$ 125,000.00                                               | \$ 77,000.00                                                 | \$ 745,000.00              |

Staff  
Recommendation

#### Notes and Commentary:

- 1 An interest rate of 5% and an inflation rate of 5% have been used for the calculations.
- 2 The net present worth is a sum of money which, if invested at the given interest rate, is required to meet the cost of the project.
- 3 The total estimated construction costs do not include engineering or contingency allowances.
- 4 Options A, B, and C all consist of similar scope and cost for concrete, steel, electrical, and pavement. The waterproofing scope items vary based on the description listed in the options stated above.





## DEFERRAL OPTION

The 10-foot wide precast tees (majority of the Upper Level floor areas between the joints) are in GOOD condition with little or no observed upper level deterioration.

### But deferral of repairs will lead to:

- Weld Connection failure due to water intrusion
- Accelerated Concrete deterioration (topside and underneath)
- Localized unsafe condition (similar to urgent repair).
- Closure of selected parking areas.
- Falling of deteriorated concrete



If the repair program is deferred past Spring 2026, monthly inspections could proactively identify areas of concern. Reactive repairs would follow. Annual budget recommendation \$100,000 year based on urgent repair.

# AESTHETIC OPTIONS – LIGHTING



# AESTHETIC OPTIONS -LIGHTING

## Linear lights at entrance points



## Replacement LEDs dropped down to below tee web





HUBBARD WOODS GARAGE AESTHETICS | GARAGE SIGNAGE



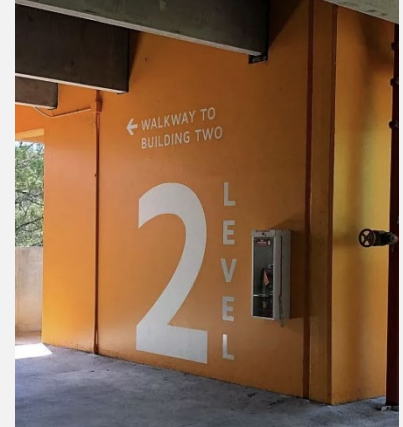
Winnetka standard wayfinding signs direct visitors to public parking



## HUBBARD WOODS GARAGE AESTHETICS | GARAGE SIGNAGE



Exterior signs face multiple directions and are internally lit



Interior walls are treated with vibrant painted colors and wayfinding signs



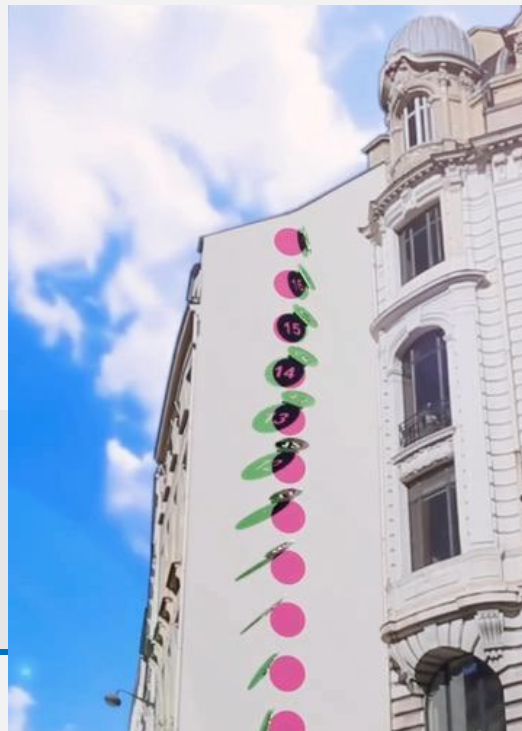


## HUBBARD WOODS GARAGE AESTHETICS | GARAGE MURAL



Projecting mural features change with the direction of the sun and may provide different visual effects throughout the day

- Artist, Pierre Brault



Lace murals may interpret the history of Gilbert Hubbard, textile designs and the Hubbard Woods Design District character

- Artist, NeSpoon





## HUBBARD WOODS GARAGE AESTHETICS | OUTDOOR ROOMS, SELECTED FEATURES

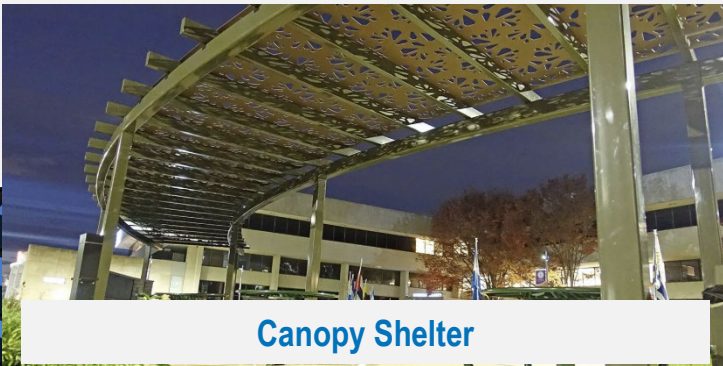


Village standard design elements selected during the Hubbard Woods Streetscape Planning include lighting, bollards, planter pots, seatwalls, benches + chairs

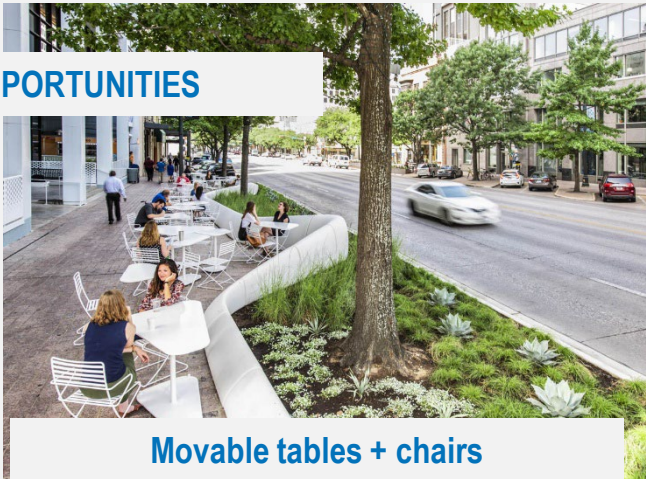




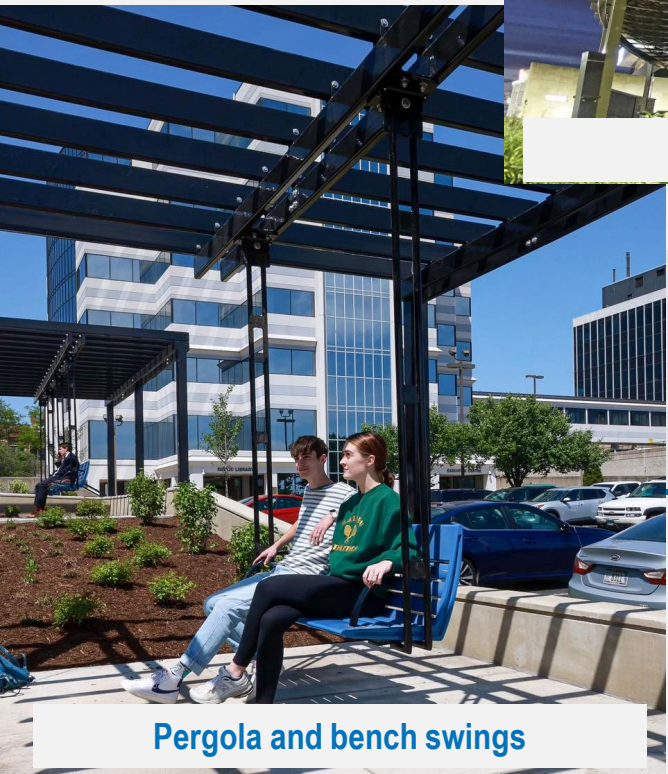
HUBBARD WOODS GARAGE AESTHETICS | OUTDOOR ROOMS, ADDITIONAL OPPORTUNITIES



Canopy Shelter



Movable tables + chairs



Pergola and bench swings



Masonry seatwall and movable tables + chairs



# *QUESTIONS*