

Winnetka Village Council
REGULAR MEETING
Village Hall
510 Green Bay Road
January 8, 2019
7:00 p.m.

Emails regarding any agenda item are welcomed. Please email contactcouncil@winnetka.org, and your email will be relayed to the Council members. Emails for the Tuesday Council meeting must be received by Monday at 4 p.m. Any email may be subject to disclosure under the Freedom of Information Act.

AGENDA

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Quorum
 - a) January 15, 2019 Regular Meeting
 - b) January 22, 2019 Special Study Session (Tentative)
 - c) February 5, 2019 Regular Meeting
- 4) Public Comment
- 5) Reports
- 6) Approval of Agenda
- 7) Consent Agenda
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12) Closed Session	
13) Adjournment	

NOTICE

All agenda materials are available at [villageofwinnetka.org](http://www.villageofwinnetka.org) (Government > Council Information > Agenda Packets & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). Webcasts of the meeting may be viewed on the Internet via a link on the Village's web site: <http://www.villageofwinnetka.org/government/village-videos/>.

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 – Megan Pierce, at 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

**MINUTES
WINNETKA VILLAGE COUNCIL STUDY SESSION**

December 11, 2018

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Tuesday, December 11, 2018, at 7:00 p.m.

- 1) Call to Order. President Rintz called the meeting to order at 7:00 p.m. Present: Trustees Andrew Cripe, Robert Dearborn, Penny Lanphier, Scott Myers, John Swierk, and Anne Wedner. Absent: None. Also in attendance: Village Manager Robert Bahan, Assistant Village Manager Megan Pierce, Village Attorney Peter Friedman, Community Development Director David Schoon, and no persons in the audience.
- 2) Public Comment. None.
- 3) Planned Development Regulation Amendments. Mr. Schoon said Winnetka's Downtown Master Plan recommends consideration of amendments to the Village's Planned Development (PD) application process. He explained that the Planned Development Ordinance was enacted in 2005 for the purpose of promoting progressive development of parcels bigger than 10,000 square feet in the B-1, B-2, C-1 and C-2 zoning districts. He explained that the current process involves a pre-application meeting with Village staff; a preliminary plan review with the Zoning Board of Appeals (ZBA), Plan Commission (PC), Design Review Board (DRB) and Village Council; and a final plan review before the ZBA, PC, DRB and Council.

Mr. Schoon reviewed provisions of the PD Ordinance that could be amended by the Council:

- (a) Begin the PD the process with a Council conceptual review
- (b) Designate one advisory body to consider the PD application
- (c) Create a Planned Development Commission
- (d) Clarify the approval standards
- (e) Amend the neighbor protest provisions

Attorney Friedman explained that having many meetings on the same PD application can diminish each of the bodies' ability to influence the development. He noted that One Winnetka PD hearings before the ZBA and PC were virtually identical, and resulted in two different recommendations for the Council. He said there may be great benefit to requiring a preliminary conceptual review to identify any bright lines the developer might be crossing before a lot a time and money is spent developing the plans. It is not uncommon in other communities to have a designated Planned Development Commission, or to use only one advisory board to consider PD applications. He commented that Winnetka's PD approval standards are overlapping and ambiguous, and do not identify specifics for each board to consider. Lastly, he suggested clarifying the neighbor protest provisions, and he challenged the idea that the Village President should be excluded from voting on a PD application if a protest is filed.

President Rintz recalled that Winnetka's PD Ordinance was written with some urgency, as the owner of the Fell Store told then-Village President Ed Woodbury in 2005 that he would be closing and selling his building. He noted that the first PD application at that site, New

Trier Partners, was messy and time-consuming. He noted that the standards are too subjective and do not give developers a sense of whether their development may be approved. He recommended the Council look at the PD holistically and make amendments that will encourage good, thoughtful development.

Manager Bahan agreed that a conceptual review before the Council is a critical first step. The current PD ordinance provides for a pre-application conference with staff; however, this is not a transparent or effective communication vehicle with the developer.

Trustee Wedner favored a few guiding principles for PD ordinance amendments: (i) give residents a channel to voice their opinion on a proposed PD; (ii) give the process clarity and speed instead of taking years in the process and then feeling boxed into an approval because the developer has spent so much time and money on the application; and (iii) provide Village staff clear guidance with an eye towards limiting the amount of staff time used on the PD application process.

Trustee Myers added that advisory boards need relevant standards to evaluate a proposed development, and certain nebulous standards, especially “return on investment,” need to be revised or eliminated.

Trustee Lanphier agreed that the current PD Ordinance is a morass that does not help the community’s interests in a clear way. She suggested creating a statement of purpose that sets out the goals of the PD ordinance; and she added that the Council needs to be clear on which parts of the One Winnetka PD application were impeded by the developer, and which were hampered by the PD process.

Trustee Cripe commented that the purpose of a PD process is to help the Council determine if the community is better off with the proposed development or without it. He suggested taking expert commissioners from the ZBA, PC and DRB and forming an ad hoc PD Commission when the need arises. He agreed that a preliminary conceptual review is good for both the community and the developer, and he added that the applicant’s holding costs increase when the approval process drags on.

Trustee Dearborn said there is a natural conflict between developers and the community, and some proposals demand a very high level of scrutiny. He did not feel it a worthwhile goal to speed anything through and cautioned against taking the teeth out of the PD Ordinance.

President Rintz explained that speed is not the ultimate goal; rather, clarity and efficiency are needed.

After a thorough discussion, the Council was in general agreement to have staff gather feedback from the ZBA, PC and DRB regarding the following elements of the Village’s PD process and regulations: the purpose and goals for the PD regulations, the guiding principles to use when considering amendments to the PD regulations, the standards to use when considering a proposed planned development, and potential changes to the major PD process steps. Staff will gather the feedback from these advisory bodies and report back to the Council.

- 4) Closed Session. None.
- 5) Adjournment. Trustee Cripe, seconded by Trustee Myers, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 8:27 p.m.

Recording Secretary

DRAFT

**MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
December 18, 2018**

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Tuesday, December 18, 2018, at 7:00 p.m.

- 1) Call to Order. President Rintz called the meeting to order at 7:02 p.m. Present: Trustees Andrew Cripe, Robert Dearborn, Penfield Lanphier, Scott Myers, John Swierk, and Anne Wedner. Absent: None. Also present: Village Manager Robert Bahan, Village Attorney Peter Friedman, Community Development Director David Schoon, Assistant Public Works Director Jim Bernhal, and approximately 5 persons in the audience.
- 2) Pledge of Allegiance. Trustee Cripe led the group in the Pledge of Allegiance.
- 3) Quorum.
 - a) January 8, 2019 Regular Meeting/Study Session. All of the Council members present said they expect to attend.
 - b) January 15, 2019 Regular Meeting. All of the Council members present said they expect to attend.
- 4) Public Comment. None.
- 5) Reports:
 - a) Trustees. None.
 - b) Attorney. None.
 - c) Manager. None.
 - d) Village President. President Rintz said he had met with the citizens fundraising committee for the proposed Forest Preserves boathouse at the Tower Road boat launch. Potential sites, design and fundraising were discussed. He suggested anyone interested in joining the group contact Village Manager Bahan. He announced that he had also met with personnel from the Park District to discuss potential improvements to the golf course in tandem with a stormwater detention project. He noted that the Village and Park District are working closely to create stormwater solutions, as well as improve the golf course at no additional cost.
- 6) Approval of the Agenda. President Rintz announced that item 7(e), approval of the refuse truck purchase, would be removed from the Consent Agenda and discussed under New Business. Trustee Swierk, seconded by Trustee Cripe, moved to approve the Agenda. By voice vote, the motion carried.

7) Consent Agenda

- a) Village Council Minutes.
 - i) November 20, 2018 Regular Meeting.
 - ii) December 4, 2018 Regular Meeting.
- b) Approval of Warrant List dated November 30 – December 13, 2018 in the amount of \$1,491,898.84.
- c) Resolution No. R-79-2018: Purchase of Pickup Truck Replacement (Adoption).
- d) Resolution No. R-80-2018: Sewer Truck Replacement (Adoption).
- e) Resolution No. R-81-2018: Refuse Truck Replacement (Adoption). This item was removed from the Consent Agenda and discussed under New Business.
- f) Village Council Meeting Schedule for 2019.

Trustee Lanphier, seconded by Trustee Swierk, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Cripe, Dearborn, Lanphier, Myers, Swierk, and Wedner. Nays: None. Absent: None.

8) Ordinances and Resolutions.

- a) Resolution No. R-77-2018: Approving SAFEbuilt Contract (Adoption). Mr. Schoon explained that the Village contracted with SAFEbuilt for inspection and plan review services in 2013, pursuant to a joint Request For Proposals (RFP) with several neighboring municipalities. The Village has been very satisfied with SAFEbuilt, and has executed two one-year extensions to the original agreement. Since the agreement is due to expire next year, a new joint RFP was issued, to which three firms responded.

Mr. Schoon said staff is recommending another contract with SAFEbuilt, based upon their satisfactory service and cost effectiveness compared to the other responding firms. Next, he reviewed the new pricing and service levels in the proposed new contract.

The Council briefly discussed the recommendation, and there was consensus to approve the new contract with SAFEbuilt.

There being no public comment, Trustee Dearborn, seconded by Trustee Cripe, moved to adopt Resolution No. R-77-2018. By roll call vote, the motion carried. Ayes: Trustees Cripe, Dearborn, Lanphier, Myers, Swierk, and Wedner. Nays: None. Absent: None.

- b) Resolution No. R-78-2018: Pavement Management Testing Services (Adoption). Mr. Bernahl explained that the Village has completed two pavement testing cycles with the Subject vendor, which is a sole-source provider based upon their proprietary software for analyzing road data. Staff recommends adding a sign inventory to this year's pavement testing program, which will add a one-time fee of \$5,400 to the road evaluation project.

Pat Balsamo, League of Women Voters. Ms. Balsamo asked if it is feasible for the Village to consider using a permeable paver system in its Street Rehabilitation Program, similar to a program used by the Village of Kenilworth.

Manager Bahan explained that the Kenilworth program was able to get approval from the Metropolitan Water Reclamation District because that village has a combined storm/sanitary sewer system. He noted that Kenilworth has experienced some performance issues with the pavement, and it has not met expectations. He added that Winnetka is aware of the program and is monitoring developments.

Mr. Bernahl agreed that Kenilworth is experiencing long-term maintenance issues; he said as the technology evolves and improves, Winnetka staff would be amenable to using permeable surfaces on its streets. He added that the Village has installed permeable pavers in two of its parking lots in the Elm Business District.

After a brief Council discussion, all were in agreement to approve the pavement testing contract.

Trustee Wedner, seconded by Trustee Myers, moved to adopt Resolution No. R-78-2018. By roll call vote, the motion carried. Ayes: Trustees Cripe, Dearborn, Lanphier, Myers, Swierk, and Wedner. Nays: None. Absent: None.

9) Old Business. None.

10) New Business.

- a) Resolution No. R-81-2018: Refuse Truck Replacement (Adoption). President Rintz explained that he had removed the Subject Resolution from the Consent Agenda in the interest of transparency, in light of recent changes to the fee structure for refuse collection. He noted that it is important to explain to the community that purchasing new equipment is necessary if the Village is to continue to provide the exceptional refuse collection service that residents expect and desire.

Mr. Bernahl explained that the two refuse trucks are being replaced as part of the long-term replacement program for the refuse fleet, and the purchase has been discussed over last few budget cycles. He explained that a joint bidding process resulted in favorable pricing and trade-in values for the old trucks. He noted that steel tariffs have driven the price of the trucks up slightly since the last two refuse trucks were purchased, to the tune of approximately \$10,000 apiece.

Several Trustees expressed interest in developing a “pay-as-you-throw” fee structure to keep refuse payments fair for all. President Rintz said the proposal will be discussed in the coming year.

Trustee Dearborn, seconded by Trustee Myers, moved to adopt Resolution No. R-81-2018. By roll call vote, the motion carried. Ayes: Trustees Cripe, Dearborn, Lanphier, Myers, Swierk, and Wedner. Nays: None. Absent: None.

11) Appointments: None.

12) Closed Session. None.

13) Adjournment. Trustee Dearborn, seconded by Trustee Myers, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 7:42 p.m.

Recording Secretary



Agenda Item Executive Summary

Title: Warrant List

Presenter: Robert M. Bahan, Village Manager

Agenda Date: 01/08/2019

Consent: ☒ YES ☐ NO

☐ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☒ Informational Only

Item History:

None.

Executive Summary:

The Warrant List dated December 14, 2018 - January 3, 2019 was emailed to each Village Council member.

Recommendation:

Consider approving the Warrant List dated December 14, 2018 - January 3, 2019.

Attachments:

None.



Agenda Item Executive Summary

Title: Resolution No. R-1-2019: GIS Service Provider Agreement (Adoption)

Presenter: Steven M. Saunders, Director of Public Works/Village Engineer

Agenda Date: 01/08/19

Consent: ☒ YES ☐ NO

- ☐ Ordinance
- ☒ Resolution
- ☒ Bid Authorization/Award
- ☐ Policy Direction
- ☐ Informational Only

Item History:

The Village of Winnetka is a member of the Geographic Information Systems Consortium (GISC), a public entity that was formed in 1999 to help small and medium-size communities meet the challenges of developing effective information system solutions. The GISC model is based on creating economies-of-scale that reduce cost and risk for its 32 municipal members. The model provides for a contractual arrangement for the provision of staffing and training for the management, development, operation, and maintenance of the Village's Geographic Information System (GIS); the Village provides the necessary computer hardware, software, and office facilities.

Executive Summary:

This is a renewal of the annual contract with Municipal GIS Partners (MGP), the GISC's selected service provider, for GIS support services. The GISC board performs a service provider evaluation every 3 years. MGP has been the service provider for the GIS Consortium since 1999 and has been re-selected numerous times during this period as the best vendor for these services. The contract consists of a master service provider agreement (reviewed by Holland & Knight) approved by the Village Council in 2014, and an annual "Supplemental Statement of Work" that sets forth the labor hours and rates for the coming year.

The GISC model evaluates communities based on land area and number of parcels, to determine appropriate sharing of staff. Winnetka is allocated 30% of a staff person, meaning we have a GIS staff person in house three days every two weeks, or 30% of the time. The GISC model has a minimum allocation level of 20%, or one day per week, which works well for most communities but, when combined with necessary Information Technology infrastructure purchases, can pose an obstacle for small communities. To address this obstacle, GISC recently created a membership category - "associate member" - that allows small agencies to partner with an existing full GISC member community to join GISC at an allocation of less than 20%. Under a partnership, the full member is billed for the associate member's allocation and is reimbursed by the associate member, through an agreement acceptable to both the full and associate members.

Kenilworth, which has long desired to implement a GIS program, approached Winnetka and GISC about partnering with Winnetka as an associate member. The Village and GISC agreed, and the Village approved an intergovernmental letter agreement with Kenilworth in 2017. Adding Kenilworth as an associate member increased Winnetka's allocation from 30% to 40% (from 3 days every two weeks to 2 days per week). Winnetka uses existing GIS technology resources to host the system, and the specialist resides in Winnetka at the Village Yards. Winnetka's annual GISC staffing expense for 2019 is \$78,316.95, of which \$19,579.24 will be reimbursed by Kenilworth. The attached Statement of Work includes Kenilworth's staffing component. Kenilworth and Winnetka have determined that a simple letter agreement would be sufficient to establish the necessary contractual relationship for Kenilworth's associate membership.

Executive Summary (continued):

For FY 2019, MGP has provided estimates of the labor hours and associated labor rates needed to perform these services, which are set forth in the following table:

Classification	Est. Hours	Hourly Rate	Total
Onsite Analyst	658	\$ 84.00	\$ 55,272.00
Shared Analyst	116	\$ 103.75	\$ 12,035.00
Client Account Manager	66	\$ 111.95	\$ 7,388.70
GIS Manager	25	\$ 144.85	\$ 3,621.25
TOTALS	865		\$78,316.95

The contractual maximum, not-to-exceed figure is \$78,316.95. This represents no increase from the prior year's contract amount. The Village has budgeted \$81,000 in its FY 2019 operating budget for the GIS program, which includes this contract, software support, aerial photography, and mapping services.

In the last year, the work completed under this agreement includes updating and maintaining data, including annual data updates from the County Assessor and planimetric and topographic data obtained via aerial photogrammetry. MGP staff also provided significant support to Village staff in implementing and improving several asset management projects. In the upcoming year, MGP will be providing continuing support for the stormwater utility, including updates of impermeable surface data to keep the utility information current, as well as implementing tablet display, collection, and management of data, allowing field personnel access to detailed mapping and infrastructure information.

Resolution No. R-1-2019 authorizes a supplemental GIS staffing agreement, including the additional Kenilworth allocation, for a total amount not to exceed \$78,316.95. The Resolution also authorizes the Village Manager to conclude a letter agreement with the Village of Kenilworth outlining terms under which Village of Winnetka will arrange for GIS services for the Village of Kenilworth as an associate member of the GIS Consortium.

Recommendation:

Consider adopting Resolution No. R-1-2019, authorizing a supplemental GIS staffing agreement, including the additional Kenilworth allocation, for the period January 1 - December 31, 2019, for a total amount not to exceed \$78,316.95.

Attachments:

- Resolution No. R-1-2019
- Supplemental Statement of Work for GIS Services

RESOLUTION NO. R-1-2019

**A RESOLUTION APPROVING A SUPPLEMENTAL STATEMENT OF WORK
WITH MUNICIPAL GIS PARTNERS, INC. FOR GEOGRAPHIC INFORMATION
SYSTEM SERVICES AND A LETTER AGREEMENT WITH THE VILLAGE OF
KENILWORTH REGARDING GEOGRAPHIC INFORMATION SYSTEM SERVICES**

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

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, authorize and encourage intergovernmental cooperation; and

WHEREAS, on January 1, 2015, the Village entered in to that certain GIS Consortium ("**Consortium**") Service Provider Contract ("**Contract**") with Municipal GIS Partners, Inc. ("**Consultant**"), for the performance of geographic information system services ("**Services**"); and

WHEREAS, pursuant to the Contract, the Village may agree to renew the Contract for calendar year 2019 by entering into a Supplemental Statement of Work ("**SOW**") with Consultant; and

WHEREAS, the Village desires to enter into the SOW with Consultant for the performance of the Services during calendar year 2019 in an amount not to exceed \$78,316.95; and

WHEREAS, the Consortium allows small communities that require less than the minimum staffing allocation for the Services ("**Associate Member**") to partner with an existing full Consortium member, whereby the full Consortium member is billed for the Associate Member's staffing allocation, and the Associate Member reimburses the full Consortium member for the increased costs; and

WHEREAS, the Village of Kenilworth ("**Kenilworth**") desires to partner with the Village as an Associate Member of the Consortium, which will increase the Village's staffing allocation by 10 percent, the cost of which will be reimbursed by Kenilworth pursuant to a letter agreement ("**Letter Agreement**"); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to (1) enter into the SOW with Consultant; and (ii) enter into the Letter Agreement with Kenilworth;

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

January 8, 2019

R-1-2019

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

SECTION 2: APPROVAL OF SUPPLEMENTAL STATEMENT OF WORK. The Village Council hereby approves the SOW in substantially the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE SUPPLEMENTAL STATEMENT OF WORK. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final SOW after receipt by the Village Manager of two executed copies of the final SOW from Consultant; provided, however, that if the Village Manager does not receive two executed copies of the final SOW from Consultant within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the final SOW will, at the option of the Village Council, be null and void.

SECTION 4: APPROVAL OF LETTER AGREEMENT. The Village Council hereby approves, pursuant to the Village's home rule power, the Letter Agreement in a form acceptable to the Village Manager and the Village Attorney.

SECTION 5: AUTHORIZATION TO EXECUTE LETTER AGREEMENT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Letter Agreement after receipt by the Village Attorney of two executed copies of the final Letter Agreement from the Village Manager; provided, however, that if the Village Attorney does not receive two executed copies of the final Agreement from Kenilworth within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the Agreement will, at the option of the Village Council, be null and void.

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

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 8th day of January, 2019, pursuant to the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A

REVISED SUPPLEMENTAL STATEMENT OF WORK

Supplemental Statement of Work

Pursuant to and in accordance with Section 1.2 of that certain GIS Consortium Service Provider Contract dated January 1, 2015 (the “**Contract**”) between the Village of Winnetka, an Illinois municipal corporation (the “**Municipality**”) and Municipal GIS Partners, Incorporated (the “**Consultant**”), the parties hereby agree to the following SUPPLEMENTAL STATEMENT OF WORK, effective January 1, 2019 (“**SOW**”):

1. Description of Additional Services:

Section 3 of the Attachment 1 to the Contract (“Attachment 1”) shall be deleted and replaced with the following language:

“The Consultant will provide the necessary resources to support the GIS program. The allocation of these resources will be reasonably commensurate with the level of expertise required to fulfill the specific task which includes, but is not limited to, the following:

- A. The Onsite Analyst provides the daily operation, maintenance, and support of the program for the Municipality. The Onsite Analyst is responsible for database management and data quality, map and product development, user training and help-desk, project identification and program documentation.
- B. The Shared Analyst provides technical support to the Onsite Analyst and the Municipality including trouble-shooting and project implementation. The Shared Analyst is responsible for developing, testing, and managing the GISC shared solutions including the standard data model and processes, centralized databases, and software applications.
- C. The Client Account Manager is responsible for the coordination and operation of the program for the Municipality including leadership alignment and reporting, planning and budgeting, resource allocation, and performance management.
- D. The Manager is responsible for the overall GISC program including the development and implementation of new shared opportunities based on the direction and instructions of the GISC Board of Directors.”

2. Project Schedule/Term:

Pursuant to Section 5.2 of the Contract, this SOW shall extend the Initial Term for an additional one (1) year period. For the avoidance of doubt, this Renewal Term shall commence on January 1, 2019 and remain in effect for one (1) year.

3. Projected Utilization:

As set forth in Section 4.1(c) of the Contract, the project utilization shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC. The projected utilization for the calendar year beginning January 1, 2019 and ending December 31, 2019 is set forth in this SOW as follows:

- A. 658 hours of Onsite Analyst
- B. 116 hours of Shared Analyst
- C. 66 hours of Client Account Manager
- D. 25 hours of Manager

4. Service Rates:

As set forth in Section 4.1(c) of the Contract, the service rates shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC. The service rates for the calendar year beginning January 1, 2019 and ending December 31, 2019 is set forth in this SOW as follows:

- A. \$ 84.00 per hour for Onsite Analyst
- B. \$103.75 per hour for Shared Analyst
- C. \$111.95 per hour for Client Account Manager
- D. \$144.85 per hour for Manager

Total Not-to-Exceed Amount for Services (Numbers): \$78,316.95.

Total Not-to-Exceed Amount for Services (Figures): seventy-eight thousand, three hundred sixteen and 95/100 dollars.

In the event of any conflict or inconsistency between the terms of this SOW and the Contract or any previously approved SOW, the terms of this SOW shall govern and control with respect to the term, projected utilization rates, service rates and scope of services. All other conflicts or inconsistencies between the terms of the Contract and this SOW shall be governed and controlled by the Contract. Any capitalized terms used herein but not defined herein shall have the meanings prescribed to such capitalized term in the Contract.

SIGNATURE PAGE FOLLOWS

Signature Page to Supplemental Statement of Work

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of _____, _____.

ATTEST:

VILLAGE OF WINNETKA

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

ATTEST:

CONSULTANT:

**MUNICIPAL GIS PARTNERS,
INCORPORATED**

By: Donna J. Thomey
Name: Donna Thomey
Its: Management Support Specialist

By: Thomas A. Thomey
Name: Thomas Thomey
Its: President



Agenda Item Executive Summary

Title: Resolution No. R-2-2019: Purchase of Pickup Truck Replacement (Adoption)

Presenter: James J. Bernahl, Assistant Director of Public Works and Engineering

Agenda Date: 01/08/2019

Consent: ☒ YES ☐ NO

☐	Ordinance
☒	Resolution
☒	Bid Authorization/Award
☐	Policy Direction
☐	Informational Only

Item History:

2019 Budgeted Item

Executive Summary:

In 2019 the Public Works Department budgeted for the replacement of a 2004 Ford F-550 4x4 Pickup Truck, (PW 12). The current vehicle has been used extensively for daily operations including plowing, hauling of materials, special events and emergencies. This vehicle exceeds the Village's policy for the replacement based on age of the truck and due to the age of the vehicle the Village will save in future more costly maintenance repairs. The Public Works Department is proposing to replace this vehicle with a 2019 F-550 with similar equipment including snow removal equipment and necessary upgrades.

To ensure the most fiscally prudent purchase price, the Public Works Department proposes to leverage pricing received as part of the Suburban Purchasing Cooperative contract No. 119286. The Suburban Purchasing Cooperative is a joint purchasing program sponsored by the Northwest Municipal Conference (NWMC), DuPage Mayors & Managers Conference (DMMC) South Suburban Mayors and Managers Association (SSMMA), and Will County Governmental League (WCGL). Together the SPC represents 145 municipalities and townships in northeastern Illinois. The Village has taken advantage of competitive pricing through this program in the past. The apparent low bidder for this contract was Sutton Auto Group of Matteson, Illinois. This was a multi-year contract with an optional three one-year terms upon mutual agreement; the initial contract expiration is July 17, 2019.

Sutton Auto Group submitted quote No. 182 to the Village of Winnetka for a 2019 Ford F-550, 4x4 Pickup Truck with a 4.5 CY capacity bed, Hooklift system, and snow removal equipment for a not to exceed price of \$129,954. Upgrades and snow removal equipment to be provided by Henderson Products; quote No. 182.

Because of the age and condition of the existing PW 12, Henderson Products did not offer the Village an option on a trade in quote for this vehicle. Staff anticipates disposing of the existing vehicle through a separate Council action in February.

Recommendation:

Consider adopting Resolution No. R-2-2019, awarding a purchase order to Sutton Auto Group (Quote No. 182) for the purchase of a new 2019 Ford F-550 4x4 Pickup Truck, with lift gate, and snow removal equipment through Suburban Purchasing Cooperative Contract No. 119286 for a not to exceed amount of \$129,954.

Attachments:

- Resolution No. R-2-2019
- Copy of Proposal from Sutton Auto Group, Quote No. 182
- Copy of Award letter from SPC Contract No. 119286

RESOLUTION NO. R-2-2019

**A RESOLUTION APPROVING THE PURCHASE OF A
FORD F-550 PICKUP TRUCK FROM SUTTON AUTO GROUP**

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

WHEREAS, the Village of Winnetka ("**Village**") is a member of the Northwest Municipal Conference ("**NWMC**"), a corporate organization representing municipalities and townships located within the State of Illinois and Counties of Cook, DuPage, Kane, Lake, and McHenry; and

WHEREAS, the Village participates in the NWMC Suburban Purchasing Cooperative ("**SPC**"), which permits local governments to purchase commodities and services according to contracts negotiated by the NWMC, resulting in significant savings for the Village; and

WHEREAS, the Village Public Works Department ("**Department**") has identified the need to replace a Ford F-550 pickup truck known as Public Works Vehicle No. 12 ("**Existing Truck**") with a 2019 Ford F-550 pickup truck with certain upgrades and snow removal equipment (collectively, the "**New Vehicle**"); and

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

WHEREAS, the SPC identified Sutton Auto Group, of Matteson, Illinois ("**Sutton**"), as the low responsible bidder for the Purchase Contract for the New Vehicle; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the New Vehicle from Sutton, in the amount of \$129,954.00, in accordance with the Purchase Contract;

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

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

SECTION 2. APPROVAL OF PURCHASE. Pursuant to the Village's home rule authority, the Village Council hereby approves the purchase by the Village of the New Vehicle from Sutton, in the total amount of \$129,954.00, in accordance with the Purchase Contract.

SECTION 3. AUTHORIZATION TO PURCHASE. 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 Manager and necessary to purchase the New Vehicle from Sutton in an amount not to exceed \$129,954.00.

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

ADOPTED this 8th day of January, 2019, pursuant to the following roll call vote:

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

Signed

Village President

Countersigned:

Village Clerk



A Joint Purchasing Program For Local Government Agencies

July 18, 2018

Mr. Kyle Mohrbach
Fleet Manager
Sutton Auto Group
21315 Central Ave,
Matteson, IL 60443

Dear Mr. Mohrbach,

This letter is to inform you that the Suburban Purchasing Cooperative's Governing Board has approved the award of SPC Contract #182 for the 2019 Ford F-550 XL Chassis Cab Plus Option Packages and Other Options to Sutton Auto Group based on your response being the lowest responsible, responsive bid and in compliance with all bid specification requirements.

With acceptance of this contract, Sutton Auto Group agrees to all terms and conditions set forth in the specifications contained within the Request for Proposals to which you responded.

Sutton Auto Group, Matteson will handle all billing. Each vehicle purchased will be assessed a \$120.00 administrative fee per vehicle which shall be paid directly by the vendor to the SPC on a quarterly basis.

The SPC looks forward to a productive year working with Sutton Auto Group. Please sign and date this agreement below, retaining copies for your files and returning the original to my attention. The duration of the contract is July 18, 2018 through July 17, 2019. The SPC reserves the right to extend this contract for up to (3) three additional one-year terms upon mutual agreement of the both the vendor and the SPC on a negotiated basis.

Sincerely,

Ellen Dayan, CPPB
Purchasing Director
Northwest Municipal Conference

07.18.18

Name: Ellen Dayan
Northwest Municipal Conference

7/19/18

Name: Kyle Mohrbach
Sutton Auto Group

*DuPage Mayors &
Managers Conference*
1220 Oak Brook Road
Oak Brook, IL 60523
Suzette Quintell
Phone: (630) 571-0480
Fax: (630) 571-0484

*Northwest Municipal
Conference*
1600 East Golf Rd., Suite 0700
Des Plaines, IL 60016
Ellen Dayan, CPPB
Phone: (847) 296-9200
Fax: (847) 296-9207

*South Suburban Mayors
And Managers Association*
1904 West 17th Street
East Hazel Crest, IL 60429
Ed Paesel
Phone: (708) 206-1155
Fax: (708) 206-1133

*Will County
Governmental League*
3180 Theodore Street, Suite 101
Joliet, IL 60435
Cherie Belom
Phone: (815) 729-3535
Fax: (815) 729-3536



Sutton Ford, Inc.
21315 Central Avenue, Matteson, Illinois, 604432893

SPC Contract #182 F-550

Customer Proposal

Prepared for:

John Olson
Winnetka
Office: 847-716-3267
Email: joslon@winnetka.org
Ordering FIN Code: KH387

Prepared by:

Kyle Mohrbach
Office: 708-720-8013
Email: kmohrbach@suttonford.com

Date: 12/06/2018

Vehicle: 2019 F-550 Chassis XL
4x4 SD Regular Cab 169" WB DRW

Quote ID: Winnetka2





Selected Options

Code	Description
F5H	Base Vehicle Price (F5H)
660A	Order Code 660A
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20
44W	Transmission: TorqShift 6-Speed Automatic
X8L	Limited Slip w/4.88 Axle Ratio
68M	GVWR: 19,500 lb Payload Plus Upgrade Package
THB	Tires: 225/70Rx19.5G BSW Traction (THB)
64Z	Wheels: 19.5" Argent Painted Steel
512	Spare Tire, Wheel & Jack
A	HD Vinyl 40/20/40 Split Bench Seat
PAINT	Monotone Paint Application
169WB	169" Wheelbase
96V	XL Value Package
90L	Power Equipment Group
473	Snow Plow Prep Package
41H	Engine Block Heater
61J	6-Ton Hydraulic Jack
62R	Transmission Power Take-Off Provision
67A	Dual Alternators (Total 332-Amps)
52B	Trailer Brake Controller
18B	Platform Running Boards
872	Rear View Camera & Prep Kit
585	Radio: AM/FM Stereo/MP3 Player
76C	Exterior Backup Alarm (Pre-Installed)
525_	Steering Wheel-Mounted Cruise Control
W6_01	Green Gem
425	50-State Emissions System
AS_01	Medium Earth Gray

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Pricing - Single Vehicle

MSRP

Vehicle Pricing

Base Vehicle Price	\$42,210.00
Options & Colors	\$15,350.00
Upfitting	\$0.00
Destination Charge	\$1,495.00
Subtotal	\$59,055.00

Pre-Tax Adjustments

Code	Description	
DEL	SPC Delivery	\$150.00
Plates	M-Plates and Title	\$200.00
SPC	SPC Contract Discount	-\$10,125.00
Henderson	Quote #119286	\$80,674.00
Total		\$129,954.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



HENDERSON

PRODUCTS, INC.

11921 SMITH DRIVE
HUNTLEY, IL 60142
PHONE: 847-836-4996
FAX: 563-927-7108

CUSTOMER QUOTE

Page 1

To: Henderson Truck Equipment - Illinois
Attn: Joe Vagle
Quote Date: 12/5/2018
Valid Until: 1/4/2019

Quoted By: Joe Vagle
Quote #: 119286
Phone: 847-836-4996
Fax: 563-927-7108
Email: jvagle@hendersonproducts.com

Quoted:
Winnetka One Ton 2019

Henderson Products is pleased to present the following quote. Please contact us if you have any questions.

Installation Workup

Facility: **IDC-IL**
Delivery Method: **Henderson Delivers (1-125 Mi)**

Non-Henderson Equipment: **Yes (SELECT OPTIONS BELOW)**
Chassis Make: **Ford**
Chassis Model Yr: **2020**
Chassis Model: **Ford F-550**
Useable CA/CT: **84in.**
Front Frame Wall: **Single Wall**
Front Frame Width: **34"**
Pump Location: **Transmission Mount Pump**
Transmission Type: **Automatic**
Transmission Model: **TRANSMISSION MODEL PLACEHOLDER**
Chassis Options 2: **139504 Fuel fill/DEF needed for ford**

Hitch Type: **F550/Ram/Hino Type Hitch**

Front Plow Type: **Western/Fisher Type Plow**
Western/Fisher Plow Spec: **8-1/2ft. Pro Plus w/ rubber flap**

Spreader Type: **FSM**
FSM Drive Type: **Dual Hydraulic**

Prewet/Liquid System: **V-box Prewet System**
System Type: **FSM**
Tank Configuration: **Factory Supplied/Installed (Sales to order w/unit)**
Drive Configuration: **Hydraulic Drive, Factory Installed (Sales to order w/unit)**
Controls: **Supplied by IDC (sales to order w/ hyd cntrls)**
Feedback Sensor: **Factory Supplied/Installed (Sales to order w/unit)**
Flush Kit: **Factory Supplied/Installed (Sales to order w/unit)**
Liquid Options 1: **Install 75 gallon tank to FSM spreader**

Electrical: **Yes (SELECT RELATED OPTIONS BELOW)**
Power Distribution Panel: **Power Distribution Panel**
Misc Electrical Supplies: **Req'd Misc Elect Supplies**
Worklight(s) QTY: **(QTY 4) Work Lights (Select type below)**





HENDERSON

PRODUCTS, INC.

11921 SMITH DRIVE
HUNTLEY, IL 60142
PHONE: 847-836-4996
FAX: 563-927-7108

CUSTOMER QUOTE

Page 2

Worklight (1) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (1) Gen Location: **On front of body**
Worklight (2) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (2) Gen Location: **On front of body**
Worklight (3) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (3) Gen Location: **On rear of body**
Worklight (4) Type: **LED, Worklight, 4in Round (Optilux)**
Worklight (4) Gen Location: **On front of body**
Back up alarm: **Backup Alarm, 97db**
Junction Box/Backup Alarm Bracket: **Backup Alarm Bracket Installed**
Body up switch/light: **Body UP Switch/Body Up Light (Trucklite)**
Backbone & Wire Standoffs: **10' Backbone (For SA)**
Camera: **Camera supplied with chassis**
Grill Light(s): **Whelen Grill Mount Strobes (Pair)**
IDC Light Package: **72" Justice (ILDOT), no wk lites, Short Risers**
Rear Frm/Hook Mnt 3H Light Kit: **3 hole Frame Mtd SS Lt Box, LED Lt Kit, B/U, Amb, Pr**

Hooklift: **Yes (SELECT RELATED OPTIONS BELOW)**
Hooklift System: **Yes (Select Options Below) (Price System Below)**
Hooklift System Details: **IDC NJ Stock**
Number of attachments: **2 attachments**
cabshield: **Supl'd by fact, Stationary mnt @ IDC (sales to order w/unit)**

Hooklift Spec Notes:

Hydraulics: **Full Hydraulic Package**
Hyd Supplier: **Certified (Select Pkg Below)**
Hyd Supplier (Spec): **11015927**
Controls Type: **Electric Controls**
PTO Type: **Included in Hydraulics Package**
Quick Coupler Upgrade: **Stainless Steel Quick Couplers**
Front Plow Lift Q-Coup Upg: **(2PR) Frnt Plow Lift Q-Coupler**
Front Plow Rev Q-Coup Upg: **(2PR) Frnt Plow Rev Q-Coupler**
Wing Toe Q-Coup Upg: **Not Required**
Wing Heel Q-Coup Upg: **Not Required**
Spinner Q-Coup Upg: **(2PR) Spinner Q-Coupler (1S)**
Auger Q-Coupler Upg: **(1PR) Auger Q-Coupler**
Prewet Q-Coupler Upg: **(1PR) Prewet Q-Coupler**
Anti-Ice Coupler Upg: **Not Required**

Hydraulics Notes:

Quantity of Non-Henderson Equip: **Quantity 1**
Equipment Type 1: **Other**
Equipment 1 quote number: **IDC NJ Stock S/N MK3-25361**

FSM salt / sand V-box spreader





HENDERSON

PRODUCTS, INC.

11921 SMITH DRIVE
HUNTLEY, IL 60142
PHONE: 847-836-4996
FAX: 563-927-7108

CUSTOMER QUOTE

Page 3

HOPPER & CONVEYOR: **201 Stainless Steel**
HOPPER LENGTH: **10'**
POWER: **Single Hyd Auger with sensed motor**
SIDE HEIGHT: **Standard 43" side height (4.5 CY capacity)**
SPINNER CHUTE: **Stainless Manual Tip-up chute- Poly disc**
SCREENS: **Standard duty with Interlock (1/4"x1/4" rnd)**
HOLD DOWN KITS: **Not required with unit**
TAILGATE TRUNION LATCH: **Not required with unit**
LIGHT KIT: **Not required with unit**
FRONT METAL SPILL SHIELDS: **Not required with unit**
RUBBER SIDE SPILL SHIELDS: **Not required with unit**
EXTENDED FRNT GREASE TUBE: **Not required with unit**
STAINLESS FSM STAND: **Not required with unit**
Custom Option Fields: **Note Custom Details Below**
Option 1 Description: **Hook Lift w/ rollers Swaploader SL105**

PWS liquid pre-wetting system

Power Source: **Hydraulic Powered Pump**
Application: **V-box spreader**
Product Size: **Full Size V-Box 10-13FT Long**
Control Box: **No Valve, Hydraulic Powered Pump and Flow Meter**
Pump: **Standard 4.1 GPM Bronze Gear Pump**
Console: **None-Deduct PWSH-I Console**
Tank Size: **Single 75 Gal Poly Tank w/plumbing & hardware**
Spray Assembly: **Std Variable Displacement Nozzle Assembly**
Mounting Hardware: **304SS frame mount hardware for FSH**
Flush Kit: **System flush kit**

Single Package: \$80,674.00
Package(s) : 1
Total: \$80,674.00

Signed: _____ Date: _____

Quote notes:





Agenda Item Executive Summary

Title: Resolution No. R-3-2019: Purchase of Refuse Scooter (Adoption)

Presenter: James J. Bernahl, Assistant Director of Public Works and Engineering

Agenda Date: 01/08/2019

Consent: ☒ YES ☐ NO

☐	Ordinance
☒	Resolution
☒	Bid Authorization/Award
☐	Policy Direction
☐	Informational Only

Item History:

2019 Budgeted Item.

Executive Summary:

In 2017 the Village of Winnetka sought to replace refuse scooters that have been in the Villages' fleet since 2001-2013. The Village has replaced three of the older scooters with new Kubota RTV-x1100 models affixed with refuse dump bodies. To date, the Department is pleased with the overall performance of the new scooter, and the proposed purchase will complete the replacement of all of the older scooters.

The current model offered by Kubota has multiple outstanding features that are appealing to both refuse and fleet services; some of the benefits of the Kubota include the use of a diesel engine, on demand 4X4 drivetrain, independent front and rear suspension, and Broyhill refuse dump box which is very similar to the capacity and operation of current dump boxes.

To ensure the most fiscally prudent purchase price, the Public Works Department proposes to leverage pricing received as part a bid initiated by Sourcewell, formerly known as National Joint Powers Alliance (NJPA). This is a joint purchasing consortium that jointly solicits goods and services for state and local governments. The Village has utilized the bidding service of NJPA in the past for the purchase of other fleet equipment.

NJPA accepted bids for the procurement of "Medium and Light Duty Construction Equipment". This was a multi-year contract that was awarded to Kubota, and has an expiration date of 05/19/2019; NJPA Contract No. 042815-KBA. The current price offered as part of the NJPA bid for the Kubota RTV-X1100 with the necessary refuse dump box, safety equipment is \$28,548.18 per unit.

Recommendation:

Consider adopting Resolution No. R-3-2019, awarding a purchase order to Russo Power Equipment, of Schiller Park, IL in the amount of \$28,548.18 for the purchase of a new 2019 Kubota RTV-X1100CWL-H scooter, refuse dump body, and three sets of replacement tires.

Attachments:

Resolution No. R-3-2019
Copy of Sourcewell proposal from Russo Power equipment

RESOLUTION NO. R-3-2019

**A RESOLUTION APPROVING THE PURCHASE
OF A REFUSE SCOOTER**

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village of Winnetka ("**Village**") is a member of Sourcewell ("**Sourcewell**"), formerly known as the National Joint Powers Alliance, 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 ("**Department**") has identified the need to replace a refuse scooter with a new 2019 Kubota RTV-X1100CWL-H scooter with a refuse dump body and three sets of replacement tires (collectively, "**New Refuse Scooter**"); and

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

WHEREAS, Sourcewell identified Russo Power Equipment, of Schiller Park, Illinois ("**Russo**"), as the low responsible bidder for the Purchase Contract with a purchase price of \$28,548.18; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the New Refuse Scooter from Russo, in the amount of \$28,548.18, in accordance with the Purchase Contract;

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

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

SECTION 2. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the New Refuse Scooter from Russo, in the total amount of \$28,548.18, in accordance with the Purchase Contract.

SECTION 3. AUTHORIZATION TO PURCHASE. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and

necessary to purchase the New Refuse Scooter from Russo in an amount not to exceed \$28,548.18,

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

ADOPTED this 8th day of January, 2019, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Signed

Village President

Countersigned:

Village Clerk

-- Standard Features --

-- Custom Options --



V Series RTV-X1100CWL-H
 *** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model Kubota D1105
 3 Cyl. 68.5 cu in
 +24.8 Gross Eng HP
 75 Amp Alternator

TRANSMISSION

VHT-X
 Variable Hydro Transmission
 Forward Speeds:
 Low 0 - 15 mph
 High 0 - 25 mph
 Reverse 0 - 17 mph
 Limited-slip Front Differential
 Rear differential lock

HYDRAULICS

Hydrostatic Power Steering
 with manual tilt-feature
 Hydraulic Cargo Dump
 Hydraulic Oil Cooler

FLUID CAPACITY

Fuel Tank 7.9 gal
 Cooling 8.3 qts
 Engine Oil 4.3 qts
 Transmission Oil 1.8 gal
 Brake Fluid 0.4 qts

CARGO BOX

Width 57.7in
 Length 40.5 in
 Depth 11.2 in
 Load Capacity 1102 lbs
 Vol. Capacity 15.2 cu ft

+ Manufacturer Estimate

KEY FEATURES

Factory Cab w/ A/C, Heater,
 Defroster
 Fully opening roll-down door
 windows
 Digital Multi-meter
 Speedometer
 Pre-wired w/ speakers/antenna for
 stereo
 Front Independent Adjustable
 Suspension
 Rear Independent Adjustable
 Suspension
 Brakes - Front/Rear Wet Disc
 Rear Brake Lights / Front
 Headlights
 2" Hitch Receiver, Front and Rear
 Deluxe 60/40 split bench seats
 with driver's side seat adjustment
 Underseat Storage Compartments
 Deluxe Front Guard
 (radiator guard, bumper, and lens
 guard)

SAFETY EQUIPMENT

SAE J2194 & OSHA 1928 ROPS
 Horn
 Dash-mounted Parking Brake
 Spark Arrestor Muffler
 Retractable 2-point Seat Belts

DIMENSIONS

Width 63.2 in
 Height 79.5 in
 Length 120.3 in
 Wheelbase 80.5 in
 Tow Capacity 1300 lbs
 Ground Clearance 10.4 in
 Suspension Travel 8 in
 Turning Radius 13.1 ft

Factory Spray-on Bedliner
 "L" Models Only

Bright Alloy Wheels (Silver-
 painted)
 Silver-painted with machined
 surface
 "S" Models only

TIRES AND WHEELS

Heavy Duty Worksite 25 x 10 - 12, 6 ply

RTV-X1100CWL-H Base Price: \$21,322.00

(1) BACKUP ALARM K7591-99640-BACKUP ALARM	\$137.00
(1) REAR HALOGEN WORK LIGHT (1 LIGHT) K7731-99630-REAR HALOGEN WORK LIGHT (1 LIGHT)	\$111.00
(1) FRONT HALOGEN WORK LIGHTS (SET OF 2) K7731-99620-FRONT HALOGEN WORK LIGHTS (SET OF 2)	\$158.00
(1) TURN SIGNAL/HAZARD LIGHT KIT K7731-99610-TURN SIGNAL/HAZARD LIGHT KIT	\$277.00
(1) TRAILER HITCH - BALL MOUNT V5200-TRAILER HITCH - BALL MOUNT	\$36.00
Configured Price:	\$22,041.00
Sourcewell Discount:	(\$4,849.02)
SUBTOTAL:	\$17,191.98
Dealer Assembly:	\$262.08
Freight Cost:	\$705.00
PDI:	\$400.00
Weight Kit	\$395.00
Broyhill Refuse Box	\$5,948.00
Broyhill Poly Cutout w/Reinforcement	\$425.00
Hydro Hose Add on for Refuse Box	\$425.00
3 Sets of Tires	\$1,740.00
Set Up Custom Install	\$975.00
77700-V5059 2 External Mirrors	\$81.12

Total Unit Price: \$28,548.18

Quantity Ordered: 1

Final Sales Price: \$28,548.18

**Purchase Order Must Reflect
the Final Sales Price**

**To order, place your Purchase Order directly with the quoting
dealer**

*All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.



Agenda Item Executive Summary

Title: Resolution No. R-4-2019: Approving a Fourth Amendment to a License Agreement with New Cingular Wireless PCS (Adoption) +

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/08/19

Consent: ☒ YES ☐ NO

- ☐ Ordinance
- ☒ Resolution
- ☐ Bid Authorization/Award
- ☐ Policy Direction
- ☐ Informational Only

Item History:

In November 2007, the Village entered into a license agreement with New Cingular Wireless PCS LLC, to allow certain wireless communication antennas and equipment to remain on the smokestack and within the Electric Plant for operation of New Cingular's wireless telecommunications system. In June 2010, the Village Council adopted Resolution No. R-28-2010, amending the license agreement and granting New Cingular's request to install a fiber optic connection between the cellular equipment located within the plant and AT&T fiber located in the Tower Road right-of-way. In October 2011, the Village Council adopted Resolution No. R-30-2011, amending the license agreement and granting New Cingular's request to install additional antennas, coaxial cable and equipment. In February 2015, the Village Council adopted Resolution No. R-1-2015, amending the license agreement and granting New Cingular's request to install fiber cable, signal amplifiers, antennas and other equipment.

Executive Summary:

New Cingular is requesting approval of a fourth license amendment to install additional infrastructure to support a project called FirstNet. FirstNet is a Federal project which provides emergency responders priority access through a public safety broadband network. In conjunction with the request for equipment changes, New Cingular is seeking to extend the term of the agreement, which currently expires on October 31, 2020. The addition of new equipment at the site, expansion of New Cingular's use of the facilities and the extension of the term require Council approval.

The Fourth Amendment incorporates four significant changes to the agreement. These are summarized as follows:

- a) Revises the definition of "Telecommunication Service" to permit use of the site for the FirstNet public safety broadband service.
- b) Revises the agreement language to clarify the protocol for New Cingular and their contractors to access the site.
- c) Revises the end term of the agreement from October 31, 2020 to October 31, 2030 (with potential for additional 3 years).
- d) Revises the annual license fee.

The proposed equipment changes are summarized as follows:

Equipment to be added on the Electric Plant stack:

- (1) Fiber cable
- (12) dc power cables
- (3) New antennas [size 72" x 19.6" x 7.8"]
- (3) Remote radio units [size 16.5" x 13.4" x 7.7"]
- (3) Remote radio units [size 14.96" x 13.19" x 5.39"]

Executive Summary (continued):

Equipment to be removed from the Electric Plant stack:

(6) Tower mounted amplifiers [6.3" x 7.7" x 3.1"]

(3) Existing antennas [51" x 6" x 3"]

Photo simulations of the "before" and "after" appearance of the Electric Plant stack have been provided in Exhibit B.

The proposed term contained in the Fourth Amendment would be extended until October 31, 2030 and provide New Cingular with the option to extend the term for three successive one-year terms on the same terms and conditions.

In consideration of the proposed changes, New Cingular has agreed to an increase in the License Fee. For the period of time between issuance of a building permit and October 31, 2019, New Cingular will pay an additional \$10.96 per day (~\$4,000 annually). On November 1, 2019, the annual license fee will increase from \$74,701.74 to \$82,046.56. In addition, for each term ending after October 31, 2020, the annual license fee escalation will increase from 4.0% to 4.25% for each subsequent term year.

The original license agreement was authorized by Resolution. As such, this amendment, like the other three amendments, must also be done by resolution. Resolution No. R-4-2019 authorizes the Fourth Amendment to the 2008 Cellular Antenna License Agreement between the Village of Winnetka and New Cingular Wireless PCS, substantially in the form attached to Resolution No. R-4-2019.

Recommendation:

Consider adoption of Resolution No. R-4-2019, approving the Fourth Amendment to the 2008 Cellular Antenna License Agreement between the Village of Winnetka and New Cingular Wireless PCS, LLC.

Attachments:

- Resolution No. R-4-2019
- Exhibit A: Fourth Amendment to the November 1, 2007 Cellular Antenna Site License Agreement between the Village of Winnetka and New Cingular Wireless PCS, LLC
- Exhibit B: Photo Simulations

**A RESOLUTION
APPROVING A FOURTH AMENDMENT TO
A LICENSE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC**

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, on January 15, 2008, the Council of the Village of Winnetka ("**Village Council**") adopted Resolution No. R-4-2008, approving and authorizing the execution of a license agreement ("**License Agreement**") with New Cingular Wireless PCS, LLC ("**Cingular**"), which License Agreement granted Cingular a license to install certain cellular telecommunication equipment ("**Facilities**") at the water and electric plant located at Tower Road in the Village ("**Water and Electric Plant**"); and

WHEREAS, on June 15, 2010, the Village Council adopted Resolution No. R-28-2010, approving and authorizing the execution of a first amendment to the License Agreement ("**First Amendment**") with Cingular; and

WHEREAS, on October 18, 2011, the Village Council adopted Resolution No. R-30-2011 approving and authorizing the execution of a second amendment to the License Agreement ("**Second Amendment**") with Cingular; and

WHEREAS, on February 3, 2015, the Village Council adopted Resolution No. R-1-2015 approving and authorizing the execution of a third amendment to the License Agreement with Cingular ("**Third Amendment**") (the License Agreement, as amended by the First Amendment, Second Amendment, and Third Amendment, is the "**Agreement**"); and

WHEREAS, the term of the Agreement ended on October 31, 2020; and

WHEREAS, the Village and Cingular desire to enter into a Fourth amendment to the Agreement ("**Fourth Amendment**") to extend the term of the Agreement and set the license fees during the extension term; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to enter into the Fourth Amendment with Cingular;

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

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

SECTION 2: APPROVAL OF FOURTH AMENDMENT. The Village Council hereby approves the Fourth Amendment in substantially the form attached to this Resolution as **Exhibit A**, and in a final form approved by the Village Manager.

SECTION 3: AUTHORIZATION TO EXECUTE FOURTH AMENDMENT. The Village Council hereby authorizes the Village President to execute, and the Village Clerk to attest, the final Fourth Amendment only after receipt by the Village Clerk of at least two executed copies of the final Fourth Amendment from Cingular; provided, however, that if the Village Clerk does not receive such executed copies of the final Fourth Amendment from Cingular within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the final Fourth Amendment will, at the option of the Village Council, be null and void.

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

ADOPTED this ____ day of _____, 2019, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
FOURTH AMENDMENT

Cell Site No.: IL0062
Cell Site Name: WINNETKA POWER PLANT
Fixed Asset No.: 10005098
Market: IL/WI

**FOURTH AMENDMENT
TO THE NOVEMBER 1, 2007 CELLULAR ANTENNA SITE LICENSE AGREEMENT
BETWEEN THE VILLAGE OF WINNETKA AND NEW CINGULAR WIRELESS PCS
(Water & Electric Plant)**

THIS FOURTH AMENDMENT TO THE NOVEMBER 1, 2007 CELLULAR ANTENNA SITE LICENSE AGREEMENT BETWEEN THE VILLAGE OF WINNETKA AND NEW CINGULAR WIRELESS PCS ("*Fourth Amendment*"), dated as of this ____ day of _____, 2019, ("*Effective Date*"), is by and between the VILLAGE OF WINNETKA, an Illinois home rule municipal corporation ("*Village*"), and NEW CINGULAR WIRELESS PCS, LLC, a Delaware limited liability company ("*Licensee*").

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

SECTION 1. RECITALS.

A. The Village is the owner of the property commonly known as 725 and 735 Tower Road in the Village and legally described in **Exhibit 1** to this Fourth Amendment ("*Property*").

B. The Property is improved with a water and electric plant, including the Building and the Tower.

C. On November 1, 2007, the Village and the Licensee entered into that certain "License Agreement Permitting a Cellular Antenna Site at the Water & Electric Plant" ("*License Agreement*"), under which License Agreement the Village granted the Licensee a license to install and maintain certain telecommunications equipment within the Licensed Premises located at the Building and the Tower ("*License*").

D. On July 20, 2010, the Village and the Licensee entered into that certain "First Amendment to the 2008 Cellular Antenna Site License Agreement" ("*First Amendment*"), which amended the License Agreement to: (i) permit the Licensee to install and maintain additional conduit on and within the Building; and (ii) increased the License Fee by \$3,000.00 per year.

E. On November 3, 2011, the Village and the Licensee entered into that certain "Second Amendment to the November 1, 2007 Cellular Antenna License Agreement" ("*Second Amendment*"), which amended the License Agreement: (i) to permit the Licensee to install and maintain certain additional telecommunications equipment on and within the Building and the Tower; and (ii) increased the License Fee to \$52,500.00, effective November 1, 2011, and provided for a four percent (4%) annual increase in the License Fee each year thereafter.

F. On March 13, 2015, the Village and the Licensee entered into that certain “Third Amendment to the 2008 Cellular Antenna License Agreement” (“*Third Amendment*”) (the License Agreement, First Amendment, Second Amendment, and Third Amendment are, collectively, the “*Agreement*”), which amended the License Agreement to: (i) permit the Licensee to remove certain telecommunications equipment from the Licensed Premises; (ii) permit the Licensee to install and maintain certain additional telecommunications equipment on the Licensed Premises; and (iii) increase the License Fee.

G. The Term of the Agreement will end on or before October 31, 2020.

H. The Licensee and Village now desire to further amend the Agreement to: (i) extend the Term of the Agreement; (ii) permit Licensee to replace and install equipment on the Licensed Premises to enable Licensee to provide its customers access to the FirstNet public safety broadband network; (iii) increase the License Fee; and (iv) clarify the procedures for Licensee’s Access to the Property.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. **Definitions.** All capitalized words and phrases used throughout this Fourth Amendment have the meanings set forth in the various provisions of this Fourth Amendment. If a word or phrase is not specifically defined in this Fourth Amendment, it has the same meaning as in the Agreement.

B. **Rules of Construction.** Except as specifically provided in this Fourth Amendment, all terms, provisions and requirements contained in the Agreement remain unchanged and in full force and effect. In the event of a conflict between the text of the Agreement and the text of this Fourth Amendment, the text of this Fourth Amendment controls.

SECTION 3. AMENDMENT OF LICENSE AGREEMENT.

The Village and the Licensee hereby agree that the Agreement is hereby amended as follows:

A. **Licensee Facilities.** The definition of “Licensee Facilities” set forth in Section 1, titled “Definitions,” of the Agreement is hereby deleted in its entirety and replaced with the following:

“The equipment, hardware, and other personal property owned by the Licensee and depicted on the Construction Plans in **Exhibit 2** of the Fourth Amendment, which by this reference, is made a part of this License Agreement.”

B. **Licensed Premises.** The definition of “Licensed Premises” set forth in Section 1, titled “Definitions,” of the Agreement is hereby deleted in its entirety and replaced with the following:

“Those certain locations on and within the Building and the Tower depicted on **Exhibit 3** of the Fourth Amendment, which by this reference, is made a part of this License Agreement.”

C. Telecommunications Service. The definition of “Telecommunications Service” set forth in Section 1, titled “Definitions,” of the Agreement is hereby deleted in its entirety and replaced with the following:

“(i) Any wireless services offering voice, data and video communications, and any other communications services, permitted under Commercial Mobile Radio Services, Land Mobile Radio Services, Personal Communications Service-Broadband Radio Station Authorization License, and (ii) FirstNet public safety broadband services.”

D. Notice of Access. Subsection (c) of Section 4, titled “Access,” of the Agreement, is hereby deleted and replaced with the following:

“(c) Notwithstanding anything to the contrary contained in Section 4(a) and 4(b) of this Agreement, Licensee shall not enter the Property for any reason without providing the Village prior notice by telephoning the Village Plant Operator at (847) 716-3633.”

E. Licensee and Contractor Access. Section 4, titled “Access,” of the Agreement, is hereby amended by adding the following as subsections 4(d) and 4(e):

“(d) Notwithstanding anything to the contrary contained in Section 4(a) and 4(b) of this Agreement, all employees of Licensee desiring to enter the Property must present to the Village a company-issued photo identification card.

“(e) Notwithstanding anything to the contrary contained in Section 4(a) and 4(b) of this Agreement, no contractor of Licensee may access the Property for any reason except upon the satisfaction of the following conditions:

(i) If the Licensee’s contractor is accompanied by an employee of Licensee, the contractor may access the Property provided that the contractor presents to the Village a government issued photo identification card and proof of the company for which the contractor works; or

(ii) If the Licensee desires its contractor to access the Property without being accompanied by an employee of Licensee, Licensee must: (a) provide a prior written request to the Village’s Director of Water & Electric or Electric Plant Supervisor that identifies the specific employee of its contractor it desires to access the Property; and (b) mutually agree with the Village on a scheduled time for the contractor’s employee to access the Property. In addition, the contractor designated by Licensee must presents to the Village a government issued photo identification card and proof of the company for which the contractor works.”

F. Term. Section 5 of the Agreement, titled “Term,” is hereby deleted in its entirety and replaced with the following:

"5. Term. The term of this Agreement ("***Term***") shall commence on November 1, 2007 ("***Commencement Date***") and expire on October 31, 2030. Licensee shall have the right to extend the Term for three successive one-year terms (each a "***Renewal Term***") on the same terms and conditions set forth in this Agreement. This Agreement shall automatically be extended for each Renewal Term, under the same terms and conditions, unless Licensee provides the Village at least one-year advanced written notice of its intention to terminate this Agreement."

G. License Fee. Section 6 of the Agreement, titled "License Fee," is hereby deleted in its entirety and replaced with the following:

"6. License Fee. In consideration for the License granted by the Village pursuant to the License Agreement, Licensee must pay the Village:

- (a) \$10.96 per day for the period between the date the Village issues Licensee a building permit to bring the Licensee Facilities into accordance with the Construction Plans attached to the Fourth Amendment as Exhibit 1 until October 31, 2019 ("***Prorated Period***"), which payment for the entire Prorated Period shall be due no later than 10 business days after the Village issues such building permit; and
- (b) For the remainder of the Term after the Prorated Period, an annual license fee of \$82,046.56 ("***License Fee***"), which License Fee shall (i) be due on November 1, 2019; and (ii) for each year after the Term year ending October 31, 2020, increase by 4.25 percent over the License Fee charged in the immediately preceding Term year."

SECTION 4. NO ALTERATION WITHOUT VILLAGE APPROVAL.

Notwithstanding anything to the contrary in the Agreement or this Fourth Amendment, Licensee may not alter or add any Licensee Facilities without the prior written approval of the Village.

SECTION 5. 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 Licensee shall pay to the Village, no later than 45 days after receipt by the Licensee of a written demand or demands therefor from the Village, all legal fees, costs, and expenses incurred or accrued in connection with the negotiation, preparation, consideration, and review of this Fourth Amendment, up to the amount of \$1,000.00 in addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF the parties hereto have caused this Fourth Amendment to be executed, effective as of the date first written above.

ATTEST:

VILLAGE OF WINNETKA,
an Illinois home rule municipal corporation

Robert M. Bahan, Village Clerk

By: _____
Christopher Rintz
Its: Village President

ATTEST:

NEW CINGULAR WIRELESS PCS, LLC
a Delaware limited liability company
By: AT&T Mobility Corporation
Its: Manager

By: _____

By: _____

Its: _____

Its: _____

Cell Site No.: IL0062
Cell Site Name: WINNETKA POWER PLANT
Fixed Asset No.: 10005098
Market: IL/WI

EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

Reference the attached Legal Description of the Property.

EXHIBIT 1

Common address or approximate location of Premises:

Tower Road and Sheridan Road, Winnetka, Illinois

Legal Descriptions:

Lots 1, 2 and 3 in Chandler's Subdivision, being a subdivision of Block 15 of Hubbard Estate Subdivision, in the Northeast Fractional 1/4 of Section 17, Township 42 North, Range 13, east of the third principal meridian, as per plat thereof recorded as document number 5849038 (except from said Lots 1, 2 and 3 that part bounded and described as follows, to wit: beginning at a point in the easterly line of Sheridan Road (being the westerly line of said Chandler's Subdivision) 30 feet southerly from (measured at right angles to) the northerly line of said Chandler's Subdivision; running thence northeasterly in a straight line to a point 36 feet southeasterly from (measured at right angles to) the said northerly line of said Chandler's Subdivision at a point 180 feet (as measured along said northerly line of said Chandler's Subdivision) from the easterly line of Sheridan Road; thence northeasterly in a straight line to a point 51 feet from (measured at right angles to) the said northerly line of said Chandler's Subdivision, at a point 255 feet (as measured along said northerly line of said Chandler's Subdivision) from the easterly line of Sheridan Road; thence northeasterly in a straight line to a point 55 feet from (measured at right angles to) the said northerly line of said Chandler's Subdivision, at a point 357.5 feet (measured along said northerly line of said Chandler's Subdivision) from the easterly line of Sheridan Road; thence southeasterly in a straight line to a point on the northerly line of said Lot 2 of said Chandler's Subdivision 370 feet (as measured along said northerly line of said Lot 2) from the easterly line of Sheridan Road; thence southeasterly in a straight line to a point 3 feet due north of a point in the north line of North Avenue (being the south line of said Chandler's Subdivision) said point in North Avenue being 468 feet east (measured along the north line of said North Avenue) of the northeast corner of Sheridan Road and North Avenue; thence south in a straight line a distance of 3 feet to the north line of North Avenue; thence west along said north line of North Avenue a distance of 468 feet to the point of intersection of the north line of North Avenue with the northeasterly line of Sheridan Road; thence northwesterly along the northeasterly line of Sheridan Road to the place of beginning) all in Cook County, Illinois.

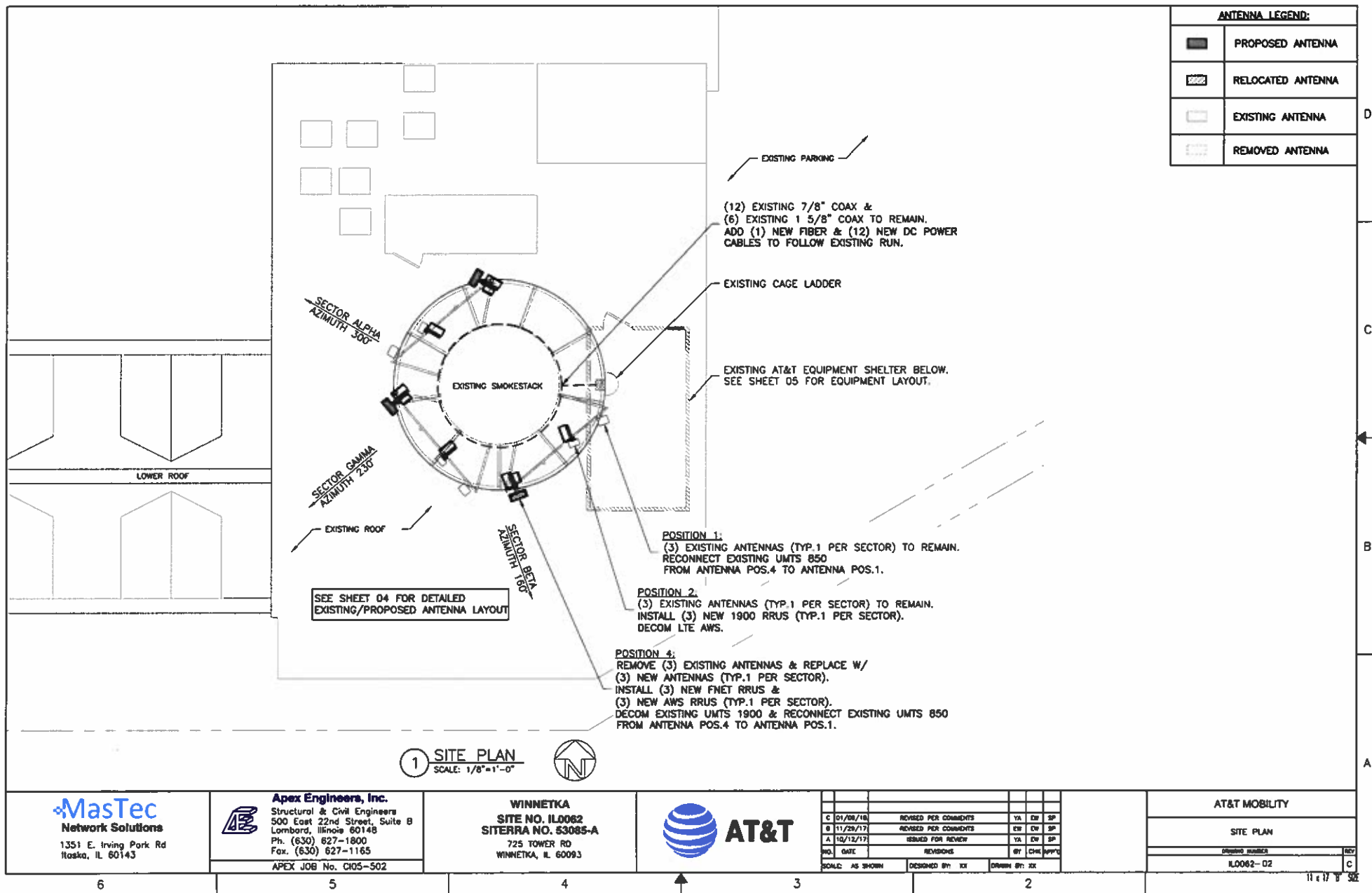
Also parcel "J" - 011 shown on Exhibit "B" and also Tower Road east of Sheridan Road all in Cook County, Illinois.

Cell Site No.: IL0062
Cell Site Name: WINNETKA POWER PLANT
Fixed Asset No.: 10005098
Market: IL/WI

EXHIBIT 2
CONSTRUCTION PLANS

Reference Construction Plans prepared by Apex Engineers, dated January 9, 2018.

PROJECT INFORMATION		 AT&T SITE NUMBER: IL0062 SITE NAME: WINNETKA PROJECT: LTE 4C (1900)/ 4TXRX (AWS) SWAP/ LTE 5C FNET (700)		AT&T APPROVAL SITE ACQUISITION MANAGER: _____ Date _____ MASTEC CONSTRUCTION MANAGER: _____ Date _____ MASTEC SA PROJECT MANAGER: _____ Date _____ MASTEC SA SPECIALIST: _____ Date _____ MASTEC COMPLIANCE MANAGER: _____ Date _____ AT&T RF PROJECT MANAGER: _____ Date _____ AT&T PROJECT MANAGER: _____ Date _____																																								
APPLICANT: AT&T 930 NATIONAL PARKWAY SCHAMBURG, IL 60173 FA CODE: 10005098 PROPOSED USE: TELECOMMUNICATIONS FACILITY STRUCTURE TYPE: SILO SITE ADDRESS: 725 TOWER ROAD WINNETKA, IL 60093 PROPERTY OWNER: VILLAGE OF WINNETKA, ATTENTION: ROBERT BAHAN 510 GREEN BAY ROAD, WINNETKA, IL 60093 BRAN KEYS (847) 718-3556 PARCEL NUMBER: TBD JURISDICTION: COOK COUNTY LATITUDE: 42° 6' 55.501" N LONGITUDE: 87° 43' 51.589" W LAT/ LONG TYPE: NAD 83 GROUND ELEVATION: 588 FT MSL POWER COMPANY: COMED PHONE: (800) 334-7661 TELEPHONE COMPANY: AT&T PHONE: (800) 257-0902		AT&T MOBILITY APPROVAL Real Estate: _____ Date _____ RF: _____ Date _____ Operation: _____ Date _____		LTE PROJECT ☒ 700 ☒ AWS ☒ 1900 ☐ 850 ☒ WCS ☒ FNET 700																																								
DRAWING INDEX		VICINITY MAP		APPLICABLE BUILDING CODES AND STANDARDS																																								
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		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>NAME</th> <th>COMPANY</th> <th>NUMBER</th> </tr> </thead> <tbody> <tr> <td>A/E</td> <td>SATISHKUMAR C. PATEL</td> <td>APEX ENGINEERS, INC.</td> <td>(630) 627-1800</td> </tr> <tr> <td>SA</td> <td>MANUEL M. FERRA</td> <td>MASTEC</td> <td>(847) 463-5957</td> </tr> <tr> <td>RF</td> <td>DANIL SHAH</td> <td>AT&T MOBILITY</td> <td>(847) 330-7661</td> </tr> <tr> <td>PM</td> <td>TERESA PISSONS</td> <td>MASTEC</td> <td>(847) 463-5957</td> </tr> <tr> <td>CM</td> <td></td> <td>MASTEC</td> <td></td> </tr> </tbody> </table>			NAME	COMPANY	NUMBER	A/E	SATISHKUMAR C. PATEL	APEX ENGINEERS, INC.	(630) 627-1800	SA	MANUEL M. FERRA	MASTEC	(847) 463-5957	RF	DANIL SHAH	AT&T MOBILITY	(847) 330-7661	PM	TERESA PISSONS	MASTEC	(847) 463-5957	CM		MASTEC		I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE REQUIREMENT OF ALL APPLICABLE CODES AND ORDINANCES. DATE: 01/08/18																
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 MasTec Network Solutions 1351 E. Irving Park Rd Itasca, IL 60143		 Apex Engineers, Inc. Structural & Civil Engineers 500 East 22nd Street, Suite B Lombard, Illinois 60148 Ph. (630) 627-1800 Fax. (630) 627-1165 APEX JOB No. C105-502		WINNETKA SITE NO. IL0062 SITERRA NO. 63085-A 725 TOWER RD WINNETKA, IL 60093																																								
 AT&T		 AT&T		AT&T MOBILITY TITLE SHEET DRAWING NUMBER IL0062-01																																								



MasTec
Network Solutions
1351 E. Irving Park Rd
Itasca, IL 60143



Apex Engineers, Inc.
Structural & Civil Engineers
500 East 22nd Street, Suite B
Lombard, Illinois 60148
Ph. (630) 627-1800
Fax. (630) 627-1165
APEX JOB No. C105-502

WINNETKA
SITE NO. IL0062
SITERA NO. S3085-A
725 TOWER RD
WINNETKA, IL 60093



C	01/08/18	REVISED PER COMMENTS	YA	DE	SP
B	11/29/17	REVISED PER COMMENTS	EW	DE	SP
A	10/12/17	ISSUED FOR REVIEW	YA	DE	SP
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: XX	DRAWN BY: XX		

AT&T MOBILITY

SITE PLAN

DRAWING NUMBER

IL0062-02

11 of 11

NOTE:

REFER TO RF DESIGN SHEET/ SCOPING FORM & INSTALL AS REQUIRED DC/FC BOX, XMU, FIBER BOX 6601, DUS41, PATCH PANEL TELECT 5216, BREAKERS & MISC. EQUIPMENT. ALSO, DECOM GSM/UMTS EQUIPMENT/COAX AS SHOWN ON SCOPING FORM.

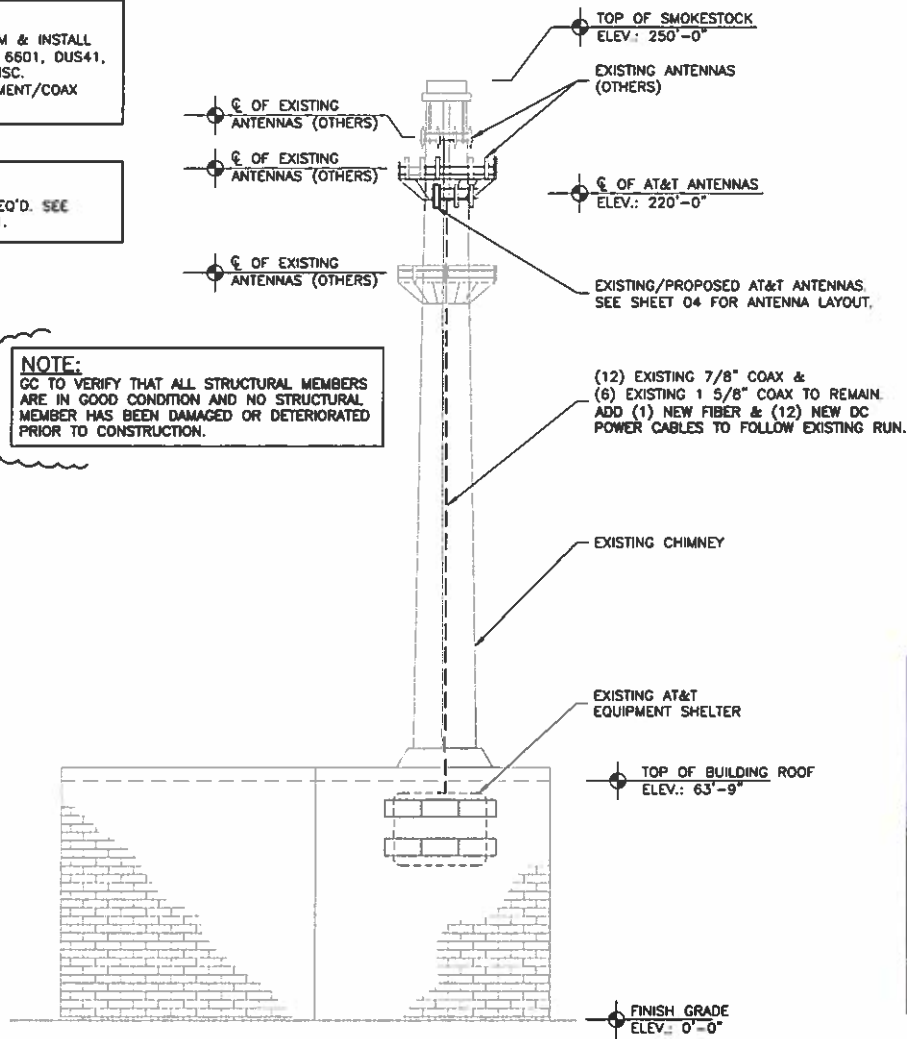
NOTE:

REINFORCE EXISTING ANTENNA FRAMES AS REQ'D. SEE MOUNT MODIFICATION DRAWING IN SHEET S01.

⚠

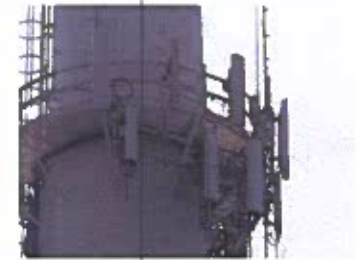
NOTE:

GC TO VERIFY THAT ALL STRUCTURAL MEMBERS ARE IN GOOD CONDITION AND NO STRUCTURAL MEMBER HAS BEEN DAMAGED OR DETERIORATED PRIOR TO CONSTRUCTION.



1 TOWER ELEVATION
SCALE: 1/32"=1'-0"

PICTURES TAKEN ON 09/14/2017



SECTOR ALPHA



SECTOR BETA



SECTOR GAMMA



EXISTING TOWER

MasTec
Network Solutions
1351 E. Irving Park Rd
Itasca, IL 60143



Apex Engineers, Inc.
Structural & Civil Engineers
500 East 22nd Street, Suite B
Lombard, Illinois 60148
Ph. (630) 627-1800
Fax. (630) 627-1165
APEX JOB No. C105-502

WINNETKA
SITE NO. IL0062
SITERA NO. 53085-A
725 TOWER RD
WINNETKA, IL 60093



AT&T

REV.	DATE	REVISIONS	BY	CHK	APP
0	01/08/18	REVISED PER COMMENTS	YLS	DF	SP
1	11/29/17	REVISED PER COMMENTS	CH	DF	SP
2	10/12/17	ISSUED FOR REVIEW	YLS	DF	SP
3		REVISIONS	BY	CHK	APP
SCALE: AS SHOWN					
DESIGNED BY: JCY			DRAWN BY: JCY		

AT&T MOBILITY

TOWER ELEVATION

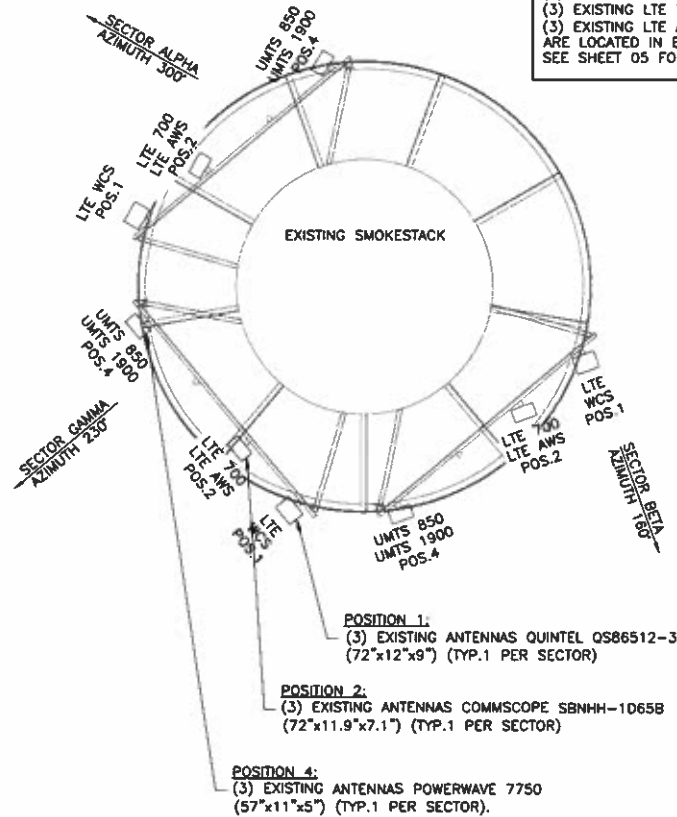
DRAWING NUMBER
IL0062-03

11 x 17 1/2" 300

EXISTING ANTENNA MODELS, POSITIONS & AZIMUTHS ARE ASSUMED BASED ON RFDS. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION & COORDINATE WITH AT&T RF ENGINEER FOR ANY DISCREPANCY.

REFER TO RF DESIGN SHEET FOR ADDITIONAL INFORMATION ON TMA'S/DIPLEXERS/DC&FIBER BOX/SQUID

(3) EXISTING LTE WCS RRUS32,
(3) EXISTING LTE 700 RRUS11 &
(3) EXISTING LTE AWS RRUS11 W/A2 BOX
ARE LOCATED IN EQUIPMENT SHELTER.
SEE SHEET 05 FOR EQUIPMENT LAYOUT.



1 EXISTING ANTENNA LAYOUT
SCALE: N.T.S.

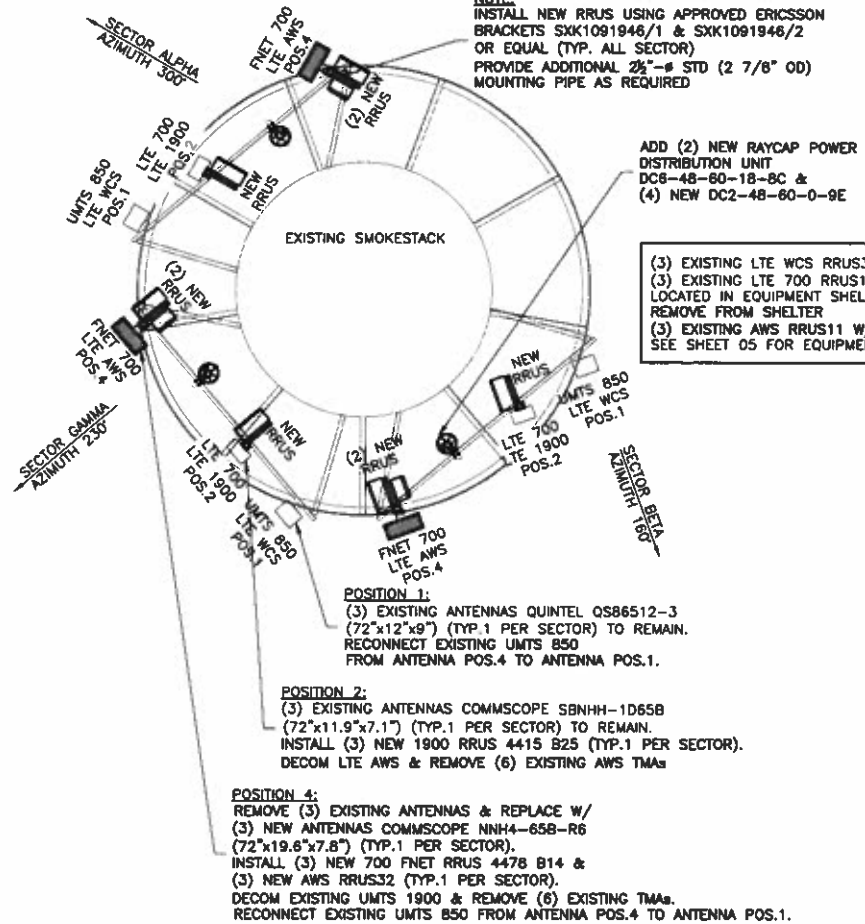
RELOCATE/ ADD/ REPLACE MOUNTING PIPES AS REQUIRED TO ACCOMMODATE NEW ANTENNAS

NOTE:
REINFORCE EXISTING ANTENNA FRAMES AS REQ'D. SEE MOUNT MODIFICATION DRAWING IN SHEET S01.

NOTE:
INSTALL NEW RRUS USING APPROVED ERICSSON BRACKETS SXK1091946/1 & SXK1091946/2 OR EQUAL (TYP. ALL SECTOR)
PROVIDE ADDITIONAL 2 1/2" STD (2 7/8" OD) MOUNTING PIPE AS REQUIRED

ADD (2) NEW RAYCAP POWER DISTRIBUTION UNIT
DC6-48-60-18-8C &
(4) NEW DC2-48-60-0-8E

(3) EXISTING LTE WCS RRUS32 &
(3) EXISTING LTE 700 RRUS11
LOCATED IN EQUIPMENT SHELTER TO REMAIN.
REMOVE FROM SHELTER
(3) EXISTING AWS RRUS11 W/A2 BOX.
SEE SHEET 05 FOR EQUIPMENT LAYOUT.



2 PROPOSED ANTENNA LAYOUT
SCALE: N.T.S.

MasTec
Network Solutions
1351 E. Irving Park Rd
Itasca, IL 60143

Apex Engineers, Inc.
Structural & Civil Engineers
500 East 22nd Street, Suite B
Lombard, Illinois 60148
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Fax. (630) 627-1165
APEX JOB No. C05-S02

WINNETKA
SITE NO. IL0062
SITERRA NO. 53085-A
725 TOWER RD
WINNETKA, IL 60093



C	01/09/16	REVISED PER COMMENTS	VA	CH	SP
B	11/29/17	REVISED PER COMMENTS	CH	CH	SP
A	10/12/17	ISSUED FOR REVIEW	VA	CH	SP
NO.	DATE	REVISIONS	BY	CHK	APPV
SCALE: AS SHOWN					
DESIGNED BY: JCK					
DRAWN BY: JCK					

AT&T MOBILITY
ANTENNA LAYOUT
000000-04
IL0062-04

NOTES:

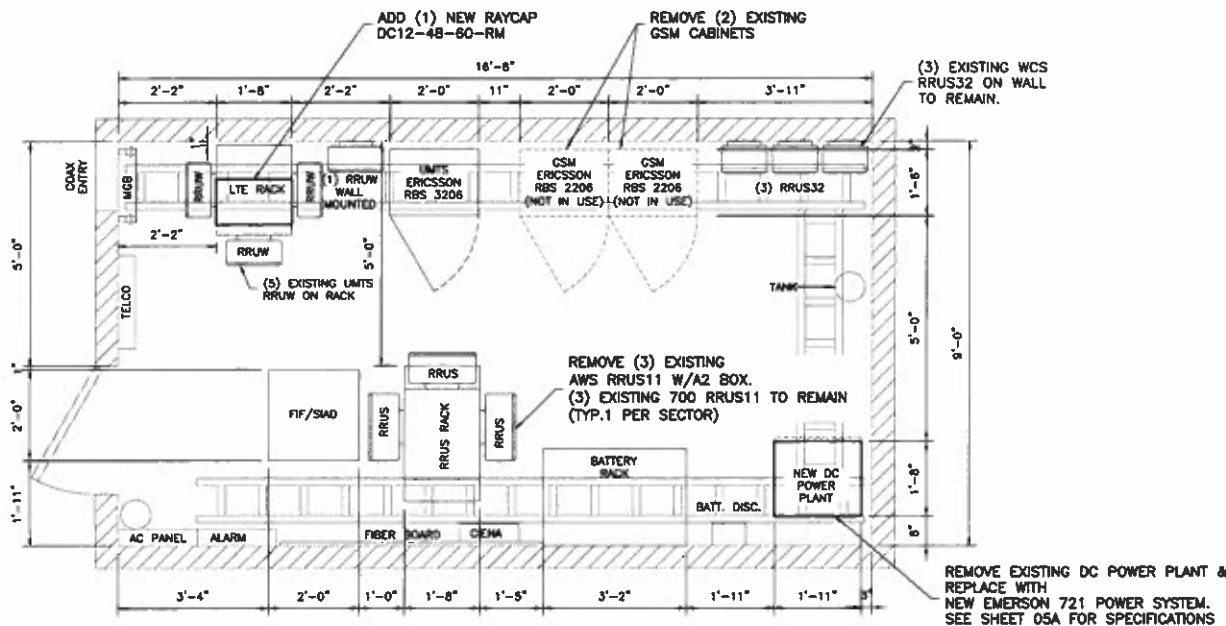
1. EXISTING SPACE FOR PROPOSED EQUIPMENT ASSUMED TO BE ADEQUATE. PRIOR TO INSTALLATION, COORDINATE FINAL LOCATION WITH CONSTRUCTION MANAGER.
2. COORDINATE WITH CONSTRUCTION MANAGER FOR THE PROVISION OF DC CIRCUIT BREAKERS AND OTHER ANCILLARY ITEMS TO SUPPORT THE NEW EQUIPMENT.
3. PROPERLY BOND ALL EQUIPMENT AND CONDUCTIVE SURFACES TO EXISTING GROUND PER NEC AND AT&T STANDARDS.

REMOVE (2) EXISTING DUS41.
 (1) EXISTING RBS 6601 TO REMAIN.
 ADD (2) NEW XMU, (1) NEW 5216 &
 (1) NEW RBS 6601.
 DECOM ARGUS SHELF AS REQUIRED.
 DECOM UMTS/GSM AS SHOWN ON SCOPING FORM.

PICTURES TAKEN
 ON 07/13/2017



EXISTING LTE EQUIPMENT



1 EQUIPMENT LAYOUT
 SCALE: 3/8"=1'-0"

MasTec
 Network Solutions
 1351 E. Irving Park Rd
 Rose, IL 60143

Apex Engineers, Inc.
 Structural & Civil Engineers
 500 East 22nd Street, Suite B
 Lombard, Illinois 60148
 Ph. (630) 627-1800
 Fax. (630) 627-1165
 APEX JOB No. C105-502

WINNETKA
 SITE NO. IL0062
 SITERRA NO. 53085-A
 725 TOWER RD
 WINNETKA, IL 60093



C	01/08/18	REVISED FOR COMMENTS	Y/A	Dr	SP
B	11/29/17	REVISED FOR COMMENTS	ED	Dr	SP
A	10/12/17	ISSUED FOR REVIEW	Y/A	Dr	SP
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: JX	DRAWN BY: JX		

AT&T MOBILITY

EQUIPMENT LAYOUT

ISSUED FOR REVIEW
 IL0062-05

11 x 17 W 30

NetSure™ 721 Series

Technical Specifications (System)

System Features	
System Voltage, Nominal	-48 VDC (-42.0 VDC to -58.0 VDC range)
Output Voltage, Secondary	+24 VDC (+24.0 VDC to +28.0 VDC range)
Control	Microprocessor (ACU+)

Rated Output Capacity	
Bay	2000 amps (48 VDC) and 930 amps (24 VDC)
Rectifier	3500 W (R48-3500e) or 2000 W (R48-2000e3)
Shell	438 amps (3 RU shelf) or 250 amps (1 RU shelf)
Distribution Panel	600 amps

Physical Characteristics	
Framework Type	Relay rack (can be mounted in enclosures)
Mounting Width	23 inches
Mounting Depth	20 inches
Access	Front access for installation, operation and maintenance

Environmental	
Operating Temperature	-40 °F to 104 °F (-40 °C to 40 °C) continuous operation
Storage	-40 °F to 185 °F (-40 °C to 85 °C)
Humidity	0% to 95% relative humidity, non-condensing
Ventilation	Rectifiers and converters are fan-cooled front to rear
EMI/RFI Suppression	Conforms to FCC rules Part 15, Subpart B, Class B and EN55022 Class B, radiated and conducted
Safety Compliance	UL Listed 1801, cUL, NERIS Level 3

Ordering Information

Part Number	Description
582127000	NetSure™ 721 DC power system
1M48200NA	ACU+ controller
1R483500E	3500 watt eSure™ rectifier
588705000	Power shelf for 3 RU (3500 watt) rectifiers
1R482000E3	2000 watt eSure™ rectifier
1C48241500	1500 watt -48 VDC to +24 VDC converter
588705300	Power shelf for 1 RU (2000 watt) rectifiers and converters

System Elements

-48 VDC NetSure™ 721

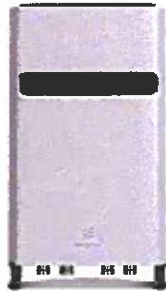
- AC Connection Panel (both sides)
- DC Distribution Cabinet
- ACU+ Controller
- Rectifiers/Converters
- Relay Rack

EMERSON 721 POWER SYSTEM SPECIFICATIONS

MasTec Network Solutions 1351 E. Irving Park Rd Itasca, IL 60143	AE Apex Engineers, Inc. Structural & Civil Engineers 500 East 22nd Street, Suite B Lombard, Illinois 60148 Ph. (630) 627-1800 Fax. (630) 627-1165 APEX JOB No. CH05-502	WINNETKA SITE NO. IL0062 SITERA NO. 53085-A 725 TOWER RD WINNETKA, IL 60093	AT&T	<
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RRUS 32 B2

- PCS
- TX = 1930 - 1990 MHz
- RX = 1850 - 1910 MHz
- CPRI 2 ports x 10 Gbps. Install 2 SFPs and connect 2 fiber pairs to the RRUS32 during initial install.
- Only use Ericsson supplied and approved SFPs, RDH10247/3
- 8 external alarm inputs
- Max wind load @ 50m/sec = 350N
- Breaker size = 30A, DC Power Consumption = 910W (for dimensioning)
- 200mm horizontal separation required for side by side mounting
- 200mm separation required from antenna backplane to radio
- 800mm/800mm vertical outdoor/indoor separation required
- Min, Max DC cable size from squid to radio = 10, 8 AWG
- Adapter is required for 2-wire connection
- Shielded DC cable is required
- Ground cable size = 2AWG
- Dimensions (incl. handles, feet and sunshield)
- Height: 27.2" (690 mm)
- Width: 12.1" (306 mm)
- Depth: 7.0" (178 mm)
- Weight, excl. mounting hardware = 53 lbs (24 kg)



RRUS 32 B30

- WCS A+B blocks
- TX = 2350 - 2360 MHz
- RX = 2305 - 2315 MHz
- CPRI 2 ports x 10 Gbps
- Only use Ericsson supplied and approved SFPs
- 8 external alarm inputs
- Max wind load @ 50m/sec = 350N
- Breaker size = 20A, DC Power Consumption = 800W
- 200mm horizontal separation required for side by side mounting
- 200mm separation required for antenna backplane to radio
- 800mm/800mm vertical outdoor/indoor separation required
- Max DC cable size from squid to radio = 5AWG
- Adapter is required for 2-wire connection
- Shielded DC cable is required
- Ground cable size = 2AWG
- Dimensions (incl. handles, feet and sunshield)
- Height: 27.2" (690 mm)
- Width: 12.1" (306 mm)
- Depth: 7.0" (178 mm)
- Weight, excl. mounting hardware = 53 lbs (24 kg)

RRUS 32 B66

- AWS
- TX = 2110 - 2180 MHz
- RX = 1710 - 1780 MHz
- CPRI 2 ports x 10 Gbps. Install 2 SFPs and connect 2 fiber pairs to the RRUS32 during initial install.
- Only use Ericsson supplied and approved SFPs, RDH10247/3
- 8 external alarm inputs
- Max wind load @ 50m/sec = 350N
- Breaker size = 30A, DC Power Consumption = 880W
- 200mm horizontal separation required for side by side mounting
- 200mm separation required from antenna backplane to radio
- 800mm/800mm vertical outdoor/indoor separation required
- Min, Max DC cable size from squid to radio = 10, 8 AWG
- Adapter is required for 2-wire connection
- Shielded DC cable is required
- Ground cable size = 2AWG
- Dimensions (incl. handles, feet and sunshield)
- Height: 27.2" (690 mm)
- Width: 12.1" (306 mm)
- Depth: 7.0" (178 mm)
- Weight, excl. mounting hardware = 53 lbs (24 kg)

1 RRUS32 SPECIFICATIONS

SCALE: N.T.S.

RRUS 11

- GSM, WCDMA, LTE
- 4 carriers over 20 MHz IBW
- 4 carriers WCDMA, LTE
- Up to 20 MHz LTE
- Up to 2 x 40 W
- IBW = up to 20 MHz
- 19.7"x17.0"x7.2"
- 50 lbs

RRUS 12

- GSM, WCDMA, LTE
- 8 carriers over 40 MHz IBW
- 4 carriers WCDMA, LTE
- Up to 20 MHz LTE
- Up to 2 x 60 W
- IBW = up to 40 MHz
- 20.4"x18.5"x7.5"
- 50 lbs

2 RRUS11 & RRUS12 SPECIFICATIONS

SCALE: N.T.S.

RRUS 4478 B14

- B14
- TX = 758 - 758 MHz
- RX = 758 - 758 MHz
- CPRI 2 ports x 2.5/4.8/9.8/10.1 Gbps. Install 1 SFP and connect 1 fiber pair to the RRUS 4478 during initial install.
- Only use Ericsson supplied and approved SFPs RDH10265/25
- 2 external alarm inputs
- Max wind load @ 50m/sec = 280N
- Breaker size = 25A, DC Power Consumption = 670 W (for dimensioning)
- 200mm horizontal separation required for side by side mounting
- 200mm separation required from antenna backplane to radio
- 400mm vertical outdoor/indoor separation required between 2 radios
- 500mm vertical separation below antenna
- Min, Max DC cable size from squid to radio = 10, 8 AWG
- Adapter is required for 2-wire connection
- Shielded DC cable is required
- Ground cable size = 2AWG
- Dimensions (incl. handles, feet and sunshield, w/o fan unit)
- Height: 16.5" (420 mm)
- Width: 13.4" (340 mm)
- Depth: 7.7" (198 mm)
- Weight, excl. mounting hardware = 59.9 lbs (27.2 kg)



RRUS 4415 B25

- B25
- TX = 1930 - 1995 MHz
- RX = 1850 - 1915 MHz
- CPRI 2 ports x 2.5/4.8/9.8/10.1 Gbps. Install 1 SFP and connect 1 fiber pair to the RRUS 4415 during initial install.
- Only use Ericsson supplied and approved SFPs RDH10265/25
- 2 external alarm inputs
- Max wind load @ 50m/sec = 280N
- Breaker size = 20A, DC Power Consumption = 670 W (for dimensioning)
- 200mm horizontal separation required for side by side mounting
- 200mm separation required from antenna backplane to radio
- 400mm vertical outdoor/indoor separation required between 2 radios
- 500mm vertical separation below antenna
- Min, Max DC cable size from squid to radio = 10, 8 AWG
- Adapter is required for 2-wire connection
- Shielded DC cable is required
- Ground cable size = 2AWG
- Dimensions (incl. handles, feet and sunshield, w/o fan unit)
- Height: 14.98" (380 mm)
- Width: 13.19" (335 mm)
- Depth: 5.39" (137 mm)
- Weight, excl. mounting hardware = 46 lbs (21 kg)

RRUS 4415 B66

- B66
- TX = 2110 - 2180 MHz
- RX = 1710 - 1780 MHz
- CPRI 2 ports x 2.5/4.8/9.8/10.1 Gbps. Install 1 SFP and connect 1 fiber pair to the RRUS 4415 during initial install.
- Only use Ericsson supplied and approved SFPs RDH10265/25
- 2 external alarm inputs
- Max wind load @ 50m/sec = 280N
- Breaker size = 20A, DC Power Consumption = 670 W (for dimensioning)
- 200mm horizontal separation required for side by side mounting
- 200mm separation required from antenna backplane to radio
- 400mm vertical outdoor/indoor separation required between 2 radios
- 500mm vertical separation below antenna
- Min, Max DC cable size from squid to radio = 10, 8 AWG
- Adapter is required for 2-wire connection
- Shielded DC cable is required
- Ground cable size = 2AWG
- Dimensions (incl. handles, feet and sunshield, w/o fan unit)
- Height: 14.98" (380 mm)
- Width: 13.19" (335 mm)
- Depth: 5.39" (137 mm)
- Weight, excl. mounting hardware = 46 lbs (21 kg)



CLAMP MOUNTING RANGE	TUBES	SQUARE PROFILES	90° ANGLE
MINIMUM	ø25 mm (1.0 in)	35 x 35 mm (1.4 x 1.4 in)	35 x 35 mm (1.4 x 1.4 in)
MAXIMUM	ø114 mm (4.5 in)	80 x 80 mm (3.2 x 3.2 in)	80 x 80 mm (3.2 x 3.2 in)

HOT DIP GALVANIZED STEEL BRACKET

- MATERIAL: S355MC F2V, FASTENERS 8.8 F2V OR EQUIVALENT
- MINIMUM 70 UM ZINC COATING, DESIGNED FOR >20 YEARS CORROSION-FREE
- DESIGNED TO 87 M/S WIND SPEED REQUIREMENT (150 MPH)

SUPPORTS RRUS/RRUS01, RRUS11/12, RRUS32 WITH RRUSA2 OR PSU

- SXX1091946/1 FOR FIRST RRUS & SXX1091946/2 TO ADD SECOND RRUS

3 RRUS SPECIFICATIONS

SCALE: N.T.S.

4 RRUS BRACKET SXX1091946/1 & SXX1091946/2 SPECIFICATION

SCALE: N.T.S.

MasTec
Network Solutions
1351 E. Irving Park Rd
Itasca, IL 60143

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Fax. (630) 627-1165
APEX JOB No. C105-502

WINNETKA
SITE NO. IL0082
SITERRA NO. 53085-A
725 TOWER RD
WINNETKA, IL 60093



NO.	DATE	REVISIONS	BY	CHK	APP'D
C	01/08/18	REVISED PER COMMENTS	YA	EW	SP
B	11/29/17	REVISED PER COMMENTS	EW	EW	SP
A	10/12/17	ISSUED FOR REVIEW	YA	EW	SP
NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE: AS SHOWN DESIGNED BY: JX DRAWN BY: JX

AT&T MOBILITY

RRUS SPECIFICATION

ISSUED BY: JX
IL0082-05

11 of 19

SECTOR	ANTENNA NUMBER	POLARITY/PORT	TOP AND BOTTOM JUMPER COLOR	ANTENNA MODEL NUMBER	ANTENNA VENDOR	TMA/ RRU MODEL NUMBER	AZIMUTH	MECHANICAL DOWNTILT	ELECTRICAL DOWNTILT	ANTENNA CENTERLINE FROM GROUND	ANTENNA TIP HEIGHT	COAXIAL FEEDER		ANTENNA TYPE
												SIZE	LENGTH	
A	A1	850	CONTRACTOR TO VERIFY COLOR CODING REQUIREMENT WITH AT&T CONSTRUCTION MANAGER PRIOR TO INSTALLATION	QS86512-3	QUINTEL	-	300'	-	-	220'-0"	223'-0"	(4) 7/8"	±220'	UMTS 850
		WCS				{1} TMA								LTE WCS
	A2	700		SBNH4-1D65B	COMMSCOPE	-	300'	-	-	220'-0"	223'-0"	{2} 1 5/8"	±220'	LTE 700
		1900				{1} RRUS 4415 B25								LTE 1900
	A3													
	A4	FNET 700		NNH4-65B-R6	COMMSCOPE	{1} RRUS 4478 B14	300'	-	-	220'-0"	223'-0"	FIBER	±220'	FNET 700
		AWS				{1} RRUS32								LTE AWS
B	B1	850		QS86512-3	QUINTEL	-	160'	-	-	220'-0"	223'-0"	(4) 7/8"	±220'	UMTS 850
		WCS				{1} TMA								LTE WCS
	B2	700		SBNH4-1D65B	COMMSCOPE	-	160'	-	-	220'-0"	223'-0"	{2} 1 5/8"	±220'	LTE 700
		1900				{1} RRUS 4415 B25								LTE 1900
	B3													
	B4	FNET 700		NNH4-65B-R6	COMMSCOPE	{1} RRUS 4478 B14	160'	-	-	219'-0"	223'-0"	FIBER	±220'	FNET 700
		AWS				{1} RRUS32								LTE AWS
C	C1	850		QS86512-3	QUINTEL	-	230'	-	-	220'-0"	223'-0"	(4) 7/8"	±220'	UMTS 850
		WCS				{1} TMA								LTE WCS
	C2	700		SBNH4-1D65B	COMMSCOPE	-	230'	-	-	220'-0"	223'-0"	{2} 1 5/8"	±220'	LTE 700
		1900				{1} RRUS 4415 B25								LTE 1900
	C3													
	C4	FNET 700		NNH4-65B-R6	COMMSCOPE	{1} RRUS 4478 B14	230'	-	-	220'-0"	223'-0"	FIBER	±220'	FNET 700
		AWS				{1} RRUS32								LTE AWS
THIS ANTENNA MATRIX IS PREPARED BASED ON INFORMATION PROVIDED BY MASTEC NETWORK SOLUTIONS. GENERAL CONTRACTOR TO VERIFY AND INCORPORATE MOST RECENT VERSION OF RFDS PRIOR TO CONSTRUCTION.														

1 ANTENNA MATRIX
N.T.S.

MasTec
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WINNETKA
SITE NO. IL0062
SITERA NO. 53065-A
725 TOWER RD
WINNETKA, IL 60093



C 01/06/16	REVISED FOR COMMENTS	Y/N	DR	SP
B 11/29/17	REVISED FOR COMMENTS	DR	DR	SP
A 10/12/17	ISSUED FOR REVIEW	Y/N	DR	SP
NO. DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: JX		DRAWN BY: JX

AT&T MOBILITY	
ANTENNA MATRIX	
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IL0062-06	C

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4

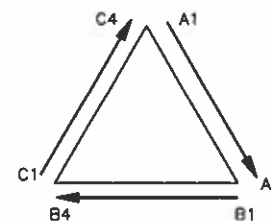
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2

11 x 17" B 302

CABLE MARKING COLOR CONVENTION TABLE								
ALPHA, A, X, #1 SECTOR ANTENNA PORT (+/-)	A1-1 +45	A1-2 -45	A2-1 +45	A2-2 -45	A3-1 +45	A3-2 -45	A4-1 +45	A4-2 -45
	RED	RED	RED	RED	RED	RED	RED	RED
	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
BAND (LOW/H) *SEE NOTES 13 AND 15	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /
	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET
	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /
	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
BEAM (LEFT/RIGHT) *SEE NOTE 14 BELOW	B1-1 +45	B1-2 -45	B2-1 +45	B2-2 -45	B3-1 +45	B3-2 -45	B4-1 +45	B4-2 -45
	BLUE	BLUE	BLUE	BLUE	BLUE	BLUE	BLUE	BLUE
	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
BETA, B, Y, #2 SECTOR ANTENNA PORT	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /
	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET
	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /
	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
BAND (LOW/H) *SEE NOTES 13 AND 15	C1-1 +45	C1-2 -45	C2-1 +45	C2-2 -45	C3-1 +45	C3-2 -45	C4-1 +45	C4-2 -45
	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
	WHITE	ORANGE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
GAMMA, C, Z, #3 SECTOR ANTENNA PORT	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /
	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET
	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /
	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
BAND (LOW/H) *SEE NOTES 13 AND 15	D1-1 +45	D1-2 -45	D2-1 +45	D2-2 -45	D3-1 +45	D3-2 -45	D4-1 +45	D4-2 -45
	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
DELTA, D, #4 SECTOR ANTENNA PORT	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /	ORANGE /
	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET
	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /	SLATE /
	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
BAND (LOW/H) *SEE NOTES 13 AND 15	BEAM (LEFT/RIGHT) *SEE NOTE 14 BELOW							

FIGURE 1: ANTENNA ORIENTATION



NOTE: ALPHA STARTS AT 0 (NORTH) OR FIRST AZIMUTH AFTER 0
NOTE: BETA IS FIRST AZIMUTH AFTER ALPHA IN CLOCK-WISE DIRECTION
NOTE: GAMMA IS FIRST AZIMUTH AFTER BETA IN CLOCK-WISE DIRECTION
NOTE: DELTA IS FIRST AZIMUTH AFTER GAMMA IN CLOCK-WISE DIRECTION
NOTE: AZIMUTH IS IDENTIFIED BY THE PANEL, NOT THE ELEMENTS INSIDE



AT&T

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Version 2.8 - Updated 5/28/2014

CABLE MARKING TAGS

TO PROVIDE ADDITIONAL IDENTIFICATION RF CABLES SHALL BE IDENTIFIED WITH A METAL TAG MADE OF STAINLESS STEEL OR BRASS AND STAMPED WITH THE SECTOR, ANTENNA POSITION, AND CABLE NUMBER. THE ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSIVE PROOF WIRE OR WAX STRING AROUND THE CABLE. THE TAG SHOULD BE LABELED AS SHOWN BELOW IN FIGURE 2.

FIGURE 2: TAG DETAIL EXAMPLE



NOTE 1*: ALL COLOR CODE TAPE SHALL BE 3M-35 AND SHALL BE INSTALLED USING A MINIMUM OF (3) WRAPS OF TAPE.
NOTE 2*: ALL COLOR BANDS INSTALLED AT THE TOWER TOP SHALL BE A MINIMUM OF 3" WIDE AND SHALL HAVE A MINIMUM OF X" OF SPACING BETWEEN EACH COLOR.
NOTE 3*: ALL COLOR BANDS INSTALLED AT OR NEAR THE GROUND MAY BE ONLY X" WIDE. EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
NOTE 4*: EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH X" COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
NOTE 5*: ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF X" BANDS ON EACH END OF THE BOTTOM JUMPER.
NOTE 6*: ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE-TO-SIDE.
NOTE 7*: EACH COLOR BAND SHALL HAVE A MINIMUM OF (3) WRAPS AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
NOTE 8*: X-POLE ANTENNAS SHOULD USE "XX-1" FOR THE "+45" PORT, "XX-2" FOR THE "-45" PORT.
NOTE 9*: COLORBAND #4 REFERS TO THE FREQUENCY BAND: ORANGE=850, VIOLET=1900, USED ON JUMPERS ONLY.
NOTE 10*: RF FEEDLINE SHALL BE IDENTIFIED WITH A METAL TAG (STAINLESS OR BRASS) AND STAMPED WITH THE SECTOR, ANTENNA POSITION, AND CABLE NUMBER.
NOTE 11*: ANTENNAS MUST BE IDENTIFIED, USING THE SECTOR LETTER AND ANTENNA NUMBER, WITH A BLACK MARKER PRIOR TO INSTALLATION.
NOTE 12*: ONLY "SECTOR-SPLIT" ANTENNA COAX SHALL CONTAIN A 5TH COLORBAND TO INDICATE "LEFT" OR "RIGHT" BEAM.
NOTE 13*: "SECTOR-SPLIT" ANTENNA COAX SHALL USE BLACK TAPE AS A PLACEHOLDER ON MAINLINE FOR COLORBAND #4 (FREQ BAND)
NOTE 14*: "SECTOR-SPLIT" ANTENNAS SLATE FOR THE LEFT BEAM, AND YELLOW FOR THE RIGHT BEAM
NOTE 15*: "LOW" BAND REFERS TO 700MHZ OR 850MHZ, "HI" BAND REFERS TO 1900MHZ OR 2100MHZ

CABLE MARKING LOCATIONS TABLE		
TAPE	TAG	LOCATIONS
X		EACH TOP JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
X		EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
	X	MARKING TAGS SHALL BE ATTACHED AT CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER
X		ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF BOTTOM JUMPER.

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APEX JOB No. C105-502

WINNETKA
SITE NO. IL0062
SITERRA NO. 53085-A
725 TOWER RD
WINNETKA, IL 60093



NO.	DATE	REVISIONS	BY	CHK	APP'D
C	01/09/16	REVISED PER COMMENTS	YA	DN	SP
B	11/26/17	REVISED PER COMMENTS	EW	DN	SP
A	10/12/17	ISSUED FOR REVIEW	YA	EW	SP
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED BY:	XX	DRAWN BY:	XX

AT&T MOBILITY

COAX COLOR CODING

DRAWING NUMBER
IL0062-09

11 of 17

MIDWEST FIBER-OPTIC JUMPER COLOR CODE STANDARD (Version 2.8 - Updated 5/28/2014)							
SECTOR	TECHNOLOGY	BAND	RADIO NAME	COLOR CODE		NOTES	
A	LTE	700	LTE-700-A1	RED	ORANGE	BROWN	VIOLET
A	LTE	2100	LTE-2100-A2	RED	ORANGE	WHITE	VIOLET
A	LTE	2100	LTE-2100-A3	RED	ORANGE	WHITE	BROWN
A	UMTS	850	UMTS-850-A4	RED	ORANGE	WHITE	BROWN
A	LTE	850	LTE-850-A5	RED	ORANGE	WHITE	BROWN
A	UMTS	1900	UMTS-1900-A6	RED	ORANGE	WHITE	BROWN
A	LTE	1900	LTE-1900-A7	RED	ORANGE	WHITE	BROWN
A	LTE	1900	LTE-1900-A8	RED	ORANGE	WHITE	BROWN
A	LTE	1900	LTE-1900-A9	RED	ORANGE	WHITE	BROWN
A	LTE	1900	LTE-1900-A10	RED	ORANGE	WHITE	BROWN
A	LTE	1900	LTE-1900-A11	RED	ORANGE	WHITE	BROWN
B	LTE	700	LTE-700-B1	BLUE	ORANGE	BROWN	VIOLET
B	LTE	2100	LTE-2100-B2	BLUE	ORANGE	WHITE	VIOLET
B	LTE	2100	LTE-2100-B3	BLUE	ORANGE	WHITE	BROWN
B	UMTS	850	UMTS-850-B4	BLUE	ORANGE	WHITE	BROWN
B	LTE	850	LTE-850-B5	BLUE	ORANGE	WHITE	BROWN
B	UMTS	1900	UMTS-1900-B6	BLUE	ORANGE	WHITE	BROWN
B	LTE	1900	LTE-1900-B7	BLUE	ORANGE	WHITE	BROWN
B	LTE	1900	LTE-1900-B8	BLUE	ORANGE	WHITE	BROWN
B	LTE	1900	LTE-1900-B9	BLUE	ORANGE	WHITE	BROWN
B	LTE	1900	LTE-1900-B10	BLUE	ORANGE	WHITE	BROWN
B	LTE	1900	LTE-1900-B11	BLUE	ORANGE	WHITE	BROWN
C	LTE	700	LTE-700-C1	GREEN	ORANGE	BROWN	VIOLET
C	LTE	2100	LTE-2100-C2	GREEN	ORANGE	WHITE	VIOLET
C	LTE	2100	LTE-2100-C3	GREEN	ORANGE	WHITE	BROWN
C	UMTS	850	UMTS-850-C4	GREEN	ORANGE	WHITE	BROWN
C	LTE	850	LTE-850-C5	GREEN	ORANGE	WHITE	BROWN
C	UMTS	1900	UMTS-1900-C6	GREEN	ORANGE	WHITE	BROWN
C	LTE	1900	LTE-1900-C7	GREEN	ORANGE	WHITE	BROWN
C	LTE	1900	LTE-1900-C8	GREEN	ORANGE	WHITE	BROWN
C	LTE	1900	LTE-1900-C9	GREEN	ORANGE	WHITE	BROWN
C	LTE	1900	LTE-1900-C10	GREEN	ORANGE	WHITE	BROWN
C	LTE	1900	LTE-1900-C11	GREEN	ORANGE	WHITE	BROWN

NOTE 1: A SECONDARY JUMPER TO A2 MODULES IS REQUIRED WHEN A CARRIER BANDWIDTH EXCEEDS 10MHz. A2 COLOR CODE IS REQUIRED.
NOTE 2: WHEN DEPLOYING 2 LTE CARRIERS WITHIN THE SAME BAND, F1 IS IDENTIFIED BY BROWN, F2 IS IDENTIFIED BY SLATE.

SECTORS	ALPHA	RED
	BETA	BLUE
	GAMMA	GREEN
TECH	UMTS	SLATE
	LTE	ORANGE
FREQBAND	700	BROWN
	850	VIOLET
	1900	ORANGE
	2100	WHITE
	WCS	YELLOW
	7000E	SLATE
PORT	MASTER	VIOLET
	SPLIT/SLAVE	YELLOW
	>10MHz A2 MODULE F1	BROWN
	>10MHz A2 MODULE F2	SLATE

NOTE: "RED", "BLUE", AND "GREEN" ARE NOT USED ON ANY OTHER COLOR BAND AND ALWAYS DE-NOTE THE 1st COLOR BAND

WISIL STANDARD FIBER-OPTIC DEPLOYMENT PLANS (Version 2.8 - Updated 5/28/2014)						
NOTE: ** DENOTES SPECIAL DEPLOYMENT WHERE RRH IS TECHNOLOGY SPLIT WITH UMTS AND LTE NOTE: RRH'S DEPICTED IN PARENTHESES AND ITALICS INDICATE ERICSSON "A2" MODULES						
FIBER TRUNK #1						
RRH NAME	SECTOR	TECHNOLOGY	BAND	FIBER TRAY ID	FIBER TRAY PORT	SQUID/TRUNK PAIR
LTE-700-A1	A	LTE	700	A	1	1
LTE-700-B1	B	LTE	700	A	2	2
LTE-700-C1	C	LTE	700	A	3	3
LTE-2100-A2 (LTE-2100-A3)	A	LTE	2100	A	4	4
LTE-2100-B2 (LTE-2100-B3)	B	LTE	2100	A	5	5
LTE-2100-C2 (LTE-2100-C3)	C	LTE	2100	A	6	6
LTE-1900-A10 (LTE-1900-A11)	A	LTE	1900	A	7	7
**LTE-1900-A5a (LTE-1900-A6)	A	LTE	1900	A	8	8
LTE-1900-B10 (LTE-1900-B11)	B	LTE	1900	A	9	9
**LTE-1900-B5a (LTE-1900-B6)	B	LTE	1900	A	10	10
LTE-1900-C10 (LTE-1900-C11)	C	LTE	1900	A	11	11
**LTE-1900-C5a (LTE-1900-C6)	C	LTE	1900	A	12	12
LTE-850-A9/LTE-850-A4a	A	LTE	850	A	13	13
LTE-850-B9/LTE-850-B4a	B	LTE	850	A	14	14
LTE-850-C9/LTE-850-C4a	C	LTE	850	A	15	15
SPARE				B	16	16
SPARE				B	17	17
SPARE				B	18	18
SPARE				B	19	19
SPARE				B	20	20
SPARE				B	21	21
SPARE				B	22	22

FIBER TRUNK #2						
RRH NAME	SECTOR	TECHNOLOGY	BAND	FIBER TRAY ID	FIBER TRAY PORT	SQUID/TRUNK PAIR
UMTS-850-A4	A	UMTS	850	C	1	1
UMTS-850-B4	B	UMTS	850	C	2	2
UMTS-850-C4	C	UMTS	850	C	3	3
UMTS-1900-A5	A	UMTS	1900	C	4	4
UMTS-1900-B5	B	UMTS	1900	C	5	5
UMTS-1900-C5	C	UMTS	1900	C	6	6
UMTS-1900-A6	A	UMTS	1900	C	7	7
UMTS-1900-B6	B	UMTS	1900	C	8	8
UMTS-1900-C6	C	UMTS	1900	C	9	9
LTE-700-DE-A7	A	LTE	7000E	C	10	10
LTE-700-DE-B7	B	LTE	7000E	C	11	11
LTE-700-DE-C7	C	LTE	7000E	C	12	12
LTE-WCS-A8	A	LTE	WCS	B	13	13
LTE-WCS-B8	B	LTE	WCS	B	14	14
LTE-WCS-C8	C	LTE	WCS	B	15	15
SPARE				B	16	16
SPARE				B	17	17
SPARE				B	18	18

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WINNETKA, IL 60093



NO.	DATE	REVISIONS	BY	CHK	APP'D
1	01/08/18	REVISED PER COMMENTS	VA	DN	SP
2	11/29/17	REVISED PER COMMENTS	DN	DN	SP
3	10/12/17	ISSUED FOR REVIEW	VA	DN	SP
4		REVISIONS	BY	CHK	APP'D

AT&T MOBILITY	
FIBER-OPTIC JUMPER COLOR CODING	
ISSUED BY	REV
IL0062-10	C

GENERAL NOTES

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
OWNER - AT&T
OEM - ORIGINAL EQUIPMENT MANUFACTURE
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.

ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- ALL WORK SHALL BE IN COMPLIANCE WITH CURRENT VERSION OF AT&T CONSTRUCTION SPECIFICATIONS INCLUDING UPDATES. IF CONTRACTOR DOES NOT HAVE A COPY OF SPECS, NOTIFY AT&T IMMEDIATELY.

GENERAL NOTES (USE WHERE APPLICABLE)

GROUNDING NOTES

- COAX CABLE SHALL BE GROUNDED AT ANTENNA LEVEL WITHIN 5' OF ANTENNA. COAX WILL ADDITIONALLY BE GROUNDED AT THE BASE OF THE TOWER 18" BEFORE THE CABLE REACHES A HORIZONTAL PLANE. IF EQUIPMENT CABINET IS MORE THAN 15' FROM THE TOWER AN ADDITIONAL GROUND KIT WILL BE ADDED 24" BEFORE CABLE ENTERS CABINET.
- ALL COAX GROUND KITS WILL BE ANDREW "COMPACT SURE GROUND" OR APPROVED EQUAL.
- VERIFY THE GROUNDING CONTINUITY BETWEEN THE TOWER BASE AND THE NEW AT&T CABINET GROUND BAR. CONTRACTOR SHALL ENSURE THAT ALL METALLIC OBJECTS WITHIN 6" FROM CABINET HAVE GROUNDING CONTINUITY. THE CONTRACTOR SHALL CORRECT ANY DEFECTS BY ADDING GROUNDING CONDUCTOR TO ENSURE CONTINUITY.
- CONTRACTOR SHALL PERFORM A GROUND IMPEDANCE TEST PRIOR TO CONSTRUCTION TO ENSURE SITE IS LOWER THAN 5-OHM. IF SITE HAS A RESISTANCE HIGHER THAN 5 OHM REPORT TO AT&T FOR FURTHER DIRECTION.
- GROUNDING CONDUCTORS SHALL BE COPPER ONLY. EITHER SOLID OR STRANDED CONDUCTORS ARE PERMITTED. ALL EXTERNAL BURIED CONDUCTORS MUST BE BARE. EQUIPMENT GROUND LEADS IN CABLE TRAYS MUST BE GREEN INSULATED.
- CONTRACTOR TO PROVIDE GROUND WIRES, BARS AND CONNECTIONS AS SHOWN ON GROUNDING RISER DIAGRAM.
- ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. RADIUS BENDS OF GROUNDING LEADS TO BE A MINIMUM OF 12". #6 WIRE MAY BE BENT WITH 6" RADIUS BEND WHERE FIELD CONDITIONS PROHIBIT WIDER SWEEPS.
- GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("CAWELDED") TO ANTENNA MASTS, FENCE POSTS, AND GROUND RODS. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION/ MECHANICAL FITTINGS.

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL CONFIRM TO THE 2005 NATIONAL ELECTRIC CODE.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED.
- POWER WIRES AND CABLES SHALL BE COPPER WITH TYPE XHHW, THHN, OR THHN INSULATION. SOLID CONDUCTORS FOR #10 AWG AND SMALLER, STRANDED FOR LARGER THAN #10 AWG. MINIMUM SIZE #12 AWG.
- POWER WIRES OUTSIDE CABINET AND CABLES SHALL BE INSTALLED IN CODE COMPLIANT RIGID CONDUIT OR FLEXIBLE LIQUID TIGHT CONDUIT AS INDICATED ON DRAWING.
- CONTRACTOR TO OBTAIN ALL PERMITS, PAY PERMIT FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
- CONTRACTOR TO OBTAIN LOCAL POWER AND TELEPHONE COMPANY APPROVAL AND COORDINATE WITH UTILITY COMPANIES SERVICE ENTRANCE REQUIREMENTS.

COAX NOTES

- MINIMUM SEPARATION BETWEEN ANTENNAS IS 36" IF CONTRACTOR CAN NOT MAINTAIN MINIMUM DISTANCE CONTACT ENGINEER FOR SOLUTION / ALTERNATE DESIGN.
- COAX CABLE LENGTH SHOWN IS APPROXIMATE. CONTRACTOR IS REQUIRED TO MAKE ACTUAL FIELD MEASUREMENT PRIOR TO PURCHASE AND BE RESPONSIBLE FOR SAME.
- COAX CABLE SHALL BE RAISED / SUPPORTED WITH HOISTING GRIP AT APPROPRIATE POINTS PER MANUFACTURER REQUIREMENTS.
- CONTRACTOR WILL PROVIDE COAX CABLE, RF CONNECTORS AND RF GROUNDING KITS.
- CONTRACTOR SHALL SUPPORT COAX CABLE PER MANUFACTURER REQUIREMENTS. SUPPORT SHALL BE STAINLESS STEEL SNAP IN OR NON-COMPRESSING BUTTERFLY CLAMP. NO NYLON OR PLASTIC "ZIP-TIES" WILL BE ALLOWED. COAX MAY BE UNSUPPORTED INSIDE MONOPOLE INSTALLATIONS.
- NO COAX SHALL BE OUTSIDE THE POLE MORE THAN 20'-0" (UNLESS OTHERWISE DIRECTED). TO GET FROM AN EXISTING PORTHOLE TO ANTENNA HEIGHT IF DISTANCE IS GREATER THAN 20'-0" A NEW 6"X6" PORTHOLE SHALL BE INSTALLED. PORTHOLE SHALL BE INSTALLED PER TOWER MANUFACTURER REQUIREMENTS. NO HOLES WILL BE CUT WITH A TORCH. ALL HOLES WILL BE CUT WITH DIAMOND WHEEL. NO NEW PORTHOLES SHALL BE INSTALLED UNLESS PRIOR WRITTEN APPROVAL IS GIVEN BY "AT&T".

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APEX JOB No. C105-502

WINNETKA
SITE NO. IL0082
SITERRA NO. 53085-A
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WINNETKA, IL 60093



AT&T

REV.	DATE	REVISIONS	BY	CHK	APP'D
C	01/08/18	REVISED FOR COMMENTS	YA	EW	SP
B	11/28/17	REVISED FOR COMMENTS	EW	EW	SP
A	10/12/17	ISSUED FOR REVIEW	YA	EW	SP
MDL	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN DESIGNED BY: JC DRAWN BY: JC					

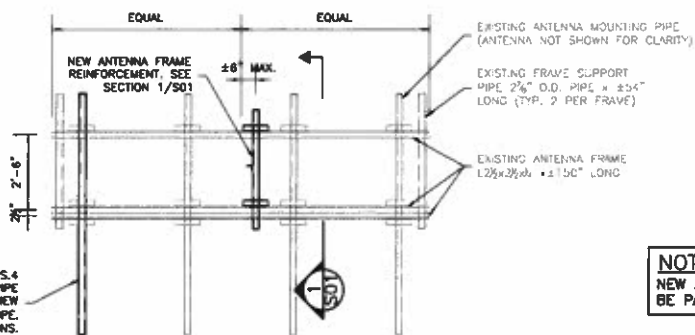
AT&T MOBILITY

GENERAL NOTES

DRAWING NUMBER
IL0082-11

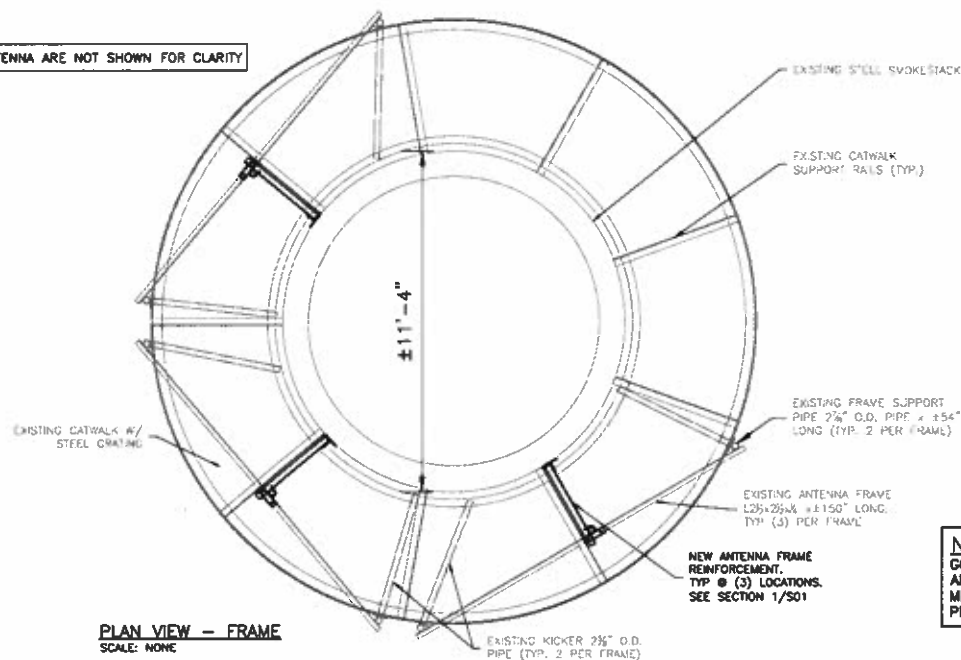
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ONLY FRONT FACE INFORMATION IS SHOWN FOR CLARITY



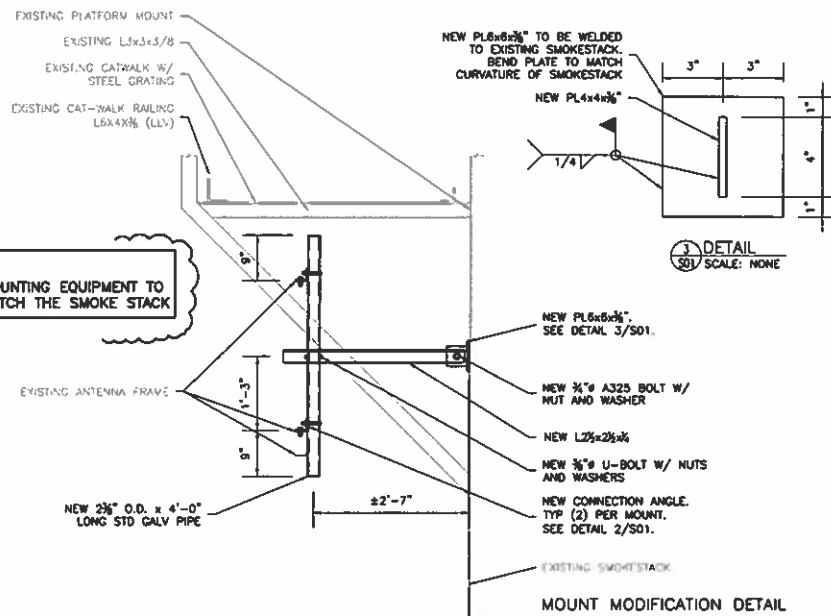
ELEVATION VIEW ANTENNA MOUNTING FRAME
SCALE: NONE

ANTENNA ARE NOT SHOWN FOR CLARITY

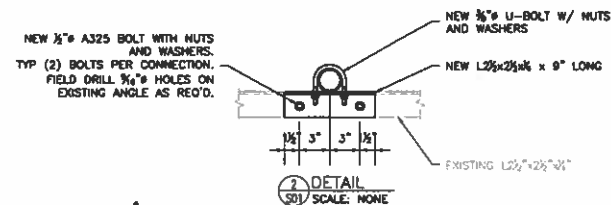


PLAN VIEW - FRAME
SCALE: NONE

NOTE:
NEW ANTENNAS/MOUNTING EQUIPMENT TO BE PAINTED TO MATCH THE SMOKE STACK



MOUNT MODIFICATION DETAIL
TYP. @ (3) LOCATIONS
SCALE: NONE



NOTES:

- CONTRACTOR TO REVIEW MOUNT MAPPING REPORT PREPARED BY APEX ENGINEERS, INC. DATED 09-13-2017
- ALL MATERIALS ARE GALVANIZED
- CONTRACTOR TO FIELD VERIFY ALL EXISTING SIZES AND DIMENSIONS IN FIELD. NOTIFY ENGINEERS FOR ANY DISCREPANCY PRIOR TO CONSTRUCTION
- RELOCATE EXISTING COAX/JUMPERS/MISC. ITEMS AS REQUIRED

NOTE:
GC TO VERIFY THAT ALL STRUCTURAL MEMBERS ARE IN GOOD CONDITION AND NO STRUCTURAL MEMBER HAS BEEN DAMAGED OR DETERIORATED PRIOR TO CONSTRUCTION.

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WINNETKA, IL 60093



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1	01/08/18	REVISED PER COMMENTS	JA	EW	SP
2	11/28/17	REVISED PER COMMENTS	EW	EW	SP
3	10/12/17	ISSUED FOR REVIEW	JA	EW	SP
4					
5					
6					
7					
8					
9					
10					

AT&T MOBILITY	
MOUNT MODIFICATION DRAWING	
PROJECT NUMBER	IL0082-S01
DATE	11/17/17

Cell Site No.: IL0062
Cell Site Name: WINNETKA POWER PLANT
Fixed Asset No.: 10005098
Market: IL/WI

EXHIBIT 3

LICENSED PREMISES

Reference the attached Drawing comprised of 2 pages dated August 29, 2018.

Exhibit 3 (Page 1 of 2)

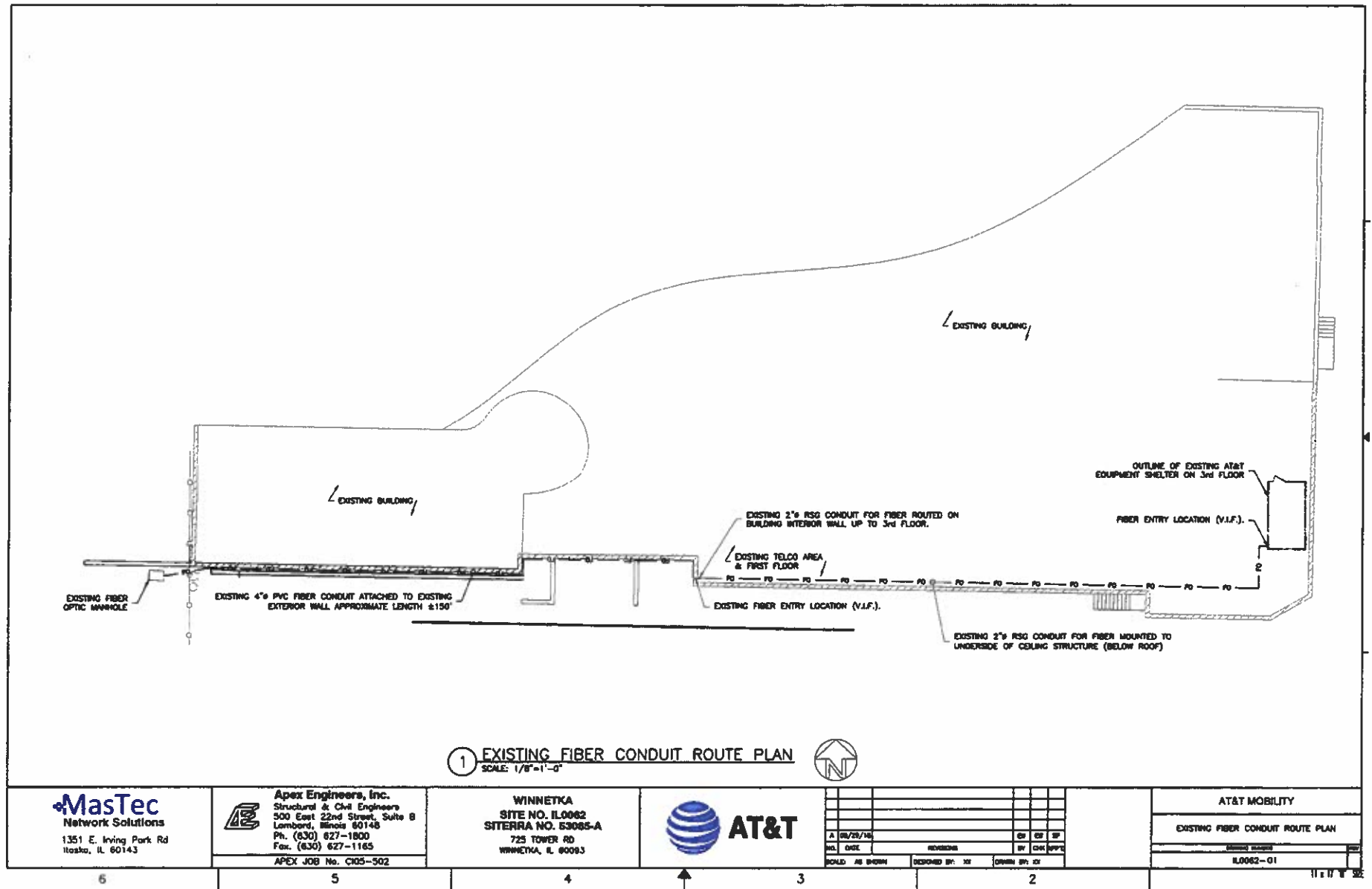
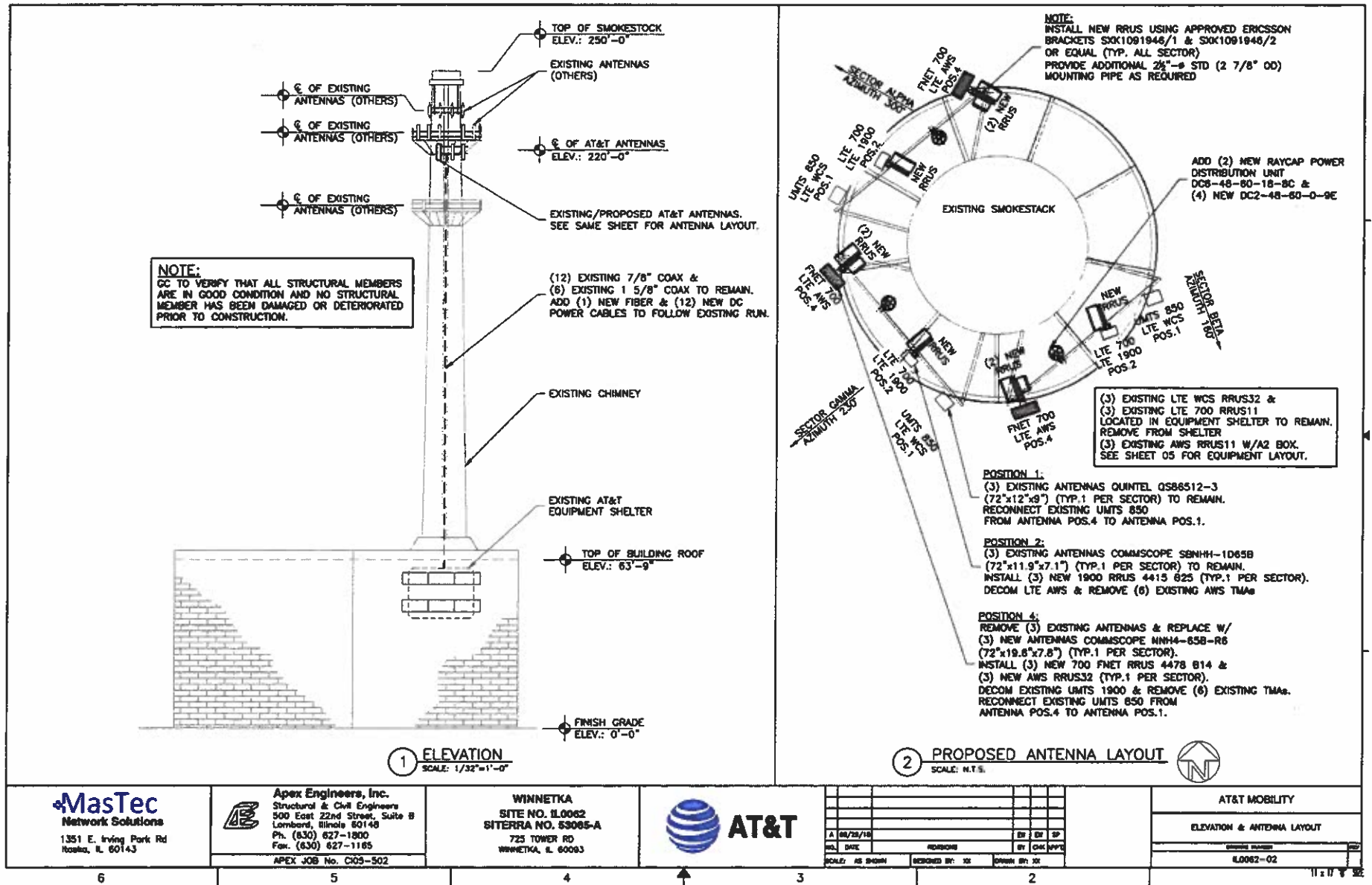


Exhibit 3 (Page 2 of 2)





AT&T

Exhibit B

WINNETKA
IL0062

725 TOWER RD
WINNETKA, IL 60093

PHOTO SIMULATIONS
05-07-2018

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SECTOR ALPHA BEFORE



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SECTOR ALPHA AFTER



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SECTOR BETA BEFORE



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IL0062

NORTH EAST ELEVATION AFTER

INSTALL NEW 1900 RRUS 4415
& REMOVE (2) AWS TMAs

PROPOSED AT&T ANTENNA
W/ NEW FNET RRUS 4478 &
NEW AWS RRUS32



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IL0062

SECTOR GAMMA BEFORE



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IL0062

SECTOR GAMMA AFTER

INSTALL NEW 1900 RRUS 4415
& REMOVE (2) AWS TMAs

PROPOSED AT&T ANTENNA
W/ NEW FNET RRUS 4478 &
NEW AWS RRUS32



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Agenda Item Executive Summary

Title: Resolution No. R-5-2019: 319 & 321 Sheridan Road - Godin Consolidation Final Plat (Adoption)

Presenter: David Schoon, Community Development Director

Agenda Date: 01/08/19

Consent: ☐ YES ☒ NO

- ☐ Ordinance
- ☒ Resolution
- ☐ Bid Authorization/Award
- ☐ Policy Direction
- ☐ Informational Only

Item History:

None.

Executive Summary:

On January 8, the Village Council is scheduled to consider adoption of Resolution No. R-5-2019 in response to an application submitted by Dmitry and Victoria Godin (the "Applicants"), as the owners of the properties located at 319 Sheridan Road and 321 Sheridan Road. The Applicants are requesting approval of a final plat of subdivision to consolidate the two lots into a single Lot of Record.

On June 19, 2018, the Village Council adopted Ordinance No. M-9-2018 approving the preliminary plat of subdivision.

If approved, the Applicants will demolish the residence at 321 Sheridan Road and consolidate the two parcels into a single buildable lot measuring 86,062 square feet. Plans have been submitted to remove all existing improvements from the 321 Sheridan parcel and to relocate the driveway serving 319 Sheridan Road from its current location at the southerly end of the property to a location near the center of the consolidated lot.

The application was considered by the Plan Commission (PC) on September 26, 2018. There was no public comment at the PC meeting. The PC recommended, by a vote of 7 to 0, approval of the final plat of subdivision with the following conditions:

1. That a restrictive covenant be placed on the Final Plat to require a minimum 3-foot clearance between any new driveway and parkway trees, in a format acceptable to the Village Attorney;
2. That the utility easement across Lot 1 in Birov's Subdivision, benefitting the owner of Lot 2 in Birov's Subdivision be terminated / abrogated in a format acceptable to the Village Attorney; and
3. That the Final Plat of subdivision be approved by both the Illinois Department of Transportation and Illinois Department of Natural Resources prior to recording of the Final Plat.

Executive Summary (continued):

Subsequent to the PC meeting, the Applicants submitted a revised final plat on December 14, 2018. The restrictive covenant recommended by the PC has been added to the final plat and the utility easement created by the previous Birov's Subdivision has been terminated / abrogated, also as recommended by the PC. The Applicants are in the process of addressing minor comments from staff related to the signature blocks and obtaining approval from both the Illinois Department of Transportation and the Illinois Department of Natural Resources.

Details of the request can be found in the attached staff report to the PC. If you would like additional details please reference this report, which is included as Attachment B.

Recommendation:

Consider adoption of Resolution No. R-5-2019, which would grant final plat approval of the proposed Godin Consolidation.

Attachments:

Attachment A: Resolution No. R-5-2019

Attachment B: Plan Commission Staff Report

Attachment C: Application Materials

Attachment D: Excerpt of September 26, 2018 PC Meeting Minutes

Attachment E: Ordinance No. M-9-2018 Adopted June 19, 2018

ATTACHMENT A

RESOLUTION NO. R-5-2019

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION (319 AND 321 SHERIDAN ROAD)

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

WHEREAS, Dmitri and Victoria Godin (collectively, "**Applicants**") are the record title owners of the parcels of real properties commonly known as 319 Sheridan Road ("**319 Sheridan Property**") and 321 Sheridan Road ("**321 Sheridan Property**") in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution (collectively, "**Subject Properties**"); and

WHEREAS, the Subject Properties are located within the R-2 Single Family Residential District of the Village ("**R-2 District**"); and

WHEREAS, the Subject Properties are each currently improved with a single-family residence (collectively, "**Existing Residences**"); and

WHEREAS, Applicants desire to: (i) consolidate the Subject Properties into a single buildable lot of record ("**Proposed Subdivision**"); (ii) demolish the Existing Residence on the 321 Sheridan Property ("**Proposed Demolition**"); and (iii) make certain landscaping improvements to the consolidated Subject Properties; and

WHEREAS, on November 17, 2017, the Applicants submitted an application ("**Subdivision Application**") to the Village for an approval of a preliminary plat of subdivision for the Subject Properties ("**Preliminary Plat**"), which proposed to consolidate the Subject Properties into one lot of record consisting of 86,062 square feet ("**Subdivided Lot**"); and

WHEREAS, on February 20, 2018, the Applicants submitted an application to the Village for a zoning variation on the Subject Properties ("**Zoning Application**"); and

WHEREAS, pursuant to Section 17.30.060 of the Winnetka Zoning Ordinance ("**Zoning Ordinance**"), the Subdivided Lot must have a side yard setback of at least 46.10 feet; and

WHEREAS, the Subdivided Lot would have side yard setbacks of 39.69 feet, in violation of Section 17.30.060 of the Zoning Ordinance, thus, necessitating a need for a variation to permit the Subdivided Property to have side yard setbacks of only 39.69 feet ("**Zoning Variation**"); and

WHEREAS, on August 7, 2017, after due notice thereof, the Winnetka Landmark Preservation Commission held a public hearing on the Proposed Demolition, and voted, by a unanimous vote of six to zero, to approve the Proposed Demolition; and

WHEREAS, on March 20, 2018, after due notice thereof, the Winnetka Plan Commission held a public hearing on the proposed Preliminary Plat Subdivision and Zoning Variation, and voted, by a unanimous vote of five to zero, to recommend that the Village Council approve the Preliminary Plat and Zoning Variation, subject to certain conditions; and

WHEREAS, on April 9, 2018, after due notice thereof, the Zoning Board of Appeals (“**ZBA**”) conducted a public hearing on the Zoning Variation and, by a unanimous vote of four to zero, the members then present recommended that the Council of the Village of Winnetka (“**Village Council**”) approve the Zoning Variation; and

WHEREAS, on June 19, 2018, the Village Council adopted Ordinance M-9-2018 approving the Preliminary Plat and Zoning Variation pending the approval by the Village Council and recording of a final plat of subdivision for the Subject Property (“**Final Plat**”); and

WHEREAS, on August 20, 2018, the Applicant submitted an application to the Village for a proposed Final Plat, which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**; and

WHEREAS, on September 26, 2018, after due notice thereof, the Winnetka Plan Commission: (i) held a public hearing on the proposed Final Plat; (ii) determined, pursuant to Section 16.08.010(D) of the Subdivision Ordinance, that the Final Plat embodied the details of, and substantially conformed with, the approved Preliminary Plat; and (iii) voted, by a unanimous vote of seven to zero, to recommend that the Village Council approve the Final Plat subject to certain conditions; and

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

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

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

SECTION 2: APPROVAL OF FINAL PLAT. Subject to and contingent upon the conditions set forth in Section 3 of this Resolution, pursuant to Sections 16.04.030 and 16.08.010 of the Subdivision Ordinance, the Village Council hereby approves the Final Plat and the consolidation of the Subject Property into the Subdivided Lot as depicted on, and in strict accordance with, the Final Plat.

SECTION 3: CONDITIONS. The approval granted in Section 2 of this Resolution is subject to and conditioned upon compliance with, and the inclusion of all of the information required by, Chapter 16.08 of the Subdivision Ordinance.

SECTION 4: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk, upon satisfaction of the conditions set forth in Section 3 of this Resolution, to execute and attest, on behalf of the Village, the Final Plat.

SECTION 5: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat by the Village President and the Village Clerk, as provided in Section 4 of this Resolution, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Recorder of Deeds.

SECTION 6: EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval according to law.

ADOPTED this ____ day of January, 2019, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____

Signed:

Village President

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

LOT 2 IN BIROV'S RESUBDIVISION OF LOTS 5 AND 6 I N BLOCK 1 IN DALES' ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 7-1/2 CHAINS OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED JULY 18, 1990 AS DOCUMENT 90344036 AND DECLARATION RECORDED AUGUST 3, 1990 AS DOCUMENT 90376588 AND CREATED BY DEED FROM CAROLYN B. BUCK TO SUN TO YEN RECORDED AUGUST 3, 1900 AS DOCUMENT 90376589 FRO PUBLIC UTILITIES.

Commonly known as 319 Sheridan Road, Winnetka, Illinois.

LOT 1 IN BIROV'S RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN DALE'S ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 7.5 CHAINS OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 321 Sheridan Road, Winnetka, Illinois.

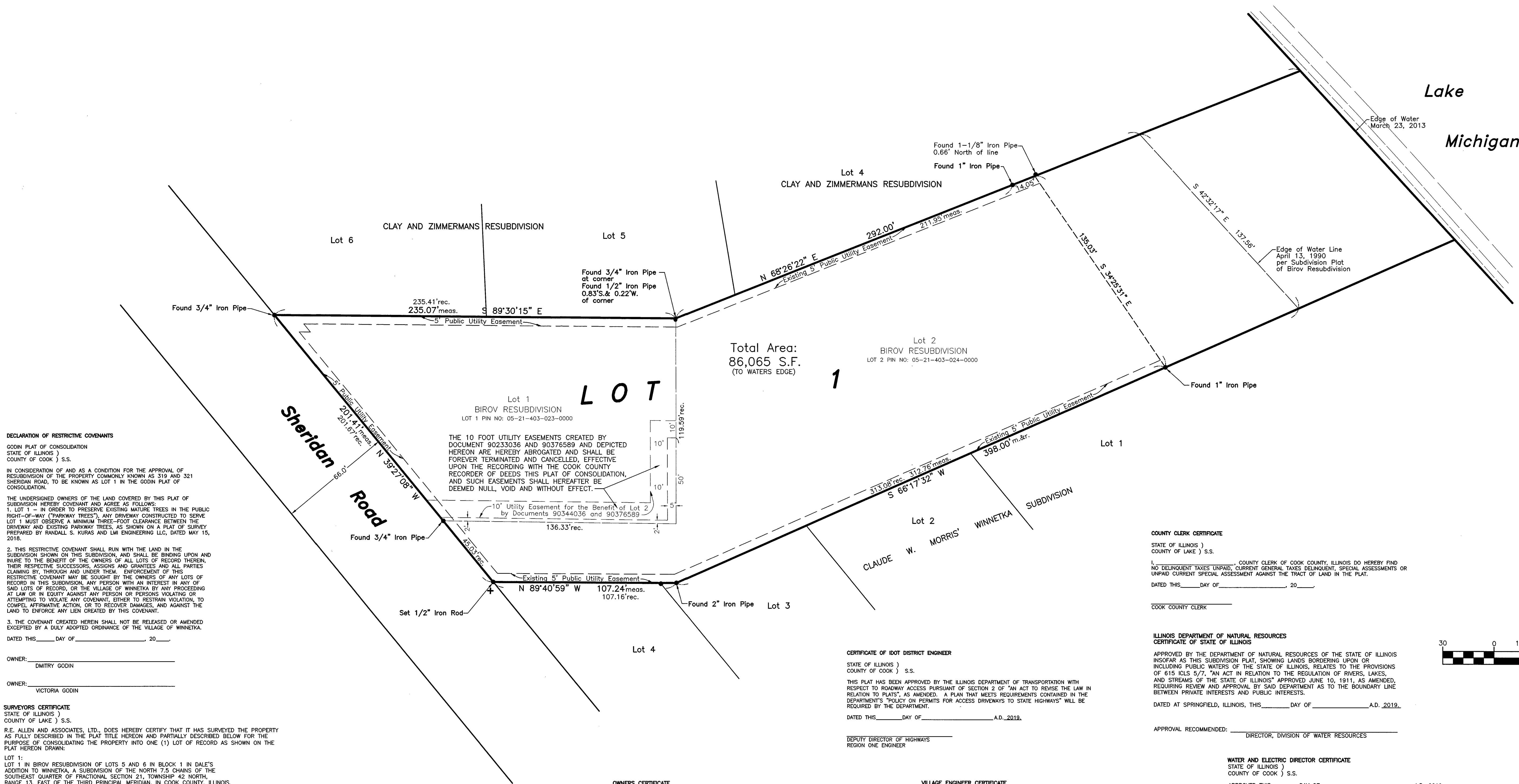
EXHIBIT B

FINAL PLAT

(SEE ATTACHED EXHIBIT B)

FINAL PLAT GODIN CONSOLIDATION OF

THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21,
TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.



DECLARATION OF RESTRICTIVE COVENANTS

GODIN PLAT OF CONSOLIDATION
STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

IN CONSIDERATION OF AND AS A CONDITION FOR THE APPROVAL OF
RESUBDIVISION OF THE PROPERTY COMMONLY KNOWN AS 319 AND 321
SHERIDAN ROAD, TO BE KNOWN AS LOT 1 IN THE GODIN PLAT OF
CONSOLIDATION.

THE UNDERSIGNED OWNERS OF THE LAND COVERED BY THIS PLAT OF
SUBDIVISION HEREBY COVENANT AND AGREE AS FOLLOWS:
1. LOT 1 - IN ORDER TO PRESERVE EXISTING MATURE TREES IN THE PUBLIC
RIGHT-OF-WAY (THRUWAY TREES), ANY DRIVEWAY CONSTRUCTED TO SERVE
LOT 1 MUST OBSERVE A MINIMUM THREE-FOOT CLEARANCE BETWEEN THE
DRIVEWAY AND EXISTING PARKWAY TREES AS SHOWN ON A PLAT OF SURVEY
PREPARED BY RANDALL S. KURAS AND LMI ENGINEERING LLC, DATED MAY 15,
2018.

2. THIS RESTRICTIVE COVENANT SHALL RUN WITH THE LAND IN THE
SUBDIVISION SHOWN ON THIS SUBDIVISION, AND SHALL BE BINDING UPON AND
INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN,
THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES
CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THIS
RESTRICTIVE COVENANT MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF
RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF
SAID LOTS OF RECORD, OR THE VILLAGE OF WINNETKA BY ANY PROCEEDING
AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR
ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO
COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE
LAND TO ENFORCE ANY LIEN CREATED BY THIS COVENANT.

3. THE COVENANT CREATED HEREIN SHALL NOT BE RELEASED OR AMENDED
EXCEPTED BY A DULY ADOPTED ORDINANCE OF THE VILLAGE OF WINNETKA.

DATED THIS ____ DAY OF _____, 20____.

OWNER: _____

DMITRY GODIN

OWNER: _____

VICTORIA GODIN

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

R.E. ALLEN AND ASSOCIATES, LTD., DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE PROPERTY
AS FULLY DESCRIBED IN THE PLAT TITLE HEREON AND PARTIALLY DESCRIBED BELOW FOR THE
PURPOSE OF CONSOLIDATING THE PROPERTY INTO ONE (1) LOT OF RECORD AS SHOWN ON THE
PLAT HEREON DRAWN.

LOT 1:
LOT 1 IN BIROV RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN DALE'S
ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 7.5 CHAINS OF THE
SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
321 SHERIDAN ROAD, WINNETKA, IL 60093
PARCEL AREA = 22,164 S.F.
PIN: 05-21-403-023-0000

LOT 2 PARCEL 1:
LOT 2 IN BIROV RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN DALE'S ADDITION
TO WINNETKA, A SUBDIVISION OF THE NORTH 7.5 CHAINS OF THE SOUTHEAST
QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 2 PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF
SUBDIVISION RECORDED JULY 18, 1990 AS DOCUMENT 90344036 AND DECLARATION
RECORDED AUGUST 3, 1990 AS DOCUMENT 90376589 AND CREATED BY DEED FROM
CAROLYN B. BUCK TO SUN TO YEN RECORDED AUGUST 3, 1990 AS DOCUMENT
90376589 FOR PUBLIC UTILITIES.

THE PREMISES COMMONLY KNOWN AS:
319 SHERIDAN ROAD, WINNETKA, IL 60093
PARCEL AREA = 63,898 S.F. +/- (PER EDGE OF WATER 08-02-2013)
PIN NO. 05-21-403-024-0000

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

IT, FURTHER CERTIFIES THAT THE PROPERTY IS SITUATED IN ZONE "X", AREAS DETERMINED
TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 1703102255, EFFECTIVE DATE: AUGUST 19, 2008.

IT FURTHER CERTIFIES THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN
THE VILLAGE OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING
THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE,
AS HERETOFORE AND HEREFTER AMENDED.

DATED AT GRAYSLAKE, ILLINOIS, THIS ____ DAY OF _____, A.D. 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-2018
PROFESSIONAL DESIGN FIRM NO. 184-002732

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, BRYAN J. LEE, A ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616,
DO HEREBY GRANT PERMISSION TO THE VILLAGE OF WINNETKA
TO RECORD THIS PLAT AND PROVIDE THIS SURVEYOR A RECORDED
COPY OF THE SAME.

DATED AT GRAYSLAKE, ILLINOIS, THIS ____ DAY OF _____, A.D. 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616

IN ACCORDANCE WITH PUBLIC ACT 86-1238, THIS PLAT HAS BEEN
SUBMITTED FOR RECORDING BY:

NAME: _____ VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ADDRESS: _____ 510 GREEN BAY ROAD
CITY, STATE: _____ Winnetka, IL 60093

GIVEN UNDER MY HAND AND NOTARIAL SEAL,
THIS ____ DAY OF _____, A.D. 2019.

NOTARY PUBLIC: _____

CERTIFICATE OF IDOT DISTRICT ENGINEER

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

DATED THIS ____ DAY OF _____, A.D. 2019.

DEPUTY DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

WE, DMITRY GODIN AND VICTORIA GODIN, DO HEREBY CERTIFY THAT WE ARE THE LEGAL
OWNERS OF RECORD OF THE PROPERTY DESCRIBED HEREON, AND THAT WE HAVE CAUSED
THE PROPERTY TO BE SURVEYED FOR THE PURPOSE OF CONSOLIDATING IT INTO
ONE (1) LOT AS SHOWN HEREON.

DATED THIS ____ DAY OF _____, A.D. 2019.

OWNER: _____

DMITRY GODIN

OWNER: _____

VICTORIA GODIN

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY,
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DMITRY GODIN AND VICTORIA GODIN,
AS OWNERS OF THE PROPERTY HEREON DESCRIBED AND PERSONALLY KNOWN TO ME TO
BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT
HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY
SIGNED AND DELIVERED THE SAID INSTRUMENT IN THEIR OWN FREE AND VOLUNTARY ACT,
FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL,
THIS ____ DAY OF _____, A.D. 2019.

NOTARY PUBLIC: _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED THIS ____ DAY OF _____, A.D. 2019,
BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

VILLAGE ENGINEER: _____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

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

DATED THIS ____ DAY OF _____, A.D. 2019.

VILLAGE COLLECTOR: _____

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, ILLINOIS,
THIS ____ DAY OF _____, A.D. 2019.

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

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY FIND
NO DELINQUENT TAXES UNPAID, CURRENT GENERAL TAXES DELINQUENT, SPECIAL ASSESSMENTS OR
UNPAID CURRENT SPECIAL ASSESSMENT AGAINST THE TRACT OF LAND IN THE PLAT.

DATED THIS ____ DAY OF _____, 20____.

COOK COUNTY CLERK

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

CERTIFICATE OF STATE OF ILLINOIS

APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF ILLINOIS
INsofar AS THIS SUBDIVISION PLAT, SHOWING LANDS BORDERING UPON OR
INCLUDING PUBLIC WATERS OF THE STATE OF ILLINOIS, RELATES TO THE PROVISIONS
OF 615 ICLS 5/7, "AN ACT IN RELATION TO THE REGULATION OF RIVERS, LAKES,
AND STREAMS OF THE STATE OF ILLINOIS" APPROVED JUNE 10, 1911, AS AMENDED,
REQUIRING REVIEW AND APPROVAL BY SAID DEPARTMENT AS TO THE BOUNDARY LINE
BETWEEN PRIVATE INTERESTS AND PUBLIC INTERESTS.

DATED AT SPRINGFIELD, ILLINOIS, THIS ____ DAY OF _____, A.D. 2019.

APPROVAL RECOMMENDED: _____ DIRECTOR, DIVISION OF WATER RESOURCES

WATER AND ELECTRIC DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED THIS ____ DAY OF _____, A.D. 2019,
BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE
VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

WATER AND ELECTRIC DIRECTOR: _____

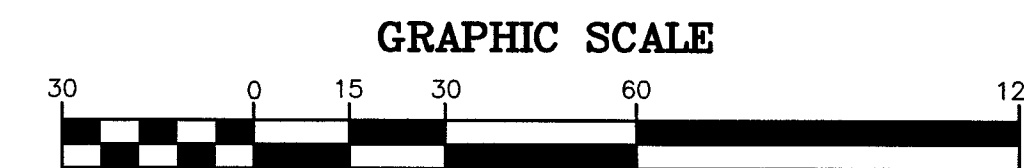
PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THE VILLAGE OF WINNETKA PLAN COMMISSION RECOMMENDED APPROVAL BY THE
VILLAGE BOARD OF TRUSTEES AT A MEETING HELD
ON THE ____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN _____ ATTEST: _____ SECRETARY

NO.	DATE	DESCRIPTION	BY
4	01-02-18	REVIEW COMMENTS	
3	11-29-18	REVIEW COMMENTS	
2	08-20-18	REVIEW COMMENTS	
1	12-21-17	ORIGINAL ISSUE	



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.
File No. 20-13
P2013 CONSOLIDATION.DWG

LOT 1 PIN NO: 05-21-403-023-0000

LOT 2 PIN NO: 05-21-403-024-0000

SUBMITTED BY AND RETURN PLAT TO:

VILLAGE OF WINNETKA

DEPARTMENT OF COMMUNITY DEVELOPMENT

ADDRESS: 510 GREEN BAY ROAD

Winnetka, IL 60093

SEND TAX BILL TO:

NAME: DMITRY GODIN

ADDRESS: 319 Sheridan Road

Winnetka, IL 60093

FIELDWORK COMPLETED: 08-23-2017

CLIENT NAME: Randall Kuras Land Development Consultant

ADDRESS: 36586 Traer Terrace Gurnee, IL 60031-1345

(847)858-6040 mobile: (847)356-6040 fax

e-mail: rkuras@sprintmail.com

NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.

Only those Building Lines or Easements shown on a Recorded Subdivision
Plat or From a Recorded Document are shown hereon: check local
ordinances before building.

Compare your description and site markings with this plat and
AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.

PROFESSIONAL LAND SURVEYORS

1015 N. CORPORATE CIRCLE, SUITE C

GRAYSLAKE, ILLINOIS 60030

PHONE: 847-223-0914 FAX: 847-223-0980



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: BRIAN NORKUS, ASSISTANT DIRECTOR
DATE: SEPTEMBER 12, 2018
SUBJECT: CASE NO. 18-05-SD: 319 AND 321 SHERIDAN ROAD - FINAL PLAT
APPROVAL - GODIN CONSOLIDATION

INTRODUCTION

On September 26, 2018, the Plan Commission is scheduled to hold a public meeting on an application submitted by Dmitry and Victoria Godin (the "Applicants"), as the owner of the properties at 319 Sheridan Road and 321 Sheridan Road (the "Subject Properties"). The Applicants have filed an application seeking Final Plat approval to consolidate the existing two lots into a single lot of record.

Preliminary Plat approval was recommended by the Plan Commission on March 20, 2018, and was approved by the Village Council on June 19, 2018. A description of the *preliminary approval - final approval* process and its applicability is included later in this report.

A mailed notice of the Plan Commission meeting has been sent to property owners within 250 feet in compliance with the Subdivision Ordinance. As of the date of this memo, staff has not received any written comments from the public regarding this application.

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

The Applicants reside at 319 Sheridan Road, which they purchased in 2013. Subsequently, the Applicants purchased the adjacent home at 321 Sheridan Road in 2017 for the purpose of consolidating with their lot at 319 Sheridan Road. If approved, the Applicants will demolish the residence at 321 Sheridan and consolidate the two parcels into a single buildable lot measuring 86,062 square feet.

Written materials supplied by the Applicants indicate all improvements are to be removed from the 321 Sheridan Road parcel, with plans under development for a new driveway serving 319 Sheridan Road, to be moved from its current location at the southerly end of the property to a location near the center of the consolidated lot.



Figure 1 – Subject Properties

SUBDIVISION REVIEW PROCESS IN GENERAL

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code, and are subject to review and approval by both the Plan Commission and Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Code.

In the event a subdivision is fully compliant with the Subdivision Code and Zoning Code, an applicant would typically submit an application for Final Plat approval, with a single review by the Plan Commission, followed by final approval by the Village Council. However, in the event a resubdivision requires relief under the Zoning ordinance (as is the case with this application), such subdivisions may be reviewed in a two-step, preliminary approval / final approval review process.

At the March 20, 2018 Plan Commission meeting, consideration of the current application was limited to preliminary review due to the proposed subdivision also requiring consideration of an associated zoning variation, with the reconfiguration of the two lots resulting in the creation of a zoning nonconformity with respect to *side yard setback* requirements. Due to the irregular geometry of the existing lots as well as the proposed consolidated lot, the proposed consolidation has the effect of increasing the calculated average lot width, resulting in a commensurate increase in required total side yard setbacks.

The two-step Preliminary Plat / Final Plat review process allows an applicant to move forward into more detailed design details following approval of preliminary conceptual plans. Provided that the Final Plat is consistent with the Preliminary Plat, the Final Plat approval process is more ministerial in nature, addressing details such as design and construction of public utilities if any, as well as items such as utility easements, plat formatting and other technical requirements.

PREVIOUS CONSIDERATION OF PROPOSED CONSOLIDATION OF 319 AND 321 SHERIDAN ROAD

Because the proposed consolidation incorporated a request for zoning relief, this matter has been previously submitted for preliminary review. Accordingly, preliminary review has been completed by the Plan Commission,

Zoning Board of Appeals and Village Council. In addition, the Landmark Preservation Commission has reviewed the related demolition permit for the residence at 321 Sheridan Road.

Landmark Preservation Commission - Because the subdivision includes demolition of the existing residence at 321 Sheridan, the demolition permit application was reviewed by the Landmark Preservation Commission at its August 7, 2017 meeting. The Commission voted unanimously (6 to 0) to approve the request for demolition without delay.

Plan Commission - On March 20, 2018, the Plan Commission considered the application for *Preliminary Subdivision* to consolidate 319 and 321 Sheridan Road into a single lot. After hearing from the Applicant and no members of the public, the Plan Commission voted 5 to 0 to grant preliminary approval of the proposed subdivision.

Zoning Board of Appeals – The ZBA held a public hearing on April 9, 2018 to consider the Applicant’s request for the zoning variation associated with their application for *Preliminary Subdivision* approval. After hearing from the Applicant and no members of the public, the ZBA recommended, by a vote of 4 to 0, approval of the requested zoning variation.

Village Council – on June 19, 2018, the Council considered the favorable recommendations of the Plan Commission and Zoning Board of Appeals. After reviewing the application and hearing from the Applicant, the Village Council voted 5-0 to adopt Ordinance M-9-2018 approving the preliminary plat of subdivision and the associated zoning variation.

CURRENT CONSIDERATIONS BY PLAN COMMISSION

With the major land use policy having already been evaluated by both the Plan Commission and Village Council, the review process at this final stage focuses on refining details of the final plat such as utility easements, final plat formatting and related matters. The final plat stage is subject to approval by both the Plan Commission and Village Council.

1. VILLAGE FORESTRY REVIEW AND RECOMMENDATION

Subdivision Plats are subject to staff review to evaluate the potential impact on protected trees on private property (those greater than 8” in diameter) as well as for impact on public trees in the public right of way.

Figure 2 below highlights the location of mature street trees in the public right-of-way. Four (4) trees located along the front lot line, on public property, range from 21” diameter to 13”, 13”, and 10” inches. The Village Forester has requested that a restrictive covenant be placed on the plat of subdivision requiring that a three foot (3)’ clearance is maintained between public parkway trees and any new driveway apron serving the consolidated lot.

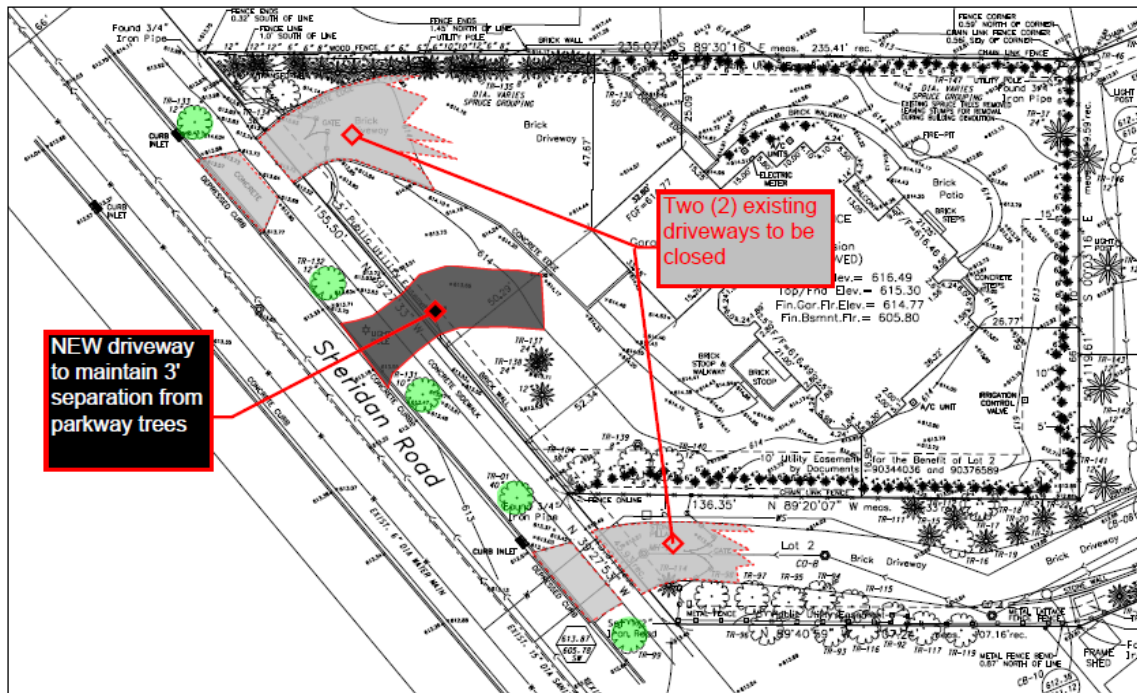


Figure 2 – Street tree locations

2. UTILITY EASEMENTS

The current two-lot configuration of the subject property was established in the 1990 “Birov Subdivision”. The 1990 subdivision established utility easements on the perimeter of each lot, minimizing the need for additional utility easements at this time. However, the 1990 Subdivision also established an irregular easement across the 321 Sheridan Road parcel, as a means of serving the 319 Sheridan Road parcel with electric, water and sewer service (shown in *Figure 3* below). Upon consolidation, the 1990 easement highlighted in *Figure 3* is made obsolete. Accordingly, the Applicants have requested that the subdivision provide for the elimination or “abrogation” of this easement.

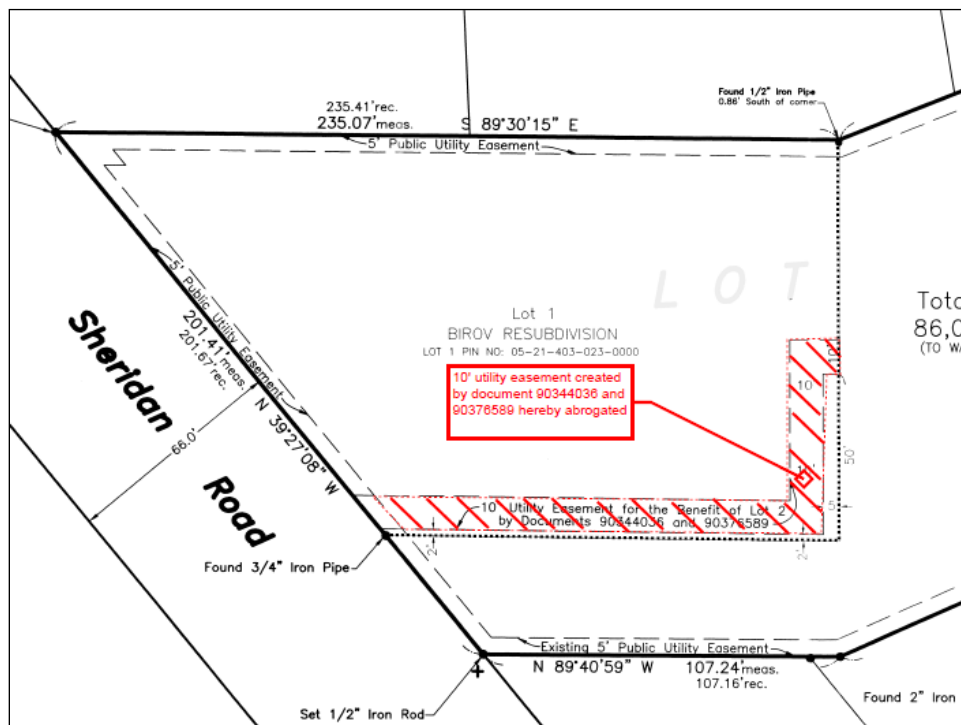


Figure 3 – Abrogated Utility Easement

3. PLAT FORMATTING – SIGNATURE BLOCKS

State of Illinois subdivision standards requires that any subdivision bordering on a State highway receive approval from the Illinois Department of Transportation (IDOT) as it relates to access to such subdivisions. This requirement is established to allow IDOT to evaluate the means for access provided to or from such subdivisions via State highways, and is particularly suited to large developments with potential for substantial increases in traffic volume.

In addition, subdivision plats bordering on public waterways such as Lake Michigan are required to receive approval from the Illinois Department of Natural Resources (IDNR), inasmuch as such plats are representing a boundary between public and private property.

Signature blocks for IDOT and IDNR approval have been affixed to the Final Plat at the request of Village Staff.

REQUESTED RECOMMENDATION

The Applicants request that the Plan Commission find that **the Final Plat of the Godin Subdivision substantially conforms to the preliminary plat approved by the Village Council and that the Plan Commission recommend approval.**

It is recommended that approval be subject to the following conditions;

1. That a restrictive covenant be placed on the Final Plat to require a minimum 3' clearance between any new driveway and parkway trees, in a format acceptable to the Village Attorney;
2. That the utility easement across Lot 1 in *Birov's Subdivision*, benefitting the owner of Lot 2 in *Birov's Subdivision* be terminated / abrogated in a format acceptable to the Village Attorney; and
3. That the Final Plat of subdivision be approved by both the Illinois Department of Transportation and Illinois Department of Natural Resources prior to recording of the Final Plat.

ATTACHMENT C

CASE NO. 18-05-SD

APPLICATION FOR LAND SUBDIVISION
WINNETKA PLAN COMMISSION

Owner Information: Name, Address, Telephone, Fax & Email

Dmitry and Victoria Godin, 319 Sheridan Road, Winnetka, IL 60093
[REDACTED]

Surveyor Information: Name, Address, Telephone, Fax & Email

Bryan Lee, R.E. Allen & Associates, Ltd., 1015 N. Corporate Circle, Suite C, Grayslake, IL 60030
reallen-blee@ameritech.net; 847-223-0914

Architect Information: Name, Address, Telephone, Fax & Email

Sergio Estenssoro, SGE Architects, Inc., 805 W. Hickory Street, Hinsdale, IL 60521
sgearchitects@comcast.net; 630-655-9056

Attorney Information: Name, Address, Telephone, Fax & Email

Mitchell B. Ruchim, 3000 Dundee Road, Suite 415, Northbrook, IL 60062-2436
mruchimlaw@aol.com; 847-272-2800 x225

Date Property Acquired by Owner Lot 1 - August, 2017; Lot 2 - February, 2013

Note: This application must be accompanied by a written narrative summary of the proposed subdivision together with associated improvements.

Signature

[REDACTED]

Date:

11/17/17

[REDACTED]

Narrative for Godin Lot Consolidation-Zoning Variation @ 319-321 Sheridan Road, Winnetka, IL 60093

Date: 02-12-2018

To: Department of Community Development

Re: Godin Lot Consolidation @ 319-321 Sheridan Road, Winnetka, IL)

From: Design Team for
Dmitry and Victoria Godin, Property Owners
319 Sheridan Road
Winnetka, IL 60093

Section 1: Lot Consolidation

The property owners presently reside at 319 Sheridan Road (Lot 2 in Birov Resubdivision) after purchasing the property in February, 2013 from Leo Birov. Also in 2013, the property owners initiated the design and construction of a new boat house structure fronting on Lake Michigan with underground tunnelway connection to the basement of the principle residence. The boat house project is nearing completion within the next few months. In August, 2017 the property owners purchased the single family residential property at 321 Sheridan Road (Lot 1 in Birov Resubdivision).

Accordingly, the property owners now desire to consolidate the two lots into one lot of record which basically reverts the 1990 Birov Resubdivision back to its original form of a single parcel. The new single lot of record is the subject of this resubdivision application known as the Godin Consolidation.

At this time, the proposed development plan of the property owners is in design. The plan will include the following:

1. Consolidate the existing two lots into one lot of record through the subdivision process.
2. Demolish and remove the existing improvements on Lot 1 in Birov Resubdivision.
3. Remove existing driveways and access connections to Sheridan Road from both 319 and 321 Sheridan Road.
4. Relocate and construct a singular new entrance driveway and access connection near the center of property frontage along Sheridan Road.
5. Modify the driveway, vehicle circulation and entry court to the principle residence and attached garages.
6. Permit documents for proposed site improvements are presently being prepared and will be submitted separately for permit.
7. This consolidation application is required in order to permit the demolition of improvements on Lot 1 in Birov Resubdivision and provide the basis for any new/proposed improvements to the principal residence.

Section 2: Zoning Variation

As part of the Village review for the application to consolidate lots as described above, an anomaly in the side yard setback calculations was highlighted and requires a zoning variation.

Building construction and site improvements have occurred on both Lot 1 and Lot 2 of Birov Resubdivision. All of the improvements were constructed under approved permits and met the required yard setback requirements.

Now with the desire to consolidate the lots back to the original property configuration, the method of calculation for the required side yards will place the principal residence at 319 Sheridan Road into non-conformity with the southerly side yard setback. This can be viewed in the graphical exhibit "Building Setback Requirements for the Godin Lot Consolidation". In essence, the following items briefly describe how and why the required side yard setback distances now would place the principle residence into non-conformity.

- Lot 2 (319 Sheridan Road) fronts on Lake Michigan and is subject to a continuously changing riparian rights boundary. Therefore, the improvements constructed on the property have been subjected to differing side yard requirements because of changing lot areas due to the height fluctuations in Lake Michigan at the different years when permits for construction were issued.
- Relating to the proposed consolidation of the two lots, the increased lot area causes an increase in the average lot width, and this increase in average lot width subsequently increases the total side yard requirement. For determining the extent of this zoning variation request, the total side yard increases from 39.69' to 46.10'.
- For Lot 2, the declared minimum side yard dimension is 12.53', which occurs along the northerly property line, and the existing setback along the southerly property line is 27.16', making the total side yard = 39.69'.
- Using the unit of building perimeter, the overall impact of the requested zoning variation is as follows:
 - Total Property (Lot 1 + Lot 2) Building Perimeter = 1,098 lf
 - Total Exposed Building Perimeter Affected = 132 lf
 - Percent of Building Perimeter Affected = 12.02%
- The differences or impacts of the increased side yard requirement can be viewed in the attached graphical exhibit "Building Setback Requirements for the Godin Lot Consolidation".

In demonstrating the particular difficulty in meeting the zoning setback requirements, the following comments are offered to the major items of concern.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in the R-2 zoning district.

The increase in the total side yard setbacks can be viewed in the attached graphical exhibit "Building Setback Requirements for the Godin Lot Consolidation". In order to meet the requirement would require removal and relocation of the south wall of the primary residence and make the existing garages unusable. Additionally, part of the southerly wall of the boat house (currently under permit and nearing completion) would have to be removed and relocated. The achievement of these re-builds would probably not be undertaken due to cost considerations.

2. The plight of the owner is due to unique circumstance associated with the characteristics of the property.

Lot 2 (319 Sheridan Road) fronts on Lake Michigan and is subject to a continuously changing riparian rights boundary. Therefore, the improvements constructed on the property have been subjected to differing side yard requirements because of changing lot areas due to the height fluctuations in Lake Michigan at the different years when permits for construction were issued.

The proposed consolidation of the two lots results in an increased lot area, which in turn causes an increase in the average lot width. This increase in average lot width subsequently increases the total side yard requirement. The extent of this zoning requirement increases the total side yard from 39.69' to 46.10'.

3. The variation, if granted, will not alter the essential character of the locality.

The lot consolidation is driving the demolition of existing building improvements on Lot 1 (321 Sheridan Road) so that the goal of the property owners can be achieved. That goal is to create an open estate entry from Sheridan Road. This will reduce the driveway access points from two to one and provide an unobstructed view to the existing Lot 2 primary residence. Therefore, the granting of the variation will provide a less dense ambience to the neighborhood and not negatively alter its character.

4. An adequate supply of light and air to the adjacent property will not be impaired.

As noted in paragraph #3 above, with the demolition of the building at 321 Sheridan Road, the property will be less dense and create additional open space along the Sheridan Road frontage. Therefore, the available supply of light and air to adjacent properties will not be diminished, but rather increased.

5. The hazard from fire and other damages to the property will not be increased.

Again as noted in paragraphs #3 and #4 above, with the demolition of the building at 321 Sheridan Road, the property will create additional open space along the Sheridan Road frontage. Therefore, there will actually be a reduction in fire hazards and other perils to adjacent properties.

6. The taxable value of the land and buildings throughout the Village will not diminish.

Implementation of the proposed lot consolidation will not have a significant change in taxable value to the Village. Land value of the property should not change, but there may be a minor reduction in building value due to the demolition and removal of the structure on Lot 1 (321 Sheridan Road).

7. The congestion in the public street will not increase.

The proposed lot consolidation with removal of the residential structure at 321 Sheridan Road, reduction of access driveways from two to one, and relocation of the future drive to the center of the property are all supporting elements of reducing vehicular congestion and traffic conflicts on Sheridan Road. Therefore, overall public safety should be enhanced.

8. The public health, safety, comfort, moral, and welfare of the inhabitants of the Village will not otherwise be impaired.

With the lot consolidation and granting of the variation, building improvements on Lot 2 (319 Sheridan Road) will remain in place so that there will be essentially no change to the overall character of the neighborhood and views from adjacent properties.

In summary, the requested building setback variation is a derivative of the method of zoning calculation and the combination of two lots being consolidated into one lot of record. There has been no intent of purposely evading zoning requirements, but rather the owners desire to achieve an improved, more open estate appearance from the Sheridan Road frontage. Another succinct benefit of the consolidation is the removal of one driveway access point to Sheridan Road, reducing potential traffic conflicts and accidents.

The owners look forward to a favorable recommendation and approval on this variation request and lot consolidation.

Respectfully submitted in behalf of Dmitry and Victoria Godin,

Randall S. Kuras
Land Development Consultant

Cc: Dmitry and Victoria Godin, Property Owners
JP Popiolek, Ruffolo, Inc.
Sergio Estennssoro, SGE Architects, Inc.
Bryan Lee, R.E. Allen and Associates, Ltd.

ATTACHMENT D

Minutes adopted 10.24.2018

WINNETKA PLAN COMMISSION EXCERPT OF MEETING MINUTES SEPTEMBER 26, 2018

Members Present:

Tina Dalman, Chairperson
Mamie Case
Layla Danley
Chris Foley
Louise Holland
Bridget Orsic
Jay Vanderlaan

Non-voting Members Present:

Joni Johnson

Members Absent:

John Golan

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community
Development
Ann Klaassen, Senior Planner

Case No. 18-05-SD: 319 and 321 Sheridan Road: An application submitted by Dmitry and Victoria Godin seeking approval of a Final Plat of Subdivision to consolidate the existing two lots into a single lot of record.

Chairperson Dalman noted the Commission recommended preliminary approval of the plat on March 20, 2018 and the preliminary plat was approved by the Village Council on June 19, 2018.

Ms. Klaassen stated the applicants intend to remove all of the improvements on the 321 Sheridan Road parcel closest to Sheridan Road and relocate a driveway to serve the 319 Sheridan Road residence which would result in the removal of two driveways and the creation of one driveway in the center of the newly consolidated lot. She stated this is the final plat stage which focused on refining the details of the plat such as utility easements and formatting which is subject to review by the Commission and the Village Council. Ms. Klaassen stated the applicants request the Commission find that the plat substantially conformed to the preliminary plat approved by the Village Council. She then stated as noted in the agenda materials, they are recommending three conditions of approval as shown on page 5.

Ms. Klaassen identified the conditions as follows: (1) that a restrictive covenant be placed on the final plat to require a minimum 3 foot clearance between any new driveway and parkway trees, in a format acceptable to the Village Attorney; (2) that the utility easement across Lot 1 in *Birov's Subdivision*, benefitting the owner of Lot 2 in *Birov's Subdivision* be terminated/abrogated in a format acceptable to the Village Attorney; and (3) that the final plat of subdivision be approved by both the Illinois Department of Transportation and Illinois Department of Natural Resources. Chairperson Dalman asked if there were any questions.

Mr. Vanderlaan asked with regard to condition no. 3, whether IDOT and the IDNR have been engaged to

1 review the plat. Chairperson Dalman swore in Randy Kuras, the applicants' representative. Mr. Kuras
2 informed the Commission they made the adjustment certificate for the plat and he is in the process of
3 contacting those agencies to secure the procedure and obtain signatures on the plat. He also stated they
4 would like to start demolition on the home at 321 Sheridan Road. Chairperson Dalman asked whether
5 the applicant is fine with the three suggested conditions. Mr. Kuras confirmed that is correct and
6 referred to the exhibit identifying the changes. Chairperson Dalman confirmed they are included in the
7 agenda packet and stated they are getting rid of two curb cuts and relocating the curb cut requiring
8 IDOT approval. Mr. Harris confirmed that is correct.

9
10 Chairperson Dalman then questioned whether the Commission had the landscape plan showing
11 preservation of the trees. Mr. Norkus responded they would not ordinarily have as detailed a plan as
12 that at this point and with regard to accomplishing the tree preservation requirements, he referred to
13 having adequate language governing the separation of the driveway and parkway trees and which will
14 be an actual condition on the plat of consolidation to ensure it remained in effect for the life of the
15 consolidated lot.

16
17 Chairperson Dalman asked if there were any other questions from the Commission and the audience. No
18 additional questions were raised at this time. She then stated the Commission would now discuss the
19 matter. Chairperson Dalman then stated she reviewed the materials and they seemed to be in
20 conformance with no issues. She informed the Commission she previously asked the Village staff
21 whether these types of requests did not have to come before the Commission since they are
22 administrative in nature. Chairperson Dalman then stated since there are no questions, she asked for a
23 motion for the recommendation that the Commission finds the final plat for the Godin Subdivision
24 substantially conforms to the preliminary plat approved by the Village Council and that the Commission
25 recommends approval subject to the three conditions as stated in the Community Development
26 Department memorandum to the Commission.

27
28 A motion was made by Ms. Orsic as stated by Chairperson Dalman and seconded by Ms. Case. A vote
29 was taken and the motion was unanimously approved.

30
31 AYES: Case, Dalman, Danley, Foley, Holland, Orsic, Vanderlaan
32 NAYS: None
33 NON-VOTING: Johnson

34
35 ***

ATTACHMENT E

VILLAGE OF WINNETKA

COOK COUNTY, ILLINOIS

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF
SUBDIVISION AND GRANTING A VARIATION FROM THE WINNETKA
ZONING ORDINANCE FOR A PROPOSED SUBDIVISION
(319 & 321 Sheridan Road)**



1819216049

Doc# 1819216049 Fee \$70.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2018 12:41 PM PG: 1 OF 17

PASSED AND APPROVED by the
President and Board of Trustees
of the Village of Winnetka,
Cook County, Illinois, this
19th day of June, 2018.

PUBLISHED IN PAMPHLET FORM

by authority of the President
and Board of Trustees of the
Village of Winnetka, Cook
County, Illinois, this 20th day of
June, 2018.



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 the following:

ORDINANCE NO. M-9-2018

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND
GRANTING A VARIATION FROM THE WINNETKA ZONING ORDINANCE FOR A
PROPOSED SUBDIVISION
(319 & 321 Sheridan Road)**

Adopted by the Winnetka Village Council on June 19, 2018.

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 20th day of June, 2018.

[SEAL]

By: 
Kathleen Scanlan
Deputy Village Clerk

ORDINANCE NO. M-9-2018

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND
GRANTING A VARIATION FROM THE WINNETKA ZONING ORDINANCE
FOR A PROPOSED SUBDIVISION
(319 & 321 Sheridan Road)**

WHEREAS, Dmitri and Victoria Godin (collectively, "*Applicants*") are the record title owners of the parcels of real properties commonly known as 319 Sheridan Road ("*319 Sheridan Property*") and 321 Sheridan Road ("*321 Sheridan Property*") in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (collectively, "*Subject Properties*"); and

WHEREAS, the Subject Properties are located within the R-2 Single Family Residential District of the Village ("*R-2 District*"); and

WHEREAS, the Subject Properties are the lots of record depicted in the plats of survey in **Group Exhibit B** attached to and, by this reference, made a part of this Ordinance; and

WHEREAS, the Subject Properties are each currently improved with a single-family residence (collectively, "*Existing Residences*"); and

WHEREAS, Applicants desire to: (i) consolidate the Subject Properties into a single buildable lot of record ("*Proposed Subdivision*"); (ii) demolish the Existing Residence on the 321 Sheridan Property ("*Proposed Demolition*"); and (iii) make certain landscaping improvements to the consolidated Subject Properties; and

WHEREAS, on November 17, 2017, the Applicants submitted an application ("*Subdivision Application*") to the Village for an approval of a preliminary plat of subdivision for the Subject Properties ("*Preliminary Plat*"), attached to and, by this reference, made a part of this Ordinance as **Exhibit C**, which proposes to consolidate the Subject Properties into one lot of record consisting of 86,062 square feet ("*Subdivided Lot*"); and

WHEREAS, on February 20, 2018, the Applicants submitted an application to the Village for a zoning variation on the Subject Properties ("*Zoning Application*"); and

WHEREAS, pursuant to Section 17.30.060 of the Winnetka Zoning Ordinance ("*Zoning Ordinance*"), the Subdivided Lot must have a side yard setback of at least 46.10 feet; and

WHEREAS, the Subdivided Lot would have side yard setbacks of 39.69 feet, in violation of Section 17.30.060 of the Zoning Ordinance, thus, necessitating a need for a variation to permit the Subdivided Property to have side yard setbacks of only 39.69 feet ("*Zoning Variation*"); and

WHEREAS, on August 7, 2017, after due notice thereof, the Winnetka Landmark Preservation Commission held a public hearing on the Proposed Demolition, and voted, by a unanimous vote of six to zero, to approve the Proposed Demolition; and

WHEREAS, on March 20, 2018, after due notice thereof, the Winnetka Plan Commission held a public hearing on the proposed Preliminary Plat Subdivision and Zoning Variation, and voted, by a unanimous vote of five to zero, to recommend that the Village Council approve the Preliminary Plat and Zoning Variation, subject to certain conditions; and

WHEREAS, on April 9, 2018, after due notice thereof, the Zoning Board of Appeals (“**ZBA**”) conducted a public hearing on the Zoning Variation and, by a unanimous vote of four to zero, the members then present recommended that the Council of the Village of Winnetka (“**Village Council**”) approve the Zoning Variation; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Zoning Variation is within the final jurisdiction of the Village Council; (ii) the Zoning Variation is in harmony with the general purpose and intent of the Zoning Ordinance and is in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Zoning Variation has been sought; and

WHEREAS, the Village Council has determined that approval of the Preliminary Plat and Zoning Variation (collectively, “**Approvals**”) to permit the Proposed Subdivision on the Subject Properties within the R-2 District is in the best interest of the Village and its residents;

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 as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF PRELIMINARY PLAT. The Preliminary Plat for the Subject Properties shall be, and it is hereby, approved pursuant to Section 16.08.010 of the Village Code.

SECTION 3: EFFECT OF APPROVALS. Pursuant to Section 16.08.010 of the Village Code, the approval of the Preliminary Plat for the Subject Properties, as set forth in Section 2 of this Ordinance, shall not be deemed or interpreted as authorizing or entitling the Applicants to approval of a final plat of subdivision for the Subject Properties or to any other approval, or to the issuance of any permit, until after all of the standards and procedures for such other approvals or permits have been satisfied. Nothing herein shall be deemed or interpreted as obligating or requiring the Village Council to approve a final plat of subdivision or other approval or permit.

SECTION 4: APPROVAL OF ZONING VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Zoning Variation from Sections 17.30.060 of the Zoning Ordinance to permit the Proposed Subdivision of the Subject Properties are hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 5: CONDITIONS. The Approvals granted by Sections 2 and 4 of this Ordinance are subject to, and contingent upon, compliance by the Applicants with the following conditions:

- A. Submission of Final Plat of Subdivision. Pursuant to and in accordance with Section 16.08.010(D) of the Village Code, the adoption of this Ordinance authorizes the Applicants to submit a final plat of subdivision for the Subject Properties to the Village Council. The final plat of subdivision for the Subject Properties ("***Final Plat***") shall be submitted by the Applicants for review and approval by the Village no later than the date that is 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 Proposed Subdivision and the Subject Properties must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.
- C. 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 Applicants 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 Applicants must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 6: RECORDATION OF ORDINANCE; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicants and each of its heirs, representatives, successors, and assigns.

SECTION 7: FAILURE TO COMPLY. Upon the failure or refusal of the Applicants 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 approvals granted in Section 2 and 4 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 approvals granted in Section 2 and 4 of this Ordinance unless it first provides the Applicants 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 Properties will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. 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 8: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 9: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance 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 Ordinance to the greatest extent permitted by applicable law.

SECTION 10: 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; and
2. Publication in pamphlet form in the manner required by law;

B. The Zoning Variation set forth in Section 5 of this Ordinance will be effective only upon: (i) the filing by the Applicants with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit D** 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; and (ii) the approval and recording of the Final Plat.

C. In the event that the Applicants do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 11.B 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 the Zoning Variation granted in this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 19th day of June, 2018, pursuant to the following roll call vote:

AYES: Trustees Cripe, Dearborn, Lanphier, Myers, and Swierk

NAYS: None

ABSENT: Trustee Wedner

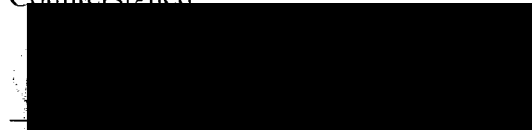
APPROVED this 19th day of June, 2018.

Signed



Village President

Countersigned:



Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this 20th day of June,
2018.

Introduced: Waived

Passed and Approved: June 19, 2018

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTIES

PARCEL 1:

LOT 2 IN BIROV'S RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN DALES' ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 7-1/2 CHAINS OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED JULY 18, 1990 AS DOCUMENT 90344036 AND DECLARATION RECORDED AUGUST 3, 1990 AS DOCUMENT 90376588 AND CREATED BY DEED FROM CAROLYN B. BUCK TO SUN TO YEN RECORDED AUGUST 3, 1990 AS DOCUMENT 90376589 FRO PUBLIC UTILITIES.

Commonly known as 319 Sheridan Road, Winnetka, Illinois.

PIN: 05-21-403-024

LOT 1 IN BIROV'S RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN DALE'S ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 7.5 CHAINS OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 321 Sheridan Road, Winnetka, Illinois.

PIN: 05-21-403-023

GROUP EXHIBIT B
CURRENT PLATS OF SURVEY
(SEE ATTACHED EXHIBIT B)

Lot 4
CLAY AND ZIMMERMANS RESUBDIVISION



EXHIBIT C
PRELIMINARY PLAT
(SEE ATTACHED EXHIBIT C)

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Dmitri and Victoria Godin (collectively, "**Applicants**") are the record title owners of the properties commonly known as 319 Sheridan Road and 321 Sheridan Road in the Village (collectively, "**Subject Properties**"); and

WHEREAS, Applicants desire to consolidate the Subject Properties into one new buildable lot of record ("**Proposed Subdivision**"); and

WHEREAS, Ordinance No. M-9-2018, adopted by the Village Council on June 19, 2018 ("**Ordinance**"), approves a preliminary plat of subdivision for the Proposed Subdivision and grants a variation from the provisions of the Winnetka Zoning Ordinance to the Applicants to permit the Proposed Subdivision of the Subject Properties with a subdivided lot not in conformity with the Village's side yard setback requirement for the R-2 District set forth in Section 17.30.040 of the Winnetka Zoning Ordinance; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicants have 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 Applicants do hereby agree and covenant as follows:

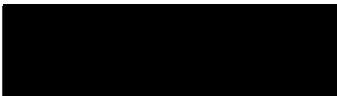
1. The Applicants do hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicants acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, 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 Applicants 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 grant of the variation for the Subject Properties 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 Applicants against damage or injury of any kind and at any time.
4. The Applicants do 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 granting the variation for the Subject Properties.

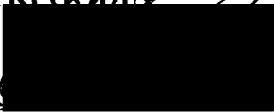
5. The Applicants hereby agree to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include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

Dated: July 3rd, 2018

ATTEST:

DMITRI GODIN

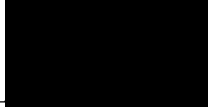
By: 
Its: _____

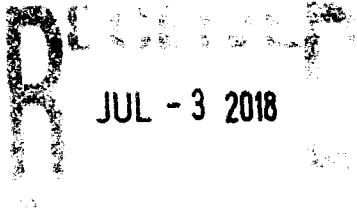
By: 
Its: _____

ATTEST:

VICTORIA GODIN

By: 
Its: _____

By: 
Its: _____


JUL - 3 2018

PLAT OF SURVEY

PARCEL 1:
LOT 2 IN BIRVO'S RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN DALE'S ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 7-1/2 CHAINS OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED JULY 18, 1990 AS DOCUMENT 90344036 AND DECLARATION RECORDED AUGUST 3, 1990 AS DOCUMENT 90376588 AND CREATED BY DEED FROM CAROLYN B. BUCK TO SUN TO YEN RECORDED AUGUST 3, 1990 AS DOCUMENT 90376589 FOR PUBLIC UTILITIES.

THE PREMISES COMMONLY KNOWN AS 319 SHERIDAN ROAD, WINNETKA, IL 60093
PARCEL AREA = 63,898 S.F. +/- (PER EDGE OF WATER DB-02-13)
PIN NO. 05-21-403-024



1819216049

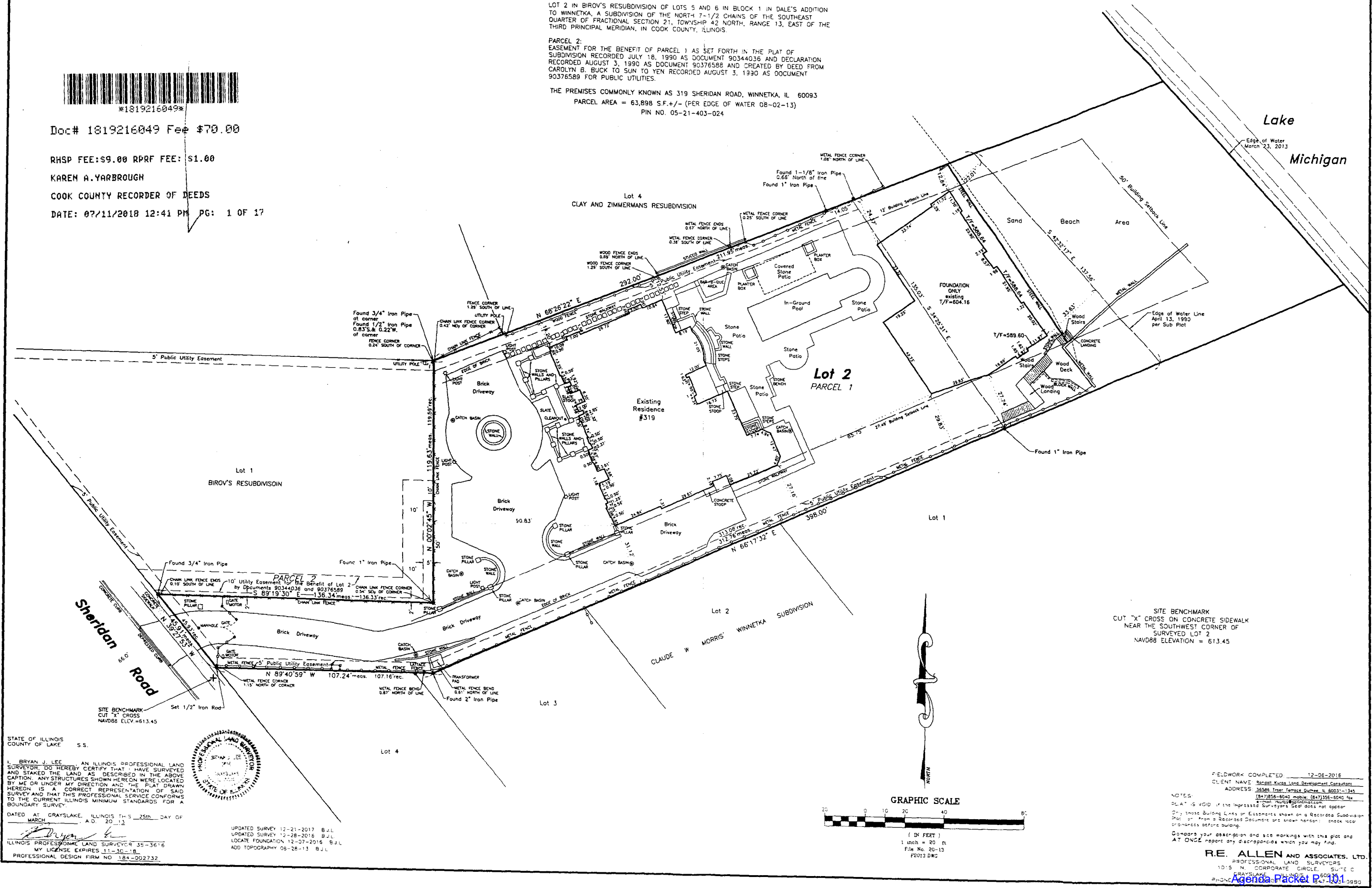
Doc# 1819216049 Fee \$70.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2018 12:41 PM PG: 1 OF 17



Lake Michigan
Edge of Water March 23, 2013

SITE BENCHMARK
CUT "X" CROSS ON CONCRETE SIDEWALK
NEAR THE SOUTHWEST CORNER OF
SURVEYED LOT 2
NAVD88 ELEVATION = 613.45

STATE OF ILLINOIS
COUNTY OF LAKE

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 25th DAY OF MARCH, A.D. 2018

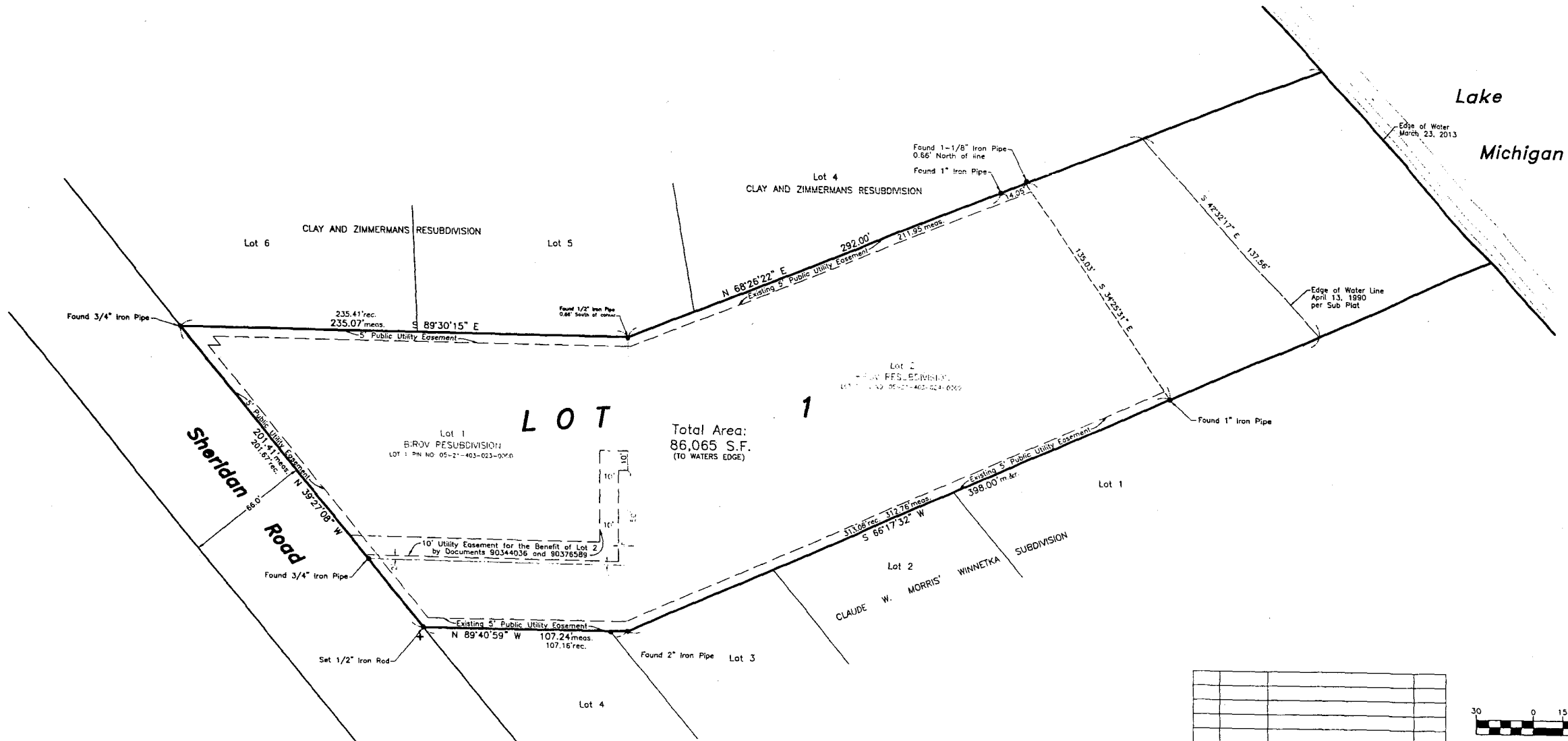
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-18
PROFESSIONAL DESIGN FIRM NO. 184-002732



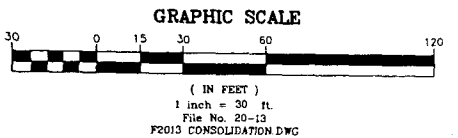
UPDATED SURVEY 12-21-2017 B.J.L.
UPDATED SURVEY 12-28-2016 B.J.L.
LOCATE FOUNDATION 12-07-2016 B.J.L.
ADD TOPOGRAPHY 08-28-13 B.J.L.

FIELDWORK COMPLETED 12-06-2016
CLIENT NAME: Bessel Kutz, Land Development Consultant
ADDRESS: 36586 Trer Terrace, Suite N, 60031-1414
(847)856-6040 mobile: (847)356-6040 fax: (847)356-6040
E-mail: bessel.kutz@earthlink.net
NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon. Check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.
R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60031
PHONE: 847-491-1990
FAX: 847-491-1990

FINAL PLAT
GODIN CONSOLIDATION
OF
THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21,
TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.



Total Area:
86,065 S.F.
(TO WATER'S EDGE)



NO.	DATE	DESCRIPTION	BY
1	12-20-17	ORIGINAL ISSUE	

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
R.E. ALLEN AND ASSOCIATES, LTD., DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE PROPERTY AS FULLY DESCRIBED IN THE PLAT TITLE HEREON AND PARTIALLY DESCRIBED BELOW FOR THE PURPOSE OF CONSOLIDATING THE PROPERTY INTO ONE (1) LOT OF RECORD AS SHOWN ON THE PLAT HEREON DRAWN:

LOT 1:
LOT 1 IN BIROY RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN DALE'S ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 7.5 CHAINS OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
THE PREMISES COMMONLY KNOWN AS:
321 SHERIDAN ROAD, WINNETKA, IL. 60093
PARCEL AREA = 22,164 S.F.
PIN: 05-21-403-023-0000

LOT 2 PARCEL 1:
LOT 2 IN BIROY RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 1 IN DALE'S ADDITION TO WINNETKA, A SUBDIVISION OF THE NORTH 7.5 CHAINS OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 2 PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED JULY 18, 1990 AS DOCUMENT 93344036 AND DECLARATION RECORDED AUGUST 3, 1990 AS DOCUMENT 90376589 AND CREATED BY DEED FROM CAROLYN B. BUCK TO SUN TO YEN RECORDED AUGUST 1, 1990 AS DOCUMENT 90376589 FOR PUBLIC UTILITIES.

THE PREMISES COMMONLY KNOWN AS:
319 SHERIDAN ROAD, WINNETKA, IL. 60093
PARCEL AREA = 4,888 S.F. +/- (PER EDGE OF WATER 08-02-2013)
PIN NO. 05-21-403-024-0000

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

IT FURTHER CERTIFIES THAT THE PROPERTY IS SITUATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0225A, EFFECTIVE DATE: AUGUST 19, 2008.

IT FURTHER CERTIFIES THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE VILLAGE OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

DATED IN GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____, A.D. 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-2018
PROFESSIONAL DESIGN FIRM NO. 184-002732

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
I, BRYAN J. LEE, A ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616,
DO HEREBY GRANT PERMISSION TO THE VILLAGE OF WINNETKA
TO RECORD THIS PLAT AND PROVIDE THIS SURVEYOR A RECORDED
COPY OF THE SAME.
DATED AT GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____,
A.D. 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616

IN ACCORDANCE WITH PUBLIC ACT 86-1278, THIS PLAT HAS BEEN
SUBMITTED FOR RECORDING BY:

NAME _____ VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ADDRESS _____ 510 GREEN BAY ROAD
CITY/STATE _____ Winnetka, IL 60093

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
WE, DMITRY GODIN AND VICTORIA GODIN, DO HEREBY CERTIFY THAT WE ARE THE LEGAL
OWNERS OF RECORD OF THE PROPERTY DESCRIBED HEREON, AND THAT WE HAVE CAUSED
CAUSED THE PROPERTY TO BE SURVEYED FOR THE PURPOSE OF CONSOLIDATING IT INTO
ONE (1) LOT AS SHOWN HEREON.
DATED THIS _____ DAY OF _____, A.D. 2018

OWNER _____ DMITRY GODIN

OWNER _____ VICTORIA GODIN

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY,
IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT DMITRY GODIN AND VICTORIA GODIN
AS OWNERS OF THE PROPERTY HEREON DESCRIBED AND PERSONALLY KNOWN TO ME TO
BE THE SAME PERSON, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT,
HAD APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY
SIGNED AND OF, TRUE, THE SAID INSTRUMENT IN THEIR OWN FREE AND VOLUNTARY ACT,
FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, A.D. 2018

NOTARY PUBLIC _____

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
APPROVED THIS _____ DAY OF _____, A.D. 2018
BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

VILLAGE ENGINEER _____

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

DO HEREBY CERTIFY THAT THERE ARE NO DEPENDENT IN-PURSE CURRENT OF FORFEITED SPECIAL
ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREIN THAT HAVE BEEN APPOINTED AGAINST
THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____, A.D. 2018

VILLAGE COLLECTOR _____

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, ILLINOIS
THIS _____ DAY OF _____, A.D. 2018

ATTEST _____ VILLAGE CLERK _____ VILLAGE PRESIDENT WINNETKA, IL

PUBLIC UTILITY EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WINNETKA, FOR PUBLIC
UTILITIES, IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED
ON THIS PLAT AND MARKED "UTILITY EASEMENT" TO INSTALL, CONSTRUCT, LAY,
MAINTAIN, OPERATE, RELOCATE, RENEW AND REMOVE NECESSARY EQUIPMENT FOR
PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF ACCESS TO AND EGRESS
FROM THE EASEMENT, AND THE RIGHT TO TRIM AND REMOVE SUCH TREES, BUSHES,
SHRUBS AND LANDSCAPING, AS MAY BE REASONABLY REQUIRED INCIDENTALLY TO THE
INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES. THE EASEMENT MAY BE USED
FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, AND OTHER PURPOSES THAT
DO NOT INTERFERE WITH THE USE OF THE EASEMENT, BUT NO PERMANENT BUILDINGS
OR STRUCTURES OTHER THAN DRIVEWAY AND SIDEWALK SURFACES SHALL BE PLACED
ON THE EASEMENT.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
APPROVED THIS _____ DAY OF _____, A.D. 2018
BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE
VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

WATER AND ELECTRIC DIRECTOR _____

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED THIS _____ DAY OF _____, A.D. 2018
BY THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE
VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

COMMUNITY DEVELOPMENT DIRECTOR _____

LOT 1 PIN NO. 05-21-403-023-0000

LOT 2 PIN NO. 05-21-403-024-0000

SUBMITTED BY AND RETURN PLAT TO:

VILLAGE OF WINNETKA

DEPARTMENT OF COMMUNITY DEVELOPMENT

ADDRESS: 510 GREEN BAY ROAD

Winnetka, IL 60093

SEND TAX BILL TO:

NAME: DMITRY GODIN

ADDRESS: 319 Sheridan Road

Winnetka, IL 60093

FIELDWORK COMPLETED: 08-23-2017

CLIENT NAME: Randall Kurgs Land Development Consultant

ADDRESS: 35388 Trayer Terrace, Gurnee, IL 60031-1345

(847)888-8840 mobile, (847)356-6040 fax

e-mail: rkurgs@earthlink.net

NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.

Only those Building Lines or Easements shown on a Recorded Subdivision

Plot, or from a Recorded Document are shown hereon. Check local

ordinances before building.

Compare your description and site markings with the plat and

AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914, FAX: 847-223-0980



Agenda Item Executive Summary

Title: Resolution No. R-6-2019: 383 & 391 Hawthorn Lane - T. and J. Leopold Subdivision Final Plat (Adoption)

Presenter: David Schoon, Community Development Director

Agenda Date: 01/08/19

Consent: ☐ YES ☒ NO

- ☐ Ordinance
- ☒ Resolution
- ☐ Bid Authorization/Award
- ☐ Policy Direction
- ☐ Informational Only

Item History:

None.

Executive Summary:

On January 8, the Village Council is scheduled to consider adoption of Resolution No. R-6-2019 in response to an application submitted by Janet and Thomas Leopold (the "Applicants"), as the owners of the properties located at 383 Hawthorn Lane and 391 Hawthorn Lane. The Applicants are requesting approval of a final plat of subdivision to resubdivide the two existing lots.

On October 16, 2018, the Village Council adopted Ordinance No. M-14-2018 approving the preliminary plat of subdivision.

The proposed resubdivision would relocate the lot line dividing the two properties, moving the lot line 42 feet to the west. The area of the east lot (383 Hawthorn Lane) would be increased to 16,952 square feet and the west lot (391 Hawthorn Lane) would be reduced to 12,714 square feet.

The residence at 391 Hawthorn Lane was torn down in October 2018. If the subdivision is approved, the Applicants intend to build an addition to their existing residence at 383 Hawthorn Lane and maintain the west lot as a lawn. It is important to note that although the west lot may initially be utilized as a vacant lot, it is a buildable lot and may be developed with a new single family residence in the future.

The application was considered by the Plan Commission (PC) on December 19, 2018. There was no public comment at the PC meeting. The PC recommended, by a vote of 6 to 0, approval of the final plat of subdivision with the following conditions:

1. That a restrictive covenant be placed on the Final Plat to require the re-use of the existing west curb cut location for the future development of Lot 2, in a format acceptable to the Village Attorney; and
2. That all necessary signature blocks be provided in a format acceptable to the Village Attorney.

The Applicants have agreed to both of these conditions.

Executive Summary (continued):

Subsequent to the PC meeting, the Applicants submitted a revised final plat on December 31, 2018. The restrictive covenant recommended by the PC has been added to the final plat.

Details of the request can be found in the attached staff report to the PC. If you would like additional details please reference this report, which is included as Attachment B.

Recommendation:

Consider adoption of Resolution No. R-6-2019, which would grant final plat approval of the proposed T. and J. Leopold Subdivision.

Attachments:

Attachment A: Resolution No. R-6-2019

Attachment B: Plan Commission Staff Report

Attachment C: Application Materials

Attachment D: Ordinance No. M-14-2018 Adopted October 24, 2018

ATTACHMENT A

RESOLUTION NO. R-6-2019

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION (383 AND 391 HAWTHORN LANE)

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

WHEREAS, Janet Leopold and Thomas Leopold (collectively, "**Applicants**") are the record title owners of the adjoining parcels of real property commonly known as 383 Hawthorn Lane, which consists of 10,106 square feet, and 391 Hawthorn Lane, which consists of 19,560 square feet, in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution (individually, a "**Lot**" and collectively, "**Subject Property**"); and

WHEREAS, the Subject Property is located within the R-4 Single Family Residential District of the Village ("**R-4 District**"); and

WHEREAS, the Applicants desire to resubdivide the Subject Property to shift the lot line dividing the Lots 42 feet to the west ("**Proposed Subdivision**"); and

WHEREAS, the Applicants submitted an application ("**Application**") to the Village for approval of (i) a preliminary plat of subdivision for the Subject Property ("**Preliminary Plat**"), and (ii) a zoning variation for the Subject Property; and

WHEREAS, the Preliminary Plat proposed to resubdivide the Subject Property, creating two proposed adjoining lots of record: (i) a lot consisting of approximately 16,952 square feet on the east side of the Subject Property and depicted as "Lot 1" on the Preliminary Plat ("**Proposed East Lot**"), and (ii) a lot consisting of approximately 12,714 square feet on the west side of the Subject Property and depicted as "Lot 2" on the Preliminary Plat ("**Proposed West Lot**") (collectively, the Proposed East Lot and the Proposed West Lot are the "**Subdivided Lots**"); and

WHEREAS, pursuant to Section 17.30.060(A) of the Winnetka Zoning Ordinance ("**Zoning Ordinance**"), the Proposed East Lot must have a side yard setback of 12 feet and the Proposed West Lot must have a side yard setback of 7.8 feet; and

WHEREAS, the Applicants desire to divide the Subject Property into the Subdivided Lots such that the existing single-family home on the Proposed East Lot would have a side yard setback of 6.3 feet, in violation of Section 17.30.060(A) of the Zoning Ordinance; and

WHEREAS, the Applicants' Zoning Application requested a zoning variation from Section 17.30.060(A) of the Zoning Ordinance to permit the Proposed Subdivision of the Subject Property with the Proposed East Lot having side yard setback of only 6.3 feet ("**Variation**"); and

WHEREAS, on August 22, 2018, after due notice thereof, the Winnetka Plan Commission held a public hearing on the proposed Preliminary Plat Subdivision and Variation, and voted, by a vote of six to zero, to recommend that the Village Council approve the Preliminary Plat and Variation, subject to certain conditions; and

WHEREAS, on September 10, 2018, after due notice thereof, the Zoning Board of Appeals (“**ZBA**”) conducted a public hearing on the Variation and, by a vote of six to zero, the members then present recommended that the Council of the Village of Winnetka (“**Village Council**”) approve the Variation; and

WHEREAS, on October 16, 2018, the Village Council adopted Ordinance M-14-2018 approving the Preliminary Plat and Variation pending the approval by the Village Council and recording of a final plat of subdivision for the Subject Property (“**Final Plat**”); and

WHEREAS, on November 13, 2018, the Applicants submitted an application to the Village for a proposed Final Plat, which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**; and

WHEREAS, on December 19, 2018, after due notice thereof, the Winnetka Plan Commission: (i) held a public hearing on the proposed Final Plat; (ii) determined, pursuant to Section 16.08.010(D) of the Subdivision Ordinance, that the Final Plat embodied the details of, and substantially conformed with, the approved Preliminary Plat; and (iii) voted, by a unanimous vote of six to zero, to recommend that the Village Council approve the Final Plat subject to certain conditions; and

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

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

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

SECTION 2: APPROVAL OF FINAL PLAT. Subject to and contingent upon the conditions set forth in Section 3 of this Resolution, pursuant to Sections 16.04.030 and 16.08.010 of the Subdivision Ordinance, the Village Council hereby approves the Final Plat and the division of the Subject Property into the two Subdivided Lots as depicted on, and in strict accordance with, the Final Plat.

SECTION 3: CONDITIONS. The approval granted in Section 2 of this Resolution is subject to and conditioned upon compliance with, and the inclusion of all of the information required by, Chapter 16.08 of the Subdivision Ordinance.

SECTION 4: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk, upon satisfaction of the conditions set forth in Section 3 of this Resolution, to execute and attest, on behalf of the Village, the Final Plat.

SECTION 5: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat by the Village President and the Village Clerk, as provided in Section 4 of this Resolution, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Recorder of Deeds.

SECTION 6: EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval according to law.

ADOPTED this ____ day of January, 2019, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____

Signed:

Village President

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 7 (EXCEPT THE EAST 18 FEET THEREOF) AND LOT 8 (EXCEPT THE WEST 20 FEET THEREOF) IN BLOCK 7 IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 1873 AS DOCUMENT NUMBER 121564, SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 05-21-402-025-0000

Commonly known as 383 Hawthorn Avenue, Winnetka, Illinois.

THE WEST 20 FEET OF LOT 8 AND ALL OF LOT 9 AND LOT 10 IN BLOCK 7 IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SUBDIVISION RECORDED AUGUST 20, 1873 AS DOCUMENT NUMBER 121564 IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 05-21-402-016-0000

Commonly known as 391 Hawthorn Avenue, Winnetka, Illinois.

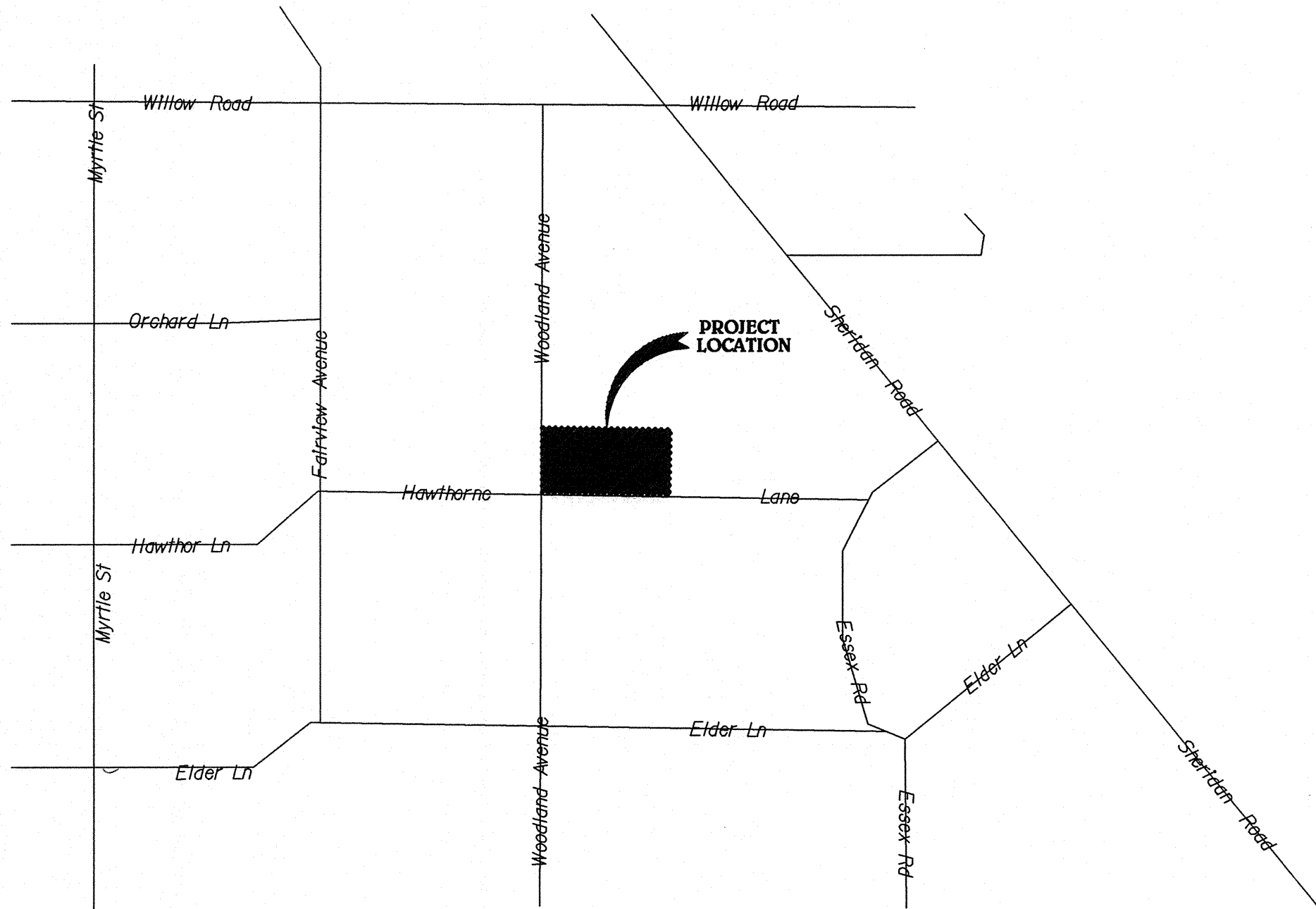
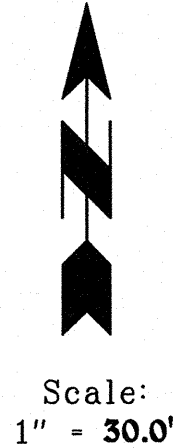
EXHIBIT B

FINAL PLAT

(SEE ATTACHED EXHIBIT B)

T. and J. LEOPOLD SUBDIVISION

Lot 1 and Lot 2 in Thomas M. and Janet Leopold subdivision being a subdivision of all of lot 1 in Leopold's Consolidation, being a subdivision in the southeast quarter of section 21, Township 42 North, Range 13 East of the Third Principal Meridian, thereof recorded May 22, 1984, as document no. 27096009. Together with all that part of lot 8 in Lake Shore Subdivision in the Village of Winnetka, lying west of the west line of said lot 1 in Leopold's Consolidation and the east 22 feet of lot 9 in said Lake Shore Subdivision in the Village of Winnetka. Said Lake Shore Subdivision in the Village of Winnetka being a subdivision in the southeast quarter of section 21, Township 42 North, Range 13 East of the Third Principal Meridian, recorded September 13, 1873, as document no. 121564, all in the Village of Winnetka, in Cook County Illinois.



DECLARATION of RESTRICTIVE COVENANTS T. and J. LEOPOLD RESUBDIVISION

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

IN CONSIDERATION OF AND AS A CONDITION FOR the approval of
resubdivision of the property commonly known as 383 and 391 Hawthorn Lane to
be known as Lot 1 and Lot 2 in the T. and J. Leopold Subdivision.

THE UNDERSIGNED OWNERS OF THE LAND COVERED BY THIS PLAT OF
SUBDIVISION HEREBY COVENANT AND AGREE AS FOLLOWS:

1. In order to preserve existing mature trees in the public right-of-way,
any driveway constructed to serve Lot 2 shall be constructed in a manner
that any curb cut be located in the same location as the curb cut for the
existing west driveway apron. ("Existing West Driveway"), as shown on
the Existing Conditions, Demolition and Tree Protection Plan prepared by
Daniel Creaney Company, dated October 15, 2018 and on file with the
Village of Winnetka. No alterations of Lot 2 shall be permitted that would
create a new vehicular ingress or egress point to Lot 2 or alter the location
or increase the size of the Existing West Driveway.
2. This restrictive covenant shall run with the land in the subdivision shown
on this subdivision, and shall be binding upon and inure to the benefit of the
owners of all lots of record therein, their respective successors, assigns and
grantees and all parties claiming by, through and under them. Enforcement
of this restrictive covenant may be sought by the owners of any lots of
record in this subdivision, any person with an interest in any of said lots of
record, or the Village of Winnetka by any proceeding at law or in equity
against any person or persons violating or attempting to violate any covenant,
either to restrain violation, to compel affirmative action, or to recover damages,
and against the land to enforce any lien created by this covenant.
3. The covenant created herein shall not be released or amended excepted
by a duly adopted ordinance of the Village of Winnetka.

(Owner's Certificate for the Declaration of
Restrictive Covenants T. and J. LEOPOLD RESUBDIVISION)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

Thomas M. Leopold, not individually, but as Trustee of the Thomas M. Leopold trust
dated October 19, 2005 and Janet Leopold, not individually but as trustee of the Janet Leopold
trust dated October 19, 2005, as tenants -in- common.

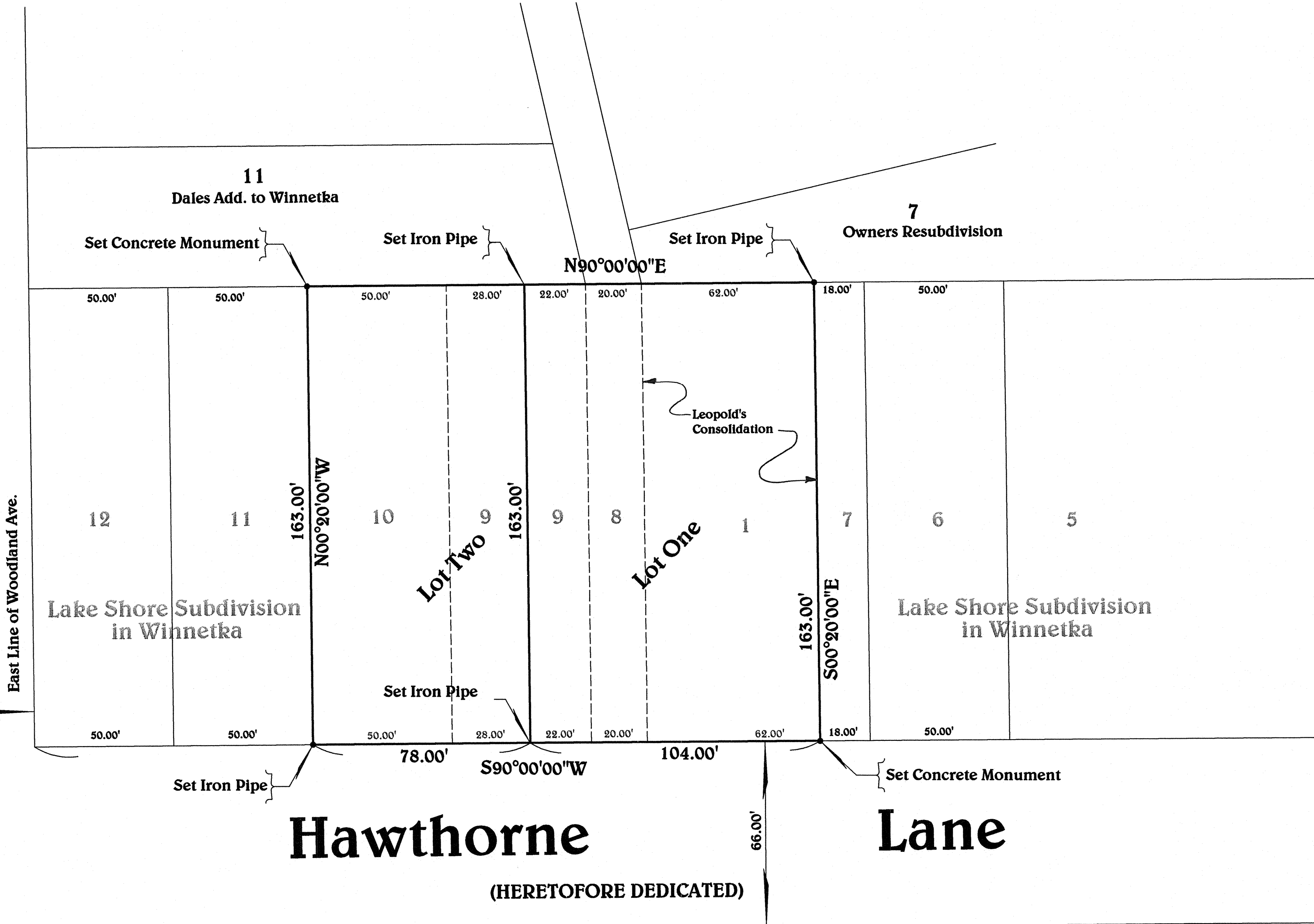
Signed by: _____
THOMAS M. LEOPOLD, TRUSTEE

JANET LEOPOLD, TRUSTEE

Attest to: _____
ATTEST

Avenue

Woodland



AREA:

LOT ONE	16,952.00 $\pm$ (0.3891 ACRES)
LOT TWO	12,713.82 $\pm$ (0.2919 ACRES)
TOTAL	29,665.82 $\pm$ (0.6810 ACRES)

(Village Address)

Village Hall
510 Greenbay Road
Winnetka, Illinois
60093

NOTE:
Bearings for the North Right of Way
of Hawthorne Lane is Assumed.

(Drainage Certificate)

I hereby certify that to the best of my knowledge and belief, the drainage of surface waters
will not be changed by the construction of such Subdivision or any part thereof, or that if
such surface water drainage will be changed, reasonable provision has been made for
collection and diversion of such surface waters into public areas, or drains which the
subdivider has a right to use and that such surface waters will be planned for in accordance
with generally accepted engineering practices so as to reduce the likelihood of damage
to the adjoining property, and public right of way because of the construction of the Subdivision.

Illinois Licensed Professional Engineer

(Surveyor's Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, Raymond R. Hansen A LICENSED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE
SURVEYED, SUBDIVIDED, AND STAKED THE PROPERTY DESCRIBED AS:

LOT 1 AND LOT 2 IN THOMAS M. AND JANET LEOPOLD SUBDIVISION BEING A SUBDIVISION OF ALL OF LOT 1 IN LEOPOLD'S
CONSOLIDATION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN,

IN THE ABOVE CAPTION, AND THAT I HAVE MONUMENTED THE EXTERIOR CORNERS OF THE CONSOLIDATED LOT SHOWN
HEREON WITH IRON PIPES, UNLESS OTHERWISE NOTED, AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT
REPRESENTATION OF THE SURVEY AND STAKING. I DO HEREBY FURTHER CERTIFY THAT ALL DIMENSIONS SHOWN
HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES
FAHRENHEIT. THAT THE LAND INCLUDED IN THIS PLAT IS ENTIRELY SITUATED WITHIN THE CORPORATE LIMITS OF THE
VILLAGE OF WINNETKA, ILLINOIS.

I DO HEREBY FURTHER CERTIFY THAT IT IS MY PROFESSIONAL OPINION THAT SAID DESCRIBED PROPERTY IS WITHIN
ZONE X. BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
NUMBER 17031C0251J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE
TO BOUNDARY SURVEYS.

DATED AT NORTHBROOK, ILLINOIS, THIS _____ DAY OF _____, 20__

LICENSED ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2542

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



BOOK: _____

JOB NO.: **7694**

SHEET **1** OF **2**

(Plat Submittal Certificate)

Name: _____

Address: _____

City: _____ State: _____

Zip: _____

T. and J. LEOPOLD SUBDIVISION

(Village Board of Trustees)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA,
COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

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

(Plan Commission Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

RECOMMENDED APPROVAL BY THE VILLAGE OF WINNETKA PLAN COMMISSION
AT A MEETING HELD THE _____ DAY OF _____, 20__.

BY: _____ ATTEST: _____
CHAIR SECRETARY

(Water and Electric Department Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, 20____ BY THE DIRECTOR OF THE WATER AND ELECTRIC
DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

BY: _____
WATER AND ELECTRIC DIRECTOR

(Village Clerk Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, ILLINOIS, DO HERBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

BY: _____
VILLAGE COLLECTOR

(Village Engineer Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, 20____ BY THE
VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

BY: _____
VILLAGE ENGINEER

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

(Owner's Certificate for the west 20 feet of lot 8 and all of lot 9 and lot 10 in block 7 in Lake Shore Subdivision in the Village of Winnetka)

THIS IS TO CERTIFY THAT THE JANET LEOPOLD TRUST, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED OCTOBER 19, 2005 AND KNOWN AS TRUST NO. _____, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND NOT INDIVIDUALLY BUT AS SUCH TRUSTEE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____
CITY DATE MONTH

_____, AS TRUSTEE UNDER TRUST NO. _____
AND NOT INDIVIDUALLY

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

(Notary Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

_____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HERBY CERTIFY
THAT _____, AND _____,
PRINT NAME TITLE PRINT NAME
_____, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE

SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ AND _____

RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL

THIS _____ DAY OF _____, 20____.
DATE MONTH

NOTARY PUBLIC SIGNATURE

PRINT NAME _____

MY COMMISSION EXPIRES ON _____, 20____.

MONTH DATE

(County Clerk Certification)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

FIND NO DELINQUENT GENERAL TAXES UNPAID, CURRENT GENERAL TAXES DELINQUENT, SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THIS PLAT

DATED THIS DAY OF _____, 20____

BY: _____
COUNTY CLERK

BOOK: _____
JOB NO.: 7694

SHEET **2** OF **2**



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: DECEMBER 12, 2018
SUBJECT: CASE NO. 18-12-SD: 383 & 391 HAWTHORN LANE - FINAL PLAT APPROVAL
T. AND J. LEOPOLD SUBDIVISION

INTRODUCTION

On December 19, 2018, the Plan Commission is scheduled to hold a public meeting on an application submitted by Janet and Thomas Leopold (the "Applicants"), as the owners of the properties located at 383 Hawthorn Lane and 391 Hawthorn Lane (the "Subject Property"). The Applicants have filed an application seeking Final Plat approval of a two-lot resubdivision of the two existing lots.

Preliminary Plat approval was recommended by the Plan Commission on August 22, 2018 and preliminary approval was subsequently granted by the Village Council on October 16, 2018.

A mailed notice of the Plan Commission meeting has been sent to property owners within 250 feet in compliance with the Subdivision Ordinance. As of the date of this memo, staff has not received any written comments from the public regarding this application.

GENERAL DESCRIPTION OF PROPOSED PLAT OF SUBDIVISION

The Applicants reside at 383 Hawthorn Lane, which they purchased in 1983 and which serves as their primary residence. Subsequently, the Applicants purchased the adjacent home at 391 Hawthorn Lane in May 2018 for the purpose of enlarging their lot at 383 Hawthorn Lane and to allow an addition to the west side of their primary residence.

The proposed resubdivision would relocate the lot line dividing the two properties, moving the lot line 42 feet to the west. Currently, there is a significant difference in lot size between the two subject parcels. The east lot (383 Hawthorn Lane) currently does not comply with the minimum required lot area and the proposed resubdivision would bring it into conformity, whereas the west lot (391 Hawthorn Lane) is nearly twice the area of the east lot. The area of the east lot (383 Hawthorn Lane) would be increased to 16,952 square feet and the west lot (391 Hawthorn Lane) would be reduced to 12,714 square feet.

The residence at 391 Hawthorn Lane was torn down in early October, 2018. The Applicants are in the process of re-grading the property and stabilizing the soil as a lawn area. The initial use of the west lot would be as a lawn, however, it would be considered a buildable lot. *Figure 1* on the following page depicts the proposed resubdivision in the context of the surrounding neighborhood.

Staff has recently been advised by the Village Attorney that a two-step preliminary / final approval process is not mandatory in the event of a subdivision involving zoning relief. Accordingly, the Plan Commission may expect to see fewer applications such as the current application appear on their agenda for a second review.

PREVIOUS CONSIDERATION OF PROPOSED RESUBDIVISION OF 383 AND 391 HAWTHORN LANE

Because the proposed subdivision incorporated a request for zoning relief, this matter has been previously submitted for preliminary review. Accordingly, preliminary review has been completed by the Plan Commission, Zoning Board of Appeals and Village Council.

Plan Commission - On August 22, 2018, the Plan Commission considered the application for *Preliminary Subdivision* to resubdivide 383 and 391 Hawthorn Lane. After hearing from the Applicants, the Plan Commission recommended, by a vote of 6 to 0, preliminary approval of the proposed subdivision and related variation.

Zoning Board of Appeals – The ZBA held a public hearing on September 10, 2018 to consider the Applicants' request for the zoning variation associated with their application for *Preliminary Subdivision* approval. After hearing from the Applicants, the ZBA recommended, by a vote of 6 to 0, approval of the requested zoning variation. There was no public comment at either the Plan Commission or ZBA meetings.

Village Council – On October 16, 2018, the Council considered the favorable recommendations of the Plan Commission and Zoning Board of Appeals. After reviewing the application and hearing from the Applicants, the Village Council voted 6 to 0 to adopt Ordinance M-14-2018 approving the preliminary plat of subdivision and the associated zoning variation (*Attachment C*).

CURRENT CONSIDERATIONS BY PLAN COMMISSION

With the major land use policy having already been evaluated by both the Plan Commission and Village Council, the review process at this final stage focuses on refining details of the final plat such as utility easements, final plat formatting and related matters. The final plat stage is subject to approval by both the Plan Commission and Village Council.

1. VILLAGE FORESTRY REVIEW AND RECOMMENDATION

Subdivision plats are subject to staff review to evaluate the potential impact on trees on private property (those greater than 8 inches in diameter) as well as for impact on public trees in the public right-of-way.

Figure 2 on the following page highlights the location of mature trees in the public right-of-way. Four (4) trees located along the front lot line, on public property, range from 36 inches to 12 inches in diameter. The Village Forester has requested that a restrictive covenant be placed on the plat of subdivision requiring the re-use of the existing west driveway for the proposed west lot (391 Hawthorn Lane) to protect a 36 inch tree located in the parkway.

2. PLAT FORMATTING – SIGNATURE BLOCKS

The Applicants are in the process of addressing minor comments from staff related to the signature blocks and formatting of text on the final plat.

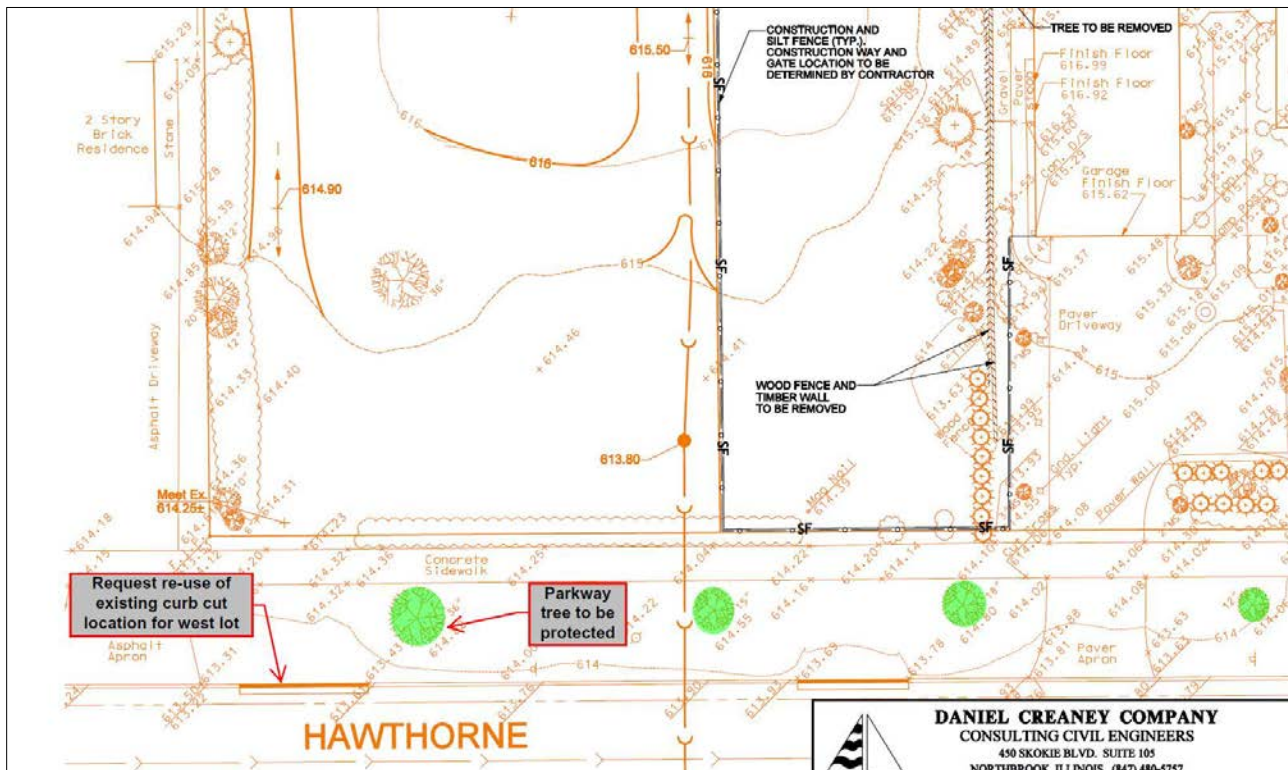


Figure 2 – Street tree locations

REQUESTED RECOMMENDATION

The Applicants request that the Plan Commission find that the **Final Plat of the T. and J. Leopold Subdivision substantially conforms to the preliminary plat approved by the Village Council** and that the **Plan Commission recommend approval** as presented.

DRAFT MOTION FOR PLAN COMMISSION

Following closing of public comment, and upon completion of Plan Commission deliberation, if a majority of the Commission elects to recommend approval, it is recommended that a motion be made as follows:

Motion – The Plan Commission finds that the proposed T. and J. Leopold Subdivision Final Plat re-subdividing the two existing lots meets the Subdivision Code standards for approving such final plat and substantially conforms to the preliminary plat approved by the Village Council, therefore the Plan Commission recommends that the proposed T. and J. Leopold Subdivision Final Plat be approved subject to the following conditions:

1. That a restrictive covenant be placed on the Final Plat to require the re-use of the existing west curb cut location for the future development of Lot 2, in a format acceptable to the Village Attorney; and
2. That all necessary signature blocks be provided in a format acceptable to the Village Attorney.

It should be noted that the Applicant has agreed to both of these conditions.

CASE NO. 18-12-SOAPPLICATION FOR LAND SUBDIVISION
WINNETKA PLAN COMMISSION

Owner Information: Name, Address, Telephone, Fax & Email

JANET and THOMAS LEOPOLD 383 HAWTHORN LANE WINNETKA, IL 60093
[REDACTED]

Surveyor Information: Name, Address, Telephone, Fax & Email

DAVIDE CREANEY CO 450 SKOKIE BLVD NORTHBROOK, IL 60062847-480-5757 T2E@dcreeneyco.com

Architect Information: Name, Address, Telephone, Fax & Email

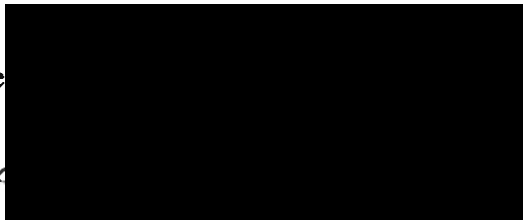
SEVEN OAKS DESIGN BUILD LLC SUITE 105 450 SKOKIE BLVDNORTHBROOK, IL 60062 847-480-9400 ben@sevenoaksdb.comBENCELL: [REDACTED]

Attorney Information: Name, Address, Telephone, Fax & Email

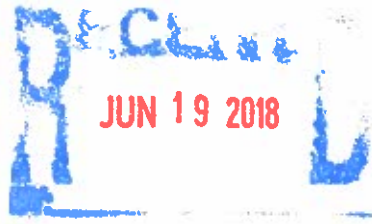
NADate Property Acquired by Owner DEC. 23, 1983 and MAY 11, 2018383 HAWTHORN391 HAWTHORN

Note: This application must be accompanied by a written narrative summary of the proposed subdivision together with associated improvements.

Signature

Date: 5/31/18

June 14, 2018



Tina Dalman, Chairperson
Plan Commission
Village of Winnetka
501 Green Bay Road
Winnetka, IL 60093

Re: Subdivision Narrative for 383 and 391 Hawthorn Lane

Ms. Dalman,

Please find attached a complete package of information necessary for the creation of a new subdivision for the above named properties.

The owners of both properties, Janet and Thomas Leopold, are long term residents of Winnetka. They recently purchased 391 Hawthorn Lane which is immediately to the west of their current residence. They would like to remove the existing residence that is currently located at 391 and re-subdivide the properties so that they might then design and build an addition to 383 that will allow for multi-generation family gatherings. They have asked us (Seven Oaks Design Build LLC) to help with the design and construction services. As a part of the design process we have prepared this package of information for your review.

Janet and Thomas currently reside at 383 Hawthorn Lane. Their home is located in an R-4 district and they live in a single family detached home that sits on a lot that is 62 feet wide. Although the original subdivision (Lakeshore Subdivision, platted in 1873) was created with 50 foot lots, many of the homes in their immediate neighborhood are built on lots wider than 62 feet. In fact, the property that Janet and Thomas just purchased (391 Hawthorn Lane) that sits immediately to the west of 383, is currently 120 feet wide. It has a single family detached structure located approximately in the center of that parcel.

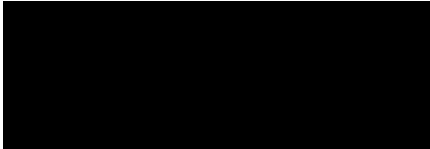
Janet and Thomas would like to create a new subdivision of both 383 and 391 Hawthorn Lane. A re-subdivision of the properties will allow the Leopolds a wonderful side yard garden to the west and a Family Room addition (please refer to the attached drawings that we prepared and a landscape plan developed by Martin John). The new addition will be fully compliant with current zoning regulations.

Janet and Thomas would like to create a new subdivision of the two properties by making their current lot wider and the lot to the west less wide. They seek to make the lot under their existing home 104 feet wide rather than the existing 62 feet. They also seek to make the west parcel 78 feet wide rather than the current 120 foot dimension. Doing so would make the sizes of both properties more equal and achieve a better balance for the neighborhood than currently exists. In making their original property

104 feet wide, the Leopolds would then have enough buildable area for an addition to the west. Additionally, they would also be making the “new” lot to the west comply with the current zoning ordinance for minimum lot size of 12,600 square feet.

If you have any questions please don’t hesitate to reach out to my office.

Thank you,



Ben White
Manager
Seven Oaks Design Build LLC

ATTACHMENT D

**THIS INSTRUMENT WAS
PREPARED BY:**

Benjamin L. Schuster
Holland & Knight LLP
131 S. Dearborn Street
30th Floor
Chicago, IL 60603

**AFTER RECORDING
RETURN TO:**

Recorder's Box 266



1833016078

Doc# 1833016078 Fee \$68.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/26/2018 03:53 PM PG: 1 OF 16

ORDINANCE NO. M-14-2018

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF
SUBDIVISION AND GRANTING A VARIATION FROM THE
WINNETKA ZONING ORDINANCE FOR A PROPOSED
SUBDIVISION**

(383 and 391 Hawthorne Lane)



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 the following:

ORDINANCE NO. M-14-2018

AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND GRANTING A VARIATION FROM THE WINNETKA ZONING ORDINANCE FOR A PROPOSED SUBDIVISION (383 and 391 Hawthorn Lane)

Adopted by the Winnetka Village Council on October 16, 2018.

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 17th day of October, 2018.

[SEAL]

By: _____

Kathleen Scanlan
Deputy Village Clerk

VILLAGE OF WINNETKA
COOK COUNTY, ILLINOIS

ORDINANCE NO. ORDINANCE NO M-14-2018

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF
SUBDIVISION AND GRANTING A VARIATION FROM THE WINNETKA
ZONING ORDINANCE FOR A PROPOSED SUBDIVISION
(383 and 391 Hawthorn Lane)**

PASSED AND APPROVED by the
President and Board of Trustees
of the Village of Winnetka,
Cook County, Illinois, this
16th day of October, 2018.

PUBLISHED IN PAMPHLET FORM
by authority of the President
and Board of Trustees of the
Village of Winnetka, Cook
County, Illinois, this 17th day of
October, 2018.

ORDINANCE NO. M-14-2018

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND
GRANTING A VARIATION FROM THE WINNETKA ZONING ORDINANCE FOR
A PROPOSED SUBDIVISION
(383 and 391 Hawthorn Lane)**

WHEREAS, Janet Leopold and Thomas Leopold (collectively, "*Applicants*") are the record title owners of the adjoining parcels of real property commonly known as 383 Hawthorn Lane, which consists of 10,106 square feet, and 391 Hawthorn Lane, which consists of 19,560 square feet, in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (individually, a "*Lot*" and collectively, "*Subject Property*"); and

WHEREAS, the Subject Property is located within the R-4 Single Family Residential District of the Village ("*R-4 District*"); and

WHEREAS, the Subject Property consists of the two Lots of record depicted in the plat of survey in **Exhibit B** attached to and, by this reference, made a part of this Ordinance; and

WHEREAS, the Applicants desire to resubdivide the Subject Property to shift the lot line dividing the Lots 42 feet to the west ("*Proposed Subdivision*"); and

WHEREAS, in order to permit the Proposed Subdivision, the Applicants demolished the single family home that was located on 391 Hawthorn Avenue; and

WHEREAS, the Applicants submitted an application ("*Application*") to the Village for approval of (i) a preliminary plat of subdivision for the Subject Property ("*Preliminary Plat*"), which is attached to and, by this reference, made a part of this Ordinance as **Exhibit C**, and (ii) a zoning variation for the Subject Property; and

WHEREAS, the Preliminary Plat proposes to resubdivide the Subject Property, creating two proposed adjoining lots of record: (i) a lot consisting of approximately 16,952 square feet on the east side of the Subject Property and depicted as "Lot 1" on the Preliminary Plat ("*Proposed East Lot*"), and (ii) a lot consisting of approximately 12,714 square feet on the west side of the Subject Property and depicted as "Lot 2" on the Preliminary Plat ("*Proposed West Lot*") (collectively, the Proposed East Lot and the Proposed West Lot are the "*Subdivided Lots*"); and

WHEREAS, pursuant to Section 17.30.060(A) of the Winnetka Zoning Ordinance ("*Zoning Ordinance*"), the Proposed East Lot must have a side yard setback of 12 feet and the Proposed West Lot must have a side yard setback of 7.8 feet; and

WHEREAS, the Applicants desire to divide the Subject Property into the Subdivided Lots such that the existing single-family home on the Proposed East Lot would have a side yard setback of 6.3 feet, in violation of Section 17.30.060(A) of the Zoning Ordinance; and

WHEREAS, the Applicants' Zoning Application requested a zoning variation from Section 17.30.060(A) of the Zoning Ordinance to permit the Proposed Subdivision of the Subject Property with the Proposed East Lot having side yard setback of only 6.3 feet ("**Variation**"); and

WHEREAS, on August 22, 2018, after due notice thereof, the Winnetka Plan Commission held a public hearing on the proposed Preliminary Plat Subdivision and Variation, and voted, by a vote of six to zero, to recommend that the Village Council approve the Preliminary Plat and Variation, subject to certain conditions; and

WHEREAS, on September 10, 2018, after due notice thereof, the Zoning Board of Appeals ("**ZBA**") conducted a public hearing on the Variation and, by a vote of six to zero, the members then present recommended that the Council of the Village of Winnetka ("**Village Council**") approve the Variation; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variation is within the final jurisdiction of the Village Council; (ii) the Variation is in harmony with the general purpose and intent of the Zoning Ordinance and is in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (iii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Variation has been sought; and

WHEREAS, the Village Council has determined that approval of the Preliminary Plat and Variation (collectively, "**Approvals**") to permit the Proposed Subdivision on the Subject Property within the R-4 District is in the best interest of the Village and its residents;

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 as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF PRELIMINARY PLAT. The Preliminary Plat for the Subject Property shall be, and it is hereby, approved pursuant to Section 16.08.010 of the Village Code.

SECTION 3: APPROVAL OF ZONING VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Variation from Section 17.30.060(A) of the Zoning Ordinance to permit the Proposed Subdivision of the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 4: CONDITIONS. The Approvals granted by Sections 2 and 3 of this Ordinance are subject to, and contingent upon, compliance by the Applicants with the following conditions:

- A. Submission of Final Plat of Subdivision. Pursuant to and in accordance with Section 16.08.010(D) of the Village Code, the adoption of this Ordinance authorizes the Applicants to submit a final plat of subdivision for the Subject Property to the Village Council. The final plat of subdivision for the Subject Property ("*Final Plat*") shall be submitted by the Applicants for review and approval by the Village no later than the date that is 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 Proposed Subdivision 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. 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 Applicants 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 Applicants must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 5: RECORDATION OF ORDINANCE; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicants and each of their heirs, representatives, successors, and assigns.

SECTION 6: FAILURE TO COMPLY. Upon the failure or refusal of the Applicants 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 approvals granted in Section 2 and 3 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 approvals granted in Section 2 and 3 of this Ordinance unless it first provides the Applicants 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, from time to time, be amended. 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 7: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 8: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance 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 Ordinance to the greatest extent permitted by applicable law.

SECTION 9: 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; and
2. Publication in pamphlet form in the manner required by law;

B. The Variation set forth in Section 3 of this Ordinance will be effective only upon: (i) the filing by the Applicants with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit D** 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; and (ii) the approval and recording of the Final Plat.

C. In the event that the Applicants do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 9.B 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 the Variations granted in this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 16th day of October, 2018 pursuant to the following roll call vote:

AYES: Trustees Cripe, Dearborn, Lanphier, Myers, Swierk, and Wedner

NAYS: None

ABSENT: None

APPROVED this 19th day of June, 2018.

Signed

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees of
the Village of Winnetka, Illinois, this
16th day of October, 2018.

Introduced: Waived

Passed and Approved: October 16, 2018

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 7 (EXCEPT THE EAST 18 FEET THEREOF) AND LOT 8 (EXCEPT THE WEST 20 FEET THEREOF) IN BLOCK 7 IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 1873 AS DOCUMENT NUMBER 121564, SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 05-21-402-025-0000

Commonly known as 383 Hawthorn Avenue, Winnetka, Illinois.

THE WEST 20 FEET OF LOT 8 AND ALL OF LOT 9 AND LOT 10 IN BLOCK 7 IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SUBDIVISION RECORDED AUGUST 20, 1873 AS DOCUMENT NUMBER 121564 IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 05-21-402-016-0000

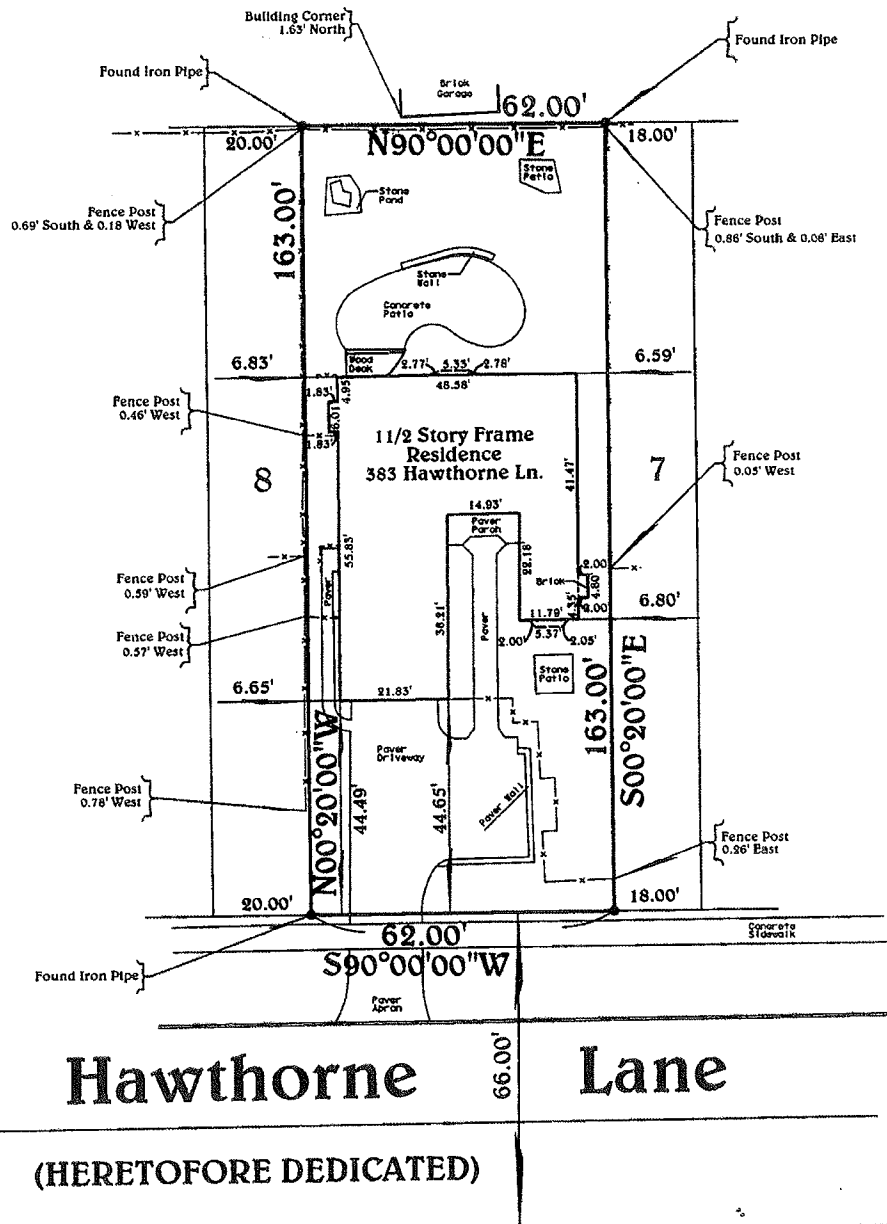
Commonly known as 391 Hawthorn Avenue, Winnetka, Illinois.

EXHIBIT B
CURRENT PLAT OF SURVEY

PLAT OF SURVEY

Scale:
1" = 25'

Lot 7 (except the East 18ft. thereof) and Lot 8 (except the West 20ft. thereof) in Block 7 in Lake Shore Subdivision in the Village of Winnetka, according to Plat of said Subdivision recorded September 13, 1873, as Document number 121564 in Cook County, Illinois, (in the East 1/2 of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian.)



NOTE: HOUSE DIMENSIONS AND TIES TO CONCRETE FOUNDATION

NOTE:
Bearings for the North Right of Way
of Hawthorne Lane is Assumed.

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



BOOK: _____
JOB NO.: **7694**

SHEET **1** OF **1**

Notes:

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



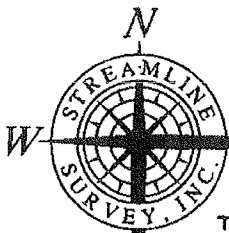
STATE OF ILLINOIS SS
COUNTY OF COOK

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

I further state that this professional service conforms to current Illinois minimum standards for a boundary survey. The work was performed for _____, and the field work was completed on March 15th 2018.

Northbrook, Illinois

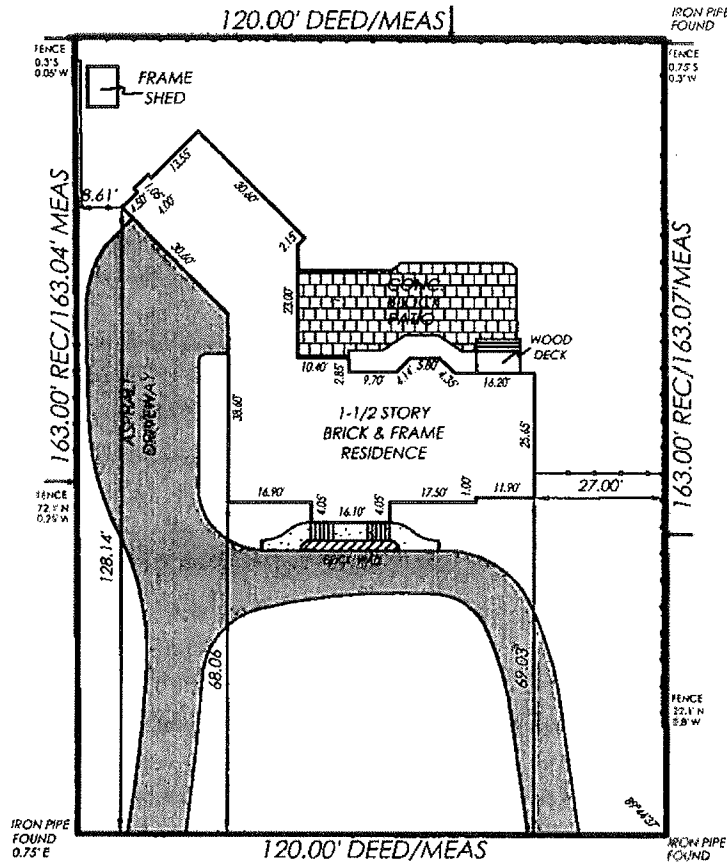
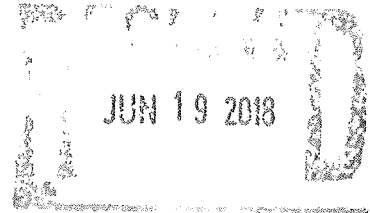
Jeffrey D. Carlson
Illinois Professional Land Surveyor No. 2538
My license expires on November 30, 2019



PLAT OF SURVEY

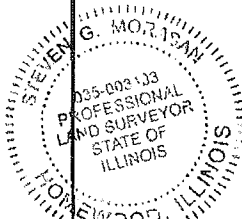
18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 fax

THE WEST 20 FEET OF LOT 8 AND ALL OF LOT 9 AND 10 IN BLOCK 7 IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SUBDIVISION RECORDED AUGUST 20, 1873 AS DOCUMENT NUMBER 121564 IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



HAWTHORNE LANE

LOT AREA:
19,560.0 SQ. FT.
0.45 ACRES



UNLESS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS)
COUNTY OF COOK)

STATE OF ILLINOIS REG. # 184-002702

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

REGISTERED ILLINOIS LAND SURVEYOR

DATED: 04.30.18

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2018

DATE OF FIELD WORK COMPLETION: APRIL 30, 2018

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=30'

JOB NO.: 18-0547

ADDRESS: 391 HAWTHORNE LN.
WINNETKA, IL

P.I.N.: 05-21-402-016

TOWNSHIP: NEW TRIER

ORDERED BY: MOLTZ-MATBOUS



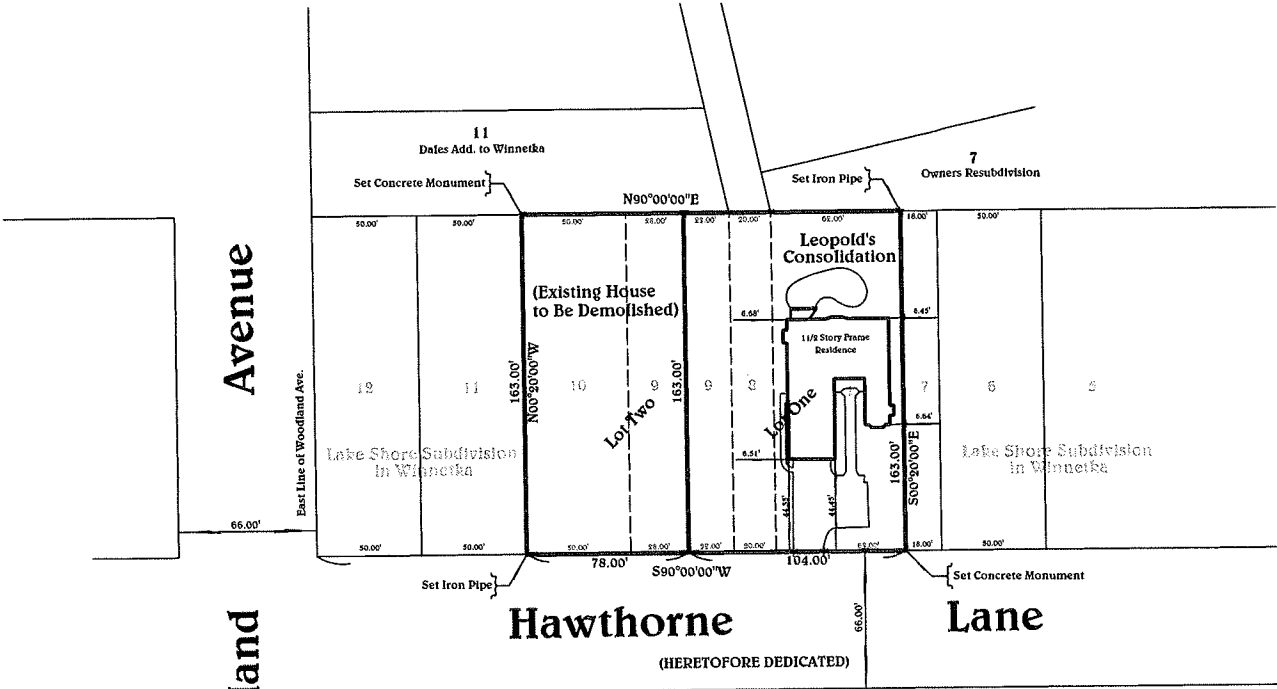
EXHIBIT C
PRELIMINARY PLAT

EXHIBIT C

T. and J. LEOPOLD SUBDIVISION



Lot 1 and Lot 2 in Thomas M. and Janet Leopold subdivision being a subdivision of all of lot 1 in Leopold's Consolidation, being a subdivision in the southeast quarter of section 21, Township 42 North, Range 13 East of the Third Principal Meridian, thereof recorded May 22, 1984, as document no. 27096009. Together with all that part of lot 8 in Lake Shore Subdivision in the Village of Winnetka, lying west of the west line of said lot 1 in Leopold's Consolidation and the east 22 feet of lot 9 in said Lake Shore Subdivision in the Village of Winnetka. Said Lake Shore Subdivision in the Village of Winnetka being a subdivision in the southeast quarter of section 21, Township 42 North, Range 13 East of the Third Principal Meridian, recorded September 13, 1873, as document no. 121564, all in the Village of Winnetka, in Cook County Illinois.



(Owner's Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

Thomas M. Leopold, not individually, but as Trustee of the Thomas M. Leopold trust dated October 19, 2005 and Janet Leopold, not individually but as trustee of the Janet Leopold trust dated October 19, 2005, as tenants-in-common.

Signed by: _____
THOMAS M. LEOPOLD, TRUSTEE

JANET LEOPOLD, TRUSTEE

Attest to: _____
ATTEST

(Notary's Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, a Notary Public in and for said County in the State of _____, do hereby certify that _____ and _____, who are personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such and _____ appeared before me this day in person and acknowledged that they signed the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal this _____ day of _____, A.D. 2018.

NOTARY PUBLIC

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

BOOK: _____
JOB NO.: **7694**
SHEET **1** OF **1**

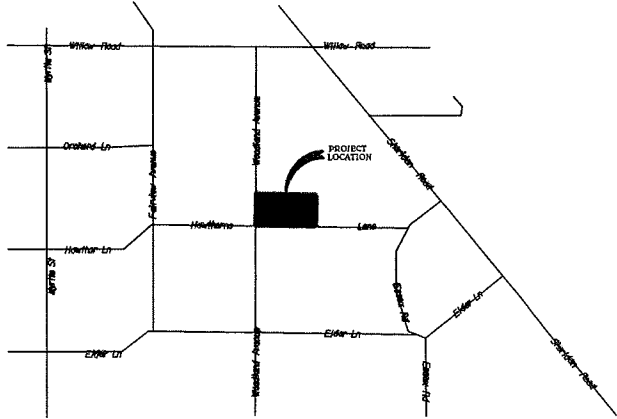
(Plot Submittal Certificate)

Name: _____

Address: _____

City: _____ State: _____

Zip: _____



(Drainage Certificate)

I hereby certify that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of such Subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property, and public right of way because of the construction of the Subdivision.

Illinois Licensed Professional Engineer

(Village Address)

Village Hall
510 Greenbary Road
Winnetka, Illinois
60093

AREA:

LOT ONE	16,952.00 $\pm$	(0.3891 ACRES)
LOT TWO	12,713.82 $\pm$	(0.2919 ACRES)
TOTAL	29,665.82 $\pm$	(0.6810 ACRES)

NOTE:
Bearings for the North Right of Way of Hawthorne Lane is Assumed.

(Plan Commission Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

Approved by the Plan Commission of the Village of Winnetka, Cook County, Illinois at a regular meeting held this _____ day of _____, A.D. 2018.

By: _____
Chairman

Attest: _____
Secretary

(Village Treasurer Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, Village Collector for the Village of Winnetka, do hereby certify that to the best of my knowledge there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof, that have been apportioned against the tract of land included in this Plat. Dated at Winnetka, Cook County, Illinois, this _____ day of _____, A.D. 2018.

By: _____
Village Collector

(Village Board Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

Approved by the President and Board of Trustees of the Village of Winnetka, Cook County, Illinois, at a regular meeting held this _____ Day of _____, 2018.

By: _____
President and Board of Trustees

Attest: _____
Village Clerk

(Surveyor's Designation Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, Jeffrey D. Carlson, a Illinois Professional Land Surveyor, hereby designate the Village Clerk of Winnetka, Illinois to record a certain Plat of Subdivision known as a Plat of Consolidation with the Cook County Recorder of Deeds of Registrar of Titles. This designation is granted under the right to designate such recording under 765 ILCS 205/2.

Date: _____

Illinois Professional Land Surveyor No. 2538

(Surveyor's Certificate)

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, A LICENSED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND STAKED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AND THAT I HAVE MONUMENTED THE EXTERIOR CORNERS OF THE CONSOLIDATED LOT SHOWN HEREON WITH IRON PIPES, UNLESS OTHERWISE NOTED, AND THAT THE PLAT HEREON SHOWN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND STAKING. I DO HEREBY FURTHER CERTIFY THAT ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT, THAT THE LAND INCLUDED IN THIS PLAT IS ENTIRELY SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WINNETKA, ILLINOIS.

I DO HEREBY FURTHER CERTIFY THAT IT IS MY PROFESSIONAL OPINION THAT SAID DESCRIBED PROPERTY IS WITHIN ZONE X, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 1703 C0811, WITH AN EFFECTIVE DATE OF AUGUST 19, 2004.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

DATED AT NORTHBROOK, ILLINOIS, THIS _____ DAY OF _____, 2018

LICENSED ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____

EXHIBIT D
UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Janet Leopold and Thomas Leopold (collectively, "***Applicants***") are the record title owners of the parcels of real property commonly known as 383 Hawthorn Lane, which consists of 10,106 square feet, and 391 Hawthorn Lane, which consists of 19,560 square feet, in Winnetka, Illinois ("***Subject Property***"); and

WHEREAS, Applicants desire to resubdivide the Subject Property into two buildable lots of record with more equal square footage ("***Proposed Subdivision***"); and

WHEREAS, Ordinance No. M-14-2018, adopted by the Village Council on October 16, 2018 ("***Ordinance***"), approves a preliminary plat of subdivision for the Proposed Subdivision and grants a variation from the provisions of the Winnetka Zoning Ordinance to the Applicants to permit the Proposed Subdivision of the Subject Property with a subdivided lot not in conformity with the minimum side yard setback requirements for the R-4 District set forth in Section 17.30.060(A) of the Winnetka Zoning Ordinance; and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicants have 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 Applicants do hereby agree and covenant as follows:

1. The Applicants do 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 Applicants acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, 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 Applicants 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 grant of the variations 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 Applicants against damage or injury of any kind and at any time.
4. The Applicants do 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 granting the variations for the Subject Property.

5. The Applicants 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: ~~2018~~ OCT 22, 2018

ATTEST:

JANET LEOPOLD

By: [REDACTED]

By: [REDACTED]

Its: _____

Its: OWNER

ATTEST:

THOMAS LEOPOLD

By: [REDACTED]

By: [REDACTED]

Its: _____

Its: OWNER





Agenda Item Executive Summary

Title: Resolution No. R-7-2019: Authorizing Village Sponsorship of the Winnetka Music Festival (Adoption)

Presenter: Robert M. Bahan, Village Manager

Agenda Date: 01/08/19

Consent: ☐ YES ☒ NO

- ☐ Ordinance
- ☒ Resolution
- ☐ Bid Authorization/Award
- ☐ Policy Direction
- ☐ Informational Only

Item History:

The Winnetka Music Festival organizers have successfully planned and implemented the festival in 2017 and 2018. The Village of Winnetka has been the primary financial sponsor and in-kind service provider for this event; contributing \$25,000 per year and providing in-kind services from Public Works, Police, Fire and Administration Departments. In exchange for the financial and in-kind contributions, the Village's logo and seal are featured prominently on all advertising and collateral material and the Village receives acknowledgement as the primary sponsor.

Executive Summary:

On June 21 and 22, 2019, the Village of Winnetka, in collaboration with the Chamber of Commerce, Valslist LLC and the Park District, will host the Winnetka Music Festival in the east Elm Street Business District. The support from the Village will enable this vibrant festival to have continued growth and will enhance its appeal to residents and the North Shore region. The event is planned, organized and implemented by resident volunteers with expertise in booking musical talent, marketing, and special event coordination. As the primary financial sponsor of the festival, the Village is being asked for a contribution of \$25,000, as well as in-kind support from the Public Works Department for street closures, signage and refuse collection; and the Police Department for special event permit administration, traffic management, and public safety planning with the Fire Department. The Administration Department will assist with public relations and marketing, permitting and coordination of municipal services.

This year, the Chamber of Commerce will be contracting with Valslist LLC to assume overall responsibility for planning and executing the event. The Chamber and Valslist LLC will apply for and obtain the required special event and liquor licenses, and will also be responsible for securing required insurance coverages. Similar to prior years, and upon approval of this sponsorship request, the Village will enter into a memo of understanding with the Chamber memorializing the expectations as part of the special event permit process.

Executive Summary (continued):

For the past two years, the festival took place in the east and west Elm Street Business Districts featuring multiple stages and bands. There was also food and drink available for purchase from local restaurants and outside vendors. This year, the organizers are proposing to concentrate the festival activities in the east Elm Street area, and on the first day will have stages located on Lincoln Avenue between Elm and Oak, and the Village parking lot adjacent to the Community House. On the second day of the festival, musical groups will be performing on a family stage at the Village Green, on Lincoln Avenue, the Village parking lot, and in the Winnetka Chapel.

In addition, the festival organizing committee is implementing a change to help make the festival more financially sustainable. While the first two years of the festival have broken even financially, the festival has been dependent not only on sponsors, but also on the financial contributions of several residents, as well as strong beer and wine sales. According to the organizing committee, a decrease in any of these revenue streams would have meant that resident members of the music festival committee would have had to pay for the event personally. Therefore, 2019 attendees will be asked to make a contribution to attend the final two performances on Saturday night. The majority of the festival performances from Friday night through most of Saturday will remain free. However, attendees wishing to see the final two headline performances will be asked to make a \$20 contribution to the festival.

The Music Festival has become an exciting cultural event for our community, and generates a sense of vitality and energy in the Village. The scale and professionalism of the event reinforces the image of Winnetka as a high-quality community, and adds to a sense of pride residents feel in their hometown.

Recommendation:

Consider adopting Resolution No. R-7-2019, authorizing Village Sponsorship of the 2019 Winnetka Music Festival.

Attachments:

1. Resolution No. R-7-2019
2. Music Festival Transmittal Letter
3. Chamber of Commerce Memo of Understanding
4. Music Festival Presentation

RESOLUTION NO. R-7-2019

**A RESOLUTION AUTHORIZING THE SPONSORSHIP
OF THE 2019 WINNETKA MUSICAL FESTIVAL**

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

WHEREAS, on February 21, 2017, the Village adopted Resolution No. R-15-2017 authorizing the sponsorship of the inaugural Winnetka Music Festival on June 23 and 24, 2017 ("**2017 Festival**"); and

WHEREAS, on February 6, 2018, the Village adopted Resolution No. R-9-2018 authorizing the sponsorship of the 2018 Winnetka Music Festival ("**2018 Festival**") (collectively, the 2017 Festival and the 2018 Festival are the "**Festivals**"); and

WHEREAS, the Festivals were great successes in providing a cultural activity for Village residents and promoting the Village and its businesses to attendees of the Festivals; and

WHEREAS, given the success of the Festivals, the Village desires to sponsor the 2019 Winnetka Music Festival on June 21 and 22, 2019 ("**2019 Festival**"); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village to be a financial and in-kind service sponsor of the 2019 Festival and support it with a \$25,000 contribution to hire musicians and pay for other costs associated with the 2019 Festival's successful operation;

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

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

SECTION 2: APPROVAL OF FUNDING AUTHORIZATION. The Village Council hereby approves a contribution to the 2019 Festival in the amount of \$25,000.

SECTION 3: AUTHORIZATION TO EXECUTE GRANT AND SPONSORSHIP DOCUMENTS. The Village Council authorizes and directs the Village President, the Village Manager, the Village Clerk, and the Village Finance Director to execute and attest, respectively, on behalf of the Village, all documents necessary to: (i) issue the grant approved in Section 2 of this Resolution and (i) for the Village to be recognized as a primary sponsor of the 2019 Festival.

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

ADOPTED this 8th day of January, 2019, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Signed

Village President

Countersigned:

Village Clerk



The Winnetka Music Festival has begun preparation for the third year of the event. The 2019 fest is scheduled for June 21st and 22nd. As with the first two years the 2019 festival is primarily being planned and organized by a group of residents. This organizing committee of about 20 people has taken on the responsibility for raising the funds, booking the bands, advertising the festival and planning and executing the operation of the event. However, without the support and close collaboration of the Village of Winnetka and the staff of all the various departments the festival would not be possible. The organizing committee is once again hoping to have the involvement of the Village in the planning and execution of the festival. The attached memo of understanding describes the financial and organizational involvement requested of the Village.

In 2019 the festival organizing committee is making three changes to the fest in an effort to make its existence more sustainable. First, the festival will be consolidated on the east side of Green Bay Road. Second, while the Winnetka/Northfield Chamber of Commerce will stay closely involved with the festival planning and execution and will be on point for the special event permit the Chamber will contract with Valslist LLC to take on the financial and operations responsibility for the festival. Third, the first two years of the festival have broken even financially. However, this ability to be neutral on revenue and costs has been dependent not only on sponsors, but also on the financial contribution of several residents as well as strong beer and wine sales. A decrease in any of these revenue streams would have meant that resident members of the music fest committee would have had to pay for the event personally. If the festival is to sustain itself it needs to be on sounder financial footing. Therefore, in 2019 attendees will be asked to make a contribution to attend the final two performances on Saturday night. The majority of the festival performance from Friday night through most of Saturday will remain free. However, attendees wishing to see the final two headline performances will be asked to make a \$20 contribution/person to the festival.

The Winnetka Music Festival continues to grow in notoriety throughout the north shore and Chicago area and bring both visibility and excitement to Winnetka. The goal of the committee and Valslist is to continue the festival. To make that possible we look forward to the continued support and active involvement of the Village.

Scott Myers
Val Haller



The Winnetka Music Festival

December 1, 2018

Mr. Rob Bahan
Village Manager
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Dear Rob:

I am excited that the Village of Winnetka has agreed, for the third year, to be part of creating the Winnetka Music Festival. This unique weekend music festival with performances by high quality artists has become a much-anticipated event both by residents of the village as well as people throughout the north shore. The support of the village along with organization and execution support of hundreds of resident volunteers and the Chamber of Commerce enables us to create a community event that is exciting, vibrant and appealing to people throughout the north shore.

The Event

The event is defined by a sense of discovery and adventure. It's about finding and connecting to new music across genres in an environment that connects a community through shared experiences and that communicates quality and an edge of sophistication. The combination of quality music set in our quality community and executed in a quality manner has led the Winnetka Music Festival to be named by *Make it Better* magazine as the best suburban music festival in Chicago.

In 2019 we are committed to continuing to provide an event that the Chamber, the Village and the residents are all proud of. To achieve this combined spirit of musical adventure and community we are planning on kicking off the event on Friday June 21st, with evening concert that would be held on Lincoln Street between Elm and Oak and then transition to the municipal lot adjacent to the Winnetka Community House. Then, throughout the day on Saturday the 22nd, musical groups will be performing first on the Family Stage in the Village Green and then on the Lincoln Ave and community park lot stages as well as in the Winnetka Chapel. To further enhance the festival environment we will also have street musicians throughout the downtown area as well as food trucks and the sale of beer, wine and some limited spirits.

All in all the scope, scale and professionalism of the event will continue to fit with the quality image of Winnetka and will make the residents proud of their village.

Our Team

This event will, once again, be organized and executed by a variety of community groups and resident volunteers. The Chamber has contracted with Valslist LLC to assume overall responsibility for planning and executing the event. The Chamber, along with the Park District, District 36 and the Winnetka Community House will provide support to the event in a variety of ways including coordination with local businesses, providing space and equipment, helping to run the Family Stage and in supporting event execution. Additionally a group of 14 residents are serving as the steering committee to plan the execution of the festival. Again in 2019 there will also be 200 or more residents who will be called on to volunteer to help during the festival. At the end of the day, this will be an event that enhances the quality of and engagement in our community.

Our Expectation of the Village

To make the event truly successful we need the partnership of the village government. There are six areas for which we are asking the Village to provide support:

1. A cash payment of \$25,000. This payment will be used to support the cost of hiring the professional musicians for the event. The additional \$275,000 in event expenses to fully cover hiring the artists as well as paying for security, tents, signage, advertising and many other elements will be raised by Valslist in a variety of ways.
2. The necessary public safety and public works support to close down the necessary streets in the East Elm Business district, as outlined in the Special Event License submitted to the Police Department, and barricade traffic from the festival area to enable the safe set-up and execution of the festival.
3. The public safety support during the festival to supplement the private security personnel the festival will hire to ensure effective crowd control and the safety of the event and for and public works to support the tear down of the festival upon its completion.
4. Assistance from the Electric Utility department to provide power to stages and beer and wine service areas
5. Upon application by the Chamber of Commerce, and after review and approval by the Village, a special event license will be issued to hold the event on approved and designated public rights of way, and a liquor license for the sale and consumption of beer, wine and limited liquor by festival attendees at approved locations. The Chamber and Valslist obviously will work closely with public safety personnel to establish appropriate procedures and processes to ensure public safety and a family friendly environment.
6. Support in marketing the event to village residents by providing information updates in the weekly *E-Winnetka* newsletter as well as the quarterly *Winnetka Report*.

For the above support the Chamber has instructed Valslist, and they have agreed to provide recognition of the Village's support in the following ways:

1. The Village of Winnetka, and its logo and related Village seal will be featured prominently on all advertising and collateral material. As a key financial sponsor and in-kind service provider to the festival, the Village of Winnetka will receive separate and distinct recognition from other supporting entities. The type of recognition will be mutually agreed upon between the Winnetka Music Festival and the Village of Winnetka prior to advertising and publication.
2. The Village of Winnetka will be afforded the opportunity to review and approve advertising and collateral material that includes the Village name, logo or Village seal prior to being finalized and used for public distribution.

Additionally, to support the efficient use of Village resources the Chamber and Valslist will fully cooperate with the Village of Winnetka and comply with the conditions of the special event license and liquor license. Valslist will consult with the Village prior to any changes to the special event license conditions prior to or during the festival, and will designate an appropriate "point person" to address any concerns for the duration of the festival.

Throughout the planning and execution of the music festival we ask that the Village recognize Valslist as the exclusive producer of the Festival and that the Village work collaboratively with Valslist to execute a successful

Event. We ask that the Village agree not to establish a competing music festival. Valslist will retain all intellectual property associated with the Winnetka Music Festival.

We believe that the objective of the Chamber and the Village is that the festival continues on into future years. Assuming that the festival has been executed in a quality manner and the Village wishes, in future years, to have a music festival the Village will offer the Chamber each subsequent year the right to be the host of the music festival on terms substantially similar to those in place during the immediately preceding year.

By integrating the expertise and passion of a group of residents with the Village of Winnetka we believe we have in the past two years and can continue to create a festival that is exciting and builds a sense of pride and energy in our community. We hope that the Village will agree to again work with us in bringing the event to fruition.

Sincerely,

Terry Dason
Executive Director



Building pride and excitement in Winnetka



2017 and 2018 – The launch of new community event



- Collaboration of Village and residents

15 volunteer event organizers

250 community volunteers

Support from Public Safety, Public Works, Water and Electric and the Park District

- Media exposure

300,000 print impressions

240,000 internet ad and Facebook impressions

More than 14,000 attendees



Named best suburban music fest



What Makes it Unique



- **24 Hours of Music from top emerging artists**

Friday Night June 21

- Kick off concerts with four performances

Saturday June 22

- More than a 15 national musical groups
- 10:00 – 1:00 – Family Stage
- 1:00 – 7:00 – performance across two main stages and the Chapel Stage
- 7:30 – 10:30 – Final three performances
- Street musicians throughout the downtown

- **Integrated throughout the East Elm Business District**

- **Festival Atmosphere**

- Food Trucks
- Craft beers



2019 Music Fest Main Areas



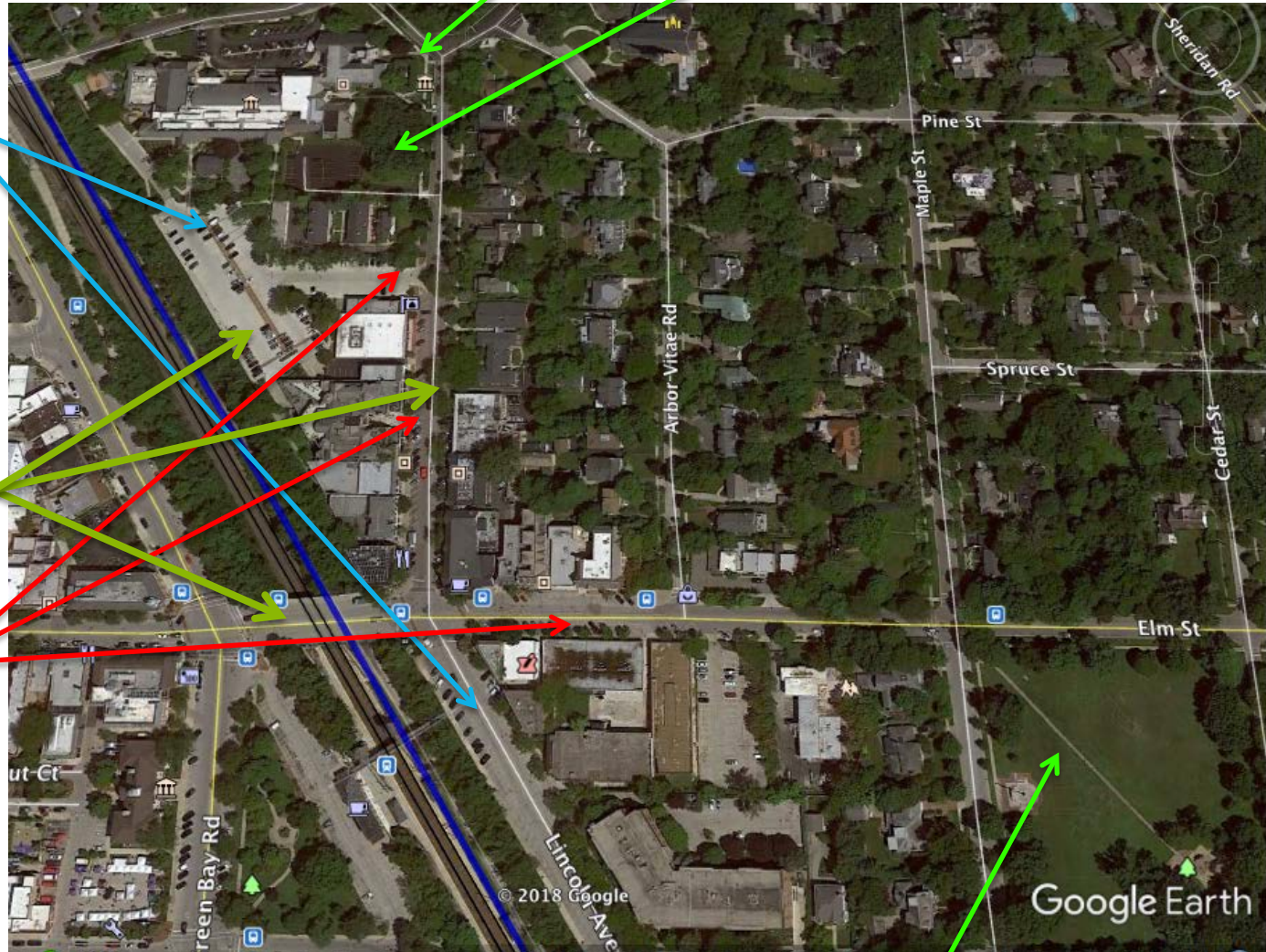
Outdoor Stages
• Main Stages

Support Areas
• Craft Beer and wine

• Food Courts

Chapel Stage

Silent Disco

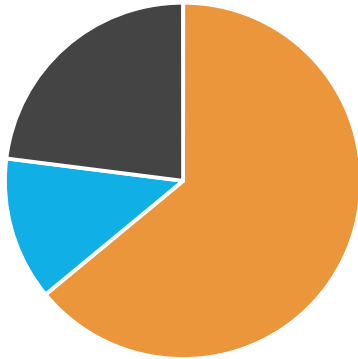


Family Stage

The Financial and Sustainability Challenge

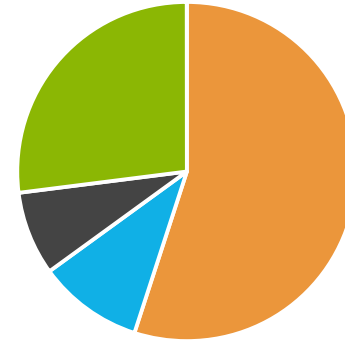


Expenses - \$350,000



■ Musical Support ■ Event Marketing ■ Event Operations

Revenue - \$360,000



■ Sponsors and Creators
■ Patrons
■ VIP Tickets and Street Pole Banners
■ Beer and Wine

2019 – Introduce a support donation for Saturday's final performances

- Multiple levels of support
- Festival remains free until the final two acts on Saturday

A unique event on the north shore



Created by a group of residents with the support of the Village



Fund through Public – Private Partnership



And through the support of many individuals



Agenda Item Executive Summary

Title: Resolution No. R-8-2019: Approving a Contract with Independent Mechanical Industries, Inc. for Brickwork Repairs to Boiler #5 (Adoption)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/08/19

Consent: ☐ YES ☒ NO

- ☐ Ordinance
- ☒ Resolution
- ☐ Bid Authorization/Award
- ☐ Policy Direction
- ☐ Informational Only

Item History:

None.

Executive Summary:

Staff is requesting approval to make repairs to the internal refractory of Boiler #5 at the Electric Plant. The repairs were identified in late November 2018. Proposals have been received from two vendors, with costs ranging from \$48,680 to \$49,596. At the time of the annual budget development, the repair was not anticipated, and therefore was not included 2019 Electric Fund Budget. Staff has identified three projects in the 2019 approved budget as potential offsets in order to move forward with this higher-priority repair project.

The Village's Electric Plant uses four natural gas fire boilers to generate the steam used to rotate the three steam turbine generators. In November 2018, an outside firm was retained to calibrate the boiler controls and burners. The contractor completed calibration and adjustments on three of the four boilers, but was unable to make the desired adjustments to the controls for Boiler #5. Boiler #5 is a 1938 boiler manufactured by Babcock & Wilcox which produces approximately 40,000 lbs. of steam per hour. Based on experience and instrument readings, the contractor suspected the boiler's air flow was flawed.

Boiler #5 was taken out of service and two mechanical firms inspected its internal burner box and baffling walls. Three short baffle walls which direct the flow of air within the boiler have sections that have fallen and/or are severely deteriorated and in need of replacement, along with other refractory repairs.

Staff requested repair proposals from the two firms, American Combustion Service, Inc. and Independent Mechanical Industries, Inc.. Both firms have previously worked on the boilers and/or boiler controls.

Executive Summary (continued):

The cost of the required repairs was estimated as follows:

Independent Mechanical Industries, Inc.: \$48,680.00

American Combustion Service, Inc.: \$49,596.00

Since the repair of Boiler #5 is not contained in the 2019 Electric Fund Budget, staff is proposing to suspend three projects in the Electric Plant budget account, Turbines and Boilers (#500.41.28-567), as an offset of \$52,000 to fund the higher priority repair to the boiler. These projects are as follows:

Refurbishment of Fisher Valves: \$15,000 (50% reduction)

#6 Hotwell Pump Overhaul: \$27,000

Bypass Boiler Feed Pump VFD: \$10,000

In the fall of 2019, staff will re-examine the opportunity to complete these projects based on any remaining expense funds and the budget status, or recommend that the projects be scheduled for the next fiscal year.

Staff is recommending use of Independent Mechanical Industries, Inc. Resolution No. R-8-2019 waives bidding and approves a contract with Independent Mechanical Industries for brickwork repairs to Boiler #5 in an amount not to exceed \$48,680.

Recommendation:

Consider adoption of Resolution No. R-8-2019, to waive bidding and approve a contract with Independent Mechanical Industries, Inc. for brickwork repairs to Boiler #5.

Attachments:

Resolution No. R-8-2019

Contract with Independent Mechanical Inc.

Proposal

RESOLUTION NO. R-8-2019

**A RESOLUTION APPROVING A CONTRACT WITH
INDEPENDENT MECHANICAL INDUSTRIES, INC. FOR
BRICKWORK REPAIRS TO BOILER #5**

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

WHEREAS, the Village's Department of Water and Electric operates Boiler No. 5 ("**Boiler**"), which is in need of repair ("**Materials and Services**"); and

WHEREAS, pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code the bidding requirements may be waived for contracts which by their nature are not adaptable to competitive bidding; and

WHEREAS, due to the unique nature of the Services and complexity of putting the Materials and Services out to bid, the contract for the Materials and Services is not adaptable to competitive bidding; and

WHEREAS, the Village desires to enter into an agreement with Independent Mechanical Industries, Inc. ("**Contractor**") to provide the Materials and Services to repair the Boiler ("**Contract**") in an amount not to exceed \$48,680.00; and

WHEREAS, pursuant to Sections 4.12.010.A and Sections 4.12.010.C of the Village Code, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and enter into the Contract with Contractor;

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

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

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Materials and Services.

SECTION 3: APPROVAL OF CONTRACT. The Village Council approves the Contract in the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney.

SECTION 4: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Contract after receipt by the Village

January 8, 2019

R-8-2019

Manager of two executed copies of the final Contract from Contractor; provided, however, that if the Village Manager does not receive two executed copies of the final Contract from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the Contract will, at the option of the Village Council, be null and void..

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by the vote of two-thirds of the Trustees.

ADOPTED this _____ day of _____, 2019, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
CONTRACT

VILLAGE OF WINNETKA
CONTRACT FOR
BRICKWORK REPAIR OF BOILER NO. 5

Full Name of Contractor: INDEPENDENT MECHANICAL INDUSTRIES, INC. ("**Contractor**")

Principal Office Address: 4155 N. Knox Avenue, Chicago, IL 60641

Contact Person: Ken "Skip" Leone Telephone Number: (773)447-3709

TO: Village of Winnetka ("**Village**")
510 Green Bay Road
Winnetka, Illinois 60093
Attention:

1. **Work**

A. **Contract and Work.** Contractor shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth in this Contract, to all of the following, all of which is herein referred to as the "Work":

1. **Labor, Equipment, Materials, and Supplies.**

Provide, perform, and complete, in the manner specified and described in this Contract, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for:

Brickwork repairs, and other associated repairs, to Boiler No. 5 located at the Village of Winnetka Electric Power Plant ("**Work Site**"), all as more fully detailed in the proposal attached hereto and incorporated herein as **Exhibit A**.

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

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

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

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

6. **Quality.** Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with the standards of recognized professional firms in performing Work of a similar nature, in full compliance with, and as required by or pursuant, to this Contract, and with the greatest economy,

efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. **Performance Standards.** Contractor agrees that all Work shall be fully provided, performed, and completed in accordance with the Proposal in Exhibit A.

C. **Responsibility for Damage or Loss.** Contractor proposes, and agrees, that Contractor shall be responsible and liable for, and shall promptly and without charge to Village repair or replace, any damage done to, and any loss or injury suffered by, the Village, the Work, the Work Site, or other property or persons as a result of the Work.

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

2. **Contract Price**

The Contractor shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. **SCHEDULE OF PRICES**

For providing, performing, and completing all Work, the total Contract Price of:

TOTAL CONTRACT PRICE:

\$48,680.00

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;
2. The Village is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released; and
3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices.

C. TIME OF PAYMENT

It is expressly understood and agreed that all payments shall be within 60 days after receiving an invoice from Contractor and the Work is completed.

All payments may be subject to deduction or setoff by reason of any failure of Contractor to perform under this Contract. Each payment shall include Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and Contractor's certification that all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

3. Contract Time

Contractor shall commence the Work in accordance with a schedule agreed to between Contractor and the Village provided Contractor shall have furnished to the Village all bonds and all insurance certificates and policies of insurance specified in this Contract ("**Commencement Date**"). Contractor shall perform the Work diligently and continuously and shall complete the Work not later than March 1, 2019 ("**Time of Performance**"). The Village may modify the Time of Performance at any time upon 15 days prior written notice to the Contractor. Delays caused by the Village shall extend the Time of Performance; provided, however, that Contractor shall be responsible for completion of all Work within the Time of Performance, notwithstanding any strike or other work stoppage by employees of either Contractor or of the Village.

4. Financial Assurance

A. Bonds. Contractor proposes, and agrees, that Contractor shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, the Village, from a surety company acceptable to the Village, each in the penal sum of the Contract Price, within 10 days following the execution of this Contract by both parties.

B. Insurance. Contractor shall provide certificates and policies of insurance evidencing the minimum insurance coverages and limits set forth below within 10 days following the execution of this Contract by both parties. Such policies shall be in form, and from companies, acceptable to the Village. The insurance coverages and limits set forth below shall be deemed to be minimum coverages and limits and shall not be construed in any way as a limitation on Contractor's duty to carry adequate insurance or on Contractor's liability for losses or damages under this Contract. The minimum insurance coverages and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

Limits shall not be less than:

Worker's Compensation: Statutory

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

Such insurance shall evidence that coverage applies to the State of Illinois.

2. Comprehensive Motor Vehicle Liability

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

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

3. Comprehensive General Liability

Limits shall not be less than:

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

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

Coverage to include:

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

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

4. Umbrella Liability

Limits shall not be less than:

\$2,000,000 Bodily Injury and Property Damage Combined Single Limit.

This Policy shall apply in excess of the limits stated in 1, 2, and 3 above.

C. Indemnification. Contractor shall indemnify and save harmless the Village against all damages, liability, claims, losses, and expenses (including attorneys' fee) that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 5 of this Contract.

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

5. Contractor's Representations and Warranties

Contractor hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, shall strictly conform to the requirements of this Contract, including, without limitation, the performance standards set forth in Subsection 1B of this Contract; and shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto the Village.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Contractor agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (in

furtherance of which, a copy of Village's ordinance ascertaining the prevailing rate of wages, in effect as of the date of this Contract, has been attached as an Appendix to this Contract; if the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid, the revised rate shall apply to this Contract); any other prevailing wage laws; any statutes requiring preference to laborers of specified classes; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work. Further, Contractor shall have a written sexual harassment policy in compliance with Section 2-105 of the Illinois Human Rights Act during the course of the work.

C. Not Barred. Contractor is not barred by law from contracting with the Village or with any other unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.

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

6. Acknowledgements

Contractor acknowledges and agrees that:

A. Reliance. The Village is relying on all warranties, representations, and statements made by Contractor in this Contract.

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

C. Time. Time is of the essence in the performance of all terms and provisions of this Contract and, except where stated otherwise references in this Contract to days shall be construed to refer to calendar days and time.

D. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by the Village, whether before or after the Village's acceptance of this Contract; nor any information or data supplied by the Village, whether before or after the Village's acceptance of this Contract; nor any order by the Village for the payment of

money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by the Village; nor any extension of time granted by the Village; nor any delay by the Village in exercising any right under this Contract; nor any other act or omission of the Village shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of the Village.

E. Severability. It is hereby expressed to be the intent of the parties to this Contract that should any provision, covenant, agreement, or portion of this Contract or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Contract and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Contract to the greatest extent permitted by applicable law.

F. Amendments and Modifications. No amendment or modification to this Contract shall be effective until it is reduced to writing and approved and executed by the corporate authorities of the parties in accordance with all applicable statutory procedures.

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

H. Governing Law. This Contract shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

I. Certified Payrolls. Contractor shall, in accordance with Section 5 of the Illinois Prevailing Wage Act, 820 ILCS 130/5, submit to the Village, on a monthly basis, a certified payroll. The certified payroll shall consist of a complete copy of those records required to be made and kept by the Prevailing Wage Act. The certified

payroll shall be accompanied by a statement signed by the Contractor or subcontractor which certifies that: (1) such records are true and accurate; (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Prevailing Wage Act; and (3) Contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. A general contractor may rely upon the certification of a lower tier subcontractor, provided that the general contractor does not knowingly rely upon a subcontractor's false certification. Upon two business days' notice, Contractor and each subcontractor shall make available for inspection the records required to be made and kept by the Act: (i) to the Village, its officers and agents, and to the Director of the Illinois Department of Labor and his or hers deputies and agents; and (ii) at all reasonable hours at a location within this State.

J. Conflicts of Interest. Contractor represents and certifies that, to the best of its knowledge, (1) no elected or appointed Village official, employee or agent has a personal financial interest in the business of the Contractor or in this Contract, or has personally received payment or other consideration for this Contract; (2) as of the date of this Contract, neither Contractor nor any person employed or associated with Contractor has any interest that would conflict in any manner or degree with the performance of the obligations under this Contract; and (3) neither Contractor nor any person employed by or associated with Contractor shall at any time during the term of this Contract obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Contract.

K. Third Party Beneficiaries. No claim as a third party beneficiary under this Contract by any person, firm, or corporation shall be made or be valid against the Village.

L. Conflicts; Exhibits. If any term or provision in this Agreement conflicts with any term or provision of an attachment or exhibit to this Contract, the terms and provisions of this Contract shall control.

DATED this _____ day of _____, 20__.

[SIGNATURE PAGE FOLLOWS]

ATTEST:

VILLAGE OF WINNETKA

By: _____
Village Clerk

By: _____
Village Manager

ATTEST:

INDEPENDENT MECHANICAL INDUSTRIES, INC.

By: _____

By: _____

Title: _____

Its: _____

EXHIBIT A

PROPOSAL

APPENDIX

PREVAILING WAGE ORDINANCE

Reference: RESOLUTION No. R-37-2018, A Resolution Ascertaining The Prevailing Rate of Wages For The Construction Of Public Works In The Village of Winnetka (Adopted Jun 19, 2018) on file with the Village Clerk.



4155 N. KNOX AVENUE
CHICAGO, IL 60641 – 1915

PH: (773) 282-4500

FX: (773) 282-2046

WEB: WWW.INDEPENDENTMECH.COM

EMAIL: INFO@INDEPENDENTMECH.COM

November 25th, 2018

Village of Winnetka / Electric Power Plant
725-735 Tower Rd.
Winnetka, IL. 60093

Subject: Boiler #5 Brickwork
I.M.I. Estimate No. 18212

Dear Mr. Jamie Olson,

We hereby propose to furnish labor, material, tools and equipment required to accomplish the following work:

Our scope of work is as follows:

1. Set up scaffold for fall protection.
2. Main firebox – remove approximately 10' x 8' x 9"; North wall and upper west wall - approximately 4' x 12' x 13 1/2"; Lower west wall – approximately 3' x 5' x 9"; Upper East Wall – approximately 4' x 5' x 9".
3. Furnish and install fire brick, castable, plastic refractory, insulation, fiber and mortar to rebuild all walls back to original specifications.
4. Furnish and install castable, plastic and mortar to patch all holes in burner wall, roof, and other walls not removed in fire box, and point and paint.
5. All other work not uncovered for inspection to be charged on a time and material basis.

Clarifications and Exceptions:

1. Owner shall drain, then isolate systems and lockout to conduct the proposed work (Prior to our arrival).
2. The draining, refilling, and venting of air from the systems, is to be performed by owner.
3. Proposal is based on the owner providing confined space entry watch / fire watch.
4. Proposal is based on the work being performed, Monday through Friday schedule 7:00am – 3:30pm, weekends and holidays are excluded.
5. Proposal valid for (60) days from the above date.
6. This quote does not include any asbestos removal or lead paint abatement.
7. If Independent is awarded this project, all contracts and P.O.'s shall be either faxed to (773) 282-2046 or emailed to kleone@independentmech.com prior to starting of the project.

Our price to perform the above work is:

FORTY EIGHT THOUSAND SIX HUNDRED EIGHTY AND 00/100 DOLLARS (\$48,680.00).

Thank you for allowing us to quote on your requirements.

Sincerely,

Ken "Skip" Leone
Superintendent of Repair Operations
Cell Phone Number 773-447-3709



Agenda Item Executive Summary

Title: Request for Additional Cell Antennas at 410 Green Bay Road

Presenter: Brian Keys, Water & Electric Director and David Schoon, Community Development Director

Agenda Date: 01/08/2019

Consent: ☐ YES ☒ NO

☐ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☒ Policy Direction
☐ Informational Only

Item History:

None

Executive Summary:

On January 8, 2018 the Village Council is scheduled to consider a request by Chicago SMSA Limited Partnership d/b/a Verizon Wireless (the “Applicant”), as potential lessee of property owned by the Village of Winnetka at 410 Green Bay Road - the Public Safety Building (the “Subject Property”), to place additional antennas on the existing Village telecommunications monopole (the “Monopole”). The request would require the Applicant to enter into a lease agreement with the Village and would require amendments to Chapter 17.52 of the Zoning Ordinance of the Village Code.

Attached is a staff report summarizing the Applicant's request and outlining the issues related to the lease of Village property and the need for Zoning Ordinance amendments.

Recommendation:

Consideration of the application at this point is focused on if the Village Council is interested (1) with considering entering into a lease to allow an another cell provider to locate additional antennas on the existing Monopole and (2) with considering Zoning Ordinance text amendments. If the Council is interested in the Zoning Ordinance amendments, Staff needs direction in terms of if the Council or one of its advisory bodies should conduct the public hearing on the text amendments.

Attachments:

Staff Report
Attachment A – Applicant’s Request
Attachment B – Tower Diagram
Attachment C – Photo Of Equipment Cabinet
Attachment D – Proposed Location of Equipment Cabinet
Attachment E - Section 17.52 of Village Code – Wireless Telecommunication Facilities Overlay District



MEMORANDUM VILLAGE OF WINNETKA

TO: VILLAGE COUNCIL

FROM: BRIAN KEYS, DIRECTOR OF WATER & ELECTRIC
DAVID SCHOON, DIRECTOR, COMMUNITY DEVELOPMENT

DATE: JANUARY 3, 2018

SUBJECT: REQUEST TO ALLOW ADDITIONAL CELLULAR ANTENNAS AT 410 GREEN BAY ROAD (PUBLIC SAFETY BUILDING)

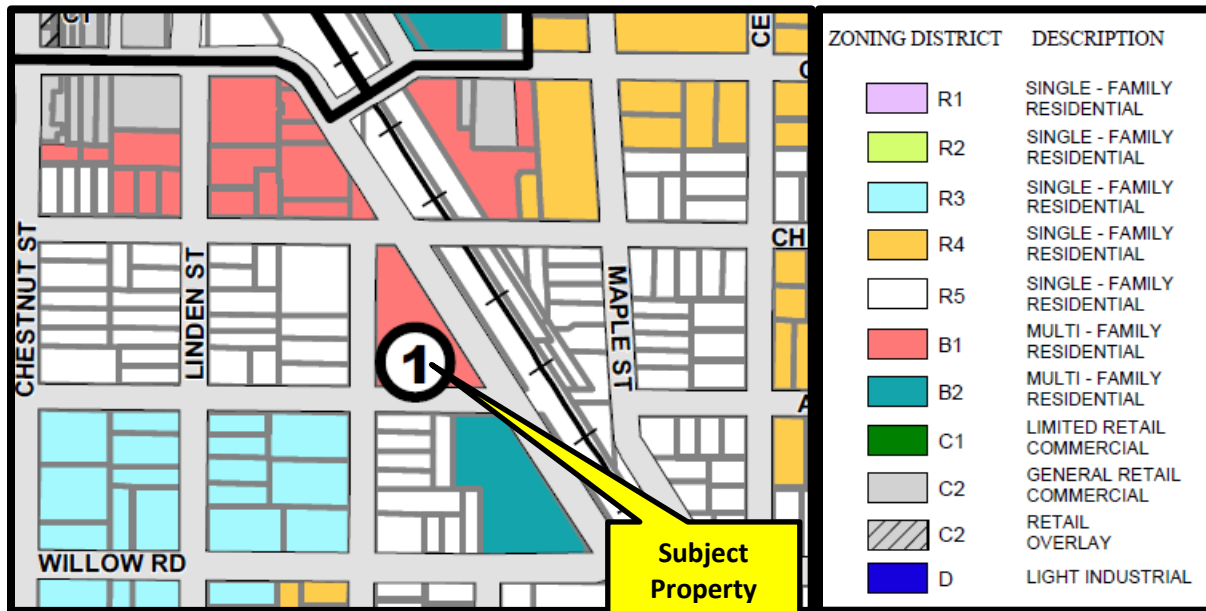
INTRODUCTION

On January 8, 2018 the Village Council is scheduled to consider a request by Chicago SMSA Limited Partnership d/b/a Verizon Wireless (the "Applicant"), as potential lessee of property owned by the Village of Winnetka at 410 Green Bay Road (the "Subject Property"), to place additional antennas on the existing Village telecommunications monopole (the "Monopole"). The request would require the Applicant to enter into a lease agreement with the Village and would require amendments to Chapter 17.52 of the Zoning Ordinance of the Village Code.

PROPERTY DESCRIPTION

The Subject Property is located on the west side of Green Bay Road, between Cherry and Ash streets and contains the Village's Public Safety building, which houses both the Village Fire Department and the Police Department. The property is located in the B1 Multi-Family Residential District and the Wireless Telecommunications Services Facilities (WTSF) Overlay District. The Subject Property is designated by the Comprehensive Plan as appropriate for public/semi-public land uses. The Monopole is located on the south side of the Subject Property along Ash Street. On the south side of Ash street are single family homes and well as multi-family buildings.





The Monopole was constructed in 1996, and the existing telecommunications provider, AT&T, located on the Monopole in 1996. In 1997, the Village Council adopted Ordinance MC-195-97, which established the Wireless Telecommunications Facilities (“WTSF”) Overlay District, which established a process for the evaluation and location of wireless communication facilities throughout the Village.



DESCRIPTION OF REQUEST

The Applicant proposes to install an additional array of cellular antennas, amplifiers, and surge protection equipment on the existing Monopole located on the Subject Property (Attachment A). In order to accommodate the cellular equipment, the Applicant would relocate an existing Public Safety antenna and remove an antenna no longer in service (Attachment B) at their expense. The Applicant also requires additional space on the ground or within the building to install additional cellular equipment. The Applicant has proposed installing an exterior ground mounted cabinet approximately 4 ft. x 4 ft. x 6 ft. in the landscaped island around the existing Monopole (Attachments C & D). In accordance with the existing utility rates, the Water & Electric Department would provide a separate electric service to the equipment cabinet.

LEASE OF VILLAGE PROPERTY

The Applicant is familiar with the lease terms and conditions required by the Village for use of Village Property. Verizon Wireless has cellular facilities at the Electric Plant. No formal negotiations on the terms and conditions of a lease agreement have been initiated pending the Council's decision to consider additional cellular facilities at the site. However, the Applicant understands that any agreed upon license agreement would need to be competitive with the existing cellular agreements. The annual license fee for the other wireless provider at the site is \$70,781.

NECESSARY ZONING RELIEF

Chapter 17.52 of the Zoning Ordinance of the Village Code regulates the placement of Wireless Telecommunication Service Facilities in the community (Attachment E). Chapter 17.52 states the following regarding the placement of WTSFs on the Subject Property;

M. Site Requirements--Monopole at 410 Green Bay Road. In addition to meeting all general requirements, the siting of antennas at the Public Safety Building at 410 Green Bay Road shall be subject to the following requirements:

1. Number. One antenna site for one telecommunications provider may be located on the Village's monopole at 410 Green Bay Road. [Emphasis added]

2. Location. *The monopole shall be permitted at any location adjacent to the Public Safety Building, as determined solely by the Village Council in the exercise of its discretion. The antenna on the monopole shall be located after the Village antennas for police, fire and other municipal services are placed on the monopole.*

3. Height. *The height of the monopole shall not exceed one hundred ten (110) feet.*

4. Co-use and collocation are prohibited at this site, so as to assure that space is reserved for future Village radio communication antennas, which are an essential public use. [Emphasis added]

5. Design.

a. Color. *Any part of the monopole and any part of an antenna that is below the tops of nearby trees or structures, shall be of a color that is harmonious with, and blends in with, such trees and structures. Unless otherwise required by the FAA, the FCC or any applicable federal or state agency, any part of the monopole or of any antenna that extends above the tops of nearby trees or structures, shall be painted the color known as "overcast gray."*

b. Fencing *is not required at this site.*

c. Landscaping. *The monopole shall be surrounded by a landscape strip of not less than ten (10) feet in width and planted with materials which will provide a visual barrier to a minimum height of twenty (20) feet.*

d. Equipment Cabinets and Shelters. *All equipment cabinets and shelters shall be located*

inside the Public Safety Building in a location that the Council of the Village of Winnetka, in the exercise of its discretion, determines will not interfere with the Village's police, fire and emergency operations. [Emphasis added]

6. *Additional Permit Requirements. No application for a building permit for construction of any WTSF at this site shall be processed unless the Council of the Village of Winnetka has approved a lease agreement for the monopole to be located on Village land.*

Based upon the information the Applicant has provided to date, the Applicant's request would appear to require amending Sections 1, 4, and 5d above in order to allow two telecommunication providers to locate antennas on the monopole and to allow equipment cabinet located outside of the Public Safety Building. Given the Village owns the site and the Applicant will need to enter into a lease agreement to place the antennas and equipment on the Village's property, the Village may decide to amend Subsection 1 to allow "two telecommunication providers" and to amend Subsection 4 to read "Co-use and collocation are allowed for up to two telecommunication providers, so as to assure that space is reserve for future Village radio communication antennas, which are an essential public use." Subsection 5d could be amended to add the following "The Council, at its sole discretion, may provide exceptions to this requirement and allow equipment cabinets and shelters to be located outside of the Public Safety Building". Under these proposed amendments, the Zoning Ordinance would allow the additional antennas by right; however, the Village would still have the ultimate control as a telecommunication provider would still need to secure a lease from the Village to locate the antennas and equipment on Village property. Once the Applicant provides additional information as part of a formal application process, staff can determine the Applicant's compliance with all zoning regulations.

As established in Section 17.72.040 of the Zoning Ordinance, an amendment to the zoning ordinance text may be proposed by a person having an interest in the property for which an amendment is proposed. Upon receipt of such requests the Village Council reviews the request and then designates a body to conduct a public hearing and to provide its recommendation to the Council. The Council may designate itself to conduct the public hearing on the Zoning Ordinance text amendment, or may designate another board or commission to hold a public hearing on the request, which is to be held within 60 days of receipt of a formal request. Notice of the public hearing requires publication in the newspaper at least 15 days before the hearing.

As the Council and its designated advisory bodies consider the Applicant's request, the Applicant will need to provide additional information for the Village to complete its technical review as required by the Zoning Ordinance. The Village would hire an outside qualified expert, at the Applicant's expense, to complete the following review:

The review may include, but shall not be limited to, such issues as expected coverage area, antenna configuration, structural design and integrity, the suitability of a proposed WTSF site for the safe installation of the proposed type of support structure and related equipment, the availability of other suitable sites, and topographic constraints that affect signal paths. The review shall address the accuracy and completeness of the technical data, the applicability and validity of the analysis techniques and methodologies, the validity of the conclusions reached, and any specific technical issues identified by the Village Council, Plan Commission, Zoning Board of Appeals or Village staff.

Upon the staff and the technical expert's review of the proposed antennas, staff would bring back the Applicant's formal request for Village Council action.

RECOMMENDATION

The Council's consideration of the application at this point is providing direction to Village Staff regarding the following issues:

1. If the Applicant is able to demonstrate a telecommunication service need for the proposed additional antennas on the existing monopole, is the Village Council interested in considering amendments to the zoning regulations to allow an additional service provider on the existing Monopole as well as considering a lease agreement with the Applicant?
2. If the Council is interested in considering a lease agreement with the Applicant, are specific terms or conditions required by the Village?
3. If it is appropriate to consider amending the existing zoning regulations that apply to the Subject Property, such as to allow two telecommunications providers to co-locate on the existing Monopole and to allow equipment shelters and cabinets to locate outside of the Public Safety Building on the grounds of the Subject Property, which body should hold the public hearing on the zoning text amendments? Should it be the Village Council or one of its advisory bodies?

In conjunction with the scheduling of a public hearing on potential zoning amendments, staff will prepare a more detailed report on the zoning text amendments and the Applicant's specific request. In preparation of those reports, the Village Council may wish to provide direction to staff regarding information it may find helpful with making its decision.

ATTACHMENTS

Attachment A – Applicant's Request

Attachment B – Tower Diagram

Attachment C – Photo of Equipment Cabinet

Attachment D – Proposed Location of Equipment Cabinet

Attachment E - Section 17.52 of Village Code – Wireless Telecommunication Facilities Overlay District



Brian Keys
Director of Water & Electric
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

December 27th, 2018

Chris Barton
NTP Wireless
125 S Clark St, Floor 17
Chicago, IL 60603

RE: Proposed Verizon Wireless Collocation on Village of Winnetka Monopole Located at 410 Green Bay Road, Winnetka, Illinois

Dear Mr. Keys,

Verizon is seeking to lease space for antenna placement on the Village of Winnetka-owned monopole at 410 Green Bay Road to improve its customer experience in the vicinity of the subject location. The proposed facility will help to offload capacity issues from neighboring Verizon installations. Verizon's network quality and customer experience will be improved as a result of installation of the new facility.

Verizon plans to install nine (9) panel antennas along with ancillary equipment on the tower and ground at the base of the tower as part of this installation. Verizon plans to install a landscaping screen around its ground equipment to reduce the visual impact. Verizon is open to incorporating Village feedback to further alleviate any visual impact caused by the proposed ground equipment.

Verizon is willing to pay to relocate and/or remove existing antennas to provide sufficient space for the proposed equipment. Verizon is also willing to enter into a lease agreement substantially in the format of its existing Village of Winnetka tower lease agreement and is open to reviewing Village-proposed site-specific changes to the template lease agreement.

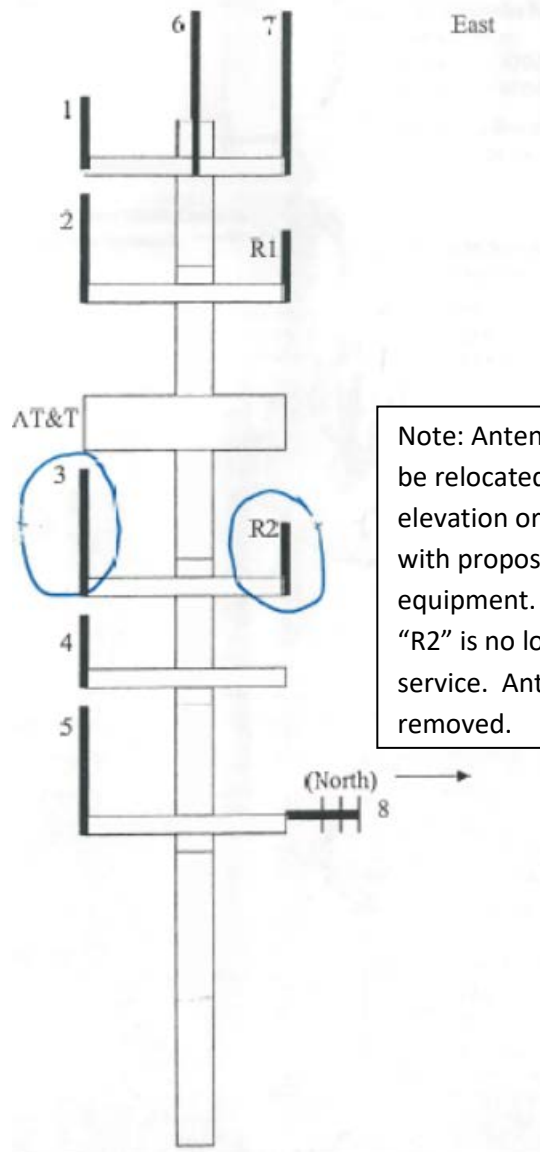
Verizon agrees to reimburse the Village for its third-party review of its signal propagation not to exceed \$3,000.00 and attorney fees not to exceed \$1,500.00.

Please contact me via email at chris.barton@ntpwireless.com or via phone at 847-212-2778 with any questions.

Sincerely,

Chris Barton
Agent on Behalf of Verizon Wireless

Attachment B Tower Diagram



Note: Antenna "3" will be relocated to higher elevation or co-located with proposed cellular equipment. Antenna "R2" is no longer in service. Antenna to be removed.



Attachment C
Photo Of Equipment Cabinet



Example: Photo of unpainted equipment cabinet

Proposed installation is for one of the pictured cabinets to be installed on 4' x 4' concrete pad and painted green to assist in screening the equipment with existing landscaping.

Attachment D
Proposed Location of Equipment Cabinet



Proposed Location of
Equipment Cabinet



Proposed Location of
Equipment Cabinet In
Landscaped Area
Behind Wall

Chapter 17.52

WTSF WIRELESS TELECOMMUNICATIONS SERVICE FACILITIES OVERLAY DISTRICT

Sections:

17.52.010 WTSF, Wireless Telecommunications Service Facilities Overlay District regulations.

Section 17.52.010 WTSF, Wireless Telecommunications Service Facilities Overlay District regulations.

A. District Purpose. The requirements set forth in this chapter, together with other provisions set forth in the Building Code of the Village, have been adopted in order to establish regulations that will promote telecommunications service coverage within the Village while maintaining the integrity and character of the underlying zoning districts by establishing policies that deal with the issues of demand, visual mitigation, engineering, residual impacts and facility siting so as to minimize to the extent possible the amount of aesthetic degradation, property devaluation and safety implications related to the siting of WTSF. The requirements set forth in this chapter are further intended to encourage the placement of WTSF in locations that have the least impact on the character of existing single-family development in the Village and to encourage the placement of WTSF in locations and with equipment that are compatible with the external architectural scale, landscaping and other improvements in the immediate neighborhood.

B. Definitions. When used in this section, the following terms shall have the following meanings:

"Antenna" means any device or array that transmits and/or receives electromagnetic signals for voice, data or video communications purposes including, but not limited to television, AM/FM radio, microwave, cellular telephone and similar forms of communications.

"Applicant" means the person, entity, association, partnership, corporation, trust making application to the Village for the siting, construction, installation or modification of wireless telecommunication services facilities for personal wireless services, including both the telecommunications service provider and the owner of the property which is the subject of the application.

"Cabinet" means an exterior casing or console or other enclosure having horizontal dimensions of not more than four feet by six feet, and used to protect and provide security for equipment associated with one or more antennas.

"Concealed facility" means a wireless communications facility used as a mounting structure for antennas, which is designed to resemble a natural object, or architectural feature that is not a wireless communication facility, such as clock towers, bell steeples, light poles and similar alternative-designs.

"Co-use" and "collocation" mean the location and use of two or more antenna on a single monopole or mast.

"FAA" means the Federal Aviation Administration.

"FCC" means the Federal Communications Commission.

"Height," when referring to monopole or mast, means the distance measured from the finished grade to the highest point on the structure, including the base pad and any antenna.

"IEPA" means the Illinois Environmental Protection Agency.

"Mast" means a thin, self-supporting pole, not more than fifty (50) feet high, which resembles a light standard or a telephone pole and is used as a support structure for antennas.

"Monopole" means a self-supporting pole over fifty (50) feet high, which consists of a single shaft which has either a solid or hollow core, and which is used as a support structure for antennas, but which has neither lattice framework nor external support devices such as guy wires.

"Personal wireless services and personal wireless service facilities" shall be defined in the same manner as in 47, United States Code, Section 332(c)(7)(C), as amended.

"Shelter" means a building solely for the protection and security of communications equipment associated with one or more antennas, where access to the equipment is gained from the interior of the building.

"Wireless telecommunication service facilities (WTSF)" means and includes antennas, masts, monopoles, cabinets, shelters and similar or related structures and equipment, and all such other facilities as defined in 47

U.S.C. Section 332(c)(7)(C), as amended from time to time, except that WTSF shall not include towers or essential public uses, as defined in this code.

C. Locations of Overlay Districts. The shaded areas shown on the Appendix to the Official Village of Winnetka Zoning Map are zoned WTSF Overlay, Wireless Telecommunications Service Facilities Overlay, which overlay districts are generally described as follows:

1. That part of the Winnetka Park District Golf Course lying along the west and south boundaries of that golf course where it abuts the Cook County Forest Preserve, for a distance of twenty-five (25) feet from each such boundary;
2. The Village of Winnetka Public Works Yards at 1390 Willow Road;
3. The southwest quadrant of the Village of Winnetka landfill at 1390 Willow Road, being the area within the following boundaries: beginning at the southwest corner of the landfill, extending from the southwest corner of the landfill along the boundary between the landfill and the Forest Preserve District to a point three hundred fifty (350) feet west of the east boundary of the landfill, then extending from that point due north for a distance of three hundred (300) feet along the east boundary of the landfill, then extending due west from that point to the boundary between the landfill and the Village of Winnetka compost facility, along a line parallel to the south boundary of the landfill, and the south along the boundary between the landfill and the compost facility to the point of beginning;
4. The site of the Village of Winnetka Water and Electric Plant at Lake Michigan and Tower Road;
5. The site of the Village of Winnetka Public Safety Building, commonly known as 410 Green Bay Road;
6. The site of the golf netting poles at the eastern edge of the Winnetka Park District Golf Driving Range;
7. The C-1 and C-2 Zoning Districts.

D. Use. No building or premises shall be used, and no building or structure shall be erected or altered, within a WTSF Overlay District unless otherwise permitted in this title and except for the following uses, which shall be accessory uses to an existing use permitted in accordance with the underlying zoning district regulations:

1. Permitted Use. Subject to the terms and conditions of this section, monopoles, masts and antennas, with related cabinets or shelters, shall be permitted as accessory uses in the following WTSF Overlay Districts:
 - a. The portion of the west and south boundaries of the Winnetka Park District Golf Course, adjoining the Cook County Forest Preserve, for a distance of twenty-five (25) feet from each such boundary;
 - b. The Village of Winnetka Public Works Yards at 1390 Willow Road;
 - c. The southwest quadrant of the Winnetka landfill at 1390 Willow Road;
 - d. The site of the golf netting poles at the eastern edge of the Winnetka Park District Golf Driving Range;
 - e. The site of the Village of Winnetka Public Safety Building at 410 Green Bay Road, but only for the location of antenna and related cabinet or shelter; and
 - f. The site of the Village of Winnetka Water and Electric Plant at Lake Michigan and Tower Road, but only for the location of antennas and related cabinets or shelters.
2. Special Use. Subject to the conditions and requirements set forth in this section and in Chapter 17.56, antennas and related cabinets or shelters shall be permitted as special accessory uses in the WTSF Overlay District that overlays the C-1 and C-2 Zoning Districts.

E. Priority of Overlay Districts. To minimize the adverse visual impacts of WTSF and minimize the impact of WTSF on residential area, WTSF will be permitted only in the following order of preference for locating new WTSF:

1. First Priority. New WTSF in the specified portions of the west and south boundaries of Winnetka Park District Golf Course, and at 1390 Willow Road, and at the Winnetka landfill at 1390 Willow Road. Replacement of existing WTSF at the Village of Winnetka Water and Electric Plant and Public Safety Building;
2. Second Priority. Replacement of golf netting poles on eastern edge of Winnetka Park District Golf Driving Range;
3. Third Priority. Antennas that are concealed facilities in the C-1 and C-2 Zoning Districts;
4. Fourth Priority. Wall-mounted antennas in the C-1 and C-2 Zoning Districts;

5. Fifth Priority. Roof-mounted antennas in the C-1 and C-2 Zoning Districts.

F. Zoning District Requirements. Unless otherwise specifically provided in this section, all uses and property in a WTSF Overlay District shall be subject to all applicable requirements of the underlying zoning district.

G. General Requirements. All WTSF, whether a permitted use or a special use, shall at all times comply with the following requirements:

1. Building Codes and Safety Standards. The WTSF shall meet or exceed all requirements of the Village Code and all other applicable local and state building codes, electrical codes and industry standards. If, upon inspection, the Village determines that a WTSF does not comply with any such code or standard and constitutes a danger to persons or property, then upon notice from the Zoning Administrator of Community Development to the owner of the WTSF, the owner shall bring the WTSF into compliance with such standards within the time specified in the notice. Failure to bring such facility into compliance within the specified time shall constitute grounds for the removal of the WTSF at the owner's expense.

2. Regulatory Compliance. The WTSF shall meet or exceed current standards and regulations of the FAA, FCC and any other federal or state agency with the authority to regulate antennas and support structures. In the event such standards or regulations are amended, then the owner shall bring the WTSF into compliance with the revised standards or regulations within six months of the effective date of the revision unless an earlier date is mandated by the regulatory agency. Failure to bring any WTSF into compliance with such revised standards and regulations as provided in this chapter shall constitute grounds for the removal of the WTSF at the owner's expense.

3. Lighting. No WTSF shall be lighted unless required by the FAA or other federal or state agency with authority to regulate. In the event such lighting is required, a description of the required lighting scheme shall be filed with the Zoning Administrator of Community Development as part of the application to site a WTSF.

4. Signs and Advertising. Unless required by state or federal law, or by a rule of a state or federal regulatory agency, no signs or advertising of any kind shall be placed on a WTSF.

5. Use of Shelter. No shelter shall be used for office purposes, for storage of materials or equipment not used directly in support of the WTSF, or for any similar use.

6. Cat-Walks. No cat-walk or similar access platform may be installed on any monopole or mast.

H. Site Requirements--West and South Boundaries of Park District Golf Course. In addition to meeting all general requirements, the siting of monopoles in the specified portions of the west or south boundaries of the Park District Golf Course, adjoining the Cook County Forest Preserve, shall be subject to the following requirements:

1. Number of Sites. A maximum of two monopole sites shall be permitted.

2. Location of Monopoles. No monopole may be located within six hundred (600) feet of any single-family residence or within six hundred (600) feet of the northern edge of the Willow Road right-of-way. No monopole shall be located within three hundred (300) feet of another monopole.

3. Height. No monopole shall exceed a height of one hundred (100) feet.

4. Co-Use and Collocation. Each monopole shall serve two antenna sites for two telecommunications providers. Prior to issuance of any building permit, all applicants for the siting, construction, installation or modification of a monopole shall submit a notarized statement agreeing to make the proposed monopole available for use by one other telecommunications provider which will be located at the highest level on the monopole as is technically possible. The notarized statement will identify fifty (50) percent of the estimated costs to install the monopole which will be paid to the first telecommunications provider by the second provider as a one time co-use fee.

5. Color. Any part of a monopole, equipment cabinet or shelter that is below the tops of nearby streets or structures, shall be of a color that is harmonious with, and blends in with, such trees or structures. Unless otherwise required by the FAA, the FCC or any applicable federal or state agency, any part of a new monopole that extends above the tops of nearby trees or structures, shall be painted the color known as "overcast gray."

6. Park District Approval. The applicant shall submit proof acceptable to the Village that the applicant has a lease or license from the Winnetka Park District approving both the use of the Park District property and the site plan for the monopole, including the landscaping, fencing and location of the related cabinet or shelter.

I. Site Requirements--Public Works Yards at 1390 Willow Road. In addition to meeting all general requirements, the siting of monopoles at the Public Works Yards at 1390 Willow Road shall be subject to the following requirements:

1. Number of Sites. One monopole site shall be permitted.
2. Location of Monopole. The monopole shall be located behind the Village Yards and near to the Fire Training Tower.
3. Height. The monopole shall not exceed a height of one hundred (100) feet, except that the height of the monopole may be increased an additional twenty (20) feet if the Village decides to collocate its radio antenna on top of the monopole.
4. Co-Use and Collocation. The monopole shall serve two antenna sites for two telecommunications providers. Prior to issuance of any building permit, any applicant for the siting, construction, installation or modification of the monopole shall submit a notarized statement agreeing to make the proposed monopole available for use by one other telecommunications provider which will be located at the highest level on the monopole as is technically possible. The notarized statement will identify fifty (50) percent of the estimated costs to install the monopole which will be paid to the first telecommunications provider by the second provider as a one time co-use fee.
5. Design.
 - a. Color. Any part of a monopole, equipment cabinet or shelter that is below the tops of nearby trees or structures, shall be of a color that is harmonious with, and blends in with, such trees or structures. Unless otherwise required by the FAA, the FCC or any applicable federal or state agency, any part of a new monopole that extends above the tops of nearby trees or structures, shall be painted the color known as "overcast gray,"
 - b. Site Enclosure. A six and one-half foot high solid material security fence with locked gate shall enclose the monopole and equipment cabinets or shelters. Equipment cabinets or shelters shall be located inside the security fence and above ground.
 - c. Landscaping is not required at this site.
6. Additional Permit Requirements. No application for a building permit for construction of any WTSF at this site shall be processed unless the site has been approved by the IEPA and the Village Engineer, and the Village Council has approved a lease agreement for the monopole to be located on its land.

J. Site Requirements--Winnetka Sanitary Landfill. In addition to meeting all general requirements, the siting of masts at the sanitary landfill at 1390 Willow Road shall be subject to the following requirements:

1. Number of Sites. A maximum of four masts shall be permitted.
2. Location of Masts. All masts shall be located on the southwest quadrant of the landfill.
3. Height. No mast shall exceed a height of fifty (50) feet.
4. Co-use and collocation are prohibited at this site.
5. Design.
 - a. Color. Unless otherwise required by the FAA, the FCC or any applicable federal or state agency, any new part of a new mast shall be painted the color known as "overcast gray."
 - b. Site Enclosures. A six and one-half foot high solid material security fence with locked gate shall enclose the mast and equipment cabinets or shelters. Equipment cabinets and shelters shall be located inside the security fence and above ground.
 - c. Landscaping is not required at this site.
6. Additional Permit Requirements. No application for a building permit for construction of any WTSF at this site shall be processed unless the site has been approved by the IEPA and the Village Engineer, and the Village Council has approved a lease agreement for the monopole to be located on its land,

K. Site Requirements--Golf Netting Poles Adjacent to Golf Driving Range. In addition to meeting all general requirements, the siting of monopoles at the Winnetka Park District Golf Course Driving Range shall be subject to the following requirements:

1. Number and Characteristics. Two monopoles may replace two existing golf netting poles; provided that, each monopole serves as a golf netting support.
2. Location of Monopoles. Each monopole shall be located on the eastern edge of the Winnetka Park District Golf Driving Range, but shall not be located within six hundred (600) feet of any single-family

residence.

3. Height. Height shall not exceed eighty (80) feet.

4. Co-Use and Collocation are prohibited at this site.

5. Color. Any part of a monopole, equipment cabinet or shelter that is below the tops of nearby trees or structures, shall be of a color that is harmonious with, and blends in with, such trees or structures. Unless otherwise required by the FAA, the FCC or any applicable federal or state agency, any part of a new monopole that extends above the tops of nearby trees or structures, shall be painted the color known as "overcast gray."

6. Park District Approval. The applicant shall submit proof acceptable to the Village that the applicant has a lease or license from the Winnetka Park District approving the use of Park District property and a site plan for the monopole, including the landscaping, fencing and location of the related cabinet or shelter, and approving the color of the monopole.

7. Network Description. All applications for monopoles under this subsection shall include a written statement demonstrating how the proposed WTSF fits into the applicant's current and planned telecommunications network for the villages of Wilmette, Glenview, Kenilworth, Northfield, Northbrook, Deerfield, Glencoe and Highland Park.

L. Site Requirements--Power Plant Smoke Stack. In addition to meeting all general requirements, the siting of antennas at the water and electric plant at Tower Road and Lake Michigan shall be subject to the following requirements:

1. Number. A total of four antenna sites may be installed at this site.

2. Location of Antenna. The antennas shall be located on existing cat-walks on the power plant smoke stack.

3. Co-use and collocation are not applicable at this site.

4. Design.

a. Color. Any part of a new antenna shall be painted a color that is harmonious with, and blends in with the smoke stack.

b. Fencing is not required at this site.

c. Landscaping is not required at this site.

d. Equipment Cabinets and Shelters. Equipment cabinets and shelters shall be placed in a location approved by the Village as owner of the property. The location shall be either inside the power plant or in a place on top of the power plant roof that is not visible from any single-family residence.

5. Additional Permit Requirements. No application for a building permit for construction of any WTSF at this site shall be processed unless the site has been approved by the Director of Water and Electric, and the Village Council has approved a lease agreement for the proposed antenna array.

M. Site Requirements--Monopole at 410 Green Bay Road. In addition to meeting all general requirements, the siting of antennas at the Public Safety Building at 410 Green Bay Road shall be subject to the following requirements:

1. Number. One antenna site for one telecommunications provider may be located on the Village's monopole at 410 Green Bay Road.

2. Location. The monopole shall be permitted at any location adjacent to the Public Safety Building, as determined solely by the Village Council in the exercise of its discretion. The antenna on the monopole shall be located after the Village antennas for police, fire and other municipal services are placed on the monopole.

3. Height. The height of the monopole shall not exceed one hundred ten (110) feet.

4. Co-use and collocation are prohibited at this site, so as to assure that space is reserved for future Village radio communication antennas, which are an essential public use.

5. Design.

a. Color. Any part of the monopole and any part of an antenna that is below the tops of nearby trees or structures, shall be of a color that is harmonious with, and blends in with, such trees and structures. Unless otherwise required by the FAA, the FCC or any applicable federal or state agency, any part of the monopole or of any antenna that extends above the tops of nearby trees or structures, shall be painted the color known as "overcast gray."

b. Fencing is not required at this site.

c. Landscaping. The monopole shall be surrounded by a landscape strip of not less than ten (10) feet in

width and planted with materials which will provide a visual barrier to a minimum height of twenty (20) feet.

d. Equipment Cabinets and Shelters. All equipment cabinets and shelters shall be located inside the Public Safety Building in a location that the Council of the Village of Winnetka, in the exercise of its discretion, determines will not interfere with the Village's police, fire and emergency operations.

6. Additional Permit Requirements. No application for a building permit for construction of any WTSF at this site shall be processed unless the Council of the Village of Winnetka have approved a lease agreement for the monopole to be located on Village land.

N. Site Requirements--C-1 and C-2 Zones. In addition to meeting all general requirements, the siting of antennas in the C-1 and C-2 Zoning Districts shall be subject to the following requirements:

1. Network Description. All applications for antennas under this subsection shall be accompanied by a statement demonstrating how the proposed WTSF fits into the applicant's current and planned telecommunications network for the villages of Wilmette, Glenview, Kenilworth, Northfield, Deerfield, Glencoe and Highland Park.

2. Permitted Antenna Arrays. The following types of antenna arrays may be located in the C-1 and C-2 Zoning Districts, in order of their preference:

- a. Concealed antennas may be located within the architectural features of an existing structure;
- b. Antennas may be mounted on the walls of an existing, conforming structure; and
- c. Antennas may be placed on the roof of an existing structure.

3. Concealed Antennas.

a. Location. Antennas shall be located at least two hundred fifty (250) feet from any single-family residence.

b. Height. Antennas shall not exceed the height requirements of the C-1 or C-2 Zoning District, except that an antenna may be concealed in or on an existing structure that is of a legally nonconforming height without increasing the degree of nonconformity.

c. Co-Use and Collocation. Co-use and collocation may be permitted; provided, all standards for special uses have been met.

d. Design. Color, fencing and landscaping requirements are not applicable to concealed antennas.

e. Equipment Cabinets and Shelters. All electronic and other related equipment and appurtenances necessary for the operation of any WTSF shall be located within an existing, conforming structure or concealed completely below grade.

4. Wall-Mounted Antennas.

a. Location. Antennas shall be placed on the side of an existing structure and shall be located at least two hundred fifty (250) feet from any single-family residence.

b. Height. Antennas shall not exceed the height limitation of the C-1 or C-2 Zoning District, except that an antenna may be wall-mounted on an existing structure that is of a legally nonconforming height without increasing the degree of nonconformity.

c. Co-Use and Collocation. Two antenna sites for two telecommunications providers are allowed per existing structure.

d. Design.

i. Color of Antennas. Antennas attached to the side of an existing structure shall be of a color identical to or closely compatible with the surface to which they are mounted.

ii. Fencing and landscaping requirements are not applicable.

iii. Equipment Cabinets and Shelters. All electronic and other related equipment and appurtenances necessary for the operation of any WTSF shall be located within a lawfully pre-existing structure or concealed completely below grade.

e. Architectural Compatibility. Wall-mounted antennas shall be architecturally compatible with the structure on which they are mounted, and designed and located so as to minimize any adverse aesthetic impact.

f. Mounting Requirements. Wall-mounted antennas shall be mounted in a configuration as flush to the wall as technically possible and shall not project above the wall on which they are mounted unless for technical reasons the antennas need to project above the roof line. If required to project above the roof line, the antennas may not project above the parapet of the roof by more than ten (10) feet.

g. Set Back. No wall-mounted antennas, antenna array, or support structure shall be erected or

maintained closer to any street than the minimum set back for the zone in which it is located.

5. Roof-Mounted Antennas.

- a. Location. Antennas shall be located on the roof of an existing structure and must be located at least two hundred fifty (250) feet from any single-family residence.
- b. Height. No portion of the antennas may extend more than ten (10) feet above the parapet of the roof.
- c. Co-Use and Collocation. Collocation of multiple antenna sites on the roof of an existing structure is prohibited.
- d. Design.
 - i. Color of Antennas. Any part of a new antenna that is adjacent to an existing structure shall be of neutral color that is harmonious with, and blends in with, the structure surrounding such facility. Unless otherwise required by the FAA, the FCC or any applicable federal or state agency, any part of a new antenna that extends above the tops of nearby structures, shall be painted the color known as "overcast gray."
 - ii. Fencing and landscaping requirements are not applicable.
 - iii. Equipment Cabinets and Shelters. All electronic and other related equipment and appurtenances necessary for the operation of any WTSF shall be located within a lawful pre-existing structure or concealed completely below grade.

O. Abandonment. Any WTSF no longer used for its original communications purpose shall be removed at the owner's expense. The owner and applicable co-users shall provide the Village with a copy of any notice to the FCC of the intent to cease operations and shall have ninety (90) days from the date of ceasing operations to remove the WTSF and any related facilities. In the case of co-use, this provision shall not become effective until all users cease operations. Any WTSF not in use for a period of one year shall be deemed a public nuisance and may be removed by the Village at the owner's expense.

P. Letter of Credit. Prior to the issuance of a building permit the Village requires that the owner or operator must deposit with the Village a cash bond or irrevocable letter of credit in the amount of five thousand dollars (\$5,000.00) in a form acceptable to the Village. The letter of credit or cash bond is intended to ensure the faithful performance of all conditions required of the owner or operator, including, but not limited to, the removal of the WTSF.

Q. Transfer of Certificate or Permit. Because the construction and operation of any WTSF is permitted only as an accessory use, neither the certificate of zoning use and occupancy nor a special use permit for the construction and operation of any WTSF shall create a property right that runs with the land. The transfer of any such certificate or permit by assignment, subleasing, sale or otherwise shall be prohibited unless the transferee applies for and obtains all necessary approvals from the Village pursuant to this code.

R. Application Requirements. All applications for building permits and special use permits for the construction, installation, replacement or modification of any WTSF shall contain the information set forth in this subsection, which shall be in addition to the building permit application requirements of Title 15 of this code and in addition to the special use application requirements of this chapter. The information may be provided by using any combination of site plans, surveys, maps, technical reports or written narratives. An application shall not be deemed complete and shall not be processed until the applicant has submitted all of the required permit application information, including all additional information requested by the Zoning Administrator of Community Development. The date as of which all such information has been filed shall be deemed the date of filing.

1. Siting Priorities. No WTSF shall be permitted at any site in a WTSF Overlay District unless all sites having a higher location priority, as established by this section, have been fully utilized or the applicant submits engineering data, certified by the appropriate Illinois licensed professional, establishing to the satisfaction of the Village that the use of a higher priority location is not technically feasible and that the requested location is a matter of engineering necessity;

2. A scaled site plan clearly indicating the location, type and height of the proposed WTSF, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, set backs from property lines, elevation drawings of the proposed monopole, mast, building, antenna array, fencing, landscaping, and all other items required by this title;

3. A current map and aerial showing the location of the proposed WTSF;
4. A map indicating the approximate distance between the proposed WTSF and the nearest single-family residential unit;
5. A landscape plan showing specific landscape materials;
6. Method of fencing and finished color and, if applicable, the method of concealment and illumination;
7. Structural Engineering Certifications. All applications shall be accompanied by the certification of a structural engineer licensed by the state, which shall state that the proposed WTSF is utilizing the best materials and technology available to minimize the diameter of the monopole and antenna and that the proposed means of support for the antenna is structurally sound. Where collocation is required, the structural engineer's certification shall address the silhouette and structural integrity of the proposed WTSF for use and occupancy by two telecommunications providers;
8. A notarized letter signed by the applicant representing and warranting that the WTSF will comply with all applicable federal and state laws and regulations and with the Village Code and, where collocation is required, that the monopole will accommodate collocation of one additional array of antennas for one future user; and
9. Permits and Licenses Required. No applications for a special use permit or permit to construct, use or occupy a WTSF site will be processed unless it is accompanied by an authenticated copy of the applicant's or owner's FCC license to operate as a personal wireless provided (if required to be so licensed by the FCC) and, where the applicant or owner is not the licensee, by copies of signed agreements with an FCC licensed personal wireless services provider (if required to be so licensed by the FCC) for the use or lease of the WTSF.

S. Processing of Applications. All applications for building permits and special use permits for the construction, installation, replacement or modification of a WTSF shall be submitted and processed in the manner provided in Title 15 of this code, except that the certificate of appropriateness of design provisions of Section 15.40.010 shall not apply. In addition to meeting the procedures of Title 15, the following procedures shall apply to all such applications for building permits and special uses:

1. Decision of Zoning Administrator. Within a reasonable time after the complete application is received by the Zoning Administrator shall either approve the application as submitted, approve the application subject to such modifications and conditions as the Zoning Administrator may deem reasonably necessary to protect the safety or general welfare of the citizens of the Village, or deny the application. Any decision either to approve an application subject to modifications or conditions or to deny an application shall be made in writing and shall state the specific reasons for the modifications, conditions or denial.
2. Third Party Technical Review. All applications for special use or for use of the golf netting poles shall be subject to technical review by an independent expert. The Village may require such a technical review for other applications for the siting of WTSF facilities if the Zoning Administrator of Community Development determines that such review is necessary due to technical issues raised by the application. The scope of all third party technical reviews shall be as defined in subsection T of this section. All such reviews shall be conducted at the sole expense of the applicant.
3. Appeals from a decision of the Zoning Administrator of Community Development shall be taken to the Village Council within thirty (30) days after the Zoning Administrator's decision.
4. If the Village Council determines that the application meets requirements of this title, it shall direct that the building permits are issued.
5. If the Village Council determines that the application does not meet the requirements of this title, it shall enter a written order denying the appeal and setting forth specific findings of fact, consistent with the guidelines, requirements and considerations established in this chapter, upon which the denial is based.
6. The decision of the Village Council on an appeal from the Community Development Zoning Administrator's denial of a building permit application for a WTSF shall be final.

T. Technical Review Procedures. All required technical reviews shall be performed according to the following procedures:

1. Selection of Expert. The Village shall select a qualified expert to perform the technical review. The Village may select the expert with the agreement of the applicant. In the alternative, at the sole discretion of the Village, the Village may select the expert; provided that, the applicant and interested parties are given a reasonable opportunity to review and comment on the proposed expert and review his/her qualifications.

2. Scope of Review. The technical review is intended to be a site-specific review of technical aspects of the WTSF and not a subjective review of the site selection. The scope and type of review shall be determined by the Village, based on the specific technical parameters of the WTSF. The review may include, but shall not be limited to, such issues as expected coverage area, antenna configuration, structural design and integrity, the suitability of a proposed WTSF site for the safe installation of the proposed type of support structure and related equipment, the availability of other suitable sites, and topographic constraints that affect signal paths. The review shall address the accuracy and completeness of the technical data, the applicability and validity of the analysis techniques and methodologies, the validity of the conclusions reached, and any specific technical issues identified by the Village Council, Plan Commission, Zoning Board of Appeals or Village staff.

3. Results of Review. Based on the results of the third party review, the Village may require changes to the application for the WTSF to comply with the recommendations of the expert.

(Ord. MC-195-97 § 14, 1997: prior code § 22.12A)

(MC-6-2005, Amended, 09/20/2005)