

**Winnetka Village Council
SPECIAL VIRTUAL MEETING**

Village Hall
510 Green Bay Road
May 12, 2020
7:00 p.m.

AGENDA

As the Village of Winnetka continues to follow social distancing requirements and Governor Pritzker's Stay at Home Executive Order, the Winnetka Village Council Meeting on Tuesday, May 12, 2020 will be held virtually beginning at 7:00 p.m. The meeting will be livestreamed via the Cisco WebEx platform.

The public has two options for participating in this virtual Village Council meeting:

- 1) Listen to the meeting by calling: 1-408-418-9388, Meeting ID – 298 254 754 (Please note there is no additional password or attendee ID required.)
- 2) View the livestream of the meeting from a smart phone, tablet, or computer. Download the Cisco WebEx meetings app and join Meeting ID – 298 254 754 Event Password – 05122020!

Public comments should be emailed to contactcouncil@winnetka.org. Public comments received by 6:45 p.m. on Tuesday, May 12, 2020 will be read at the appropriate time during the meeting. General comments for matters not on the agenda will be read at beginning of the meeting under Public Comment agenda item No. 5. Comments specific to a particular agenda item will be read during the discussion of that agenda item. The Village will attempt to have comments received after the meeting has started read at the end of the meeting. Public comment is limited to 200 words or less. Public comments should contain the following information:

- In the subject line – “Village Council Meeting Public Comment”
- Name
- Address (optional)
- Phone (optional)
- Organization or agency representing, if applicable
- General comment or agenda item number, if related to a specific agenda item

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

If you do not have access to email, you may leave a message with your public comment at the Village Manager's office at 847-716-3541 or mail to Village Clerk, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093

**Winnetka Village Council
SPECIAL VIRTUAL MEETING**

Village Hall
510 Green Bay Road
May 12, 2020
7:00 p.m.

AGENDA

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Seating of New Village Council
 - a) Village Clerk's Report: Election Results
 - b) Administer Oath of Office to Trustees-elect Apatoff, Lanphier and Swierk
- 4) Quorum
 - a) May 19, 2020 Regular Meeting
 - b) June 2, 2020, Regular Meeting
- 5) Public Comment
- 6) Reports
- 7) Approval of Agenda
- 8) Consent Agenda
 - a) Approval of Village Council Minutes
 - i) April 21, 2020 Regular Virtual Meeting.....3
 - b) Approval of Warrant List dated April 17 - 30, 20208
 - c) Resolution No. R-38-2020: Waiving Formal Bidding And Approving Agreements With Survalent Technology Corporation For Software Support Services (Adoption).....9
- 9) Ordinances and Resolutions
 - a) Ordinance No. M-6-2020: 859 Sheridan Road Variations (Introduction/Adoption).....29
 - b) Ordinance No. M-7-2020: 191 Sheridan Road - Variation (Introduction/Adoption).....86
- 10) Old Business: None.
- 11) New Business
 - a) COVID-19 Financial Impact Update194
- 12) Motion to Extend Village President's Declaration of Emergency287

- 13) Appointments
- 14) Closed Session
- 15) Adjournment

NOTICE

All agenda materials are available at villageofwinnetka.org (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor). Webcasts of the meeting may be viewed on the Internet via a link on the Village's web site:
<https://www.villageofwinnetka.org/AgendaCenter>.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3545; T.D.D. 847-501-6041.

**MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR VIRTUAL MEETING
April 21, 2020**

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held virtually on WebEx video software on Tuesday, April 21, 2020 at 7:00 PM.

- 1) Call to Order. President Rintz called the meeting to order at 7:15 PM. Present via videoconference: Trustees Robert Apatoff, Jack Coladarci, Andrew Cripe, Robert Dearborn, Penfield Lanphier, and John Swierk. Absent: None. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, Public Works Director Steve Saunders, Community Development Director David Schoon, Finance Director Tim Sloth, and approximately 17 audience members in the remote feed.
- 2) Pledge of Allegiance. Trustee Lanphier led the group in the Pledge of Allegiance.
- 3) Quorum.
 - a) May 5, 2020 Regular Council Meeting. All of the Council members present said they expect to attend.
- 4) Resolution No. R-37-2020: Approving and Adopting a Supplemental Rule Concerning Public Comments During Virtual Meetings of the Village Board and other Village Boards, Commissions and Committees. Attorney Friedman explained that the only reason the Village is permitted to hold tonight's virtual meeting is because Governor Pritzker's Emergency Declaration suspended Open Meetings Act (OMA) provisions that require a physical quorum of the Council to be present in order to hold a public meeting. However, the Governor did not suspend OMA rules governing public comment. Since the Village's public comment rules do not address virtual meetings, the Subject Resolution provides rules for public comment during an emergency. Once the state of emergency has passed, the Village will resume using its regular public comment procedures for meetings where the Council and audience are physically present.

There being no Council comment/questions and no public comments submitted, Trustee Coladarci, seconded by Trustee Sierk, moved to adopt Resolution No. R-37-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.
- 5) Public Comment. Assistant Village Manager Kazenas read an email received by Theresa Lucas, owner of Good Grapes, concerning a financial relief package to Winnetka's businesses in light of the Covid-19 pandemic.

President Rintz said he has received several aid requests from local businesses. He suggested the Trustees give some thought to assistance and support to local businesses for discussion at a future Council meeting, and listed the help Winnetka is currently providing to local businesses:

- The due date for April utility bills has been moved from May to June.
- Late payment fees for utility bills are suspended indefinitely.

- Disconnections for non-payment of utility bills are suspended indefinitely; and the Village will work with individual customers to set up payment plans.
- Winnetka has revised its liquor regulations to allow local restaurants to sell packaged liquor curbside with carry-out meals.
- Economic Development Coordinator Liz Dechant is working with businesses and the Chamber of Commerce to provide information and is assisting with individual loan and grant applications.

In addition, President Rintz explained that the Village of Winnetka has never implemented a Home Rule sales tax or a real estate transfer tax, and the Village's property tax increase has been flat for six consecutive years. Therefore, there is no local sales tax for the Village to rebate to its businesses, as other municipalities that have a local sales tax are doing.

Trustee Cripe said the Federal government is working on a new payroll protection program for small businesses, and he urged local businesses to apply for these grant funds. He offered to help any resident and encouraged them to contact him for assistance.

6) Reports:

a) Trustees.

- i) Trustee Dearborn reported on the virtual Chamber of Commerce meeting, noting that the Chamber is working to assist local businesses to the extent it can.
- ii) Trustee Lanphier reported on a virtual Go Green Winnetka meeting, and wished the community a happy Earth Day.

b) Attorney. None.

- c) Manager. Manager Bahan said Village staff is closely monitoring the revenue impact of the pandemic on Village finances. Staff is also working to identify expenditure reductions for Village operations and Capital expenses that would be commensurate with the revised revenue projections. The Village's property tax allocations for March were largely unaffected by the crisis; the next allocation is due in August. While impacts on revenue sharing from the State are expected, the Village is well situated to weather those delays, given its strong financial position and the fact that Winnetka is minimally reliant on sales tax revenue. The Village is in a strong position to weather a period of financial uncertainty due to its adherence to conservative fund balance policies. These fund balances give the Village a significant safety net; staff will present a detailed analysis of the Village's financial position in May. The Village is also seeking Federal reimbursement for its costs in dealing with the pandemic crisis, and is working with local businesses to access all available funding opportunities. Manager Bahan was asked to bring the pension returns for Q1 of 2020 at the financial presentation in May.

- d) Village President. None.
- 7) Approval of the Agenda. Trustee Coladarci, seconded by Trustee Cripe, moved to approve the Agenda. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.
- 8) Consent Agenda
- a) Village Council Minutes.
- i) March 3, 2020 Regular Meeting.
- ii) March 10, 2020 Special Meeting.
- iii) March 17, 2020 Emergency Meeting.
- b) Approval of Warrant Lists dated March 13, 2020 – April 2, 2020 in the amount of 1,268,518.00; and April 3-16, 2020 in the amount of \$450,357.97.
- c) Resolution No. R-30-2020: Health Services Professionals - Professional Services Agreement (Adoption).
- d) Resolution No. R-31-2020: Purchase of Police Vehicle (Adoption).
- e) Resolution No. R-33-2020: Sidewalk and Curb Replacement Program (Adoption).
- f) Resolution No. R-35-2020: Approving a Class B Liquor License for Lakeside Fresh Market, Inc. (Adoption).
- g) Annual Outdoor Seating Permits.
- Trustee Coladarci, seconded by Trustee Cripe, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.
- 9) Ordinances and Resolutions.
- a) Ordinance No. M-5-2020: 717 Elm Street - BlowDry Boutique - Special Use Permit (Introduction/Adoption). Mr. Schoon reviewed this request to allow an existing Winnetka business to relocate to a ground floor space in the C-2 Retail Overlay District. He explained that the boutique is expanding and desires to move to a bigger space - the request has been recommended for approval by the Plan Commission.
- After a brief discussion, Trustee Swierk, seconded by Trustee Coladarci, moved to waive introduction of Ordinance No. M-5-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.
- Trustee Swierk, seconded by Trustee Coladarci, moved to adopt Ordinance No. M-5-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.

- b) Resolution No. R-32-2020: Boal Parkway Stormwater Pump Station Project (Adoption).
Mr. Saunders described the Boal Parkway project area, which has been approved for a stormwater drainage project in the form of a pump station. Bids for the project were rejected in 2019, as the amounts came in higher than the engineer's estimates. The project was re-bid in March of 2020 and bids received were slightly lower than the 2019 bids. Since the low bidder did not meet the Village's requirements for the project, staff recommends accepting the second lowest bid, from Bolder Construction; this requires the Council to formally reject the low bid.

The Council discussed the disparity of the engineer's estimate and the final bid numbers; Mr. Saunders explained that HR Green likely used a different catalog of unit prices geared for larger projects, which resulted in underestimating the Village's costs. After a thorough conversation with Mr. Saunders, the Council agreed the best course of action is to accept the Bolder Construction bid, since it is unlikely a third bidding round would produce significantly different results, and the neighborhood in question is very much in need of stormwater relief.

Trustee Cripe, seconded by Trustee Swierk, moved to adopt Resolution No. R-32-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.

- c) Resolution No. R-36-2020: Technology Upgrade - Microsoft 365 Project (Adoption).
Mr. Sloth explained that the Village's IT infrastructure needs updating. He described the recommended changes, which include using the Microsoft Office 365 cloud platform, server upgrades, and a contract with Prescient Solutions for additional staffing resources. The server upgrade component of the project has pushed the total amount over budget. However, due to the critical nature of the project, Mr. Sloth recommended using funds earmarked for a content management system to pay for the server upgrades. The Subject Resolution authorizes the Village to waive formal bidding for the IT upgrades.

After the Council discussed several particulars of the project, Trustee Apatoff, seconded by Trustee Swierk, moved to adopt Resolution No. R-36-2020. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None. Abstain: Trustee Cripe.

- 10) Motion to Extend Village President's Declaration of Emergency. Attorney Friedman explained that the current Declaration of Emergency is set to expire at the adjournment of the current Council meeting. If the Council desires to extend the Declaration, it must pass a motion to extend it; this motion will likely be needed at each subsequent Council meeting until the state of emergency has ended.

After a brief discussion, Trustee Cripe, seconded by Trustee Dearborn, moved to extend the duration of the declaration of civil emergency executed by the Village President on March 17 until a date that is seven days from the date of this current motion or until the adjournment of the next regular, special, or emergency meeting of the Council, whichever occurs later. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None.

- 11) Old Business. None.

- 12) New Business. None.

- 11) Appointments. None.
- 12) Closed Session. None.
- 13) Adjournment. Trustee Dearborn, seconded by Trustee Cripe, moved to adjourn the meeting. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Coladarci, Cripe, Dearborn, Lanphier, and Swierk. Nays: None. Absent: None. The meeting adjourned at 8:18 PM.

Recording Secretary



Agenda Item Executive Summary

Title: Approval of Warrant List Dated April 17-30, 2020

Presenter: Robert M. Bahan, Village Manager

Agenda Date: 05/12/2020

Consent: ☒ YES ☐ NO

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

Item History:

None.

Executive Summary:

The Warrant List dated April 17-30, 2020 was emailed to each Village Council member.

Recommendation:

Consider approving the Warrant List dated April 17-30, 2020.

Attachments:

None.



Agenda Item Executive Summary

Title: Resolution No. R-38-2020: Waiving Formal Bidding And Approving Agreements With Survalent Technology Corporation For Software Support Services (Adoption)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 05/12/2020

Consent: ☒ YES ☐ NO

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

Item History:

Both the Electric and Water Departments use Supervisory Control and Data Acquisition (SCADA) master stations for the electric system and the water system. On the electric side, the SCADA system provides oversight and control of the substations, circuit breakers, and tie lines; as well as information necessary to operate the system. On the water side, the SCADA system controls pumps and provides information on reservoir levels, turbidity, and disinfection. The systems are entirely separate and each have been governed by software support agreements with Survalent Technology since their installation dates.

Executive Summary:

The customer support and maintenance agreements with Survalent Technology Corporation for the SCADA expired on April 29, 2020. Survalent offers varying support levels and contract durations for their software support/maintenance agreements; staff proposes entering into an agreement that would provide access to 24/7 telephone support, a technical support portal, and software updates. The cost for a single year of support is \$26,191, which would be allocated to the two utility funds: Water Fund \$13,965 (account #520.61.40-567); and Electric Fund \$12,226 (account #500.41.27-548).

The Water Fund had contemplated a three-year renewal period. Due to uncertainty with 2020 operating revenues and a higher than expected extended renewal cost, staff is recommending a single year renewal.

The Village Attorney reviewed the vendor's proposal and found it acceptable. During a prior renewal period, the Village Attorney was successful in securing the removal and/or revision of some unfavorable terms and contract language, which Survalent has retained in the new agreement.

Resolution No. R-38-2020 waives the requirement of competitive bidding for procurement of the services, and authorizes the final Agreements.

Recommendation:

Consider adoption of Resolution No. R-38-2020, waiving formal bidding and approving agreements with Survalent Technology Corporation for software support services.

Attachments:

Resolution No. R-38-2020

Exhibit A

- Survalent Technology Corporation Agreement (Water Plant); Quotation No.: M20_1_64041, dated March 30, 2020
- Survalent Technology Corporation Agreement (Electric Plant); Quotation No.: M19_7_63487, dated March 30, 2020
- Survalent Technology Corporation Support And Maintenance Terms And Conditions

RESOLUTION NO. R-38-2020

**A RESOLUTION WAIVING FORMAL BIDDING AND APPROVING AGREEMENTS
WITH SURVALENT TECHNOLOGY CORPORATION FOR
SOFTWARE SUPPORT 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, the Village's Electric Department and Water Department use supervisory control and data acquisition systems ("**SCADA Systems**"), the software for which was purchased from Survalent Technology Corporation ("**Survalent**"); and

WHEREAS, due to the critical nature of the SCADA Systems to the Village's infrastructure, the Village desires to purchase support and maintenance services for the SCADA System software from Survalent ("**Services**"); and

WHEREAS, because the SCADA uses software from Survalent, the Village desires to use Survalent to provide the Services; and

WHEREAS, the Village has appropriated funds for the procurement of the Services; and

WHEREAS, the Village Council desires to enter into two one-year agreements (collectively, "**Agreements**") with Survalent for the Services in a total aggregate amount not to exceed \$26,191.00; and

WHEREAS, pursuant to Section 4.12.010.C of the Village Code and Section IV.3.D of the Village's Purchasing Manual, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and enter into the Agreements with Survalent;

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 Section 4.12.010.C of the Village Code, Section IV.3.D of the Village's Purchasing Manual, and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Services.

SECTION 3: APPROVAL OF AGREEMENTS. The Village Council approves the Agreements in substantially the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney; and

May 12, 2020

R-38-2020

SECTION 4: AUTHORIZATION TO EXECUTE AGREEMENTS. The Village Council hereby authorizes and directs the Village President and Village Clerk to execute and attest, respectively, on behalf of the Village, the final Agreements and any other documents necessary to purchase the Services, as execution of each may be necessary.

SECTION 5: 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 _____, 2020, pursuant to the following roll call vote:

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

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
AGREEMENT

Survalent.



Quotation:

Winnetka Water Plant

Silver Support Renewal 2020-04

Quotation No. M20_1_64041 [Rev4]

March 30, 2020

Item	Qty	Description	Price (USD)
		Survalent Professional Services	
001	1	Silver SCADA Support Plan [1 Year] Support Period: 29-Apr-2020 through 28-Apr-2021 The Silver SCADA Support Plan provides the following: a) Access to the latest software releases of the delivered SurvalentONE software components, effectively providing an extended warranty on these software components and providing access to the latest product features. b) Access to the Survalent Support Portal which includes the ability to create and track support cases, and provides access to software downloads, product documentation, knowledge base articles, live chat, and support forums. c) 24x7 access to priority, telephone emergency support from the Survalent Support Team. Cases will be treated on a first-come, first serve basis. d) 1 Global User Conference training pass and conference pass per year.	INCLUDED
		Total Price	\$13,965

End User: Winnetka Water Plant

Shipping Terms: EXW Ontario, Canada

Shipment approximately 1 to 2 weeks from receipt of purchase order.

Please send purchase order to stcorder@survalent.com

Prices do not include applicable state, provincial, federal, withholding or other local taxes.

This quote is valid for 60 days from date of issue and is based on Survalent (a) Standard Terms and Conditions of Sale, (b) Software License Agreement, and (c) Support and Maintenance Terms and Conditions as agreed upon between Survalent and Village of Winnetka

Note 1: Standard payment terms are 100% on receipt of order.

Note 2: Support period has been extended to align with Village of Winnetka support plan.

This quotation is not valid unless signed by an authorized representative of Survalent.

Prepared By: _____

Thomas Verghese, Client Success Specialist

Approved By: _____

Ian MacCuaig, VP Customer Success



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 1967 Wehrle Drive, Suite 1, PMB 122
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 survalent.com

SurvalentONE SCADA License Summary for Winnetka Water Plant

SurvalentONE SCADA License	Owned	Quote	Option	SurvalentONE SCADA Features	Owned	Quote	Option
SurvalentONE SCADA Server (Single)	1			Alarm Suppression	1		
SurvalentONE SCADA Server (Dual)				Command Sequencing	1		
SurvalentONE SCADA Server (Triple)				Data Logger			
SurvalentONE SCADA Server (Quad)				Disturbance Capture			
SmartVu Licenses	Owned	Quote	Option	Event Data Recording	1		
SmartVU Concurrent User Licenses				Event Archive			
COMTRADE Standard Viewer				Express DB Tool			
COMTRADE Universal Viewer				External Alarm Bell			
Protocols	Owned	Quote	Option	External Clock Interface	1		
Allen Bradley Protocol				Fault Data Recording			
DNP3 Protocol				Guarantees			
Secure DNP3 Protocol				IED Control Panel			
Upgrade to Secure DNP3				IED Wizard			
Harris Protocol				Lightning Strike Interface			
ICCP Protocol				Mapboard Driver			
Secure ICCP Protocol				Operations and Outage Accounting			
Upgrade to Secure ICCP				Remote Alarm Annunciation	1		
IEC 60870-5-101 Protocol				Switching Orders			
IEC 60870-5-103 Protocol				Switching Orders with Guarantees			
IEC 60870-5-104 Protocol				Network Topology Processor			
IEC 61850 Protocol				Enhanced SCADA Historian			
L&G Telegyr 8979 Protocol				Historical Playback			
MDO-11 Protocol				Short-Term Historical Playback			
Modbus RTU Protocol				Interfaces	Owned	Quote	Option
OPC Client				CIM GIS (Connectivity Import)			
OPC Server				GIS Wizard			
QUIN/QUICS IV Protocol	1			MultiSpeak OA Interface			
RTC 1032 Protocol				MultiSpeak EA Interface			
SNMP V3 Protocol				MultiSpeak DGV Interface			
Subscription Protocol				MultiSpeak LM Interface			
Tejas Series 3 & 5 Protocol				MultiSpeak GIS Interface			
Data Exchange Protocols	Owned	Quote	Option	MultiSpeak CIS Interface			
DNP3 Protocol Server				MultiSpeak AMI Interface			
QUIN Protocol Server				MultiSpeak CH Interface			
IEC 60870-5-101 Protocol Server				MultiSpeak AVL Interface			
IEC 60870-5-104 Protocol Server				MultiSpeak WMS Interface			
Harris Protocol Server				MultiSpeak SMS Interface			
System Architecture	Owned	Quote	Option	Other LM Interface			
Replicator & Archiver				Other GIS Interface			
Archive Reporting				Other CIS Interface			
WebSurv Portal				Other AMI Interface			
SurvCentral Concurrent User Licenses				Other CH Interface			
Data Forwarding				Other AVL Interface			
Operator Training Simulator (OTS)				Other WMS Interface			
Project Development System (PDS)				Network Data Access Interface (API)			
Quality Assurance / Test Environment				SCADA Add-in	1		

Survalent.



Quotation:

Winnetka Village of

Winnetka - Silver Support Renewal 2020-23

Quotation No. M19_7_63487 [Rev3]

March 30, 2020

Item	Qty	Description	Price (USD)
		Survalent Professional Services	
001	1	Silver SCADA Support Plan [1 Year] Support Period: 29-Apr-2020 through 28-Apr-2021 The Silver SCADA Support Plan provides the following: a) Access to the latest software releases of the delivered SurvalentONE software components, effectively providing an extended warranty on these software components and providing access to the latest product features. b) Access to the Survalent Support Portal which includes the ability to create and track support cases, and provides access to software downloads, product documentation, knowledge base articles, live chat, and support forums. c) 24x7 access to priority, telephone emergency support from the Survalent Support Team. Cases will be treated on a first-come, first serve basis. d) 1 Global User Conference training pass and conference pass per year.	INCLUDED
		Total Survalent Professional Services	\$12,226

End User: Winnetka Village of

Shipping Terms: EXW Ontario, Canada

Shipment approximately 1 to 2 weeks from receipt of purchase order.

Please send purchase order to stcorder@survalent.com

Prices do not include applicable state, provincial, federal or other local taxes.

This quote is valid for 60 days from date of issue and is based on Survalent (a) Standard Terms and Conditions of Sale, (b) Software License Agreement, and (c) Support and Maintenance Terms and Conditions, as agreed upon between Survalent and Village of Winnetka

Note 1: Maintenance price is based on Dual Server configuration.

This quotation is not valid unless signed by an authorized representative of Survalent.

Prepared By:

Thomas Verghese, Client Success Specialist

Approved By:

Ian MacCuaig, VP Customer Success



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SurvallentONE SCADA License Summary for Winnetka Village of

SurvallentONE SCADA License	Owned	Quote	Option	SurvallentONE SCADA Features	Owned	Quote	Option
SurvallentONE SCADA Server (Single)	1			Alarm Suppression	1		
SurvallentONE SCADA Server (Dual)				Command Sequencing	1		
SurvallentONE SCADA Server (Triple)				Data Logger			
SurvallentONE SCADA Server (Quad)				Disturbance Capture			
SmartVu Licenses	Owned	Quote	Option	Event Data Recording	1		
SmartVU Concurrent User Licenses	100			Event Archive			
COMTRADE Standard Viewer				Express DB Tool			
COMTRADE Universal Viewer				External Alarm Bell			
Protocols	Owned	Quote	Option	External Clock Interface			
Allen Bradley Protocol				Fault Data Recording			
DNP3 Protocol				Guarantees			
Secure DNP3 Protocol				IED Control Panel			
Upgrade to Secure DNP3				IED Wizard	1		
Harris Protocol				Lightning Strike Interface			
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Upgrade to Secure ICCP				Remote Alarm Annunciation	1		
IEC 60870-5-101 Protocol				Switching Orders			
IEC 60870-5-103 Protocol				Switching Orders with Guarantees			
IEC 60870-5-104 Protocol				Network Topology Processor			
IEC 61850 Protocol				Enhanced SCADA Historian			
L&G Telegyr 8979 Protocol				Historical Playback			
MDO-11 Protocol				Short-Term Historical Playback			
Modbus RTU Protocol				Interfaces	Owned	Quote	Option
OPC Client				CIM GIS (Connectivity Import)			
OPC Server				GIS Wizard			
QUIN/QUICS IV Protocol	1			MultiSpeak OA Interface			
RTC 1032 Protocol				MultiSpeak EA Interface			
SNMP V3 Protocol				MultiSpeak DGV Interface			
Subscription Protocol				MultiSpeak LM Interface			
Tejas Series 3 & 5 Protocol				MultiSpeak GIS Interface			
Data Exchange Protocols	Owned	Quote	Option	MultiSpeak CIS Interface			
DNP3 Protocol Server				MultiSpeak AMI Interface			
QUIN Protocol Server				MultiSpeak CH Interface			
Modbus RTU Protocol Server				MultiSpeak SCADA Interface			
IEC 60870-5-101 Protocol Server				MultiSpeak AVL Interface			
IEC 60870-5-104 Protocol Server				MultiSpeak WMS Interface			
Harris Protocol Server				MultiSpeak SMS Interface			
System Architecture	Owned	Quote	Option	Other LM Interface			
Replicator & Archiver				Other GIS Interface			
Archive Reporting				Other CIS Interface			
WebSurv Portal				Other AMI Interface			
SurvCentral Concurrent User Licenses				Other CH Interface			
Data Forwarding				Other AVL Interface			
Operator Training Simulator (OTS)				Other WMS Interface			
Project Development System (PDS)				Network Data Access Interface (API)			
Quality Assurance / Test Environment				SCADA Add-in	1		

SURVALENT TECHNOLOGY CORPORATION SUPPORT AND MAINTENANCE TERMS AND CONDITIONS

These Support and Maintenance Terms and Conditions, including the SLA, set out the basis on which Survalent Technology Corporation ("STC") shall provide support and maintenance services to the Client.

1 Definitions: The following terms have the meanings set forth below whenever they are used:

"Agreement"	The Support and Maintenance Terms and Conditions
"Contract"	A contract for the supply by STC and purchase by Client of Support and Maintenance in accordance with this Agreement which shall become effective upon STC's acceptance of an Order in accordance with Clause 2.1. The Contract shall be comprised of the Order Acknowledgement, this Agreement and the Order plus any other documents specifically referenced and incorporated therein.
"Documentation"	The applicable end user manuals, training material and other information made available by STC to Client at its discretion in either printed or machine readable form with respect to the Software.
"Hardware"	The equipment used by the Client to operate the Software.
"Hardware Specification"	The minimum technical specification and configuration that must be met by the Hardware in order to ensure the correct operation of the Software, as set out in the Documentation.
"Hot fix"	A software patch on a part of the Software containing a quick-fix remedy to an urgent Issue, and does not undergo the same quality procedures as a regular Update due to the time constraints involved.
"Issue"	The failure of the Software to comply with a reasonable interpretation of its Documentation.
"License"	The license under which the Client may use the Software granted under terms and conditions as applied at the time of such license grant.
"License Fee"	The fee paid by Client to STC in respect of its License to use the Software.
"Maintenance"	The provision of Software Hot fix, Updates and Upgrades in accordance with the SLA
"Order"	Client's purchase order for Support and Maintenance, which references the applicable Quote and is subject to this Agreement.
"Order Acknowledgement"	STC's written (including email) acknowledgement of Client's Order.
"Quote"	A written quotation for the provision of Support and Maintenance, as confirmed in the Order Acknowledgement, and which specifies: i) the name of the Software to be supported; and ii) the Support and Maintenance Fee
"SLA"	The service level agreement set out in Schedule A hereto.
"Software"	The software licensed by STC to Client under the License and supported under the Contract, as set out in the Order Acknowledgement, and including all Hot fixes, Updates and Upgrades supplied to Client under the Contract.
"Support"	Those activities relating to the collection and evaluation of data relating to Issues, establishing the work-arounds and the provision of software fixes to

resolve such Issues in accordance with the SLA.

“Support and Maintenance Fee”

The fee payable by Client to STC in respect of the provision of Support and Maintenance for the Software, as set out in the Quote, or as calculated in accordance with Clause 3.2 and Clause 3.5.

“Third Party Software”

Software that is developed and supplied by parties other than STC, and in conjunction with which the Software will operate, as set out in the Documentation.

“Update”

A release of the Software containing fixes to one or more Issues, and potentially some minor enhancements to the Software functionality.

“Upgrade”

A release of the Software providing significant enhancements to the Software functionality.

“Working Day”

A day from Monday to Friday excluding Canada's statutory and bank holidays.

2 Contract:

- 2.1 Upon receipt of a Quote, Client may accept the Quote by submitting an Order referencing the Quote. STC shall check the Order to ensure that it is consistent with the Quote and this Agreement, and shall issue an Order Acknowledgement. STC's issue of an Order Acknowledgement shall create a binding Contract for the supply and purchase of Support and Maintenance, as set out in the Order Acknowledgement.
- 2.2 Any terms and conditions in addition to, or at variance with, this Agreement contained within Client's Order shall be void and of no effect unless STC incorporates them expressly in the Special Conditions.
- 2.3 The Special Conditions (if any) shall take precedence over the provisions of this Agreement which they expressly amend or remove. Subject to the foregoing, in the event of any conflict, this Agreement shall take precedence over any Order Acknowledgement.
- 2.4 The order of precedence of the documents making up the Contract shall be as follows (highest first): a) the Special Conditions; b) this Agreement; c) the remainder of the Order Acknowledgement relating to Support and Maintenance (other than the Special Conditions); and d) the Order.
- 2.5 In the event that Client does not wish to proceed with an Order subject to this Agreement, it may cancel the corresponding Contract without liability provided it notifies STC of such in writing (to include by email) within three (3) working days of receipt of the corresponding Order Acknowledgement. After this period, any Contract may only be terminated in accordance with the provisions of Clause 9.2.

3 Support and Maintenance:

- 3.1 Subject to the terms and conditions of the Contract, and for the duration set out in the Order Acknowledgement, STC shall provide Support and Maintenance in respect of the Software.
- 3.2 The Support period Effective Date either begins (i) at the date the Software was purchased or (ii) at the date the Software license was activated or (iii) at the renewal date of the expiration of the previous Support period or (iv) at the 12 months renewal date of a multi-year Support Contract. Support must be purchased within one (1) year after expiration of the previous Support period Effective Date. In the event the Support had expired beyond the one (1) year period, an additional out of compliance fee will be determined and charged to Client to bring Support level current to start the new Support period.
- 3.3 STC shall not be obliged to provide Support and Maintenance if payment of the Support and Maintenance Fee by Client is overdue.
- 3.4 In consideration for the payment of the Support and Maintenance Fee, STC shall:
 - a) Respond to Issues in accordance with the provisions of the SLA;
 - b) Supply Support and Maintenance only to Client's designated personnel;
 - c) Promptly notify and make available to Client all new Updates of the Software (and associated Documentation) for use by Client only in accordance with the terms of the License Agreement;

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- d) Respond to reasonable queries from Client.
- 3.5 In the event that Client chooses to remain on an Upgrade release of the Software that is not current or not the immediately preceding Software version, STC may, at its discretion and subject to written agreement with Client, continue to provide Support and Maintenance on such older Software in consideration of an increased Support and Maintenance Fee to be determined.
- 3.6 STC shall advise Client through the support portal of all new Upgrades of the Software, and shall, at Client's request and upon payment of the corresponding fee (if any), make such Upgrades (and associated Documentation) available for use by Client.
- 3.7 In order to permit delivery of Hotfixes, Updates and Upgrades, the Client should have access to the internet. STC accepts no liability for any loss or damage or delays in access to Updates and Upgrades arising from Client's failure to obtain such access.
- 3.8 Upon request, Client shall ensure that STC's support personnel are provided with the appropriate approvals, access information and remote electronic access to the Software, or physical access to the computer equipment on which the Software is installed if in STC's reasonable opinion such physical access is necessary, for the purpose of investigating or rectifying reported Issues. In the event of Client providing such access but without the appropriate approvals, or in the event of Client not providing such access, Client shall not seek any action or remedy from STC in association with any loss or damage to Client arising from such unauthorised access or lack of access.
- 3.9 STC shall not be obliged to continue to provide Support in respect of the relevant Issue if Client cannot provide or obtain such approvals, information and access set out in Clause 3.8 above.
- 3.10 STC may supply Support and Maintenance itself or by its appointed agents. STC will remain fully responsible for the delivery of the Support and Maintenance to Client.
- 3.11 The provision of Support is limited to (i) the current version and (ii) the immediately preceding version of the Software. It is the Client's responsibility to review STC's customer support portal to determine whether the Client's current Software version qualifies for Support. Furthermore, Client can get proactive notification of Updates and Upgrades by subscribing to STC's support portal notification service.
- 3.12 STC shall be under no obligation to provide Support in respect of:
 - a) Issues resulting from any modifications or customisation of the Software not made by STC.
 - b) Incorrect or unauthorised use of Software or operator error where such use or operation is not in accordance with the Documentation;
 - c) Recreation or re-entry of data lost for any reason whatsoever;
 - d) Performance of the generalized duties of a network administrator;
 - e) Any programs used in conjunction with the Software;
 - f) Faults in the Hardware;
 - g) Faults in the Third Party Software; and
 - h) Use of the Software with computer hardware, operating systems or other supporting software other than the Hardware and the Third Party Software.
- 3.13 STC shall notify Client in writing as soon as STC is aware that any Issue is not covered by Clause 3.4 and/or if such Issue is covered by Clause 3.12 and any time spent by STC investigating such Issues at Client's request after such notification will be chargeable at STC's labor and material rates at the time of the request. STC shall invoice such charges at STC's discretion and such shall be paid within 30 days from the date of said invoice.

4 Client's Cooperation and Obligations:

- 4.1 Client shall provide cooperation and support to STC in STC's efforts to deliver the Support and Maintenance service. Such cooperation and support shall include, but not be limited to:
 - a) A reasonable level of responsiveness to STC's requirements and communications;
 - b) The timely transmittal and release to STC of appropriate and accurate documentation, information and materials in respect of reported Issues;
 - c) Granting to STC remote access to the Hardware on which the Software is installed if required for

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- the provision of effective Support;
 - d) Make available competent Client's personnel to assist STC when and to the extent as is reasonably requested by STC;
 - e) The use of the Software only in accordance with the relevant Documentation and any License Agreement.
- 4.2 Client shall:
- a) Ensure that the Software is managed in a proper manner and that all persons with administrative authority over the Software shall be competent trained employees or shall be persons under their supervision;
 - b) Use the latest Update or Upgrade of the Software made available to it by STC; and
 - c) Copy and use the Software, Updates, Documentation and all other materials provided hereunder only in accordance with the terms of the Licence Agreement;
 - d) Keep adequate backup copies of data, databases, and application programs and agrees that Client is solely responsible for any and all restoration and reconstruction of lost or altered files, data and programs.
- 4.3 Client agrees that if Client does not perform Client's obligations under the Contract and such non-performance affects STC's ability to perform, STC shall not be considered in default under the Contract to the extent so affected.

5 Personnel:

- 5.1 In the event that STC visits Client's premises, Client shall advise STC's staff, agents or subcontractors of all rules, regulations and practices with which they should comply while on those premises. STC's staff, agents and subcontractors shall comply with such rules and regulations whenever they are on Client's premises. Client shall take reasonable precautions to ensure the health and safety of STC's staff, agents and sub-contractors while they are on Client's premises.
- 5.2 Without in any way restricting the right of an employee freely to accept employment and change employment, if either party (the "Hiring Party") induces the other party's employee engaged in the delivery of Support or Maintenance or the development or integration of the Client Software to enter its service at any time during the term of the Contract or during a period of six months thereafter then the Hiring Party shall pay to the other party an amount being equivalent to fifty percent (50%) of the employee's net annual salary such sum being a genuine pre-estimate of the cost of the disruption that such inducement would cause to the efficient conduct of the affected party's business.

6 Fees & Payment:

- 6.1 STC may invoice the Support and Maintenance Fee at least sixty (60) days before the Effective Date.
- 6.2 Payment from Client must be received by STC prior to the beginning of a renewal period to maintain continuous Support and Maintenance service.
- 6.3 Client shall be liable for any other agreed upon fees, any national, federal, value added, sales, excise, state, local or other taxes or customs duties applicable. For the avoidance of doubt, should Client be required by any law or regulation to make any deduction on account of tax including but not limited to Withholding Tax or otherwise on any sum payable under the Contract the sum payable shall be increased by the amount of such tax to ensure that STC receives a sum equal to the amount to be paid under the Contract.
- 6.4 STC may charge Client pro rata interest at the maximum rate permitted by law on any undisputed sum outstanding payable to STC. Client shall notify STC in writing within ten (10) days of receipt of an invoice that the invoice is in dispute.
- 6.5 In the event that Client purchases additional Software, including but not limited to the purchase of new Upgrades in accordance with Clause 3.6, the Support and Maintenance Fee may be adjusted to account for the additional Software support.

7 Warranty:

- 7.1 Subject to the limitations upon its liability in Clause 8, STC warrants to Client that all services supplied

under the Contract will be carried out with reasonable skill and care by personnel whose qualifications and experience will be appropriate for the tasks to which they are allocated.

- 7.2 Save as expressly provided in Clause 7.1 of this Agreement, STC specifically excludes, and without limitation, all other conditions, warranties, representations or other terms relating to the Contract including any warranties that might otherwise be implied or incorporated into the Contract, such as those of satisfactory quality, fitness for a particular or any purpose, or ability to achieve any particular result.
- 7.3 In the event that Client believes the warranty in Clause 7.1 has not been met on any occasion, Client shall promptly notify STC according to the escalation process set out in the SLA, providing all details that may be necessary for STC to remedy the breach, and STC shall use all its reasonable endeavours to remedy such breach (either by itself or through a third party).

8 Duration & Termination.

- 8.1 Each Contract shall become effective on the Effective Date and shall continue for a period of twelve (12) months, unless and until terminated in accordance with the provisions of Clauses 2.5 or 9.2.
- 8.2 Either party ("the Initiating Party") may forthwith terminate the Contract at any time:
- a) On giving written notice to the other party if the other party commits any material breach of any term of the Contract and in the case of a breach which is reasonably capable of remedy fails to remedy that breach to the reasonable satisfaction of the Initiating Party within thirty (30) days of a written request to remedy the same; or
 - b) On giving written notice to the other party if the other party has filed for bankruptcy. As used in this section 9.2 b), the term "bankruptcy" shall mean (i) apply for or consent to the appointment of, or the taking of possession by a receiver, custodian, trustee or liquidator of itself or of all or substantially all of its assets, (ii) commence a voluntary case under applicable bankruptcy laws (as now or hereafter in effect), (iii) be adjudicated as bankrupt or insolvent, (iv) file a petition seeking to take advantage of any other law providing for relief of debtors, or (v) acquiesce to, or fail to have dismissed within sixty (60) days, any petition filed against it in any involuntary case under such bankruptcy laws.
- 8.3 The expiry of the Contract or the termination thereof for whatever reasons shall be without prejudice to any other rights or remedies a party may be entitled to under law and shall not affect the respective rights and liabilities of either of the parties accrued prior to such termination.

9 Intellectual Property:

STC is the owner or licensee of the patent, copyright, trade secrets, trademarks and any other intellectual property rights which exists in the Hotfixes, Updates and Upgrades. Title to the Hotfixes, Updates and Upgrades shall remain vested in STC. For the avoidance of doubt title and all intellectual property rights to any design, new software, new protocol, new interface, enhancement, update, derivative works, revised screen text or any other items that STC creates shall remain vested in STC. Any rights not expressly granted herein are reserved to STC.

10 Confidentiality:

The term "**Confidential Information**" shall mean information in the possession or under the control of the Client relating to the technical, business, or corporate affairs of the Client; Client property; user information, including, without limitation, any information pertaining to usage of the Client's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Contract. Client Confidential Information shall not include information that can be demonstrated: (1) to have been rightfully in the possession of STC from a source other than the Client prior to the time of disclosure of such information to STC pursuant to this Contract ("**Time of Disclosure**"); (2) to have been in the public domain prior to the Time of Disclosure; (3) to have become part of the public domain after the Time of Disclosure by a publication or by any

other means except an unauthorized act or omission or breach of this Contract on the part of STC or the Client; or (4) to have been supplied to STC after the Time of Disclosure without restriction by a third party who is under no obligation to the Client to maintain such information in confidence.

STC acknowledges that it shall, in performing services for the Client under this Contract, have access, or be directly or indirectly exposed, to Confidential Information. STC shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without the express prior written consent of the Client. STC shall use reasonable measures at least as strict as those STC uses to protect its own confidential information. Such measures shall include, without limitation, requiring employees and subcontractors of STC to execute a non-disclosure agreement before obtaining access to Confidential Information.

11 Assignment:

Either party may assign the Contract or otherwise transfer any rights or obligations under the Contract with the other party's prior written consent, such consent not to be unreasonably withheld.

12 Force Majeure:

Neither party is responsible for failure to fulfil its obligations hereunder due to causes beyond its reasonable control that directly or indirectly delay or prevent its timely performance hereunder. Dates or times by which each party is required to render performance under the Contract shall be postponed automatically to the extent that the party is delayed or prevented from meeting them by such causes.

13 Notices:

All notices made pursuant to any Contract must be made in writing. Any written notice to be given or made pursuant to the provisions of any Contract shall be sent postage prepaid by registered, or recorded mail, or reputable courier service, or by email, addressed to the other party's address or information stated above. Unless otherwise provided in the Contract, all notices shall be deemed as given on the day of their receipt by the receiving party.

14 Entire Agreement:

The Contract constitutes the entire agreement between the parties with respect to the subject matter hereof and shall supersede all previous representations, agreements and other communications between the parties, both oral and written. The Contract shall prevail notwithstanding any variance with the terms and conditions of any order or purchase order submitted by Client.

15 Dispute Resolution, Law & Jurisdiction:

This Agreement is made under and shall be governed in all respects by the Laws of the Province of Ontario and the Laws of Canada applicable therein. Client hereby agrees to the exclusive jurisdiction of the courts of Ontario for the purposes of resolving any dispute arising under or in connection with this Agreement and irrevocably waives, to the fullest extent permitted by law, any objection which Client may now or hereafter have to any such proceedings.

16 Survival:

The following clauses shall continue to be in effect after the termination or expiration of the Contract: 1, 5.2, 6, 7, 8, 9.3, 10, 11, and 14 - 18 inclusive.

17 General:

If any provision of the Contract is adjudged by a court of competent jurisdiction to be invalid, void, or unenforceable, the parties agree that the remaining provisions of the Contract shall not be affected thereby, and that the remainder of the Contract shall remain valid and enforceable. No waiver by either party of any term hereof shall constitute a waiver of any such term in any other case whether prior or subsequent thereto. No single or partial exercise of any power or right by either party shall preclude any other or further exercise

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thereof or the exercise of any such power or right under the Contract. The Contract may not be changed, modified, amended, released or discharged except by a subsequent written agreement or amendment executed by duly authorised representatives of STC and Client.

Schedule A Service Level Agreement

A) Issue Reporting.

Clients must report Issues to STC in the following ways:

E-mail	support@survalent.com
Customer Online Support Portal	www.survalent.com (Click on Support) Login username & password will be provided to Client by the Effective Date
Phone	US/Canada: +1 (855) 402-2600 International: +1 (905) 285-2247

All Issues will be logged as support cases and can be tracked by Client via the online support portal. The response and resolution times set out below shall only apply to Issues logged via the STC's support E-mail, online customer support portal, or by phone numbers noted above. **If any other methods of communication, not listed above, is used to communicate information relating to a support Issue, response and resolution times may be compromised.**

B) Support Time / Hours.

STC will provide telephone support for reporting, correcting and resolving issues within the timeframes set forth herein. STC will maintain records of all reported Issues made by Client personnel.

Telephone support will be available to Client during business hours from Monday to Friday, between 08:00 hrs and 18:00 hrs (ET). Support will be available during non-business hours (NBH), including holidays, for Clients with NBH Support service option in their Contract.

STC observes **Canadian and Ontario** statutory and banking holidays. The list of STC's holidays:

Family Day	Thanksgiving Day
Good Friday	Christmas Eve
Victoria Day	Christmas Day
Canada Day	Boxing Day
Civic Holiday	New Year's Eve
Labour Day	New Year's Day

C) Issue Categories / Response Time.

Issues will be categorised as set out below by STC in STC's reasonable opinion at the time each Issue is reported:

Severity	Description	Resolution Target
High	- Client's system is severely non-functional or inoperative from the licensed Software, such that Client is unable to access core functionality, with a direct critical impact on the Client's business processes. - Continuous or near continuous interruption of service - No workaround available	STC will use best efforts to work the Support Issue during and after business hours to provide a resolution or workaround.
Medium	- Client's system is degraded such that important functionalities are not available causing a non-critical impact on Client's business processes. - Intermittent disruption of service - No stable workaround available	STC will use best efforts to work the Support Issue during business hours to provide a resolution or workaround.
Low	- An important feature unavailable but workaround is available, causing a minor impact on Client's business processes. - A non-urgent Issue that requires investigation.	STC will provide initial response during normal business hours. STC will suggest a workaround if appropriate. If the resolution requires a software fix, the fix will be provided in a subsequent Hot Fix, Update, or Upgrade.
Consultation Request	- A request for a specific enhancement to the Software, training, or consultancy - No impact to Client's business processes.	STC will provide initial response during normal business hours. STC will suggest a workaround if appropriate. STC may address the item in a subsequent Update or Upgrade.

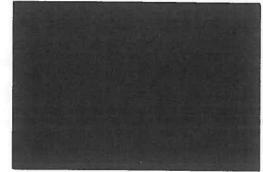
Severity	Response Time Business Hours	Response Time Non-Business Hours
High	- Standard / Gold – 4 hours - Premium – 2 hours - Premium + / Platinum – 1 hour	- Gold – 6 hours - Premium – 4 hours - Premium + / Platinum – 2 hours
Medium	- Standard / Gold – 8 hours - Premium – 4 hours - Premium + / Platinum – 2 hours	Not Applicable
Low	- Standard / Gold – 48 hours - Premium – 12 hours - Premium + / Platinum – 8 hours	Not Applicable
Consultation Request	- Standard / Gold – 36 hours - Premium – 24 hours - Premium + / Platinum – 12 hours	Not Applicable

Note: Response time may rollover to next business day hours depending on time of received request. STC shall use its reasonable efforts to respond and resolve Issues during the timeframes noted. The current status of the Issue can be viewed via STC customer online support portal.

D) Escalation.

In the event that the Client has concerns regarding the STC's progress with a particular issue or with any other matter regarding the delivery of Support and Maintenance, the Client may raise such concerns with STC according to the following escalation path:

- a. Support Supervisor – Biba Dimitrievska biba@survalent.com
- b. Vice President – Young Ngo yngo@survalent.com
- c. President/CEO – Steve Mueller smueller@survalent.com



E) Upgrades, Updates and Hot fix process

Where an Upgrade, Update or Hot fix is used to remedy an Issue, it is the responsibility of the Client to ensure that this release resolves the Issue and that the Client is happy to continue with this release until a future Update, Upgrade or Hot fix is available. If the Client finds that the new release provided does not resolve the Issue to an acceptable level then the Client is free to revert back to their previous version of the software and shall notify the STC of such. STC shall then create a new Issue, which shall be resolved in accordance to the Clause C above.



Agenda Item Executive Summary

Title: Ordinance No. M-6-2020: 859 Sheridan Road Variations (Introduction/Adoption)

Presenter: David Schoon, Director of Community Development

Agenda Date: 05/12/2020

Consent: ☐ YES ☒ NO

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

Item History:

None

Executive Summary:

On May 12, the Village Council is scheduled to consider Ordinance M-6-2020 in response to an application submitted by Tom and Alison Walker (the "Applicants"), the owners of 859 Sheridan Road (the "Subject Property"). The Applicants are requesting approval of the following zoning variations to allow an addition to the residence on the Subject Property:

1. Side yard setback of 4.31 feet, whereas a minimum of 12 feet is required, a variation of 7.69 feet (64.08%) [Note: The residence currently provides a side yard setback of 5.73 feet];
2. Rear yard setback of 20.31 feet, whereas a minimum of 20.44 feet is required, a variation of 0.13 feet (0.64%)

[Note:

The residence currently provides a rear yard setback of 20.31 feet]; and

3. A single front-facing attached garage door 16 feet in width, whereas a maximum of two 9-foot wide doors are permitted.

The Zoning Board of Appeals (ZBA) considered the request on March 9, 2020. There was no public comment; however, a letter of support from the adjacent neighbor to the east was received. The ZBA unanimously recommended approval of the variations. Draft minutes of the ZBA meeting are included as Attachment E.

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

Recommendation:

Consider introduction of Ordinance No. M-6-2020 OR consider waiving introduction and adopting Ordinance No. M-06-2020.

The Ordinance would allow an addition to the existing residence at 859 Sheridan Road.

Attachments:

Attachment A: Ordinance No. M-6-2020

Attachment B: March 5, 2020 ZBA Staff Report and Report Attachments

Attachment C: Application Materials

Attachment D: Public Correspondence

Attachment E: Excerpt of draft March 9, 2020 ZBA meeting minutes

ATTACHMENT A

ORDINANCE NO. M-06-2020

**AN ORDINANCE GRANTING VARIATIONS
FROM THE WINNETKA ZONING ORDINANCE
FOR PROPOSED IMPROVEMENT TO A SINGLE-FAMILY RESIDENCE
WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
(859 Sheridan Road)**

WHEREAS, Thomas and Alison Walker (collectively, "***Applicants***") are the record title owners of the parcel of real property commonly known as 859 Sheridan Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("***Subject Property***"); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village ("***R-2 District***") and is improved with a Single-Family Residence with an attached garage (collectively, "***Current Structure***"); and

WHEREAS, the Current Structure existed prior to February 7, 1989, and accordingly is a nonconforming structure related to lot size, lot width, front yard setback, rear yard setback, and side yard setback; and

WHEREAS, the Applicants now desire to improve the Current Structure by demolishing and rebuilding the attached garage and its second floor living suite ("***Proposed Improvements***"); and

WHEREAS, pursuant to Section 17.64.060.E of the Winnetka Zoning Ordinance ("***Zoning Ordinance***"), no lawful nonconforming building that is demolished, whether in whole or part, shall be repaired or restored to its condition immediately prior to the occurrence of the destruction if the cost of such restoration would exceed 50 percent of the cost of construction of such building unless such building shall be made to conform to all of the regulations of the district in which it is located; and

WHEREAS, pursuant to Section 17.30.060 of the Zoning Ordinance, the Subject Property must have a minimum side yard setback of 12 feet; and

WHEREAS, pursuant to Section 17.30.070 of the Zoning Ordinance, the Subject Property must have a minimum rear yard setback of 20.44 feet; and

WHEREAS, pursuant to Section 17.30.110 of the Zoning Ordinance, the Subject Property may not have front-facing, attached garage doors in excess of nine feet; and

WHEREAS, the Applicants filed an application for variations from: (i) Section 17.30.060 of the Zoning Ordinance to permit the construction of the Proposed Improvements with a side yard setback of approximately 4.31 feet; (ii) Section 17.30.070 of the Zoning Ordinance to permit the construction of the Proposed Improvements with a rear yard setback of approximately 20.31 feet; and (iii) Section 17.30.110 of the Zoning Ordinance to permit the construction of the Proposed

Improvements with a single, front-facing attached garage door approximately 16 feet in width (collectively, “**Variations**”); and

WHEREAS, on March 9, 2020, after due notice thereof, the Zoning Board of Appeals (“**ZBA**”) conducted a public hearing on the Variations and, by unanimous vote, the seven members then present recommended that the Council of the Village of Winnetka (“**Village Council**”) approve the Variations; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variations are 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 provision or regulation of the Zoning Ordinance from which the Variations have been sought; and

WHEREAS, the Village Council has determined that approval of the Variations for the Subject Property 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 VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Variations from Sections 17.30.060, 17.30.070, and 17.30.110 of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property 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 3: CONDITIONS. The Variations granted by Section 2 of this Ordinance are subject to, and contingent upon, compliance by the Applicants with the following conditions:

- A. Commencement of Construction. The Applicants must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.
- B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements 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.

- D. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements on the Subject Property must be in general accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards: the 859 Sheridan Road Development Plan, prepared by TLH Architects & Developers, Ltd., consisting of 12 sheets, with a latest revision date of February 14, 2020, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit B (“Plans”)**.

SECTION 4: RECORDATION; 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 5: 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 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 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 6: 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 7: 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 8: EFFECTIVE DATE.

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

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

B. In the event that the Applicants does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2020, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2020.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this ____ day of _____,
2020.

Introduced: _____, 2020

Passed and Approved: _____, 2020

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

LOT 4 AND SUB-LOT 4 TOGETHER WITH RIPARIAN RIGHTS APPERTAINING TO SAID SUB-LOT 4 OF TRUSTEES' SUBDIVISION OF ALL THAT PORTION OF LOT 1 NORTH AND NORTHWESTERLY OF A LINE DRAWN PERPENDICULAR TO THE CENTER LINE OF SHERIDAN ROAD (FORMERLY CALLED LAKE AVENUE) AND PASSING THROUGH AN IRON STAKE, WHICH SAID STAKE IS THE EAST LINE OF SAID SHERIDAN ROAD 478 FEET SOUTHEASTERLY ALONG SAID EAST LINE FROM A POINT OF INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF NORTH AVENUE, SAID LOT 1 BEING IN LLOYD AND ROBINSON'S SUBDIVISION OF SECTIONS 16 AND 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL ONE FOR PRIVATE ROAD AND PRIVATE WALK AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 7897835.

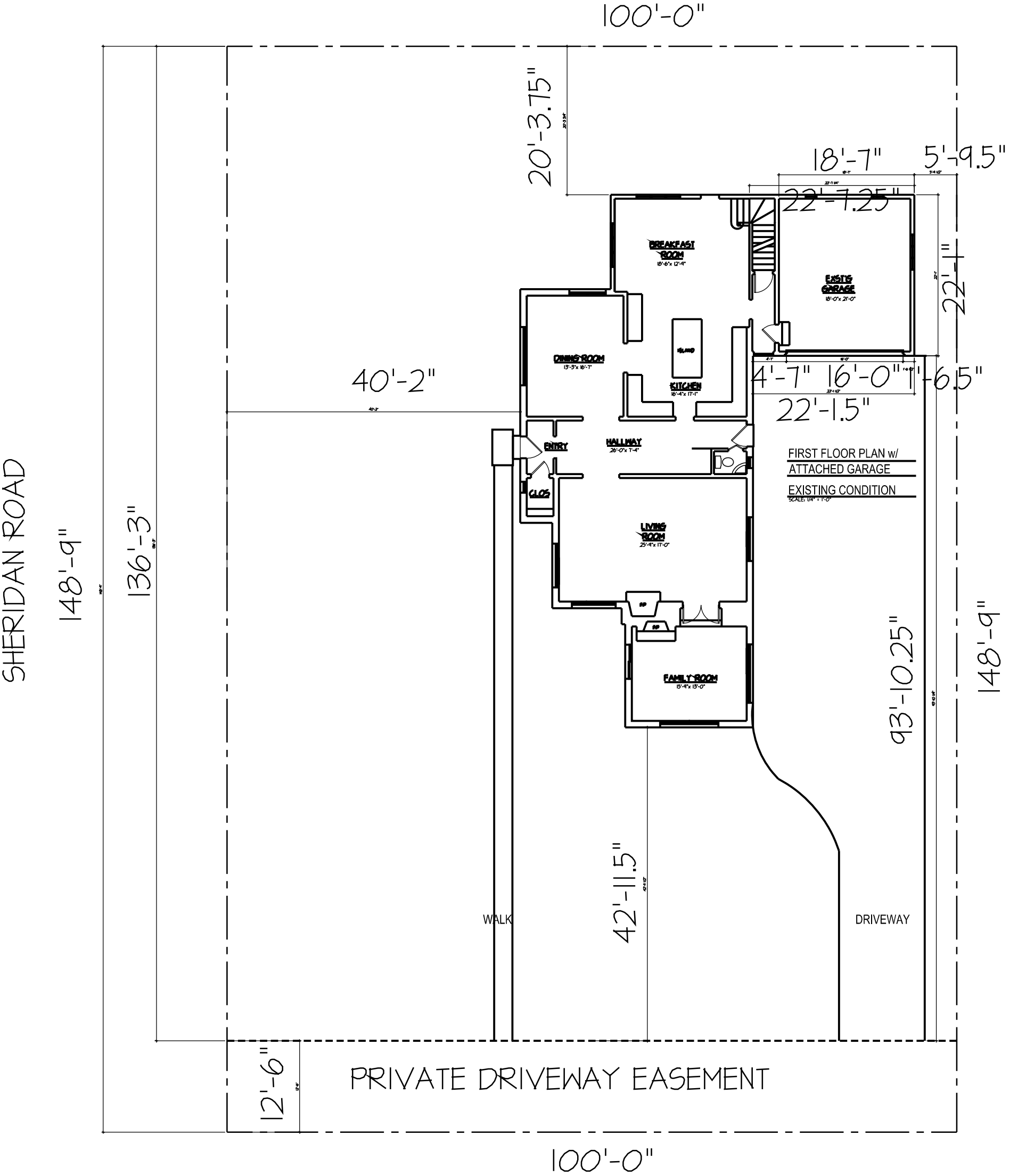
PIN: 05-16-106-002-000 AND 05-16-106-011-000

Commonly known as 859 Sheridan Road, Winnetka, Illinois.

EXHIBIT B

PLANS

(SEE ATTACHED EXHIBIT B)



EXISTING SITE PLAN

SCALE= 1" : 20'-0"



859 SHERIDAN ROAD
WINNETKA, IL

SHERIDAN ROAD

148'-9"

136'-3"

100'-0"

20'-3.75"

20'-0"

4'-4.5"

40'-2"

24'-0"

148'-9"

91'-11.25"

42'-11.5"

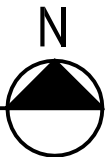
12'-6"

PRIVATE DRIVEWAY EASEMENT

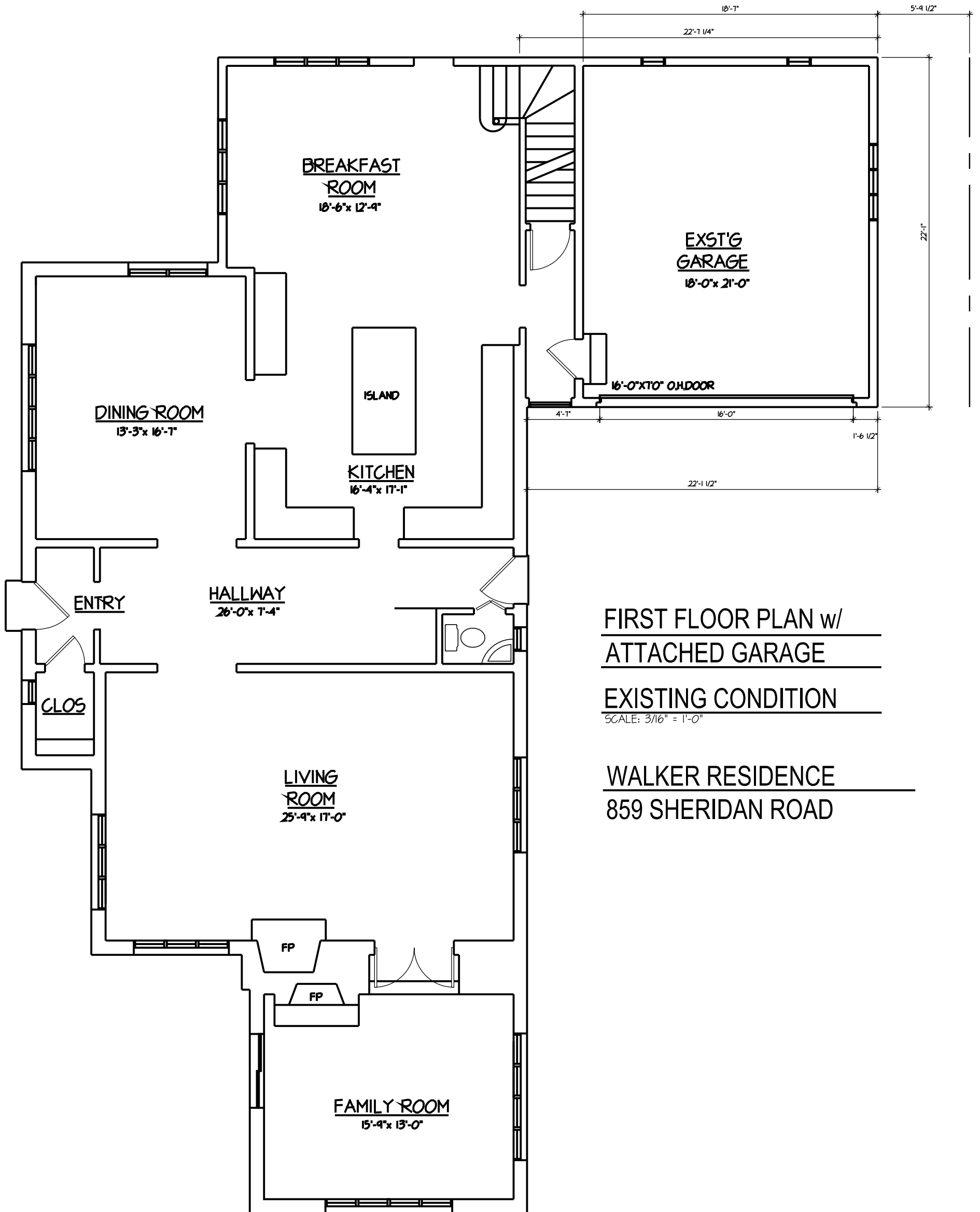
100'-0"

PROPOSED SITE PLAN

SCALE= 1" : 20'-0"



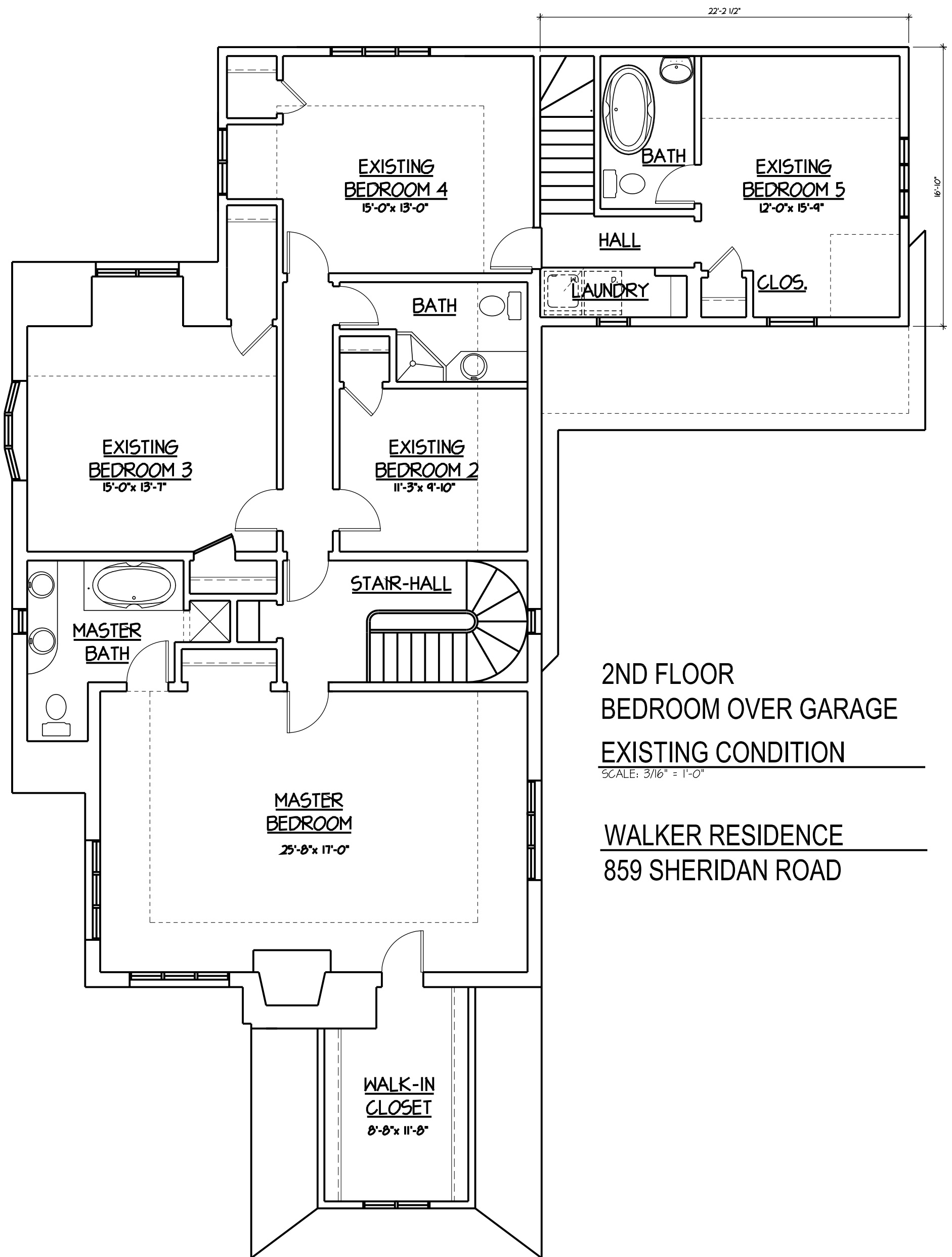
859 SHERIDAN ROAD
WINNETKA, IL



FIRST FLOOR PLAN w/
ATTACHED GARAGE
EXISTING CONDITION

SCALE: 3/16" = 1'-0"

WALKER RESIDENCE
859 SHERIDAN ROAD



2ND FLOOR
BEDROOM OVER GARAGE
EXISTING CONDITION

SCALE: 3/16" = 1'-0"

WALKER RESIDENCE
859 SHERIDAN ROAD



GARAGE EXISTING

SOUTH ELEVATION

SCALE: N.T.S.

WALKER RESIDENCE

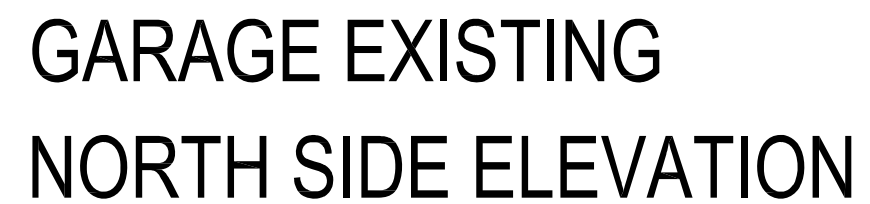
859 SHERIDAN ROAD



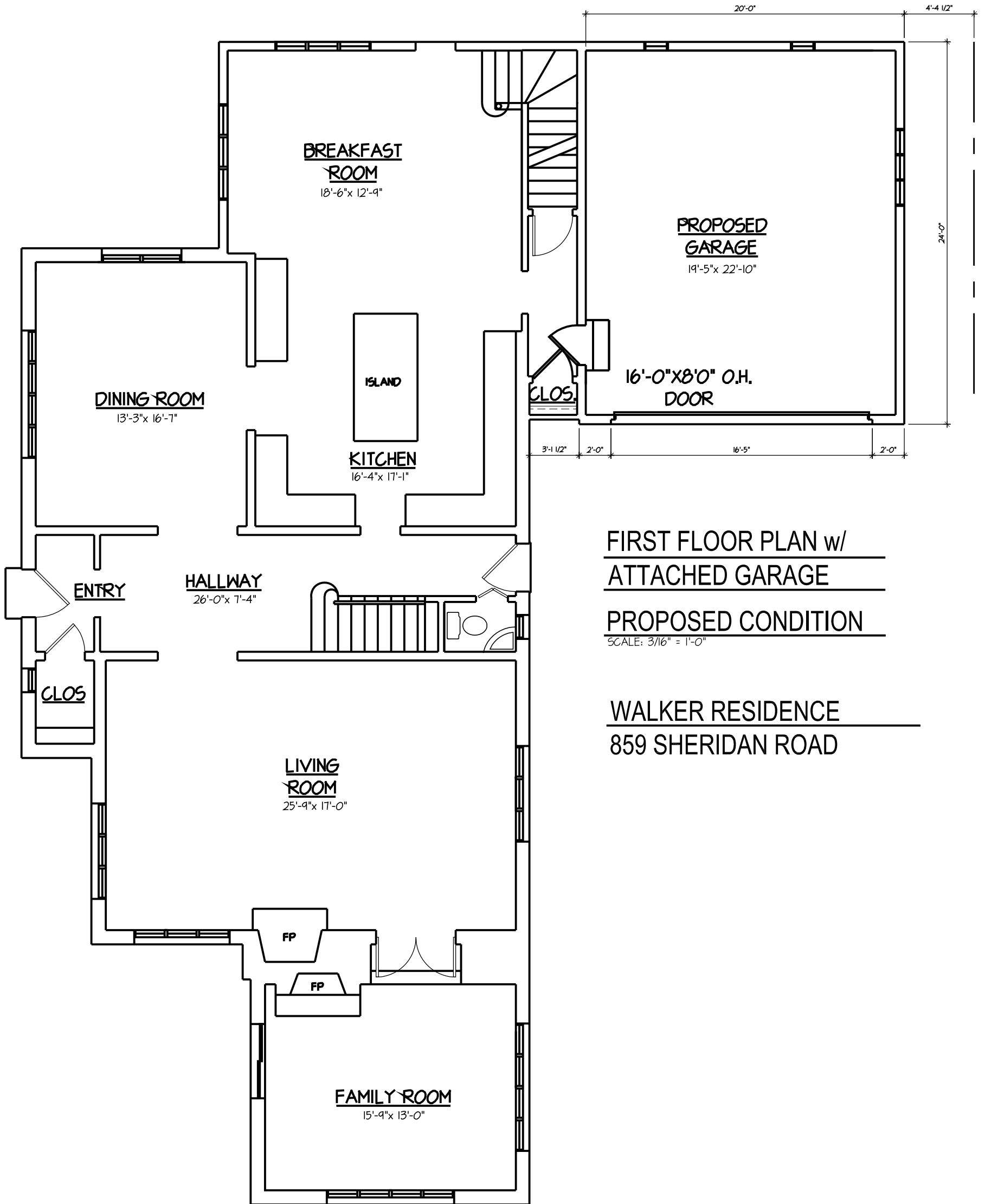
GARAGE EXISTING EAST SIDE ELEVATION

SCALE: N.T.S.

WALKER RESIDENCE
859 SHERIDAN ROAD



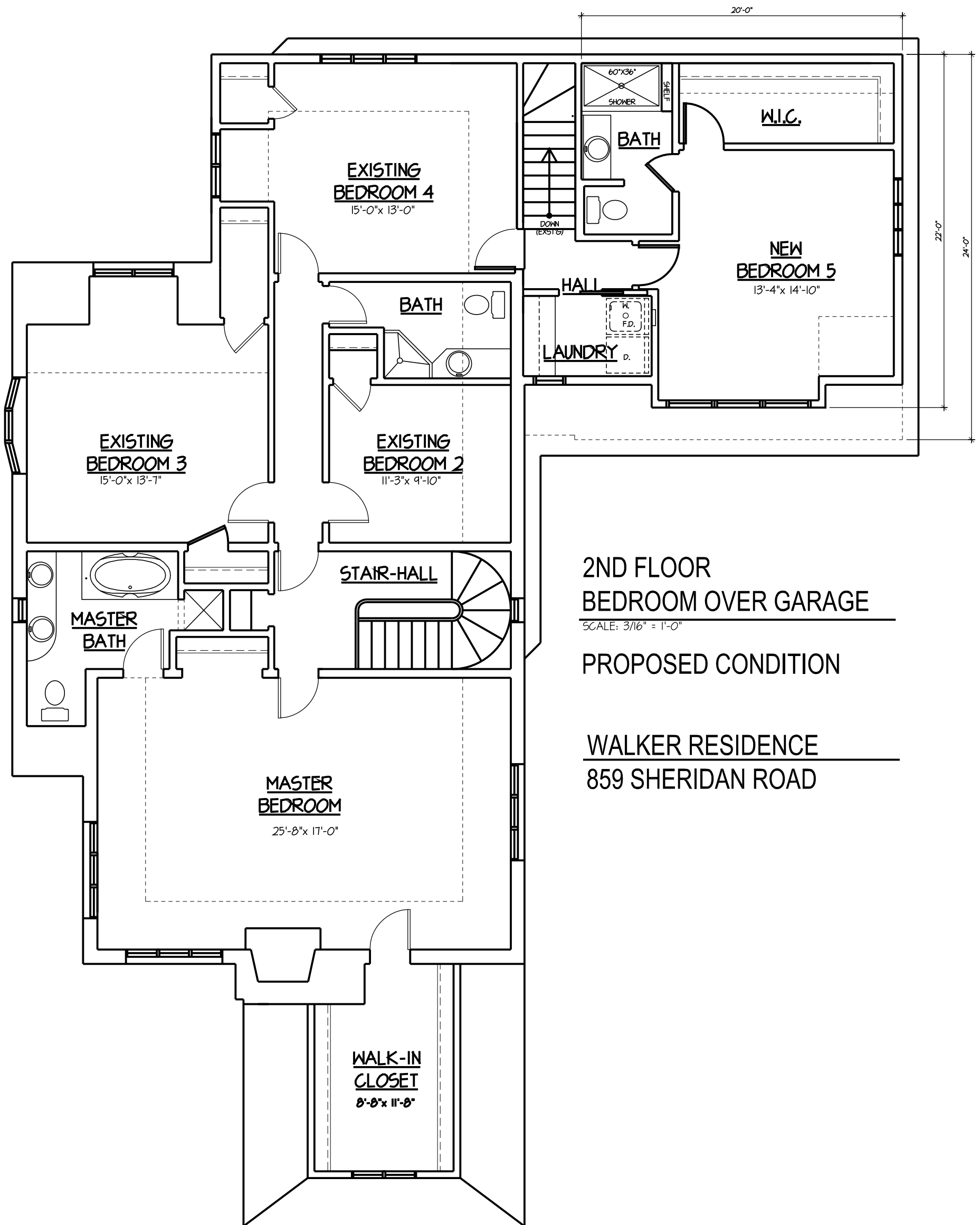
WALKER RESIDENCE
859 SHERIDAN ROAD



FIRST FLOOR PLAN w/
ATTACHED GARAGE

PROPOSED CONDITION

WALKER RESIDENCE
859 SHERIDAN ROAD

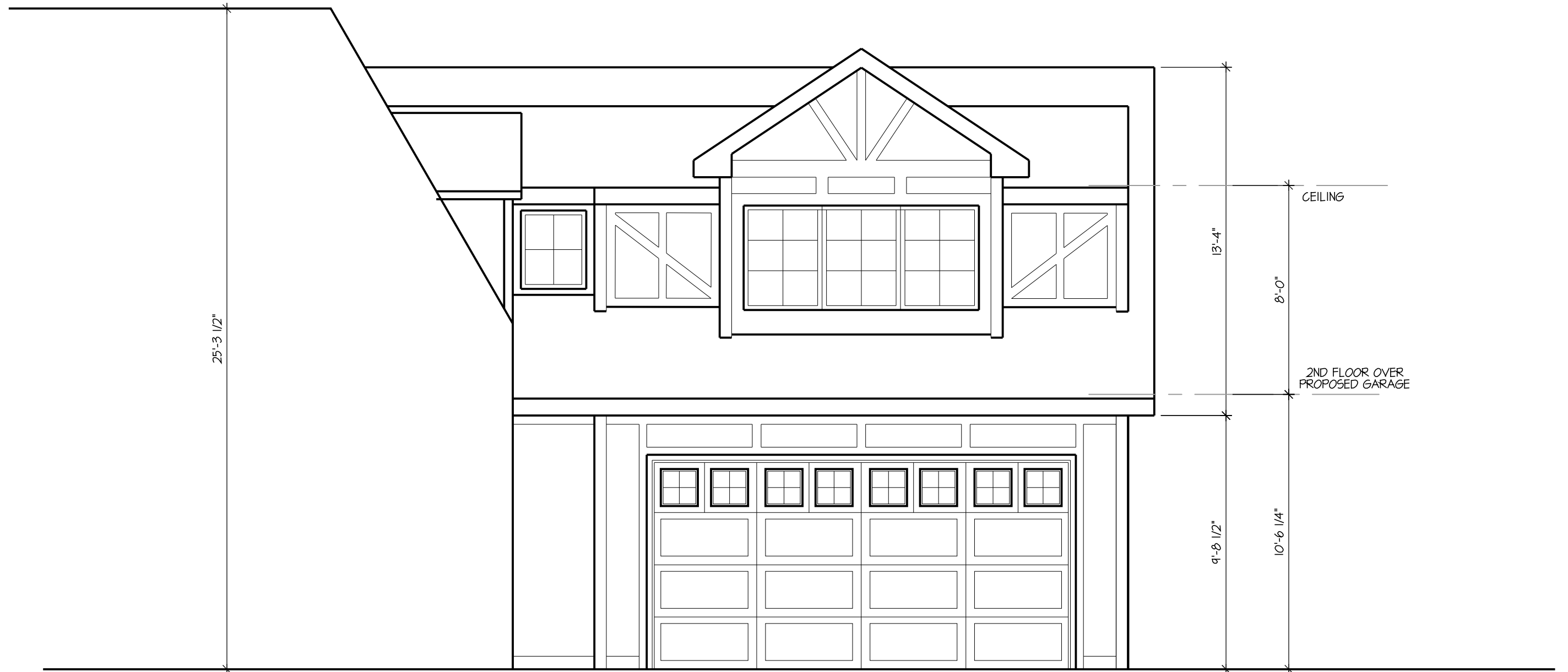


2ND FLOOR
BEDROOM OVER GARAGE

SCALE: 3/16" = 1'-0"

PROPOSED CONDITION

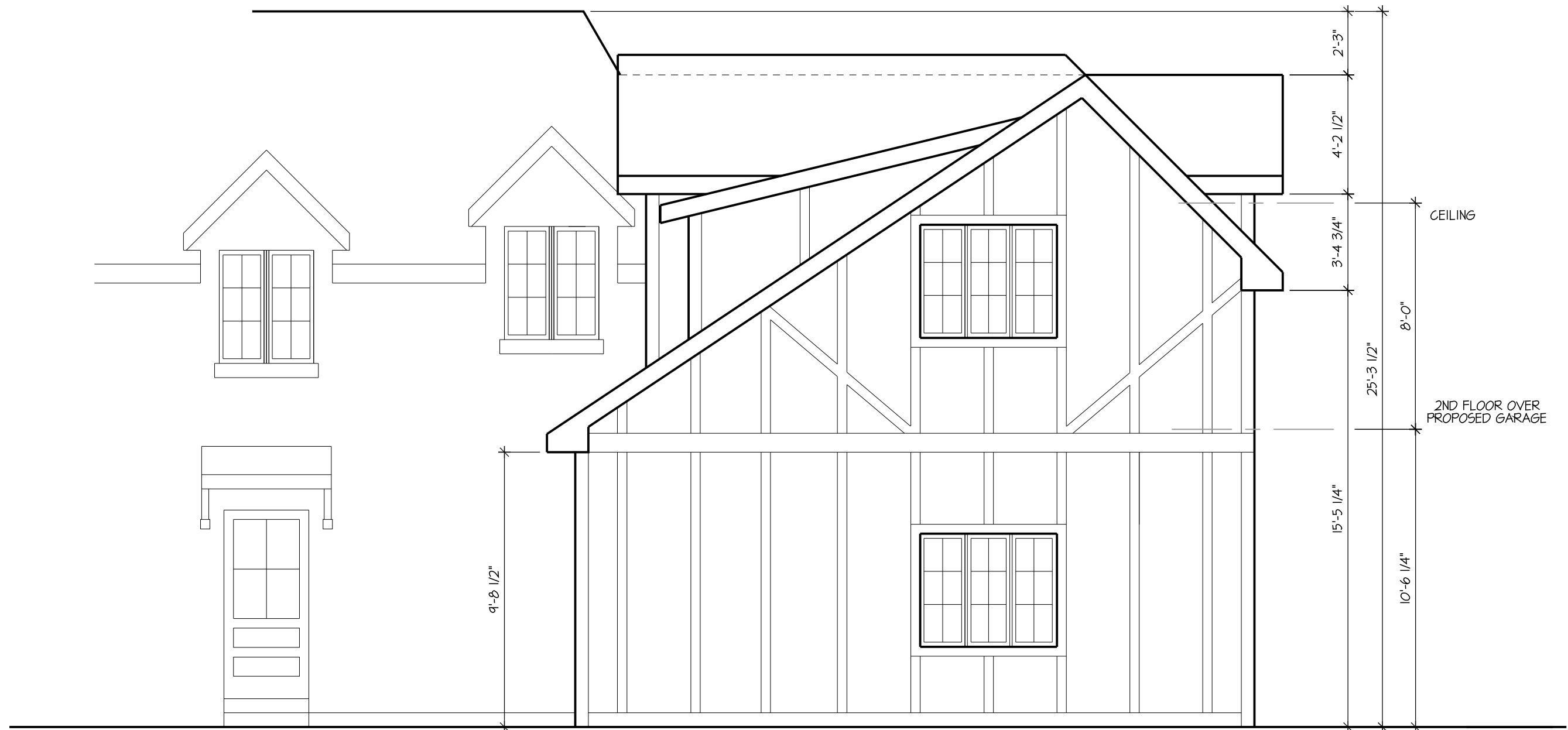
WALKER RESIDENCE
859 SHERIDAN ROAD



GARAGE PROPOSED SOUTH ELEVATION

SCALE: N.T.S.

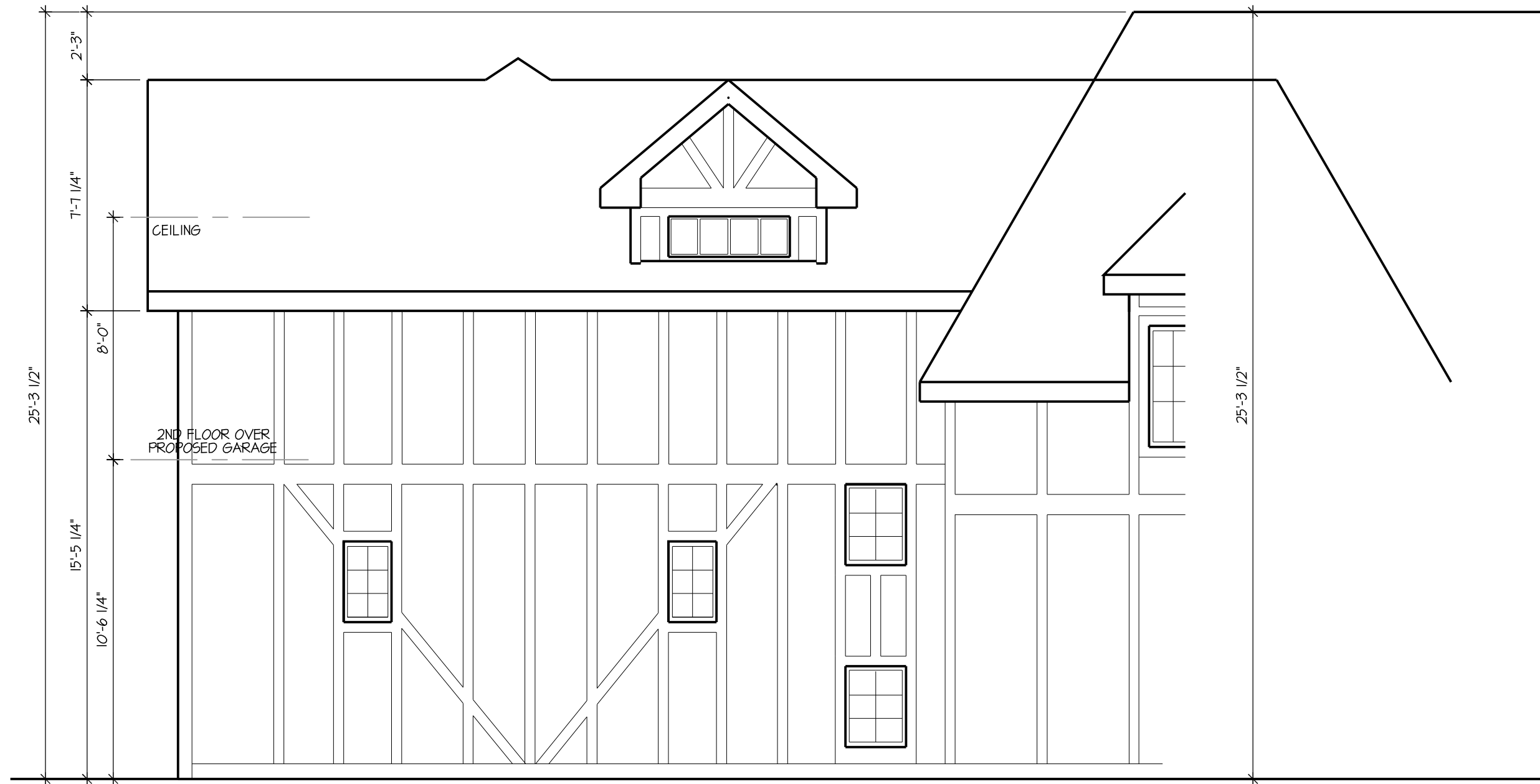
WALKER RESIDENCE 859 SHERIDAN ROAD



GARAGE PROPOSED EAST SIDE ELEVATION

SCALE: N.T.S.

WALKER RESIDENCE
859 SHERIDAN ROAD



GARAGE PROPOSED **NORTH SIDE ELEVATION**

SCALE: N.T.S.

WALKER RESIDENCE

859 SHERIDAN ROAD

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Thomas and Alison Walker (collectively, the "**Applicants**") are the record title owners of the parcel of real property commonly known as 859 Sheridan Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village ("**R-2 District**") and is improved with a Single-Family Residence with an attached garage ("**Current Structure**"); and

WHEREAS, the Current Structure existed prior to February 7, 1989, and accordingly is a nonconforming structure related to lot size, lot width, front yard setback, rear yard setback, and side yard setback; and

WHEREAS, the Applicants now desire to improve the Current Structure by rebuilding the attached garage and its second floor living suite ("**Proposed Improvements**"); and

WHEREAS, the Applicants filed an application for variations from: (i) Section 17.30.060 of the Zoning Ordinance to permit the construction of the Proposed Improvements with a side yard setback of approximately 4.31 feet; (ii) Section 17.30.070 of the Zoning Ordinance to permit the construction of the Proposed Improvements with a rear yard setback of approximately 20.31 feet; and (iii) Section 17.30.110 of the Zoning Ordinance to permit the construction of the Proposed Improvements with a single, front-facing attached garage door approximately 16 feet in width (collectively, "**Variations**"); and

WHEREAS, Ordinance No. M-06-2020, adopted by the Village Council on _____, 2020 ("**Ordinance**"), grants the Variations; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicants has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicants does 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, have considered the possibility of the

revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The 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: _____, 2020

ATTEST: **THOMAS WALKER**

By: _____

Name: _____

Dated: _____, 2020

ATTEST: **ALISON WALKER**

By: _____

Name: _____



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MARCH 5, 2020
SUBJECT: CASE NO. 20-09-V2: 859 SHERIDAN ROAD -VARIATIONS

INTRODUCTION

On March 9, 2020, the Zoning Board of Appeals will conduct a public hearing on an application filed by Tom and Alison Walker (the “Applicants”) as the owners of the property at 859 Sheridan Road (the “Subject Property”). The Applicants request approval of the following zoning variations to allow an addition to the existing residence on the Subject Property:

1. Side yard setback of 4.31 feet, whereas a minimum of 12 feet is required, a variation of 7.69 feet (64.08%) [Section 17.30.060 – Side Yard Setback] [Note: The residence currently provides a side yard setback of 5.73 feet.];
2. Rear yard setback of 20.31 feet, whereas a minimum of 20.44 feet is required, a variation of 0.13 feet (0.64%) [Section 17.30.070 – Rear Yard Setback] [Note: The residence currently provides a rear yard setback of 20.31 feet.]; and
3. A single front-facing attached garage door width of 16 feet, whereas a maximum of two 9-foot wide doors are permitted [Section 17.30.110 – Garages].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Current* on February 20, 2020. As of the date of this memo, staff has received one written comment from the public regarding this application. This comment is provided in Attachment D of this report.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to reduce a rear yard setback for a principal building by more than 50% of the required setback.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.31 acres in size, is located on the east side of Sheridan Road, between Lloyd Place and Tower Road, and contains an existing two-story residence (see Figure 1). The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the north, south, and east, and R-3 Single Family Residential to the west (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.



Figure 1 – Aerial Map

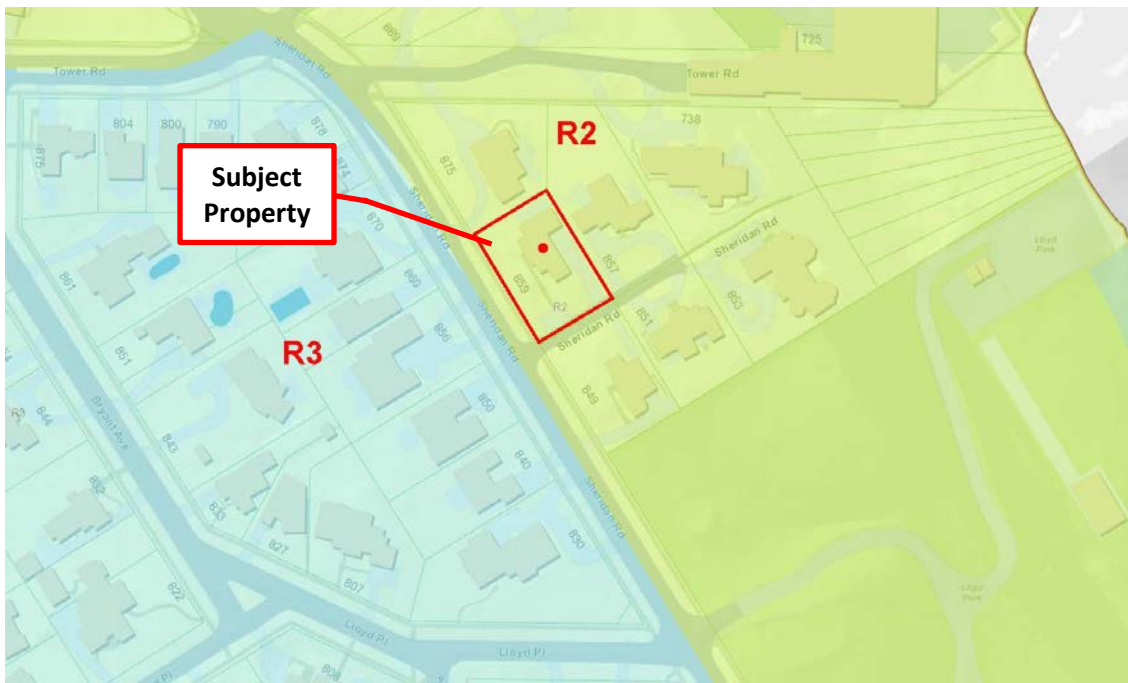


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence and attached garage were built in 1926. The following subsequent building permits were issued in:

1. 1930 to erect an addition;
2. 1974 to add a one-story addition; and
3. 2010 to remove an enclosed porch.

Other permits for interior remodeling have also been issued over the years. The Applicants acquired the property in December 2009.

There are four (4) previous zoning cases on file for the Subject Property:

1. In 1930, Case No. 433 was approved, granting a variation from the side yard setback requirement to allow an addition;
2. In 1974, Case No. 1128 was approved, granting a variation to allow an attached greenhouse within the required front yard setback from the private road easement;
3. In 2005, Case No. 05-42-V was approved by the ZBA, granting variations from the front yard setback and rear yard setback regulations to allow three additions. The approved project was never built; and
4. In 2010, Case No. 10-08-ZA was approved by the Zoning Administrator, granting a variation to allow a new sliding patio door in the legally-nonconforming north building wall.

Figures 3 through 5 contain photos of the site.



Figure 3 – Subject Property (West Elevation)



Figure 4 – Subject Property (South Elevation)



Location of
Proposed Work

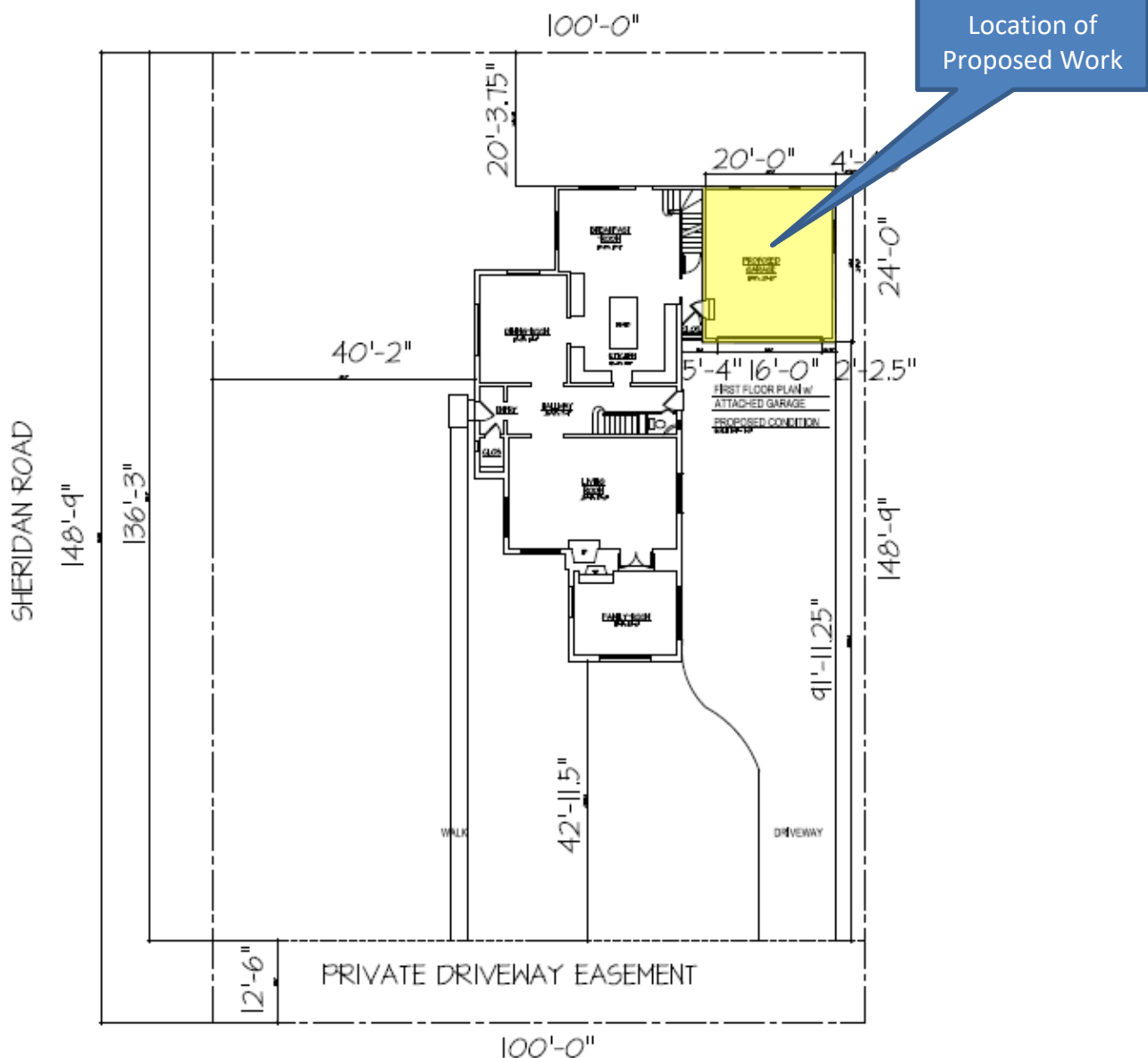
Figure 5 – Subject Property

PROPOSED PLAN

The variations are being requested in order to rebuild the existing legally-nonconforming attached garage and the space above it, but with a slightly larger footprint. The existing garage measures 18.58 feet by 22.08 feet. The proposed addition would expand the garage 1.42 feet to the east and 1.92 feet to the south so that the proposed garage would be 20 feet by 24 feet.

The space above the garage currently consists of a bedroom with an in-suite bathroom and a laundry nook in the hallway. The proposed addition would expand the bedroom and provide a walk-in closet as well as a laundry room. The second floor addition would add approximately 174 square feet of GFA. In total, the proposed addition would add approximately 243 square feet of gross floor area (GFA).

Excerpts of the proposed site plan, south building elevation, and floor plans are provided below as Figures 6 through 8. The complete set of plans representing the existing conditions as well as the proposed addition is provided in Attachment C.



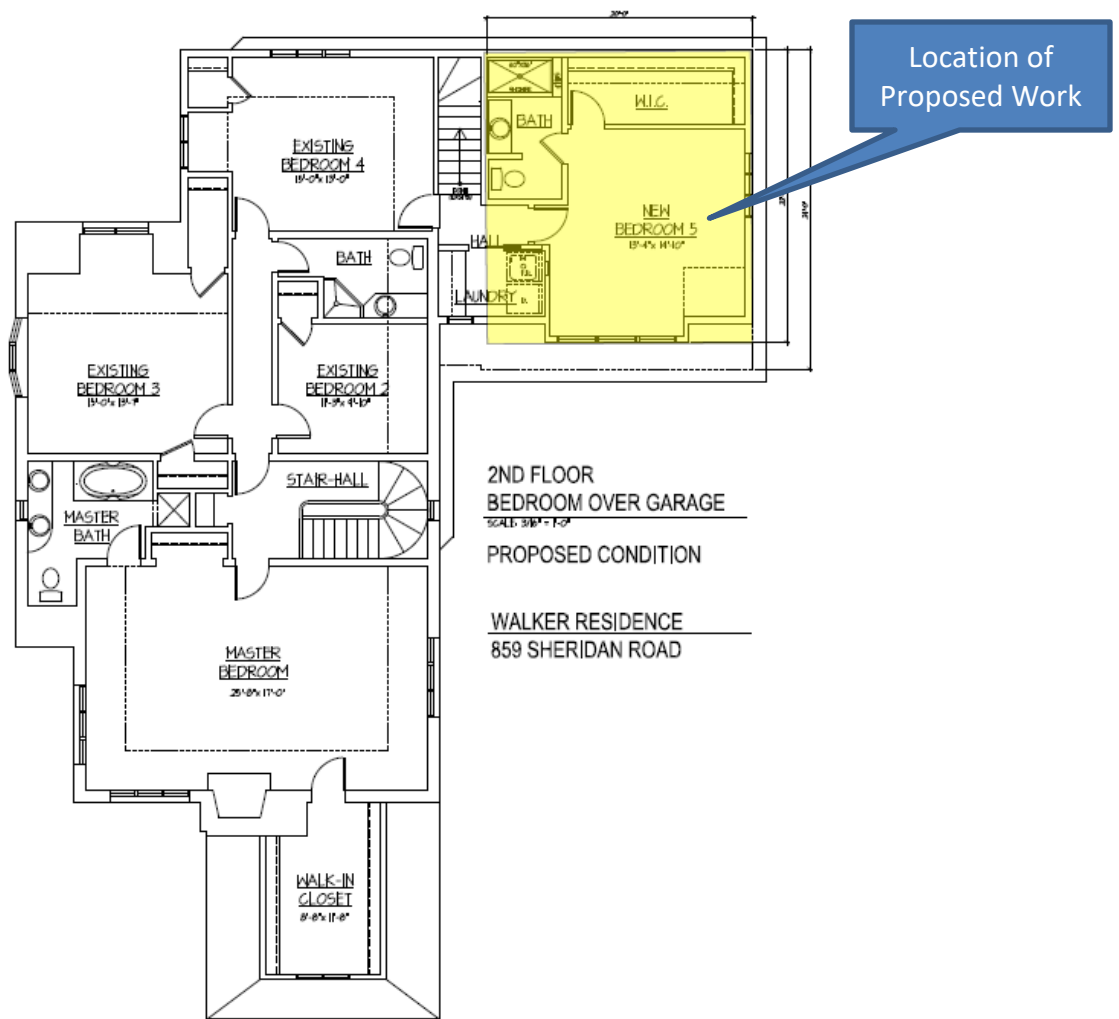


Figure 7 – Proposed Second Floor Plan



Figure 8 – Excerpt of Proposed South Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff. Additionally, Figure 10 below represents the Subject Property's proximity to the floodplain. The grey represents the 100-flood area and the purple represents the 500-year flood area.



Figure 10 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district (Attachment A). Three variations are being requested: (1) Side Yard Setback (2) Rear Yard Setback; and (3) Front-facing attached garage door width.

Side Yard Setback. The residence is legally nonconforming with respect to the side yard setback as the residence currently provides a side yard setback of 5.73 feet from the east property line, encroaching the minimum required setback of 12 feet by 6.27 feet (52.25%). The proposed addition would expand the residence an additional 1.42 feet to the east, and it would provide a setback of 4.31 feet.

Rear Yard Setback. The residence is also legally nonconforming with respect to the rear yard setback as the residence currently provides a rear yard setback of 20.31 feet from the north property line, encroaching the minimum required setback of 20.44 feet by 0.13 feet (0.64%). The proposed addition would match up with the rear of the existing residence and provide the same setback of 20.31 feet.

Front-Facing Attached Garage Door. Lastly, the existing front-facing attached garage door is also legally nonconforming at a width 16 feet. A maximum of two 9-foot wide garage doors are permitted on attached front-facing garages. The proposed garage would also have a single garage door measuring 16 feet in width.

REQUESTED ZONING CONSIDERATION

The Applicants are requesting approval of the following zoning variations to allow an addition to the existing residence on the Subject Property:

1. Side yard setback of 4.31 feet, whereas a minimum of 12 feet is required, a variation of 7.69 feet (64.08%) [Section 17.30.060 – Side Yard Setback] [Note: The residence currently provides a side yard setback of 5.73 feet.];
2. Rear yard setback of 20.31 feet, whereas a minimum of 20.44 feet is required, a variation of 0.13 feet (0.64%) [Section 17.30.070 – Rear Yard Setback] [Note: The residence currently provides a rear yard setback of 20.31 feet.]; and
3. A single front-facing attached garage door width of 16 feet, whereas a maximum of two 9-foot wide doors are permitted [Section 17.30.110 – Garages].

FINDINGS

Does the ZBA find that the requested variations meet the standards for granting such variations; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variations granting:

1. Side yard setback of 4.31 feet, whereas a minimum of 12 feet is required, a variation of 7.69 feet (64.08%) [Section 17.30.060 – Side Yard Setback] [Note: The residence currently provides a side yard setback of 5.73 feet];
2. Rear yard setback of 20.31 feet, whereas a minimum of 20.44 feet is required, a variation of 0.13 feet (0.64%) [Section 17.30.070 – Rear Yard Setback] [Note: The residence currently provides a rear yard setback of 20.31 feet.]; and
3. A single front-facing attached garage door width of 16 feet, whereas a maximum of two 9-foot wide doors are permitted [Section 17.30.110 – Garages].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variations requested are **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **has been met [has not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.

7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ZONING MATRIX

ADDRESS: 859 Sheridan Road

CASE NO: 20-09-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	25,200 SF	13,625 SF (1)	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	115 FT	100 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	3,406.25 SF (3)	2,452.22 SF	2,521.79 SF	69.57 SF	OK
Max. Gross Floor Area	4,540 SF (3)	3,786.76 SF	4,029.94 SF	243.18 SF	OK
Max. Impermeable Lot Coverage	6,812.5 SF (3)	5,258.51 SF	5,283.12 SF	24.61 SF	OK
Min. Front Yard (Private Easement/South)	50 FT	42.97 FT	42.97 FT	0 FT	EXISTING NONCONFORMING
Min. Corner (Front) Yard (Sheridan/West)	28 FT	39.93 FT	39.93 FT	0 FT	OK
Min. Side Yard (East)	12 FT	5.73 FT	4.31 FT	(1.42) FT	7.69 FT (64.08%) VARIATION
Min. Rear Yard (North)	20.44 FT	20.31 FT	20.31 FT	0 FT	0.13 FT (0.64%) VARIATION

NOTES:

(1) Net lot area. Gross lot area of 14,875 s.f. includes 1,250 s.f. of private ingress/egress easement, which is excluded for zoning purposes.

(2) Variation amount is the difference between proposed and requirement.

(3) Based on lot area of 13,625 s.f.

(4) A variation is also requested to allow a front-facing attached garage door 16 feet in width, whereas a maximum of two 9-foot wide doors are permitted.

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 859 Sheridan Road</i> <i>Based upon preliminary review of information to date, it appears that 859 Sheridan Road <u>would not</u> have to provide additional storm water detention volume. However, a final determination will be made by Village Engineering staff.</i>

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 20-09-V2

Property Information

Site Address: 859 SHERIDAN ROAD

Owner Information

Name: TOM & ALISON WALKER

Address: 859 SHERIDAN ROAD

City, State, ZIP: WINNETKA, IL 60093

Email: [REDACTED]

Primary Contact: TOM WALKER

Phone No. [REDACTED]

Date property acquired by owner: 12/2009

Architect Information

Name: TLH ARCHITECTS & DEVELOPERS, LTD

Primary Contact: THOMAS HICKMAN

Address: 6519 RED

City, State, ZIP: LONG GROVE, IL 60047

Phone No. (847) 772-8443

Email: TOM.HICKMAN@TLHARCHITECTS.COM

Attorney Information

Name: N.A.

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: 12'-6" X 100' PRIVATE ROADWAY EASEMENT @ SOUTH
EDGE OF LOT

Brief explanation of variation(s) requested (attach separate sheet providing additional details): _____

SETBACK VARIANCES REQUESTED TO RE-BUILD EXISTING, ATTACHED
GARAGE W/ GUEST SUITE & LAUNDRY ABOVE. SEE FURTHER
VARIATION REQUEST EXPLANATION NARRATIVE. (ATTACHED)

Property Owner Signature: _____

Date: 1/8/2020

1/8/2020

RECEIVED
JAN - 8 2020
BY: VA2020-017

Attachment to Zoning Variation Request

859 Sheridan Road

January 8, 2020

Explanation of Variation Requested:

The applicants, Tom and Alison Walker, purchased the home at 859 Sheridan Road in 2009. It is a vintage 1925 “pre FAR” building. As such, by the current ordinance, the home is non-compliant with setback restrictions on its North and East sides. Since purchasing the Walkers have made two subtractive changes to the footprint of the home, each removing earlier homeowner additions to the original home. The subtractive changes made the home more compliant to current zoning regulations and more consistent with the character of the original Tudor style home. There is an existing attached garage with guest suite above (part of the original construction) that is behind the home (to the east) when viewed from Sheridan Road and that extends the non-compliant north wall of the home to the east. This garage wing of the home is the object of the variance request. The north and east sides of that portion of the existing structure both encroach on current zoning setbacks. Both of those sides, however, are currently settling due to deterioration of the foundation and the frame wall structure.

Although the maintenance issues could arguably be repaired in place (with considerable difficulty and expense), because the garage is already non-compliant, to fully demo and reconstruct the garage, even exactly as it currently exists, would require approval of a variance. Due to the extent of the work necessary to adequately repair the existing garage, the Walkers would prefer to fully rebuild the garage and the space above it, but slightly larger than its current footprint, in order to make it more functional while simultaneously resolving the condition issues that must be addressed in any case.

The Walkers are now requesting setback variations for the proposed reconstruction of the existing attached 2 car garage /guest suite. The existing garage interior is only 18’ wide, significantly narrower than what is currently considered to be fully functional. It is almost impossible to (a) park two cars in the garage and access the door to the home; (b) open the doors to the cars wide enough for egress, and; c) store typical outdoor items and tools where they can be reached without removing the cars. Related to the issue of storage, it should be noted that in winter storage of bicycles, yard equipment and exterior furniture need to be moved to the basement down a narrow hall and stairs in order to park cars inside. Further compounding the problem, the subtractive changes mentioned previously, while positively

improving the “character” of the home, also removed existing space that previously provided some alternate area for storage. Within the confines of the ordinance, a storage shed could be added to alleviate storage issues, but would effectively undo much of the “character” benefit that was achieved by the applicants’ removal of the earlier additions.

The variance request is to increase the width of the garage easterly by an additional 1’-5”, from 18’-7” currently to a proposed 20’-0”. This increases the non-compliance on the east side and extends the existing non-compliance on the north. It would result in a setback on the east that is reduced from 5’-9 ½” to 4’-4 ½”.

It is also requested to increase the depth of the garage southerly from 22’-1” to 24’-0”. (The applicants’ original concept was to extend southerly an additional 2’, to 26’-0”, but was reduced at the suggestion of department staff as possibly being construed to be excessive.) It should be noted that the southerly garage wall, currently and as proposed, is compliant with setback requirements from the south border of the lot. However, because it extends the east wall of the garage, it increases the width of the non-compliance on the east side.

Finally it is noted that the existing garage overhead door is a 16’ wide door facing south. Two 9’-0” wide doors would not fit in the old façade nor do they fit in the re-built garage as proposed because it is only 1’-5” wider than the previous. Accordingly it is also requested that the original 16’ width of the original door be allowed in the new south-facing façade.

The variances as proposed enhance vehicle egress into the garage and occupant access to the connecting door to the home. Storage capacity at the rear of the garage is increased with better access to move items in and out. Additionally, within the guest suite area above, the increase in space enables a larger bedroom closet and more functional bathroom. It also enables a fully enclosed adjacent laundry that is separate from the hallway connecting the suite to the egress stairs. The existing laundry literally spills out into the hallway in an obstructive and unsightly way.

The strict application of the provisions of the zoning ordinance result in a particular hardship to the applicant because the lot is treated as a corner lot due to the 25’ private driveway established on its south side. Although the address of the residence and the front entry are on Sheridan Road, the private drive side (south) is treated as a front yard, and the Sheridan Road side is treated as a corner front yard. The result of this configuration is that 50’ of the 100’ E-W width of the lot is taken up by setbacks with a 28’ setback on the Sheridan Road side and a 12’ “rear” setback required on the east side. There is literally no location for this existing home upon which a compliant 2-car garage will fit.

Accordingly:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in this zone, because, based on past experience in the village, even on smaller lots, a functional 2-car garage is perceived to be a minimum requirement in determining value. Standards of functionality have changed as automobile sizes have increased over the years since this home was constructed such that this garage is now clearly below minimum standard.
2. The plight of the homeowner is due to unique circumstances, namely the size of the lot in combination with its status as a "corner lot" and the greater setback requirement when compared to a more typical interior lot.
3. The variation, if granted, will not alter the essential character of the locality. There will be minimal perceptible increase in mass, the style of the rebuilt portion of the structure will remain in keeping with the existing style of the home and the existing fence that separates the garage from the neighboring property to the east will remain intact.
4. An adequate supply of light and air will be unaffected since the change will not result in a greater height to the home and since the garage of the existing home to the east is the only element of that property within 25' of the lot line.
5. The hazard from fire and other damages to the property will not be increased.
6. If the variation is allowed, the taxable value of the developed property will not be diminished and it will not affect the taxable value of other property within the Village.
7. There will be no negative impact to congestion in the public street as the variation, if granted, will not increase or decrease the number of cars entering or leaving the property and will not alter their route to and from the property.
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired or impacted in any way by the granting of this variance.

For the reasons stated above, the applicants, Tom and Alison Walker, hereby request that the Village of Winnetka grant the requested variances to reduce the permitted garage/guest suite setback from the east property line 1'-5" to 4'-4 1/2", and allow an extension of 1'-5" of the nonconforming north wall of their attached garage as it relates to its reconstruction at 859 Sheridan Road.

Your consideration and cooperation in this matter is greatly appreciated.

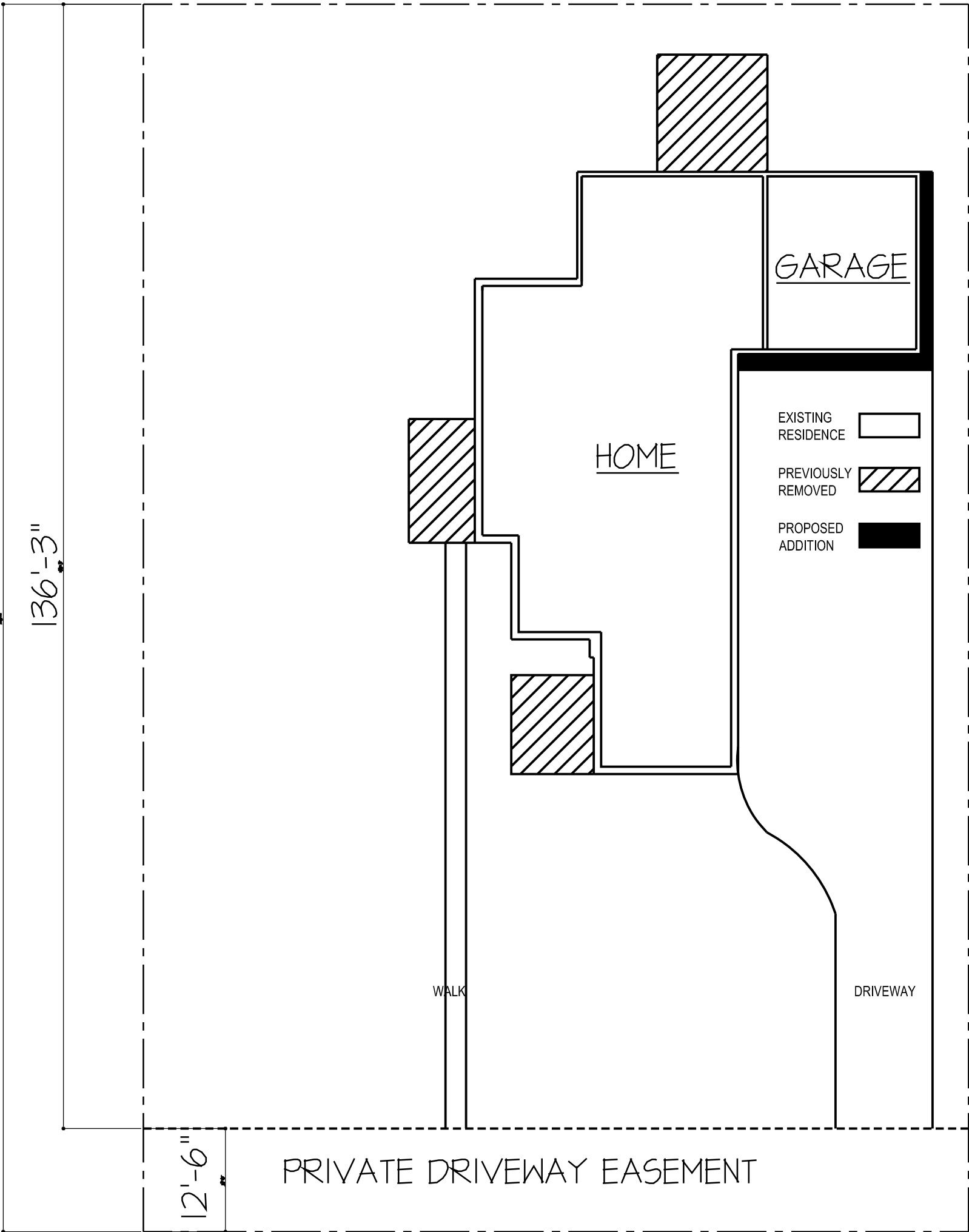


SHERIDAN ROAD

148'-9"

136'-3"

100'-0"



12'-6"

PRIVATE DRIVEWAY EASEMENT

WALK

DRIVEWAY

HOME

GARAGE

- EXISTING RESIDENCE
- PREVIOUSLY REMOVED
- PROPOSED ADDITION

SITE ILLUSTRATION

SCALE= 1" : 20'-0"



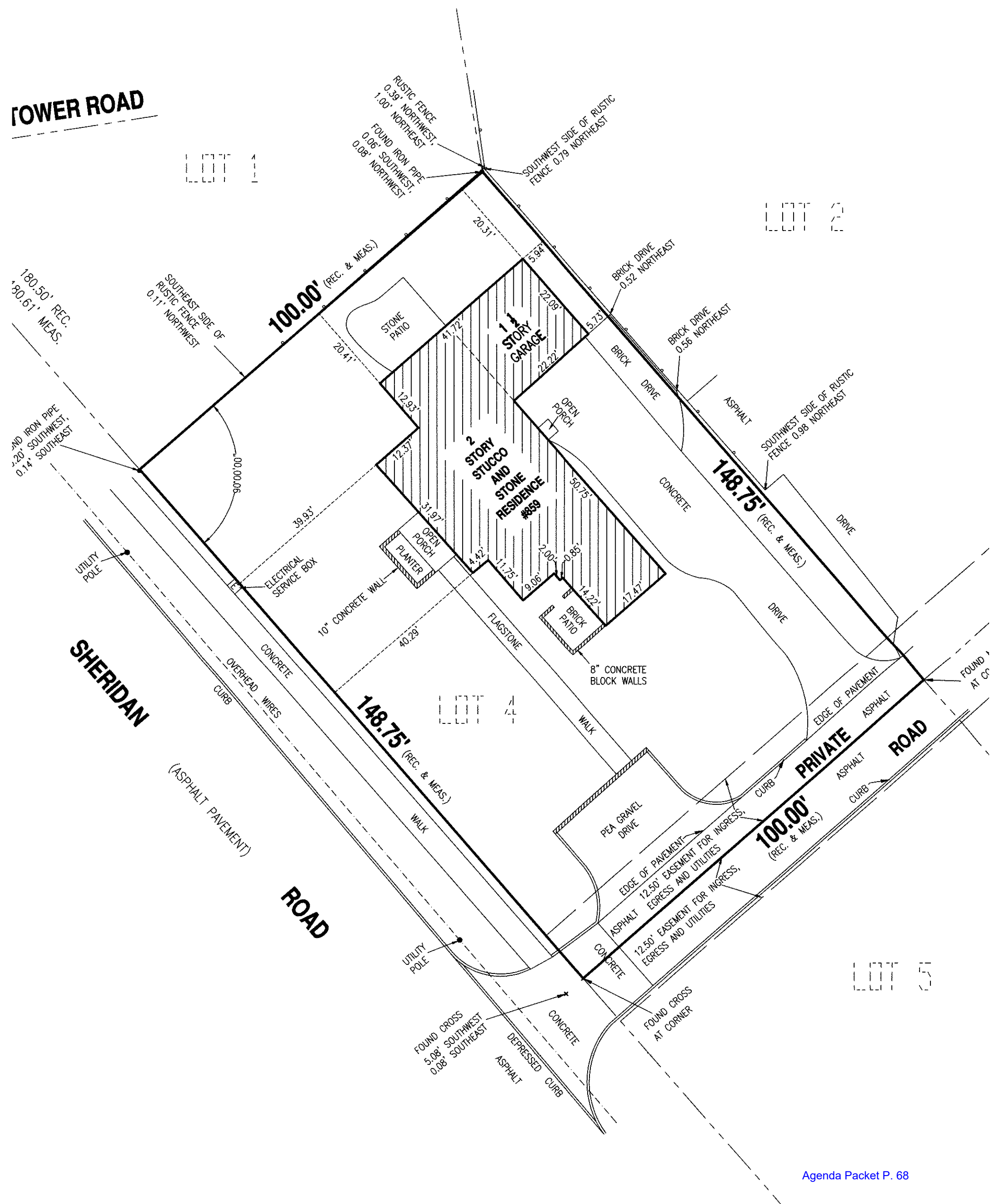
859 SHERIDAN ROAD
WINNETKA, IL

PLAN OF SURVEY

LEGAL DESCRIPTION:

LOT 4 OF TRUSTEES SUBDIVISION OF ALL THAT PORTION OF LOT 1 NORTH AND NORTHWESTERLY OF A LINE DRAWN PERPENDICULAR TO THE CENTER LINE OF SHERIDAN ROAD (FORMERLY CALLED LAKE AVENUE) AND PASSING THROUGH AN IRON STAKE, WHICH SAID STAKE IS IN THE EAST LINE OF SAID SHERIDAN ROAD 478 FEET SOUTHEASTERLY ALONG SAID EAST LINE FROM THE POINT OF INTERSECTION OF SAID EAST LINE AND SOUTH LINE OF NORTH AVENUE, SAID LOT 1 BEING IN LLOYD AND ROBINSON'S SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **859 SHERIDAN ROAD, WINNETKA, ILLINOIS.**



SHERIDAN ROAD

148'-9"

136'-3"

100'-0"

20'-3.75"

18'-7"

5'-9.5"

22'-7.25"

EXISTING GARAGE

10'-0" x 21'-0"

22'-1"

40'-2"

DINING ROOM

13'-5" x 10'-7"

BREAKFAST ROOM

10'-6" x 12'-4"

KITCHEN

10'-4" x 17'-1"

4'-7"

16'-0"

1'-6.5"

22'-1.5"

ENTRY

HALLWAY

20'-0" x 7'-4"

LIVING ROOM

25'-4" x 17'-0"

FAMILY ROOM

15'-4" x 15'-0"

FIRST FLOOR PLAN w/
ATTACHED GARAGE

EXISTING CONDITION

SCALE: 1/4" = 1'-0"

93'-10.25"

148'-9"

WALK

42'-11.5"

DRIVEWAY

12'-6"

PRIVATE DRIVEWAY EASEMENT

100'-0"

EXISTING SITE PLAN

SCALE= 1" : 20'-0"



859 SHERIDAN ROAD
WINNETKA, IL

SHERIDAN ROAD

148'-9"

136'-3"

100'-0"

20'-3.75"

20'-0"

4'-4.5"

24'-0"

40'-2"

5'-4" 16'-0" 2'-2.5"

148'-9"

91'-11.25"

42'-11.5"

WALK

DRIVEWAY

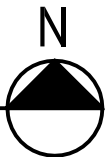
12'-6"

PRIVATE DRIVEWAY EASEMENT

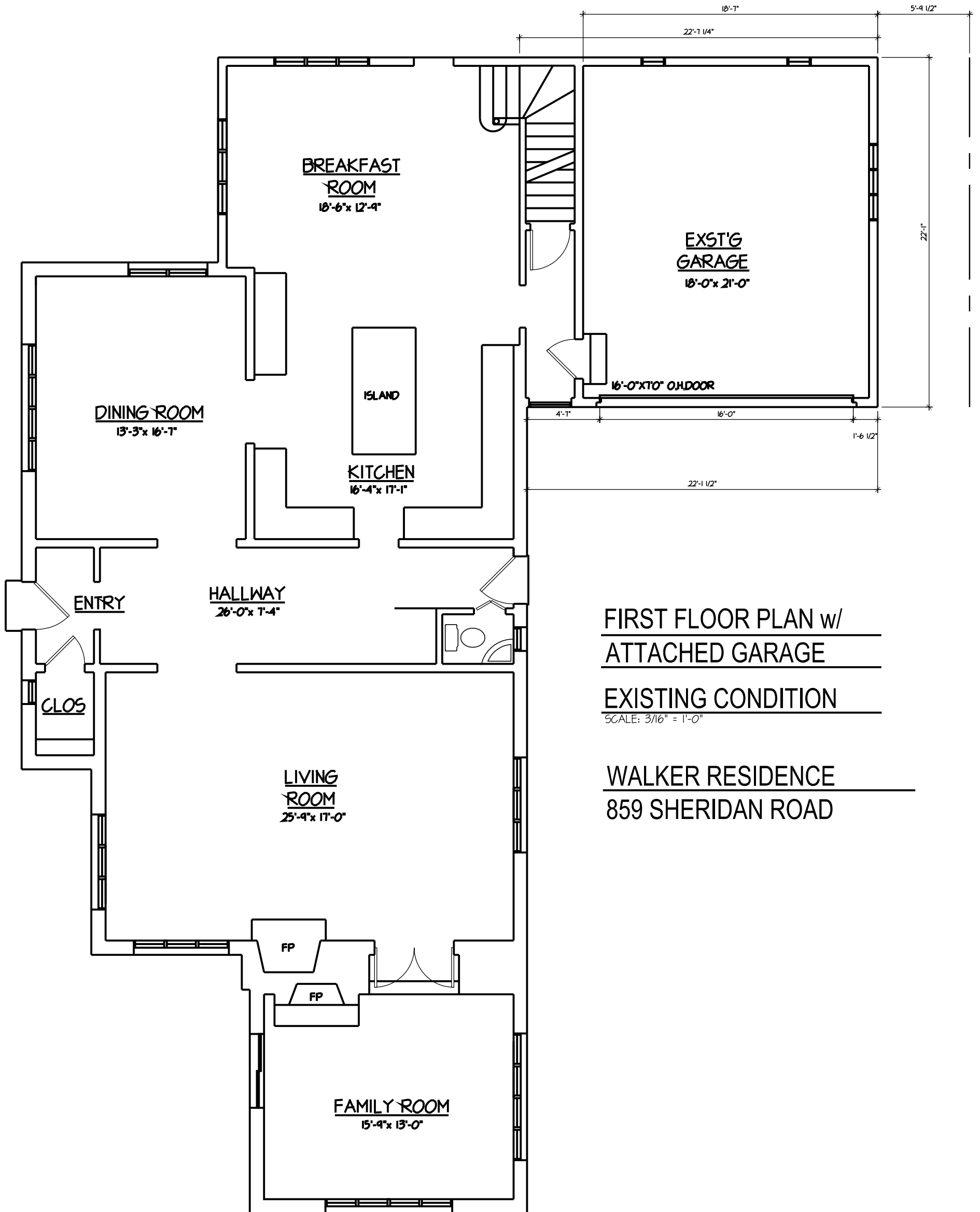
100'-0"

PROPOSED SITE PLAN

SCALE= 1" : 20'-0"



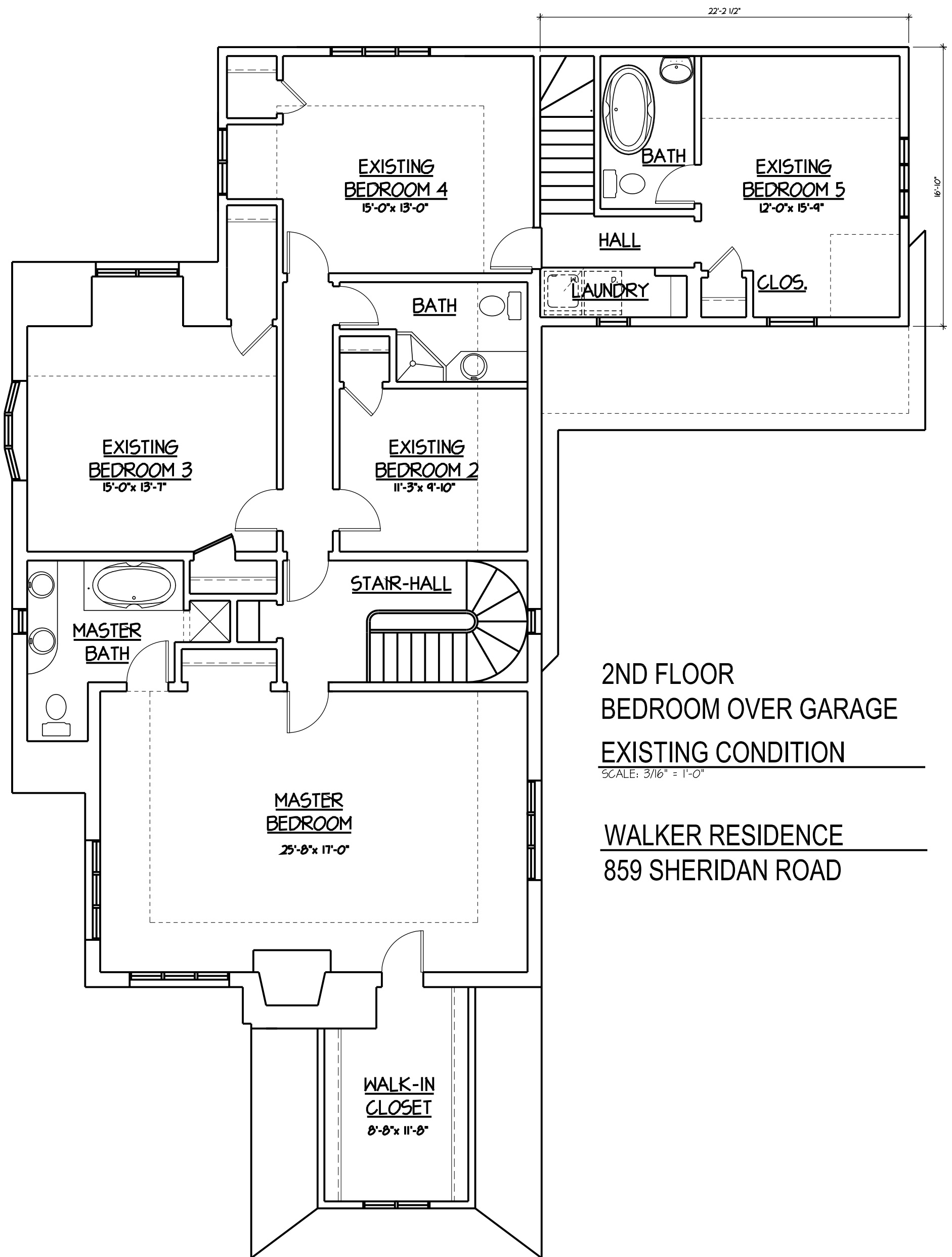
859 SHERIDAN ROAD
WINNETKA, IL



FIRST FLOOR PLAN w/
ATTACHED GARAGE
EXISTING CONDITION

SCALE: 3/16" = 1'-0"

WALKER RESIDENCE
859 SHERIDAN ROAD



2ND FLOOR
BEDROOM OVER GARAGE
EXISTING CONDITION

SCALE: 3/16" = 1'-0"

WALKER RESIDENCE
859 SHERIDAN ROAD



GARAGE EXISTING SOUTH ELEVATION

SCALE: N.T.S.

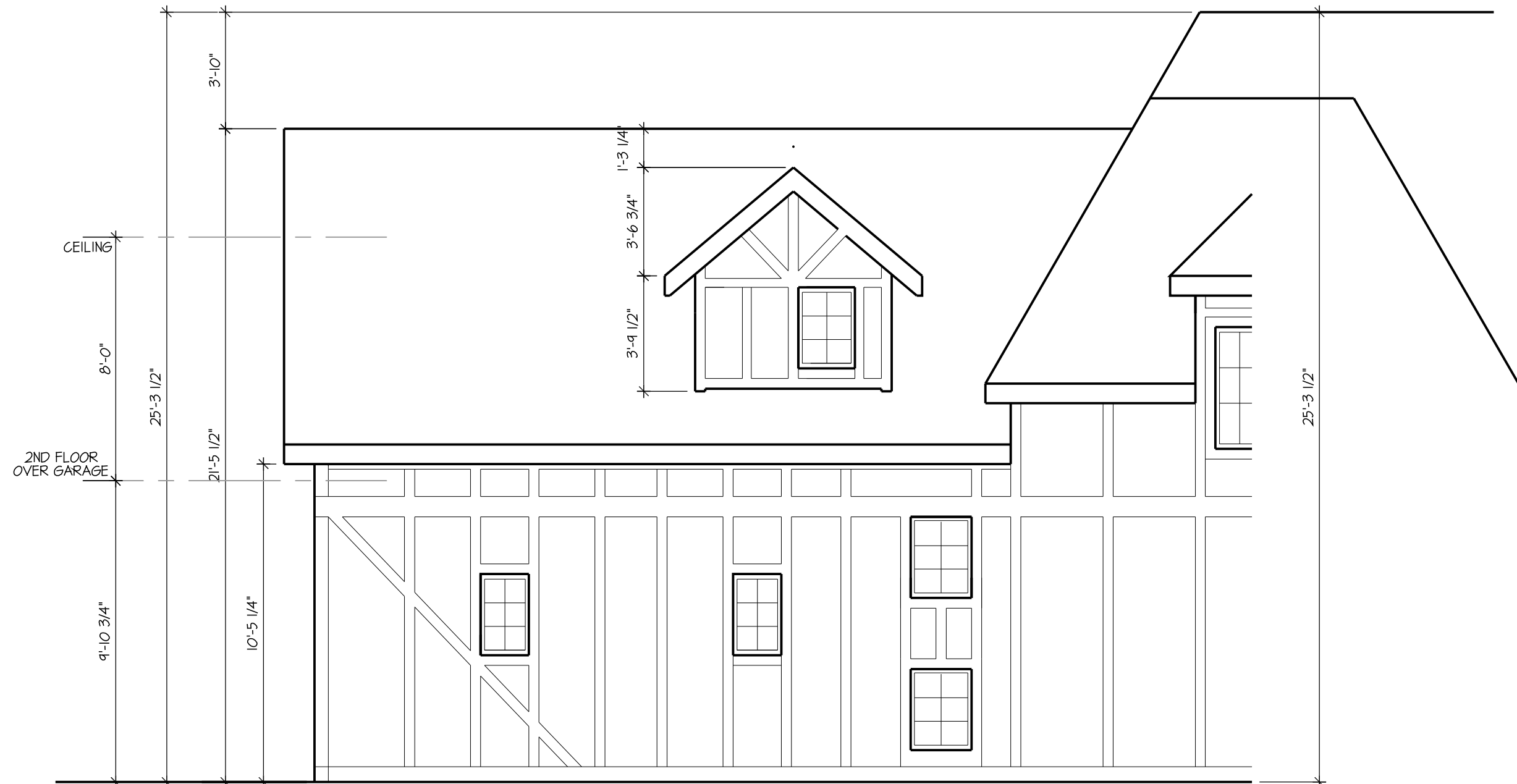
WALKER RESIDENCE
859 SHERIDAN ROAD



GARAGE EXISTING EAST SIDE ELEVATION

SCALE: N.T.S.

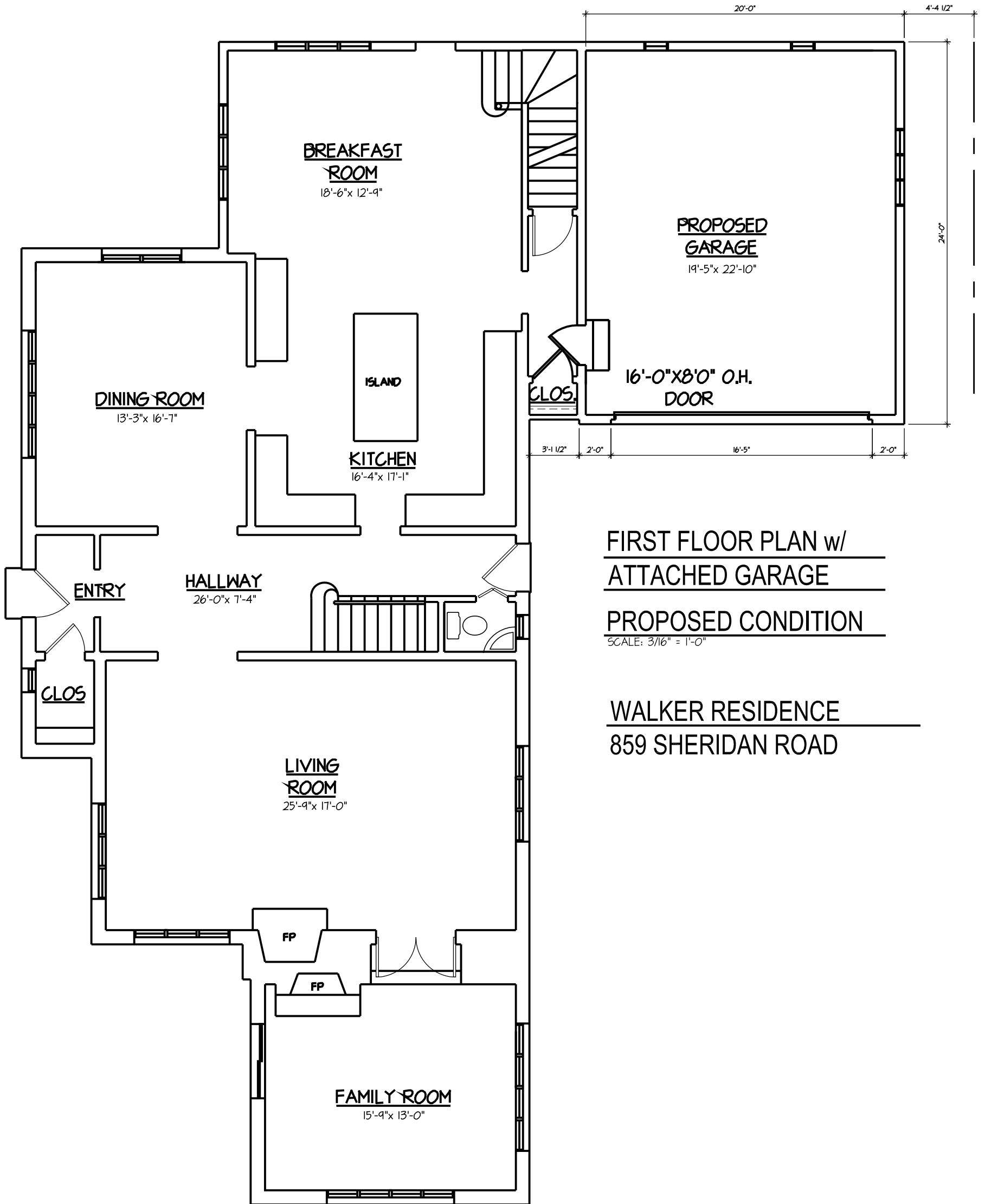
WALKER RESIDENCE
859 SHERIDAN ROAD



GARAGE EXISTING NORTH SIDE ELEVATION

SCALE: N.T.S.

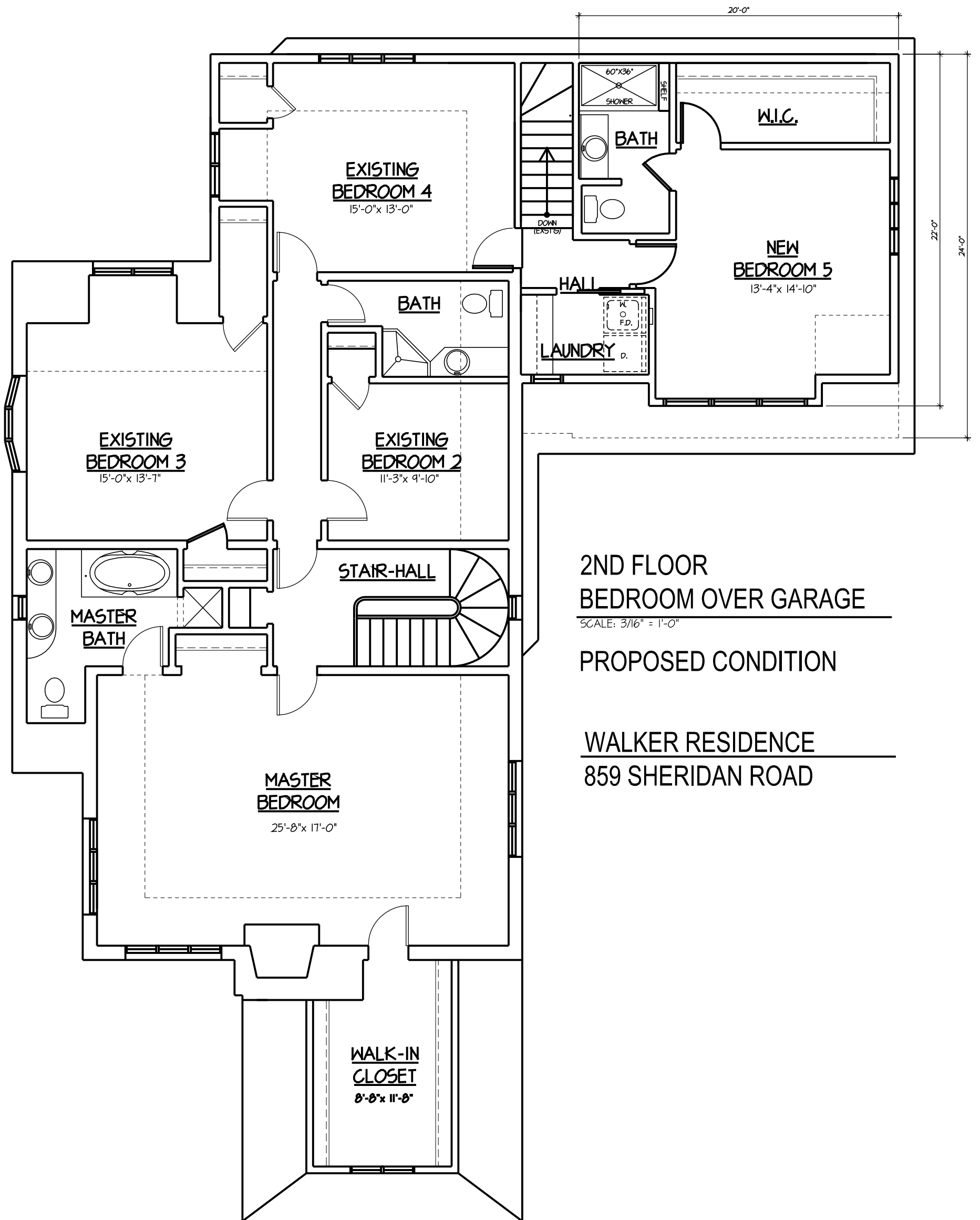
WALKER RESIDENCE 859 SHERIDAN ROAD



FIRST FLOOR PLAN w/
ATTACHED GARAGE

PROPOSED CONDITION
SCALE: 3/16" = 1'-0"

WALKER RESIDENCE
859 SHERIDAN ROAD



2ND FLOOR
BEDROOM OVER GARAGE

SCALE: 3/16" = 1'-0"

PROPOSED CONDITION

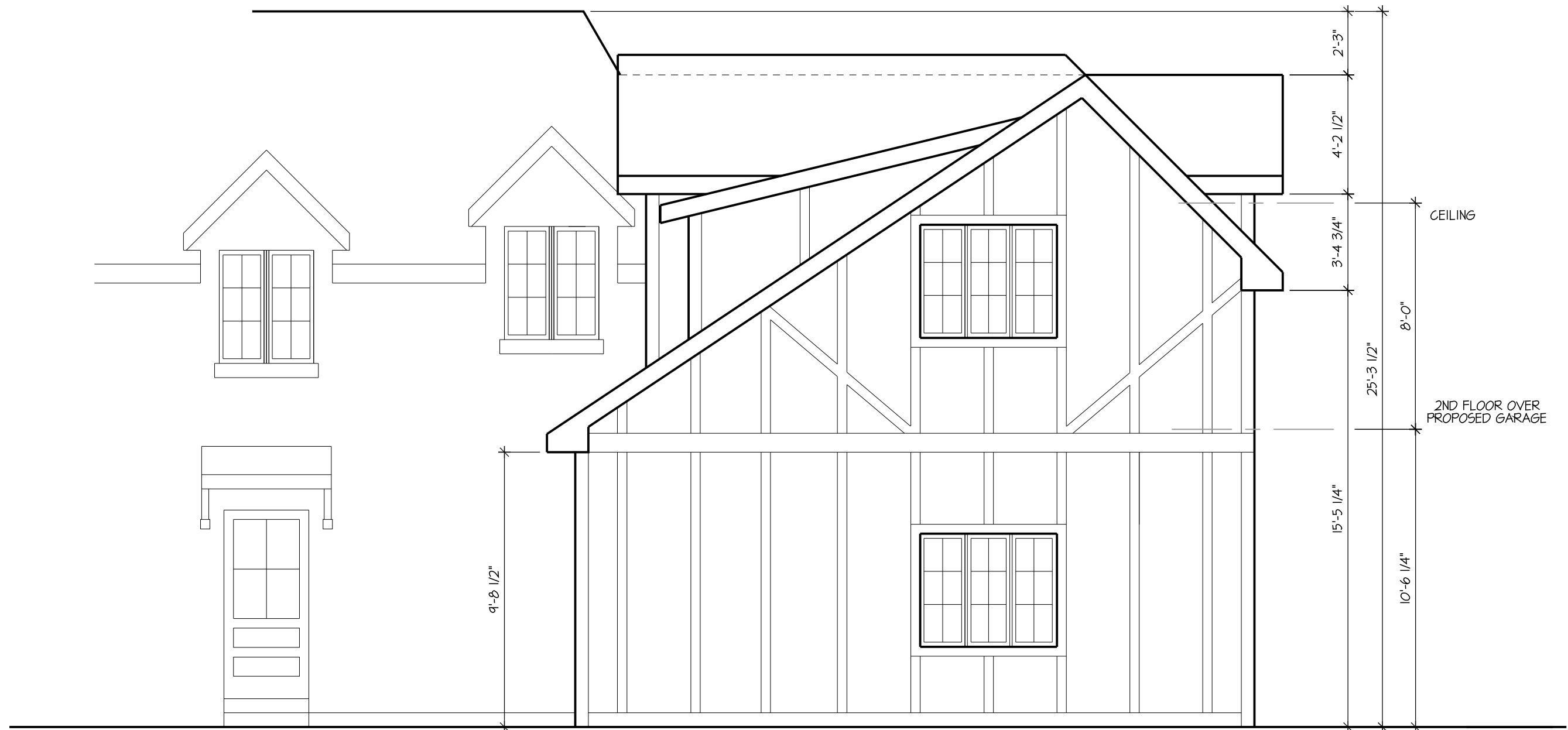
WALKER RESIDENCE
859 SHERIDAN ROAD



GARAGE PROPOSED SOUTH ELEVATION

SCALE: N.T.S.

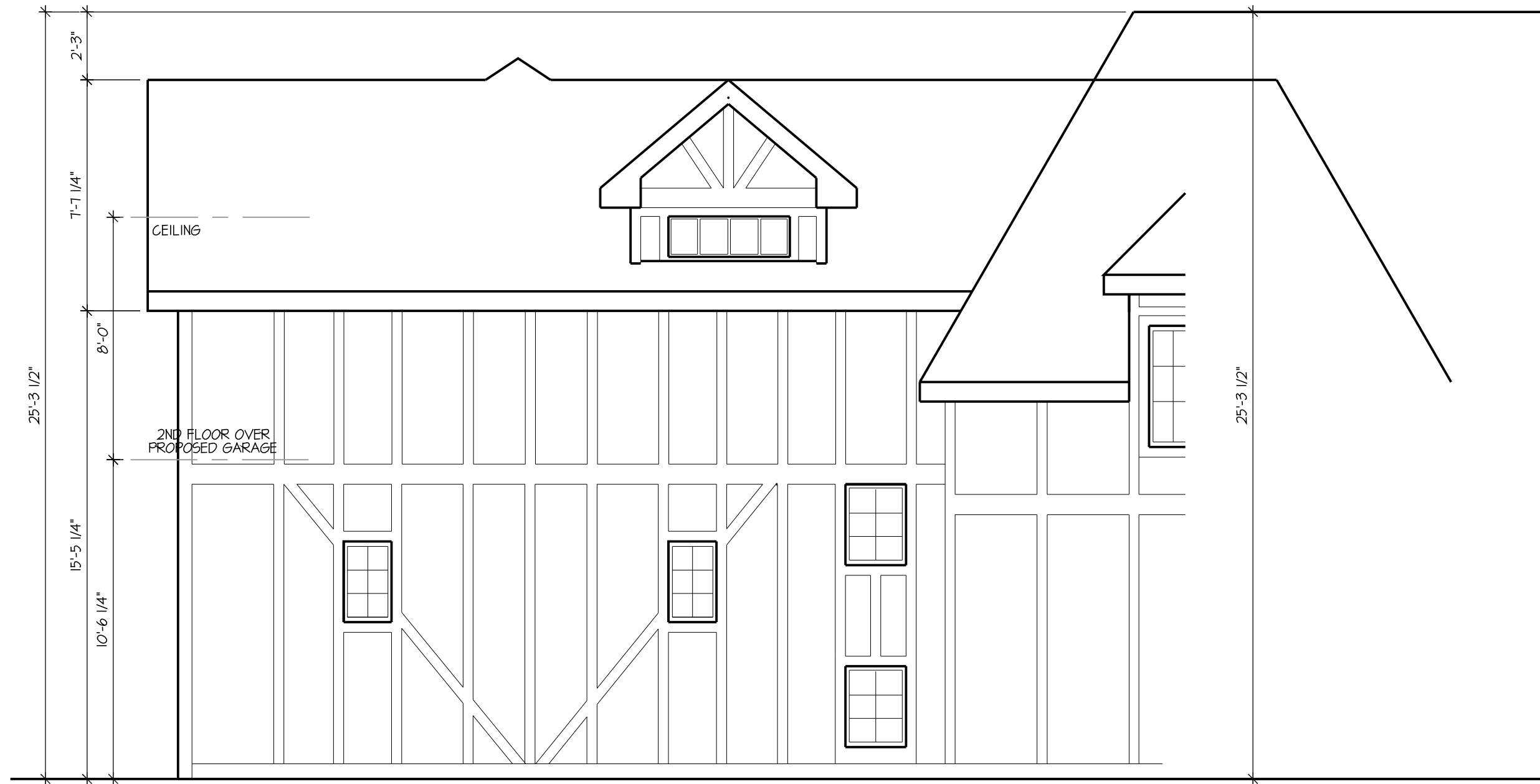
WALKER RESIDENCE
859 SHERIDAN ROAD



GARAGE PROPOSED EAST SIDE ELEVATION

SCALE: N.T.S.

WALKER RESIDENCE
859 SHERIDAN ROAD



GARAGE PROPOSED NORTH SIDE ELEVATION

SCALE: N.T.S.

WALKER RESIDENCE

859 SHERIDAN ROAD

ATTACHMENT D

Ann Klassen, Senior Planner
Village of Winnetka Community Development
510 Green Bay Road
Winnetka, IL 60093

Dear Ms. Klassen:

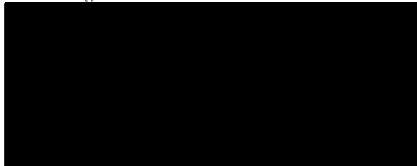
Re: Proposed Variance at 859 Sheridan Rd.
Winnetka, IL (Walker Residence)

My name is Aleksandar Radovic, M.D. and I reside at [REDACTED] Sheridan Rd., Winnetka, IL – the property directly to the east of the residence of Thomas and Alison Walker. I am a long time resident of the North Shore, having attended New Trier High School and my family recently moved to and updated our current Winnetka residence.

I received notice from the village regarding the Walkers' plan to seek a zoning variance to essentially tear down their existing garage and replace it with an updated version. Since then, I have seen the proposed plans from the Walkers' architect, along with the updated survey. I understand that the current garage is itself a permitted variance to the village code and the Walkers' planned garage will move even closer to our home and the property line (by approximately two feet).

I am writing to inform you that we have no objection to the Walkers' proposed variance application and construction. The changes to the elevation and size are minimal compared to the overall structure and their (existing and proposed) garage is adjacent to our garage. We feel there is sufficient space between the two garages; thus we have no concern about the variance application and proposed changes.

Sincerely,

A large black rectangular redaction box covering the signature area.

ATTACHMENT E

WINNETKA ZONING BOARD OF APPEALS EXCERPT OF MEETING MINUTES MARCH 9, 2020

Zoning Board Members Present:

Matt Bradley, Chairman
Sarah Balassa
E. Gene Greable
Wally Greenough
Lynn Hanley
Kimberly Handler
Mike Nielsen

Zoning Board Members Absent:

None

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Case No. 20-09-V2: 859 Sheridan Road: An application submitted by Tom and Alison Walker seeking approval of zoning variations to allow an addition to the existing residence at 859 Sheridan Road. The requested zoning variations would permit the residence: (a) to provide less than the minimum required side yard setback; (b) to provide less than the minimum required rear yard setback; and (c) to exceed the maximum permitted width of front-facing attached garage doors. The Village Council has final jurisdiction on this request.

Chairman Bradley noted the Board is a recommending body and the Village Council would have final approval.

Ms. Klaassen stated the application was submitted by the owners, Tom and Alison Walker, for the property at 859 Sheridan Road and described the three variations as follows: (a) a side yard setback of 4.31 feet from the east property line whereas a minimum of 12 feet is required, a variation of 7.7 feet or 64%. She noted the residence currently provided a side yard setback of 5.73 feet. Ms. Klaassen stated the second variation is for a rear yard setback of 20.31 feet from the north property line whereas a minimum of 20.44 feet is required, a variation of .13 feet or .64%. She stated the addition would match up with the rear of the home and would provide the same setback. Ms. Klaassen then stated the third variation is to allow a single front-facing garage door width of 16 feet whereas a maximum of two 9-foot wide doors are permitted. She stated the existing garage currently has a garage door width of 16 feet.

Ms. Klaassen stated the subject property is located on the east side of Sheridan Road between Lloyd Place and Tower Road and contains an existing two-story residence with an attached garage built in 1926. She stated the property is zoned R-2 single family residential and is bordered by R-2 to the north, south and east and R-3 to the west. Ms. Klaassen stated the variations are being requested to rebuild the existing nonconforming attached garage and the space above it with a slightly larger footprint. She noted the existing garage measured 18.58 feet x 22.08 feet. Ms. Klaassen stated the illustration showed the proposed garage and the excerpt of the proposed first floor plan showing the proposed addition would expand the garage 1.42 feet to the east and 1.92 feet to the south with the proposed garage measuring 20 feet x 24 feet in terms of its exterior dimensions.

1 Ms. Klaassen then referred to the floor plan of the proposed second floor with the space above the
2 garage currently consisting of a bedroom with an in-suite bathroom and laundry nook in the hallway.
3 She stated in the proposed floor plan, the proposed addition would expand the bedroom and provide a
4 walk-in closet as well as a laundry room. Ms. Klaassen then stated the garage is considered front-facing
5 as the garage is facing the front yard along the south property line where there is a private road. She
6 stated in summary, three variations are being requested for the side yard, rear yard and garage door
7 width.
8

9 Ms. Klaassen stated the Board is to consider whether or not the proposed variations meet the standards
10 for granting the requested relief. She stated after public comment and Board discussion, the Board may
11 make a recommendation to the Village Council as stated in the draft motion on page nos. 8 and 9 of the
12 agenda report. Ms. Klaassen then asked if there were any questions. Chairman Bradley also asked if
13 there were any questions. No questions were raised at this time.
14

15 Tom Hickman introduced himself to the Board as the architect for the applicants. He stated he was
16 approached by the applicants due to the garage maintenance and deterioration problems and noticed
17 settling in the garage. Mr. Hickman stated after they performed excavation, they could not find the
18 foundation noting the home was built in 1926 and the garage was part of the original construction. He
19 stated the current zoning ordinances were not in place at the time of its construction and because of
20 that, it is nonconforming in several ways.
21

22 Mr. Hickman stated he informed the applicants he would have to first speak with Ms. Klaassen to
23 determine the zoning parameters. He stated he was surprised to find they could not move in any
24 direction with the garage. Mr. Hickman stated the applicants initially wanted to repair the garage after
25 receiving estimates and decided to tear it down and rebuild it in its current location but slightly larger to
26 solve functional problems. He informed the Board the interior of the garage is only 18 feet wide and the
27 entrance to the home is off the side. Mr. Hickman then stated if there are two vehicles in the garage,
28 you cannot open the car doors or the door to the home. He noted 22 feet is typically the standard used
29 for a two car garage minimum width. Mr. Hickman stated they found they were over the north setback
30 line by 2 inches and over by several feet to the east. He added while they were not in the south
31 requirements, they would be increasing the degree of nonconformance on the east. Mr. Hickman also
32 stated the 16-foot wide front-facing garage door was also noncompliant but currently existed. He then
33 stated the proposed footprint expansion from 18.7 feet to 20 feet to the east would still not allow room
34 for two 9-foot garage doors which is why they are asking to retain the existing garage door and continue
35 the north building line which is 2 inches over as well as to extend the garage width 1.5 inches to get to
36 20 feet.
37

38 Mr. Hickman then stated he brought in blow ups of several illustrations noting one in particular. He
39 informed the Board the applicants state they are probably the only residents who have shrunk their
40 home and consulted with the Historical Society to make it more closely match the home's original
41 architecture. Mr. Hickman identified three hatched areas of the home which were taken away consisting
42 of a breakfast room over the deck as well as an entry on the Sheridan Road side. He then referred to the
43 entrance added which he described as tastefully done and in character with the home. Mr. Hickman
44 then stated the greenhouse in the southwest corner was added in 1974 and removed by a previous
45 owner. Mr. Hickman stated to make the home more in character with what it originally was, the
46 proposal would add a sliver of space on two sides of the garage.
47

1 Chairman Bradley stated in order to be mindful of the time, the question posed to the Board related to
2 the side yard setback to the east as well as keeping the 16 foot wide garage door. He then stated with
3 regard to the portions of the home which have been removed, the Board does not consider the totality
4 of the circumstances and there is no offset credit. Chairman Bradley then asked how the width
5 increasing by 1.5 feet would solve the problem with the entry staying the same. Mr. Hickman responded
6 one issue is a garage storage problem as well as having only 18 feet of clear space inside and parking
7 two vehicles inside. He noted there are a couple of steps from the door leading into the home which are
8 projecting into the garage.

9
10 Chairman Bradley stated there is no ability at the western part of the garage and there is no way to
11 ameliorate the problem from within the garage walls and no ability to move the western wall over. He
12 stated what they are looking to do is if the 1.5 feet could be achieved on the western side as opposed to
13 the east side, if that is reasonably practical and asked Mr. Hickman to explain why it is not. Mr. Hickman
14 stated the wall under the separation between the garage and stair is a foundation wall. He also stated
15 the hallway is only 3 feet wide and there is no room to take space from there. Mr. Hickman then stated
16 while they would be adding a closet and making the hallway a little bigger, there is no practical way to
17 push to the west.

18
19 Chairman Bradley asked if the applicants are grappling with space that is otherwise available in a
20 noncompliant home. He then stated two vehicles can be parked in the garage and other items one
21 would expect to put in a garage cannot be put there. Mr. Hickman stated because of the garage width,
22 you cannot park two vehicles in there and open the doors or easily get into the door of the home.

23
24 Tom Walker, the property owner, stated the garage storage is a small part of the overall problem and
25 the bigger problem is immediately to the west and if they could have solved the problem by moving the
26 west wall, they would have done that 10 years ago. He referred to it as a load bearing wall. Mr. Walker
27 stated the hallway entry point is a challenge and is a problem now that their children are older.

28
29 Chairman Bradley asked if there were any questions. Ms. Handler asked if the option to lose the
30 staircase in the hallway is not an option since it is a structural wall. Mr. Hickman stated that is the
31 staircase to the basement. Mr. Greable asked if the garage was built when the home was built in 1927.
32 Mr. Hickman confirmed that is correct. He added the area on the front of the home which was removed
33 was for storage. Mr. Nielsen asked if the area above the garage is being completely remodeled. Mr.
34 Hickman stated it is proposed to be rebuilt and would contain the same functions as are there now.

35
36 Chairman Bradley stated the three variations are all the Board is authorized to consider and the side
37 yard setback is in furtherance of the use of the garage. He then asked if there were any other questions.
38 No additional questions were raised at this time. Chairman Bradley asked if there were any comments
39 from the audience. Mr. Hickman referred to the letter in the packet from the east neighbor. Chairman
40 Bradley called the matter in for discussion.

41
42 Ms. Balassa stated she understood the difficulty of the two vehicles and the nature of the home's
43 setbacks are being addressed. Mr. Greenough stated he is not troubled by the proposal and it seemed to
44 be a minor variation to improve the character of the home and he would be in favor. Ms. Hanley stated
45 they are talking about 17 inches and the fact that it is a little off in terms of it being consistent with the
46 rest of the home because of the grade, she had no problem with 17 inches. Ms. Handler agreed it is a
47 reasonable request given the actual amounts and what the few inches would allow them to gain. She
48 also stated there are garage doors that appear to be two doors that maybe they could consider. Mr.

1 Greable stated he supported the application and referred to the first portion of the request with the
2 remaining two being a continuation of that. He then stated the change to be made cannot be seen from
3 Sheridan Road. Mr. Greable added there would be no impact to the locality.
4

5 Mr. Nielsen asked where the 17 inches is coming from. A Board Member stated they are adding 1 feet 5
6 inches to the east side of the garage, which is 17inches. Chairman Bradley stated the required side yard
7 setback is 12 and they are already existing nonconforming. Mr. Nielsen then stated while he is not
8 indifferent and the request is not a huge ask, he stated what is there is being kept and the home's
9 character is not being altered too much. He then stated he questioned the circumstance altogether and
10 referred to the garage not being much bigger and would still hold two vehicles. Mr. Nielsen also stated
11 although the request is small, he questioned whether it is necessary.
12

13 Chairman Bradley stated he would be in support of recommending approval and in taking each of the
14 variations standing alone and applying the standards to them, the rear yard setback and front-facing
15 garage are not intended to change and are procedural in nature. He stated they would continue to use
16 the home in the manner intended and with regard to the first one relating to the 17 inches they are
17 pushing further out, it is already existing nonconforming. Chairman Bradley then stated for the side yard
18 setback, in looking at the standards, it is a unique situation and is special to the property along with the
19 fact there is no other viable place to put a two car garage. he then stated while a lot of people would say
20 a two car garage is expected to get reasonable return, that is not true but is a convenience you would
21 expect to see in the R-2 district and the ability of the applicants to not be able to maximize the full
22 potential of the property to get reasonable return would likely necessitate a functioning two car garage.
23 He stated the testimony expressed their inability to meet that. Chairman Bradley also stated in terms of
24 alternatives so as not to require granting variances, moving inward of the garage on the western wall
25 would create undue hardship to the applicants. He concluded he is support of the application.
26

27 Ms. Balassa and Mr. Nielsen agreed the request would be fine.
28

29 Chairman Bradley then asked for a motion to recommend approval of the request as stated on page 8 of
30 the staff report. Mr. Greable moved to recommend the approval of the variations as set forth on page 8.
31 Several Board Members seconded. Ms. Hanley then stated while the Village Council has final
32 jurisdiction, she asked if it is because the rear yard setback is not over 50%. Ms. Klaassen responded the
33 side yard variation of 64% triggers the entire application counting as a major variation and going to the
34 Village Council for final approval.
35

36 A vote was taken and the motion unanimously passed, 7 to 0.
37

38 AYES: Balassa, Bradley, Greable, Greenough, Handler, Hanley, Nielsen

39 NAYS: None
40
41



Agenda Item Executive Summary

Title: Ordinance No. M-7-2020: 191 Sheridan Road - Variation (Introduction/Adoption)

Presenter: David Schoon, Director of Community Development

Agenda Date: 05/12/2020

Consent: ☐ YES ☒ NO

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

Item History:

None.

Executive Summary:

On May 12, the Village Council is scheduled to consider Ordinance No. M-7-2020, an ordinance approving a variation application submitted by Scott and Nancy Santi (the "Applicants"). The Applicants represent the Nancy S. Santi Revocable Trust dated May 25, 2006, the owner of the property at 191 Sheridan Road (the "Subject Property"). The Applicants requests approval of the following zoning variation to allow construction of a lakefront accessory building on the Subject Property:

1. Front yard setback from Lake Michigan of 20.93 feet, whereas a minimum of 50 feet is required, a variation of 29.07 feet (58.14%) [Note: The existing accessory building to be replaced currently provides a front yard setback of approximately 33.5 feet from Lake Michigan].

Attached is separate staff report summarizing the Zoning Board of Appeals consideration of the request at its March 9, 2020 meeting, as well as the Village Council's November 2017 granting of variations for the Subject Property to allow the construction of an artist studio and swimming pool. The staff report also provides a comparison of the existing improvements, the improvements approved in 2017, and the proposed improvements currently before the Village Council.

Further details of the request can be found in the attached staff report to the ZBA (Attachment B).

Recommendation:

Consider introduction of Ordinance No. M-7-2020 OR consider waiving introduction and adoption of Ordinance No. M-7-2020.

The Ordinance would allow construction of a lakefront accessory building at 191 Sheridan Road.

Attachments:

Staff Report

Attachment A: Ordinance No. M-7-2020

Attachment B: March 2, 2020 ZBA Staff Report and Report Attachments

Attachment C: Application Materials

Attachment D: Ordinance M-7-2017, adopted on November 21, 2017

Attachment E: Excerpt of draft March 9, 2020 ZBA meeting minutes



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MAY 5, 2020
SUBJECT: ORDINANCE M-07-2020: 191 SHERIDAN ROAD - VARIATION
(CASE NO. 20-10-V2)

INTRODUCTION

On May 12, the Village Council is scheduled to consider Ordinance M-07-2020, an ordinance approving a variation application submitted by Scott and Nancy Santi (the "Applicants"). The Applicants represent the Nancy S. Santi Revocable Trust dated May 25, 2006, the owner of the property at 191 Sheridan Road (the "Subject Property"). The Applicants request approval of the following zoning variation to allow construction of a lakefront accessory building on the Subject Property:

1. Front yard setback from Lake Michigan of 20.93 feet, whereas a minimum of 50 feet is required, a variation of 29.07 feet (58.14%) [Note: The existing accessory building to be replaced currently provides a front yard setback of approximately 33.5 feet from Lake Michigan].

ZONING BOARD REVIEW AND PREVIOUS VARIATION APPROVALS

The Zoning Board of Appeals (ZBA) considered the request on March 9, 2020. After hearing from the Applicants and three members of the public, the ZBA recommended, by a vote of 7-0, approval of the variation. Draft minutes of the ZBA meeting are included as Attachment E. The public comments were from the adjacent neighbors concerned about the construction activity in general and impact it may have on their properties.

In November 2017, the Village Council adopted Ordinance M-7-2017 granting variations to allow construction of an artist studio and a swimming pool on the Subject Property. A building permit for the improvements was approved in June 2018; however, construction did not begin, and the permit and variation expired. Since that time, the Applicants have scaled back the proposed construction and have submitted the variation application currently before the Council. The following section of this staff report on the next page provides a comparison of existing site improvements, November 2017 approved improvements, and current proposed improvements.

Further details of the request can be found in the attached staff report to the ZBA (Attachment B).

COMPARISON OF EXISTING IMPROVEMENTS, NOVEMBER 2017 APPROVED IMPROVEMENTS & CURRENT PROPOSED IMPROVEMENTS

The following table provides a summary of the existing lakefront improvements, what was approved in November 2017, and what is currently proposed by the Applicants.

	Existing Improvements	November 2017 Approved Improvements	Current Proposed Improvements
Accessory Building & Floor Area	Cabana 12.05' by 22.11' 266.42 sq ft	Artist Studio 47.9' by 24.0' 1,129 sq ft	Accessory Building 22.5' by 16.6' 374 sq ft
Tunnel Connecting Home with Accessory Building	None	Proposed	None
Pool	None	Proposed	None
Walkways Along North & South Side Lot Lines	Existing walkways	Proposed walkways closer to side lot lines	Existing walkways remain
Elevated Walkway Front Setback (Along Lake)*	19'	13.58'	20.93'
Accessory Building Front Setback (Along Lake)*	33.5'	18.58'	26.16'
Gabion Wall & Concrete Walk Along Lake	Existing at water's edge	To remain at water's edge	To remain at water's edge
North Side Yard Setback of Lakefront Accessory Building*	26'	9.51'	25.11'
South Side Yard Setback of Lakefront Accessory Building	45.74'	29.46'	46.81'

*Existing improvements figures are approximations based upon measurements from submitted plat of survey.

RECOMMENDATION

At the May 12, 2020, Village Council meeting, the Council is scheduled to:

- consider introduction of Ordinance M-07-2020, OR;
- consider waiving introduction of Ordinance M-07-2020 and consider adoption of the Ordinance.

The Ordinance would allow construction of a lakefront accessory building at 191 Sheridan Road.

ATTACHMENT A

ORDINANCE NO. M-07-2020

**AN ORDINANCE GRANTING A VARIATION
FROM THE WINNETKA ZONING ORDINANCE
FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING
WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
(191 Sheridan Road)**

WHEREAS, the Nancy S. Santi Revocable Trust dated May 25, 2006 ("**Applicant**"), is the record title owner of the parcel of real property commonly known as 191 Sheridan Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village ("**R-2 District**") and is improved with a single-family residence and an accessory structure along the water's edge of Lake Michigan ("**Accessory Structure**"); and

WHEREAS, pursuant to Section 17.04.030 of the Winnetka Zoning Ordinance ("**Zoning Ordinance**"), the Subject Property is a "through lot" abutting Lake Michigan and, thus, both the street line and the water's edge of Lake Michigan are front lot lines; and

WHEREAS, the Accessory Structure existed prior to February 7, 1989, and accordingly is a nonconforming structure related to through lot front yard setbacks; and

WHEREAS, the Applicants, on behalf of the Trust, desire to improve the Subject Property by demolishing and rebuilding the Accessory Structure within the front yard setback ("**Proposed Improvement**"); and

WHEREAS, pursuant to Section 17.64.060.E of the Zoning Ordinance, no lawful nonconforming building that is demolished shall be repaired or restored to its condition immediately prior to the occurrence of the destruction if the cost of such restoration would exceed 50 percent of the cost of construction of such building unless such building shall be made to conform to all of the regulations of the district in which it is located; and

WHEREAS, pursuant to Section 17.30.050 of the Zoning Ordinance, the Subject Property must have a minimum front yard setback of 50 feet; and

WHEREAS, the Applicants, on behalf of the Trust, filed an application for a variation from Section 17.30.050 of the Zoning Ordinance to permit the construction of the Proposed Improvement with a through-lot front setback of approximately 20.93 feet ("**Variation**"); and

WHEREAS, on March 9, 2020, after due notice thereof, the Zoning Board of Appeals ("**ZBA**") conducted a public hearing on the Variation and, by unanimous vote, the seven 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 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 provision or regulation of the Zoning Ordinance from which the Variation has been sought; and

WHEREAS, the Village Council has determined that approval of the Variation for the Subject Property 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 VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Variation from Section 17.30.050 of the Zoning Ordinance to permit the construction of the Proposed Improvement on 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 3: CONDITIONS. The Variation granted by Section 2 of this Ordinance are subject to, and contingent upon, compliance by the Trust with the following conditions:

- A. **Commencement of Construction.** The Trust must commence the construction of the Proposed Improvement no later than 12 months after the effective date of this Ordinance.
- B. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvement 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 Trust 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 Trust must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

- D. Compliance with Plans. The development, use, and maintenance of the Proposed Improvement on the Subject Property must be in general accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards: the 191 Sheridan Road Development Plan, prepared by Harting Architects, consisting of 20 sheets, with a latest revision date of February 5, 2020, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit B (“Plans”)**.

SECTION 4: RECORDATION; 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 Trust and each of its heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Trust 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 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 of this Ordinance unless it first provides the Trust 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 6: 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 Variation.

SECTION 7: 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 8: EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
1. Passage by the Village Council in the manner required by law;
 2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Trust with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Trust does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2020, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2020.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this ____ day of _____,
2020.

Introduced: _____, 2020

Passed and Approved: _____, 2020

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 8 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PART OF LOTS 2, 3 AND 4 IN SIMON & OTHERS SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21 AND FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 191 Sheridan Road Lane, Winnetka, Illinois.

EXHIBIT B

PLANS

(SEE ATTACHED EXHIBIT B)

REAR YARD 50'-0" SETBACK

GENSBURG • TONIOLO

HARTING

ARCHITECTS

105 Revere Drive Suite P2
Northbrook IL 60062
(Office) 847.715.9385
(Fax) 847.715.9382

PROJECT: 191 SHERIDAN RD
WINNETKA, IL 60093

PROJECT:

GTH No. R15016	 Co GT
Drawn	
Checked	
Date 2/5/2020	

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Date
 2/5/2020

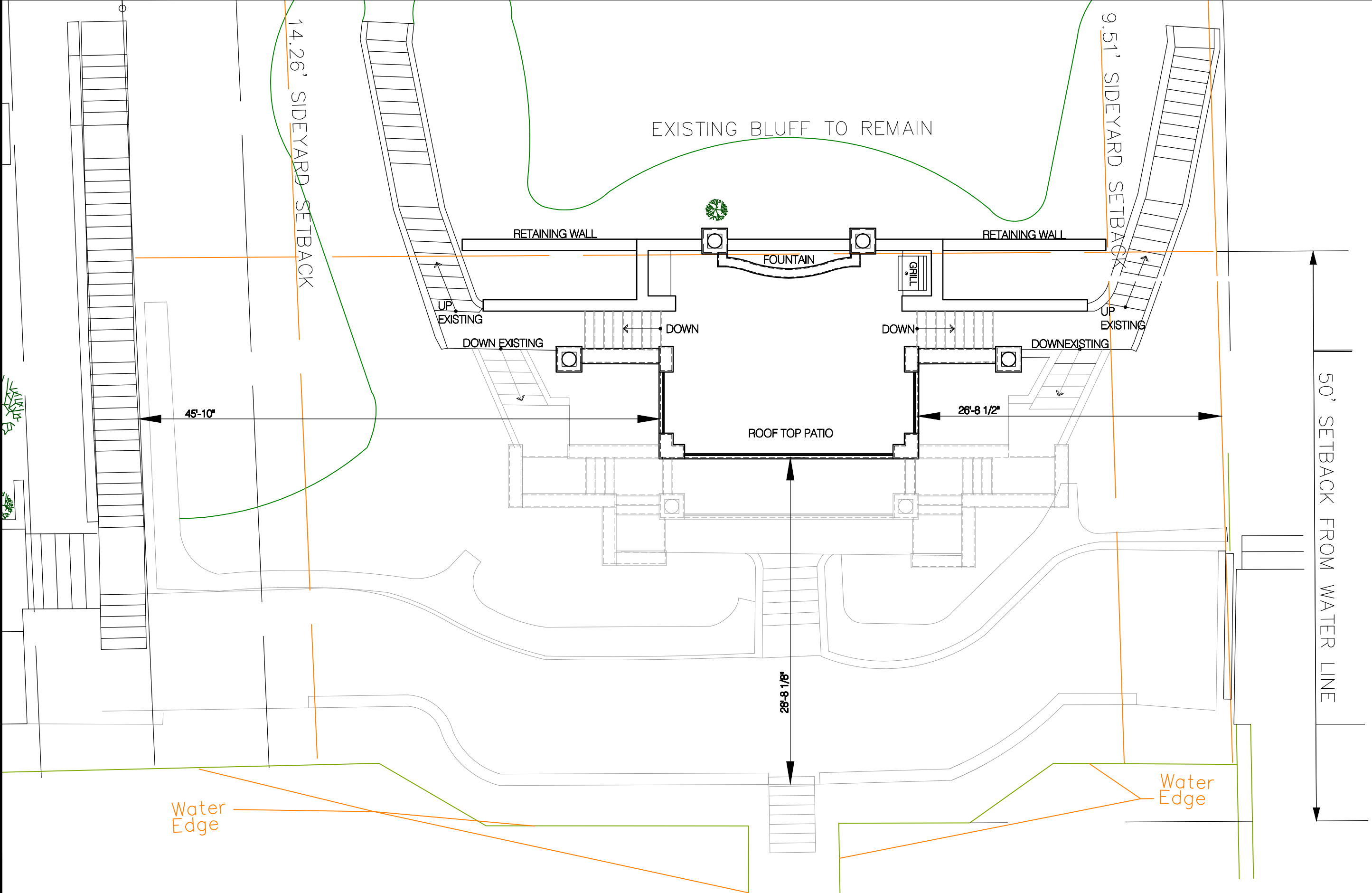
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Agenda Packet P. 96

1 PROPOSED SITE PLAN

NORTH

A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The top quadrant is labeled 'NORTH', the bottom 'SOUTH', the left 'WEST', and the right 'EAST'.



1

PROPOSED UPPER LEVEL PLAN

Scale 1/8" = 1'-0"



NORTH

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2/5/2020

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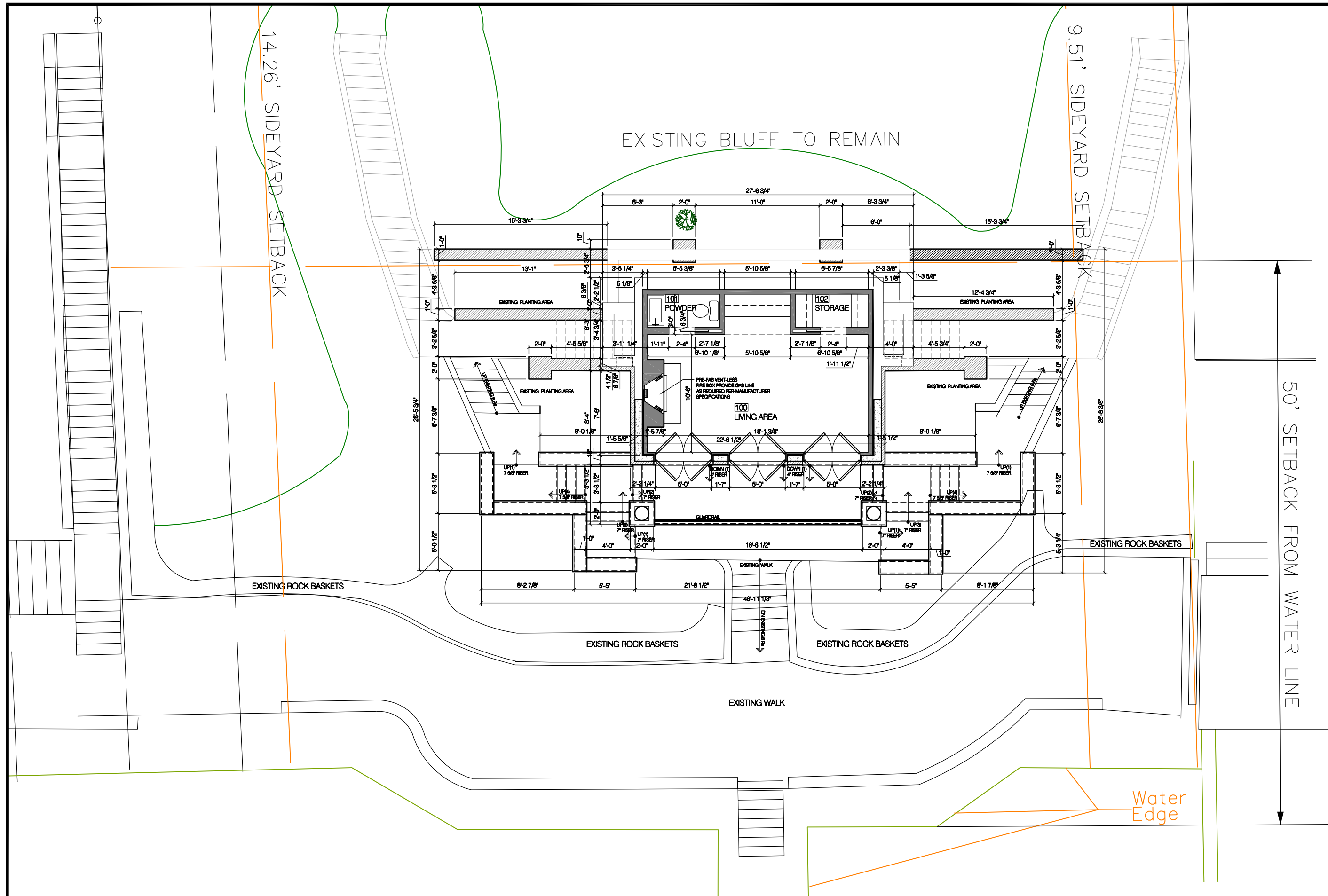
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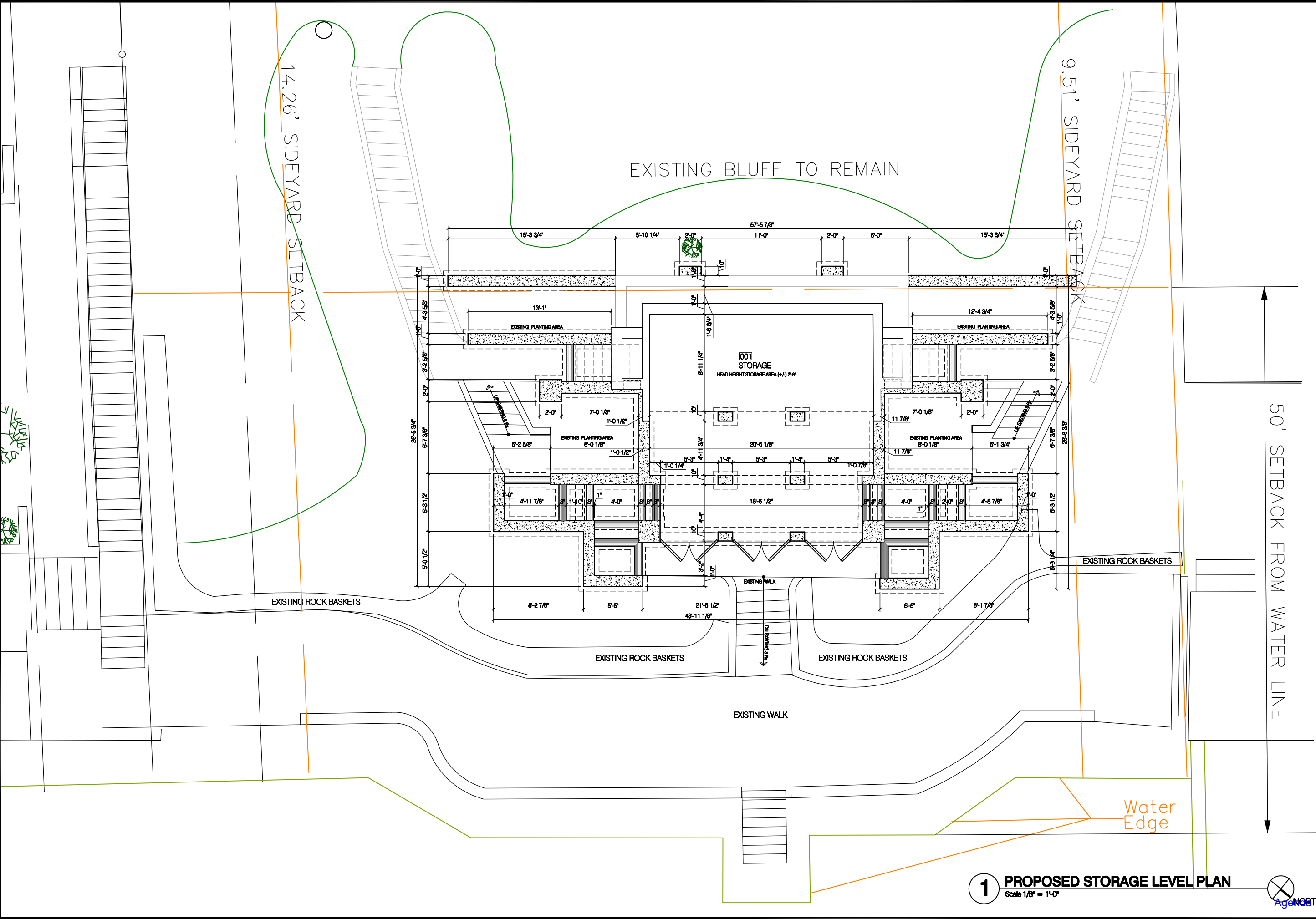
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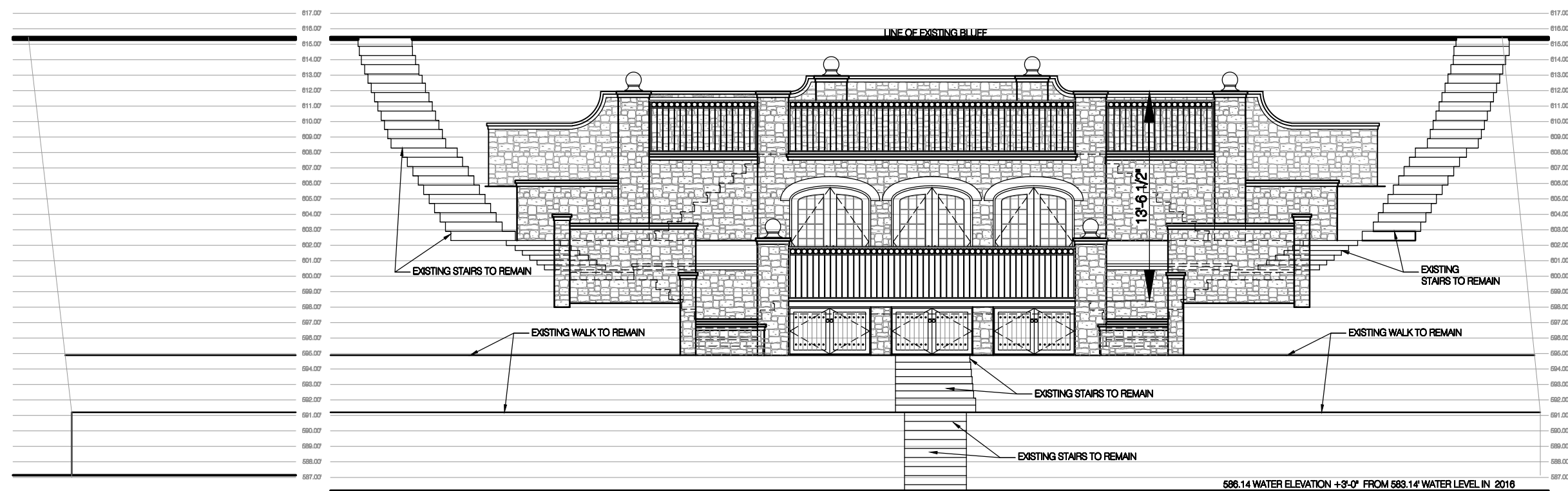
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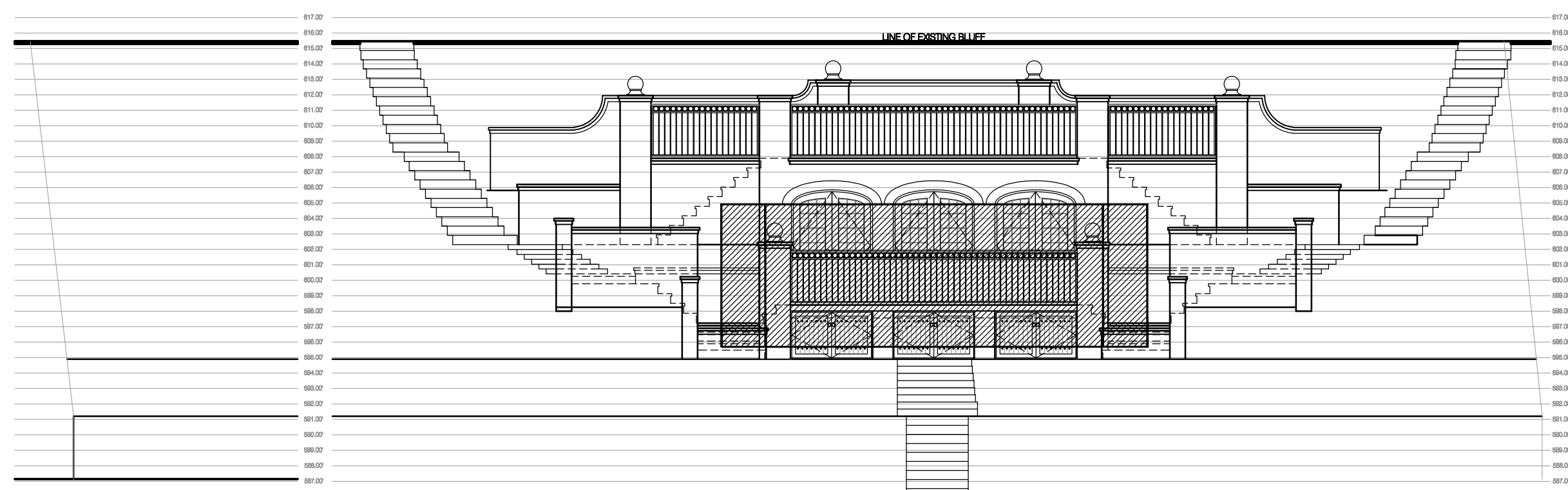
1 PROPOSED LOWER LEVEL PLAN

Agenda Packet P. 98





1 PROPOSED BUILDING SECTION
Scale 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION SHOWING THE LOCATION OF THE EXISTING CABANA
Scale 1/8" = 1'-0"

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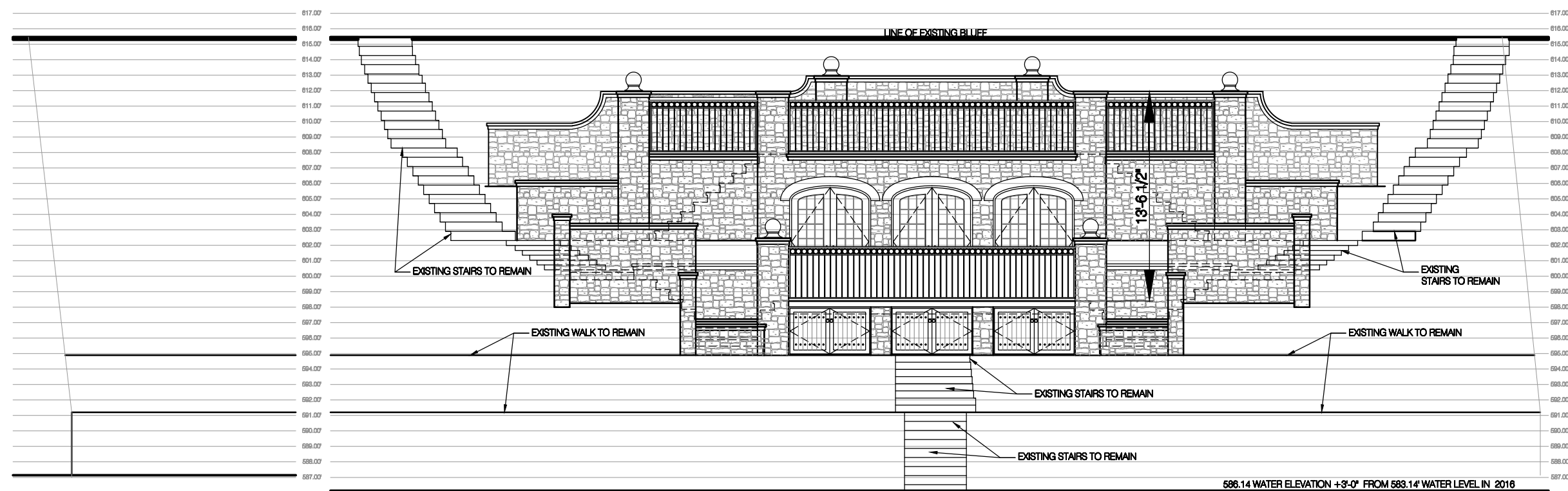
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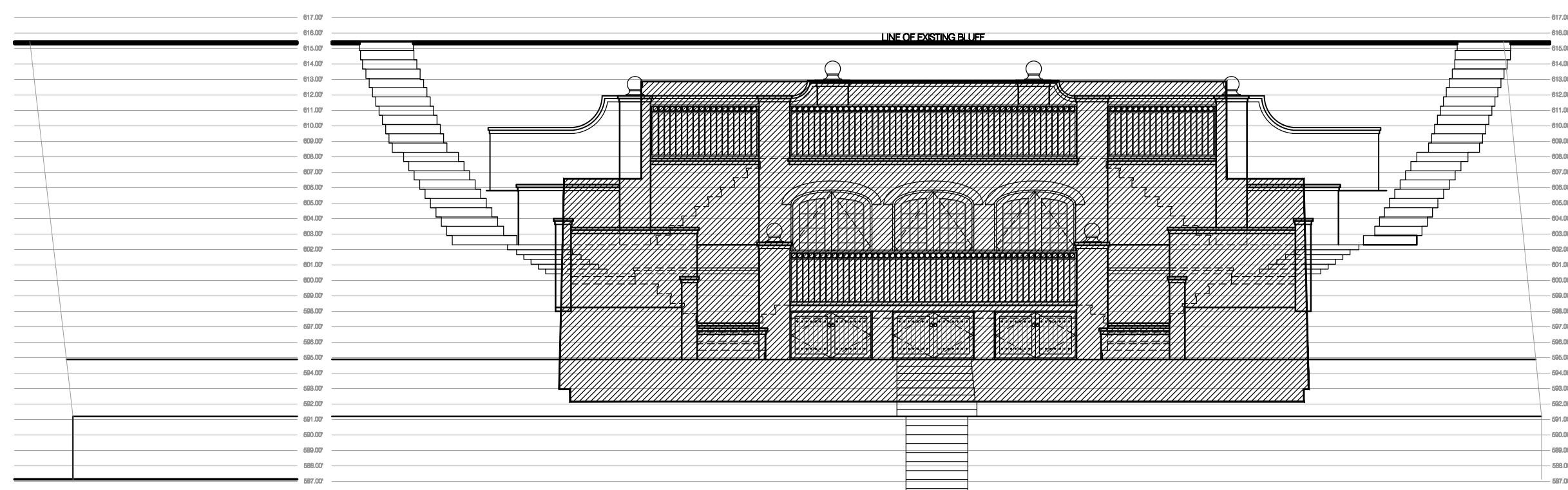
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1 PROPOSED BUILDING SECTION
 Scale 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION SHOWING THE LOCATION OF THE PREVIOUSLY APPROVED VARIANCE
 Scale 1/8" = 1'-0"

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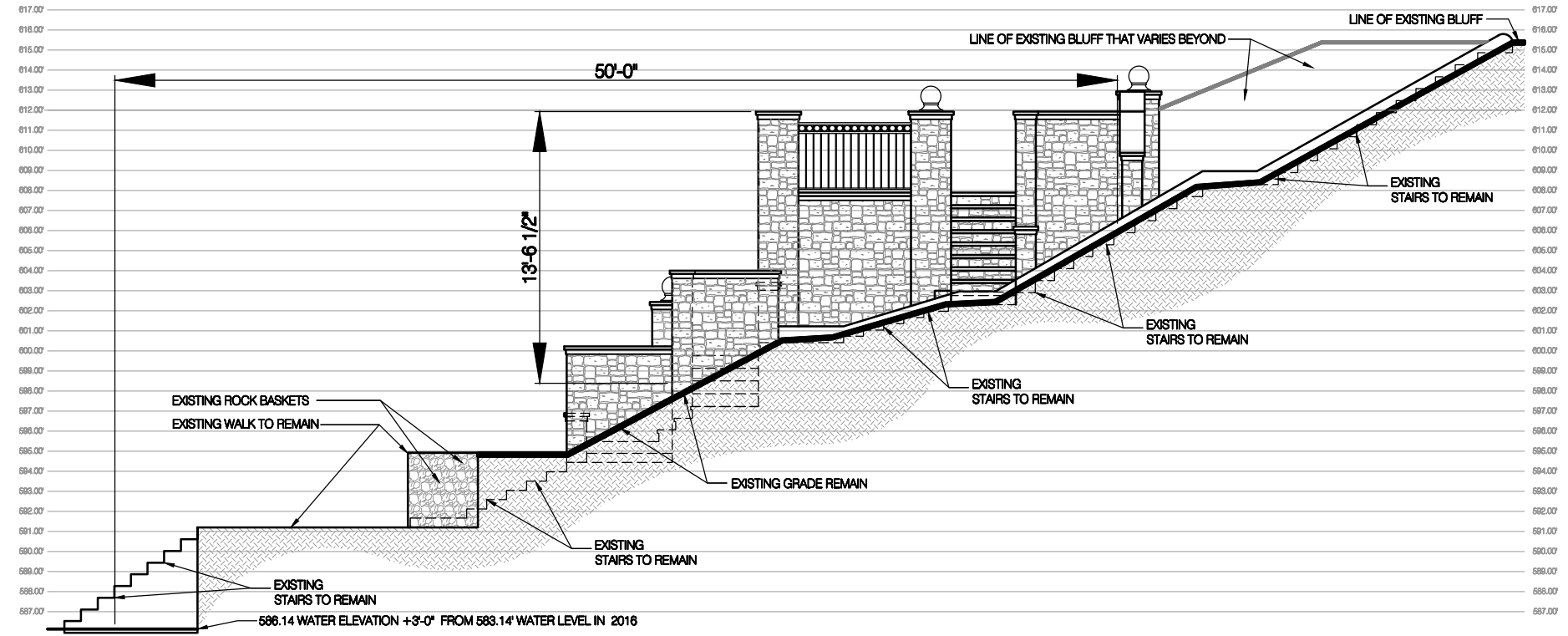
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1 PROPOSED NORTH ELEVATION
Scale 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION SHOWING THE LOCATION OF THE EXISTING CABANA
Scale 1/8" = 1'-0"

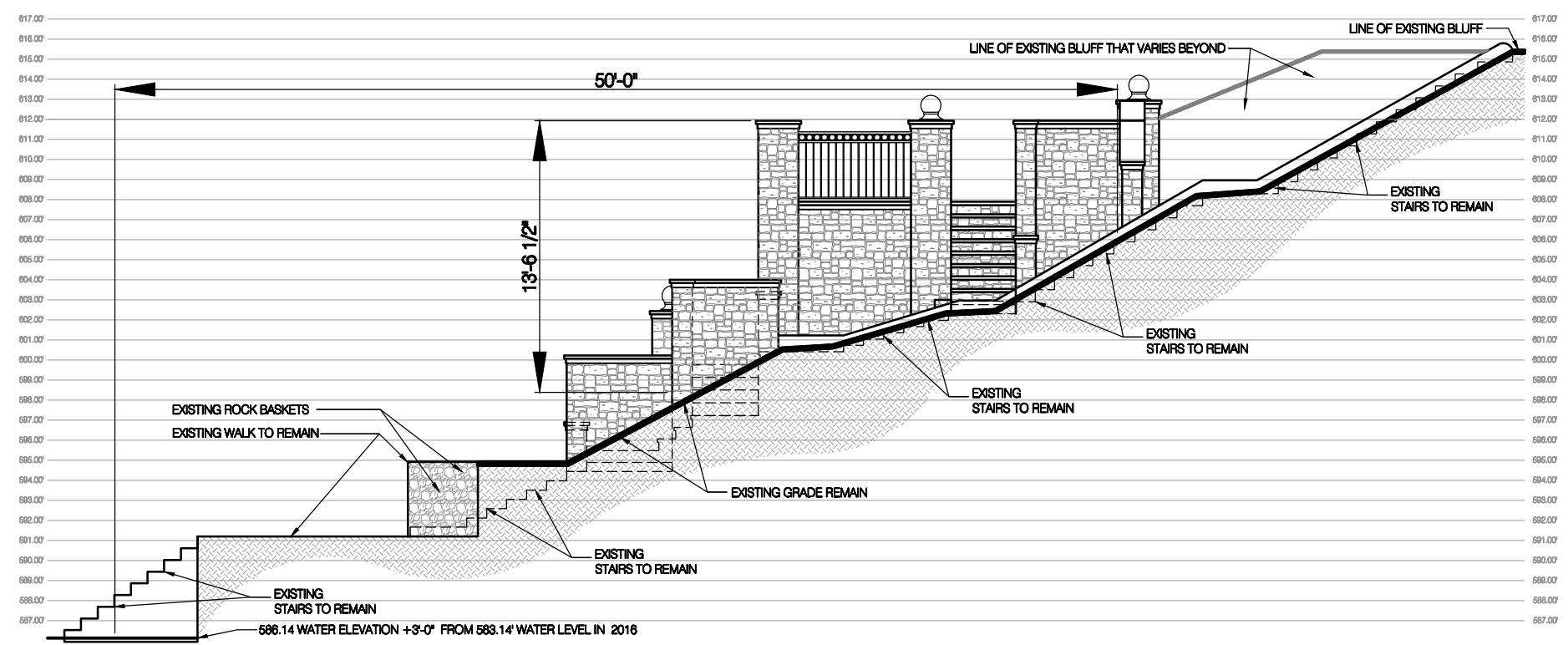


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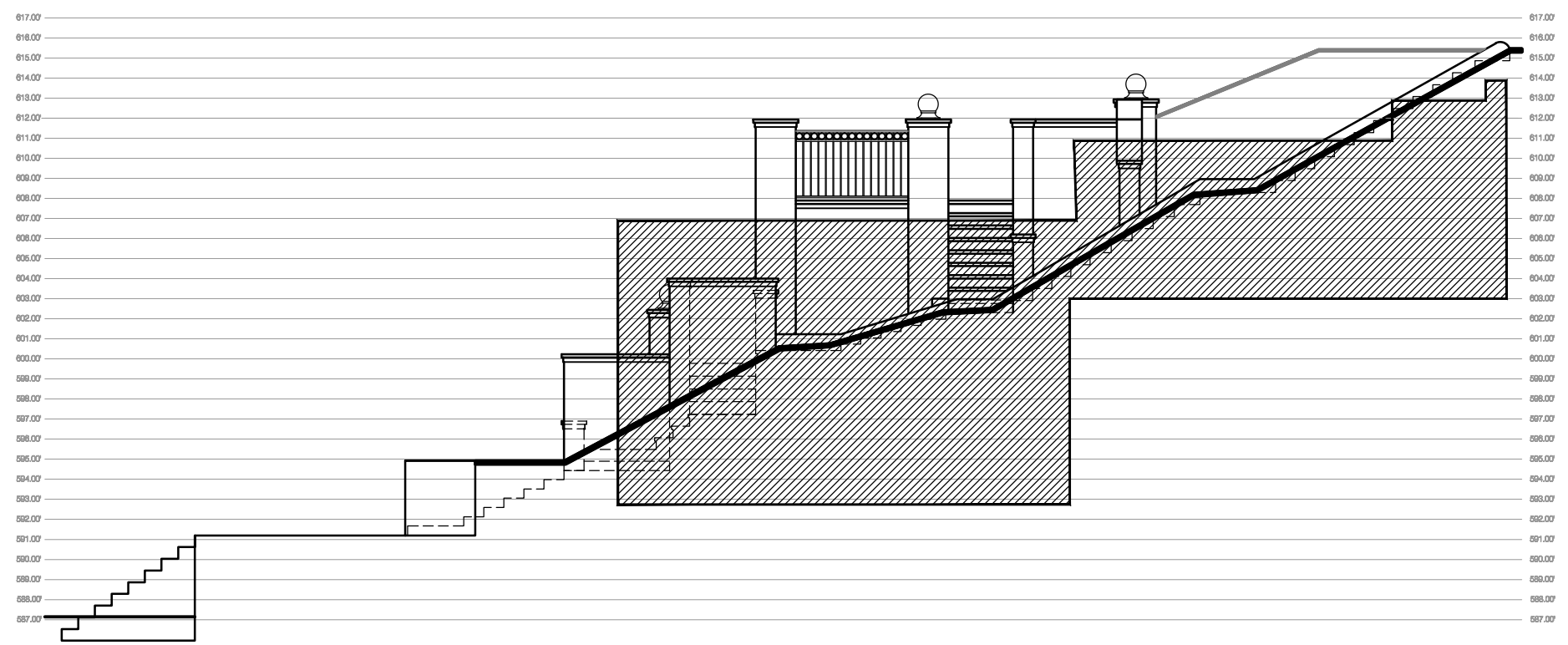
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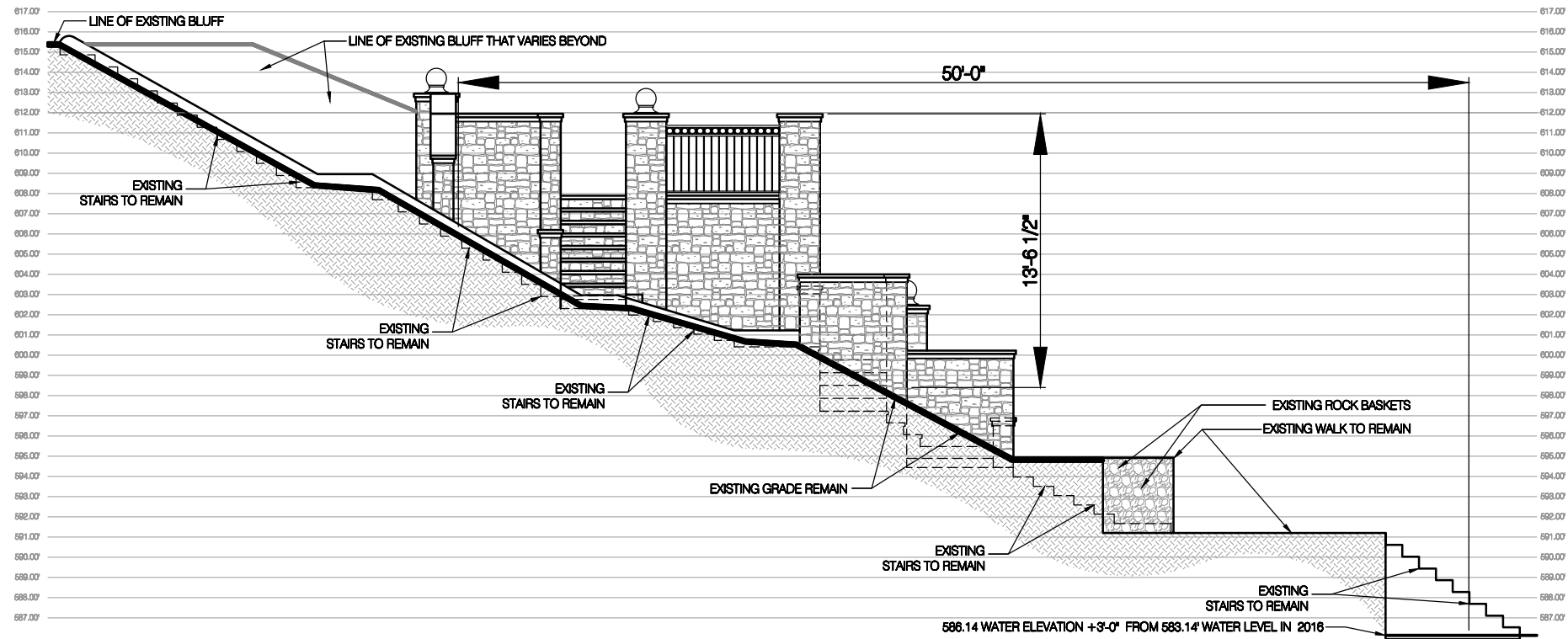
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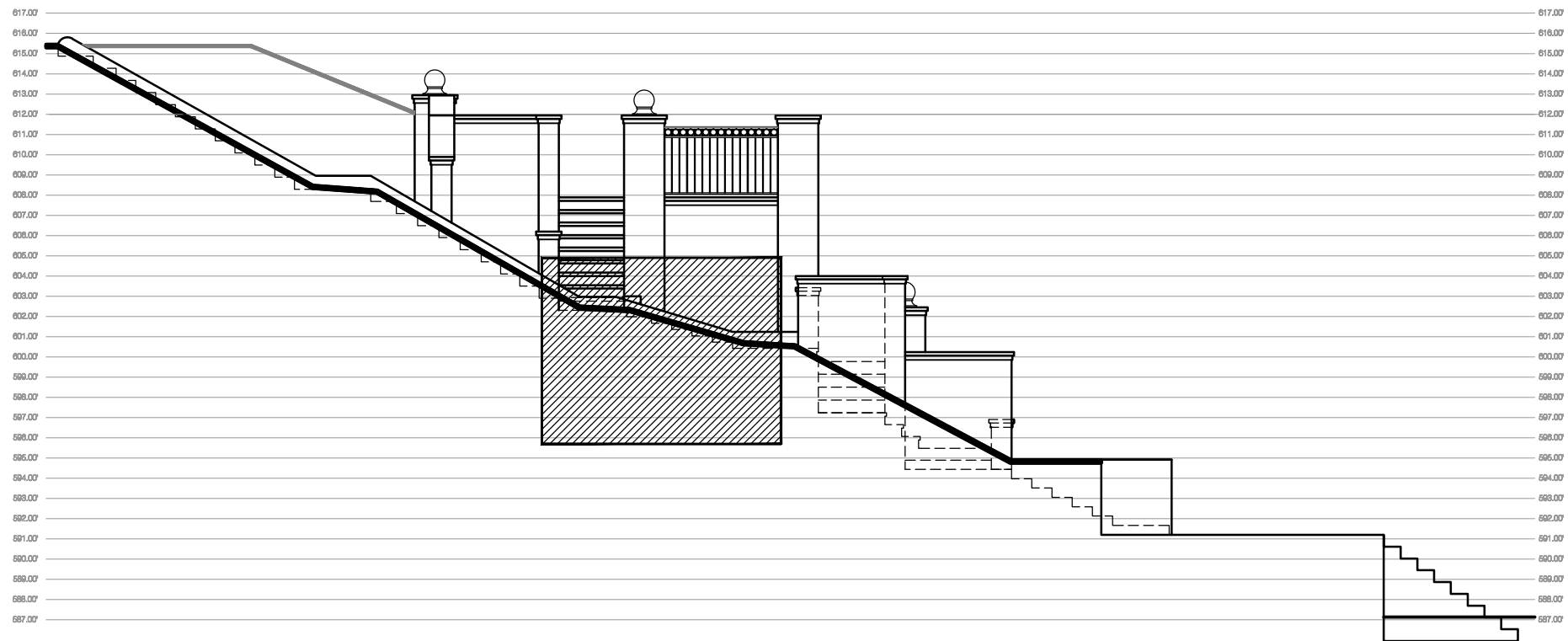
1 PROPOSED NORTH ELEVATION
Scale 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION SHOWING THE LOCATION OF THE PREVIOUSLY APPROVED VARIATION
Scale 1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
 Scale 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION SHOWING THE LOCATION OF THE EXISTING CABANA
 Scale 1/8" = 1'-0"

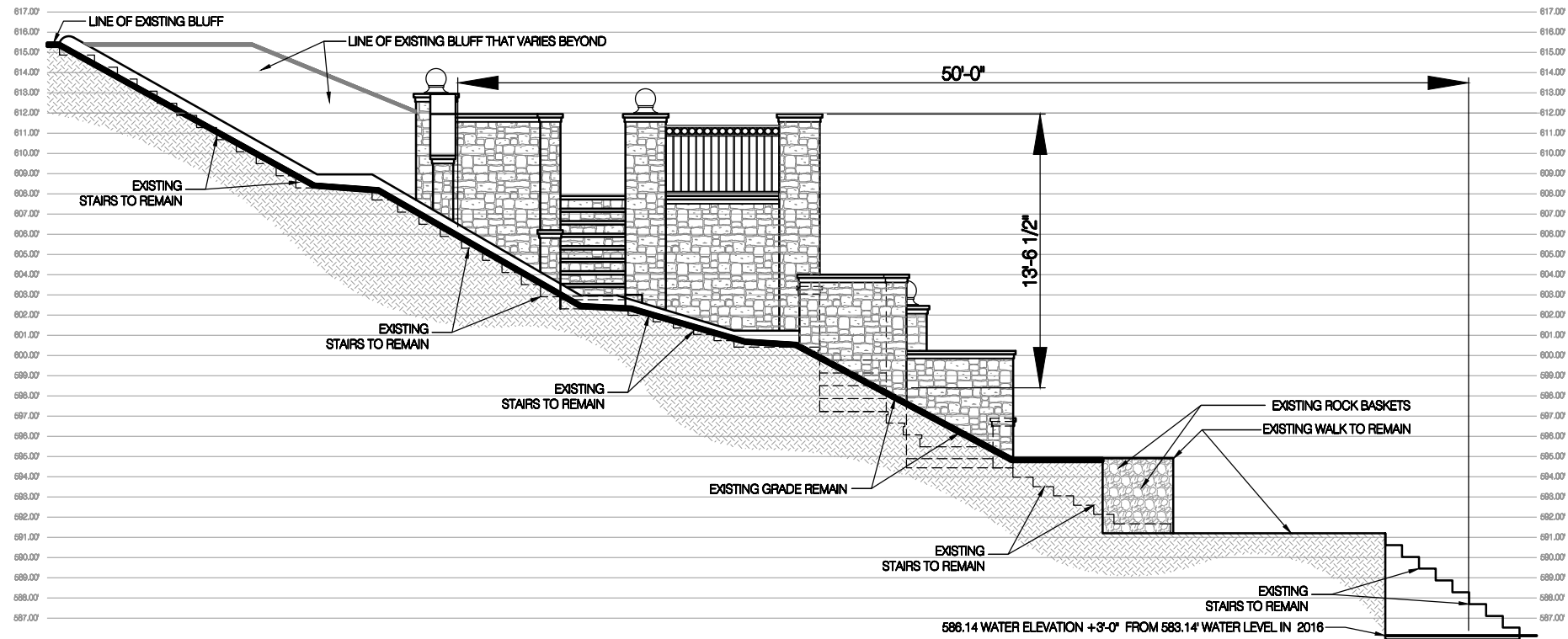


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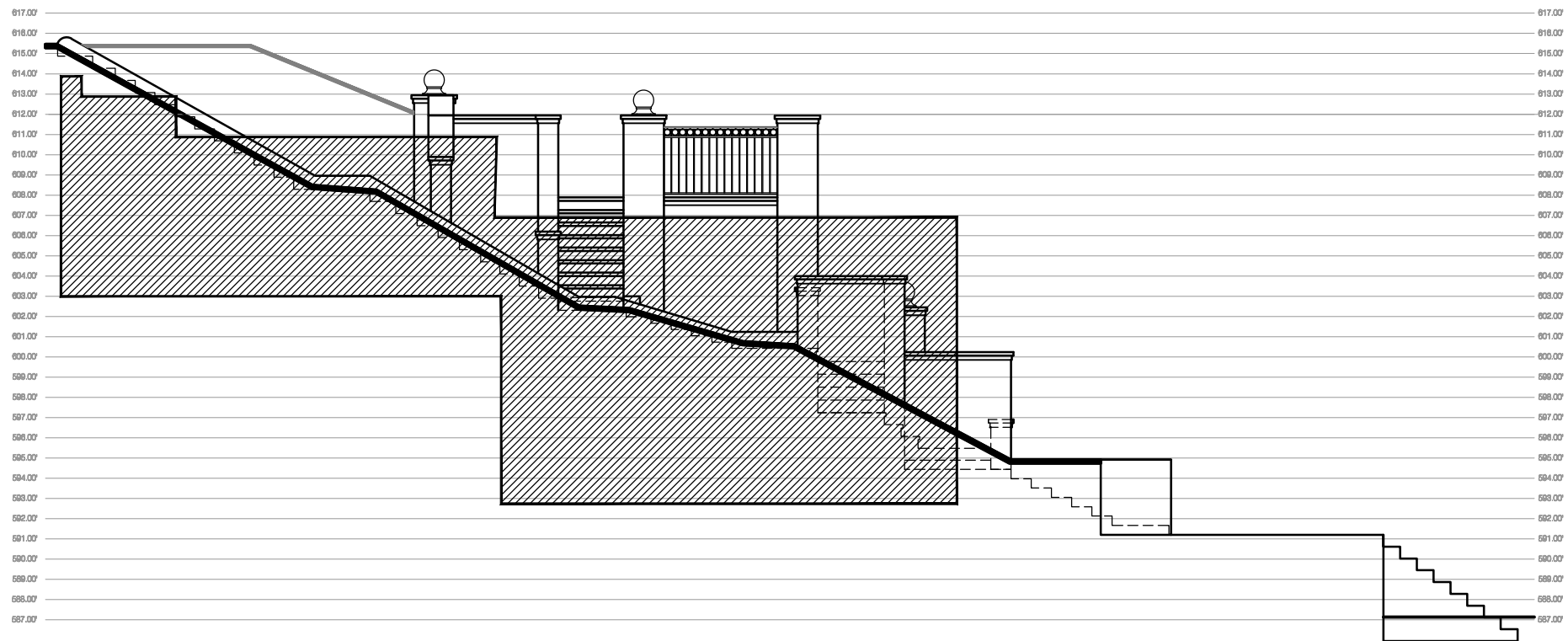
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1 PROPOSED SOUTH ELEVATION
Scale 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION SHOWING THE LOCATION OF THE PREVIOUSLY APPROVED VARIATION
Scale 1/8" = 1'-0"



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1 PHOTOS - EXISTING SOIL EROSION
Scale NO SCALE



2 PHOTOS - EXISTING SOIL FILTERING THROUGH GABION
Scale NO SCALE



3 PHOTOS - EXISTING PAVERS CRACKED DUE TO MOISTURE
Scale NO SCALE



1 PHOTOS - EXISTING INERIOR SPACES HAVING WATER DAMAGE SOIL FILTERING THROUGH THE WALLS
Scale NO SCALE



2 PHOTOS - EXISTING PADIO CRACKED DUE TO MOISTURE
Scale NO SCALE



3 PHOTOS - EXISTING PAVERS CRACKED DUE TO MOISTURE
Scale NO SCALE



1 **PHOTOS - EXISTING FOUNDATION BREAKING DOWN - FREEZE THAW**
Scale NO SCALE



2 **PHOTOS - EXISTING FOUNDATION BREAKING DOWN - FREEZE THAW**
Scale NO SCALE



1 EXISTING ACCESSORY STRUCTURE AND RETAINING WALLS
Scale NO SCALE



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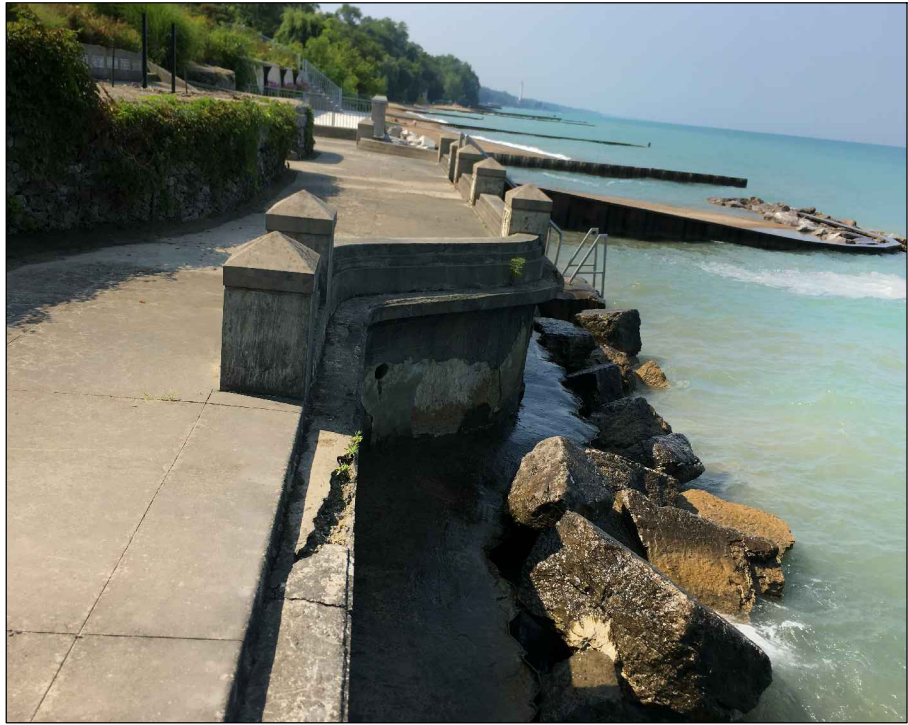
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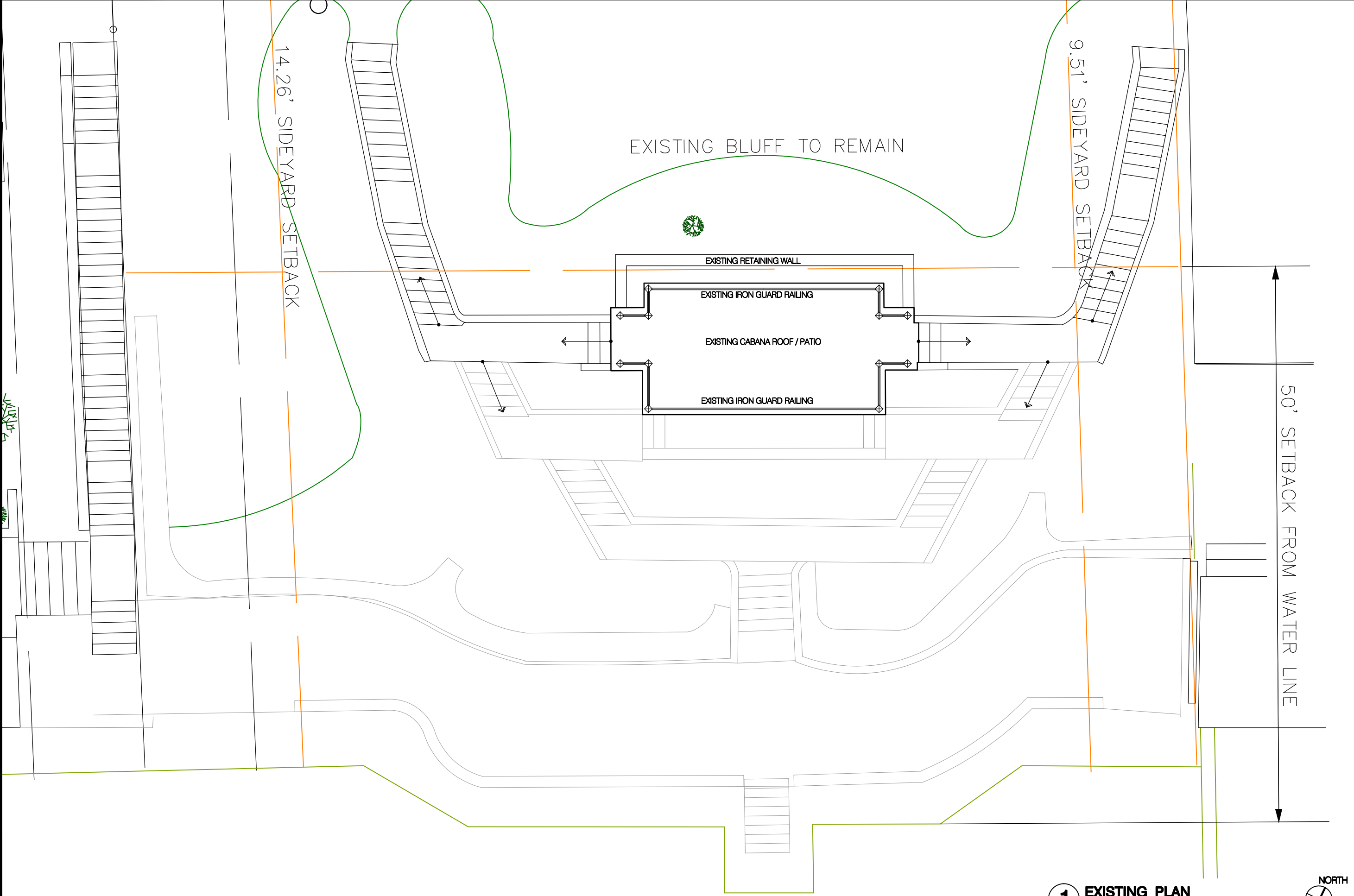
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1 EXISTING ACCESSORY STRUCTURE AND RETAINING WALLS
Scale NO SCALE



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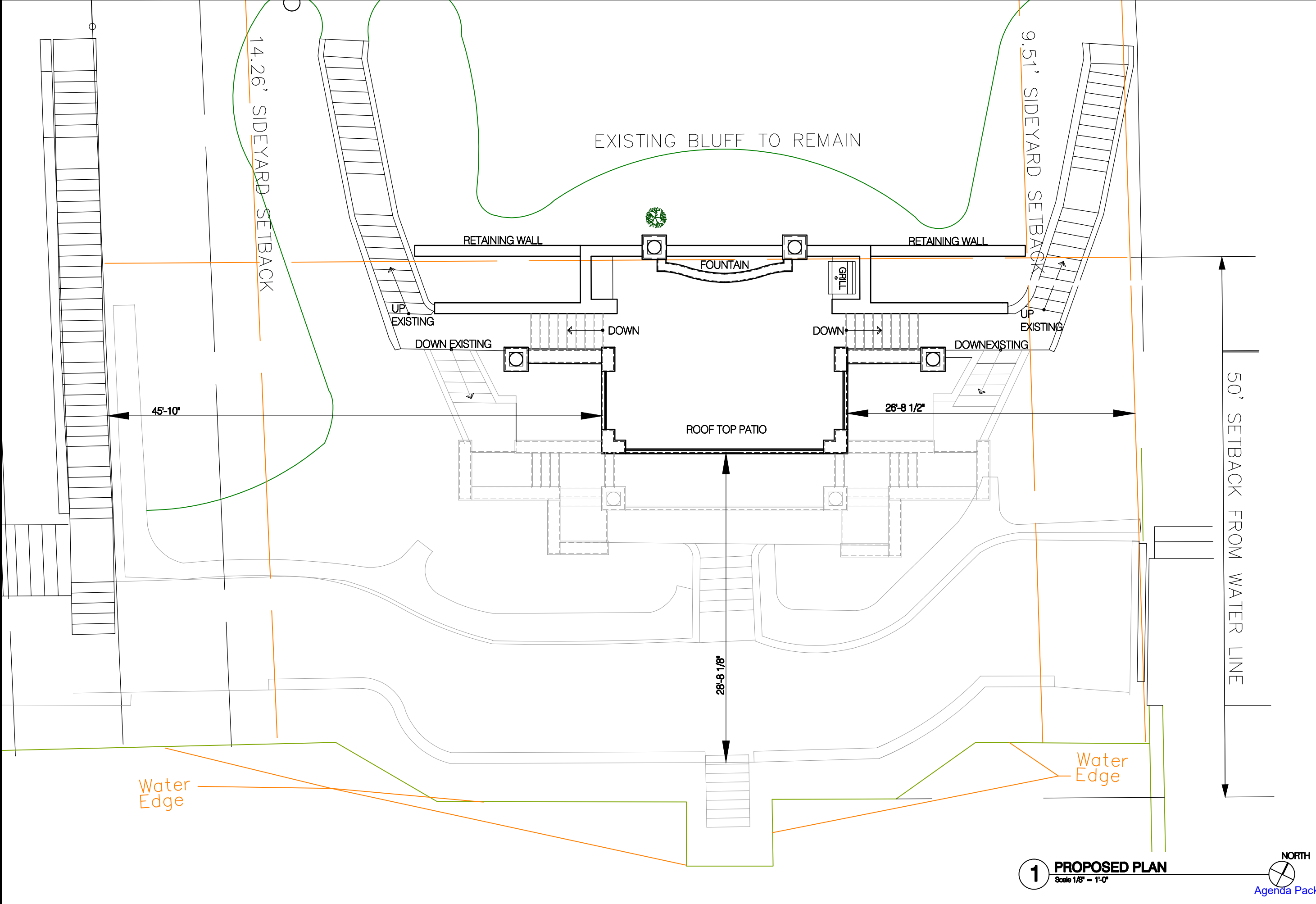
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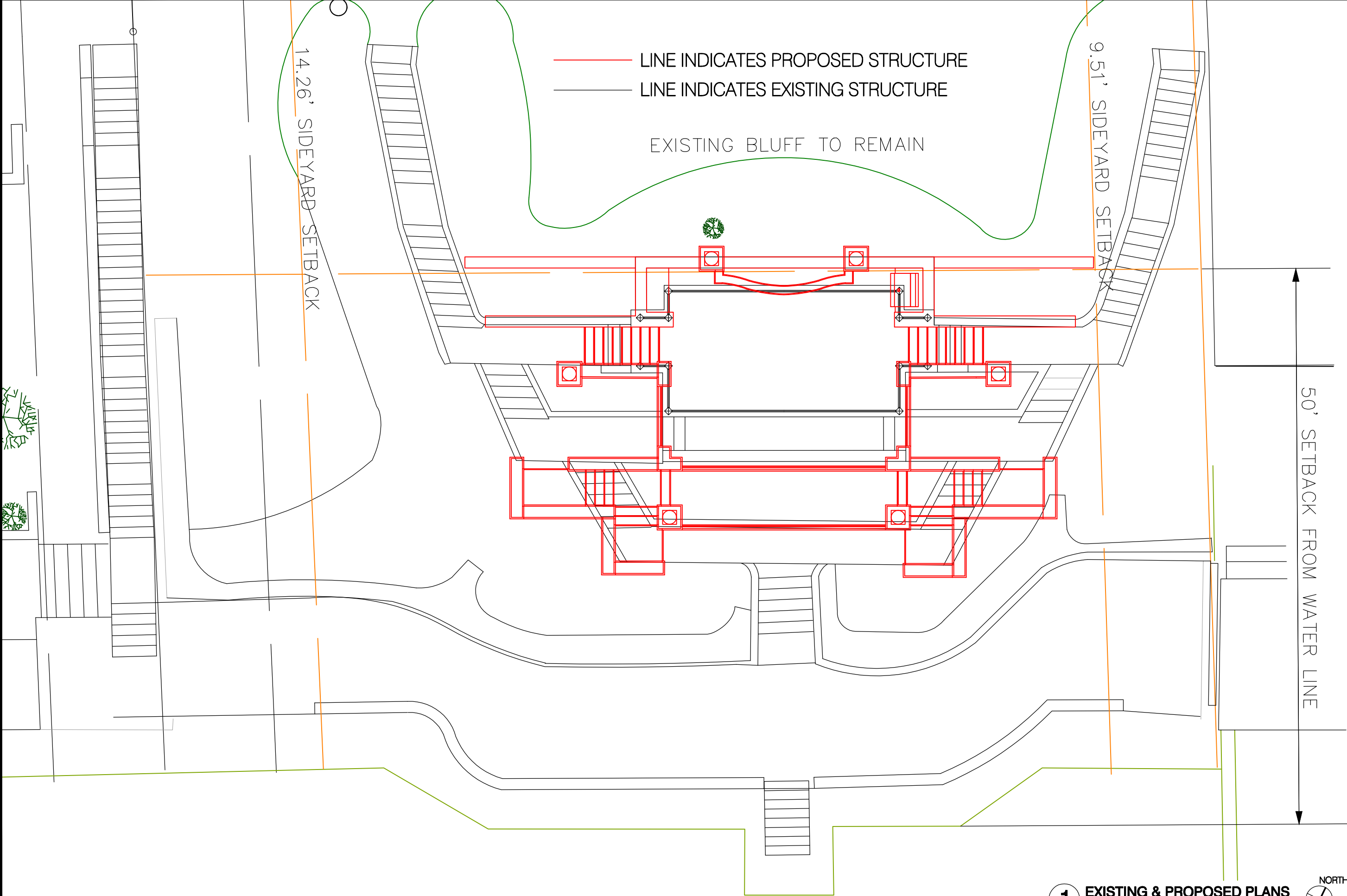
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— LINE INDICATES PROPOSED STRUCTURE
— LINE INDICATES EXISTING STRUCTURE

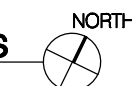
EXISTING BLUFF TO REMAIN

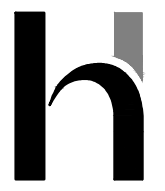
14.26' SIDEYARD SETBACK

9.51' SIDEYARD SETBACK

50' SETBACK FROM WATER LINE

1 EXISTING & PROPOSED PLANS
Scale 1/8" = 1'-0"

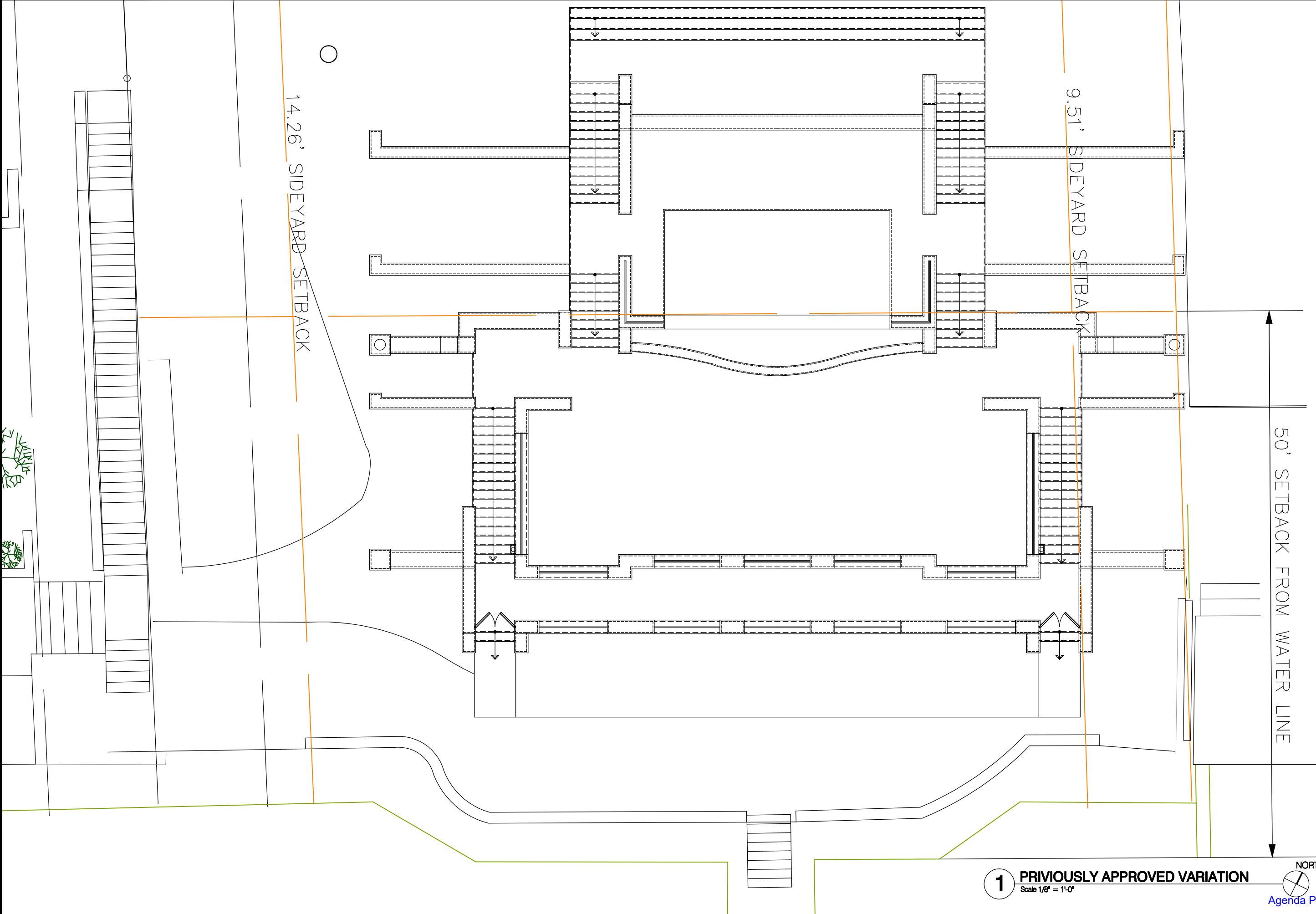




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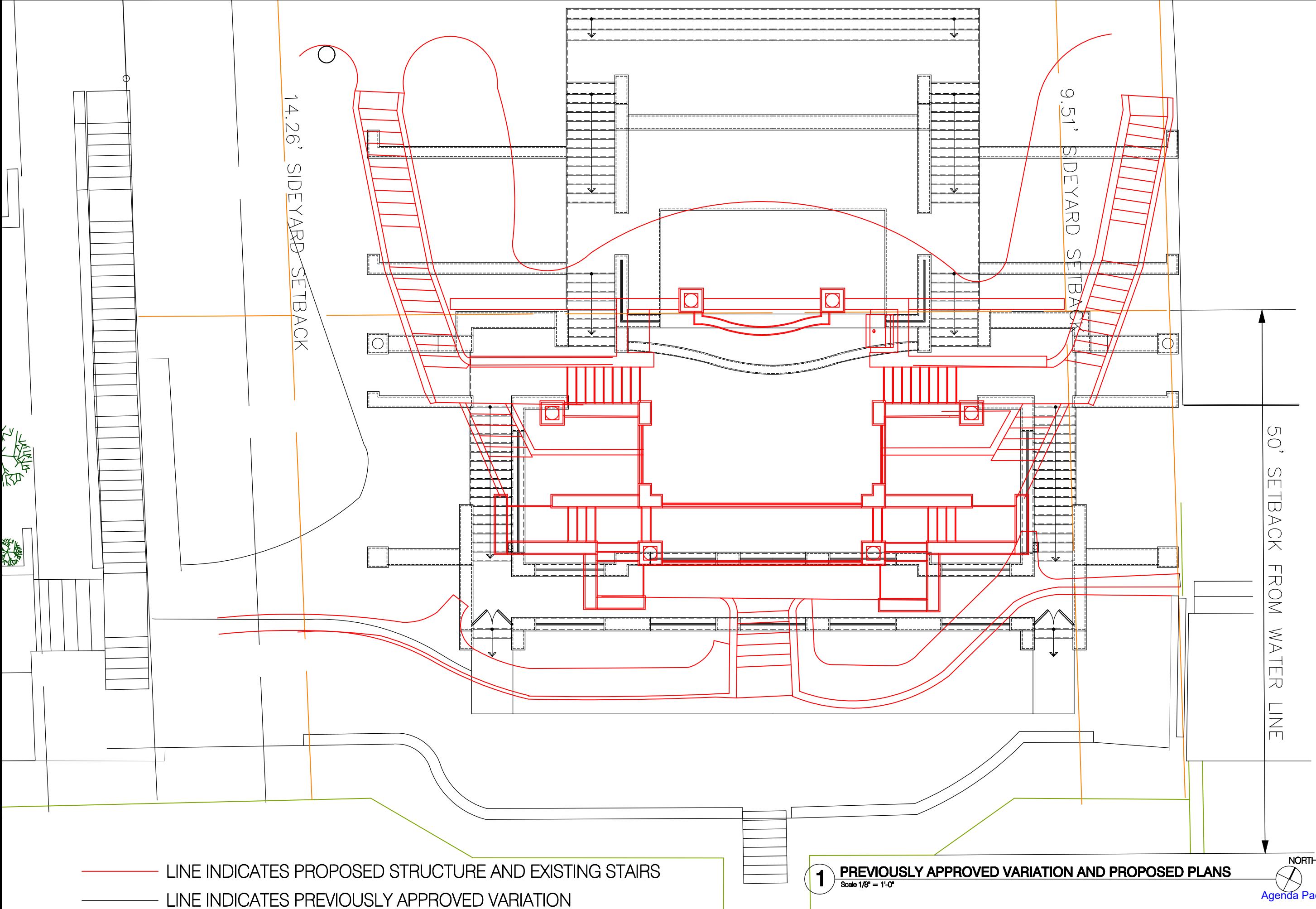
1 PREVIOUSLY APPROVED VARIATION
Scale 1/8" = 1'-0"



50' SETBACK FROM WATER LINE

9.51' SIDEYARD SETBACK

14.26' SIDEYARD SETBACK



— LINE INDICATES PROPOSED STRUCTURE AND EXISTING STAIRS
— LINE INDICATES PREVIOUSLY APPROVED VARIATION

1 PREVIOUSLY APPROVED VARIATION AND PROPOSED PLANS
Scale 1/8" = 1'-0"



EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, the Nancy S. Santi Revocable Trust dated May 25, 2006 ("**Applicant**"), is the record title owner of the parcel of real property commonly known as 191 Sheridan Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village ("**R-2 District**") and is improved with a single-family residence and an accessory structure along the water's edge of Lake Michigan ("**Accessory Structure**"); and

WHEREAS, the Applicant desire to improve the Subject Property by demolishing and rebuilding the Accessory Structure within the front yard setback ("**Proposed Improvement**"); and

WHEREAS, the Applicant, on behalf of the Trust, filed an application for a variation from Section 17.30.050 of the Zoning Ordinance to permit the construction of the Proposed Improvement with a through-lot front setback of approximately 20.93 feet ("**Variation**"); and

WHEREAS, Ordinance No. M-07-2020, adopted by the Village Council on _____, 2020 ("**Ordinance**"), grants the Variation; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Trust has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Trust does hereby agree and covenant as follows:

1. The Trust 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 Trust acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Trust acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Variation 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 Trust against damage or injury of any kind and at any time.

4. The Trust does 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 Property.

5. The Trust hereby agrees 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: _____, 2020

ATTEST: **NANCY SANTI**, as Trustee for the Nancy S. Santi
Revocable Trust dated May 25, 2006

By: _____ By: _____



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MARCH 2, 2020
SUBJECT: CASE NO. 20-10-V2: 191 SHERIDAN ROAD -VARIATION

INTRODUCTION

On March 9, 2020, the Zoning Board of Appeals will conduct a public hearing on an application filed by Scott and Nancy Santi (the "Applicants"); the Applicants are representing the Nancy S. Santi Revocable Trust dated May 25, 2006, the owner of the property at 191 Sheridan Road (the "Subject Property"). The Applicants request approval of the following zoning variation to allow construction of a lakefront accessory building on the Subject Property:

1. Front yard setback from Lake Michigan of 20.93 feet, whereas a minimum of 50 feet is required, a variation of 29.07 feet (58.14%) [Section 17.30.050 – Front Yard Setback] [Note: The existing accessory building to be replaced currently provides a front yard setback of approximately 33.5 feet from Lake Michigan].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Current* on February 20, 2020. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to reduce a front yard setback by more than 50%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.07 acres in size, is located on the east side of Sheridan Road, between Winnetka Avenue and Fuller Lane, and contains an existing residence and lakefront accessory building (see Figure 1). The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the north and south, and R-4 Single Family Residential to the west (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.



Figure 1 – Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was built in 1927. Subsequent building permits were issued in 1927 to construct an addition and in 1987 to construct an underground garage. The Applicants acquired the property in 2015. There is one previous zoning case on file for the Subject Property:

1. Ordinance M-7-2017 was adopted by the Village Council in November 2017, granting variations to allow the construction of an artist studio, stone walk and swimming pool. The variations were to (a) permit a swimming pool within the front yard; and (b) permit the construction of the proposed improvements with a minimum front yard setback of 13.58 feet. Ordinance M-7-2017 is included in this report as Attachment D.

A building permit for the improvements described above was approved in June 2018, however, construction did not begin and the permit has expired. Additionally, one of the conditions of approval of Ordinance M-7-2017 was that construction was to commence within 12 months of the effective date of the Ordinance. Since that time, the Applicants have scaled back the proposed construction and have submitted the variation application currently before the Board.

PROPOSED PLAN

The variation is being requested in order to construct a lakefront accessory building that would be built into the bluff. The existing lakefront cabana (identified below in Figure 3) would be removed to accommodate the proposed accessory building. As represented in Figure 5 on the following page, the proposed building would include a living area, powder room and storage areas, and measure approximately 22.5 feet by 16.6 feet (374 square feet). Unlike the plan that was approved by the Village Council in 2017, the current proposed plan does not include the construction of a pool or a tunnel connecting the accessory building to the residence. The proposed plan also includes maintaining the vast majority of the existing stairs down the bluff as well as maintaining the existing walk along the water's edge. It is worth noting that the artist studio approved in 2017 measured approximately 47.9 feet by 24 feet (1,129 square feet).

Excerpts of the proposed site plan, east building elevation, and floor plan are provided on the following pages as Figures 4 through 6. For reference, the east building elevation approved in 2017 is provided as Figure 7 later in this report. The complete set of plans representing the existing conditions as well as the proposed accessory building is provided in Attachment C.



Figure 3 – Existing Cabana to be replaced

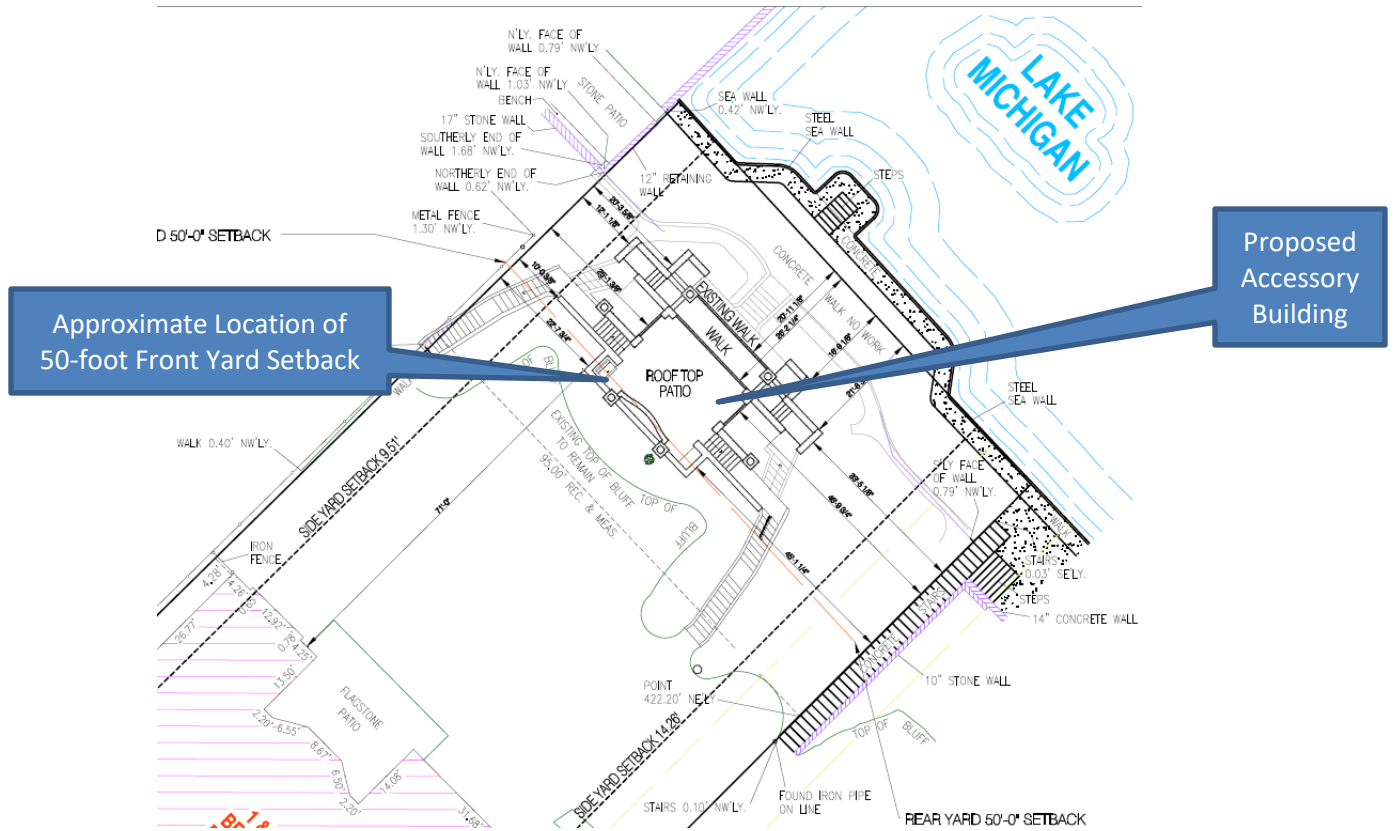


Figure 4 – Excerpt of Site Plan

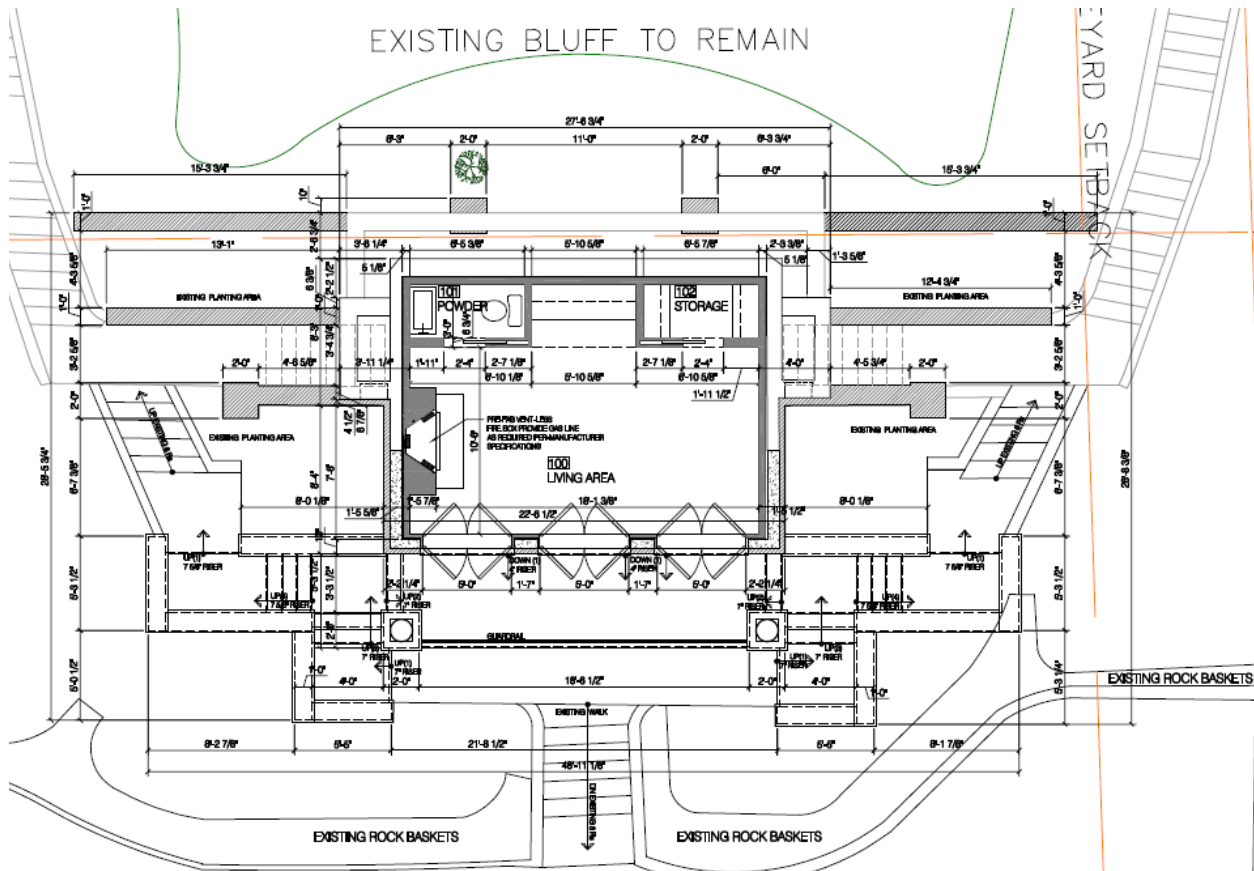


Figure 5 – Excerpt of Proposed Floor Plan (Lower Level)

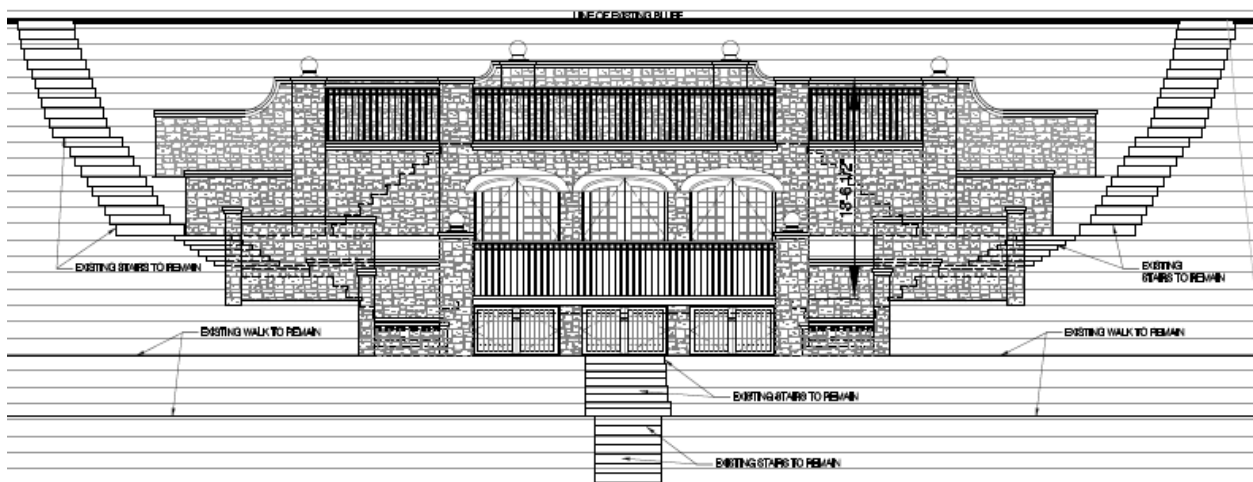


Figure 6 – Excerpt of Proposed Building Elevation

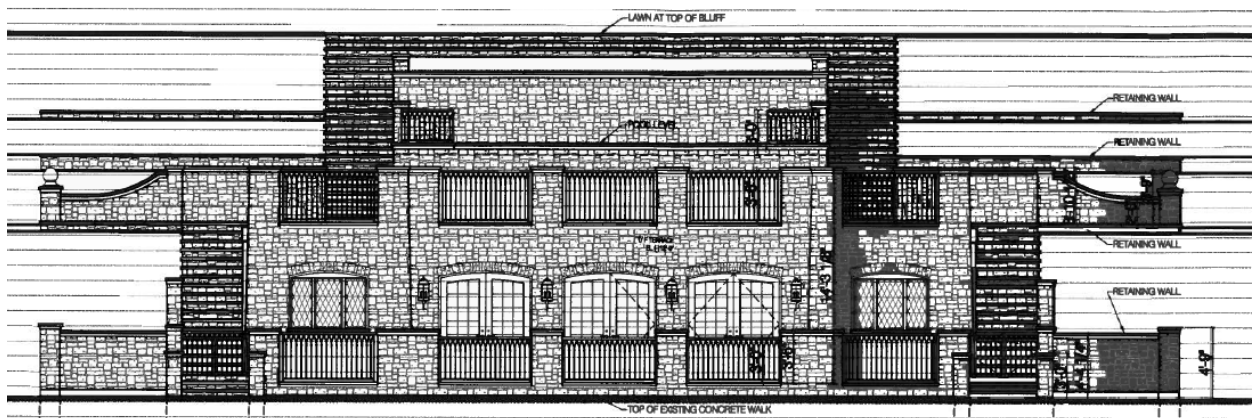


Figure 7 – Excerpt of Approved 2017 East Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff. Additionally, Figure 8 on the following page represents the Subject Property's proximity to the floodplain. The grey represents the 100-flood area and the purple represents the 500-year flood area.



Figure 8 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district (Attachment A). One variation is being requested for the Front Yard Setback from the water's edge of Lake Michigan. The existing cabana is legally nonconforming with respect to the front yard setback as the cabana currently provides a setback of approximately 33.5 feet from the water's edge, encroaching the minimum required setback of 50 feet by 16.5 feet (33%). The proposed improvements would provide a setback of 20.93 feet. A variation of 29.07 feet or 58.14% is required.

FINDINGS

Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

1. Front yard setback from Lake Michigan of 20.93 feet, whereas a minimum of 50 feet is required, a variation of 29.07 feet (58.14%) [Section 17.30.050 – Front Yard Setback] [Note: The existing accessory building to be replaced currently provides a front yard setback of approximately 33.5 feet from Lake Michigan].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **has been met [has not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ZONING MATRIX

ADDRESS: 191 Sheridan Road

CASE NO: 20-10-V2

ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	24,000 SF	46,463 SF	N/A	N/A	OK
Min. Average Lot Width	100 FT	95.08 FT	N/A	N/A	EXISTING NONCONFORMING
Max. Roofed Lot Coverage	11,615.75 SF (1)	7,289.08 SF	7,498.95 SF	209.87 SF	OK
Max. Gross Floor Area	12,501.49 SF (1)	6,619.07 SF	6,726.36 SF	107.29 SF	OK
Max. Impermeable Lot Coverage	23,231.5 SF (1)	21,468.63 SF	21,741.15 SF	272.52 SF	OK
Min. Front Yard (Sheridan/West)	50 FT	(+) 50 FT	(+) 50 FT	0 FT	OK
Min. Through Lot Front Yard (Lake/East)	50 FT	33.5 FT	20.93 FT	(-)12.57 FT	29.07 FT (58.14%) VARIATION
Min. Side Yard	9.51 FT	0.66 FT (3)	0.66 FT	0 FT	EXISTING NONCONFORMING
Min. Total Side Yards	23.77 FT	3.63 FT (3)	3.63 FT	0 FT	EXISTING NONCONFORMING

NOTES:

(1) Based on lot area of 46,463 s.f.

(2) Variation amount is the difference between proposed and requirement.

(3) Setback to existing residence. Proposed accessory building would comply with the required side yard setbacks.

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 191 Sheridan Road</i> <i>Based upon preliminary review of information to date, it appears that 191 Sheridan Road <u>would not</u> have to provide additional storm water detention volume. However, a final determination will be made by Village Engineering staff.</i>

ATTACHMENT C

Village of Winnetka
ZONING VARIATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 20-10-V2

Property Information

Site Address: 191 SHERIDAN ROAD

Owner Information

Name: MR. & MRS. SCOTT & NANCY SANTI

Primary Contact: SCOTT SANTI

Address: 191 SHERIDAN ROAD

Phone No. _____

City, State, ZIP: WINNETKA, IL.

Email: _____

Date property acquired by owner: 2015

Architect Information

Name: GTH ARCHITECTS

Attorney Information

Name: _____

Primary Contact: JEFF HARTING

Primary Contact: _____

Address: 105 REVERE DRIVE

Address: _____

City, State, ZIP: NORTHBROOK, IL 60062

City, State, Zip: _____

Phone No. 847.772.9679 MOBILE

Phone No. _____

Email: GTHARCHITECTS@GTHGLOBAL.NET

Email: _____

Nature of any restrictions on property: REAR YARD SETBACKS.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): _____

SEE ATTACHED SHEETS

Property Owner Signature: _____
JEFFERY A. HARTING OWNER'S AGENT
[REDACTED]

Date: FEBRUARY 5, 2020



February 5, 2020

Village of Winnetka Zoning Board of Appeals

RE; 191 Sheridan Road

Dear Zoning Board of Appeals,

Thank you, again, for your kind and careful consideration in reviewing our new and revised application for two specific variances for our homeowners property at 191 Sheridan Road, Winnetka. Our clients, The Santi's are seeking relief from to specific zoning requirements that currently impact the existing home, structure and conditions original to the properties development in approximately 1930. In order to make any improvements to the home, these current zoning regulations, that were not in place when the home was originally built, create a practical hardship to both the existing home and structure as well as any potential improvements both our clients and any other future homeowners would face given these current regulations.

We will make every effort to explain the existing, and continued, hardships that best emulate your requirements and conditions for understanding a specific hardship as well as explain alternative thoughts and ideas that could, would or not practically lessen this need and request for a variation.

Kind Regards,

Jeff Harting
GTH Architects

Variation Standards:

1. The property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by regulations in that zone.

The current home was constructed in approximately 1930 and sits picturesquely far from Sheridan road along with its remaining "sister home" to the south. The home was constructed prior to the current zoning regulations regarding side and rear yard setbacks and setbacks currently in place for setbacks from the lake.

Given the ever changing lake water level, beach existence, and beach erosion and bluff erosion and changes over time since the home was constructed, many of the conditions that existed when the house was build have altered and changed, mostly due to these factors and none man made or created.

The home is currently a moderate "story and a half" home with one bedroom on the first floor and two bedrooms on the second floor. This is far from the current expectations for a home on this type of property and on the lake with most homes, historical and newly constructed, at minimum expecting four to six bedrooms and much more table land to the rear than the existing 45 feet the property has remaining to the grade of the bluff begins. Also, the home currently has no large kitchen, nor family room or grade level garage. Given the actual scale and amenities (eg actual bedrooms and afore mentioned modern expectations) the house is currently lacking, no reasonable return, other than the value of the land, could be permitted or expected without an actual "tear down" of the home and a resulting new home similar to that built to the north of this property. A solution not acceptable or desired by our client and homeowner as they have chosen this home and to add some amenities to allow it to remain in its historical setting and with its unique details without altering any of the facades.

2. The plight of the homeowner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than be related to the occupants.

The mitigating circumstances that have lead us to seek your consideration for a variance and abundantly clear due to the existing home and the existing site conditions and property.

Our clients continue to wish to add a more modern living space and potential Artist studio within the proposed renovated and expanded bluff structure, and not the previously designed larger structure that was previously approved. This would include a small terrace above on the roof of the structure and no plans for an additional terrace and spa/pool as previously presented and approved. That is the basic premise of the proposed revised structure we are presenting. In conjunction with this revised program for needed space without altering the

existing historic home, the practical goal is to also mitigate the ever eroding bluff and space from the current bluffs edge to the current water level of the lake below. A fixed height and distance that over time continues to shrink and become less and less practical. This revised proposal for a less expansive structure also allows the existing pair of stairs to the existing beach house to remain and, thus, involves less retaining walls and grading alterations north and south to the neighboring properties.

With a home that, in some instances, exceeds the current side yard setbacks and sits predominately far from Sheridan road, the current remaining rear yard space before the bluff slope begins is only approximately 45feet. Any improvements to the historic home would essentially change the character either on the front or the rear and any additions to the rear (eg pool or structure) would greatly reduce the available tableland green space.

The current bluff is in a state of constant erosion and given the sight easement shared by the homeowners to the north and south, the proposed improvements need to be located as low and as close to the lower portion of the bluff as possible.

As previously mentioned, the home is actually quite moderate in rooms and sizes and the practical issue to add any additional space to the front would change the essential character and any improvements to the rear would do the same as well as reduce the current table land greenspace.

The current zoning regulations were created after the home was constructed and the changing bluff erosion and changing water levels and beach existence are contributing to the rear setback fluctuating year after year, sometimes increasing and at times decreasing.

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

In fact, the proposed improvements would secure the character of the locality as opposed to the subsequent improvements to the north property which have significantly altered the locality and neighboring properties. Past homeowners have gone to great lengths to improve the property with the addition of an underground garage that retained the original façade and setting.

Our homeowners are following that lead by planning improvements that will retain the essential character of home while adding amenities that both historic and new homes have already added along the lake and bluff in the area. The proposed building materials will be cohesive with the current homes materials and allow for greenspace to be retained in a manner that will manage beach erosion as well.

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

In fact, neither will be diminished in any way given the planned location of the proposed structure and improvements. Also, sight lines and views from our clients home as well as neighboring properties will not be diminished.

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

In fact, just the opposite. Given the planned location of the improvements and the distance from the existing home and neighboring homes will secure a reduction of any potential safety or hazardous conditions. Also, given the construction materials of mostly poured concrete with stone veneer walls and terraces, there is no hazard created by combustible materials.

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

Most likely, this will increase the taxable value of the homeowners property and be in line with the same similar improvements that have taken place along the lakeshore on both new and historic homes.

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

The proposed improvements are strictly for the use of the homeowner and does not increase traffic flow or congestion to the public streets.

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

The planned improvements shall not affect any of these in any way.

Property Challenges and Options explored for these proposed improvements:

As explained earlier in our Standards for Variance, the historic home was constructed prior to the current zoning regulations and set far from the Sheridan road streetscape along with its original two "sister homes". Unfortunately, one of those homes was lost a few years ago for a newer home to the north. The two remaining homes sit quite close to the bluff and lake and have underwent quite a bit of both bluff and beach erosion since they were originally constructed in the 1930's.

The current home has a significant amount of character and details that have been retained over the past 80 years and the possibility of any improvements to the front or rear on the available table land would dramatically alter forever the original structure and setting. Also, as mentioned, the home is actually quite modest in number and sizes of rooms and is actually a story and a half structure with one bedroom on the first floor and two bedrooms on the second floor. Our clients only wish to preserve the home while planning a proposed bluff structure that will serve as a more modern den/artists studio room and potential renovated roof terrace above, replacing the current one.

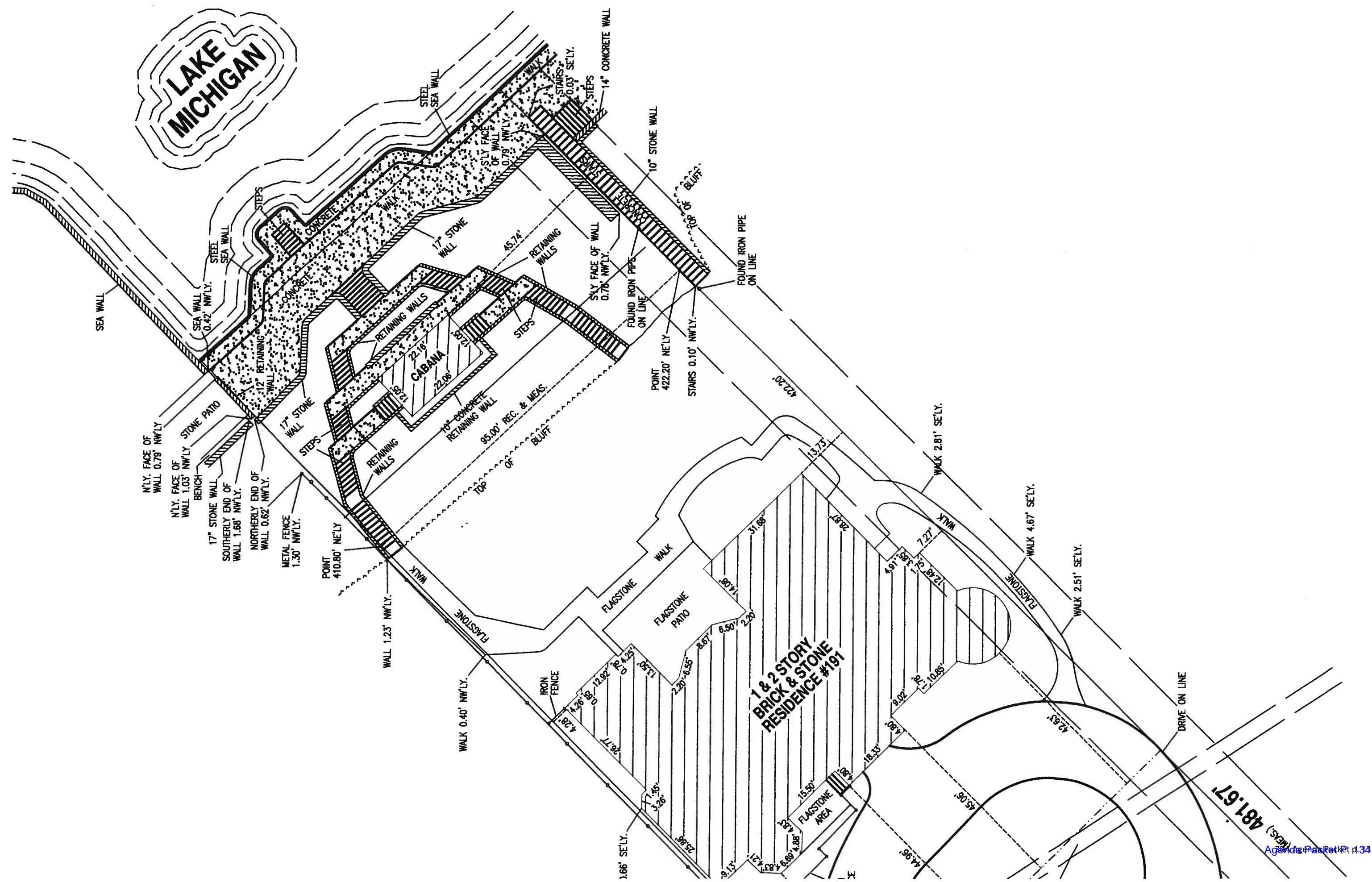
In order to have the proposed structure not interfere with the current homes sight line as well as the sight easement enjoyed by the two neighboring homes, the proposed improvements will need to be placed lower and closer to the current lake level. All of which will also be engineered to mitigate the current beach and bluff erosion in a more aesthetic manner to complement the existing home.

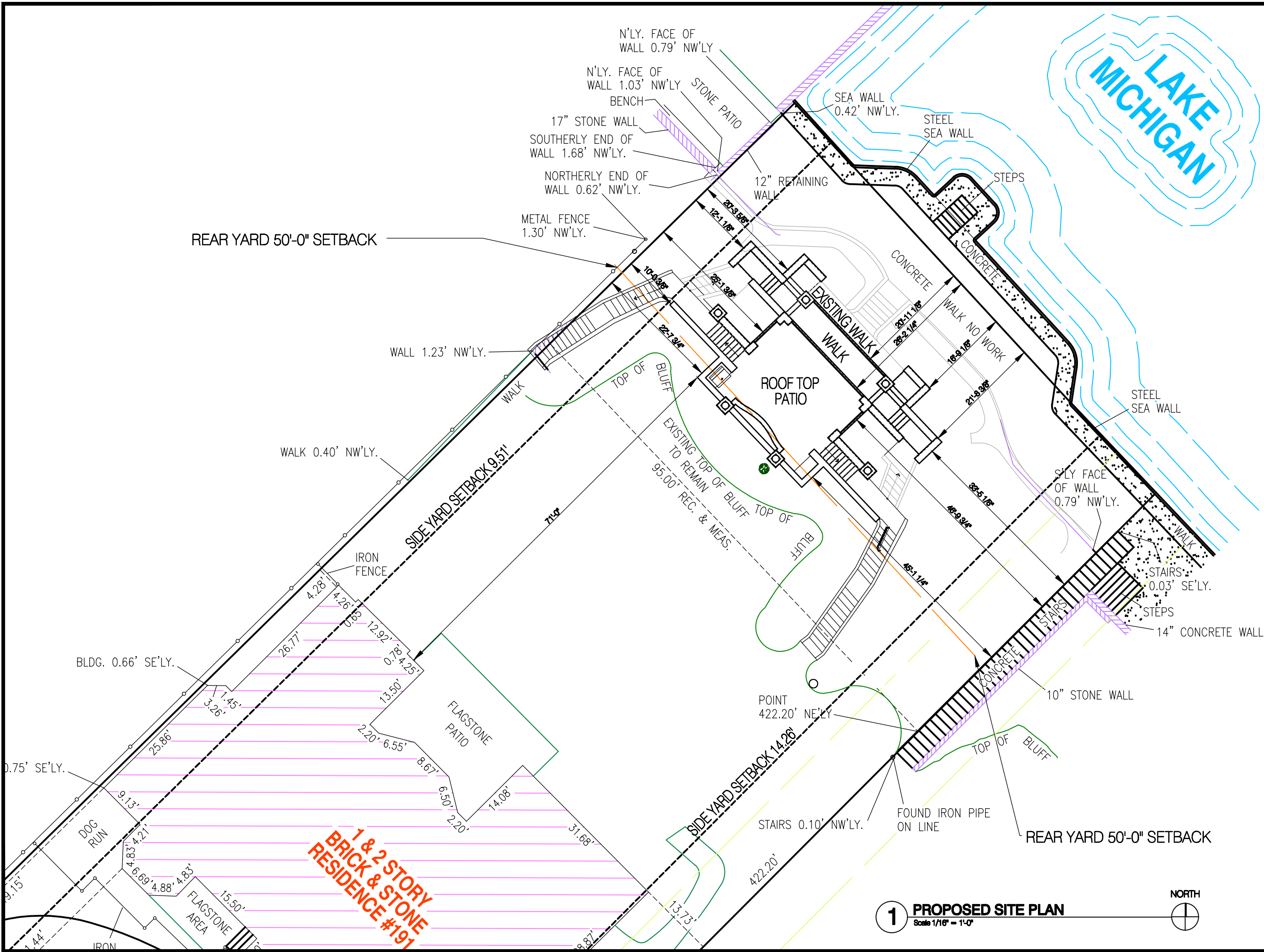
As previously mentioned, this revised version, of what was previously approved, is smaller in both length and depth and involves less extensive stair and retaining wall structures and eliminates the previously planned underground tunnel leading from the house down to the beach house. This revised version also has eliminated the second planned and previously approved pool deck terrace level as well as removal of the existing stairs and regrading.

In order to achieve these improvements without the need of seeking relief from the Zoning Board of Appeals, the current grades would dramatically need to be altered as there is only a set amount of space and steep grade from the waters edge to the beginning of the bluff slope. Simply put, the land would need to be carved out and grades altered in an unnatural manner and the existing small amount of existing table land would be dramatically decreased.

The relief we are seeking for the bluff proposed structure is approximately 24 feet and is dictated by the current waters edge. This is a fluctuating factor and if pilings or breakwaters were created and sand in place for an actual beach, this setback would not be a factor needing relief. As many properties have altered and created more sand beach setting for their properties, we felt leaving the existing conditions and waters edge was more appropriate rather than altering the course of nature and the existing waters edge and lake conditions. In fact, it may be that in the past, or potentially the future, this waters edge was or could be dramatically different or may change given other property improvements or the lake water fluctuations that could potentially increase this setback farther into the lake itself.

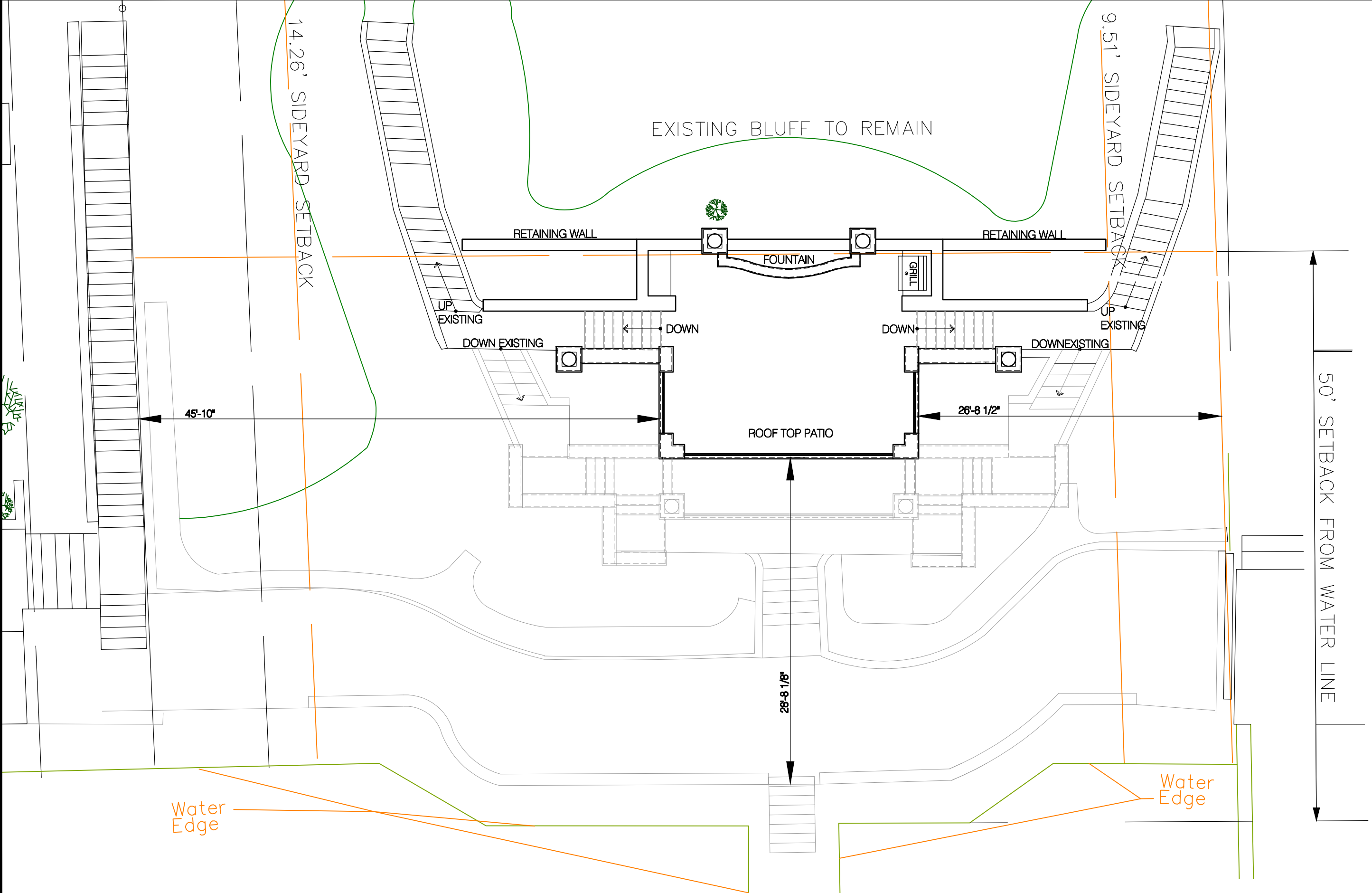
Typically a rear yard setback is established to create a buffer and a distance from neighboring properties to ensure sightlines and open space. However, in this case, a variation for the proposed structure would allow the proposed improvements to be less visible and impact the neighboring properties less than if the structure were placed at the current required rear setback. This also allows the existing grades to be maintained and ensured on the property and as they blend to the neighboring properties in their current conditions and remain unaltered.





1 PROPOSED SITE PLAN
Scale 1/16" = 1'-0"





1

PROPOSED UPPER LEVEL PLAN

Scale 1/8" = 1'-0"



Agenda Packet 136

PROJECT:

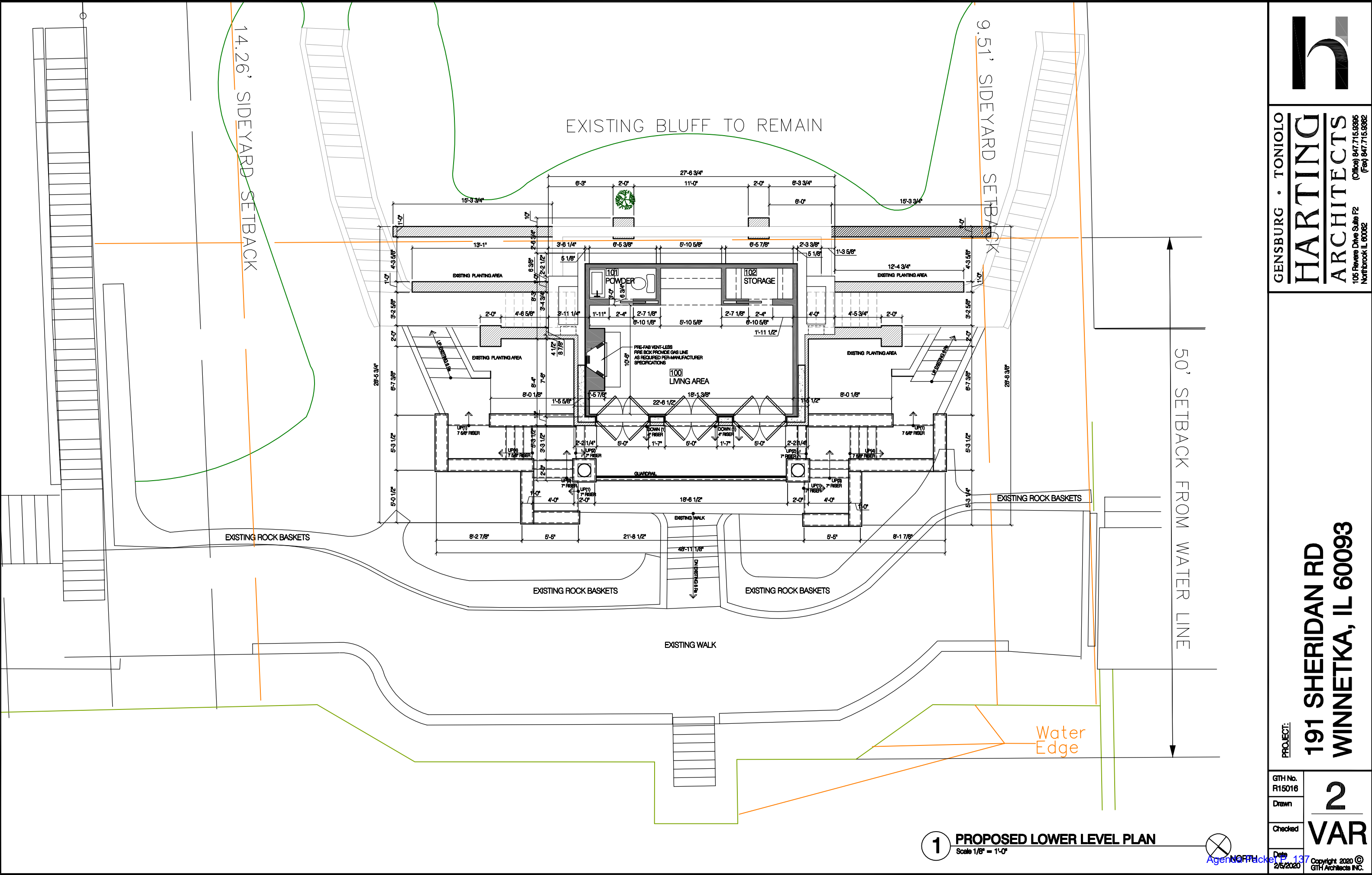
**191 SHERIDAN RD
WINNETKA, IL 60093**

GTH No. R15016
Drawn
Checked
Date 2/5/2020

**1
VAR**



GENSBURG • TONIOLO
HARTING
ARCHITECTS
105 Revere Drive Suite P2
Northbrook IL 60062
(Office) 847.715.9385
(Fax) 847.715.9382



1 PROPOSED LOWER LEVEL PLAN
Scale 1/8" = 1'-0"



GENSBURG • TONIOLLO

**191 SHERIDAN RD
WINNETKA, IL 60093**

PROJECT:

STH No.	
R15016	

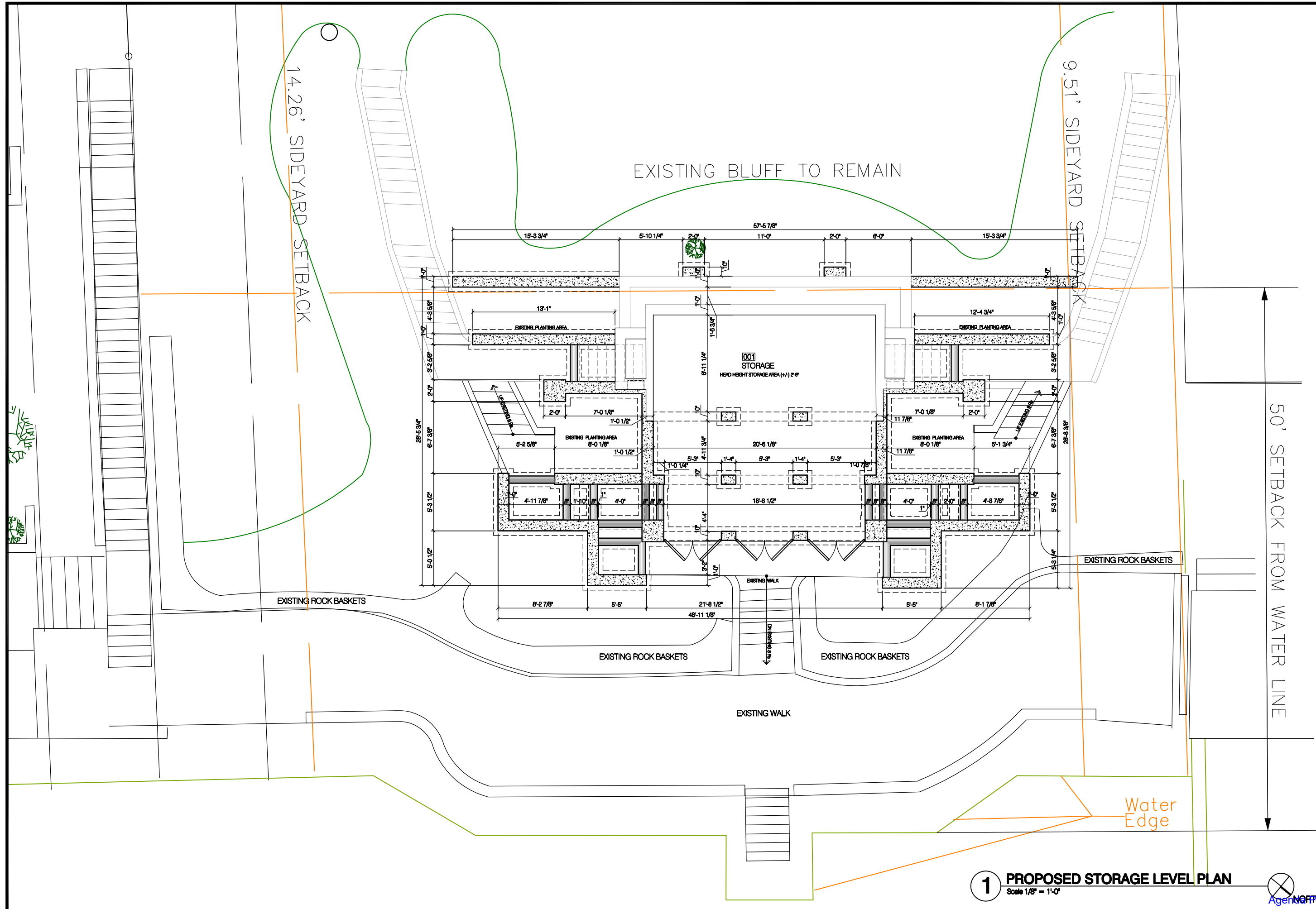
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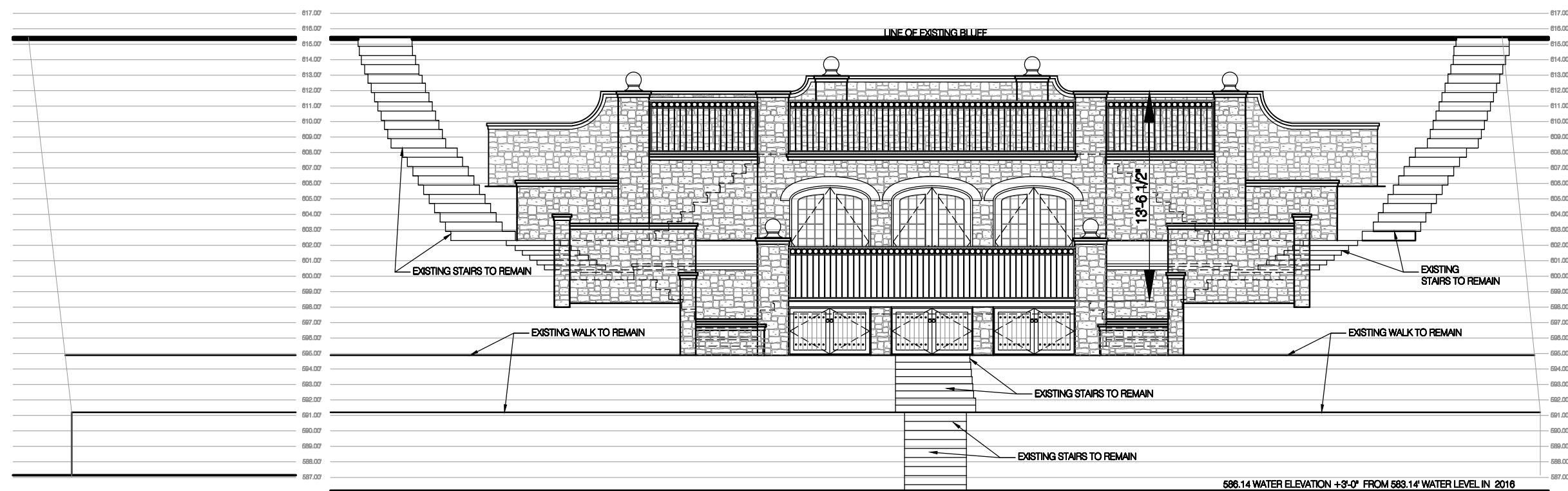
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Date: 2/5/2020 P. 138

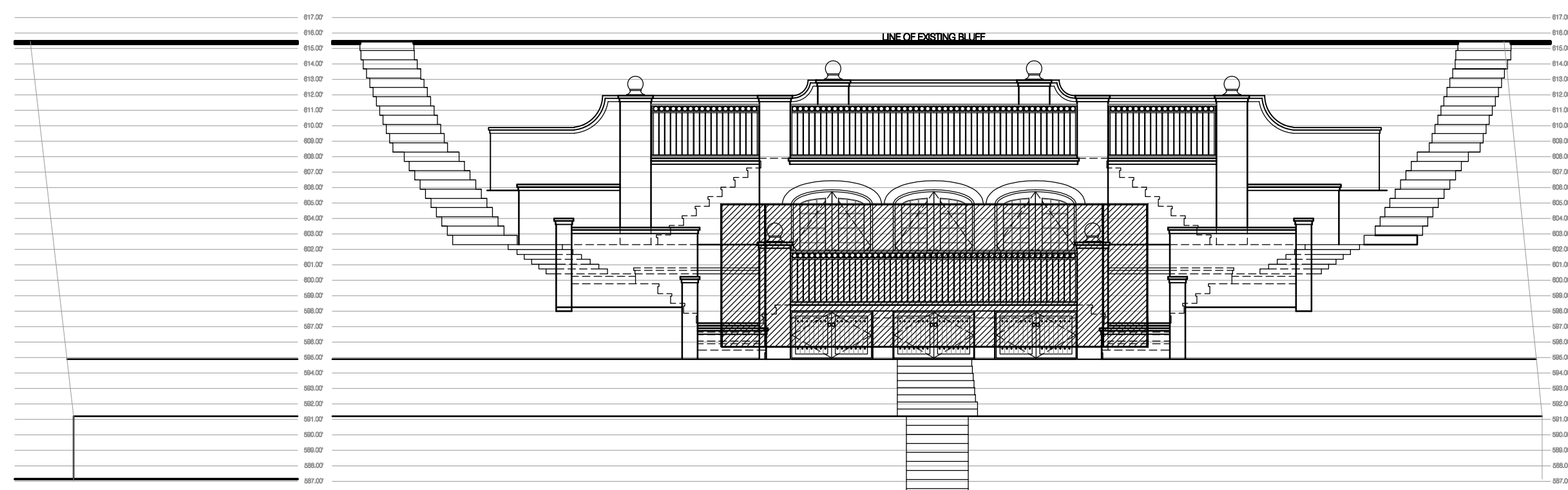
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1 PROPOSED BUILDING SECTION
Scale 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION SHOWING THE LOCATION OF THE EXISTING CABANA
Scale 1/8" = 1'-0"

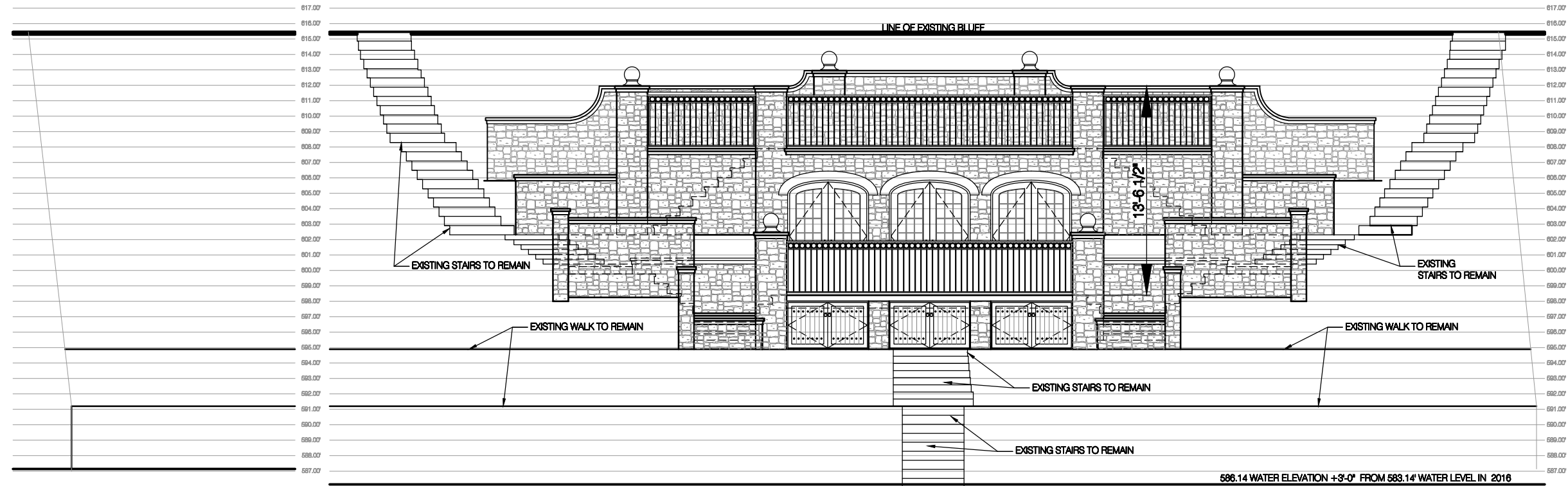


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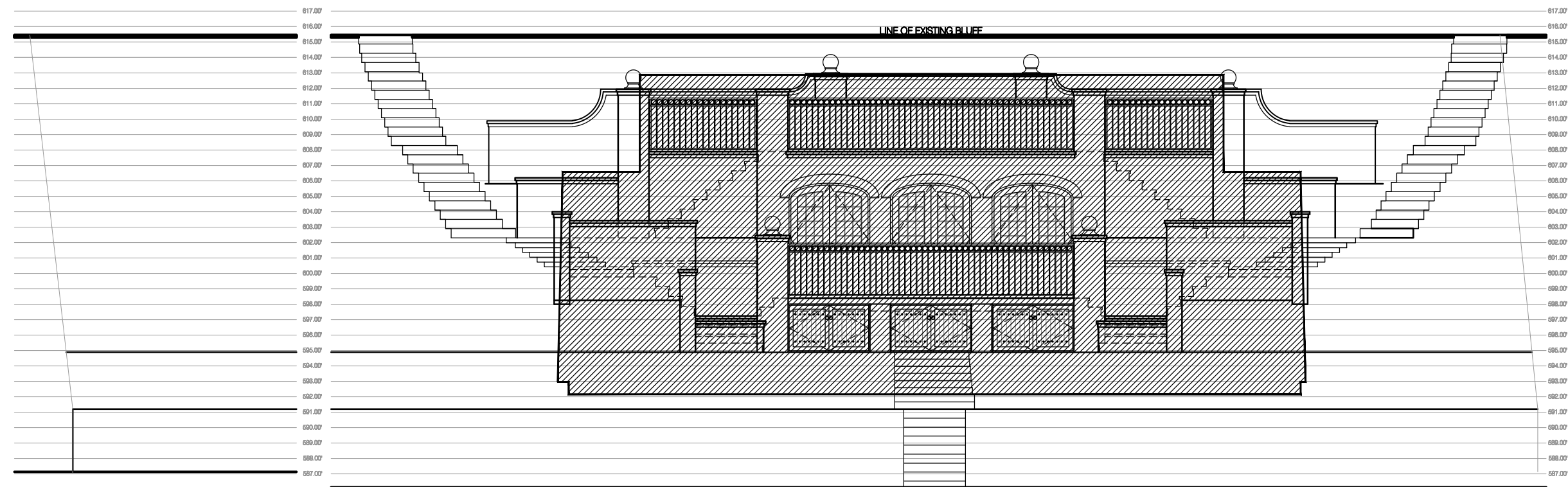
PROJECT:
191 SHERIDAN RD
WINNETKA, IL 60093

GTH No.
 R15016
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Date
 2/5/2020

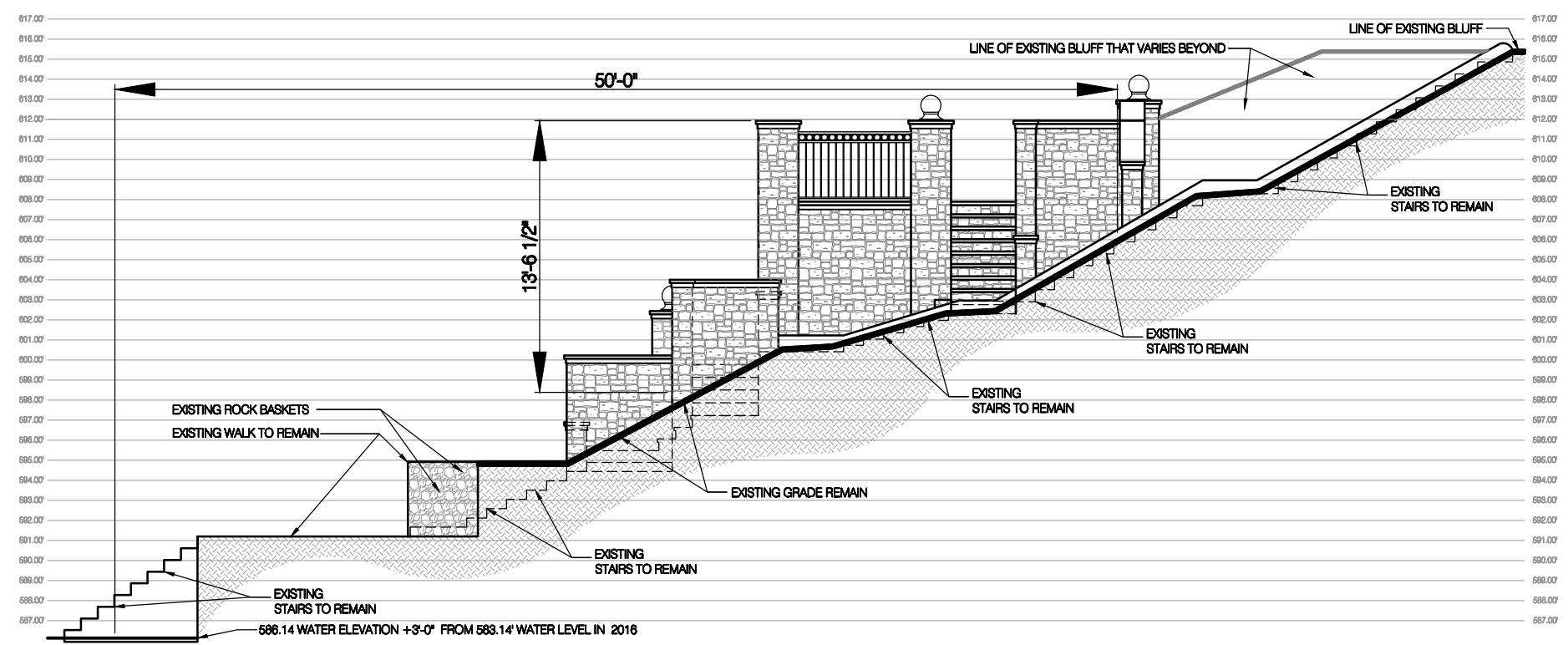
3
VAR
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 GTH Architects INC.



1 PROPOSED BUILDING SECTION
Scale 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION SHOWING THE LOCATION OF THE PREVIOUSLY APPROVED VARIANCE
Scale 1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
Scale 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION SHOWING THE LOCATION OF THE EXISTING CABANA
Scale 1/8" = 1'-0"

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HARTING

ARCHITECTS

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 105 Revere Drive Suite P2
 Northbrook IL 60062

PROJECT:

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WINNETKA, IL 60093

GTH No.
R15016

Drawn

Checked

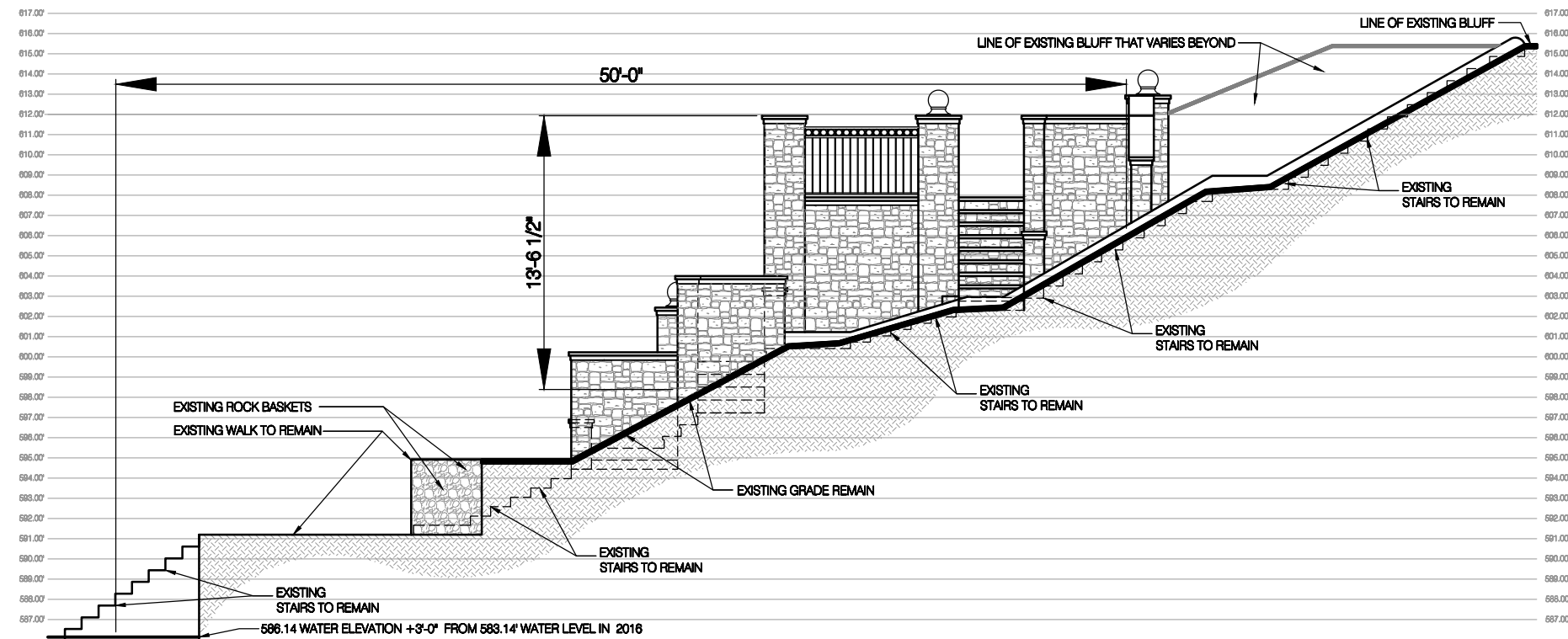
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2/5/2020

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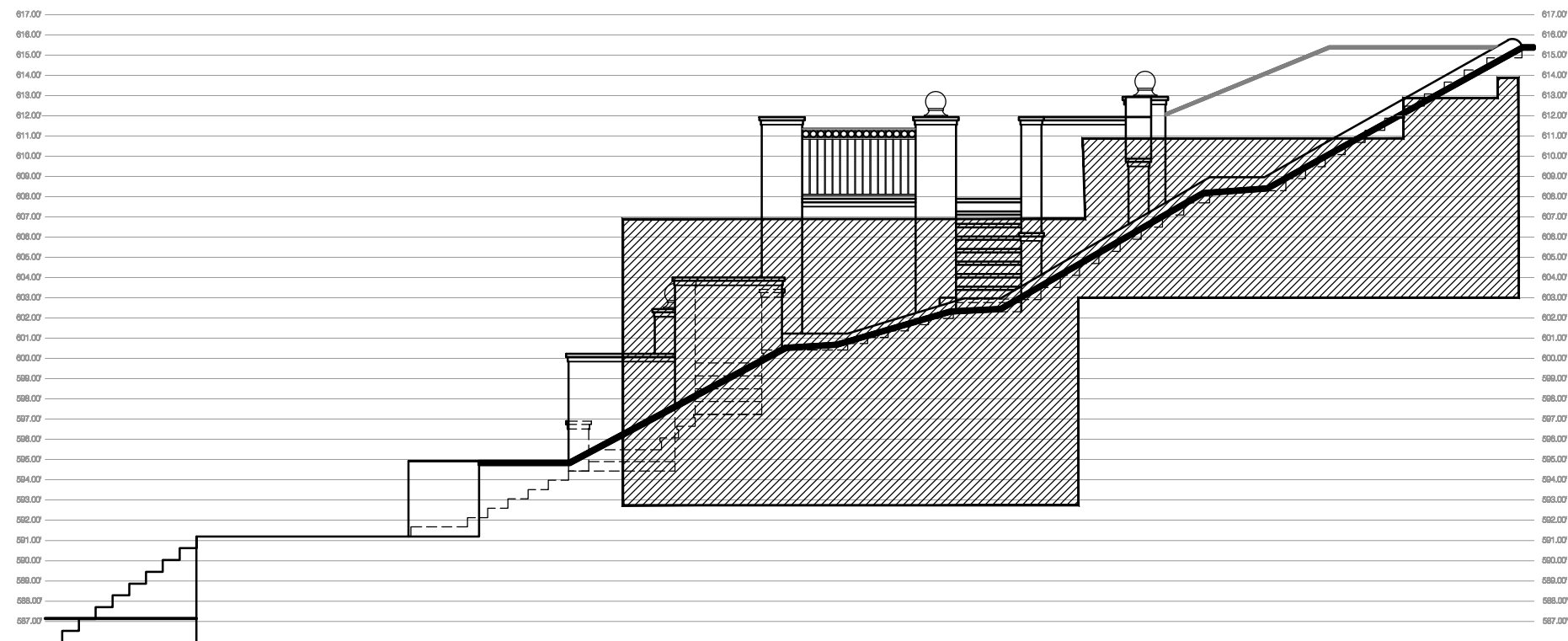
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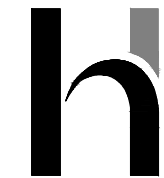
Agenda Packet 141



1 PROPOSED NORTH ELEVATION
Scale 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION SHOWING THE LOCATION OF THE PREVIOUSLY APPROVED VARIATION
Scale 1/8" = 1'-0"

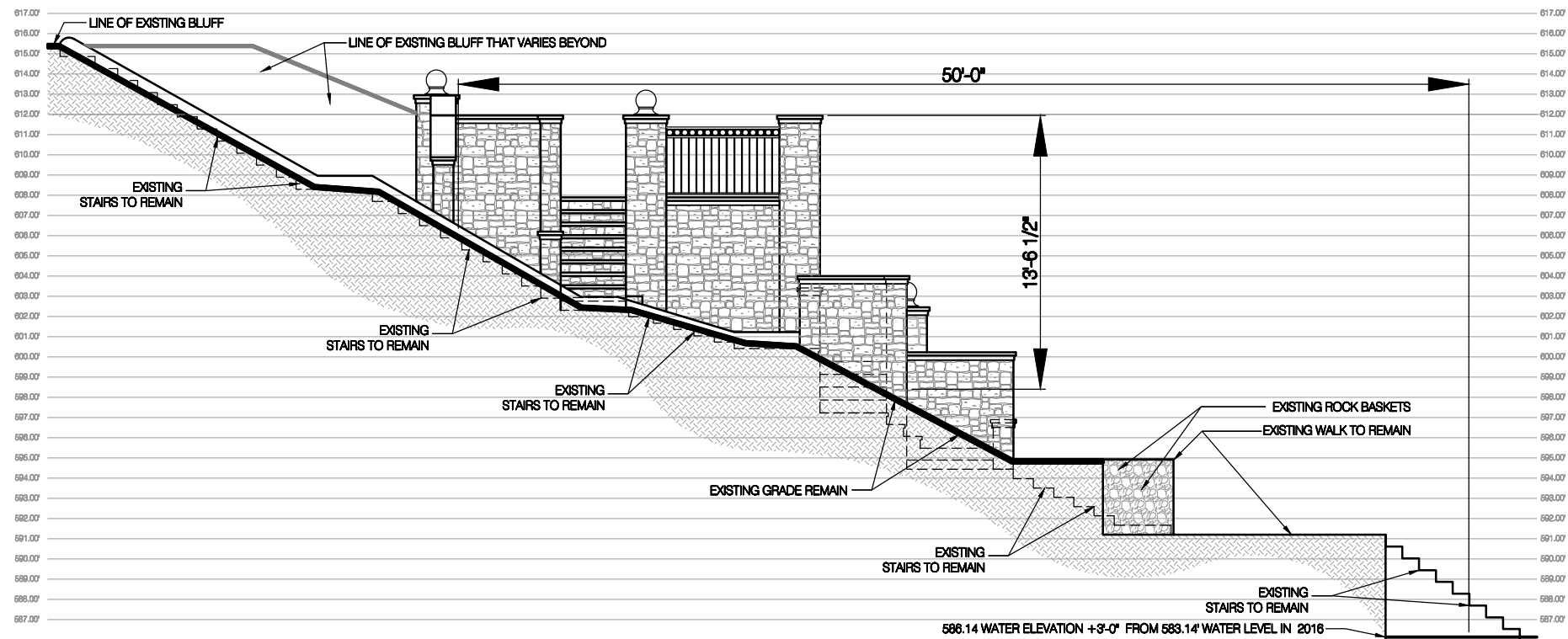


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(Office) 847.715.9385
(Fax) 847.715.9382

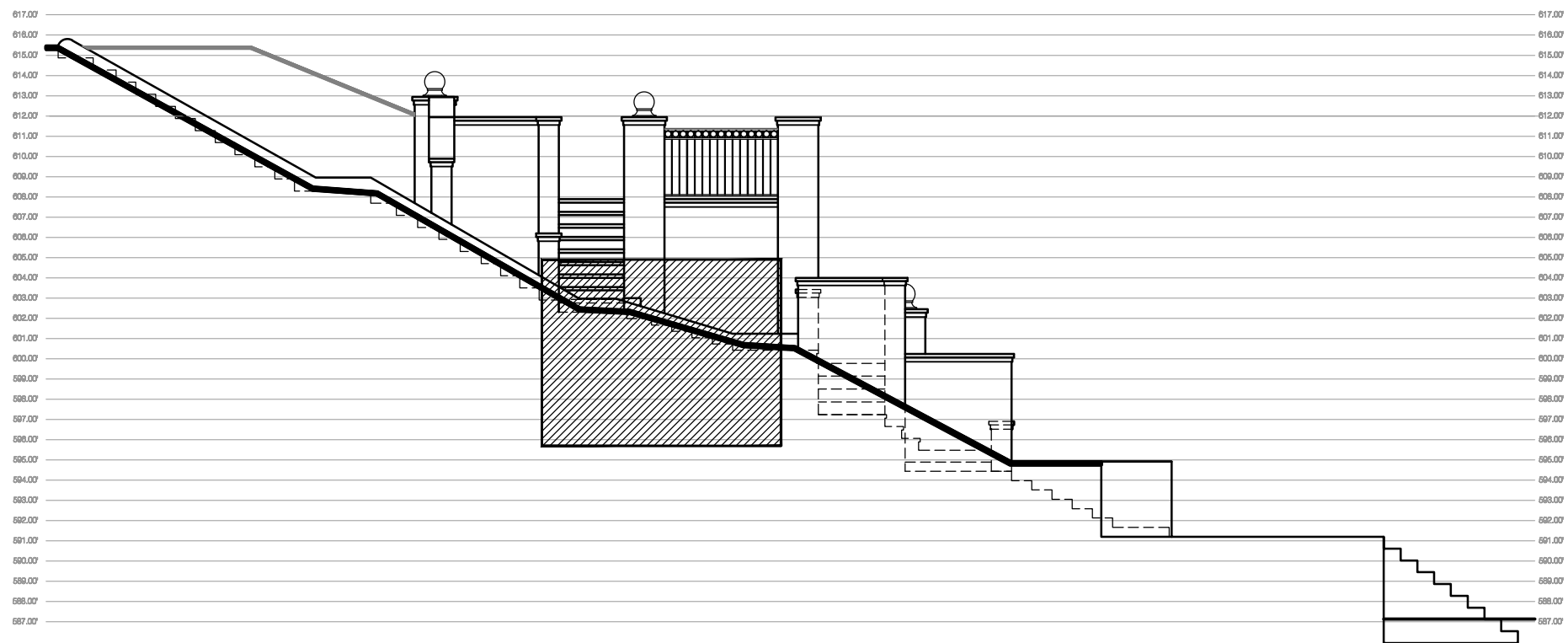
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191 SHERIDAN RD
WINNETKA, IL 60093

GTH No.
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Date
2/5/2020

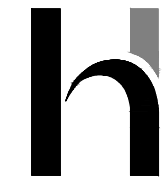
4.1
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1 PROPOSED SOUTH ELEVATION
 Scale 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION SHOWING THE LOCATION OF THE EXISTING CABANA
 Scale 1/8" = 1'-0"

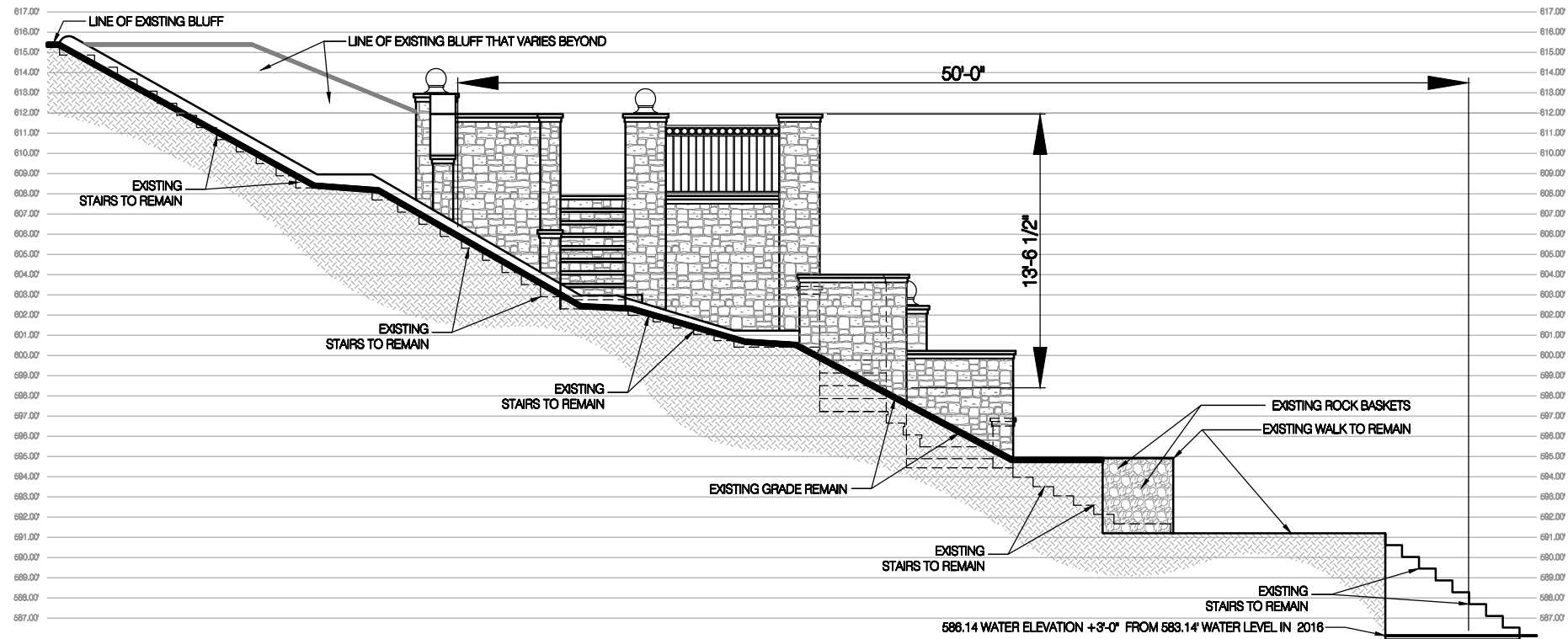


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HARTING
ARCHITECTS
 (Office) 847.715.9385
 105 Revere Drive Suite P2
 Northbrook, IL 60062

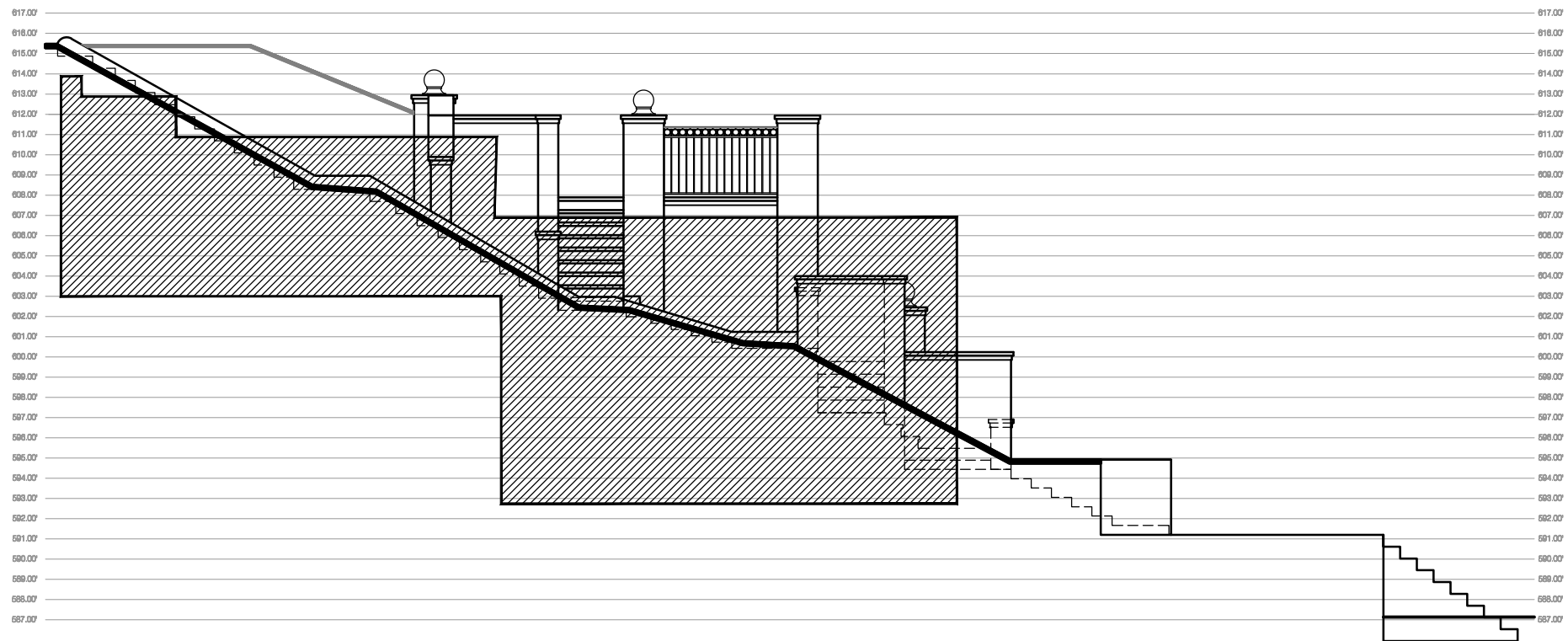
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1 PROPOSED SOUTH ELEVATION
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2 PROPOSED SOUTH ELEVATION SHOWING THE LOCATION OF THE PREVIOUSLY APPROVED VARIATION
Scale 1/8" = 1'-0"



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Date 2/5/2020	



1 PHOTOS - EXISTING SOIL EROSION
Scale NO SCALE



2 PHOTOS - EXISTING SOIL FILTERING THROUGH GABION
Scale NO SCALE



3 PHOTOS - EXISTING PAVERS CRACKED DUE TO MOISTURE
Scale NO SCALE



1 PHOTOS - EXISTING INERIOR SPACES HAVING WATER DAMAGE SOIL FILTERING THROUGH THE WALLS
Scale NO SCALE



2 PHOTOS - EXISTING PADIO CRACKED DUE TO MOISTURE
Scale NO SCALE



3 PHOTOS - EXISTING PAVERS CRACKED DUE TO MOISTURE
Scale NO SCALE



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8/11/17

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1 **PHOTOS - EXISTING FOUNDATION BREAKING DOWN - FREEZE THAW**
Scale NO SCALE



2 **PHOTOS - EXISTING FOUNDATION BREAKING DOWN - FREEZE THAW**
Scale NO SCALE



1 EXISTING ACCESSORY STRUCTURE AND RETAINING WALLS
Scale NO SCALE



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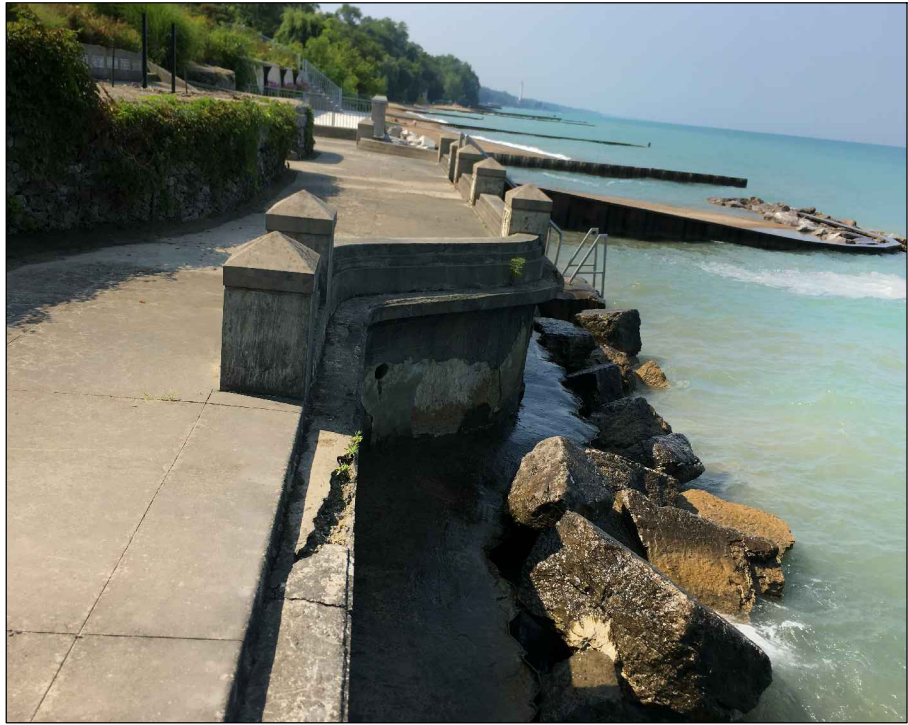
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(Fax) 847.715.9382

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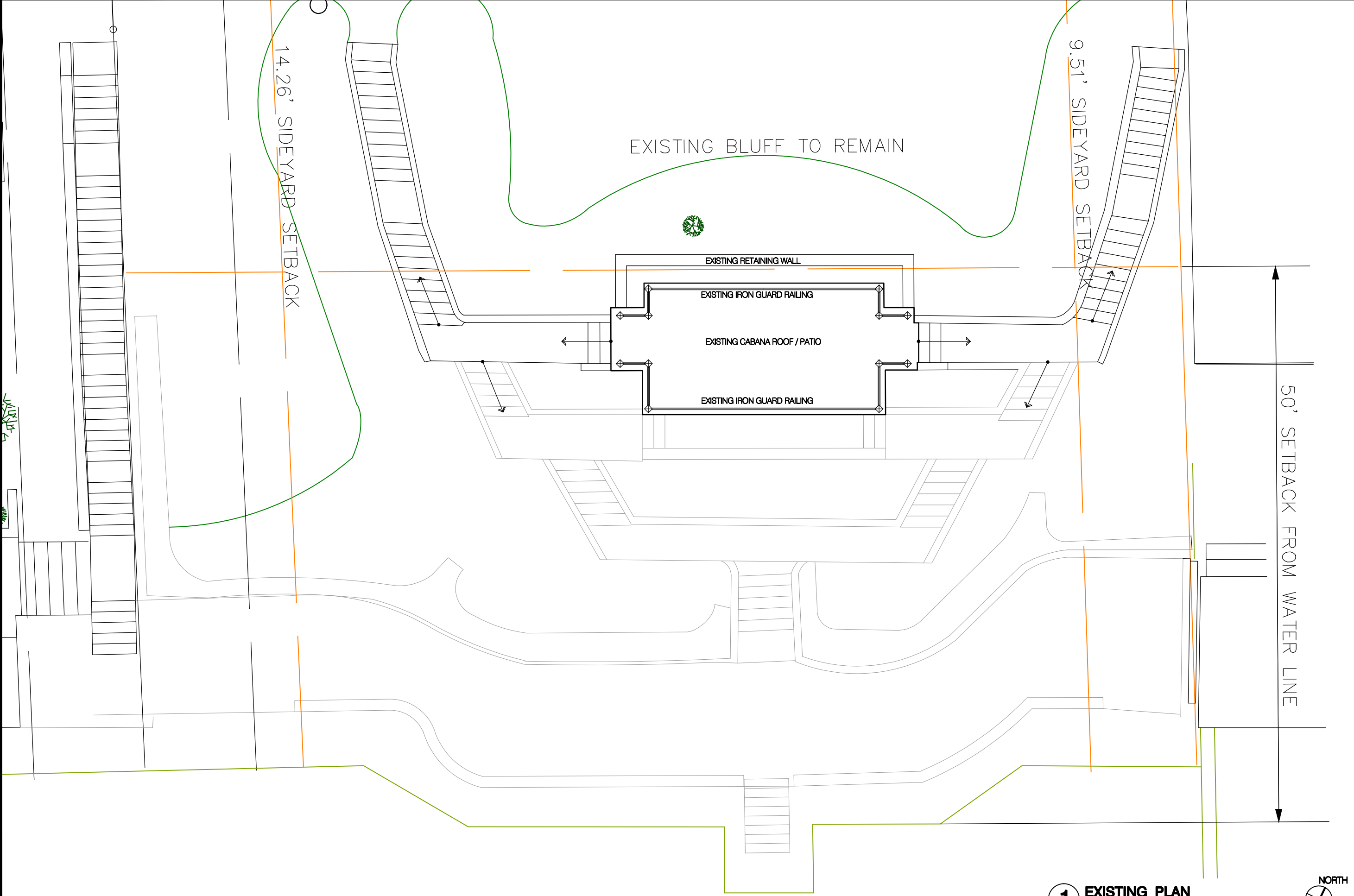
191 SHERIDAN RD

WINNETKA, IL 60093

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1 EXISTING ACCESSORY STRUCTURE AND RETAINING WALLS
Scale NO SCALE



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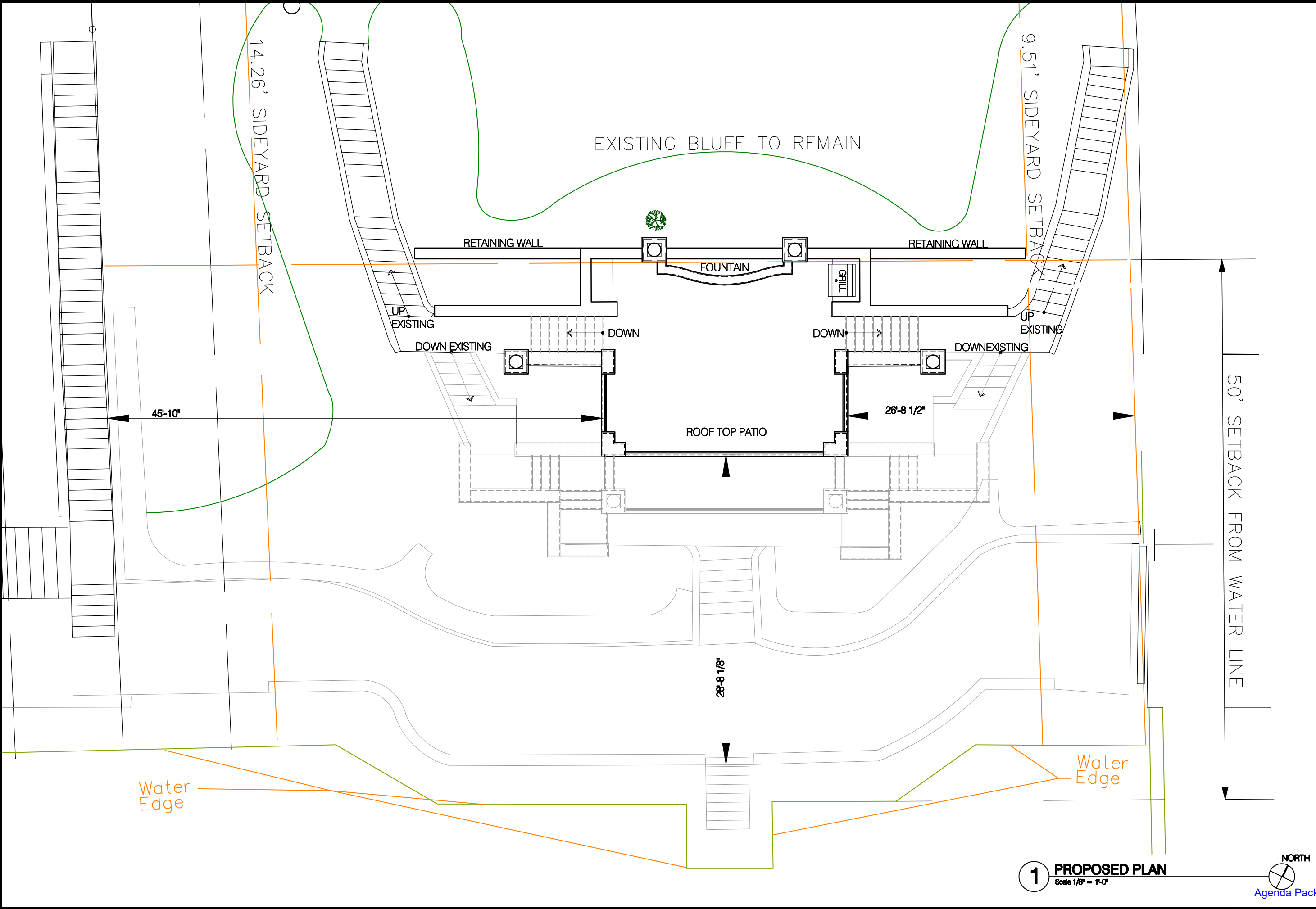
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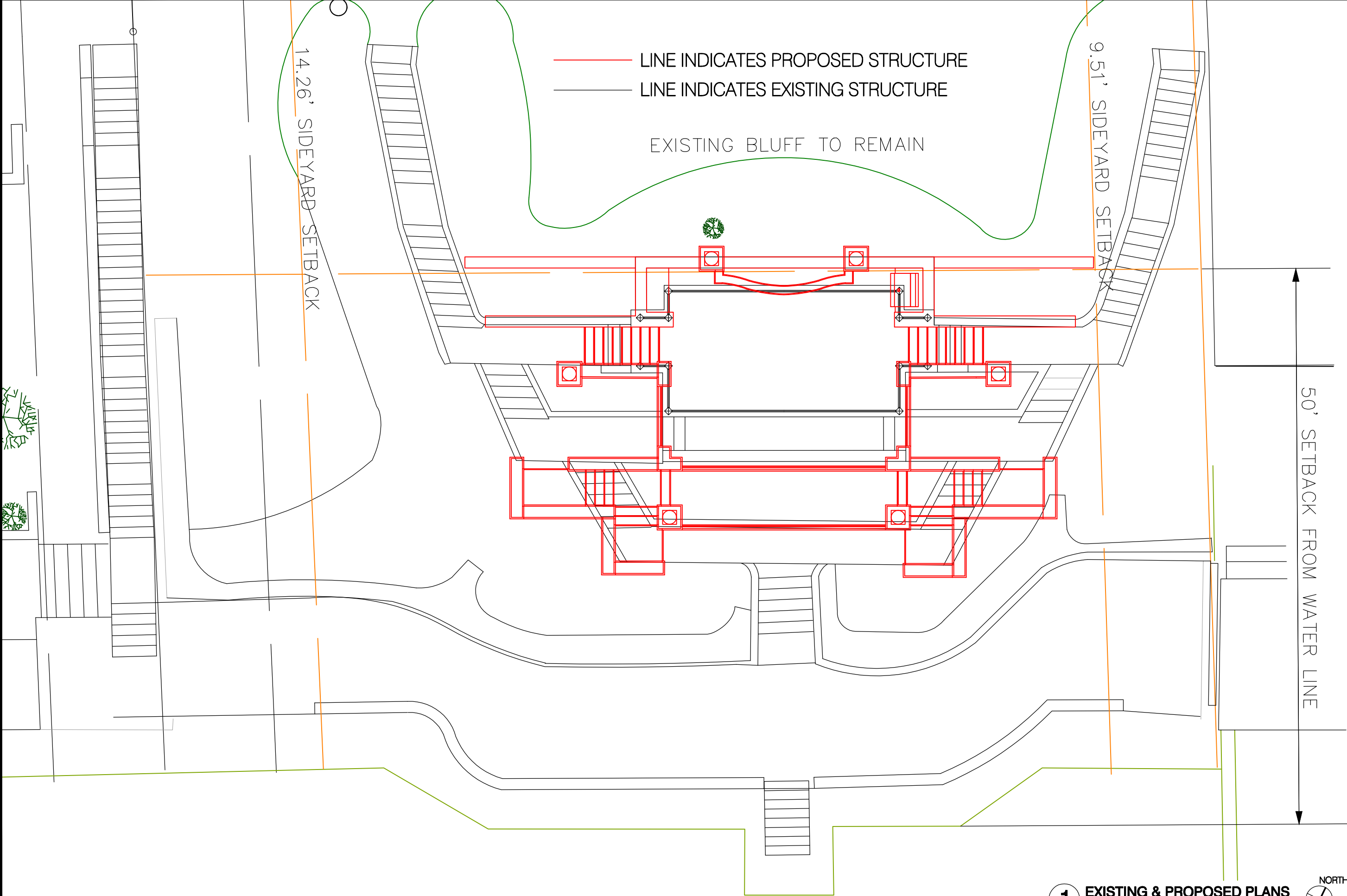
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1 PROPOSED PLAN
Scale 1/8" = 1'-0"





— LINE INDICATES PROPOSED STRUCTURE
— LINE INDICATES EXISTING STRUCTURE

EXISTING BLUFF TO REMAIN

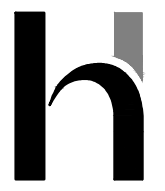
14.26' SIDEYARD SETBACK

9.51' SIDEYARD SETBACK

50' SETBACK FROM WATER LINE

1 EXISTING & PROPOSED PLANS
Scale 1/8" = 1'-0"

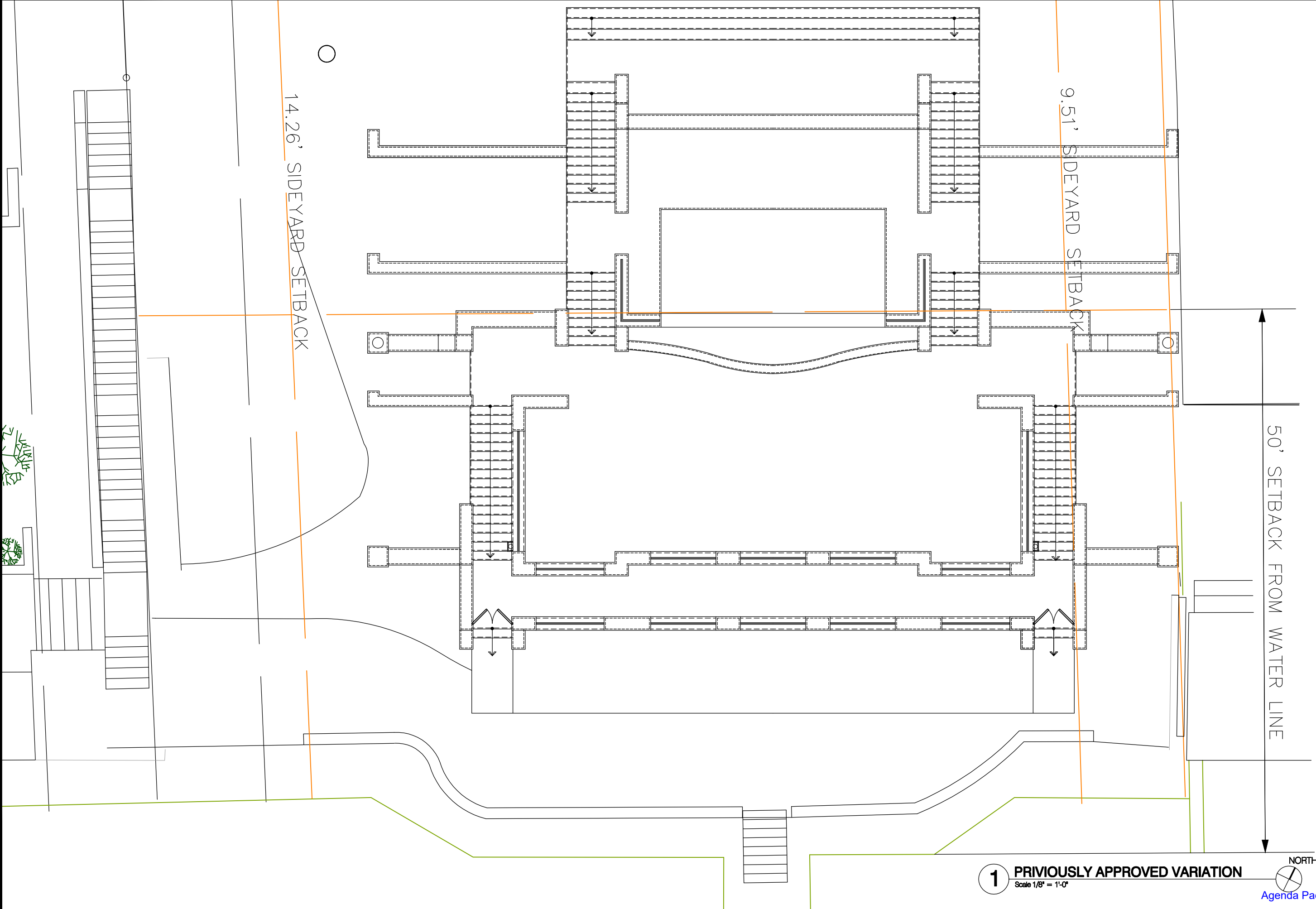




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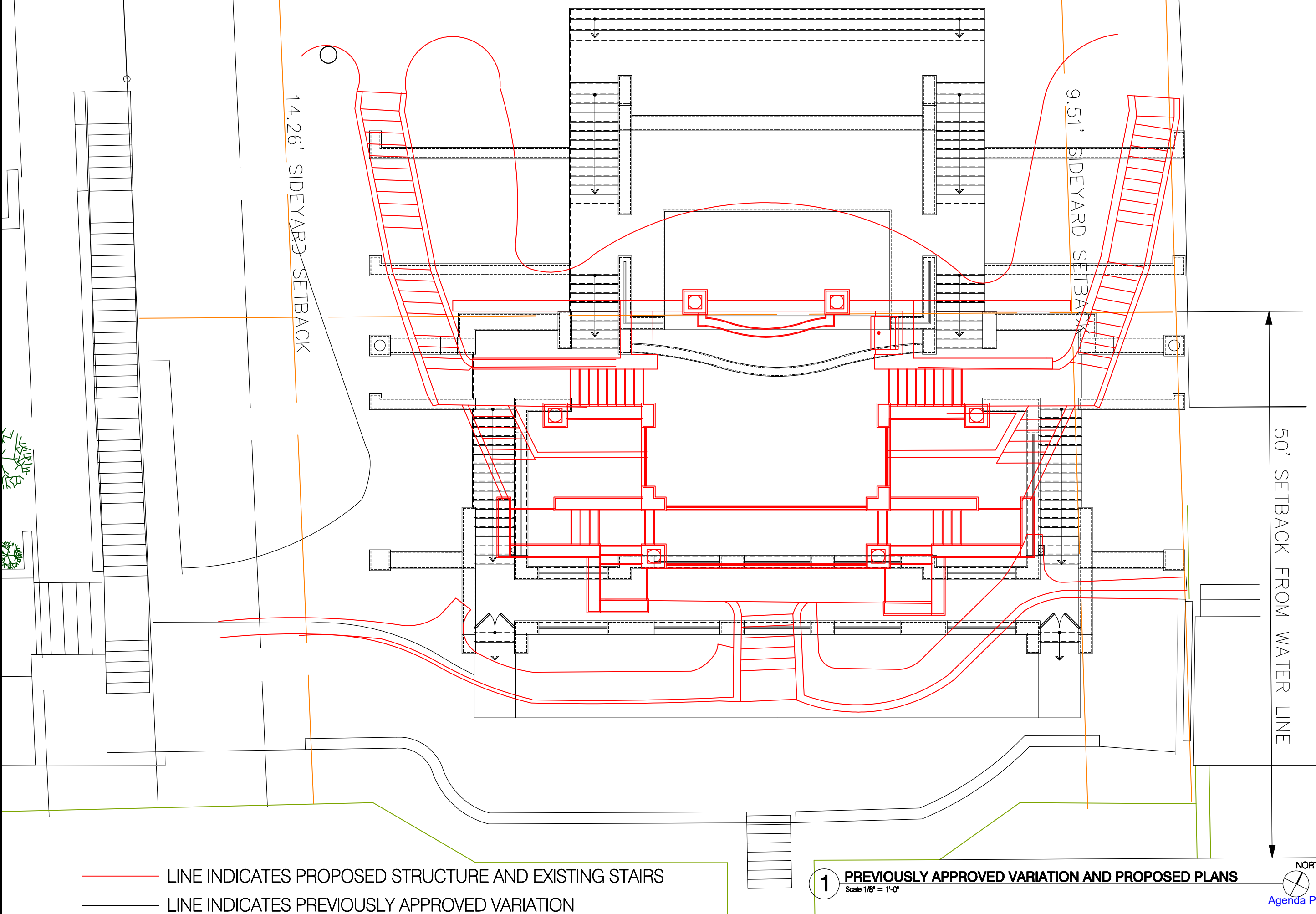
1 PREVIOUSLY APPROVED VARIATION
Scale 1/8" = 1'-0"



50' SETBACK FROM WATER LINE

9.51' SIDEYARD SETBACK

14.26' SIDEYARD SETBACK



— LINE INDICATES PROPOSED STRUCTURE AND EXISTING STAIRS
— LINE INDICATES PREVIOUSLY APPROVED VARIATION

1 PREVIOUSLY APPROVED VARIATION AND PROPOSED PLANS
Scale 1/8" = 1'-0"





1803645054

Doc # 1803645054 Fee \$114.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/05/2018 04:38 PM PG: 1 OF 39

ORDINANCE NO. M-7-2017

**AN ORDINANCE GRANTING VARIATIONS
FROM THE WINNETKA ZONING ORDINANCE
FOR THE CONSTRUCTION OF AN ARTIST STUDIO,
STONE WALK, AND SWIMMING POOL WITHIN
THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
(191 Sheridan Road)**

WHEREAS, the Nancy S. Santi Revocable Trust dated May 25, 2006 ("**Applicant**") is the record title owner of the parcel of real property commonly known as 191 Sheridan Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Subject Property**"); and

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

WHEREAS, the Subject Property is improved with a single family residence ("**Building**") and cabana adjacent to, and to the north and east of, the Building along the water's edge of Lake Michigan ("**Cabana**"); and

WHEREAS, the Applicant desires to remove the Cabana and construct on the Subject Property an artist studio, stone walk, and swimming pool (collectively, "**Proposed Improvements**"); and

WHEREAS, pursuant to Section 17.04.030 of the Winnetka Zoning Ordinance ("**Zoning Ordinance**"), the Subject Property is a "through lot" abutting Lake Michigan and, thus, both the street line and the water's edge of Lake Michigan are front lot lines; and

WHEREAS, pursuant to Section 17.24.020 of the Zoning Ordinance, properties in the R-2 District may not have swimming pools located within the front yard; and

WHEREAS, pursuant to Section 17.30.050 of the Zoning Ordinance, properties in the R-2 District are required to have a minimum front yard setback of 50 feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvements on the Subject Property within: (i) the front yard; and (ii) within the front yard setback; and

WHEREAS, the Applicant filed an application for variations from: (i) Section 17.24.020 of the Zoning Ordinance to permit the construction of the swimming pool on the Subject Property with a swimming pool located within the front yard; and (ii) Section 17.30.050 of the Zoning Ordinance to permit the construction of the Proposed Improvements with a front yard setback of 13.58 feet (collectively, "**Variations**"); and

WHEREAS, on September 11, 2017, after due notice thereof, the Zoning Board of Appeals ("**ZBA**") conducted a public hearing on the Variations and, by a vote of six to one, the

members recommended that the Council of the Village of Winnetka (“**Village Council**”) approve the Variations; and

WHEREAS, pursuant to Chapter 17.60 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Variations, which findings are set forth in the ZBA public hearing minutes attached to and, by this reference, made a part of this Ordinance as **Exhibit B**; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variations are in harmony with the general purpose and intent of the Zoning Ordinance and are 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 Variations have been sought; and

WHEREAS, the Village Council has determined that approval of the Variations for the construction of the Proposed Improvements on the Subject Property 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 VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the following variations are hereby granted to the Applicant in accordance with Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village:

A. A variation from Section 17.24.020 of the Zoning Ordinance to permit the construction of a swimming pool on the Subject Property within the front yard; and

B. A variation from Section 17.30.050 of the Zoning Ordinance to permit the construction of the Proposed Improvements on the Subject Property with a minimum front yard setback of 13.58 feet.

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

A. **Commencement of Construction.** The Applicant must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.

B. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements 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 Applicant 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 Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

D. Compliance with Plans. The development, use, and maintenance of the Proposed Improvement on the Subject Property must be in strict accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

1. That certain Proposed Conditions prepared by Daniel Creaney Company, consisting of one sheet, and dated August 7, 2017, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit C**;
2. That certain Proposed Site Plan prepared by Gensburg, Toniolo, and Harting Architects, consisting of one sheet, and dated September 11, 2017, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit D**;
3. That certain Upper Level Plan prepared by Gensburg, Toniolo, and Harting Architects, consisting of one sheet, and dated September 11, 2017, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit E**;
4. That certain Lower Level Plan prepared by Gensburg, Toniolo, and Harting Architects, consisting of one sheet, and dated September 11, 2017, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit F**; and
5. Those certain Proposed Elevations and Building Section Plans prepared by Gensburg, Toniolo, and Harting Architects, consisting of two sheets, and dated September 11, 2017, a copy of which is attached to, and by this reference, made part of this Ordinance as **Exhibit G**;

SECTION 4: RECORDATION; 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 Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant 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 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 of this Ordinance unless it first provides the Applicant 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 6: 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 7: 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 8: EFFECTIVE DATE.

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

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

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

ADOPTED this 21st day of November, 2017, pursuant to the following roll call vote:

AYES: Trustees Cripe, Myers, Ziv and President Rintz

NAYS: Trustees Dearborn, Lanphier and Swierk

ABSENT: None

Signed

s/Chris Rintz
Village President

Countersigned:

s/Robert M. Bahan
Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this 22nd day of
November, 2017.

Introduced: November 7, 2017

Passed and Approved: November 21, 2017

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 8 IN R. WILLIAMSON'S SHERIDAN ROAD SUBDIVISION OF PART OF LOTS 2, 3 AND 4 IN SIMON & OTHERS SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21 AND FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 191 Sheridan Road, Winnetka, Illinois.

EXHIBIT B
WINNETKA ZONING BOARD OF APPEALS
EXCERPT OF MEETING MINUTES
SEPTEMBER 11, 2017

Zoning Board Members Present:

Joni Johnson, Chairperson
Sarah Balassa
Matthew Bradley
E. Gene Greable
Thomas Kehoe
Carl Lane
Mark Naumann

Village Staff:

David Schoon, Director of Community
Development
Ann Klaassen, Planning Assistant

Case No. 17-19-V2:

191 Sheridan Road
Scott Santi
Variation by Ordinance
(1) Front Yard Setback

Case No. 17-19-V2: 191 Sheridan Road, Scott Santi, Variation by Ordinance - Front Yard Setback

Ms. Klaassen read the public notice. She stated that the request of the petitioner, Scott Santi, is to permit the construction of a stone walk, artist studio and pool that will result in a front yard setback from the water's edge of 13.58 feet whereas a minimum of 50 feet is required.

Chairperson Johnson swore in those that would be speaking on this matter.

Mr. Kehoe asked Ms. Klaassen if they are here just for the 13.58 foot variation.

Ms. Klaassen responded that is just to the walk and the structure is also in that required setback, as well as pool.

Chairperson Johnson noted that it is one variation which involved three components.

Mr. and Mrs. Santi of 191 Sheridan Road introduced themselves to the Board.

Jeff Harting of GTH Architects also introduced himself to the Board as the architect for the remodeling project on the home. He stated that what brings them here and informed the Board that the home was built in the 1930's and that there are some of documents which describe a brief history of the home and the property. Mr. Harting stated that it is one of three homes originally built for a family and that the one home to the north was lost. He then stated that the home as it is now and that many of them have seen the home, he stated that it is original and that it is all set very far back on Sheridan Road in a picturesque setting. Mr. Harting described the property as having a lovely view from Sheridan Road and that the home is located close to the bluff's edge. Mr. Harting then stated that if they were building a new home in the same location, they could not have it in that location because of the distance from the water's edge. He also stated that in not knowing the topography and history of the property, they assumed that many homes on the North Shore in Glencoe, Lake Bluff, etc., have had significant soil erosion on the beach over the past 80 years and that they were left with a 45 foot backyard before the bluff and that then the walls were put in place at the bottom.

Mr. Kehoe questioned whether anything was done to slow the erosion.

Mr. Harting stated that when he was brought into the project, he informed the Board that the owners love the home, setting, character and history. He indicated that the home suits their needs in terms of its setting, location and size of the property and the home. Mr. Harting then stated that by most standards, it is a small home on a large lot. He also stated that with regard to impermeable surface and ILC, it looked more deceptive and that the underground garage was built in the past. Mr. Harting noted that they would not change the setting from the front and that they are trying to keep in that kind of sympathetic approach in terms of making it more habitable with the beach home and studio into the bluff and that they would be replacing the structure of the beach home which is in poor disrepair as well as look at better ways to control and landscape the bluff and living space of the home down to the beach and replace the beach structure which he reiterated is in disrepair. Mr. Harting stated that they do not want to add to the home from the front or rear and that there is a limited amount of table land which is usable and that there is no green space for available use.

Mr. Harting stated that lastly, he referred to the covenant agreement with the neighbors on each side that nothing can be constructed which would interfere with the sight lines of those homes. He then stated that with regard to the designs in the project, they had to depress the whole structure down given the topography to maintain and not alter it more than necessary. Mr. Harting indicated that while they would rather have the structure located further up and closer to the home, that would not be in compliance with the sight lines and covenants with the neighbors and what is not shown are the nonsupport measures.

Mr. Harting stated that as they go through the standards, he referred the Board to a PowerPoint presentation and documents in the packet of materials. He then stated that you can see where the 50 foot water's edge setback is. Mr. Harting noted that the water's edge can fluctuate and if they created more beach and added sand, that they did not want to change the course of nature and bluff erosion.

Chairperson Johnson asked with regard to the home to the north which is new construction at 195 Sheridan, she referred to a spot of sand and asked did they add that.

Mr. Santi confirmed that is correct.

Chairperson Johnson asked if it affected erosion to their property.

Mr. Harting responded that if the wall was not there, it would go away. He then stated that based on the currents from the north or west, it would collect and gather and keep the sand in place but that it pulls areas away from them. Mr. Harting also stated that the gabion walls were put in place because of those conditions to stop erosion. He stated that over time, rain and erosion of the soil affect the condition of the bluff. Mr. Harting also stated that it does impact on the neighbors' property on both sides.

Mr. Lane asked if it would be an Illinois DNR issue in terms of where they put construction.

Ms. Klaassen responded that it would be the Army Corp of Engineers.

Mr. Harting stated that he assumed they got approval, but that he cannot say for sure.

Chairperson Johnson asked whether the covenant Mr. Harting referred to was entered into when ownership of the property changed or if it has run with the land since the homes were built.

Mr. Harting responded that for the home which was constructed to the north, both neighbors are to be compliant and that they are not allowed to create or alter sight lines. He stated that there could be no trees or anything to change that. Mr. Harting stated that is why they have to try to depress anything as far down as possible.

Mr. Bradley asked if they inherited the covenant.

Mr. Santi confirmed that is correct and stated that it goes back to the 1960's. He also stated that it was previously one big lot and that three homes were carved into separate properties.

Ms. Balassa stated that with regard to erosion and the addition of the new home, she asked did they own the home prior to that being put up.

The Santis stated that they purchased the property in 2015 and that it was already there.

Ms. Balassa asked if they have seen a marked difference in erosion since they have owned the property.

Mr. Santi stated that the pictures reflect the condition and that there is mud flowing through and that dirt flowed off of the bluff.

Mrs. Santi then stated that it washes down to the structure.

Mr. Santi stated that they want to replace what is there and maintain the integrity of the bluff.

Ms. Balassa stated that she is curious about the beach and waterfront.

Mr. Santi referred to the concrete wall.

Mr. Harting then stated that there is a walkway and gabion gravel rock wall held in place with wire mesh. He described that as more of a stopgap and that it is not a permanent solution. Mr. Harting stated that they are trying to accomplish something more aesthetic, which would be a permanent solution. Mr. Harting also referred to the amount of construction to the north which impacted the north end of this property. He added that it may have stopped to some extent since there are plantings there now and that it is more stable to the north now.

Mr. Greable asked about the extent of the soil erosion over the years.

Mr. Harting responded that they have had five projects between here and Lake Bluff and that some homes were built in the 1910's and 1920's and that they have lost 30 or 40 feet over the years with other areas being 15 or 20 feet. He indicated that it can vary.

Mr. Lane asked do they know how much bluff this property has lost since the home was built.

Mr. Harting stated that there is no survey to show that.

Mr. Kehoe indicated that Sanborn maps will show the erosion amounts.

Mr. Harting stated that he can look.

Mr. Lane asked how long was the sea wall in place.

Mr. Harting informed the Board that the gabion wall dated to 20 or 25 years and that it is falling apart as they speak and that it would not last another 20 years. He then stated that in terms of how much of the bluff was lost, he can gather that information. Mr. Harting described it as a moving target and moving setback and that they are responding to it as it is today.

Mr. Lane stated that the setback is measured from what part of the sea wall.

Mr. Harting responded from the water's edge. He informed the Board that other properties have created sand beaches through engineering or through time and that the sand moving may have added another 30 or 40 feet to their water's edge which was much further out.

Chairperson Johnson referred to the property being consistent with the one to the north.

Mr. Greable asked if they talked with Steve Saunders about the property and the effect of the lake on the property.

Mr. Harting stated that they have not and that they are not dealing with water issues other than the storm damage to the walls.

Mr. Greable asked if they did not need any other approvals.

Mr. Harting responded that they did not. He then stated that you can see the 50 foot setback of land and follow the step back of land they are trying to follow as opposed to altering them and creating more maintenance issues. Mr. Harting also identified the footprint from the lake front and stated that you can see the bow where the water touches the property and sea walls. He stated that they planned to create a small terrace outside of the studio to be near the lake. Mr. Harting also stated that there would be a small little pool area on the second terrace level down and that there would be steps on either side. He stated that the idea in the design is to step down gradually and fit in with the bluff and landscape.

Mr. Harting went on to provide the Board with an illustration of the space for the studio which would contain an artist's studio, kitchenette, bathroom and tunnel space and access from the rear of the structure to touch the home so that they can access it in the winter.

Mr. Lane asked if there is a tunnel, how would that change the zoning requirements.

Ms. Klaassen stated whether there is a connection to the home or not, you have to be careful with accessory structures that can be separate dwelling units which consist of having a bedroom, bathroom and kitchen.

Mr. Lane then stated that if there is no tunnel, would it be considered a separate dwelling unit.

Ms. Klaassen stated that they had not considered it to be a separate dwelling unit as proposed; it is to be an artist's studio without a bedroom or a closet that will also have a bathroom and kitchenette.

Mr. Lane referred to the clean-up space in the studio being similar to a closet.

Chairperson Johnson stated that in the application, they stated that they would be using it as a guest bedroom.

Mr. Harting agreed that you could spend the night there.

Chairperson Johnson stated that it would raise the same issue of it being considered a dwelling unit.

Mr. Naumann referred to the applicant's offering of removing the cabana and asked what is the size of it.

Mr. Harting responded that it is 12 feet x 22 feet approximately. He added that it is built into the hillside.

Chairperson Johnson stated that the studio is double that.

Mr. Harting then clarified all of the spaces along with the mechanical spaces.

Mr. Lane asked if it measured 20 feet by what.

Mr. Harting confirmed that it measured 44 feet x 20 feet.

Ms. Klaassen stated that it is almost 48 feet.

Mr. Bradley stated that in connection with some of these changes they are proposing to make, he asked if they have vetted it in terms of the effect on the current erosion or the bluff. He then referred to the tunnel to the new artist's room and build out and whether all of that protects the bluff.

Mr. Harting stated that it protects the backyard from sloughing and informed the Board that they are working with Dan Creaney and that part of the construction will include temporary pilings to protect the loss of table land. He also stated that they would protect the table land which is there and keep the soils on either side from eroding further in the property and for the neighbors on either side.

Ms. Balassa asked how tunneling affects that.

Mr. Harting stated that there would be a clear cut 18 feet down. He then stated that when they excavate and tuck into the hillside, there would be retaining walls which would hold the bluff in place and the structure. Mr. Harting noted that the tunnel would be clean cut and would consist of an oversized dig like for a pipe instead of getting into the bluff itself.

Chairperson Johnson stated that the proposed cabana studio would be 15 feet from the water's edge and that the current cabana is 30 plus feet. She then asked the applicant if they could minimize the variation by making the studio less deep.

Mr. Harting responded that they explored that alternative and referred the Board to an illustration of what would happen when they pull the structure back and that it would need to come up. He also stated that it would be more visible to the neighbors. Mr. Harting also stated that if they were to make it lower, it would need more retaining walls for the structure. He added that they want to follow the existing grade and that they would be tucking it in. Mr. Harting described it as an engineering thing and referred to the sight lines from the properties of the neighbors.

Chairperson Johnson asked if they could bring it back further if they eliminated the pool.

Mr. Harting stated that they could not and that there would still be a step down to be where they want it be from the elevation sight line.

Chairperson Johnson asked if there were any other questions.

Mr. Bradley asked Mr. Harting to go back to an illustration.

Mr. Harting referred the Board to an illustration of the topography and the fact that you can see more detail in terms of the bluff and the grade adjoining. He also referred the Board to an illustration of the existing conditions they are trying to mitigate and stop.

Mr. Bradley stated that with regard to the cracks due to moisture, that is not going away.

Mr. Harting stated that in changing the structure, it has reached the point where it is beyond reasonable repair based on the concrete under the structure. He indicated that there is no way to repair it or waterproof it. Mr. Harting then informed the Board that it has already had two roof repairs to solve water issues. He then referred the Board to an illustration of the beach and structure from the water's edge.

Mr. Bradley stated that conceptually, the wall identified becomes the new façade of the artist's studio and that it would go up and square with the wall and then above that is where the pool is.

Mr. Harting confirmed that is correct.

Mr. Bradley stated that from a vantage point, he asked with regard to the bottom.

Mr. Kehoe stated that on the photograph, he asked how the bluff is not already protected from further erosion.

Mr. Harting noted that it is currently failing. He stated that it is also quite steep. Mr. Harting then described for the Board how the gabion walls were made.

Mr. Lane stated that with regard to the proposed building section in the illustration, why not take the structure up and to the left so that it would be behind the 50 foot setback line so that it is level with the backyard.

Mr. Harting stated that it would then affect the sight line of the neighboring properties.

Mr. Lane referred to the top of the studio being level with the land at the bottom.

Mr. Kehoe questioned where the top of the patio is now.

Mr. Harting stated that represented two things and that with regard to the setback from the structure and pool going 18 inches in the setback, the pool would go up into the yard table land. He indicated that it would be possible to move the artist's studio up and to the left and that it may be 40 to 45 feet.

Chairperson Johnson stated that if the pool is on the table land, it would not violate the covenant.

Mr. Harting agreed that is correct but that with only 45 feet, there is not a lot of room and that it would be a more visible element year round to the neighbors. He informed the Board that the neighbors to the north have a pool that you cannot see.

Chairperson Johnson asked if it is on the table land.

Mr. Santi confirmed that it correct and that the home is located further forward.

Mr. Lane stated that the south home has a pool on the south side which is tucked around the corner.

Mrs. Santi noted that both homes are closer to Sheridan Road and have bigger backyards than them. She then stated that the pool came about since they had a terrace and a nice little level which will be there as they are walking down the hill and that they wanted a wading reflecting pool in that spot.

Chairperson Johnson stated that it would be a 4 foot x 10 foot pool.

Mr. Naumann asked Ms. Klaassen if there were any cases which were synonymous with this one that they can refer to in terms of context or precedent.

Ms. Klaassen responded that she cannot recall one for a variation request. She stated that you see these types of developments on the lakefront but that they are all setback the minimum required 50 feet.

Chairperson Johnson stated that the Board did have a boat house request where the owner wanted to put it an in area not at the water's edge, but in the side yard setback. She stated that the applicant claimed that moving it would provide better sight lines for everyone. Chairperson Johnson noted that was for a boat house.

Mr. Bradley then asked to what extent the Board had to make a decision without additional assurances of what they are doing architecturally complied with the Army Corp of Engineers and if there are any other pieces of information.

Ms. Klaassen stated that the applicant would have to submit for permit if the request is approved and that those documents are not required to be submitted with a zoning variation application.

Mr. Lane referred to the similarity to flooding requests.

Mr. Harting stated that they are working with Dan Creaney, who is the only person he trusts with the project and also in terms of liability. He then stated that he would not propose something which would be problematic for anyone.

It was noted that Dan Creaney is a civil engineer who has consulted with Village.

Mr. Harting then stated that he could provide a better example of the topography in an illustration for the Board. He noted that it follows the grade down the bluff.

Mr. Lane asked if the line to the far left is the side of the home.

Mr. Harting confirmed that is correct. He then referred the Board to an illustration of the landscape plan.

Mr. Lane asked if the patio there would be different than the current patio.

Mr. Harting responded that the current terrace is in the back courtyard space and that it contained 5 to 7 foot stones. He informed the Board that they lost a 1/3 of the grass with the plan.

Mr. Bradley stated that there would be the artist's studio and windows and then it steps down and referred to the pathway identified.

Mr. Harting indicated that there would be a small terrace outside of the French doors.

Mr. Bradley stated that as part of the variation from the lake, he asked to what extent is that necessary.

Mr. Harting informed the Board that there is no access out of the structure without the doors or need for a walkway. He also stated that you cannot access the pool into the studio and that they would be on two different levels.

Mr. Bradley then asked if there is no conforming alternative to angle the steps to the studio for an entrance off the side.

Mr. Harting stated that to maintain the grades and retaining walls, there would be 3 feet on each side. He also stated that there would be plantings against the actual structure. Mr. Harting then referred the Board to an illustration of the conceptual plan.

Ms. Balassa asked for the distance to the water's edge from the walkway of the studio.

Mr. Harting responded 20 feet.

Ms. Klaassen confirmed that it would be 18 feet 7 inches from the water's edge to the front of the studio.

Mr. Harting agreed that is the closet point.

Mr. Bradley asked what is the elevation of the floor of the studio and how high up would it be.

Mr. Harting responded that it would be 4 feet approximately.

Mr. Naumann asked if there would be any safety concerns in terms of the proximity to the lake in the event of a storm.

Mr. Harting stated that it would be 8 feet up from the water's edge.

Chairperson Johnson asked if engineering would look at that.

Ms. Klaassen stated that they would not and that the required setback it is not based on safety concerns.

Mr. Harting then informed the Board that they are done with their presentation.

Chairperson Johnson asked if there were any other questions. No additional questions were raised by the Board at this time. She then called the matter in for discussion. Chairperson Johnson noted that the Board did not have final jurisdiction.

Mr. Lane stated that in focusing on the standards, he referred to reasonable return and commented that is a difficult one when you are dealing with a home on the lakefront on a large piece of land and which is a bluff property. He indicated that reasonable return for a property like that is different than it would be for others. Mr. Lane referred to the view of the evidence which suggested that they can have reasonable return without building a pool and studio. He then stated that at the end of the day, with regard to a living area, bathroom, kitchen, etc., the applicants refer to it as a space which is a guest room and that they would be building additional living space into the bluff. Mr. Lane stated that did not represent a reasonable return issue and that the home can exist without the additional living quarters.

Mr. Lane stated that with regard to unique circumstances, the home is historic and was built back closer to the lake and that there is not a lot of backyard space but that there is a grand front yard. He stated that there is always a balance. Mr. Lane stated that it is not unique when related to where they decided to build the home.

Mr. Lane stated that lastly, with regard to erosion, for the bluff erosion, there is not 30 feet of erosion which required them to build 30 feet further into the setback. He concluded by stating that while he is sympathetic and that it is a nice design, there is a reason why they have 50 foot setbacks from the lake so that you do not build into the bluff.

Mr. Kehoe stated that he had one concern and referred to the applicant which hinted with regard to reasonable return the possibility of the home being a teardown if they cannot maintain the property as they like. He then stated that the Board should not take that into account. Mr. Kehoe then stated that with regard to the property to the north, it is obvious more than just hypothetical. He also stated that he agreed with Mr. Lane with it being something different.

Mr. Lane then stated that there is an alternative to build something small and the pool is not big. He stated that they can build a structure within the 50 foot setback and that if they took the pool out, they could build there.

Chairperson Johnson stated that they would still need a variation for the pool but they could make a smaller studio.

Mr. Greable stated that when he looked at the property and walked it, he described it as a very unique home and the placement of it. He reiterated that the home is unique and that the piece of land is unique. Mr. Greable then stated that in reading the application, a lot of thought was given and that he appreciated that. He referred to the uniqueness of what they are trying to do and that the lakefront view is immaculate. Mr. Greable stated that the only question is that Mr. Saunders was not talked to about the uniqueness or looked at it and his questions as far as whether he should be consulted. He stated that if it is a requirement, there is a lot in the lakefront area and that they are deciding what is right or wrong. Mr. Greable then stated that if they vote yes, the Board should make a condition based on Mr. Saunders' input to see if there would be any trouble with the lake front area that he is not capable of assessing.

Chairperson Johnson stated that the Board did not have final jurisdiction and that the Village Council made that decision.

Ms. Balassa stated that they are battling with the need to mitigate erosion with building in the bluff. She then stated that she is uncomfortable. Ms. Balassa then stated that she understood how the home could be razed if they cannot figure it out. She also stated that while they should not consider that, but that is what is at hand. Ms. Balassa then stated that if they knew the answer to that, either way, she would be more comfortable.

Mr. Lane stated they are not to consider that as part of their evaluation of the home as to whether it would be torn down if they did not get what they are asking for and that the standards are the standards. He referred to it as blackmail.

Chairperson Johnson stated that they have heard that argument made before. She then stated that she is struggling and commented that it is a gorgeous home. Chairperson Johnson then stated that she was disappointed to see the home to the north town down and that its replacement impaired the character of the two homes to the south. She also stated that she agreed with Mr. Lane and that they should look at the merits of the request.

Mr. Bradley stated that he agreed with Mr. Greable's comments that a lot of thought went into this. He then stated that he is torn about what can be seen from a boat in the lake as a sweeping change to the character of the locality of the bluff being replaced with homes, extensions and boat homes which are now becoming the essential character of the locality. Mr. Bradley referred to the erosion and the replacement of peoples' preferences and what the land should be. He stated that he appreciated the structure there to ensure the bluff, but that he is torn with eroding the character of the bluff in its natural setting. Mr. Bradley also stated that there is no basis architecturally or from engineering and that for the approval of the application, it would be scrutinized by others who are more capable in the views on what the integrity of the bluff means. He stated that his sense is that it was done thoughtfully as long as the math clears out and that other conforming alternatives did not exist architecturally or engineering-wise and that what they chose to allow would continue to happen or they can make a good from a negative and upgrade the home and the value and to the Village.

Ms. Balassa stated that it would still be an upgrade. She stated that she is sympathetic and that it is a very old home. Ms. Balassa then stated that she battled with the precedent being set versus restoring a home in the bluff. She then stated that if the bluff is landscaped and secured without the building, she referred to the way in which they could renovate the home. Ms. Balassa then referred to the unintended consequences to the bluff and that others would use this as a precedent.

Mr. Bradley agreed and stated that she hit the nail on the head. He added that the bar continues to get further and that it would set 13 feet at the shoreline as the precedent.

Mr. Lane stated that is the whole point of having a 50 foot setback.

Ms. Balassa stated that the applicants have her extreme sympathy but that with regard to precedent and everything it is going to push, she referred to new construction and not renovation.

Mrs. Santi stated that she could answer the questions raised by the Board.

Chairperson Johnson stated that after the discussion, the applicants would be asked to weigh in on possibilities.

Mr. Naumann gave kudos to the proposal and that there was a lot of thought in trying to get it to balance with the surroundings and protecting what they have and to find a balance. He commented that it is not optimal and asked if there is something that gives guidance around this type of situation. Mr. Naumann stated that with regard to precedent, it is a very significant setting here. He also stated that in connection with the questions raised with regard to erosion, he asked how much erosion have they seen since the 50 foot setback has been in place, etc. and added that he is conflicted and commented that it looks beautiful. Mr. Naumann referred the optimal use of the

space. He also stated that the pool adds to the flavor of the development, but that he is worried if there is a precedent that other owners may not be as thoughtful and that it poses a risk for future members. Mr. Naumann concluded by stating that he is on the fence.

Ms. Balassa described them as great stewards of the lake and the home and asked with regard to the north neighbor, she questioned if there is a precedent for a 13 foot setback to them and the next one. She described it as a push to maximize profit.

Mr. Lane stated that with regard to the running into the precedent issue, every issue is different. He then stated that for a home close to the bluff and eroding, it is a small home for the property and that for the home for the next one, there may not be the same facts. Mr. Lane then stated that he cannot get over the standards being met. He added that he is not concerned with precedent but with applying the standards.

Chairperson Johnson stated that one of the arguments that the architect made is that the home is small, but that it is still a large home. She described it as a false comparison when compared to if they were starting from scratch. Chairperson Johnson then stated that in making up for the lack of a family room, bedroom, the fact that there is no large kitchen, those are the three things and that the question is does this make up for that in terms of there being no reasonable return for the home unless there is a large studio which they would also be using as a dwelling unit. She also stated that there may be ways of enhancing or adding on to the home.

Mrs. Santi stated that everything is original which is why they love the property so much.

Chairperson Johnson also stated that another permit was issued in 1927 after the home was built in 1927.

Ms. Klaassen confirmed that permit was issued for an addition after the original permit was issued.

Chairperson Johnson asked when rebuilding something that is in disrepair triggers a variation request.

Ms. Klaassen informed the Board that related to work which is beyond repair and maintenance or if they chose to completely demolish the cabana and rebuild. She stated that they would still need a variation to replace it as is and that only a one-for-one replacement is considered a Minor Variation. Ms. Klaassen added that the Zoning Administrator has jurisdiction on such a request.

Chairperson Johnson then stated that she is on the fence. She stated that she would recommend approval if they were to push it back. Chairperson Johnson also stated that in terms of minimizing the variation, the Board asks that all applicants do that if possible and that she is not sure how the rest of the Board felt regarding alternatives. She then asked them to explain where they stand in order to give the applicants the opportunity to decide. Chairperson Johnson then asked the Board members who would be in favor of recommending approval with no change.

Mr. Bradley and Mr. Naumann agreed they would be and Mr. Greable stated that he would agree with a condition on the vote.

Chairperson Johnson responded that they cannot do that. She then stated that if there are three, they would need four votes for a positive recommendation to the Village Council or the Board can change their vote based on a revised proposal. She stated that the applicants can come back with a revised plan which may get more votes for a favorable recommendation. Chairperson Johnson then stated that if they had a bare quorum, that would be a different situation.

Mr. Kehoe referred to a vote to deny the request and stated that there are better alternatives than what they have seen. He then stated that he would be in favor of the project.

Mr. Santi stated that they would like to respond to the concerns raised and that they were given a mixed review.

Mrs. Santi began by informing the Board that they both love old homes and that they would always keep the home and pass it to their children. She stated that they want to save the home and that it had been on the market for three years since it had little modern amenities. Mrs. Santi then stated that they do not want to change anything about it. She described its craftsmanship as amazing and referred to the hand carved stone and that the builder is working on the home to recreate that in the studio. Mrs. Santi also stated that they did not want to see boat homes.

Mrs. Santi described the home as a French Normandy home and that the purpose is to have it look like the outer building being made to look like it was originally part of it. She commented that what is there is ugly and was built in the 1950's. Mrs. Santi informed the Board that they would be using the same stone and brick and hand carving it to look like it is the same and was there in the 1920's. She then stated that it started small as a cloud and that as they took into consideration the retaining walls and being able to use and keep the same footprint, no one wanted to tear it down because they would have a new amazing thing which would be so usable. Mrs. Santi also stated that if they set it back in, it would be in the yard more and for the neighbor to the north who planted trees on the fence. She also stated that with regard to the view on the patio, you would not be able to see up the lake. Mrs. Santi added that if they set it back a little bit, they would sit and be looking at a hill. She stated that they are concerned as much as the Board and that they want it to appear as if it was part of the home originally. She then referred to it being a stone building and a space to enjoy the lake.

Ms. Balassa asked what is the difference in the size of the old cabana and the studio.

Mr. Harting responded that it would be twice the size in terms of its width mostly and that a majority of it would be in the bluff itself. He also stated that the cabana would be two feet above the altered grade and that it would be a more block bunker structure. Mr. Harting indicated that the width of the studio would be approximately twice as long in lieu of the same size retaining wall.

Mrs. Santi also informed the Board that there would not be a kitchenette but only a sink and counter. She stated that they also need to have a bathroom. Mrs. Santi stated that they tried to keep it as small as they could and that it would make the home more desirable so that no one would ever want to tear it down.

Mr. Harting stated that in terms of clarity, the Board is worried about setting a precedent with regard to 13 feet from the water's edge.

Chairperson Johnson noted that the current setback is 33 feet.

Mr. Harting stated that the actual structural wall is 20 feet and that it comes down to interpretation around the water's edge and how it would bend.

Mr. Lane stated that the existing cabana measured 12 feet x 22 feet and that the new space would measure 48 feet x 20 feet which is 4 times as large. He stated that he wanted the record to be clear about what double is.

Chairperson Johnson stated that the zoning matrix says that it would be 862 square feet.

Mr. Harting noted that they do not have a FAR issue.

Chairperson Johnson agreed that is correct and compared what is there now to the proposal. She then stated that if they were to make it smaller or push it back, they could achieve what they want with a smaller variation.

Mrs. Santi stated that there would not be much usable space and reiterated that they kept it as small as they could. She stated that now, it is just a changing room.

Chairperson Johnson stated that it is not just a matter of the size of the space but how far back it is from the water's edge.

Mr. Harting stated that it is not just an issue of its size, but its location. He referred to if there is a way to move the structure back so that the variation would not be so big.

Mrs. Santi informed the Board that they considered that a lot and stated that you would not be able to see up and down the lake. She indicated that it would be like a hole looking at the side of a hill at the retaining wall.

Mr. Greable stated that they could get more comfortable if they gave them more time to think about it.

Chairperson Johnson stated that the applicants have the right to go to the Village Council regardless of the vote.

Mr. Santi stated that the neighbor on the second floor can see it.

Mr. Lane stated that would be the case for any lakefront property. He stated that the whole point is that you cannot build a home right on the lake edge.

Ms. Balassa asked Ms. Klaassen if there were any zoning variations for the new construction.

Ms. Klaassen responded that there were not.

Mrs. Santi stated that they are basing the request on where it is now.

Zibby Miechowicki, the builder, stated that one of the points is that with regard to the existing concrete structure with the stairs to the property line, they would bring that in to make it smaller and less bulky. He also stated that would give them more greenery and separate it on both sides. He noted that the bluff is covered 2/3 in concrete now and that they would be taking the north side further in and that there would be less of a structure than there is now. He added that the stairs sit on the gabions now leaning toward the lake.

Chairperson Johnson stated that she would be willing to vote yes since the applicants explained the structural difficulties with pushing it back further. Chairperson Johnson then described it as a tasteful renovation which would not set a precedent and that each property is unique, even on the lake front. She stated that because the new home to the north now dominates the sight lines of the applicant's front yard, the applicant's use and enjoyment of their front yard was impaired. Chairperson Johnson stated this could be viewed as a unique circumstance that justifies the variance for the proposed studio and spa pool in the applicant's rear yard. She reiterated that she would recommend approval.

Ms. Balassa stated that now that it has been phrased that way, she referred to the drastic change to the neighborhood with the way in which the north home was built. She described it as glaring and that she rides by it every day. Ms. Balassa questioned how to mitigate the damage done without variations. She then stated that with regard to standard no. 1, she is concerned from that standpoint and how to buffer themselves from the north and how it affects reasonable return.

Mrs. Santi stated that most of it would be behind them and described that property as a resort looking area which would be behind them versus if it is on the patio and they would have to look right at it.

Mr. Harting stated to comment on the earlier issues of what happened to the north, the comment that many properties have a small backyard and a grand front yard, the north property dwarfs their front yard. He then described the front yard as pretty from Sheridan Road but that there is no privacy and that all they have is the 45 feet in the backyard.

Chairperson Johnson referred to the attempt to get the Village to impose a design standard.

Mrs. Santi stated that they feel like they have saved another home and that it could have been a teardown. She informed the Board that their mission is to make it so that no one would want to tear it down and be an example.

Mrs. Santi then stated that you would see a stone house as opposed to boat homes from the lake and that they want the type of living that people expect here.

Chairperson Johnson asked for another motion.

Mr. Bradley moved to recommend approval of the application for the variance on the property at 191 Sheridan Road as submitted on the basis that all of the standards set forth in the zoning ordinance are met. He stated that the property cannot yield a reasonable return, particularly in light of the unique character of this home and the setting on the lake front property. Mr. Bradley stated that the plight of the owners is due to unique circumstances and that it will not alter the essential character of the locality.

Chairperson Johnson suggested that Mr. Bradley add some details to the findings.

Mr. Bradley then stated that the plight of the owners is due to unique circumstances and referred to a covenant which runs with the land between the owners to the north and to the south as it relates to sight lines of the lake. He then stated that the variation would not alter the character of the locality but that it would in fact it meant to further secure the character by engineering safety strongholds in the bluff. Mr. Bradley stated that the adjacent supply of light and air to adjacent properties would not be diminished and that sight lines will not be diminished and would remain aligned with the neighboring properties. He stated that the hazard from fire would not be increased and that the taxable value of the land and other buildings in the Village would not be diminished. Mr. Bradley concluded by stating that congestion would not increase and that the public health, comfort, morals, safety and welfare of the Village would not be affected in any way.

Chairperson Johnson then suggested that Mr. Bradley add something with regard to reasonable return for a lakefront home requiring some sort of lakefront feature and referred to the need for retaining walls for erosion.

Mr. Bradley stated that the reasonable return of the property cannot be met without a lakefront feature.

Chairperson Johnson stated a lakefront feature is essential for reasonable return and in this case, there is a need for the retaining wall. She stated that there could not be a less significant variation request by pushing it further toward the home.

Mr. Bradley then stated that any sort of alternative would implicate the existing covenant in place that would make the proposed space unusable.

Ms. Klaassen stated that the Board can finalize the meeting minutes before they go to the Village Council.

Mr. Naumann seconded the motion. A vote was taken and the motion was passed, 6 to 1.

AYES: Balassa, Bradley, Greable, Johnson, Kehoe, Naumann

NAYS: Lane

FINDINGS OF THE ZONING BOARD OF APPEALS

1. The requested variation is within the final jurisdiction of the Village Council.
2. The requested variation is in harmony with the general purpose and intent of the Winnetka Zoning Ordinance. The proposal is compatible, in general, with the character of existing development within the immediate neighborhood with respect to architectural scale and other site improvements.
3. There are practical difficulties or a particular hardship which prevents strict application of Section 17.30.050 [Front Yard Setback] of the Winnetka Zoning Ordinance which is related to the use or the construction or alteration of buildings or structures.

The evidence in the judgment of the Zoning Board of Appeals has established:

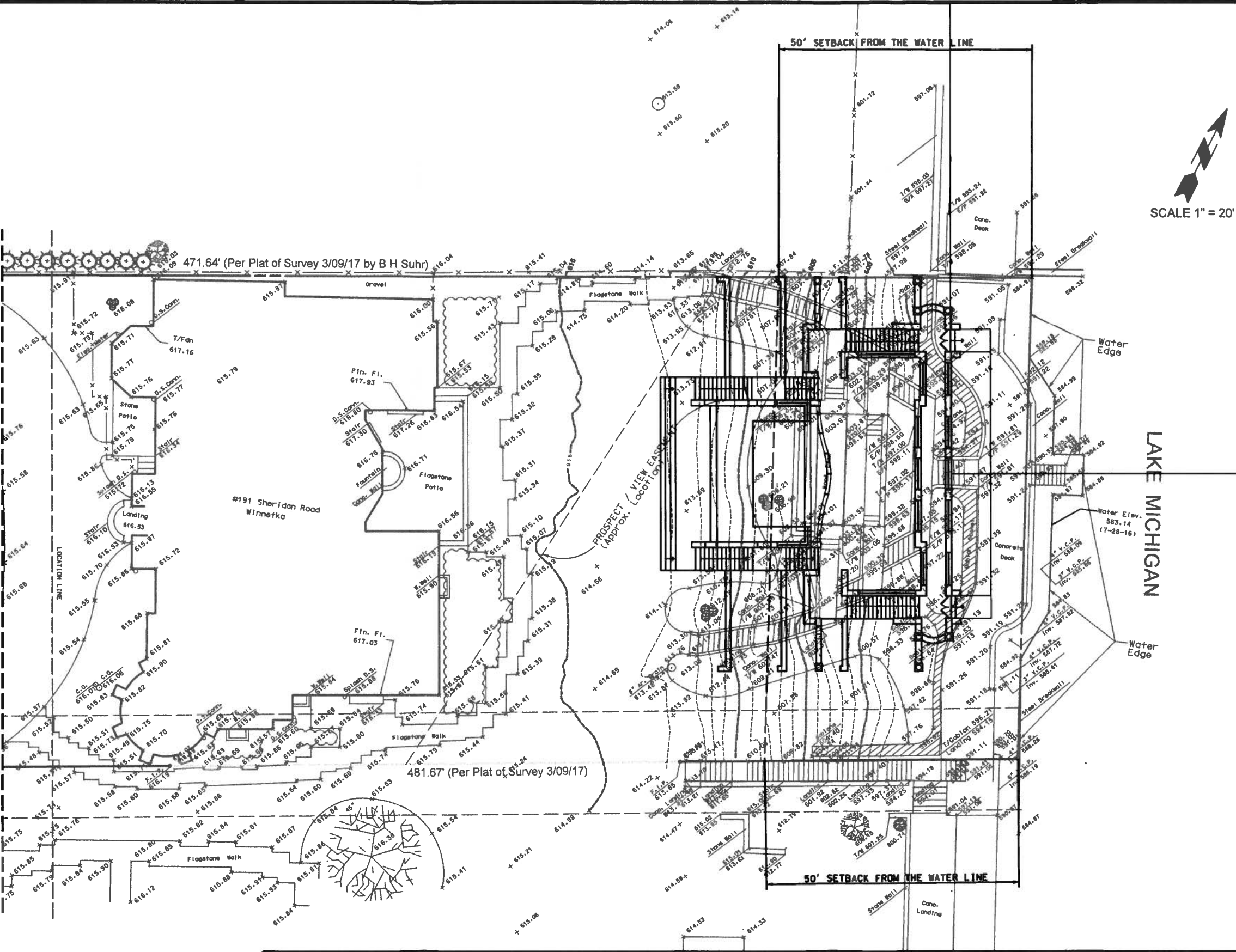
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone. In light of the unique character of the home and the setting of the home on the lakefront, without approval of the variation the property cannot yield a reasonable return without a lakefront improvement such as the proposed studio and associated improvements.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants. The unique circumstance is the private covenant between the subject site and the neighboring properties to the north and south that relates to sight lines of the lake. The proposed improvements are set low on the bluff, within the required setback, to avoid impacting the required sight lines.
3. The variation, if granted, will not alter the essential character of the locality. The proposed improvements would further secure the character by engineering safety strongholds in the bluff.
4. An adequate supply of light and air to the adjacent property will not be impaired. The proposed improvements will comply with the required side yard setbacks and be built in the bluff so the sight lines will not be diminished.
5. The hazard from fire and other damages to the property will not be increased. The proposed improvements will be constructed according to the required building code.
6. The taxable value of the land and buildings throughout the Village will not diminish. The proposed improvements will not diminish the taxable value of the land.
7. The congestion in the public street will not increase. The residence will continue to be used as a single-family residence and the proposed improvements will not impact congestion in the public street.
8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise be impaired. No evidence was provided to the contrary.

EXHIBIT C

Proposed Conditions

(SEE ATTACHED EXHIBIT C)

EXHIBIT C



 DANIEL CREANEY COMPANY CONSULTING CIVIL ENGINEERS 450 SKOKIE BLVD. SUITE 105 NORTHBROOK, ILLINOIS (847) 480-5757	VARIANCE EXHIBITS 191 SHERIDAN ROAD WINNETKA, ILLINOIS		SHEET 2 OF 2	
	PROPOSED CONDITIONS		DATE: 8-08-17 BY: M.P. ISSUED FOR REVIEW: 8-07-17	
DESIGNED BY: M.P. CHECKED BY: D.A.C. SCALE: _____ DRAWN BY: M.P. JOB NO.: 7433 BOOK: _____			REVISION DATE BY	

8/8/2017
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EXHIBIT D

Proposed Site Plans

(SEE ATTACHED EXHIBIT D)

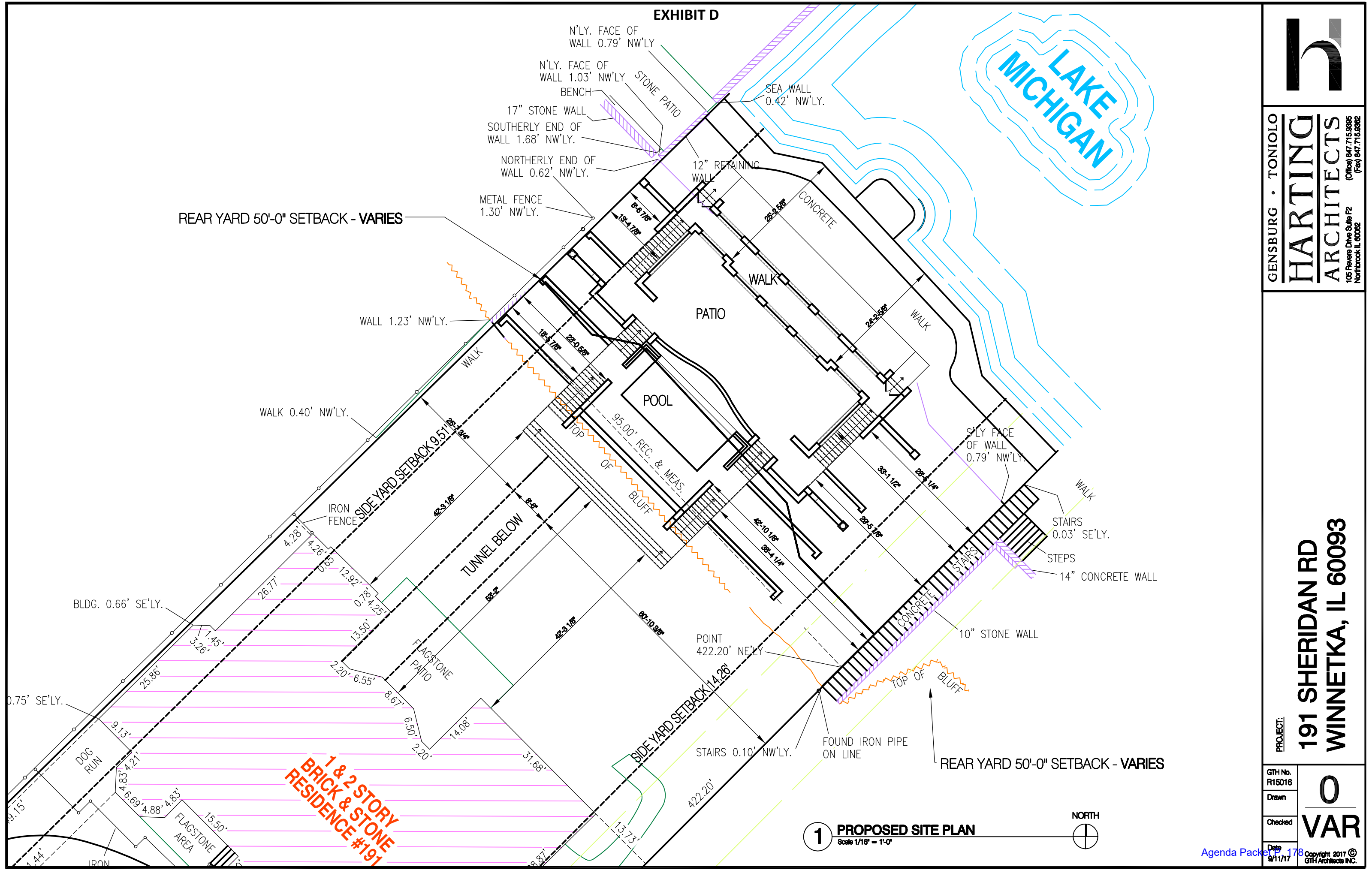
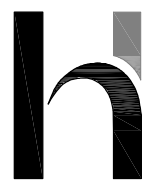


EXHIBIT D



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GTH No.
R15016

Drawn

Checked

Date
8/11/17

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VAR

1 PROPOSED SITE PLAN
Scale 1/16" = 1'-0"

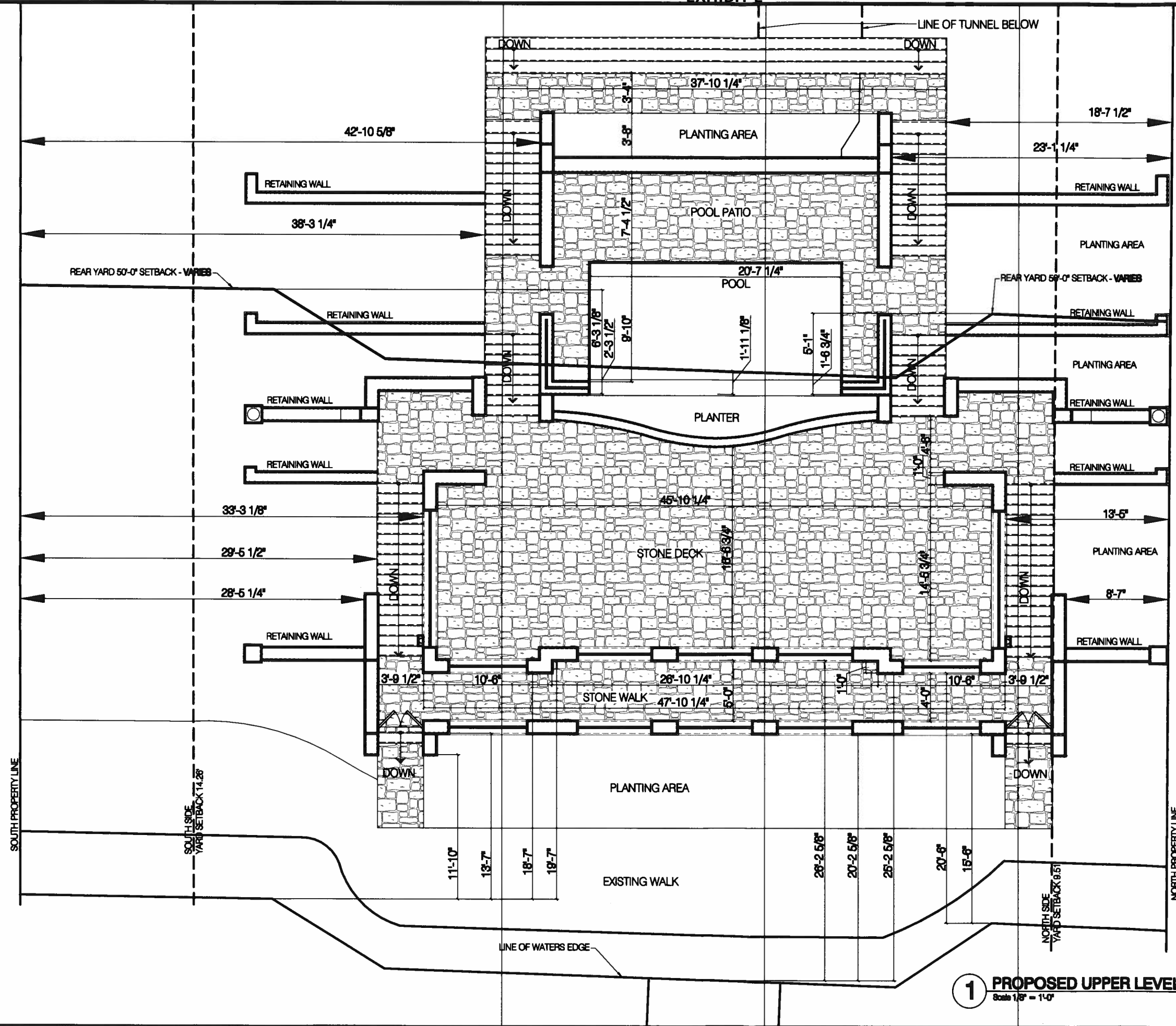


EXHIBIT E

Proposed Upper Level Plan

(SEE ATTACHED EXHIBIT E)

EXHIBIT E



1 PROPOSED UPPER LEVEL PLAN
Scale 1/8" = 1'-0"

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Northbrook, IL 60062
(Office) 847.715.9895
(Fax) 847.715.9892

PROJECT:
191 SHERIDAN RD
WINNETKA, IL 60093

GTH No.
R15016
Drawn
Checked
Date
1/17/17

1
VAR

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EXHIBIT F

Proposed Lower Level Plan

(SEE ATTACHED EXHIBIT F)

EXHIBIT F



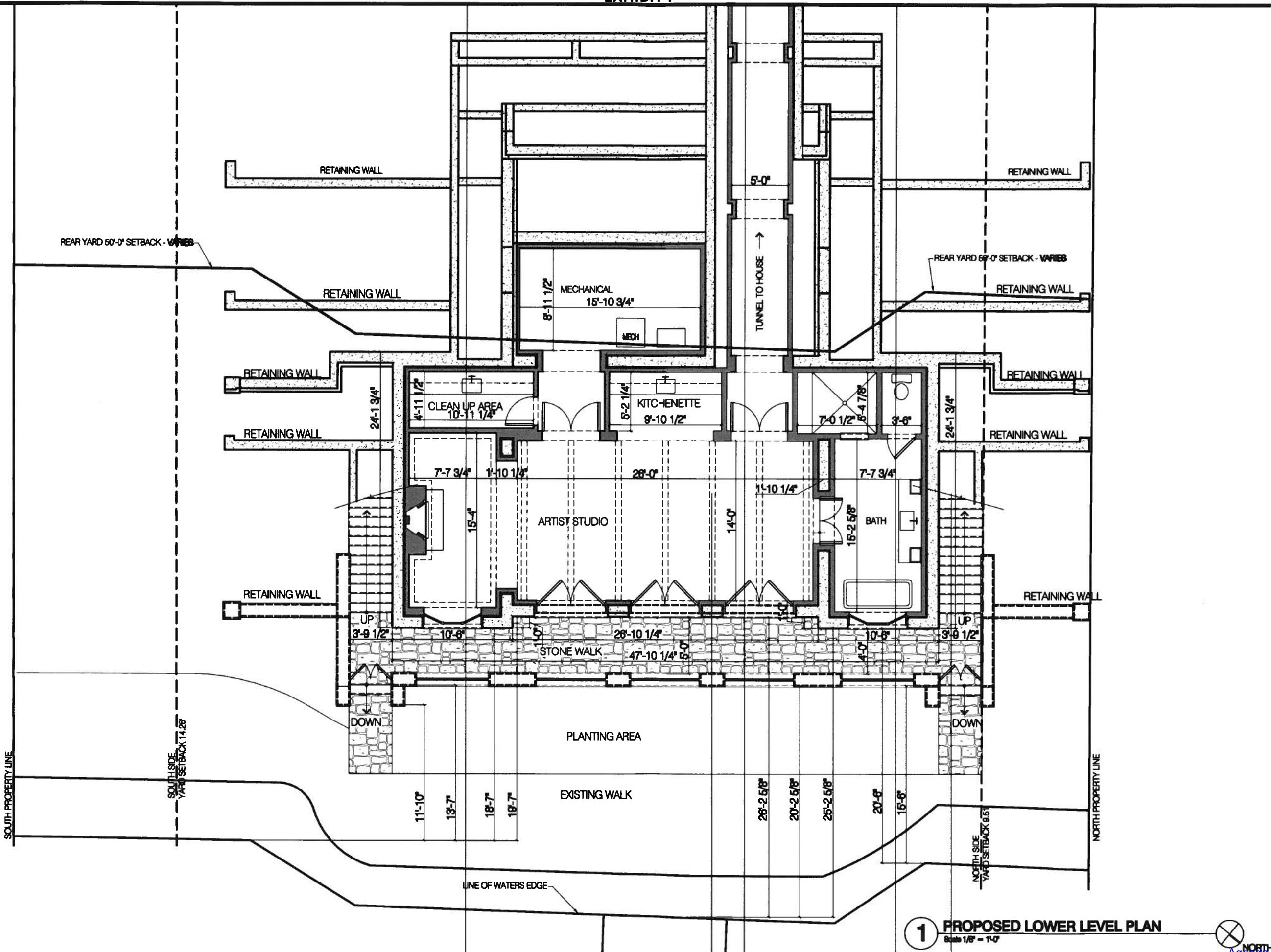
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WINNETKA, IL 60093**

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1/11/17

**2
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1 PROPOSED LOWER LEVEL PLAN
Scale 1/8" = 1'-0"

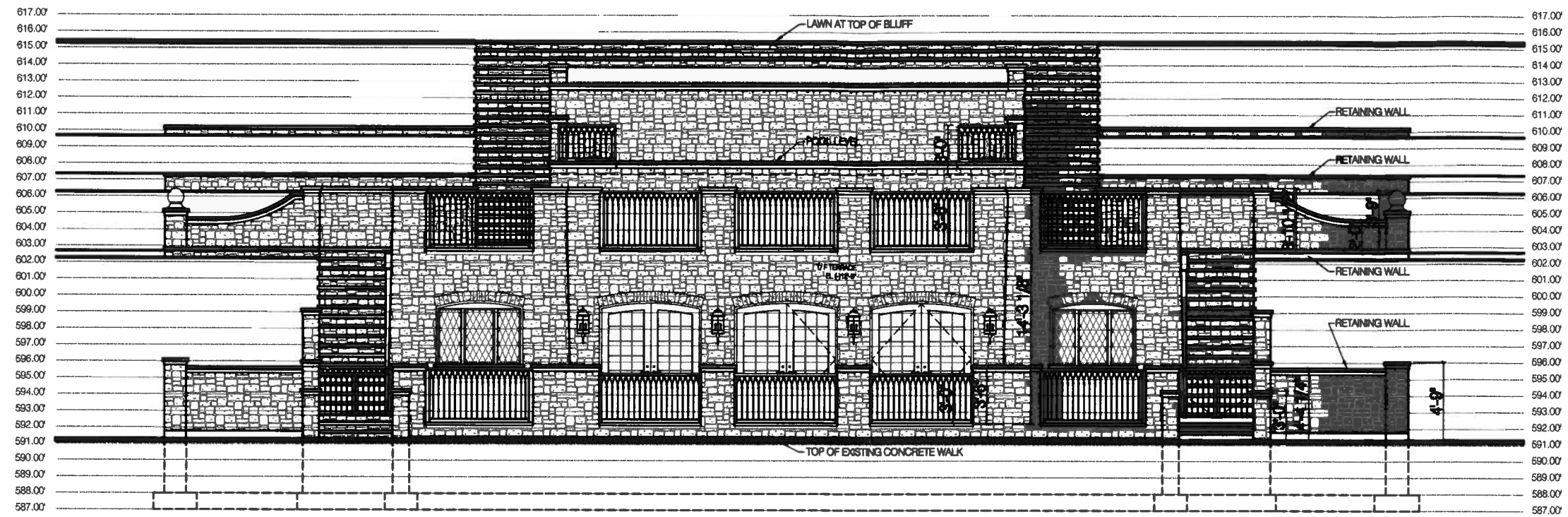


EXHIBIT G

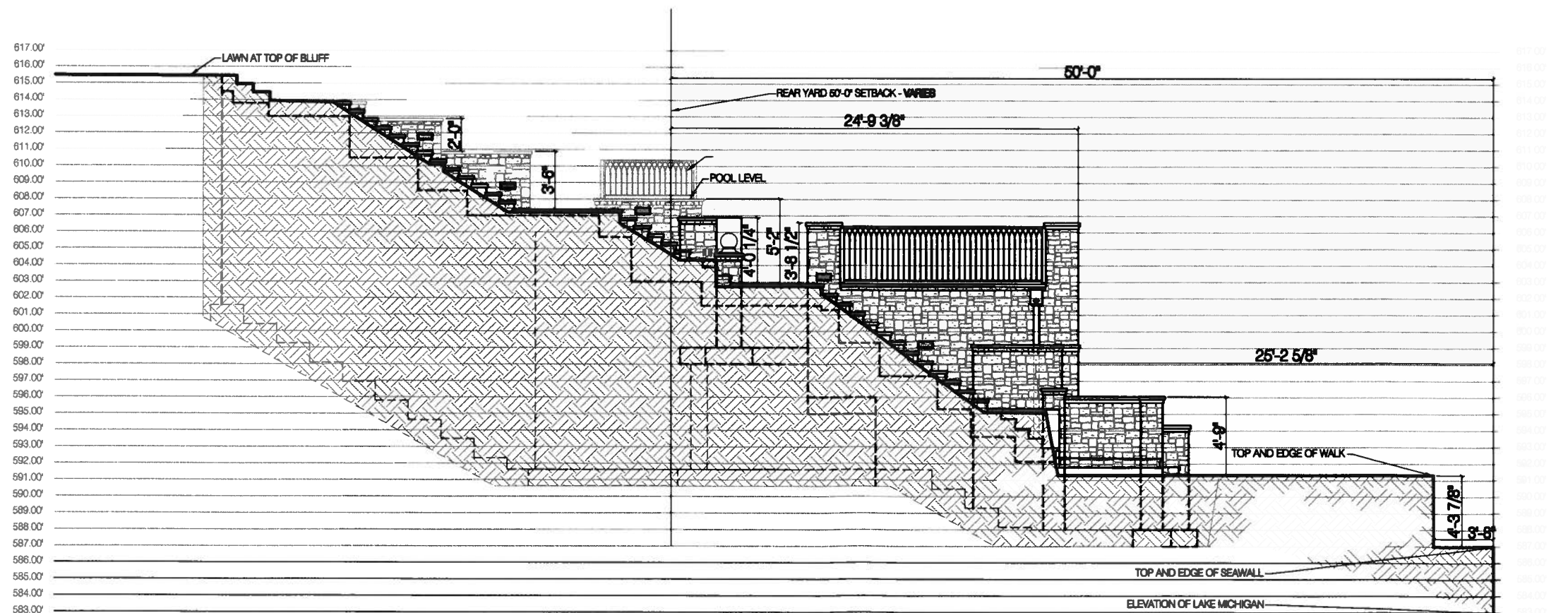
Proposed Elevations and Building Section Plans

(SEE ATTACHED EXHIBIT G)

EXHIBIT G



1 PROPOSED EAST ELEVATION



2 PROPOSED SOUTH ELEVATION (NORTH ELEVATION SIMILAR)
Scale 1/8" = 1'-0"



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PROJECT:
191 SHERIDAN RD
WINNETKA, IL 60093

PROJECT:

GTH No. R15016	
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Drawn

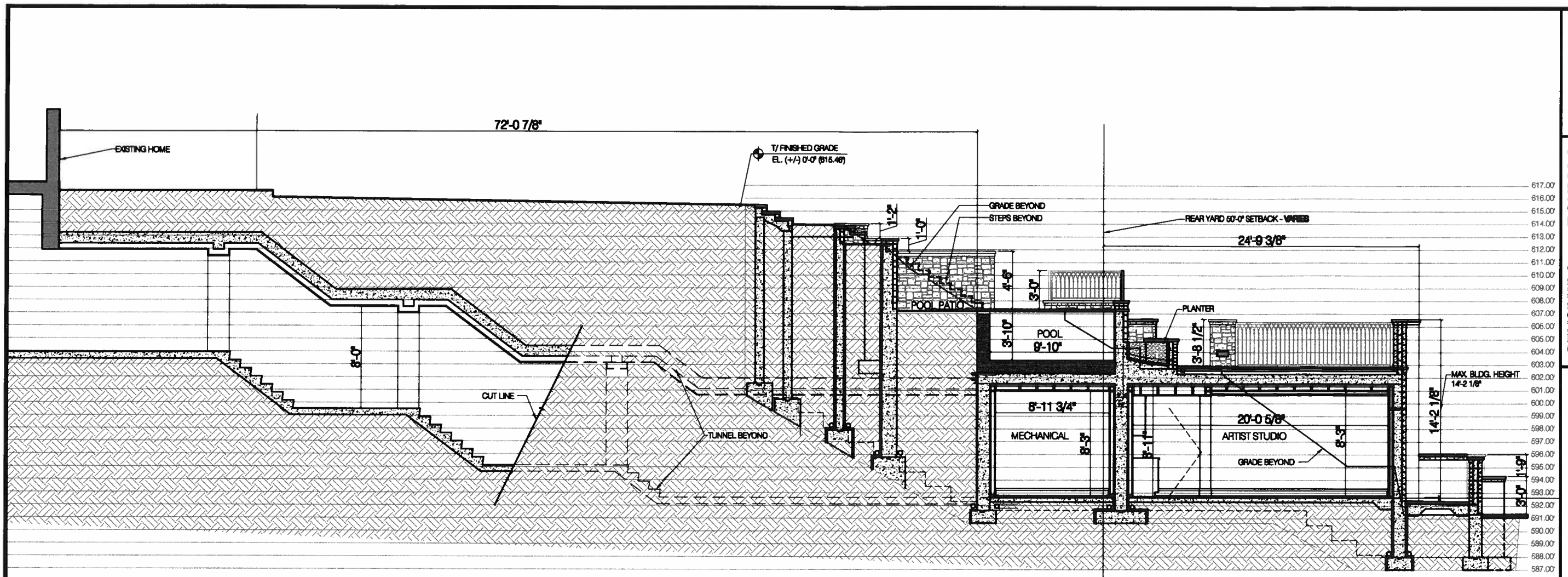
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Date _____

3

WAR

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1 PROPOSED BUILDING SECTION
Scale 1/8" = 1'-0"



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PROJECT:
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WINNETKA, IL 60093

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R15018
Drawn
Checked
Date
8/1/17

4
VAR

EXHIBIT H

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, the Nancy S. Santi Revocable Trust dated May 25, 2006 ("**Applicant**") is the record title owner of the property commonly known as 191 Sheridan Road in the Village ("**Subject Property**")

WHEREAS, the Subject Property is improved with a single family residence ("**Building**") and cabana adjacent to, and to the north and east of, the Building in the front yard along the water's edge of Lake Michigan ("**Cabana**"); and

WHEREAS, the Applicant desires to remove the Cabana and construct in its place on the Subject Property an artist studio, stone walk, and swimming pool (collectively, "**Proposed Improvements**"); and

WHEREAS, Ordinance No. M-7-2017, adopted by the Village Council on 11/21, 2017 ("**Ordinance**"), grants variations from the provisions of the Winnetka Zoning Ordinance to the Applicant to permit the construction of the Proposed Improvements on the Subject Property with: (i) a swimming pool located within a front yard; and (ii) a minimum front yard setback of 13.58 feet; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant does 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 Applicant acknowledges 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 Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the 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 Applicant against damage or injury of any kind and at any time.

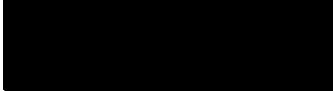
4. The Applicant does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such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

5. The Applicant hereby agrees 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: December 14th, 2017

ATTEST:

NANCY S. SANTI REVOCABLE TRUST
DATED MAY 25, 2006

By: 

By: 

Its: TRUSTEE

ATTACHMENT E

WINNETKA ZONING BOARD OF APPEALS EXCERPT OF MEETING MINUTES MARCH 9, 2020

Zoning Board Members Present:

Matt Bradley, Chairman
Sarah Balassa
E. Gene Greable
Wally Greenough
Lynn Hanley
Kimberly Handler
Mike Nielsen

Zoning Board Members Absent:

None

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Case No. 20-10-V2: 191 Sheridan Road: An application submitted by Scott and Nancy Santi seeking approval of a zoning variation to allow the construction of an accessory building at 191 Sheridan Road. The requested zoning variation would permit the accessory building to provide less than the minimum required front yard setback from Lake Michigan. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated the front yard setback the applicants are requesting is to allow a setback 20.93 feet whereas a minimum of 50 feet is required, a variation of 29.07 feet or 58%. She noted there is an existing accessory building in the approximate location of the proposed structure which currently provides a front yard setback of 33.5 feet and is considered legal nonconforming. Ms. Klaassen then stated the lake front property is located on the east side of Sheridan Road and contains an existing residence along with the accessory structure mentioned. She stated the property is zoned R-2 single family residential and is bordered by R-2 to the north and south and R-4 to the west.

Ms. Klaassen stated in November 2017, the Village Council adopted an ordinance granting variations to allow the construction of an artist's studio, stone wall and swimming pool in the front yard of the property. The variations were to permit: (a) a swimming pool in the front yard and (b) the construction of the proposed improvements with a front yard setback of 13.58 feet. She stated the building permit for those improvements was approved in June 2018, however construction did not begin and the permit expired. Ms. Klaassen then stated one of the conditions of approval was for the construction of those improvements to begin within 12 months of the approval date and since that did not occur, the approval expired.

Ms. Klaassen stated the applicants have since scaled back the proposed construction and have submitted the variation request currently in front of the Board. She stated the existing lake front cabana would be removed to accommodate the proposed accessory building. Ms. Klaassen then stated as identified in the floor plan, the building would provide a living area, powder room and storage areas and measure approximately 22.5 feet x 16.6 feet or approximately 374 square feet. She stated unlike the plan previously presented in 2017, the current plan did not include the construction of a pool or tunnel connecting the structure to the existing residence. Ms. Klaassen stated the proposed plan also includes

1 maintaining the vast majority of the existing stairs down the bluff and maintaining the existing concrete
2 walkway along the water's edge. She then stated the slide shows the proposed front elevation and the
3 proposed front elevation of the artist's studio approved in 2017 which measured 1,129 square feet.

4
5 Ms. Klaassen stated the Board is to consider whether or not the requested variation meets the
6 standards for granting the variation and after public comment and Board discussion, a Board Member
7 can make a motion as shown on the draft on page nos. 6 and 7 of the agenda report. She then asked if
8 there were any questions. Chairman Bradley also asked if there were any questions for Ann. No
9 questions were raised at this time.

10
11 Jeff Harding of GTH Architects introduced himself to the Board along with his clients, the contractor and
12 north/south neighbors. He stated he would summarize where they started 2.5 years ago in terms of
13 scope of the work with the Village Council approving the request. Mr. Harding stated in the following
14 months while undergoing an evaluation of the scope and means and methods of construction, with
15 regard to the scale and working with the neighbors, they came back to the table to reduce the scope,
16 construction and length of time the project would take in order to be more mindful of the neighbors. He
17 stated in that vein and to maintain the overall character which was originally presented and maintaining
18 and balancing of the needs and desires of the structure, they went back to the drawing board. Mr.
19 Harding stated there would be the same footprint of the existing cabana structure since its condition is
20 deteriorating. He noted it is not due to neglect, but due to the age and type of block used. Mr. Harding
21 also stated they tried to bring back as much as they could to use the cabana type beach structure and
22 have storage and maintain a terrace on top of the roof.

23
24 Chairman Bradley stated he, Ms. Balassa and Mr. Greable were on the Board at the time of the prior
25 approval. He stated he went over the minutes and the Board voted unanimously to recommend
26 approval. Chairman Bradley stated what was discussed then were the improvements necessary in
27 securing the bluff and the damage and erosion to the existing structure. He then stated he appreciated
28 that this would be a more modest proposal than before. Chairman Bradley asked Mr. Harding to address
29 whether those fears have been allayed over the years since they are planning on keeping stairs and
30 structure which was there and was the basis of their argument to maintain bluff before.

31
32 Mr. Harding responded in the revised proposal, the existing stairs are not in bad shape and do need
33 some repairs but did not require them to be removed. He also stated the area between the two stair
34 cases is represented by a dotted line and the area down to the structure is the area which has to be
35 addressed for stability. Mr. Harding then stated the grading of the property from the bluff's edge down
36 would be addressed with drainage which is not there now, as well as addressing vegetation to hold the
37 bluff in place.

38
39 Ms. Balassa asked how much of the planting has changed. Mr. Harding stated from the previous plan,
40 the only change is that there would be less grading work going from the existing stair to the neighbor's
41 property. He then stated Mariani's landscape plan would change between the stairs since there is a
42 broader area between the stairs with the plantings keeping with the covenant with the neighbors
43 visually and for it to be more aesthetically pleasing lakeside. Mr. Harding noted it would not have a tall
44 height or block the neighbors' views. He added Mariani Landscaping would be involved heavily in the
45 project.

46
47 Chairman Bradley asked if there were any other questions. Mr. Greenough stated in terms of the design,
48 he asked if the difference between this and the previous plan is attributable to the encroaching lake. Mr.

1 Harding referred to the approved plan to the floor level of the cabana space at 3 feet to give it breathing
2 room. He also stated they brought it back and are asking for less of a setback variance while leaving
3 some of the gambit walls and stairs to the lake. Mr. Harding noted they were mindful of the fluctuating
4 lake level and stated while they have the opportunity, they determined it would be wise to take a look
5 at it and ease it a bit. He then stated in the previously approved plan, they were comfortable based on
6 the recommendations from the experts at the last hearing. Chairman Bradley asked if there were any
7 other questions. No additional questions were raised at this time. He then asked if there were any
8 comments from the audience.
9

10 Dr. Mesutta, 181 Sheridan Road, introduced herself as the south neighbor and just got notice about the
11 meeting a week ago. She stated she was in Miami for the winter and was not here at the meeting when
12 the Board considered the previous proposal. With the previous proposal, Dr. Mesutta stated the
13 contractor told them there were going to be some repairs only and not major work and asked if they
14 could use some of her property which she originally agreed to.
15

16 Dr. Mesutta stated the reason the project changed is because she had big concerns about her
17 foundation. She informed the Board her home and the Santi's home were built in 1924 with a pool and
18 bluff. Dr. Mesutta stated she was very worried about the excavation and a structural engineer was hired
19 to make sure they would not crack the pool or foundation. She then stated they objected to the
20 applicants using the easement on her land for access for construction equipment. Dr. Mesutta also
21 stated the project was stopped and scaled back with a much smaller project. She then stated if there is
22 no excavation, she had no objection and asked if the height of the building was high enough to obstruct
23 her view from the bluff. Dr. Mesutta also claimed that she was not given the proper 30 day notice.
24

25 Chairman Bradley stated the Board appreciated her comments and assumed proper notice was given.
26 Mr. Schoon responded notice is done according to the code requirements. Ms. Klaassen added notice is
27 mailed a minimum of 10 days prior to the hearing via regular mail and is also published in the paper 15
28 days prior to the meeting. Dr. Mesutta commented that is short notice and stated in the winter, no one
29 is here.
30

31 Charles Hannon, 181 Sheridan Road, stated from the original project, problems were discontinued and
32 the applicants shared the new project with them to build on the existing foundation and eliminate the
33 need for heavy equipment. He also stated it would not precipitate mitigation between the homes since
34 there is only 11 feet between them. Mr. Hannon then stated it is no longer a problem and the applicants
35 have now agreed to bring the stone in on a barge. He then stated with regard to the view and easement,
36 years ago, it used to be a family complex with three buildings and now there are three properties. Mr.
37 Hannon noted their property line follows the line of the foundation and the easement came with the
38 sidewalk and they could not mow their lawn if not for the easement. He then stated that problem has
39 been solved.
40

41 Mr. Hannon stated they were worried when the previous owner of the subject property dug a basement
42 to park vehicles and the dirt from that went into the front yard. He noted the O'Malleys were the
43 original owners of all three homes. Mr. Hannon informed the Board their bluff is reinforced with
44 concrete and is an issue. He referred to the cost and stated everyone on the lake front is worried about
45 erosion and they do not want any problems with the bluff. He then stated if they plan to build on the
46 existing foundation and not use drills and the heavy equipment is brought in on a barge if needed, they
47 had no problem.
48

1 Mr. Hannon then stated in terms of wording on the application, it is described as construction and it is
2 actually a remodeling and asked if there is a difference between new construction and remodeling.
3 Chairman Bradley stated, in either case, plans need to get submitted. Mr. Hannon stated they are here
4 for the variation issue only. The Board Members confirmed that is correct. Mr. Hannon then asked if the
5 variation is not issued, if it would defeat the project. Chairman Bradley stated the Board is a
6 recommending body to the Village Council which has final jurisdiction to grant the variation and they
7 rely on this Board as an advisory body. He asked if there were any other comments from the audience.

8
9 Leo Birov, 195 Sheridan Road, stated he had concerns and was not given notice and that Ms. Klaassen
10 called him. He suggested they find a better way to communicate. He then stated he did not receive
11 notice last time and was concerned with the scale. Mr. Birov referred to the investment in the property,
12 trees, etc. and stated if it is necessary to do shoring, they should require it. He also stated he is
13 concerned with the use of the existing foundation and that he made a bluff and stair investment in his
14 property. Mr. Birov informed the Board he is a builder and noted Kenilworth has 75 feet protection from
15 the bluff, Highland Park has 40 feet, etc. and Winnetka is the only one which allowed building into the
16 bluff. He also stated the lake is very high and questioned whether anyone should be doing it.

17
18 Chairman Bradley noted for the record, the matter was properly noticed and the residents' comments
19 are incorporated into the record. He then asked if there were any other comments. Mr. Greable asked
20 for the applicants to respond.

21
22 Nancy and Scott Santi introduced themselves to the Board. Mrs. Santi stated it all started because the
23 building looks awful and was built after the historic home. She stated they are trying to live in the home
24 forever and do not want to change the home. She stated they want to replace the building which looked
25 awful and did not match the home. Mrs. Santi noted they would rebuild using the same craftsman
26 carved stone of the original home and would make it beautiful. She then stated as they were planning
27 the project, they worked with the neighbors and addressed their concerns. Mrs. Santi stated since they
28 were not sure they would finish the original proposed project before their neighbors' party, they
29 stopped the project. She also stated she and her husband were respectful of the neighbors and found
30 experts to ensure they do it the right way and protect the bluff with minimum negative consequence to
31 the neighbors. Mrs. Santi also stated they have done sight lines and if they slid it up the hill to meet the
32 setback, it would be above the sight lines and they want it to stay low. She also stated there is a huge
33 retaining wall on their property and they all have nice retaining walls.

34
35 Chairman Bradley asked if there were any other comments. No additional comments were made at this
36 time. He then called the matter in for discussion.

37
38 Ms. Balassa recalled the neighbors' concern and stated the neighbors built their home and changed
39 their experience which impacted her approval before. She then stated she appreciated the balance of
40 the neighbors' concerns and they are wedged in a difficult situation. Ms. Balassa stated the Village
41 allowed a massive change to the north and what was proposed now is generous to the neighbors
42 compared to what was proposed before. She also stated there was discussion of the effect of the north
43 home which affected them before and there are compromises which need to be made. Ms. Balassa
44 concluded it is a very reasonable plan and in light of what was already approved, she would be in strong
45 support of the scaled down plan.

46
47 Chairman Bradley stated he was in favor before and it would be a true about face to say he would not be
48 in favor of the application which further reduced the amount of the variation. He then stated in terms of

1 the background, the challenge is to make sure historic homes are preserved and the opportunity is there
2 as owners to take advantage and maximize what is available under the conditions allowed to build a
3 new home. Chairman Bradley referred to the north neighbors who took advantage of it. He then stated
4 he hoped these owners stay in the historic home, and they should be supportive as best as they can to
5 allow it to continue. He added the existing structure is eroding around them and with regard to shoring
6 up the bluff, he appreciated the neighbors saying it is their bluff. Chairman Bradley stated any part of
7 bluff erosion has an effect on all of Winnetka's residents and any effort to help solidify the structure
8 should be done.
9

10 Chairman Bradley then stated in terms of tonight's testimony and not in 2017 since the south residents
11 were not there, the neighbor interaction still needed to still happen once it moves forward in terms of
12 mitigating potential effects of the bluff and surrounding infrastructure. He described the north
13 neighbors' argument as valid in that activity on that space needs to be done in the right way with the
14 right engineering so that their investment is not affected. Chairman Bradley then stated he was further
15 impressed by the application because it recognized concession needed to be made to get approval. He
16 also stated while timing was an issue, they could have come back with the same proposal and the same
17 dilemma and they would further reduce the impact on the area and give them what they already have
18 as a structure to enjoy and further enhance and solidify the bluff. He stated he is fully in support and
19 described it as an unusual situation in talking about these structures on the unique property of the
20 lakeshore. Chairman Bradley reiterated there is work to do with the neighbors to make sure the
21 execution worked.
22

23 Mr. Greable stated he recalled distinctly when he walked the property in 2017 that it is a very unique
24 piece of property from Sheridan Road to the bluff. He also referred to the long driveway and beautiful
25 home which is vintage 1920's. Mr. Greable then referred to the damage from the water against the bluff
26 and stated the same thing when he walked the property today. He agreed something needs to be done
27 and he is in favor of the request. Mr. Greable also stated there should be some way to make a
28 recommendation that the neighbors have a conversation on their recommendation and their mutual
29 admiration to cure the bluff area.
30

31 Chairman Bradley stated the Board cannot put a condition to require the applicants to allow the
32 neighbors' opinion on something they are otherwise entitled to do on their property.
33

34 Mr. Nielsen stated he agreed with being neighborly and having that discussion. He also stated bluff
35 maintenance is important to them and there is a good amount of maintenance there and it is being
36 thoughtfully addressed. Ms. Hanley stated she had concerns about 13 feet of backyard on the lake and
37 described the variation as huge and that she also understood the bluff consideration. She indicated she
38 is not comfortable with making the variation bigger than what is already there. Ms. Hanley then stated
39 although she was not here in 2017, for the proposal at that time and now, she worried about the
40 condition of the bluff in general and asked why they have to introduce more into the setback.
41

42 Chairman Bradley stated their purview is not the size of the structure. Ms. Hanley then stated she is
43 concerned about the building going further toward the lake and she did not see the rationale for a
44 variation bigger than what is currently there. Chairman Bradley asked for the architect to comment.
45

46 Mr. Harding stated in looking at the structure as the volume encroached on the lake. He stated with a
47 rear yard of 13 versus 20 feet, for the structures on that property now, where they are bringing it
48 forward, there is already a foundation wall and walkway into the structure which he clarified in an

1 illustration. Mr. Harding noted they would only be increasing the massing 3 feet and the retaining wall is
2 concrete. He also stated there would be more discussion with the neighbors with regard to the process
3 and sight lines and they are mindful if they pulled it back and are mindful of the lake. Mr. Harding then
4 stated they are designing it for the clients and neighbors including the bulk of the structure compared to
5 where it is now.

6
7 Ms. Hanley then stated she is more comfortable. Mr. Greenough stated he would be in favor for the
8 reasons stated. He then stated a couple of years ago, they approved a similar and larger project and it
9 would be inconsistent to now to reject the application. Ms. Handler also stated she is in favor of the
10 application and the applicants did not take the project lightly. She also stated the plan is appropriate to
11 the home which could have been torn down and the historic home benefits the community.

12
13 Ms. Hanley stated as long as the structure did not introduce more than what is already there and the
14 structures already there would not be more intrusive than those. Chairman Bradley stated he would be
15 in support and asked for a motion to recommend approval of the application as noted on page 6.

16
17 Mr. Greenough moved to recommend approval of the requested variation as noted on page 6 of the
18 staff report. Mr. Nielsen seconded the motion. A vote was taken and the motion unanimously passed, 7
19 to 0.

20
21 AYES: Balassa, Bradley, Greable, Greenough, Handler, Hanley, Nielsen

22 NAYS: None
23
24



Agenda Item Executive Summary

Title: COVID-19 Financial Impact Update

Presenter: Timothy J. Sloth, Director of Finance

Agenda Date: 05/12/2020

Consent: ☐ YES ☒ NO

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

Item History:

Extended stay at home orders as a result of the COVID-19 pandemic have led to an increase in unemployment, changed consumer spending habits, and disrupted the ability of many businesses to function, which will alter the Village's finances materially in the short term.

Executive Summary:

The Village expects to see some increased expenditures and declining revenues as a result of the economic downturn. Staff is currently projecting significant revenue shortfalls to the budgets in the General, Water, and Electric funds; along with minor impacts to smaller funds. Adherence to fiscally conservative fund balance policies through the years, coupled with proposed budget adjustments, leaves the Village well-positioned to weather the financial storm. Included with this report is a memo to the Village Manager that summarizes the economic impacts and current financial response. This information will be presented at the Council meeting.

Recommendation:

Staff will present on the COVID-19 Financial Impact to the Village along with the current financial response.

Attachments:

Staff Memo
Project maps
General Fund Revenue Forecast
Expenditure Reductions – Operating & Capital for all Funds
12/31/19 Pension Statements
3/31/20 Public Safety Pension Statements

VILLAGE OF WINNETKA

MEMORANDUM

TO: ROB BAHAN, VILLAGE MANAGER
FROM: TIM SLOTH, FINANCE DIRECTOR
CC: DEPARTMENT HEADS
DATE: APRIL 30, 2020
SUBJECT: COVID-19 FINANCIAL IMPACT ANALYSIS

As the COVID-19 pandemic continues to evolve staff has been closely monitoring the financial impacts to the Village's budget. Extended stay at home orders have led to an increase in unemployment, changed consumer spending habits, and disrupted the ability of many businesses to function, which will alter the Village's finances materially in the short term. In consultation with the Village Manager's Office and the Department Head team, I have prepared this report, which summarizes the projected financial impact of the pandemic, and identifies budget adjustments that correlate to the anticipated impacts upon the Village of Winnetka.

Economic Outlook

The financial impact of the COVID-19 pandemic has been immediate and has significantly impacted the global economy. In the United States, after seeing economic growth of 2.3% in 2019, the US economy has posted a GDP decline of 4.8% for the first quarter of 2020. While the economic contraction to date has been substantial, the extended outlook depends on a number of factors. Some of the factors impacting the duration and severity of the economic decline include how long the current stay at home orders will extend, how confident people will be resuming normal day to day activities when those orders are lifted, and the effectiveness of federal economic stimulus. We do know that the Governor of the State of Illinois has issued a stay at home order through the end of May, and we have completed four months of the fiscal year to date including the months of March and April when stay at home orders were in effect. Having some of the financial data such as utility revenues for March and April provides useful information for gauging the financial impact from the stay at home order and will assist us with making projections for the remainder of the fiscal year.

Existing Fund Balances – Preliminary Fiscal Year 2019 Performance

General Fund

The Village of Winnetka was very well positioned heading into this storm. In terms of reserve balances, we are projecting the fund balance in the General fund to increase by \$1.875 million in 2019 and to end 2019 at \$24.28 million. Estimated revenues for Fiscal Year 2019 are \$26.2 million which exceeds the budget by almost \$350,000. FY 2019 expenditures are estimated at \$24.35 million which is \$2.25 million less than the \$26.50 million that was budgeted. The General fund's policy is to maintain reserves totaling at least six months' worth of operating expenditures. Based on the FY 2019 budget, the fund balance policy amount is \$11.86 million; compared to the 2019 estimated actual fund balance of \$24.8 million.

Electric Fund

The Electric Fund is currently projecting to end FY 2019 with a \$6.75 million fund balance, a decrease of \$548,050. FY 2019 estimated revenues are \$16.45 million compared to \$17.0 million in expenses. This fund was budgeted for a planned drawdown of \$1.2 million for infrastructure improvements, but was drawn down by only \$548,050 due to delayed capital spending on a substation project. The Electric Fund Balance policy is to maintain reserves totaling at least four months' worth of operating expenditures. Based on the FY 2019 budget, the fund balance policy amount is \$5.17 million; compared to the FY 2019 estimated actual fund balance of \$6.75 million

Water Fund

The Water Fund is currently projecting to end FY 2019 with a fund balance of \$3.7 million, which is an increase of \$895,180. Estimated revenues for FY 2019 are \$4.67 million over \$3.77 million in expenses. This fund was budgeted for a planned drawdown of \$10,000. Recall that last year's water main improvement projects were delayed due to bids coming in at 30% over budget. In 2017, the Village completed a water rate study that identified a 100 year system wide replacement schedule for the Village's water mains. The study determined that the Village would need to provide annual funding of \$2.5 million a year dedicated to additional renewal and replacement to achieve this replacement cycle. The study called for the Village to slowly build up to the annual \$2.5 million funding level over a period of 10 years. The Water fund's policy is to maintain reserves totaling at least four months' worth of operating expenditures. Based on the FY 2019 budget, the Water Fund balance policy amount is \$1.20 million; compared to the FY 2019 estimated actual fund balance of \$3.75 million.

Virtually all other funds are projected to end Fiscal Year 2019 either in-line or exceeding budgeted expectations and maintaining adequate fund balances in compliance with the established fund balance policy. From a cash flow perspective the Village will have adequate cash on hand to meet its obligations for the remainder of the year and will not experience any temporary monthly shortfalls due to timing of revenues.

Financial Impacts to Winnetka To Date

Direct COVID-19 Expenses

The Village has experienced additional expenses as it purchases supplies to combat the virus on a local level. To date the Village has spent \$23,545.42 on expenses related to COVID-19 pandemic. Spending has been concentrated on personal protective equipment for staff, enhanced cleaning supplies, and technology expenses to enable virtual communications. We are tracking all of these expenses related to the pandemic anticipating that many of these expenses will be reimbursable through the Federal Emergency Management Agency (FEMA).

Under the COVID-19 Emergency Declaration, FEMA may provide up to 75% Federal reimbursement for various costs through the FEMA Public Assistance program. This assistance requires an execution of a FEMA-State agreement which requires the Village to work through the State of Illinois' Emergency Management Agency (IEMA). On March 23rd we submitted a Request for Public Assistance to IEMA and completed a registration for the FEMA online portal. The next steps are to track costs and await notice from IEMA/FEMA to begin submitting for reimbursement.

We expect costs related to COVID-19 to be manageable and will continue tracking costs within the liability fund. We also plan to “self-insure” any costs that are not reimbursed by FEMA so as to not impact the Village’s General Fund. Anticipating that additional funding may be available for local governments, the Finance Department is tracking staff time related to directly managing the Village’s response to this emergency.

Decreased Revenues

While the Village will incur increased expenses related to managing COVID-19, there will also be a significant impact to Village revenues. Below is a summary of key revenue sources by fund that are expected to be impacted the most. It should be noted that all of the revenue projections shown below assume the current stay at home order begins to end after May, with a slow resumption of activity in June, and a return to a more typical yet recessed economic environment from July through the end of the year. We have run many models utilizing different assumptions with a broad range of severity. However, the projections discussed below represent our best efforts to provide a realistic financial picture for planning purposes at this time. As conditions change our assumptions will be updated.

General Fund – Current Fiscal Year 2020

Included with this memo are revenue projections for the General fund broken down into major categories such as property taxes, sales taxes, permit revenue, interest etc. Each category is color coded to indicate the severity of financial impact. Categories that are shaded red (ex. sales tax) are expected to have a significant impact while categories that are shaded green are projected to have a low impact. Categories that are color coded yellow are projected to have a moderate impact. In total, we forecast General Fund revenues to be \$25,859,449 or 94% of budgeted revenues for the year. This represents an expected shortfall of \$1,668,946 compared to budgeted expectations. The General fund is heavily reliant on property taxes which comprise almost 55% of total revenue. Property taxes are in the green category and not expected to be heavily impacted. Key General fund revenue sources that are expected to see a notable decrease are as follows:

Permits – Total permit revenue was budgeted at \$1,595,000. We currently expect permit revenue to end the year at 71% of budget or \$1,135,019. Though January and February permit revenue totaled 119% and 173% compared to budget, respectively, March permit revenue came in at 30% compared to budgeted expectations, and April revenue came in at 41%. We are projecting May activity to continue to be at 40% of budgeted expectations, increase to 60% in June and remain at 75% of budgeted expectations for the remainder of the year.

Sales Tax – The Village receives sales tax from the State of Illinois on a monthly basis based upon eligible sales within Winnetka. Compared to other municipalities, Winnetka is not overly reliant on sales tax revenues. To date, we have received sales tax allocations from the State for January and February. As of February, sales tax was trending well at 115% of budgeted expectations. However, we are currently projecting March to be at 75% of budgeted expectations while April and May are projected to be at 40% of budgeted expectations even though non-essential business can resume online and curbside sales in May. For June, we expect to see an increase as economic activity resumes, and then we are projecting to receive 75% of expected sales tax for the remainder of the year. While most stores and restaurants are significantly impacted by the stay at home order, economic activity for grocery stores and pharmacies are expected to increase during this time period. The Village is fortunate to have two grocery stores and two pharmacies that are top-tier sales tax generators for the Village. Additionally, sales tax collected for online purchases are reported and categorized as “Use Taxes” and is anticipated to support projections.

Income Tax (Local Government Distributive Fund) – The Village budgeted \$1,225,000 for income tax for 2020 and is currently projecting to receive 86% or \$1,051,512 for the year. Income tax is collected by the State of Illinois via paycheck withholding, quarterly estimated payments and payments due at the filing deadline (typically April 15th). The State remits a portion of these payments to municipalities on a prorated schedule based on the population of the municipality in comparison to the population of the State as whole. Income tax is impacted by the increase in unemployment state-wide, and as a result there is less income tax withholding. Additionally, the timing of payments to the Village will be impacted as the annual tax return filing date was moved from April 15th to July 15th. It should be noted that unemployment benefits are subject to Illinois income tax withholding, and the expansion of unemployment benefits from the recently passed Federal CARES act will also be subject to income tax withholding and will offset a portion of the lost revenues.

Fines – With a revenue budget of \$217,500 this is not a significant revenue category for the Village, but is expected to see a significant reduction. We expect fine revenues to end the year at 71% of budget or \$154,886. The key driver of decreased revenue in this category is fewer parking violations being issued.

Interest – With a budget of \$298,356 this is also not a significant revenue category for the Village, but is also expected to see a significant reduction. We expect revenues to end the year at 48% of budget or \$143,074. This reduction is due to the Federal Reserve lowering the Fed Funds target rate to 0% -.25%.

Motor Fuel Tax Fund

The Village budgeted \$540,000 in motor fuel tax revenue for 2020 and expects to receive \$404,591 (75% of budget). The State’s Motor Fuel Tax is a tax on the privilege of operating motor vehicles upon public highways and operating recreational watercraft upon the waters of Illinois. The tax is based on the consumption (purchase) of motor fuel and not based on the price per gallon. The reduction in this tax revenue is due to fewer people driving, particularly during the stay at home order that began in March.

Utility Funds

The utility funds largely rely on customer user charges, which are based on consumption. Many of these funds are likely to see a significant financial impact as residents, institutions, governments and businesses cut back on consumption. The Water and Electric funds will be impacted as they rely most heavily on customer user charges.

Water Revenues – On a consumption basis, through the first four months of the year water sales are 9.6% lower than the 4-year average for the first 4 months of the year. Based on pumping levels, the month of April was 10.9% lower than the 4-year average for the month. The decrease in consumption is largely offset by the 8.5% rate increase enacted in 2020 and through April 30th, water revenues are tracking consistent with last year. However, overall we anticipate revenues to decline, and end the year at \$4,614,032 or 89% of budgeted expectations. This represents a revenue shortfall of \$554,452.

Electric Revenues – Electric sales are 4.8% lower than the 3 year average for the first 4 calendar months of 2020. Like the Water Fund but to a lesser extent, the decrease in electric consumption is offset by a 2.2% rate increase enacted in 2020 and through April 30th, electric revenues are tracking consistent with last year. For FY 2020 we expect revenues to decline, and end the year at \$16,506,654 or 92% of budgeted expectations. This represents a revenue shortfall of \$1,489,313.

Other Utility Revenues – Sanitary Sewer revenues are based on water consumption, should track consistently with water revenues and end the year at approximately 90% of budget. Stormwater revenue is based on a set monthly fee and is not expected to be impacted by the downturn. We may see collection delays, but ultimately stormwater revenue should be consistent. This is largely true for the Refuse fund as well, though there will be a small impact in commercial revenue as we are crediting the monthly refuse fees for businesses that are completely closed for the duration of the stay at home order.

Pension Funds

Included with this report are summary pension statements for 2019 and for the first quarter of 2020. As of March 31st, Winnetka Fire Pension fund investments are down 12.77% for the year, with the total value of the fund down by \$3,639,666. The value of the fund at December 31, 2019 was \$31,448,381 and is now \$27,808,715. During this same time period, Police Pension fund investments are down 11.98%, and the total value of the fund is down by \$3,901,658. The value of the police pension fund at December 31, 2019 was \$32,550,840 and is now \$28,905,591. As of this writing, the Illinois Municipal Retirement Fund (IMRF) has not released its year to date investment performance. The IMRF investment committee meets next on May 28th.

Both the Fire and Police pension funds are funded via property taxes, and continued poor performance within these funds will negatively affect the Village's tax levy. Each fund has an actuarial study performed on an annual basis, which determines a recommended contribution amount that the Village has historically funded via property taxes. Staff is currently working with the actuaries on the 1/1/2020 actuary report. The 1/1/2020 report will be based partially on investment performance for 2019, and investment performance during 2020. The 2020 actuary report will be used to formulate the 2020 tax levy, which in turn funds the Village portion of the 2021 pension contribution. While the market is down significantly today, it remains to be seen how much it will be down by the end of the year. It is also important to note that investment performance is smoothed over a 5 year period. This year's loss (or gain) will only account for 1/5th of the total investment performance for the actuary's calculations. It should also be noted that there has not been any notification regarding public safety pension consolidation and it remains unclear how consolidation will impact future pension contributions.

Other Funds

The Village maintains many smaller funds that are mostly internal service funds which are used to account for specific expenses (ie fleet maintenance) that are funded by inter-fund transfers. The majority of spending within these funds are related to insurance (health, workers compensation and liability). We do not anticipate a significant financial impact for any of these funds in 2020.

Current Financial Response

As mentioned previously in this report, 2019 was a strong year financially for the Village, and reserves are very healthy. At this time, staff is recommending that expenditure reductions should be the first step towards mitigating anticipated revenue shortfalls. While we could rely 100% on existing fund balances to cover any projected shortfalls, and we would still be in solid financial shape heading into 2021, we do not believe it is prudent to do so at this initial stage of the crisis. However, the 2020 Capital Improvement Plan identifies expenses of \$18,518,042 for fiscal year 2020 and \$90.2 million for the next four years. The Village has historically relied on a “pay as you go” philosophy to fund most capital improvements, so any decrease to reserves today means fewer funds available for future projects. To that end staff has identified \$3.9 million in budgeted spending that can be reduced, deferred or cut altogether.

Below is a summary of these potential reductions by fund:

General Fund – Staff has identified operating reductions totaling \$1,041,100 along with capital reductions of approximately \$637,400 for total of \$1,678,500 to offset the \$1,668,946 projected revenue shortfall. Please find attached the list of reductions across all funds. Operating reductions will impact all departments and include deferring staff recruitments, reduced overtime due to the cancelation of summer events, decreased spending on day to day items such as supplies, decreases to the annual landscaping and forestry program, postponing various projects and limiting transfers to other funds.

In addition to the above operating reductions, staff has identified capital reductions of \$637,400.

Potential capital reductions include:

- Reduce the annual sidewalk replacement program - \$90,000
- Defer purchase of a new leaf vacuor - \$70,000
- Defer fire training tower repairs - \$50,000
- Reduce the annual street replacement program - \$427,400 - These projects include roadway improvements on Warwick Road, Essex Road, Gage Street, and Merrill Street (see attached maps).

Staff has delayed starting portions of the annual street replacement program for roadway projects that are also in conjunction with water main work. Staff has determined that it would be inappropriate to interrupt residential water service for any extended length of time during the current stay at home order. Due to this delay, staff is proposing to cut the portion of roadway projects that are located near school zones. These projects were originally estimated to be completed well before the start of the school year so as to not interfere with increased traffic loads during that time. Other roadway projects, that are not in school zones will be ready to proceed with a later start date this year as they are not as disruptive if the project carries on into autumn.

Electric Fund – While revenues are projected to be down \$1,489,313 in this fund, a large portion of this revenue shortfall will be offset by a \$660,000 reduction in purchased power. Staff has identified \$134,700 in potential operating reductions along with \$137,000 in capital reductions. The operating reductions consist of deferring the automated meter reading project, along with reductions in repair and maintenance, not proceeding with the hiring of an annual summer intern and reducing the vehicle maintenance service charge. On the capital side, many projects that are in the current capital plan have already been deferred from previous years and at this point need to proceed. Staff has identified some cost savings on the ComEd interconnection project totaling \$100,000 and can defer the purchase of a pad mount switchgear (\$19,000) and defer the purchase of two pad mount transformers (\$18,000).

The budgeted drawdown for the Electric fund in 2020 was \$890,000. With decreased expected revenues largely offset by a reduction in purchased power and budget cuts the drawdown as currently projected totals \$1,207,845 or \$317,845 more than budgeted.

Water Fund – Staff has identified \$131,400 in potential operating reductions along with \$1,216,300 in additional capital reductions. The operating reductions mostly relate to deferring some maintenance projects, the water portion of the deferred automated meter reading project, and the water portion of not proceeding with the hiring of an annual summer intern. It should be noted that the total identified reductions of \$1,347,700 exceeds the expected \$554,452 reduction in revenues.

In addition to the above operating reductions, staff has identified the following capital projects that can be deferred:

- Defer water main work in school zones - \$926,300 - These projects include water main replacements on Warwick Road, Essex Road, Gage Street, and Merrill Street (see attached maps).
- Defer other water main projects - \$150,000
- Defer roof replacement project - \$140,000

Other Funds – Staff has identified an additional \$590,000 in other capital reductions across various funds including \$125,000 in the motor fuel tax fund, reduced sanitary sewer projects by \$200,000 (50%) and by deferring container purchases in the refuse fund by \$265,000. For 2020, the Village had planned to offer a curb-side pickup option and source the commercial refuse collection program to the private sector. Both of the Refuse program changes are recommended to be postponed to 2021.

Concluding Remarks

These are challenging times both operationally and financially for our residents, businesses, and the Village itself. While our projections reflect a possible financial outcome based on the current environment, the amount of future uncertainty remains high. Our projections show that COVID-19 will have a significant impact to Village revenues, but with a plan for budget reductions, and strong fund balances we are well positioned to weather this financial storm. Going forward staff will be closely monitoring the financial impact of the economic downturn and plan to report back to the Village Council with updated projections during July as part of the annual audit presentation. Soon thereafter we will be turning our attention towards the annual budget and planning for 2021.

Attachments:

Project maps

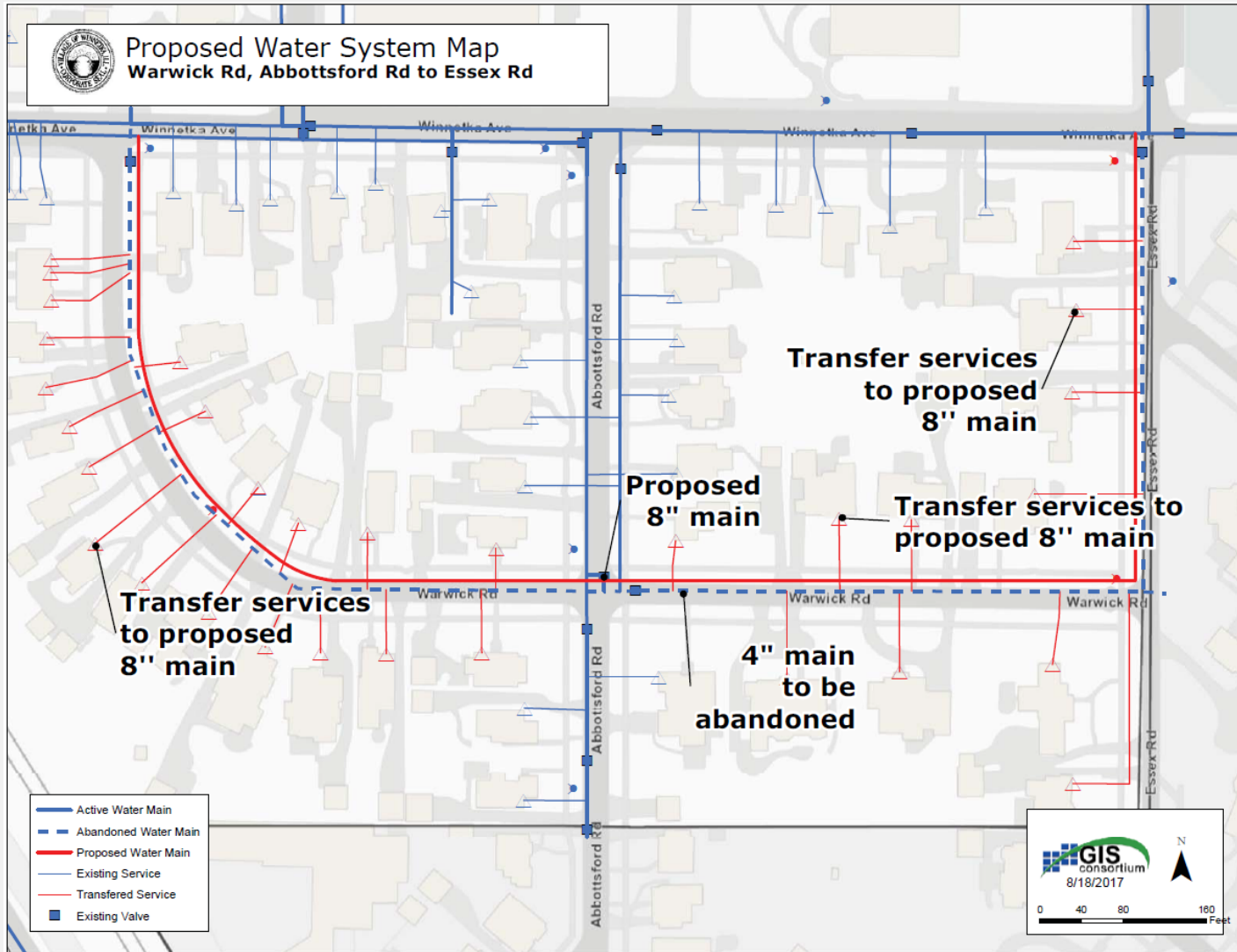
General Fund Revenue Forecast

Expenditure Reductions – Operating & Capital for all Funds

12/31/19 Pension Statements

3/31/20 Public Safety Pension Statements

ROAD REHABILITATION & WATER MAIN WORK – PROJECT DEFERRALS



Warwick Road

Water Fund: \$412,200

Public Works: \$157,500

Total: \$569,700

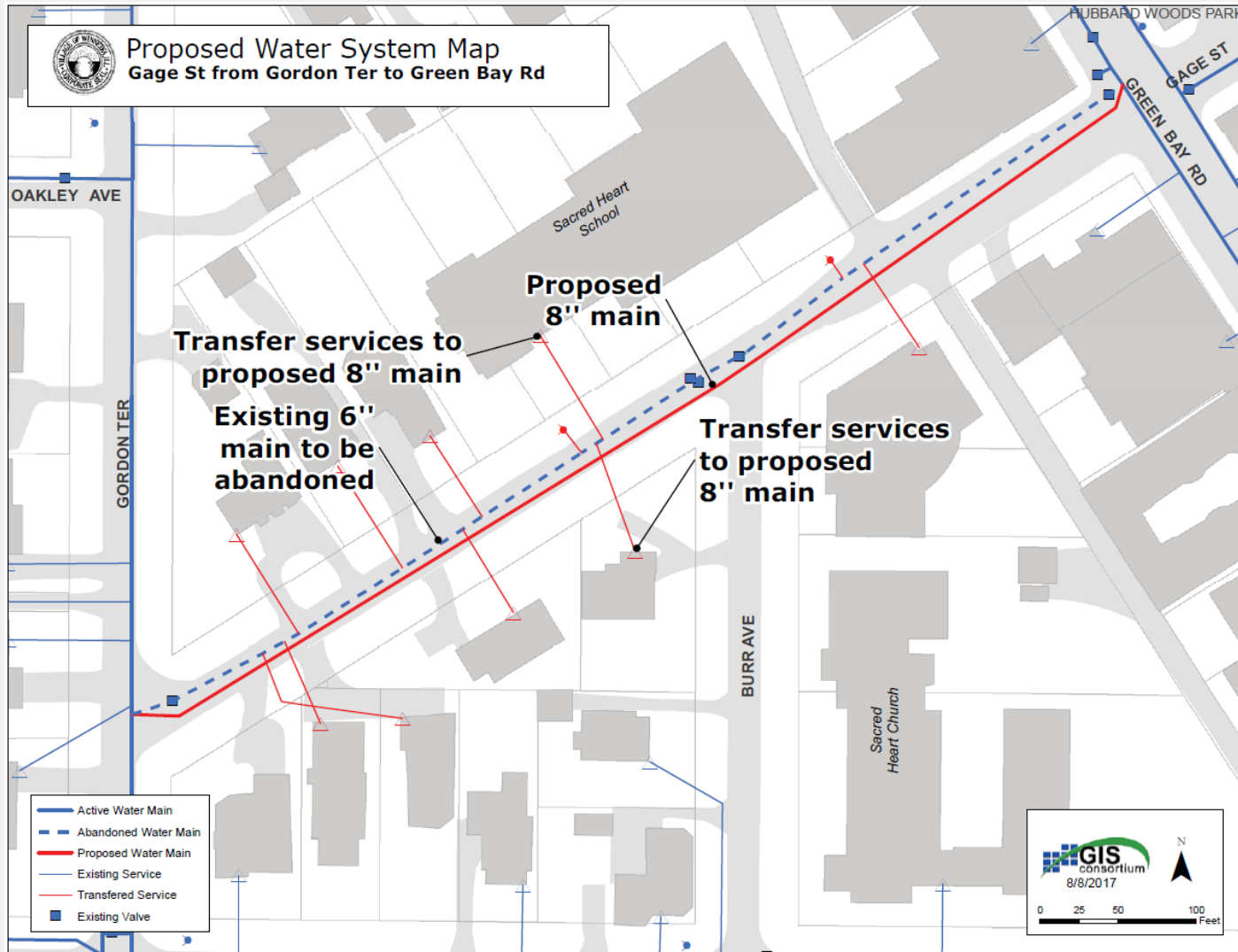
Essex Road

Water Fund: \$97,600

Public Works: \$55,900

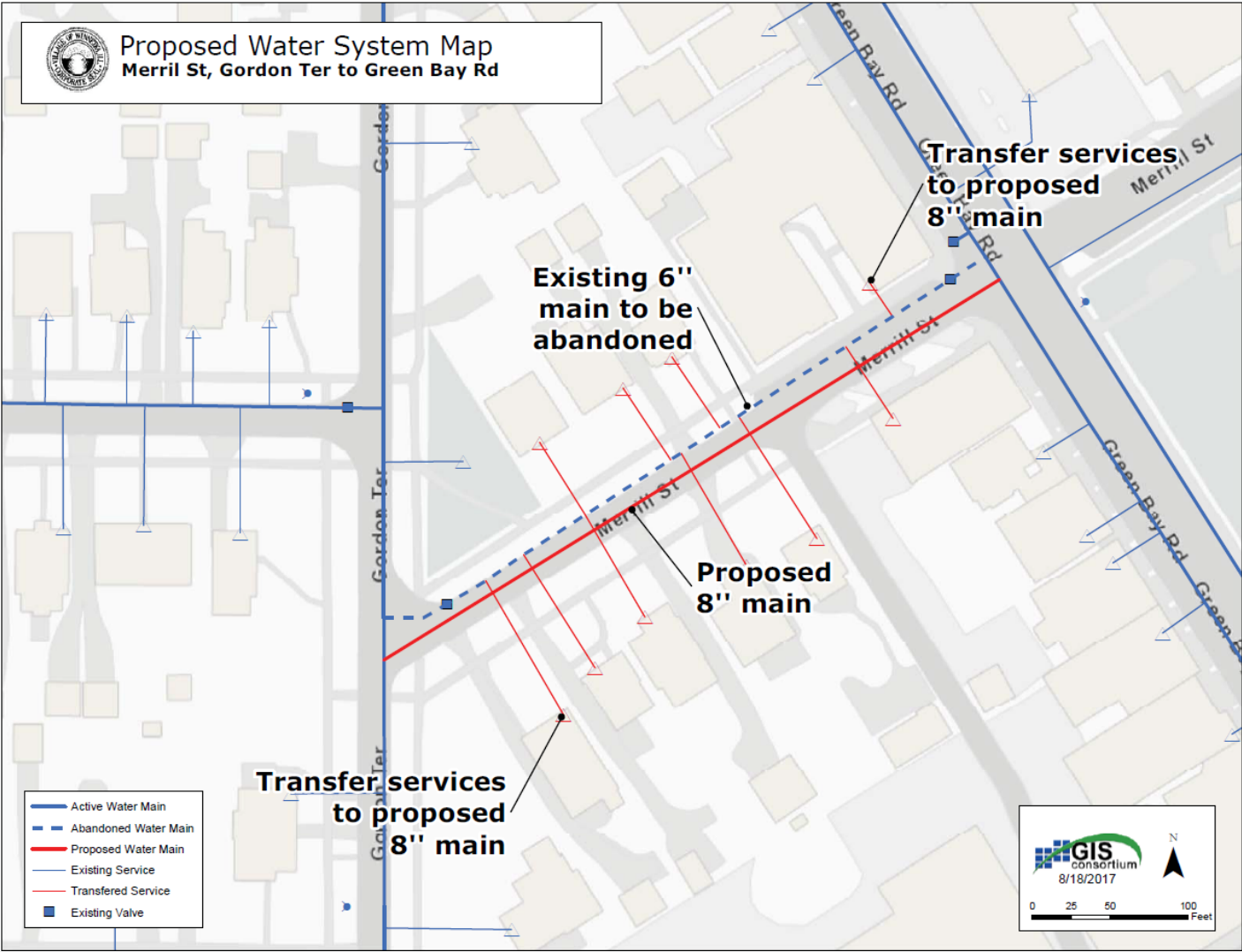
Total: \$153,500

ROAD REHABILITATION & WATER MAIN WORK – PROJECT DEFERRALS



Gage Street
Water Fund: \$240,500
Public Works: \$136,300
Total: \$376,800

ROAD REHABILITATION & WATER MAIN WORK – PROJECT DEFERRALS



Merril Street
Water Fund: \$176,000
Public Works: \$77,700
Total: \$253,700

Village of Winnetka
2020 Budget Estimates - General Fund
@ 04/30/2020

2020 Budget Amount % of Normal Factor													
2020 Budget Projection	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total
Property Tax	150,475	2,257,123	5,266,500	300,950	150,475	150,475	3,009,550	3,009,550	150,475	300,950	150,475	150,475	\$ 15,047,473
Estimate %	0%	104%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	
2020 Projection	-	2,346,750	5,108,505	291,922	145,961	145,961	2,919,264	2,919,264	145,961	291,922	145,961	145,961	\$ 14,607,429
Natural Gas	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	35,500	\$ 415,000
Estimate %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
2020 Projection	32,775	32,775	32,775	32,775	32,775	32,775	32,775	32,775	32,775	32,775	32,775	33,725	\$ 394,250
Telecom Tax	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	\$ 375,000
Estimate %	92%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
2020 Projection	28,708	29,688	29,688	29,688	29,688	29,688	29,688	29,688	29,688	29,688	29,688	29,688	\$ 355,271
Licenses	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,300	\$ 326,500
Estimate %	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
2020 Projection	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,200	27,300	\$ 326,500
Permits	133,661	85,014	161,733	124,729	191,719	149,133	130,152	117,711	151,366	131,747	129,195	88,842	\$ 1,595,000
Estimate %	119%	173%	30%	41%	40%	60%	75%	75%	75%	75%	75%	75%	
2020 Projection	159,434	147,336	48,762	51,561	76,688	89,480	97,614	88,283	113,524	98,810	96,896	66,631	\$ 1,135,019
Sales Tax	114,750	76,500	82,875	95,625	89,250	108,375	127,500	121,125	108,375	127,500	102,000	121,125	\$ 1,275,000
Estimate %	111%	122%	75%	40%	40%	60%	75%	75%	75%	75%	75%	75%	
2020 Projection	127,921	93,310	62,156	38,250	35,700	65,025	95,625	90,844	81,281	95,625	76,500	90,844	\$ 953,081
Use Tax	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,167	34,163	\$ 410,000
Estimate %	147%	102%	125%	125%	115%	115%	110%	110%	110%	105%	105%	105%	
2020 Projection	50,344	34,861	42,709	42,709	39,292	39,292	37,584	37,584	37,584	35,875	35,875	35,871	\$ 469,580
Income Tax	95,500	114,880	69,175	111,110	231,110	72,175	108,000	77,375	68,480	122,180	79,740	75,275	\$ 1,225,000
Estimate %	89%	109%	90%	70%	50%	75%	80%	150%	95%	95%	95%	95%	
2020 Projection	85,443	125,494	62,258	77,777	115,555	54,131	86,400	116,063	65,056	116,071	75,753	71,511	\$ 1,051,512
Other Shared Revenue	20,850	20,850	20,850	20,850	20,850	20,850	20,850	20,850	20,850	20,850	20,850	20,650	\$ 250,000
Estimate %	252%	68%	221%	100%	50%	75%	80%	90%	95%	95%	95%	95%	
2020 Projection	52,560	14,234	46,175	20,850	10,425	15,638	16,680	18,765	19,808	19,808	19,808	19,618	\$ 274,367
Public Safety Fees	111,925	111,925	111,925	111,925	111,925	111,925	111,925	111,925	111,925	111,925	111,925	111,942	\$ 1,343,117
Estimate %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
2020 Projection	106,329	106,329	106,329	106,329	106,329	106,329	106,329	106,329	106,329	106,329	106,329	106,345	\$ 1,275,961
Parking Fees	19,045	3,544	2,236	1,895	1,781	64,714	17,074	5,154	3,847	2,066	2,009	66,135	\$ 189,500
Estimate %	102%	86%	49%	71%	70%	95%	95%	95%	95%	95%	95%	95%	
2020 Projection	19,430	3,036	1,098	1,353	1,247	61,478	16,220	4,896	3,655	1,963	1,909	62,828	\$ 179,113

Village of Winnetka
2020 Budget Estimates - General Fund
@ 04/30/2020

2020 Budget Amount % of Normal Factor													
2020 Budget Projection	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total
Rent	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,062	\$ 444,766
Estimate %	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
2020 Projection	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,064	37,062	\$ 444,766
Fines	17,183	21,228	14,116	24,447	24,208	19,162	15,247	17,618	17,139	21,359	10,005	15,769	\$ 217,500
Estimate %	107%	38%	58%	36%	36%	50%	75%	100%	100%	100%	100%	100%	
2020 Projection	18,304	8,038	8,170	8,753	8,715	9,581	11,435	17,618	17,139	21,359	10,005	15,769	\$ 154,886
Interest	24,863	24,863	24,863	24,863	24,863	24,863	24,863	24,863	24,863	24,863	24,863	24,863	\$ 298,356
Estimate %	231%	145%	72%	14%	14%	14%	14%	14%	14%	14%	14%	14%	
2020 Projection	57,455	36,119	18,000	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$ 143,074
Transfers / Admin / PILOT	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	\$ 3,685,183
Estimate %	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
2020 Projection	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	307,099	\$ 3,685,188
Miscellaneous	35,917	35,917	35,917	35,917	35,917	35,917	35,917	35,917	35,917	35,917	35,917	35,917	\$ 431,000
Estimate %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
2020 Projection	34,121	34,121	34,121	34,121	34,121	34,121	34,121	34,121	34,121	34,121	34,121	34,121	\$ 409,454
													\$ 27,528,395
													\$ -
													\$ 25,859,449
													\$ (1,668,946)
COLOR KEY													
96% - 100% - Low Impact													
90% - 95% - Moderate Impact													
0% - 94% - Significant Impact													
Percent of budget that falls into each category													
\$ 20,163,922												73%	
\$ 2,753,617												10%	
\$ 4,610,856												17%	

VILLAGE OF WINNETKA

PROPOSED FY2020 BUDGET REDUCTIONS - COVID-19



Proposed Operating Reductions

Department	G/L Account Name	G/L Account #	Original Budget	Reduction	New Spending Plan	Description of Reduction
Public Affairs	Consulting Services	100.20.01-551	9,720	(1,080)	8,640	Reduce budget for the A/V recording of Council meetings
Public Affairs	Office Supplies General	100.20.01-531	4,088	(250)	3,838	Reduce purchase of office supplies
Public Affairs	Village Sponsored Events	100.20.01-589	63,000	(38,000)	25,000	Reduce special events costs
VMO - Department Wide	Regular Salaries	100.21.01-511	590,313	(17,000)	573,313	Reduce budget due to projected year end costs
VMO - Department Wide	Other Compensation	100.21.01-518	11,480	(2,500)	8,980	Reduce budget due to projected year end costs
VMO - Department Wide	Computer Equipment	100.21.01-532	1,200	(1,200)	-	Defer tablet replacement to 2021
VMO - Department Wide	Training and Travel	100.21.01-581	6,500	(5,000)	1,500	Reduce budget due to canceled conferences
VMO - Eco Devo	Regular Salaries	100.21.05-511	93,994	(20,000)	73,994	Reduce budget due to projected year end costs
VMO - Eco Devo	Medical / Dental Insurance	100.21.05-522	7,036	(7,036)	-	Reduce budget due to projected year end costs
VMO - Eco Devo	Training and Travel	100.21.05-581	2,160	(1,245)	915	Reduce budget due to canceled conferences
VMO - HR	Other Operating Supplies	100.21.09-540	48,140	(20,000)	28,140	Reduce budget for executive recruitment
VMO - HR	Memberships and Publications	100.21.09-580	10,582	(4,000)	6,582	Reduce budget due to canceled conferences
Finance	Tuition Assistance	100.22.01-582	10,000	(4,000)	6,000	Defer tuition reimbursement to 2021
Finance	Consulting Services	100.22.01-551	58,580	(20,000)	38,580	Defer automated metering project to 2021
Finance	Training and Travel	100.22.01-581	5,750	(4,750)	1,000	Reduce budget due to canceled conferences
Finance	Office Supplies - General	100.22.01-531	75,150	(20,000)	55,150	Reduce office supplies budget by over 25%
Public Works - Dept. wide	Training and Travel	100.30.01-581	25,200	(4,100)	21,100	Reduce budget due to canceled conferences
Public Works - Dept. wide	Public Property Maintenance	100.30.01-543	402,000	(86,500)	315,500	Reduce brick paver repairs by 50% - \$12,500 Defer Cenotaph maintenance to 2021 - \$14,000 Reduce fencing repairs by 50% - \$12,500 Reduce additional landscaping - \$25,000 Reallocate Village Hall Repairs to Facility Maint. - \$22,500

Department	G/L Account Name	G/L Account #	Original Budget	Reduction	New Spending Plan	Description of Reduction
Public Works - Engineering	Engineering Services	100.30.21-552	42,000	(15,000)	27,000	Reduce engineering expense
Public Works - Engineering	Other Operating Supplies	100.30.21-540	3,000	(3,000)	-	Defer purchase of traffic counters to 2021
Public Works - Forestry	Forestry	100.30.26-545	340,300	(51,000)	289,300	Reduce EAB, Dutch Elm and tree planting 50%
Public Works	Vehicle Maintenance Service Charge	Various	461,148	(225,000)	236,148	Reduce Vehicle Maintenance Service Charge for 2020
Fire - Training	Overtime	100.28.12-512	40,000	(10,000)	30,000	Reduce overtime due to cancelation of classes
Fire - Life safety	Overtime	100.28.19-512	10,000	(5,000)	5,000	Reduce overtime due to cancelation special events
Fire - Firefighting	Firefighting Equipment and Supplies	100.28.20-546	85,000	(13,000)	72,000	Reallocate expense to FFT fund
Fire - Dept. Wide	Building Maintenance	100.28.01-570	53,800	(5,000)	48,800	Reduced maintenance
Fire - Training	Training/Travel	100.28.12-581	30,134	(5,000)	25,134	Reduce budget due to fewer training opportunities
Police	Salaries and Benefits	100.26.17-511	2,080,647	(92,309)	1,988,338	Defer hiring of patrol officer until 09/01
Police	Department-wide overtime	Various	215,000	(60,000)	155,000	Reduce overtime due to event cancelations
Police	Repair & Maintenance	100.26.01-570	76,410	(7,300)	69,110	Reallocate insurance expense to the liability fund
Police	Training and Travel	100.26.01-581	54,500	(3,000)	51,500	Reduce budget due to canceled conferences
Police	Vehicles, Parts and Equipment	100.26.01-542	113,700	(4,830)	108,870	Secured ICRMT insurance grant funding for expenditure
Police	Technology Licensing and Maintenance	100.26.01-557	98,500	(5,000)	93,500	Secured ICRMT insurance grant funding for expenditure
Community Development	Consulting Services	100.29.01-551	459,500	(125,000)	334,500	Reduce Safebuilt budget
Community Development	Training and Travel	100.29.01-581	10,500	(5,000)	5,500	Reduce budget due to canceled conferences
General Fund	Transfer to BDR Fund	100.99.01-901	1,100,000	(150,000)	950,000	Reduce General fund transfer to Business District
		Sub-total General Fund		(1,041,100)		Revitalization fund - projected through 2021
Electric Fund	Part-time Salaries	500.40.10-513	3,900	(3,900)	-	Eliminate summer intern
Electric Fund	Consulting Services	500.40.01-551	78,000	(20,000)	58,000	Defer automated metering project to 2021
Electric Fund	Repair and Maintenance - Buildings	500.40.01-570	31,300	(5,000)	26,300	Defer Tower Road gate repair to 2021
Electric Fund	Training and Travel	500.40.01-581	10,615	(3,200)	7,415	Reduce conference and local training
Electric Fund	Training and Travel	500.41.27-581	44,305	(1,600)	42,705	Reduce training
Electric Fund	Street Lights	500.42.30-578	124,862	(18,500)	106,362	Defer street light pole painting to 2021
Electric Fund	Traffic Signals	500.42.30-579	27,800	(7,500)	20,300	Defer traffic signal pole painting to 2021
Electric Fund	Vehicle Maintenance Service Charge	Various	114,156	(75,000)	39,156	Reduce Vehicle Maintenance Service Charge for 2020
		Sub-total Electric Fund		(134,700)		

Department	G/L Account Name	G/L Account #	Original Budget	Reduction	New Spending Plan	Description of Reduction
Water Fund	Part-time Salaries	520.60.10-513	3,900	(3,900)	-	Eliminate summer intern
Water Fund	Consulting Services	520.60.01-551	110,000	(20,000)	90,000	Defer automated metering project to 2021
Water Fund	Repair and Maintenance - Buildings	520.60.01-570	137,900	(87,500)	50,400	Defer to 2021 (solar panels, slope stability, gate repair)
Water Fund	Operations and Maintenance	520.61.40-567	175,200	<u>(20,000)</u>	155,200	Reduce budget based on renewing SCADA for 1-year
Sub-total Water Fund				(131,400)		
Total Proposed Operating Reduction (all funds):				<u>\$ (1,307,200)</u>		

Proposed Capital Reductions

Department	G/L Account Name	G/L Account #	Original Budget	Reduction	New Spending Plan	Description of Reduction
Public Works	Infrastructure	100.30.01-650	150,000	(90,000)	60,000	Reduce new sidewalk construction - \$30,000 Reduce sidewalk replacement by 50% - \$60,000
Public Works	Heavy Machinery	100.30.01-625	210,000	(70,000)	140,000	Defer Leaf Vactor purchase to 2021
Public Works	Infrastructure	100.30.23-650	1,930,000	(427,400)	1,502,600	Reduce roadwork by projects located near schools
Fire Department	Buildings and Structures	100.28.01-615	110,000	<u>(50,000)</u>	60,000	Defer training tower repair to 2021
Sub-total General Fund				(637,400)		
Electric Fund	Distribution System	500.42.31-660	518,888	(19,000)	499,888	Defer purchase of pad mount switchgear to 2021
Electric Fund	Distribution System	500.42.34-660	102,300	(18,000)	84,300	Defer purchase of two pad mount transformers to 2021
Electric Fund	Distribution System	500.42.36-660	1,430,010	<u>(100,000)</u>	1,330,010	Reduce budget due to ComEd interconnection - estimates lower than budget
Sub-total Electric Fund				(137,000)		

Department	G/L Account Name	G/L Account #	Original Budget	Reduction	New Spending Plan	Description of Reduction
Water Fund	Distribution System	520.62.41-660	1,493,451	(926,300)	567,151	Reduce water man work - street projects near schools
Water Fund	Distribution System	520.62.41-660	150,000	(150,000)	-	Defer engineering on Willow Rd. water main project to 2021
Water Fund	Buildings and Structures	520.61.40-615	140,000	(140,000)	-	Defer Roof replacement project to 2021
		Sub-total Water Fund		(1,216,300)		
Motor Fuel Tax Fund	Infrastructure	200.12.01-650	1,292,000	(125,000)	1,167,000	Eliminate Willow Road Ph. II Engineering (local match)
Sanitary Sewer Fund	Sanitary Sewers	540.70.01-670	400,000	(200,000)	200,000	Reduce sanitary sewer capital by 50%
Refuse Fund	Heavy Machinery	560.80.01-625	265,000	(265,000)	-	Defer refuse container purchase to 2021
		Total Proposed Capital Reduction:		<u>\$ (2,580,700)</u>		
		Total Proposed Reduction:		<u><u>\$ (3,887,900)</u></u>		

Investment Performance Review
Period Ending December 31, 2019

Village of Winnetka Firefighters' Pension Fund



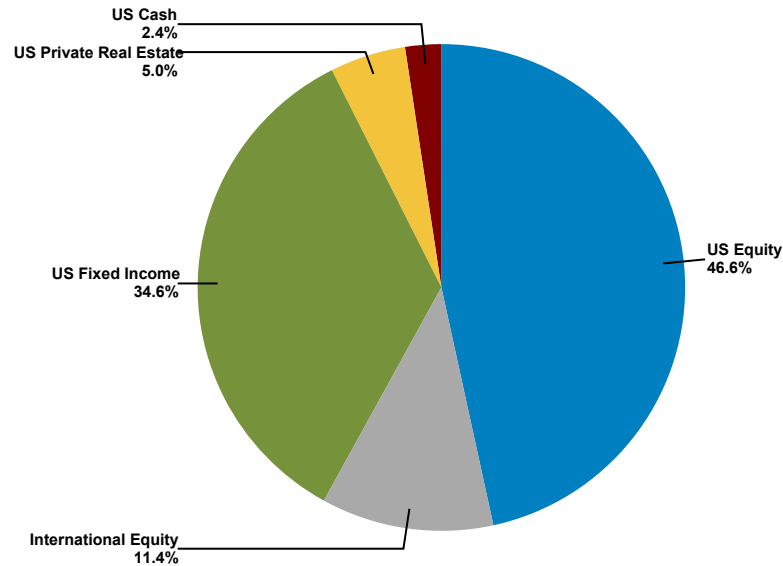
The Winnetka Firefighters Pension Fund's market value as of December 31, 2019 was \$31,448,381. The Fund's market value of investments increased by \$1,794,183 in the past quarter. The Fund's market value of investments in the past 12 months increased by \$4,919,595 or 18.3%.

The Fund's asset allocation is in compliance with Illinois state statutes and within stated Fund Investment Policy guidelines.

The 5, 7, and 10 year performance record is near median of similar plans.

Asset Allocation By Asset Class
Fire Total Fund
As of December 31, 2019

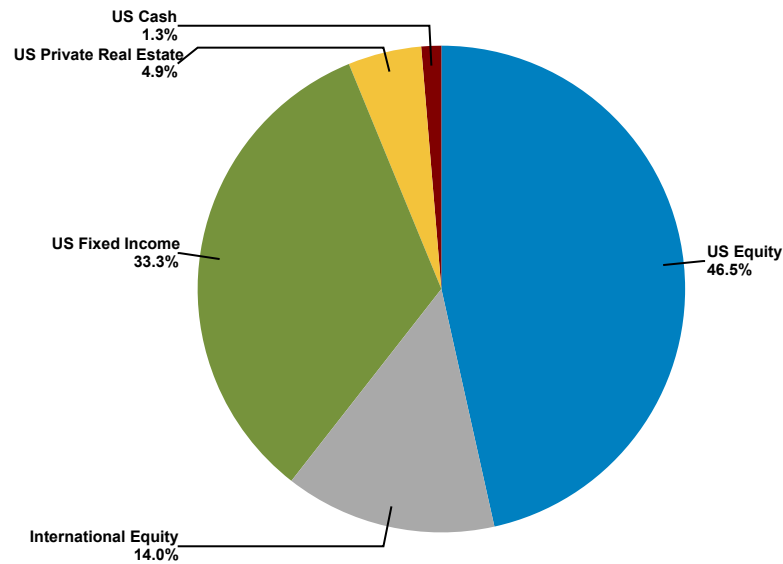
September 30, 2019 : \$30,143,455



Allocation

	Market Value	Allocation
US Equity	14,041,291	46.6
International Equity	3,444,933	11.4
US Fixed Income	10,421,626	34.6
US Private Real Estate	1,512,923	5.0
US Cash	722,682	2.4

December 31, 2019 : \$31,448,381

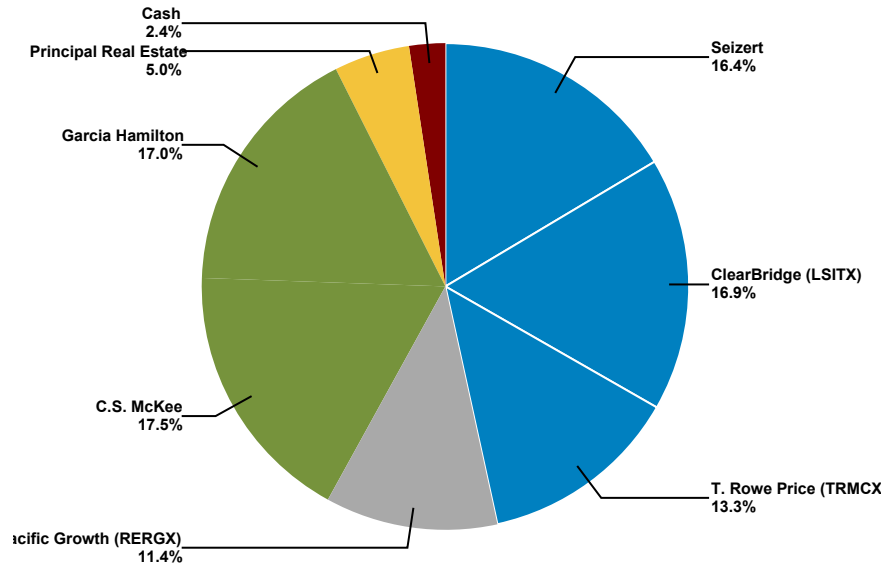


Allocation

	Market Value	Allocation
US Equity	14,626,136	46.5
International Equity	4,415,131	14.0
US Fixed Income	10,457,968	33.3
US Private Real Estate	1,531,839	4.9
US Cash	417,307	1.3

Asset Allocation By Manager
Fire Total Fund
As of December 31, 2019

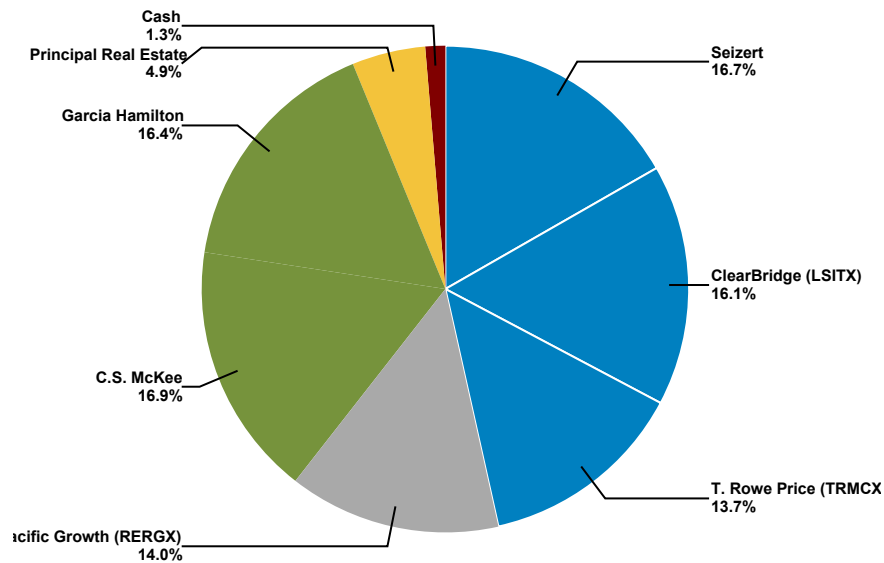
September 30, 2019 : \$30,143,455



Allocation

	Market Value	Allocation
Seizert	4,951,486	16.4
ClearBridge (LSITX)	5,080,617	16.9
T. Rowe Price (TRMCX)	4,009,188	13.3
AF EuroPacific Growth (RERGX)	3,444,933	11.4
C.S. McKee	5,289,799	17.5
Garcia Hamilton	5,131,827	17.0
Principal Real Estate	1,512,923	5.0
Cash	722,682	2.4

December 31, 2019 : \$31,448,381



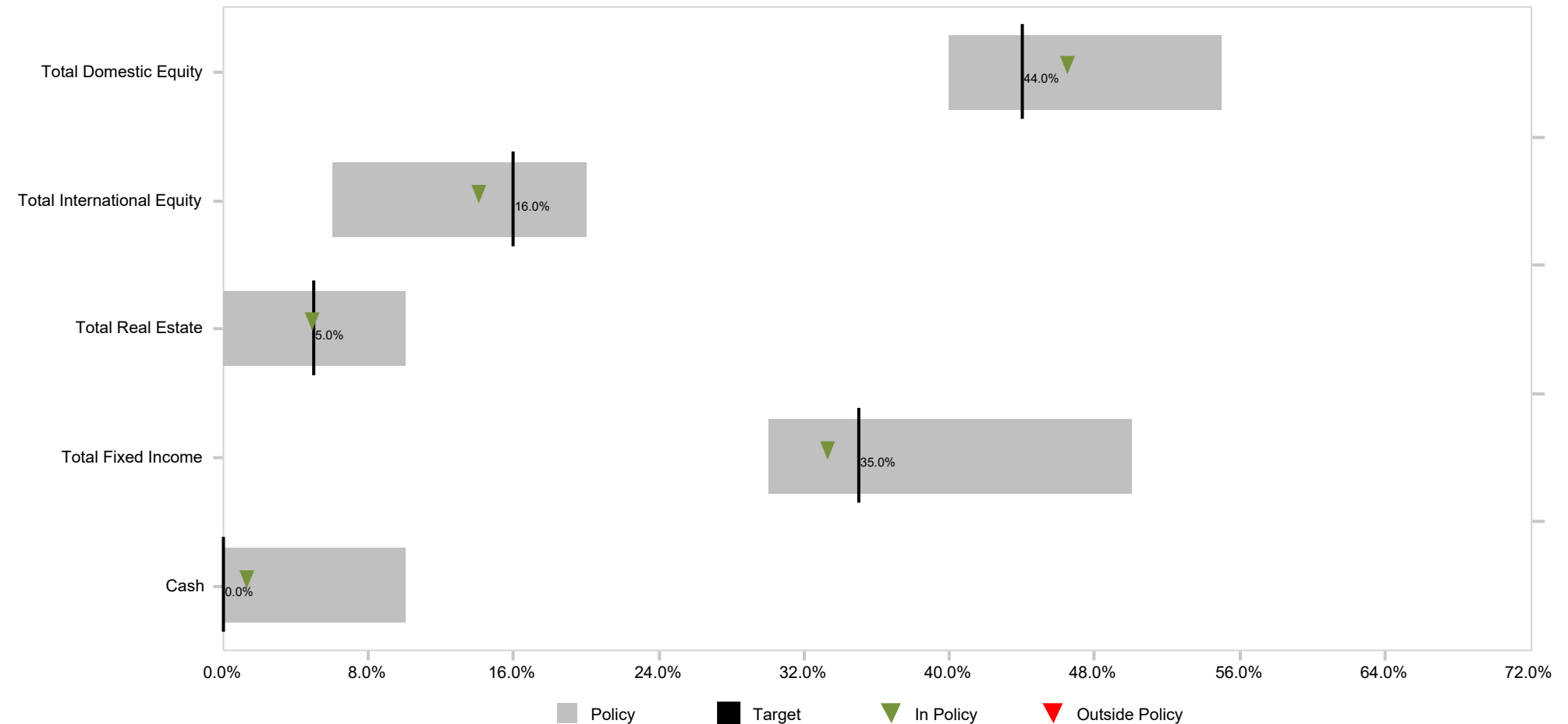
Allocation

	Market Value	Allocation
Seizert	5,253,601	16.7
ClearBridge (LSITX)	5,048,414	16.1
T. Rowe Price (TRMCX)	4,324,121	13.7
AF EuroPacific Growth (RERGX)	4,415,131	14.0
C.S. McKee	5,305,980	16.9
Garcia Hamilton	5,151,988	16.4
Principal Real Estate	1,531,839	4.9
Cash	417,307	1.3

Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Target Rebal. (\$)	Differences (%)
Fire Total Fund	31,448,381	100.0		100.0		-	0.0
Total Domestic Equity	14,626,136	46.5	40.0	44.0	55.0	-788,848	2.5
Total International Equity	4,415,131	14.0	6.0	16.0	20.0	616,610	-2.0
Total Real Estate	1,531,839	4.9	0.0	5.0	10.0	40,580	-0.1
Total Fixed Income	10,457,968	33.3	30.0	35.0	50.0	548,965	-1.7
Cash	417,307	1.3	0.0	0.0	10.0	-417,307	1.3

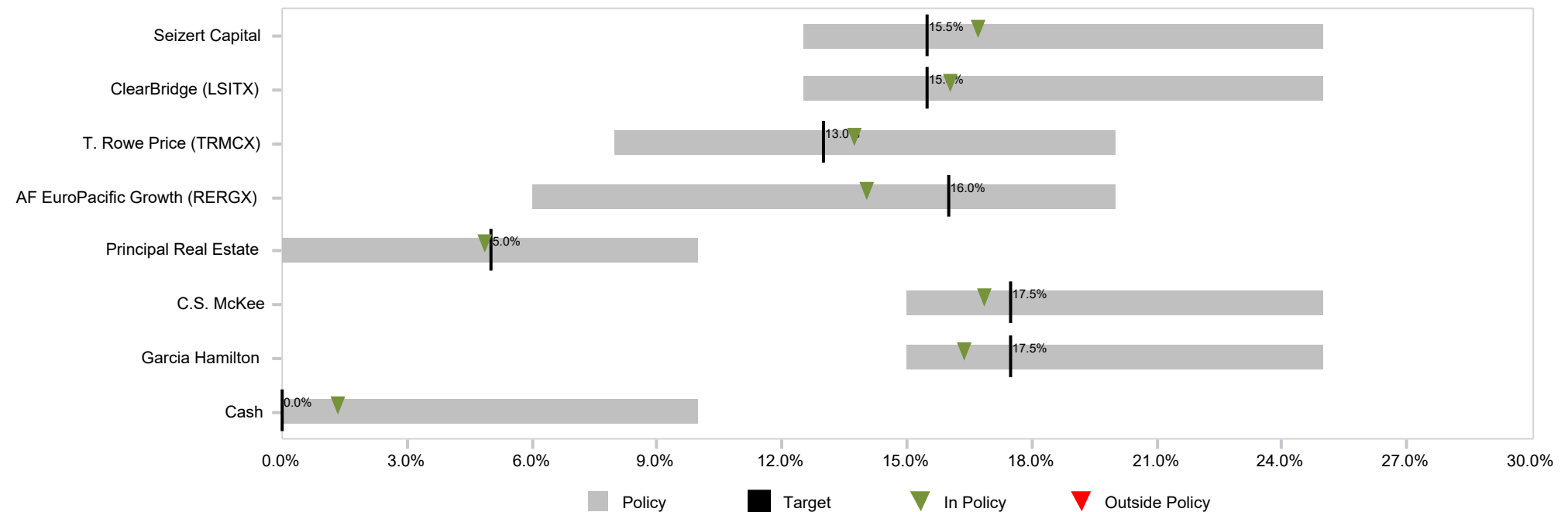
Allocation Summary



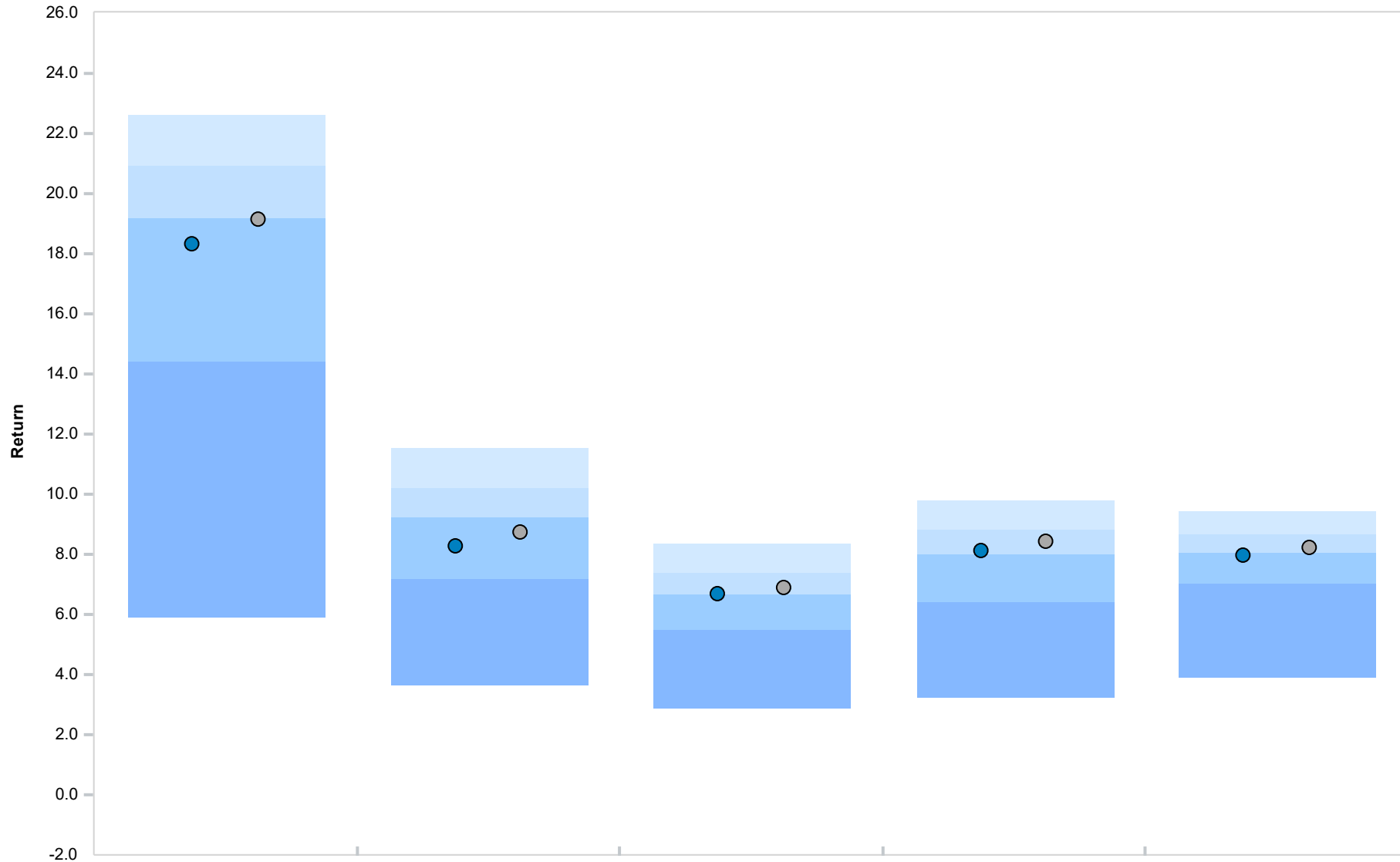
Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Target Rebal. (\$)	Differences (%)
Fire Total Fund	31,448,381	100.0		100.0		-	0.0
Total Equity	19,041,267	60.5		60.0		-172,239	0.5
Total Domestic Equity	14,626,136	46.5		44.0		-788,848	2.5
Seizert Capital	5,253,601	16.7	12.5	15.5	25.0	-379,102	1.2
ClearBridge (LSITX)	5,048,414	16.1	12.5	15.5	25.0	-173,915	0.6
T. Rowe Price (TRMCX)	4,324,121	13.7	8.0	13.0	20.0	-235,832	0.7
Total International Equity	4,415,131	14.0		16.0		616,610	-2.0
AF EuroPacific Growth (RERGX)	4,415,131	14.0	6.0	16.0	20.0	616,610	-2.0
Total Real Estate	1,531,839	4.9		5.0		40,580	-0.1
Principal Real Estate	1,531,839	4.9	0.0	5.0	10.0	40,580	-0.1
Total Fixed Income	10,457,968	33.3		35.0		548,965	-1.7
Total Domestic Fixed Income	10,457,968	33.3		35.0		548,965	-1.7
C.S. McKee	5,305,980	16.9	15.0	17.5	25.0	197,487	-0.6
Garcia Hamilton	5,151,988	16.4	15.0	17.5	25.0	351,478	-1.1
Cash	417,307	1.3	0.0	0.0	10.0	-417,307	1.3

Allocation Summary



Plan Sponsor Peer Group Analysis vs. All Master Trust - Total Fund



	1 YR	3 YR	5 YR	7 YR	10 YR
● Fire Total Fund	18.31 (59)	8.28 (65)	6.66 (52)	8.11 (48)	7.93 (54)
● Fire - Total Fund Policy	19.10 (52)	8.74 (59)	6.86 (46)	8.40 (37)	8.20 (44)
Median	19.19	9.22	6.69	8.00	8.06

Parentheses contain percentile rankings.



AndCo compiled this report for the sole use of the client for which it was prepared. AndCo is responsible for evaluating the performance results of the Total Fund along with the investment advisors by comparing their performance with indices and other related peer universe data that is deemed appropriate. AndCo uses the results from this evaluation to make observations and recommendations to the client.

AndCo uses time-weighted calculations which are founded on standards recommended by the CFA Institute. The calculations and values shown are based on information that is received from custodians. AndCo analyzes transactions as indicated on the custodian statements and reviews the custodial market values of the portfolio. As a result, this provides AndCo with a reasonable basis that the investment information presented is free from material misstatement. This methodology of evaluating and measuring performance provides AndCo with a practical foundation for our observations and recommendations. Nothing came to our attention that would cause AndCo to believe that the information presented is significantly misstated.

This performance report is based on data obtained by the client's custodian(s), investment fund administrator, or other sources believed to be reliable. While these sources are believed to be reliable, the data providers are responsible for the accuracy and completeness of their statements. Clients are encouraged to compare the records of their custodian(s) to ensure this report fairly and accurately reflects their various asset positions.

The strategies listed may not be suitable for all investors. We believe the information provided here is reliable, but do not warrant its accuracy or completeness. Past performance is not an indication of future performance. Any information contained in this report is for informational purposes only and should not be construed to be an offer to buy or sell any securities, investment consulting, or investment management services.

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Investment Performance Review
Period Ending December 31, 2019

Village of Winnetka Police Pension Fund



The Winnetka Police Pension Fund's market value as of December 31, 2019 was \$32,550,840. The Fund's market value of investments increased by \$1,791,618 in the past quarter. The Fund's market value of investments in the past 12 months increased by \$4,980,928 or 17.8%.

The Fund's asset allocation is in compliance with Illinois state statutes and within stated Fund Investment Policy guidelines.

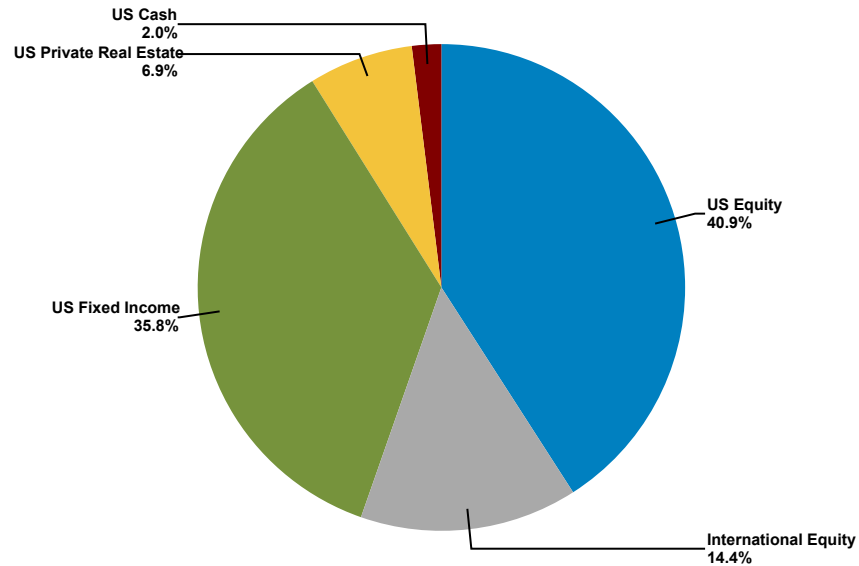
The 5, 7, and 10 year performance record is close to the median of similar plans.

Asset Allocation By Asset Class

Total Fund

As of December 31, 2019

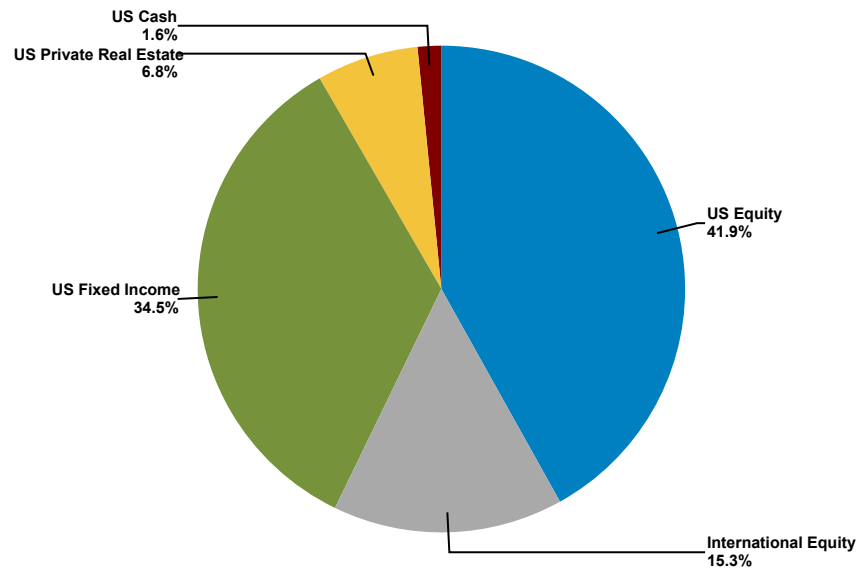
September 30, 2019 : \$31,290,672



Allocation

	Market Value	Allocation
US Equity	12,803,574	40.9
International Equity	4,516,935	14.4
US Fixed Income	11,189,290	35.8
US Private Real Estate	2,170,650	6.9
US Cash	610,222	2.0

December 31, 2019 : \$32,550,840



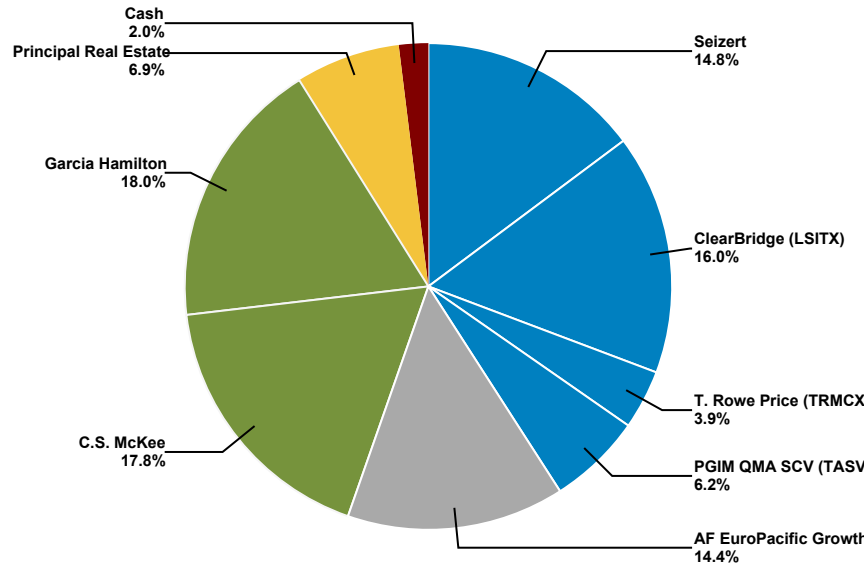
Allocation

	Market Value	Allocation
US Equity	13,644,925	41.9
International Equity	4,972,858	15.3
US Fixed Income	11,222,409	34.5
US Private Real Estate	2,197,789	6.8
US Cash	512,859	1.6

Asset Allocation By Manager Total Fund

As of December 31, 2019

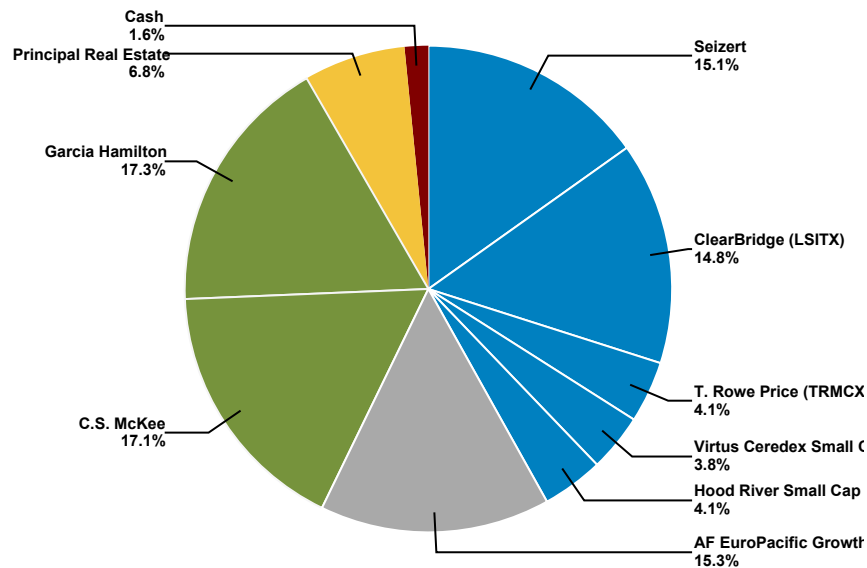
September 30, 2019 : \$31,290,672



Allocation

	Market Value	Allocation
Seizert	4,622,199	14.8
ClearBridge (LSITX)	4,997,214	16.0
T. Rowe Price (TRMCX)	1,235,625	3.9
Virtus Ceredex Small Cap (VVERX)	-	0.0
Hood River Small Cap Growth (HRSMX)	-	0.0
PGIM QMA SCV (TASVX)	1,948,536	6.2
AF EuroPacific Growth (RERGX)	4,516,935	14.4
C.S. McKee	5,564,054	17.8
Garcia Hamilton	5,625,237	18.0
Principal Real Estate	2,170,650	6.9
Cash	610,222	2.0

December 31, 2019 : \$32,550,840



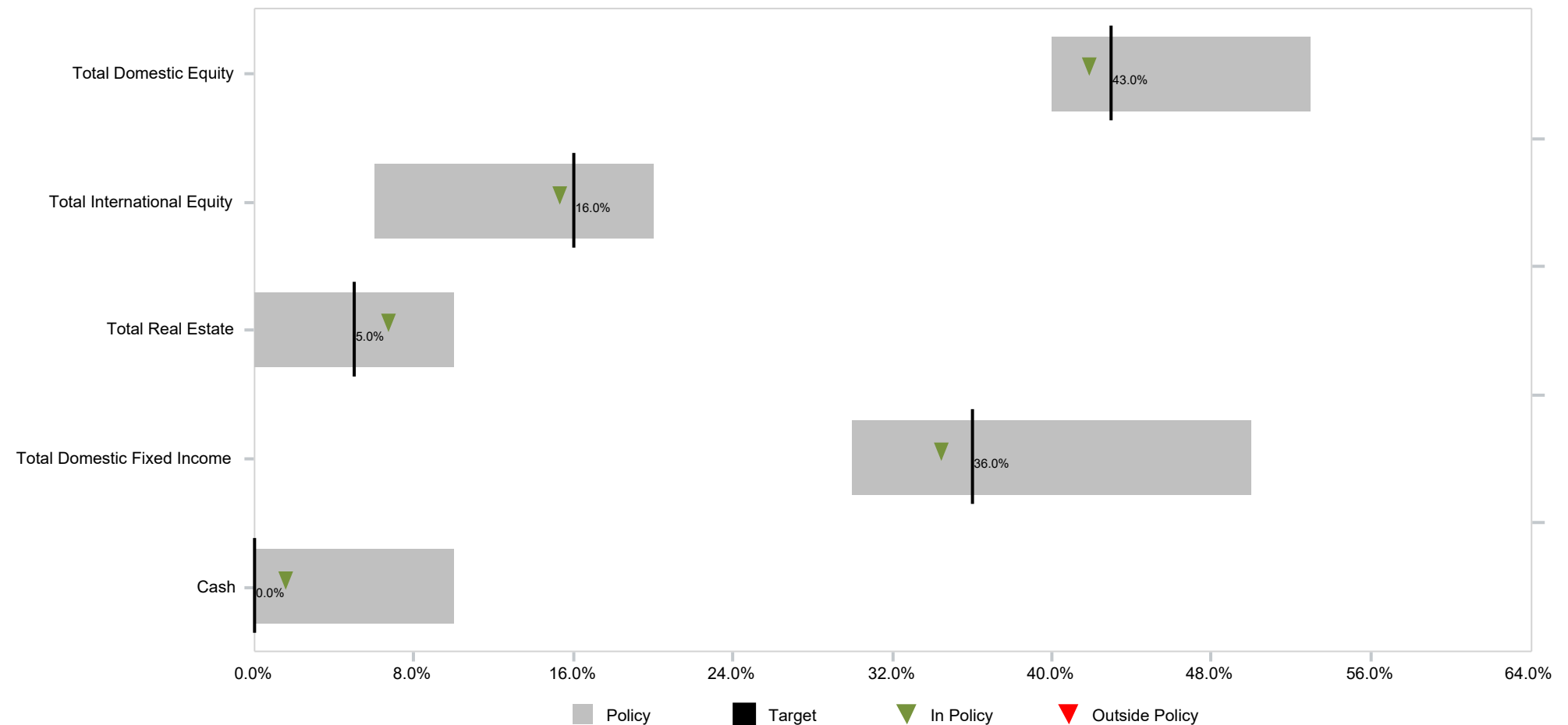
Allocation

	Market Value	Allocation
Seizert	4,928,875	15.1
ClearBridge (LSITX)	4,812,007	14.8
T. Rowe Price (TRMCX)	1,332,687	4.1
Virtus Ceredex Small Cap (VVERX)	1,242,656	3.8
Hood River Small Cap Growth (HRSMX)	1,328,700	4.1
PGIM QMA SCV (TASVX)	-	0.0
AF EuroPacific Growth (RERGX)	4,972,858	15.3
C.S. McKee	5,581,193	17.1
Garcia Hamilton	5,641,216	17.3
Principal Real Estate	2,197,789	6.8
Cash	512,859	1.6

Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Target Rebal. (\$)	Differences (%)
Police Total Fund	32,550,840	100.0		100.0		-	0.0
Total Domestic Equity	13,644,925	41.9	40.0	43.0	53.0	351,936	-1.1
Total International Equity	4,972,858	15.3	6.0	16.0	20.0	235,276	-0.7
Total Real Estate	2,197,789	6.8	0.0	5.0	10.0	-570,247	1.8
Total Domestic Fixed Income	11,222,409	34.5	30.0	36.0	50.0	495,894	-1.5
Cash	512,859	1.6	0.0	0.0	10.0	-512,859	1.6

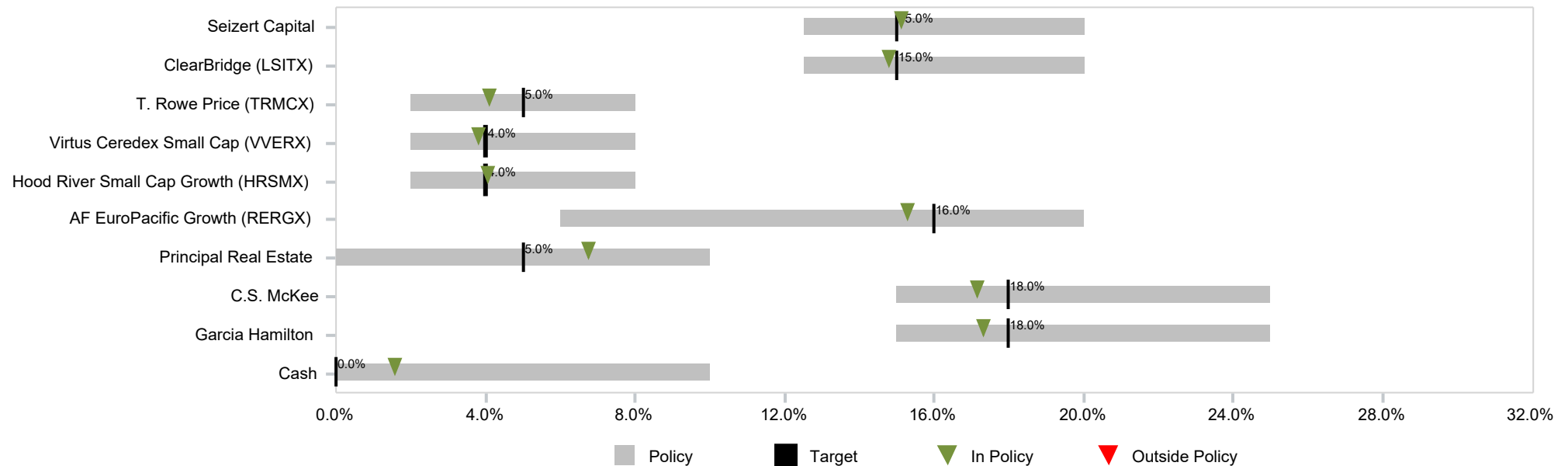
Allocation Summary



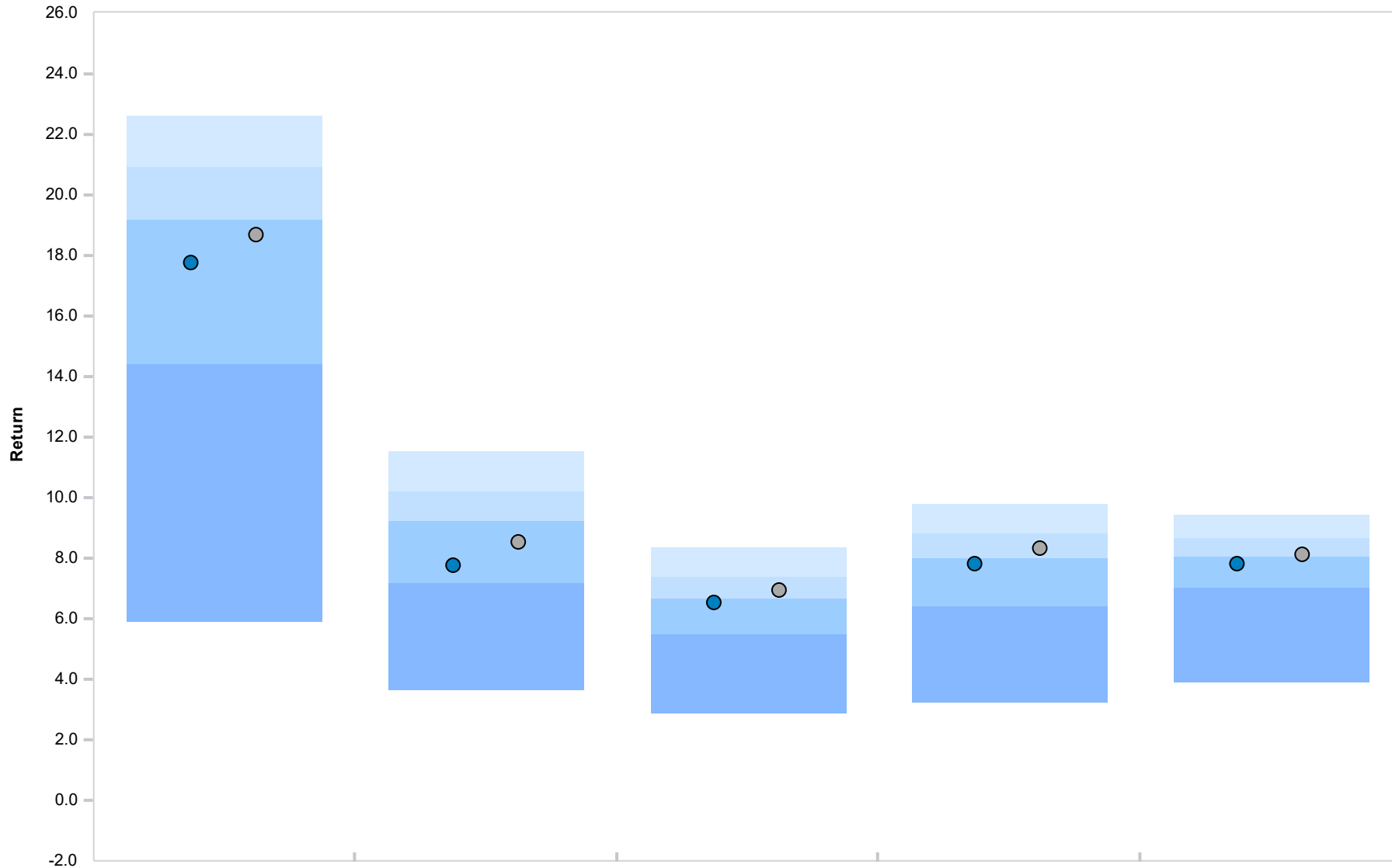
Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Target Rebal. (\$)	Differences (%)
Police Total Fund	32,550,840	100.0		100.0		-	0.0
Total Equity	18,617,783	57.2		59.0		587,213	-1.8
Total Domestic Equity	13,644,925	41.9		43.0		351,936	-1.1
Seizert Capital	4,928,875	15.1	12.5	15.0	20.0	-46,249	0.1
ClearBridge (LSITX)	4,812,007	14.8	12.5	15.0	20.0	70,619	-0.2
T. Rowe Price (TRMCX)	1,332,687	4.1	2.0	5.0	8.0	294,855	-0.9
Virtus Ceredex Small Cap (VVERX)	1,242,656	3.8	2.0	4.0	8.0	59,378	-0.2
Hood River Small Cap Growth (HRSMX)	1,328,700	4.1	2.0	4.0	8.0	-26,667	0.1
Total International Equity	4,972,858	15.3		16.0		235,276	-0.7
AF EuroPacific Growth (RERGX)	4,972,858	15.3	6.0	16.0	20.0	235,276	-0.7
Total Real Estate	2,197,789	6.8		5.0		-570,247	1.8
Principal Real Estate	2,197,789	6.8	0.0	5.0	10.0	-570,247	1.8
Total Fixed Income	11,222,409	34.5		36.0		495,894	-1.5
Total Domestic Fixed Income	11,222,409	34.5		36.0		495,894	-1.5
C.S. McKee	5,581,193	17.1	15.0	18.0	25.0	277,958	-0.9
Garcia Hamilton	5,641,216	17.3	15.0	18.0	25.0	217,935	-0.7
Cash	512,859	1.6	0.0	0.0	10.0	-512,859	1.6

Allocation Summary



Plan Sponsor Peer Group Analysis vs. All Master Trust - Total Fund



	1 YR	3 YR	5 YR	7 YR	10 YR
● Police Total Fund	17.76 (64)	7.75 (71)	6.49 (57)	7.80 (57)	7.77 (58)
● Police - Total Fund Policy	18.64 (57)	8.50 (61)	6.95 (43)	8.31 (41)	8.12 (48)
Median	19.19	9.22	6.69	8.00	8.06

Parentheses contain percentile rankings.

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Investment Performance Review
Period Ending March 31, 2020

Village of Winnetka Firefighters' Pension Fund



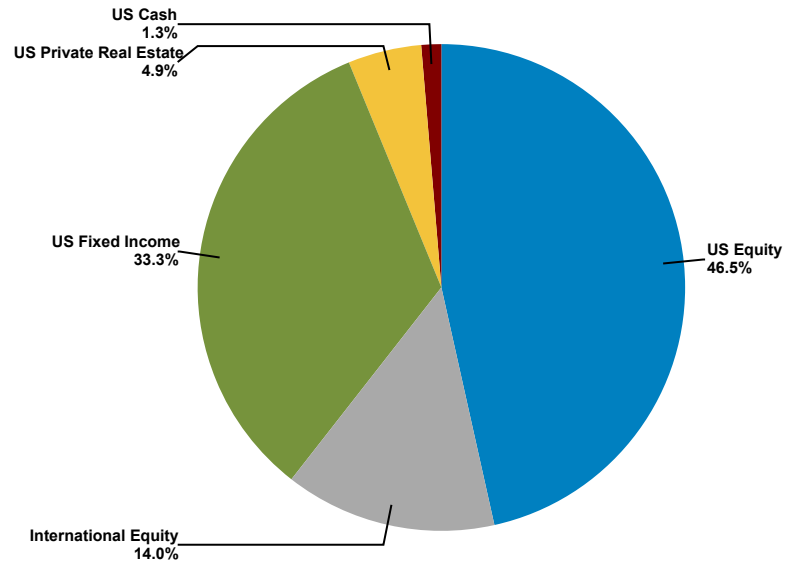
The Winnetka Firefighters Pension Fund's market value as of March 31, 2020 was \$27,808,715. The Fund's market value of investments decreased by \$4,023,175 in the past quarter. The Fund's market value of investments in the past 12 months decreased by \$1,238,768 or -4.4%.

The Fund's asset allocation is in compliance with Illinois state statutes and within stated Fund Investment Policy guidelines.

The 1, 5, 7, and 10 year performance record is near median of similar plans.

Asset Allocation By Asset Class
Fire Total Fund
As of March 31, 2020

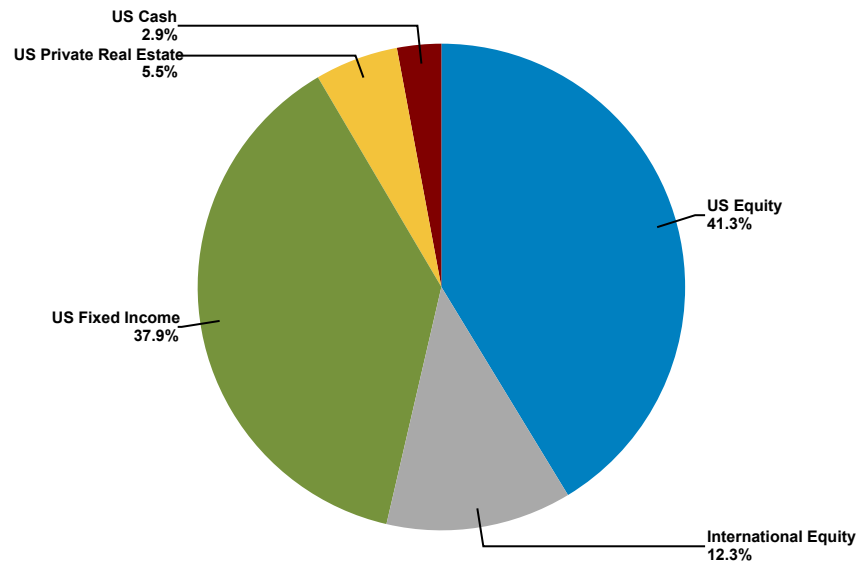
December 31, 2019 : \$31,448,381



Allocation

	Market Value	Allocation
US Equity	14,626,136	46.5
International Equity	4,415,131	14.0
US Fixed Income	10,457,968	33.3
US Private Real Estate	1,531,839	4.9
US Cash	417,307	1.3

March 31, 2020 : \$27,808,715

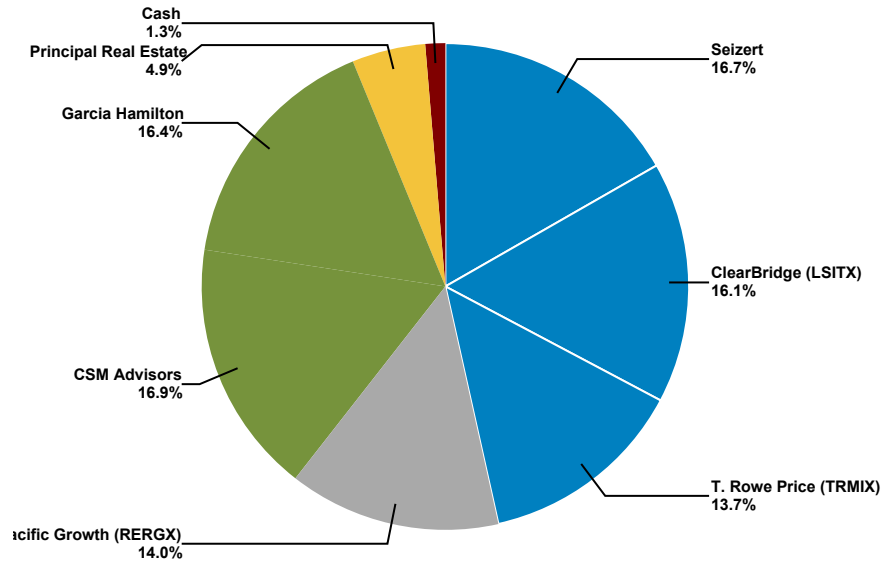


Allocation

	Market Value	Allocation
US Equity	11,487,806	41.3
International Equity	3,424,807	12.3
US Fixed Income	10,543,366	37.9
US Private Real Estate	1,537,068	5.5
US Cash	815,668	2.9

Asset Allocation By Manager
Fire Total Fund
As of March 31, 2020

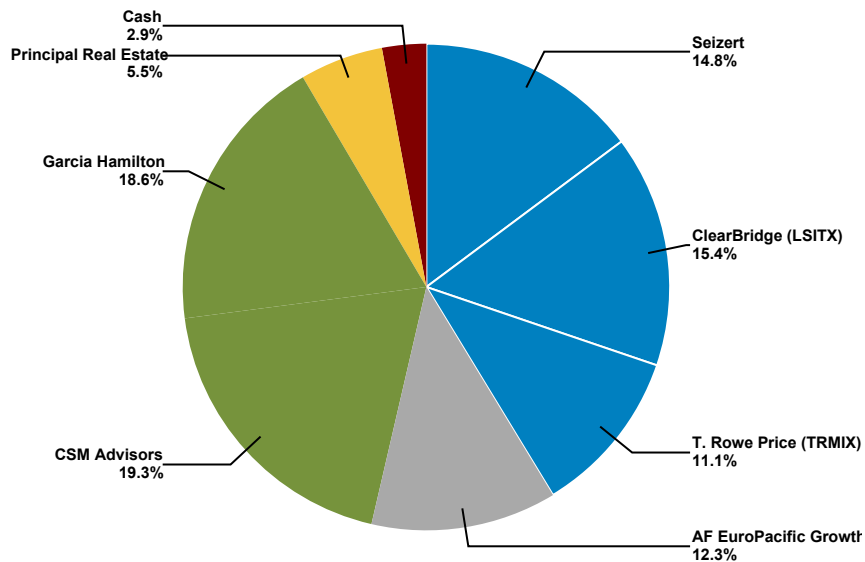
December 31, 2019 : \$31,448,381



Allocation

	Market Value	Allocation
Seizert	5,253,601	16.7
ClearBridge (LSITX)	5,048,414	16.1
T. Rowe Price (TRMIX)	4,324,121	13.7
AF EuroPacific Growth (RERGX)	4,415,131	14.0
CSM Advisors	5,305,980	16.9
Garcia Hamilton	5,151,988	16.4
Principal Real Estate	1,531,839	4.9
Cash	417,307	1.3

March 31, 2020 : \$27,808,715



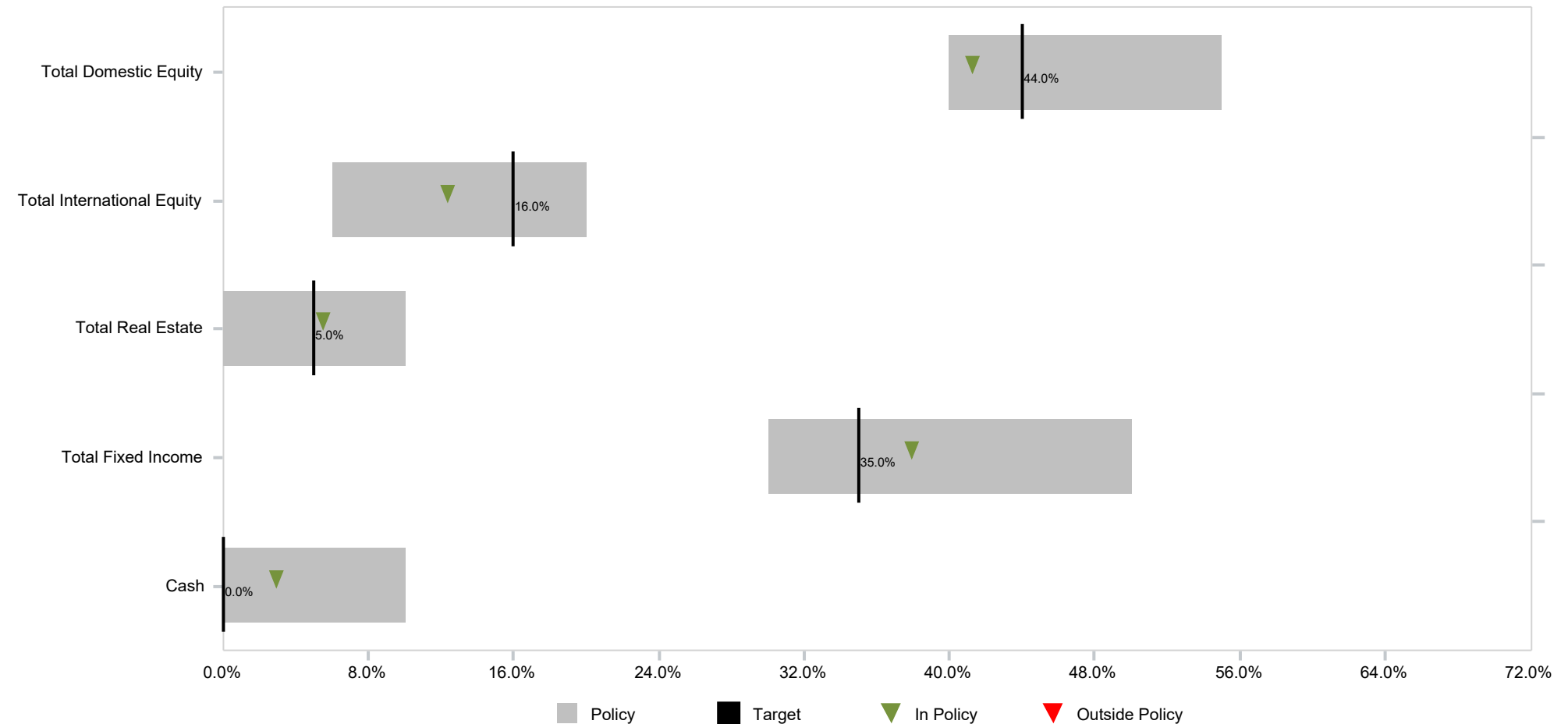
Allocation

	Market Value	Allocation
Seizert	4,112,831	14.8
ClearBridge (LSITX)	4,291,059	15.4
T. Rowe Price (TRMIX)	3,083,916	11.1
AF EuroPacific Growth (RERGX)	3,424,807	12.3
CSM Advisors	5,371,212	19.3
Garcia Hamilton	5,172,155	18.6
Principal Real Estate	1,537,068	5.5
Cash	815,668	2.9

Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Target Rebal. (\$)	Differences (%)
Fire Total Fund	27,808,715	100.0		100.0		-	0.0
Total Domestic Equity	11,487,806	41.3	40.0	44.0	55.0	748,028	-2.7
Total International Equity	3,424,807	12.3	6.0	16.0	20.0	1,024,588	-3.7
Total Real Estate	1,537,068	5.5	0.0	5.0	10.0	-146,632	0.5
Total Fixed Income	10,543,366	37.9	30.0	35.0	50.0	-810,316	2.9
Cash	815,668	2.9	0.0	0.0	10.0	-815,668	2.9

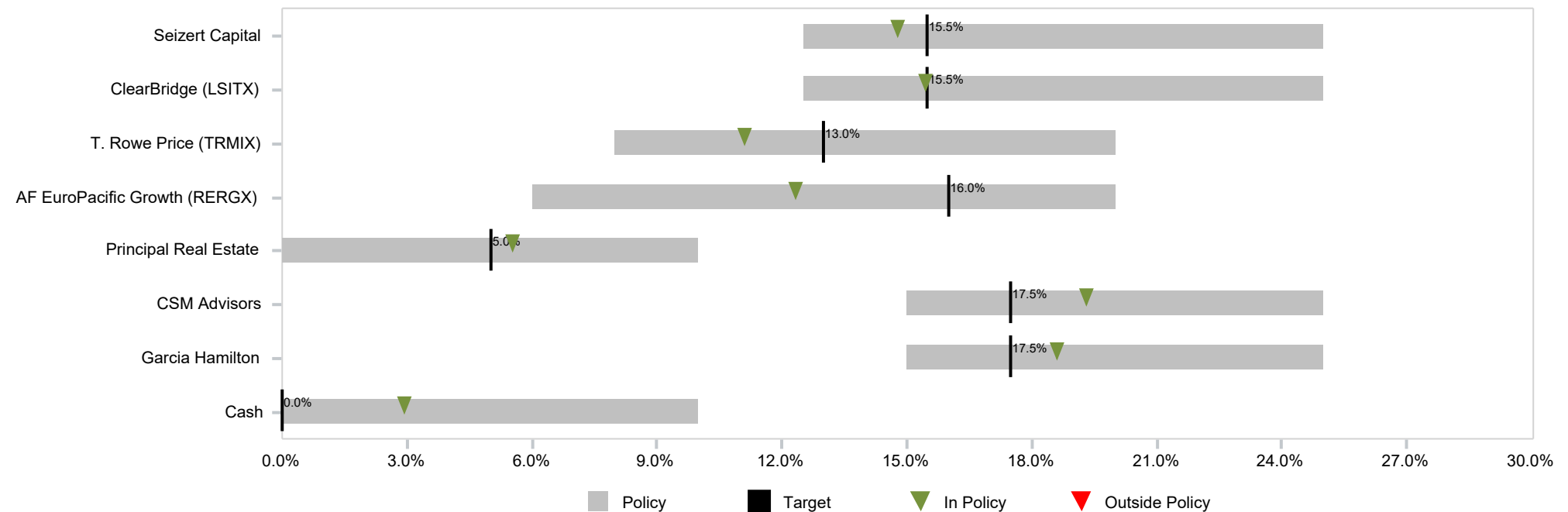
Allocation Summary



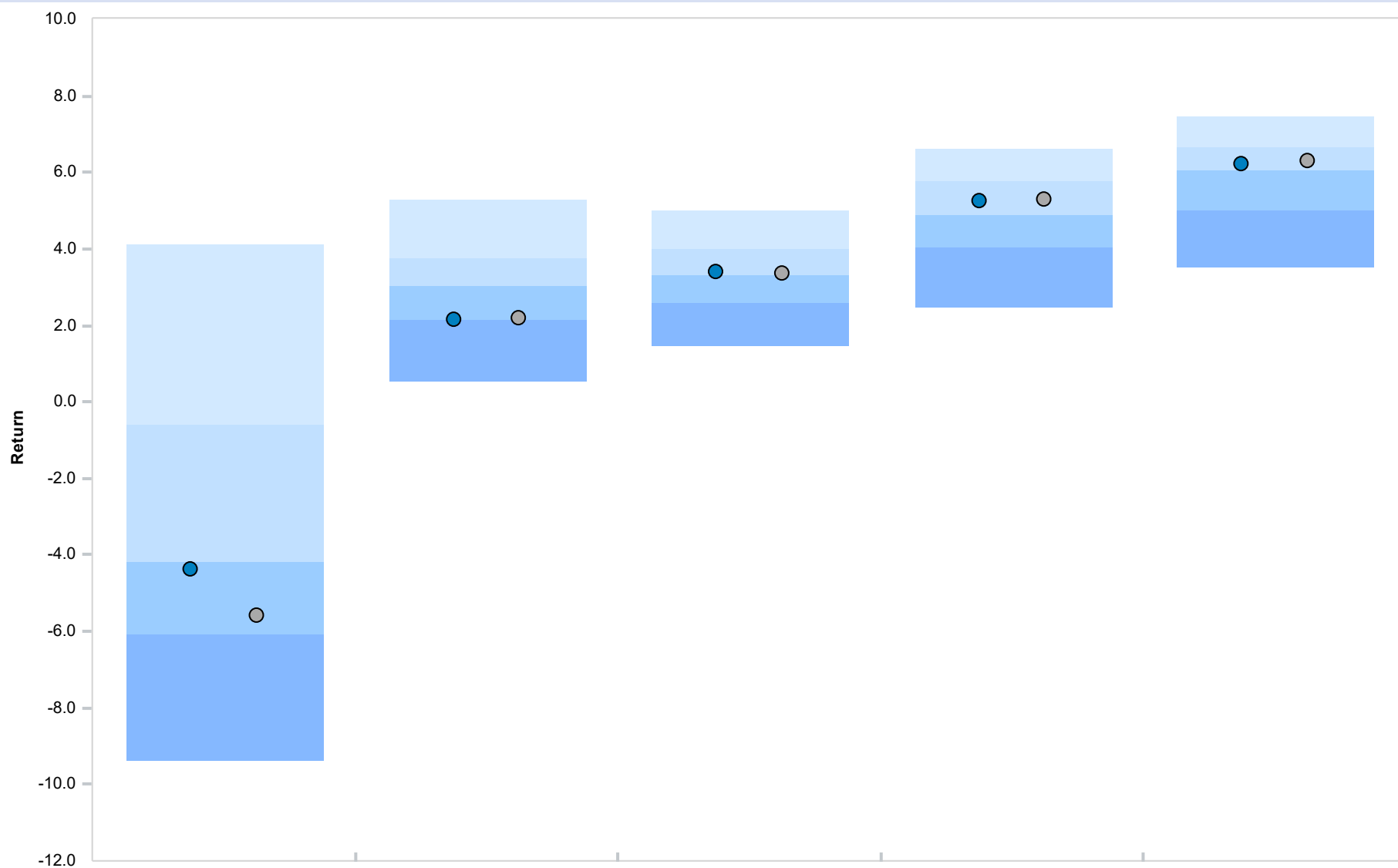
Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Target Rebal. (\$)	Differences (%)
Fire Total Fund	27,808,715	100.0		100.0		-	0.0
Total Equity	14,912,613	53.6		60.0		1,772,616	-6.4
Total Domestic Equity	11,487,806	41.3		44.0		748,028	-2.7
Seizert Capital	4,112,831	14.8	12.5	15.5	25.0	197,520	-0.7
ClearBridge (LSITX)	4,291,059	15.4	12.5	15.5	25.0	19,291	-0.1
T. Rowe Price (TRMIX)	3,083,916	11.1	8.0	13.0	20.0	531,217	-1.9
Total International Equity	3,424,807	12.3		16.0		1,024,588	-3.7
AF EuroPacific Growth (RERGX)	3,424,807	12.3	6.0	16.0	20.0	1,024,588	-3.7
Total Real Estate	1,537,068	5.5		5.0		-146,632	0.5
Principal Real Estate	1,537,068	5.5	0.0	5.0	10.0	-146,632	0.5
Total Fixed Income	10,543,366	37.9		35.0		-810,316	2.9
Total Domestic Fixed Income	10,543,366	37.9		35.0		-810,316	2.9
CSM Advisors	5,371,212	19.3	15.0	17.5	25.0	-504,687	1.8
Garcia Hamilton	5,172,155	18.6	15.0	17.5	25.0	-305,630	1.1
Cash	815,668	2.9	0.0	0.0	10.0	-815,668	2.9

Allocation Summary



Plan Sponsor Peer Group Analysis vs. All Master Trust - Total Fund



	1 YR	3 YR	5 YR	7 YR	10 YR
● Fire Total Fund	-4.39 (54)	2.14 (76)	3.38 (47)	5.24 (38)	6.20 (44)
● Fire - Total Fund Policy	-5.59 (70)	2.19 (74)	3.34 (49)	5.27 (37)	6.28 (42)
Median	-4.19	3.04	3.31	4.87	6.06

Parentheses contain percentile rankings.

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Investment Performance Review
Period Ending March 31, 2020

Village of Winnetka Police Pension Fund



The Winnetka Police Pension Fund's market value as of March 31, 2020 was \$28,905,591. The Fund's market value of investments decreased by \$3,901,658 in the past quarter. The Fund's market value of investments in the past 12 months decreased by \$1,104,446 or -3.8%.

The Fund's asset allocation is in compliance with Illinois state statutes and within stated Fund Investment Policy guidelines.

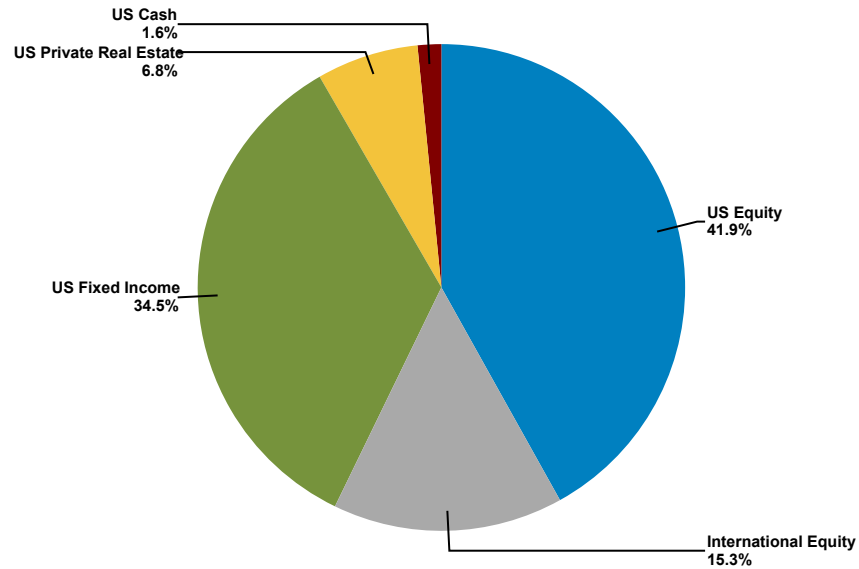
The 1, 5, 7, and 10 year performance record is close to the median of similar plans.

Asset Allocation By Asset Class

Total Fund

As of March 31, 2020

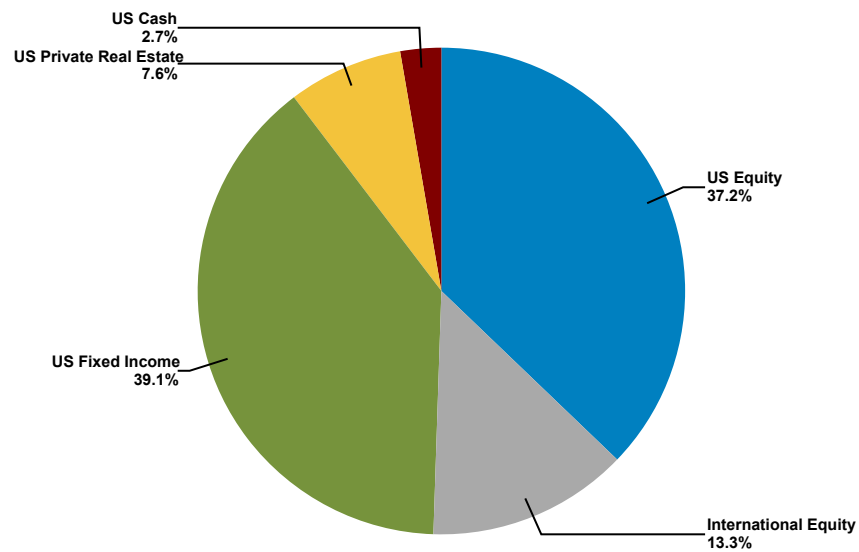
December 31, 2019 : \$32,550,840



Allocation

	Market Value	Allocation
US Equity	13,644,925	41.9
International Equity	4,972,858	15.3
US Fixed Income	11,222,409	34.5
US Private Real Estate	2,197,789	6.8
US Cash	512,859	1.6

March 31, 2020 : \$28,905,591

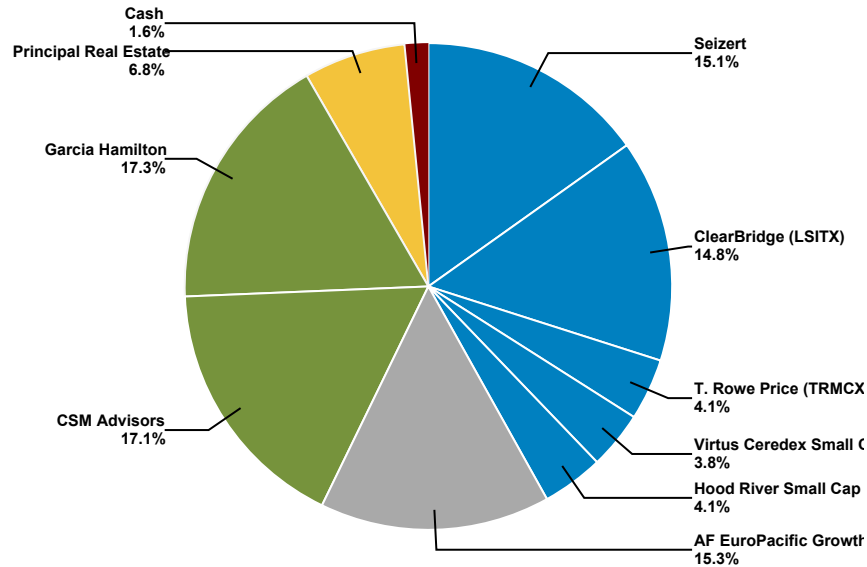


Allocation

	Market Value	Allocation
US Equity	10,746,200	37.2
International Equity	3,857,434	13.3
US Fixed Income	11,312,354	39.1
US Private Real Estate	2,205,292	7.6
US Cash	784,312	2.7

Asset Allocation By Manager
Total Fund
As of March 31, 2020

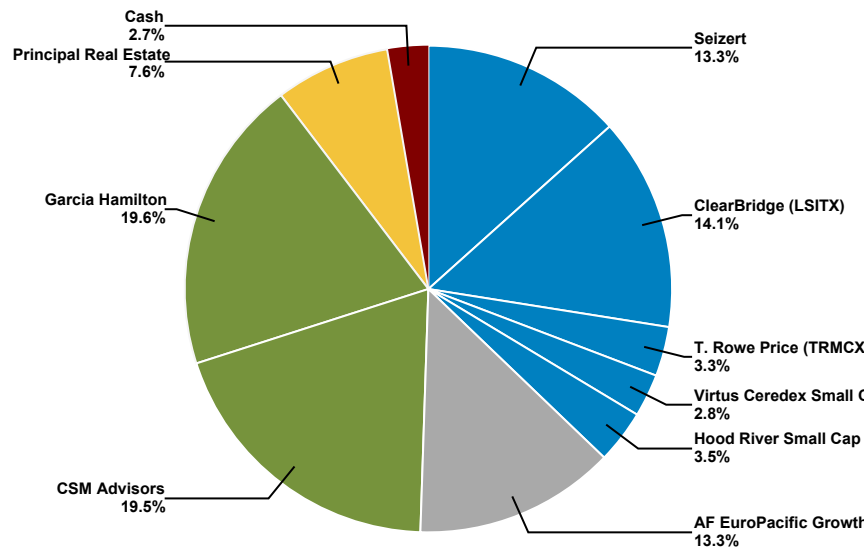
December 31, 2019 : \$32,550,840



Allocation

	Market Value	Allocation
Seizert	4,928,875	15.1
ClearBridge (LSITX)	4,812,007	14.8
T. Rowe Price (TRMCX)	1,332,687	4.1
Virtus Ceredex Small Cap (VVERX)	1,242,656	3.8
Hood River Small Cap Growth (HRSMX)	1,328,700	4.1
AF EuroPacific Growth (RERGX)	4,972,858	15.3
CSM Advisors	5,581,193	17.1
Garcia Hamilton	5,641,216	17.3
Principal Real Estate	2,197,789	6.8
Cash	512,859	1.6

March 31, 2020 : \$28,905,591



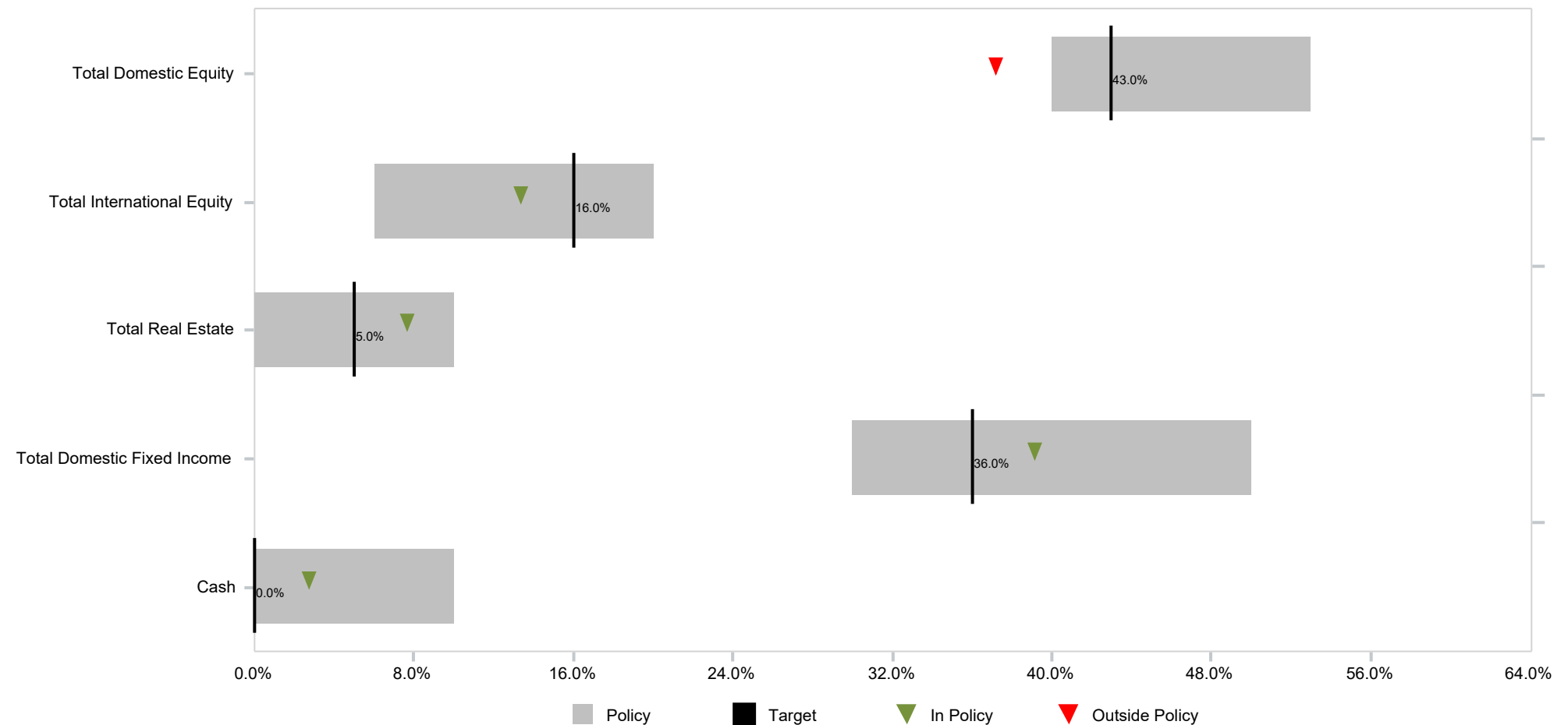
Allocation

	Market Value	Allocation
Seizert	3,858,395	13.3
ClearBridge (LSITX)	4,090,118	14.1
T. Rowe Price (TRMCX)	950,558	3.3
Virtus Ceredex Small Cap (VVERX)	822,123	2.8
Hood River Small Cap Growth (HRSMX)	1,025,006	3.5
AF EuroPacific Growth (RERGX)	3,857,434	13.3
CSM Advisors	5,647,331	19.5
Garcia Hamilton	5,665,023	19.6
Principal Real Estate	2,205,292	7.6
Cash	784,312	2.7

Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Target Rebal. (\$)	Differences (%)
Police Total Fund	28,905,591	100.0		100.0		-	0.0
Total Domestic Equity	10,746,200	37.2	40.0	43.0	53.0	1,683,204	-5.8
Total International Equity	3,857,434	13.3	6.0	16.0	20.0	767,461	-2.7
Total Real Estate	2,205,292	7.6	0.0	5.0	10.0	-760,012	2.6
Total Domestic Fixed Income	11,312,354	39.1	30.0	36.0	50.0	-906,341	3.1
Cash	784,312	2.7	0.0	0.0	10.0	-784,312	2.7

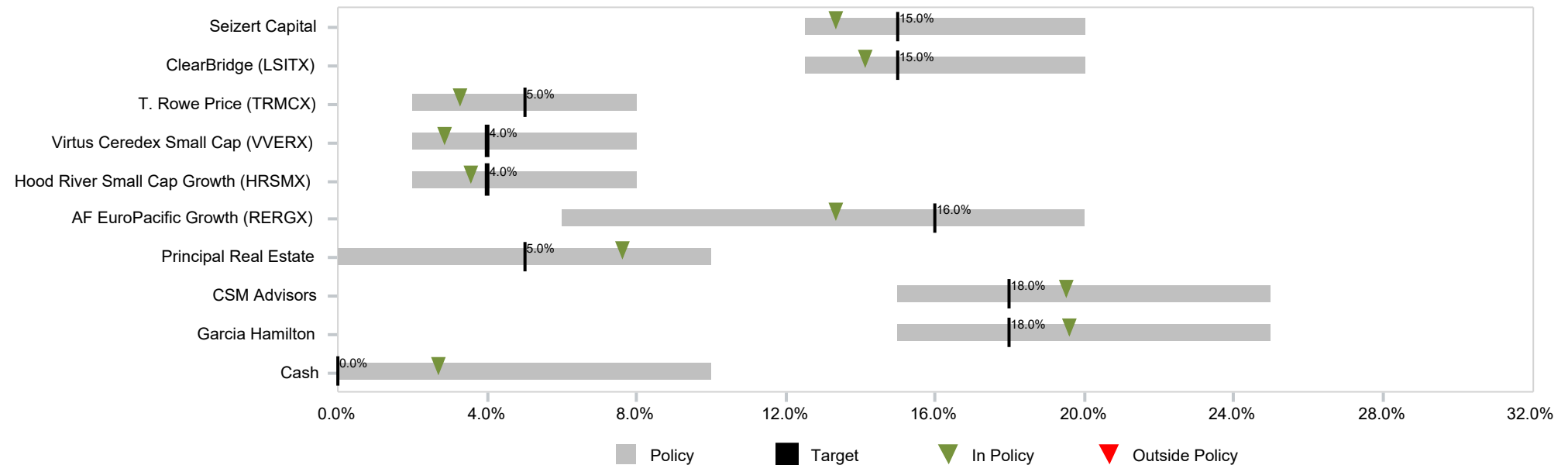
Allocation Summary



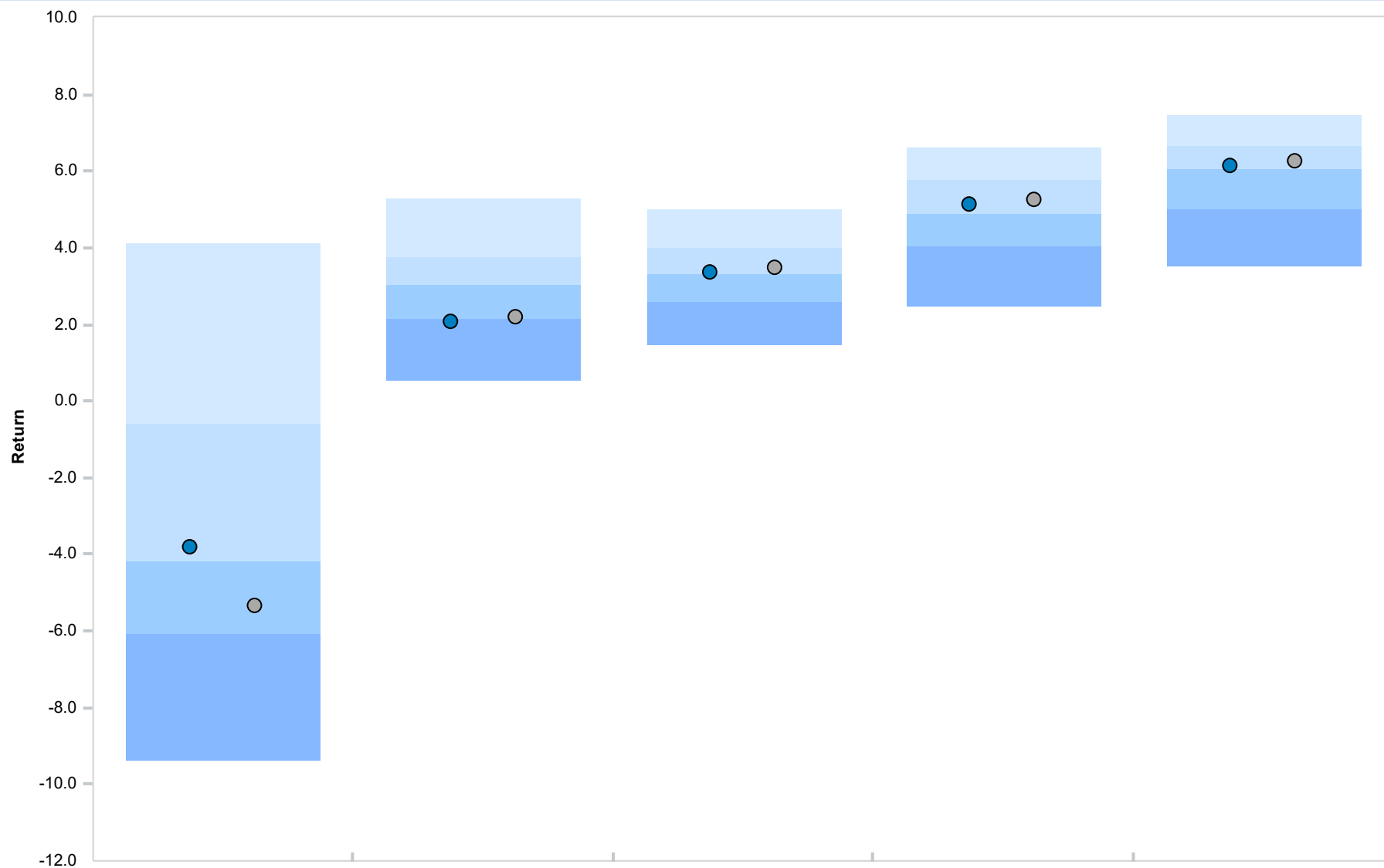
Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Target Rebal. (\$)	Differences (%)
Police Total Fund	28,905,591	100.0		100.0		-	0.0
Total Equity	14,603,634	50.5		59.0		2,450,665	-8.5
Total Domestic Equity	10,746,200	37.2		43.0		1,683,204	-5.8
Seizert Capital	3,858,395	13.3	12.5	15.0	20.0	477,444	-1.7
ClearBridge (LSITX)	4,090,118	14.1	12.5	15.0	20.0	245,721	-0.9
T. Rowe Price (TRMCX)	950,558	3.3	2.0	5.0	8.0	494,722	-1.7
Virtus Ceredex Small Cap (VVERX)	822,123	2.8	2.0	4.0	8.0	334,101	-1.2
Hood River Small Cap Growth (HRSMX)	1,025,006	3.5	2.0	4.0	8.0	131,217	-0.5
Total International Equity	3,857,434	13.3		16.0		767,461	-2.7
AF EuroPacific Growth (RERGX)	3,857,434	13.3	6.0	16.0	20.0	767,461	-2.7
Total Real Estate	2,205,292	7.6		5.0		-760,012	2.6
Principal Real Estate	2,205,292	7.6	0.0	5.0	10.0	-760,012	2.6
Total Fixed Income	11,312,354	39.1		36.0		-906,341	3.1
Total Domestic Fixed Income	11,312,354	39.1		36.0		-906,341	3.1
CSM Advisors	5,647,331	19.5	15.0	18.0	25.0	-444,325	1.5
Garcia Hamilton	5,665,023	19.6	15.0	18.0	25.0	-462,017	1.6
Cash	784,312	2.7	0.0	0.0	10.0	-784,312	2.7

Allocation Summary



Plan Sponsor Peer Group Analysis vs. All Master Trust - Total Fund



	1 YR	3 YR	5 YR	7 YR	10 YR
● Police Total Fund	-3.82 (45)	2.05 (77)	3.36 (48)	5.11 (41)	6.12 (46)
● Police - Total Fund Policy	-5.37 (68)	2.19 (74)	3.49 (42)	5.23 (38)	6.24 (43)
Median	-4.19	3.04	3.31	4.87	6.06

Parentheses contain percentile rankings.

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Illinois Municipal Retirement Fund

Fourth Quarter 2019 and 2019 Annual Report

December 31, 2019

IMRF Performance Highlights

As of December 31, 2019

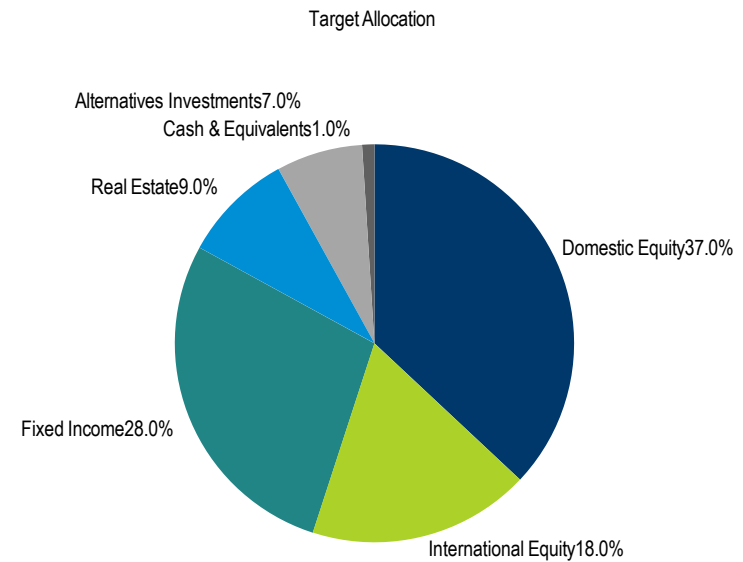
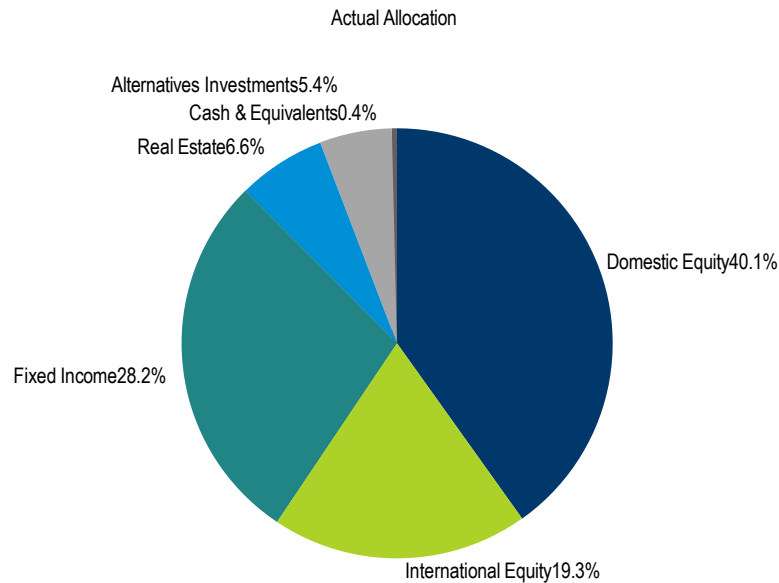
- IMRF ended 2019 on a strong note with the fund returning 5.77% (NOF) and beating the benchmark which returned 5.25% for the fourth quarter. Overall the fund assets total \$44.7 billion, which is up from the previous quarter value of \$42.7 billion
 - IMRF annual return for 2019 was 19.57% vs 18.68% for the benchmark
- The fund's 4th quarter and calendar year 2019 returns rank at the 18th and 16th percentile respectively, and remain at or above the top quartile over longer time horizons
- The Domestic Equity composite (9.04%) slightly underperformed the Russell 3000 benchmark (9.10%) for the fourth quarter. The source of underperformance was driven by its small cap tilt. The managers collectively added value compared to their respective benchmarks
 - Domestic Equity annual return for 2019 was 29.0% (ranked at the 46th percentile) vs 31.02% for the benchmark
- The International Equity composite (9.34%) outperformed the MSCI ACWI ex-US benchmark (8.92%) for the quarter. The composite's slight underweight to emerging markets, as well as manager performance contributed to the outperformance
 - International Equity annual return for 2019 was 23.39% (ranked at the 43rd percentile) vs 21.51% for the benchmark
- The Fixed Income composite returns were modest in the fourth quarter relative to the rest of the year. However the composite (0.52%) beat the Bloomberg Barclays US Aggregate Index benchmark (0.18%), aided by the tailwind of strong credit markets
 - Fixed Income annual return for 2019 was 9.37% (ranked at the 26th percentile) vs 8.72% for the benchmark
- The Real Estate portfolio returned 2.86% during the 4th quarter and 9.79% for the calendar year 2019, beating the NFI ODCE benchmark returns for both periods. The Alternatives portfolio (private equity, agriculture, and timber) returned 2.57% for the quarter and 9.43% for the year (Note: these returns are lagged).
- The asset classes allocations are within the rebalancing range of +/- 4%.

Wilshire Consulting

Asset Allocation

Total Fund

Periods Ended As of December 31, 2019

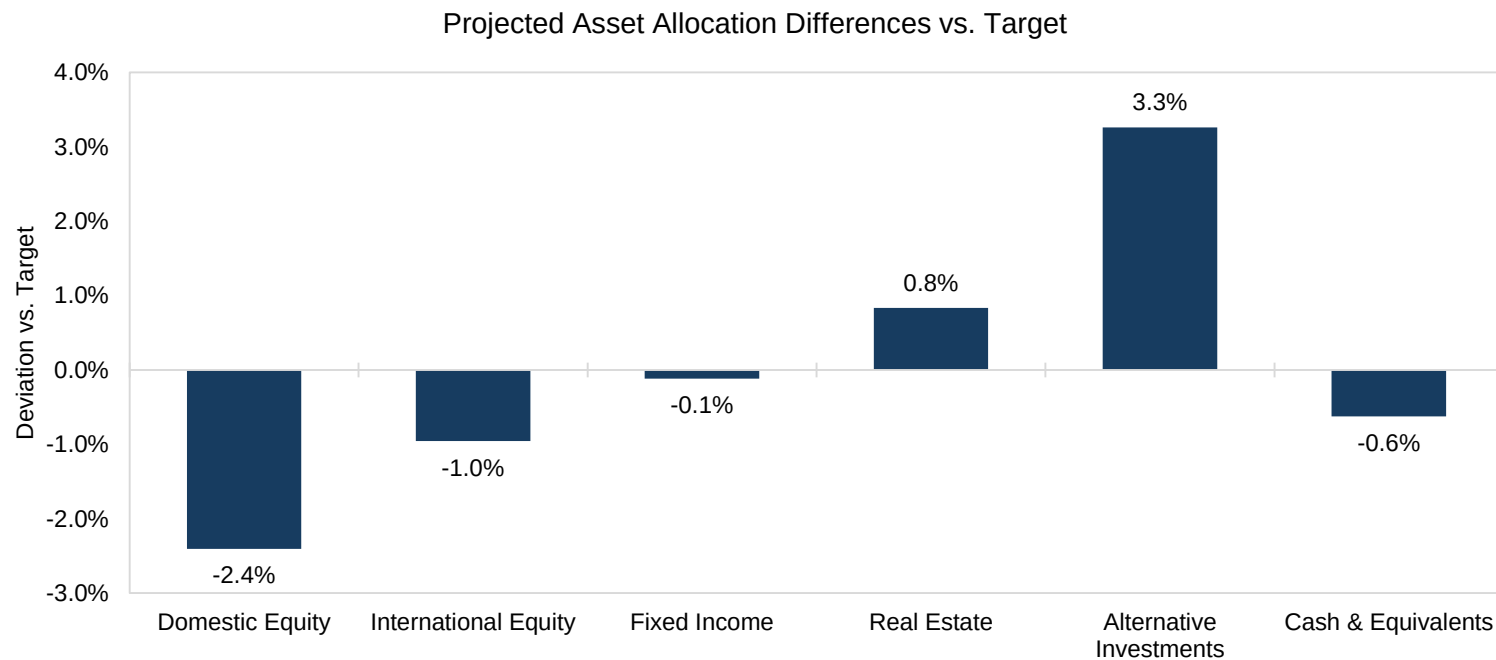


■ Domestic Equity
 ■ International Equity
 ■ Fixed Income
 ■ Real Estate
 ■ Alternatives Investments
 ■ Cash & Equivalents

	Actual Allocation \$Millions	Actual Allocation %	Target Allocation %	Differences %	Differences \$Millions
Total Fund	44,672	100.0	100.0	0.0	
■ Domestic Equity	17,935	40.1	37.0	3.1	1,407
■ International Equity	8,600	19.3	18.0	1.3	559
■ Fixed Income	12,576	28.2	28.0	0.2	68
■ Real Estate	2,964	6.6	9.0	-2.4	-1,056
■ Alternatives Investments	2,427	5.4	7.0	-1.6	-700
■ Cash & Equivalents	169	0.4	1.0	-0.6	-278

Projected Deviation From Benchmark

Periods Ended As of December 31, 2019



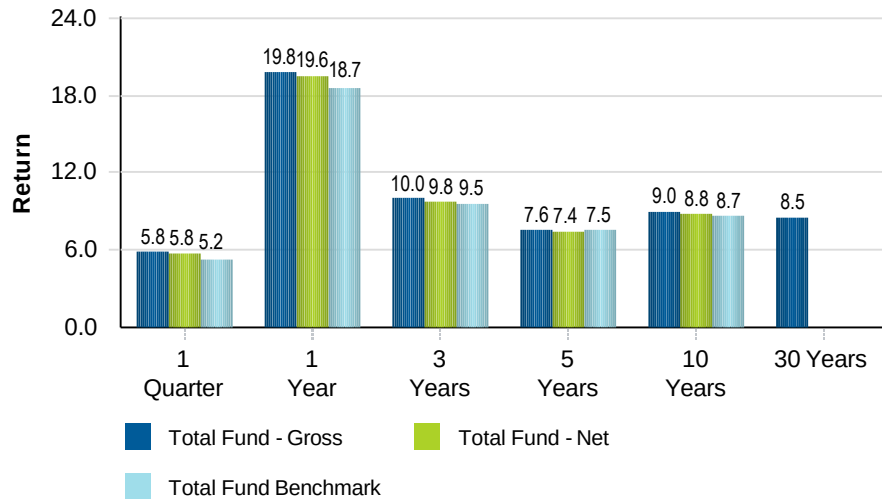
- Includes committed, but unfunded amounts for real estate (\$1,419.5 million) and alternatives (\$2,168.9 million). Assumes real estate and alternatives allocations are fully funded as of quarter end.
- Assumes that outstanding commitments are funded from the overweight asset classes (U.S. equity, non-U.S. equity, and fixed income) in proportion to their respective overweighting relative to the target.

Composite Performance Summary

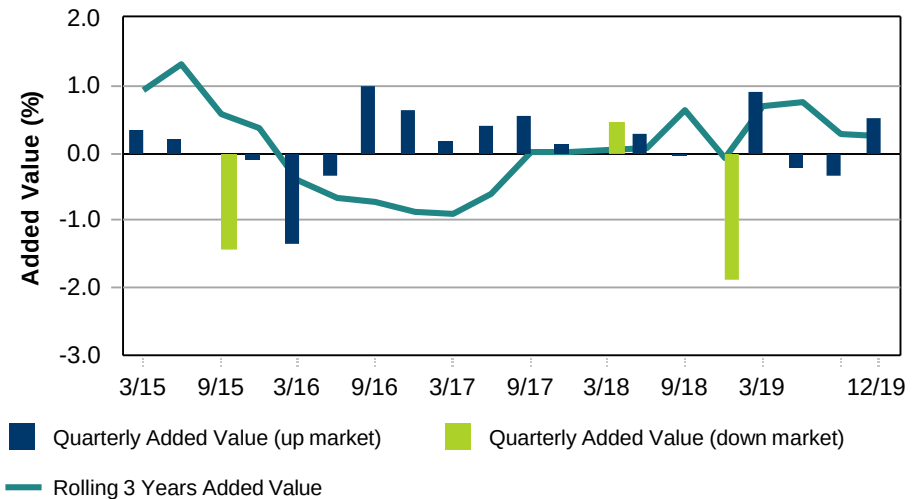
Total Fund

Periods Ended December 31, 2019

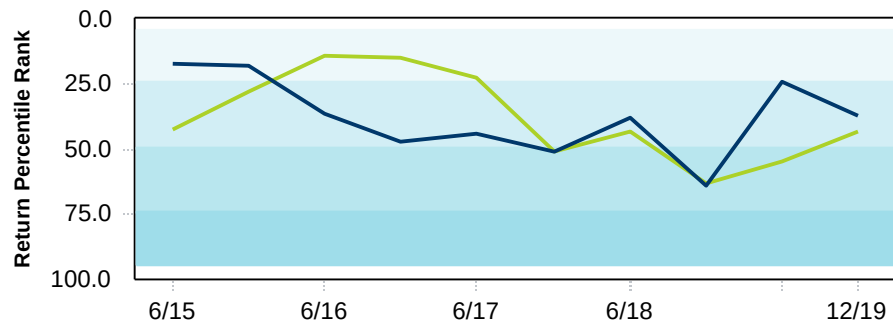
Comparative Performance



Added Value History

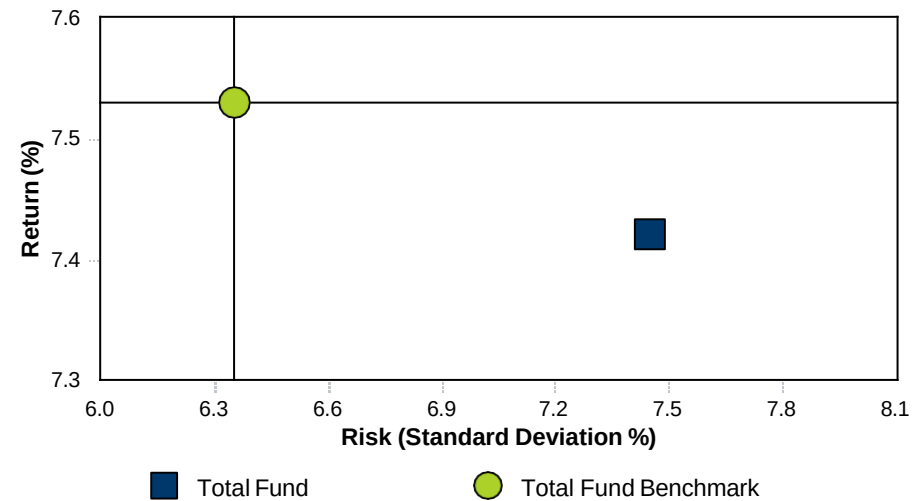


Rolling Percentile Rank : All Public Plans > \$1B - Total Fund



	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
Total Fund	10	3 (30%)	5 (50%)	2 (20%)	0 (0%)
Total Fund Benchmark	10	3 (30%)	4 (40%)	3 (30%)	0 (0%)

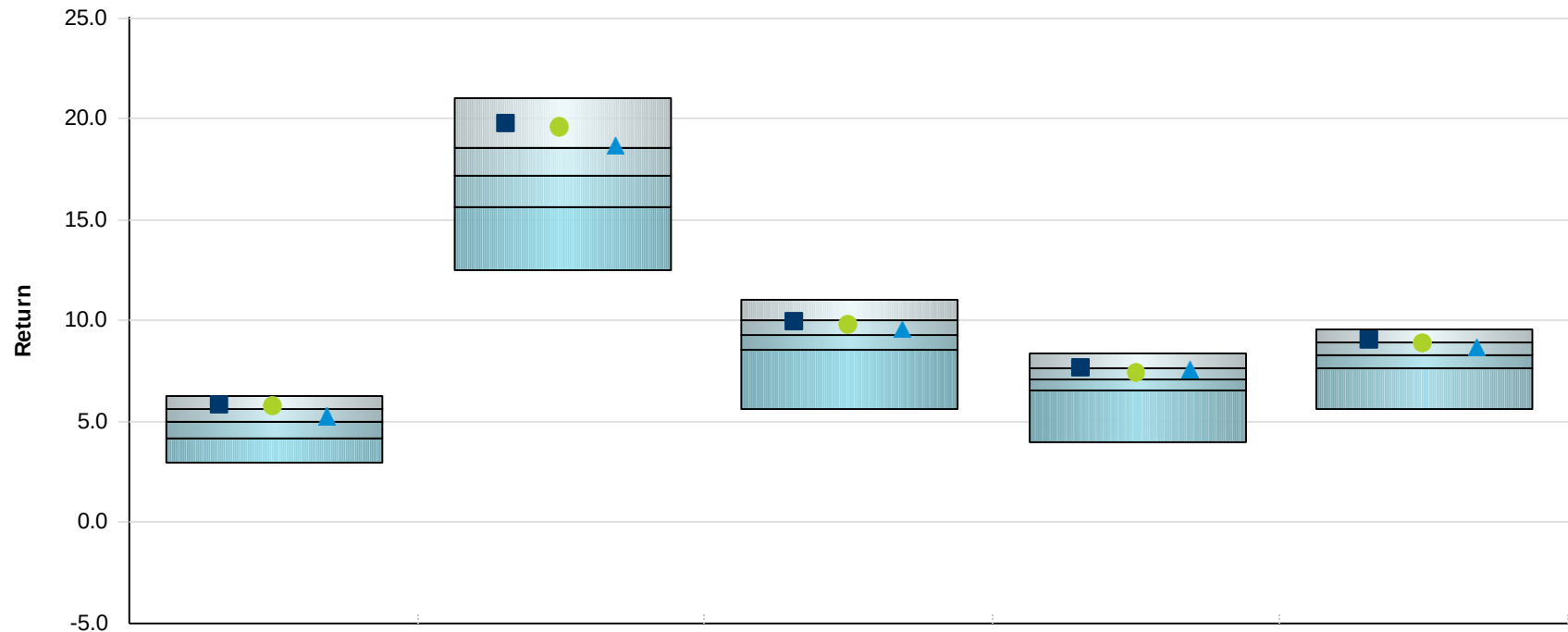
Risk and Return



Plan Sponsor Peer Group Analysis

Total Fund vs All Public Plans > \$1B-Total Fund(Gross)

Periods Ended December 31, 2019



	QTD	1 Year	3 Years	5 Years	10 Years
■ Total Fund	5.81 (18)	19.77 (16)	9.99 (27)	7.64 (27)	9.05 (20)
● Total Fund - Net	5.77 (22)	19.57 (17)	9.79 (37)	7.42 (38)	8.82 (28)
▲ Total Fund Benchmark	5.25 (38)	18.68 (26)	9.55 (44)	7.55 (34)	8.67 (35)
5th Percentile	6.30	21.07	11.05	8.38	9.54
1st Quartile	5.66	18.55	10.02	7.68	8.90
Median	4.97	17.22	9.35	7.09	8.29
3rd Quartile	4.17	15.65	8.60	6.60	7.69
95th Percentile	2.98	12.50	5.61	4.02	5.60
Population	154	153	151	150	140

Total Fund Benchmark = 37.0% Russell 3000 Index, 28.0% Blmbg Aggregate, 18.0% MSCI ACWI ex US, 9.0% NCREIF NFI-ODCE Val Wt Nt, 7.0% 9% Annually and 1.0% 3-month Treasury Bill.

Investment Manager Asset Allocation

Periods Ended December 31, 2019

	Sep-2019		Dec-2019	
	\$	%	\$	%
Domestic Equity	16,654,424,996	39.03	17,935,493,093	40.15
Large Cap Growth	5,291,019,129	12.40	5,800,672,059	12.99
NTGI S&P 500 Growth	2,347,912,126	5.50	2,543,433,185	5.69
Sands Capital	1,899,806,232	4.45	2,103,278,133	4.71
Piedmont Russell 1000 G	1,043,300,770	2.45	1,153,960,741	2.58
Large Cap Value	5,567,184,850	13.05	5,850,014,935	13.10
Dodge & Cox	1,325,525,813	3.11	1,447,795,289	3.24
BMO	1,158,391,244	2.71	1,028,690,135	2.30
LSV Asset	1,525,607,691	3.58	1,661,390,635	3.72
NTGI S&P 500 Value	1,557,660,103	3.65	1,712,138,876	3.83
Large Cap Pass. Core	2,455,205,435	5.75	2,622,330,010	5.87
NTGI MarketCap Idx.	2,455,205,435	5.75	2,622,330,010	5.87
Quantitative Factor Strategies	200,205,771	0.47	263,662,873	0.59
Quantitative US Equity - SciBeta	200,205,771	0.47	263,662,873	0.59
Small Cap Growth	716,970,101	1.68	804,509,812	1.80
Frontier Capital	549,779,686	1.29	617,718,712	1.38
FIAM Small Cap	167,190,415	0.39	186,791,100	0.42
Small Cap Value	1,458,030,021	3.42	1,572,731,557	3.52
Channing	224,415,464	0.53	242,270,534	0.54
DFA Small Cap Val.	552,839,990	1.30	602,828,903	1.35
Inv. Couns. Maryland	680,774,567	1.60	727,632,120	1.63
Micro Cap	419,553,571	0.98	458,553,936	1.03
DFA Micro Cap (9-10)	419,553,571	0.98	458,553,936	1.03

Investment Manager Asset Allocation

Periods Ended December 31, 2019

	Sep-2019		Dec-2019	
	\$	%	\$	%
Public Real Assets	546,256,119	1.28	563,017,911	1.26
Brookfield Public Global Infrastru	171,137,397	0.40	176,273,741	0.39
Cohen & St Public Global Infrastru	375,118,722	0.88	386,744,170	0.87
International Equity	7,933,894,320	18.59	8,600,379,064	19.25
Intl Large Cap Growth	1,381,611,229	3.24	1,443,495,588	3.23
EARNEST Part. Intl	627,517,107	1.47	605,966,756	1.36
William Blair	754,094,122	1.77	837,528,831	1.87
Intl Large Cap Value	1,243,305,945	2.91	1,353,041,434	3.03
Brandes Investment	597,158,672	1.40	646,970,266	1.45
Mondrian	530,808,199	1.24	582,363,658	1.30
Lazard	115,339,075	0.27	123,707,510	0.28
Intl Large Cap Core	3,752,182,190	8.79	4,075,816,999	9.12
Arrowstreet Capital	690,820,493	1.62	758,679,892	1.70
Brown Capital	351,962,518	0.82	378,026,609	0.85
GlobeFlex Capital	533,378,387	1.25	579,991,613	1.30
NTGI MSCI EAFE	1,860,725,488	4.36	2,010,705,163	4.50
Progress Intl Equity	315,295,304	0.74	348,413,722	0.78
Intl All Cap Developed	137,997,260	0.32	148,654,168	0.33
Ativo International	137,997,260	0.32	148,654,168	0.33
Internationall Small Cap	462,322,589	1.08	521,086,414	1.17
Franklin Templeton	188,344,495	0.44	206,833,333	0.46
William Blair IntSC	273,978,093	0.64	314,253,082	0.70

Investment Manager Asset Allocation

Periods Ended December 31, 2019

	Sep-2019		Dec-2019	
	\$	%	\$	%
Emerging Mkt Equity	956,475,108	2.24	1,058,284,461	2.37
Genesis Asset Mngrs.	956,475,108	2.24	1,058,284,461	2.37

Investment Manager Asset Allocation

Periods Ended December 31, 2019

	Sep-2019		Dec-2019	
	\$	%	\$	%
Fixed Income	12,579,942,289	29.48	12,576,451,532	28.15
Domestic Fixed Core	3,508,475,430	8.22	3,474,931,690	7.78
Brandes FI Core	366,947,213	0.86	365,347,188	0.82
EARNEST Partners	1,008,533,131	2.36	998,040,790	2.23
Piedmont Investment	1,070,579,524	2.51	1,060,171,256	2.37
Garcia Hamilton	1,062,415,563	2.49	1,051,372,456	2.35
Domestic Fixed Passive Core	3,537,342,209	8.29	3,543,519,109	7.93
NTGI Blmbg Agg.	1,806,186,515	4.23	1,809,158,439	4.05
BlackRock US Debt I	1,731,155,694	4.06	1,734,360,670	3.88
Domestic Fixed Core Plus	3,960,446,561	9.28	3,963,965,751	8.87
LM Capital Group FI	915,417,555	2.15	912,793,939	2.04
Progress Inv. FI	972,497,037	2.28	975,964,038	2.18
BMO - TCH	942,703,197	2.21	941,707,150	2.11
Western Asset	1,129,828,773	2.65	1,133,500,624	2.54
Bank Loans	572,585,272	1.34	575,673,744	1.29
Barings Global Loan Fund	572,585,272	1.34	575,673,744	1.29
Emerging Markets Debt	216,368,843	0.51	225,668,765	0.51
Standish Emerging Markets	216,368,843	0.51	225,668,765	0.51
High Yield	784,723,973	1.84	792,692,472	1.77
Mackay Shields	784,396,985	1.84	792,364,020	1.77
FIAM High Yield	326,988	0.00	328,452	0.00

Investment Manager Asset Allocation

Periods Ended December 31, 2019

	Sep-2019		Dec-2019	
	\$	%	\$	%
Real Estate	2,878,846,374	6.75	2,964,215,006	6.64
Real Estate Core Cmp	1,524,804,303	3.57	1,571,332,424	3.52
TA Assoc. Buckhead	582,181,439	1.36	605,428,300	1.36
Barings Core Property	1,070	0.00	1,070	0.00
Barings Euro Core Property	120,073,619	0.28	126,969,573	0.28
Blackstone Property Euro	123,681,138	0.29	130,685,873	0.29
INVESCO Core Real Estate	209,185,978	0.49	211,508,105	0.47
INVESCO European real estate	54,726,527	0.13	56,923,207	0.13
AEW Core Property Tr	237,519,445	0.56	239,085,694	0.54
CBRE Core Partners	197,435,087	0.46	200,730,602	0.45
RE Non-Core Cmp	1,354,042,071	3.17	1,392,882,581	3.12
Artemis MWBE Spruce	246,078,082	0.58	240,731,549	0.54
Franklin T. EMREFF	13,998,139	0.03	14,756,093	0.03
Security Capital	58,006,135	0.14	59,648,554	0.13
Dune II	24,452,942	0.06	21,982,160	0.05
Non-Core Real Estate Funds	869,329,739	2.04	893,638,295	2.00
Non-Core Intl Real Estate	141,458,231	0.33	161,583,067	0.36
Rockwood Fund VIII	188,953	0.00	168,181	0.00
Almanac ARS V	529,848	0.00	374,681	0.00
TA Assoc. - Fund IX	1	0.00	1	0.00
Alternatives Investments	2,334,098,504	5.47	2,426,795,465	5.43
Absolute Return	615,766	0.00	550,758	0.00
Aurora Investment	615,766	0.00	550,758	0.00

Investment Manager Asset Allocation

Periods Ended December 31, 2019

	Sep-2019		Dec-2019	
	\$	%	\$	%
Private Equity	1,998,151,144	4.68	1,968,686,105	4.41
Abbott S/A Comp.	335,260,049	0.79	359,027,403	0.80
Muller Monroe MPEFF	5,139,236	0.01	5,104,385	0.01
Pantheon S/A Comp.	258,175,653	0.61	256,760,283	0.57
Private Equity Fund - Domestic	1,097,286,582	2.57	1,010,187,362	2.26
Private Equity Fund - International	299,190,016	0.70	332,244,607	0.74
Oakbrook Opportunities Fund	3,099,607	0.01	5,362,066	0.01
Private Credit		0.00	128,930,696	0.29
Private Credit Fund - Domestic		0.00	128,930,696	0.29
Agriculture	216,995,812	0.51	208,323,624	0.47
Premiere Partners IV	216,995,812	0.51	208,323,624	0.47
Timberland	73,516,408	0.17	73,900,301	0.17
Forest Investment	73,516,408	0.17	73,900,301	0.17
Unlisted Infrastructure	44,819,374	0.11	46,403,981	0.10
Unlisted Infrastructure Funds	44,819,374	0.11	46,403,981	0.10
Cash & Equivalents	287,013,845	0.67	168,699,071	0.38
Total Fund	42,668,220,327	100.00	44,672,033,231	100.00

Asset Class Returns

Periods Ended December 31, 2019

	Performance (%)							
	1 Quarter	1 Year	3 Years	5 Years	10 Years	30 Years	Since Inception	Inception Date
Domestic Equity	9.08	29.23	13.30	10.38	13.12	10.43	11.67	1/1/1982
Domestic Equity - Net	9.04	29.00	13.09	10.15	12.86			
Blended Benchmark (U.S. Equity)	9.10	31.02	14.57	11.24	13.46	10.00		
U.S. Equity IMRF Custom Benchmark	8.74							
International Equity	9.42	23.76	10.78	6.68	6.66	6.85	7.87	9/1/1986
International Equity - Net	9.34	23.39	10.43	6.33	6.33			
MSCI AC World ex USA (Net)	8.92	21.51	9.87	5.51	4.97			
International Equity IMRF Custom Benchmark	9.22							
Fixed Income	0.56	9.50	4.62	3.78	4.76	6.60	8.20	1/1/1982
Fixed Income - Net	0.52	9.37	4.47	3.63	4.60			
Blmbg. Barc. U.S. Aggregate	0.18	8.72	4.03	3.05	3.75	5.91	7.67	
Fixed Income IMRF Custom Benchmark	0.45							
Real Estate	2.86	9.81	9.40	9.93	10.51	5.04	5.56	5/1/1985
Blended Benchmark (Real Estate)	1.27	4.39	6.13	7.98	10.49	7.58	7.69	
Alternatives Investments	2.57	9.48	12.92	10.14	9.53	11.57	10.86	2/1/1986
Alternatives Investments - Net	2.57	9.43	12.78	9.91	9.27			
Alternatives Custom Benchmark	2.18	9.00	9.00	9.00	9.15	12.35	12.66	
Private Equity	3.39	11.78	16.22	13.07	12.61	14.13	13.08	2/1/1986
Alternatives Custom Benchmark	2.18	9.00	9.00	9.00	9.15	12.35	12.66	
Agriculture	-3.54	-5.82	-3.41	1.51	8.01		6.96	10/1/1997
NCREIF Farmland Index	2.34	4.81	5.91	7.02	11.00		11.81	
Timberland	0.55	1.00	0.63	0.41	2.59		7.34	10/1/1992
NCREIF Timberland Index	-0.04	1.30	2.71	3.13	4.45		8.62	

Benchmark definitions on page 15-16.

Real Estate, Private Equity, Agriculture, Timberland, Unlisted Infrastructure returns shown are gross of fees

Asset Class Returns

Periods Ended December 31, 2019

	Performance (%)							
	1 Quarter	1 Year	3 Years	5 Years	10 Years	30 Years	Since Inception	Inception Date
Unlisted Infrastruct	2.66	9.65					10.23	4/1/2018
Alternatives Custom Benchmark	2.18	9.00					9.00	
Total Fund	5.81	19.77	9.99	7.64	9.05	8.47	9.90	1/1/1982
Total Fund - Net	5.77	19.57	9.79	7.42	8.82			
Total Fund Benchmark	5.25	18.68	9.55	7.55	8.67			

Benchmark Definitions

Account Name	From Date	To Date	Benchmark
Domestic Equity Blended	1/1/2015	Present	100% Russell 3000 Index
Benchmark	1/1/1982	12/31/2014	100% Dow Jones US Total Stock Market Index
Real Estate Blended	1/1/2013	Present	100% NCREIF Fund Index-ODCE (VW) (Net)** 100%
Benchmark	1/1/2007	12/31/2012	100% NPI + 1%
	1/1/2005	12/31/2016	100% Consumer Price Index + 5%
Alternatives Custom	7/1/2010	Present	100% Annualized rate of 9.0%
Benchmark	1/1/2004	6/30/2010	100% Annualized rate of 12.0%
	1/1/2003	12/31/2003	100% Annualized rate of 13.0%
	2/1/1986	12/31/2002	100% Annualized rate of 15.0%
U.S. Equity IMRF Custom Benchmark			Blend of the U.S. Equity Style benchmarks returns, dollar weighted by the actual allocation at pervious month end.
International Equity IMRF Custom Benchmark			Blend of the the International Equity Style benchmarks returns, dollar weighted by the actual allocation at previous month end.
Fixed Income IMRF Custom Benchmark			Blend of the the Fixed Income Style benchmarks returns, dollar weighted by the actual allocation at previous month end.

**ODCE returns are updated quarterly.

Benchmark Definitions

Account Name	From Date	To Date	Benchmark
Total Fund Benchmark			The total fund benchmark is a blend of the asset class benchmark returns weighted by the target allocation for each asset class, currently: 37% Russell 3000 Index, 28% Blmbg. Barc. U.S. Aggregate, 18% MSCI AC World ex USA (Net), 9% NCREIF Fund Index-ODCE (VW) (Net), 7% Alternatives Custom Benchmark, 1% 90 Day US Treasury Bill.

Asset Class Returns

Periods Ended December 31, 2019

	Performance (%)										
	YTD	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Domestic Equity	29.23	-6.08	19.83	12.62	0.04	9.81	37.65	17.39	-0.74	18.92	31.39
Domestic Equity - Net	29.00	-6.25	19.59	12.35	-0.22	9.54	37.32	17.09	-0.99	18.62	31.12
Blended Benchmark (U.S. Equity)	31.02	-5.24	21.13	12.74	0.48	12.47	33.47	16.38	1.08	17.49	28.59
International Equity	23.76	-14.13	27.95	3.56	-1.90	-2.80	20.24	19.11	-12.27	12.98	39.51
International Equity - Net	23.39	-14.41	27.52	3.21	-2.23	-3.10	19.87	18.70	-12.50	12.68	39.06
MSCI AC World ex USA (Net)	21.51	-14.20	27.19	4.50	-5.66	-3.87	15.29	16.83	-13.71	11.15	41.45
Fixed Income	9.50	-0.24	4.82	4.87	0.25	5.97	-0.59	7.41	7.60	8.59	15.32
Fixed Income - Net	9.37	-0.39	4.66	4.71	0.10	5.81	-0.75	7.24	7.44	8.43	15.21
Blmbg. Barc. U.S. Aggregate	8.72	0.01	3.54	2.65	0.55	5.97	-2.02	4.21	7.84	6.54	5.93
Real Estate	9.81	8.36	10.03	8.97	12.54	13.02	10.82	12.85	12.29	6.56	-24.52
Real Estate - Net	9.78	8.36	10.03	8.97	12.46	13.02	10.82	12.85	12.29	6.56	-24.52
Blended Benchmark (Real Estate)	4.39	7.36	6.66	7.79	13.95	11.46	12.90	11.54	15.26	14.11	-15.85
Alternatives Investments	9.48	17.32	12.09	5.32	6.90	11.63	12.11	6.24	5.05	9.76	-0.82
Alternative Investments - Net	9.43	17.14	11.91	5.00	6.47	11.16	11.86	6.00	4.84	9.50	-1.23
Alternatives Custom Benchmark	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	10.49	12.00
Private Equity	11.78	21.46	15.61	8.60	8.41	13.72	14.13	5.61	12.33	15.24	-12.08
Alternatives Custom Benchmark	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	10.49	12.00
Agriculture	-5.82	0.28	-4.58	-0.47	20.18	24.73	25.68	13.55	9.70	2.68	2.94
NCREIF Farmland Index	4.81	6.74	6.19	7.09	10.35	12.63	20.91	18.58	15.16	8.81	6.32
Timberland	1.00	-3.62	4.68	-4.58	4.99	12.83	9.14	-3.59	3.20	3.21	-2.87
NCREIF Timberland Index	1.30	3.21	3.63	2.59	4.97	10.48	9.69	7.75	1.57	-0.15	-4.75
Unlisted Infrastruct	9.65										
Alternatives Custom Benchmark	9.00										
Total Fund	19.77	-4.23	16.02	8.01	0.53	6.15	20.20	13.84	-0.29	13.61	24.51
Total Fund - Net	19.57	-4.40	15.78	7.77	0.29	5.90	19.94	13.58	-0.50	13.37	24.28
Total Fund Benchmark	18.65	-3.12	14.37	7.89	1.37	7.33	15.84	12.19	1.47	12.72	20.10

Benchmark definitions on page 15-16.

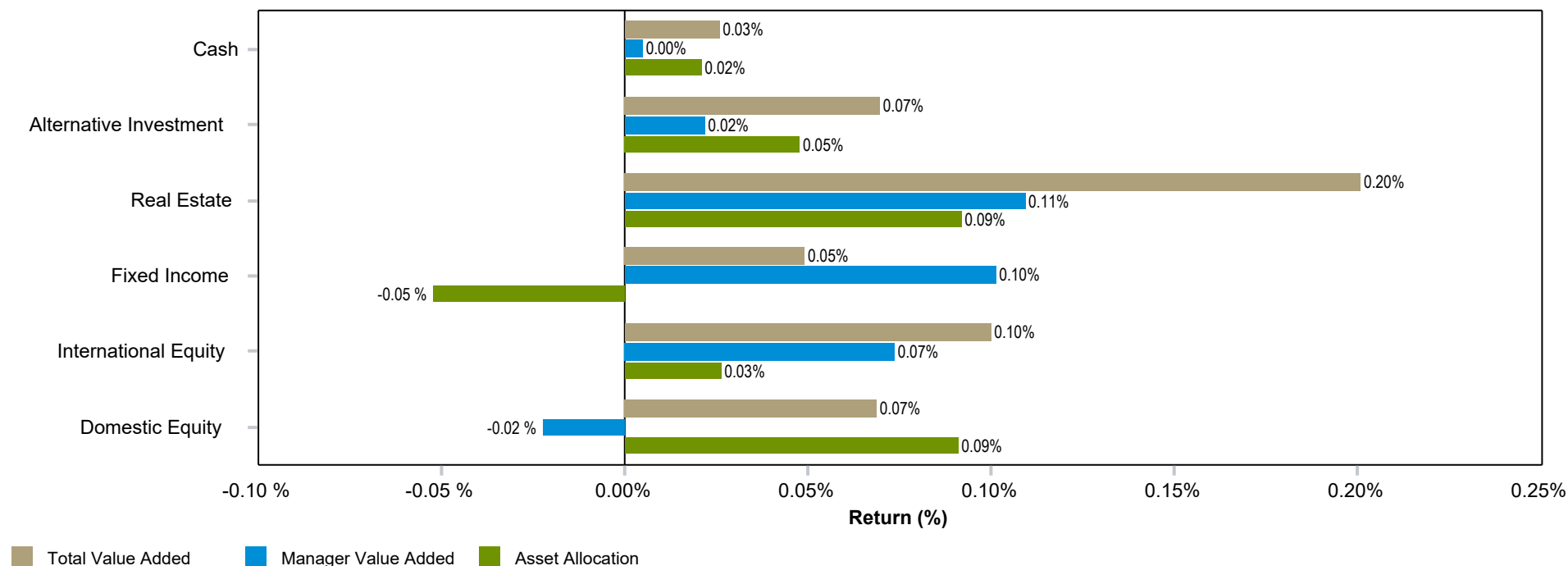
Private Equity, Agriculture, Timberland, Unlisted Infrastructure returns shown are gross of fees

Total Fund Attribution

Total Fund

1 Quarter Ending December 31, 2019

Relative Attribution by Asset Class



Relative Attribution Effects

	Effective Actual Weight	Effective Target Weight	Actual Return	Target Return	Manager Effect	Asset Allocation	Total Relative Return
Domestic Equity	39.4	37.0	9.04	9.10	-0.02	0.09	0.07
International Equity	18.7	18.0	9.34	8.92	0.07	0.03	0.10
Fixed Income	29.1	28.0	0.52	0.18	0.10	-0.05	0.05
Real Estate	6.7	9.0	2.86	1.27	0.11	0.09	0.20
Alternative Investment	5.5	7.0	2.57	2.18	0.02	0.05	0.07
Cash	0.6	1.0	1.20	0.46	0.00	0.02	0.03
Total Fund	100.0	100.0	5.77	5.25	0.29	0.23	0.52

Total Fund Benchmark = 37.0% Russell 3000 Index, 28.0% Blmbg Aggregate, 18.0% MSCI ACWI ex US, 9.0% NCREIF NFI-ODCE Val Wt Nt, 7.0% 9% Annually and 1.0% 3-month Treasury Bill.

Wilshire Consulting

Performance

Domestic Equity

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Domestic Equity	9.08 (34)	29.23 (46)	13.30 (44)	10.38 (46)	13.12 (51)	11.67 (85)	1/1/1982
Domestic Equity - Net	9.04 (36)	29.00 (47)	13.09 (46)	10.15 (49)	12.86 (56)		
Blended Benchmark (U.S. Equity)	9.10 (33)	31.02 (35)	14.57 (37)	11.24 (36)	13.46 (44)		
Russell 3000 Index	9.10 (33)	31.02 (35)	14.57 (37)	11.24 (36)	13.42 (45)	11.59 (86)	
IM U.S. Equity (SA+CF) Median	8.26	28.53	12.32	10.02	13.18	12.94	
Large Cap Equity	9.36 (18)	29.75 (55)	14.70 (34)	11.03 (36)	13.42 (15)	11.35 (42)	1/1/1982
Large Cap Equity - Net	9.33 (19)	29.64 (56)	14.58 (37)	10.90 (40)	13.27 (23)		
Russell 1000 Index	9.04 (33)	31.43 (25)	15.05 (23)	11.48 (18)	13.54 (8)	11.73 (28)	
Large Blend Median	8.83	30.17	14.03	10.44	12.52	11.00	
Large Cap Growth	9.63 (49)	33.12 (44)	21.07 (26)	13.58 (35)	14.59 (24)	12.05 (17)	1/1/1982
Large Cap Growth - Net	9.61 (50)	33.00 (45)	20.94 (27)	13.44 (38)	14.42 (28)		
LCG Blended Benchmark*	10.62 (26)	36.39 (18)	20.49 (31)	14.63 (17)	15.22 (12)		
Russell 1000 Growth Index	10.62 (26)	36.39 (18)	20.49 (31)	14.63 (17)	15.22 (12)	11.32 (45)	
Large Growth Median	9.56	32.39	18.89	12.67	13.68	11.12	
NTGI S&P 500 Growth	8.33 (78)	31.16 (63)	18.63 (53)	13.51 (37)	14.79 (20)	8.26 (30)	8/1/2001
NTGI S&P 500 Growth - Net	8.33 (78)	31.15 (63)	18.62 (53)	13.50 (37)	14.78 (20)		
S&P 500 Growth	8.32 (78)	31.13 (64)	18.66 (53)	13.52 (36)	14.78 (20)	8.23 (31)	
Large Growth Median	9.56	32.39	18.89	12.67	13.68	7.70	
Piedmont Russell 1000 G	10.61 (26)	36.34 (19)				11.59 (23)	10/1/2018
Piedmont Russell 1000 G - Net	10.60 (27)	36.31 (20)				11.57 (24)	
Russell 1000 Growth Index	10.62 (26)	36.39 (18)				11.61 (23)	
Large Growth Median	9.56	32.39				9.45	

* The LCG Blended Benchmark is currently the Russell 1000 Growth Index. Returns prior to January 1, 2006, reflect those the S&P 500/Citigroup Growth Index.

** The LCV Blended Benchmark is currently the Russell 1000 Value Index. Returns prior to January 1, 2006, reflect those of the S&P 500/Citigroup Value Index.

*** Public Real Assets benchmark is 1/3 Dow Jones Global Infrastructure Composite Index + 2/3 FTSE Global Core Infrastructure 50/50 Net Tax Index.

Wilshire Consulting

Performance

Domestic Equity

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Sands Capital	10.71 (24)	33.80 (37)	24.71 (3)	13.37 (40)	16.93 (3)	12.46 (2)	11/1/2003
Sands Capital - Net	10.65 (25)	33.51 (39)	24.44 (3)	13.11 (44)	16.66 (3)		
LCG Blended Benchmark*	10.62 (26)	36.39 (18)	20.49 (31)	14.63 (17)	15.22 (12)	10.38 (28)	
Russell 1000 Growth Index	10.62 (26)	36.39 (18)	20.49 (31)	14.63 (17)	15.22 (12)	10.43 (26)	
Large Growth Median	9.56	32.39	18.89	12.67	13.68	9.68	
Large Cap Value	9.23 (14)	26.42 (38)	10.63 (35)	9.11 (23)	12.58 (8)	10.43 (75)	10/1/1982
Large Cap Value - Net	9.19 (15)	26.22 (41)	10.46 (38)	8.93 (27)	12.40 (11)		
LCV Blended Benchmark**	7.41 (46)	26.54 (36)	9.68 (55)	8.29 (44)	11.80 (24)		
Russell 1000 Value Index	7.41 (46)	26.54 (36)	9.68 (55)	8.29 (44)	11.80 (24)	11.93 (2)	
Large Value Median	7.29	25.48	9.81	8.06	10.96	10.78	
Dodge & Cox	9.80 (8)	24.27 (66)	11.23 (25)	9.89 (9)	12.87 (5)	9.78 (8)	9/1/2003
Dodge & Cox - Net	9.75 (8)	24.01 (69)	10.99 (30)	9.66 (12)	12.63 (7)		
LCV Blended Benchmark**	7.41 (46)	26.54 (36)	9.68 (55)	8.29 (44)	11.80 (24)	8.64 (36)	
Russell 1000 Value Index	7.41 (46)	26.54 (36)	9.68 (55)	8.29 (44)	11.80 (24)	8.80 (31)	
Large Value Median	7.29	25.48	9.81	8.06	10.96	8.33	
BMO	6.99 (59)	20.81 (91)	9.25 (64)	7.68 (61)	12.14 (16)	8.14 (7)	2/1/2001
BMO - Net	6.93 (61)	20.54 (92)	9.01 (68)	7.44 (67)	11.89 (22)		
LCV Blended Benchmark**	7.41 (46)	26.54 (36)	9.68 (55)	8.29 (44)	11.80 (24)	6.06 (68)	
Russell 1000 Value Index	7.41 (46)	26.54 (36)	9.68 (55)	8.29 (44)	11.80 (24)	7.05 (35)	
Large Value Median	7.29	25.48	9.81	8.06	10.96	6.58	
LSV Asset	9.71 (8)	27.01 (30)	10.19 (43)	9.14 (23)	12.91 (4)	11.18 (2)	2/1/2003
LSV Asset - Net	9.65 (9)	26.71 (33)	9.94 (47)	8.88 (29)	12.63 (7)		
LCV Blended Benchmark**	7.41 (46)	26.54 (36)	9.68 (55)	8.29 (44)	11.80 (24)	9.54 (30)	
Russell 1000 Value Index	7.41 (46)	26.54 (36)	9.68 (55)	8.29 (44)	11.80 (24)	9.55 (30)	
Large Value Median	7.29	25.48	9.81	8.06	10.96	9.10	

* The LCG Blended Benchmark is currently the Russell 1000 Growth Index. Returns prior to January 1, 2006, reflect those the S&P 500/Citigroup Growth Index.

** The LCV Blended Benchmark is currently the Russell 1000 Value Index. Returns prior to January 1, 2006, reflect those of the S&P 500/Citigroup Value Index.

*** Public Real Assets benchmark is 1/3 Dow Jones Global Infrastructure Composite Index + 2/3 FTSE Global Core Infrastructure 50/50 Net Tax Index.

Wilshire Consulting

Performance

Domestic Equity

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
NTGI S&P 500 Value	9.92 (6)	31.93 (3)	11.55 (19)	9.59 (13)	12.23 (14)	6.34 (62)	8/1/1999
NTGI S&P 500 Value - Net	9.92 (7)	31.92 (3)	11.54 (19)	9.59 (13)	12.22 (14)		
S&P 500 Value	9.93 (6)	31.93 (3)	11.49 (20)	9.52 (15)	12.16 (15)	6.31 (63)	
Large Value Median	7.29	25.48	9.81	8.06	10.96	6.65	
Large Cap Pass. Core	9.04 (38)	30.98 (38)	14.59 (41)	11.27 (31)	13.49 (22)	11.29 (29)	1/1/1985
Large Cap Pass. Core - Net	9.04 (38)	30.97 (38)	14.58 (41)	11.26 (31)	13.48 (23)		2/1/1985
Dow Jones US Total Stock Market Index	9.04 (38)	30.90 (39)	14.52 (43)	11.18 (33)	13.43 (23)		
IM U.S. Large Cap Core Equity (SA+CF+MF) Median	8.60	29.67	14.03	10.48	12.52	10.82	
NTGI MarketCap Idx.	9.04 (38)	30.98 (38)	14.59 (41)	11.27 (31)	13.50 (22)	11.06 (30)	
NTGI MarketCap Idx. - Net	9.04 (38)	30.97 (38)	14.58 (41)	11.26 (31)	13.49 (22)		9/17/2019
Dow Jones US Total Stock Market Index	9.04 (38)	30.90 (39)	14.52 (43)	11.18 (33)	13.43 (23)		
IM U.S. Large Cap Core Equity (SA+CF+MF) Median	8.60	29.67	14.03	10.48	12.52	10.52	
Quantitative Factor Strategies	5.21					5.63	
Quantitative US Equity - SciBeta	5.21					5.63	9/17/2019
Quantitative US Equity - SciBeta - Net	5.21					5.63	
SciBeta United States High-Factor-Intensity Divers	5.25					5.28	

* The LCG Blended Benchmark is currently the Russell 1000 Growth Index. Returns prior to January 1, 2006, reflect those the S&P 500/Citigroup Growth Index.

** The LCV Blended Benchmark is currently the Russell 1000 Value Index. Returns prior to January 1, 2006, reflect those of the S&P 500/Citigroup Value Index.

*** Public Real Assets benchmark is 1/3 Dow Jones Global Infrastructure Composite Index + 2/3 FTSE Global Core Infrastructure 50/50 Net Tax Index.

Wilshire Consulting

Performance

Domestic Equity

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Small Cap Composite	9.30 (35)	27.07 (30)	8.35 (43)	8.04 (49)	12.34 (42)	12.13 (38)	7/1/1988
Small Cap Composite - Net	9.18 (38)	26.41 (35)	7.82 (48)	7.47 (58)	11.72 (56)		
Russell 2000 Index	9.94 (25)	25.53 (42)	8.59 (41)	8.23 (46)	11.83 (54)	9.49 (90)	
IM U.S. Small Cap Equity (SA+CF+MF) Median	8.48	24.53	7.57	7.95	11.97	11.45	
Small Cap Growth	12.21 (17)	34.69 (21)	13.27 (55)	10.13 (48)	13.41 (41)	13.06 (1)	7/1/1988
Small Cap Growth - Net	12.11 (17)	33.94 (25)	12.77 (58)	9.56 (59)	12.77 (54)		
Russell 2000 Growth Index	11.39 (25)	28.48 (47)	12.49 (61)	9.34 (62)	13.01 (50)	8.25 (99)	
Small Growth Median	9.47	28.03	13.93	9.98	13.00	10.21	
Frontier Capital	12.36 (17)	34.20 (23)	18.86 (17)	11.15 (28)	13.75 (34)	13.35 (1)	8/1/1988
Frontier Capital - Net	12.22 (17)	33.15 (28)	18.17 (21)	10.48 (40)	13.02 (50)		
Russell 2000 Growth Index	11.39 (25)	28.48 (47)	12.49 (61)	9.34 (62)	13.01 (50)	8.34 (99)	
Small Growth Median	9.47	28.03	13.93	9.98	13.00	10.30	
FIAM Small Cap	11.73 (20)	34.79 (21)	10.96 (74)	10.43 (41)	13.74 (35)	13.56 (1)	8/1/1988
FIAM Small Cap - Net	11.73 (20)	34.27 (23)	10.56 (76)	9.91 (52)	13.15 (48)		
Russell 2000 Growth Index	11.39 (25)	28.48 (47)	12.49 (61)	9.34 (62)	13.01 (50)	8.34 (99)	
Small Growth Median	9.47	28.03	13.93	9.98	13.00	10.30	
Small Cap Value	7.87 (54)	23.88 (27)	5.32 (31)	7.55 (21)	11.71 (10)	11.73 (1)	9/1/1989
Small Cap Value - Net	7.75 (57)	23.27 (32)	4.78 (40)	7.00 (29)	11.17 (21)		
Russell 2000 Value Index	8.49 (33)	22.39 (45)	4.77 (40)	6.99 (29)	10.56 (40)	10.04 (51)	
Small Value Median	8.01	21.95	4.12	5.83	10.26	10.05	
Channing	7.96 (52)	25.91 (19)	4.24 (48)	6.99 (29)		10.34 (10)	7/1/2011
Channing - Net	7.82 (55)	25.29 (21)	3.73 (57)	6.48 (36)		9.75 (19)	
Russell 2000 Value Index	8.49 (33)	22.39 (45)	4.77 (40)	6.99 (29)		9.20 (32)	
Small Value Median	8.01	21.95	4.12	5.83		8.62	

* The LCG Blended Benchmark is currently the Russell 1000 Growth Index. Returns prior to January 1, 2006, reflect those the S&P 500/Citigroup Growth Index.

** The LCV Blended Benchmark is currently the Russell 1000 Value Index. Returns prior to January 1, 2006, reflect those of the S&P 500/Citigroup Value Index. [Agenda Packet P. 270](#)

*** Public Real Assets benchmark is 1/3 Dow Jones Global Infrastructure Composite Index + 2/3 FTSE Global Core Infrastructure 50/50 Net Tax Index.

Wilshire Consulting

Performance

Domestic Equity

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
DFA Small Cap Val.	9.04 (24)	19.22 (82)	3.01 (72)	5.80 (51)	11.80 (9)	11.81 (3)	2/1/1996
DFA Small Cap Val. - Net	8.91 (26)	18.64 (86)	2.48 (80)	5.26 (62)	11.26 (19)		
Russell 2000 Value Index	8.49 (33)	22.39 (45)	4.77 (40)	6.99 (29)	10.56 (40)	9.54 (68)	
Small Value Median	8.01	21.95	4.12	5.83	10.26	9.90	
Inv. Couns. Maryland	6.88 (77)	27.33 (13)	7.97 (5)	10.09 (4)	12.39 (4)	11.56 (3)	5/1/1999
Inv. Couns. Maryland - Net	6.79 (79)	26.67 (15)	7.41 (7)	9.52 (4)	11.87 (8)		
Russell 2000 Value Index	8.49 (33)	22.39 (45)	4.77 (40)	6.99 (29)	10.56 (40)	9.09 (71)	
Small Value Median	8.01	21.95	4.12	5.83	10.26	9.60	
Micro Cap	9.30 (35)	21.62 (74)	6.00 (65)	5.19 (86)	11.60 (58)	11.47 (52)	7/1/1984
Micro Cap - Net	9.16 (38)	21.00 (79)	5.41 (70)	4.55 (92)	10.89 (71)		
Russell Microcap Index	13.45 (3)	22.43 (68)	6.39 (61)	6.57 (71)	11.26 (65)		
IM U.S. Small Cap Equity (SA+CF+MF) Median	8.48	24.53	7.57	7.95	11.97	11.51	
DFA Micro Cap (9-10)	9.30 (35)	21.63 (74)	6.74 (58)	8.51 (41)	13.08 (27)	11.12 (31)	
DFA Micro Cap (9-10) - Net	9.16 (38)	21.04 (79)	6.22 (63)	7.97 (50)	12.53 (37)		8/1/1987
Russell 2000 Index	9.94 (25)	25.53 (42)	8.59 (41)	8.23 (46)	11.83 (54)	8.89 (87)	
IM U.S. Small Cap Equity (SA+CF+MF) Median	8.48	24.53	7.57	7.95	11.97	10.28	
Public Real Assets	3.07	27.35				9.81	8/1/2017
Public Real Assets - Net	2.95	26.78				9.35	
Public Real Assets Benchmark***	3.63	25.60				7.85	
Real Assets Median							
Brookfield	3.00	27.30				7.04	
Brookfield - Net	2.86	26.64				6.52	8/1/2017
Dow Jones Brookfield Global Infrastructure Composi	3.52	26.53				6.08	
Real Assets Median							

* The LCG Blended Benchmark is currently the Russell 1000 Growth Index. Returns prior to January 1, 2006, reflect those the S&P 500/Citigroup Growth Index.

** The LCV Blended Benchmark is currently the Russell 1000 Value Index. Returns prior to January 1, 2006, reflect those of the S&P 500/Citigroup Value Index. [Agenda Packet P. 271](#)

*** Public Real Assets benchmark is 1/3 Dow Jones Global Infrastructure Composite Index + 2/3 FTSE Global Core Infrastructure 50/50 Net Tax Index.

Wilshire Consulting

Performance

Domestic Equity

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Cohen & Steers	3.10	27.37				11.16	8/1/2017
Cohen & Steers - Net	2.99	26.84				10.73	
FTSE GLOBAL CORE INFRASTRUCTURE 50/50 INDEX (Net)	3.68	25.13				8.72	
Real Assets Median							

* The LCG Blended Benchmark is currently the Russell 1000 Growth Index. Returns prior to January 1, 2006, reflect those of the S&P 500/Citigroup Growth Index.

** The LCV Blended Benchmark is currently the Russell 1000 Value Index. Returns prior to January 1, 2006, reflect those of the S&P 500/Citigroup Value Index.

*** Public Real Assets benchmark is 1/3 Dow Jones Global Infrastructure Composite Index + 2/3 FTSE Global Core Infrastructure 50/50 Net Tax Index.

Wilshire Consulting

Performance

International Equity

Periods Ended December 31, 2019



	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
International Equity	9.42 (59)	23.76 (43)	10.78 (49)	6.68 (49)	6.66 (54)	7.87 (66)	9/1/1986
International Equity - Net	9.34 (60)	23.39 (45)	10.43 (53)	6.33 (55)	6.33 (62)		
MSCI AC World ex USA (Net)	8.92 (69)	21.51 (59)	9.87 (62)	5.51 (73)	4.97 (84)		
IM International Equity (SA+CF) Median	9.98	22.54	10.64	6.60	6.84	9.01	
Intl Large Cap Equity	9.02 (55)	22.52 (65)	10.32 (49)	6.48 (42)	6.57 (46)	7.85 (54)	9/1/1986
Intl LargeCap Equity - Net	8.95 (57)	22.22 (66)	10.04 (55)	6.20 (47)	6.29 (52)		
MSCI AC World ex USA (Net)	8.92 (58)	21.51 (70)	9.87 (57)	5.51 (65)	4.97 (78)		
IM International Large Cap Equity (SA+CF+MF) Median	9.16	25.02	10.21	6.02	6.34	8.39	
Intl Large Cap Grwth	10.27 (44)	27.27 (64)	11.41 (73)	6.47 (82)	6.98 (70)	8.60 (57)	9/1/2002
Intl Large Cap Grwth - Net	10.20 (45)	26.98 (65)	11.14 (76)	6.20 (86)	6.63 (78)		
MSCI AC World ex USA (Net)	8.92 (69)	21.51 (88)	9.87 (85)	5.51 (93)	4.97 (100)	7.50 (99)	
IM International Large Cap Growth Equity (SA+CF) Median	9.90	28.29	13.20	7.75	7.74	9.02	
EARNEST Part. Intl	9.26 (59)	21.97 (87)	9.91 (85)	5.47 (94)	6.10 (94)	9.15 (23)	10/1/2004
EARNEST Part. Intl - Net	9.20 (62)	21.85 (87)	9.73 (88)	5.28 (95)	5.82 (97)		
MSCI AC World ex USA (Net)	8.92 (69)	21.51 (88)	9.87 (85)	5.51 (93)	4.97 (100)	6.16 (97)	
MSCI AC World ex USA Growth (Net)	9.58 (53)	27.34 (63)	12.89 (55)	7.30 (60)	6.24 (91)	6.92 (79)	
IM International Large Cap Growth Equity (SA+CF) Median	9.90	28.29	13.20	7.75	7.74	8.11	
William Blair	11.06 (24)	31.90 (25)	12.74 (57)	7.36 (59)	8.37 (31)	9.92 (44)	10/1/2002
William Blair - Net	10.97 (26)	31.45 (26)	12.35 (64)	6.98 (67)	7.98 (46)		
MSCI AC World ex USA (Net)	8.92 (69)	21.51 (88)	9.87 (85)	5.51 (93)	4.97 (100)	8.24 (97)	
MSCI AC World ex USA Growth (Net)	9.58 (53)	27.34 (63)	12.89 (55)	7.30 (60)	6.24 (91)	8.43 (93)	
IM International Large Cap Growth Equity (SA+CF) Median	9.90	28.29	13.20	7.75	7.74	9.82	
Intl Large Cap Val.	8.83 (65)	18.17 (77)	8.36 (65)	5.61 (54)	5.29 (77)	8.78 (21)	10/1/1995
Intl Large Cap Val. - Net	8.75 (69)	17.80 (83)	7.99 (70)	5.22 (67)	4.94 (83)		
MSCI AC World ex USA (Net)	8.92 (65)	21.51 (43)	9.87 (40)	5.51 (59)	4.97 (82)		
IM International Large Cap Value Equity (SA+CF) Median	9.61	21.09	9.08	5.74	6.63	7.53	

* Custom benchmark is calculated as a weighted average of each funds respective benchmark until 12/2017. After 12/2017 the benchmark is MSCI ACWI ex US - Net.

** Genesis is NOF NAV commingled fund.

Wilshire Consulting

Performance

International Equity

Periods Ended December 31, 2019



	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Brandes Investment	8.34 (79)	15.57 (93)	7.19 (80)	5.62 (54)	5.45 (73)	8.91 (18)	1/1/1996
Brandes Investment - Net	8.29 (79)	15.33 (95)	6.93 (83)	5.38 (64)	5.21 (78)		
MSCI AC World ex USA (Net)	8.92 (65)	21.51 (43)	9.87 (40)	5.51 (59)	4.97 (82)		
MSCI AC World ex USA Value	8.29 (79)	16.45 (90)	7.53 (78)	4.26 (89)	4.23 (93)		
IM International Large Cap Value Equity (SA+CF) Median	9.61	21.09	9.08	5.74	6.63	7.57	
Mondrian	9.71 (49)	20.29 (56)	9.32 (46)	5.66 (53)		6.13 (67)	4/1/2012
Mondrian - Net	9.61 (51)	19.75 (59)	8.80 (56)	5.14 (69)		5.62 (82)	
MSCI AC World ex USA (Net)	8.92 (65)	21.51 (43)	9.87 (40)	5.51 (59)		5.57 (83)	
MSCI AC World ex USA Value	8.29 (79)	16.45 (90)	7.53 (78)	4.26 (89)		4.85 (92)	
IM International Large Cap Value Equity (SA+CF) Median	9.61	21.09	9.08	5.74		6.74	
Lazard	7.26 (95)	22.38 (37)	10.34 (29)	5.62 (54)		6.88 (45)	4/1/2012
Lazard - Net	7.19 (95)	22.08 (39)	10.07 (38)	5.20 (67)		6.35 (61)	
MSCI AC World ex USA (Net)	8.92 (65)	21.51 (43)	9.87 (40)	5.51 (59)		5.57 (83)	
MSCI AC World ex USA Value	8.29 (79)	16.45 (90)	7.53 (78)	4.26 (89)		4.85 (92)	
IM International Large Cap Value Equity (SA+CF) Median	9.61	21.09	9.08	5.74		6.74	
Intl Large Cap Active Core	9.22 (58)	22.65 (47)	11.37 (35)	7.66 (22)	7.92 (19)	5.26 (21)	2/1/2008
Intl Large Cap Active Core - Net	9.08 (60)	22.11 (50)	10.88 (40)	7.12 (28)	7.38 (24)		
MSCI AC World ex USA (Net)	8.92 (63)	21.51 (56)	9.87 (53)	5.51 (56)	4.97 (66)	2.77 (65)	
IM International Equity (SA+CF+MF) Median	9.67	22.10	10.05	5.79	5.67	3.49	
Arrowstreet Capital	9.82 (27)	23.25 (52)	11.77 (24)	8.04 (15)	8.20 (6)	5.54 (3)	3/1/2008
Arrowstreet Capital - Net	9.70 (27)	22.69 (58)	11.26 (32)	7.54 (21)	7.70 (17)	5.05 (8)	
MSCI AC World ex USA (Net)	8.92 (53)	21.51 (70)	9.87 (52)	5.51 (78)	4.97 (95)	2.55 (95)	
IM International Large Cap Core Equity (SA+CF) Median	9.06	23.73	9.88	6.16	6.70	3.89	

* Custom benchmark is calculated as a weighted average of each funds respective benchmark until 12/2017. After 12/2017 the benchmark is MSCI ACWI ex US - Net.

** Genesis is NOF NAV commingled fund.

Wilshire Consulting

Performance

International Equity

Periods Ended December 31, 2019



	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Brown Capital	7.41 (88)	23.43 (52)	11.11 (34)	7.50 (22)	7.89 (11)	8.11 (8)	10/1/2004
Brown Capital - Net	7.30 (89)	23.09 (54)	10.62 (38)	6.70 (38)	7.12 (35)		
MSCI AC World ex USA (Net)	8.92 (53)	21.51 (70)	9.87 (52)	5.51 (78)	4.97 (95)	6.16 (82)	
IM International Large Cap Core Equity (SA+CF) Median	9.06	23.73	9.88	6.16	6.70	6.98	
GlobeFlex Capital	8.74 (61)	19.18 (87)	9.68 (55)	6.85 (34)	7.52 (19)	5.08 (49)	3/1/2006
GlobeFlex Capital - Net	8.62 (64)	18.68 (89)	9.27 (71)	6.43 (41)	7.08 (36)	4.63 (69)	
MSCI AC World ex USA (Net)	8.92 (53)	21.51 (70)	9.87 (52)	5.51 (78)	4.97 (95)	4.06 (88)	
IM International Large Cap Core Equity (SA+CF) Median	9.06	23.73	9.88	6.16	6.70	5.02	
Progress Intl Equity*	10.77 (16)	27.31 (23)	14.05 (10)	8.45 (11)		6.16 (12)	7/1/2014
Progress Intl Equity - Net	10.50 (17)	26.55 (27)	13.45 (11)	7.89 (17)		5.66 (18)	
Custom Benchmark (Progress Intl Equity)	8.92 (53)	21.51 (70)	10.79 (36)	6.52 (39)		4.16 (49)	
MSCI AC World ex USA (Net)	8.92 (53)	21.51 (70)	9.87 (52)	5.51 (78)		3.22 (80)	
IM International Large Cap Core Equity (SA+CF) Median	9.06	23.73	9.88	6.16		4.13	
Intl Large Cap Passive Core	8.06 (78)	22.24 (50)	9.93 (52)	6.05 (45)	5.89 (47)	3.70 (71)	1/1/2000
Intl Large Cap Passive Core - Net	8.06 (78)	22.23 (50)	9.92 (53)	6.04 (45)	5.88 (47)		
MSCI EAFE Index (Net)	8.17 (76)	22.01 (51)	9.56 (58)	5.67 (53)	5.50 (54)	3.32 (78)	
IM International Equity (SA+CF+MF) Median	9.67	22.10	10.05	5.79	5.67	5.19	
NTGI MSCI EAFE	8.06 (77)	22.24 (62)	9.93 (50)	6.05 (52)	5.89 (81)	4.05 (95)	2/1/2000
NTGI MSCI EAFE - Net	8.06 (77)	22.23 (62)	9.92 (50)	6.04 (53)	5.88 (81)		
MSCI EAFE Index (Net)	8.17 (74)	22.01 (64)	9.56 (60)	5.67 (72)	5.50 (90)	3.67 (98)	
IM International Large Cap Core Equity (SA+CF) Median	9.06	23.73	9.88	6.16	6.70	5.17	
Intl All Cap Developed	7.72 (88)					15.21 (51)	2/1/2019
Intl All Cap Developed - Net	7.59 (89)					14.83 (54)	
MSCI EAFE + Canada (Net)	7.86 (86)					14.33 (57)	
IM International Equity Developed Markets (SA+CF) Median	9.62					15.22	

* Custom benchmark is calculated as a weighted average of each funds respective benchmark until 12/2017. After 12/2017 the benchmark is MSCI ACWI ex US - Net.

** Genesis is NOF NAV commingled fund.

Performance

International Equity

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Ativo International	7.72 (88)					15.21 (51)	2/1/2019
Ativo International - Net	7.59 (89)					14.83 (54)	
MSCI EAFE + Canada (Net)	7.86 (86)					14.33 (57)	
IM International Equity Developed Markets (SA+CF) Median	9.62					15.22	
Intl Small Cap Eqty	12.71 (24)	30.81 (12)	11.66 (39)	7.92 (47)	8.43 (54)	5.26 (90)	12/1/2005
Intl Small Cap Eqty - Net	12.51 (26)	29.86 (14)	10.84 (46)	7.12 (62)	7.64 (75)		
MSCI AC World ex USA Small Cap (Net)	11.01 (54)	22.42 (63)	9.65 (61)	7.04 (62)	6.92 (85)	6.33 (69)	
Custom Benchmark (Intl Small Cap)	11.01 (54)	22.42 (63)	9.65 (61)	7.04 (62)	6.93 (85)	5.61 (83)	
IM International Small Cap Equity (SA+CF+MF) Median	11.34	23.84	10.55	7.71	8.81	7.00	
Franklin Templeton	9.82 (77)	24.16 (47)	11.47 (41)	7.30 (58)		6.78 (59)	8/1/2011
Franklin Templeton - Net	9.63 (82)	23.28 (56)	10.67 (48)	6.52 (71)		6.02 (78)	
MSCI AC World ex USA Small Cap (Net)	11.01 (54)	22.42 (63)	9.65 (61)	7.04 (62)		5.24 (88)	
IM International Small Cap Equity (SA+CF+MF) Median	11.34	23.84	10.55	7.71		7.25	
William Blair IntSC	14.70 (4)	35.84 (3)	11.73 (39)	8.40 (38)		9.83 (41)	9/1/2010
William Blair IntSC - Net	14.49 (5)	34.83 (4)	10.88 (46)	7.57 (52)		9.00 (58)	
MSCI AC World ex USA Small Cap (Net)	11.01 (54)	22.42 (63)	9.65 (61)	7.04 (62)		7.38 (87)	
Custom Benchmark (Intl Small Cap)	11.01 (54)	22.42 (63)	9.65 (61)	7.04 (62)		7.69 (84)	
IM International Small Cap Equity (SA+CF+MF) Median	11.34	23.84	10.55	7.71		9.36	
Emerging Mkt Equity	10.76 (57)	30.00 (11)	14.17 (20)	7.42 (19)	6.52 (15)	9.25 (22)	2/1/1992
Emerging Mkt Equity - Net	10.64 (59)	29.35 (13)	13.52 (25)	6.79 (28)	5.91 (22)		
MSCI Emerging Markets Index	11.93 (33)	18.90 (58)	11.99 (39)	6.01 (42)	4.04 (57)	7.20 (82)	
IM Emerging Markets Equity (SA+CF+MF) Median	11.08	20.15	10.92	5.49	4.39	8.51	
Genesis Asset Mngrs.**	10.76 (57)	30.00 (11)	14.17 (20)	7.42 (19)	6.52 (15)	11.48 (7)	5/1/2004
Genesis Asset Mngrs. - Net	10.64 (59)	29.35 (13)	13.52 (25)	6.79 (28)	5.91 (22)		
MSCI Emerging Markets Index	11.93 (33)	18.90 (58)	11.99 (39)	6.01 (42)	4.04 (57)	9.05 (51)	
IM Emerging Markets Equity (SA+CF+MF) Median	11.08	20.15	10.92	5.49	4.39	9.14	

* Custom benchmark is calculated as a weighted average of each funds respective benchmark until 12/2017. After 12/2017 the benchmark is MSCI ACWI ex US - Net.

** Genesis is NOF NAV commingled fund.

Wilshire Consulting

Performance

Fixed Income

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Fixed Income	0.56 (44)	9.50 (26)	4.62 (27)	3.78 (26)	4.76 (26)	8.20 (16)	1/1/1982
Fixed Income - Net	0.52 (47)	9.37 (27)	4.47 (30)	3.63 (29)	4.60 (28)		
Blmbg. Barc. U.S. Aggregate	0.18 (85)	8.72 (33)	4.03 (40)	3.05 (43)	3.75 (45)	7.67 (27)	
IM U.S. Fixed Income (SA+CF+MF) Median	0.49	7.02	3.59	2.79	3.53	6.94	
Active Fixed Core	-0.17 (94)	8.10 (94)	4.12 (76)	3.34 (60)	4.32 (45)	4.58 (94)	4/1/2001
Active Fixed Core - Net	-0.20 (96)	7.99 (95)	4.01 (86)	3.21 (72)	4.16 (59)		
Blmbg. Barc. U.S. Aggregate	0.18 (57)	8.72 (77)	4.03 (85)	3.05 (89)	3.75 (91)	4.59 (92)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	0.22	9.20	4.40	3.46	4.27	5.02	
Brandes FI Core	-0.08 (90)	7.58 (95)	3.64 (96)			2.80 (97)	3/1/2016
Brandes FI Core - Net	-0.08 (90)	7.58 (95)	3.64 (96)			2.80 (97)	
Blmbg. Barc. U.S. Aggregate	0.18 (57)	8.72 (77)	4.03 (85)			3.28 (85)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	0.22	9.20	4.40			3.79	
EARNEST Partners	-0.16 (94)	8.26 (89)	4.29 (59)	3.34 (60)	4.39 (37)	4.60 (54)	5/1/2005
EARNEST Partners - Net	-0.20 (96)	8.12 (92)	4.14 (72)	3.17 (75)	4.20 (56)	4.40 (76)	
Blmbg. Barc. U.S. Aggregate	0.18 (57)	8.72 (77)	4.03 (85)	3.05 (89)	3.75 (91)	4.19 (91)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	0.22	9.20	4.40	3.46	4.27	4.63	
Piedmont Investment	-0.20 (96)	8.49 (86)	3.99 (87)	3.34 (59)	4.32 (45)	4.37 (75)	6/1/2005
Piedmont Investment - Net	-0.23 (96)	8.36 (87)	3.84 (94)	3.20 (73)	4.16 (59)	4.18 (89)	
Blmbg. Barc. U.S. Aggregate	0.18 (57)	8.72 (77)	4.03 (85)	3.05 (89)	3.75 (91)	4.13 (91)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	0.22	9.20	4.40	3.46	4.27	4.58	
Garcia Hamilton	-0.19 (96)	7.76 (95)	4.17 (71)			3.45 (55)	6/1/2015
Garcia Hamilton - Net	-0.21 (96)	7.68 (95)	4.07 (79)			3.36 (63)	
Blmbg. Barc. U.S. Aggregate	0.18 (57)	8.72 (77)	4.03 (85)			3.11 (87)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	0.22	9.20	4.40			3.50	

Taplin, Canada, Habacht switched from core to core plus effective 10/01/2010.

* Custom Benchmark is Credit Suisse US Leveraged Loan Index and the Credit Suisse Western European Leveraged Loan Index, weighted by the portfolio's market value to each sector.

** Custom Benchmark is 50% JPM GBI-EM Index, 25% JPM EMBI Global Index and 25% JPM Corporate EMBI Diversified Index.

Wilshire Consulting

Performance

Fixed Income

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
Pass. Core Fixed Income	0.17 (61)	8.78 (72)	4.09 (78)	3.11 (82)	3.79 (87)	5.93 (97)	1/1/1990
Pass. Core Fixed Income - Net	0.17 (61)	8.78 (72)	4.09 (78)	3.10 (82)	3.78 (88)		
Blmbg. Barc. U.S. Aggregate	0.18 (57)	8.72 (77)	4.03 (85)	3.05 (89)	3.75 (91)	5.91 (98)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	0.22	9.20	4.40	3.46	4.27	6.21	
BlackRock US Debt I	0.19 (56)	8.80 (71)	4.13 (74)	3.14 (77)		3.49 (75)	10/1/2013
BlackRock US Debt I - Net	0.18 (57)	8.79 (71)	4.12 (74)	3.14 (78)		3.48 (76)	
Blmbg. Barc. U.S. Aggregate	0.18 (57)	8.72 (77)	4.03 (85)	3.05 (89)		3.36 (88)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	0.22	9.20	4.40	3.46		3.75	
NTGI Blmbg Agg.	0.16 (62)	8.77 (72)	4.06 (80)	3.07 (83)	3.78 (88)	5.98 (97)	2/1/1990
NTGI Blmbg Agg. - Net	0.16 (63)	8.77 (73)	4.06 (81)	3.07 (86)	3.77 (88)		
Blmbg. Barc. U.S. Aggregate	0.18 (57)	8.72 (77)	4.03 (85)	3.05 (89)	3.75 (91)	5.97 (97)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	0.22	9.20	4.40	3.46	4.27	6.28	
Core Plus Fixed Income	0.70 (35)	10.19 (41)	4.71 (52)	3.81 (53)	4.89 (54)	8.06 (100)	1/1/1982
Core Plus Fixed Income - Net	0.65 (37)	10.01 (48)	4.52 (69)	3.63 (63)	4.71 (65)		
Blmbg. Barc. U.S. Aggregate	0.18 (86)	8.72 (89)	4.03 (93)	3.05 (96)	3.75 (97)	7.67 (100)	
IM U.S. Broad Market Core+ Fixed Income (SA+CF) Median	0.51	9.92	4.72	3.83	4.94	9.25	
LM Capital Group FI	0.53 (47)	9.79 (59)	4.15 (89)	3.48 (73)	4.45 (79)	4.89 (71)	5/1/2005
LM Capital Group FI - Net	0.49 (53)	9.62 (66)	3.98 (94)	3.32 (84)	4.28 (83)	4.72 (82)	
Blmbg. Barc. U.S. Aggregate	0.18 (86)	8.72 (89)	4.03 (93)	3.05 (96)	3.75 (97)	4.19 (97)	
IM U.S. Broad Market Core+ Fixed Income (SA+CF) Median	0.51	9.92	4.72	3.83	4.94	5.13	
Progress Inv. FI	0.36 (67)	9.51 (69)	4.62 (58)	3.68 (60)	4.54 (76)	4.97 (72)	1/1/2006
Progress Inv. FI - Net	0.28 (77)	9.16 (79)	4.28 (85)	3.34 (83)	4.19 (89)	4.62 (91)	
Blmbg. Barc. U.S. Aggregate	0.18 (86)	8.72 (89)	4.03 (93)	3.05 (96)	3.75 (97)	4.28 (97)	
IM U.S. Broad Market Core+ Fixed Income (SA+CF) Median	0.51	9.92	4.72	3.83	4.94	5.23	

Taplin, Canada, Habacht switched from core to core plus effective 10/01/2010.

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Wilshire Consulting

Performance

Fixed Income

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
BMO - TCH	0.68 (36)	9.36 (73)	4.70 (53)	3.93 (39)	5.04 (46)	5.04 (58)	5/1/2005
BMO - TCH - Net	0.64 (39)	9.22 (76)	4.56 (64)	3.79 (54)	4.90 (54)	4.91 (70)	
Blmbg. Barc. U.S. Aggregate	0.18 (86)	8.72 (89)	4.03 (93)	3.05 (96)	3.75 (97)	4.19 (97)	
IM U.S. Broad Market Core+ Fixed Income (SA+CF) Median	0.51	9.92	4.72	3.83	4.94	5.13	
Western Asset	1.15 (16)	11.82 (13)	5.60 (14)	4.52 (16)	5.56 (23)	5.56 (37)	11/1/2001
Western Asset - Net	1.12 (16)	11.75 (14)	5.48 (15)	4.39 (21)	5.42 (25)		
Blmbg. Barc. U.S. Aggregate	0.18 (86)	8.72 (89)	4.03 (93)	3.05 (96)	3.75 (97)	4.33 (99)	
IM U.S. Broad Market Core+ Fixed Income (SA+CF) Median	0.51	9.92	4.72	3.83	4.94	5.30	
Bank Loans	1.92 (25)	8.33 (65)	4.78 (27)	5.14 (10)		4.70 (5)	8/1/2014
Bank Loans - Net	1.92 (25)	8.10 (78)	4.34 (64)	4.64 (51)		4.19 (52)	
Barings Custom Benchmark*	1.63 (72)	8.21 (74)	4.71 (30)	4.74 (42)		4.27 (40)	
IM U.S. Bank Loans (SA+CF) Median	1.79	8.69	4.48	4.64		4.19	
Barings Global Loan Fund	1.92 (25)	8.33 (65)	4.78 (27)	5.14 (10)		4.70 (5)	8/1/2014
Barings Global Loan Fund - Net	1.92 (25)	8.10 (78)	4.34 (64)	4.64 (51)		4.19 (52)	
Barings Custom Benchmark*	1.63 (72)	8.21 (74)	4.71 (30)	4.74 (42)		4.27 (40)	
IM U.S. Bank Loans (SA+CF) Median	1.79	8.69	4.48	4.64		4.19	
Emerging Markets Debt	4.30 (32)	14.90 (27)	6.99 (27)	4.55 (54)		3.53 (48)	8/1/2014
Emerging Markets Debt - Net	4.21 (34)	14.51 (33)	6.62 (39)	4.19 (61)		3.19 (53)	
Custom Benchmark** (Emerging Markets Debt)	3.63 (42)	13.72 (52)	6.73 (35)	4.50 (55)		2.86 (57)	
IM Emerging Markets Debt (SA+CF+MF) Median	3.08	13.79	6.27	4.77		3.33	
Standish Emerging Markets	4.30 (32)	14.90 (27)	6.99 (27)	4.55 (54)		3.53 (48)	8/1/2014
Standish EM MRK - Net	4.21 (34)	14.51 (33)	6.62 (39)	4.19 (61)		3.19 (53)	
Custom Benchmark**	3.63 (42)	13.72 (52)	6.73 (35)	4.50 (55)		2.86 (57)	
IM Emerging Markets Debt (SA+CF+MF) Median	3.08	13.79	6.27	4.77		3.33	

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** Custom Benchmark is 50% JPM GBI-EM Index, 25% JPM EMBI Global Index and 25% JPM Corporate EMBI Diversified Index.

Wilshire Consulting

Performance

Fixed Income

Periods Ended December 31, 2019

	Performance (%)						
	1 Quarter	1 Year	3 Years	5 Years	10 Years	Since Inception	Inception Date
High Yield	2.81 (27)	15.13 (20)	7.09 (5)	7.13 (2)	7.87 (11)	9.56 (1)	4/1/1986
High Yield - Net	2.64 (38)	14.77 (27)	6.73 (11)	6.76 (4)	7.47 (20)		
ICE BofAML US High Yield, Cash Pay Index	2.59 (42)	14.40 (35)	6.32 (19)	6.12 (16)	7.49 (19)	8.32 (14)	
IM U.S. High Yield Bonds (SA+CF+MF) Median	2.47	13.52	5.60	5.11	6.74	7.23	
MacKay Shields	2.81 (27)	15.14 (20)	7.07 (6)	7.29 (2)	8.02 (7)	8.88 (5)	11/1/2000
MacKay Shields - Net	2.64 (37)	14.78 (27)	6.71 (11)	6.92 (3)	7.64 (16)		
ICE BofAML US High Yield, Cash Pay Index	2.59 (42)	14.40 (35)	6.32 (19)	6.12 (16)	7.49 (19)	7.61 (27)	
IM U.S. High Yield Bonds (SA+CF+MF) Median	2.47	13.52	5.60	5.11	6.74	6.84	

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Asset Allocation & Performance

Real Estate

Periods Ended December 31, 2019

	Allocation	Performance (%)				
	Market Value \$	1 Quarter	1 Year	3 Years	5 Years	10 Years
Real Estate	2,964,215,006	2.86	9.81	9.40	9.93	10.51
Real Estate - Net		2.86	9.78	9.39	9.91	10.49
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	10.49
Value Added		1.59	5.42	3.27	1.95	0.02
Real Estate Core Cmp	1,571,332,424	3.49	11.04	9.58	9.88	10.09
TA Assoc. Buckhead	605,428,300	4.52	15.13	13.54	12.52	10.90
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	10.49
Value Added		3.25	10.74	7.41	4.54	0.41
Barings Core Property	1,070	0.00	0.00	20.96	16.95	
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	
Value Added		-1.27	-4.39	14.83	8.97	
Barings Euro Core Property	126,969,573	5.74	45.66			
Blended Benchmark (Real Estate)		1.27	4.39			
Value Added		4.47	41.27			
Blackstone Property Euro	130,685,873	5.66	7.49			
Blended Benchmark (Real Estate)		1.27	4.39			
Value Added		4.39	3.10			
INVESCO Core Real Estate	211,508,105	1.80	3.38	6.44	8.06	
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	
Value Added		0.53	-1.01	0.31	0.08	
INVESCO European real estate	56,923,207	4.01	-0.60			
Blended Benchmark (Real Estate)		1.27	4.39			
Value Added		2.74	-4.99			

Returns are time-weighted and are reported net of fee for all real estate managers.

The Blended Benchmark (Real Estate) is currently the NCREIF ODCE VW Net Index. Prior to January 1, 2013, it was the NCREIF Property Index + 1%. Returns prior to January, 2007, reflect those of the Consumer Price Index + 5%.

Asset Allocation & Performance

Real Estate

Periods Ended December 31, 2019

	Allocation	Performance (%)				
	Market Value \$	1 Quarter	1 Year	3 Years	5 Years	10 Years
AEW Core Property Tr	239,085,694	1.54	4.40	5.98	7.37	
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	
Value Added		0.27	0.01	-0.15	-0.61	
CBRE Core Partners	200,730,602	1.67	5.93	8.20	8.42	
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	
Value Added		0.40	1.54	2.07	0.44	
RE Non-Core Cmp	1,392,882,581	2.15	8.42	9.20	10.02	11.75
Artemis MWBE Spruce	240,731,549	0.50	7.86	4.92		
Blended Benchmark (Real Estate)		1.27	4.39	6.13		
Value Added		-0.77	3.47	-1.21		
Franklin T. EMREFF	14,756,093	7.56	7.61	10.12	15.12	
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	
Value Added		6.29	3.22	3.99	7.14	
Security Capital	59,648,554	3.82	18.36	7.48	5.39	8.60
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	10.49
Value Added		2.55	13.97	1.35	-2.59	-1.89
Dune II	21,982,160	-1.02	0.99	6.13	9.89	15.50
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	10.49
Value Added		-2.29	-3.40	0.00	1.91	5.01
Non-Core Real Estate Funds	893,638,295	1.89	8.73	10.50	11.57	
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	
Value Added		0.62	4.34	4.37	3.59	

Returns are time-weighted and are reported net of fee for all real estate managers.

The Blended Benchmark (Real Estate) is currently the NCREIF ODCE VW Net Index. Prior to January 1, 2013, it was the NCREIF Property Index + 1%. Returns prior to January, 2007, reflect those of the Consumer Price Index + 5%.

Asset Allocation & Performance

Real Estate

Periods Ended December 31, 2019

	Allocation	Performance (%)				
	Market Value \$	1 Quarter	1 Year	3 Years	5 Years	10 Years
Non-Core Intl Real Estate	161,583,067	5.70	5.50	7.37	-2.65	
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	
Value Added		4.43	1.11	1.24	-10.63	
Rockwood Fund VIII	168,181	-10.99	-35.96	-33.93	-18.91	-1.31
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	10.49
Value Added		-12.26	-40.35	-40.06	-26.89	-11.80
Almanac ARS V	374,681	39.02	40.73	30.81	21.39	16.64
Blended Benchmark (Real Estate)		1.27	4.39	6.13	7.98	10.49
Value Added		37.75	36.34	24.68	13.41	6.15

Returns are time-weighted and are reported net of fee for all real estate managers.

The Blended Benchmark (Real Estate) is currently the NCREIF ODCE VW Net Index. Prior to January 1, 2013, it was the NCREIF Property Index + 1%. Returns prior to January, 2007, reflect those of the Consumer Price Index + 5%.

Asset Allocation & Performance

Alternatives Investments

Periods Ended December 31, 2019

	Allocation	Performance (%)				
	Market Value \$	1 Quarter	1 Year	3 Years	5 Years	10 Years
Alternatives Investments	2,426,795,465	2.57	9.48	12.92	10.14	9.53
Alternatives Custom Benchmark		2.18	9.00	9.00	9.00	9.15
Value Added		0.39	0.48	3.92	1.14	0.38
Absolute Return	550,758	-0.70	1.87	3.53	2.78	3.48
Aurora Investment	550,758	-0.70	1.87	3.63	3.18	3.75
Private Equity	1,968,686,105	3.39	11.78	16.22	13.07	12.61
Alternatives Custom Benchmark		2.18	9.00	9.00	9.00	9.15
Value Added		1.21	2.78	7.22	4.07	3.46
Abbott S/A Comp.	359,027,403	6.73	9.27	15.99	13.12	12.47
Muller Monroe MPEFF	5,104,385	-0.14	-3.94	4.75	7.23	10.00
Pantheon S/A Comp.	256,760,283	6.71	11.76	16.39	12.74	12.52
Private Equity Fund - Domestic	1,010,187,362	0.41	13.71	16.52	13.84	
Private Equity Fund - International	332,244,607	6.91	16.16	21.22		
Oakbrook Opportunities Fund	5,362,066	-11.03				
Private Credit	128,930,696	2.13				
Private Credit Fund - Domestic	128,930,696	2.13				
Agriculture	208,323,624	-3.54	-5.82	-3.41	1.51	8.01
NCREIF Farmland Index		0.97	5.33	6.10	7.09	11.05
Value Added		-4.51	-11.15	-9.51	-5.58	-3.04
Premiere Partners IV	208,323,624	-3.54	-5.82	-3.41		

Returns are time-weighted and are reported gross of fee for alternative investments..

Alternatives Custom Benchmark: The Alternatives Custom Benchmark is based on an annualized return of 9%. Prior to July 1, 2010, it was based on an annual return of 12%. Prior to 2004, it was based on an annualized return of 13%. Prior to 2003, it was based on an annual return of 15%.

Asset Allocation & Performance

Alternatives Investments

Periods Ended December 31, 2019

	Allocation	Performance (%)				
	Market Value \$	1 Quarter	1 Year	3 Years	5 Years	10 Years
Timberland	73,900,301	0.55	1.00	0.63	0.41	2.59
Alternatives Custom Benchmark (Timberland)		0.18	2.32	3.20	4.40	3.99
Value Added		0.37	-1.32	-2.57	-3.99	-1.40
Forest Investment	73,900,301	0.55	1.00	0.63	0.41	3.02
Alternatives Custom Benchmark (Timberland)		0.18	2.32	3.20	4.40	3.99
Value Added		0.37	-1.32	-2.57	-3.99	-1.40
Unlisted Infrastructure	46,403,981	2.66	9.65			
Alternatives Custom Benchmark		2.18	9.00			
Value Added		0.48	0.65			
Unlisted Infrastructure Funds	46,403,981	2.66	9.65			
Alternatives Custom Benchmark		2.18	9.00			
Value Added		0.48	0.65			

Returns are time-weighted and are reported gross of fee for alternative investments..

Alternatives Custom Benchmark: The Alternatives Custom Benchmark is based on an annualized return of 9%. Prior to July1, 2010, it was based on an annual return of 12%. Prior to 2004, it was based on an annualized return of 13%. Prior to 2003, it was based on an annual return of 15%.

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Agenda Item Executive Summary

Title: Motion to Extend Village President's Declaration of Emergency

Presenter: Peter Friedman, Village Attorney

Agenda Date: 05/12/2020

Consent: ☐ YES ☒ NO

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

Item History:

On March 17, 2020, the Village President issued a Declaration of Emergency, which Declaration the Village Council extended to the end of the April 14, 2020 Village Council meeting.

Executive Summary:

On March 17, 2020, President Rintz issued a Declaration of Emergency for the Village of Winnetka ("Declaration") related to the COVID-19 emergency. The Declaration provided that: (1) the Village may enter into contracts for the emergency purchase of goods and services; (2) the Village Manager may implement emergency staffing protocols pursuant to the Village's respective collective bargaining agreements; and (3) directed Village officials and employees to cooperate with other government agencies. The President had the authority to issue the Declaration pursuant to the enabling provision set forth in the Winnetka Village Code.

In accordance with Illinois statutes, the President's Declaration lasted only for a period of seven days, unless it was extended by action of the Village Council. At its March 17, 2020 emergency meeting, the Village Council extended the Declaration until the next Village Council meeting. The Village Council extended the Declaration at its April 14 meeting to the next Council meeting. Because the Village Board will be meeting next on May 12, 2020, the Declaration will expire at the end of the Council meeting unless the Village Council extends the duration of the Declaration.

The agenda for the Village Council meeting has been drafted in a manner to allow the Council, if it so desired, to extend the Declaration. The extension can be accomplished by a motion, a second and a roll call vote. No written ordinance or resolution is necessary. If the Village Council desires to extend the Declaration, the motion needs to include an expiration date. We recommend that the motion provide:

"I hereby move to extend the President's March 17, 2020 Declaration of Emergency until the end of the next regular, special, or emergency meeting of the Village Board."

The Council has the right, however, to extend the Declaration to whatever date it determines to be appropriate, or to not extend at all.

Recommendation:

That the Village Council adopt a motion further extending the President's March 17, 2020 Emergency Declaration.

Attachments:

Emergency Proclamation.

**DECLARATION OF EMERGENCY
VILLAGE OF WINNETKA, ILLINOIS
MARCH 17, 2020**

I, Village President Christopher Rintz, do hereby issue this Declaration of Emergency for the Village of Winnetka, this 17th day of March, 2020 ("*Declaration*").

Introduction

The United States Centers for Disease Control (CDC), the United States Department of Health and Human Services (HHS), and the World Health Organization (WHO) have each determined that the SARS-CoV-2 virus causes the COVID-19 respiratory disease. The SARS-CoV-2 virus is a new strain of coronavirus that had not been previously identified in humans and is easily spread from person to person. The COVID-19 disease can result in serious illness and death.

Dozens of confirmed cases of COVID-19 have been identified in the State of Illinois; to date, most of the cases in Illinois are in the greater Chicagoland area, including in Cook County, Illinois. On January 31, 2020, the Secretary of HHS declared a public health emergency for the entire United States of America concerning COVID-19. On March 9, 2020, Governor Pritzker issued a disaster proclamation concerning the spread of COVID-19 in Illinois. On March 11, 2020, WHO declared that the spread of COVID-19 is a global pandemic. On March 13, 2020, President Trump declared a national emergency concerning the COVID-19 pandemic.

The Illinois Department of Public Health has now confirmed localized community person-to-person transmission of COVID-19 in Illinois, significantly increasing the risk of exposure and infection to Illinois' general public and creating an extreme public health risk in the Village and throughout the State. As has been experienced in other locales in the United States and around the world, the SARS-CoV-2 virus has the potential to infect large numbers of people in a short amount of time, placing extreme burdens on the health care system and the economy.

In order to prevent the spread of COVID-19 in the Village, and to protect the residents of the Village from disease and death, I find that it is necessary to issue this Declaration to implement emergency regulations and orders, all as set forth in this Declaration.

Statement of Authority

This Declaration is issued pursuant to the authority granted to me by: Section 3.32.010.J of the "Winnetka Village Code," as amended ("*Village Code*"); Section 11-1-6 of the Illinois Municipal Code, 65 ILCS 5/11-1-6; and Section 11 of the Illinois Emergency Management Agency Act, 20 ILCS 3305/11.

Declaration

I hereby declare that a state of emergency exists in the Village of Winnetka, for the reasons set forth in this Declaration.

**DECLARATION OF EMERGENCY
VILLAGE OF WINNETKA, ILLINOIS
MARCH 17, 2020**

Emergency Regulations and Orders

I hereby direct and order as follows:

1. *Emergency Purchasing.* I order that the Village may enter into contracts for the emergency purchase of goods and services that may be necessary for the preparation for, response to, and recovery from, the COVID-19 pandemic. The Village President and the Village Manager are hereby authorized to execute such contracts in accordance with applicable law.
2. *Emergency Staffing.* This Declaration constitutes a declaration of civil emergency under the Village's collective bargaining agreements and other applicable provisions of law. Accordingly, I direct the Village Manager to implement such emergency staffing protocols and procedures as may be necessary for the preservation of public health and safety, and for the preservation of the health of Village employees. Specifically, and without limitation of the foregoing, the Village Manager is authorized to implement alternative staffing protocols, procedures, and shifts for the Village Police, Fire, and Public Works Departments, as well as the Water & Electric, Community Development, Finance, and Administration Departments.
3. *Cooperation with Other Government Agencies.* I direct all Village officials and employees to take all practicable steps to coordinate the Village's resources and emergency operations with the State of Illinois, the County of Cook, and other local governments in and around the Village, to best utilize resources of all agencies in the area for the preparation for, response to, and recovery from, the COVID-19 pandemic.

Pursuant to the authority vested in me pursuant to Section 3.32.010.J of the Village Code, I reserve the right to issue additional emergency regulations and orders in furtherance of this Declaration. Notice of any additional regulations and orders will be provided to the Village Clerk, posted on the Village website, and otherwise provided to the general public as quickly as practicable.

Effective Date and Period of Emergency

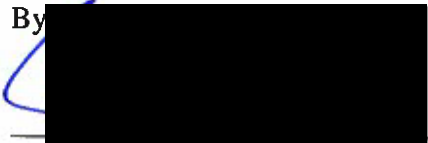
This Declaration shall take effect immediately, and shall expire automatically upon the first to occur of: (i) the adjournment of the next regular or special or emergency meeting of the corporate authorities of the Village; and (ii) 11:59 p.m. on the date that is seven days after the date of this Declaration; provided, however, that the corporate authorities, in their discretion, may extend the duration of this Declaration by a majority vote at any regular, special, or emergency meeting of the corporate authorities.

[SIGNATURE PAGE FOLLOWS]

**DECLARATION OF EMERGENCY
VILLAGE OF WINNETKA, ILLINOIS
MARCH 17, 2020**

Signed and sealed with the official seal of the Village of Winnetka on this 17th day of March, 2020.

By



Christopher Rintz
Village President
Village of Winnetka

Village Seal

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Christopher Rintz, the Village President of the Village of Winnetka, Illinois, personally known to me, appeared before me, under oath, this day in person and acknowledged that in such capacity he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of March, 2020.


NOTARY PUBLIC

