

**Winnetka Village Council**  
**REGULAR MEETING**  
**Village Hall**  
510 Green Bay Road  
Tuesday, September 20, 2016  
7:00 p.m.

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

**AGENDA**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Quorum
  - a) October 4, 2016 Regular Meeting
  - b) October 11, 2016 Study Session
  - c) October 18, 2016 Regular Meeting
  - d) October 20, 2016 Budget Meeting
- 4) Approval of Agenda
- 5) Consent Agenda
  - a) Approval of Village Council Minutes
    - i) September 6, 2016 Regular Meeting .....3
  - b) Approval of Warrant List dated September 2 – 15, 2016.....8
  - c) Resolution R-47-2016; Authorizing the Purchase of Cable Under a Contract with Wesco (Adoption).....9
  - d) Resolution R-48-2016: Approving Purchase of Replacement Submersible Pumps (Adoption).....13
  - e) Door Access Control System Replacement at the Public Safety Building and Village Hall .....28
- 6) Stormwater Report: None.
- 7) Ordinances and Resolutions
  - a) Ordinance No. M-11-2016: 715 Elm Street, Dental Office Special Use Permit (Introduction / Adoption).....33
  - b) Resolution No. R-49-2016: Approving a Class B Liquor License for A1.Koh Enterprise Global LLC d/b/a Lakeside Foods (Adoption).....66
- 8) Public Comment

- 9) Old Business
  - a) One Winnetka Preliminary Planned Development (continued).....70
- 10) New Business: None.
- 11) Appointments
- 12) Reports
- 13) Closed Session
- 14) Adjournment

**NOTICE**

All agenda materials are available at [villageofwinnetka.org](http://villageofwinnetka.org) (Government > Council Information > Agenda Packets & Minutes); the Reference Desk at the Winnetka Library; or in the Manager’s Office at Village Hall (2<sup>nd</sup> floor).

Broadcasts of the Village Council meetings are televised on Channel 10 and AT&T Uverse Channel 99 every night at 7 PM. Webcasts of the meeting may also be viewed on the Internet via a link on the Village’s web site: <http://www.villageofwinnetka.org/government/village-videos/>.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator – Megan Pierce, at 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

**MINUTES  
WINNETKA VILLAGE COUNCIL  
REGULAR MEETING  
September 6, 2016**

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Tuesday, September 6, 2016, at 7:00 p.m.

- 1) Call to Order. President Greable called the meeting to order at 7:00 p.m. Present: Trustees Andrew Cripe, William Krucks, Penfield Lanphier, Scott Myers, Christopher Rintz and Kristin Ziv. Absent: None. Also present: Village Manager Robert Bahan, Assistant to the Village Manager Megan Pierce, Community Development Director Mike D'Onofrio, Finance Director, Tim Sloth, Assistant Water & Electric Director Giovanni McLean, Director of Water & Electric Brian Keys, Village Attorney Peter M. Friedman, and approximately 25 persons in the audience.
- 2) Pledge of Allegiance. President Greable led the group in the Pledge of Allegiance.
- 3) Quorum.
  - a) September 13, 2016 Study Session. All of the Council members present indicated they expect to attend.
  - b) September 20, 2016 Regular Meeting. All of the Council members present indicated they expect to attend.
  - c) October 4, 2016 Regular Meeting. All of the Council members present indicated they expect to attend.
- 4) Approval of the Agenda. Trustee Rintz requested Item 5(c) be pulled from the Consent Agenda for discussion under New Business.
- 5) Consent Agenda
  - a) Village Council Minutes.
    - i) August 16, 2016 Regular Meeting.
  - b) Warrant List. Approving the Warrant List dated August 12 – September 1, 2016 in the amount of \$2,161,108.40.
  - c) Resolution No. R-46-2016: Purchase of Two Stormwater Pumps (Adoption). This item was pulled from the Consent Agenda for discussion under Item 10(a), New Business.

Trustee Lanphier, seconded by Trustee Ziv, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Cripe, Krucks, Lanphier, Myers, Rintz and Ziv. Nays: None. Absent: None.
- 6) Stormwater Report. None.
- 7) Ordinances and Resolutions. None.

8) Public Comment.

Richard Kates, 1326 Tower Road. After Mr. Kates complimented the Village on conducting a stormwater survey, he accused the Village of delaying the opening of a new ice cream store in the Hubbard Woods business district.

Manager Bahan said the delay is being caused by a dispute between the landlord and the new tenant.

Mr. D’Onofrio explained the dispute centers around who will pay for a revision in the approved plans, and he added it is the responsibility of the project’s architect to develop a compliant plan.

Sue Connaughton, 162 Fuller Lane. Ms. Connaughton said the flooding in her street is unacceptable.

Lee Ann Recton, 123 Fuller Lane. Ms. Recton said when the street floods, emergency vehicles cannot respond to residents on her street if the need arises.

Manager Bahan explained the Village’s flood survey will conclude in a few weeks, and the Council’s October Study Session will be devoted to a discussion of “quick fixes.” He offered to send Public Works engineers to talk to the two residents.

9) Old Business.

a) 5 Indian Hill Road, Subdivision and Zoning Variation: Policy Direction.

Mr. D’Onofrio reviewed this request for a subdivision on the subject property. The proposal has been revised to address neighbors’ concerns since the Council first discussed the request on July 5.

Hal Franke, attorney for the applicants. Mr. Franke said there was a meeting with the neighbors at the Council’s request on July 5. He noted the Village’s subdivision code does not contain a series of standards for approval, only requirements that must be met. He stated a case has been made for granting a zoning variation in this instance, citing reasonable return as an issue.

JoAnn Hudson, the applicants’ real estate broker. Ms. Hudson said the home was bought in 1999, and that in the current market environment, “McMansions” are difficult to sell.

After the Council discussed flag lots and asked several other questions, President Greable called for public comment.

Dana and Laura Connell, 2 Indian Hill Road; Baird Smart, 112 Church Road; Kevin Sheridan, 7 Indian Hill Road; Dave Hawkins, 3 Indian Hill Road; Ernie MacVicar, One Indian Hill Road; and Tom Willard, 100 Church Road. All of these neighbors spoke in opposition to the requested subdivision and zoning variation.

Attorney Friedman explained the Council’s standards for subdivision approval are “practical difficulties and particular hardships.”

Mr. Franke rebutted the neighbors’ opposition claims and could not confirm that the applicants would be open to restrictions on any new development on a proposed new lot.

The Council discussed the application in depth, with several Trustees feeling the request should be denied and others wanting to approve, resulting in a tie, with three for and three against. Attorney Friedman explained since the Zoning Board of Appeals voted to recommend denial of the application, the Council needs at least four Trustees voting yes on an approval Ordinance, and the Village President is not eligible to cast a tie-breaking vote.

Krucks, seconded by Myers moved to deny the application: By roll call vote the motion passed. Ayes, Trustees Krucks, Myers, Cripe, and Lanphier. Nays: Trustees Rintz and Ziv. Absent: None.

#### 10) New Business.

- a) Resolution No. R-46-2016: Purchase of Two Stormwater Pumps (Adoption). Manager Bahan explained the purchase of these extra pumps will round out the Village's inventory for emergency preparedness.

After a brief discussion, Trustee Rintz, seconded by Trustee Cripe, moved to adopt Resolution No. R-46-2016. By roll call vote, the motion carried. Ayes: Trustees Cripe, Krucks, Lanphier, Myers, Rintz and Ziv. Nays: None. Absent: None.

- b) Water Main Replacement and Water Rate Study. Mr. Keys explained that much of the Village's water delivery infrastructure is over 100 years old, and many of the water mains are undersized for modern use. Last December, the Village hired Burns & McDonnell to develop a long-term replacement plan and companion funding strategy. The project scope included development of a prioritization plan for the replacement of water mains, determining the appropriate pace of replacement, and performing a rate study of the Village's water system.

Mr. Keys reported the first two steps of the project are completed, and Burns & McDonnell has prepared a preliminary report, *Water Main Replacement Plan and Water Rate Study*, which summarizes the preliminary recommendations. The consultant needs some direction from the Council before proceeding further and issuing a final report with cost of service and rate design elements included.

Mr. Keys introduced Claus Dunkelberg and David Naumann from Burns & McDonnell. Mr. Dunkelberg gave background on the project and also reviewed the project objectives and methodology. He then gave a detailed explanation of the water main replacement approach, and noted that many other towns are grappling with the same challenge of aging infrastructure and limited funds to pay for repair and replacement. The proposed replacement cycle for Winnetka is 100 years.

Mr. Naumann reviewed Step #2, financial planning to provide sufficient revenues to fund the Water Department's capital needs. After noting that nationally, water rates are rising faster than general inflation, Mr. Naumann explained his financial planning method relies on consumers paying for what they use; therefore, the recommended funding mechanisms are rate-based. After reviewing three renewal/replacement scenarios, he recommended Scenario #1 as the scheme with the most benefits that would jumpstart a replacement project, mitigate the need for erratic rate increases and minimize reliance on debt.

The Council expressed distaste for significant rate increases, and Mr. Keys reviewed recent past rate increases. Manager Bahan noted the water main replacement program

could be rolled into a capital improvement program similar to the Public Works Department's road rehabilitation program.

The Trustees asked a number of questions, including:

- How do Winnetka's operation and maintenance costs (O&M) compare to those of neighboring towns?
- How do other communities pay for their water main replacement?
- What type of replacement plans are other communities using?
- Is it possible to lower the suggested rate increases and replace water main at a slower level?
- Could Winnetka buy water from Wilmette or sell water to other communities?
- What are comparable communities experiencing in their water rates and replacement costs? (Of more interest than national averages.)

Mr. Keys explained:

- Staff would have to do more research to benchmark O&M costs;
- Even if the Village buys water elsewhere, the distribution system needs to be operational;
- Selling water to other towns would require major capital improvements to the Water Plant to increase its capacity;
- If replacement rate is too slow, there is a tipping point at which the number of service failures will become untenable;
- The Council could end or hold the payment in lieu of taxes as the water rates rise, or consider a loan from the General Fund to get a start on a replacement program;
- Approximately one-third of the cost is shaved off when water main replacements are done in tandem with street rehabilitation projects.
- The situation is challenging at a time when flooding is an urgent issue, so a slower ramp-up on water main replacement may be more palatable.

Trustee Rintz recommended ending the practice of "payment in lieu of taxes" as it lacks transparency, and he requested monthly water bills from other towns that buy their water, not just North Shore residents.

Trustee Krucks suggested the Village put its Aaa bond rating to use by issuing debt, noting this is the perfect project for borrowing.

After more discussion, Mr. Keys said he would follow up with these items: (i) staff will propose a modest increase for the 2017 Budget; (ii) he would continue to plan to replace water mains in conjunction with road repairs where possible; (iii) several variations of the recommended scenario, Scenario 1, will be developed for the Council to discuss; and (iv) the requested data will be gathered for Council consideration. He explained once Steps 1 and 2 are finalized, the rate design portion of the project could begin.

11) Appointments. None.

12) Reports.

a) Village President. None.

b) Trustees. None.

c) Attorney. None.

d) Manager. None.

13) Closed Session. None.

14) Adjournment. Trustee Myers, seconded by Trustee Ziv, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 11:03 p.m.

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Deputy Clerk

DRAFT



## Agenda Item Executive Summary

**Title:** Approval of Warrant List

**Presenter:** Robert M. Bahan, Village Manager

**Agenda Date:** 09/20/2016

**Consent:**  YES  NO

- |                                     |                         |
|-------------------------------------|-------------------------|
| <input type="checkbox"/>            | Ordinance               |
| <input type="checkbox"/>            | Resolution              |
| <input type="checkbox"/>            | Bid Authorization/Award |
| <input type="checkbox"/>            | Policy Direction        |
| <input checked="" type="checkbox"/> | Informational Only      |

### Item History:

None.

### Executive Summary:

The Warrant List dated September 2 - 15, 2016 was emailed to each Village Council member.

### Recommendation:

Consider approving the Warrant List dated September 2 - 15, 2016.

### Attachments:

None.



## Agenda Item Executive Summary

**Title:** Resolution R-47-2016; Authorizing the Purchase of Cable Under a Contract with Wesco (Adoption)

**Presenter:** Brian Keys, Director of Water & Electric

**Agenda Date:** 09/20/2016

**Consent:**  YES  NO

- |                                     |                         |
|-------------------------------------|-------------------------|
| <input type="checkbox"/>            | Ordinance               |
| <input type="checkbox"/>            | Resolution              |
| <input checked="" type="checkbox"/> | Bid Authorization/Award |
| <input type="checkbox"/>            | Policy Direction        |
| <input type="checkbox"/>            | Informational Only      |

### Item History:

In December 2015, Wesco was awarded Bid #015-026 by the Village Council for 600 volt secondary cable required during the time frame of January 1, 2016 through December 31, 2016.

### Executive Summary:

In order to insure that sufficient cable is in inventory for new service connections and maintenance work, staff is requesting approval to order additional 600 volt secondary cable at the agreed upon unit price from Wesco. The requested change order amount is \$103,777. The change order amount includes additional funds for manufacturing length tolerances and packaging as noted in the attached exhibit. Exhibit A contains a listing of the conductor sizes, unit cost and proposed lengths.

Resolution No. R-47-2016, prepared by the Village Attorney, authorizes the Village Manager to purchase 600 volt secondary cable in an amount not to exceed \$103,777 under a contract with Wesco.

The FY 2016 Electric Fund budget contains \$404,673 (account #500.42.31-660) for the purchase of cable. To date, the Village Council has authorized \$267,360 toward the purchase of cable.

### Recommendation:

Consider adoption of Resolution R-47-2016 authorizing the purchase of 600 volt secondary cable in an amount not to exceed \$103,777 under a contract with Wesco.

### Attachments:

Exhibit A: Table of Conductor Sizes, Unit Cost and Lengths  
Resolution R-47-2016; Authorizing the Purchase of Cable Under a Contract with Wesco (Adoption)

**Exhibit A: Conductor Sizes, Unit Cost and Lengths**

<b>Description</b>	<b>Unit Price/ft.</b>	<b>Amount (ft.)</b>	<b>Metals Escalation</b>	<b>Packaging &amp; Manufacturing Length Tolerance</b>	<b>Total</b>
3-1/c #6 Copper	\$1.687	1,500	\$0	\$126.52	\$2,657.02
3-1/c 1/0 Copper	\$6.153	3,000	\$0	\$922.95	\$19,381.95
3-1/c 4/0 Copper	\$12.176	2,000	\$0	\$1,217.60	\$25,569.60
3-1/c 350 mcm Copper	\$18.877	1,500	\$0	\$1,415.78	\$29,731.28
4-1/c 350 mcm Copper	\$25.178	1,000	\$0	\$1,258.90	\$26,436.90

Total: \$103,776.75



**\$103,777.00**

**A RESOLUTION AUTHORIZING THE PURCHASE OF CABLE  
UNDER A CONTRACT WITH WESCO**

**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 has appropriated \$404,673.00 for use by the Village’s Water and Electric Department during the 2016 fiscal year for the procurement of primary and secondary cable (“**Cable**”) necessary to provide electric service within the Village; and

**WHEREAS**, on December 15, 2015, the Village Council awarded Bid #015-026 (“**Contract**”) to Wesco (“**Vendor**”) for the purchase of secondary Cable at certain unit prices; and

**WHEREAS**, the Village Council previously authorized the expenditure of \$267,360 for purchases of Cable; and

**WHEREAS**, the Village now desires to purchase 9,000 feet of secondary Cable pursuant to the Contract in a total amount not to exceed \$103,777.00 (“**Purchase**”); and

**WHEREAS**, the Village Council has determined that it is in the best interests of the Village and its residents to approve and authorize the Purchase;

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

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

**SECTION 2: APPROVAL OF PURCHASE.** The Village Council approves the Purchase from Vendor pursuant to the Contract in a total amount not to exceed \$103,777.00.

**SECTION 3: AUTHORIZATION OF PURCHASE.** The Village Council authorizes and directs the Village Manager, or his designee, to take all actions and to execute all documents approved by the Village Attorney necessary to complete the Purchase from Vendor pursuant to the Contract in a total amount not to exceed \$103,777.00.

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

[SIGNATURE PAGE FOLLOWS]

**ADOPTED** this 20<sup>th</sup> day of September, 2016, pursuant to the following roll call vote:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

Signed

\_\_\_\_\_  
Village President

Countersigned:

\_\_\_\_\_  
Village Clerk



## Agenda Item Executive Summary

**Title:** Resolution R-48-2016: Approving Purchase of Replacement Submersible Pumps (Adoption)

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

**Agenda Date:** 09/20/2016

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

**Consent:**  YES  NO

### Item History:

The Village's sanitary sewers serving far northeastern Winnetka drain to a low point along Sheridan Road at the bottom of the ravines, from which point they must be pumped to a higher elevation in order to reach the regional MWRD interceptor system. The pump station at the bottom of the ravines was reconstructed as part of the Village-wide 1985 sewer rehabilitation program. The two pumps in that station are at the end of their 30-year design service life.

### Executive Summary:

The Village has budgeted \$50,000 for the replacement of the two existing pumps at the lift station, as well as the purchase of one additional pump for service and emergency back-up. Based on the performance of the existing pumps and the existing mechanical configuration in the lift station staff is recommending the approval sole source replacement pumps identical to the existing Flygt pumps, manufactured by Xylem Water Solutions, USA Inc. The existing Flygt pumps have been in use since the station was built and the Village has had excellent performance from the existing pumps. The Village has a good working relationship with the vendor, Xylem Water Solutions, who will also be assisting with the delivery, installation, and training on the new pumps.

### Recommendation:

Consider adopting Resolution R-48-2016 approving the purchase of (3) "Flygt" model pumps from Xylem Water Solutions USA, Inc. to replace existing pumps in the Sheridan Road sanitary sewer lift station. Price of the purchase shall not exceed \$48,729.

### Attachments:

Resolution: R-48-2016  
Xylem Water Solutions USA, Inc. Proposal  
Pump Specifications

**A RESOLUTION APPROVING THE PURCHASE  
OF THREE SUBMERSIBLE PUMPS**

**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 has appropriated funds for the purchase of three submersible pumps (“*Pumps*”) for use by the Department of Public Works at the Sheridan Road sanitary sewer lift station; and

**WHEREAS**, pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code the bidding requirements may be waived for contracts which by their nature are not adaptable to competitive bidding; and

**WHEREAS**, Xylem Water Solutions USA, Inc. (“*Vendor*”) is the only company that readily provides the Pumps; and

**WHEREAS**, the Village Council desires to purchase Pumps from Vendor in an amount not to exceed \$48,729.00; and

**WHEREAS**, pursuant to Sections 4.12.010.A and Sections 4.12.010.C of the Village Code, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and purchase the Pumps from Vendor;

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

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

**SECTION 2: WAIVER OF COMPETITIVE BIDDING.** Pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code and the Village’s home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Pumps.

**SECTION 3: AUTHORIZATION TO PURCHASE.** The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to purchase the Pumps from Vendor in an amount not to exceed \$48,729.00.

**SECTION 3: 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.

[SIGNATURE PAGE FOLLOWS]

**ADOPTED** this 20th day of September, 2016, pursuant to the following roll call vote:

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_

Signed

\_\_\_\_\_  
Village President

Countersigned:

\_\_\_\_\_  
Village Clerk



**Xylem Water Solutions USA, Inc.**  
**Flygt Products**

September 8, 2016

8402 183rd Street Suite A  
Tinley Park, IL 60487  
Tel (708) 342-0484  
Fax (708) 342-0491

VILLAGE OF WINNETKA  
PUBLIC WORKS  
510 GREEN BAY RD  
WINNETKA IL 60093

Quote # 2016-CHI-0508  
Alternate 2, Version 3

Re: Winnetka Panel Relocation

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment.

**Pump Open Top**

Qty	Description	Unit Price	Extended Price
3	Flygt Model NP-3153.095 4" volute Submersible pump equipped with a 230 Volt / 3 phase / 60 Hz 20 HP 1750 RPM motor, 462 impeller, 1 x 125' Ft. length of submersible cable, FLS leakage detector, volute is prepared for Flush Valve, FM rated, NO COOLING JACKET for ability to change out pump heads. Used: CABLE,SUBCAB 4G16+S(2X0.5)27MM for added length	\$ 14,039.48	\$ 42,118.44

**Pump Open Top Price** **\$ 42,118.44**

**Accessories**

Qty	Description
2	CONNECTION,DISCH 4X4" CI
2	HOOK,SAFETY ASSEMBLY SS
2	HARDWARE,DISC CONN ASSY 304SS
2	KIT,HARDWARE 3/8IN SS (2X)
40	CHAIN 5/16" 316SS SWL2750#
2	KIT,CHAIN FITTING 316SS+ FLYGT SWL1250#

**Accessories Price** **\$ 3,556.80**

**Electrical**

Qty	Description
2	SOCKET,11 PIN OCTAL DIN MOUNT 12/02
2	# MINI-CASII/FUS 24VAC+ R/B 14-407129

**Electrical Price** **\$ 700.80**

**Startup**

Qty	Description	Unit Price	Extended Price
1	START UP CHARGE FLYGT 1-TP MODELS: 3000,7000,8000	\$ 1,115.00	\$ 1,115.00



Qty	Description	Unit Price	Extended Price
		<b>Startup Price</b>	<b>\$ 1,115.00</b>
		<b>Total Project Price</b>	<b>\$ 47,491.04</b>
		<b>Freight Charge</b>	<b>\$ 1,237.00</b>
		<b>Total Project Price</b>	<b>\$ 48,728.04</b>

**Incoterm:** 1 FCA - Free Carrier      **Named Placed:** 02 - US WH/ Factory  
Incoterms 2010 clarify responsibility for costs, risks, & tasks associated with the shipment of goods to the named place.

**Taxes:** State, local and other applicable taxes are not included in this quotation.

**Terms of delivery:** PP/Add Order Position

**Time of delivery:** Approx. 8-10 working weeks after receipt of order.

**Terms of payment:** Net 60 Days

**Validity:** This Quote will expire in ninety (90) days unless extended in writing by Xylem Water Solutions USA, Inc..

**Terms & Conditions:**

**TERMS AND CONDITIONS OF SALE - NORTH AMERICA Page 1 of 3 (January 2015)**

**1. Agreement, Integration and Conflict of Terms.** These terms and conditions, together with any special conditions expressly incorporated thereto in the quotation or sales form, are to govern any sale between the Seller and Buyer. The Seller shall mean the applicable affiliate of Xylem Inc. that is party to the Agreement ("Seller"). The Buyer shall mean the entity that is party to the Agreement with Seller. This writing is an offer or counteroffer by Seller to sell the goods and/or services set forth on the quotation or sales form subject to these terms and conditions and is expressly made conditional on Buyer's assent to these terms and conditions. Acceptance by Buyer is expressly limited to these terms and conditions. Any additional or different terms and conditions contained in Buyer's purchase order or other communication shall not be effective or binding upon Seller unless specifically agreed to in writing by Seller; Seller hereby objects to any such conditions, and the failure of Seller to object to specific provisions contained in any purchase order or other communication from Buyer shall not be construed as a waiver of these terms and conditions nor an acceptance of any such provisions. Neither Seller's commencement of performance nor delivery shall be deemed or construed as acceptance of Buyer's additional or different terms and conditions. Buyer agrees that these terms and conditions, together with any accompanying quotation and any special conditions or limited process guarantees or documents referred to or included within the quotation and expressly made a part of this agreement, (e.g., drawings, illustrations, specifications, or diagrams), is the complete and final agreement between Buyer and the Seller ("Agreement"). This Agreement supersedes all prior negotiations, representations, or agreements, either written or oral, between the parties and, further, can only be altered, modified or amended with the express written consent of Seller.

**2. Quotation, Withdrawal, Expiration.** Quotes are valid for thirty (30) calendar days from the date of issuance unless otherwise provided therein. Seller reserves the right to cancel or withdraw the quotation at any time with or without notice or cause prior to acceptance by Buyer. There is no Agreement if any conditions specified within the quotation or sales form are not completed by Buyer to Seller's satisfaction within thirty (30) calendar days of Seller's acknowledgement in writing of an order. Seller nevertheless reserves its right to accept any contractual documents received from Buyer after this 30-day period.

**3. Prices.** Prices apply to the specific quantities stated on the quotation or sales form. Unless otherwise agreed to in writing by Seller, all prices are FCA; Origin (as defined in accordance with the latest version of Incoterms), and do not include transportation costs or charges relating to transportation unless otherwise specified. Prices include standard packing according to Seller's specifications for delivery. All costs and taxes for special packing requested by Buyer, including packing for exports, shall be paid by Buyer as an additional charge. Prices are subject to change without notice.

**4. Taxes.** The price for the goods does not include any applicable sales, use, excise, GST, VAT, or similar tax, duties or levies. Buyer shall have the responsibility for the payment of such taxes if applicable.

**5. Payment Terms.** Seller reserves the right to require payment in advance or C.O.D. and otherwise modify credit terms should Buyer's credit standing not meet Seller's acceptance. Unless different payment terms are expressly set forth in the quotation or sales form or order acknowledgment or Sales Policy Manual, goods will be invoiced upon shipment. Payment shall be made in U.S. Dollars. Payment in full is due within thirty (30) days from the invoice date. In the event payment is not made when due, Buyer agrees to pay Seller a service or finance charge of the lesser of (i) one and one-half percent (1.5%) per month (18% per annum), or (ii) the highest rate permitted by applicable law, on the unpaid balance of the invoice from and after the invoice due date. Buyer is responsible for all costs and expenses associated with any checks returned due to insufficient funds. All credit sales are subject to prior approval of Seller's credit department. Export shipments will require payment prior to shipment or an appropriate Letter of Credit. If, during the performance of the contract with Buyer, the financial responsibility or condition of Buyer is such that Seller in good faith deems itself insecure, or if Buyer becomes insolvent, or if a material



change in the ownership of Buyer occurs, or if Buyer fails to make any payments in accordance with the terms of its contract with Seller, then, in any such event, Seller is not obligated to continue performance under the contract and may stop goods in transit and defer or decline to make delivery of goods, except upon receipt of satisfactory security or cash payments in advance, or Seller may terminate the order upon written notice to Buyer without further obligation to Buyer whatsoever. If Buyer fails to make payments or fails to furnish security satisfactory to Seller, then Seller shall also have the right to enforce payment to the full contract price of the work completed and in process. Upon default by Buyer in payment when due, Buyer shall immediately pay to Seller the entire unpaid amounts for any and all shipments made to Buyer irrespective of the terms of said shipment and whether said shipments are made pursuant to this Agreement or any other contract of sale between Seller and Buyer, and Seller may withhold all subsequent shipments until the full amount is settled. Acceptance by Seller of less than full payment shall not be a waiver of any of its rights hereunder. Buyer shall not assign or transfer this Agreement or any interest in it, or monies payable under it, without the written consent of Seller and any assignment made without such consent shall be null and void.

**6. Delivery, Risk of Loss.** Delivery dates are estimates, and time is not of the essence. All shipments will be made FCA; Origin, unless otherwise specified. Seller shall not be responsible to Buyer for any loss, whether direct, indirect, incidental or consequential in nature, including without limitation loss of profits, arising out of or relating to any failure of the goods to be delivered by the specified delivery date. In the absence of specific instructions, Seller will select the carrier. Upon delivery to the common carrier, title and the risk of loss for the material shall pass to Buyer. Buyer shall reimburse Seller for the additional cost of its performance resulting from inaccurate or lack of delivery instructions, or by any act or omission on Buyer's part. Any such additional cost may include, but is not limited to, storage, insurance, protection, re-inspection and delivery expenses. Buyer further agrees that any payment due on delivery shall be made on delivery into storage as though goods had been delivered in accordance with the order.

Buyer grants to Seller a continuing security interest in and a lien upon the products and the proceeds thereof (including insurance proceeds), as security for the payment of all such amounts and the performance by Buyer of all of its obligations to Seller pursuant to the order and all such other sales, and Buyer shall have no right to sell, encumber or dispose of the products. Buyer shall execute any and all financing statements and other documents and instruments and do and perform any and all other acts and things which Seller may consider necessary, desirable or appropriate to establish, perfect or protect Seller's title, security interest and lien. In addition, Buyer authorizes Seller and its agents and employees to execute any and all such documents and instruments and do and perform any and all such acts and things, at Buyer's expense, in Buyer's name and on its behalf. Such documents and instruments may also be filed without the signature of Buyer to the extent permitted by law.

**7. Warranty.** For goods sold by Seller to Buyer that are used by Buyer for personal, family or household purposes, Seller warrants the goods to Buyer on the terms of Seller's limited warranty available on Seller's website. For goods sold by Seller to Buyer for any other purpose, Seller warrants that the goods sold to Buyer hereunder (with the exception of membranes, seals, gaskets, elastomer materials, coatings and other "wear parts" or consumables all of which are not warranted except as otherwise provided in the quotation or sales form) will be (i) be built in accordance with the specifications referred to in the quotation or sales form, if such specifications are expressly made a part of this Agreement, and (ii) free from defects in material and workmanship for a period of one (1) year from the date of installation or eighteen (18) months from the date of shipment (which date of shipment shall not be greater than thirty (30) days after receipt of notice that the goods are ready to ship), whichever shall occur first, unless an alternate period of time is provided by law or is specified in the product documentation from Xylem (the "Warranty").

Except as otherwise provided by law, Seller shall, at its option and at no cost to Buyer, either repair or replace any product which fails to conform with the Warranty; provided, however, that under either option, Seller shall not be obligated to remove the defective product or install the replaced or repaired product and Buyer shall be responsible for all other costs, including, but not limited to, service costs, shipping fees and expenses. Seller shall have complete discretion as to the method or means of repair or replacement. Buyer's failure to comply with Seller's repair or replacement directions shall

#### **TERMS AND CONDITIONS OF SALE - NORTH AMERICA Page 2 of 3 (January 2015)**

constitute a waiver of its rights and render all warranties void. Any parts repaired or replaced under the Warranty are warranted only for the balance of the warranty period on the parts that were repaired or replaced. The Warranty is conditioned on Buyer giving written notice to Seller of any defects in material or workmanship of warranted goods within ten (10) days of the date when any defects are first manifest. Seller shall have no warranty obligations to Buyer with respect to any product or parts of a product that: (a) have been repaired by third parties other than Seller or without Seller's written approval; (b) have been subject to misuse, misapplication, neglect, alteration, accident, or physical damage; (c) have been used in a manner contrary to Seller's instructions for installation, operation and maintenance; (d) have been damaged from ordinary wear and tear, corrosion, or chemical attack; (e) have been damaged due to abnormal conditions, vibration, failure to properly prime, or operation without flow; (f) have been damaged due to a defective power supply or improper electrical protection; or (g) have been damaged resulting from the use of accessory equipment not sold by Seller or not approved by Seller in connection with products supplied by Seller hereunder. In any case of products not manufactured by Seller, there is no warranty from Seller; however, Seller will extend to Buyer any warranty received from Seller's supplier of such products.

**THE FOREGOING WARRANTY IS EXCLUSIVE AND IN LIEU OF ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES, GUARANTEES, CONDITIONS OR TERMS OF WHATEVER NATURE RELATING TO THE GOODS PROVIDED HEREUNDER, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WHICH ARE HEREBY EXPRESSLY DISCLAIMED AND EXCLUDED. EXCEPT AS OTHERWISE PROVIDED BY LAW, BUYER'S EXCLUSIVE REMEDY AND SELLER'S AGGREGATE LIABILITY FOR BREACH OF ANY OF THE FOREGOING WARRANTIES ARE LIMITED TO REPAIRING OR REPLACING THE PRODUCT AND SHALL IN ALL CASES BE LIMITED TO THE AMOUNT PAID BY THE BUYER HEREUNDER. IN NO EVENT IS SELLER LIABLE FOR ANY OTHER FORM OF DAMAGES, WHETHER DIRECT, INDIRECT, LIQUIDATED, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOSS OF PROFIT, LOSS OF ANTICIPATED SAVINGS OR REVENUE, LOSS OF INCOME, LOSS OF BUSINESS, LOSS OF PRODUCTION, LOSS OF OPPORTUNITY OR LOSS OF REPUTATION.**



**8. Inspection.** Buyer shall have the right to inspect the goods upon their receipt. When delivery is to Buyer's site or to a project site ("Site"), Buyer shall notify Seller in writing of any nonconformity of the goods with this Agreement within three (3) days from receipt by Buyer. For all other deliveries, Buyer shall notify Seller in writing of any nonconformity with this Agreement within fourteen (14) days from receipt by Buyer. Failure to give such applicable notice shall constitute a waiver of Buyer's right to inspect and/or reject the goods for nonconformity and shall be equivalent to an irrevocable acceptance of the goods by Buyer. Claims for loss of or damage to goods in transit must be made to the carrier, and not to Seller.

**9. Seller's Limitation of Liability.** EXCEPT AS OTHERWISE PROVIDED BY LAW, IN NO EVENT SHALL SELLER'S LIABILITY UNDER THIS AGREEMENT EXCEED THE AMOUNT PAID BY BUYER UNDER THIS AGREEMENT. SELLER SHALL HAVE NO LIABILITY FOR LOSS OF PROFIT, LOSS OF ANTICIPATED SAVINGS OR REVENUE, LOSS OF INCOME, LOSS OF BUSINESS, LOSS OF PRODUCTION, LOSS OF OPPORTUNITY, LOSS OF REPUTATION, INDIRECT, CONSEQUENTIAL, INCIDENTAL, PUNITIVE OR EXEMPLARY DAMAGES.

**10. Force Majeure.** Seller may cancel or suspend this Agreement and Seller shall have no liability for any failure to deliver or perform, or for any delay in delivering or performing any obligations, due to acts or omissions of Buyer and/or its contractors, or due to circumstances beyond Seller's reasonable control, including but not limited to acts of God, fire, flood or other natural disasters, war and civil disturbance, riot, acts of governments, terrorism, disease, currency restrictions, labor shortages or disputes, unavailability of materials, fuel, power, energy or transportation facilities, failures of suppliers or subcontractors to effect deliveries, in which case the time for performance shall be extended in an amount equal to the excused period, provided that Seller shall have, as soon as reasonably practicable after it has actual knowledge of the beginning of any excusable delay, notified Buyer of such delay, of the reason therefor and of the probable duration and consequence thereof. Seller shall use its best efforts to eliminate the cause of the delay, interruption or cessation and to resume performance of its obligations hereunder with the least possible delay.

**11. Cancellation.** Except as otherwise provided in this Agreement, no order may be cancelled on special or made-to-order goods or unless otherwise requested in writing by either party and accepted in writing by the other. In the event of a cancellation by Buyer, Buyer shall, within thirty (30) days of such cancellation, pay Seller a cancellation fee, which shall include all costs and expenses incurred by Seller prior to the receipt of the request for cancellation including, but not limited to, all commitments to its suppliers, subcontractors and others, all fully burdened labor and overhead expended by Seller, plus a reasonable profit charge." Return of goods shall be in accordance with Seller's most current Return Materials Authorization and subject to a minimum fifteen percent (15%) restocking fee.

Notwithstanding anything to the contrary herein, in the event of the commencement by or against Buyer of any voluntary or involuntary proceedings in bankruptcy or insolvency, or in the event Buyer shall be adjusted bankrupt, make a general assignment for the benefit of its creditors, or if a receiver shall be appointed on account of Buyer's insolvency, or if Buyer fails to make payment when due under this Agreement, or in the event Buyer does not correct or, if immediate correction is not possible, commence and diligently continue action to correct any default of Buyer to comply with any of the provisions or requirements of this Agreement within ten (10) calendar days after being notified in writing of such default by Seller, Seller may, by written notice to Buyer, without prejudice to any other rights or remedies which Seller may have, terminate its further performance of this Agreement. In the event of such termination, Seller shall be entitled to receive payment as if Buyer has cancelled the Agreement as per the preceding paragraph. Seller may nevertheless elect to complete its performance of this Agreement by any means it chooses. Buyer agrees to be responsible for any additional costs incurred by Seller in so doing. Upon termination of this Agreement, the rights, obligations and liabilities of the parties which shall have arisen or been incurred under this Agreement prior to its termination shall survive such termination.

**12. Drawings.** All drawings are the property of Seller. Seller does not supply detailed or shop working drawings of the goods; however, Seller will supply necessary installation drawings. The drawings and bulletin illustrations submitted with Seller's quotation show general type, arrangement and approximate dimensions of the goods to be furnished for Buyer's information only and Seller makes no representation or warranty regarding their accuracy. Unless expressly stated to the contrary within the quotation or sales form, all drawings, illustrations, specifications or diagrams form no part of this Agreement. Seller reserves the right to alter such details in design or arrangement of its goods which, in its judgment, constitute an improvement in construction, application or operation. All engineering information necessary for installation of the goods shall be forwarded by Seller to Buyer upon Buyer's acceptance of this Agreement. After Buyer's acceptance of this Agreement, any changes in the type of goods, the arrangement of the goods, or application of the goods requested by Buyer will be made at Buyer's expense. Instructions necessary for installation, operating and maintenance will be supplied when the goods are shipped.

**13. Proprietary Information, Injunction.** Seller's designs, illustrations, drawings, specifications, technical data, catalogues, "know-how", economic or other business or manufacturing information (collectively "Proprietary Information") disclosed to Buyer shall be deemed proprietary and confidential to Seller. Buyer agrees not to disclose, use, or reproduce any Proprietary Information without first having obtained Seller's express written consent. Buyer's agreement to refrain from disclosing, using or reproducing Proprietary Information shall survive completion of the work under this Agreement. Buyer acknowledges that its improper disclosure of Proprietary Information to any third party will result in Seller's suffering irreparable harm.

#### **TERMS AND CONDITIONS**

#### **OF SALE - NORTH**

**AMERICA Page 3 of 3**

**(January 2015)**

Seller may seek injunctive or equitable relief to prevent Buyer's unauthorized disclosure.

**14. Installation and Start-up.** Unless otherwise agreed to in writing by Seller, installation shall be the sole responsibility of Buyer. Where start-up service is required with respect to the goods purchased hereunder, it must be performed by Seller's authorized personnel or agents; otherwise, the Warranty is void. In the event Buyer has engaged Seller to provide an engineer for startup supervision, such engineer will function in a supervisory capacity only and Seller shall have no responsibility for the quality of workmanship of the installation. In any event, Buyer understands and agrees that it shall furnish, at Buyer's expense, all necessary foundations, supplies, labor and facilities that might be required to install and operate the goods.



15. **Specifications.** Changes in specifications requested by Buyer are subject to approval in writing by Seller. In the event such changes are approved, the price for the goods and the delivery schedule shall be changed to reflect such changes.

16. **Buyer Warranty.** Buyer warrants the accuracy of any and all information relating to the details of its operating conditions, including temperatures, pressures, and where applicable, the nature of all hazardous materials. Seller can justifiably rely upon the accuracy of Buyer's information in its performance. Should Buyer's information prove inaccurate, Buyer agrees to reimburse Seller for any losses, liabilities, damages and expenses that Seller may have incurred as a result of any inaccurate information provided by Buyer to Seller.

17. **Minimum Order.** Seller reserves the right to refuse to process any order that does not meet quantity requirements that Seller may establish for any given product or group of products.

18. **Quality Levels.** Prices are based on quality levels commensurate with normal processing. If a different quality level is required, Buyer must specify its requirements, as approved in writing by Seller, and pay any additional costs that may be applicable.

19. **Product Recalls.** In cases where Buyer purchases for resale, Buyer shall take all reasonable steps (including, without limitation, those measures prescribed by the seller): (a) to ensure that all customers of the Buyer and authorized repairers who own or use affected products are advised of every applicable recall campaign of which the Buyer is notified by the Seller; (b) to ensure that modifications notified to Buyer by Seller by means of service campaigns, recall campaigns, service programmes or otherwise are made with respect to any products sold or serviced by Buyer to its customers or authorized repairers. The reimbursement of Buyer for parts and labor used in making those modifications shall be as set forth in the campaign or program instructions. Without the prior consent of the Seller, the Buyer shall not disclose to any third party the information contained in service campaign, recall campaign or service programme literature. Should Buyer fail to perform any of the actions required under this section, Seller shall have the right to obtain names and address of the Buyer's customers and shall be entitled to get into direct contact with such customers.

19. **GOVERNING LAW.** THE TERMS OF THIS AGREEMENT AND ALL RIGHTS AND OBLIGATIONS HEREUNDER SHALL BE GOVERNED BY THE LAWS OF THE STATE OF SELLER'S OFFICE TO WHICH THIS ORDER HAS BEEN SUBMITTED (WITHOUT REFERENCE TO PRINCIPLES OF CONFLICTS OF LAWS). THE RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER SHALL NOT BE GOVERNED BY THE 1980 U.N. CONVENTION ON CONTRACTS FOR THE INTERNATIONAL SALE OF GOODS.

20. **Titles.** The section titles are for reference only, and shall not limit or restrict the interpretation or construction of this Agreement.

21. **Waiver.** Seller's failure to insist, in any one or more instances, upon Buyer's performance of this Agreement, or to exercise any rights conferred, shall not constitute a waiver or relinquishment of any such right or right to insist upon Buyer's performance in any other regard.

22. **Severability.** The partial or complete invalidity of any one or more provisions of this Agreement shall not affect the validity or continuing force and effect of any other provision.

**Customer Acceptance:** A signed facsimile copy of this quote is acceptable as a binding contract.

Signature: \_\_\_\_\_ Company/Utility: \_\_\_\_\_

Name : \_\_\_\_\_ Address: \_\_\_\_\_  
(PLEASE PRINT)

Email: \_\_\_\_\_

Date: \_\_\_\_\_ Phone \_\_\_\_\_

PO#: \_\_\_\_\_ Fax: \_\_\_\_\_

Thank you for the opportunity to provide this quotation. Please contact us if there are any questions.

Sincerely,





Michael Mulcahy  
Sales Representative  
Phone: (708)522-7934

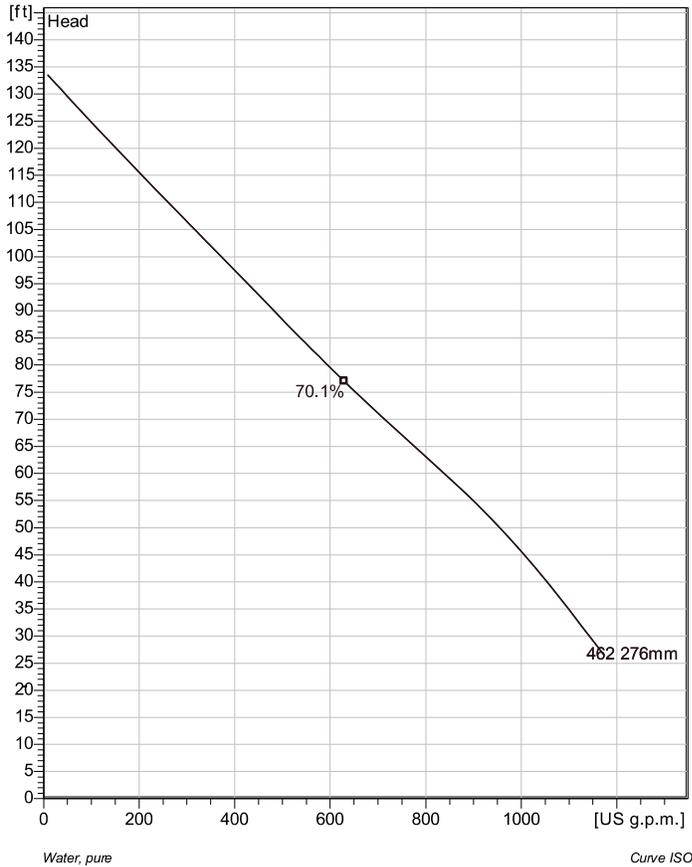
[michael.mulcahy@xyleminc.com](mailto:michael.mulcahy@xyleminc.com)

Helen Stefos  
Technical Inside Sales  
Phone: 708-781-0187

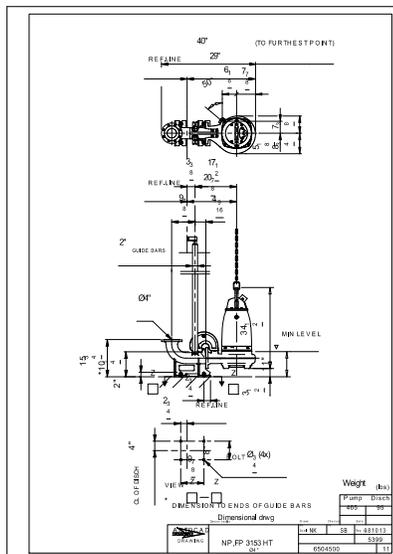
[helen.stefos@xyleminc.com](mailto:helen.stefos@xyleminc.com)



## NP 3153 HT 3~ 462 Technical specification



Installation: P - Semi permanent, Wet



Note: Picture might not correspond to the current configuration.

### General

Patented self cleaning semi-open channel impeller, ideal for pumping in waste water applications. Possible to be upgraded with Guide-pin® for even better clogging resistance. Modular based design with high adaptation grade.

### Impeller

Impeller material	Grey cast iron
Discharge Flange Diameter	3 15/16 inch
Inlet diameter	3 15/16 inch
Impeller diameter	276 mm
Number of blades	2

### Motor

Motor #	N3153.181 21-18-4AA-W 20hp
Stator variant	4
Frequency	60 Hz
Rated voltage	200 V
Number of poles	4
Phases	3~
Rated power	20 hp
Rated current	59 A
Starting current	330 A
Rated speed	1755 rpm
Power factor	
1/1 Load	0.84
3/4 Load	0.79
1/2 Load	0.68
Efficiency	
1/1 Load	87.5 %
3/4 Load	89.0 %
1/2 Load	89.5 %

### Configuration

Project	Project ID	Created by	Created on	Last update
			2016-02-29 21:17:17	

## NP 3153 HT 3~ 462



### Performance curve

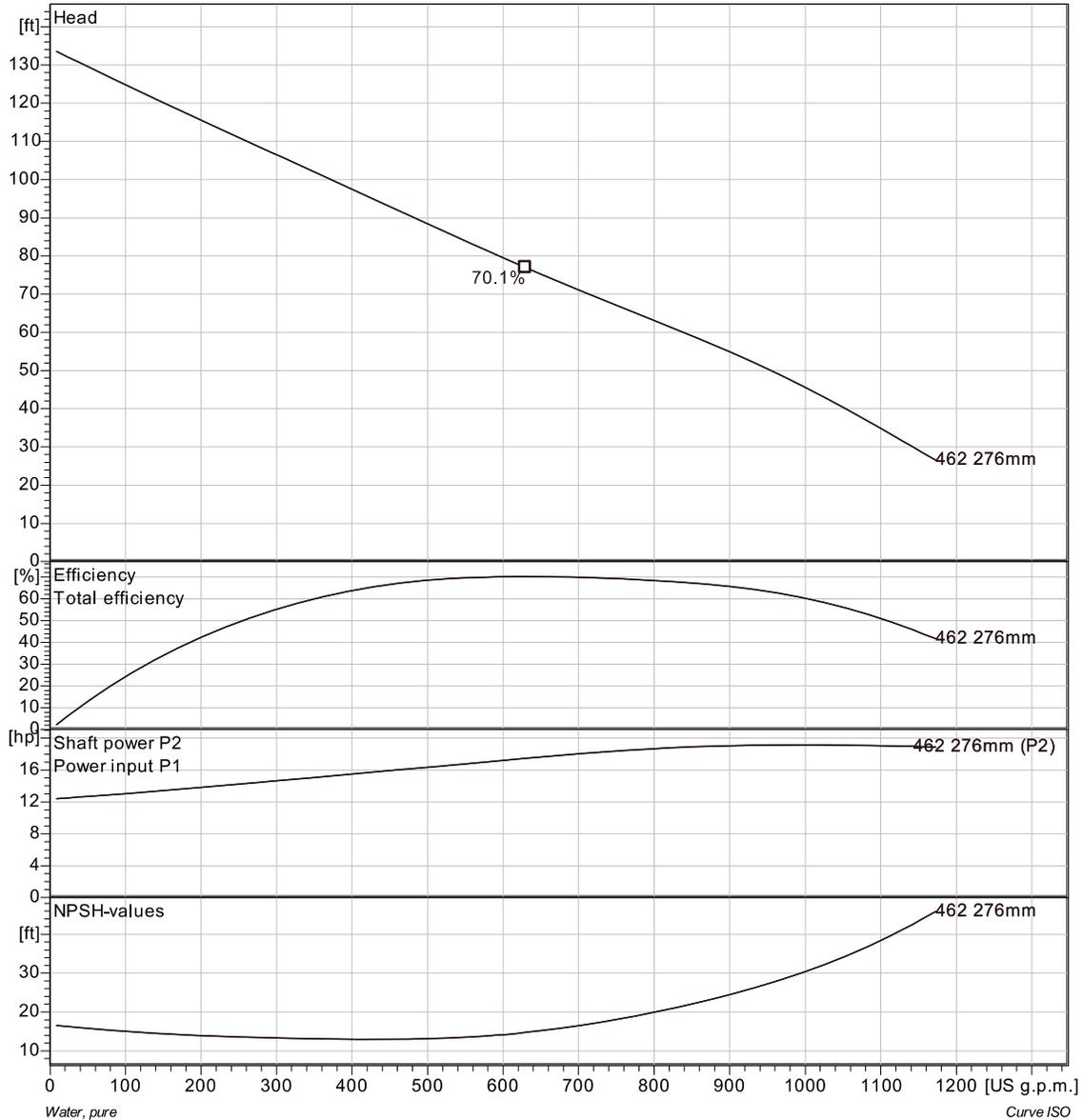
#### Pump

Discharge Flange Diameter 3 15/16 inch  
 Inlet diameter 100 mm  
 Impeller diameter 10 7/8"  
 Number of blades 2

#### Motor

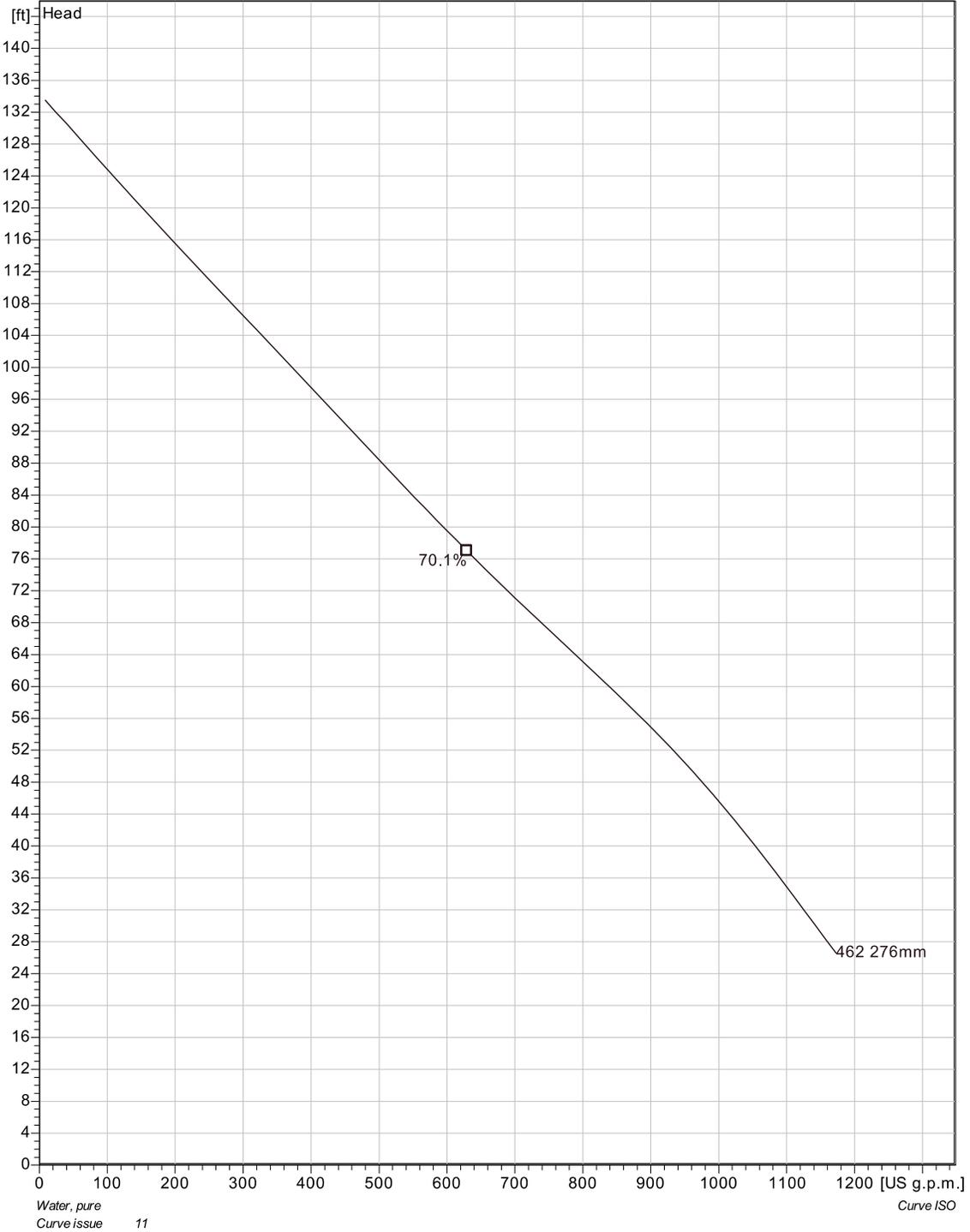
Motor # N3153.181 21-18-4AA-W 20hp  
 Stator variant 4  
 Frequency 60 Hz  
 Rated voltage 200 V  
 Number of poles 4  
 Phases 3~  
 Rated power 20 hp  
 Rated current 59 A  
 Starting current 330 A  
 Rated speed 1755 rpm

Power factor  
 1/1 Load 0.84  
 3/4 Load 0.79  
 1/2 Load 0.68  
 Efficiency  
 1/1 Load 87.5 %  
 3/4 Load 89.0 %  
 1/2 Load 89.5 %



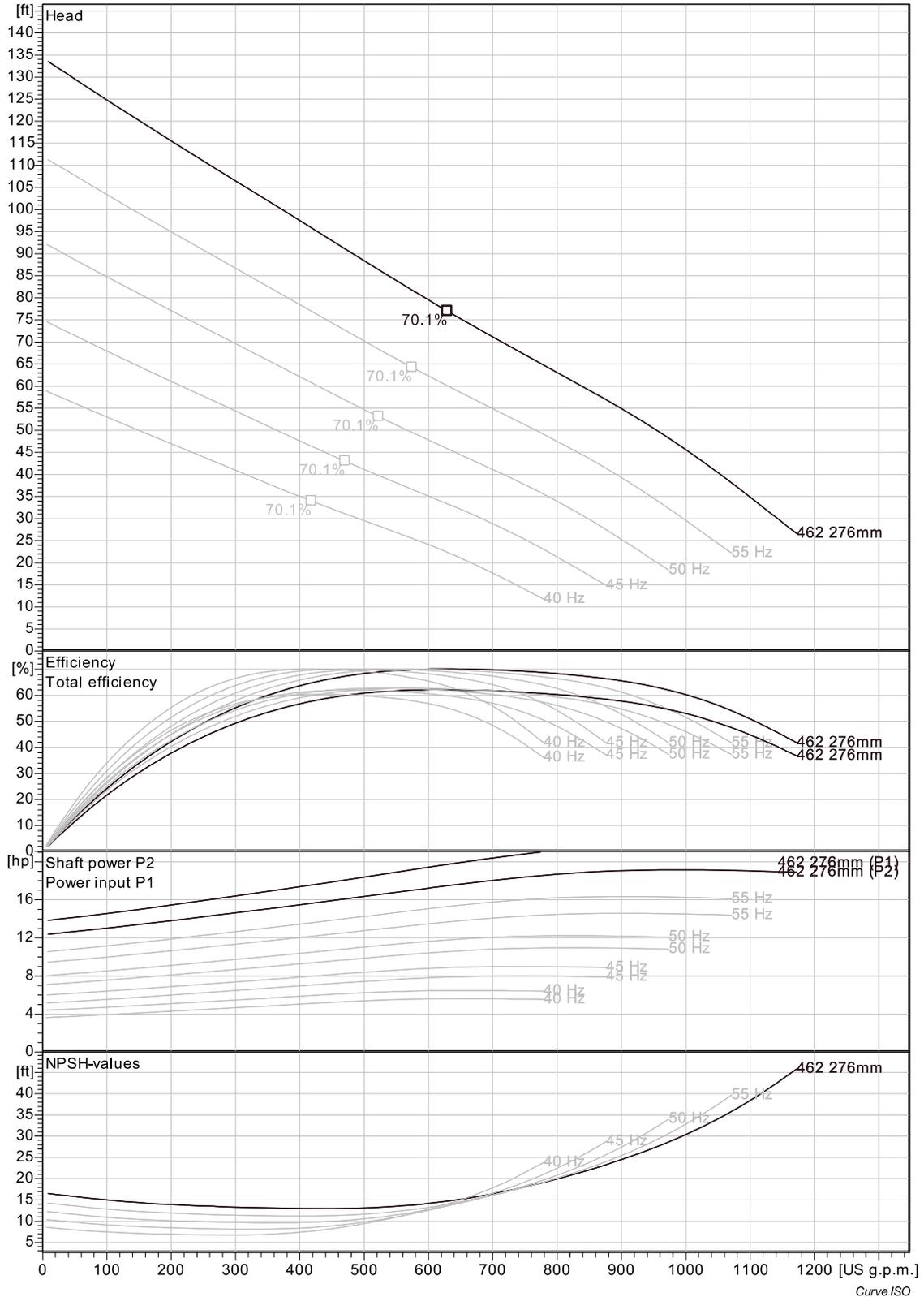
Project	Project ID	Created by	Created on	Last update
			2016-02-29 21:17:17	

## NP 3153 HT 3~ 462 Duty Analysis



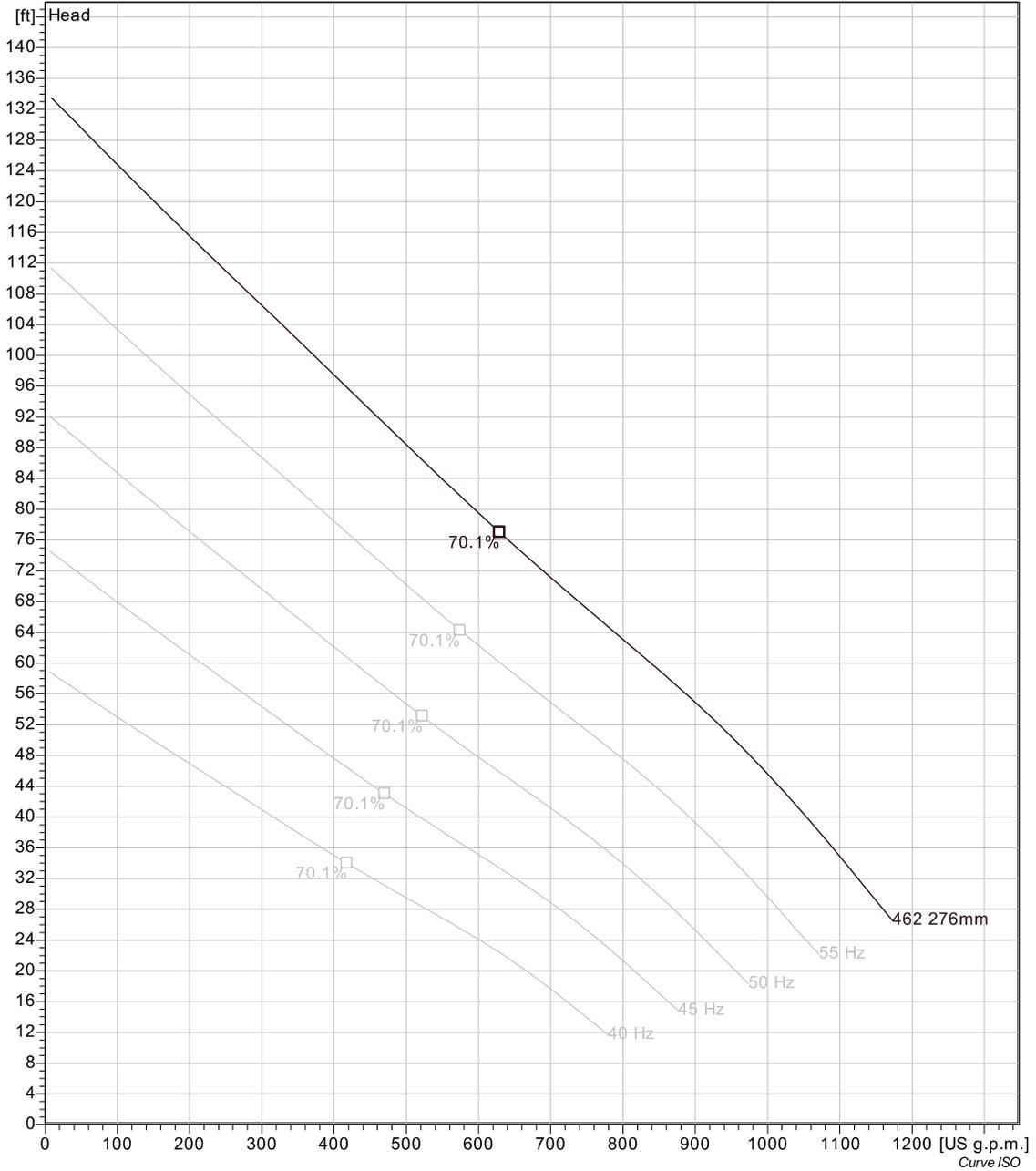
Project	Project ID	Created by	Created on	Last update
			2016-02-29 21:17:17	

## NP 3153 HT 3~ 462 VFD Curve



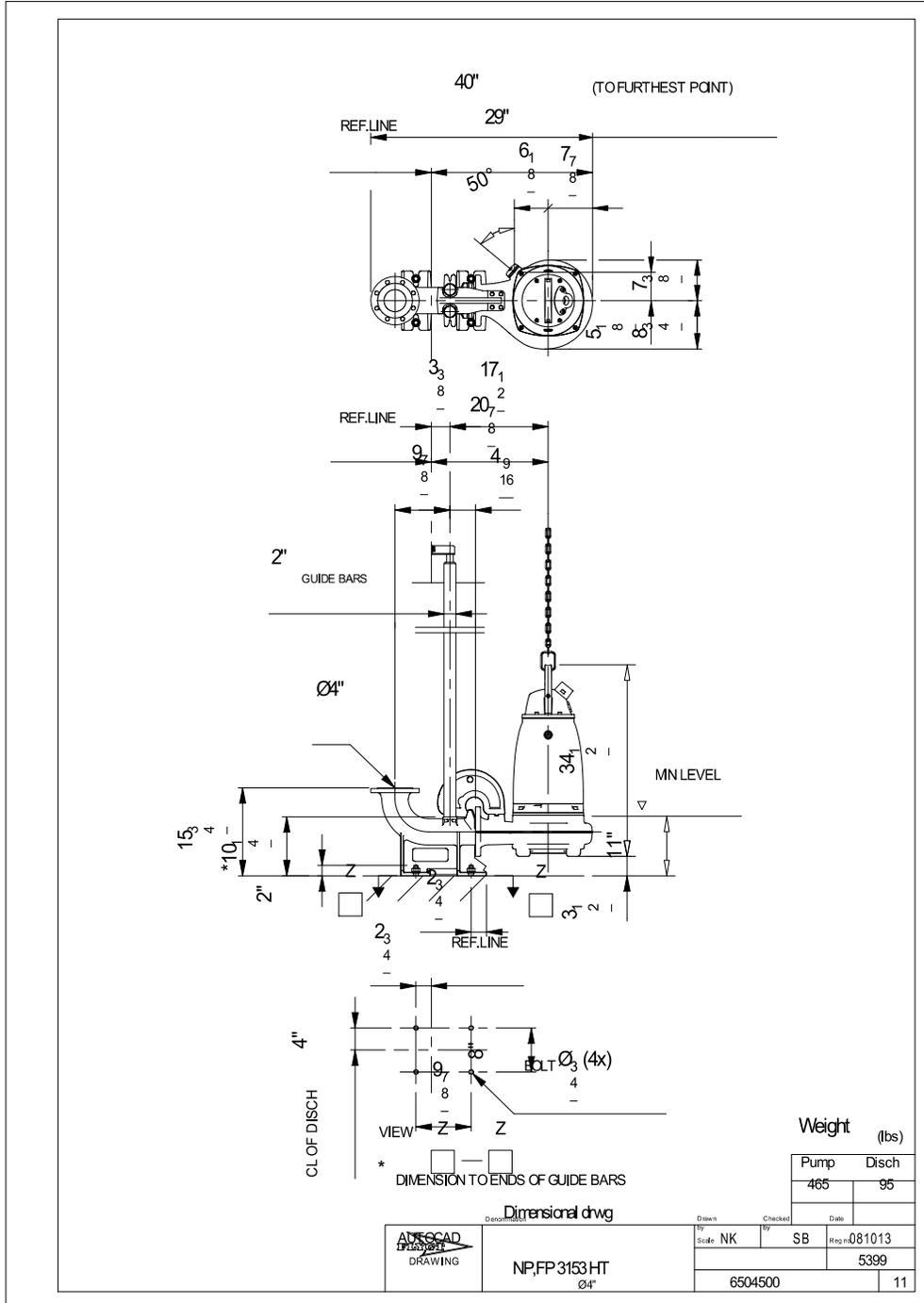
Project	Project ID	Created by	Created on	Last update
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## NP 3153 HT 3~ 462 VFD Analysis



Project	Project ID	Created by	Created on	Last update
			2016-02-29 21:17:17	

## NP 3153 HT 3~ 462 Dimensional drawing



Project	Project ID	Created by	Created on	Last update
			2016-02-29 21:17:17	



## Agenda Item Executive Summary

**Title:** Door Access Control System Replacement at the Public Safety Building and Village Hall

**Presenter:** Patrick L. Kreis, Chief of Police

**Agenda Date:** 09/20/2016

**Consent:**  YES  NO

- |                                     |                         |
|-------------------------------------|-------------------------|
| <input type="checkbox"/>            | Ordinance               |
| <input type="checkbox"/>            | Resolution              |
| <input checked="" type="checkbox"/> | Bid Authorization/Award |
| <input type="checkbox"/>            | Policy Direction        |
| <input type="checkbox"/>            | Informational Only      |

### Item History:

None.

### Executive Summary:

The Village owns a door access control system controlling forty two police and fire doors at the public safety building. The current Identocard system has reached the end of its useful life. The system was installed over 10 years ago and several components are regularly failing, some of which cannot be replaced.

The Village Hall does not currently have a door access control system but relies on mechanical keys and locks necessitating daily staff attention in opening and closing entry doors. Additionally, security reviews at the Village Hall have identified several doors in need of updated security locks. The recommended replacement for the Public Safety Building's door access control system can include the security needs for the Village Hall for less cost than installing a separate standalone system.

In July 2016, RFP #016-009 was issued seeking proposals from qualified vendors to replace the existing door access control system at the public safety building and add the Village Hall into the system. The Village received six responses. Police department staff identified the three lowest responsive proposals and interviewed the contractors for additional information.

After review, staff selected Tyco Integrated Security as the preferred vendor to complete the door access control replacement project. Tyco will replace the controller panels, power supplies, keypad proximity readers, server, and software for a single door access control system at the Public Safety Building and Village Hall. The total project cost is \$70,346.00.

The 2016 Police Department capital budget includes \$60,000.00 for this project. The remaining \$10,346.00 plus any contingency costs will be charged to the 2016 Public Facilities fund.

### Recommendation:

Authorize the Village Manager to enter into an agreement with Tyco Integrated Security to replace the door access control system at the Public Safety Building and integrate the Village Hall into the same system.

### Attachments:

Tyco Integrated Security Door Access Control Replacement Proposal



**Proposal for  
Winnetka Village Hall and  
Winnetka Police Station  
510 Green Bay Rd.  
Winnetka, IL 60093  
08/31/2016**

This Tyco Integrated Security Proposal (the "Proposal") contains Tyco proprietary and business confidential information and may not be shared with third parties without the prior written consent of Tyco. Tyco's provision of the equipment, systems, and/or services described in this Proposal is expressly conditioned upon Company's acceptance of the terms and conditions of the standard Tyco Integrated Security "AGREEMENT" COMMERCIAL TERMS AND CONDITIONS posted on <http://www.tycois.com/standardtandc>. The system design and specified equipment are subject to final approval by your local fire department or other authority having jurisdiction. This Proposal is valid for a period of sixty (60) days from the above date and any deletions or additions to this Proposal may result in changes to the pricing and/or terms and conditions.

**Inquiries regarding this proposal may be directed to:**

Gabriel Gutierrez  
Tyco Integrated Security  
Phone #: 630-645-3935  
Cell Phone #: (708) 715-3273  
Email: ggutierrez@tyco.com

DATE 08/31/2016

DEAR Keri Kaup:

Thank you for allowing Tyco Integrated Security (Tyco) the opportunity to provide Winnetka Village Hall and Police Station with our proposal for Winnetka Village Hall Access 2016.

As an industry leader, Tyco's desire is to bring experience, industry insight and value to our customers by providing solutions that deliver lasting results while help keeping risk to a minimum. Your business is our business and helping to reduce your losses while improving operations means Tyco is consistently evaluating your issues and needs.

Tyco provides integrated security solutions to businesses like yours throughout the world. In North America, Tyco maintains over 200 full-service brick and mortar offices, staffed by more than 10,000 company-trained employees, including over 3,700 service personnel. With unparalleled presence across the U.S., Tyco service and installation teams are specially trained and focused on our technology offerings.

We are proud of our history, financial strength and depth and breadth of services we offer and I look forward to discussing our proposal with you and showing you why Tyco is the premier leader in the electronic security industry.

I offer you my personal commitment to help ensure Tyco meets your business needs.

Sincerely,

Gabriel Gutierrez  
Commercial Business Solutions

**License Information:** AL 2014/15-1498,1499,1500,1501,1502,1542,594,595 The Security Industry is governed by the rules and regulations of the Alabama Electronic Security Board of Licensure. If you would like information on these rules and regulations or would like to register a complaint you can contact the Board at: AESBL 7956 Vaughn Rd., Montgomery 36116, (334) 264-9388 Fax: 334-264-9332 AK 38381, 5430 Fairbanks Street, Suite 8 Anchorage, AK 99507 AR 0030740116, 003587, Regulated by Arkansas Bd. of Private Investigators & Private Security Agencies, #1 State Police Plaza Dr., Little Rock 72209, (501) 618-8600 AZ ROC281489 CA ACO7207, 977249; alarm company operators are licensed and regulated by the Bureau of Security & Investigative Services, Dept. of Consumer Affairs, Sacramento, CA 95814 DC ECS1327 FL EF20000413, EF20000890, EF20000341,EF0000478 GA LVA002833, LVA205386, LVA204776, LVA205526, LVU001160, LVU004635 HI CT-32427 IL 127001526 MA 45-C MI 3601206461, 5103373, 6060 Torrey Rd. Suite F Flint, MI 48504; MN TS651063 MS 15024088 NC 846-CSA, 4901 Glenwood Ave., Suite 200, Raleigh, NC 27612, (919) 788-5320 NM 375283 NV 0077542 NY 12000305846, Licensed by NYS Dept. of State OH E16782, 50-18-1052, 50-25-1050, 50-29-0003, 50-48-1032, 50-57-1119, 53-31-1582 OK 67 OR CLE322, 197010; PA Pennsylvania Home Improvement Contractor Registration Number; PA010083 RI 18004, TSC2726, AF-09170 TN C-1704,-1705,-1706,-1707,-1708,-1709,-1710,-1711 TX B00536, 4200 Buckingham Road Ste 150, Ft. Worth, TX 76115 – Dept of Public Safety, Private Security 5805 N. Lamar Blvd, Austin 78752 UT 8390557-6501 VA 11-7587, 11-7580, 11-7575, 11-7591, 11-7589, 11-7578, 2705147765A WA TYCOIIS886OO,11824 N Creek Pkwy. #105, Bothell, WA 98011 WV 050291.

**Mississippi: MS 15024088.** See a comprehensive list of licenses on [www.tycois.com/about-us/legal](http://www.tycois.com/about-us/legal). **California Customers Only:** Upon completion of the installation of the alarm system, the alarm company shall thoroughly instruct the purchaser in the proper use of the alarm system. Failure by the licensee, without legal excuse, to substantially commence work within 20 days from the approximate date specified in the agreement when the work will begin is a violation of the Alarm Company Act.

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**TYCO INTEGRATED SECURITY CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION**

Page 2 of 4

Proposal

- Replace controller panels in Public Safety Building and add controller panels at Village Hall
- Replace power supplies
- Replace keypad proximity readers and install readers at the Village Hall
- Replace existing server with new server
- Provide and install new software
- Add Fire Department exterior lobby door into the system
- Add seven (7) doors into the system at Village Hall
- Performance bond

Winnetka Police Station and Village Hall Total Investment

As specified in original proposal and revised proposal submitted 8/31/16:           \$70,346

## SCOPE OF WORK FOR Winnetka Village Hall and Police Station

This proposal presented by Tyco is being provided at the request of Winnetka Village Hall to successfully meet the specifications of the Winnetka Village Hall Access 2016 Project at the 510 Green Bay Rd., , Winnetka, IL 60093 location.

See NOTES for different terms

We propose to install and maintain a Access system which will consist of the following:

Contact Information:	Keri Kaup - 847 716 3440 kkaup@winnetka.org
System Operation:	Tyco IS to follow customer bid in regard to replacing readers and connecting existing readers to new platform
Programming Info:	Program to modcom
Site Conditions:	Drop tile office layout
Existing Equipment:	Identicard system (to be removed)
Customer Expectations:	To have new system be supported and to work via their spec
Training Expectations:	Tyco IS to train up to three people one time AND upload one of the customer's smartphones with software
General Comments:	Permits are handled through village and are included by customer
Customer Responsibilities / Tyco Exclusions:	110v power, wall space and coordination
Documentation Needs:	Instruction manual and layout



## Agenda Item Executive Summary

**Title:** Ordinance No. M-11-2016: 715 Elm Street, Dental Office Special Use Permit (Intro/Adopt)

**Presenter:** Michael D'Onofrio, Director of Community Development

**Agenda Date:** 09/20/2016

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

**Consent:**  YES  NO

**Item History:**

None

**Executive Summary:**

The request is for a Special Use Permit to allow the establishment of a dental office on the ground floor in the C-2 Commercial Overlay District at 715 Elm St. The subject property lies at the far eastern edge of the Overlay District on Elm St. The applicant proposes to occupy a portion (1,650 s.f.) of an existing ground floor space previously occupied by an apparel store (Neapolitan).

The applicant currently maintains an office across the street at 716 Elm St. The current location is at the rear of the building, outside of the Overlay District and therefore did not require a Special Use Permit.

On-site parking is not available at this location; however, the applicant cites the availability of on-street parking and the public parking lot across Elm St. currently utilized by the practice's patients. Due to the fact this is a relocation of an existing dental office from across the street, the customarily required traffic and parking study was waived by Village Engineer Steve Saunders.

The Plan Commission voted 7 to 0 to find the application consistent with the eleven (11) standards for approval of such uses at its meeting August 24, 2016.

**Recommendation:**

Consider introducing Ordinance No. M-11-2016, granting a Special Use Permit for a dental office within the Commercial Overlay District at 715 Elm Street; or,

Consider waiving introduction of Ordinance No. M-11-2016 and consider adoption, granting a Special Use Permit for a dental office within the Commercial Overlay District at 715 Elm Street.

**Attachments:**

- Agenda Report
- Attachment A: Ordinance M-11-2016
- Attachment B: Village Engineer Steve Saunders' Memo
- Attachment C: Application Materials
- Attachment D: Excerpt of draft August 24, 2016 PC meeting minutes

## AGENDA REPORT

**TO:** Village Council

**PREPARED BY:** Brian Norkus, Assistant Director of Community Development

**SUBJECT:** 715 Elm St., Ord. M-11-2016  
(1) Special Use Permit: Dental office within Commercial Overlay District

**DATE:** September 6, 2016

Ordinance M-11-2016 grants a Special Use Permit to Winnetka Dental Group, LTD, Michael Czarkowski DDS, in accordance with Section 17.56 of the Winnetka Zoning Ordinance to permit a dental office on the ground floor in the C-2 Commercial Overlay District at 715 Elm Street.

The attached application describes the proposed use of 715 Elm St. (formerly Neapolitan), as a dental office. The subject property is located within the Village's C-2 Commercial Overlay District, which requires certain non-retail uses, including dental and medical offices, to be evaluated under the Special Use Permit process.

A map of the C-2 Commercial Overlay District is included as *Figure 1* on the following page, with *gray* indicating the underlying Commercial zoning, and the *red* crosshatch area representing the extent of the overlay district. The subject property lies at the far eastern extent of the overlay district on Elm Street.

The applicant proposes to occupy a portion (1,650 s.f.) of an existing ground floor space previously occupied by an apparel store. The previous tenant occupied 4,400 s.f. of ground floor area. As described in the accompanying narrative, the applicant currently maintains an office across the street at 716 Elm St. The current location is at the rear of the building, outside of the Overlay District and therefore did not require a Special Use Permit.

On-site parking is not available at this location; however, the applicant cites the availability of on-street parking and the public parking lot across Elm Street currently utilized by the practice's patients. Due to the fact this is a relocation of an existing dental office from across the street, the customarily required traffic and parking study was waived by Village Engineer Steve Saunders (Attachment B).

### **Recommendation of Advisory Board**

In April 2015 the Village Council amended the Village Zoning Code to streamline the zoning approval process for Special Use Permits within the C-2 Commercial Overlay District. Under revised procedures, such requests no longer require an appearance before both the ZBA and Plan Commission, with such requests resting solely with the Plan Commission.

At its meeting August 24, 2016, the Plan Commission (PC) voted 7-0 to find the application consistent with the eleven (11) standards for approval of such uses. A copy of the PC's draft meeting minutes is included as Attachment D.

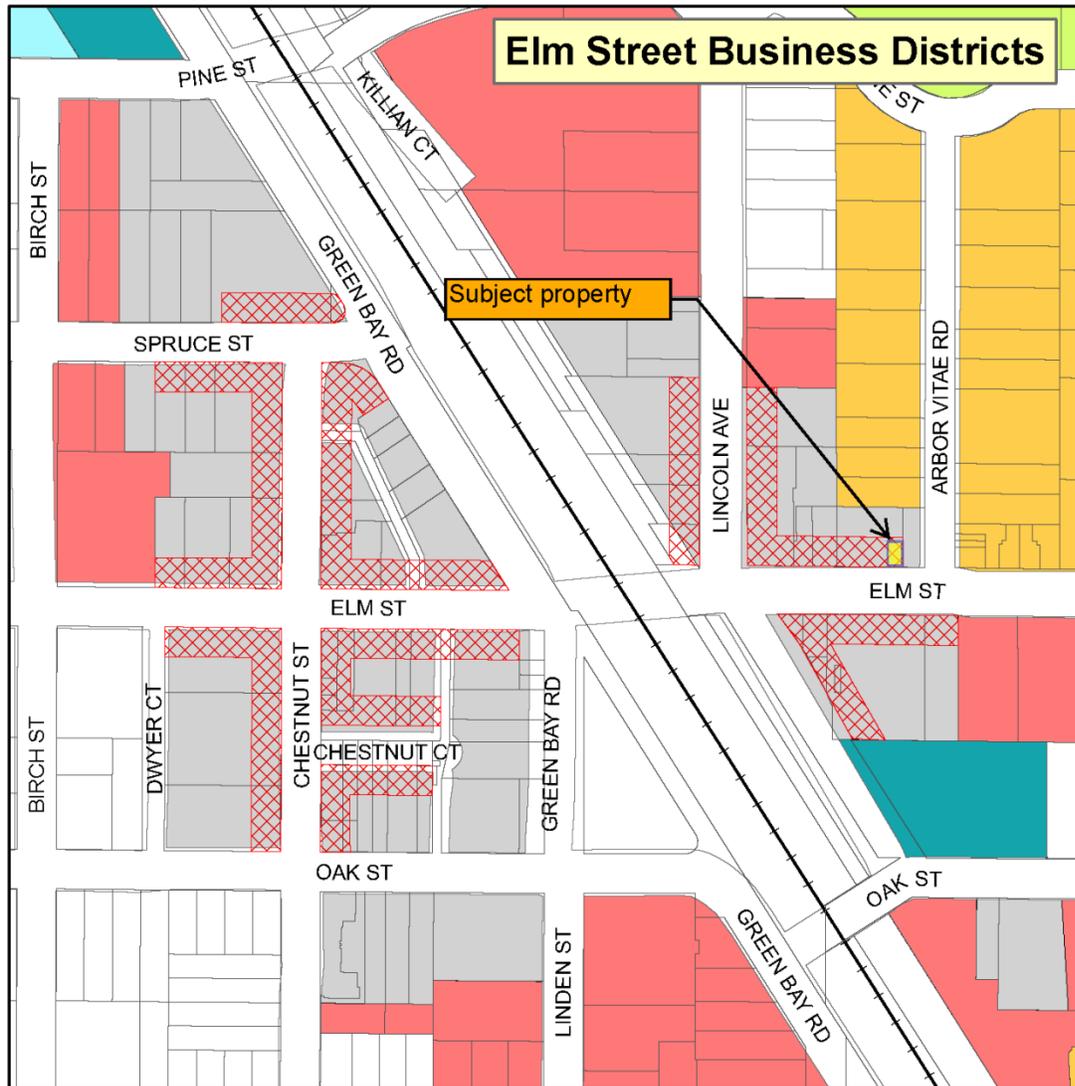


Figure 1. OVERLAY DISTRICT – East and West Elm Business District

**Recommendation**

Consider introduction of Ord. M-11-2016, granting a Special Use Permit for a dental office within the Commercial Overlay District at 715 Elm St.

Or

Consider waiving introduction of Ord. M-11-2016 and consider adoption, granting a Special Use Permit for a dental office within the Commercial Overlay District at 715 Elm St.

**Attachments:**

Attachment A: Ordinance M-11-2016

715 Elm  
Sept. 6, 2016  
Page 3 of 3

Attachment B: Village Engineer Steve Saunders' Memo

Attachment C: Application Materials

Attachment D: Excerpt of draft August 24, 2016 PC meeting minutes

# ATTACHMENT A

ORDINANCE NO. M-11-2016

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
FOR THE OPERATION OF A DENTAL OFFICE  
WITHIN THE C-2 RETAIL OVERLAY DISTRICT OF THE VILLAGE  
(715 Elm Street)**

**WHEREAS**, Winnetka Dental Group, LTD., ("*Applicant*") is the lessee of the property commonly known as 715 Elm Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("*Subject Property*"); and

**WHEREAS**, Winnetka I, LLC ("*Owner*"), is the record title owner of the Subject Property, and Owner consents to the operation of a dental office by the Applicant at the Subject Property; and

**WHEREAS**, the Subject Property is located within the C-2 General Retail Commercial District and the C-2 Commercial Overlay District of the Village (collectively, "*C-2 Retail Overlay District*"); and

**WHEREAS**, the Applicant desires to operate a dental office at the Subject Property; and

**WHEREAS**, pursuant to Section 17.44.020 and the table of uses set forth in Section 17.46.010 of the Winnetka Zoning Ordinance ("*Zoning Ordinance*"), the operation of a dental office, is not permitted within the C-2 Retail Overlay District without a special use permit; and

**WHEREAS**, on June 29, 2016, the Applicant filed an application for a special use permit pursuant to Section 17.44.020.B and Chapter 17.56 of the of the Zoning Ordinance to allow the operation of a dental office at the Subject Property ("*Special Use Permit*"); and

**WHEREAS**, the Owner of the Subject Property has consented to the application for the Special Use Permit filed by the Applicant; and

**WHEREAS**, on August 24, 2016, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special Use Permit and, by a unanimous vote of 7 in favor and 0 opposed, recommended that the Village Council approve the Special Use Permit; and

**WHEREAS**, the Village Council has determined that approval of the proposed Special Use Permit for the operation of a dental office at the Subject Property satisfies the standards for the approval of special use permits within the C-2 Retail Overlay District set forth in Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and 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 1 as the findings of the Council of the Village of Winnetka, as if fully set forth herein.

**SECTION 2: SPECIAL USE PERMIT.** Subject to, and contingent upon, the terms and conditions set forth in Section 3 of this Ordinance, the Special Use Permit is hereby granted,

pursuant to Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and the home rule powers of the Village, to allow the establishment and operation of a dental office by the Applicant at the Subject Property within the C-2 Retail Overlay District.

**SECTION 3: CONDITIONS.** The Special Use Permit granted by Section 2 of this Ordinance is subject to, and contingent upon, compliance by the Applicant with the following conditions:

- A. **Commencement of Operation.** The Applicant must commence operation of the proposed dental office no later than 12 months after the effective date of this Ordinance.
- B. **Compliance with Regulations.** The development, use, and maintenance of 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 dental office at the Subject Property must be in strict accordance with the Floor Plan submitted by the Applicant, consisting of one sheet, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**, except for minor changes and site work approved by the Director of Community Development (within his permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

**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, the Owner, and each of their heirs, representatives, successors, and assigns.

**SECTION 5: FAILURE TO COMPLY.** Upon the failure or refusal of the Applicant or the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the Special Use Permit 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 Special Use Permit 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 be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

**SECTION 6: AMENDMENT OF SPECIAL USE PERMIT.** Any amendments to the Special Use Permit granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

**SECTION 7: EFFECTIVE DATE.**

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

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

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

[SIGNATURE PAGE FOLLOWS]

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2016, pursuant to the following roll call vote:

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

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 \_\_\_\_\_,  
2016.

Introduced: September 20, 2016

Passed and Approved: \_\_\_\_\_, 2016

**EXHIBIT A**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

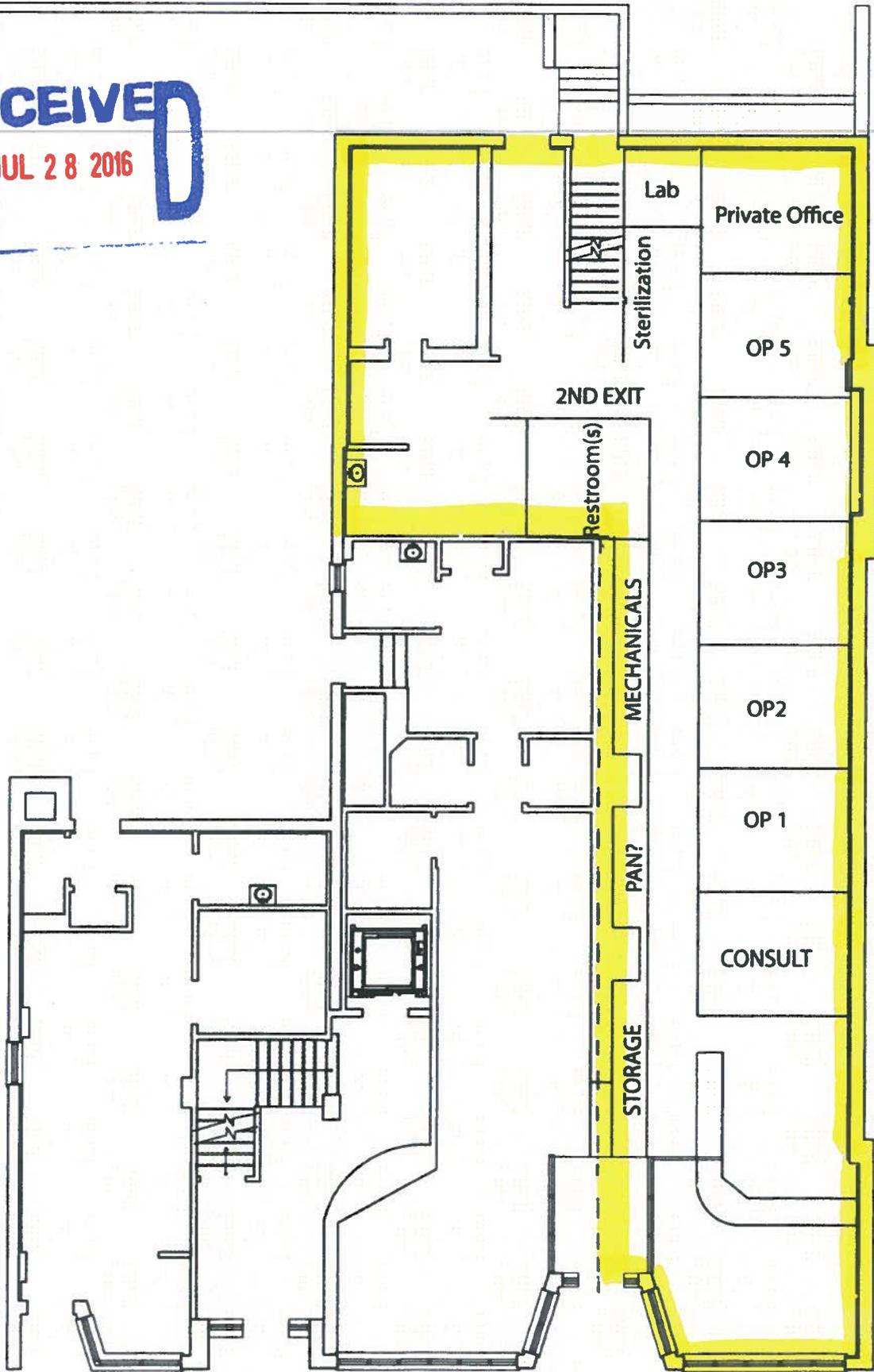
Lot 16 (except the East 40 Feet thereof) in McGuire and Orr's Arbor Vitae Road Subdivision of Block 4 and that part of Block 5 lying East of the East line of Lincoln Avenue in Winnetka, a subdivision of the Northeast  $\frac{1}{4}$  of Section 20 and the North fractional  $\frac{1}{2}$  of Section 21, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 715-727 Elm St., Winnetka, Illinois.

**EXHIBIT B**  
**FLOOR PLAN**  
**(SEE ATTACHED EXHIBIT B)**

EXHIBIT B

**RECEIVED**  
JUL 28 2016  
BY: \_\_\_\_\_



**EXHIBIT C**

**UNCONDITIONAL AGREEMENT AND CONSENT**

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

**WHEREAS**, Winnetka Dental Group, LTD., ("**Applicant**") desires to operate a dental office located at 715 Elm Street in the Village ("**Subject Property**"); and

**WHEREAS**, Winnetka I, LLC ("**Owner**"), is the record title owner of the Subject Property and consents to the operation of a dental office by Applicant at the Subject Property; and

**WHEREAS**, Ordinance No. M-11-2016, adopted by the Village Council on \_\_\_\_\_, 2016 ("**Ordinance**"), grants a special use permit to the Applicant for the operation of a dental office at the Subject Property within the C-2 General Retail Commercial District and the C-2 Commercial Overlay District of the Village; and

**WHEREAS**, Section 7 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and the Owner have filed, within 60 days following the passage of the Ordinance, their 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 and the Owner do hereby agree and covenant as follows:

1. The Applicant and the Owner 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 Applicant and the Owner 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 Applicant and the Owner acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of a special use permit 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 or the Owner against damage or injury of any kind and at any time.
4. The Applicant and the Owner 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 special use permit for the Subject Property.

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

Dated: \_\_\_\_\_, 2016

ATTEST: **WINNETKA DENTAL GROUP, LTD.,**

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

ATTEST: **WINNETKA I, LLC**

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

## ATTACHMENT B

# Memorandum

**To:** Winnetka Plan Commission  
**From:** Steven M. Saunders, Director of Public Works/Village Engineer  
**Date:** August 16, 2016  
**Re:** Special Use Permit Request for 715 Elm – Waiver of Traffic/Parking Study

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The Village of Winnetka has received an application for a special use permit for a dental office at 715 Elm Street. The applicant, Dr. Czarkowski, currently operates a dental practice across the street at 716 Elm Street, adjacent to the Village's parking lot. As a condition of approval, Special Uses must demonstrate that adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways, and that adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exist or are to be provided.

In this instance, the applicant is already operating a dental practice across the street from the proposed location, and the applicant does not intend to expand the scope of the existing practice. Because of these factors, relocating the current practice will not result in additional parking or traffic generation, and I have elected to waive the requirement for a parking and traffic study for this application.

ATTACHMENT C

CASE NO. 16-K-SU

APPLICATION FOR SPECIAL USE

Name of Applicant Winnetka Dental Group, LTD Michael A Czarkowski DDS

Property Address 716 Elm Street, Winnetka, IL 60093 715

Home and Work Telephone Number 847-441-5939

Fax and Email 847-441-7148 contactdrcz@gmailcom

Architect Information: Name, Address, Telephone, Fax & Email  
LOG Enterprises, Inc 815-219-5508, 815-479-9037, mail@logenterprisescom

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

Picone Advisory Group, LLC 17W601 14th Street, Suite 2, Oakbrook Terrace, IL 60181 630-519-5971 cpicone@piconeadvisorygroupcom

Date Property Acquired by Owner \_\_\_\_\_

Nature of Any Restrictions on Property \_\_\_\_\_

Explanation of Special Use Requested Relocation of dental practice from 716 Elm Street to 715 Elm Street

OFFICE USE ONLY

Special Use Requested under Ordinance Section(s) \_\_\_\_\_

Staff Contact: \_\_\_\_\_ Date: \_\_\_\_\_

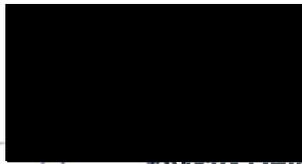




Explain in detail how the proposed Special Use meets the following standard. Under the terms of the Zoning Ordinance, no Special Use Permit shall be granted unless it is found:

1. That the establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
2. That the Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. That the establishment of Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided; and
6. That the Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.

Respectfully Submitted, **Not Personally, but as  
Authorized Signatory Only**



Authorized  
Signatory  
Only

6-30-16  
Date

324 West Taly, Park Ridge, IL 60068  
Address

## Special use Permit requests for certain non-retail occupancies

---

1. That the establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;

The very nature of a dental practice promotes public health. We incorporate safety practices that meet and exceed OSHA standards. Our dental procedures are performed in a comfortable environment, exceeding usual and customary standards. We have served the Winnetka community with distinction since 1988.

2. That the Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

Considering the fact we have practiced dentistry within 100 feet of the location requiring a special use permit, our presence provides a necessary service and amenity to the community. We only see this as adding value to the Winnetka community. My dental practice has received numerous awards of excellence and I have been selected as "Top Dentists" in Chicago Magazine on 4 separate occasions.

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

Our plan to relocate across the street will not in any way impede the development or improvement of other properties and is similar to other

service businesses in the retail overlay. Our proposed relocation would be very comparable to the optician on Elm Street.

---

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

Currently, my patients park in front of the 716 Elm St. building and in the public parking lot immediately east of my current location. Moving across the street to 715 Elm Street would not increase any additional pedestrian or vehicular traffic nor create additional congestion.

5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;

We currently are not experiencing any issues requiring additional parking, utilities, access roads, drainage or other facilities in the operation of a dental practice.

6. That the Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.

My practice at 716 Elm St. conforms to national, state, and local ordinances and codes; is HIPAA compliant, and will also be developed with these ordinances and codes in mind at the proposed new location.

7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses of a comparison shopping nature.

On average, we experience approximately 60-100 patient visits per week totaling 4,650 dental visits a year. Due to the uniqueness of my practice, we are considered a destination dental practice that attracts patients from multiple municipalities in and around the Chicagoland area. My patients enjoy our current location, love to shop at Neopolitan, Londo Mondo, Frances Heffernan and have coffee/lunch at Little Rickys, Café Aroma, Miranis, Starbucks and Peets Coffee. Having to re-locate to an adjacent community may have an economic impact on Winnetka.

We have been investigating many locations in Winnetka and adjoining communities to relocate to. The Glencoe Village Manager is willing to waive a special use permit if I would choose to move to their downtown retail district.

8. Proposed street frontages providing access to or visibility for one or more special uses shall provide for a minimum interruption in the existing and potential continuity and concentration of retail uses of a comparison shopping nature;

We are not asking for major changes to street frontages, other than updating what is currently there.

9. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses of a comparison shopping nature;

Signage, lighting, façade, and displays will be done in a professional and tasteful fashion. I have hired the renowned architectural firm of Booth and Associates to design my office. Mr. Larry Booth has been a long-time friend and patient and welcomes the opportunity to design a unique setting for my patients.

10. If a project or building has, proposes or contemplates a mix of retail, office and service type uses, and the retail portions of the project or building shall be located and adjacent to the sidewalk. The minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of four hundred (400) square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation;
- 

We will exceed the minimum frontage of 20 feet. We plan on approximately 1600 square feet gross floor area combining a primarily professional space, which will also display products available to our patients. We will maintain typical and customary hours of operation.

11. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses of a comparison shopping nature.

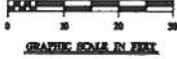
The proposed location and operation will not alter in any way parking availability for district clientele, any more than what currently exists with our current location approximately 100 feet away.

Mr. Steven Saunders, Director of Public Works and Mr. Brian Norkus, Assistant Director of Community Development have agreed to waive the traffic impact analysis due to this.

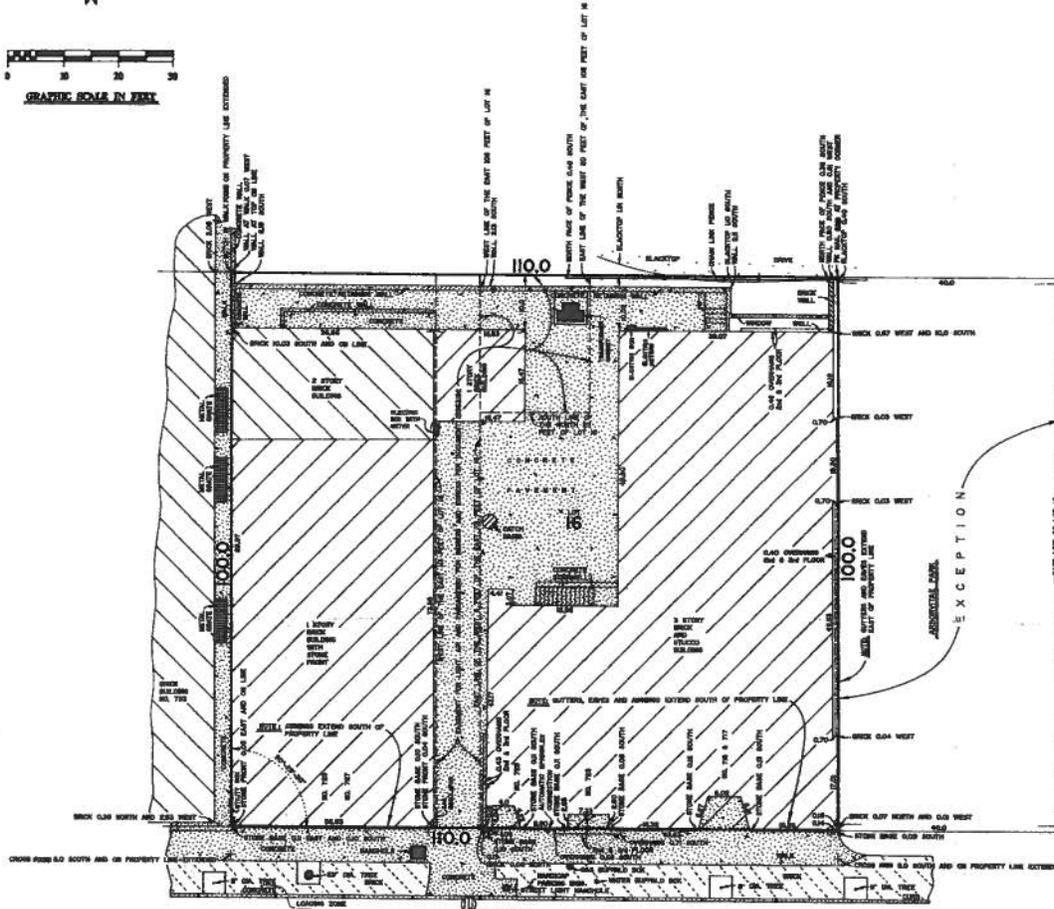
# ALTA / ACSM LAND TITLE SURVEY

OF

LOT 16 (EXCEPT THE EAST 40 FEET THEREOF) IN BLOCKS AND ONE'S ADD'N VITALE ROAD SUBDIVISION OF BLOCK 4 AND WEST PART OF BLOCK 5 LYING EAST OF THE EAST-LINE OF LINCOLN AVENUE IN WILMUNA, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH FRACTIONAL 1/2 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GRAPHIC SCALE IN FEET



ELM

STREET

AREA: 10,999.6 SQ. FT.  
0.2525 ACRES

STATE OF ILLINOIS  
COUNTY OF COOK, S.S.

CERTIFY TO: CHICAGO TITLE & TRUST COMPANY  
LAKELLE BANCHE, A & WINSTON, L.L.C.

THIS IS TO CERTIFY THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES TERMS 1.1, 4, 7(a), 8, 10 AND 11(a) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATE, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM AREA, DISTANCE AND ANGLE PROCEDURES FOR SURVEY MEASUREMENTS WITH CERTAIN LAND BOUNDARIES FOR ALTA / ACSM LAND TITLE SURVEYS."

DES: LARS NILSSON

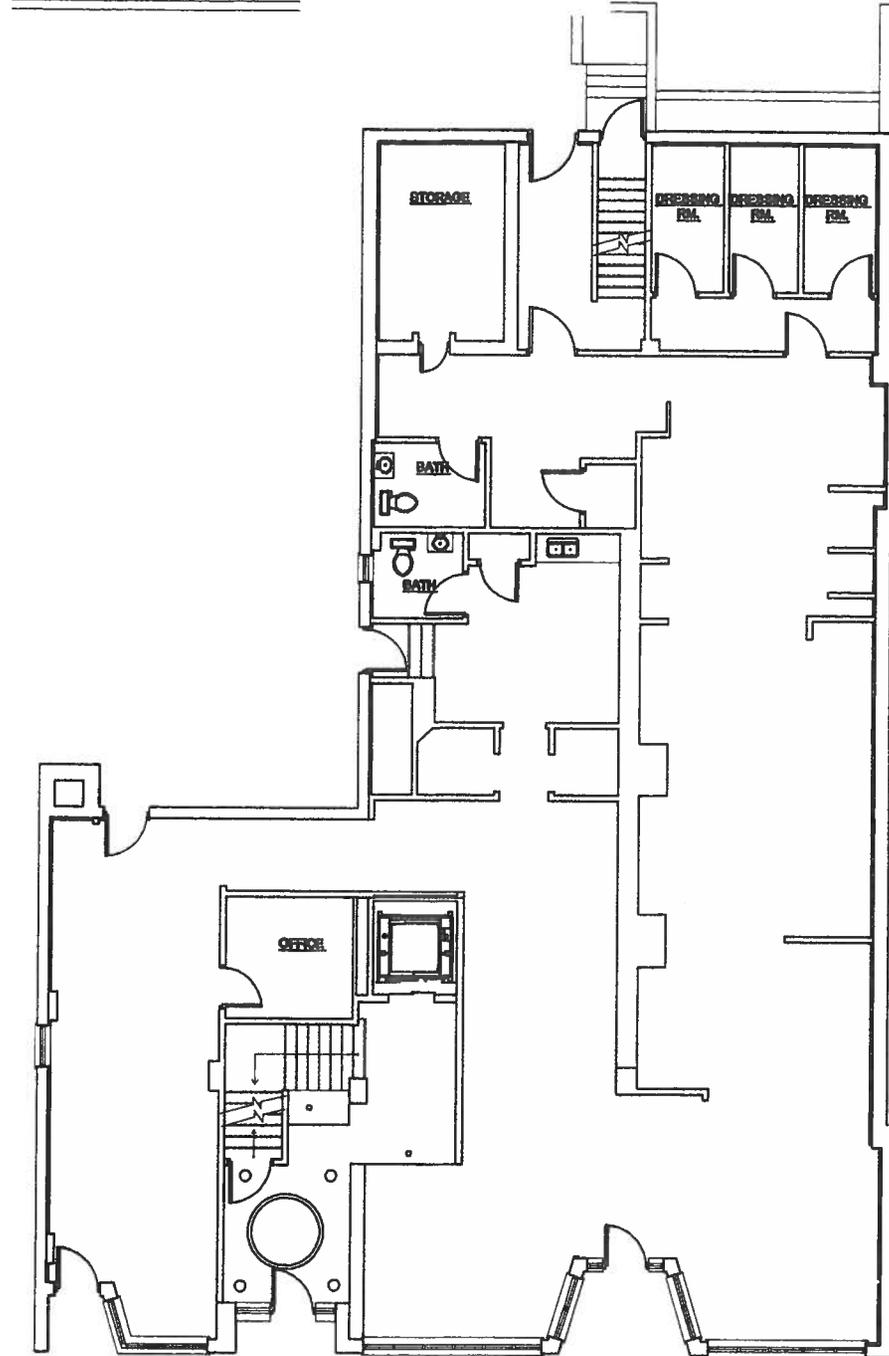
OCTOBER 27, 2004

LARS NILSSON, LAND SURVEYOR  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1668  
LICENSE EXPIRES NOVEMBER 30, 2006



PREPARED BY: JOHN M. HENDRICKEN LAND SURVEYOR 58 BROADWAY DES PLAINES, ILLINOIS 60014 847-796-4261	ORDER NUMBER: <b>931461</b>  ORDERED BY: LARS NILSSON
---	---

Existing Floor Plan



# ATTACHMENT D

**DRAFT**

## WINNETKA PLAN COMMISSION EXCERPT OF MINUTES AUGUST 24, 2016

**Members Present:** Tina Dalman, Chairperson  
Mamie Case  
Dana Fattore Crumley  
Paul Dunn  
Louise Holland  
Keta McCarthy  
John Thomas

**Non-voting Members Present:** Andrew Cripe

**Members Absent:** Caryn Rosen Adelman  
Jack Coladarci  
John Golan  
Jeanne Morette

**Village Staff:** Michael D’Onofrio, Director of Community  
Development

\*\*\*

### **Case #16-14-SU: Consideration of Special Use Permit Request by Winnetka Dental Group, Ltd., Michael Czarkowski DDS, to Permit a Dental Office on the Ground Floor in the C-2 Commercial Overlay District at 715 Elm Street**

Chairperson Dalman stated that for the purposes of full disclosure, she informed the Commission that Mr. Czarkowski is her family’s dentist. She then stated that she did not have any financial interest in the application and that she would participate in the vote on this matter.

Michael Czarkowski introduced himself to the Commission and stated that he would like to provide the Commission with a brief background on their practice, their goals and the special use request and having been a business owner in Winnetka since 1988. He then informed the Commission that his dental practice is located at 716 Elm Street and referred to the planned development known as Elm’s One Winnetka. Mr. Czarkowski stated that he has been at this location since 1988 and that prior to 1988, he established his reputation in Chicago and that he was fortunate in that many of his patients followed him to Winnetka. He then stated that it is his desire to find a suitable location to relocate his practice. Mr. Czarkowski stated that he did have options and that his lease is coming to an end but that considering all of the circumstances with One Winnetka, he needed to seek a location that is not a vacant building and that is turning out to be somewhat of a ghost town at the southeast corner of Winnetka.

Mr. Czarkowski went on to state that he and his representatives have looked at multiple locations since 2013 in Winnetka and adjacent communities. He stated that the search found that there are limited options and that all of the locations were thoroughly evaluated by his team and that the conclusion that moving to any of these locations would encumber his practice's growth and vitality. Mr. Czarkowski also stated that it would make it extremely difficult for his patients to continue to seek his services.

Mr. Czarkowski stated that the encumbrances included a lack of adequate parking or that available parking was too far away. He also stated that many of the spaces were too small and that the general conditions of the buildings did not lend themselves suitable for a first class medical facility. Mr. Czarkowski added that some of them were not handicap accessible and that some of them and more importantly, did not distinguish themselves enough to justify the capital expenditure and expense of a build out this costly which he informed the Commission ranged in the estimate of \$250,000 to \$300,000 for the size of the space he needed for his office.

Mr. Czarkowski stated that he was asked to explain why his dental practice is a good use in the commercial overlay district. He then stated that he has three reasons, the first and foremost of which is that he would like to stay in Winnetka. Mr. Czarkowski stated that he felt that his practice is an amenity to the community and that he has a significant following of patients who reside in Winnetka who enjoy the convenience, high level of service and treatment that has distinguished them over the years. He also stated that they attract patients from the surrounding communities and the Chicagoland area.

Mr. Czarkowski stated that besides offering their patients general dental services, another component which they offer is oral rehabilitation and advanced dental procedures. He informed the Commission that he has a certificate and experience in periodontics and prosthodontics as well as a fellowship in implant reconstruction bringing patients who need these services to their practice. Mr. Czarkowski stated that this makes their office a 'destination' practice and that relocating to 715 Elm Street would allow his patients to continue to frequent Winnetka.

Mr. Czarkowski then stated that the third and equally important factor is that the move would have a net zero impact on the commercial parking issues in the retail overlay district. He informed the Commission that his patients would essentially park in the same parking lot that they are currently using and that instead of walking 50 feet to the left to gain entrance to the Elm Street building, they would walk 50 feet to the right to the entrance to the 715 Elm Street building. Mr. Czarkowski also stated that it is important to note that they do not schedule patients from 12:00 p.m. to 2:00 p.m. and that it is his understanding that this is the highest traffic flow encountered in the retail overlay district. He reiterated that there would be a net zero impact on traffic flow. Mr. Czarkowski stated that for these three reasons, he felt that he would be a suitable recommendation on the part of the Commission to allow the special use to occur.

Mr. Czarkowski stated that his general question as a business owner and health care professional is that they have seen an exodus of health care providers over the last several years because they are unable to find suitable professional space in Winnetka. He informed the Commission that he has nine healthcare practitioners that have left over the last five years and that he would be happy to give the Commission their names. Mr. Czarkowski then referred to the loss of foot traffic

which has had an adverse economic impact on local businesses and has posed a hardship for Winnetka residents who now have to travel to see their doctors. He stated that he personally would like to see this trend reversed and would like to seek the Commission's approval to relocate to the 715 Elm Street location. Mr. Czarkowski then stated that he sought the Commission's input and that whatever decision they made would be in the best interest of the community and that he would like to see the community thrive and survive and provide the highest level of care for his patients. Mr. Czarkowski then asked the Commission if they had any questions.

Ms. McCarthy stated that the people who come to the applicant's practice park in the parking lot and asked if that is being affected by One Winnetka.

Mr. Cripe stated that if One Winnetka is approved, the parking lot would be rebuilt and that the parking lot would be out of service while that is happening. He added that it would remain a Village of Winnetka parking lot.

Ms. Holland stated that she is a major proponent of the overlay district and commented that it has saved retail in the Village. She then stated that she was glad that Mr. Czarkowski chose a spot that is at the very end of the overlay district and that when she drove by the location this evening, he had only taken half of the space which was formally Neapolitan. Ms. Holland stated that she would like to ask Mr. Czarkowski and she did not know if he was familiar with the offices which went in at Oak Street and that the original retail establishment was called the Country Store which is currently occupied by Dr. Krogen (sp?). She then referred to the windows at that establishment which is not in the overlay district and that the doctor can do whatever he wanted with the windows, she described it as really depressing and that there are now brown shades which are covering the windows of what was previously a very beautiful and interesting retail store. Ms. Holland noted that Mr. Czarkowski has hired Larry Booth and that the applicant has stated that he planned to display products available to their patients.

Mr. Czarkowski responded that they would be displayed internally.

Ms. Holland then asked Mr. Czarkowski if the windows would be totally blanked out similar to that of Dr. Krogen.

Mr. Czarkowski stated that he welcomed light into the office for obvious reasons and that while it was nice to have light in his current office, one thing he would miss is the windows at every outlet which would not be the case in the new location. He informed the Commission that it is not his plan to make it look ostentatious. Mr. Czarkowski added that he would like for people to be able to see activity.

Mr. Thomas asked Mr. Czarkowski how many other dentists are there in his practice.

Mr. Czarkowski responded that he has 10 employees.

Mr. Thomas then asked what all of the "op" rooms are.

Mr. Czarkowski confirmed that those are treatment rooms.

Chairperson Dalman asked Mr. Czarkowski to explain how that would work and referred to the amount of hygienists who would be working.

Mr. Czarkowski informed the Commission that he could have up to three hygienists working in the office at one time.

Chairperson Dalman then asked Mr. Czarkowski if he had set up a space for more surgical type treatments which would be kept separate since it would have to be sanitized.

Mr. Czarkowski noted that they practice a high level of HIPAA compliance and OSHA compliance control and that they need to have a state of the art facility in order to manage that. He informed the Commission that he was formerly involved in infectious disease and that he is very concerned with regard to how the patients would be treated in a clinical setting. Mr. Czarkowski stated that he wanted to build a state of the art dental facility which would incorporate all of the technologies and that typically what happens is that the rooms have to be a certain size in order to facilitate that. He then referred to the flagship office and that he had people who would come in and observe.

Chairperson Dalman stated that the build out and tenant improvements would be \$250,000 to \$300,000 and that she would imagine that with all of the uncertainty with One Winnetka, she is assuming that the equipment would be another \$250,000 and that in terms of location, that he cannot just have a temporary space.

Mr. Czarkowski informed the Commission that he saw himself having a five year lease with options and that it would be reevaluated in five years to see how it would go and that he would not like to have to move around and that it is a pain to move. He then introduced Pat, his CFO, and indicated that he was very content in the 716 Elm Street building and referred to those tenants who left the building with whom he invested a lot of money. Mr. Czarkowski also informed the Commission that he was being questioned by his patients as to what is happening with the block. He then stated that he hoped that something would happen with the block and that he would roll the dice and make a move and build his office there.

Chairperson Dalman stated that it used to be and that this is information that they are getting as a Village currently that medical and dental offices in the right location can help foot traffic. She also stated that is something that they are concerned about since there are fewer and fewer retail establishments because of the internet and that those uses and personal services that create foot traffic are vital to downtown and yet, on the edge of downtown, it is perfect and that she saw when Neapolitan was leaving, they were all worried with regard to what would go in since there was nothing else down there. Chairperson Dalman then stated that she agreed with Ms. Holland's comments that they have to be very mindful of the overlay district but that this could be a better location. She asked if any of the other Commission members had any other concerns or thoughts.

No additional comments were made at this time.

Chairperson Dalman then stated that they can have a motion for the approval of the special use permit along with the 11 criteria set forth in the staff memorandum to the Commission. She then asked if there is a specific category in those 11 items that warranted additional discussion.

Mr. D'Onofrio pointed out to reemphasize the point that this is a special use that is in the overlay district. He then stated that last year, the Village Council amended the special use permit process in that this recommendation sits solely with the Commission and does not have to go to the ZBA. Mr. D'Onofrio stated that he wanted to make sure that everyone was mindful of the process and that they have had some special uses but that this is a medical office to be located in the overlay district and that it would follow the same procedure as it would for a yoga studio or Pilates studio. He noted that the Commission's recommendation would go directly to the Village Council and that the ZBA would not need to render a recommendation as it would with other special uses that are not in the overlay district.

Mr. Thomas asked Chairperson Dalman if they would need to go through them one by one.

Chairperson Dalman stated that is why she suggested and her approach is that if there is a particular criteria that the Commission would like to discuss or believe needed special discussion, they can single out and identify those items to speak to directly. She stated that otherwise, she would ask for a motion to adopt the 11 criteria.

Mr. Thomas moved to adopt the 11 criteria.

Ms. Holland stated that before a motion is made, she asked did they not just discuss this at their last meeting whether or not they would have to go through each one with a vote.

Chairperson Dalman stated that is part of what was put before Peter Friedman and that he has not yet responded which is still an open question at this point. She added that she would be happy to read through them.

Ms. Holland stated that only because this is a special use and that it is in the overlay district and they do not have a recommendation from the Village Attorney, it would take four or five minutes.

Ms. Crumley stated that she would like to raise a point and that because she counsel school boards which she described as another governmental body and that when a resolution is in this form, it is usually adopted into the record and that the whole resolution would be in the record so that you do not necessarily have to read the whole resolution which is sometimes very lengthy. She commented that it is more important to get a physical thing with a vote recorded and a signature than it is to have the actual reading. Ms. Crumley then stated that sometimes you have the reading when there is a large community presence to show the community that they want to share it with them. She added that she had no objection to reading them.

Chairperson Dalman asked Ms. Holland if she would feel more comfortable if all 11 criteria are read into the record or to read the entire memorandum into the record.

Ms. Holland responded only the 11 criteria need to be read into the record.

Chairperson Dalman then stated that she is seeking a motion for the adoption of the resolution for the application to establish a special use as listed in Section 17.46.010 Table of Uses to be located on the ground floor in the retail overlay district for 715 Elm Street. She stated that the resolution will find that the proposal satisfies the following 11 criteria.

1. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, or substantially diminish or impair property values in the immediate vicinity;
3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided;
6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes;
7. The proposed special use at the proposed location will encourage facilitate and enhance the continuity, concentration and pedestrian nature of the area in a manner similar to that of retail uses of a comparison shopping nature;
8. Proposed street frontages providing access to or visibility for one or more special uses shall provide for a minimum interruption in the existing and potential continuity and concentration of retail uses of a comparison shopping nature;
9. The proposed special use at the proposed location will provide for display windows, façades, signage and lighting similar in nature and compatible with that provided by retail uses of a comparison shopping nature;
10. If a project or building has, proposes or contemplates a mix of retail, office and service type uses, and the retail portions of the project or building shall be located adjacent to the sidewalk, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation; and

11. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses of a comparison shopping nature.

Chairperson Dalman then asked for a motion for the adoption of the resolution.

A motion was made by several Commission members and seconded by Mr. Dunn to adopt the resolution. A vote was taken and the motion was unanimously passed.

### **RESOLUTION**

NOW, THEREFORE BE IT RESOLVED, that the Winnetka Plan Commission finds that the proposed special use permit application for the property at 715 Elm Street is consistent with the standards for special use permits.

Passed by a vote of seven in favor and none opposed.

Date: August 24, 2016

Mr. Czarkowski explained to the Commission where there has been an exodus of 9 [dental practices] out of Winnetka to locations such as The Glen, Wilmette, etc. He then described medical practice as being different in that they often associate in large medical groups. Mr. Czarkowski reiterated that Winnetka did not have a professional building as part of the issue. He informed the Commission that he shopped locally which he described as the appeal of the community. Mr. Czarkowski also stated that as far as Winnetka residents who are older and do not like to drive out of the community and that they know where his office is which he indicated is a consideration as well.

Chairperson Dalman then asked Mr. D'Onofrio for a update that they are waiting on Peter Friedman to complete in terms of the research on the questions and swearing in procedures for those who were not in attendance at the last meeting and that it has been a while since the Commission has met. She stated that she wanted to make sure that they are mindful of the consistency and the handling of rules and procedures for a public meeting as well as the entire workings of the Commission. Chairperson Dalman stated that there are a couple of issues in particular that he looking into and referred to the comment as to how it is done with the ZBA.

Mr. D'Onofrio stated that he did not recall that.

Chairperson Dalman also stated that it may have related to the limitation of time and that Mr. Coladarci in particular is very worried about that. She stated that she hoped that by the next time they have a meeting, they would have something more on that.

Mr. Cripe asked if the applicant's special use permit would be on the next Village Council meeting's agenda.

Mr. D'Onofrio responded that it may be the second meeting in September.

Mr. Cripe noted that he did not vote since he is a liaison to the Commission but stated that he agreed with the decision made today. He also stated that he hoped that when it did go before the Village Council, they would waive the first reading and that he would recommend they do that. Chairperson Dalman stated that is so that the applicant would not have to come to two meetings. She added that is a good point.

Mr. D'Onofrio stated that it is important for the Village Council to be able to ask questions from a positive point of view as opposed to a negative point of view.

Chairperson Dalman commented that she hoped that it would be a local business which would continue the investment. She then asked if there were any other items.

Ms. McCarthy stated that with regard to timing, she questioned whether there is a three minute versus five minute time limitation and referred to the issue raised by Mr. Coladarci as well as the oath and whether comments are an opinion being given.

Chairperson Dalman agreed that is part of it.

Ms. Holland stated that 30 minutes are allowed for the lawyers.

Chairperson Dalman stated that it also related to having a lawyer representing a group which would be a more organized presentation and then the cross examination of the applicants, witnesses and consultants, all of which have to be balanced. Chairperson Dalman then stated that they certainly cannot give each resident 30 minutes to cross examine every witness and every consultant and that there is some acknowledgment that for someone who is invested to represent counsel and some greater group, that there is some benefit to the public of giving them additional time. She described all of these things as being very tricky and that there has to be a balance.

Ms. McCarthy stated that for the One Winnetka proposal, there were a lot of people from the Oak Street condominium who had plenty of time and who talked for quite a while. She also stated that it came up at every meeting.

Chairperson Dalman stated that it was hard and that it is possible that any decision on that matter would be challenged and described the Commission as the first primary public record body of public hearing. She stated that it is a bit of a call and that she weighed in on the side of caution. Chairperson Dalman stated that the last thing that they want to go through is whatever the result is of the Village Council is to get to the end of it and have legal challenges on not providing due process. She reiterated that it was hard. Chairperson Dalman then stated that these are all the things that they know and that they are also looking at other issues and communities that have faced legal challenges and how that was handled. Chairperson Dalman indicated that it is difficult in Illinois since almost none of it gets recorded.

Ms. Crumley agreed that it would be hard to find research on that.

Chairperson Dalman asked Mr. D'Onofrio if there is a lot on the agenda for September.

Mr. D'Onofrio responded that there is not much pending.

Chairperson Dalman asked if there were any other items of business that they would like to cover.

Mr. D'Onofrio referred to the downtown master plan. He informed the Commission that they would all be contacted if they have not been contacted already that on next Monday at 6:00 p.m., the downtown master plan steering committee is having an open house. He stated that the draft plan is completed and that after the open house, the steering committee would discuss the complete draft of the master plan and all of its various sections. Mr. D'Onofrio stated that hopefully, they would give it its blessing and that it is tentatively scheduled to go before the Village Council at the September 13, 2016 meeting. He informed the Commission that if they wanted to get a feel of it, to show up at that meeting.

Mr. Dunn asked if the latest plan is on the website.

Mr. D'Onofrio stated that it is not since it has not been finalized yet but that the final draft will be put up perhaps on Friday.

Mr. Thomas questioned Mr. D'Onofrio with regard to the website written comments.

Mr. D'Onofrio responded that they would not and that it would just be the document. He then stated that if they want consider comments, to go to the community engagement section of the plan which outlined all of the various things which were done to engage the community and get information. Mr. D'Onofrio described it as a critical part of the plan. He added that there were a lot of different ways for people to input information and that they had polls, chalkboards, etc. Mr. D'Onofrio described it as pretty robust.

Chairperson Dalman commented that they had good turnout at the steering committee meetings. She then stated that she assumed that for whatever is presented to the Village Council, if there would be an opportunity for public comment.

Mr. D'Onofrio confirmed that is correct.

Ms. Holland asked if One Winnetka would be at the Village Council meeting on September 6, 2016 and that there would be no discussion.

Mr. D'Onofrio that it will be at the September 20, 2016 meeting and confirmed that there would be no discussion.

Ms. Holland then asked if there would be a vote on the preliminary plan by the Village Council.

Mr. Cripe confirmed that is correct. He added that they did not want to do it the day after Labor Day.

Chairperson Dalman asked if there were any other items of business to discuss.

No additional items were discussed by the Commission at this time.

**Public Comment**

No public comment was made at this time.

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Antionette Johnson



## Agenda Item Executive Summary

**Title:**

Resolution No. R-49-2016: Approving a Class B Liquor License for A1.Koh Enterprise Global LLC d/b/a Lakeside Foods (Adoption)

**Presenter:**

Patrick L. Kreis, Chief of Police and Peter Friedman, Village Attorney

**Agenda Date:**

09/20/2016

**Consent:**

YES

NO

Ordinance

Resolution

Bid Authorization/Award

Policy Direction

Informational Only

**Item History:**

None.

**Executive Summary:**

Lakeside Foods is a full-service grocery store located at 800 Elm Street that sells packaged alcoholic liquor for consumption off the premises. Lakeside Foods is selling its assets to A1.Koh Enterprise Global, LLC who desires to continue to sell alcoholic liquor in the same manner as described above. A1.Koh Enterprise Global LLC d/b/a Lakeside Foods has applied for a Class B liquor license.

A Class B liquor license authorizes the sale of packaged liquor in a full-service grocery store provided the licensee uses no more than ten (10) percent of the total floor space of the full-service grocery store for the display and sale of alcoholic liquor in the original package.

If approved, Resolution No. R-49-2016 will grant the requested liquor license, subject to the following conditions: (i) issuance of the Food Dealer Permit by the Village Sanitarian; and (ii) completion of the liquor license application background investigation by the police department. The license will become effective as of the date of the closing on asset sale. The Resolution will also update the appendix to Chapter 5.09 of the Village Code that sets forth all authorized licenses by classification, which is attached to the Resolution as Exhibit A.

**Recommendation:**

Consider adopting Resolution No. R-49-2016, "Approving and Authorizing Class B Liquor License for A1.Koh Enterprise Global, LLC d/b/a Lakeside Foods (800 Elm Street).

**Attachments:**

1) Resolution No. R-49-2016

**A RESOLUTION  
APPROVING AND AUTHORIZING A CLASS B  
LIQUOR LICENSE FOR LAKESIDE FOODS  
(800 Elm Street)**

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

**WHEREAS**, Lakeside Foods located at 800 Elm Street (“*Premises*”) currently holds a Class B liquor license and desires to sell its assets to A1.Koh Enterprise Global, LLC (“*Applicant*”);

**WHEREAS**, Applicant will continue to operate the store located at the Premises as Lakeside Foods (“*Business*”);

**WHEREAS**, Lakeside Food’s Class B liquor license will terminate upon the sale of its assets and vacation of the Premises pursuant to Section 5.09.170 of the Winnetka Village Code;

**WHEREAS**, Applicant, as the new owner of the Business, is applying for a new Class B liquor license for the Business pursuant to Section 5.09.100 of the Winnetka Village Code (“*Liquor License*”).

**WHEREAS**, the Council of the Village of Winnetka (“*Village Council*”) has determined that it is in the best interest of the Village to approve and authorize the issuance of the Liquor License to the Applicant for the Business;

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

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

**SECTION 2: APPROVAL AND AUTHORIZATION OF LIQUOR LICENSE.** The Village Council hereby approves and authorizes the issuance of the Liquor License to the Applicant for the Premises.

**SECTION 3: AMENDMENT TO AUTHORIZED LIQUOR LICENSES.** Pursuant to Section 5.09.030 of the Village Code, the Village Council hereby amends the Appendix to Winnetka Village Code Chapter 5.09 to read as set forth in **Exhibit A** attached to and, by this reference, made a part of this Resolution.

**SECTION 4: EFFECTIVE DATE.** This Resolution will be in full force and effect from and after

A. Its passage and approval according to law; and

B. Approval of the Applicant's liquor license application and final inspection of the Premises by the Village Chief of Police, or his designee.

**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2016, pursuant to the following roll call vote:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

Signed

\_\_\_\_\_  
Village President

Countersigned:

\_\_\_\_\_  
Village Clerk

**EXHIBIT A**

**APPENDIX TO WINNETKA VILLAGE CODE CHAPTER 5.09**

**Authorized Liquor Licenses**

<u>Classification</u>	<b>Issued</b>	<b>Licensee</b>
A	4	Kyoto Michael Little Lan's Café Aroma
A-1	6	Avli Restaurant Taste on Chestnut Little Ricky's Mirani's Bad Dog House, LLC (Stacked and Folded) Trifecta Grill/The 21 Club
A-2	0	
A-3	0	
A-4	0	
A-5	0	
B	<del>23</del>	Grand Food Center <b><u>Al Koh Enterprise Global LLC, d/b/a Lakeside Foods</u></b> Mrs. Green's of Winnetka, Inc.
C	Unlimited	Issued on an event-by-event basis
D	2	Acute Angle Wines Good Grapes
E	0	
E-1	0	
E-2	1	Good Grapes
F	1	Starbucks
P	1	Winnetka Park District
Wine Station Rider	1	Trifecta Grill/The 21 Club

[Deleted language is struck through; **inserted language is double underlined.**



## Agenda Item Executive Summary

**Title:** One Winnetka Preliminary Planned Development

**Presenter:** Michael D'Onofrio, Director of Community Development

**Agenda Date:** 09/20/16

**Consent:**  YES  NO

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

### Item History:

This case was before the Village Council at its April 5, April 19 and July 27, 2016 meetings. At the April 5th meeting, the Village staff provided an overview of the Planned Development process, as well as a summary of the One Winnetka Planned Development (PD). Following was a detailed presentation of the project by the applicant, Stonestreet Partners, LLC. The meeting was concluded with audience members asking questions about the PD. The PD was then continued to the April 19th meeting. On the 19th, audience questions were again entertained and then followed up with audience comments concerning the PD. After audience comments were finished, the Council took no formal action and the case was continued to a later date. At the July 27th meeting Stonestreet described plan changes and then there were questions and comments from the public. The meeting concluded with the Council asking for additional information.

### Executive Summary:

In accordance with Section 17.58 of the Village Code, Stonestreet Partners has made an application for preliminary approval of a Planned Development (PD), known as One Winnetka. Since this matter was last before the Village Council on July 27 2016, there have been no changes to the PD plans. The applicant did submit the following information requested by the Council:

1. Site plan and graphic representation of the west elevations of the project (along Lincoln).
2. An updated traffic study for the revised project, including commuter peak times in morning and evening peak hours.

Following is a summary of the significant changes to the project from the initial Council review in April to the last submittal for the July 27th meeting:

- The height of the Lincoln Ave. building has been reduced in height from 70 ft. to 59 ft. (Note: the 59 ft is exclusive of the 2' 6" parapet on the corner turret and center portion of the Lincoln Ave. building, which represents an overall height of 61'6"; however, these two areas represent less than 5% of the building's total roofline.)
- The height of the east building on Elm St. has been increased in height from 4-stories and 45 ft., to 5-stories and 58 ft.
- The height of the center building on Elm St. has been increased in height from 4-stories and 42'6" to 48'10"
- Reduced the retail area by 7,486 s.f. from 41,381 s.f. to 33,895 s.f.
- Reduced the size of the proposed Lincoln Ave. parking structure from 194 to 56 spaces.
- Eliminated the Lincoln Ave. plaza; resulting in 30 on street parking spaces, 17 more than what the original plans called for.
- Added streetscape improvements to the north side of Elm St. between Arbor Vitae Rd. and Lincoln Ave.
- The 736 Elm St. property, Conney's Pharmacy, has been incorporated into the PD plans.

**Executive Summary (continued):**

As part of the PD approval, Stonestreet Partners has also requested approval of three exceptions to the zoning regulations. These include the following:

- Maximum Building Height - 4-stories and 45 ft...
  - o West (Lincoln Ave.) building – 5-stories, 59 ft. (exclusive of 2’6” parapet – 61’-6”)
  - o East (Elm St.) building – 5-stories, 58 ft.
  - o Center (Elm St.) building – 4-stories, 48’-10”
- Upper Story Setback – stories at 4th floor and above must be stepped back 10 ft.
  - o West (Lincoln Ave) building – no stepback provided at 4th and 5th stories
  - o East (Elm St.) building – no stepback provided at 4th story (stepback provided on 5th story)
- Rear Yard Setback (east property line) – 10 ft.
  - o No rear yard setback is provided.

**Recommendation:**

Discuss the Preliminary One Winnetka Planned Development and exceptions. Provide policy direction regarding the One Winnetka Preliminary Planned Development Application.

**Attachments:**

- Agenda Report
- Attachment A, Excerpt of 4-5-2016 Village Council Meeting Minutes
- Attachment B, Excerpt of 4-19-2016 Village Council Meeting Minutes.
- Attachment C, Excerpt of 7-27-2016 Village Council Meeting Minutes
- Attachment D, Updated Plans and Traffic Data
- Attachment E, Audience Questions and Responses
- Attachment F, Public Correspondence

**AGENDA REPORT**

**TO:** Village Council

**PREPARED BY:** Michael D'Onofrio, Director of Community Development

**SUBJECT:** One Winnetka Planned Development  
(1) Preliminary Planned Development  
(2) Exceptions

**REF:** April 5, 2016 Council Mtg. pp. 631-693  
April 19, 2016 Council Mtg. pp. 201-214  
July 27, 2016 Council Mtg. pp. 1-70

**DATE:** September 14, 2016

**I. INTRODUCTION**

The One Winnetka Planned Development (PD) request for preliminary approval has been before the Village Council on three previous occasions. The PD was initially considered by the Village Council on April 5, 2016. At this meeting, the project applicant, Stonestreet Partners, provided a presentation regarding the development proposal. Following Stonestreet Partners presentation, the public was allowed to ask specific questions concerning the project. The matter was then continued to the April 19<sup>th</sup> Regular Council meeting, where the public question and answer period continued and additional questions concerning the project were asked and addressed. At the conclusion of this meeting, the matter was then continued to the July 27<sup>th</sup> Special Council meeting, where the Council considered the PD for a third time. This meeting included a presentation by the applicant concerning revisions made to the plan, public questions and comments, as well as comments from the Council. Attachments A, B and C provide a summary of each meeting.

At the July 27<sup>th</sup> meeting, the Council asked for additional information from the applicant:

1. A fully dimensioned site plan of Lincoln Avenue.
2. Renderings of the Lincoln Avenue side of the project.
3. Updated traffic study identifying peak a.m. and p.m. counts of the proposed commuter parking lot on Lincoln Avenue.

The applicant has provided this information, in Attachment D, Updated Plans and Traffic Data. Also, included in the attachment are a complete set of floor plans which include minor drawing coordination corrections.

There were a number of questions raised by the public during discussion at the July 27<sup>th</sup> meeting and staff has prepared responses to these questions in Attachment E. The responses include those from both the Village and applicant and are identified as such.

Finally, public correspondence about the proposed PD is included as Attachment F.

## **II. UPDATE TO PLANNED DEVELOPMENT SUBMITTAL**

Between the April 19<sup>th</sup> Council meeting and the July 27<sup>th</sup> Special Meeting there were a number of changes made to the plan including:

- The height of the Lincoln Ave. building was reduced from 70 ft. to 59 ft. (Note: the 59 feet is exclusive of the 2' 6" parapet on the corner turret and center portion of the Lincoln Avenue building, which represents an overall height of 61'6"; however, these two areas represent less than 5% of the building's total roofline.)
- The height of the east building on Elm St. was increased from 4-stories and 45 ft., to 5-stories and 58 ft.
- The height of the center building on Elm St. was increased from 4-stories and 42'6" to 48'10"
- Reduced the retail area by 7,486 s.f. from 41,381 s.f. to 33,895 s.f.
- Reduced the size of the proposed Lincoln Ave. parking structure from 194 to 56 spaces.
- Eliminated the Lincoln Avenue plaza; resulting in 30 on-street parking spaces, 17 more than called for in the previous plans.
- Added streetscape improvements to the north side of Elm St. between Arbor Vitae Road and Lincoln Avenue.
- The 736 Elm Street property, Conney's Pharmacy, was incorporated into the PD plans.
- In addition to the above design revisions, the applicant also eliminated its request for the Village to contribute any funds towards the PD.
- Request from the applicant to acquire a fee simple interest in a 7,767 square foot portion of the Lincoln Avenue right-of-way.

Since the July 27<sup>th</sup> Special Meeting there have been no further changes to the PD. A summary of the revised plans has been detailed below.

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## PLAN SUMMARY

Item	July 2016 Plan
Size of development site	1.68 acres
Cumulative size of buildings	184,891 s.f.
Residential units /s.f.	61/137,241 s.f.
Retail space	33,895 s.f.
Common area space	13,755 s.f.
Building Height (West - Lincoln Ave)	5-stories, 59 ft. (excl. 2'-6" parapet - 61'-6")
Building Height (Middle building - Elm St)	4-stories, 48'-10"
Building Height (East - Elm St.)	5-stories, 58 ft.
Parking below buildings (residential use)	106 spaces
Parking below Lincoln Ave. (commuter use)	56 spaces
Parking -Elm Street parking lot (shopper use)	114 spaces
Parking-Lincoln Ave. on-street (shopper use)	30 spaces
Residential use type	40 rental; 15 condo; 6 townhouse
Residential bedroom size	1 bdrm- 8; 2 bdrm-20; 3 bdrm-27; + townhouse
Front yard setbacks (along Lincoln Ave. & Elm St.)	0 ft.
Side yard setback (along south property line)	24 ft.
Rear yard setback (along east property line)	0 ft.

### III. EXCEPTIONS

Inherent in the PD regulations is the understanding that not all bulk regulations will be met and therefore some type of relief process is necessary. This process is established through the approval of "exceptions." It is important to note that exceptions are not the same as variations and are treated differently. Exceptions have different findings from those for variations, including the following, as codified in the Zoning Ordinance:

- That the exception or modification meets the standards for modification defined in the relevant provision of this section;

- That the exception or modification is solely for the purpose of promoting a unified site plan and of meeting the objectives of both this Title and the Comprehensive Plan; and
- That the exception or modification is necessary to achieve the stated objectives and goals of this Chapter 17.58 of the Zoning Ordinance.

Based on the current plans, exceptions to the building height, upper story setback and rear yard setback requirements are required. The following table identifies the exceptions:

<b>Type of Standard</b>	<b>Zoning Requirement</b>	<b>Proposed in PD</b>
Maximum building height	4-stories, 45'-0'	5-stories, 59' for west (Lincoln Ave.) building; 5- stories 58 ft. for east (Elm St.) building; & 4-stories 48'-10" for center (Elm St) building.
Upper story step back	Stories at 4 <sup>th</sup> floor and higher must be stepped back 10 feet	No setback provided on west (Lincoln Ave.) building; 10 ft. setback only provided at 5 <sup>th</sup> floor for east (Elm St.) building.
Rear yard setback (east lot line)	10' required	0' proposed (Rear yard is located on the east side of the PD site, adjacent to Hadley Institute).

#### **IV. PUBLIC BENEFITS**

As part of the PD, Stonestreet Partners is proposing to construct a number of improvements that will benefit the public. Following is a list of the improvements:

- Construction of a 56 space commuter parking lot, underneath Lincoln Avenue at a cost of \$2.4 million.
- Construction of a parking structure on the east side of the project, on Elm Street that will add 51 spaces for customer and employee parking, to the existing 63 space Village parking lot at a cost of \$2.6 million.
- With the construction of the Lincoln Avenue and East Elm Street parking structures, an additional "net" 107 parking spaces would be added.
- The developer will find the cost of reconstruction of Lincoln Avenue.
- Streetscape improvements adjacent to the PD site, as well as other sites in the vicinity, including the north side of Elm Street between Arbor Vitae Road and Lincoln Avenue and along the west side of Lincoln Avenue, at an estimated cost of \$1.7 million.
- Stonestreet Partners originally requested a \$6.52 million financial contribution from the Village, but has since withdrawn its request. Accordingly, they estimate the total cost of the above listed improvements at \$6,700,000, all of which will be borne by Stonestreet Partners.

#### **V. VILLAGE COUNCIL ACTION**

In its review of a Planned Development, the Village Council must consider findings that are identified in Section 17.58.110.E of the Zoning Ordinance including:

1. That the proposed development meets the special use standards for planned development, as set forth in Section 17.58.110.B of the Zoning Ordinance;
2. That the proposed development, as a whole, is consistent with the Comprehensive Plan, Winnetka 2020;
3. That a certificate of appropriateness of design should be issued for the buildings, landscaping and other exterior elements of the proposed development; and
4. That the proposed development is otherwise consistent with the intent and objectives of this Chapter 17.58 of the Zoning Ordinance.

**RECOMMENDATION**

Discuss the Preliminary One Winnetka Planned Development and exceptions. Provide policy direction regarding the One Winnetka Preliminary Planned Development Application.

**ATTACHMENTS**

- Attachment A, Excerpt of 4-5-2016 Village Council Meeting Minutes
- Attachment B, Excerpt of 4-19-2016 Village Council Meeting Minutes.
- Attachment C, Excerpt of 7-27-2016 Village Council Meeting Minutes
- Attachment D, Updated Plans and Traffic Data
- Attachment E, Audience Questions and Responses
- Attachment F, Public Correspondence

**ATTACHMENT A**

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**Excerpt of April 5, 2016 Village Council Meeting Minutes**

**ATTACHMENT A**  
**EXCERPT OF APRIL 5, 2016 VILLAGE COUNCIL MEETING MINUTES**

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10) ~~New Business.~~

a) **One Winnetka Planned Development.** Mr. D'Onofrio explained that a Planned Development (PD) is a parcel over 10,000 square feet that is governed by a special set of regulations that allow greater flexibility in applying the Zoning Ordinance to promote creative land use and conformity with the Comprehensive Plan. The PD Ordinance calls for an extended review process with three Village advisory bodies: the Zoning Board of Appeals (ZBA), Plan Commission (PC) and Design Review Board (DRB).

Mr. D'Onofrio reviewed the 1.61 acre One Winnetka site, which includes:

- 511 Lincoln Ave. (formerly Fell clothing store);
- 513-515 Lincoln Ave. (formerly Marian Michael clothing store);
- 740 Elm St. (Phototronics );
- 718-732 Elm St. (multi-tenant building);
- 714-716 Elm St. (formerly Baird & Warner Real Estate).

Mr. D'Onofrio said Conney's Pharmacy at 736 Elm Street was not a part of the development site when the advisory boards were considering the application. However, the developer is in negotiations with Conney's and is asking the Council to consider a plan that may include the parcel at 736 Elm Street.

Mr. D'Onofrio explained that the development plans were revised on several occasions during the approval process with the advisory boards. Amendments were made to building height, number of residential units, commercial square footage, parking and design features. He briefly described each advisory board process, noting that the PC recommended approval of the application subject to conditions; the ZBA recommended denial of the project; and the DRB voted that the project is in compliance with the Village's Design Guidelines.

Next, Jeff Beck, attorney for the developer, Stonestreet Partners, LLC, asserted that the One Winnetka project will benefit Winnetka and he introduced David Trandel, the developer.

Mr. Trandel noted that his project has been modified significantly to make it better, as his intent is to beautify the Village and provide amenities, not to create division. He reviewed the qualifications of his team, architect Lucien LaGrange, landscape architects Daniel Ewinbach & Partners, as well as technical, traffic, planning/zoning, market and tax consultants.

Mr. Trandel described the project: 71 luxury residential units, over 41,000 square feet of commercial space; 432 parking spaces for residents, commuters, retail customers and employees; and a public plaza for civic events and festivals. He explained that there are three buildings in the proposal, with parking sufficient to support the proposed retail. He reviewed the projected public benefits of the project: investment in downtown Winnetka; public improvements; increases in tax revenue/fees; replacement of obsolete commercial space; and satisfy demand for simplified living for retirees. He said a driving force in the design of the building was the lack of suitable living space to keep Winnetka's aging population in the Village.

George Kissel, Project Planner. Mr. Kissel gave a brief history of Winnetka, describing the Bennet Plan and explaining how One Winnetka will fit in with that plan. He reviewed vacancy rates and posited that they are largely driven by the outmoded nature of the business districts. Lastly, he described the revisions made to the proposed development during the advisory board review process.

Geoffrey Bird, Project Architect. Mr. Bird reviewed the context of the project in conjunction with the Elm Street Business District and described the three buildings in greater detail. He noted that the project is designed to be enjoyed at a pedestrian scale.

Mr. Kissel reviewed the proposed reconfiguration of Lincoln Avenue, which would include underground parking and a plaza. He expounded on the public benefits, including infrastructure improvements to parking, stormwater management, water mains, and reduced curb cuts. Finally, he reviewed the requested zoning variations for height, rear yard setback and upper level setback.

Mr. Trandel concluded that the review process has afforded an opportunity for constructive dialog and he wants to work with the Village to produce a result everyone will be proud of. He noted that this is a rare opportunity for the largest site ever re-developed in Winnetka.

President Greable called for audience questions.

David Humphrey, 434 Willow Road. Mr. Humphrey asked how the inclusion of Conney's would affect the plan and the public encroachment. Mr. Trandell said including Conney's doesn't impact the encroachment on Lincoln Avenue, which is being done to "square up" the plaza.

Frank Petrek, 711 Oak Street. Mr. Petrek had three questions: (1) will a majority of Trustees need to vote for approval in light of the objections; (2) how will parking on the east side of Lincoln impact the entrance to 711 Oak Street; and (3) why was the garbage collection changed to the south end of the development, right next door to 711 Oak Street?

Attorney Friedman said he is confirming the objectors with a title company, but it looks like they're over 20% of owners within 250 feet, which will mandate approval of four Trustees, with the Village President's vote not counting.

Mr. Trandel explained that the garbage will not be out in the open, and that the site was reconfigured to remove approximately 4,000 feet of retail, which improves the ability to manage the traffic flow from Lincoln Avenue. Mr. Kissel noted that everything is at the preliminary stage, and nothing has been engineered yet.

Patrick O'Neil, owner of Little Ricky's. Mr. O'Neil said he thinks the One Winnetka proposal is fabulous and the Village needs it.

Marc Hecht, Spruce Street. Mr. Hecht asked if the Village has received the market report from its real estate advisor CBRE and if the next meeting would be held if it hasn't. Manager Bahan said the report is expected to be ready in the next 15-30 days, and the next Council meeting is set for April 19.

Rob Newman, 610 Sheridan Road. Mr. Newman asked what is being done to prevent the site from standing vacant another 5 or 6 years if One Winnetka is not approved. Manager Bahan explained that the property is not owned by the Village, and is in the hands of the private sector.

Debbie Guillod, 1301 Forest Glen. Ms. Guillod asked why the Village President is being eliminated from the voting process, and why the community would potentially suffer based on the objections of a handful of people. Attorney Friedman noted that the rule is in the Village Code, and many municipalities have protest provisions to trigger a supermajority vote.

Richard Sobol. Mr. Sobol asked if it is appropriate to consider the One Winnetka application before the Downtown Master Plan process is complete. Manager Bahan responded that now is the right time to consider the application, and that the Village has four other potential re-development sites that will also benefit from a Downtown Plan.

Eleanor Prince, Kenilworth. Ms. Prince asked what Winnetka is doing to brand itself and bring in new businesses. Manager Bahan said branding won't be pursued until the Downtown Master

Plan is finalized. He added that several new businesses have come to Winnetka in the past year, and the Economic Development Program is examining recruitment strategies.

President Greable announced that due to the lateness of the hour, the discussion would come to a close for the evening, and public comment and questions will be continued at the next Council meeting.

**ATTACHMENT B**

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**Excerpt of April 19, 2016 Village Council Meeting Minutes**

**ATTACHMENT B**  
**EXCERPT OF APRIL 19, 2016 VILLAGE COUNCIL MEETING MINUTES**

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1) Old Business.

a) One Winnetka Planned Development (continued). President Greable announced that the public comment period would pick up where it left off at the last meeting, starting with questions and followed by comments. He said Staff would record all questions from the audience and provide them to the Developer, who will respond in writing.

Ron Drucker, 711 Oak Street. Mr. Drucker expressed concern about the garbage pickups off Lincoln Avenue, as they will be early in the morning and be noisy.

Carrie Aronson, Coldwell Banker. Ms. Aronson asked if diverse uses will be allowed in the Retail Overlay District.

Steve Miller, 603 Provident Avenue. Has the Council considered that the Village will be asked for height increases on the other three corners of Elm Street and Lincoln Avenue if One Winnetka goes forward with increased height allowances? How will security of underground parking be handled? What is the bond amount, in the event the project is halted?

Sally Hoit, Winnetka Mews. Will a scale model will be made of the development?

Jerry Brown, 711 Oak Street. Will the applicant have insurance to cover any potential damage that might be done to his building during One Winnetka construction, and how large would the policy be? Where will the project staging area be? How long will Lincoln Avenue be closed for construction of the underground parking?

Richard Kates, 1326 Tower Road. How much money is the developer asking the Village to contribute to the project? Has this amount increased since the initial presentation to the Plan Commission, and if so, why? What will the Village be paid for the property underneath Lincoln Avenue? What public improvement contributions is the developer seeking and what is the monetary value of those? If the developer does not get the contributions from the Village, both financial and infrastructure, will the project go forward?

Tom Rajkovich, 306 Forest Glen. Will the developer provide specific descriptions of the palette materials to be used on the building? Will the materials be authentic? What will the underground parking look like at dusk or later? Can the developer provide a digital interactive model for the public to use for more careful viewing of the development from other vantage points?

Ann Wilder, Spruce Street. Assuming no change to the water service lines, and no negative effect on the pressure for neighboring users, will there be adequate water service to all the units in the buildings? Could parking be satisfied on-site if it was reduced to the amount required in the Code? Will the proposed dining tables on Elm Street be located on the public sidewalk and if yes, how much footage will there be for pedestrians to pass by?

The question period ended at 8:40 p.m. Next, President Greable called for comments from the public.

David Humphrey, owner of Grand Foods property. Mr. Humphrey posited that people move to Winnetka to realize the benefits of limited scale and he showed a visualization of the proposed development as seen from the second floor of Village Hall. He said organic growth seeks changes when they are necessary and asked what needs a taller building serves. He urged the Council not to settle for a building that would overshadow the downtown but one that harmonizes with the Village as it is.

Bob Humphrey, 711 Oak. Mr. Humphrey said if the One Winnetka development is approved, there will be precedent to approve the next proposal for a six or seven story development. He

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noted that smaller trees are intentionally planted in the business districts, and the buildings are within the tree canopy. He said he could see no benefit to the Village, along with disproportionate disadvantages to the near neighbors of the proposed project.

Denise Keller. Ms. Keller said Winnetka needs the development because people want to buy new construction, and she suggested a group discussion would overcome a lot of obstacles.

Eleanor Prince, Kenilworth. Ms. Prince said Winnetka is the envy of the surrounding communities because of its planned feel and she suggested taking off two stories on the west side of the development in the interest of balance.

Peter Tyor, 711 Oak. Mr. Tyor expressed concerns about safety, fairness and trust, the narrowing of Lincoln Avenue and sidewalks, and the proximity of the entrance to the 711 Oak driveway.

Don Faloon, 799 Foxdale. Mr. Faloon said the site is very large and a building with more bulk could be built under the existing Code at the four-story height. He thought One Winnetka will be more of a community asset than a simple four-story building, and posited that the 70-foot height occupies a small percentage of the overall site, and the visual impact will be minimal. He added that the parking would be Village-owned, subsidized by the developer.

Brook Bloom, 979 Willow Road. Ms. Bloom said she moved to Winnetka for the schools, walkability and the Village's cohesive look. She expressed concern about the takeover of Lincoln Avenue and possible use of Village funds. She urged the Council to take its time, consider the issues and listen to the community.

Katie Reap, 1217 Asbury. Ms. Reap said One Winnetka is a stunning project that will put Winnetka on the map and she advised looking ahead, not to the past.

Peter Gelderman, Tower Road. Mr. Gelderman said he was opposed to the project because it is too tall and too big.

Richard Kates, 1326 Tower Road. Mr. Kates said a 2006 parking study indicated deficient parking on Elm Street east of Green Bay Road; however, a 2011 KLOA study found the Village provides a total of 487 spaces in the East Elm District, with 346 spaces used on weekdays and 250 used on weekends during peak demand times. He posited that there is plenty of parking in the East Elm District, the Village does not need to subsidize parking, and added that the last proposed development at the Fell Site did not ask for Village money, but instead offered the Village \$1.5 million in improvements. He urged caution in the use of Village funds.

Richard Sobol. Mr. Sobol read a letter from the Illinois Historic Preservation Agency urging adaptive re-use of the Fell building.

Marc Hecht, Spruce Street. Mr. Hecht made the following points: (i) there will be very negative consequences for the Village if the project is abandoned mid-way through, or is completed and is not successful; (ii) the project is out of scale for a town of Winnetka's size; (iii) the Council should only approve the project if a long-term bond is secured to ensure the developer will stay with the project for 10 years after substantial occupancy is achieved; (iv) cash escrows should be funded annually to ensure tax revenues in the event the developer goes bankrupt; (v) if successful, the project will congest Village streets and drive people away.

Peter Milbratz. Mr. Milbratz said the Fell building should be revitalized and used again and felt it is an asset to the community.

Derrick Kaleta, 611 Lincoln. Mr. Kaleta said One Winnetka is too massive and complex and will cause too much congestion. He was against using taxpayer money on the project.

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Dan Hales, 711 Oak. Mr. Hales asserted there will be massive congestion if the project is built, and that people want tranquility and peace, not noise and crowding.

Bradley Smith, Evanston. Mr. Smith said it seems most of the feedback on One Winnetka has been negative and he wondered how people who don't read the news about it feel about the project.

Steve Miller, Provident Avenue. Mr. Miller said approving the zoning variations will open a Pandora's Box of other developers wanting to do a similar project in Winnetka.

Tom Rajkovich, 306 Forest. Mr. Rajkovich said it comes down to establishing a character for the Village, and he urged a separation between the residential and public areas of Winnetka, which would leave public buildings like churches, Community House etc., to dominate the skyline. He criticized One Winnetka as being city architecture and scale, adding that it will look like a fish out of water.

Vickie Apatoff, 730 Ardsley. Ms. Apatoff asked if so much retail can be supported in a town of Winnetka's size, and she compared One Winnetka to a development in Highland Park which is smaller than One Winnetka, that is sitting largely empty. She cautioned that such a fate for One Winnetka would have a very negative effect on the Elm Business District. She urged the Council to consider the size and scale of the development before approving.

Jan Bawden, 129 DeWindt. Ms. Bawden said the Business Community Development Commission examined building heights in the commercial zones in 2014, and recommended a maximum height of 45 feet, and she added that the height of One Winnetka should not be approved.

Katherine Veach, 1040 Sunset Road. Ms. Veach said Winnetka is not attracting people from the city anymore, and something must be done.

Denny Niles, Spruce Street. Mr. Niles said Winnetka's housing stock is too expensive, the market is slow, and One Winnetka could increase property values.

There being no more public comment, President Greable continued the One Winnetka discussion until a later Council meeting, the date of which will be announced in advance.

**ATTACHMENT C**

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**Excerpt of July 27, 2016 Village Council Meeting Minutes**

**MINUTES**  
**WINNETKA VILLAGE COUNCIL SPECIAL MEETING**

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**July 27, 2016**

(Approved: August 16, 2016)

A record of a legally convened special meeting of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Wednesday, July 27, 2016 at 7:00 p.m.

- 1) Call to Order. President Greable called the meeting to order at 7:01 p.m. Present: Trustees Andrew Cripe, William Krucks, Scott Myers, Christopher Rintz and Kristin Ziv. Absent: Trustee Penny Lanphier. Also in attendance: Village Manager Robert Bahan, Community Development Director Mike D’Onofrio, and approximately 75 persons in the audience.

President Greable announced that any members of the audience who wished to comment about flooding during the previous weekend’s storms would be welcome to speak at the conclusion of the One Winnetka Preliminary Planned Development discussion. He added that the Council’s August 2<sup>nd</sup> meeting would be devoted to stormwater issues, so the Council can give the issue the time and attention it deserves.

- 2) One Winnetka Preliminary Planned Development (continued). President Greable explained that Mr. D’Onofrio would briefly review the revisions to the One Winnetka preliminary application, followed by a presentation of the revised plan from the developer, and comments from CBRE, the Council’s real estate consultant.

Mr. D’Onofrio summarized the revised One Winnetka Project, which includes:

- Reductions in height, density, retail area and size of the parking structure;
- Elimination of the proposed Lincoln Avenue plaza;
- Elimination of Village financial contributions;
- Addition of streetscape improvements to the north side of Elm Street;
- A request for zoning exceptions from building height, upper story setback and rear yard setback zoning requirements.

The developer, David Trandel, presented the plan revisions in greater detail, explaining that the changes were made in response to comments from the community, Plan Commission and Zoning Board of Appeals.

Lucien Lagrange of Lucien Lagrange Associates, the project architect, reviewed improvements for each component of the proposal, which is actually three separate buildings fronting on Elm Street and Lincoln Avenue.

George Kisiel of Okrent Kisiel Associates, the project zoning consultant, reviewed the proposed development site, floor plans, parking facilities and streetscape improvements.

Mr. Trandel thanked the Council, Zoning Board of Appeals, Plan Commission and Design Review Board for consideration of the preliminary application and for a remarkable process, and requested preliminary approval of the project.

Mike Tobin, and Marty Stern from CBRE, the Council’s real estate advisors, confirmed the proposal in its current form will provide substantial benefits to Winnetka, and eliminates the

Village's financial risk. They both deemed the project worth of approval if the community is in favor of going forward.

President Greable called for questions from the Council.

The Trustees asked questions about traffic circulation, the need for a zoning exception for building height and the financial viability of the project. Trustee Ziv expressed her support for the revised application.

Next, President Greable called for questions from the audience.

Eleanor Prince, Kenilworth. Ms. Prince questioned the setback for the west elevation.

Frank Petrek, 711 Oak Street. Mr. Petrek asked: (i) if the refuse collection site and time can be modified? (ii) is it possible to eliminate the necessity of delivery trucks backing up? (iii) what size trucks will be permitted at the loading dock? (iv) can the refuse collection be scheduled for 8:00 AM or later? (v) where will the HVAC and exhaust units will be located and can they be soundproofed? and (vi) what is the correct value of the parking spaces on Lincoln Avenue?

Jeffrey Liss, 1354 Edgewood. Mr. Liss asked if an easement on Lincoln Avenue could be created instead of deeding a portion of the road to the Developer.

Derek Glass, 611 Lincoln. Mr. Glass asked about the process that led to amending the Village's height requirements in commercial districts last spring, how long Stonestreet Partners has owned the One Winnetka property, and if the Village has considered how the density of the development will contribute to traffic and congestion in the area.

Richard Laible, 978 Elm Street. Mr. Laible asked how soon after approval the project could start, and what the backup plan is for not approving the development.

Marc Hecht, Spruce Street. Mr. Hecht asked questions about the public benefits of the proposal, and whether the Developer has a contract with Conney's Pharmacy to include that building in the One Winnetka development.

Rob Neumann, 610 Sheridan Road. Mr. Neumann asked what Stonestreet's monthly carrying costs are and how long ago the preliminary application was filed.

Tom Kehoe, Winnetka. Mr. Kehoe asked what message would be sent to other developers if the project is not approved.

There being no further questions from the audience, President Greable called for public comments.

Steve Miller, Bob Humphrey, Richard Sobol, Peter Gelderman and Derek Glass called for the Council to deny the preliminary application.

Kaveh Mirani, Terry Dason, Phil Hoza, Eric Jonke, Sherry Molitor, Jeffrey Liss, Tom Kehoe, Gil Fitzgerald, Don Faloon, Rob Newman, Bob Horne and Madeline Mirani asked the Council to approve the preliminary application.

Frank Petrek, 711 Oak Street. Mr. Petrek asked the Council to protect the community at 711 Oak Street.

Bradley Smith, Evanston. Mr. Smith reviewed a tally of community comments from the advisory board process of the preliminary application review.

Marc Hecht, Spruce Street. Mr. Hecht said he hoped the Council would make the developer's financial statements available to the public for their comments.

President Greable asked the Council if they have further direction for Stonestreet Partners.

The Trustees were generally in favor of voting on the preliminary application as soon as possible. It was pointed out that the next Regular Council meeting on the day after Labor Day might not a be convenient date for the community to participate in the discussion.

Trustee Krucks requested a graphic of the development's western elevation along Lincoln Avenue, including the ramp of the parking garage and dimensions of sidewalks, roadways, and ingress and egress points.

Trustee Myers said he would like to see an updated traffic study of the revised project, including commuter times for the morning and evening rush hours.

Attorney Friedman explained that the first Council vote would be to either deny the application or to direct Village staff to prepare an Ordinance granting preliminary approval. That Ordinance would be brought to the Council for a vote at a subsequent meeting.

3) Public Comment:

Phil Hoza, Cherry Street. Mr. Hoza announced that David James, the first African American to live in Winnetka, and a Tuskegee Airman, had passed away the previous Friday.

4) Adjournment. Trustee Cripe, seconded by Trustee Ziv, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 10:14 p.m.

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Deputy Clerk

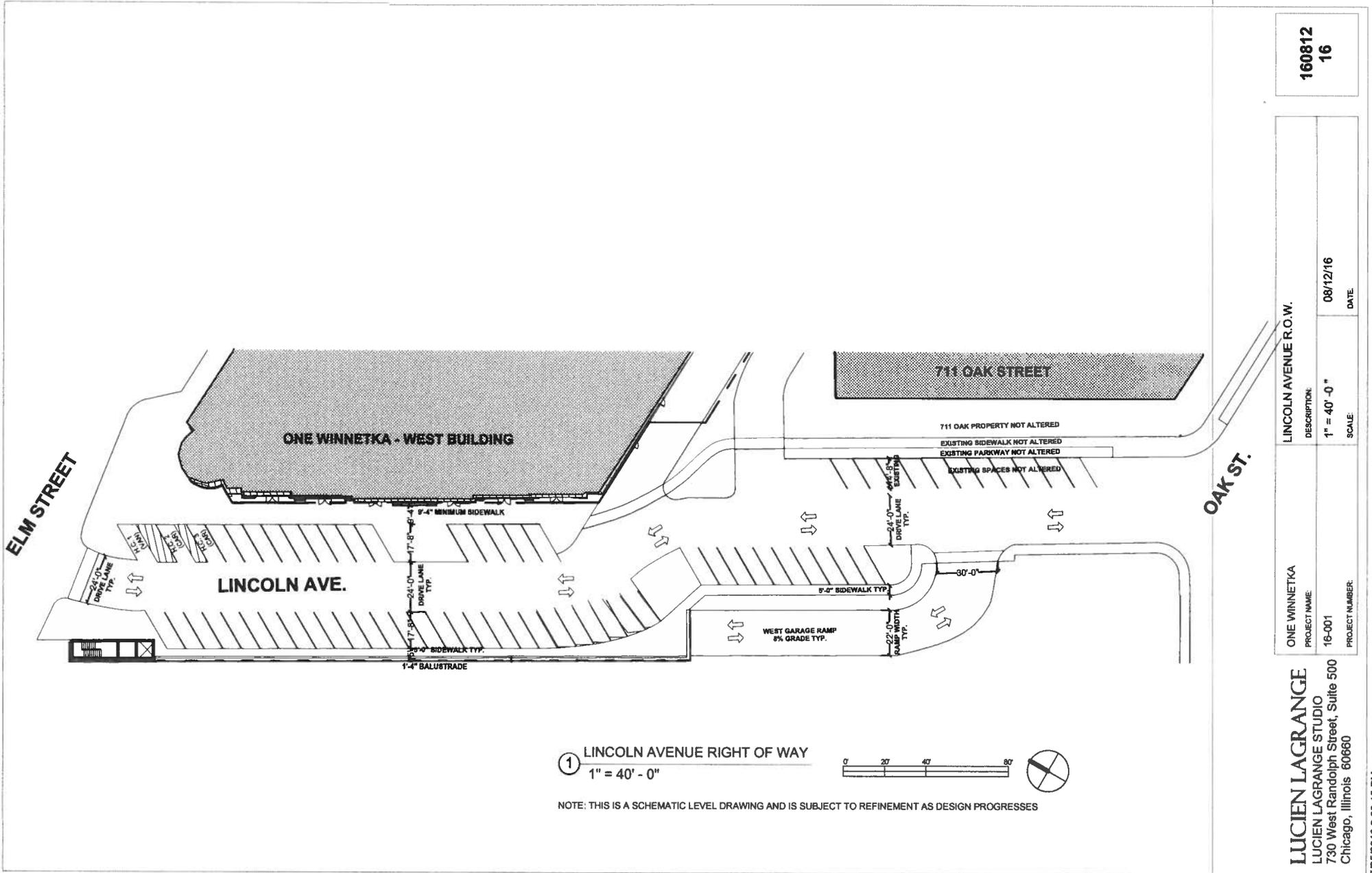
**ATTACHMENT D**

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**Updated Plans and Traffic Data**

ATTACHMENT D

UPDATED PLANS – LINCOLN AVENUE SITE PLANS

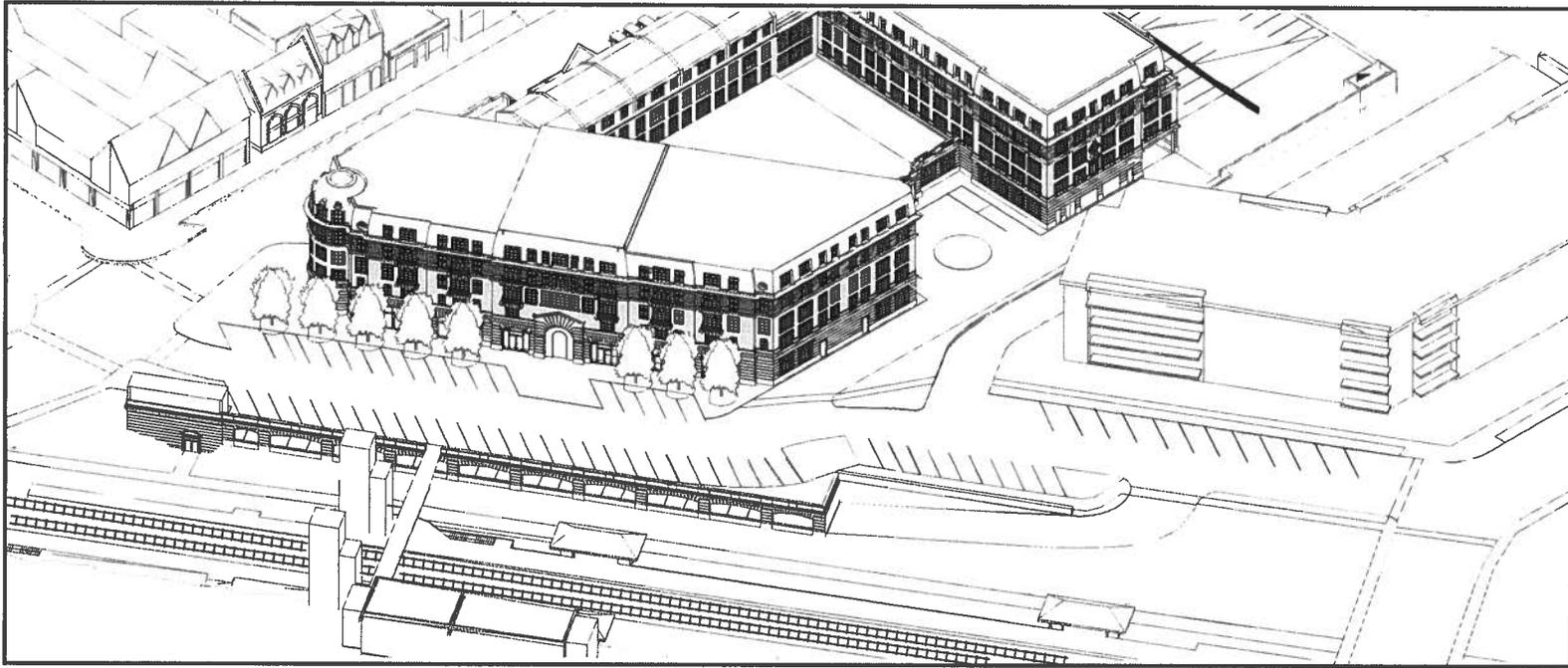


LUCIEN LAGRANGE  
LUCIEN LAGRANGE STUDIO  
730 West Randolph Street, Suite 500  
Chicago, Illinois 60660

7/25/2016 3:38:15 PM

ATTACHMENT D

UPDATED PLANS – LINCOLN AVENUE SITE PLANS



① VIEW OF LINCOLN AVENUE RIGHT OF WAY  
NOT TO SCALE

NOTE: THIS IS A SCHEMATIC LEVEL DRAWING AND IS SUBJECT TO REFINEMENT AS DESIGN PROGRESSES

160812  
15  
SKETCH NUMBER

VIEW OF LINCOLN AVENUE RIGHT OF WAY

DESCRIPTION:

NOT TO SCALE

SCALE:

08/12/16

DATE

ONE WINNETKA

PROJECT NAME:

16-001

PROJECT NUMBER:

LUCIEN LAGRANGE  
LUCIEN LAGRANGE STUDIO  
730 West Randolph Street, Suite 500  
Chicago, Illinois 60660

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**ATTACHMENT D**

**UPDATED PLANS – LINCOLN AVE RENDERINGS**



ATTACHMENT D

UPDATED PLANS – LINCOLN AVE RENDERINGS



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August 12, 2016

David Trandel  
Stonestreet Partners  
515 Lincoln Ave  
Winnetka, IL 60093

Location: Traffic Study Addendum  
One Winnetka Mixed-Use Development  
Winnetka, Illinois

Dear David:

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the new plans dated July 20, 2016 for the proposed One Winnetka development and offers the following:

- The original plan and what was analyzed by KLOA, Inc. in the traffic study dated March 4, 2015 called for 120 apartments, approximately 46,440 square feet of specialty retail and a 144 space commuter lot. Table 1 below shows the original plan projected site-generated traffic volumes.

**Table 1**  
**PROJECTED SITE-GENERATED TRAFFIC VOLUMES (ORIGINAL PLAN)**

ITE Land Use Code	Land Use	Size	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
			In	Out	In	Out
220	Apartments	120 Units	12	50	55	29
		35 percent reduction <sup>1</sup>	<u>(-4)</u>	<u>(-18)</u>	<u>(-19)</u>	<u>(-10)</u>
		Subtotal	8	32	36	19
826	Specialty Retail	46,440 s.f.	20	12	59	75
--	Commuter Lot <sup>2</sup>	144 spaces	<u>88</u>	<u>6</u>	<u>4</u>	<u>78</u>
	<b>Total</b>		<b>116</b>	<b>50</b>	<b>99</b>	<b>172</b>

<sup>1</sup>Trip generation reduced by 35 percent to account for proximity to train station

<sup>2</sup>Trip generation based on survey of the existing Winnetka Metra parking lot on the west side of the tracks between Elm Street and Oak Street/Green Bay Road

- Based on the results of the capacity analyses for the Year 2020 conditions, which included a nine percent growth factor applied to the existing traffic volumes, all of the studied intersections were projected to operate under at a level of service B or better.
- The overall delay experienced at the intersections would increase by approximately one second or less. This small increase in the overall delay would be nearly imperceptible by motorists.
- The current plan, has reduced the number of residential units to 61 (40 apartments, 15 condominium units, and six rental townhomes), the retail space to 34,000 square feet, and the commuter underground parking to 56 spaces. Table 2 shows the estimated trip generation under the new plan.

Table 2  
PROJECTED SITE-GENERATED TRAFFIC VOLUMES (NEW PLAN)

ITE Land Use Code	Land Use	Size	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
			In	Out	In	Out
220	Apartments	40 Units	5	18	26	14
230	Condominiums	15 Units	2	9	9	4
224	Townhomes	6 Units	1	3	2	2
		35 percent reduction <sup>1</sup>	<u>(-3)</u>	<u>(-11)</u>	<u>(-13)</u>	<u>(-7)</u>
		Subtotal	5	19	24	13
826	Specialty Retail	34,000 s.f.	15	9	45	58
--	Commuter Lot <sup>2</sup>	56 spaces	<u>34</u>	<u>2</u>	<u>2</u>	<u>30</u>
		Total	54	30	71	101

<sup>1</sup>Trip generation reduced by 35 percent to account for proximity to train station

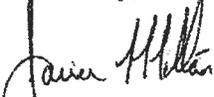
<sup>2</sup>Trip generation based on survey of the existing Winnetka Metra parking lot on the west side of the tracks between Elm Street and Oak Street/Green Bay Road

- Based on a comparison of Tables 1 and 2, the new overall plan will generate 82 and 99 fewer total (in/out) trips during the morning and evening peak hours, respectively. This translates into an approximate 50 and 36 percent reduction during the morning and evening peak hours, respectively.
- Further inspection of Table 2 indicates that the Commuter Lot will generate 58 fewer total trips during the morning peak hour and 50 less total trips during the evening peak hour than the original plan for the commuter lot.

- Given that all of the studied intersections were projected to operate at acceptable levels of service B or better under the original plan, a reduction in the number of trips generated by the proposed development will have a positive impact on the adjacent intersections with less traffic and shorter delays.
- Lastly, further inspection of the capacity analyses for Year 2020 future conditions, which include a growth factor of nine percent, indicates that the intersection capacity utilization for the intersections of Lincoln Avenue with Elm Street and Oak Street will range between 34 percent and 53 percent. This is well below the capacity threshold of 80 to 90 percent.

Should you have any questions or require additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Javier Millan". The signature is written in a cursive style with a large initial "J".

Javier Millan  
Senior Consultant

# ATTACHMENT D

## UPDATED TRAFFIC DATA

### PROPOSED INTERSECTION UTILIZATION

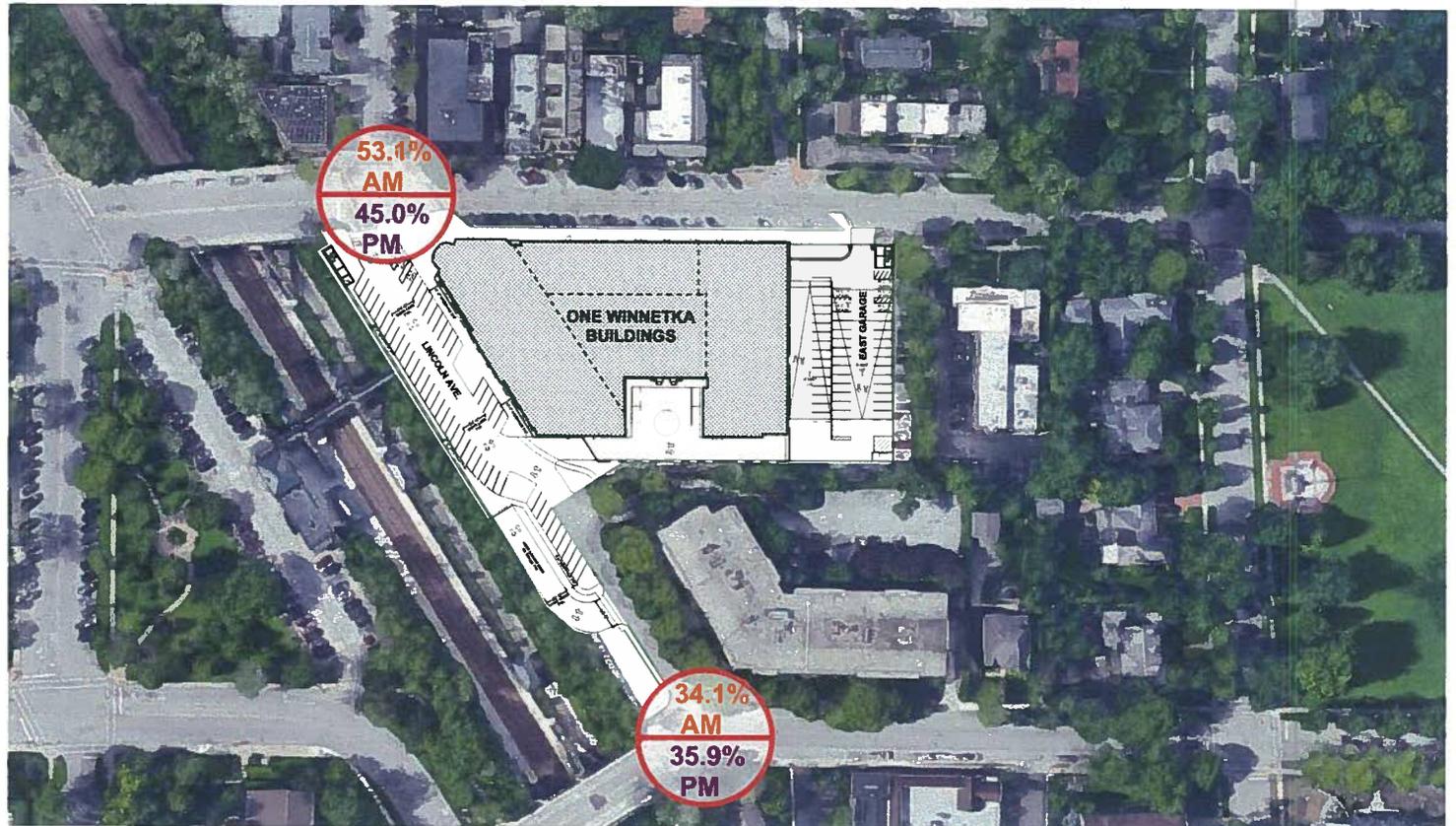
LINCOLN AVE. & ELM ST.  
OPERATING AT:

AM: 53.1% OF CAPACITY (+5.6%)  
PM: 45.0% OF CAPACITY (-2.4%)

LINCOLN AVE. & OAK ST.  
OPERATING AT:

AM: 34.1% OF CAPACITY (+3.5%)  
PM: 35.9% OF CAPACITY (+9.9%)

AVERAGE CHANGE +4.15%



# ATTACHMENT D

## UPDATED TRAFFIC DATA

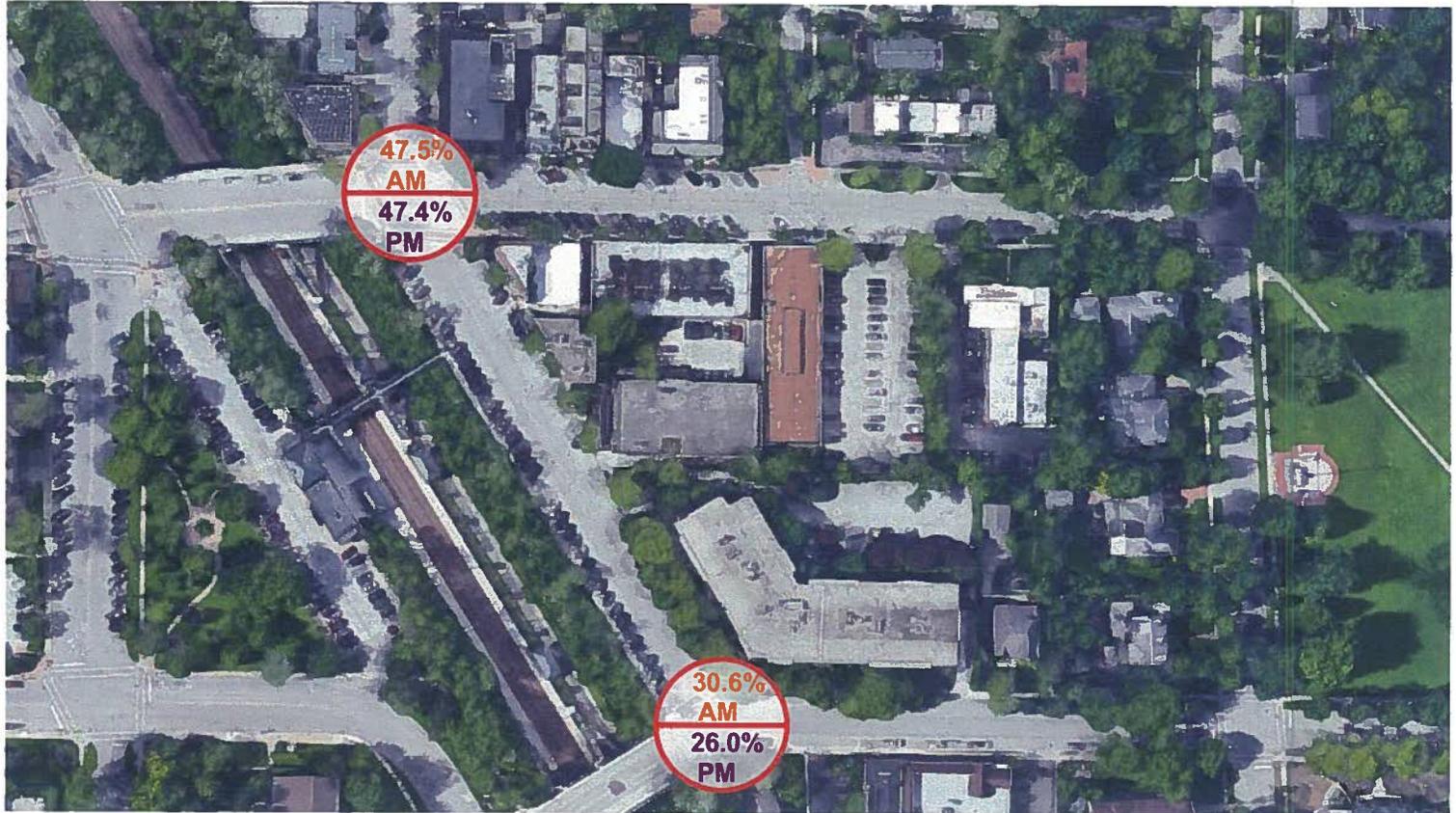
### EXISTING INTERSECTION UTILIZATION

LINCOLN AVE. & ELM ST.  
OPERATING AT:

AM: 47.5% OF CAPACITY  
PM: 47.4% OF CAPACITY

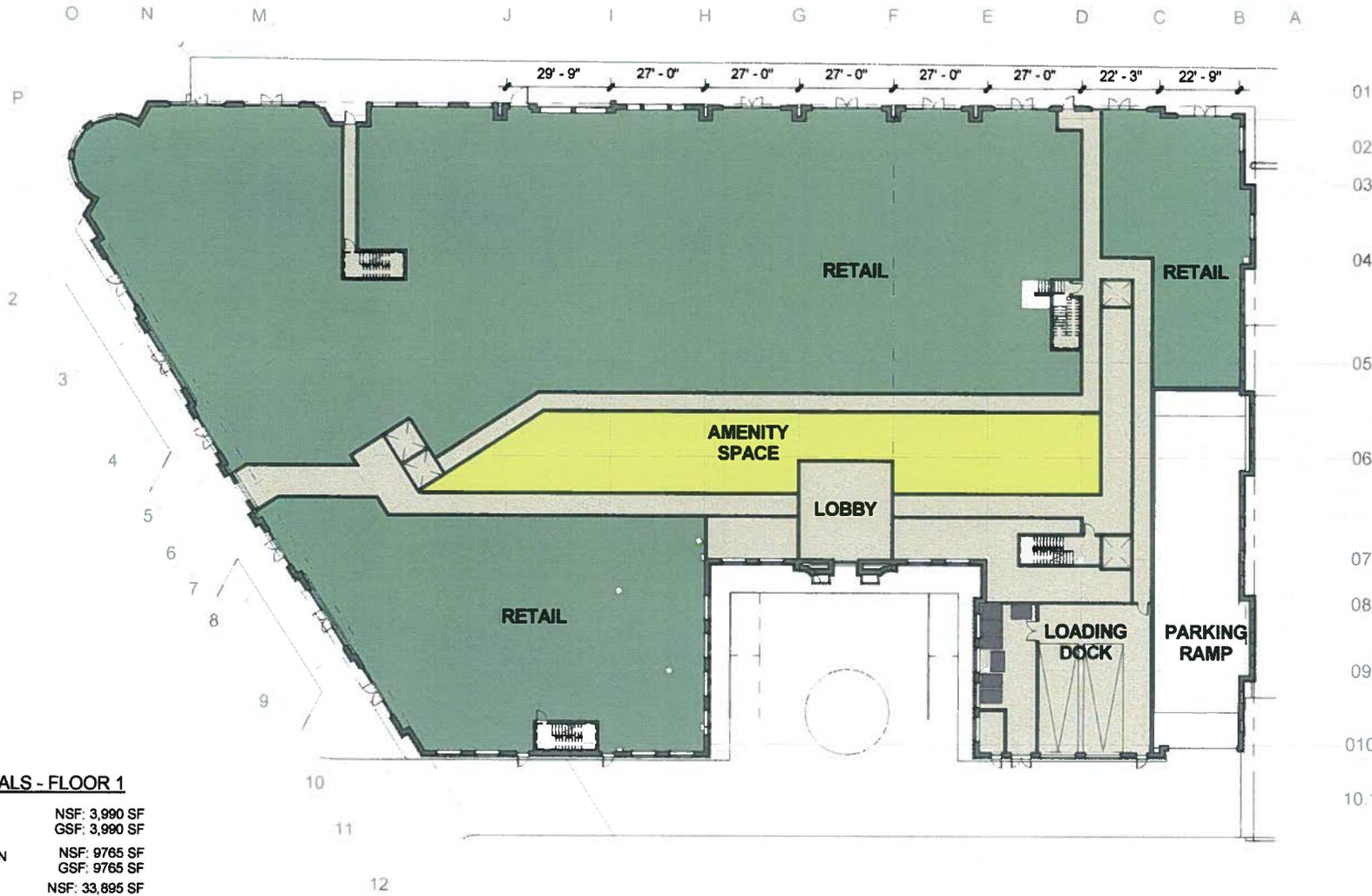
LINCOLN AVE. & OAK ST.  
OPERATING AT:

AM: 30.6% OF CAPACITY  
PM: 26.0% OF CAPACITY



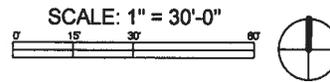
# ATTACHMENT D

## FLOOR PLANS & ELEVATIONS



**AREA TOTALS - FLOOR 1**

AMENITIES	NSF: 3,990 SF
	GSF: 3,990 SF
CIRCULATION	NSF: 9765 SF
	GSF: 9765 SF
RETAIL	NSF: 33,895 SF
	GSF: 33,895 SF



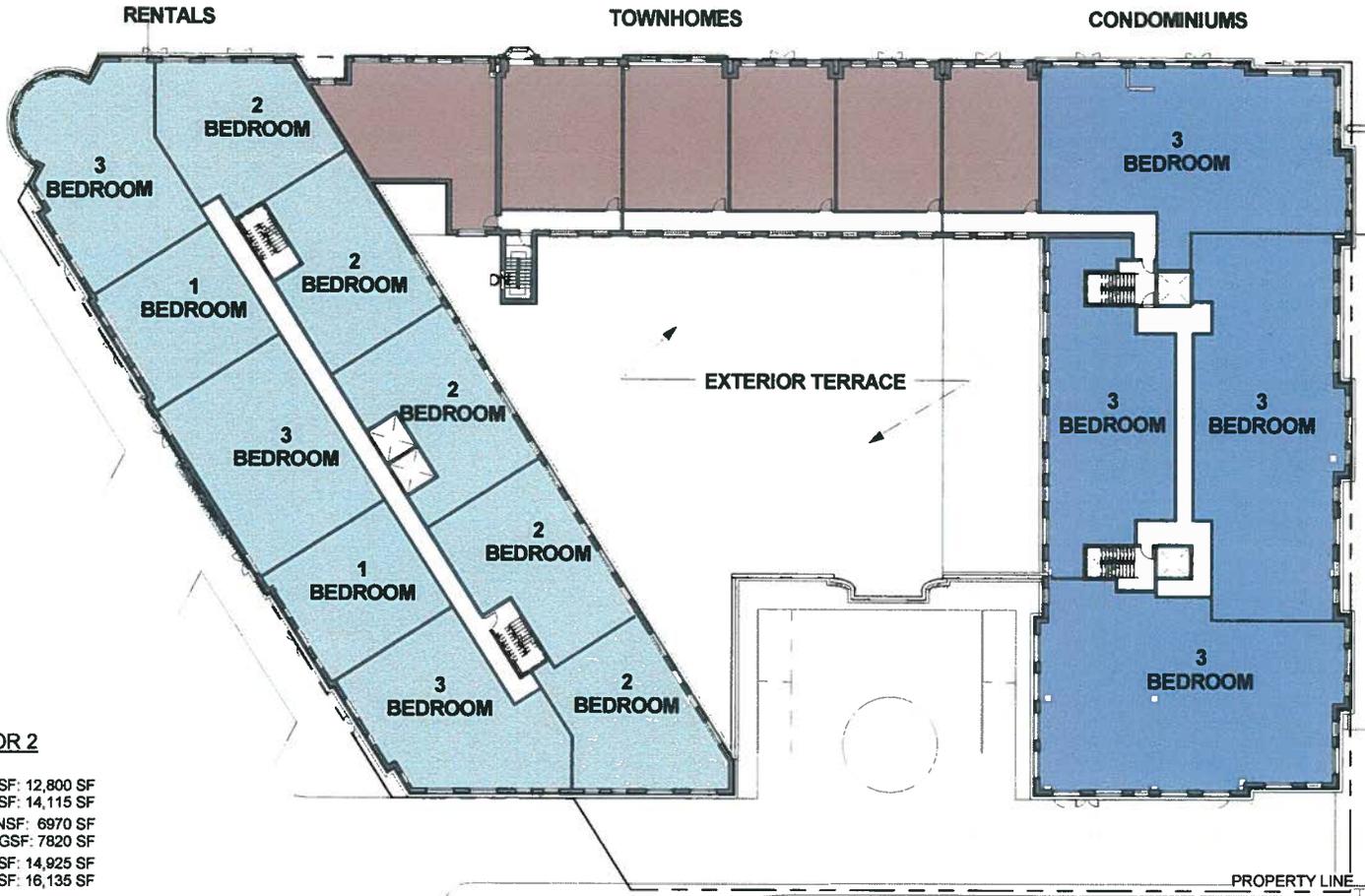
**160812**  
**01**

ONE WINNETKA PROJECT NAME 16-001 PROJECT NUMBER	FLOOR 1 - AMENITY & RETAIL SPACES
	DESCRIPTION: 1" = 30'-0"
	DATE 08/12/16

**LUCIEN LAGRANGE**  
LUCIEN LAGRANGE STUDIO  
730 West Randolph Street, Suite 500  
Chicago, Illinois 60660

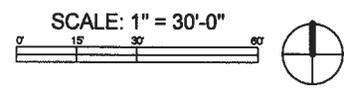
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160812  
02  
SKETCH NUMBER



**AREA TOTALS - FLOOR 2**

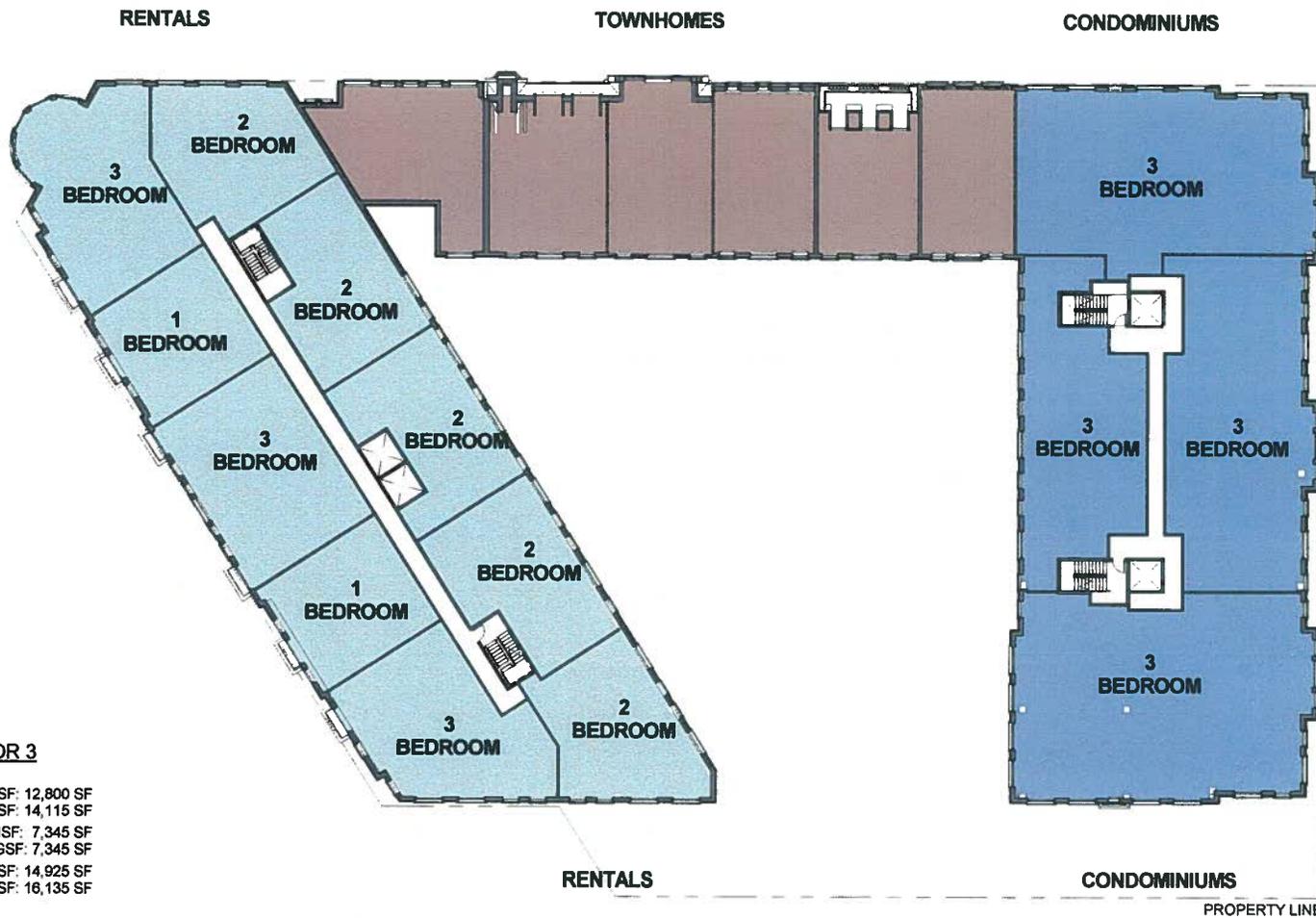
<span style="color: blue;">■</span> EAST BLDG. UNIT	NSF: 12,800 SF
	GSF: 14,115 SF
<span style="color: brown;">■</span> TOWNHOME	NSF: 6970 SF
	GSF: 7820 SF
<span style="color: lightblue;">■</span> WEST BLDG. UNIT	NSF: 14,925 SF
	GSF: 16,135 SF



ONE WINNETKA	FLOOR 2 PLAN - RESIDENTIAL SF
PROJECT NAME	DESCRIPTION
16-001	1" = 30'-0"
PROJECT NUMBER	SCALE
	DATE
	08/12/16

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LUCIEN LAGRANGE STUDIO  
730 West Randolph Street, Suite 500  
Chicago, Illinois 60660

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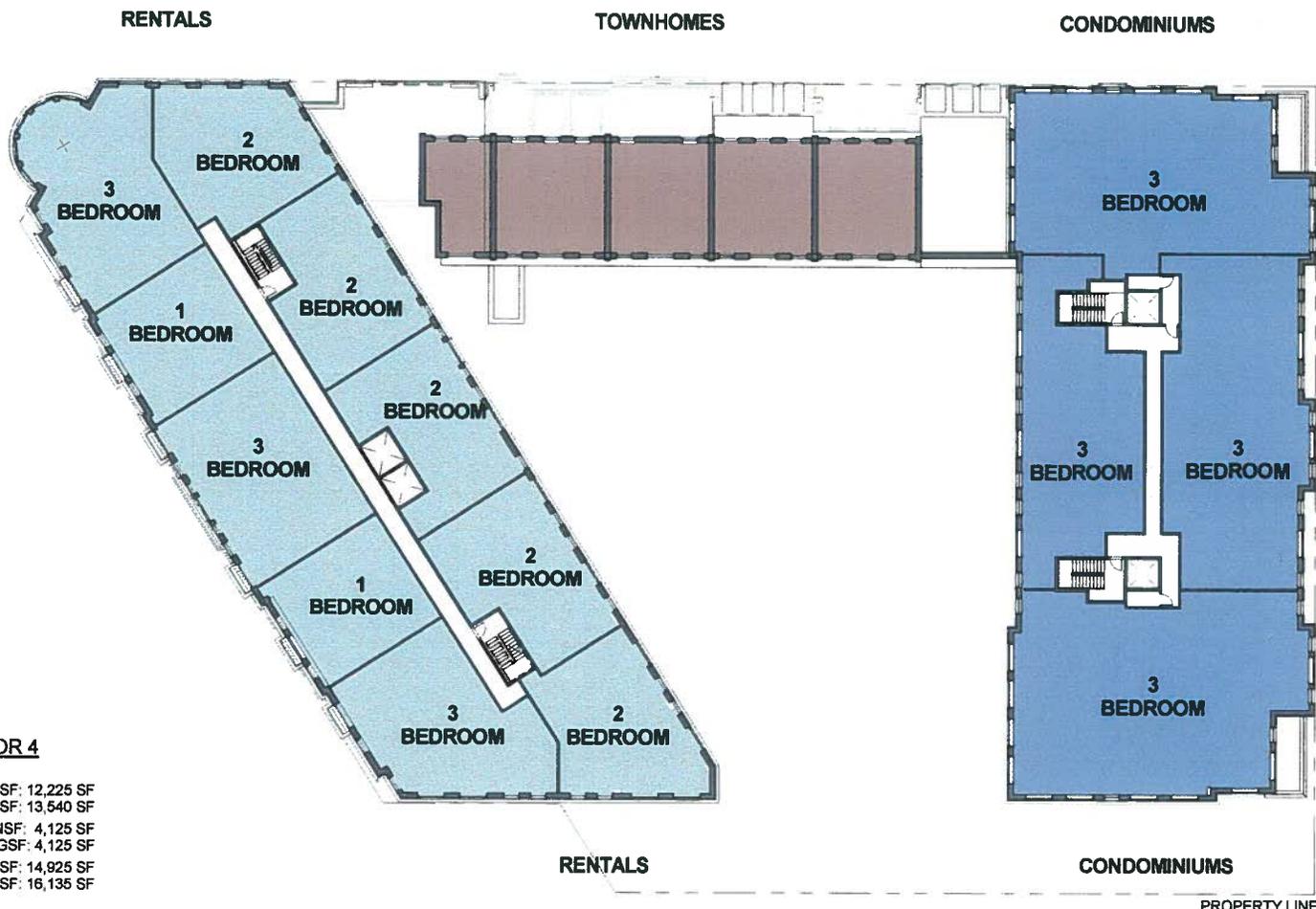


160812  
03

ONE WINNETKA	FLOOR 3 PLAN - RESIDENTIAL SF
PROJECT NAME	DESCRIPTION
16-001	1" = 30'-0"
PROJECT NUMBER	SCALE
	DATE
	08/12/16

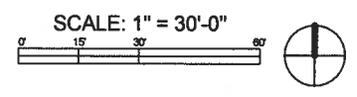
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**AREA TOTALS - FLOOR 4**

 EAST BLDG. UNIT	NSF: 12,225 SF GSF: 13,540 SF
 TOWNHOME	NSF: 4,125 SF GSF: 4,125 SF
 WEST BLDG. UNIT	NSF: 14,925 SF GSF: 16,135 SF

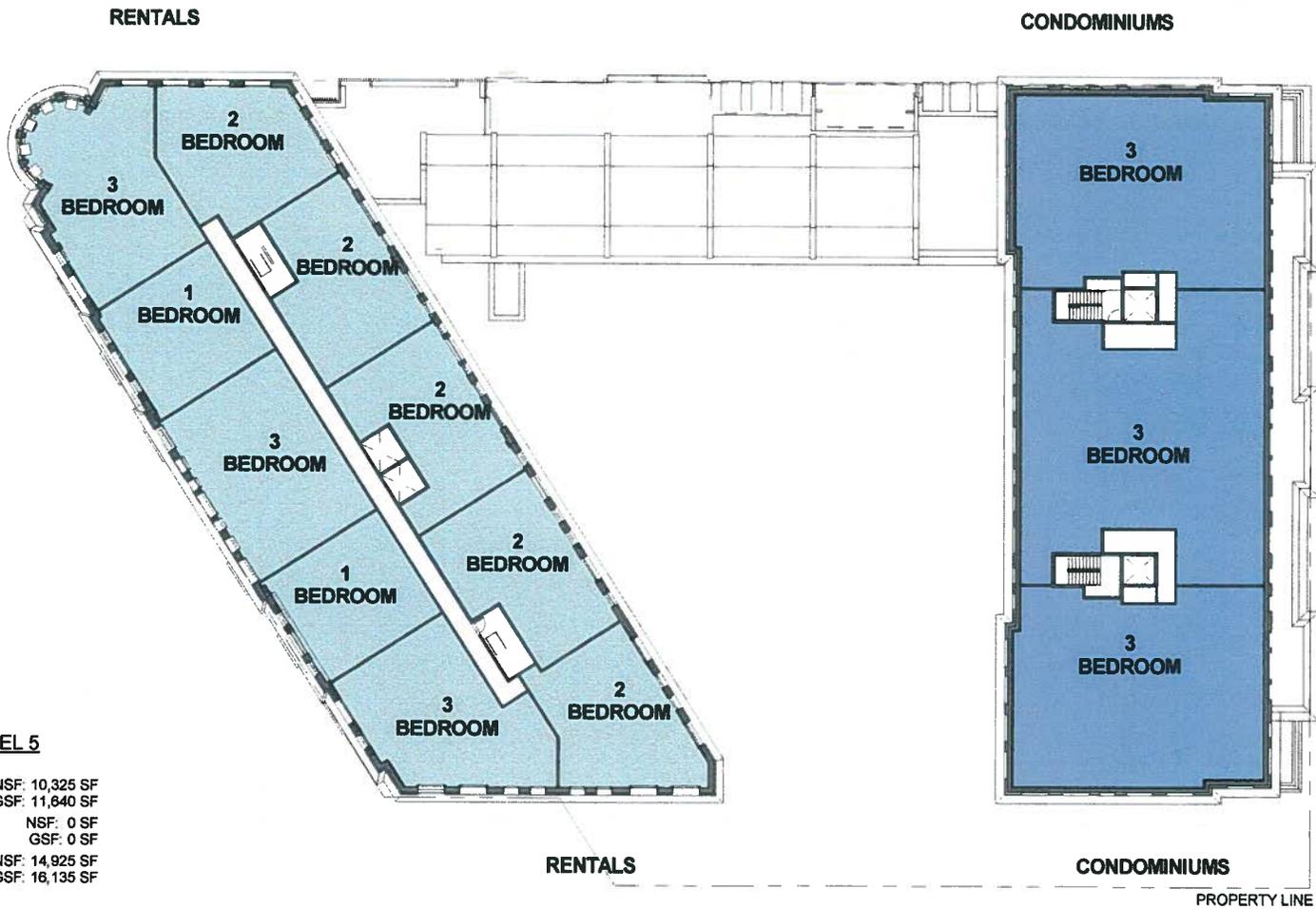


**160812**  
**04**  
SKETCH NUMBER

ONE WINNETKA	FLOOR 4 PLAN - RESIDENTIAL SF
PROJECT NAME 16-001	DESCRIPTION 1" = 30'-0"
PROJECT NUMBER	DATE 08/12/16

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Chicago, Illinois 60660

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**AREA TOTALS - LEVEL 5**

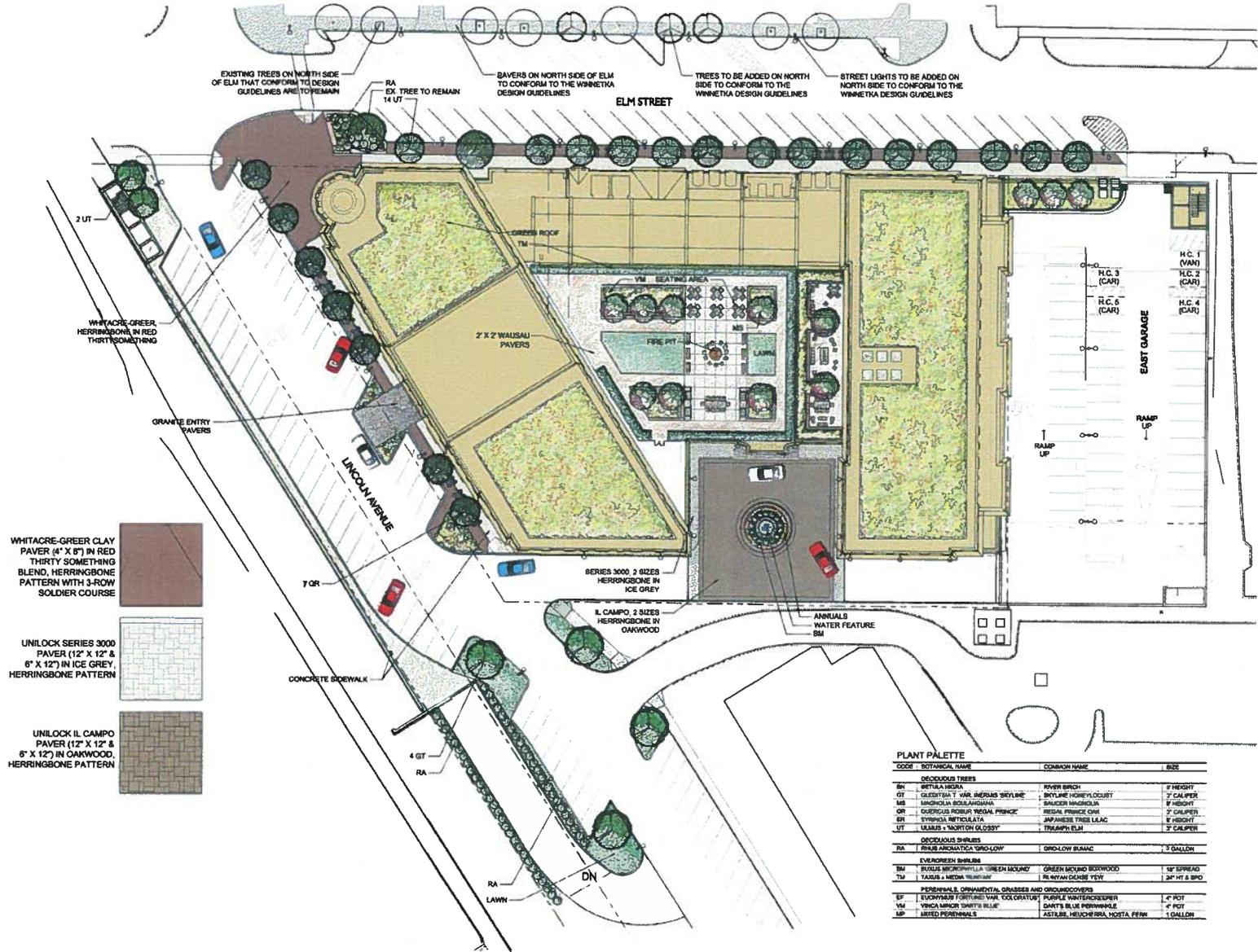
NSF: 10,325 SF  
 GSF: 11,640 SF  
 NSF: 0 SF  
 GSF: 0 SF  
 NSF: 14,925 SF  
 GSF: 16,135 SF

**160812**  
**05**

ONE WINNETKA PROJECT NAME	FLOOR 5 PLAN - RESIDENTIAL SF DESCRIPTION:
16-001 PROJECT NUMBER	1" = 30'-0" SCALE:
	08/12/16 DATE:

**LUCIEN LAGRANGE**  
 LUCIEN LAGRANGE STUDIO  
 730 West Randolph Street, Suite 500  
 Chicago, Illinois 60660

7/25/2016 3:37:56 PM



- 
 WHITACRE-GREER CLAY PAVER (4" X 8") IN RED THIRTY SOMETHING BLEND, HERRINGBONE PATTERN WITH 3-ROW SOLDIER COURSE
- 
 UNILOCK SERIES 3000 PAVER (12" X 12" & 6" X 12") IN ICE GREY, HERRINGBONE PATTERN
- 
 UNILOCK IL CAMPO PAVER (12" X 12" & 6" X 12") IN OAKWOOD, HERRINGBONE PATTERN

**PLANT PALETTE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE
<b>DECIDUOUS TREES</b>			
BN	BETULA MEDIA	POWDER BIRCH	8' HEIGHT
GT	CELEBRANT T. VAR. HERBAS SKYLINE	SKYLINE HONEYLOCUST	7' CALIPER
LS	AMORPHOSA BODIPERANGA	SAUCER MAGNOLIA	8' HEIGHT
OR	QUERCUS ROBUR PRINCE PRINCE	RED-OAK PRINCE OF WALES	7' CALIPER
BN	FRAXINA HYDROLATA	JAPANESE TREE LEAG	6' HEIGHT
UT	ULMUS "MORTON OLCOSY"	TRIUMPH ELM	7' CALIPER
<b>DECIDUOUS SHRUBS</b>			
RA	RIBES AUCUPATICA "GRD-LOW"	GRD-LOW BLANCO	3' GALLON
<b>EVERGREEN SHRUBS</b>			
BN	BUXUS MICROPHYLLA "VIRE EN LACUNE"	GREEN MOUNTAIN BOXWOOD	18" SPREAD
TM	TAXUS + MEDIA "MIDWAY BLUE"	RED MOUNTAIN DOG	24" HT. & SPD
<b>PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS</b>			
SP	LILOPSIS FORTUNEI "VAR. COCCINEA"	PURPLE HOTSPRING	4" POT
VM	VIOLA MAJOR "DART'S BLUE"	DART'S BLUE PANSY	4" POT
MP	MIXED PERENNIALS	ASTILBE, HEUCHERA, HOSTA PERM	1' GALLON

160812  
06  
SKETCH NUMBER

ROOF PLAN / LANDSCAPE PLAN  
DESCRIPTION: 1" = 45'-0"  
SCALE: 08/12/16  
DATE

ONE WINNETKA  
PROJECT NAME: 16-001  
PROJECT NUMBER

LUCIEN LAGRANGE  
LUCIEN LAGRANGE STUDIO  
730 West Randolph Street, Suite 500  
Chicago, Illinois 60660

7/1/2016 9:45:31 AM

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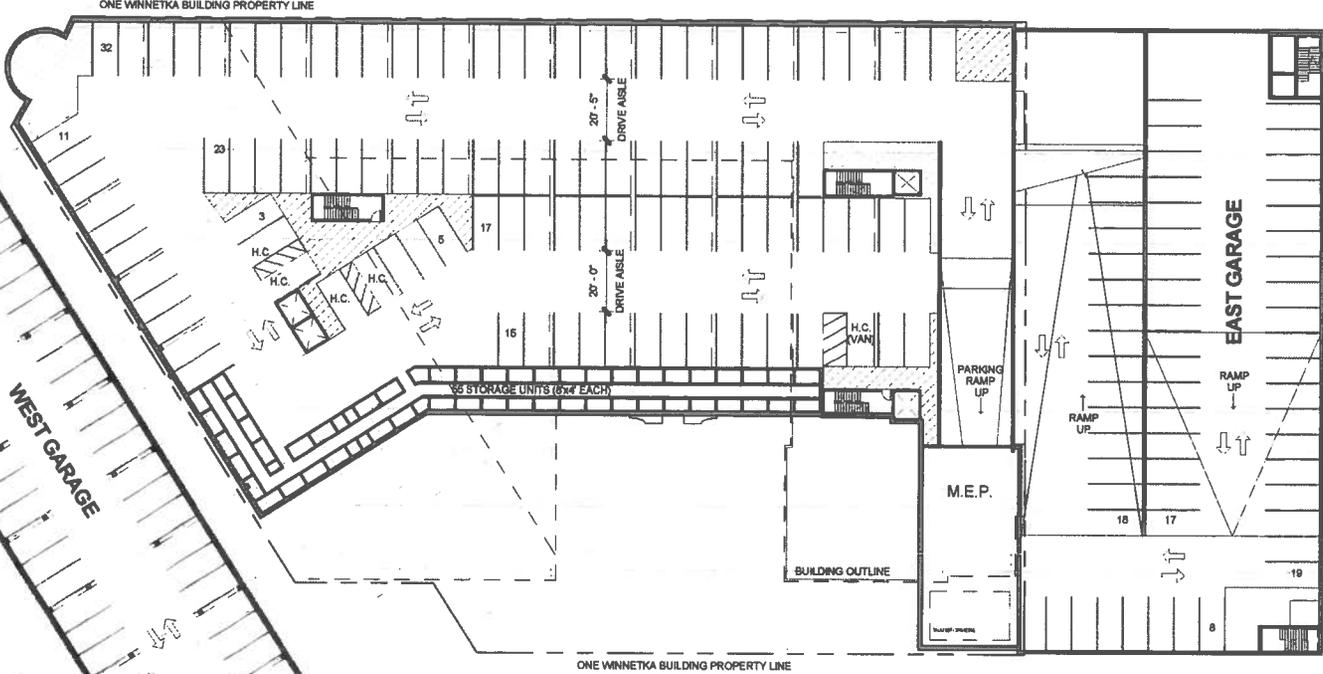
10

11

12

13

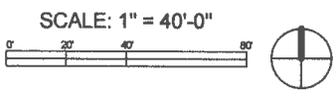
**RESIDENT GARAGE**



**PARKING LEVEL -01**

- WEST GARAGE - 56 SPACES**  
NSF: 17,122 SF  
GSF: 17,122 SF
- RESIDENT GARAGE / MEP - 108 SPACES**  
NSF: 45,247 SF  
GSF: 45,247 SF
- EAST GARAGE - 63 SPACES (RETAIL)**  
NSF: 16,760 SF  
GSF: 16,760 SF

SEE SKETCH  
160719-08 FOR  
PARKING  
ACCESS RAMP



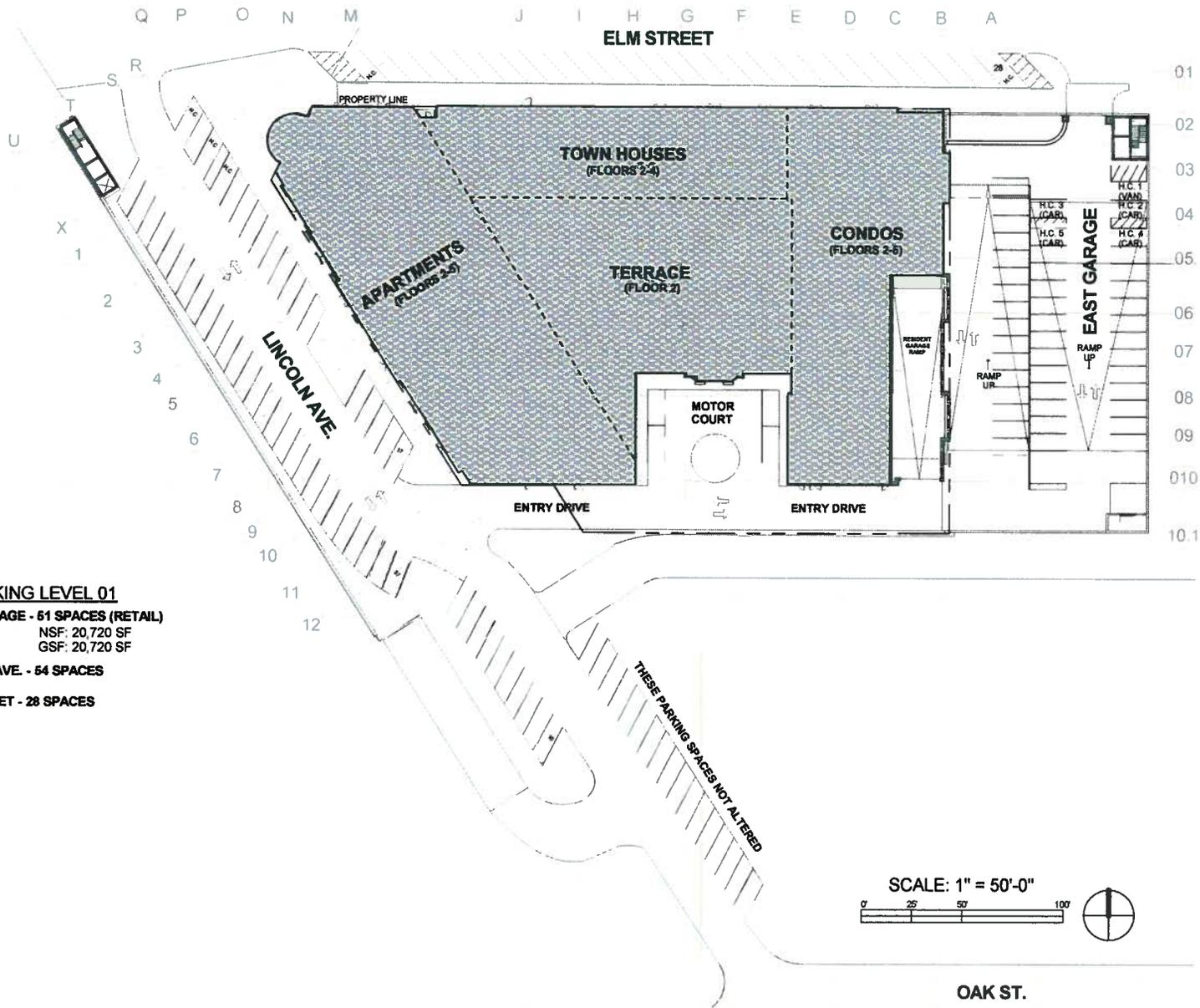
01  
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10.1

**160812**  
**07**

ONE WINNETKA PROJECT NAME: 16-001 PROJECT NUMBER:	FLOOR -1 PARKING PLAN	DATE: 08/12/16
	DESCRIPTION: 1" = 40'-0"	

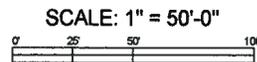
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LUCIEN LAGRANGE STUDIO  
730 West Randolph Street, Suite 500  
Chicago, Illinois 60660

7/25/2016 3:38:05 PM



**PARKING LEVEL 01**  
**EAST GARAGE - 61 SPACES (RETAIL)**  
 NSF: 20,720 SF  
 GSF: 20,720 SF  
**LINCOLN AVE. - 64 SPACES**  
**ELM STREET - 28 SPACES**

THESE PARKING SPACES NOT ALTERED



<b>160812</b>	
<b>08</b>	
<b>FLOOR 1 PARKING PLAN</b>	<b>DESCRIPTION:</b>
<b>ONE WINNETKA</b>	<b>1" = 50'-0"</b>
<b>PROJECT NAME:</b>	<b>SCALE:</b>
<b>16-001</b>	<b>DATE:</b>
<b>PROJECT NUMBER:</b>	<b>08/12/16</b>
<b>LUCIEN LAGRANGE</b> <b>LUCIEN LAGRANGE STUDIO</b> <b>730 West Randolph Street, Suite 500</b> <b>Chicago, Illinois 60660</b>	

7/25/2016 3:38:15 PM

7/25/2016

**ONE WINNETKA - BUILDINGS - FLOOR AREA SUMMARY**

ALL VALUES IN SQUARE FEET UNLESS OTHERWISE NOTED

NOTE: THIS DOCUMENT CORRESPONDS ONLY WITH STUDY ISSUED 7/25/2016 BY LLS

FLOOR	(WEST BLDG)		(EAST BLDG)		(TOWNHOUSE)		PARKING	TOTAL (GROSS)
	RETAIL	FLOOR 1 CIRCULATION / LOBBY / OFFICES / LOADING	RES. APARTMENT	RES. CONDO	RES. TOWN HOUSE	AMENITIES		
-2	0	0	0	0	0	0	0	0
-1	0	0	0	0	0	0	45,247	45,247
1	33,895	9,765	0	0	0	3,990	0	47,650
2	0	0	16,135	14,115	7,820	0	0	38,070
3	0	0	16,135	14,115	7,345	0	0	37,595
4	0	0	16,135	13,540	4,126	0	0	33,801
5	0	0	16,135	11,640	0	0	0	27,775
6	0	0	0	0	0	0	0	0
<b>TOTAL (GROSS)</b>	<b>33,895</b>	<b>9,765</b>	<b>64,540</b>	<b>53,410</b>	<b>19,291</b>	<b>3,990</b>	<b>45,247</b>	<b>230,138</b>
<b>TOTAL (NET)</b>	<b>33,895</b>		<b>59,700</b>	<b>48,150</b>	<b>18,441</b>	<b>3,990</b>	<b>45,247</b>	

**NOTE:**

ALL AREAS SUBJECT TO CHANGE PENDING FINAL DESIGN

**FLOOR -1: RAMP BETWEEN FLOOR -1 & 1 ASSIGNED TO PARKING ON FLOOR -1**

**ONE WINNETKA - PUBLIC IMPROVEMENTS**

ALL VALUES IN SQUARE FEET UNLESS OTHERWISE NOTED

NOTE: THIS DOCUMENT CORRESPONDS ONLY WITH STUDY ISSUED 7/25/2016 BY LLS

WEST GARAGE						
FLOOR	PARKING	#OF SPACES	LINCOLN AVE.	#OF SPACES	ELEVATOR HUT	TOTAL SF
-2	0	0	0	0	0	0
-1	16,710	56	0	0	0	16,710
1	0	0	24,944	54	525	25,469
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
<b>TOTALS</b>	<b>16,710</b>	<b>56</b>	<b>24,944</b>	<b>54</b>	<b>525</b>	<b>42,179</b>

EAST GARAGE				
FLOOR	PARKING	#OF SPACES	ELEVATOR HUT	TOTAL SF
-2	0	0	0	0
-1	16,040	63	720	16,760
1	20,000	51	720	20,720
2	0	0	0	0
3	0	0	0	0
4	0	0	0	0
5	0	0	0	0
6	0	0	0	0
<b>TOTALS</b>	<b>36,040</b>	<b>114</b>	<b>1,440</b>	<b>37,480</b>

ELM STREET UPGRADES			
FLOOR	PAVERS/LANDSCAPE/ECT.	#OF SPACES	TOTAL SF
-2	0	0	0
-1	0	0	0
1	14,875	28	14,875
2	0	0	0
3	0	0	0
4	0	0	0
5	0	0	0
6	0	0	0
<b>TOTALS</b>	<b>14,875</b>	<b>28</b>	<b>14,875</b>

160812  
09  
SKETCH NUMBER

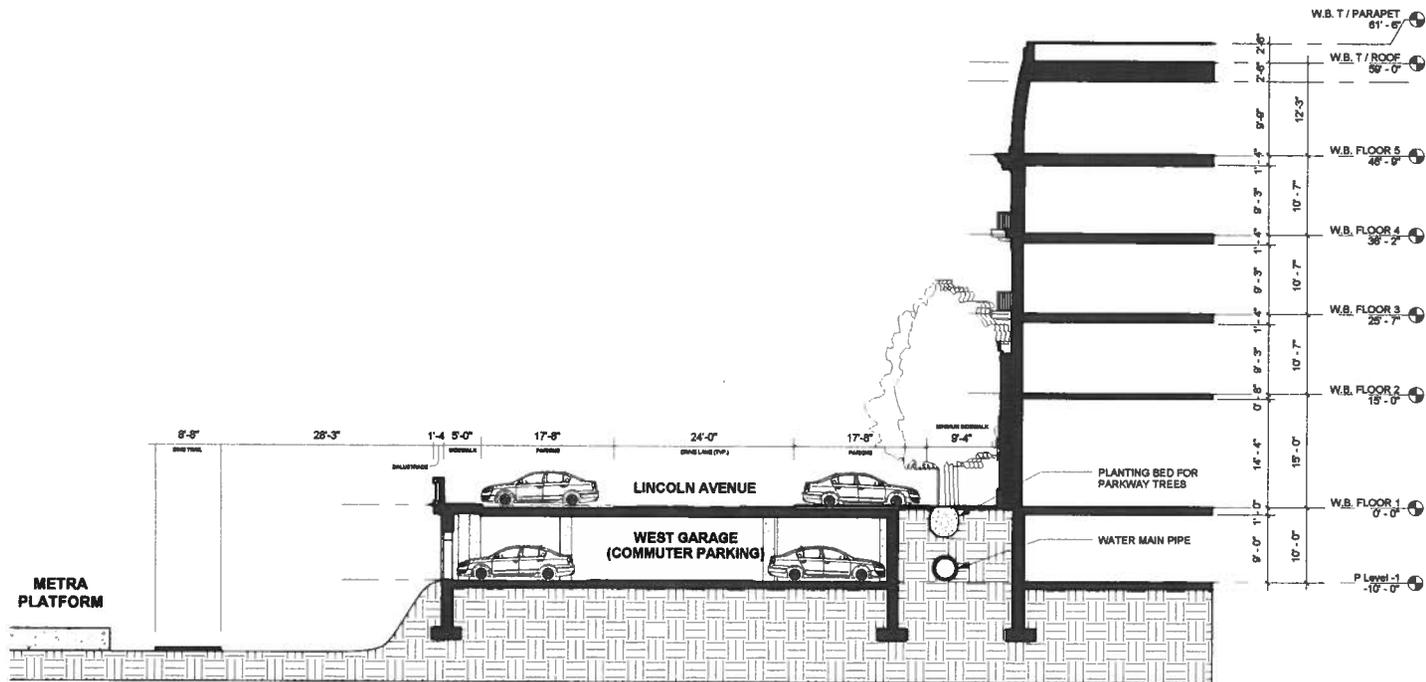
FLOOR AREA STUDY  
DESCRIPTION  
08/12/16  
DATE  
SCALE

ONE WINNETKA  
PROJECT NAME  
16-001  
PROJECT NUMBER

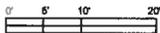
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LUCIEN LAGRANGE STUDIO  
730 West Randolph Street, Suite 500  
Chicago, Illinois 60660

7/25/2016 3:38:23 PM





① WEST GARAGE SECTION - E-W  
1/16" = 1' - 0"



NOTE: THIS IS A SCHEMATIC LEVEL DRAWING AND IS SUBJECT TO REFINEMENT AS DESIGN PROGRESSES

160812  
11

ONE WINNETKA PROJECT NAME	LINCOLN AVENUE R.O.W.
16-001 PROJECT NUMBER	DESCRIPTION: 1/16" = 1' - 0" SCALE
	08/12/16 DATE

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Chicago, Illinois 60660

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160812  
12  
SKETCH NUMBER

CONDOS (FLOORS 2-5)      TOWN HOUSES (FLOORS 2-4)      APARTMENTS (FLOORS 2-5)

NO OCCUPIED SPACE ABOVE 59'-0"

E.B. T / PARAPET  
58'-0"  
E.B. T / ROOF  
57'-8"

W.B. T / PARAPET  
61'-6"  
W.B. T / ROOF  
59'-0"

W.B. FLOOR 2  
15'-0"

W.B. FLOOR 1  
0'-0"

NORTH ELEVATION (ELM STREET)

08/12/16  
DATE

1" = 30'-0"  
SCALE

ONE WINNETKA  
PROJECT NAME  
16-001  
PROJECT NUMBER

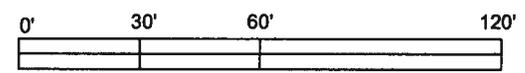
LUCIEN LAGRANGE  
LUCIEN LAGRANGE STUDIO  
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Chicago, Illinois 60660

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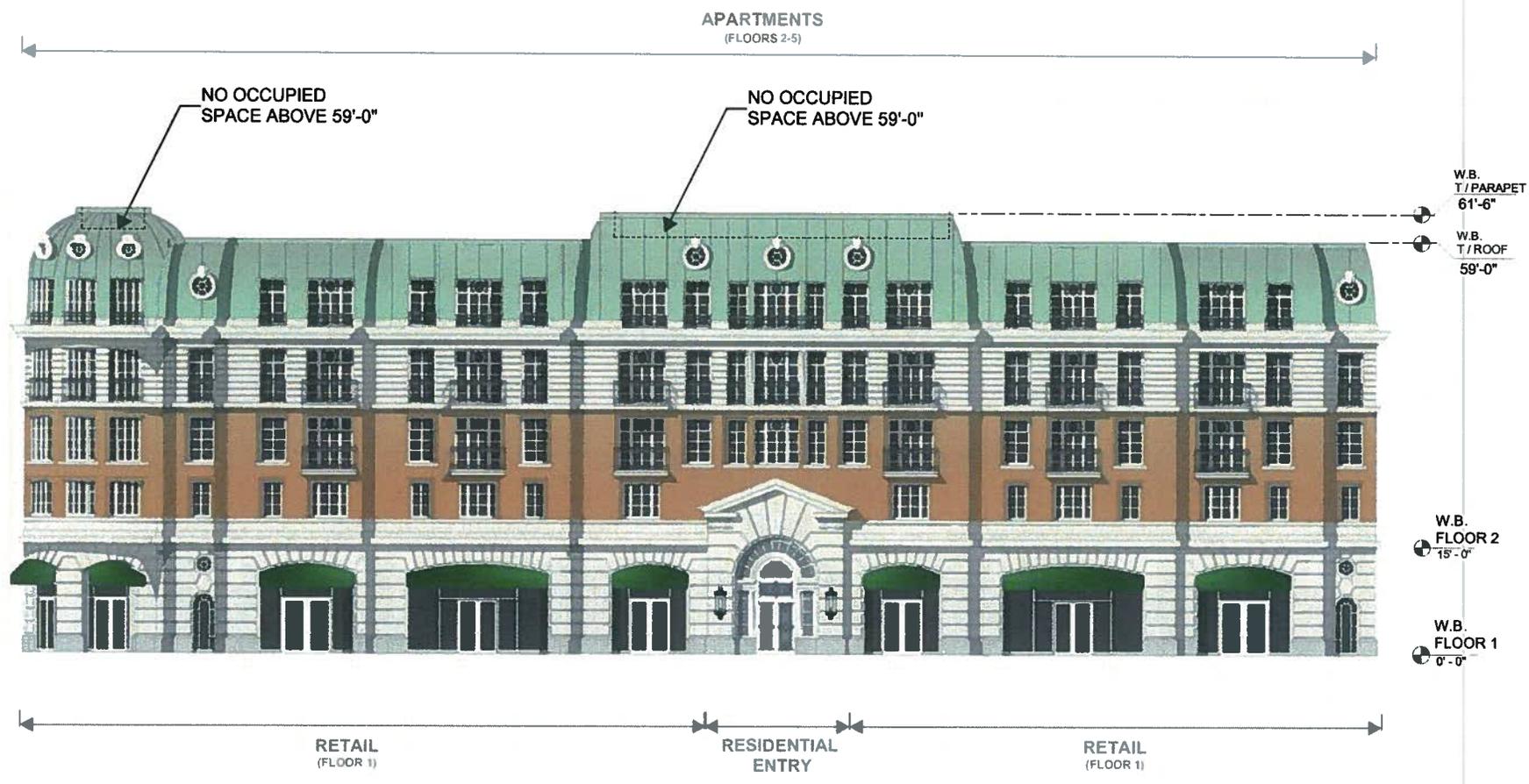
PARKING  
(WITH SCREEN WALL & LANDSCAPING)

RETAIL  
(FLOOR 1)

SCALE: 1" = 30'-0"

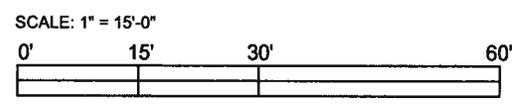


160812  
13  
SKETCH NUMBER

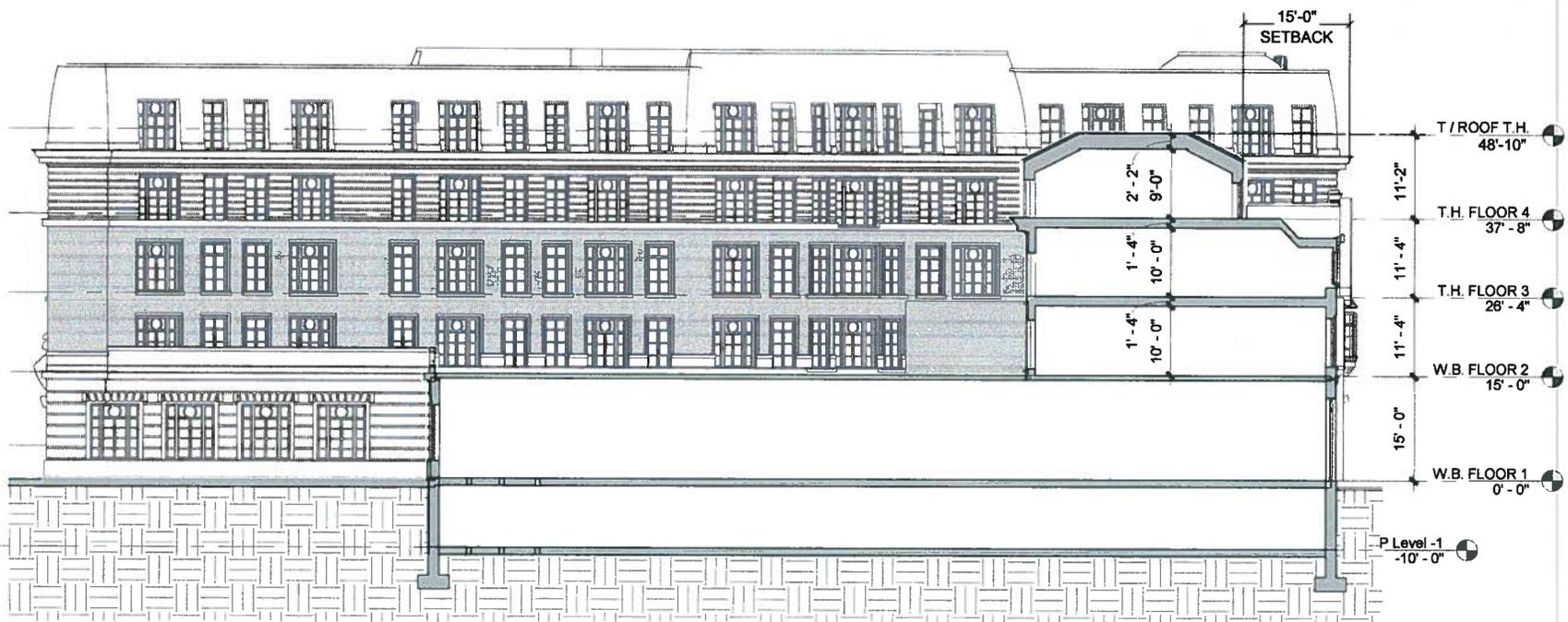


WEST ELEVATION (LINCOLN AVENUE)	DESCRIPTION:	08/12/16	DATE
ONE WINNETKA	PROJECT NAME:	16-001	PROJECT NUMBER
	SCALE:	1" = 15'-0"	SCALE

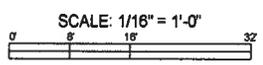
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730 West Randolph Street, Suite 500  
Chicago, Illinois 60660



7/11/2016 10:32:56 AM



① N-S BUILDING SECTION THROUGH TOWNHOUSE & MOTOR COURT (LOOKING WEST)  
1/16" = 1'-0"



160812  
14  
SKETCH NUMBER

ONE WINNETKA PROJECT NAME 16-001 PROJECT NUMBER	N-S BUILDING SECTION (THROUGH T. H.)	
	DESCRIPTION: 1/16" = 1'-0"	DATE: 08/12/16
	SCALE:	

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LUCIEN LAGRANGE STUDIO  
730 West Randolph Street, Suite 500  
Chicago, Illinois 60660

7/20/2016 3:15:10 PM

**ATTACHMENT E**

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**Audience Questions and Responses**

# ATTACHMENT E

## ONE WINNETKA RESPONSE TO AUDIENCE QUESTIONS 9-1-16

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1. Is the location of the west building (Lincoln Ave) changing? (Developer response). No changes have been made to the location of the West building.
2. Can refuse collection take place from a completely enclosed location? (The plans call for the refuse containers to be wheeled out of an enclosed space outside and then emptied into a garbage truck). (Developer response). The turning radius of the Village garbage trucks is too large to allow them to back into the loading dock. Dumpsters will be stored in a climate controlled, ventilated, and completely enclosed area inside the building. See the attached Refuse Collection diagram.
3. Can traffic related to pick-ups and deliveries be modified in order to eliminate the need for trucks to have to back up (in the driveway at the south side of the development)? (Developer response). Trucks that utilize the loading dock will need to back up into it. Trucks and vans that utilize the motor court will not need to back up. See the attached Truck Loading and Van Loading diagrams. The property manager will be responsible for scheduling deliveries and managing truck traffic. Since the development is primarily a very high-end residential development, we share the same concerns that our neighbors have.
4. Is there a limit as to the length of a truck/trailer that can access the loading dock? (Developer response). Only trucks that utilize over 30 feet of depth will not be able to be fully enclosed within the loading dock.
5. What hours will refuse be picked up? (Village response) There are a number of factors that go into when refuse is picked up in commercial areas. These include where a building is in relation to the route it is located on, the amount of traffic in and around the site, the type of businesses located in the building and the hours in which refuse is picked up.
6. Where will the HVAC (mechanical) units be located? Will those units be screened and soundproofed? (Developer response) The Village of Winnetka Design Guidelines- Commercial District expressly prohibits any equipment from being visible to pedestrians or surrounding residents. As such, the design team does not anticipate any of the HVAC equipment will be visible from surrounding homes. This question will be addressed in a more specific manner during the final approval of the project, when exact dimensions of equipment can be determined. The project is currently undergoing preliminary approval.

7. How and where will the proposed restaurant exhaust be vented? (Developer response) Restaurant exhaust will be vented at the roof.

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8. What is the proposed value of an individual parking space on Lincoln Ave? (The previous plan identified the cost at \$32,000, whereas the current plan has a cost of \$50,000/space). (Developer response) The public benefit value of the Lincoln Avenue and Elm Street streetscape and landscape improvement work is \$1,700,000. It covers sidewalk, lighting, landscape and paving work, which includes the parking spaces on Lincoln Avenue. A hard cost budget of \$30,000 per space was included in the March 17, 2016 Public Improvement Cost Sharing proposal based on a combination of surface and garage parking spaces. The current \$50,000 budget for garage spaces is a market value that includes both hard and soft costs, with a return to investors that compensates for the construction risk taken.
9. Instead of deeding over (selling) a portion of the Lincoln Ave. right-of-way, could the land be leased to the developer? (Developer response) No, leasing instead of deeding would create unnecessary legal and financing complications.
10. How long has Stonestreet Partners had an interest in the property? (Developer response) Approximately three years.
11. Do Village codes contemplate the density request of the project and its impact on the neighboring properties? (Village response) Pursuant to the Village Zoning Ordinance, development is regulated via a number mainly thru bulk regulations. These bulk regulations include building height, upper story setback, and yard setback (front, side and rear). A final non-bulk factor impacting density is off-street parking.
12. When could the project begin? (Developer response & Village response) The Developer plans to begin construction early in 2017. Construction duration is projected to be approximately 17.5 months, which could be shortened if permits such as demolition, foundation and construction are issued in stages.

From the Village's perspective, prior to construction commencing all approvals related to the development and building must be obtained. These are not date specific approvals, but rather milestone related. Therefore, the Village cannot estimate a date as to when it believes construction will begin.

With respect to development approvals, several are pending. First, Preliminary Planned Development approval is required. That process is ongoing and is now under consideration by the Village Council. It is anticipated that a final vote on the project will

be taken this fall. If preliminary approval is granted, the next step is Final Planned Development approval. Once Preliminary approval is granted and final engineering plans have been submitted by the developer and approved by the Village Engineer, the Final approval process can begin. As with the Preliminary approval process, Village advisory boards/commissions – Plan Commission, ZBA and Design Review Board – must review the planned development and make recommendations to the Village Council. In turn, the Village Council will consider the Final Planned Development application.

In addition to the pending development approvals, a second major time consideration on project construction is the building permit process; more specifically, construction cannot begin until a building permit is issued. This process includes detailed construction drawings being prepared by the developer's design team and in turn reviewed and approved by the Village.

13. Is there a back-up plan if the One Winnetka project doesn't go thru? (Developer response) The Developer has the responsibility to their lenders and investors to develop the property. As such, all measures would be taken to recoup their invested dollars in some form, which may be at the expense of the greater community good that the team has stood for to date. Commercial development is a very expensive proposition, especially coupled with the exceptionally thorough Winnetka entitlement process.
14. What is the basis that the proposed open space within the project, qualifies as a public benefit? (The questioner was referring to the second floor terrace between the buildings) (Developer response) The developer has never suggested that the first floor roof terrace was a public benefit, although it is quite obvious residents at 711 Oak will have a greatly enhance view. The One Winnetka public benefits are all on public property and include the West Garage, East Garage, and Streetscape and Landscape Improvements on Lincoln Avenue and Elm Street. The public benefits do not include any of the intrinsic or esoteric benefits that come with the improvements made to the private property.
15. What is the basis for including the Conney's Pharmacy in the project? (The questioner claimed that it was his understanding that the sale of Conney's had not taken place.) (Developer response) The Developer has the authority and cooperation of the owners of Conney's Pharmacy to include the parcel in the Planned Development application.
16. What are the monthly carrying costs for the property? (Developer response) The Developer is not required to publicly disclose confidential financial information... but it is a lot!!

17. What message is being sent to the development community if the One Winnetka project is not approved? (Developer response & Village response) It is expected that the failure of as high quality a development as One Winnetka to obtain Village approval will discourage subsequent developers from attempting to follow suit.
- 

As mentioned in the Developer's response if the project is not approved, some in the development community will interpret that as there might be obstacles to obtaining approval of development projects. On the other hand, denial of the project and the reasons for it, might be instructive for subsequent developers. For example, if it is clear why the project was denied, a future development project might be sensitive to that rationale behind it and then be designed accordingly.

18. Is there a confidentiality provision that prevents public disclosure? (Developer response) The Village's Planned Development process does not require the Developer to publicly disclose confidential information.

**ATTACHMENT F**

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**PUBLIC CORRESPONDENCE**

**From:** [Jane Saccaro](#)  
**To:** [OneWinnetka](#)  
**Subject:** Fw: Please Join us to Learn about the Updated Plans for One Winnetka  
**Date:** Monday, August 15, 2016 1:51:36 PM

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We are out of town for all of these meetings, but are very supportive of One Winnetka. I'm passing this information along, as I fear that many of our friends (with school-aged children) will also be gone during this time, as summer vacations come to a close. If there is an opportunity for meetings closer to when school starts (August 29th), you might get a better showing. We'd be happy to ask our friends and neighbors to come out to support this project.

Jane & Jay Saccaro

----- Forwarded Message -----

**From:** The One Winnetka Team <[info@onewinnetka.com](mailto:info@onewinnetka.com)>  
**To:** Jane & Jay [REDACTED]  
**Sent:** Monday, August 15, 2016 10:29 AM  
**Subject:** Please Join us to Learn about the Updated Plans for One Winnetka

[Please Join us to learn about Updated Plans for One Winnetka.](#)

[View this email in your browser](#)



# Come meet the team and learn about the updated plans for One Winnetka.

15 PRIVATE RESIDENCES | 6 TOWNHOUSES | 40 LUXURY RENTALS  
COMMUNITY PARKING | STREETSCAPE IMPROVEMENTS

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Thursday, August 18– Friday, August 19  
3–7 PM



Saturday, August 20– Sunday, August 21

10 AM–2 PM

515 LINCOLN AVENUE WINNETKA

*Architect Lucien Lagrange will be available  
Thursday, 8/18 from 3-7 pm & Friday, 8/19 from 3-6 pm.*

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**Thank you so much for your ongoing support of One Winnetka.**  
If you are unable to join us, please consider sending an email of support to  
[onewinnetka@winnetka.org](mailto:onewinnetka@winnetka.org).



WWW.ONEWINNETKA.COM



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Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#)

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Springbank Real Estate Group · 515 Lincoln Avenue · Suite 100 · Winnetka, IL 60093 · USA



## **A Master Plan for the Promised Land**

Many villages like ours are receiving ambitious revitalization City Center proposals from developers. We are not alone in hearing ideas like “Winnetka One”, and the “Master Plan” that are under current review in Winnetka. Consider a recent article in The Economist titled “Ersatz Urbanism: Instant ready-made downtowns blur the distinction between city and suburb”. <http://www.economist.com/news/united-states/21697780-instant-ready-made-downtowns-bulldoze-distinction-between-city-and> This is the course that Evanston planners have taken to drive their city’s growth by building an array of condo and rental developments that have increased the city’s population density. Winnetka conceivably could follow a similar path and greatly increase it’s density, thereby “saving” the shopping districts that served us so well fifty years ago.

However, I believe that Winnetka is a Promised Land, a place of the realization of the hopes of other villages. We should have a unique Plan of how we will modernize the social and economic use of our village core.

As a very simple example, let’s observe that we are educated people that long ago became adept at going online to buy things. But at the same time we want face-to-face trust with local vendors of services. The incredible vigor of businesses like Winnetka Animal Hospital and Paul Rehder Salon offer a glimpse that we want services in our central district marketplaces.

In fact, we actually have a pent-up aggregate demand for services. To identify what types of service businesses should be encouraged, the “planners” (and the entrepreneurs) need first to understand the following three distinguishing marks of Winnetka:

- 1) We educate the children better than most anywhere else in the nation. Our schools bring us together socially. Our way of life is the entire Village’s de facto provision of moral education to the younger people that admire us.
- 2) We live in a destination community. We work mightily all the way to the end. We serve the larger society around us. We are job creators. We are centers of opinion, with an emphasis on serving the greater good.
- 3) We search for talented people. We are strongly oriented to recognize human competence. We need people that can help us at work, and can add to our understanding of the world. We are most comfortable with people that practice the work ethic.

If the Plan were to accommodate our “search for talented people”, (as described in mark #3, above), then it might encourage the use of the old Post Office as a business incubator site, on the order of “1871 – Chicago’s Entrepreneurial Hub for Digital Start-ups”, or “Galvanize – Denver’s Tech Hub for all things Entrepreneurial”. There is no good reason that Winnetka could not use its capital and its proximity to Northwestern and the U of Chicago to become another Palo Alto.

Our centers already have several good businesses serving our relentless drive to “educate the children”, (as described in mark #1, above), and we are a ripe market for more. The

French Institute and Willow Wood are full. Kid Motion was thriving on Elm Street before it had to move. It is highly probable that private tutoring services like Kumon and Kaplan would succeed.

Our busy people cherish their short break times to “live ... in community” (as described in mark #2, above). Every evening, Little Ricky’s becomes something of a clubhouse packed full of people that have gotten off the trains together for many years. The patrons of the exercise gyms and coffee shops are in fact networks of people. My guess is there is a great opportunity for before-the-morning-train breakfast clubs that feature online ordering and payment, and very fast service. If tall apartment buildings are built here, then nightlife “pubs” will succeed, but right now, we mostly go home to our families.

The Master Plan to fill our village centers with renters may indeed “save” the shopping architecture of fifty years ago. But, as a consequence, Winnetka could lose its identity as the Promised Land.

August 8, 2016

David Lottich



To the Winnetka Village Council Trustees:

As a Winnetka community member dedicated to the future of our Village's health and vitality, I urge you to support the One Winnetka development.

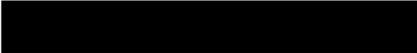
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One Winnetka is our best opportunity for the Village as we all know that additional parking plus the availability Class A well-appointed retail space will attract businesses which will in turn increase foot traffic and revitalize our downtown. All of this will establish the critical mass of activity that is glaringly absent in the Village today.

I raise my voice in concert a great number of my fellow neighbors as I support this development and hope I can count on your leadership and support the revitalization of our downtown!

DATE 8/21/16

NAME JANIS NICKEL

ADDRESS 



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DATE 8/28/16

NAME James A. Walker

ADDRESS 

  
\_\_\_\_\_

4

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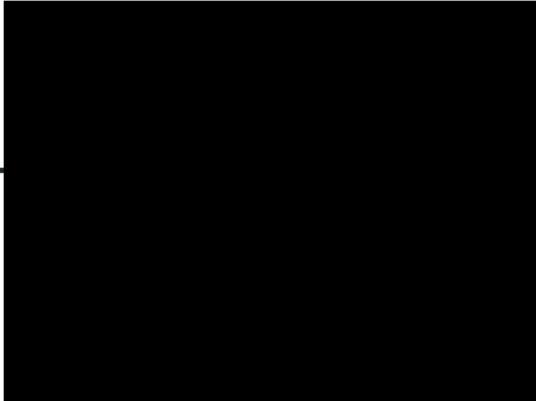
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DATE 8/20/16

NAME JOHN WILFEMAN

ADDRESS 



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DATE 8-10-2014

NAME Jessie Keller

ADDRESS BHHS 

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DATE 8/20/16

NAME Mark Blank

ADDRESS 



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DATE 8/20/17

NAME JEFFREY LAMM

ADDRESS 



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DATE

8/20/17

NAME

MITRA RYDZAK

ADDRESS

[REDACTED]

[REDACTED]

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DATE 8-20-16

NAME Sheila Kelly

ADDRESS 



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DATE

8/20/16

NAME

William J. Corliss

ADDRESS

[REDACTED]

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DATE Aug. 20, 2016

NAME Robert E. Anopca

ADDRESS 



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DATE 8/20/15

NAME John Dawson

ADDRESS 

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DATE 5-20-2016

NAME RON COLEMAN

ADDRESS 

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DATE

08-19-16

NAME

RICHARD METZLER

ADDRESS

[REDACTED]

[REDACTED]

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DATE

8/19/16

NAME

John Suster

ADDRESS



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DATE

Aug. 19, 2016

NAME

[REDACTED]

ADDRESS

[REDACTED]

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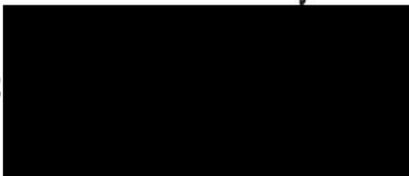
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One Winnetka is our best opportunity for the Village as we all know that additional parking plus the availability Class A well-appointed retail space will attract businesses which will in turn increase foot traffic and revitalize our downtown. All of this will establish the critical mass of activity that is glaringly absent in the Village today.

I raise my voice in concert a great number of my fellow neighbors as I support this development and hope I can count on your leadership and support the revitalization of our downtown!

DATE 8-19-16

NAME Kate Shapiro

ADDRESS 

To the Winnetka Village Council Trustees:

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DATE

8/19/16

NAME

MICHAEL VERZA

ADDRESS

[REDACTED]

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DATE

8/19/16

NAME

JASON WALSH

ADDRESS

[REDACTED]

[REDACTED]

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DATE

8/19/16

NAME

Kathy Verta

ADDRESS

[REDACTED]

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DATE

8/18/2016

NAME

Steve Falke

ADDRESS

[REDACTED]

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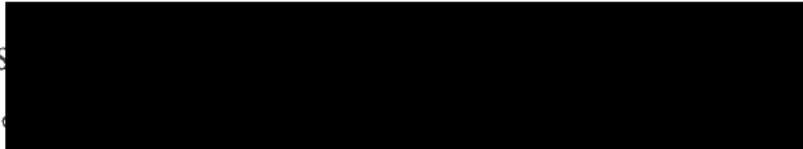
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DATE 8-19-16

NAME Karen & Stu Waite

ADDRESS



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DATE

8/19/16

NAME

JASON GREENSTEIN

ADDRESS

[REDACTED]

[REDACTED]

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DATE

8/20/16

NAME

DAVID FAROKI

ADDRESS

[REDACTED]

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DATE 8/20/2016

NAME JOHN L. SHEPHERD

ADDRESS 

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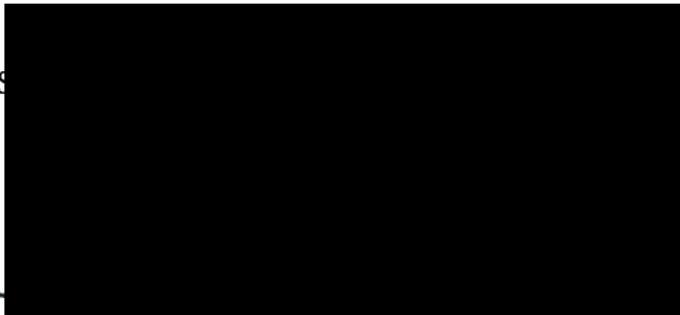
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DATE 8/22/2016

NAME Mala Chaturvedi

ADDRESS



I did want to add a small note to this that if this project shapes the way I think it will, it'll actually make me move into Winnetka! I'd seriously consider moving!

To the Winnetka Village Council Trustees:

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DATE

8/22/16

NAME

Jana Sekulich

ADDRESS



To the Winnetka Village Council Trustees:

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DATE

8.19.16

NAME

Sherry Molitor

ADDRESS

[REDACTED]

[REDACTED]

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DATE 8/22/16

NAME [Signature]

ADDRESS [Redacted]

[Redacted]

Monday August 22nd 2016

Dear Winnetka and Winnetka Village Trustee:

I call on the Winnetka Village Council to DENY the Stonestreet Partners Application for the Winnetka One Project.

1. The Redevelopment of 511 to 515 Lincoln Avenue & 714 to 740 Elm Street Winnetka, Illinois is STILL UNLAWFUL, Because Stonestreet Partners Proposed Building insisted on by Mr. David Trandel is still one-story higher than the Winnetka Village Code for Commercial Buildings in the Village of Winnetka's Commercial District. At the July 27, 2016 Meeting, Mr. David Trandel addressed few, if any, of the forty (40) objections filed by Winnetka Villagers to his East Winnetka One Project to date. Further Mr. Trandel has not presented His Company's Financials, Nor has Mr. Trandel in over two (2) years discussed the matter of Monetary Accident and Performance Bonds that have to be given by Him and His Company with re: The Winnetka One Project. Of course, Village Officials may choose to ignore the Matter of Bonds; just as We have been asked to forget David Trandel's 2015 DUI Arrest in Highland Park, as well as fighting with a Highland Park Policeman.
2. The one-hundred (100) Car Space Commuter Garage digs into the Union Pacific R.R. Bluff; And the Green Bay Trail at the bottom of the Union Pacific R.R. Bluff resulting in an Environmental Eye-Sore undoing all the Good Safety Work of the Late U.S. Secretary of the Interior Harold Ickes and Winnetka Village President, Art Bryson, who depressed the R.R. Tracks in the 1940s.

The Winnetka Master Plan for West Winnetka by Mrs. Margaret Benson and Teska Associates may well contain a more practical, better and environmentally friendly solution to any Parking Problems encountered by Any Winnetka Diner or Shopper. The West Elm Street Master Plan has enjoyed more Villager Input from Day One and is to be unveiled Monday August 29, 2016 at The Winnetka Village Hall at 6:00 P.M.

3. At the Winnetka One Village Meeting this past July 27, 2016 The Winnetka Village President produced two (2) Winnetka Real Estate Experts - Pullman & Stern. Pullman & Stern stated to All Assembled The Over the Height Stonestreet Partners Building, would bring

"Substantial Benefits to the Village of Winnetka," because it would contain 15 Luxury Condominiums; 6 Luxury Townhomes, and 40 Luxury Apartments.

The Simple Truth is that in Winnetka At the Present Time in August 2016, without any Stonestreet Partners Building there are already available:

1. Seventy-One Winnetka Homes over 1 Million Dollars NOW FOR SALE.
2. Ninety-Seven Winnetka Homes over 2 Million Dollars NOW FOR SALE.
3. Sixty-Four Winnetka Homes 2 M to 12M Dollars NOW FOR SALE.
4. 19 Winnetka Apartments NOW FOR RENT @\$2,000 to \$11,500. Per Month.

With Good effort Mssrs Dinofrio & Brian Norcross; Attorney Peter Friedman, and Village Manager Robert Bahan, Winnetka could move forward in a lawful, and collegial manner for the good of the Village using a Reputable Developer, who follows the rules the first time without turning the Village Residents against one another as bargaining pawns.

Power Construction . net; Terry Graber Pres & CEO [REDACTED].

Walsh Group . Com Matthew Walsh [REDACTED].

Pepper Construction . Com J. David Pepper [REDACTED].

Clay Corp. Com Robert G. Clark [REDACTED].

F.H. Paschen . Com James V. Blair [REDACTED].

Turner Construction . Com  
[REDACTED] Richard A. Blair

Bulley . Com  
[REDACTED] Allan E. Bulley jr.

McHugh Construction . Com  
[REDACTED] Mrs. Patricia H. McHugh

In 1995, The Village of Winnetka had a similar situation with a difficult and uncooperative confrontational Developer. In 1995, the then Village President - Peter Cruikshank found a substitute Developer- Optima Winnetka L.P. to develop 360 to 380 Green Bay Road.

Remember the lawful Building graphic Mr. David Humphrey presented at the April 19th 2016 Village Council Meeting.

The Next Winnetka One (East Elm) Village Meeting is @ 7:00 P.M. on Tuesday Sept 20, 2016 @ The Winnetka Village Hall 2nd Floor. To Confirm You may call Mrs. Kathleen Scanlan @ Village Mgr's Office Tel: 1-(847) 716-3541 to confirm Time & Place of Meeting.

Sincerely,  
[REDACTED]  
Peter E. Gelderman  
[REDACTED]

September 6, 2016

Dear Members of the Winnetka Village Council,

Thank you for continuing to take your time and for doing your due diligence in listening to the voices both in support and to those with concerns regarding the newest iteration of the proposed One Winnetka (a.k.a. ONEWinnetka) development currently before you. I believe that the proposed development in its most recent rendition demonstrates an improved proposal from the numerous proposals that have taken the tremendous time, energy, and effort of the various Village committees and of the residents of Village of Winnetka. The magnitude of this proposed development and its future impact on this community warrant the investment that you continue to make. I respectfully request that the Village Council work to consider the following points:

1. **The bulk, size, and density of the proposed One Winnetka project continues to be too large** (based on its location and current Village of Winnetka's zoning requirements). In light of the recent flooding in the Village of Winnetka, how does the bulk, size, and density of this proposed development impact the commercial/residential properties and the residents of the surrounding community? Has a flood study been conducted reflecting the potential impact of this development, particularly in light of the recent flooding?
2. Is this a village or a city? As a resident of Village of Winnetka, am I being ask to evaluate this proposed development through the lens of a village, or through the frame of urban lifestyle of a city dweller? The answer to this question is at the core of the future trajectory of development for this community and the impact that the increased density of this development will have on its current and future residents. It deserves serious consideration.
3. Were all questions #1-39 (as presented in: [http://www.villageofwinnetka.org/assets/1/20/2016\\_0727\\_sm.pdf](http://www.villageofwinnetka.org/assets/1/20/2016_0727_sm.pdf) pp.14-23) answered as they pertain to the newest iteration of the proposed development? If not, have any of these answers changed? It is extraordinarily difficult to ascertain correct information about the proposed development, as there have been numerous renditions presented.
4. What are the impacts to the various stakeholders of this proposed development? In its currently proposed conceptualization, it appears that it caters to "younger families" (aged 24-44 years). This was not the original market of the proposed development. How does this new market impact the schools and Village resources in the area (i.e. classroom size, etc.)?
5. Who are the individuals supporting and/or expressing concern about this proposed development? I continue to be confused at the number of individuals who work as real estate agents, outside community members, and others who express opinions in support or opposition of a development that may not impact them directly. Has the Village Council been able to establish an accurate perspective on those who have voiced support and/or concerns for this proposed development? To what extent have personal

development interests potentially distorted the opinions expressed and, thus, distract from what is in the best interests of the future of the Village of Winnetka and its residents?

6. The Village of Winnetka's website regarding the current state of this proposed development, received public comments, etc., is extremely difficult to navigate. There is different information located under numerous tabs and trying to gather a "full picture" of this proposed development has become increasingly difficult. Would it be possible to consolidate all pertinent information including public comments and current iteration of the proposed development onto one tab, in one place, to provide for greater clarity and transparency?

As I stated before in a previous letter and, as expressed by other concerned residents of the Village, there has been a great deal of time, of money, of energy, and of effort has been put into the consideration of the multiple iterations of the proposed One Winnetka development. It is time to answer some serious questions about the future direction of the Village of Winnetka and the impact that it will have on its residents. What do we want for this community now and into the future? What is in the best interests for the residents of the Village of Winnetka in meeting the current and future demands of the infrastructure of this community? There are some tough questions that still need to be asked. It is likely that no one will be completely happy with the outcome. It would be nice to think that we will all have done our due diligence to see that whatever is developed within our community is something for which we can all be proud.

Thank you for your time and for your continuing commitment to protecting the rights of all residents of the Village of Winnetka.

Sincerely,

Jennifer Hull

■ Brier Street  
Winnetka, Illinois 60093

**From:** [John Benedetto](#)  
**To:** [OneWinnetka](#)  
**Subject:** development  
**Date:** Thursday, September 08, 2016 8:48:16 AM

---

Please vote to move forward ASAP...this piddling with minutia and stalling is hurting our village. We need this thing done and it has to be viable for the developer as well as as the community which is where it is. This amazingly slow process and resulting vacancy is helping no one. Please speed up the process.

**From:** [E. Paul Dunn](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Thursday, September 08, 2016 12:43:08 PM

---

Dear Trustees,

Please vote in favor/approve the One Winnetka project.

It is time for change in Winnetka. This project is good change, and a great addition to our Village.

Do not delay any further, there has been ample time for input from everyone.

Move forward, let get going forward, time to act is now!

Thank you for all your hear work,

Regards,

Paul Dunn

**E. Paul Dunn**

██████████ Green Bay Road 1 D  
Winnetka, IL. 60093

████████████████████

████████████████████

██

**From:** [Joan Esposito](#)  
**To:** [OneWinnetka](#)  
**Subject:** Vote please  
**Date:** Thursday, September 08, 2016 9:24:18 AM

---

Winnetka is starting to look like a ghost town around Lincoln and Elm. I don't think this project is perfect but for God sakes let's get something in on that site, and this project is better than nothing.

JMEsposito  
[REDACTED] pine

**From:** [J.Evans](#)  
**To:** [OneWinnetka](#)  
**Subject:** Vote  
**Date:** Thursday, September 08, 2016 7:27:24 AM

---

Pass the One Winnetka. Elm and Lincoln are in need of some renovation. These empty buildings are an eye sore. As with so many of the issues facing the village, they are talked about and nit picked to ad nauseam, and the result is NOTHING

**From:** [Larry & Ann Hossack](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Thursday, September 08, 2016 11:47:34 AM

---

This project has been studied for so many years. There are too many problems all of which have been already discussed and rediscussed. I would at this time ask you to look at Winnetka's commercial areas. They are dying and the project suggests more commercial. Hello? Secondly, the project style of architecture and size have nothing to do with Winnetka.

You've heard everything else. I am so disappointed in what has happened to Winnetka's downtown. Look at Wilmette, Glencoe and of course Lake Forest. Have we analyzed how they have maintained an active commercial area?  
Sent from my iPad

**From:** [REDACTED]  
**To:** [OneWinnetka](#)  
**Subject:** What has this cost the village so far?  
**Date:** Thursday, September 08, 2016 9:51:06 PM

---

I have attended more than eight village and committee meetings on this project over the past two years.

This development started out to big for zoning and remains so.

But I would like to know how many hours of staff time this process has consumed and the dollar value of that staff time. Those are my tax dollars being wasted. To that we can add the unpaid time for all the committees and the trustees.

The developers, and their predessor entities, way overpaid for the land. The developers need something this big to try to recover their investment. I am sorry they and their lenders are going to take a bath on the original land deal, but that is not my or the village's problem.

Please put an end to this boondoggle and vote down the project. It is time to let market conditions prevail. The land value needs to be written down and the banks need to write off their bad loans and stop rolling them over.

Once the real value of the land is finally recognized, a rational development can proceed.

And we can stop wasting our tax dollars on this project that violates so many zoning ordinances.

J. A. Offerle  
[REDACTED] Fuller Lane

**From:** [Melissa Herron](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Friday, September 09, 2016 7:07:26 PM

---

Dear Fellow Residents,

I have lived at 711 Oak Street for 12 years and am a lifelong resident of Winnetka. I am including a photo taken at my kitchen window to illustrate how closely I live to the proposed development. Living on the first floor, I know I'll always have a view of a building and I look forward to something more attractive than the rapidly deteriorating Fell property. I do however, have other concerns.

Many months ago I read on the village website of a recommendation to change the village liquor laws to allow serving alcohol without food and to provide sales later in the evening. I assume this is to attract liquor only establishments (bars). In the event this is a future plan, I would like to preemptively object to any such arrangement. I recall the proposal was presented as offering a place for Winnetka residents to gather for a beer and watch a sporting event. As delightful as this sounds, such events rarely last until a midnight or two a.m. closing time and inebriated people don't always respect the neighbors. I am particularly concerned about outdoor seating introducing unreasonable noise to my neighborhood late into the night.

Two weeks ago, while dining at Little Ricky's with my family, a Sisco truck parked alongside the building on Elm street to make restaurant deliveries. While parked for over half an hour, the driver left the engine running. I understand delivery trucks will enter the new development via the driveway adjacent to ours at Oak Hill. As I enjoy having the windows in my home open during pleasant weather, I would like to request that trucks not be allowed to idle just a few yards from my kitchen and bedroom windows. I hope any idling restrictions would also be strictly enforced by the village.

My final request is sentimental. Several trees and two benches line the east side of Lincoln Avenue south of Elm, including a tree with a dedication plaque in the name of Dorothy and Ward Quaal, and a bench in the name of Edwina Love Otis, all late residents of Oak Hill. I know the trees will be removed but I would like to request that new trees be rededicated somewhere else in the village and the benches be relocated. As Edwina was the founder of Marian Michael, perhaps her bench could be placed in front of the newer store location on Chestnut?

Thank you for your kind consideration and for dedicating your valuable time to our lovely village.

Yours,

Melissa Herron  
711 Oak St.  




**From:** [John Lombardo](#)  
**To:** [OneWinnetka](#)  
**Subject:** Winnetka One comment  
**Date:** Friday, September 09, 2016 12:29:53 PM

---

Dear City Planners,

As a longtime Winnetka resident, I strongly oppose the current Winnetka One project. It is far too large-scale for the village. Recent changes in height simply shift the size as other roofline increase, particularly on the East Side.

While the site needs to be developed, the current proposal must be scaled down in size. I strongly urge the village board to formally oppose the project as it currently exists. There is far too much on the line for Winnetka's future to allow such an oversized project to threaten the character of our village.

Regards,

John Lombardo

█ Elm Street

Winnetka

**From:** [Robert Bahan](#)  
**To:** [OneWinnetka](#)  
**Subject:** FW: ONE Winnetka Input  
**Date:** Tuesday, September 13, 2016 2:01:49 PM

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FYI

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**From:** Charlotte McGee [mailto: [REDACTED]]  
**Sent:** Tuesday, September 13, 2016 2:00 PM  
**To:** Kristin Ziv; Chris Rintz; Trustee Scott Myers -; Penfield Lanphier; William Krucks; President E. Gene Greable -; Robert Bahan  
**Subject:** ONE Winnetka Input

To All of Our Fine Trustees:

First of all I want to THANK YOU for the countless hours you have given to our village. Amazing.

I have lived here for 22 years and I currently work at Christ Church running their Rummage Sale. I am a BIG supporter of this project. It's current size is perfect. This village needs a shot of vitality and this is just the ticket.

Sincerely,  
Charlotte McGee

[REDACTED]  
[REDACTED]  
Winnetka, IL 60093  
[REDACTED]  
[REDACTED]  
[REDACTED]

*"Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world."* Desmond Tutu

**From:** [Anthony Perry](#)  
**To:** [OneWinnetka](#)  
**Cc:** [Scott Myers](#)  
**Subject:** FOR - Winnetka One project  
**Date:** Tuesday, September 13, 2016 2:31:18 PM

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To Whom It May Concern,

As a member of the Executive Board of the Winnetka Chamber, it has come to my attention at this month's meeting that with the vote for the Winnetka One project coming up, the Village Trustees are still looking to receive feedback from business members of the community. I want to let you all know that me and my firm, A. Perry Homes, strongly support the project and hope that it is approved on the 20th.

There are numerous reasons that I believe that the project should be approved, more than a succinct email would allow, but I would be happy to speak to any of you about them in more detail. Please do not hesitate to reach out to me in case you'd like to discuss.

Best Regards,  
Anthony

**Anthony Perry**  
A. Perry Homes  
Mobile: [REDACTED]  
Office: [REDACTED]  
[www.aperryhomes.com](http://www.aperryhomes.com)

Make It Better's "BEST OF 2013-16"  
BEST ARCHITECT & BUILDER

**From:** [REDACTED]  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka decision  
**Date:** Tuesday, September 13, 2016 3:35:05 PM

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I walked east on Elm Street yesterday down to the end of what would be the project, and was stunned with the unsightliness of both sides of the street. How long will it take a new builder to touch this area if the current project is turned down? Will a new project possess the uniqueness that is Winnetka? I believe the latest proposal is close enough to being acceptable to me, given the future potential alternatives.

Please pass this project.

John Suster  
[REDACTED] Winnetka Mews

Sent from my iPhone

**From:** [REDACTED]  
**To:** [OneWinnetka](#)  
**Subject:** A Merchant's Opinion  
**Date:** Tuesday, September 13, 2016 2:52:16 PM

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To whom it may concern -

I am one of the owners of Sawbridge Studios in the Hubbard Woods Design District. I am writing to tell you that my partner, Bill Hiscott and I are very much in favor of the one Winnetka project moving forward. I hope you all will support it, too. We believe that it will provide the momentum necessary to make Winnetka a true shopping destination.

Sincerely, Paul Zurowski

--

**Sawbridge Studios** [REDACTED] Tower Court Winnetka, IL 60093 [REDACTED]  
[www.sawbridge.com](http://www.sawbridge.com)

**From:** [Robert Bahan](#)  
**To:** [OneWinnetka](#)  
**Subject:** FW: One Winnetka VOTE NO  
**Date:** Wednesday, September 14, 2016 8:51:59 AM

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-----Original Message-----

From: nancy jacobs [REDACTED]  
Sent: Friday, September 09, 2016 5:06 PM  
To: Robert Bahan  
Subject: One Winnetka VOTE NO

To the Village Board,

As a long standing Village of Winnetka resident for over 50 years, PLEASE VOTE NO!!! for One Winnetka!

The plans are not suitable for our charming Village. The architecture and size of the plans are not what we need or want. I hope you understand that something like this will ruin the street scape, of our Village, which we have tried to maintain for years in so many understated ways.

Thank you in advance for your time.  
Regards,

Nancy Jacobs  
[REDACTED] Indian Hill Road  
Winnetka

**From:** [Peggy Swartchild](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Wednesday, September 14, 2016 9:23:34 AM

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I am writing to urge the village council to approve the One Winnetka project as it stands. As a business owner in Winnetka and as a Winnetka resident for 70 years, I believe that the East Elm project is necessary and a step towards energizing the business District and the town. It is a mistake not to update and keep current if you want businesses to survive.  
Peggy Swartchild

Sent from my iPhone

**From:** [Jennifer Tippet](#)  
**To:** [OneWinnetka](#)  
**Subject:** My vote is yes!  
**Date:** Wednesday, September 14, 2016 4:50:43 PM

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Not that my opinion it matters. Of course I wish it wasn't quite so large but it still needs to get done. We need progress in our village . Other towns are passing us by with less vacancies in storefronts and more restaurants.

Thanks for your consideration.

Jennifer Tippet  
[REDACTED]