

# Additional Public Comment

## RE: One Winnetka

Received

9-14-16

Through

9-20-16

23 items (62 pages)

**From:** [Barbara Aquilino](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka Development  
**Date:** Wednesday, September 14, 2016 10:40:13 AM

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I want to forward my thoughts to the Council for their consideration regarding One Winnetka. I hope to see this site developed as I believe most residents do. I do have concerns and reservations of which the most important follow:

- Building height. It is hard to agree to a building height in excess of 4 stories, considering the zoning change from 2 1/2 to 4 stories was approved immediately before this plan was presented to the Village. I'm still a bit cynical about how that occurred. Having said that, the proposed heights may be okay if the 10' setback requirement is met for those portions of the building above the 4 stories. It would also aid the developer in marketing these units since outdoor space is a selling point in condominiums.

- Public parking garage. I am opposed to this for numerous reasons: Access reduces size and surface parking on Lincoln; wonder how many commuters would really use it; it may be convenient for southbound travelers, but commuters heading northbound must then climb up to Elm and cross over and down to parking garage; what will ongoing security and maintenance cost the Village? I would rather see the Village use the funds to fix the flooding and revisit the Lincoln Avenue lot or rearranging parking taking into consideration part of the post office site. Also look at the Village lot east of this development. Would there be room for a two story garage there?

- Flooding. Will the storm sewers on Elm Street be enlarged to accommodate this project? I live at the corner of Elm and Sheridan Road. Every time there is a rain, Sheridan between Elm and Oak floods. Water bubbles up from the storm sewer at the corner. I envision oceans of water flowing down Elm from street due to more sump pumps, and increased use of the sanitary sewers, both of which I don't think have been enlarged since they were first installed back in 1900 or so? Take the money from our share of the "Commuter Parking" and fix the sewers.

That's all. I do hope you can reach an agreement with the developer to improve this site. It's an eyesore. It feels like you're getting close. It will be a decision that leaves many on both sides unhappy, which means it's probably the right decision.

By the way, I did attend most of the Plan commission meetings last year, including the final vote. It seemed that the commission did not understand it's task relative to the Comprehensive Plan and did not go through a methodical approach to reaching its decision. No real discussion just a "yes" or "no" vote. Disappointing given the importance of the recommendation.

Thank you for your service.

Barbara Aquilino

**From:** [Marius Andreasen](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka support  
**Date:** Thursday, September 15, 2016 10:57:34 PM

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I am unable to attend the Village Council's public deliberations on the proposed One Winnetka project this coming Tuesday, Sept. 20th, but I did want to send in a brief note to voice my support for the project as currently proposed and encourage all Village Council members to finally allow this project to move forward without any further delay.

While I have only been a Winnetka resident for a short 5 years, I can say in the years since we have moved to Winnetka I have heard (and personally share with many of my friends and neighbors) a growing frustration with the lack of progress in the revitalization of our downtown area(s). I do strongly suspect this sentiment is shared by the "silent majority" (although the proof is only anecdotal).

The fact that our downtown is even in need of a "revitalization" is telling. How did we get to a position where our commercial storefronts are plagued with chronic, multi-year vacancies? It certainly is not for a lack of disposable household income in the immediate area. I'm afraid that, regardless of whether the project is approved, the very public saga of this development (which has been chronicled in several publications over the past few years) will hinder future development and entrepreneurial risk taking. If the project is rejected it very well could be catastrophic for the Village and we likely will be looking at vacant storefronts at Lincoln and Elm for many, many more years.

Regards,  
Marius Andreasen  
[REDACTED] Tower Rd.

**From:** [John O'Malley](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka Feedback  
**Date:** Thursday, September 15, 2016 9:29:52 PM

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Hi John and Felicia O'Malley here. [REDACTED] Merrill Street, Winnetka. (20+ years on Merrill) My mother was baptized at Sacred Heart in 1934 by the founding pastor of the parish. My father worked at First National Bank of Winnetka through the seventies and eighties. We know Winnetka. My wife lived in Jean Wright's house on the lake.

We are fully in favor of the new one Winnetka project.

One very strong suggestion: Revise it to include much more parking. It's a real mistake not to take this opportunity to greatly expand underground parking. The village will come to regret the lack of parking in the very near future.

Same is true for any development at Hubbard Woods. The businesses need much more parking to be sustainable. Without it, they will continue to fail.

Best Regards,

John O'Malley  
[REDACTED]  
[REDACTED]

**From:** [BlowDry Boutique](#)  
**To:** [OneWinnetka](#)  
**Subject:** OneWinnetka Feedback and Thoughts  
**Date:** Friday, September 16, 2016 7:22:33 PM

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Being a business owner in the East Elm district we believe One Winnetka would add value to the retail establishments as well as the residents in the area. Many surrounding suburbs offer multi-use properties which we believe Winnetka has a shortage of . This would attract people from the city to have a suburban condo and live conveniently in a retail and commuter friendly neighborhood. As Blowdry Boutique grows , we look forward to other projects to surround us with that same principle of growth and evolution. We hope the village understands that everything evolves and it is time for Winnetka to evolve with the Millennials and such as well .

Thank you

Vikki Kokuzian  
Blowdry Boutique  
[REDACTED] Lincoln Ave  
Winnetka , IL. 60093  
[REDACTED]

**From:** [REDACTED]  
**To:** [OneWinnetka](#)  
**Subject:** FOR OneWinnetka  
**Date:** Friday, September 16, 2016 6:42:27 PM

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Hi, All.

My quick opinion: I am for the new development, as the current one is an eye sore and decrepit. It's "dead on the south side of Elm and needs rejuvenating. Change is hard for some...usually the squeaky wheels.

Nancy Riddle  
Business owner of North Shore Frugal Fashionista, [REDACTED] Lincoln Ave.

Sent from my iPhone

**From:** [jan bawden](#)  
**To:** [OneWinnetka](#)  
**Subject:** Height Study for One Winnetka.pptx  
**Date:** Saturday, September 17, 2016 3:55:42 PM  
**Attachments:** [Height Study for One Winnetka.pptx](#)  
[Plan Commission Analysis of One Winnetka.docx](#)  
[One Winnetka Comp Plan criteria.docx](#)

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Dear Trustees,

Attached is the PPT I submitted to the Zoning Board – plus the Writer’s Theatre West Façade. It includes the Humphries concept, not so much for the “Tudor” facade as an example of a more appropriate scale. I have also attached a post-mortem of the Plan Commission hearings I wrote shortly after leaving the commission, and to prove my point, an analysis of the Comp Plan and the Commissions’ inadequate reading of it. In addition, no doubt you’re all very familiar with Mr. Gelderman’s assessment of the real estate avails in this market. I’m sure you will consider all of this when you deliberate this incredibly important and difficult issue.

Procedures and absorption rates aside, regardless of what goes into it – condos, rental, restaurants, brew pubs, bead shops – the design and scale of this project will change our Village forever. There will be no going back, and yes, you – or subsequent VCs – will have a hard time telling tomorrow’s investor/developers they cannot have one of these. Is this a bad thing? A matter of opinion. But it’s definitely more than just height and Beaux Arts.

Please know that you are the brightest and most hard-working VC we’ve had in a long time. Plus, you stepped up to the plate to wrestle with this issue for us. No matter how this comes down, you are to be applauded – and supported. Best of luck.

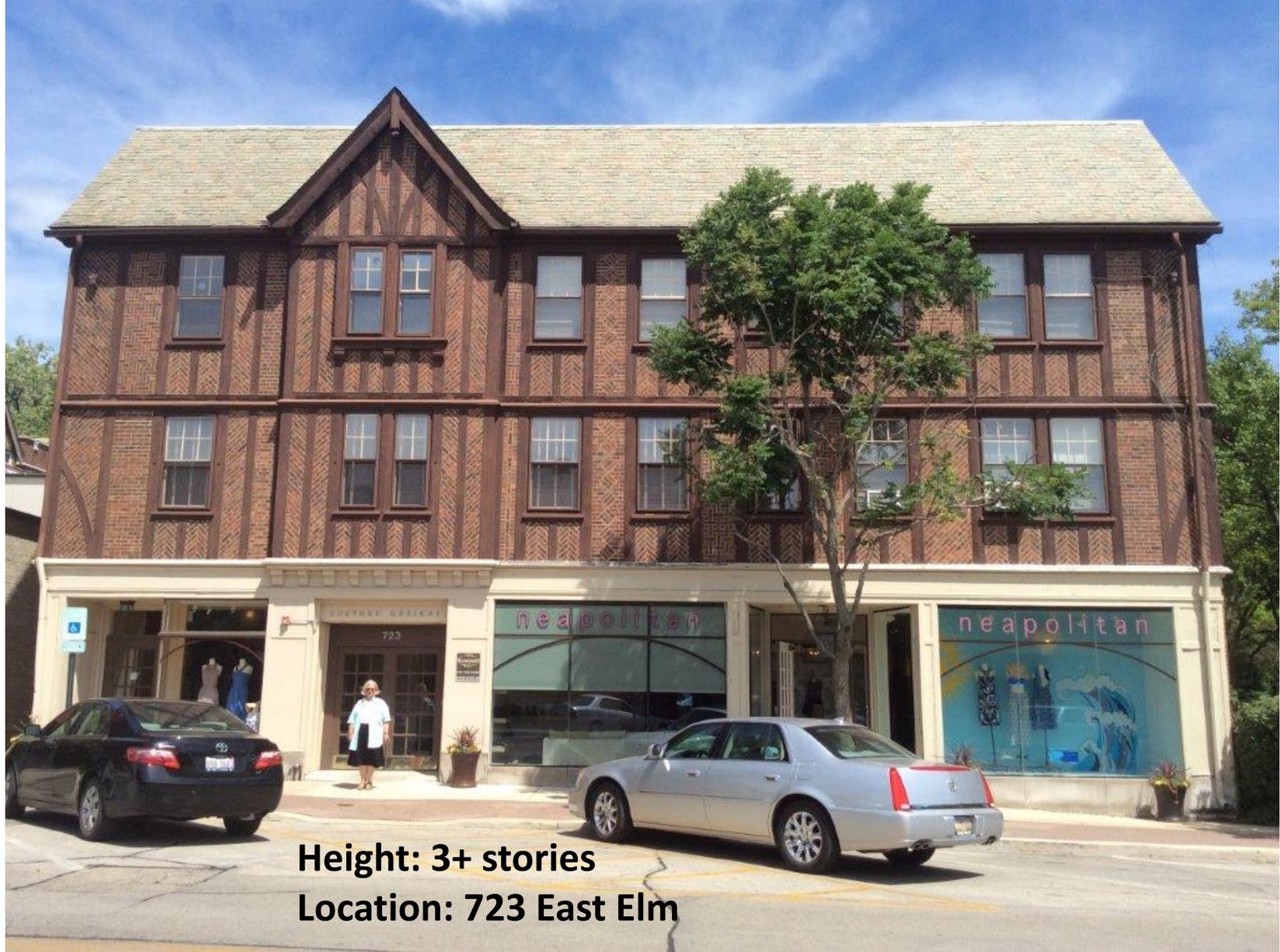
Jan Bawden  
DeWindt  
Winnetka



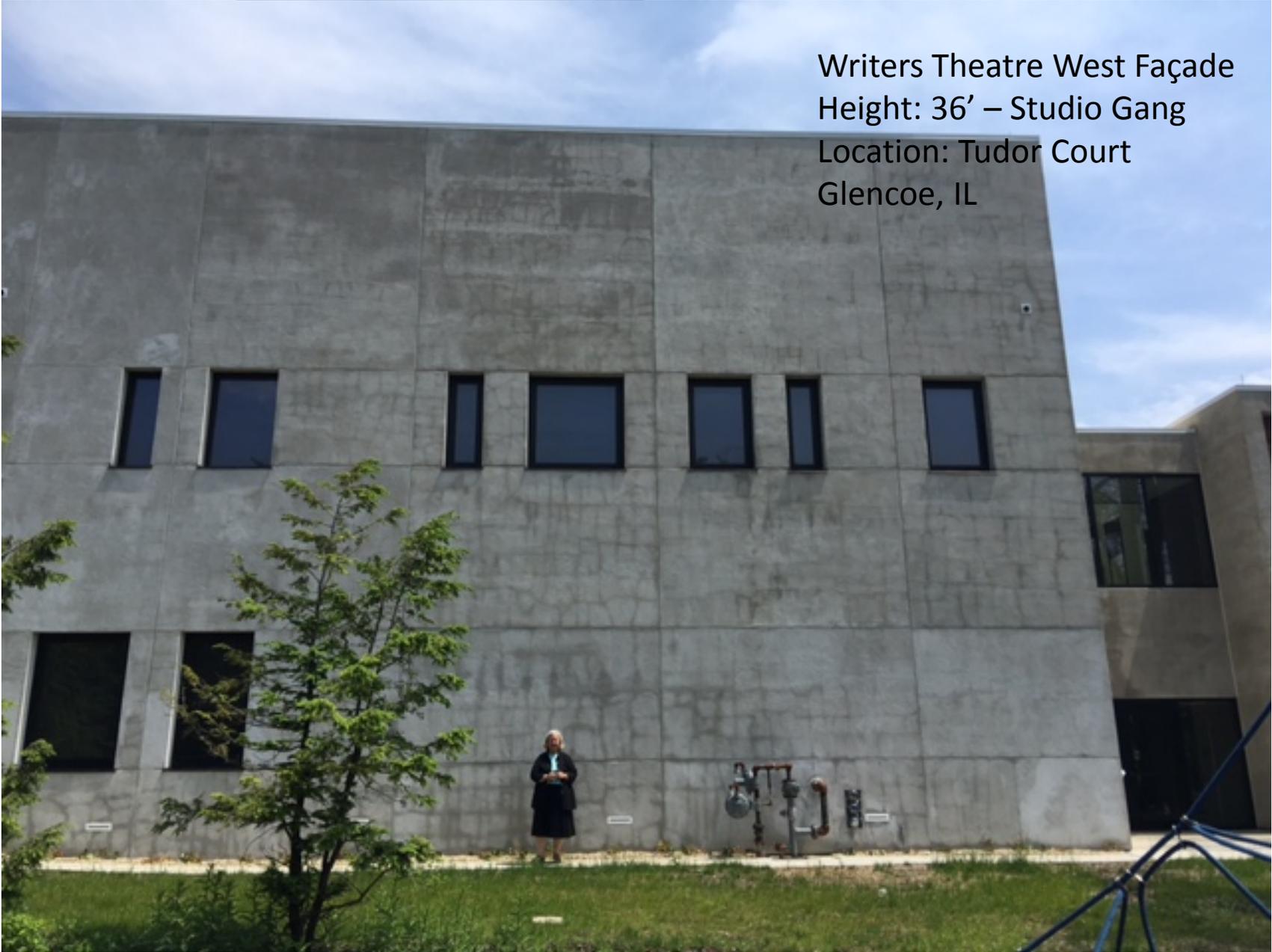
**Phototronics**

**Height: 2.5 stories**

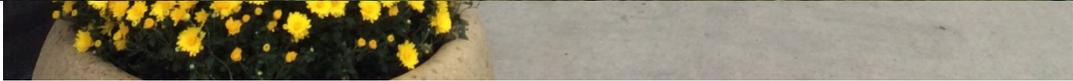
**Location: Corner of Lincoln & E. Elm**



**Height: 3+ stories**  
**Location: 723 East Elm**



Writers Theatre West Façade  
Height: 36' – Studio Gang  
Location: Tudor Court  
Glencoe, IL





**Height: 4 stories, 57' – City of Evanston**  
**Location: 1700 Central Street, Evanston**



**Height: 4+ stories**

**Location: 1630 Sherman Ave., Evanston**

**Corner of Sherman and Church**



**Height: 57.51' – Emporis  
Evanston Galleria, Evanston  
Location: Sherman Avenue Frontage**

Note canopy &  
upper story setback



**Height: 5 stories - 57.51' – Emporis  
Evanston Galleria  
Location: NE Corner of Church & Sherman**

Height: 69.1' – Emporis  
Location: 1818 Maple, Evanston  
Corner of Maple &





## Plan Commission One Winnetka PD Process An Analysis

I am appalled by the lack of due diligence exhibited by the Plan Commission in reviewing the 2020 Plan as it relates to the One Winnetka PD. This was the first legitimate test of Winnetka's Planned Development Ordinance, and failed miserably. Even a cursory reading of the Comprehensive Plan indicated that One Winnetka as presented bore no relationship whatsoever to its recommendations, or contributed in any readily apparent way to good municipal planning.

The project was initially presented to the commission with an unprecedented eight exceptions. It was initially and glaringly apparent that the commissions had no clue as to the difference between exceptions and variances, and neither the Chairwoman nor the Village Attorney provided any enlightenment. Over the course of the eight meetings, the Plan Commissioners looked befuddled. Many of them came to the meetings unprepared, often opening their agenda packets at the beginnings of the proceedings. Yet, every time they were queried, Commissioners admitted to "liking" the project personally and intending approval "with reservations." And they were queried often. When the Chairwoman took an initial straw poll – I believe at the second meeting – sides were drawn and all substantive discussion that would have/could have/was supposed to have taken place, became moot.

Realistically, the process could have been more one of half-full vs half-empty with healthy and rigorous debate ensuing, but the straw poll forced commissioners into their corners to defend their positions without any substantive discussion of what those positions were – let alone what they were vis a vis the 2020 Comprehensive Plan, which was their job to address.

Unlike previous agenda items before the Commission, there was no point-by-point analysis of the content of the comprehensive plan, requiring detailed discussion and an ultimately an up or down vote.

In fact, other than the Chairwoman going point by point at the August meeting and ultimately determining no discussion was necessary, and deeming the project worthy of progressing to findings and a resolution, the Commissioners appeared to be in dark about the process as a whole.

Ultimately, the project was approved and the resolution moved to the Village Council, with the two longest-standing members of the Commission – and the only ones to have been able or willing to cite chapter and verse of the 2020 Comprehensive Plan and the Zoning and PD Ordinances - rejecting the resolution.

Granted, this is new territory for the entire Village, let alone 12 volunteers, the majority of whom are not lawyers. The real travesty here is that the proceedings were directed by two lawyers – Chairwoman Dahlman and Village Attorney, Peter Friedman – neither of whom had previous advisory board experience or significant exposure to the Comprehensive Plan, yet ironically were land-use attorneys. And Chairwoman Dalhman works for a developer, Pulte Brothers.

***In the end, the exhausted Commissioners just seemed to want the entire process moved forward. And one commissioner said, "this was not fun." As another said, echoing the comments made at a recent BCDC meeting, "Our vote makes no difference."***

Hundreds of man-hours and thousands of dollars have been spent at the Village of Winnetka taxpayers' expense developing this Planned Development ordinance. It is a responsibility of a home rule community. If we are to take our Home Rule status seriously, this kicking of the can down the road must stop. During the entire Plan Commission process, the residents and the Village were cheated out of substantive and enlightening discussion.

As one commission commented, and as another concurred, more than 95% of the residents who spoke before the Commission during those months were against the project. Yet none of their points were considered in the deliberations, nor were they addressed in context of the 2020 Plan. This was a travesty – and hopefully an anomaly.

# One Winnetka Comprehensive Plan Analysis

*Below is the analysis of the Comp Plan with regards to One Winnetka. The findings were arrived at by Chairwoman Dalman and the Village Attorney in consultation with staff, without consultation or discussion with the Plan Commission at large. The middle column represents additional elements of the Comp Plan that were not considered, and in most cases, not discussed by the Commission as a whole.*

*From the PUD Ordinance:*

**Section 17.58.110 Findings on standards for planned development approval**

C. Plan Commission. The Plan Commission shall not recommend the approval of a planned development unless it finds that the proposed development, as a whole, is consistent with the goals and objectives of the Comprehensive Plan, *Winnetka 2020*. In making its findings and recommendations, the Plan Commission shall consider such goals and objectives of the Comprehensive Plan as it may determine are affected by or otherwise pertain to the proposed planned development, provided that, in each instance, the Plan Commission shall consider whether the proposed planned development is consistent with the following goals and objectives of the Comprehensive Plan...

Findings	Not considered or considered and rejected. Not discussed at large.	Notes:
<p><b>2.3 VILLAGE CHARACTER AND APPEARANCE</b>  <b>Goal:</b> Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.  <b>Objectives:</b>                      4. Require the screening and buffering of off-street parking lots while considering the safety of pedestrians and motorists.                      5. Continue to implement and supplement the Village's tree</p>	<p>1. Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood                      3. Recognize the critical role of the Village's historic architecture in defining Winnetka's unique character in public, institutional, commercial and residential areas and encourage its preservation.</p>	

<p>planting program on all public rights-of-way. Encourage tree planting on private property.</p> <p>13. Use high quality design and materials when constructing public improvements. Enhance the beauty of the improvements with appropriate decorative details, artwork or sculpture.</p>		
<p><b>2.4 RESIDENTIAL AREAS</b>  <b>Goal:</b> Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.  <b>MULTIPLE-FAMILY RESIDENCE OBJECTIVES</b></p> <p>1. Ensure that multiple-family development provides a variety of housing choices for residents of all ages.</p> <p>4. Require that multiple-family development be of high quality materials and design, combined with adequately screened or underground parking and substantial landscaping</p> <p>5. Encourage an appropriate number of rental units compatible with the predominantly single-family residential character of the Village.</p>	<p>1. Maintain the Village’s traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations.</p> <p>3. Ensure that multiple-family buildings complement adjacent single-family residences in scale and architectural style and that architectural styles complement the historic character of the village.</p>	<p>See below: <b>5.3.1 D</b></p>
<p><b>2.8 TRANSPORTATION</b>  <b>Goal:</b> Provide for safe pedestrian, bicycle and vehicular movement consistent with the scale and peaceful character of the Village.  <b>Objectives</b></p> <p>1. Improve major streets,</p>		<p>No discussion. Traffic study taken as is.</p>

<p>especially their intersections, to enhance traffic flow, safety and appearance, as well as use by pedestrians and bicyclists.</p> <p>5. Promote alternatives to motor vehicles such as bicycling and walking.</p> <p>11. Provide for adequate parking in commercial areas. Require people who work in the commercial districts to park in employee-designated off-street or underground parking areas.</p> <p>12. Provide adequate off-street or underground parking for Winnetka commuters.</p> <p>13. Enhance the overall appearance and environmental quality of public rights-of-way, including the railroad right-of-way.</p>		
	<p><b>2.9 GROWTH MANAGEMENT</b></p> <p><b>Goal:</b> Limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.). Provide for Village expansion via annexation if deemed appropriate.</p> <p><b>Objectives</b></p> <p>1. Ensure that development</p>	<p>Congestion: Jane Dearborn's comments, research &amp; photos</p> <p>Congestion not discussed by commissioners.</p> <p>Storm water management not discussed.</p>

	<p>proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, onsite parking, traffic patterns, congestion, open space, storm water management and Village infrastructure.</p>	
<p><b>4.3.3 Multiple-Family Residential</b>  Require development to be appropriate to the character of its surroundings; the development should interface with its surrounding neighborhood, rather than exist as an isolated complex. The architectural design of multiple-family buildings is of vital importance in maintaining the character of the Village. New multiple-family development should be designed to complement the historic character of the Village, constructed of high quality materials, providing below-grade parking.</p>		<p>No discussion of development as an “isolated complex,” or complimenting the historical character of the area. Developer alluded to historical character of Village Hall instead.</p>
<p><b>4.3.4 Commercial (Retail, Office, Mixed Use)</b>  Ensure that there is an appropriate transition to buffer single-family neighborhoods from commercial districts.</p>	<p>Minimize the potential adverse impact of commercial activity upon residential neighborhoods</p>	
<p><b>4.4 VILLAGE CHARACTER Zoning and Subdivision Ordinances regulating bulk and density:</b></p>	<p>Ensure that the zoning and subdivision regulations fulfill the goals and objectives outlined in Chapter Two.  Monitor the impact of the</p>	<p><b>No discussion</b></p>

	<p>zoning and subdivision regulations to ensure they control overbuilding without causing unintended architectural design or causing improvements in existing Winnetka housing stock to be uneconomical.</p> <p><b>Issues and Recommendations 4 - 13</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Assess the impact of the new ordinances on encouraging renovation or rehabilitation over new construction.</li> <li><input type="checkbox"/> Keep abreast of zoning innovations in similar communities across the country.</li> </ul>	
		<p><b>5.3.1 EXISTING LAND USE CONDITIONS - ISSUES AND OPPORTUNITIES – D – see below</b></p>

**5.3.1 D. Architecture and Design**

Winnetka has avoided many of the suburban design trends of the last forty years. This is due in large measure to the creation and acceptance of the 1921 Plan. The Boal Block (at the northeast corner of Elm Street and Lincoln Avenue), built in 1913 and designed by Chatten & Hammond, provided a model for successful retail design in Winnetka. Lake Forest’s Market Square, built 1916 and designed by Howard van Doren Shaw, provided further inspiration.

The established architectural style of the commercial districts is based on English Tudor Revival. These commercial masonry and half-timber structures are similar to those found in English villages. Alongside are examples of Arts and Crafts designs, which also emanated from England in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Adhering to these styles gave Winnetka’s commercial districts a coherent, picturesque appearance within an urban street pattern. The blocks thus created contain a pleasing pattern of storefronts that relate to the sidewalk and pedestrians. The consistency of design results in a powerful statement of the “village” as it was originally conceived.

Georgian and Classic Revival styles were selected for larger government structures and the railroad stations. These are also consistent with the Village character for they are of masonry construction and represent good examples of revival styles. There are also examples of modern design, which do not always blend successfully with the scale and character of the Village.

The character of the Village is molded by the arrangement of the buildings and their individual design. The distinct commercial districts arranged around the three railroad stations reflect the convenience limits of neighborhoods, the importance of transportation and the social and cultural habits of the villagers. These districts are still viable and have allowed Winnetka to avoid one large town center, which would have substantially changed the village character of Winnetka.

Consistency of design and the use of picturesque styles combine to give Winnetka's commercial districts a pleasing quality, consistent with the Village's residential character. Winnetka remains a model of successful development for Chicago suburbs.

**From:** [Elizabeth Messersmith](#)  
**To:** [OneWinnetka](#)  
**Subject:** Plan  
**Date:** Saturday, September 17, 2016 7:41:54 AM

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Hello,  
I think the plan is finally in line with the Village. We need to act now!!! Vote "yes" let them get started. Our villages needs to become a more vibrant community and this project will be a start.

Thank you for your time.  
Elizabeth

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Elizabeth Messersmith  
[REDACTED] Pine Tree Lane  
Winnetka, IL 60093  
[REDACTED]

**From:** [Jean Wright](#)  
**To:** [OneWinnetka](#)  
**Subject:** Yes for one Winnetka Place  
**Date:** Saturday, September 17, 2016 2:50:25 PM

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As it is now, we look very bad to the people coming into the Village.

New buyers are not pleased with what they are seeing

We are a great Village and a wonderful place to live, but for a family coming to town we currently are not making a good first impression

Something needs to be done to improve the East Business District on Elm

Anything is better than what is there at this time

We need Coney's Drug Store and all efforts need to be employed to keep them in town

In the 1950 and 60s we had eight dress shops. A hardware store, stationary store, large store with items for the house, and Caladonia Etc  
Hopefully I I live long enough enough to see improvement on East Elm

Jean Wright  
Jean Wright Real Estate  
[REDACTED] Chestnut St.  
Winnetka, IL 60093  
[REDACTED] office  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [OneWinnetka](#)  
**Subject:** onewinnetka  
**Date:** Sunday, September 18, 2016 2:45:02 PM

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While the village Master Plan clearly shows a downtown Winnetka which needs development, the spirit of the plan implies that development should be within the established character of the village: traditional, laid-back, and suburban.

Now the village is faced with a proposal that superimposes a mammoth construction whose design is borrowed from the city, based on structures intended for the city, and, if built, would stand totally apart in both appearance and intent from neighboring village structures.

In addition the proposed onewinnetka development--even after returning to the drawing board--is seeking zoning variances that are still out-of-proportion to village ordinances, and whose eventual effect on peoples' safety and comfort remains a mystery.

The village does need new construction, but construction whose developers have taken into consideration the individual character and traditions of the surroundings before attempting to plunk down something borrowed from another source.

Let's encourage building in Winnetka, but building that reflects a suburban Winnetka.

Patricia M. Balsamo  
[REDACTED] Cherry Street

[REDACTED]

**From:** [Chandler, Jack](#)  
**To:** [OneWinnetka](#)  
**Subject:** Comments on One Winnetka Project  
**Date:** Monday, September 19, 2016 7:59:09 AM

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Dear Trustees

I wanted to first thank you for how well you have used technology to provide a comprehensive and transparent summary of this project-as I read the materials it was clear how much time and effort have gone into this review.

I could not be more supportive of the Village providing higher density living options in the town near the main transportation facilities-not only will the offer additional and different living options to existing and potential residents this is fully consistent in my experience with how towns and villages adapt to be great places to live, work, shop-and also essential especially given the financial challenges in Cook County and Illinois essential for our budgetary health.

I'm very very concerned that Winnetka has been slow to adapt to these changes (compared to say Glencoe and Wilmette) and this project can and should be a wonderful catalyst in that direction.

The hard work and negotiations seems to have produced a project that has a better massing, scale, and fit to the neighborhood in all dimensions (retail, parking, site lines, shadows,etc)

This process is by definition a bit messy and never results in a "perfect" outcome given all the different perspectives and objectives but my view is that we have a pretty balanced solution.

Our village's future will be driven in many ways by our ability to reconcile the planning and zoning goals with the financial realities and constraints we need to meet if we want private capital to invest here.

I would strong encourage the following:

Let's not think of winning and losing on a point by point basis but rather a more holistic view on how the project can contribute to life in the Village

Let's make our planning and approval process transparent with a clear finish line-something that private capital will continue to be willing to engage with

So I'd ask that you conclude that a very thorough and professional analysis has been done here-that has delivered a good even if not "perfect" outcome

And rather than asking for more information and delaying you conclude that this is actually in the best interests of the Village-so after the discussion it should be approved so it can be built-people can move in and support the current and expanded retail offering-and the Village is positioned to attract talent and capital for the many other strategic initiatives it wants to pursue.

Thank you for your time and efforts on this

Kind regards,

Jack Chandler  
[REDACTED] Locust Rd  
Winnetka IL 60093

**From:** [Doug Fox](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Monday, September 19, 2016 8:53:19 AM

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I am for the One Winnetka development. I think it will bring value to the neighborhood and help rejuvenate the Lincoln/Elm retail area

Doug

**Doug Fox | Managing Broker North Shore | Barrington**  
**Jameson Sotheby's International Realty**  
**Evanston | Winnetka | Barrington**



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**From:** [Robert Bahan](#)  
**To:** [OneWinnetka](#)  
**Subject:** FW: One Winnetka  
**Date:** Tuesday, September 20, 2016 8:36:58 AM

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**From:** Sue Connaughton [REDACTED]  
**Sent:** Monday, September 19, 2016 3:17 PM  
**To:** Gene Greable; Andrew Cripe; Penfield Lanphier; William Krucks; Scott Myers; Chris Rintz; Kristin Ziv  
**Cc:** Robert Bahan  
**Subject:** One Winnetka

September 19, 2016

Re: One Winnetka

Dear Trustees,

We are writing to express our reservations about the One Winnetka project. Although the developer has made modifications to his original proposal, we believe the current plan is not in the best interests of our Village. Our objections center on the following issues: height, density, architecture, use of the public right-of-way, use of tax dollars and the current legal charges against the developer.

The recent change in commercial building height restrictions (to 45') is an acknowledgement that developers should be permitted to build slightly taller buildings, while continuing to require that such buildings maintain the human scale of our downtown. Although the developer has lowered the Lincoln Ave. elevation to 61'-6' (59' without turret), it is 16'-6' over the current height restriction. At the same time, the developer has raised the heights on the east elevation and on Elm Street, so that none of the current elevations meet the building height restrictions. We ask that you not grant exceptions to the current height restrictions as we believe the increased building heights would overwhelm the surrounding area and diminish the human/pedestrian scale of our downtown. Additionally, it will set a dangerous precedent since future developer's would likely ask to build even taller buildings.

The developer has repeatedly stated that he must build at a specific height and density in order for the project to be a financial success. We believe that the developers economic needs should not be used to determine whether or not this project is approved. To make building decisions based on market conditions sets another dangerous precedent.

Although the architecture of One Winnetka would be beautiful on a wide Parisian Boulevard, it is not in keeping with the remainder of our downtown. Any new development need not completely mirror the current, dominant architectural style, however, it must complement the surroundings and not be so glaringly different as to stick out like a sore thumb.

We are glad the developer has withdrawn his request to use a portion of Lincoln Ave. as a public plaza. However, as we understand it, consideration is still being given to the developer using a certain portion of the street. We do not believe any public right-of-way should be utilized in private development. Additionally, we want to register our opposition to the use of tax dollars being used in a private development.

Lastly, we have reviewed the public records addressing the legal charges against Mr. Trandel and are concerned about the impact his legal status might have on the village's dealings with him. According to Illinois law, his charge of resisting arrest, which is one of three active charges against him, is a Class A misdemeanor and punishable by up to 12 months in jail and a \$2,500 fine. If found guilty, Illinois law requires a minimum sentence of 48 hours in jail or the performance of no less than 100 hours of community service. A finding of guilt is a criminal conviction which would become a permanent part of his record and cannot be expunged. We believe the village should not consider working with Mr. Trandel until his legal cases have been settled.

Contrary to what you may be thinking, we are not anti-development or anti- progress. We are in favor of smart development that meets the needs of our community and we do not believe One Winnetka does that. In addition to the concerns already raised, we do not think: 1. the design of the project is appropriate to its surroundings; and 2. nor do we believe it delivers a public good that is worth the zoning exceptions being asked for. Both of these criteria should be met in order for a planned development to be approved. Therefore, we are asking you to vote no on the current One Winnetka proposal.

Sincerely,

Sue Connaughton & Fred Smith  
Winnetka, Il.

**From:** [Katie Cory](#)  
**To:** [OneWinnetka](#)  
**Subject:** Positive thoughts For One Winnetka  
**Date:** Tuesday, September 20, 2016 1:03:04 PM

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To Whom It May Concern:

Certainly that includes all people of the North Shore Neighborhoods of Chicagoland.

Please include my thoughts of **voting yes** to approve the new Development of One Winnetka to any decision that you will make this evening.

One Winnetka is vital and imperative for the future growth of our Village. If we don't vote yes on this new development NOW, then it would be my opinion that no developer will even venture into our Village for many years to come given the lengthy approval process, Even though due diligence was appropriate.

When we started our business,skändal, five years ago the Village was wonderful in getting our business approved and up and running. After five years, skändal is thriving and enjoying a generous influx of old and new customers alike. We are now a vital part of The Hubbard Woods Design District. We are still thankful for the attention and care that we were given at that time.

Watching the Village of Winnetka come to terms with a new development of the scope and size of One Winnetka, one would think that we were trying to build the Taj Mahal! When instead it would be considered a very welcomed development in the City of Chicago.

The plans are beautiful, controlled and will be a stunning addition to the revitalization of The Village of Winnetka.

Please pass in favor of The One Winnetka Development.

Thank you kindly for your attention,

***Katie Cory***  
***Skändal***



**From:** [Lisa DiChiera](#)  
**To:** [Gene Greable](#); [Andrew Cripe](#); [Penfield Lanphier](#); [William Krucks](#); [Scott Myers](#); [Chris Rintz](#); [Kristin Ziv](#)  
**Cc:** [Brian Norkus](#); [Leibowitz, Rachel](#) [REDACTED]  
**Subject:** One Winnetka agenda item - Fell Company Store  
**Date:** Tuesday, September 20, 2016 12:44:48 PM  
**Attachments:** [LandmarksIllinois Winnetka Plan Comm Let Fell Store July22, 2015.pdf](#)  
[AIA article Fell store 2010.pdf](#)

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Dear Council Members,

Please note that because the Illinois Historic Preservation Agency has determined the Fell Store eligible for listing in the National Register of Historic Places, the One Winnetka project may require review from this agency as part of an IEPA permit application by the developer. IEPA permits will be likely required for storm water discharge or sewer work. In the below correspondence, you will see that the developer was informed of the building's eligibility via email last spring. Also attached is our previous 2015 letter to the Plan Commission regarding our opinion that the Fell Store is a building of architectural importance and could be incorporated in the developer's plans. (Our first outreach to the commission regarding the building dates back to 2008 at the time of an original development proposal. Attached you will also find an article published by AIA Chicago from 2010.) Incorporating Fell Store would not only make federal historic tax credits available to the developer, but could also help redesign the project in a way to address many other complaints from the community, especially in regards to its size and scale.

We hope at tonight's meeting, as the planned development of One Winnetka is reviewed, that retaining the existing Fell Store is discussed as an opportunity to not only retain an important part of Winnetka's design legacy, but to address many other issues with the development that are yet to be resolved.

Sincerely,

**Lisa DiChiera**  
**Director of Advocacy**  
**Landmarks Illinois**

[REDACTED] Chicago, IL 60602

[REDACTED] [Landmarks.org](#) [Facebook](#) [Twitter](#)

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**From:** David M. Trandel [REDACTED]  
**Sent:** Wednesday, May 18, 2016 12:25 AM  
**To:** Leibowitz, Rachel  
**Cc:** Lisa DiChiera; [bnorkus@winnetka.org](mailto:bnorkus@winnetka.org)  
**Subject:** Re: Fell Company Store, Winnetka, Illinois

Who r u? Who did you get my email? Please loose it!

David M. Trandel

[REDACTED]

On May 17, 2016, at 5:22 PM, Leibowitz, Rachel [REDACTED] wrote:

Mr. Trandel:

As requested by Lisa DiChiera of Landmarks Illinois, I am forwarding to you the email message that I sent on April 19 to [onewinnetka@winnetka.org](mailto:onewinnetka@winnetka.org), regarding the Fell Company Store.

The one correction that I must make to my April 19 message is the name of the architect —I mistakenly typed “William” when the architect was Walter Sobel, FAIA.

Best regards,

**Rachel Leibowitz**, Ph.D.  
Deputy State Historic Preservation Officer  
Preservation Services Division Manager  
Illinois Historic Preservation Agency

[REDACTED]  
Springfield, Illinois 62701  
Phone: [REDACTED]  
E-mail: [REDACTED]  
Website: [www.illinoishistory.gov](http://www.illinoishistory.gov)

---

**From:** Leibowitz, Rachel  
**Sent:** Tuesday, April 19, 2016 5:22 PM  
**To:** 'onewinnetka@winnetka.org' <[onewinnetka@winnetka.org](mailto:onewinnetka@winnetka.org)>  
**Subject:** Fell Company Store, Winnetka, Illinois

It has been brought to the attention of the Illinois Historic Preservation Agency's Preservation Services Division that the future development of the Fell Company Store will be discussed tonight.

The Fell Company Store has a high degree of integrity and is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C, as an award-winning example of modernist design theories applied to the needs of a local department store, unique in all of downtown Winnetka; and under Criterion A, in the areas of Community Planning/Development and in Commerce, for its significance in establishing a new planned commercial development within existing downtown fabric, and providing facilities for a locally-based, family-owned department store on the North Shore. The buildings were designed by William Sobel and Associates beginning in 1965, with drawings completed by 1966, and construction completed in 1969. The Fell Company Store today remains an excellent example, if not the premier example, of late midcentury modernism in downtown Winnetka.

IHPA would be pleased to assist a potential developer with a rehabilitation of these historic commercial buildings that could qualify for federal historic tax credits.

I would be happy to answer any questions about the National Register or the tax incentives available for rehabilitation of historic properties.

With many thanks, and all best regards,

**Rachel Leibowitz**, Ph.D.  
Deputy State Historic Preservation Officer  
Preservation Services Division Manager  
Illinois Historic Preservation Agency

[REDACTED]  
Springfield, Illinois 62701

E-mail: [REDACTED]

Website: [www.illinoishistory.gov](http://www.illinoishistory.gov)



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30 N. Michigan Ave.  
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July 21, 2015

Ms. Tina Dalman, Chair  
Winnetka Plan Commission  
Village of Winnetka  
510 Green Bay Road  
Winnetka IL 60093

*RE: Fell Company Store, 511 Lincoln, Winnetka*

Dear Ms. Dalman and Members of the Plan Commission:

In August 2008 we reached out to your Commission during its review of a New Trier Development proposal to replace the Fell Company Store with a four-story building containing retail, condominiums, and underground parking. Landmarks Illinois urged the Commission to request that New Trier Development explore ways to incorporate the Fell Company Store into its redevelopment plan. Our position remains the same today with the currently proposed redevelopment of the site by Stonestreet Partners.

As noted in our 2008 letter, the Fell Company Store's architect, Walter H. Sobel, designed the building to allow for future expansion, specifically for the possible addition of up to three stories for residential units. In addition, there have been many public comments regarding the current proposal's Beaux-Arts design and scale as not fitting downtown aesthetically. The Fell store is representative of high-end, modern commercial design that is still desirable today in many new developments. The building has clean lines and refined use of details and materials that would be cost exorbitant to replicate today. We hope the Commission will urge Stonestreet to consider the alternative design option of incorporating the Fell Store, which could also reduce the cost and construction time of the project by reusing an existing structure, and using its modern design as inspiration for a larger project.

Mr. Sobel was a well-known North Shore architect and the Fell Store, completed in 1968, in 1970 won an Outstanding Merit Award for the planning and design of a small department store from the Institute of Store Planners and the National Association of Store Fixture Manufacturers. This high-quality building deserves a second look.

We hope the Commission will request Stonestreet to consider this approach, which could provide a win-win situation for everyone. As always, Landmarks Illinois is willing to assist in any way possible.

Sincerely,

Lisa DiChiera  
Director of Advocacy

cc: Brian Norkus, Assistant Director, Community Development

## THE FALL OF FELL

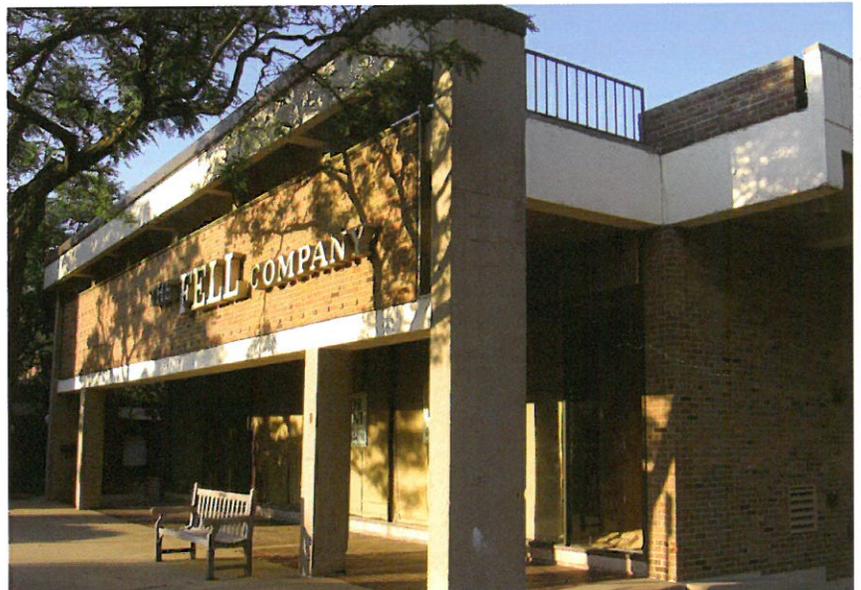
### Architect wants 1960s retail space saved but gets little support

Any architect who has practiced for over half a century has undoubtedly seen some of his or her buildings succumb to the wrecking ball. Some may accept it as inevitable, but not Walter Sobel, FAIA. The charming and tenacious nonagenarian, with the help of his son Richard, has for the past two years protested the proposed demolition of the 40-year-old Fell Company buildings he designed for the downtown section of Winnetka.

Father and son have attended hearings, solicited letters of support, lobbied the developers, and even commissioned a design sketch from a long-time colleague, all in the interest of preserving the concrete-and-brick department store and nearby row of shops.

While the Sobels' campaign has garnered press attention and shows of support from the architecture and preservation community, it has failed to gain much traction with residents or officials in Winnetka. Lisa DiChiera of Landmarks Illinois thinks it is because the complex of buildings, at 511 Lincoln Avenue and 718-732 Elm Street, "has blended so quietly for so many years." She sees it as a high-quality example of a "disappearing era of Main Street." This judgment is echoed by architectural historian Susan Benjamin, who describes the buildings as "simply and handsomely detailed, and appropriate to the scale of Winnetka." She further notes that the modern style is very much of its time and provides a counterpoint to the surrounding historic buildings.

Sobel, who lives in a Frank Lloyd Wright house, is an advocate of preserv-



The heavy concrete look of the building is not only of its era, but a result of designing the structure to support later additions above

ing 20th-century architecture, but one of his strongest arguments against demolishing the buildings is entirely practical. They were actually designed to accommodate additional stories for future residential units, and he believes that this vertical expansion is still feasible. In part because they were constructed to support additional floors, he says the buildings will be costly to tear down, and he points to the sustainability benefits of reusing the existing structure. Winnetka officials counter that concrete is among the most recyclable materials, and the new building will be LEED certified.

The idea of designing for vertical expansion was quite novel for its time, and reflected the future-oriented outlooks of both architect and client. Sobel says that the company philosophy of retailer Sam Fell was that "if you're not moving forward, you're falling behind." After several decades of occupying successively larger rented quarters in Winnetka, Fell commissioned a building that would carry the company's name, as well as a separate row of rental storefronts just around the corner.

The complex opened in 1970 and the Fell Company remained in business until 2007, when the buildings were sold to developer New Trier Partners. This firm announced plans to demolish the complex and commissioned OKW Architects to design a mixed-use residential-above-retail building in the Tudor idiom now prescribed by

Photo by Lynette Stuhlmeier, 2008

## The Fall of Fell

*continued from page 9*

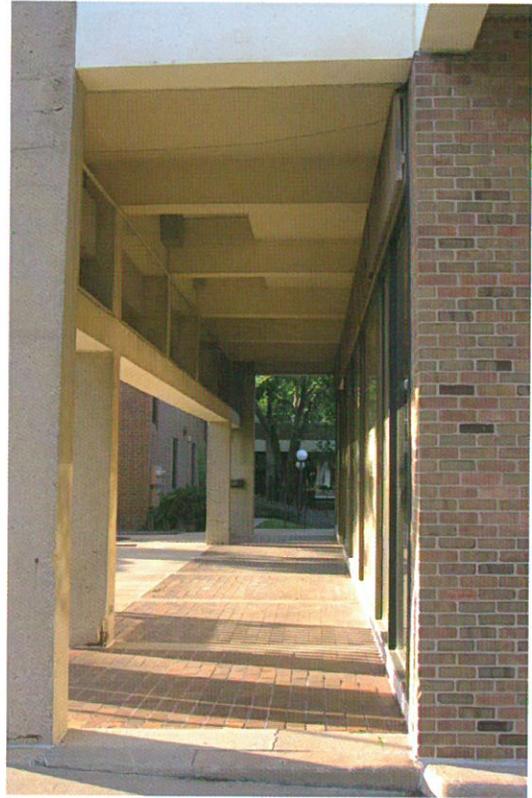
the Winnetka design review board. OKW's design reflects the changing realities of the retail and residential markets. Jon Talty, AIA, the firm's CEO and chairman, is an admirer of Sobel and of the Fell store, commenting that "it took someone with courage to conceive and execute it." But he is quick to point out the difficulties of adapting the complex to today's needs. The Fell store has a very deep footprint, and the rear half has a split-level configuration, making it difficult to partition into smaller spaces. Conversely, the shops on Elm Street are fairly small, and the spaces cannot be readily combined. The planned residential floors were designed for very modest apartments, not the large luxury units currently in demand.

Our notions of urban space have also

changed in the past four decades. Talty points out that "in today's world we want things tighter to the street." The Fell store is angled away from Lincoln Avenue to form a small triangular plaza, and the row of storefronts is separated from Elm Street by a wide lightwell that provides illumination and access stairs to a basement level of stores and offices.

The irony of replacing a resolutely modern, forward-looking building with one that recalls the past is not lost on Talty. But he notes that it reflects the community's desire to be respectful of the context of its very compact downtown.

The debate over saving mid-century modern buildings is sure to intensify in coming years. Although some are already acknowledged to be masterpieces, others could more aptly be described as Richard Sobel does the Fell complex: "a little point of light in the larger context of Modernist architecture." Indiscriminate destruction of this heritage would make for a dimmer world indeed. → **Laurie Petersen**



The arcade enhances the pedestrian experience in all weather

**From:** [Julie Eldring](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Friday, September 16, 2016 11:10:01 PM

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Dear Village Board Members-

I was pleased that One Winnetka was willing to revise their plans to downscale the size of the building and the impingement on Lincoln Avenue. However, I do not understand why this development is still being considered since it still does not meet current village zoning requirements?

We have lived in Winnetka for over 18 years. Three and a half years ago, we moved into a newly constructed home. During that process, we dealt with the zoning board regarding compliance of our plans. We made revisions to our plans to build to the specifications of the village. Why would the village not hold a developer to these same requirements?

Please respect your predecessors who had the foresight to preserve the small town feel of Winnetka. It would be lovely to have a new development in that section of town, but there is no reason why it can not be built to current ordinance requirements. Please do your job, and enforce the village codes.

Sincerely,  
Julie Eldring

TUESDAY SEPT 20 2016  
~~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.

[REDACTED]  
Peter E. Gelderman  
[REDACTED] Tower Road  
Winnetka, Illinois 60093-1943

**From:** [Andrea Kelly](#)  
**To:** [OneWinnetka](#)  
**Subject:** Iam voting against the project!  
**Date:** Tuesday, September 20, 2016 1:04:07 AM

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Sent from my iPhone

**From:** [Robert Bahan](#)  
**To:** [OneWinnetka](#)  
**Subject:** FW: One Winnetka  
**Date:** Tuesday, September 20, 2016 11:13:45 AM

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**From:** Robert & Bryan [REDACTED]  
**Sent:** Tuesday, September 20, 2016 11:13 AM  
**To:** Kristin Ziv; Chris Rintz; smeyers@winnetka.org; Penfield Lanphier; William Krucks; ggreable@winnetka.org; Robert Bahan  
**Subject:** One Winnetka

I am very much "For" the project. A project like this can only be beneficial for everyone in the community.

Robert Levine

--

**ROBERT BRYAN HOME**

[REDACTED] Green Bay Rd.

Winnetka, IL 60093

[www.RobertBryanhome.com](http://www.RobertBryanhome.com)

[REDACTED]

**From:** [James Marran](#)  
**To:** [Brian Norkus](#)  
**Subject:** Village Council Meeting - One Winnetka Project  
**Date:** Tuesday, September 20, 2016 12:08:10 AM  
**Attachments:** [One Winnetka - Council Memo.docx](#)

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Brian,

Because of illness in my family, I will not be able to attend Wednesday's meeting. The attached are remarks I would have made had I been able to attend. Please share them with the Council members,

Many thanks.

Jim Marran

James Marran  
[REDACTED] Oak Street  
Winnetka, IL 60093  
[REDACTED]

**Barbara and James Marran**  
██████ Oak Street  
Winnetka, IL 60093-2549

**Phone:** ██████████ ██████████

As the Council moves toward closure on the One Winnetka Project, we still have significant reservations about the appropriateness of the structures and the strategies the Stonestreet Partners have pursued to acquire approval on zoning variations and affirmative votes from various village commissions.

When the Partners developed their plans for the almost two acre site, there were fully aware of the zoning ordinances and attendant regulations in Winnetka for constructing multipurpose buildings. Despite that, they proposed a project that requires major modification to come even close to compliance. For more than two years, the Partners have tinkered with their plans on building height, set backs, underground parking specification, service vehicle accessibility, on street-parking, a civic plaza, the square footage of the commercial space, and the number of units in the proposed condo and apartment buildings. Even though there have been changes, nonetheless the Partners continue to request major exceptions to the zoning code.

Our other issues of concern relate to the many uncertainties that remain relating to financing, the timeline for building the structures, the staging area for construction, and accessibility to the Lincoln/Elm Street area. In addition, we are not entirely clear on the current proposed appearance of the building. The architect's drawing have been interesting art with twilight pictures, tree lined streets, grass rooftops, etc., but the pictures keep changing. To provide the concerned community of neighbors and other Winnetka residents with a clear understanding, a model of the One Winnetka Project would provide a clear, accurate three-dimensional view of the plan. Such a model would do much to demystify concerns about size, relative height, volume, the totality of appearance, and complementarity.

We encourage the members of the Village Council to proceed with caution and prudence. The One Winnetka Project challenges the Council to make hard choices and difficult decisions. The overarching reality is that once begun, there is no turning back.

Thank you.

James and Barbara Marran

**From:** [Thomas Rajkovich Architect, Ltd.](#)  
**To:** [OneWinnetka](#)  
**Subject:** Thomas Rajkovich Winnetka Resident and Architect in re; One Winnetka  
**Date:** Tuesday, September 20, 2016 12:16:53 PM

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Honorable Trustees of the Village of Winnetka:

I am not able to attend the meeting as a result of the recent passing of a family member this past week.

I have testified at two separate hearings regarding the One Winnetka proposal which you are considering.

My family and I have been residents of Winnetka for five years. We live in a historic home on Forest Street opposite the North Shore Country Day School.

I am a practicing architect and occasional visiting professor of architecture for the University of Notre Dame School of Architecture in South Bend, Indiana and Rome, Italy. I have also taught, lectured or served as a guest critic at numerous other universities, including the University of Illinois at Chicago, Yale University, the University of Maryland, the School of the Art Institute of Chicago and the Illinois Institute of Technology.

Having carefully looked at the current modified design of One Winnetka Place, I submit that it remains completely inappropriate for our Winnetka context. By context, I mean the architectural form, character, density, height and detail that collectively define the specific sense of place that is Winnetka.

My evaluation of the project is based on objective criteria that form the basis for any judgement or critique of architecture. Those same criteria are what we teach aspiring young architects at the university level as we prepare them to contribute beneficially to the built environment around us.

1) The overall bulk of the project is excessive by any measure. Despite the designers' efforts to mitigate against the massive scale of the project, its bulk - and here I mean the visual impact of the total building volume - remains imposing and incompatible with the essential character of the Village, which is precisely what attracts residents to purchase homes and live and shop in Winnetka. In fact, there are no examples of structures in the Village with even half the same bulk over a similar given land area.

2) The scale of the structure contradicts the established balance between the proper civic monuments and public buildings of Winnetka - including various houses of worship, the Village Hall and Public Library, each representing shared/communal institutions - and the

private residences of the town, which represent individual persons and families. In Winnetka, civic buildings are distinguished by a more monumental (and sometimes classical) treatment - buildings like the Village Hall, numerous churches and the Community Center. Private structures (housing, both single and multi-family) are primarily vernacular in character. In this way, the Village follows Edward Bennett's visionary plan which drew upon the precedent of a variety of beautiful villages in England. In fact, the preponderance of half-timbered structures for the residences-over-shops in the several commercial districts are a direct result of prior generations respect for Bennett's guiding framework. Public buildings alone should create the "skyline" - towers and lanterns and cupolas that an entire community can identify as their shared public "face".

3) The height overwhelms its setting, regardless of where the tallest portions occur. Viewed from positions to the east, where street level is substantially lower than at Lincoln and Elm, the building will appear like a fortress, looming atop the hill. Viewed from the Village Hall, the building will dominate the entire open area at the Metra station and Village Park. Worse, the height will dwarf the Village Hall, as well as buildings opposite it along Elm and north on Lincoln, notwithstanding the store fronts shown in the renderings, which intentionally disguise the height of the main structure which are only minimally set back. In so doing, the building will make the existing structures look like quaint vestiges of a time gone by - a Disney street scene adjacent to the sheer mass and height of the apartment/condominium blocks.

4) Clearly, for any development to be a true success and one which is embraced by an established community, it must harmonize with, and actually complement, its context in terms of scale, bulk, height, character and detail. In schools of architecture and urban planning today, that approach is now considered absolutely essential. Otherwise, the new elbows out the old, setting off a long series of tear-downs and replacements. The character of a place - its unique identity - is lost to developments which invariably rely on national chains to fill the retail spaces at ground level - spaces which are too big to accommodate locally-owned (and typically more modest) shops. While slow-food and local retailers are both gaining greater attention for establishing towns' and villages' unique identity, this development has already pushed out several long-standing local enterprises. In Evanston, where I have had my architectural practice for twenty-five years, two new developments took a similar approach. The first, with a movie theater to generate foot traffic, no less, has struggled to keep retailers and restaurants in place, with frequent turnover. One portion of the development now houses North Shore healthcare offices in what had been a national bookstore's space, but only because of its proximity to Evanston Hospital. The other has regular retail vacancies and a significant number of unsold condominiums, despite direct access to arguably the most restaurant and retail rich urban environment outside Chicago proper.

5) Ersatz (or faux) materials are inconsistent with the quality standards for architecture in Winnetka. The painted metal roof - which as designed is an especially visually dominant element in the One Winnetka design - cheapens the entire area. Painted metal evoking patinated copper is the stock-in-trade of shopping malls and entertainment centers. In our Village, copper, slate, Ludowici clay tile in flat or barrel form, and wood shingles are the established norm. To have a structure easily twice the footprint and more than double the height of anything else in the Village (except, possibly New Trier High School), with a mall-quality roof as its signature element is an unacceptable approach. The oversized brick - not the same scale used anywhere in the Village on residential nor civic structures - is another element which will reinforce the imposing nature of the building and fail to harmonize with other structures in the immediate context.

6) The open, below-grade parking structure, whether draped with hanging vines to partially conceal it or not, will utterly reverse the masterful decision many years ago to depress the Metra tracks as they run through the Village. That process concealed the rail lines in a landscaped, ravine-like cut. The trees provide sound dampening and the depression is dark at night. By creating an open frame parking structure with (as depicted in the developer's renderings) a fragile "veil" of faux-classical detailing fronting on the tracks, the parked cars will become a visually dominant element in the Village's "Front Yard" opposite the Village Hall. There is nothing good to be gained making a vehicle parking structure the new aesthetic "foundation" across the width of the site on Lincoln. With safety lighting on in the garage proper throughout the nighttime hours, this ugliness will be dramatically exacerbated. And the already excessive height of the structure will become even more imposing (and inappropriate) as the entire structure from the lower parking levels to the top of the mansard roof are visible as a single structure.

7) The disposition of materials on the facades - limestone ground floor, several floors of brick, another limestone upper floor and a too-grand radiused mansard roof in fake copper, is overdone. As the developer reduced the height of the structure, the stratification of materials remained the same. Only the number of floors rendered in brick changed. Thereby, the structure takes on a horizontally striped appearance which is wholly inconsistent with the French examples the developers have frequently cited as their inspiration. Merely having French bits (notably the roof) does not make a well-designed building. Proportion, too, matters and that has been forsaken as the design, clearly created and revised on a computer, now suffers from a process of computer editing, without an accompanying connoisseurship that would continue to reflect the stated precedent.

8) A project so dramatically in excess of the bulk and height allowed by our current zoning will set an irrefutable precedent that will provide legal grounds for all future developments to do as they please, virtually guaranteeing the chain reaction effect I described earlier will take place, with each new development at that scale endeavoring to replace/outcompete

the previous one, resulting in a parallel chain reaction of vacancies.

I believe this important site needs a development or multiple developments. I have thought that since long before my family and I moved here. With a site of this prominence and given the permanence of physical construction, we will not get an opportunity to do this twice if the first thing built overwhelms and, consequently diminishes, our Village. We need to get this right for future generations, not just our own.

By all objective measures: bulk, scale, height, character and detailing, this project is not appropriate. We should not let our sense that something needs to be built there cause us to allow the wrong thing to be built there, nor allow this developer to create a sense of finality or panic that somehow this site, without this scheme, will languish forever. It will not.

Winnetka can do better.

Respectfully submitted,

Thomas Rajkovich  
Architect

THOMAS NORMAN RAJKOVICH ARCHITECT, Ltd.

[REDACTED]  
Evanston, Illinois 60201

U. S. A.

[REDACTED]  
[REDACTED]  
[www.tnr-arch.com](http://www.tnr-arch.com)

**From:** [Cynthia Scott](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Tuesday, September 20, 2016 10:39:42 AM

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To Winnetka Village Council:

I am writing to object to the One Winnetka proposed development. Even the revised plans for the development are out of scope with the nature and character of the Village. When I and my husband moved to Winnetka three years ago, we chose Winnetka over Evanston, Highland Park, Wilmette because of Winnetka's village feeling; the fact it has no over-powering, large buildings that would interfere with being able to see the skyline, tree tops. The plans for One Winnetka show a development that is too massive and would harm the friendly, community feel of Winnetka. I urge you to vote against the revised plans for One Winnetka.

Sincerely,

Cynthia Scott  
[REDACTED] Green Bay Road

**From:** [whsobel@aol.com](mailto:whsobel@aol.com)  
**To:** [Gene Greable](#); [Andrew Cripe](#); [Penfield Lanphier](#); [William Krucks](#); [Scott Myers](#); [Chris Rintz](#); [Kristin Ziv](#)  
**Cc:** [Brian Norkus](#); [REDACTED]; [REDACTED]; [REDACTED] [Michael D'Onofrio](#)  
**Subject:** Fwd: One Winnetka Opinion Article Piece  
**Date:** Tuesday, September 20, 2016 3:33:35 PM  
**Attachments:** [Public Comment Concerning One Winnetka.pdf](#)  
[One Winnetka Op-Ed.pdf](#)

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Dear Winnetka Leaders,

Attached is a letter by Bradley Smith, who spoke well at the recent meeting, concerning the Fell site plan and a report detailing the analytic consensus of the public opinion expressed at meetings concerning the project.

While organized professional efforts with form letters and comments have increased, reviewing the report and community comments with Council minutes indicate ongoing concerns about the proposed replacement project scope. In addition, to the questions about the alternative to the current plan, there always remains the beneficial option invest in the adaptive reuse and preservation of the award winning fell project. If a fraction of the propose funds is invested in revitalizing the current award winning stores, they could be vibrant again in a fraction of the time and cost. We look forward to working together for beneficial progress for the Village Center.

Kindly,  
RS

**From:** [Bradley Smith](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Tuesday, September 20, 2016 12:38:01 PM  
**Attachments:** [One Winnetka Op-Ed.pdf](#)  
[Public Comment Concerning One Winnetka.pdf](#)

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Dear village council,

Attached is a letter asking for reconsideration of the village council plan. Thank you for your time and consideration!

Best,

--

**Bradley Smith**

Northwestern University | 2018  
Weinberg College of Arts & Sciences  
Mathematics | Art History

Bradley Smith

July 2016

## Public Comment Concerning One Winnetka

This document examines the distribution of opinion voiced concerning the various Plan Commission, Design Review Board, Zoning Board of Appeals, and Village Council meetings pertaining to the One Winnetka project, held between March of 2015 and May of 2016. Overall, the vast majority of public comment concerning this project has remained in opposition of the project. Across all of these meetings, approximately 69% of the comments were negative, as you will find in this report. Most of these opposing opinions were voiced concerning the building's size and its effect on Winnetka's character as a village as a whole, even as developers provided changes to the plan across this time frame. In fact, at the October 21<sup>st</sup>, 2015 Plan Commission meeting, member Chris Blum stated that based on the materials present, 97% of the public opposed the plan largely due to these factors. As a result, we encourage the village council to continue to carefully deliberate the effects of this plan. We also encourage the developers to continue to revise their designs based on this feedback—specifically to lower the building height, modify its architectural style, and potentially incorporating the existing Fell structure into these designs.

This report includes both public comment physically voiced at each commission and feedback sent by mail or email to the council, which was included at the end of each meeting's minutes. Comments expressed through both of these mediums by the same person at the same meeting were not double-counted. Likewise, subjective comments expressed in the questions-only portions of meetings were not included. The table below summarizes these findings. A more detailed analysis of public opinion expressed at the Plan Commission, Design Review Board,

Zoning Board of Appeals, and Village Council meetings individually can be found in the following five pages.

Public Comment for Various PC, ZBA, DRB, & VC Meetings

<b>Table 1: Public Comment for various PC, ZBA, DRB, &amp; VC Meetings</b>							
#	Date	Number of Comments			Percent of Comments		
		Dissenting	Neutral	Agreeing	Dissenting	Neutral	Agreeing
1.	3/25/15 PC <sup>^</sup>	9	3	4	56.3	18.8	25.0
2.	6/24/15 PC	26	5	3	76.5	14.7	8.8
3.	7/22/15 PC	17	6	1	70.8	25.0	4.2
4.	8/30/15 PC	10	0	5	66.7	0.0	33.3
5.	10/21/15 PC	8	2	2	66.7	16.7	16.7
6.	12/14/15 ZBA	24	1	2	88.9	3.7	7.4
7.	1/20/16 DRB	22	1	6	75.9	3.4	20.7
8.	2/8/16 ZBA	10	2	0	83.3	16.7	0.0
9.	2/18/16 DRB	2	1	4	28.6	14.3	57.1
10.	4/5/16 VC	1	2	4	14.3	28.6	57.1
11.	4/19/16 VC	16	4	8	57.1	14.3	28.6
<b>TOTAL*</b>		145	27	39	68.7	12.8	18.5
<sup>^</sup> : Note that PC stands for Plan Commission, DRB for Design Review Board, & ZBA for Zoning Board of Appeal, VC for Village Council							
*: Note that these totals include comments physically expressed at the meetings and through mail/email							

From these data, we can see that approximately 68.7% of the comments expressed by the general public at these meetings were against the proposed One Winnetka plan, about 12.8% were more or less neutral, and 18.5% were in favor of the plan. One must account, however, for the changes in design made by the firm across this time period, particularly in the building's size and height, which parallels a slight decrease in the proportion of dissenting opinion. Nevertheless, a firm majority of the comments made at these meetings by members of the public remain dissenting towards the proposed One Winnetka building plan.

## Plan Commission Meetings

Looking solely at data from the Plan Commission meetings held within this time frame,  
we find this:

<b>Table 2: Public Comment for Plan Commission Meetings</b>							
<b>#</b>	<b>Date</b>	<b>Number of Comments</b>			<b>Percent of Comments</b>		
		<b>Dissenting</b>	<b>Neutral</b>	<b>Agreeing</b>	<b>Dissenting</b>	<b>Neutral</b>	<b>Agreeing</b>
<b>1.</b>	<b>3/25/15 PC^</b>	9	3	4	56.3	18.8	25
<b>2.</b>	<b>6/24/15 PC</b>	26	5	3	76.5	14.7	8.8
<b>3.</b>	<b>7/22/15 PC</b>	17 (2)	6	1	70.8	25	4.2
<b>4.</b>	<b>9/30/15 PC</b>	10	0	5	66.7	0	33.3
<b>5.</b>	<b>10/21/15 PC</b>	8	2	2	66.7	16.7	16.7
<b>TOTAL*</b>		70 (2)	16	15	69.3	15.8	14.9
^: Note that PC stands for Plan Commission *: Note that these totals include comments physically expressed at the meetings and through mail/email							

From these data, we can see that approximately 69.3% of the comments expressed by the general public at these meetings were negative, about 15.8% were more or less neutral, and 14.9% were in favor of the One Winnetka plan.

## Design Review Board/Sign of Appeals Meetings

Here I am analyzing the distribution of opinion voiced at the Design Review Board meetings on January 20<sup>th</sup>, 2016 and on February 18<sup>th</sup>, 2016. As stated before, I am also including feedback sent by mail or email to the council included at the end of meeting's minutes. These minutes can be found here:

- January 20<sup>th</sup>, 2016: [http://www.villageofwinnetka.org/assets/1/20/2016\\_0121\\_DRB.pdf](http://www.villageofwinnetka.org/assets/1/20/2016_0121_DRB.pdf)
- February 18<sup>th</sup>, 2016: [http://www.villageofwinnetka.org/assets/1/20/DRB\\_Agenda\\_2-18-16.pdf](http://www.villageofwinnetka.org/assets/1/20/DRB_Agenda_2-18-16.pdf)

<b>Table 3: Public Comment for Design Review Board Meetings</b>							
		<b>Number of Comments</b>			<b>Percent of Comments</b>		
#	Date^	Dissenting	Neutral	Agreeing	Dissenting	Neutral	Agreeing
1.	1/20/16 DRB	9	1	6	56.3	6.3	37.5
2.	2/18/16 DRB	2	1	4	28.6	14.3	57.1
<b>TOTAL*</b>		11	2	10	47.8	8.7	43.5
^: Note that DRB stands for Design Review Board							
*: Note that these totals include comments physically expressed at the meetings and through mail/email							

From these data, we can see that 47.8% of the participants who spoke at the meetings were against the One Winnetka plan, 8.7% were neutral, and 43.5% were in consent. One of the documents sent to the board in the January 20<sup>th</sup>, 2016 minutes, however, included a petition in support of the preservation and adaptive reuse of the Fell Building. Without double-counting any of the people who had expressed their opinion in the comments period, we have these results:

<b>Table 4: Public Comment for Design Review Board Meetings</b>							
		<b>Number of Comments</b>			<b>Percent of Comments</b>		
#	Date^	Dissenting	Neutral	Agreeing	Dissenting	Neutral	Agreeing
1.	1/20/16 DRB	22	1	6	75.9	3.4	20.7
2.	2/18/16 DRB	2	1	4	28.6	14.3	57.1
<b>TOTAL*</b>		24	2	10	66.7	5.6	27.8
^: Note that DRB stands for Design Review Board							
*: Note that these totals include comments physically expressed at the meetings and through mail/email							

Here, we can see that 66.7% of the participants were against One Winnetka, 5.6% were neutral, and 27.8% were in favor.

## Zoning Board of Appeals Meetings

The following data analyzes the distribution of opinion voiced at two Zoning Board of Appeals meetings: one, which was first held on December 14<sup>th</sup>, 2015, and was then extended to January 11<sup>th</sup>, 2016, and one of February 8<sup>th</sup> 2016. Once again, as well as physical comments expressed at the meeting, I am also including opinions voiced through mail or email, included at the end of each meeting's minutes. The minutes can be found here:

- December 14<sup>th</sup>, 2015: [http://www.villageofwinnetka.org/assets/1/20/2015\\_1214\\_zba.pdf](http://www.villageofwinnetka.org/assets/1/20/2015_1214_zba.pdf)
- January 11<sup>th</sup>, 2016: [http://www.villageofwinnetka.org/assets/1/20/2016\\_0111\\_ZBA.pdf](http://www.villageofwinnetka.org/assets/1/20/2016_0111_ZBA.pdf)
- February 8<sup>th</sup>, 2016: [http://www.villageofwinnetka.org/assets/1/20/2016\\_0208\\_ZBA.pdf](http://www.villageofwinnetka.org/assets/1/20/2016_0208_ZBA.pdf)

**Table 5: Public Comment for Zoning Board of Appeals Meetings**

#	Date <sup>^</sup>	Number of Comments			Percent of Comments		
		Dissenting	Neutral	Agreeing	Dissenting	Neutral	Agreeing
1.	12/14/15-1/11/16 ZBA	11 (+13)	1	2	78.6	7.1	14.3
2.	2/8/16 ZBA	10	2	0	83.3	16.7	0.0
<b>TOTAL*</b>		21 (34)	3	2	80.8	11.5	7.7

<sup>^</sup>Note that ZBA stands for Zoning Board of Appeals  
 \*: Note that these totals include comments physically expressed at the meetings and through mail/email

When totaled, 80.8% of the views expressed were negative, 11.5% were neutral, and 7.7% were positive. Including the thirteen signatures included in a mailed petition against the project, we can see that 87.2% of the views expressed were negative, 7.7% were neutral, and 5.1% were positive.

## Village Council Meetings

The following data analyzes the distribution of opinion voiced at the village council meetings pertaining to One Winnetka. This includes the meeting held on April 5<sup>th</sup>, 2016, which was then extended to April 19<sup>th</sup>, 2016. Once again, as well as physical comments expressed at the meeting, I am also including opinions voiced through mail or email, included at the end of each meeting's corresponding council agenda packets. Note that for these meetings, all of these extra materials were included exclusively in the initial meeting's council agenda packet for April 5<sup>th</sup>, which are thus included under the April 5<sup>th</sup> data. These files can be found here:

- April 5<sup>th</sup>, 2016: [http://www.villageofwinnetka.org/assets/1/20/2016\\_0405\\_rm1.pdf](http://www.villageofwinnetka.org/assets/1/20/2016_0405_rm1.pdf)
- April 19<sup>th</sup>, 2016: [http://www.villageofwinnetka.org/assets/1/20/2016\\_0419\\_rm2.pdf](http://www.villageofwinnetka.org/assets/1/20/2016_0419_rm2.pdf)
- April 5<sup>th</sup>, 2016 Agenda Packet: [http://www.villageofwinnetka.org/assets/1/20/2016\\_0405\\_rm.pdf](http://www.villageofwinnetka.org/assets/1/20/2016_0405_rm.pdf)

<b>Table 6: Public Comment for Village Council Meetings</b>							
		<b>Number of Comments</b>			<b>Percent of Comments</b>		
<b>#</b>	<b>Date^</b>	<b>Dissenting</b>	<b>Neutral</b>	<b>Agreeing</b>	<b>Dissenting</b>	<b>Neutral</b>	<b>Agreeing</b>
<b>1.</b>	4/5/16 VC	1 (1)	2	4	14.3	28.6	57.1
<b>2.</b>	4/19/16 VC	16 (2)	2	4	72.7	9.1	18.2
<b>TOTAL*</b>		17 (3)	4	8	58.6	13.8	27.6
^: Note that VC stands for Village Council Meeting							
*: Note that these totals include comments physically expressed at the meetings and through mail/email							

When totaled, 58.6% of the views expressed were negative, 13.8% were neutral, and 27.6% were positive.

## Concluding Remarks

We can see that the majority of opinion voiced in person and through writing for these meetings as remained in opposition to the project over the past year. Approximately 69% of the views expressed across all of these meetings have been negative, despite the developer's alterations to the One Winnetka plan.

As a result, we encourage the village council to continue to carefully deliberate over this plan. We likewise encourage the developers to heed this feedback and to consider alternate designs for this plan suggested by many members of the village; these include the reduction in the number of the building's stories, a change in its architectural style, and the adaptive reuse of the currently standing Fell Company Store. We ask the developers and village council members to consider not only the consequences of the One Winnetka plan with regards to the character of Winnetka as a whole, but also with regard to the views of its citizens, clearly expressed in these public forums.

Bradley Smith

August 2016

Op-Ed, "Community Sentiment about Winnetka Downtown Development"

Since its introduction in February of 2014, the One Winnetka development project has stirred widespread responses from the Winnetka community and beyond. Talk to any resident and you will find that not only will they likely know of the project, but they will probably share a strong opinion in favor or against the plan. These opinions, however, are not simply confined to everyday talk on the streets. One of the biggest platforms available for residents to share their opinions on the project includes the many village, board, and commission meetings held since the project's initial launch. Here, residents have articulated over 400 comments about the project since March of 2015. This figure includes remarks both presented in person and written in letters or emails to twelve Plan Commission, Design Review Board, Zoning Board of Appeals, and Village Council meetings.

After compiling all of these data, each comment has been evaluated into one of three categories: approving, neutral, or disapproving of the One Winnetka project, in order to formulate a better understanding of the general distribution of Winnetka public opinion concerning the plan. While this does not represent the complete breakdown of the views of Winnetka residents as a whole, it hopefully provides insight for the village council's ultimate day of voting the project up, down or asking for modifications.

Across all of the meetings, the results show that approximately 71% of the comments made concerning the project were negative, while about 21% were positive, and 8% were neutral or mixed. When the project was first introduced in early 2015, the proportion of dissenting comments was even higher ranging from 69% to even 93% of all of the remarks made. With time, these numbers began to decrease somewhat, perhaps due to the developer's modifications

to the scale of the plan. Nevertheless, a firm majority of the comments expressed remain in opposition to the One Winnetka project, primarily due to the plan's large scale and architectural style. Because this survey spans two years of data, it is likely that others will continue to call for a reduction in the project's size or remodeling of its style. Here it's important to note that this analysis does not distinguish between comments made by individuals across different meetings. Yet, looking at this from the perspective of these individuals' resolve—whether they be real estate agents, concerned residents, and preservationists—helps to shed a light on the sheer impact of this project.

Another alternative or complement to the One Winnetka plan is the preservation and adaptive reuse of the standing Fell Store. Based on the visions of Abe Fell and architect Walter H. Sobel approved by the Village soon after the Store opened to add exactly the residential units the current plan proposes, the current stores and area could be revitalized shortly for a fraction of the costs, environmental disruption, and time. Since the Fell store has now been declared eligible for placement on the National Register of Historic Places, the developer can also realize a 20 percent tax credit. This is among many of alternative options for the village to take—options that prioritize the care and consideration necessary when making such a potentially mammoth alteration to the downtown district.

Like everyone else, we hope that the village council heeds the words of their constituents carefully. As One Winnetka has stirred a wide variety of conflicting interests as expressed at these many meetings, we hope is that the village council looks truly towards solutions that serve the interests of all their citizens.

## Concluding Remarks

We can see that the majority of opinion voiced in person and through writing for these meetings as remained in opposition to the project over the past year. Approximately 69% of the views expressed across all of these meetings have been negative, despite the developer's alterations to the One Winnetka plan.

As a result, we encourage the village council to continue to carefully deliberate over this plan. We likewise encourage the developers to heed this feedback and to consider alternate designs for this plan suggested by many members of the village; these include the reduction in the number of the building's stories, a change in its architectural style, and the adaptive reuse of the currently standing Fell Company Store. We ask the developers and village council members to consider not only the consequences of the One Winnetka plan with regards to the character of Winnetka as a whole, but also with regard to the views of its citizens, clearly expressed in these public forums.