

**From:** [Nancy Yurek](#)  
**To:** [OneWinnetka](#)  
**Subject:** OBJECTIONS  
**Date:** Thursday, March 12, 2015 9:02:25 AM

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Dear Council Members,

We very strongly object to the "One Winnetka" proposal. We believe our downtown needs to be re-vitalized, but this goes too far. This conglomerate is way too massive and is not in keeping with the character of the village. Anything above 4 stories would be out of place in Winnetka. And a private developer should not use public land on Lincoln Avenue or elsewhere.

Please do not approve.

Nancy & Bill Yurek  
[REDACTED] Lincoln Avenue  
Winnetka

**From:** [Elizabeth Messersmith](#)  
**To:** [OneWinnetka](#)  
**Subject:** One winnetka  
**Date:** Friday, March 13, 2015 10:11:32 AM

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I am a long time resident and I feel this is not the right option for our Village.

How are they going to rent the retail space with so much available already.

The height of the buildings is so out of character with the rest of the Village.

No parking considered for Village residents

I could go on, but I think point made.

NOT A GOOD IDEA

Elizabeth Messersmith

**From:** [Bill and Roberta Weinsheimer](#)  
**To:** [OneWinnetka](#)  
**Subject:** Proposed development for Fell site  
**Date:** Saturday, March 14, 2015 10:47:26 AM

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Although the proposed structure seems to be a bit grandiose for Winnetka, I support the project, particularly if it could be scaled down a bit. Winnetka's business district is withering, and maybe this project would provide part of the district with just the shot in the arm it needs. Bill Weinsheimer, [REDACTED] Walnut St.

Sent from my iPad

**From:** [ROBBIN SCHOEWE](#)  
**To:** [OneWinnetka](#)  
**Subject:** Fell Property  
**Date:** Tuesday, March 17, 2015 5:02:16 PM

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Hi,

Three comments:

1. I think 7 stories is too high for this area, not in character at all! 4-5 stories max, is my opinion.
2. The architectural style is nice.
3. The village should not let developer acquire away right of way privileges. Options should be kept. Why is this even a consideration?

Thanks for considering my comments,

Robbin Schoewe  
[REDACTED] Birch St  
Winnetka

**From:** [Bean Carroll](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Monday, March 16, 2015 8:46:32 PM

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Dear Mr Bahan:

My husband and I are writing to express our dismay at the nature and the scope of One Winnetka. Although we support redevelopment of the area, the design is out of character with the Village. We feel that a three to four story building is appropriate based the existing structures in the village. The proposed development is too massive and too tall for the area where it will be placed. This should go back to the drawing board. It clearly benefits the developer and not the town.

As we will not be able to attend the meeting on March 25th, we are sending this letter to you to express our disagreement with this development.

Respectfully,

Charles and Geraldine Carroll  
[REDACTED] Spruce Street  
Winnetka, IL  
Sent from my iPad

**From:** [Laura Connell](#)  
**To:** [OneWinnetka](#)  
**Subject:** proposed Fell development plan  
**Date:** Friday, March 20, 2015 5:57:41 PM

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Dear Planning Commission-

I disagree with the variances requested by the developer for the Fell property. Please don't allow a building higher than 3 stories. Don't make an exception for the setback requirements already in place by the village. I also don't think they need to build on the sidewalk property on Lincoln avenue.

I hope you all are able to listen to what the residents want because I haven't met anyone in favor of the proposed plan.

Laura Connell

**From:** [Brad McLane](#)  
**To:** [OneWinnetka](#)  
**Subject:** Sacre Bleu!  
**Date:** Friday, March 20, 2015 4:55:40 PM

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Winnetka n'est pas Paris.

I have no problem with the massing or height. The façade is a concern. Head a bit northwest, think Tudor.

Regards,

Brad

Brad McLane  


**From:** [Liz Butler](#)  
**To:** [OneWinnetka](#)  
**Subject:** Elm and Lincoln Development  
**Date:** Saturday, March 21, 2015 2:23:46 PM

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Good Afternoon,

The proposed plan grossly contrasts with the style of the entire downtown area. Moreover, it is too large for the site. I am opposed to this project

Elizabeth Butler  
[REDACTED] Oak  
Winnetka

Sent from my iPad

**From:** [REDACTED].com  
**To:** [OneWinnetka](#)  
**Cc:** [REDACTED].com  
**Subject:** No 5, 6 or 7 Story Buildings in Winnetka!  
**Date:** Saturday, March 21, 2015 7:55:23 AM

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I assume that this outrageous proposal is simply a stalking horse for a 5 story building, and that you have plans for that ready to whip out when it is shot down. Of course you know that your proposal FAR EXCEEDS the allowable height levels.

In my opinion, any and all future proposals from your group should be rejected outright because of your flagrant disregard of Winnetka's height restrictions.

Robert Leonard  
[REDACTED] Spruce Street  
Winnetka

**From:** [Charlotte Digregorio](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka, Case Number: 15-10-PD  
**Date:** Sunday, March 22, 2015 2:41:42 PM

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Dear Village Officials and Staff,

I am opposed to the planned development of One Winnetka for many reasons. A development of this enormity is not only out of character with the historic development of the Village--the Tudor style--but it will present problems for downtown streets and adjacent residential areas. Because of its proposed size, it is greatly disproportionate in structure to the downtown Village buildings, streets, and business areas, and will also present traffic issues, noise, and blockage of views for the adjacent neighborhoods.

This kind of development belongs in a larger municipality, such as Evanston, one that is more populated with wider streets, more traffic lanes, and an urban traffic flow plan. The project will endanger the safety of our residents due to the increased traffic flow. Please think seriously about how 120 units with one or more residents in each unit, guests of residents, and building staff will cause traffic and livability issues for the downtown and neighborhoods alike.

As for the building I live in, which is right next door to the proposed structure, (711 Oak Street), many of our residents are elderly and would especially be impacted by the noise, pollution, and traffic safety issues that a project of this proportion would bring. Our residents chose to live in downtown Winnetka for not only its amenities, but for its peace and quiet, rather than in a city like Evanston.

Further, the planned public square, so close to the train station, will likely cause more security issues for the Village, as derelicts sometimes ride the trains and get off in our neighborhoods.

One Winnetka will adversely change the whole character and livability of the Village. Winnetka was never a "busy" town with noise, construction pollution, and traffic congestion, nor should it be now. It was founded as a village, not a city.

Thank you for your consideration.

Charlotte Digregorio  
711 Oak St., #[REDACTED]  
Winnetka, IL

**From:** [Rosalie Clary](#)  
**To:** [OneWinnetka](#)  
**Subject:** Planned development case number 15-10-PD  
**Date:** Monday, March 23, 2015 1:53:22 PM

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I have been a resident of the Village of Winnetka for 46 years. I am strongly opposed to the proposed development because

1. It exceeds the village 45 foot height limit by erecting a 7 story building;
2. The architecture does not match or even blend in with the current English Tudor style of other village and neighboring mixed use (business/residential) buildings;
3. Closing Lincoln Avenue between Elm and Oak Streets will cause increased traffic problems and leave commuters without parking spaces for an undetermined time, even if the proposed garage is built;

For the above and other reasons, the proposed development does not reflect the style of the Village of Winnetka, established in 1861, and enjoyed by its citizens ever since.

Very truly yours,

Rosalie S. Clary  
711 Oak Street # [REDACTED]  
Winnetka

**From:** [Melissa Herron](#)  
**To:** [OneWinnetka](#)  
**Subject:** Proposed Development 15-10PD (One Winnetka)  
**Date:** Monday, March 23, 2015 6:22:57 PM

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March 23, 2015

RE: Request for written comments regarding the proposed One Winnetka development on Elm Street and Lincoln Avenue (15-10-PD).

To whom it may concern;

As the owner of two units in the adjacent condominium building at 711 Oak Street, I would like to request the village consider several issues before moving forward with this development.

1. The village fire department currently has a ladder truck which has a limit of 75 feet. The proposed development would reach 83 feet. What plans are in place to reach apartments beyond the height limit a fire ladder can reach?

a) If Lincoln Avenue offers limited access for the use of a public plaza, how will emergency services reach areas to the north of the plaza? Will they be rerouted via Maple or Green Bay, wasting precious seconds in an emergency?

2. What is the proposed use of the "public plaza"? Will there be weekend street events creating noise and trash?

3. With well over 30,000 square feet set aside for proposed retail space, how does the developer plan to lease this vast space? Winnetka already has existing retail space that currently sits empty and unused.

4. The plans for this development call for access to and from Lincoln Avenue adjacent to the existing parking area and driveway for 711 Oak. Have traffic studies been proposed to determine if Lincoln can handle the increase in traffic? What about the intersection at Lincoln and Oak? As a resident of Oak Hill for over one dozen years, and someone who crosses the street there on a daily basis, I can tell you not many cars currently make a complete stop at the one stop sign on Lincoln. With the potential of adding, at minimum, 120 cars to the road, what is the plan?

5. Why does the schematic drawing show a boulevard down the middle of Lincoln Avenue? It appears that cars exiting the driveway for Oak Hill will be forced to make a right turn only and will only be able to approach our driveway from the north. Why is an existing building being offered only limited access to its parking lot? What happens during an event in the "public plaza", are we denied any access to and from or parking lot

6. Why is the staging area for this development located on Lincoln Avenue in front of my property? I live on the first floor on the northwest corner of 711 Oak Street. I do not want portable human waste containers and other debris less than 50 feet from my living room, dining room and den windows for, at minimum, 18 months. Certainly these things could be located somewhere on the property of the development.

I am a lifelong resident of Winnetka. I would like to make clear that I do not oppose development of the Fell property. In its current state it is an eyesore at best, and at worst a public hazard. However, Winnetka is at its heart a bedroom community and a building of this scale and

discordant architecture, combined with the resultant increase in population density is not the kind of development Winnetka deserves.

Melissa Carlson Herron  
711 Oak Street

**From:** [Betsy Jones](#)  
**To:** [OneWinnetka](#)  
**Subject:** Village disaster  
**Date:** Monday, March 23, 2015 7:57:26 PM

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I am shocked that the village would even consider this building that is almost twice as tall as allowed. What's the point of even having zoning laws if they can be so disregarded? If I had a 2-3 story building across the street on Elm, I'd want to knock it down to build a 7 story structure too, so I could make more money at the expense of the village. This eyesore would certainly set the precedent.

The One Winnetka building would ruin the entire village. It will tower over everything and be seen from far and wide.

Shame on the council for even considering this!

Betsy Jones

**From:** [Peter Tyor](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka, Case Number: 15-10-PD  
**Date:** Monday, March 23, 2015 3:38:45 PM

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Dear Winnetka Village Officials and Staff,

Please record my strong opposition to the planned development of One Winnetka. This is a high-density urban development shoehorned into our suburban village. It is markedly out of place and will degrade our quality of life in ways large and small.

Ascetically, its scale, mass and height will overwhelm the neighborhood. Pleasant suburban views—sunlight and air-- replaced by hulking cityscape.

Its density will overburden village services: fire, traffic, parking, refuse, sewer and water.

One Winnetka will adversely change the character and livability of the Village. Its costs are far greater than its supposed benefits. Please do not destroy what makes Winnetka attractive, distinctive and delightful.

Thank you for your consideration.

Peter Tyor  
711 Oak Street, APT [REDACTED]  
Winnetka, IL 60093

**From:** [Rebecca Petrek](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka Project  
**Date:** Tuesday, March 24, 2015 4:28:22 PM

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1) The 711 Oak building appears to be invisible to One Winnetka:

- There is no rendering showing the project from the south.
- The shadow study indicates "little or no impact." It does not discuss the impact on our homes.
- Safety issues surrounding drop off at the main entrance to the 711 building at the corner of Oak and Lincoln with increased traffic (to reach potentially 500 parking spaces) are not discussed.
- One Winnetka states the following as mitigating factors for their request for relief from established bulk and density issues: "corner location adjacent to train tracks minimizes impact on adjacent structures" How does the corner location minimize impact on our adjacent structure? "Commercial instead of residential adjacent structures" We are not commercial nor mixed use. We are an entirely residential development. We are the only tax paying homeowners who will be living next to this project 24 hours, 365 days a year.
- A large part of the construction staging for the project will sit directly in front of our homes on Lincoln Avenue for two years rather than on Lincoln Avenue in front of One Winnetka, or on One Winnetka property or on the Village parking lot to the east of the project.

2) Winnetka residents were told at February Village Council meetings that the height/density changes under consideration, and subsequently approved, for projects of less than 10,000 sq' would not be relevant for a large mixed use development. However, Village documents now say that One Winnetka complies with the new density regulations, which essentially granted unlimited density for projects less than 10,000 sq', and so is able to have 120 units rather than the previously allowed 38 units/acre. One certainly would have hoped that the unlimited density now granted to projects of less than 10,000 sq' would not be automatically given to a project of this magnitude.

Thank you in advance for considering and responding to my comments.

Rebecca Petrek

**From:** [Frank Petrek](#)  
**To:** [Brian Norkus](#)  
**Cc:** [Michael D"Onofrio](#); [Ann Klaassen](#); [OneWinnetka](#); [Frank Petrek](#)  
**Subject:** Stonestreet Development of Fell site 15-10-PD  
**Date:** Tuesday, March 24, 2015 1:28:27 PM  
**Attachments:** [Appearances for 15-10-PD.pdf](#)  
[Objections to 15-10-PD.pdf](#)  
[Request for Postponement 15-10-PD.pdf](#)

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Brian—

I have attached electronic copies of the documents filed with the Village of Winnetka by residents of 711 Oak Street, Winnetka, IL, the homes immediately south of the proposed Stonestreet development of the Fell site.

Best regards,  
Frank Petrek  
711 Oak Street  
Unit [REDACTED]  
Winnetka, IL 60093

**Francis R. Petrek, Jr. Esq.**  
**Swanson, Martin & Bell, LLP**

[REDACTED]

[REDACTED]

[REDACTED] (General Number)

[REDACTED] (Facsimile)

[REDACTED].com

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**To: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals**

**VILLAGE OF WINNETKA  
CASE NUMBER: 15-10-PD**

**APPEARANCE**

**PROPOSED DEVELOPMENT BY STONESTREET PARTNERS:**

**511 LINCOLN AVENUE, 718-732 ELM STREET,  
513-515 LINCOLN AVENUE, 714-716 ELM STREET**

**THE UNDERSIGNED HEREBY ENTERS HIS/HER APPEARANCE AS AN INTERESTED PARTY AND PROPERTY OWNER WITHIN 250 FEET OF THE ABOVE PROPOSED DEVELOPMENT.**

**NAME** Gerald Brown

**ADDRESS** 711 Oak St apt [REDACTED] Winnetka  
IL 60093

**E-MAIL** [REDACTED]

**DATE** 3/22/15

**The undersigned demands notice by e-mail of all subsequent submissions and all documents filed in the matter of the proposed development.**

To: **Winnetka Village Council**  
**Winnetka Plan Commission**  
**Winnetka Design Review Board**  
**Winnetka Zoning Board of Appeals**

RECEIVED  
MAR 25 2015  
BY: \_\_\_\_\_

**VILLAGE OF WINNETKA**  
**CASE NUMBER: 15-10-PD**

**APPEARANCE**

**PROPOSED DEVELOPMENT BY STONESTREET PARTNERS:**

**511 LINCOLN AVENUE, 718-732 ELM STREET,  
513-515 LINCOLN AVENUE, 714-716 ELM STREET**

**THE UNDERSIGNED HEREBY ENTERS HIS/HER APPEARANCE AS AN INTERESTED PARTY AND PROPERTY OWNER WITHIN 250 FEET OF THE ABOVE PROPOSED DEVELOPMENT.**

**NAME** CARMEN L. FOSCO Carmen Fosco

**ADDRESS** 711 Oak St., Unit [REDACTED] Winnetka, IL 60093

**E-MAIL** [REDACTED]

**DATE** March 24, 2015

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To: **Winnetka Village Council**  
**Winnetka Plan Commission**  
**Winnetka Design Review Board**  
**Winnetka Zoning Board of Appeals**

**VILLAGE OF WINNETKA**  
**CASE NUMBER: 15-10-PD**

**APPEARANCE**

**PROPOSED DEVELOPMENT BY STONESTREET PARTNERS:**

**511 LINCOLN AVENUE, 718-732 ELM STREET,  
513-515 LINCOLN AVENUE, 714-716 ELM STREET**

**THE UNDERSIGNED HEREBY ENTERS HIS/HER APPEARANCE AS AN INTERESTED PARTY AND PROPERTY OWNER WITHIN 250 FEET OF THE ABOVE PROPOSED DEVELOPMENT.**

**NAME** BARBARA HOLL

**ADDRESS** MAIL ADDRESS [REDACTED] BREER ST. WINNETKA

**E-MAIL** \_\_\_\_\_

**DATE** MARCH 22, 2015

The undersigned demands notice by <sup>MAIL</sup> ~~e-mail~~ of all subsequent submissions and all documents filed in the matter of the proposed development.

To: **Winnetka Village Council**  
**Winnetka Plan Commission**  
**Winnetka Design Review Board**  
**Winnetka Zoning Board of Appeals**

**VILLAGE OF WINNETKA**  
**CASE NUMBER: 15-10-PD**

**APPEARANCE**

**PROPOSED DEVELOPMENT BY STONESTREET PARTNERS:**

**511 LINCOLN AVENUE, 718-732 ELM STREET,  
513-515 LINCOLN AVENUE, 714-716 ELM STREET**

**THE UNDERSIGNED HEREBY ENTERS HIS/HER APPEARANCE AS AN INTERESTED PARTY AND PROPERTY OWNER WITHIN 250 FEET OF THE ABOVE PROPOSED DEVELOPMENT.**

**NAME** JAMES MARRAN

**ADDRESS** 711 OAK St

**E-MAIL** 

**DATE** 3/22/15

**The undersigned demands notice by e-mail of all subsequent submissions and all documents filed in the matter of the proposed development.**

**VILLAGE OF WINNETKA PLAN COMMISSION**

**CASE NUMBER: 15-10-PD**

**APPEARANCE**

**PROPOSED DEVELOPMENT BY STONESTREET PARTNERS:**

**511 LINCOLN AVENUE, 718-732 ELM STREET,  
513-515 LINCOLN AVENUE, 714-716 ELM STREET**

**THE UNDERSIGNED HEREBY ENTERS HIS/HER APPEARANCE AS AN INTERESTED PARTY AND PROPERTY OWNER WITHIN 250 FEET OF THE ABOVE PROPOSED DEVELOPMENT.**

**NAME** FRANK R. PETREK JR

**ADDRESS** 711 OAK STREET UNIT [REDACTED] WINNETKA

**E-MAIL** [REDACTED]

**DATE** MARCH 23, 2015

**The undersigned demands notice by e-mail of all subsequent submissions and all documents filed in the matter of the proposed development.**

RECEIVED  
MAR 24 2015  
BY

To: **Winnetka Village Council**  
**Winnetka Plan Commission**  
**Winnetka Design Review Board**  
**Winnetka Zoning Board of Appeals**

**VILLAGE OF WINNETKA**  
**CASE NUMBER: 15-10-PD**

**APPEARANCE**

**PROPOSED DEVELOPMENT BY STONESTREET PARTNERS:**  
**511 LINCOLN AVENUE, 718-732 ELM STREET,**  
**513-515 LINCOLN AVENUE, 714-716 ELM STREET**

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**NAME** Frank R. Petrich

**ADDRESS** 711 Oak Street Unit [REDACTED]

**E-MAIL** [REDACTED]

**DATE** 22 MARCH 2015

**The undersigned demands notice by e-mail of all subsequent submissions and all documents filed in the matter of the proposed development.**



**VILLAGE OF WINNETKA PLAN COMMISSION**

**APPEARANCE CASE# 15-10 PD**

**PROPOSED DEVELOPMENT BY STONESTREET PARTNERS:**

**511 LINCOLN AVENUE, 718-732 ELM STREET,**

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**NAME**

REBECCA PETREK

**ADDRESS**

711 DAK, UNIT [REDACTED]

**E-MAIL**

[REDACTED]

**The undersigned demands notice by e-mail of all subsequent submissions and all documents filed in the matter of the proposed development.**

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

**Objection to Planned Development Case Number: 15-10-PD**

I am the owner/resident of Unit [REDACTED] at 711 Oak Street in Winnetka, Illinois

I oppose the development proposed in Case Number 15-10-PD because it will negatively affect the near vicinity and surrounding neighborhoods. In addition:

The height and mass of the project is disproportionate to our building and other buildings in the near vicinity.

The height of the building will impact our view, our sunlight and the quality of our lives.

The traffic congestion resulting from the sudden influx of 120 to 80 housing units on the subject property will affect our ability to enter and exit our building on foot and by vehicle.

The interruption to traffic on Lincoln Avenue will interfere with our daily commutes by impairing our access to north Lincoln Avenue.

A building of the size proposed is not respectful of its neighbors on all four sides, and we who live in 711 Oak are the only adjacent neighbors.

The planned project calls for a staging area immediately west of our property on Lincoln Avenue rather than on the construction site which will result in noise pollution and disruption of our activities of daily life.

 3-22-15

Signature and Date

D. B. Hales  
711 Oak St. # [REDACTED]  
Winnetka, IL 60093

Printed Name

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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Molly L. Green 3/22/15  
Signature and Date

Molly L. Green  
Printed Name

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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*Mr. + Mrs. George Varney*  
**Signature and Date**

*Mr. + Mrs. George Varney*  
**Printed Name**

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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 3/22/14

**Signature and Date**



**Printed Name**

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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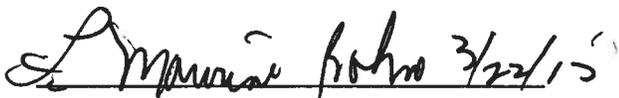
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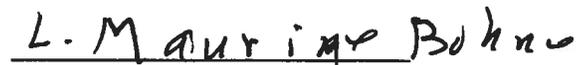
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 L. Maurice Bohno 3/22/15

**Signature and Date**

 L. Maurice Bohno

**Printed Name**

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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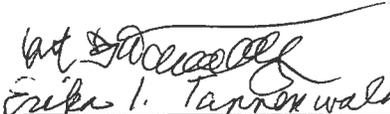
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Erik I. Tannerwald  
Signature and Date 3-22-2015

Fred and Erik Tannerwald  
Printed Name

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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Carmen L. Fosco 3-22-15

Gayle M. Fosco 3-22-15

Signature and Date

CARMEN L. FOSCO

GAYLE M. FOSCO

Printed Name

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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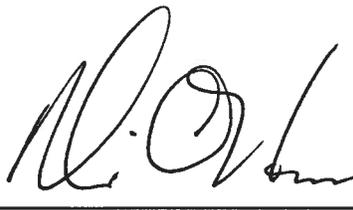
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Signature and Date



Printed Name

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 3/22/15 JUDITH OBERMAN  
Signature and Date Printed Name

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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Signature and Date

3/22/15



3/22/15

GERALD BROWN  
ROSALIE S. BROWN

Printed Name

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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*Barbara Kelly Hill, Trustee*

Signature and Date MARCH 22, 2015

*Barbara Kelly Hill Trustee*

Printed Name

*AN UNDERGROUND PARKING FOR PUBLIC USE DOES NOT PROMOTE SAFETY FOR THE AREA.*

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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**Signature and Date** 3-22-15

CHARLES RONALD DRUCKER  
**Printed Name**

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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William Green 3-22-15

Signature and Date

WILLIAM M GREEN

Printed Name

TO: Winnetka Village Council  
Winnetka Plan Commission  
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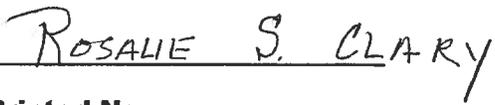
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Signature and Date 3-21-15

  
Printed Name

**TO: Winnetka Village Council  
Winnetka Plan Commission  
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**Signature and Date**

DOROTHY J. KALAS  
**Printed Name**

**TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals**

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***Virginia Y. Baxley* 3-23-15**  
**Signature and Date**

**Virginia Y. Baxley**  
**Printed Name**

TO: Winnetka Village Council  
Winnetka Plan Commission  
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*Hilary J. J. + R*  
*Hilary J. J. a*

---

Signature and Date

Hilary J. J. a  
Peter J. J. a

---

Printed Name

TO: Winnetka Village Council  
Winnetka Plan Commission  
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Marcia M. Hart - 4-22-15

**Signature and Date**

Marcia M. Hart

**Printed Name**

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals

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A development of this magnitude is not only out of character with the historic development of the village, but much worse yet, it is disproportionate in structure to the downtown village area and streets, including all adjacent

Charlotte Digregorio March 22, 2015

CHARLOTTE DIGREGORIO

**Signature and Date**

**Printed Name**

residential neighborhoods. This kind of development is suited to a larger municipality, such as Evanston, that is more populated with wider streets, more traffic lanes, and an urban traffic flow plan. This development will endanger the safety of residents due to increased traffic flow. As to our

Especially impacted by the noise, pollution, and traffic safety issues that a building of this proportion would bring. They chose to live in Winnetka for its peace and quiet, rather than in a city like Evanston. One building of this kind will adversely change the whole character/livability of the village.

TO: Winnetka Village Council  
Winnetka Plan Commission  
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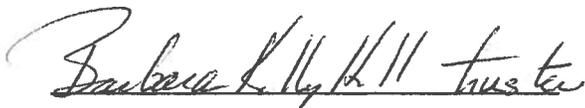
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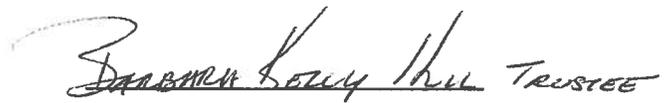
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Signature and Date March 22, 2014



Printed Name

WINNETKA PRIDES ITS SELF IN BEING  
THE VILLAGE OF WINNETKA - THIS IS NOT AN APPROPRIATE  
DEVELOPMENT FOR THIS COMMUNITY -

TO: Winnetka Village Council  
Winnetka Plan Commission  
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The project will have an enduring negative impact on the quality of life for the residents of 711 Oak. Accessibility, parking, security and public safety will be significantly compromised. In its pledge "to preserve the pastoral character of the village", in reality One Winnetka

\* James J. Marran 3/22/15

JAMES MARRAN

Signature and Date

Printed Name

will result in an urbanized Winnetka, creating a node in the central business district that will clearly change the style and culture that presently define our community.

\* Barbara H. Marran 3/22/15

BARBARA H. MARRAN

**TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals**

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Nancy O. Heller - 3/22/15  
**Signature and Date**

Nancy O. HELLER  
**Printed Name**

TO: Winnetka Village Council  
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Jill M Sick 3/23/2015

Signature and Date

JILL M SICK

Printed Name

TO: Winnetka Village Council  
Winnetka Plan Commission  
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Signature and Date

MARCH 22, 2015



Printed Name

THE DEVELOPER HAS ADEQUATE LAKU MASS TO BUILD WITHIN THE ZONING CODE WITHOUT ASKING FOR SPECIAL CONSIDERATION OR VARIATION.

TO: Winnetka Village Council  
Winnetka Plan Commission  
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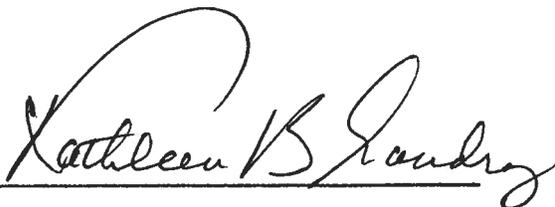
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Signature and Date

Mar 22, 2015

Printed Name

KATHLEEN B. MANDRY

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
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Signature and Date

FRANK R. PETREK JR  
Printed Name

  
3-23-15

REBECCA H PETREK

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
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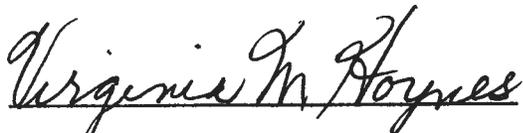
The height of the building will impact our view, our sunlight and the quality of our lives.

The traffic congestion resulting from the sudden influx of 120 to 80 housing units on the subject property will affect our ability to enter and exit our building on foot and by vehicle.

The interruption to traffic on Lincoln Avenue will interfere with our daily commutes by impairing our access to north Lincoln Avenue.

A building of the size proposed is not respectful of its neighbors on all four sides, and we who live in 711 Oak are the only adjacent neighbors.

The planned project calls for a staging area immediately west of our property on Lincoln Avenue rather than on the construction site which will result in noise pollution and disruption of our activities of daily life.

 3/23/15

Signature and Date



Printed Name

**TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals**

**Objection to Planned Development Case Number: 15-10-PD**

**I am the owner/resident of Unit [REDACTED] at 711 Oak Street in Winnetka, Illinois**

**I oppose the development proposed in Case Number 15-10-PD because it will negatively affect the near vicinity and surrounding neighborhoods. In addition:**

**The height and mass of the project is disproportionate to our building and other buildings in the near vicinity.**

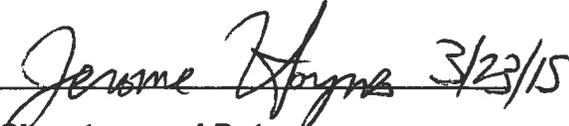
**The height of the building will impact our view, our sunlight and the quality of our lives.**

**The traffic congestion resulting from the sudden influx of 120 to 80 housing units on the subject property will affect our ability to enter and exit our building on foot and by vehicle.**

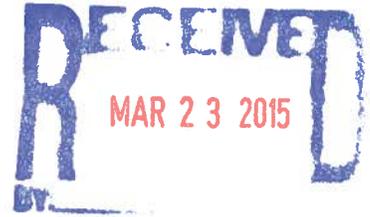
**The interruption to traffic on Lincoln Avenue will interfere with our daily commutes by impairing our access to north Lincoln Avenue.**

**A building of the size proposed is not respectful of its neighbors on all four sides, and we who live in 711 Oak are the only adjacent neighbors.**

**The planned project calls for a staging area immediately west of our property on Lincoln Avenue rather than on the construction site which will result in noise pollution and disruption of our activities of daily life.**

  
**Signature and Date**

  
**Printed Name**



To: Winnetka Village President  
Winnetka Plan Commission  
Winnetka Council

From: Frank R. Petrek, Jr., Interested Party and Adjacent Homeowner/Resident

Re: **Postponement of Stonestreet Partners Proposed Development Case No. 15-10-PD**

I am an interested party who resides at 711 Oak Street in Winnetka, Illinois. I have filed my appearance in response to Winnetka Plan Commission Notice of Public Hearing recently served via the U.S. Postal Service.

I respectfully request that the hearing set for March 25, 2015 be continued pursuant to Plan Commission Procedures for Evidentiary Hearings, paragraph 16 a), for the following reasons:

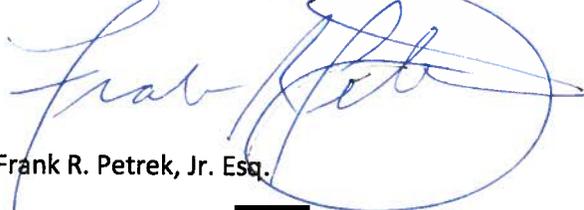
- 1- The proposed development, Case No. 15-10-PD, "Stonestreet Development" was filed with the Village of Winnetka on February 20, 2015, 72 hours after the Village Council abolished density restrictions for development.
- 2- On February 27, 2015, I appeared in the Winnetka Village Hall and requested the file for Case No. 15-10-PD in order to review the materials. My request was denied and no date for available viewing was offered.
- 3- To the best of my knowledge, another 711 owner requested the same file on March 6, 2015, and was also denied access to the file, then later per a verbal Freedom of Information Act Request was provided a redacted version of the file.
- 4- I contacted the Village of Winnetka on February 9, 2015 and was given access to the website in order to view the materials submitted in Case No. 15-10-PD.
- 5- Notice of the Plan Commission Hearing was served less than two weeks before the hearing.
- 6- On information and belief, the developers have met with Village of Winnetka staff and prepared materials over a number of months.
- 7- I have not been provided adequate notice of the subject hearing, to allow me to consult with experts and review the submissions to prepare for the hearing.
- 8- To the best of my knowledge, none of the residents of 711 Oak Street was able to view the proposal file prior to March 6, 2015.
- 9- My property rights, as well as the property rights of the other adjacent residents and owners at 711 Oak Street will be impaired by the proposed development; and to allow the proceedings without providing me and other interested parties the opportunity to adequately prepare, violates my Constitutional right to due process. To allow the proceedings without providing the other interested parties and residents and owners of 711 Oak Street the opportunity to prepared, violates their Constitutional right to due process.
- 10- There will be no prejudice to the Developer in a postponement or continuance of the hearing because there is no urgency which mandates a rush to judgment by the Plan Commission without a full and fair consideration of all of the issues.

- 11- There have been a number of modifications to the original proposal. The "Agenda Packet" with a more recent iteration of information was not available to be viewed by the public and the interested parties until sometime after 4:00 p.m. on Friday March 20, 2015, three business days before the proposed hearing, which is not a reasonable time frame for the taxpayers of Winnetka to review and assess the proposal.
- 12- I have filed my objection to case No. 15-10-PD, and I adopt and incorporate my objection which is attached as Exhibit "A" to this request.
- 13- I request the Plan Commission direct the developer to provide all interested parties of record with a list of all witnesses to be called by the developer at the hearing before the plan commission and a description of the relevant subject matter on which the witness will testify not less than 72 hours in advance of the hearing.
- 14- I request that, because of the scale of the proposed development, the Plan Commission limit the time for the proceedings and schedule a recess for the hearing not later than 10:30 p.m., to be reconvened at the next regularly scheduled meeting so as to allow all of the interested parties and citizens of Winnetka the opportunity to be heard in a meaningful proceeding.

Based on the foregoing, I request the Winnetka Plan Commission:

- 1- Postpone the hearing on case No. 15-10-PD;
- 2- Order the developer to provide all interested parties of record a list of all witnesses to be called by that developer and the subject matter of the proposed testimony;
- 3- Order that the evidentiary hearings before the Plan Commission be adjourned no later than 10:00 p.m. and continued to the next set hearing date to allow interested parties to cross-examine witnesses and to allow adequate and reasonable time for the public to comment and testify;
- 4- Order that the evidentiary hearings before the plan commission remain open for the submission of evidence by testimony, affidavit or report for 90 days, until June 24, 2015.

Respectfully submitted,



Frank R. Petrek, Jr. Esq.

711 Oak Street, Unit [REDACTED]

Winnetka, IL 60093

**From:** [REDACTED].com  
**To:** [OneWinnetka](#)  
**Cc:** [REDACTED].edu  
**Subject:** Submission regarding Preservation and Adaptive Reuse of the Fell Company Store  
**Date:** Tuesday, March 24, 2015 5:05:14 PM  
**Attachments:** [WHSfellstatement.plancomm.032515.doc](#)

---

Please provide a copy of this to the Plan Commission members and record prior to tomorrow's meeting. Please inform us of any development that may affect the future of the Fell site. We also request an environmental and historic preservation analysis of the plan. Thank you.  
RS

Walter H. Sobel, FAIA z'l  
Walter H. Sobel, FAIA & Associates

**Statement to the Winnetka Plan Commission  
On Preservation, Adaptive & Green Reuse of the Fell Company Building  
by Richard Sobel, on behalf of Walter H. Sobel, FAIA, March 25, 2015d**

I welcome the chance to communicate again with the Winnetka Plan Commission on their review of the proposed Fell site development. The Fell Store building is one of many my late father, Walter H. Sobel, FAIA, designed for the Fell family over 25 years. Based on his experience in seven decades in Architecture and Design, at the time of previous consideration for the Fell site, he previously suggested several points to consider in the cooperative planning of any new or renovated plan for the Fell site. These include options of preserving, renovating, and greening.

First, the Fell Company Store won an international award for its original design and planning. It is a North Shore landmark structure, tied to generations of New Trier area families. It deserves to be preserved for many architectural, design, economic, and environmental benefits. It is a classic modernist building that merits a long future.

Second, the building was originally designed to provide for the future addition of apartments or stores above in additional floors. These uses are similar to the elements of the new construction proposed for retail/restaurants on the first level and apartments above. The Fell building was designed for two, or possibly three, additional residential stories, depending on the type of construction. This would be more economical than new construction. The focus for adaptive reuse is the main Fell Building on Lincoln Avenue.

Third, a preservation plan could save hundreds of thousands to millions of dollars in demolition and rebuilding costs of a very solid reinforced concrete structure, ably engineered by my uncle, Burton I. Sobel, bridge designer and chief engineer for Holabird & Root. The Fell Building was specifically designed to add stories above, not to demolish. It would be exceedingly expensive and time-consuming to try to demolish this edifice. The environmental and economic costs would burden both the project and the community. Look at this building: it was designed to be built upon, not torn down.

Fourth, preservation and adaptive reuse could save up to millions of dollar net over new construction costs. Renovation and adaptive reuse of the existing building, plus selective new construction, could produce a finished project at a savings of perhaps \$3 million. It would also generate income for the developer and tax revenues two years sooner than all new construction. The current plans for retail and restaurant on the Fell site could easily be accommodate in the existing structure with apartments above.

Fifth, preservation and renovations can create a much more economically and ecologically sound "green" design than demolition and all new construction. It can incorporate sustainable architecture such as energy conservation, solar elements, green landscape and roofing, geothermal heating and cooling, and affordable housing features. It can produce a model design and building.

Sixth, renovation and adaptive reuse can save energy costs, environmental pollution, and more expensive materials. It can also save the neighborhood from protracted demolition and construction disruptions and environmental and noise pollution and damage. The planned demolition in the middle of winter would be especially disruptive and damaging to the environment and neighborhood.

Finally, because of the potential cost savings, a preserved and renovated building, with floors above, could fit economically within existing height limitations and the neighborhood character. It would not require a taller building than code or a zoning variance. A planned development with these preservation and cost-effective benefits would merit special Village consideration. It could also be a model that opens prospects for future developments downtown and nearby.

In pursuing preservation aims, planning principles and community responsibilities, there needs to be full design and financing planning and approval processes. These include life-cycle cost analyses for uncertain economic times, before the project proceeds. We thus request full environmental, economic and historic preservation analyses and reports before any new construction or demolition is approved. We therefore request of the Plan Commission:

- 1) That it require and recommend to the other Village boards and commissions and the developer that revisions and review specifically address the economic, environmental, artistic, architectural and preservation benefits of adaptively reusing the Fell Building, and report back to the Commission on their conclusions.
- 2) That the other boards, commissions and Councils be asked to consider and reports on estimates of the economic and environmental savings of a preservation plan for the Fell Building.
- 3) That the Boards and staff not permit consideration of any demolition of parts of the building until a plan for its preservation and reuse is studied and developed, a complete historic preservation report is created, and an economically viable future plans is approved.
- 4) That all previous statements and correspondence regarding the Fell Building from 2007-11 be incorporated into the current record
- 5) That the Boards and Commissions review and include in reports all previous communications by supporters of the preservation plan. These include letters from Landmarks Illinois, Docomomo, the American Institute of Architects, and preservation experts, identifying specific approaches to advancing development and preservation. .

We welcome the chance to spell out possibilities in more detail to the Village or the development team. We have the original plans and specification for the building, soil tests and structural calculations, which provide a firm foundation for future planning and which could be further revised. One Winnetka is to be commended for the initiatives and willingness to modify their designs, and the Village for promoting appropriate development downtown. We look forward to working cooperatively with the Commission, Village, developers and able architects.

Our goal is to assist, not constrain. And we hope you will call upon colleagues, perspectives and services in preserving and advancing an important contribution to Winnetka's landmark past, and positive, adaptive reuse-oriented future. Thank you for your consideration.

Richard Sobel  
 For Walter H. Sobel, FAIA z'l  
 Distinguished Research Professor, IIT

Dennis and Sue Wellington  
[REDACTED] Maple Street  
Winnetka, IL 60093



March 25, 2015

To: *Winnetka Village Council*  
*Winnetka Plan Commission*  
*Winnetka Design Review*  
*Winnetka Zoning Board of Appeals*

**Objection to Planned Development Case Number 15-10-PD**

We own the house at [REDACTED] Maple Street, Winnetka, IL., between Oak and Elm.

We oppose the development proposed in Case Number 15-10-PD because it will negatively affect the neighborhood and directly affect the view, sunlight and value of our home.

Our backyard directly faces the 83 ft. proposed structure on Lincoln Ave.

The height and size of the project are completely out of scale with any other properties in Winnetka. Because it is on a hill behind our house, it will loom even larger than the proposed 7 stories. While we currently see tall pine trees and blue sky, the proposed building will occupy the primary view from the wall-to-wall windows on the west side of our property, including an inalterable view from our family room. Further, it will substantially change the afternoon sunshine we enjoy in our backyard. While the property development may have a proposed increase in property values for the community, it will have an undeniable effect on the value of our home.

We recently built a garage in the back corner of our property. At substantial cost, we built the garage into the slope of the hill that runs up from Maple to Lincoln so that the structure didn't dominate our backyard and did not alter the site lines of our neighbors on Maple and Oak. We would hope that the Village of Winnetka would take the same care in regard to direct neighbors of the proposed structure.

Closing down Lincoln Avenue will also increase traffic and parking needs along Maple and Oak Streets. Parents of young children overseeing play at the base of the monument on the Village Green, and dropping off and picking up at WillowWood Nursery and Christ Church already heavily occupy these streets. Also, the corners of Maple and Elm and Maple and Oak are already "roll through" stop signs. Closing Lincoln will exacerbate the traffic and safety situation.

While we encourage the development of downtown Winnetka, a project of this height and scale will have large consequences to us personally and to our neighborhood. We hope that you don't put the financial needs of a developer ahead of the financial (lost property value) and residential needs of adjacent neighbors.

Dennis L Wellington, March 25, 2015

Susan D Wellington, March 25, 2015



Nan and Walter C. Greenough  
[REDACTED] Maple Street  
Winnetka, IL 60093

March 24, 2015

To: *Winnetka Village Council*  
*Winnetka Plan Commission*  
*Winnetka Design Review*  
*Winnetka Zoning Board of Appeals*



**Objection to Planned Development Case Number 15-10-PD**

We own the house at [REDACTED] Maple Street, Winnetka, IL., on the corner of Oak and Maple Streets.

We oppose the development proposed in Case Number 15-10-PD because it will negatively affect the neighborhood.

The height and mass of the project are completely out of scale with any other properties in Winnetka. Because it is on a hill behind our house, it will actually block some of our afternoon sunlight. Looming up behind the Village Green, it will adversely impact the residential nature of the neighborhood and potentially reduce property values.

The traffic congestion resulting from between 80-120 units will affect parking and safety within the immediate blocks. Many cars already jockey for parking spaces on each corner of our house, especially during WillowWood Nursery School's drop-off and pick-up times, and on Sundays while the church across the street is being used for services.

Closing down Lincoln Avenue will impair traffic within the nearby blocks, adding to already heavy traffic on Oak and Maple Streets. It will also push commuter parking out to Oak, Maple and Elm streets, further exacerbating an already difficult situation.

A private developer should not be allowed to substantially worsen the traffic, parking, and appearance of a neighborhood simply because he may have overpaid for the property and needs a large building to recoup his costs. It is not the job of the Village to bail a developer out from having made a bad decision.

*Walter C. Greenough*

Walter C. Greenough, March 24, 2015

*Nan S. Greenough*

Nan S. Greenough, March 24, 2015



*State - Illinois County - Cook  
Signed before me 24 day, 2015  
March  
Louise A. Holland*



# THE HADLEY SCHOOL FOR THE BLIND

March 25, 2015

To: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review  
Winnetka Zoning Board of Appeals



**Planned Development Case Number 15-10-PD**

Ladies and Gentlemen:

For 95 years, Winnetka has been the “home” of The Hadley School for the Blind (“Hadley”). Hadley owns and has occupied its current building located at [redacted] Elm Street, Winnetka, IL since 1955. Hadley is the largest provider of distance education for people who are blind or visually impaired around the world and also the largest educator of braille globally, serving nearly 10,000 students annually in all 50 states and 100 countries. Hadley maintains a workforce of 73 employees, 40 of whom are in Winnetka. A 501(c)(3) non-profit corporation, the school relies on contributions from individuals, foundations and corporations to fund its programs.

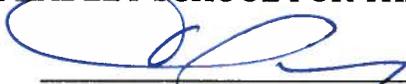
Hadley opposes the development proposed in Case Number 15-10-PD because, among other things: (a) the height, mass and design of the project are completely out of scale and incompatible with any other properties in Winnetka; (b) the increased traffic congestion resulting from an additional 80-120 units will adversely affect parking and pedestrian safety; and (c) closing down Lincoln Avenue will adversely affect traffic flow in the area, adding to already heavy traffic on Elm, Oak and Maple Streets, and will also push commuter parking out to Oak, Maple and Elm streets, further exacerbating an already difficult situation.

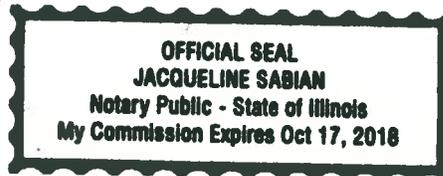
Because a number of staff members rely on public transportation, specifically the Metra, pedestrian safety is of particular concern. The proposed development is directly between the school and the Metra train station used by staff on a daily basis.

We particularly object to the lack of information and transparency associated with this building project to date. As a neighbor and interested party, Hadley asks that it be given written notice of any future formal or informal proceedings involving Planned Development Case Number 15-10-PD.

Very truly yours,

THE HADLEY SCHOOL FOR THE BLIND

By:   
Charles Young, President



*Jacqueline Sabian*  
*March 25, 2015*

cc: Hadley Management Committee





Conney's Pharmacy

████ Elm Street  
Winnetka, IL 60093

Phone: ██████████

E-Mail: ██████████

Web: [www.conneyspharmacy.com](http://www.conneyspharmacy.com)

3/25/2015

Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review  
Winnetka Zoning Board of Appeals  
510 Winnetka Avenue  
Winnetka, IL 60093

In 1937, Mr. Leo Conney used his life savings to create Conney's Pharmacy, which still serves the community today. As one of the last community pharmacies in our area, Conney's is able to maintain its viability through its high level of service standards and personal touch. In 2007, we purchased the pharmacy because we wanted to maintain this tradition of community healthcare and pass it on to the next generation. We believe Winnetka is about family and community. Over the last year we have had several options regarding the future of Conney's Pharmacy and we believe that each option would have compromised our fate. It is important to us as healthcare professionals to remain committed to serving our community. In our case the economic proposition would not dictate our decision as we value our position in our community.

We have reviewed the Winnetka 1 development carefully and have many reservations regarding it, as we are in the middle of this development. The following are some of our concerns:

1. The plan shows a "convenience store" which encapsulates Conney's Pharmacy, which would compromise how we conduct business in terms of deliveries, waste removal and most importantly, safety. Currently we have two exits, but the proposed structure will engulf the back exit rendering it impotent. If an emergency situation arises the entire staff would be lead to the front of the building, as the back exit would be blocked. We must respectfully ask the village to allow us to keep our access to the public street (Lincoln), as we have used this pathway for over 75 years.
2. The project allows for 159 residential parking spaces for 120 apartments, and 45 parking spaces for 149 employees. These proportions are grossly inadequate and unrealistic. According to the proposal the garage can handle over 401 cars using one small entrance/exit site, obviously this would have a great impact on the east public parking lot on Elm. We would ask the Village to hire an impartial company to evaluate the above. We disagree with the notion that most shoppers would relish the idea of under ground parking.
3. Another major concern is street safety. To narrow or close Lincoln would only shift all traffic (deliveries, commuters, shoppers, etc.) down Elm Street. Collectively add the 350 extra cars the development projects; we fear the safety of the children, the elderly, Hadley school for the blind, and all other pedestrians going up and down Elm.
4. The project exceeds the new developed height restrictions, and does not meet many of the requisites, which the Village requires from all its developments. Loosening such restrictions and giving away public property will only lead to a cascade of other proposals requesting the same. We ask the Village to maintain the structure of our community by enforcing the approved principles that have been carefully generated by its own citizens.

5. According to the project description, "The project describes enhancing commercial potential through specialized shopping." However, the project lists a convenience store and three restaurants in a linear sequence with a garbage collection area in the middle of the last restaurant. It is a bit ominous and provocative how the convenience store encapsulates Conney's Pharmacy.

Lastly, as a business that is literally in the middle of this project, we would like the community to know that we are also looking for a project that honestly addresses enhanced commercial potential through creativity and most importantly a symbiotic composition of different stores without infringing on the rest of the neighborhood's freedoms. The basis of all economic development is business retention and its expansion. After it's all said and done, Conney's Pharmacy would like to play an integral role in the final agreement for this development.

Very truly yours,



Mark Jacobs PharmD CGP



Arshad Gazi PharmD

## PROJECT DESCRIPTION

### PROJECT INTENT:

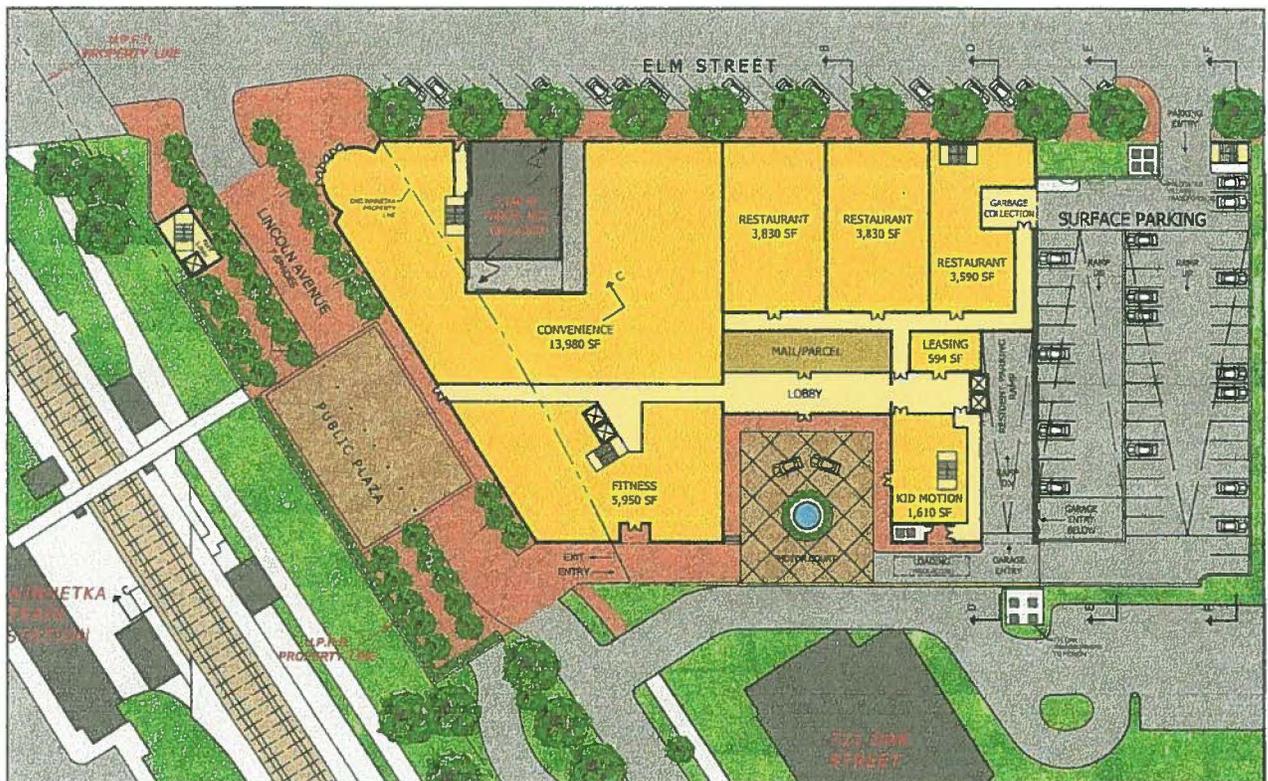
The central purpose of the One Winnetka project is to transform Lincoln Avenue between Elm and Oak Streets into an attractive, welcoming and distinctive town center and focus of economic activity and social interaction. The particular appeal of the site is that it is both particularly well suited to transit oriented development (TOD) while being well removed from any of Winnetka's characteristic single-family neighborhoods. In part, it aims to capture the commercial potential of commuter-related activity that currently transpires at its doorstep, but remains largely untapped. It also includes a significant expansion of residential opportunity in the downtown area. The combination of the two, to be implemented in accordance with a broadly inclusive design, is also intended to transform community-wide perceptions of the area centered on the site and to encourage Winnetkans to regard it as a physical expression of local identity—a restaurant and specialty shopping destination and a venue for organized and informal community events, such as art exhibits, craft markets and holiday observances.

### PROJECT COMPONENTS:

Though One Winnetka is composed of several diverse elements, it has been planned in accordance with an urban design vision that ensures the unity of the whole.

#### Public Plaza

The centerpiece of One Winnetka is a public plaza that will extend from the eastern edge of a relocated Lincoln Avenue right-of-way to the railroad right of way. The western part of the plaza will be restricted to pedestrians. The eastern portion, regarded as part of the broader pedestrian area extending to the building line along the east side of the Lincoln Avenue right-of-way will continue to accommodate traffic and on-street parallel parking, except when periodic or specially scheduled pedestrian-only uses and events transpire within the broader plaza area. The continuity and unity of the entire plaza will be reinforced through the use of consistent surface finishes and a unified landscape/street furniture plan.



One Winnetka Site Plan

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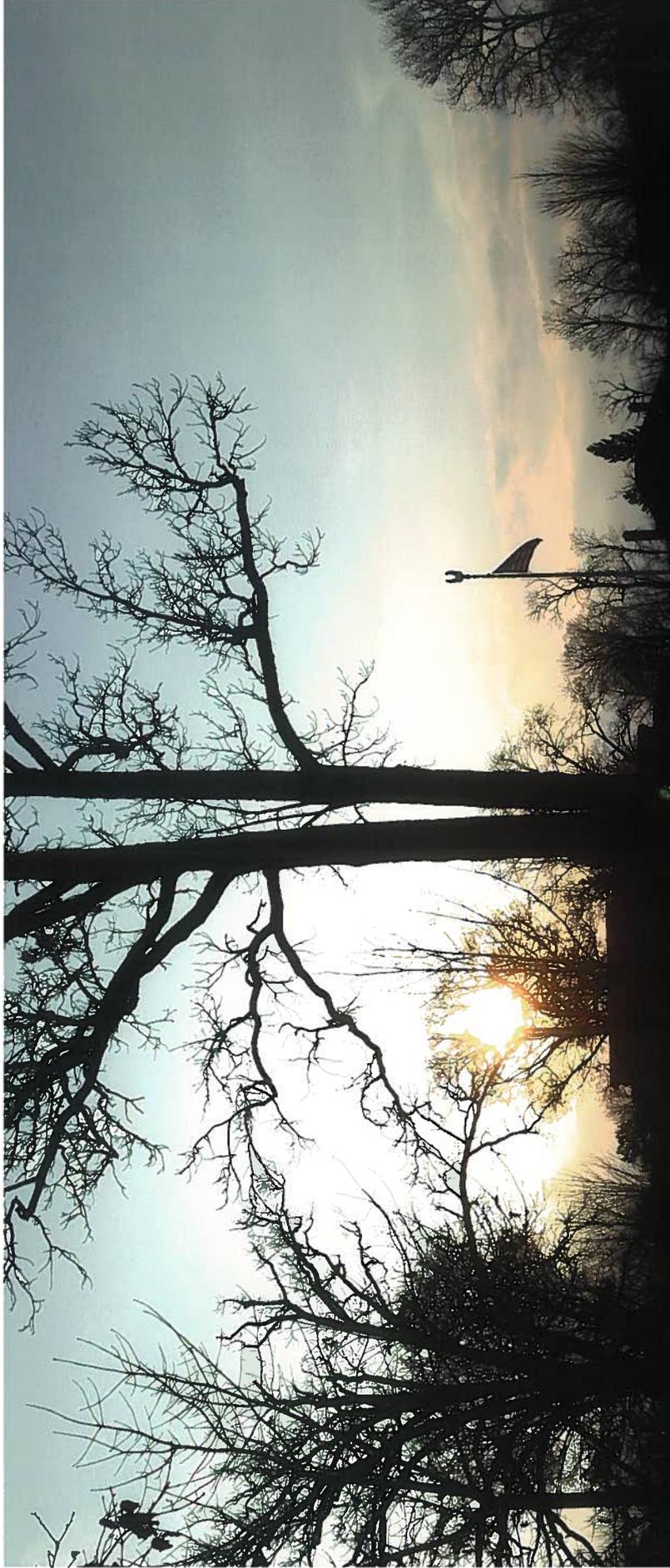
**From:** Dorothy Kalas <[REDACTED].net>  
**Date:** March 25, 2015 at 9:08:55 AM CDT  
**To:** <[rbahan@winnetka.org](mailto:rbahan@winnetka.org)>  
**Subject: Planned development**

As a resident of 711 Oak St I am saddened by the size of the proposed project. I have been a North Shore resident for 47 years and have always loved the simple beauty of our Village. I repeat the word Village because I feel if we proceed with a seven story building it will turn us into a city and we will no longer have the quaintness we all have grown to love. Don't make a mistake you will regret. The density that will be added is also a big factor.

Sincerely, Dorothy Kalas

MICHAEL LEUTNER

3/25/15



March 25, 2015

TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review  
Winnetka Zoning Board of Appeals

**OBJECTION TO PLANNED DEVELOPMENT CASE # 15-10-PD**

We own the house at [REDACTED] Maple Street, Winnetka, IL.

We oppose the development proposed in Case # 15-10-PD because it will negatively affect the neighborhood and directly affect the view, the sunlight and the value of our home.

Our backyard directly faces the 83 ft. proposed structure on Lincoln Avenue.

The height and size of the project are out of scale with any other properties in Winnetka. Because it is on a hill behind our house, it will loom every larger than the proposed 7 stories. While we currently see pine trees and blue sky, the proposed building will occupy the primary view of all west-side windows. This will substantially change the afternoon sunshine we enjoy in our backyard. This will have an undeniable effect on the value of our home.

Additionally, closing down Lincoln Avenue will also increase traffic and parking needs along Maple and Oak Streets. Parents of young children overseeing play at the base of the monument on the Village Green and dropping off or picking up at WildWood Nursery and Christ Church already heavily occupy these streets. Also, the corners of Elm and Maple is already a "roll through" stop sign. Closing Lincoln will exacerbate the traffic and safety situation.

We encourage the development of downtown Winnetka, but a project of this height and scale will have large consequences to us personally and to our neighborhood. We hope that you don't put the financial needs of a developer ahead of the financial (lost property value) and residential needs of adjacent neighbors.

Please note that we WOULD SUPPORT this development if

- a) it was no more than 3-4 stories
- b) there was sufficient parking planned
- c) the Village was not going to just give the developer thousands of sq.ft of Lincoln.
- d) there was a guarantee that at least 15% of the units would be set aside as "affordable housing."

  
Jen McQuet

  
Rick McQuet

## Brian Norkus

---

**From:** Cicely Michalak [REDACTED]  
**Sent:** Wednesday, March 25, 2015 5:32 PM  
**To:** OneWinnetka  
**Subject:** Planned Development "ONE WINNETKA" for corner of Elm and Lincoln - Winnetka Illinois

Dear Plan Development Committee,

We have been residents of Winnetka since 1981. We are protesting the approval of "ONE WINNETKA" for several reasons. Here are some of the issues which have an adverse effect on our community.

1. The **height** of this structure outrageously overwhelms any other building in Winnetka.
2. Blocking Lincoln Avenue for vehicles between Elm and Oak, creates a traffic problem for residents and visitors. It only provides a pedestrian plaza for the One Winnetka residents and shoppers.
3. Providing an increase of residential units places a large burden on Winnetka schools.
4. Building 2 levels of underground parking creates added stress on the underground water table.
5. This massive concrete structure would be in conflict with Storm Water solutions.

We are not suggesting that this space be undeveloped. However, this plan is not reasonable. It does NOT conform to our Master Plan. It does not provide a benefit to our community. It is simply too dense and not appropriate for this community. It would be better placed in towns or cities such as Evanston or Glenview.

Respectfully,

Cicely and Bob Michalak

[REDACTED] Ridge Avenue

Winnetka, IL 60093



614 Lincoln Avenue  
Winnetka, Illinois 60093-2331  
P 847.501.5760  
F 847.501.5722  
open-communities.org

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St. Augustine's Episcopal Church, Wilmette  
St. Mary's Parish, Evanston  
St. Peter Community Church, Northfield  
St. Philip the Apostle, Northfield  
Temple Beth El, Northbrook  
Temple Beth Israel, Skokie  
Temple Jeremiah, Northfield  
Temple Judea Mizpah, Skokie  
Trinity United Methodist Church, Wilmette  
Winnetka Congregational Church, Winnetka

March 25, 2015

VIA EMAIL: [BNorkus@winnetka.org](mailto:BNorkus@winnetka.org)

Brian Norkus, Staff Liaison  
Tina Dalman, Chair  
Winnetka Plan Commission  
510 Green Bay Road  
Winnetka, IL 60093

Dear Mr. Norkus and Ms. Dalman:

I am writing to you on behalf of Open Communities. Founded in 1972, we are dedicated to fostering economically and culturally diverse northern suburbs. We educate, advocate and organize for housing, economic and social justice, working collaboratively with current and prospective residents, local groups and congregations, and municipalities.

It has come to our attention that the Village has before it a new proposal from Stonestreet Partners and Winnetka Station LLP for the redevelopment of the former Fell property on Lincoln Avenue, two blocks from our office. The proposal is extraordinarily ambitious and it involves Village-owned land, several stores, and the Hadley School for the Blind. Frankly, for a community impact of this magnitude, Winnetka is within its rights – and in fact, would be an appropriate steward of the public good – to demand of the developer a stated community benefit.

Open Communities urges the Village of Winnetka to consider an affordable housing set-aside as part of any new housing development at the site. Affordable housing is not only economically feasible within a larger development, but such housing meets a major community need in Winnetka, one which is recognized in its Affordable Housing Plan. Numerous studies have shown that when a community's housing stock accommodates a broad level of incomes, it is economically and socially healthier. These residents work and shop locally, and are highly vested in the community. Moreover, municipalities generally require fewer parking spaces for the affordable units.

Designating at least 15% of the 120 units as affordable – 18 units – would go a long way toward meeting the needs of long-time residents or local workers who cannot afford market rates but who are nonetheless valuable to the community. In fact, the seven-story height would be more detrimental to the neighborly character of Winnetka than the potentiality that this housing would be offered to families at a mix of income levels. As a member of the State Housing Appeals Board that oversees the state's Affordable Housing Planning and Appeal Act, I can state that this action would also conform to the Act.



Moreover, all units must meet design and construction requirements for accessibility and adaptability under the Fair Housing Act.

We thank you in advance for doing the right thing and mandating an affordable housing set-aside at the Lincoln Avenue development, along with a housing marketing plan that welcomes members of all legally protected classes. Feel free to contact me at (847) 501-5760, ext. 406 or [gail@open-communities.org](mailto:gail@open-communities.org) with any questions or if we can be of assistance with regarding to fair and affordable housing requirements.

Sincerely,

A handwritten signature in black ink that reads "Gail Schechter". The signature is written in a cursive, flowing style.

Gail Schechter  
Executive Director

██████ Oak Street  
Winnetka, IL 60093

March 25, 2015

To: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review  
Winnetka Zoning Board of Appeals



**RE: Planned Development Case Number 15-10-PD**

Village of Winnetka,

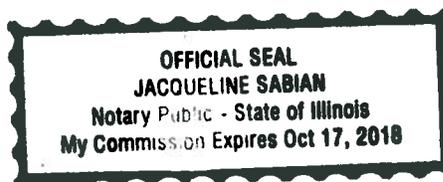
We have resided at ██████ Oak Street in Winnetka since 2005, resulting from employment with The Hadley School for the Blind ("Hadley). Established in 1920 and in its current facility at 700 Elm Street since the mid 1950s, Hadley is one of the larger employers in the Village of Winnetka, providing distance education for people who are blind or visually impaired around the world.

As residents of the neighborhood adjacent to the proposed property development, we have serious concerns about the project proposed in Case Number 15-10-PD. Of particular concern to us are traffic congestion and parking. There is already heavy traffic in the area and not enough parking spaces. Parking spaces on Elm Street are tight already with the potential for cars to back into one another on a regular basis as they pull out. There are few spaces available to park on Oak Street as well. Closing down Lincoln Avenue will make the traffic and parking situation even worse and will have a negative effect on pedestrians' ability to enjoy walking around the area as well as their safety. For example, we have an eight-year-old grandchild who lives with us who walks to school, to church and to other activities. He will have to find alternative safe routes to and from these places on a regular basis. We rely heavily on the Metra train to provide transportation both for work and personal travel. This proposed building will complicate access to and parking associated with the public transportation in the neighborhood. We are also concerned that the proposed development will overshadow our property, which currently enjoys good sunlight. The height of the proposed building is a major issue and completely out of character with other properties in Winnetka and this neighborhood in particular.

As residents of adjoining property, we have not been well-informed about this building project and want to make sure that the Village keeps us abreast of any developments should it move forward. We specifically request to be given written notice of any future formal or informal proceedings involving Planned Development Case Number 15-10-PD.

Very truly yours,

Charles Young & Vicky Young



*Jacqueline Sabian*  
March 25 2015