

**From:** [dan streiff](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka  
**Date:** Thursday, April 02, 2015 11:22:57 AM

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My thoughts exactly

**Dear Plan Commissioners:**

**The former Fell property proposal is, at this time, the single most important redevelopment project in Winnetka. Its location, magnitude and prominence in the East Elm commercial district impacts the entire area as well as sets an example for future redevelopment of larger parcels of commercial property. Your review and recommendations will be crucial in shaping our downtown area for years to come.**

**I support redevelopment of underutilized commercial properties and supported the final approval of the New Trier Partners project, a 31-unit, 4-story, 49.5' (at its highest point) mixed-use redevelopment with a 4th-floor setback, underground parking and English Tudor flair (the prevalent architectural style) with appropriate scale, massing, articulation and transitional zones adjacent to residential areas. Redevelopment that is complementary and consistent with the character of the business district within which it is located will, I hope, energize existing merchants and property owners, increase sales and property tax revenue to the Village, support the needs of residents and visitors, and encourage renovation of other underutilized properties. However, even in the more intensely developed commercial West Elm, when discussing redevelopment of the post office site, the direction is: less is more, modest-sized, blend with adjacent architecture and scale. (Village Council Resolution, R-22-2008, A Resolution Expressing Planning and Development Principles for the Post Office Site.)**

**As we had hoped, the ULI TAP process jump-started the commercial district conversation. However we were not looking to urbanize our historic, pedestrian-scaled shopping districts but to customize recommendations that would preserve and enhance Winnetka's special charm and character while providing a revitalized environment.**

**I do not support this 7-story proposal and my voice is certainly not the only one. There is a chorus in the community speaking up - Winnetkans who care deeply and passionately about the community as do I. Last month, the Winnetka Caucus surveyed the community. A remarkable 65% were against a 7-story structure. The over 300 residents who opposed 7-stories were then asked about lesser stories. The clear majority supported 3 or 4 stories (defined as 45') and the third largest group said no to this massive structure altogether. All of the Caucus survey results and community comments (anonymous, but no less valid than the results and anonymous comments of the Council's survey) are published on the Caucus website at: [winnetkacaucus.org](http://winnetkacaucus.org) and circulated to the Council and to the Plan Commission as part of the public record.**

**At the February 17, 2015 Village Council meeting, the Council discussed**

**the ULI-recommended commercial zoning changes of increased height (up to 4 stories and 45'), increased density and decreased parking requirements. Prior to adopting the changes, the community was adamantly assured that: 1) the 45' height limitation would not be a starting point for negotiating upwards on any redevelopment project, Planned Development or otherwise, 2) preserving historic character was the number one priority (straight from the Village Council's survey), and 3) the increased density and relaxed parking requirements do not apply to Planned Developments. The President went so far as to admonish the audience for belaboring those concerns and stated that he could cut off further public comment as these points had been thoroughly vetted (at the February 3rd Council meeting and previous study session.)**

**Now imagine the disbelief and distrust when the developer, in presenting its 7-story, 120-unit proposal states that height just went up to 45' (implying that this is a point of negotiation) and that due to the Council's February 17th adoption of increased density and decreased parking, this proposal is totally appropriate and there will be no negotiation. In addition, any added parking spaces will be subsidized by Village taxpayers. Parking is a concern due to the large deficit in East Elm. D's Haute Dogs stated that it closed due to lack of parking for its customers. Shoppers want on-street parking near the stores they patronize. The underground parking contemplated here should be to move commuters out of parking spaces for shoppers and to support the needs of this massive building. Grants for commuter spaces should be explored.**

**The Village Council's survey as well as past studies highlighted the lack of housing options for seniors who wish to downsize and stay in Winnetka, as well as for young families and professionals who may want to locate here. The Planned Development ordinance contemplates that any exception granted for density address these issues. Will there be an affordability component? Will there be different price points and deed restrictions? What about the financing component? No one wants a project started and left unfinished. The developer should be transparent to our community regarding affordability and financing.**

**A few more points learned from the New Trier Partners planned development process. A pre-application open house provided an opportunity for the community to comment before the developer filed its formal application. The developer then submitted a plan much more in keeping with Winnetka's heritage, charm and character, and scaled to the East Elm neighborhood shopping district. After thorough vetting and negotiation the project received final approval. During public comment, all speakers identified themselves and their affiliations, whether as employees for the developer, realtors and others connected to the project, or with local groups such as the Winnetka Caucus. It is important to note who is connected to the project in some way, and who are residents interested in redevelopment in our community. At last week's PC meeting, it appeared that a number of non-resident supporters (employees/friends/family, etc.) of the developer were in the audience who frequently applauded the presentation. Lastly, New Trier Partners provided a 3D model to scale as well as 3D computer-generated drawing with elevations of adjacent buildings in order to properly observe**

**massing, bulk, proportions, tunnel effects, parking, traffic patterns, setbacks, loading/unloading areas, landscaping, open spaces and other issues relative to the neighborhood as a whole.**

**For Winnetka, such a massive redevelopment raises numerous issues and concerns. Thank you in advance for your due diligence and earnest effort to fulfill your obligations and responsibilities in keeping with our Comprehensive Plan and in service to our community. At the end of the day, I hope that we will have a redevelopment that we can all be proud of and is in keeping with our heritage as a "beautiful land."**

**Thank you for your consideration,**

**Jessica Tucker  
850 Locust Street (Hubbard Woods)  
Winnetka**

**Dan Streiff**

**Dan Streiff**

***The New Trier Report*  
[www.DanStreiff.com](http://www.DanStreiff.com)  
*Direct: (847) 508-3595***

**From:** [Godrej Billimoria](#)  
**To:** [OneWinnetka](#)  
**Subject:** Opposition to Planned Development case # 15-10-PD  
**Date:** Thursday, April 02, 2015 5:01:16 PM

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My wife and I own and reside at 711 Oak st., unit # 404.

We oppose the proposed building at the corner of Elm and Lincoln. We feel that it will negatively impact the total ambiance of Winnetka, a village that has a distinct character. Parking, which is already very tight in the area will get much worse as also the traffic congestion.

Our building is right next to the proposed construction and the massive proportions of the new building - which are very disproportionate to the rest of the area - will impair our access to Lincoln Avenue, impact our view, block sunlight and result in a general disruption of daily life.

Sincerely,  
Mr. and Dr. Billimoria

**From:** [Cmor6666](#)  
**To:** [OneWinnetka](#)  
**Subject:** "One Winnetka"  
**Date:** Friday, April 03, 2015 2:24:28 PM

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I join the opposition to 'One Winnetka' proposal as it stands now This massive, ostentatious building is not in keeping with our lovely pastoral, lakeside community. Discussion re a much needed 'face lift' to the Business District has been on the agenda , with a comprehensive plan for several years but 'One Winnetka' isn't a solution. Please reject this proposal and develop an alternative plan that would reduce the density and height of the building thus preserving the North Shore pastoral environment.

Noel Moran  
134 Green Bay Rd  
Winnetka

**From:** [Greg Klein](#)  
**To:** [OneWinnetka](#)  
**Subject:** Opposition to One Winnetka Project  
**Date:** Saturday, April 04, 2015 11:07:37 AM

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

Re: Planned Development Case Number: 15-10-PD

I am the owner/resident of 1082 Pine Street in Winnetka, Illinois. My wife and I have lived here most of our lives and in our current home since 1980. I prefer to live in Winnetka, precisely because it is a quaint Village. I am troubled by the One Winnetka Project and oppose it for the following reasons:

- Its height (83 feet) and mass is grossly disproportionate to all other buildings in the near vicinity and in the entire Village. When I first saw it (artist's rendition), I laughed out loud, but then I was dismayed. The architectural style is grotesque and outlandish for a quaint traditional Village setting like Winnetka. It reminded me of a city, an oversized "suburb," or a bad zoning plan in Texas. I would call it "gauche", "faux", or "nouveau" in its worst sense. Once this monstrosity is built, I can hear it now: "what were they thinking?"
- Although there may be a need for some new housing units, we presently have vacant store fronts and office space in Winnetka. Do we need more stores and offices? Is this the right location? Do we need a seven story structure? Where is the need? Again, "what were they thinking?"
- The traffic congestion will also be ugly. What is the plan for handling all the increased traffic at the corner of Lincoln and Elm, resulting from the sudden influx of new stores and 100+ new housing units? I foresee a serious bottleneck for drivers on Elm Street and Lincoln Ave, and especially on the short Elm Street Bridge (not to mention buses). This is likely to have an adverse ripple effect for a one or two block radius, including drivers on Green Bay Road trying to turn eastbound onto Elm. Since pedestrians have the right of way at intersections, the increased foot traffic at Elm and Lincoln would not only slow traffic flow significantly, but more importantly, create safety issues. Once again, I can hear it now: "what were they thinking?"
- With increased traffic and stress, the Elm Street Bridge will also require more frequent repairs. This means higher maintenance costs and exacerbated traffic issues.
- In short, I believe the Village will regret building this monstrosity and each time someone asks: "what were they thinking?" The answer will be an easy one: "they weren't!"

Respectfully Submitted,

Greg Klein

Date: April 4, 2015

**From:** [Kate van Dyke](#)  
**To:** [OneWinnetka](#)  
**Subject:** Re Proposed building on Lincoln  
**Date:** Monday, April 06, 2015 9:49:26 AM

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I believe the proposed development on Lincoln and Elm would be detrimental to the village.

At almost double the height, the building would be completely out of character for the neighborhood. The concentration of so many rental units is a worry, both for the additional burden on the schools and other village services as well as the different mindset of a renter versus an owner.

I am also concerned about the significant additional traffic near to an already crowded business district.

Thank you for your consideration of my concerns,

Kate van Dyke

538 Meadow Road

Winnetka, IL 60093

April 6, 2015

Village of Winnetka  
Community Development Department  
510 Green Bay Road  
Winnetka, IL 60093

RE: Fell Property Proposal

Dear Board of Trustees, Members of the Plan Commission, Design Review Board and Zoning Board of Appeals:

We read with dismay the information made available regarding the potential plan for the former Fell property at Elm Street and Lincoln Avenue (the “Fell Property”). Lifelong city dwellers, we moved to Winnetka in 2009. As a child, my family would drive through Winnetka and its neighboring suburbs to the north at Christmastime to enjoy the decorations and lights, all in communities that were impeccably clean, orderly and well-maintained. While as a child I could not fully appreciate the planning and hard work these three characteristics required of the communities and their residents, I certainly appreciate it now.

We appreciated it even when in 2013 we had to go to the Village and work through our plans to dormer the rear of the second floor of our modest home on Lincoln Avenue to accommodate our growing family. The process was cumbersome for what was really a very basic home improvement, but in the end we came to accept that the stringent requirements of the Village were in place for a reason – to protect the character of the Village and to respect the need for each resident to have adequate light and space without undue encroachment. We trusted that, as fiduciaries, the Trustees took these steps and enforced the Village ordinances in order to safeguard the Village from going the way of other local suburbs, like Glenview and Evanston, where in some areas less restrained development has fundamentally changed the local character – and not for the better.

When we recently read in the local paper that the Trustees had considered a plan that would increase maximum heights in the business district from 2 or 2.5 to 4 or 4.5 stories, we thought, apparently incorrectly, that the Trustees were considering this within the broader context of the so-called Master Plan yet to be developed, and that any decision that flowed from this would be part of that Master Plan. That made sense, and we trusted that the Village would do the right thing.

And then we caught up with the news, and learned that the project under consideration was actually construction of a 7-story monolith completely out of character with the Village as a whole – and that the consideration of the project was occurring outside of the Master Plan development process. This project makes no sense – any project of this scope and magnitude must be considered as part of the Village’s overall Master Plan. To do otherwise sets a harmful

precedent from which the Village and its historically careful planning may not be able to recover. This is true regardless of the appearance of the proposed building.

However, that appearance of the proposed building is quite worthy of note. Apparently designed to serve as a backdrop in case a live-action Disney film is ever made in the Village, the proposed building – even in the provided best-case scenario rendering – would tower over neighboring buildings, cast shadows for blocks, and effectively plop an over-designed, ornate “Beaux Arts” behemoth in the midst of an otherwise consistently designed, low-rise downtown streetscape. A new building in the downtown area need not be stucco and timbers – but it does need to be of a design that is consistent with and respects the predominant style of the streetscape and the overall composition of the Village’s community spaces.

In addition, the proposed building for the Fell Property would apparently also gobble up otherwise public street and sidewalk space, and cram cars into an underground garage and relocated parking lot. This does little to solve the parking problems on Elm (there is an inherent hassle in having to park 1 or 2 levels underground for a quick trip to the dry cleaner or pharmacy). Looking south on Lincoln Avenue from the Community House, east from the Village Hall, or indeed from any block remotely near Elm and Green Bay, the towering structure – and its completely incoherent style – will be a distracting and visible “landmark” (or one might argue, “eyesore”) of the East Elm district.

All of this should be compelling enough as the Trustees prepare to exercise the fiduciary duty inherent in their positions. However, at least two additional considerations are also relevant to the discussion.

First, the proposed building will include “new” retail spaces. On that point, I suspect most Winnetka residents would agree the Fell Property is ripe for change and development. However, given the notable vacancy rate and turnover of businesses in both the existing East and West Elm business district, and the existing Hubbard Woods business district, it is disingenuous to presume that new retail space as part of the proposed project will instantly mean new retail businesses. If our own empty store fronts are not compelling, please take a look at the empty store fronts in the mixed-use projects in Evanston, mentioned above, for instruction on this. And introduction of “chain stores” or yet more cell phone stores or real estate offices would only perpetuate the cycle of driving residents out of the community for their real business and retail needs, and further drive down sales tax revenue.

Second, and perhaps more alarming, is that the proposed building is slated to contain well over 100 apartments. Let that sink in – the proposal adds to currently non-residential space over 100 rental apartments, meaning, at a conservative estimate, almost 200 people residing there. This is a high-density project planned for an area that is ill-suited for it. The additional traffic and congestion the influx of people will involve is staggering. Moreover, renters are not owners – and the transient nature of rentals means the 200 people will be entering and exiting the community on a revolving-door basis, taking advantage of Village services and amenities without the requirement of making an investment in the community as is expected of homeowners. This does not lend to the building up of a community. See the Chicago and Main Street areas of Evanston for a lesson on what this large-rental concept has done to the “character” of those neighborhoods. If Winnetka residents wanted this type of environment, they could have

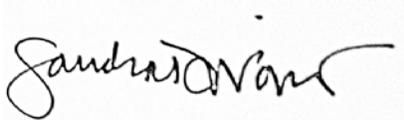
chosen to live in one of those higher-density communities, or in Chicago proper. They did not – Winnetka is not those places, nor should it be.

**It is up to the Trustees, in fostering the development of a Master Plan, to ensure that those characteristics that make Winnetka what it is remain intact, even in changing times.**

\* \* \*

We appreciate the opportunity to share our concerns with the Village and remain hopeful that the Trustees will exercise their fiduciary duties with all due care, and with an understanding that the proposed project is best considered within the confines of an established Master Plan that takes into account the types of concerns raised in this letter and likely others that have been received.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandra DiVarco", is centered on the page. The signature is written in a cursive, flowing style.

Sandra DiVarco

**From:** [kathleen.mandry](#)  
**To:** [OneWinnetka](#)  
**Subject:** construction project  
**Date:** Monday, April 06, 2015 5:59:12 PM

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Dear Sirs,

As a longtime Winnetka resident, I wish to voice a strenuous objection to the monstrously large building project, known variously as "Fell Development Plan," "One Winnetka," or (in the vernacular) as "Beaux Arts Bimbo", which a greedy developer wants to build along Lincoln Ave. and Elm Street in that part of downtown Winnetka which lies east of the Metra tracks.

The size of this project is unique in recent Winnetka history. Seven storeys and 83 feet high, it violates all building and zoning codes and requests exceptions. Those regulations are there for a reason. Why should we make an exception to time-honored codes which have preserved the small-town, aesthetically pleasing "English country village" image which Winnetkans have treasured for decades? Above all, why should we do this so some developer can get rich?

The argument has been made that such a structure will serve as a "landmark" for Winnetka, on the Highland Park model, and draw more businesses to Winnetka, again on the Highland Park model. We already have landmarks, like the Village Hall tower, and that is as big as we want them. Winnetka is, and always has been, a primarily residential suburb, with those attributes families look for, such as a superb school system and a truly exceptional park district and sports complex, the envy of our neighbor suburbs. New Trier High School is one of the top two public high schools in the nation, year after year. Winnetka is not a commercial mecca; we have several good restaurants and a plethora of upscale small boutiques, doctor's offices, banks, etc. You might call it a "classy" commercial base. Why on EARTH would we want to be like Highland Park?! There are two enormous malls 15 to 20 minute's drive away, if we need that. If we wanted to look like, or be like, Highland Park, we would move there. We want a safe, quiet, and if possible tasteful environment for our children and grandchildren to grow up in, and to visit after school if they so desire.

One last objection concerns cutting off half of Lincoln Avenue, so it is no longer a through street. Those of us who live to the east of the Metra tracks use Lincoln Avenue a great deal, more than ever now since the powers that be in Winnetka have decided to change the light/traffic signal at the corner of Oak St. and Green Bay so that the Oak Street traffic now has a 8 to 9-minute red light (I timed it), which creates quite a backup and is also an unconscionable delay for those of us who live east but are trying to drive west. Closing off Lincoln so some developer can build a terrace for his building is an insult to Winnetkans who use that road as a thoroughfare. He can build less of a monster building

and put his terrace on the east Elm St. side of the building, if he has to have one.

It is astonishing that a developer who gobbled up most of the Fell property (which is not even that old, and in style and material not so far from the image of Winnetka town) has somehow acquired so much clout that he (or they) can persuade the Village Board, which is supposed to protect the interests of Winnetka citizens, many of whom have been here for decades, to even consider such an overbearing, flashy project.

Sincerely,

Kathleen B. Mandry

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Kathleen B. Mandry

kbmandry@hotmail.com

(847) 446-6286

711 Oak St., #408

Winnetka, IL 60093

**From:** [James J. Stamos](#)  
**To:** [OneWinnetka](#)  
**Subject:** Fell Development Winnetka Lincoln Avenue Project/Case Number 15-10-PD  
**Date:** Monday, April 06, 2015 4:11:00 PM

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Ladies and Gentlemen:

I reside at 695 Hill Road in Winnetka. I am writing in opposition to the development proposed in Case Number 15-10-PD. The proposed development is wholly out of character for the community. It is much too tall and massive for the surrounding area, and for the village as a whole for that matter. It will also cause traffic congestion with the influx of so many new units on so small a footprint and make access to the area and its businesses more difficult. I would like to see that area developed but this proposal is far beyond the reasonable range of buildings for the town.

Thank you for your consideration.

James J. Stamos  
847-784-8993

**James J. Stamos**  
**Stamos & Trucco**  
**1 East Wacker Drive**  
**Third Floor**  
**Chicago, IL 60601**  
**(312) 630-7979**  
**(312) 630-1183 fax**  
**(312) 399-7493 cell**

Subj: **Elm Street Project**  
Date: 4/7/2015 2:55:18 P.M. Central Daylight Time  
From: [xbhote@tjminvestments.com](mailto:xbhote@tjminvestments.com)  
To: [greable@aol.com](mailto:greable@aol.com)

Gene,

I know your plate is always full as our presiding President and particular to the existing proposed Elm Street project but I had a few questions and comments. I hope you could provide this to your board and people who could answer some of these. Feel free to address them at your Wednesday meeting as I may not be able to attend.

What is the maximum height allowed under the current ordinances for that site?

If a variance is granted what's the max allowed under current statues?

How do you measure height for this lot? As I understand it there are confusing numbers that one can use. Is the max height measured from the ground to the roof top or to the apex of the roof?

I've recalled in the past if a building requested a height change of say 45' for arguments sake the actual height can be closer to 52' when measured to the actual top. If 7 stories equals 70' does that really mean 79' potentially? What is the proposed number of residential units and approx how many potential new residents would this create? i.e. If here are 100 units are we looking at 200 or 300 possible new residents?

I've heard the argument that by allowing the plans to go thru that it will create economic revitalization of the downtown. Do we really think that and additional 2% increase(250 extra people in a village of 12k plus) in population will fulfill that promise?

Most members of your board will in all likelihood recall the I Love Lucy show and in one episode little Ricky wanted a bicycle. Knowing her husband would not go for it she said, "look Ricky, if you want a bicycle we have to ask for a swimming pool". What is the chance that the developers are asking for 7 but will "compromise" and settle for 4?

When purchased, what was the property zoned for? If it was zoned for 3 or so stories, why should we as a village allow for them to essentially have the ability to build twice as much?

Thank you, Xerxes

"Who Knows Only His Own Generation Remains Always A Child" George Norlin

Who is John Galt?  
Xerxes K Bhote  
TJM Investments, LLC  
312.432.4461 Work  
312.310.2508 Cell  
[Disclaimer](#)

Village Council Member  
510 Green Bay Road  
Winnetka, IL 60093

April 7<sup>th</sup>, 2015



Dear Village Council Member,

I am writing this letter in concern of the One Winnetka development project that is currently being proposed and asking for many material special permits and financial contribution from the Village of Winnetka.

**The number and materiality of special permits to deviate from our village code should clearly communicate to all council members and constituents of the Village of Winnetka that this not an appropriate project for our village.** In addition the significant financial contribution the developer is asking for to help replace what are currently adequate parking, easements and traffic flow in the immediate vicinity of the proposed development with what are clearly inadequate levels of parking and traffic movement with the increased density the project will bring is outrageous.

I hope the following **brief view** of a few of the special permits the project will require will demonstrate that this is not an appropriate project for the Village of Winnetka. The project is requesting;

- **an 84% increase from our villages height restriction**
- **a 23% decrease in parking requirements given the density of the project**
- **an ELIMINATION of rear and upper story set backs**
- to replace what is currently **adequate SAFE above ground parking** to potentially inadequate less safe underground parking for our downtown area
- to remove an entire block of Lincoln Avenue and **has not proposed adequate solutions for the increased traffic, density and centralization of parking that closing Lincoln will cause** at both Green Bay Road and Oak intersections where traffic already moves slowly through the downtown due the location of 3 of our great village resources; Library, Village Hall, and Metra Station and for the traffic flow at Lincoln and Elm
- to continue to harbor a significant portion of downtown Winnetka retail space **VACANT** while waiting on unreasonable special use permits for its real estate

I would be happy to provide back up for the above and can offer additional statistical views to demonstrate that this project is simply too far outside of the Village code of Winnetka to be allotted these special permits. The village code that is set in place and amended to ensure that our village continues to operate in the incredible community it currently is.

Sincerely,

Jennifer Toner CPA  
608 Lincoln Ave.,  
Winnetka, IL 60093  
773-983-2454  
tonejenn@hotmail.com

**From:** [Bonnie Weiss](#)  
**To:** [OneWinnetka](#)  
**Subject:** one development  
**Date:** Tuesday, April 07, 2015 3:42:22 PM

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Plan Commissioners,

We, as long time residents of Winnetka, are very disturbed at the redevelopment plans proposed for the Elm Street commercial district. We definitely understand and support the need for development of this property, and had hoped for a project of appropriate scale and design that fit in with the surrounding business community with which it will be located.

We do not support the 7 story proposal for redevelopment of Elm street. We feel this is much too high and massive a structure and out of character for our Village.

Surely, as residents of Winnetka, you too can see that this project not does fit the character for Winnetka.

Please do not ignore the majority who are against this massive plan.

Bonnie & Alex Weiss

**From:** [meeganmc@mac.com](mailto:meeganmc@mac.com)  
**To:** [OneWinnetka](#)  
**Subject:** Proposed Construction on Lincoln and Elm  
**Date:** Tuesday, April 07, 2015 11:54:08 AM

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To all concerned,

I have just heard of the proposed construction of a new multi-use building on the corner of Lincoln and Elm.

As a resident of Hubbard Woods since 2002, I pass through or do business on Lincoln almost every day. The charm of the area has the flavor of a village neighborhood. I am more likely to do my shopping there than in Glencoe, Wilmette, or Northfield, very much due to the overall experience of the area.

This proposed building would be a travesty. Not only is the overall scale of the building unacceptable, but the design has nothing to do with the surrounding architecture. The massive size alone would dominate the street and obfuscate any sense of the village's history. It would force Conney's out of business and no doubt raise property taxes even higher, which would cause even more businesses to move out.

I repeat: this development would spell the demise of Winnetka. Do not do this!

You do not have the support of this resident in this endeavor.

Most sincerely,

Meegan McMillan  
186 Woodlawn Ave.  
Winnetka, IL 60093  
847-421-4982  
847-242-9622

**From:** [John Held](#)  
**To:** [OneWinnetka](#); [Brian Norkus](#)  
**Subject:** Proposed Elm Street Development Project  
**Date:** Tuesday, April 07, 2015 4:05:56 PM

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Dear Plan Commission Chair and Members:

I have read and agree with Jessica Tucker's remarks at last Plan Commission meeting opposing the proposed redevelopment project being proposed for the Fell property, and more, on Elm and Lincoln. Redevelopment of our business district is certainly needed and long overdue. But any such redevelopment certainly should be consistent with the nature and character of our Village. Additionally I understand that the proposed developer wishes to have the Village contribute to the oversized (based on present, recently revised Village ordinances) development in terms of paying for the underground parking garage and the street closure. Surely another development and developer can economically achieve a more fitting and complimentary redevelopment of the property in question, without the Village being required to contribute, without so drastically changing the look and feel of our present business district, and without the Village having to further and drastically revise its ordinances.

Thank you for your continuing public service that I can only assume is being undertaken for the betterment of our Village.

John Held

1010 Hubbard Place, Winnetka

<http://www.mcandrews-ip.com>

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**From:** [King Poor](#)  
**To:** [OneWinnetka](#)  
**Subject:** For Paris, "Oui," For Winnetka "Non"  
**Date:** Tuesday, April 07, 2015 3:40:55 PM

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To the Plan Commission:

At your hearing on March 25, I heard the OneWinnetka proposal described as comparable to projects in the Gold Coast of Chicago (population 2.7 million) and those in Paris, France (population 2.3 million). And with the zoning regulations for those two cities, this project might be fine. But for Winnetka, Illinois (population 12,400), this project is completely out of place.

For 11 years, I served the Village of Winnetka -- as chair of the Caucus Platform Committee, as chair of the Zoning Board of Appeals, and for four years as a trustee. During that time, I have heard and considered many and varied zoning and development proposals. And never in all those years, have I ever seen a proposal that is so out of character with our village.

During the last proposed development for the Fell site in 2009, the developer sought a variance from the then two-and-a-half story limitation for a four-story development -- and there was major opposition to that. And part of that proposal included benefits to the village, including a set-aside for affordable housing units and streetscape improvements in the range of hundreds of thousands of dollars.

Since that last proposed development, has our village changed so dramatically and so suddenly that a seven-story development now sounds like a wise choice? To ask the question is to answer it. This project is simply far too big and far too dense. It would unfairly compromise the light and air of the surrounding neighbors. Its density would increase traffic and congestion well beyond what we have now.

While most Winnetka residents would like to see downtown revitalization, it's a false choice to say that it must be this project or nothing. No survey remotely suggests that a majority of our village residents want to see anything like a seven-story development in their downtown.

Over the years, I've heard my share of controversial projects for our village. And civil debate is all part of the process. But let's be clear about this much -- a project of this enormous size and density would destroy the character of our village. And that's reason enough for you to deny approval.

Sincerely,

King Poor  
735 Walden Rd.  
Winnetka

Philip Brewster

April 7, 2015

**BY HAND DELIVERY & VIA EMAIL AT ONEWINNETKA@WINNETKA.ORG**

Plan Commission  
Village of Winnetka  
510 Green Bay Road  
Winnetka, Illinois 60093

**Re: Case Number 15-10-PD**

Dear Members:

This correspondence preliminarily addresses the planned development application by Stonestreet Partners and Winnetka Station LLC ("Developers"), for the properties at (a) 511 Lincoln Avenue, (b) 513-515 Lincoln Avenue, (c) 710-732 Elm Street, (d) 740 Elm Street, and (e) a portion of the adjacent Lincoln Avenue right-of-way ("One Winnetka"). I reside at 872 Oak Street and own Winnetka-based Brewster Law Firm LLC at 560 Green Bay Road.

The received public commentary addresses many of the obvious defects with One Winnetka – the glaringly inappropriate size, overwhelming density and Michigan Avenue building style incongruent with Winnetka's Tudor-styled pastoral ambiance. This resident feedback was based on hundreds of cumulative years of wisdom gained as Village residents and their voices should be granted a great deal of deference.

The goal of this correspondence is to add a sharper point to the received comments. The Developers' underlying assumption in their One Winnetka proposal is deeply flawed and misleading. The Developers argue that One Winnetka is consistent with regional transit oriented development (TOD). See Developers Project Narrative at 8-9. The Developers admit that One Winnetka is ultimately a TOD project. See Developers Project Narrative at 2. The Developers cite the City of Highland Park and the Village of Wilmette as permitting TOD and by the Developers' faulty logic Winnetka should as well. However, Winnetka does not share the same large geographical size or populace as Highland Park and Wilmette. The Developers omit these critical facts. This chart, however, highlights the communities' geographic and population differences:

Village/City	Area	Population (2010)
Highland Park (City)	12.2 sq m	29,763
Wilmette	5.41 sq mi	27,087
Winnetka	3.81 sq mi	12,187

Highland Park is three times the area and Wilmette is almost double the area of Winnetka and each City/Village has well over double the population of Winnetka. The Developers do not discuss this in their Project Narrative. Yet, the Developers would misleadingly have Winnetka believe that a regional TOD development appropriate for Wilmette and/or Highland Park is similarly appropriate for Winnetka. This is not the case and Village residents inherently understand this distinction. The Plan Commission should not recommend One Winnetka and should not be bullied into the Developer's rhetoric that Winnetka should not be a place that says "no" to change. One Winnetka is inconsistent with a community the size of Winnetka – the Developers cannot change this fact.

The disappointing element of the One Winnetka episode is both the Village Council's and Village administration's lack of understanding of its constituency – the residents of Winnetka – in adopting the ordinance that permitted a seven-story structure in the first instance. Please note there is no need to redact any personal information in this correspondence.

Very sincerely yours,



Philip S. Brewster

# T H O M A S   N O R M A N   R A J K O V I C H

*A R C H I T E C T, L t d.*

The One Winnetka Planned Development, as currently designed, would be detrimental to Winnetka property values and would harm the cohesive visual character on which the Village's reputation is based.

I am a practicing architect, educator and resident of Winnetka. Over the past 28 years, I have taught architecture and urban design as a visiting faculty member at a number of universities including the University of Notre Dame, the University of Illinois at Chicago, the School of the Art Institute and the University of Maryland, as well as serving as a design review critic at Yale University. At the same time, I have conducted a practice that has concentrated on projects on Chicago's historic North Shore, as well in Chicago and as far away as northern Minnesota and Virginia horse country.

The village character of Winnetka is well-established – both in its central area plan by Edward Bennett (Daniel Burnham's partner on the Plan of Chicago of 1909 and also the urban design consultant to Howard Van Doren Shaw for Lake Forest's nationally acclaimed Market Square), and in the surrounding residential neighborhood districts.

The scale, density and height of buildings in any given city, town or village should be designed proportionate to the size of the primary commercial district(s) and surrounding residential neighborhoods. Edward Bennett recognized this and created a vastly different urban plan for Winnetka than his Plan of Chicago. The plans' genius, in each case, were how they helped beneficially shape and order future growth, guiding speculative development to avoid profit-driven excess that could mar the beauty and function of place.

The capacity of streets and other infrastructure were designed to meet the demands of the desired long-term density. One cannot "widen" Elm Street to accommodate a dramatically increased traffic pattern. The importance of considering fixed dimension infrastructure when evaluating increased density is evident in Evanston, where gridlock has overtaken the City during morning and evening driving hours as a result of new development projects, which are larger than the historic street pattern and scale could handle.

While towns and cities grow over time, single-family residential districts, especially in well-established historic places, generally are protected. It is rare in a village like Winnetka for a municipality to retake, by eminent domain, residential land for municipal purposes. Consequently, the bounded areas of commercial property remain relatively static as a percentage of overall land use distribution. The scale of the structures that constitute those commercial areas therefore must remain managed by municipal codes to assure appropriate growth rather than unchecked speculation that includes excessive scale or density.

*518-526 Davis Street, Suite 206   Evanston Illinois 60201*

*Telephone 847-332-2782   Email: [tnr@tnr-arch.com](mailto:tnr@tnr-arch.com)   Website: [www.tnr-arch.com](http://www.tnr-arch.com)*

What does this mean relative to the proposed project? The adjoining residential neighborhoods will likely never be rezoned and redeveloped as multi-family residential, mixed use. The existing retail space in Winnetka, with a very affluent consumer base living within walking distance, still has spot vacancies. Adding additional residential population in a transit-oriented development does not assure additional local shopping. In fact, transit-oriented development residents typically shop where they work at their commuter rail destination (Chicago) where the offerings are the most varied. In Evanston, chain retailers moved into the large scale new developments, only to fail to meet sales quotas for location. The retailer turnover level in Evanston should be a powerful warning about empty storefronts beneath large blocks of residential accommodations.

Without hesitation, however, the single greatest problem with the proposed development is the objectively excessive scale and massing of the residential towers. While seven stories might be an average height in River North in Chicago or even Evanston or Oak Park, Winnetka's beautiful business districts (both Elm Street and Hubbard Woods) are marked exclusively by buildings which are two and three stories tall, with a few rare examples of buildings with four floors (the top floor in a dormered roof). Those structures establish the very sense of place which Winnetkans identify as their village.

In a village ensemble of buildings, it is important to assure that those buildings of shared, collective purpose – houses of worship, the Village Hall, the Community Center – are the buildings whose crowning elements shape the skyline. They should be the tallest, most prominent elements. This is precisely because they represent “the common good”, which is the hallmark of great towns and cities. To allow a private residence to dominate the skyline by virtue of its massing and height is inappropriate.

Private structures, including residences – both multi-family and single family – have long been limited in their maximum height by zoning laws for precisely this reason. If left unregulated, there would be a race for the tallest and most dense land usage. To allow this height on this parcel would be to create a clear legal precedent to which anyone could turn to argue for a variance. Beyond the immediate impact of this project, it would pave the way for commercial and residential speculation of similarly inappropriate height and scale. A variance for this project will encourage future zoning variance demands that would be difficult to deny if a petitioner had legal recourse to precedent as remedy.

Further, the height has another particularly negative consequential effect. The value of adjoining commercial properties will diminish, not increase, as their scale is rendered trivial including the structures in the shadow of the proposed buildings. Suddenly, the value will be “in the land” because taller structures yield more revenue per square foot of footprint. The essential character of Winnetka – which character is one of the leading reasons residents choose the community as their home – will be harmfully impacted.

Two and three story buildings look like Disney toys when a towering residential block is suddenly built adjacent to them. The clear proof of this is, again, in Evanston, where taller residential projects (by this I mean those structures at least twice as tall as the existing historic context) have made visual mockery of more modest scale buildings which served the community perfectly well for a century. Those structures, though beautifully built of exceptional materials and craftsmanship, are then often lost to demolition as real estate competition escalates.

Any thinking person can see past the argument that shadow patterns and wind patterns will not be significantly affected by the proposal. Nothing more need be said than that a seven story or five story building casts long shadows and channels wind dramatically differently than a three or four story structure.

The fact that the Elm Street site is also on a significant rise above the residential district and Village Green Park to the east will dramatically exacerbate the problem. Seven stories as measured at Lincoln Street will visually appear as nine or ten stories as seen from Maple and east.

What is missing in the petitioner's documentation of this design? There are no true and accurate street level renderings of the structure. The perspective views are taken from a vantage point just above the roof of the buildings to the north (which buildings are also conveniently graphically omitted to avoid an understanding of the comparative visual impact of the height. These drawings are devices to imply a less problematic building by effectively withholding information that hurts the developer's case.

Plain and simple, a seven story building is three and a half times the height of the existing structure on that site and the adjoining sites to the north on Elm. That IS a tall building in that context, regardless of the developer's assertions that a seven story building isn't really all that tall. That assertion willfully ignores the fact that characterizations like "tall" or "short", "thick" or "thin" are comparative and need a baseline to mean anything. In an imaginary civilization in which the average height of a male is 5', someone who was 17'-6" tall would be considered a "freak" worthy of the Guinness Book of World Records. It doesn't matter if somewhere else, far away, the typical height for a male is 17' or 30'. Dressing that 17'-6" tall person in a (French Ecole des Beaux Art style) costume would be woefully insufficient to make him look like "one of the locals" in that community of 5 footers.

The renderings should have included accurate photomontages done in Photoshop and AutoCAD that depict the view across the submerged Metra tracks as seen from the steps of the Village Hall and also as seen looking north along the face of the building toward the Lincoln Street shopping district. Then anyone looking at this project would easily recognize how excessively tall it is. Those images are missing precisely because they would be a powerful visual refutation to the project and the assertion that it would be an acceptable addition to the community. No good salesman ever tells you about the problems of their product, so Winnetka residents must look (and speak) for themselves.

Prince Charles, who has guided new development in the Duchy of Cornwall in England (in villages whose character are the model for the character of Winnetka), and is a proponent of sensible, sensitive growth and economic development said in an address to British architects:

"Scale is also key. Not only should buildings relate to human proportions, they should correspond to the scale of the other buildings and elements around them. Too many of our towns have been spoiled by casually placed, oversized buildings of little distinction that carry no civic meaning."

Scale is perhaps the single most critical factor influencing the ability of any new development to fit seamlessly into a well-designed historic setting. The scale and height of this proposal are profoundly problematic and pose the risk of permanently altering the character of the Village in the wrong way.

(4)

Notwithstanding these criticisms, there is a path forward which could represent a beneficial compromise. The design could be reworked to lower the tallest portions to five stories, fully inclusive of a mansard roof component, and, if necessary for the financial feasibility of the project, an additional multi-floor residential block added within the overall footprint to regain the units lost when the height was lowered.

Make no mistake: a series of five story structures in that location, with the aforementioned grade change along Elm would still be a project that is taller than good urban design practice and respect for the historic context would suggest. The easternmost portion of the structure should be limited to four stories inclusive of the mansard roof, as it will be the first portion encountered for all those approaching from the lower grade east on Elm.

The materials must also be authentic and truly durable, not ersatz. The copper roof must be copper, not copper-colored aluminum and the walls should be constructed of brick masonry and limestone, not cast stone. The Village is marked by a high standard of materials (including true half timbering and masonry bearing wall construction) and thin veneer construction and faux metal roofing would immediately be visually apparent and harm adjacent property values. No one wants to own the home next to a shopping mall or apartment complex built of cheap materials that soon begin to age badly.

The prospect of creating a vibrant new building in that part of the Village is desirable. We hope the developer and his team will work constructively and cooperatively to revise the project into a design solution that works architecturally within this sensitive, beautiful historic setting at a height and scale that will earn the project our collective support. It's possible, but it will take a thoughtful and sincere effort that takes the Village, its residents and its character into account and thereby preserves property values and the quality of life already present in our public spaces.

**From:** [McGee Charlotte](#)  
**To:** [OneWinnetka](#)  
**Subject:** Elm Street Proposal  
**Date:** Wednesday, April 08, 2015 8:33:34 PM

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I have lived in Winnetka for 20 plus wonderful years. It is a very special place. I do believe that it needs some development. However, OneWinnetka is simply WAY TOO BIG for this town. I would vote to support no more than 4 stories. In addition, what we really need are condos for empty nesters to move into, not rental small rental units

Thank you for listening.

Charlotte McGee  
518 Rosewood Ave.  
Winnetka, IL

**From:** [Frank Petrek](#)  
**To:** [OneWinnetka](#)  
**Cc:** [Frank Petrek](#)  
**Subject:** Objection to Plan Commission Draft Minutes March 25 2015 Meeting  
**Date:** Wednesday, April 08, 2015 6:27:23 PM

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To: Village of Winnetka Plan Commission  
Re: Objections to Draft Minutes of March 25 2015 Plan Commission Meeting  
Case Number 15-10-PD

Plan Commission:

I object to the draft minutes of the March 25, 2015 Plan Commission Meeting for the following reasons:

1. The draft minutes omit a statement by George V. Kisiel AIA, one of the witnesses for the Stonestreet Developer made at the meeting during his testimony under oath. Specifically, Mr. Kisiel stated at approximately 8:15 p.m.: "Recent changes to Zoning ordinances did away with density standards to allow this construction [of 120 units]. This statement should be included in the minutes at page 9 as the first sentence to the second complete paragraph. The statement omitted was made immediately before the witnesses' statement regarding the "current document is the Winnetka 2020 Plan. ."
2. The draft minutes omit from the summary of the second testimony offered by George VI Kisiel, at approximately 9:00 p.m. the word "slightly" before the word "taller" when he referenced the "larger slightly taller portion . . ." referring to the 83 foot hight of the tallest portion of the proposed development which is nearly twice the maximum hight allowed and nearly twice as high as any multi residential building in Winnetka. This omission occurs on page 14, paragraph two, line 1 of the draft minutes.

The first omission, in particular is a significant admission by an agent of the developer who was introduced and offered as an expert on the applicable zoning variances requested. This statement related to the subject of density.

Thank you for your consideration,  
Frank R. Petrek, Jr.  
Interested Party of Record  
711 Oak Street  
Winnetka, IL 60093

**From:** [Nina D. Gray](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka Development  
**Date:** Wednesday, April 08, 2015 5:05:45 PM

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To The Plan Committee,

I am out of state and cannot attend the meeting tonight, regarding the Development plan for Lincoln and Elm Streets, but I would like to submit my disapproval of the 7-story apartment building. It is out of line with any other building downtown and will not add to the distinction of the Village. I hope that the green space planned for the area is accessible from both streets and large enough to offer a special place to visit.

Also I feel there should be apartment space large enough for senior citizens who would like to downsize, but not leave Winnetka. I do hope you will listen to the many citizens who oppose this large addition on Lincoln.

Sincerely,

Nina Gray  
1125 Spruce Street  
Winnetka, IL  
847.446.7195

**From:** [Sue Connaughton](#)  
**To:** [OneWinnetka](#); [Brian Norkus](#)  
**Cc:** [Michael Rehtin](#); [Fred Smith](#)  
**Subject:** One Winnetka  
**Date:** Wednesday, April 08, 2015 11:44:25 AM

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Dear Plan Commission Members,

The proposed redevelopment of the former Fell property is currently the single most important building project in Winnetka, the outcome of which will affect the entire business district and, our community as a whole. The recommendations of the Plan Commission will set a precedent for further redevelopment and shape our community for future generations. Therefore, we hope that you will carefully consider our feedback and actively solicit input from all Winnetka residents.

We are writing to express our concerns about the proposed plans for the former Fell property. Although we support the revitalization of the Village's business districts, we object to the developers current plan for the Fell site. Our objections are as follows:

- The proposed 7 story (83 ft. high) and 6 story (68 ft. high) buildings far exceed the 45 ft. height restriction recently enacted by the Village Council. For this reason alone, we believe the Plan Commission should reject the developers current proposal. Winnetka is a small village built on narrow streets and buildings exceeding 45 ft. are not in keeping with the scale of the rest of buildings in our business districts and in the rest of our community. For this reason, we are opposed to any height variances for this project.
- The architectural style of the proposed development is inconsistent with the character of our downtown and the Village as a whole. Any redevelopment must enhance the charm and historic character of our Village and must complement the dominant architectural style(s) currently found in our business districts.
- The current proposal calls for building 46,400 sq. ft. of commercial space and 120 apartments on a 1.6 acre parcel of land. The density, scale and mass of the proposed project is ideal for an urban environment but is completely unsuitable for our small Village.
- The developer is calling for the realignment of the Lincoln Avenue right-of-way in order to accommodate the building of a public gathering space. This plan would narrow Lincoln Avenue which is an unacceptable alteration of a busy traffic corridor. Additionally, the presence of a public gathering space built immediately adjacent to a busy street presents multiple safety concerns.
- The developer proposes to build 144 commuter parking spaces in an underground garage. This plan would likely cause an incredible amount of congestion at the morning and evening rush hour as cars driven by commuters vie to enter and exit the parking structure through one access point (entrance/exit). Further, it is our understanding that the developer would require the Village to contribute more than \$6 million to help fund the garage. Since the primary purpose of the garage is to allow for the parking needs of the residential units and the commercial spaces, for which the developer will be paid rental fees, we believe the developer should bear the entire cost of any parking structure.
- We are very concerned about the impact the proposed development would have on Conney's Pharmacy. Conney's has been a health care resource for the Winnetka community since 1937. As such, we believe the Village has a responsibility to ensure that the redevelopment of the Fell property occurs without causing undue harm to Conney's. If the current proposal was approved, we believe that Conney's would encounter insurmountable hardships, including the loss of their back access which would be both a safety hazard and an unreasonable hinderance. Additionally, the developer is proposing to house a "convenience store" (which would sell food, general merchandise and drugs)

adjacent to and in direct competition with Conney's, which we believe is neither in the best interests of our Village nor Conney's Pharmacy.

- Lastly, it is our understanding that the Village Council is preparing to generate a Downtown Master Plan. Any redevelopment of the former Fell property should be conducted after the Master Plan is complete to ensure that the redevelopment is consistent with the Master Plan. Piece meal redevelopment without a Master Plan can cause many unintended consequences which cannot be undone.

The developer of the former Fell site recently stated that he sees the choices as either moving ahead with the "vibrant development" he has proposed or maintaining the "status quo." We disagree with his dichotomy. We believe it is possible to devise a rational redevelopment plan that addresses our concerns, which are similar to the concerns expressed by many Winnetka residents.

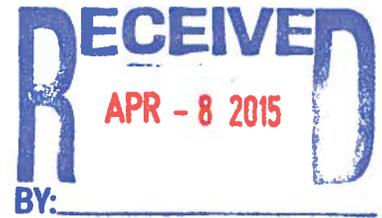
Sincerely,

Sue A. Connaughton & Fred A. Smith  
162 Fuller Lane  
Winnetka

Elena A. Rechtin & Michael D. Rechtin, Jr.  
123 Fuller Lane  
Winnetka

Wednesday April 8, 2015

To: Mrs. Tina Dallman  
Chairwoman  
Winnetka Planning Commission (& Members)  
Winnetka Village Hall  
510 Green Bay Road  
Winnetka, Illinois 60093



Mrs. Dallman & Winn.Planning Commission;

I am glad civic minded Winnetka Villagers, such as yourselves are considering the Application of Winnetka Resident David Trandel, The developer & President of StoneStreet Partners, to redevelop 515 to 511 Lincoln Avenue as well as 740 Elm St; 714-716 Elm St. and 718-732 Elm Street.

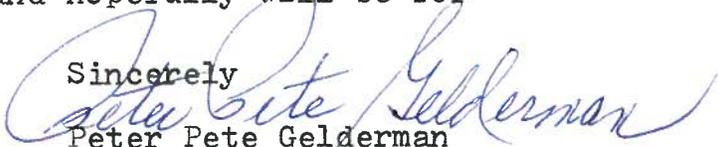
A 75 Million Construction Redevelopment in the East Elm Street business district lasting Eighteen (18) Months is no small matter.

As a Winnetka Homeowner of twenty-five years, do believe any redeveloped property be it Luxury Condo property with commercial storefront or exclusive condo property should be no higher than four (4) stories as is currently the height of 711 Oak Street

Because:

1. Winnetka is a Village since its founding in 1818.  
Winnetka is not a City like Chicago, where StoneStreet Partners L.L.C. have done their most redevelopment at North Michigan Ave. Chicago and Lincoln Park (Chicago)
2. Closing Oak Street at Lincoln Avenue for Trees and a Park would only add to Congestion for the Villager not living in one of the Development Properties of StoneStreet Partners LLC.
3. Lastly The One Winnetka Proposal of StoneStreet Partners as originally stated would at the very least mean at the very least mean Longer Ladders for Firetrucks, if not entirely newer longer fire trucks for Winnetka, which was a Village in 1818 and hopefully will be for a long time to come.

Sincerely

  
Peter Pete Gelderman  
896 Tower Road  
Winnetka, Illinois 60093-1943