

ONE  
WINNETKA

Jeff Beck

LEGAL COUNSEL

Brown, Udell, Pomerantz & Delrahim, Ltd.

PROJECT DEVELOPERS

Stonestreet Partners, LLC.

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# Presentation Outline

David M. Trandel

STONESTREET PARTNERS

PROJECT OVERVIEW

George V. Kisiel AIA, AICP

OKRENT KISIEL ASSOCIATES, INC.

HISTORY, BACKGROUND AND CONTEXT

Geoffrey Bird

LUCIEN LAGRANGE STUDIO

URBAN DESIGN & ARCHITECTURE

George V. Kisiel AIA, AICP

OKRENT KISIEL ASSOCIATES, INC.

PROJECT DESCRIPTION

PUBLIC BENEFITS VS. ZONING RELIEF

David M. Trandel

PROJECT DEVELOPER

Stonestreet Partners, LLC

PROJECT OVERVIEW



Project Team  
Design Professionals

Lucien Lagrange Studio  
ARCHITECTS

Daniel Weinbach & Partners  
LANDSCAPE ARCHITECTS & PLANNERS

# Project Team

## Technical Consultants

Eriksson Engineering Associates, Ltd.

CIVIL ENGINEERS

KLOA, Inc.

TRAFFIC CONSULTANTS

Okrent Kisiel Associates, Inc.

PLANNING & ZONING CONSULTANTS

Tracy Cross & Associates, Inc.

MARKET CONSULTANTS

TR Mandigo Company

TAX IMPACT CONSULTANTS

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An architectural rendering of a multi-story building with a prominent green mansard roof. The building features a mix of brick and lighter-colored panels. In front of the building is a public plaza with a paved walkway, trees, and a glass-enclosed transit shelter. People are shown walking in the plaza, and cars are parked on the street to the left. The sky is a soft, twilight blue.

71 Luxury Residential Units

EMPTY NESTERS  
YOUNG PROFESSIONALS

±41,380 S.F. Commercial

RETAIL, RESTAURANT, SERVICE

432 Parking Spaces

COMMUTERS, RETAIL PATRONS & EMPLOYEES  
RESIDENTS

Public Plaza

CIVIC EVENTS, FESTIVALS & MARKETS

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# Project Benefits

\$78 Million Investment in Downtown Winnetka

Significant Public Improvements

Parking • Streetscape & Open Space • Infrastructure

Significant Developer Contribution to Village Assets

Increase in Tax Revenues & Fees

Replaces Obsolete Commercial Space

Satisfies Demand for Simplified Living

Revitalizes Downtown Business District

# George V. Kisiel AIA, AICP

PLANNING & ZONING CONSULTANT

Okrent Kisiel Associates, Inc.

HISTORICAL BACKGROUND

PLANNING PERSPECTIVE

# Village Origins

Platted c. 1850

Rapid Growth 1890s–1920s

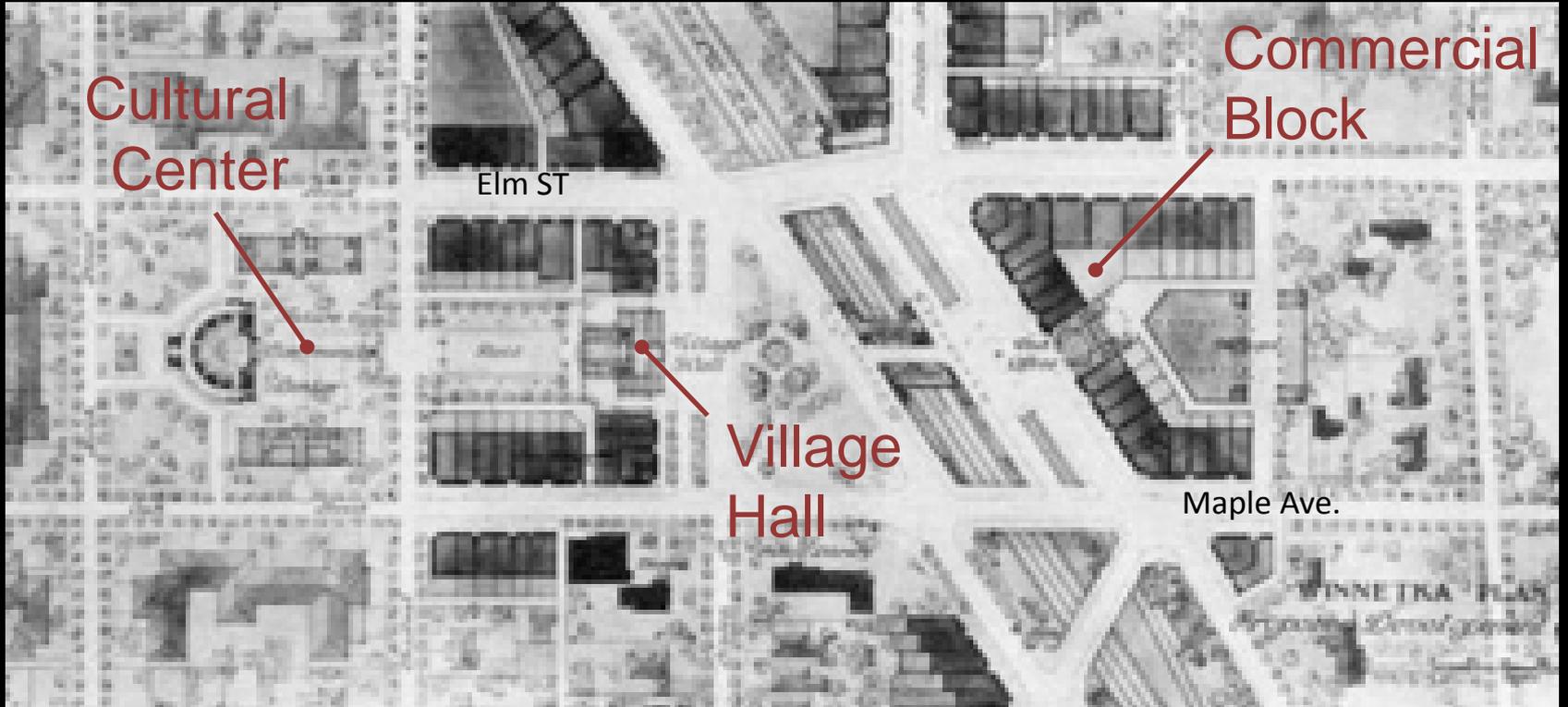
Formed Plan Commission in 1915

# Bennett Plan

1921 Plan of Winnetka  
Grade Separated Rail  
Central Civic Space



# Bennett Plan



# Bennett Plan



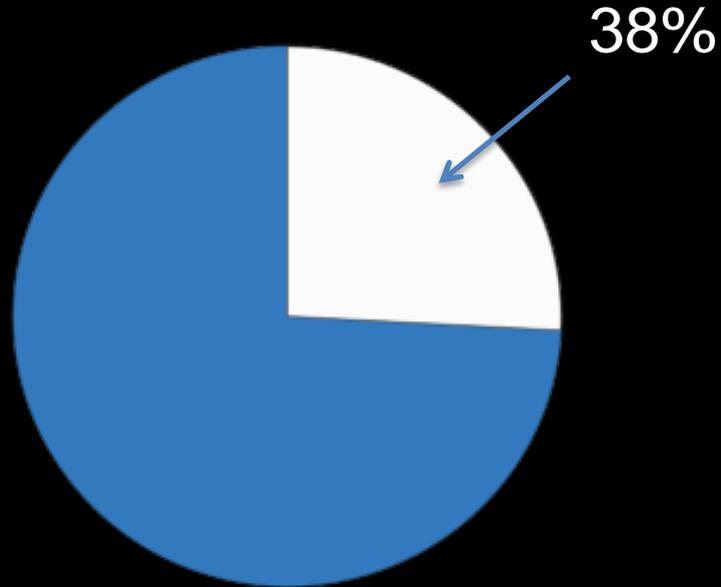
# Development Context

*Development does not occur in a vacuum*

*Boom of the 1920's brought Winnetka  
to nearly full build out*

*Auto ownership and change in retail  
development  
impacted traditional downtown centers  
Impact of e-retailing and internet sales*

# Development Context



East Elm Retail District  
Vacancy Rates

# Current Planning

## Winnetka 2020 Plan

DRAFTED IN 1999

*Recognizes the need for commuter and retail parking in the East Elm Commercial District*

*Recognizes issues with existing development on the subject property*



NINETEEN HUNDRED NINETY-NINE

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# Current Planning

Demographic Changes

Aging Population

Increased Demand: Age in Place

Only Options in Other Communities

# Current Planning

2006 Parking Study

Identifies Deficit

Winnetka ULI Commercial District Study

“Placemaking”/Civic Space

# Current Planning

## 2015 Resident Survey

### Inaugural Village survey shows quality of life high in Winnetka

Forty-five percent of households respond

MEGAN MAGINITI, Editor

The results are in from the first-ever community survey — and they are showing positive feedback about the Village of Winnetka.

Assistant to the Village Manager Megan Pierce announced Jan. 9, the results show the quality of life has been rated high in Winnetka. Specifically, more than 9 in 10 respondents rated Winnetka as an excellent or good place to live and to raise children.

The results were sent in a press release and posted on the Village website. The entirety of the findings were also discussed at a Village Council study session Jan. 13.

In early October, the surveys were sent to all Winnetka households, 4,308 in total, and 45 percent, or 1,876 households, responded by the deadline in November, Pierce said.

The survey had 27 ques-

tions that were developed by the Village and its partner, National Research Center, who led the process. Demographic questions, which were previously debated by the council, were also included.

"We had a really excellent response rate," Pierce said. "The results overall are really positive. They provide a sense of what the community thinks about our

overall image/reputation of Winnetka, according to the published results. Specifically, the reasons why the respondents live in Winnetka are because: safe community (82%), good schools (78%) and close to Chicago (77%). They also credited the Village for performing "very well" with its services. Of

those services, 26 of 28 were rated as excellent or good by at least half of the respondents. Among those services are: fire, EMS, police, garbage collection and recycling. Storm drainage and economic development received the fewest positive ratings, according to the published results.

Residents, however, do want to see some improvements.

The major request was for stormwater management. Thirty-seven percent of respondents rated storm drainage as "poor," meaning scores were below National Research Center pre-selected communities.

Winnetkans want to see downtown business districts to improve. Seventy-seven percent of respondents said business district revitalization should be priority for the Village. Of the improvements, they requested more types of dining, including family-oriented, pub/gastro pub, fast/casual and upscale.

#### BY THE NUMBERS

A quick look at some of the Village survey results

#### Quality of services provided by the Village

43% Excellent  
48% Good  
9% Fair  
0% Poor

#### Business district revitalization priority

25% Highest priority  
52% High  
17% Medium  
4% Low  
2% None

#### Curbside garbage collection

34% Strongly support  
36% Somewhat support

#### Post office site redevelopment

51% Strongly support  
30% Somewhat support  
10% Strongly oppose  
9% Somewhat oppose

**45%**  
Responded

**77%**  
Business District  
Revitalization

[www.winetka.org/documents/](http://www.winetka.org/documents/)

design, so they were not biased. We were pleased." In the future, most of the survey respondents said the same format would be acceptable via mail. It is unknown, though, when the next survey will be conducted, Pierce said.

"I think if we did one in the future, we would do a sample of the population, not everyone," she said. "We will use these results as the focal point for at least the next year though."





Complete Bennett's Vision  
Responds to Community Preferences  
Consistent with Current Planning Efforts  
Responds to Current Comp Plan  
Reaffirms Traditional Role of  
Winnetka's Downtown

# Project Approval Process

## Plan Commission

7 HEARINGS-6 MONTHS

Positive Recommendation

## Zoning Board of Appeals

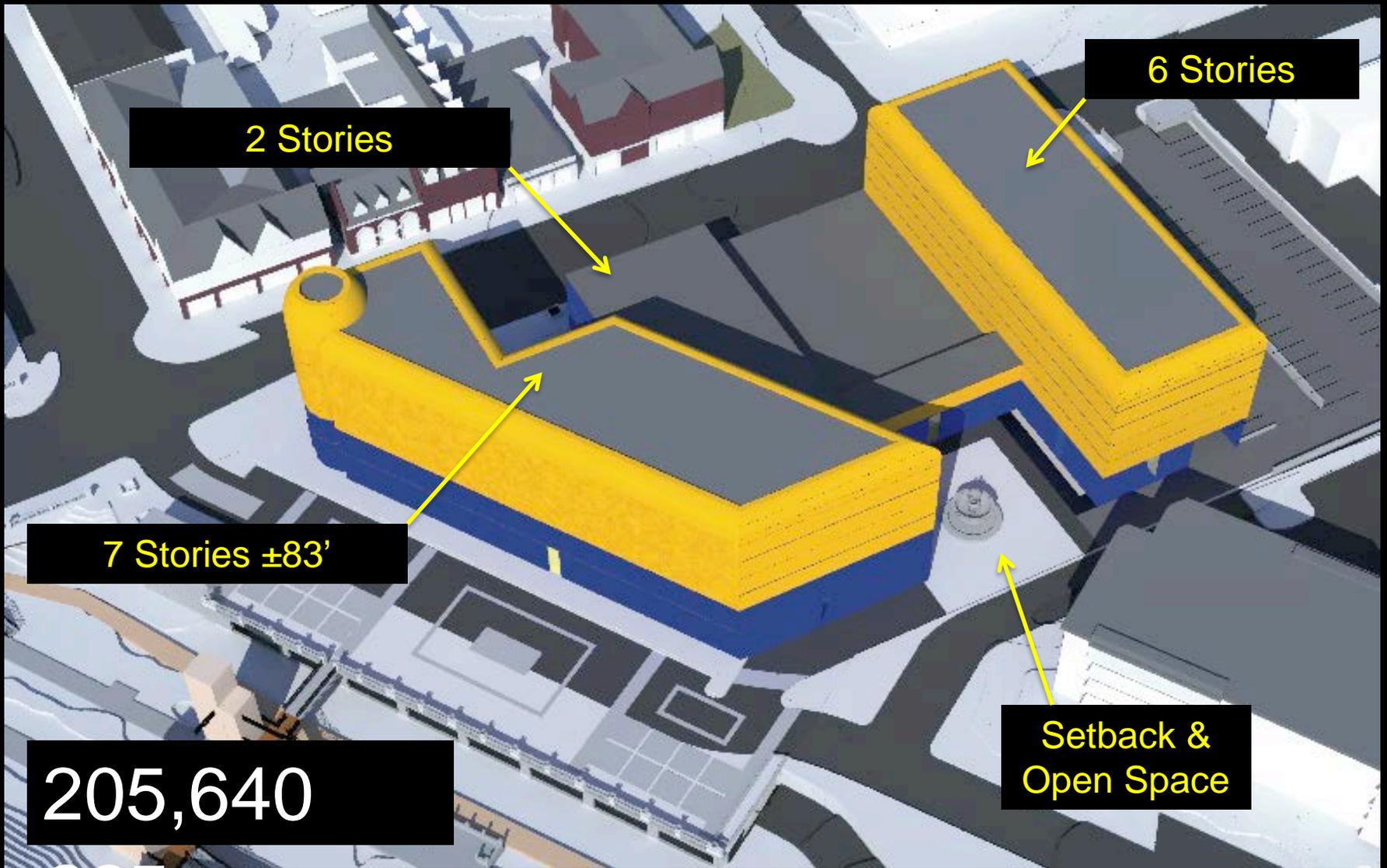
3 HEARINGS-2 MONTHS

Negative Recommendation

## Design Review Board

4 HEARINGS-3 MONTHS

Positive Recommendation

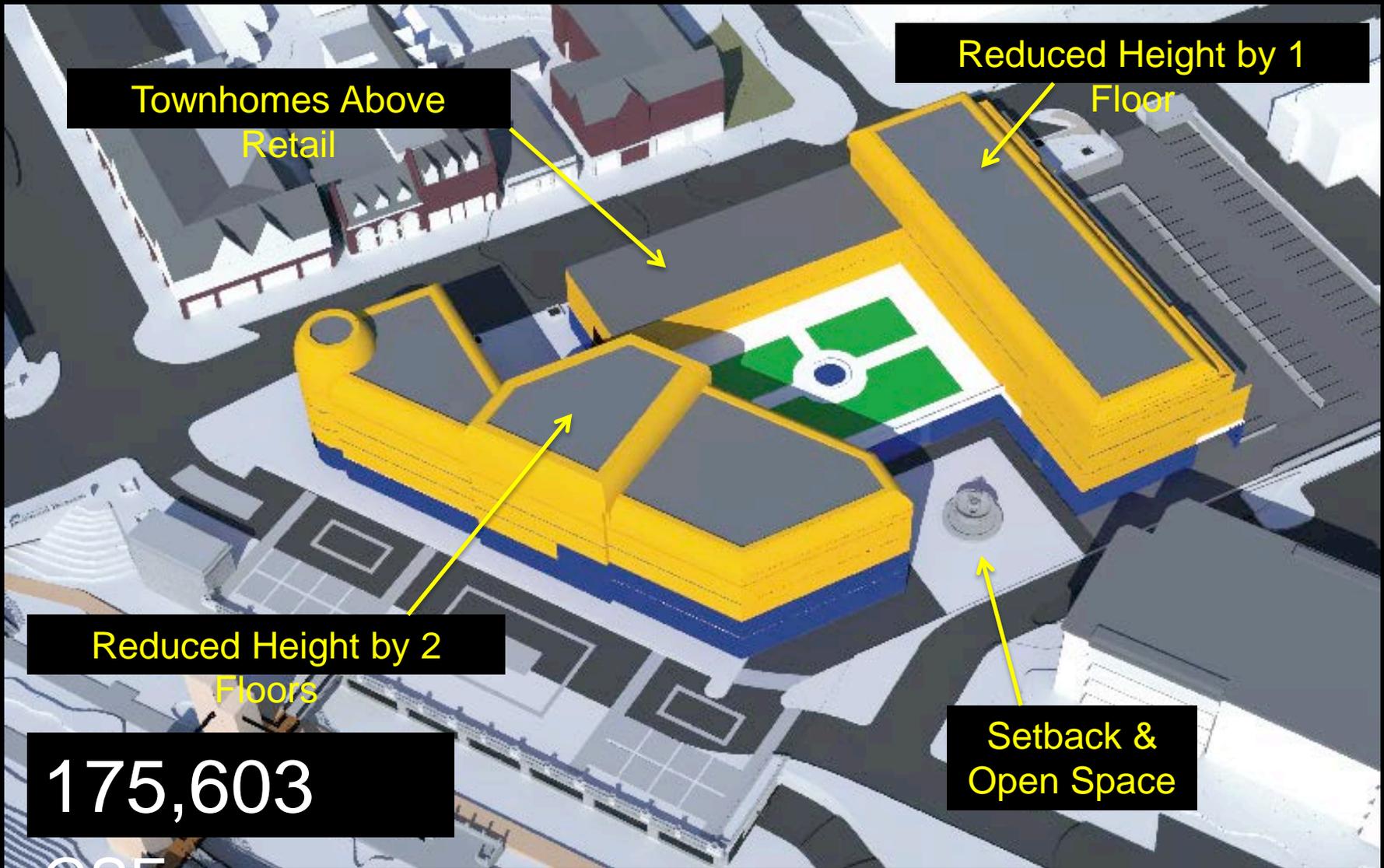


205,640

GSF

One Winnetka: Original Proposal





Townhomes Above  
Retail

Reduced Height by 1  
Floor

Reduced Height by 2  
Floors

Setback &  
Open Space

175,603

GSF

One Winnetka: Plan Commission Revision

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# One Winnetka: Plan Commission Revision

## Reduced Height

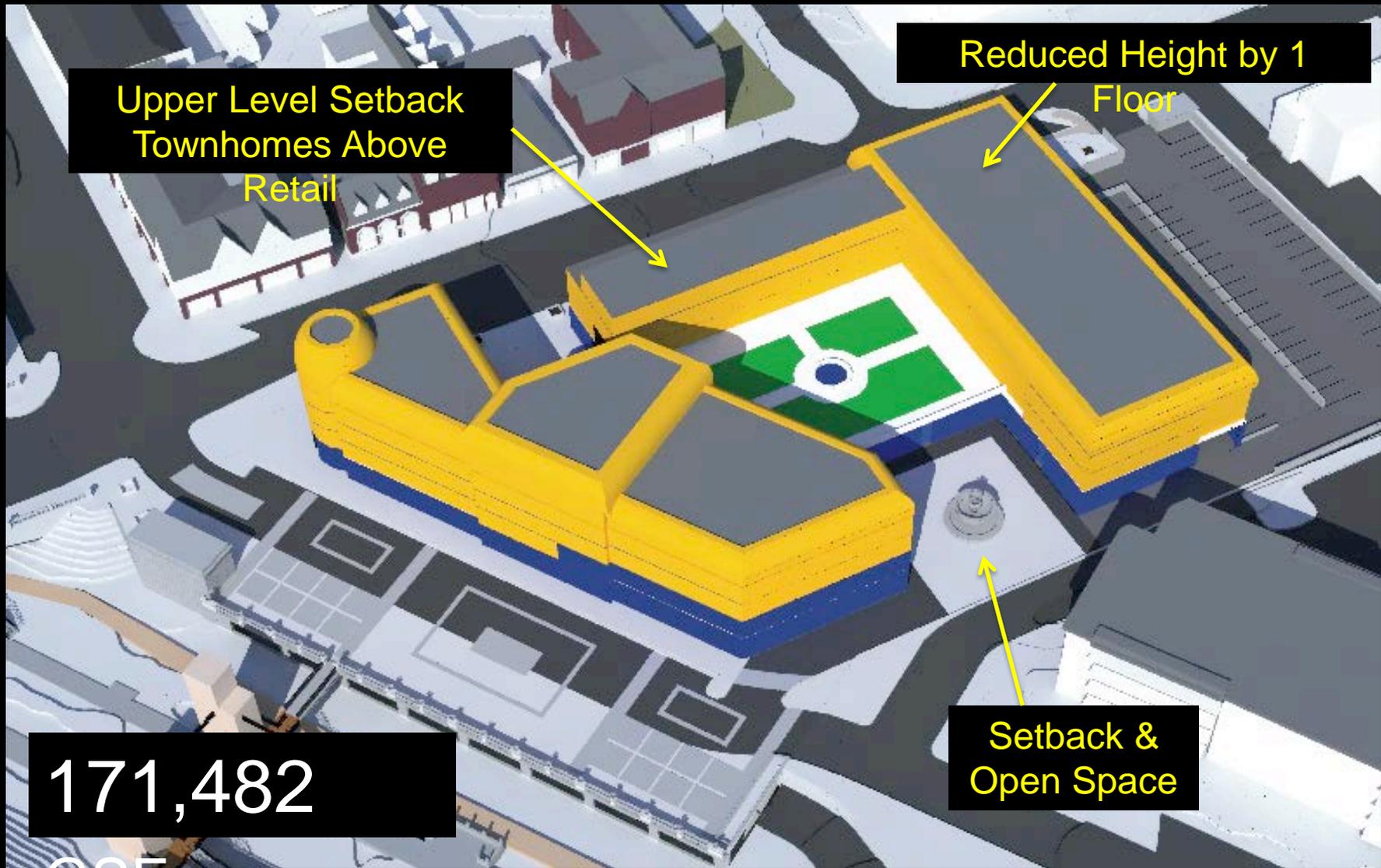
WEST BUILDING: 16% REDUCTION  
5 STORIES @ 62'-10" + PENTHOUSE @ 70'-0"  
FROM 7 STORIES @ 83'-0"  
EAST BUILDING: 10% REDUCTION  
5 STORIES @ 59'-0"  
FROM 6 STORIES @ 64'-10"

## Reduced Density

41% REDUCTION  
71 UNITS VS. 120 UNITS

## Reduced Floor Area

15% REDUCTION  
±175,000 vs. ±205,000



Upper Level Setback  
Townhomes Above  
Retail

Reduced Height by 1  
Floor

Setback &  
Open Space

171,482

GSF

# One Winnetka: ZBA Revision



# One Winnetka: ZBA Revision

## Further Reduced Height

EAST BUILDING: 24% REDUCTION

4 STORIES @ 45 FEET  
FROM 5 STORIES @ 59'-0"

## Further Reduced Floor Area

3% REDUCTION  
±171,000 vs. ±175,000



# One Winnetka: ZBA Revision

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Geoffrey Bird

PROJECT ARCHITECT

Lucien Lagrange Studio

URBAN DESIGN & ARCHITECTURE

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# One Winnetka: Context





# One Winnetka: Context





View from the North

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One Winnetka: View West on Elm

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One Winnetka: View South on Lincoln

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View from Corner of Lincoln & Elm

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View North on Lincoln Ave



View North on Lincoln Ave

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View from Metra



View from Commuter Parking



View of Motor Court

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View of Landscaped Terrace

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View of West on Elm

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View of West on Elm

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# George V. Kisiel AIA, AICP

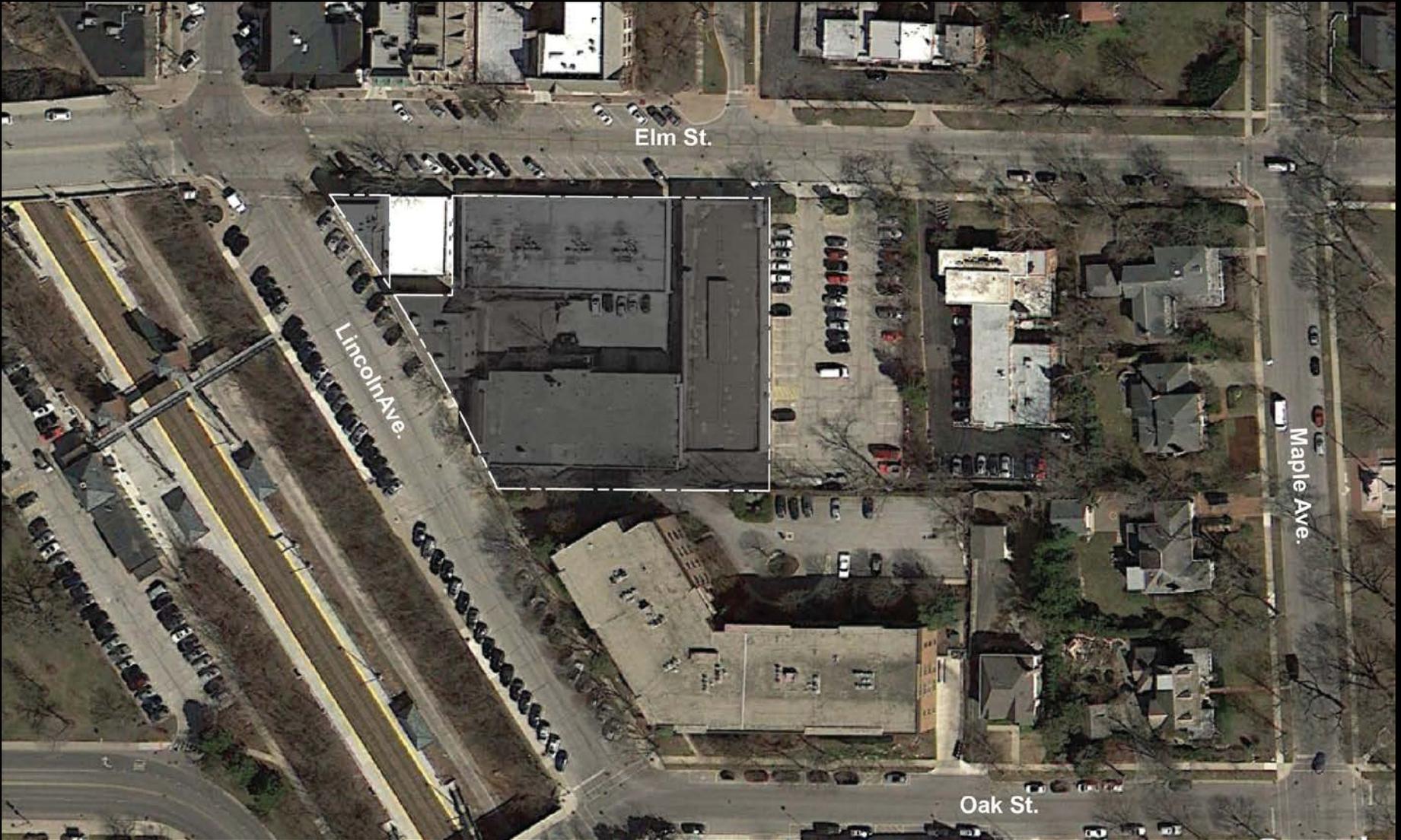
PLANNING & ZONING CONSULTANT

Okrent Kisiel Associates, Inc.

PROJECT SITE

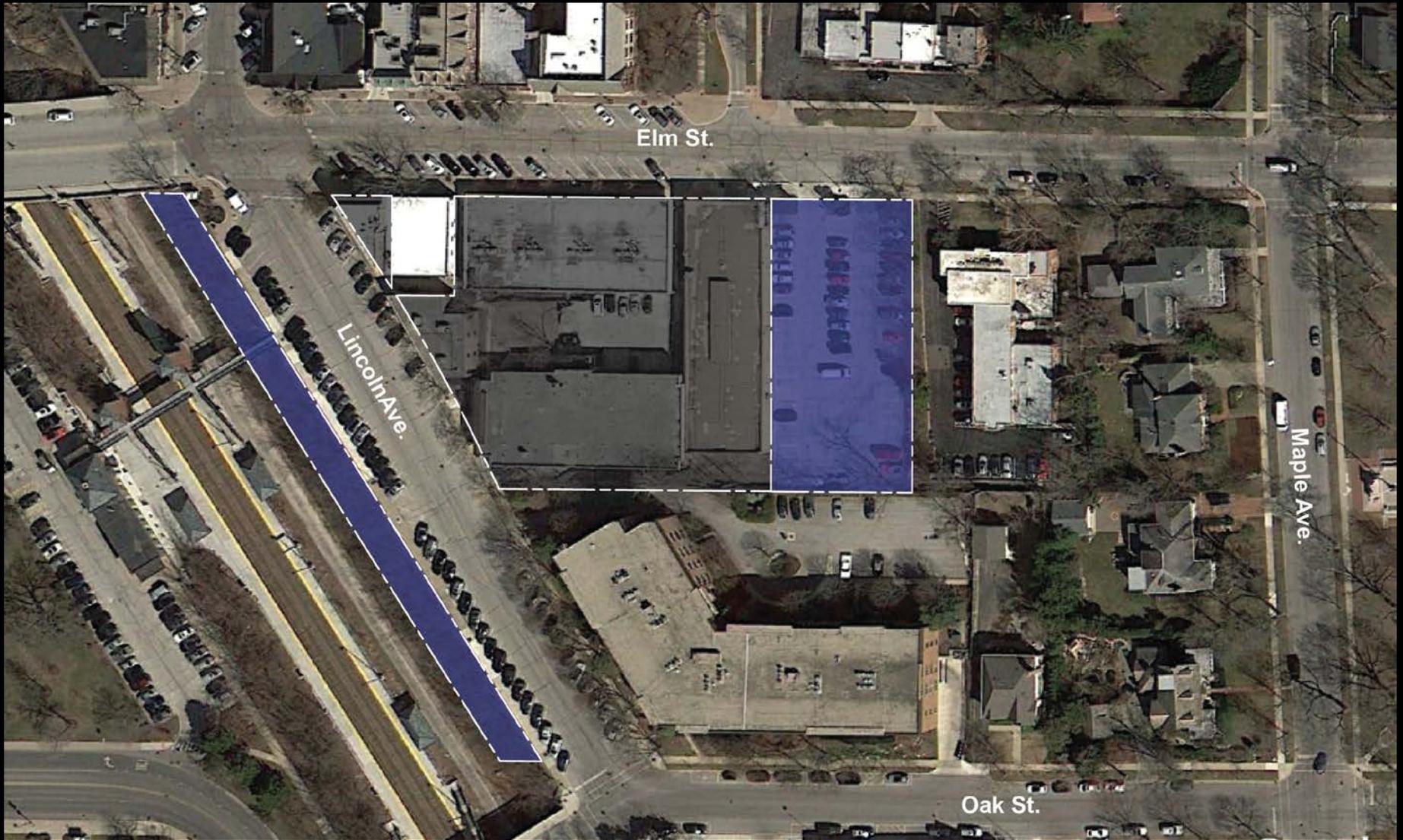
PROGRAM DESCRIPTION

PUBLIC BENEFITS VS. ZONING RELIEF



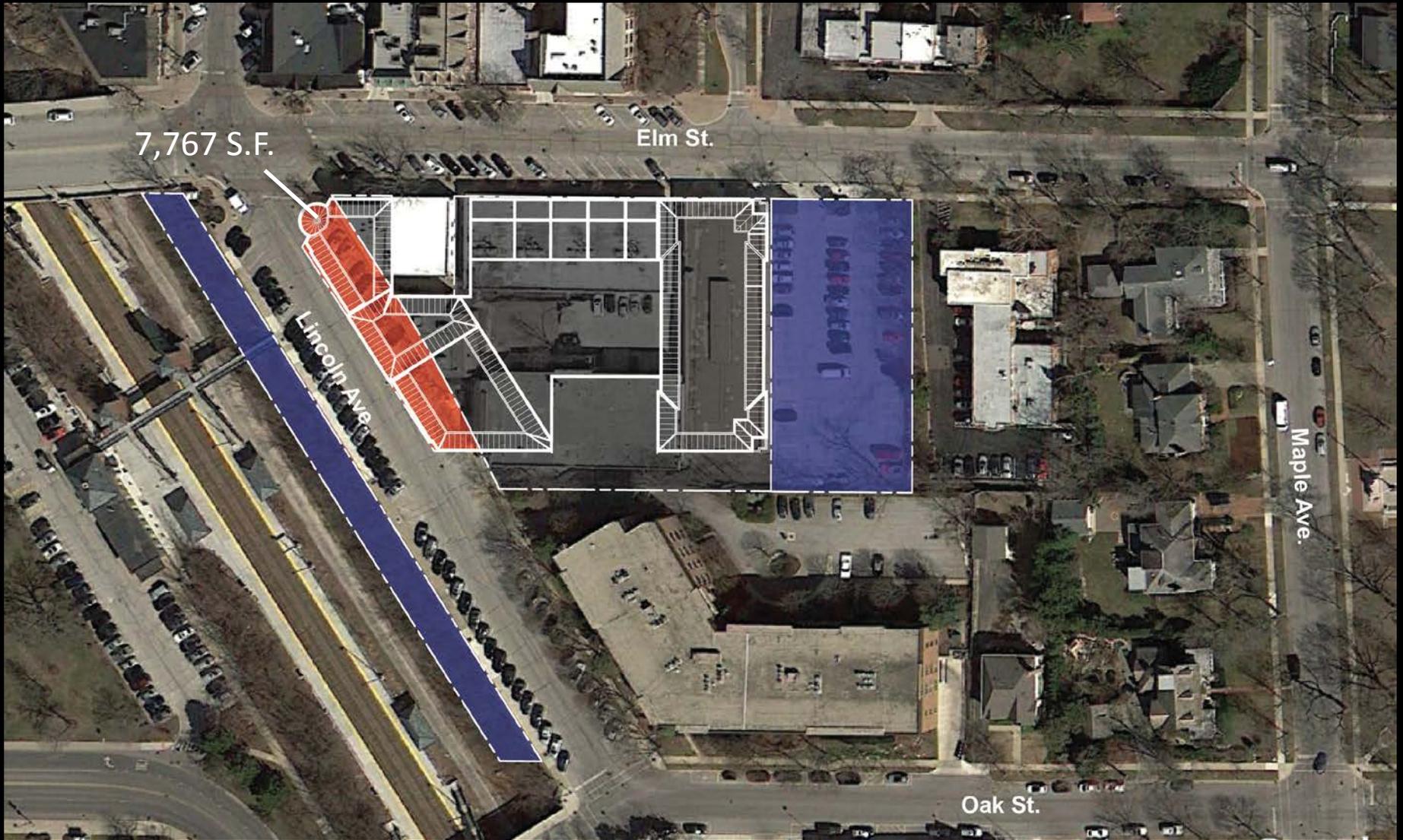
Development Site

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Development Site

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7,767 S.F.

Elm St.

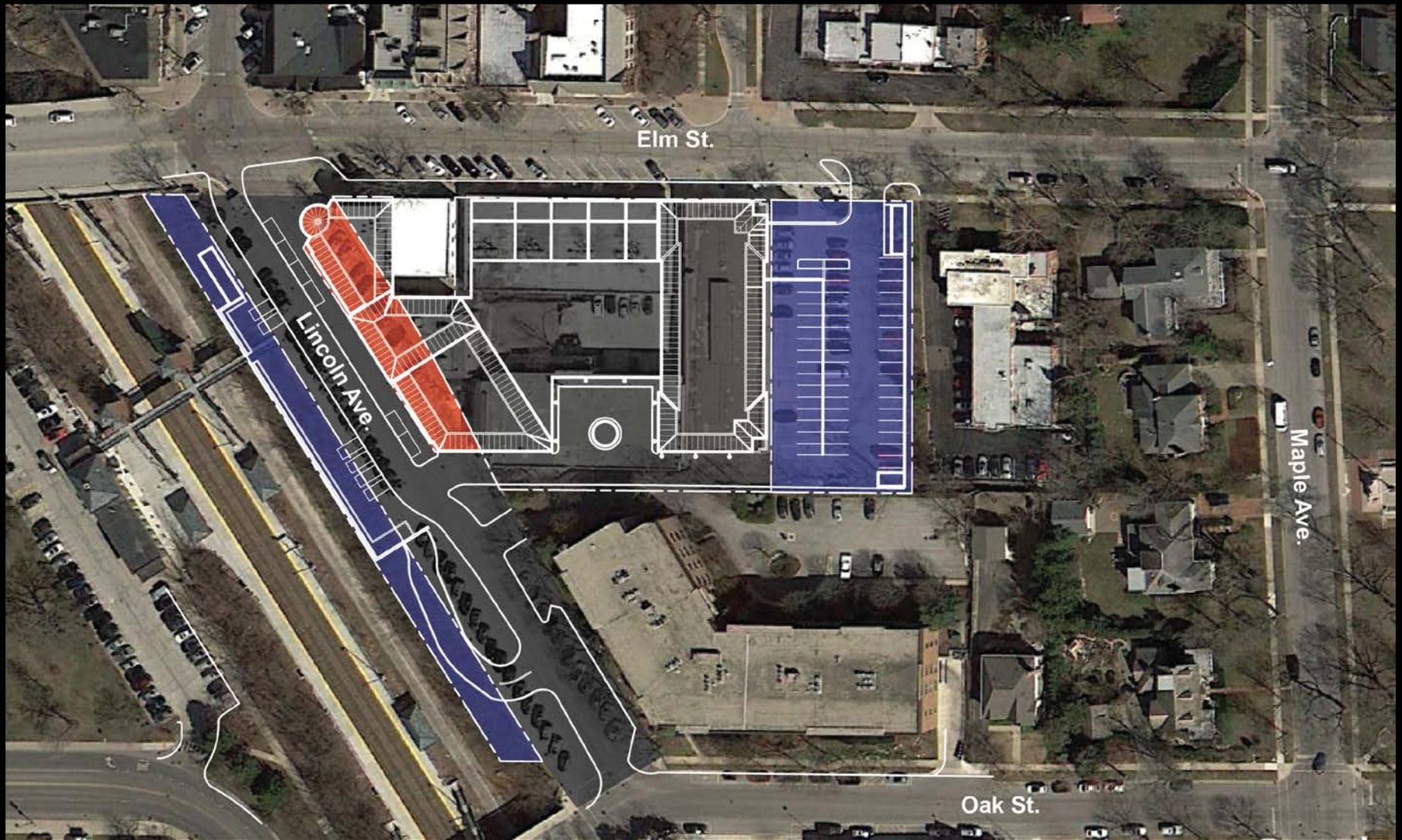
Lincoln Ave.

Maple Ave.

Oak St.

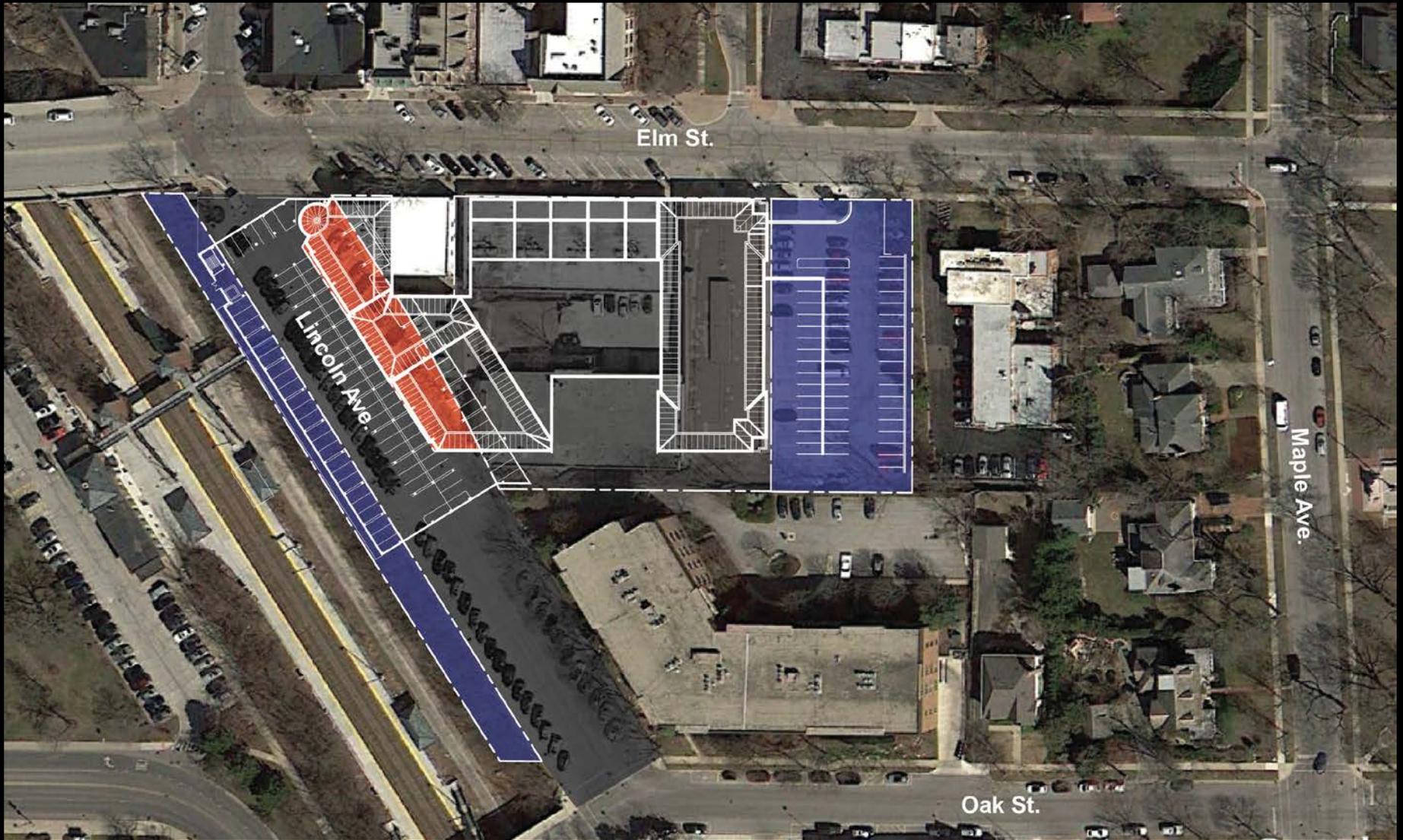
Development Site

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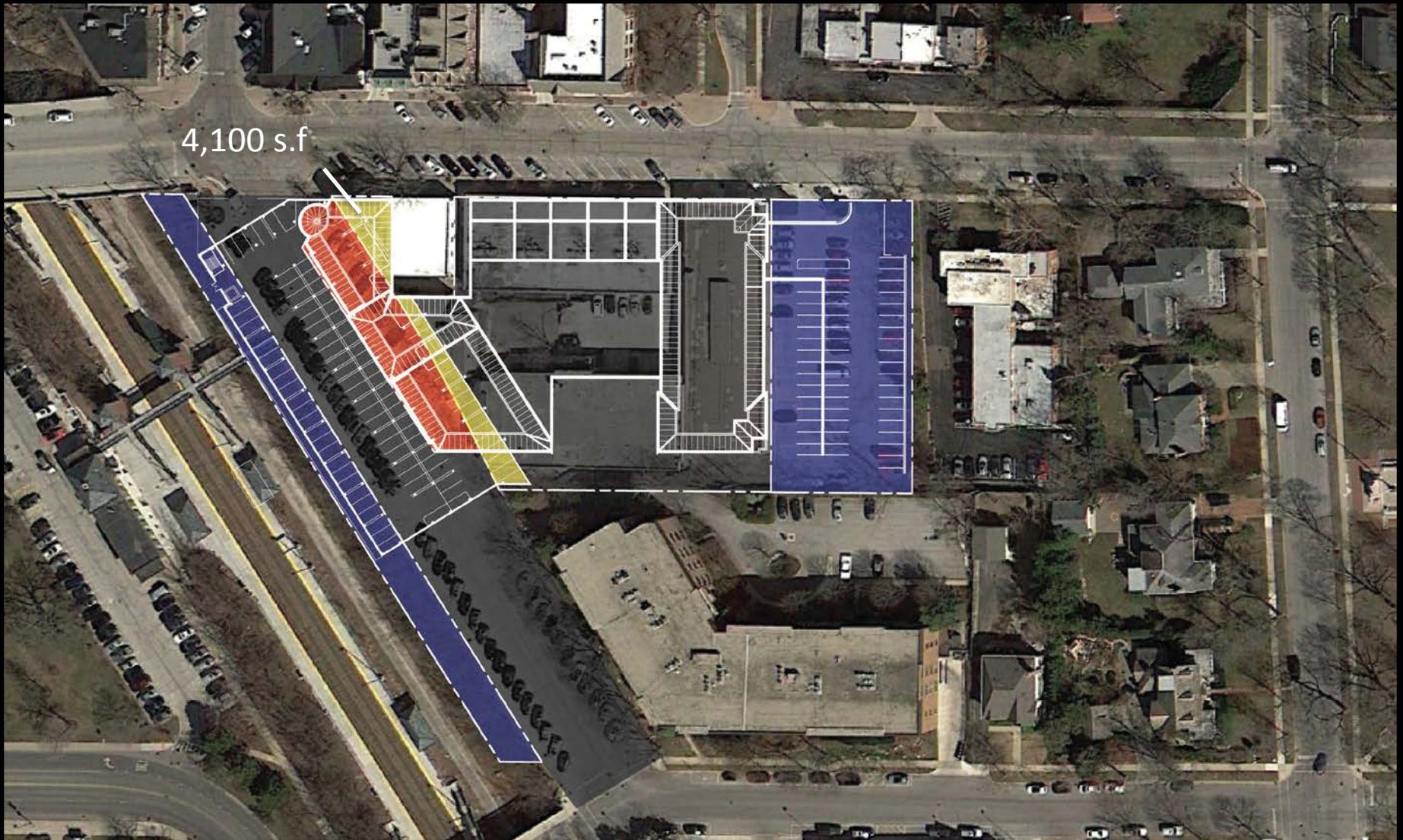
Development Site

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Development Site

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4,100 s.f.

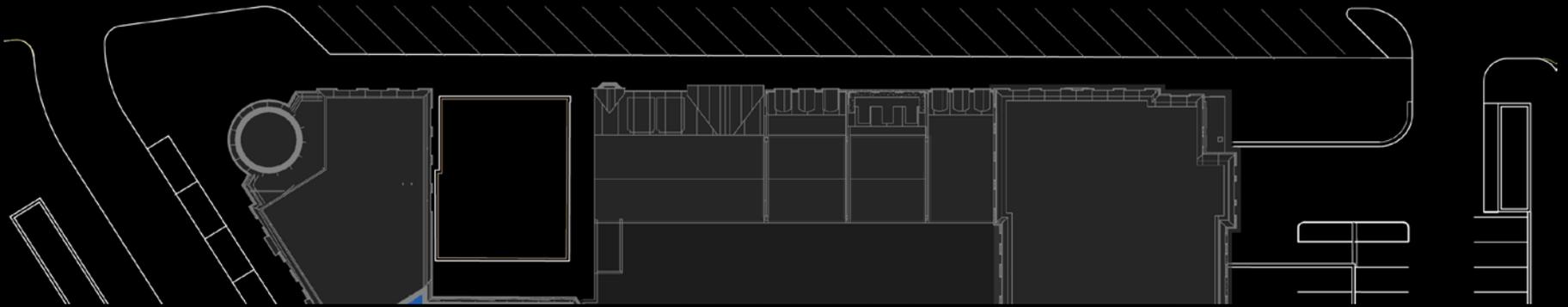
Development Site

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# One Winnetka: Site Plan

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# One Winnetka: Sixth Floor

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# One Winnetka: Fifth Floor

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# One Winnetka: Fourth Floor

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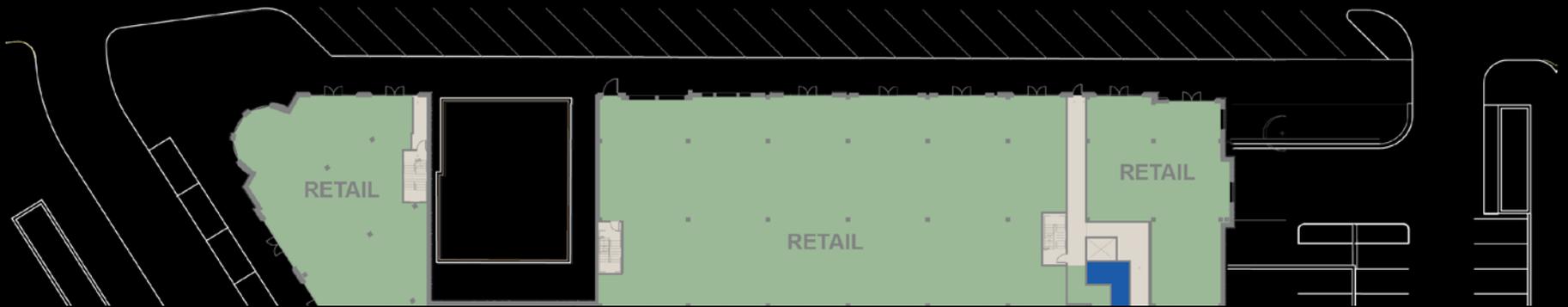


One Winnetka: Third Floor



# One Winnetka: Second Floor





One Winnetka: Ground Floor

Residential Floor Area

124,314 GSF

Commercial Floor Area

41,381 GSF

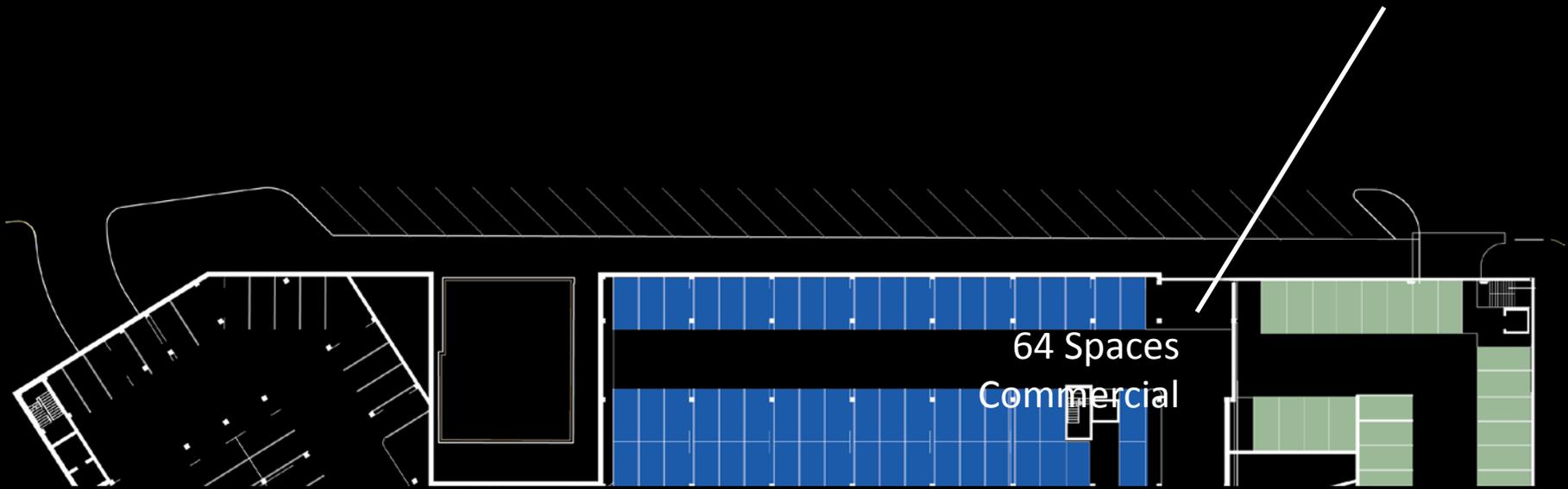
Total Gross Floor Area

171,482 GSF

One Winnetka: Program Summary



116 Spaces  
Residential

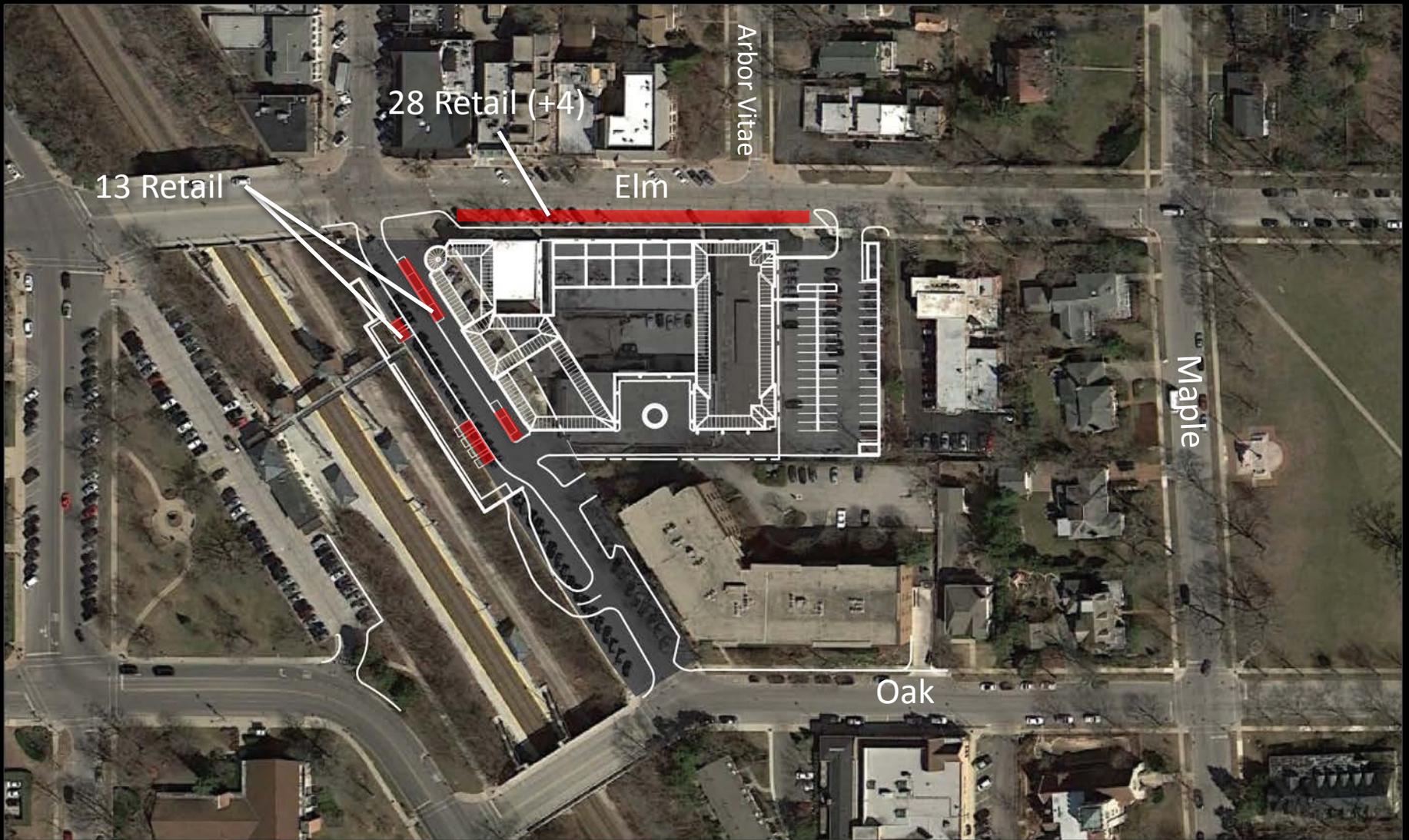


One Winnetka: Required Parking

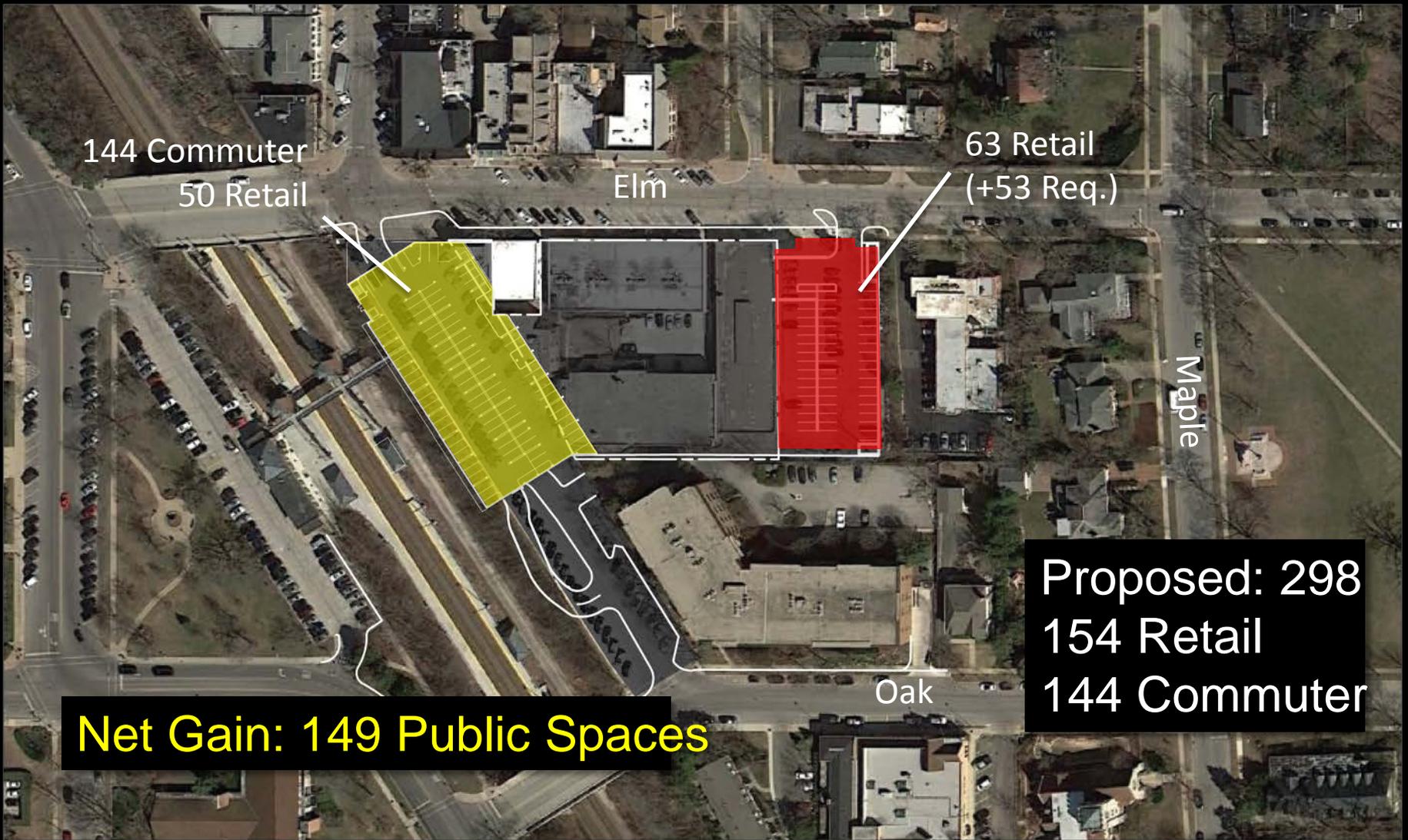




# Public Parking: Existing Inventory

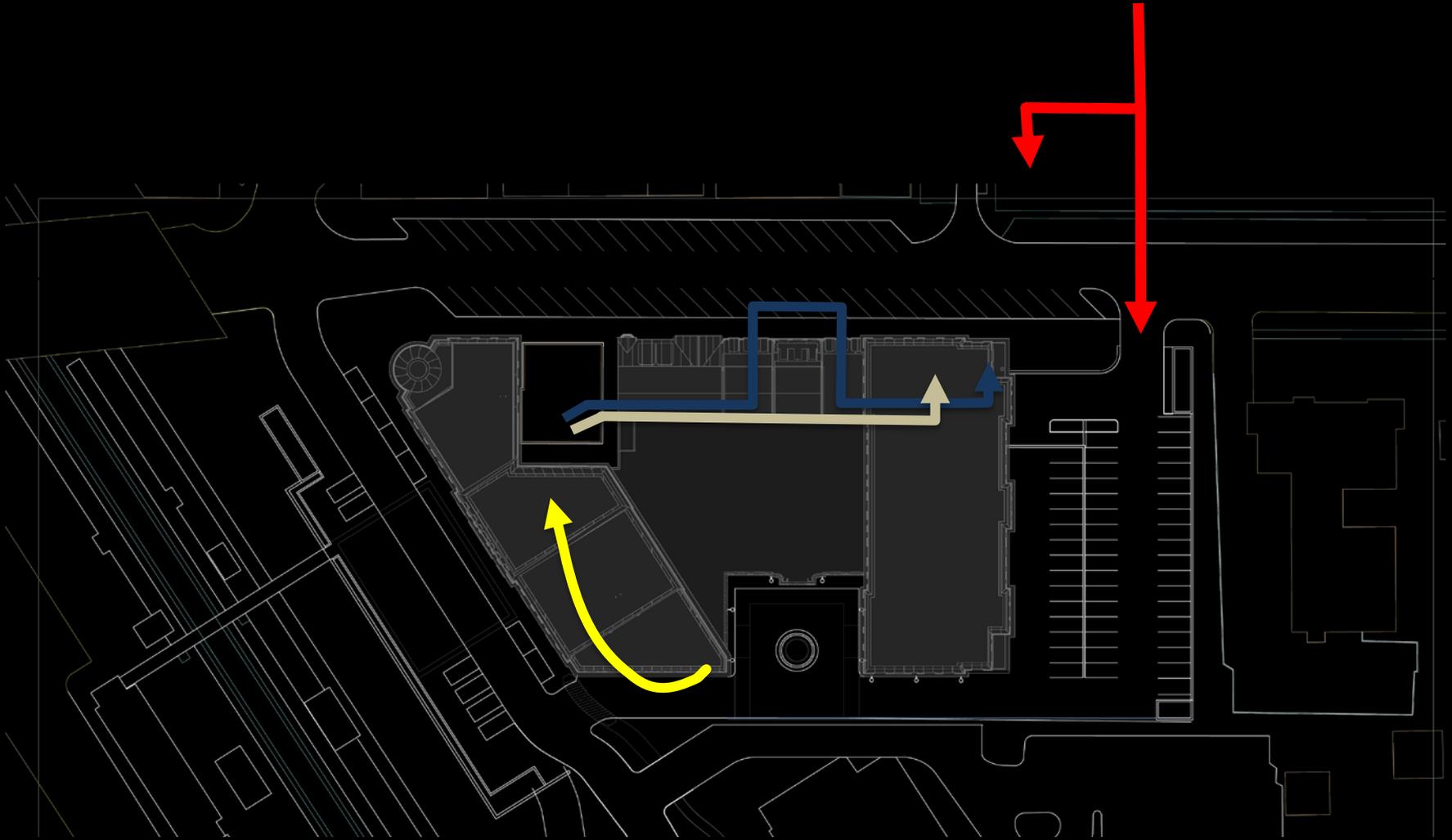


Public Parking: Proposed Street Parking

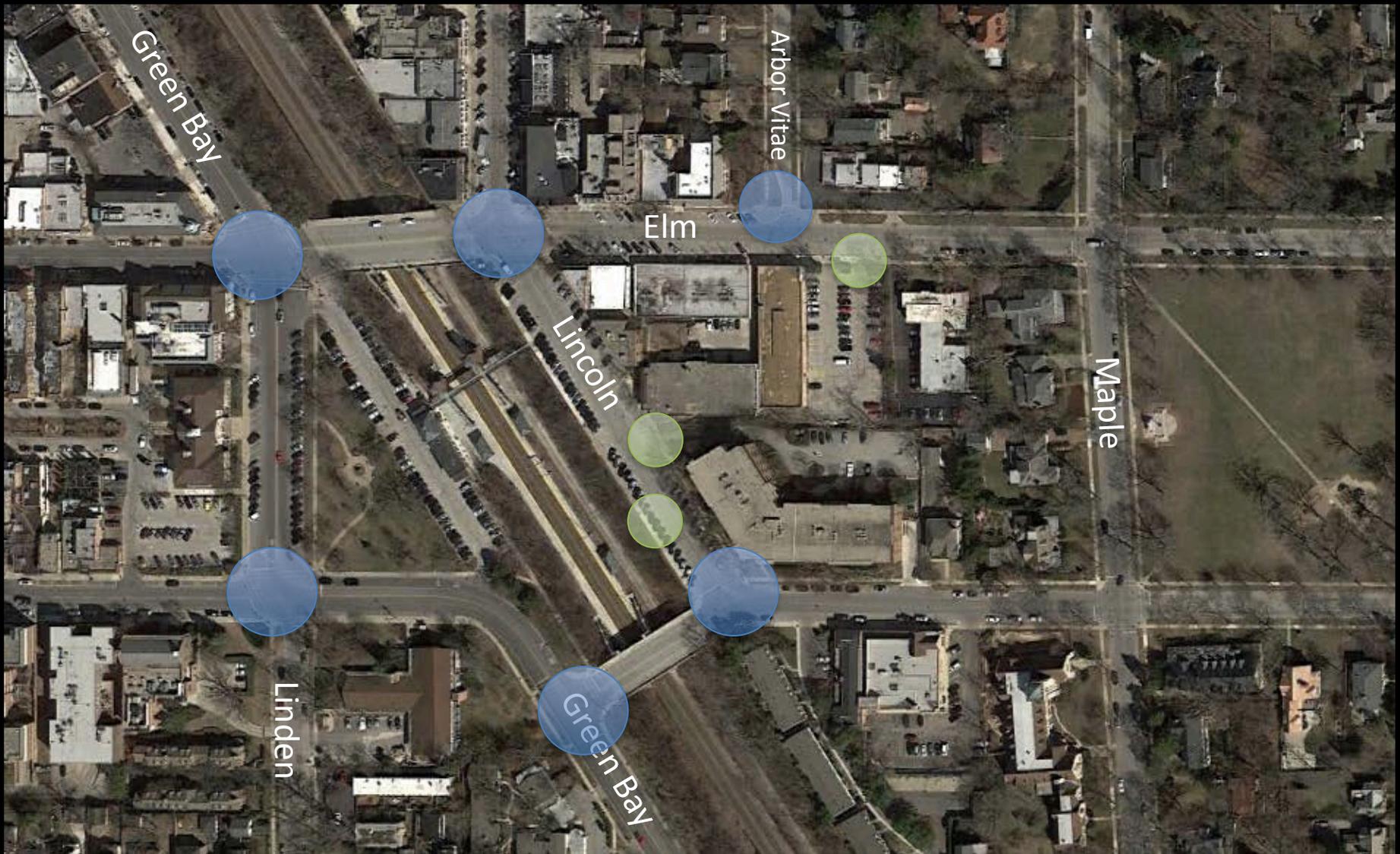


# Public Parking: Proposed Inventory





One Winnetka: Site Circulation



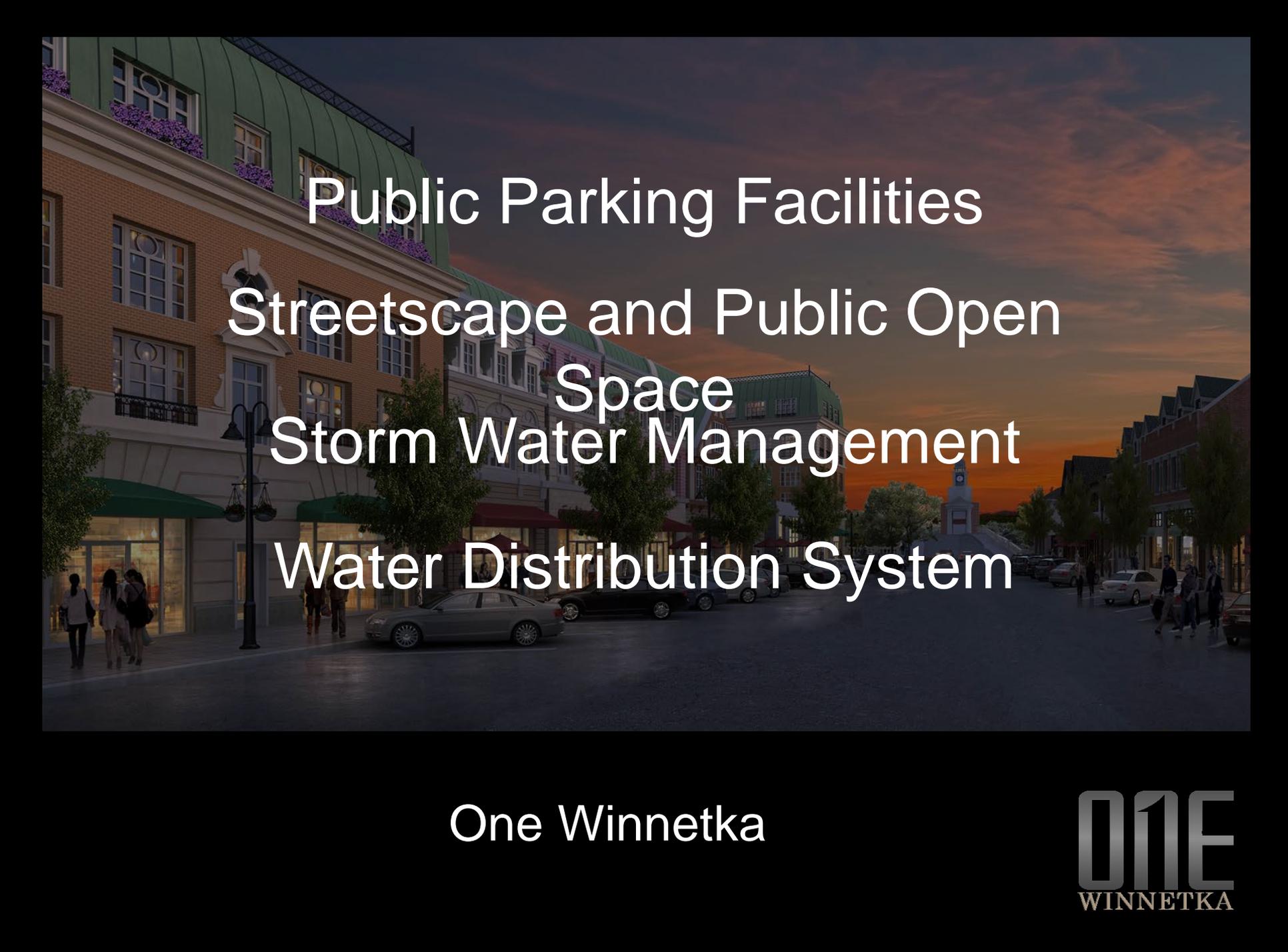
# Traffic Study: KLOA

# Public Benefits

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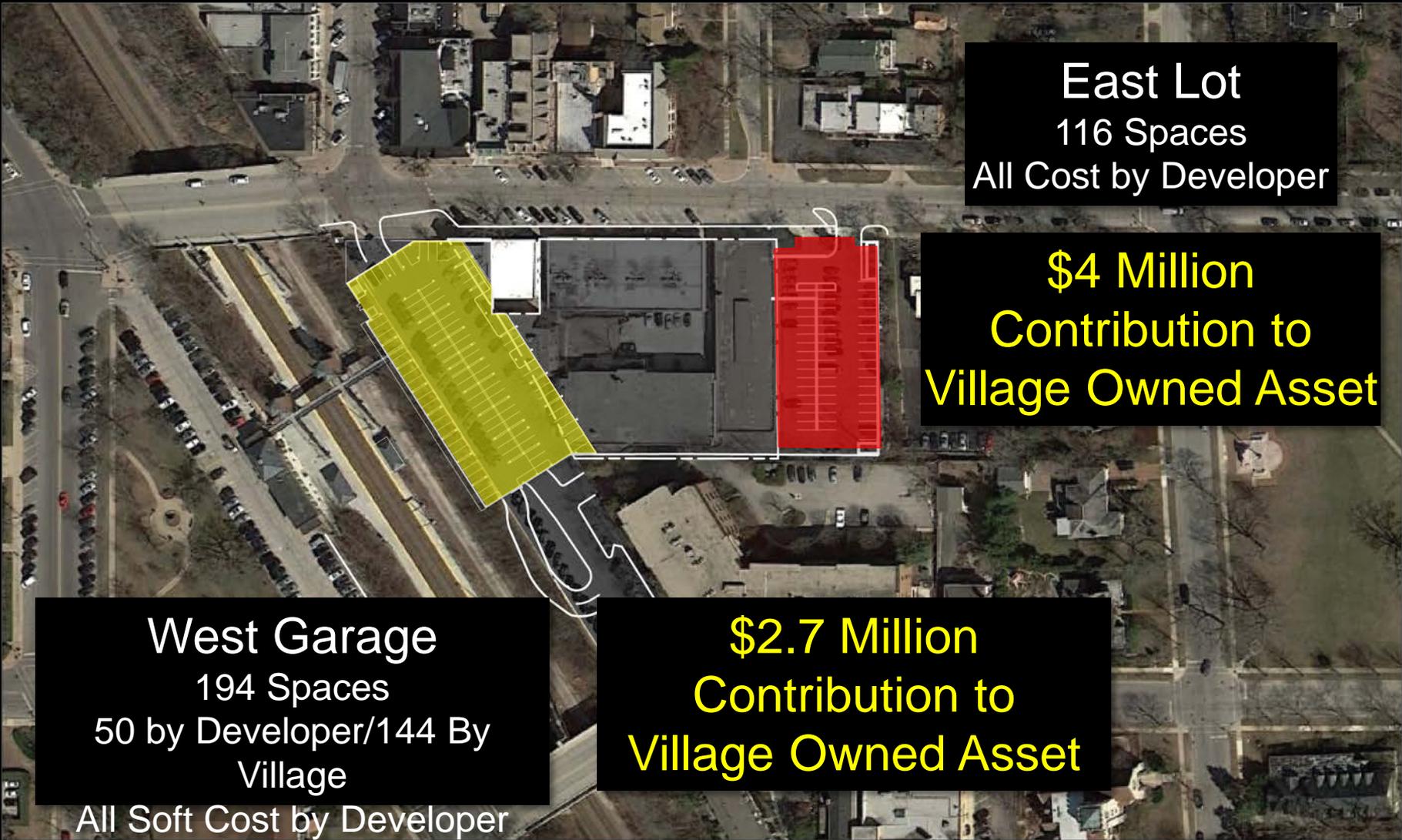


An architectural rendering of a city street at dusk. The scene features multi-story brick buildings with green mansard roofs and flower boxes. Pedestrians are walking on the sidewalk, and cars are parked along the street. The sky is a mix of orange, pink, and blue. Overlaid on the image is a list of urban infrastructure elements in white text.

Public Parking Facilities  
Streetscape and Public Open  
Space  
Storm Water Management  
Water Distribution System

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East Lot  
116 Spaces  
All Cost by Developer

**\$4 Million**  
Contribution to  
Village Owned Asset

West Garage  
194 Spaces  
50 by Developer/144 By  
Village

**\$2.7 Million**  
Contribution to  
Village Owned Asset

All Soft Cost by Developer

# Public Parking Facilities





# Streetscape & Open Space

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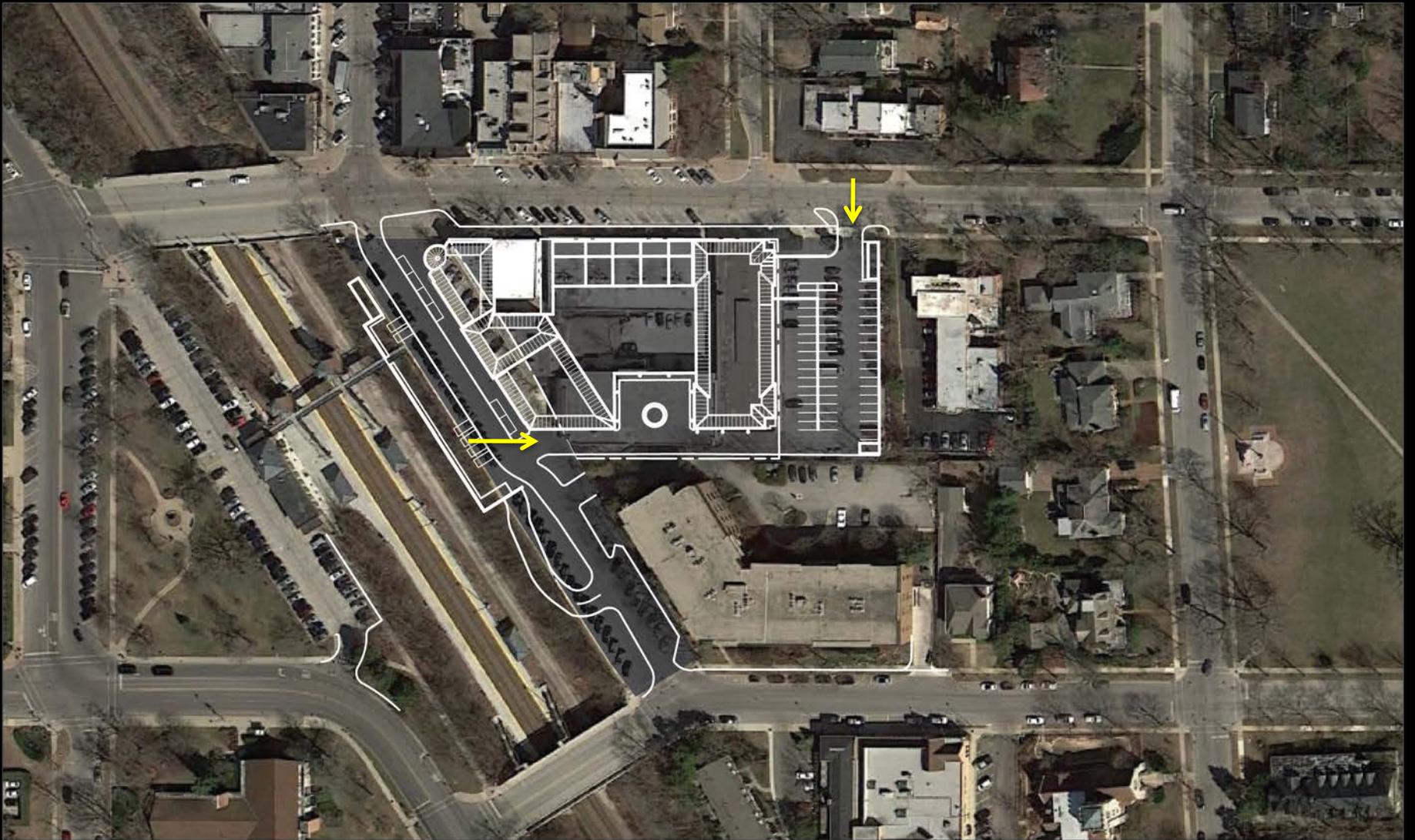


# Streetscape & Open Space

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# Streetscape & Open Space



# Streetscape & Open Space



Streetscape Improvements

Village Contributes Construction

Developer Pays All Soft Costs

Streetscape & Open Space

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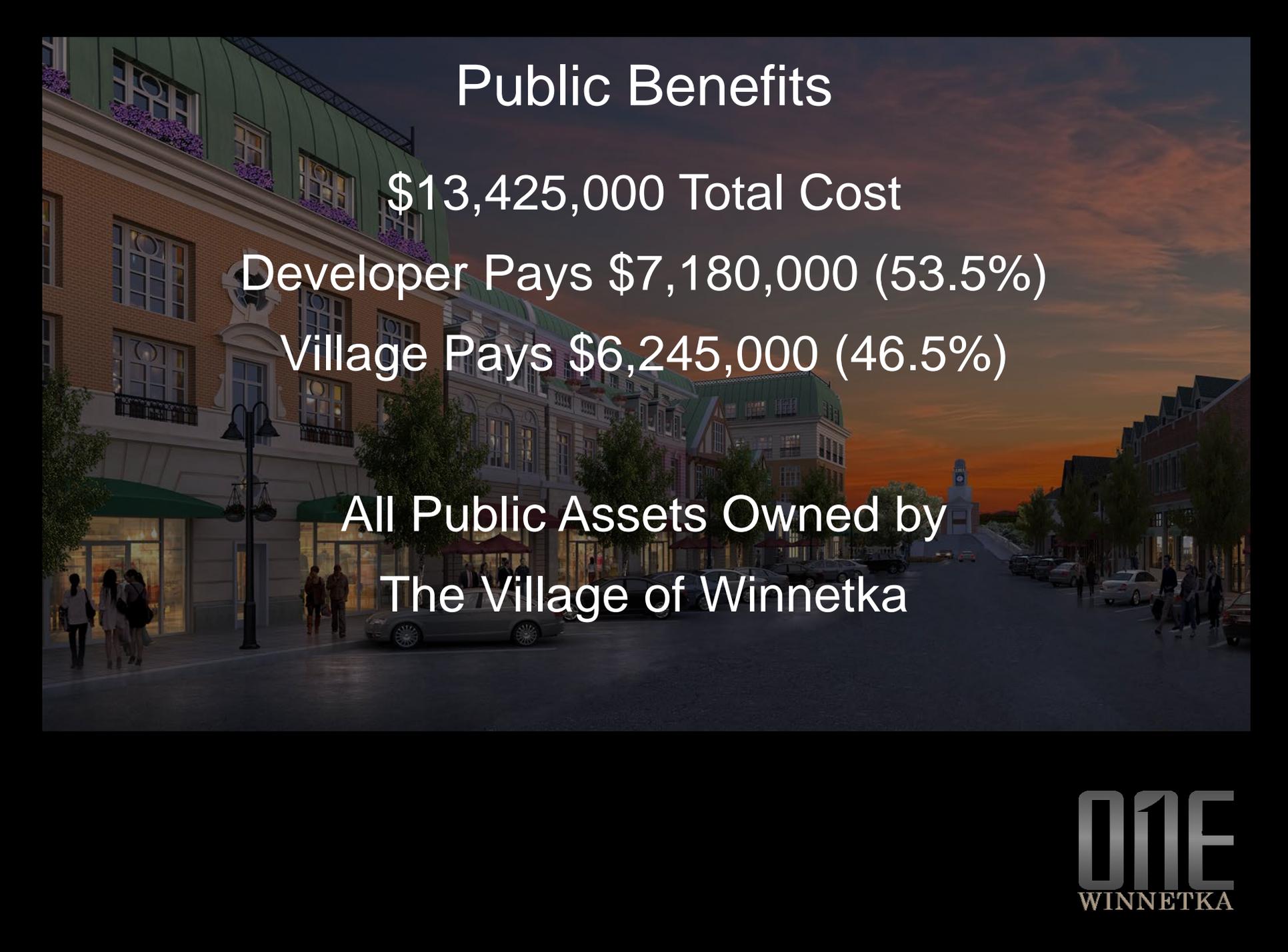
An architectural rendering of a multi-story building with a prominent green dome and a pedestrian plaza in the foreground. The building has a classic architectural style with multiple windows and a balcony. The plaza is paved and has several trees and flower beds. People are walking on the plaza. The sky is a mix of blue and orange, suggesting a sunset or sunrise.

# Infrastructure Improvements Storm Water Management

Proportionate Share of Construction Costs  
Developer Pays All Soft Costs

## Water Main Improvement

Village Contributes Construction Cost  
Developer Pays All Soft Costs



# Public Benefits

\$13,425,000 Total Cost

Developer Pays \$7,180,000 (53.5%)

Village Pays \$6,245,000 (46.5%)

All Public Assets Owned by  
The Village of Winnetka

# Zoning Exceptions

## Building Height

MAX. 4 STORIES/ 45'-0" HEIGHT    MAX. 6 STORIES/ 70'-0" HEIGHT

## 4<sup>th</sup> Story/Upper Level Setback

UPPER LEVEL 10'-0" SETBACK REQUIRED    15'-0" PROVIDED ELM ST. ONLY  
(MANSARD ROOFS ELSEWHERE)

## Rear Yard Setback

10'-0" REQUIRED (EAST)    0'-0" PROVIDED (EAST)

# Planned Developments

Enhanced Opportunity

PUBLIC/PRIVATE PARTNERSHIP

Greater Degree of Community Input

PUBLIC HEARINGS/BOARD INPUT

Flexibility in Design

BETTER SOLUTIONS THAN ALLOWED BY ZONING

# Bulk/Density Analysis

## Ground Floor

10' REAR YARD SETBACK/100% LOT COVERAGE=54,850 GSF

## 2<sup>nd</sup>/ 3<sup>rd</sup> Floor

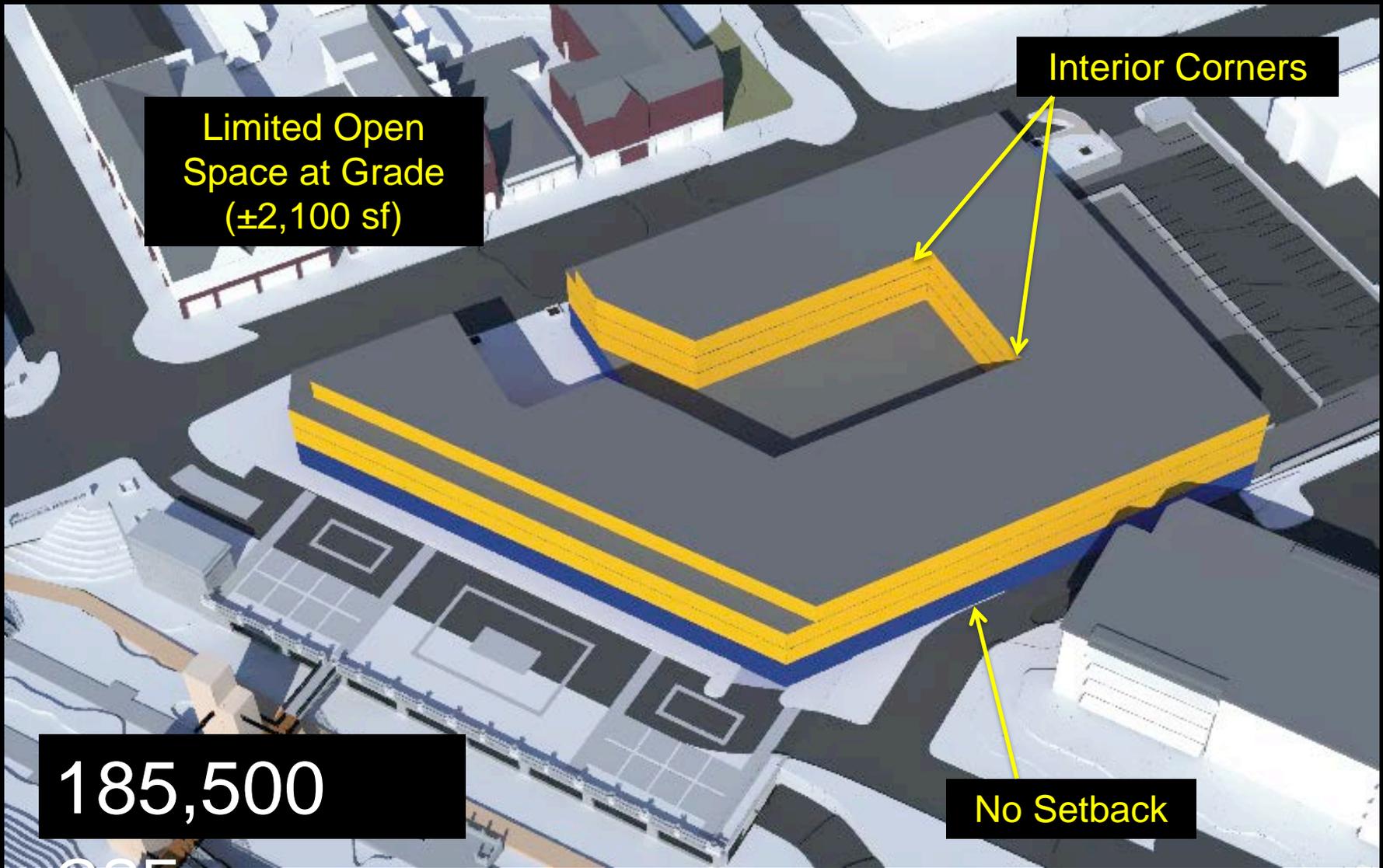
70' DOUBLE LOADED CORRIDOR/FOLLOWS PERIMETER=46,250 GSF PER FLOOR

## 4<sup>th</sup> Floor

10' UPPER LEVEL SETBACK= 40,150 GSF

**Total Floor Area**

**185,500 GSF**



Limited Open  
Space at Grade  
(±2,100 sf)

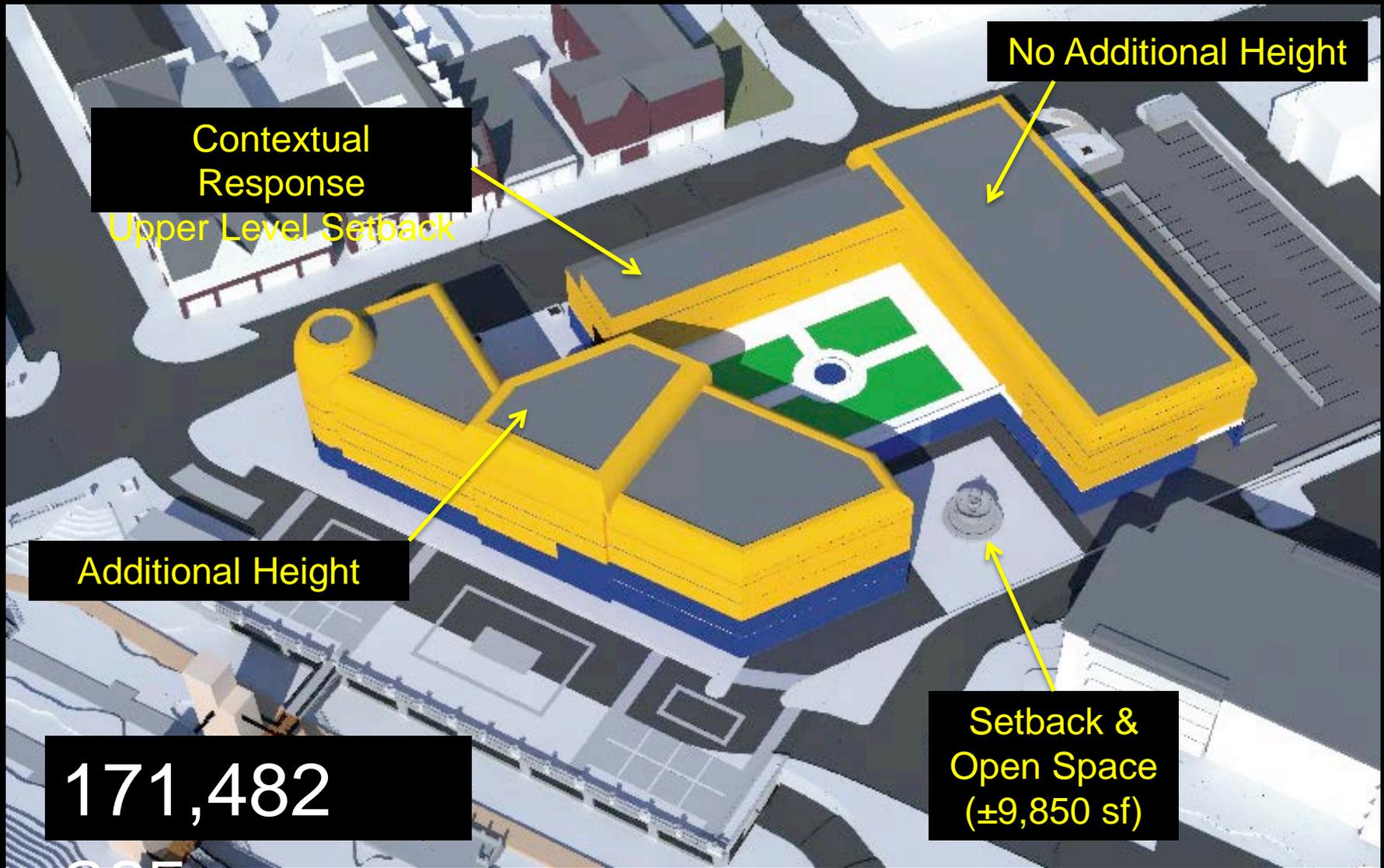
Interior Corners

No Setback

185,500

GSF

Zoning Envelope



No Additional Height

Contextual Response

Upper Level Setback

Additional Height

Setback & Open Space  
(±9,850 sf)

171,482

GSF

One Winnetka



# Summary



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David M. Trandel

PROJECT DEVELOPER

Stonestreet Partners, LLC

CONCLUSION





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