



Detailed Development Plan

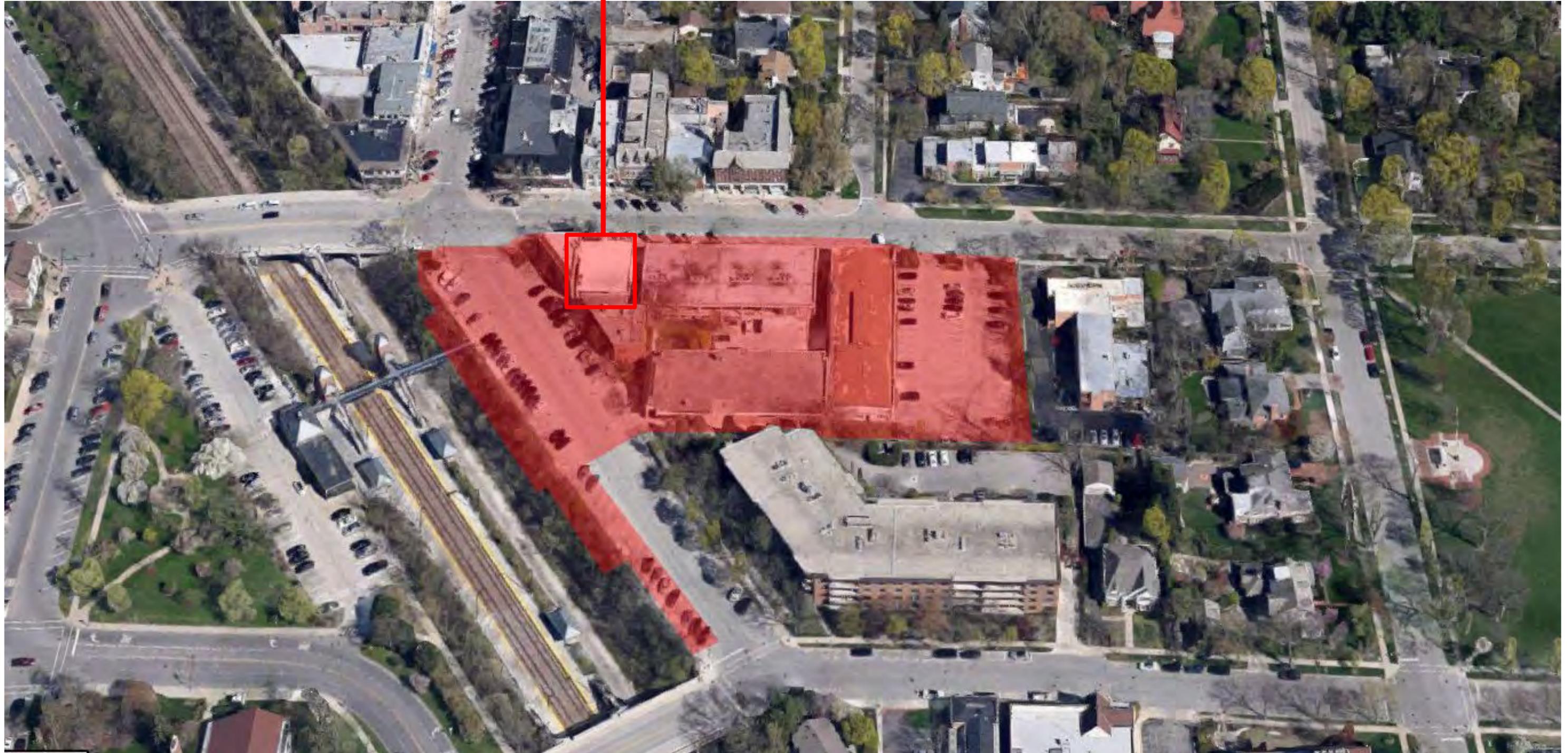


ONE WINNETKA

LUCIEN LAGRANGE™ STUDIO

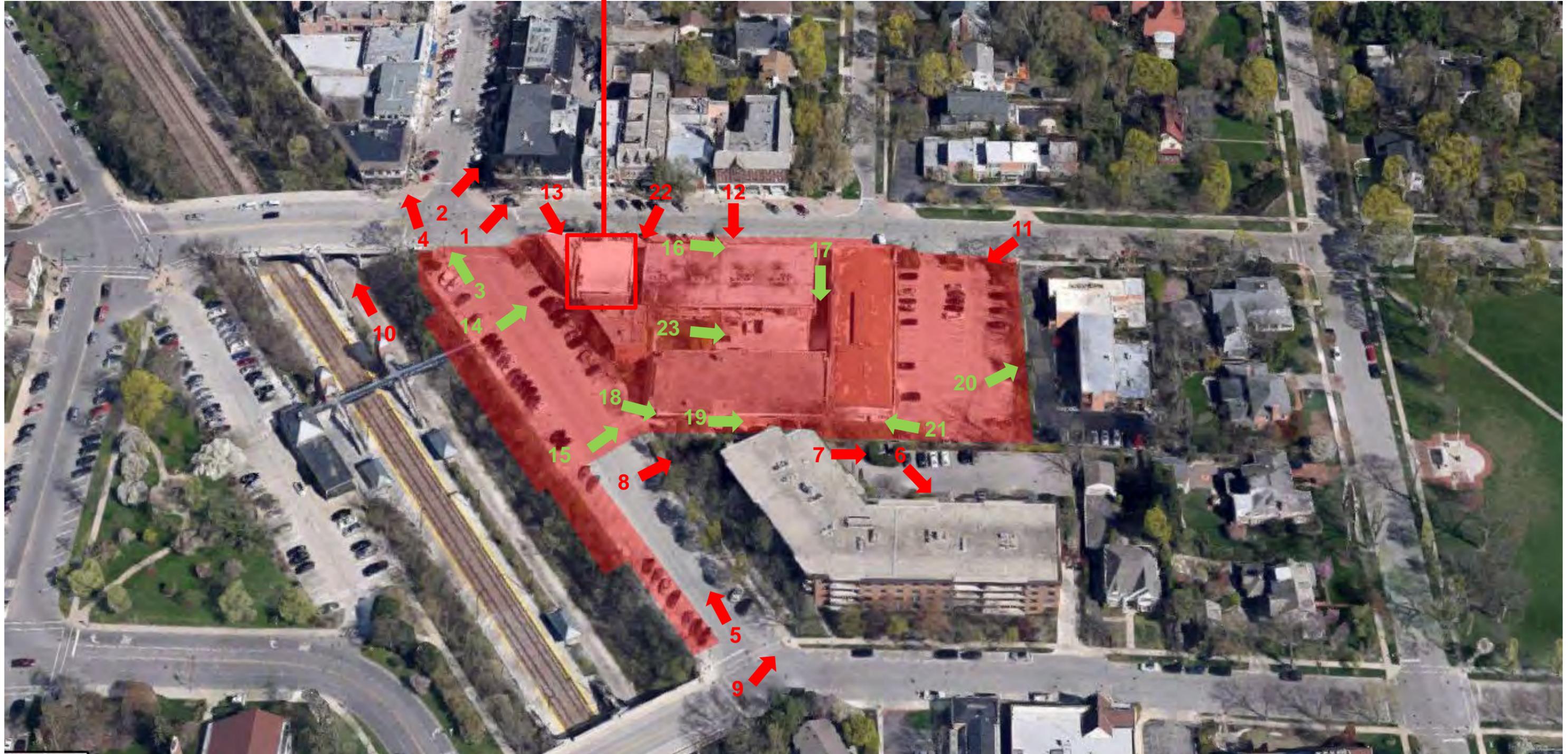
March 17, 2016

736 ELM - OPTIONAL



APPROXIMATE-SEE ENGINEERING PLANS

736 ELM - OPTIONAL



APPROXIMATE-SEE ENGINEERING PLANS

X → :PHOTO REFERENCE

EXISTING CONDITIONS – PHOTO KEY



1



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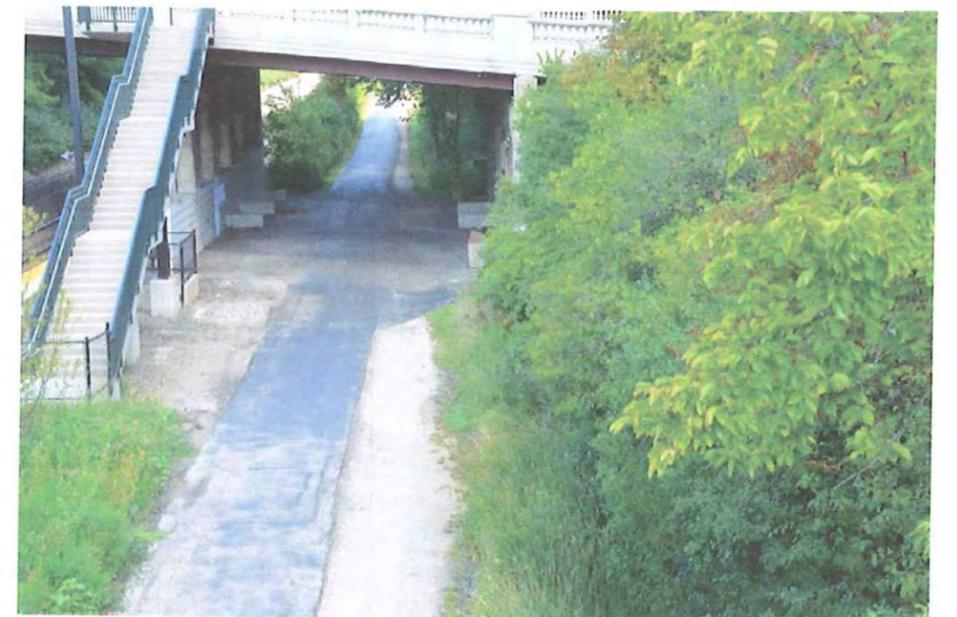
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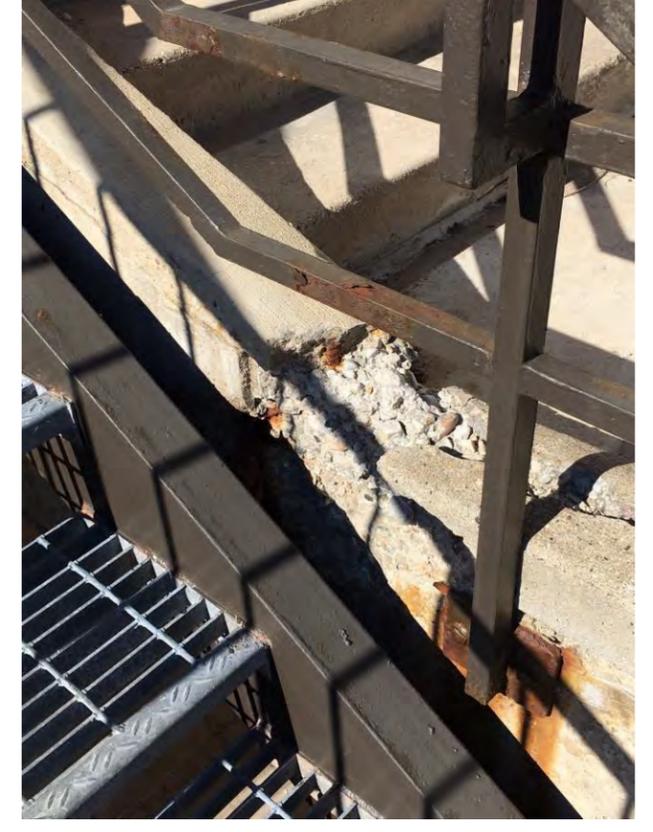
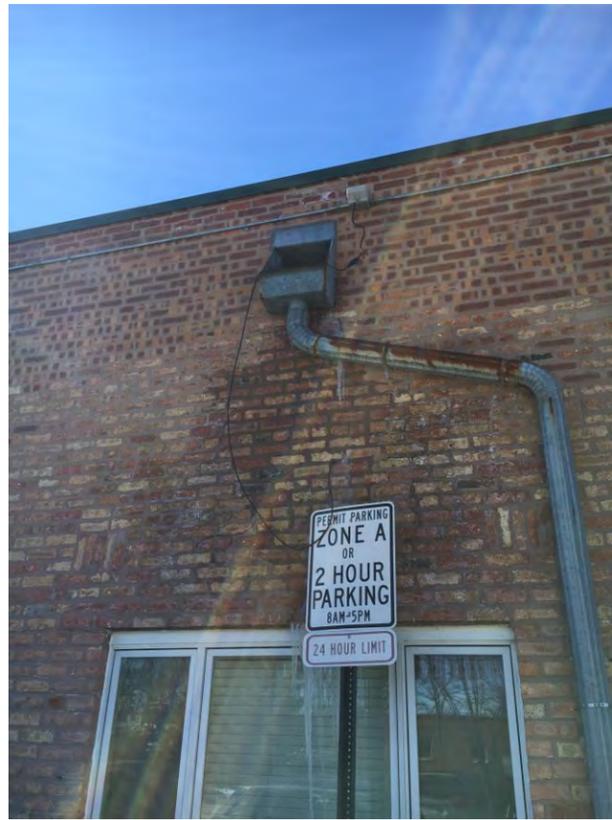


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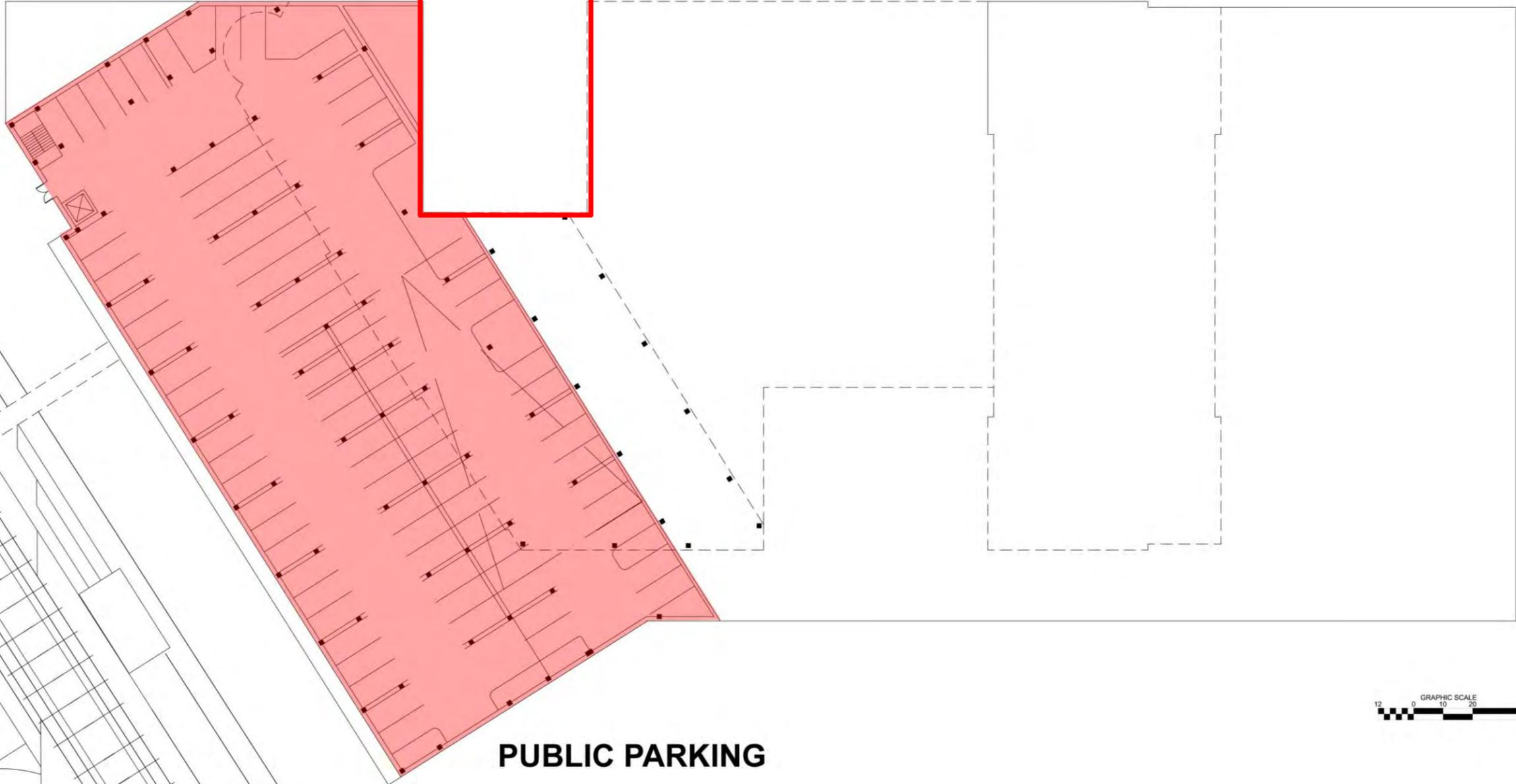
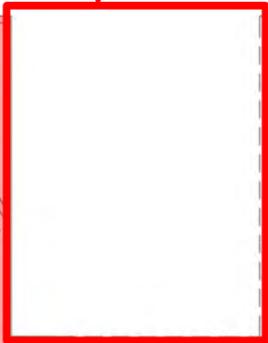


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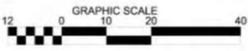
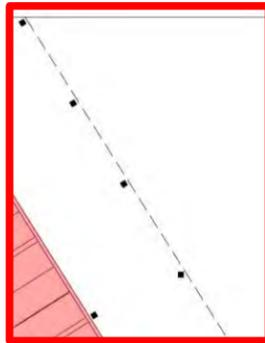


736 ELM - OPTIONAL



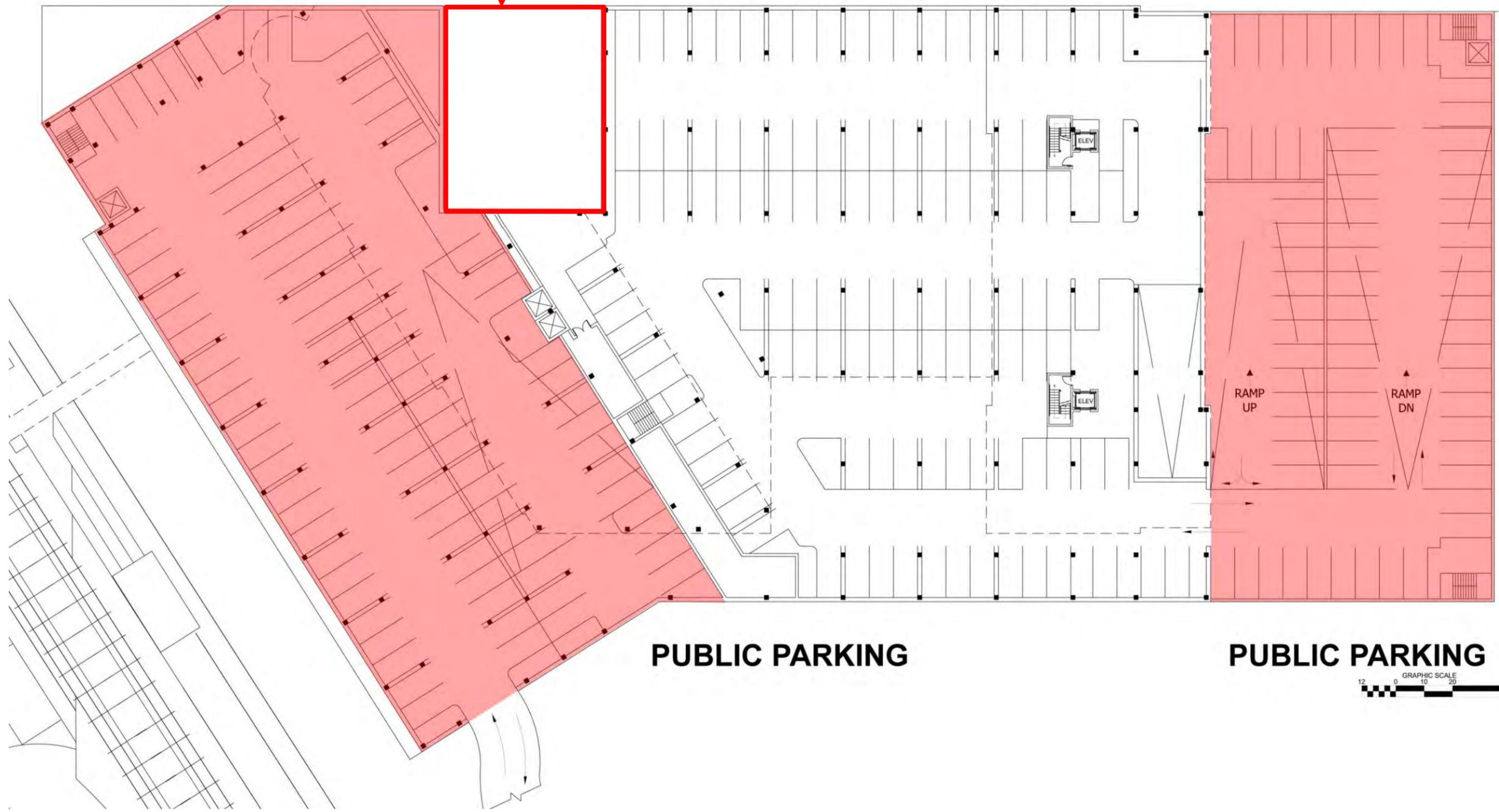
PUBLIC PARKING

736 ELM - OPTIONAL

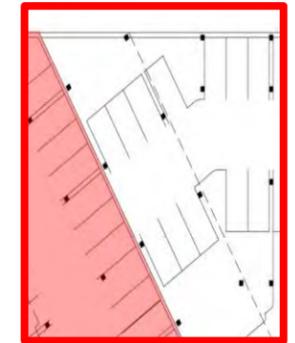


736 ELM - OPTIONAL

PRIVATE PARKING

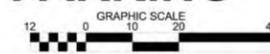


736 ELM - OPTIONAL



PUBLIC PARKING

PUBLIC PARKING



736 ELM - OPTIONAL

ELM STREET

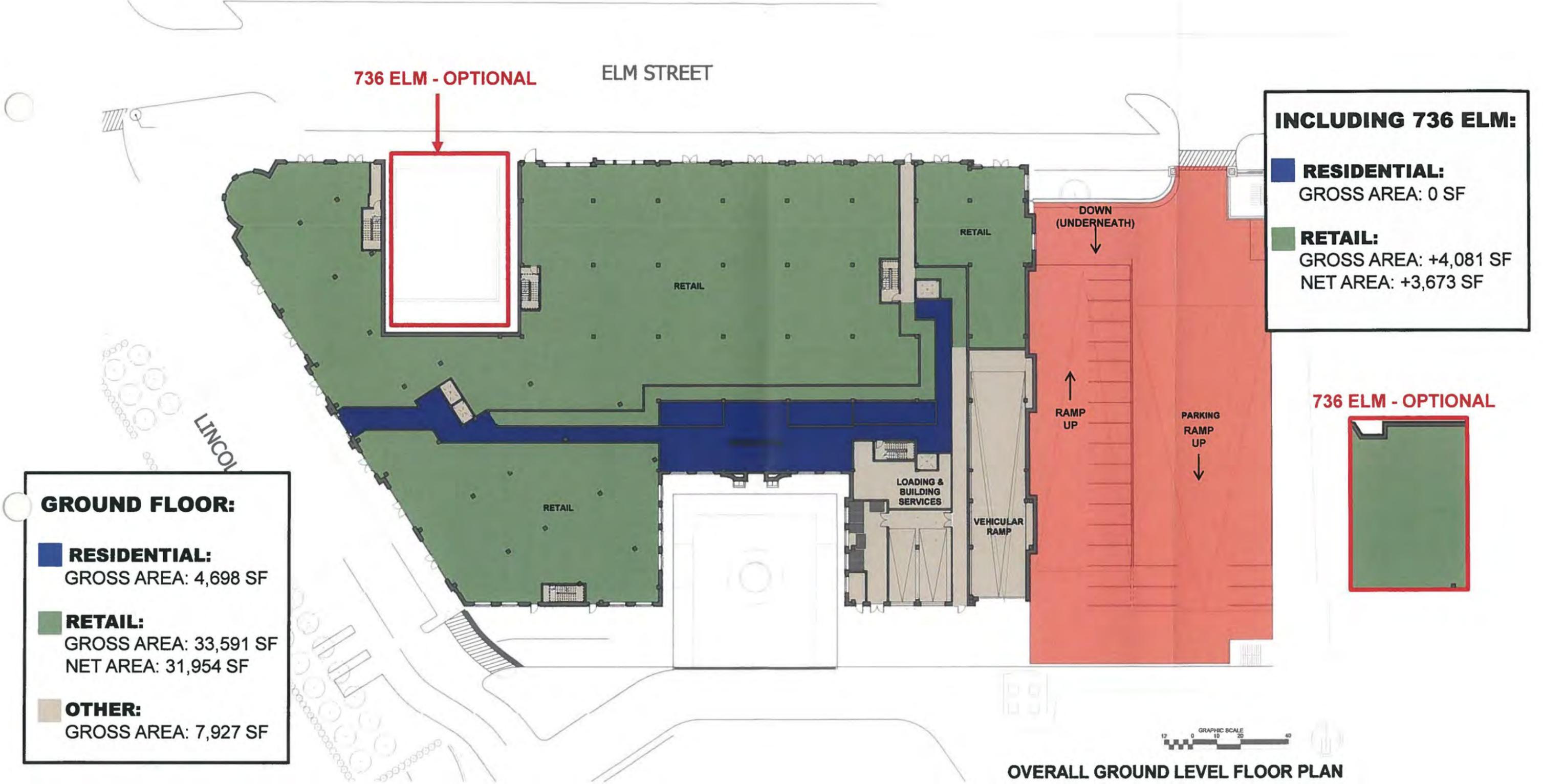
INCLUDING 736 ELM:

- RESIDENTIAL:**
GROSS AREA: 0 SF
- RETAIL:**
GROSS AREA: +4,081 SF
NET AREA: +3,673 SF

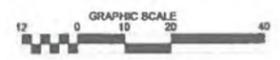
GROUND FLOOR:

- RESIDENTIAL:**
GROSS AREA: 4,698 SF
- RETAIL:**
GROSS AREA: 33,591 SF
NET AREA: 31,954 SF
- OTHER:**
GROSS AREA: 7,927 SF

736 ELM - OPTIONAL



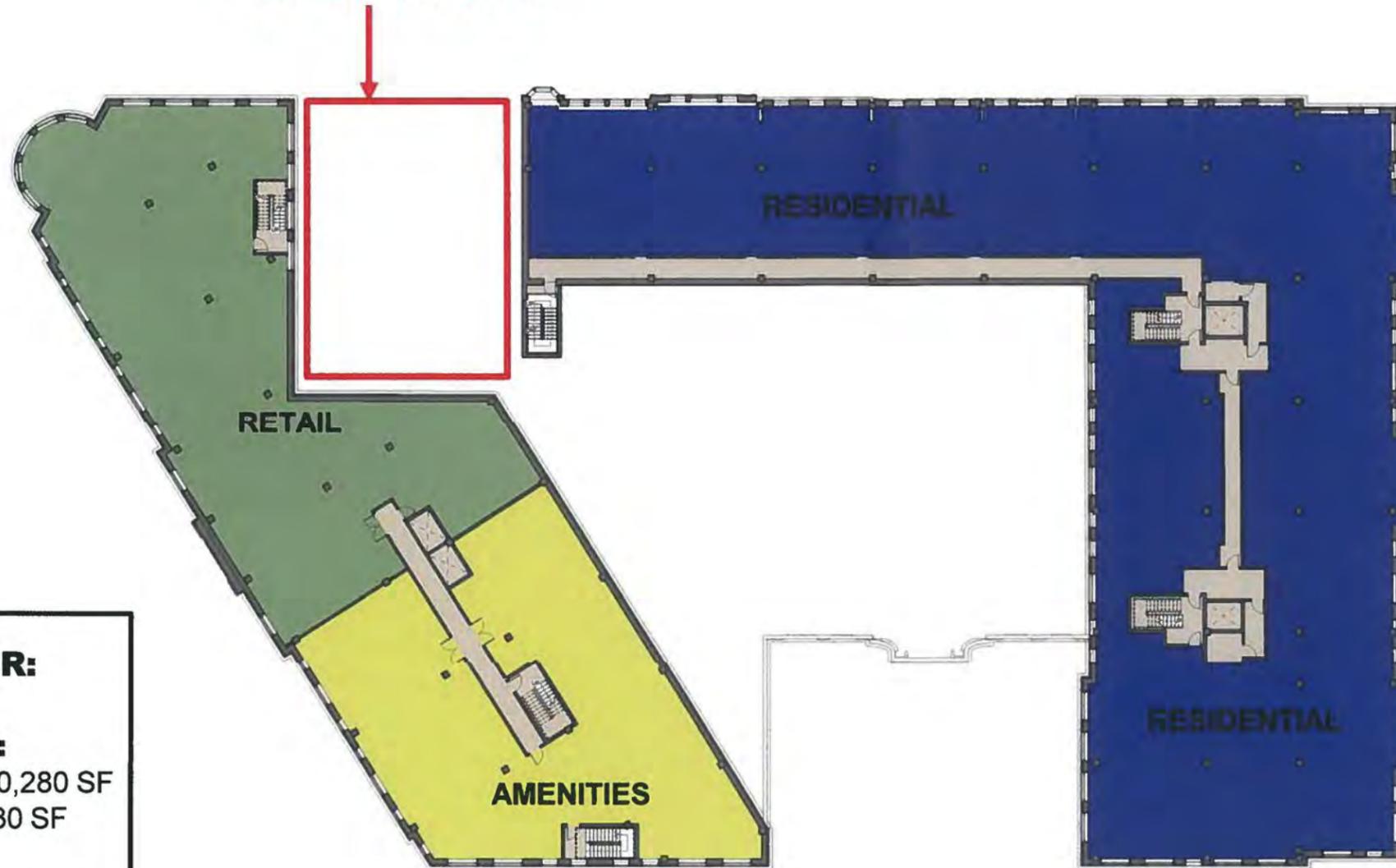
OVERALL GROUND LEVEL FLOOR PLAN



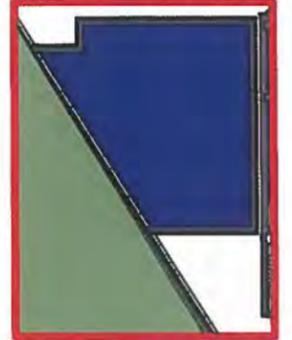
Scale: 3/32" = 1'-0"



736 ELM - OPTIONAL



736 ELM - OPTIONAL



SECOND FLOOR:

- RESIDENTIAL:**
GROSS AREA: 20,280 SF
NET AREA: 18,230 SF
- AMENITIES:**
GROSS AREA: 6,470 SF
NET AREA: 5,823 SF
- RETAIL:**
GROSS AREA: 7,790 SF
NET AREA: 7,465 SF
- OTHER:**
GROSS AREA: 3,634 SF

INCLUDING 736 ELM:

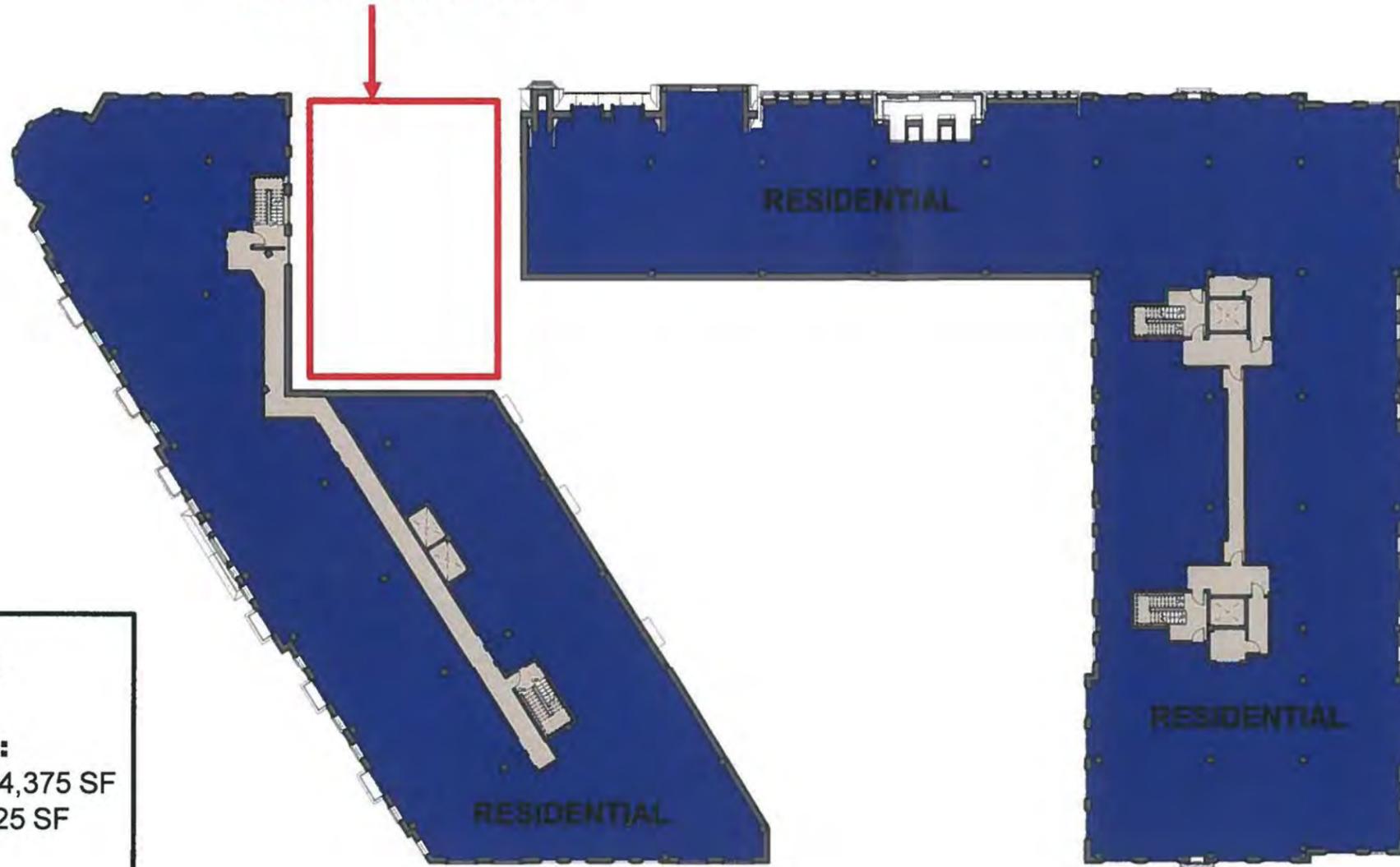
- RESIDENTIAL:**
GROSS AREA: +1,300 SF
NET AREA: +1,100 SF
- AMENITIES:**
GROSS AREA: 0 SF
NET AREA: 0 SF
- RETAIL:**
GROSS AREA: +1,800 SF
NET AREA: +1,800 SF

OVERALL LEVEL 2 FLOOR PLAN

Scale: 3/32" = 1'-0"



736 ELM - OPTIONAL



THIRD FLOOR:

RESIDENTIAL:
 GROSS AREA: 34,375 SF
 NET AREA: 32,025 SF

OTHER:
 GROSS AREA: 2,787 SF

736 ELM - OPTIONAL



INCLUDING 736 ELM:

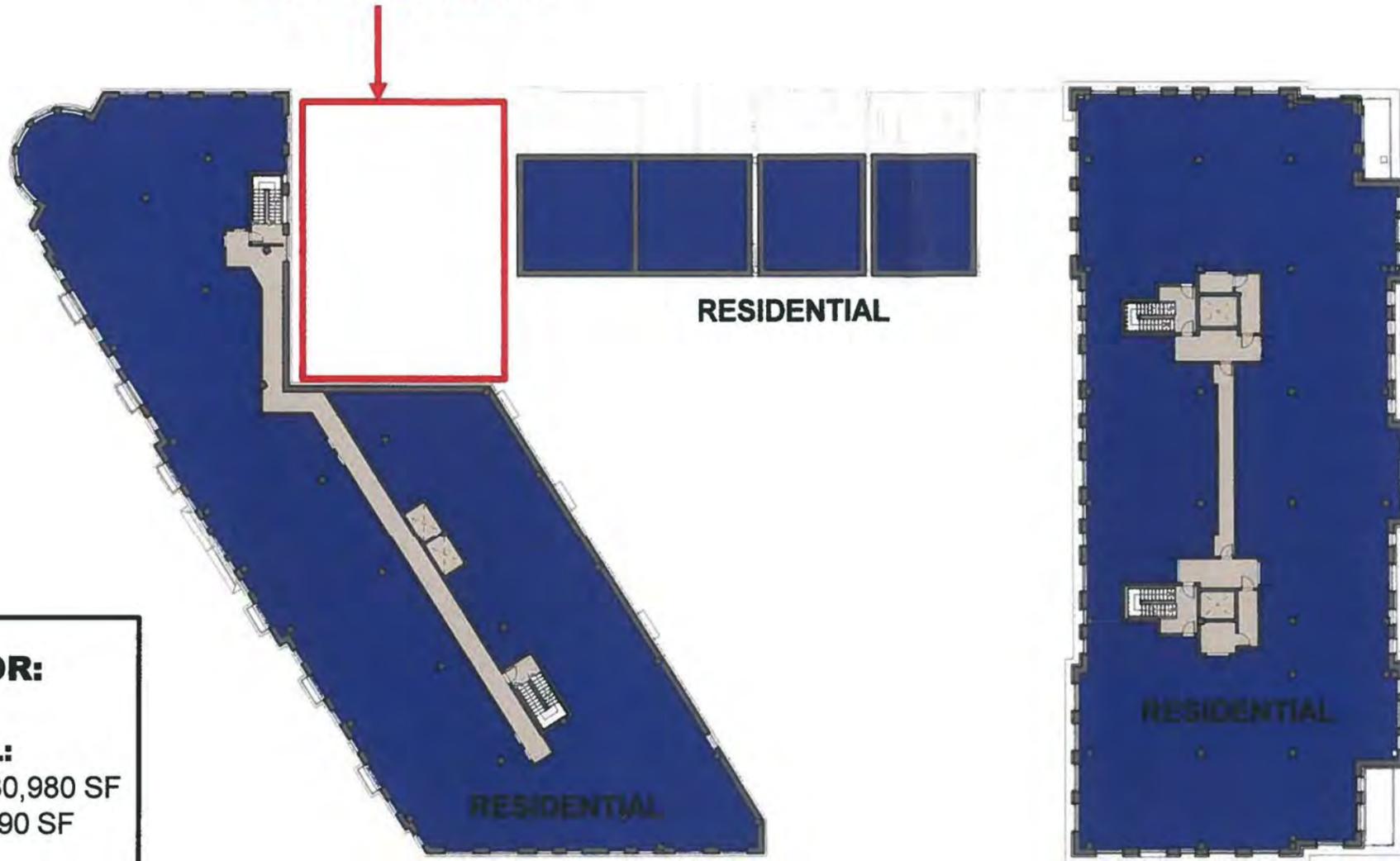
RESIDENTIAL:
 GROSS AREA: +3,100 SF
 NET AREA: +2,700 SF

OVERALL LEVEL 3 FLOOR PLAN

Scale: 3/32" = 1'-0"



736 ELM - OPTIONAL



FOURTH FLOOR:

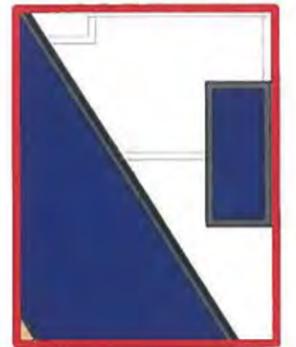
- RESIDENTIAL:**
GROSS AREA: 30,980 SF
NET AREA: 28,590 SF
- OTHER:**
GROSS AREA: 2,787 SF

OVERALL LEVEL 4 FLOOR PLAN

Scale: 3/32" = 1'-0"



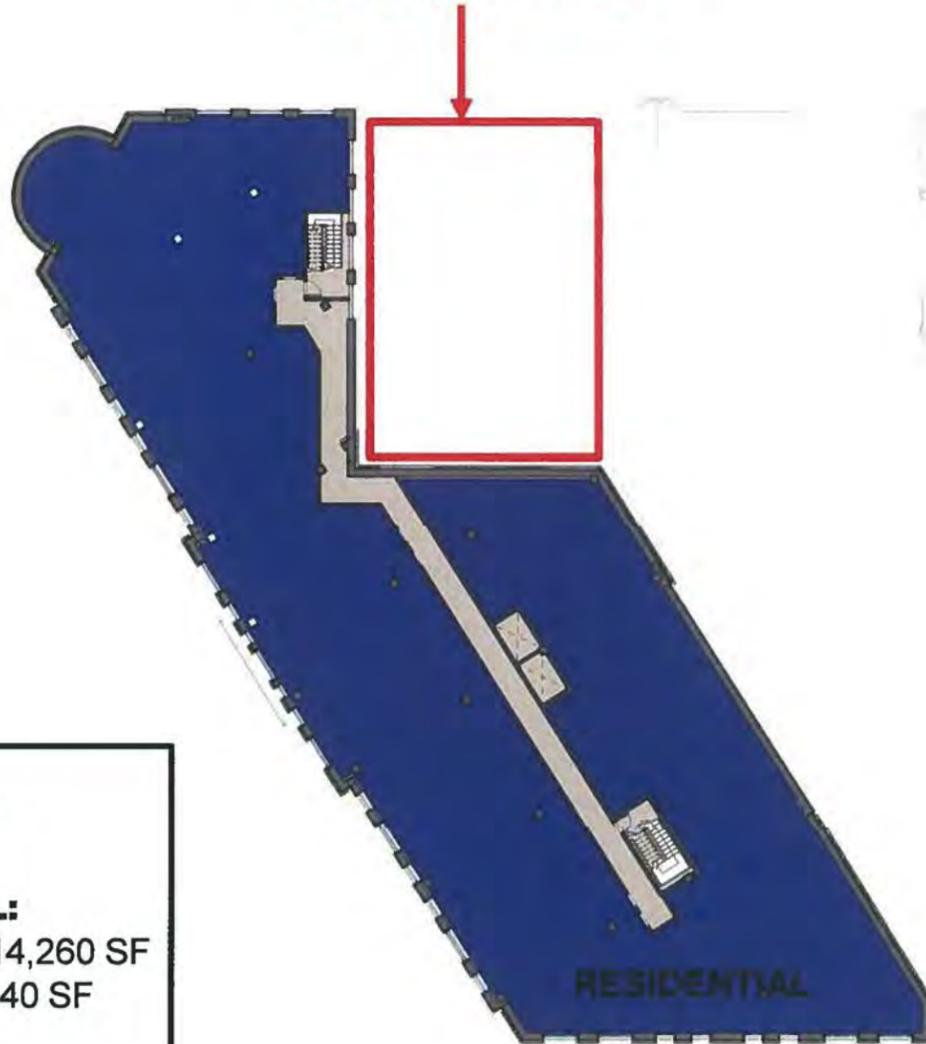
736 ELM - OPTIONAL



INCLUDING 736 ELM:

- RESIDENTIAL:**
GROSS AREA: +2,200 SF
NET AREA: +2,200 SF

736 ELM - OPTIONAL



FIFTH FLOOR:

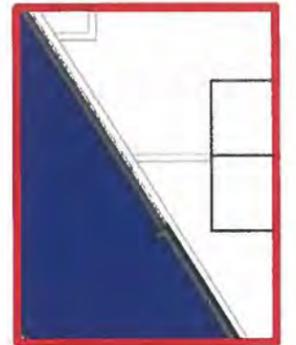
- RESIDENTIAL:**
GROSS AREA: 14,260 SF
NET AREA: 12,840 SF
- OTHER:**
GROSS AREA: 1,440 SF

OVERALL LEVEL 5 FLOOR PLAN

Scale: 3/32" = 1'-0"



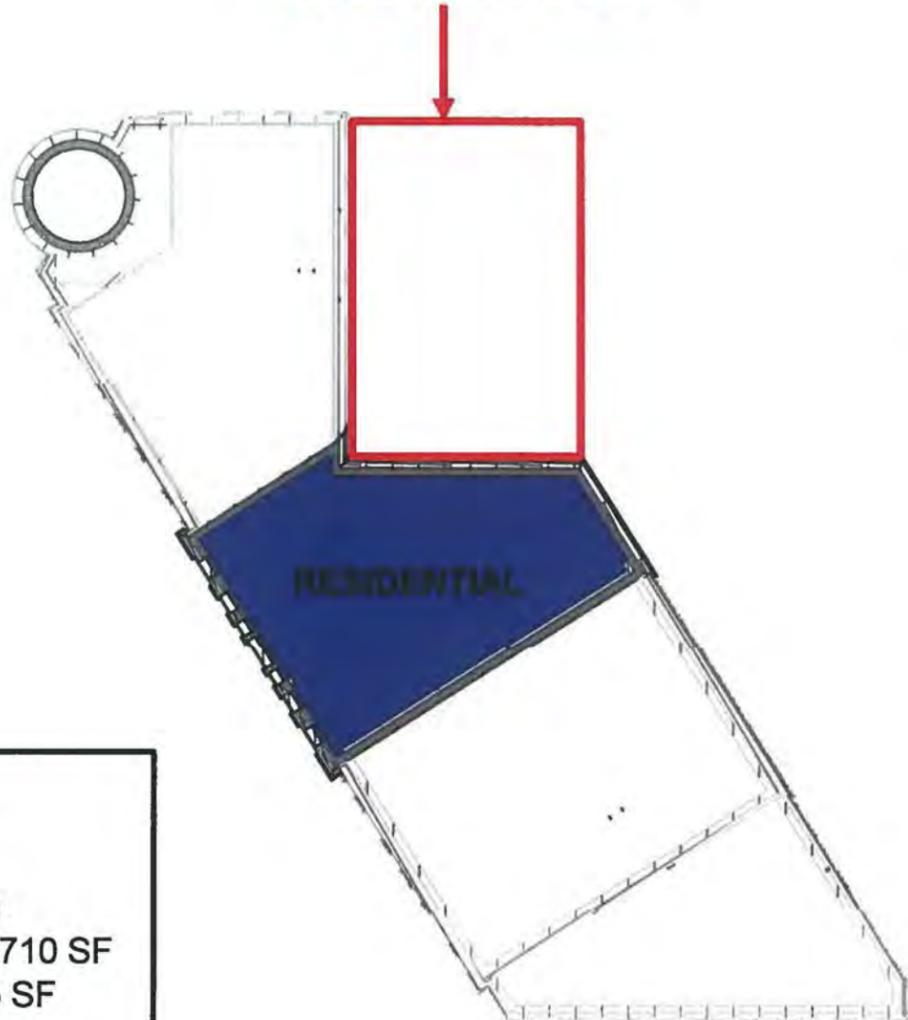
736 ELM - OPTIONAL



INCLUDING 736 ELM:

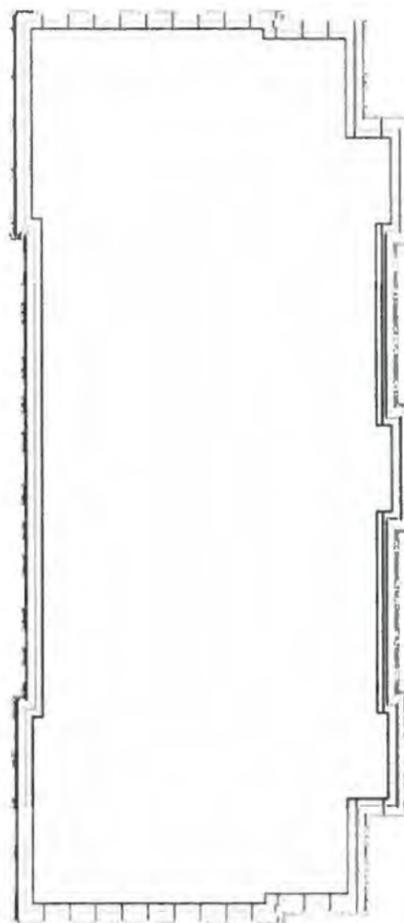
- RESIDENTIAL:**
GROSS AREA: +1,800 SF
NET AREA: +1,800 SF

736 ELM - OPTIONAL



PENTHOUSE:

RESIDENTIAL:
 GROSS AREA: 3,710 SF
 NET AREA: 3,215 SF

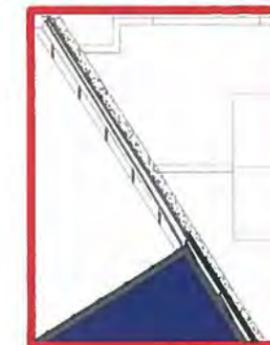


OVERALL PENTHOUSE FLOOR PLAN

Scale: 3/32" = 1'-0"

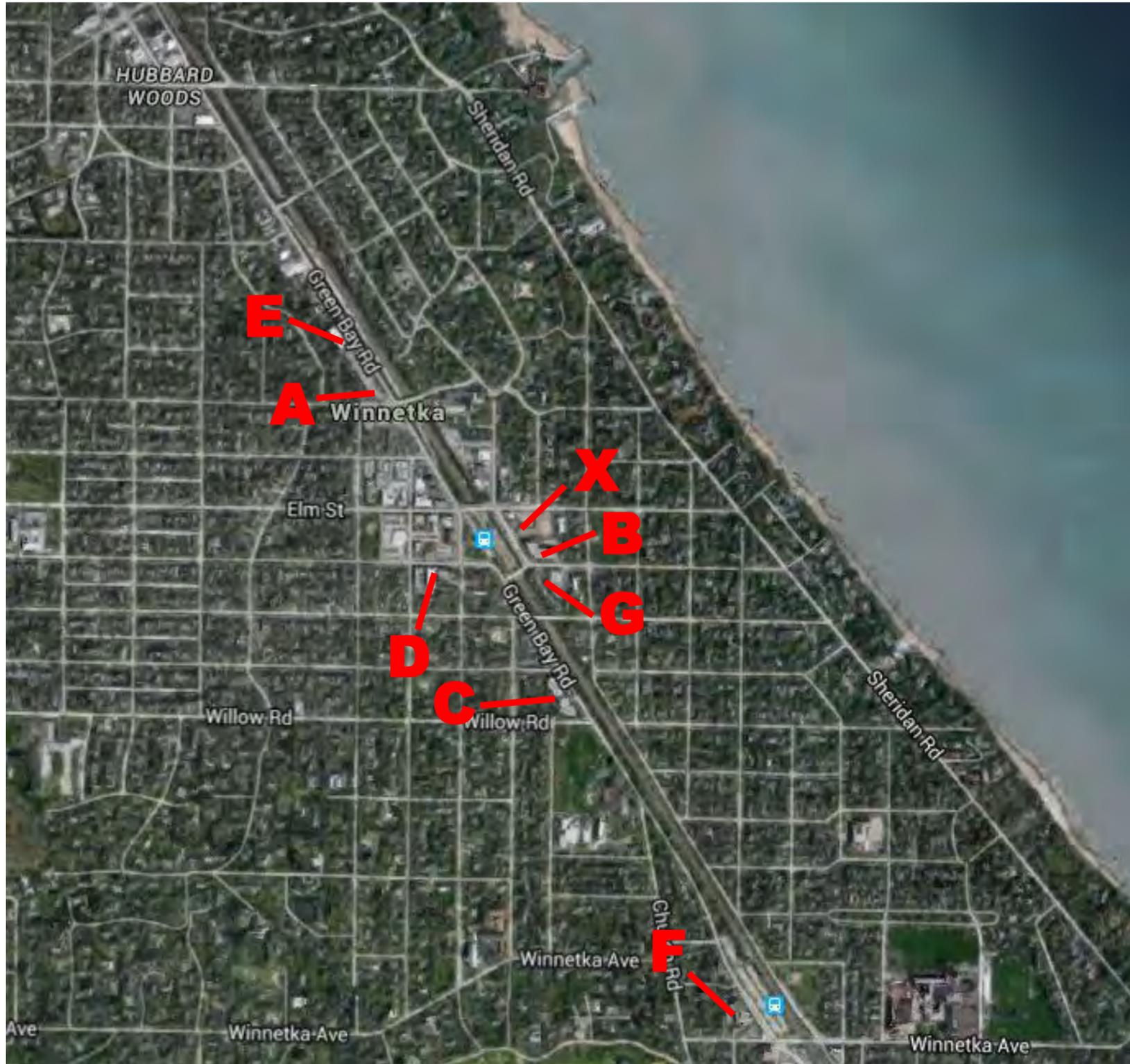


736 ELM - OPTIONAL



INCLUDING 736 ELM:

RESIDENTIAL:
 GROSS AREA: +735 SF
 NET AREA: +735 SF



X: ONE WINNETKA
WEST BUILDING: 45 UNITS (MAX)
EAST BUILDING: 20 UNITS (MAX)
TOWNHOMES: 5-6 UNITS
DISTANCE TO NEAREST HOUSE: 220'-0"

SELECTED MULTI-UNIT BLDGS. IN WINNETKA

A: 630-660 GREENBAY ROAD "WINNETKA MEWS"
UNITS: 64
DISTANCE TO NEAREST HOUSE: 50'-0" (APX)

B: 711 OAK STREET "OAK HILL"
UNITS: 38
DISTANCE TO NEAREST HOUSE: 34'-0"

C: 360-380 GREEN BAY ROAD "HEDGE ROW"
UNITS: 40
DISTANCE TO NEAREST HOUSE: 55'-0" (APX)

D: 800 OAK STREET
UNITS: 22
DISTANCE TO NEAREST HOUSE: 60'-0" (APX)

E: 680 GREENBAY ROAD
UNITS: 27
DISTANCE TO NEAREST HOUSE: 60'-0" (APX)

F: 134 GREEN BAY ROAD
UNITS: 26
DISTANCE TO NEAREST HOUSE: 90'-0" (APX)

G: 722-744 OAK STREET "OAK LANE" (TOWNHOMES)
UNITS: 12
DISTANCE TO NEAREST HOUSE: 58'-0" (APX)

APX.= APPROXIMATE (+/- 5%)



915 SHERIDAN ROAD
"EDGECLIFF"



808 HILL ROAD

PHOTO: ZILLOW



PRIVATE RESIDENCE

PHOTO: HIRA ARCHITECTS



78 INDIAN HILL ROAD
"LA LANTERNE"



BIRCH STREET RESIDENCE

PHOTO: ZILLOW



LINDEN STREET RESIDENCE

KEY CONCEPT: French Classical architecture is represented by many of Winnetka's finest homes, past & present.



VILLAGE HALL



FAITH, HOPE & CHARITY



SKOKIE SCHOOL



WINNETKA CONGREGATIONAL

KEY CONCEPT: A majority of the prominent buildings in Winnetka are classical.



APPROVED BY: PLAN COMMISSION



CURRENT IMPROVED FOR: ZONING BOARD OF APPEALS DESIGN REVIEW BOARD

Lincoln AVENUE (WEST) ELEVATION COMPARISON

LUCIEN LAGRANGE STUDIO



TOP roof
EL: + 64' - 10"



736 ELM - OPTIONAL

APPROVED BY: PLAN COMMISSION

TOP roof
EL: + 64' - 10"



736 ELM - OPTIONAL

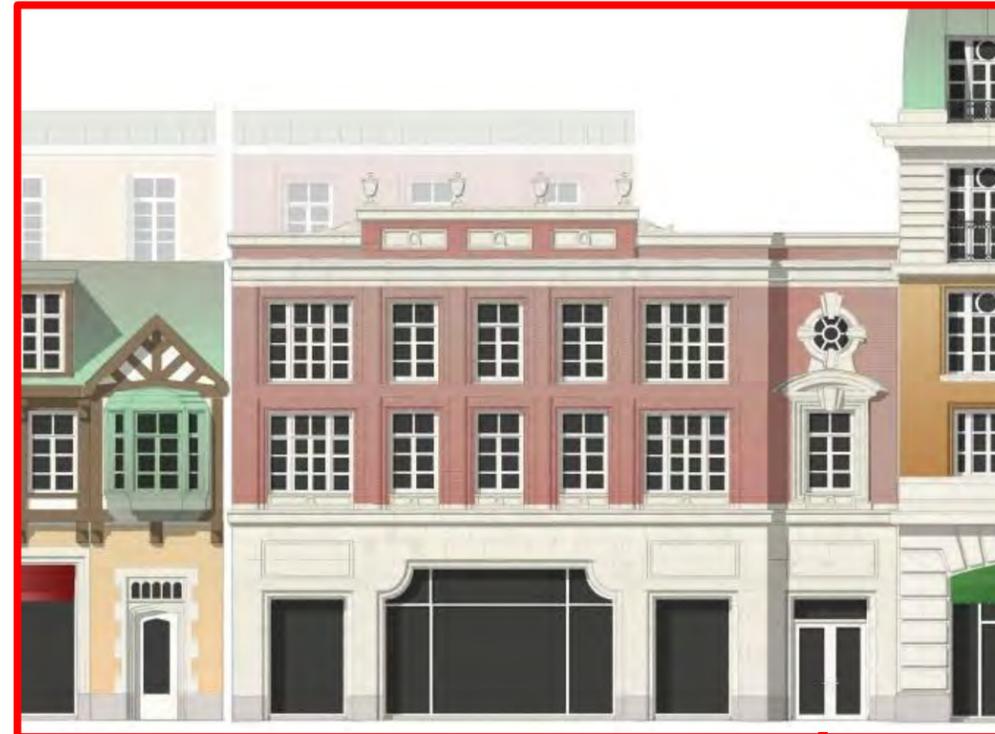
IMPROVED FOR: ZONING BOARD OF APPEALS
DESIGN REVIEW BOARD

TOP roof
EL: + 45' - 0"



736 ELM - OPTIONAL

CURRENT
IMPROVED FOR: ZONING BOARD OF APPEALS
DESIGN REVIEW BOARD



736 ELM - OPTIONAL

TOP roof
EL: + 45' - 0"

2ND FLOOR
EL: + 15' - 0"



TOP ROOF
EL: + 64' - 10"

2ND FLOOR
EL: + 17' - 0"



APPROVED BY: PLAN COMMISSION

TOP ROOF
EL: + 45' - 0"

2ND FLOOR
EL: + 15' - 0"



CURRENT
IMPROVED FOR: ZONING BOARD OF APPEALS
DESIGN REVIEW BOARD

TOP ROOF
EL: +45'-0"

2ND FLOOR
EL: +15'-0"

GROUND FLOOR
EL: +0'-0"



TOP PARAPET
EL: + 64' - 10"



TOP ROOF
EL: + 64' - 10"

2ND FLOOR
EL: + 17' - 0"

GROUND FLOOR
EL: + 0' - 0"

APPROVED BY: PLAN COMMISSION

TOP PARAPET
EL: + 62' - 10"



TOP ROOF
EL: + 45' - 0"

2ND FLOOR
EL: + 15' - 0"

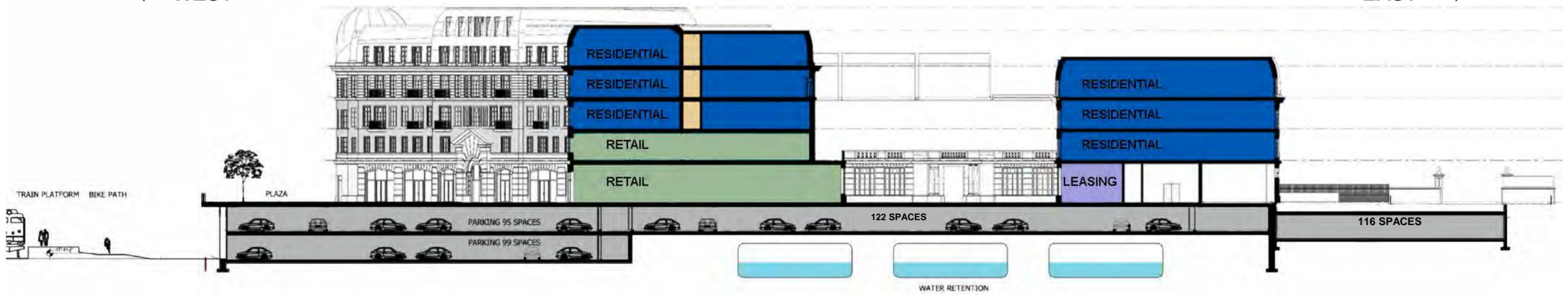
GROUND FLOOR
EL: + 0' - 0"

CURRENT
IMPROVED FOR: ZONING BOARD OF APPEALS
DESIGN REVIEW BOARD



← WEST

EAST →



NORTH OF ELM STREET (REVERSED FOR COMPARISON)



ARBORVITAE PARK



NEAPOLITAN COLLECTION
42'-6"



MARIANI'S
18'-6"



**NEW TRIER TOWNSHIP
ASSESSOR & MAZE HOME**
38'-0" / 40'-0"



CAFÉ AROMA
35'-0"

SOUTH OF ELM STREET



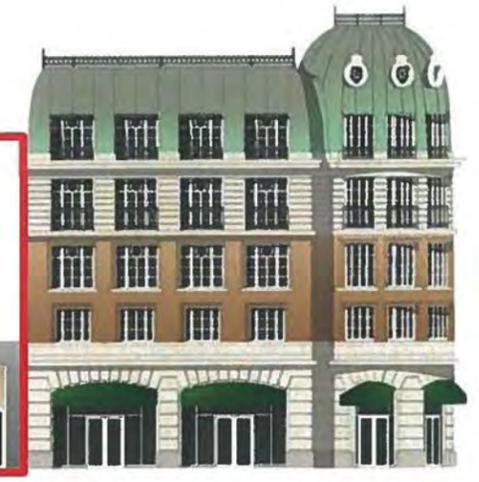
EAST BUILDING
45'-0"



TOWN HOMES
40'-2"
45'-0" (15'-0" SETBACK)

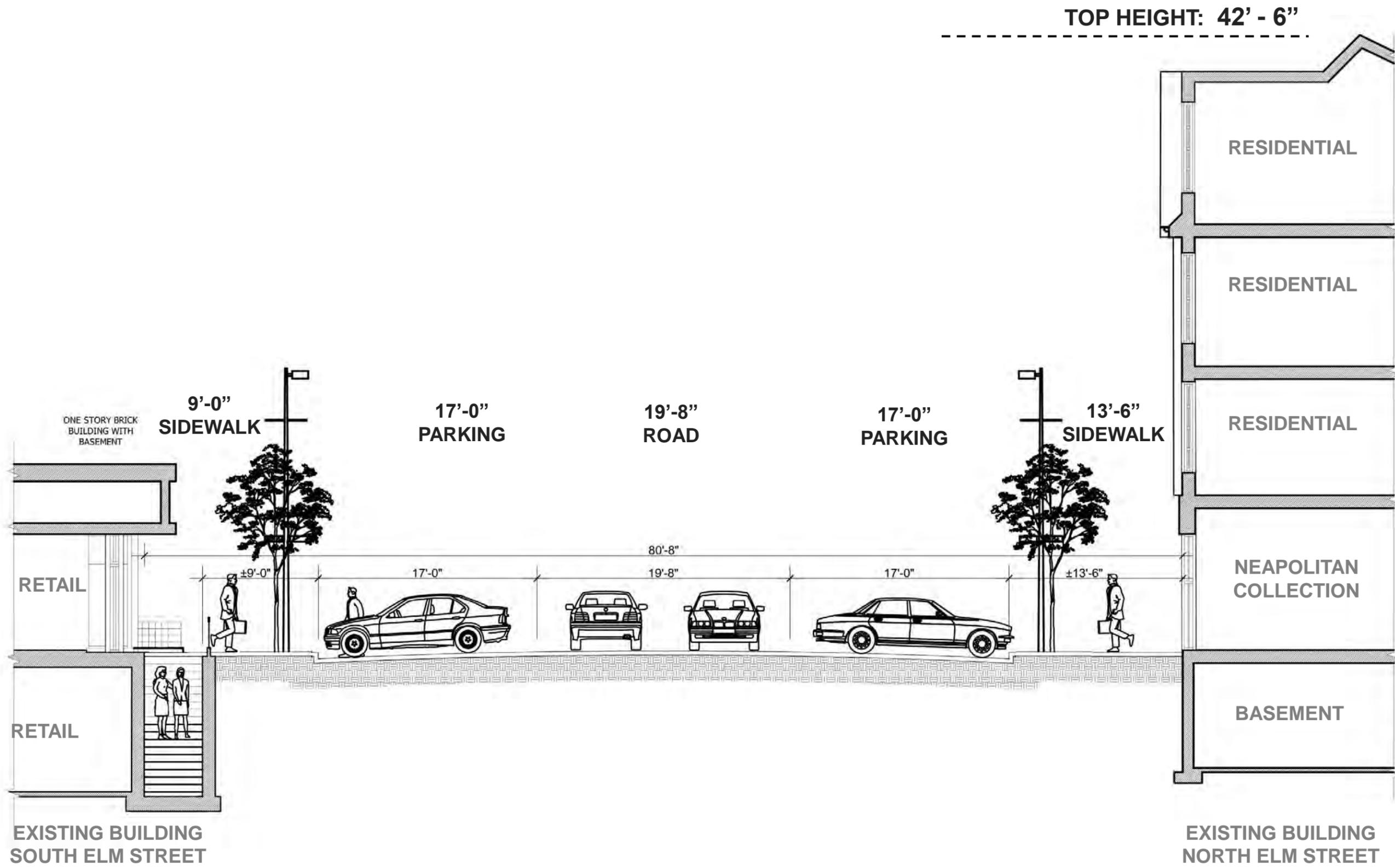


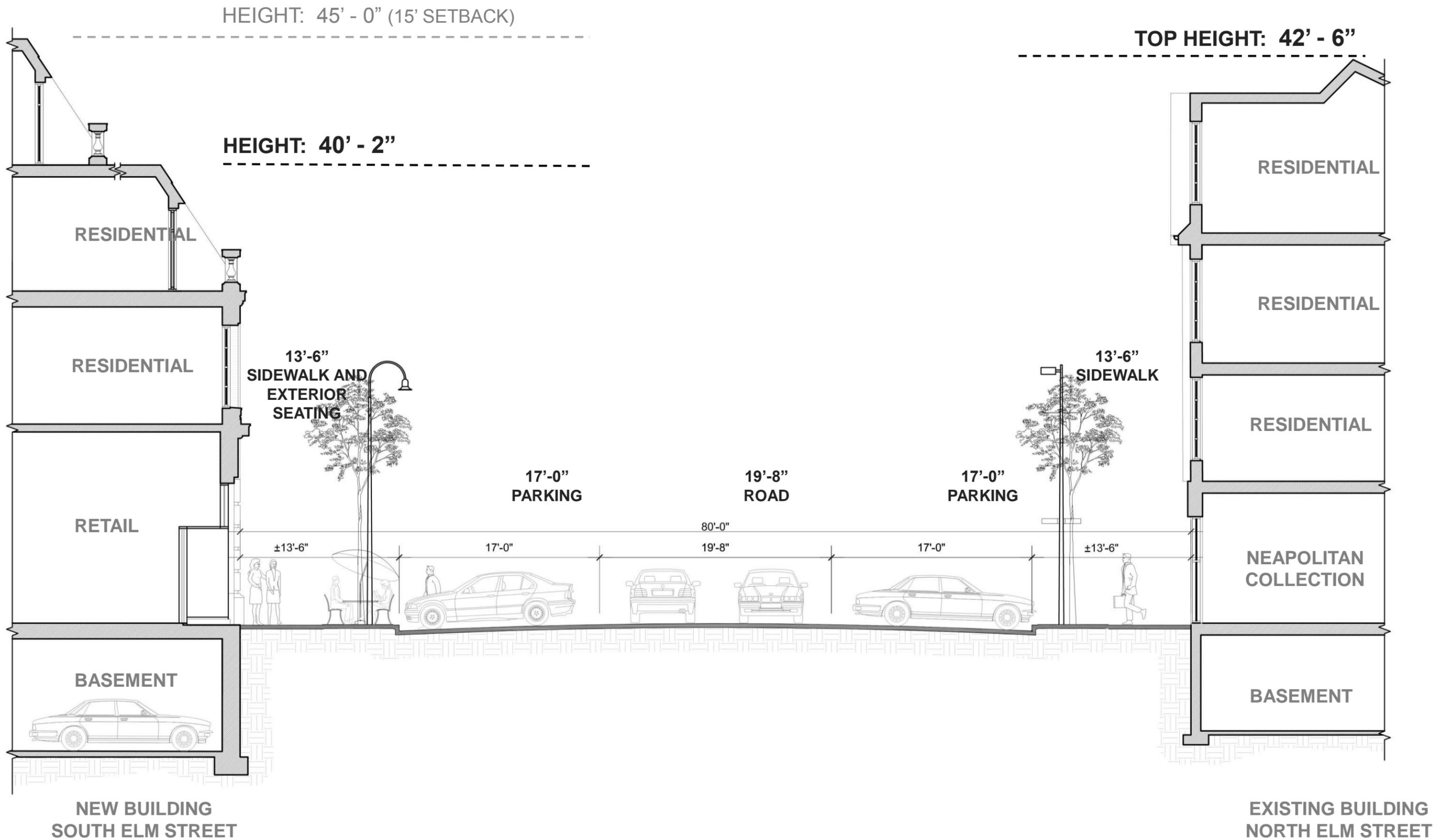
736 ELM - OPTIONAL



WEST BUILDING
62'-10"
APPROX. 70'-0"
(PENTHOUSE)

ELM STREET - COMPARATIVE ELEVATIONS





NORTH OF ELM STREET



CAFÉ AROMA



**NEW TRIER TOWNSHIP
OFFICE & MAZE HOME**



MARIANI'S



NEAPOLITAN COLLECTION

TOP ROOF

3RD FLOOR

2ND FLOOR
EL: +15' - 0"

GROUND FLOOR
EL: + 0' - 0"



11'-0" TO 12'-0"

4" SILL

V.O.W. Design Guidelines, pg. 11:

VI: Proportion / Scale

a. HORIZONTAL RHYTHM

Commercial & Mixed Use...The **retail storefront** should be **differentiated** from the upper stories...The storefront should be **harmonious in scale and proportion** with adjacent and facing structures.

V.O.W. Design Guidelines, pg. 16:

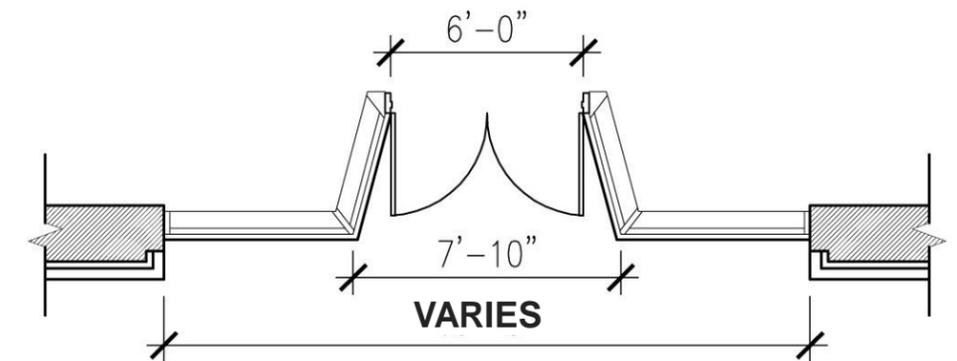
VII: Articulation

a. ENTRIES: COMMERCIAL & MIXED USE

3. Detail: ...the storefront doorway should be **recessed** and **have an awning** so as to provide protection from the elements for shoppers.

b. WINDOW & DOOR FENESTRATION

Storefront windows are required in commercial buildings on **the primary façade[s]** at street level. Storefront windowsill heights cannot exceed 1'-6"



TYPICAL RETAIL ENTRY & BAY



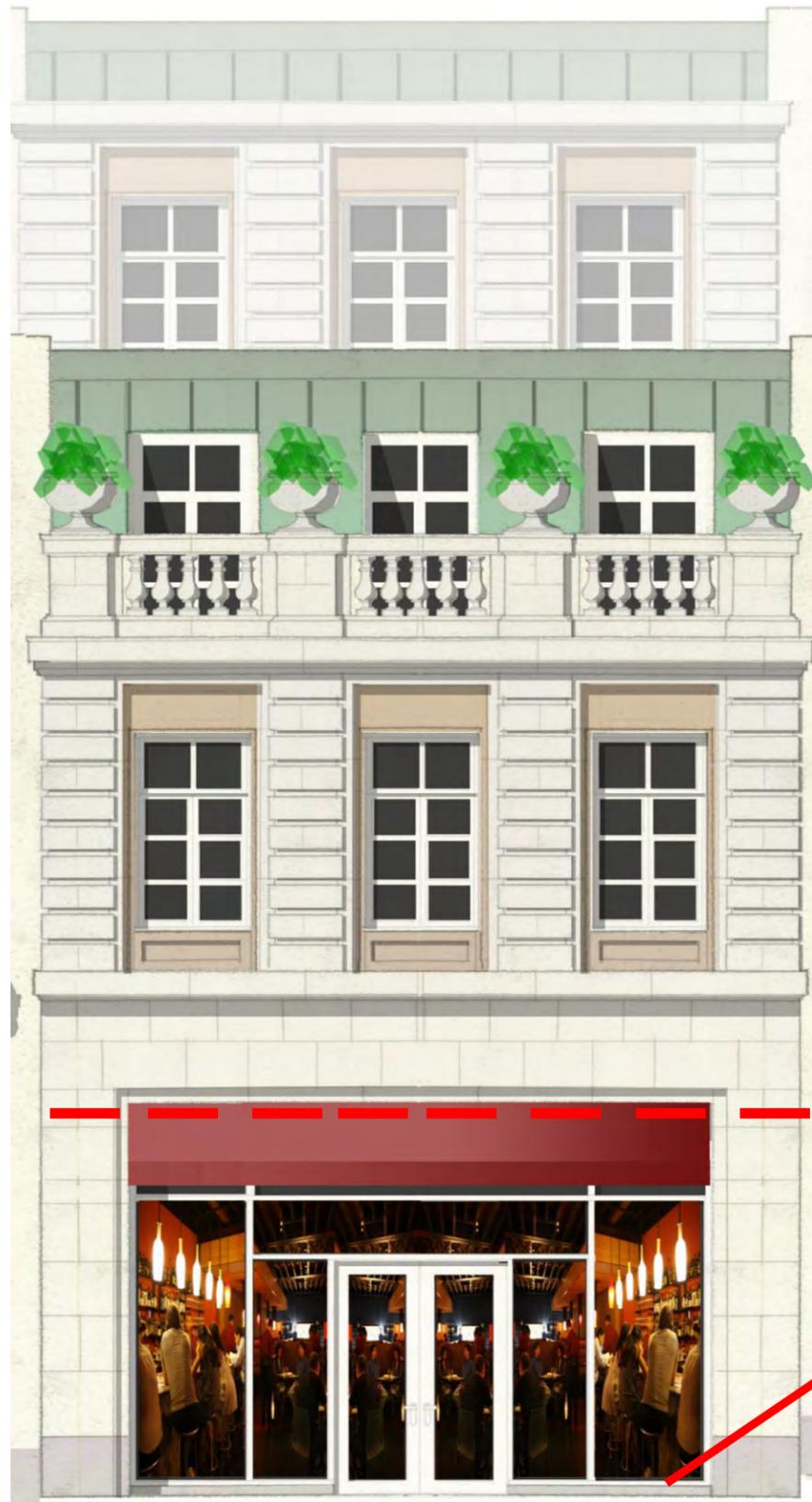
TOP ROOF

4TH FLOOR

3RD FLOOR

2ND FLOOR
EL: +15' - 0"

GROUND FLOOR
EL: + 0' - 0"



11'-0" TO 12'-0"

4" SILL

V.O.W. Design Guidelines, pg. 11:

VI: Proportion / Scale

a. HORIZONTAL RHYTHM

Commercial & Mixed Use:..The retail storefront should be differentiated from the upper stories...The storefront should be harmonious in scale and proportion with adjacent and facing structures.

V.O.W. Design Guidelines, pg. 16:

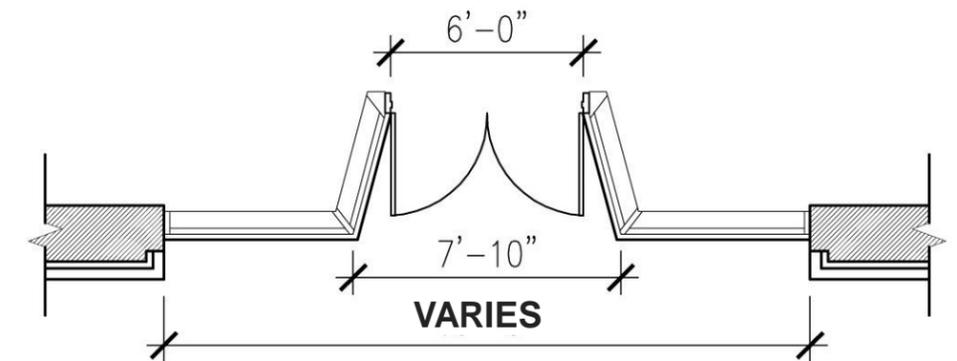
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b. WINDOW & DOOR FENESTRATION

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TYPICAL RETAIL ENTRY & BAY



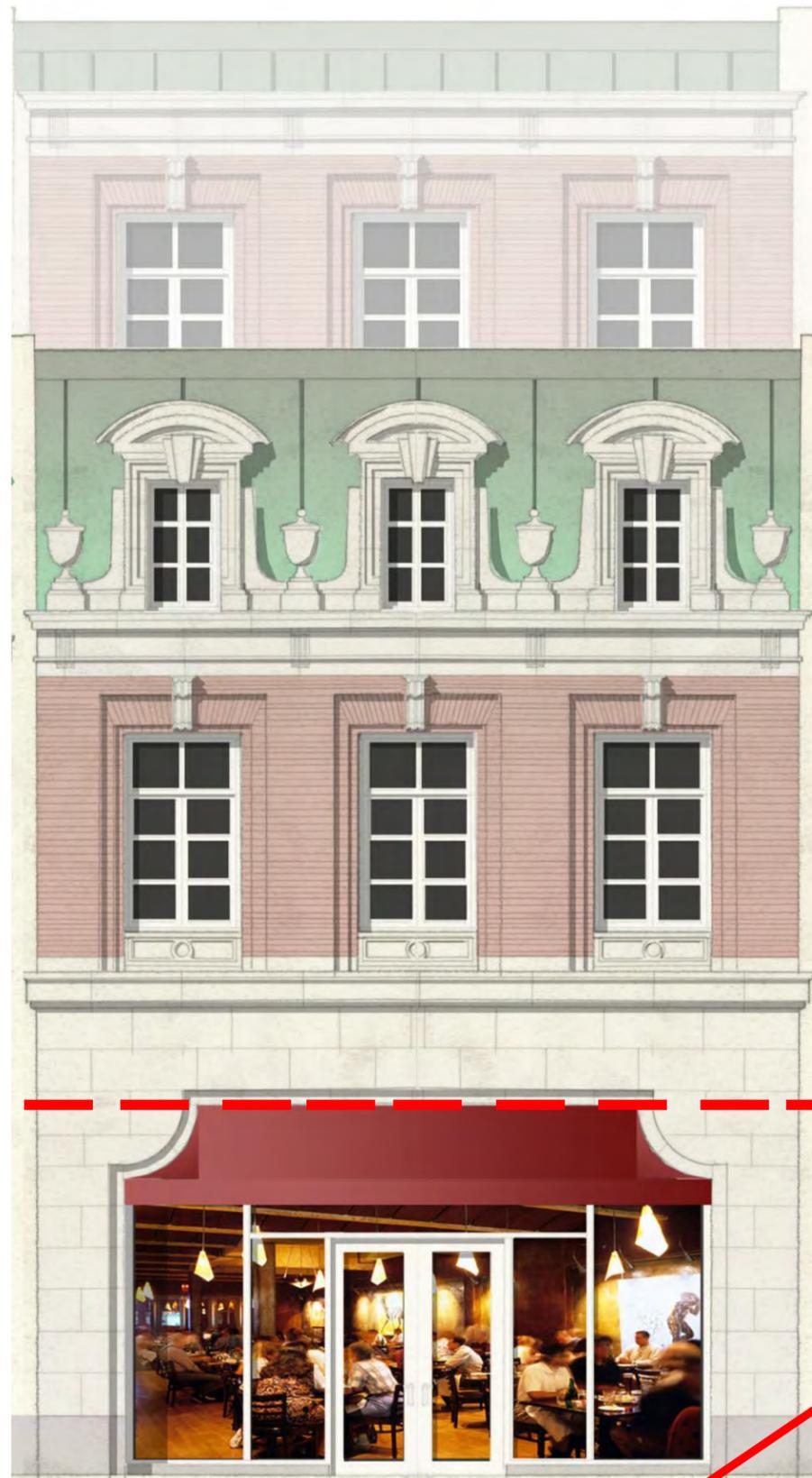
TOP ROOF

4TH FLOOR

3RD FLOOR

2ND FLOOR
EL: +15' - 0"

GROUND FLOOR
EL: + 0' - 0"



11'-0" TO 12'-0"

4" SILL

V.O.W. Design Guidelines, pg. 11:

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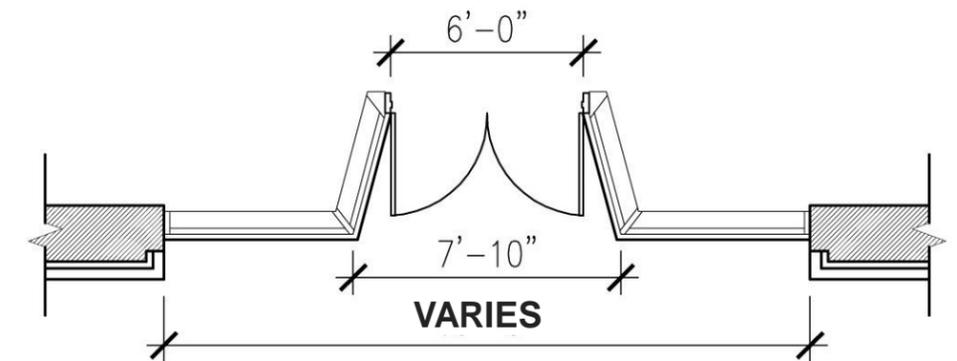
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b. WINDOW & DOOR FENESTRATION

Storefront windows are required in commercial buildings on **the primary façade[s]** at street level. Storefront windowsill heights cannot exceed 1'-6"



TYPICAL RETAIL ENTRY & BAY



TOP ROOF

4TH FLOOR

3RD FLOOR

2ND FLOOR
EL: +15' - 0"

GROUND FLOOR
EL: + 0' - 0"



V.O.W. Design Guidelines, pg. 16:

VII: Articulation

a. ENTRIES: COMMERCIAL & MIXED USE

3. Detail: ...the storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers.

b. WINDOW & DOOR FENESTRATION

Storefront windows are required in commercial buildings on the primary façade[s] at street level. Storefront windowsill heights cannot exceed 1'-6"

11'-0" TO 12'-0"

4" SILL



TOP ROOF

4TH FLOOR

3RD FLOOR

2ND FLOOR
EL: +15' - 0"

GROUND FLOOR
EL: + 0' - 0"



V.O.W. Design Guidelines, pg. 16:

VII: Articulation

a. ENTRIES: COMMERCIAL & MIXED USE

3. Detail: ...the storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers.

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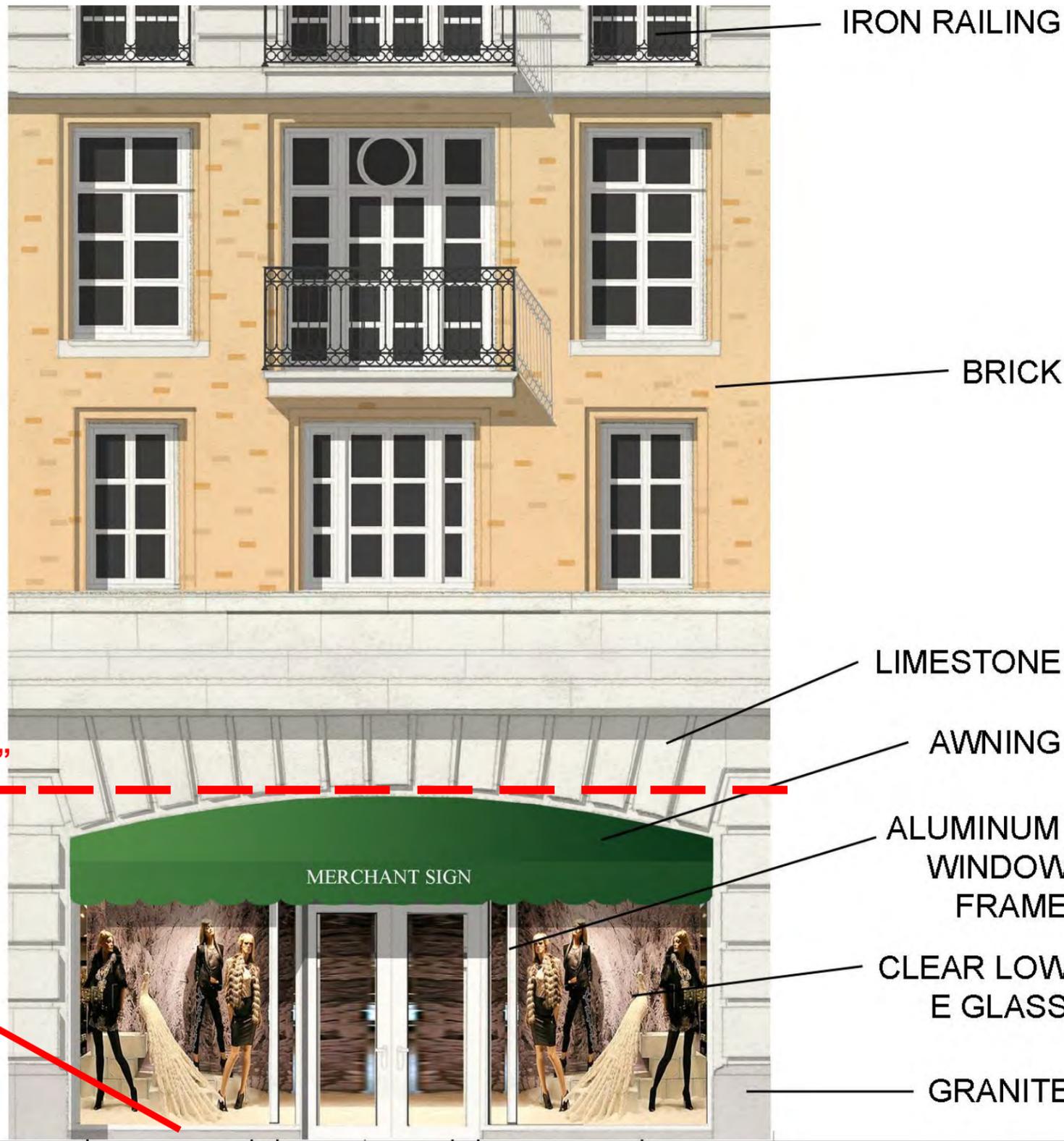
Storefront windows are required in commercial buildings on the primary façade[s] at street level. Storefront windowsill heights cannot exceed 1'-6"

11'-0" TO 12'-0"

4" SILL

736 ELM - OPTIONAL





11'-0" TO 12'-0"

4" SILL

IRON RAILING

BRICK

LIMESTONE

AWNING

ALUMINUM WINDOW FRAME

CLEAR LOW E GLASS

GRANITE

V.O.W. Design Guidelines, pg. 11:

VI: Proportion / Scale

a. HORIZONTAL RHYTHM

Commercial & Mixed Use...The **retail storefront** should be **differentiated** from the upper stories...The storefront should be **harmonious in scale and proportion** with adjacent and facing structures.

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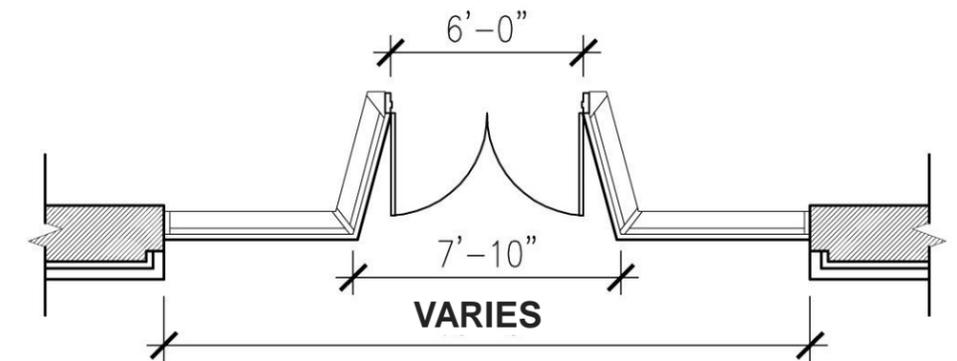
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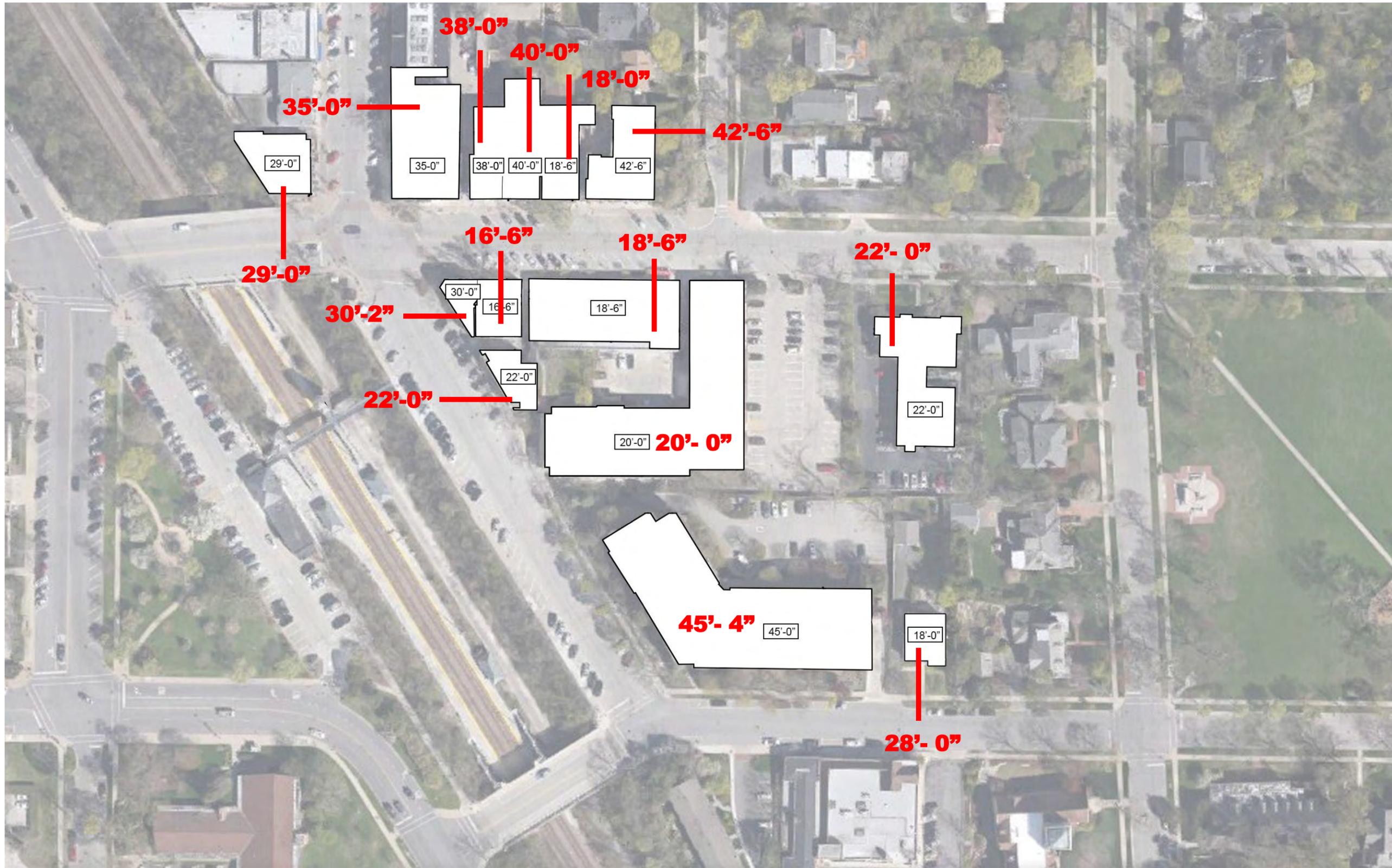
b. WINDOW & DOOR FENESTRATION

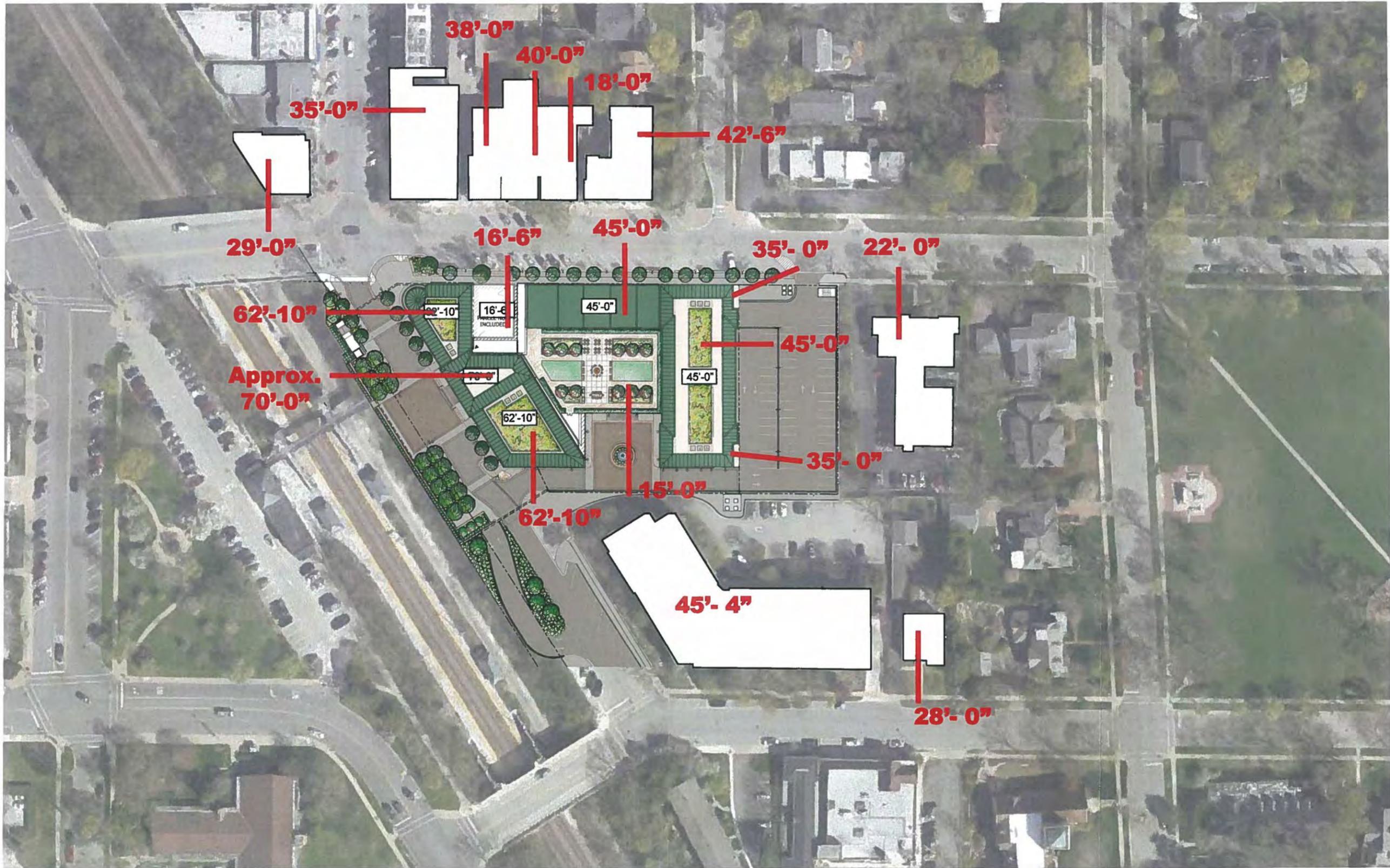
Storefront windows are required in commercial buildings on **the primary façade[s]** at street level. Storefront windowsill heights cannot exceed 1'-6"

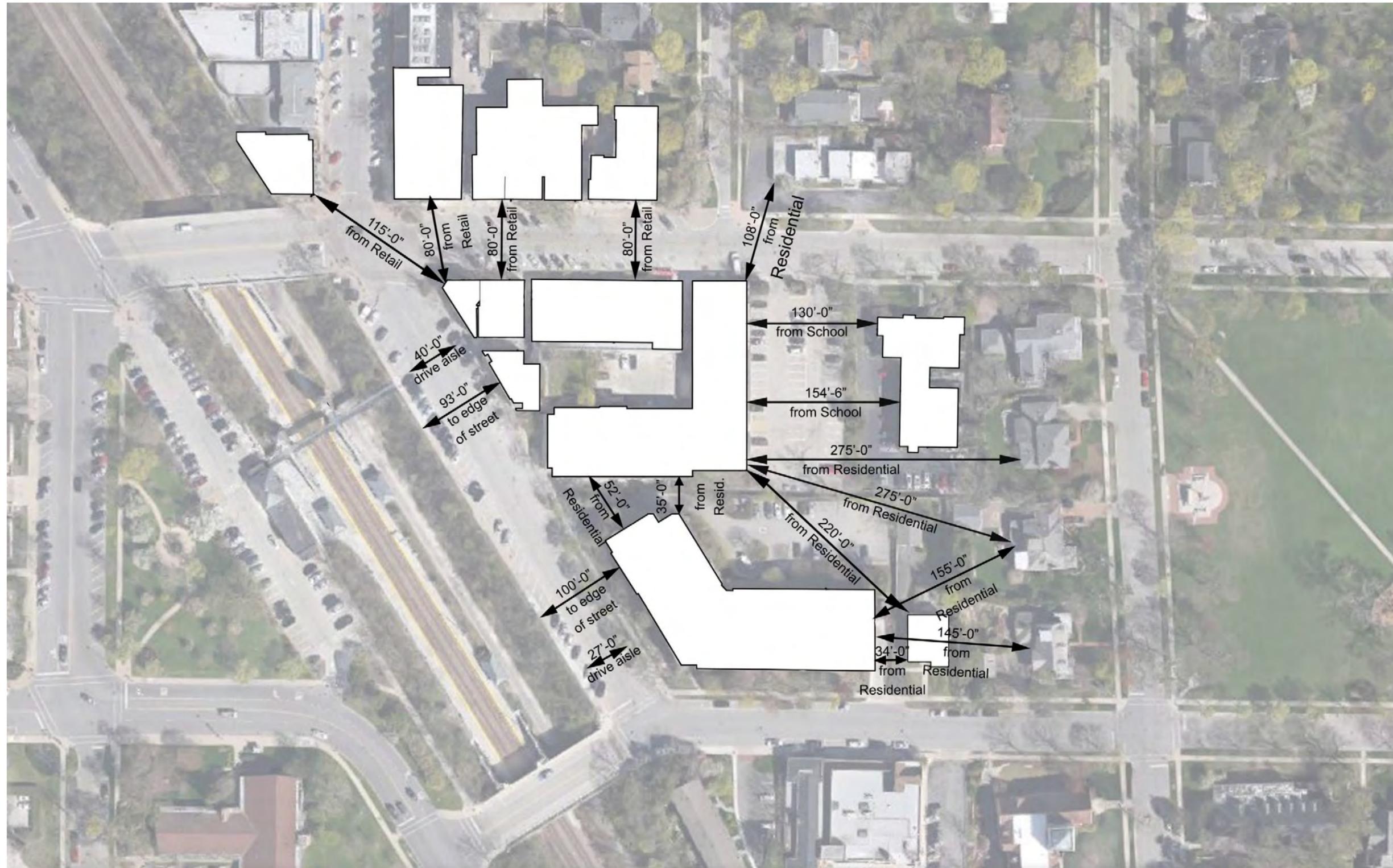


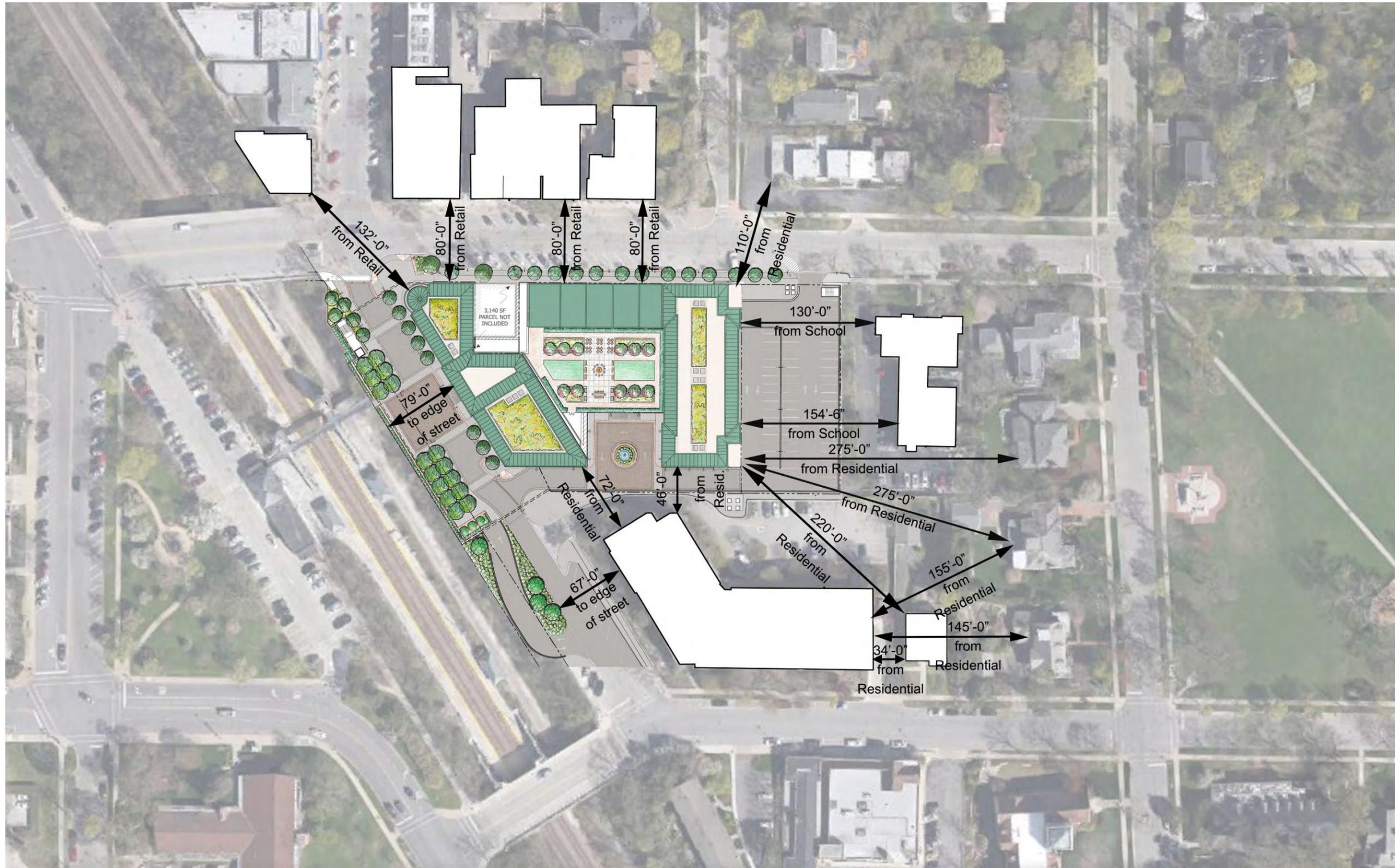
TYPICAL RETAIL ENTRY & BAY













X: ONE WINNETKA
MAX. HEIGHT POINT: APX. 70'-0"
POINT DISTANCE TO NEAREST HOUSE: 425'-0"

OTHER STRUCTURES IN WINNETKA

A: NEW TRIER HIGH SCHOOL EXHAUST TOWER
MAX. HEIGHT POINT: 125'-0" (APX.)
POINT DISTANCE TO NEAREST HOUSE: 375'-0" (APX.)

B: V.O.W. POWER STATION EXHAUST TOWER
MAX. HEIGHT POINT: 131'-0"
POINT DISTANCE TO NEAREST HOUSE: 225'-0" (APX.)

C: WINNETKA CONGREGATIONAL CHURCH TOWER
MAX. HEIGHT POINT: 150'-0" (APX.)
POINT DISTANCE TO NEAREST HOUSE: 180'-0" (APX.)

D: "THE LAUNDRY MALL" EXHAUST TOWER
MAX. HEIGHT POINT: 100'-0"
POINT DISTANCE TO NEAREST HOUSE: 310'-0" (APX.)

E: F.H.C CHURCH TOWER & STEEPLE
MAX. HEIGHT POINT: 178'-0"
POINT DISTANCE TO NEAREST HOUSE: 175'-0" (APX.)

APX.= APPROXIMATE (+/- 5%)

V.O.W. Design Guidelines, pg. 11:

VI: Proportion / Scale

a. HORIZONTAL RHYTHM:

The breakdown of the building façade into horizontal bands provides human scale & proportion to the façade...A building base, middle & top should be strongly articulated through materials, details and changes in plane of the wall.

V.O.W. Design Guidelines, pg. 12:

VI: Proportion / Scale

b. VERTICAL RHYTHM:

The breakdown of the building facades into vertical bays creates a sense of progression and scale to the streetwall...Vertical rhythms break down the length of a building...Fenestration patterns will emphasize vertical rhythms.

V.O.W. Design Guidelines, pg. 16:

VII: Articulation

a. ENTRIES: COMMERCIAL & MIXED USE

1. Hierarchy: Public entrances should be large scale, open & inviting...Private entrances should be more opaque & integrated into the façade.
2. Location: Public entrances should be located along the main thoroughfares & at corners. Private entrances should be located centrally for a multiple bay building.



KEY CONCEPT: Formality appropriate to face large open space & civic buildings.



V.O.W. Design Guidelines, pg. 13:

VI: Proportion / Scale

c. FAÇADE ARTICULATION:

Articulation is achieved through the combination of materials, introduction of detailing and changes in plane of the façade.



V.O.W. Design Guidelines, pg. 15:

VI: Proportion / Scale

e. HIERARCHY: The prioritization of certain building masses, components or elements over others...Public or retail spaces should be open & inviting. Private spaces should have a separate entrance articulated independently.



V.O.W. Design Guidelines, pg. 15:

VI: Proportion / Scale

e. HIERARCHY:

The prioritization of certain building masses, components or elements over others...Public or retail spaces should be open & inviting.

V.O.W. Design Guidelines, pg. 26:

IX: Service, Secondary Facades & Parking Structures

c. PARKING STRUCTURES:

Parking structures at a commercial development should be incorporated so that the blend with the architecture of the development...Building materials, details & articulation should be consistent with the development.

V.O.W. Design Guidelines, pg. 17:

VII: Articulation

b. WINDOW FENESTRATION:

Punched single or ganged windows are required at upper floors but prohibited at street level on primary facades. A combination of ganged & single units is encouraged within the punched openings to provide hierarchy to the façade.



736 ELM - OPTIONAL



KEY CONCEPT: Intimate & varied scale to enhance Elm Street.

V.O.W. Design Guidelines, pg. 12:

VI: Proportion / Scale

b. VERTICAL RHYTHM:

Structural bays should be articulated on the façade to add interest, scale, proportion & detail. Bays should be recessed and / or projected to provide a variety of plane changes, interest & shadows....The use of decorative architectural elements is highly encouraged....Variation of materials is encouraged.

V.O.W. Design Guidelines, pg. 14:

VI: Proportion / Scale

d. FENESTRATION:

Windows should be recessed back from the plane of the building façade to create additional articulation & shadow.

Commercial & Mixed Use; Primary Facade: At least 60% of the first floor façade is to be windows/store entrances. Between 25% & 40% of the upper floor [facades] are to be windows.

V.O.W. Design Guidelines, pg. 17:

VII: Articulation

b. WINDOW FENESTRATION:

Punched single or ganged windows are required at upper floors but prohibited at street level on primary facades. A combination of ganged & single units is encouraged within the punched openings to provide hierarchy to the façade.



736 ELM - OPTIONAL

NOTE

FLOOR 1: RETAIL

FLOORS 2-4: RESIDENTIAL

V.O.W. Design Guidelines, pg. 11:

VI: Proportion / Scale

a. HORIZONTAL RHYTHM:

The breakdown of the building façade into horizontal bands provides human scale & proportion to the façade...A building base, middle & top should be strongly articulated through materials, details and changes in plane of the wall.

V.O.W. Design Guidelines, pg. 12:

VI: Proportion / Scale

b. VERTICAL RHYTHM:

The breakdown of the building facades into vertical bays creates a sense of progression and scale...Vertical rhythms break down the length of a building...Fenestration patterns will emphasize vertical rhythms.

V.O.W. Design Guidelines, pg. 13:

VI: Proportion / Scale

c. FAÇADE ARTICULATION:

Articulation is achieved through the combination of materials, introduction of detailing and changes in plane of the façade.



KEY CONCEPT: Massing & setbacks break down scale.

V.O.W. Design Guidelines, pg. 11:

VI: Proportion / Scale

a. HORIZONTAL RHYTHM:

The breakdown of the building façade into horizontal bands provides human scale & proportion to the façade...A building base, middle & top should be strongly articulated through materials, details and changes in plane of the wall."

V.O.W. Design Guidelines, pg. 17:

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V.O.W. Design Guidelines, pg. 17:

VII: Articulation

b. WINDOW FENESTRATION: Punched single or ganged windows are required at upper floors but prohibited at street level on primary facades. A combination of ganged & single units is encouraged within the punched openings to provide hierarchy to the façade.

V.O.W. Design Guidelines, pg. 16:

VII: Articulation

a. ENTRIES: MULTIPLE FAMILY RESIDENTIAL
2. Location:... Garage entrances should be located toward a secondary street, alley or away from the pedestrian way.



KEY CONCEPT: Dignified & detailed motor court, discreet service area.

V.O.W. Design Guidelines, pg. 12:

VI: Proportion / Scale

b. VERTICAL RHYTHM:The use of decorative architectural elements is highly encouraged
...Variation of materials is encouraged.

V.O.W. Design Guidelines, pg. 16:

VII: Articulation

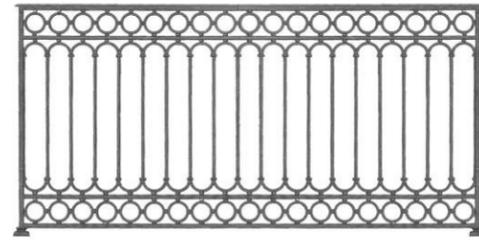
a. ENTRIES: COMMERCIAL & MIXED USE

3. Detail: ...Residential entries should be clearly identified and dignified.

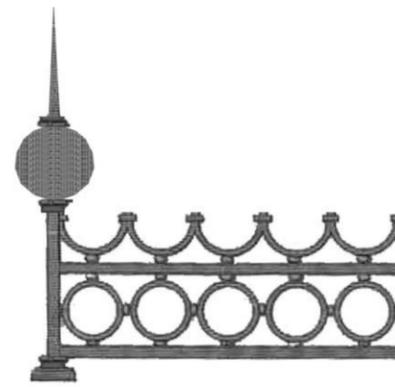




METAL ROOF



IRON RAILING



ORNAMENTAL RAILING



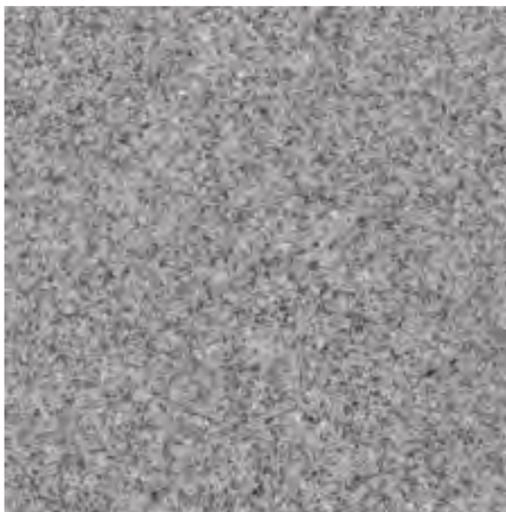
CLEAR LOW-E GLASS



ALUMINUM CLAD WOOD
ORNAMENTAL WINDOW



ALUMINUM CLAD WOOD
RESIDENTIAL WINDOW



GRANITE



LIMESTONE



BRICK



STOREFRONT WINDOW WITH
PAINTED ALUMINUM FRAME

V.O.W. Design Guidelines, pg. 23:

VIII. Materials

COMMERCIAL & MIXED USE:

“Acceptable materials include **modular brick**, rough faced or **dressed limestone** and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals [when used as wall], rough / random lannon stone, concrete block and glass block are not acceptable materials.”

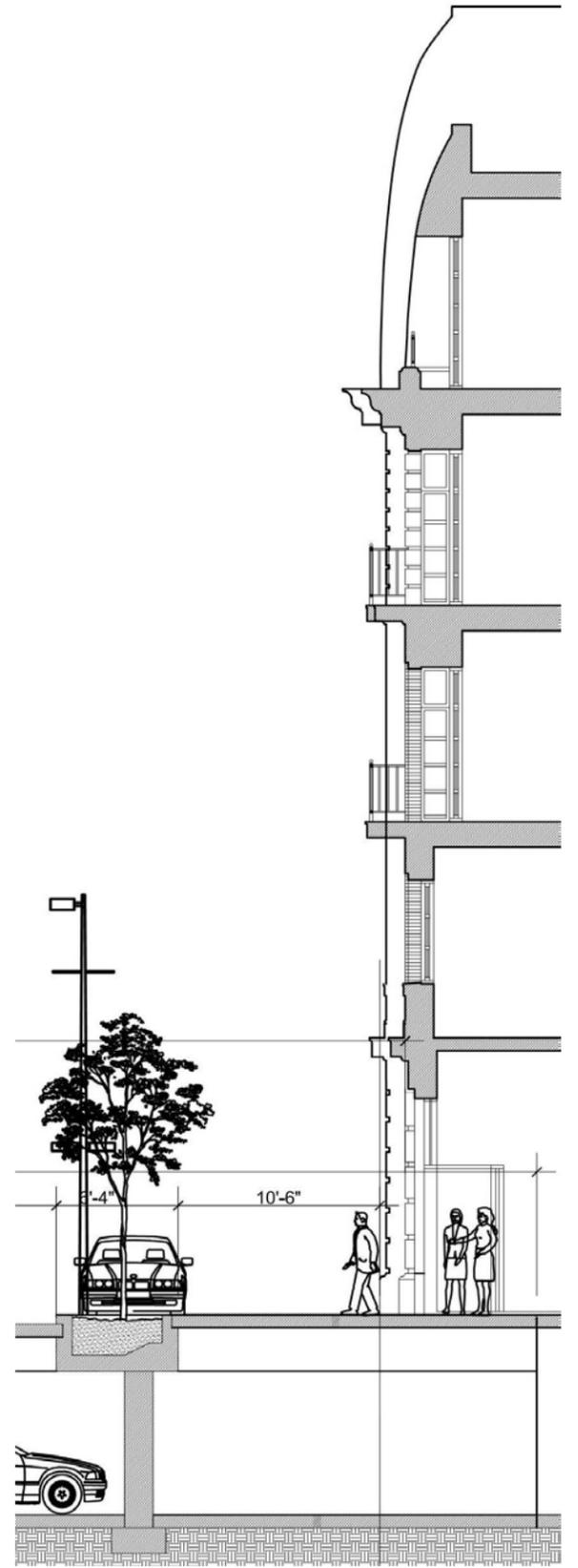
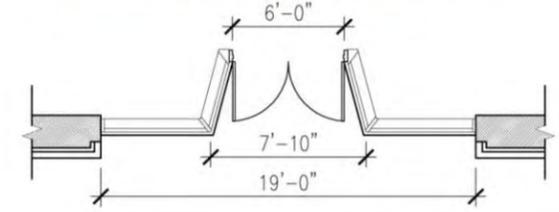
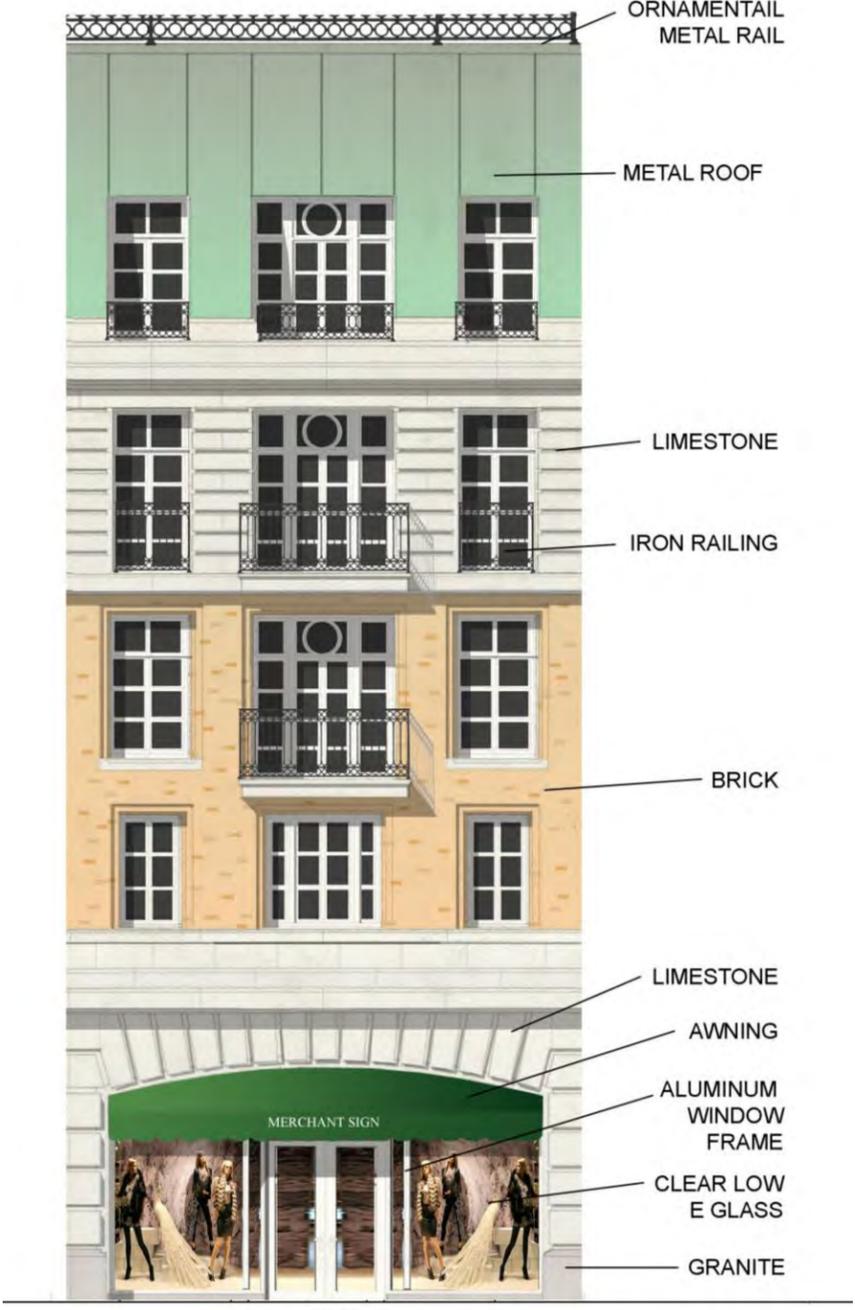
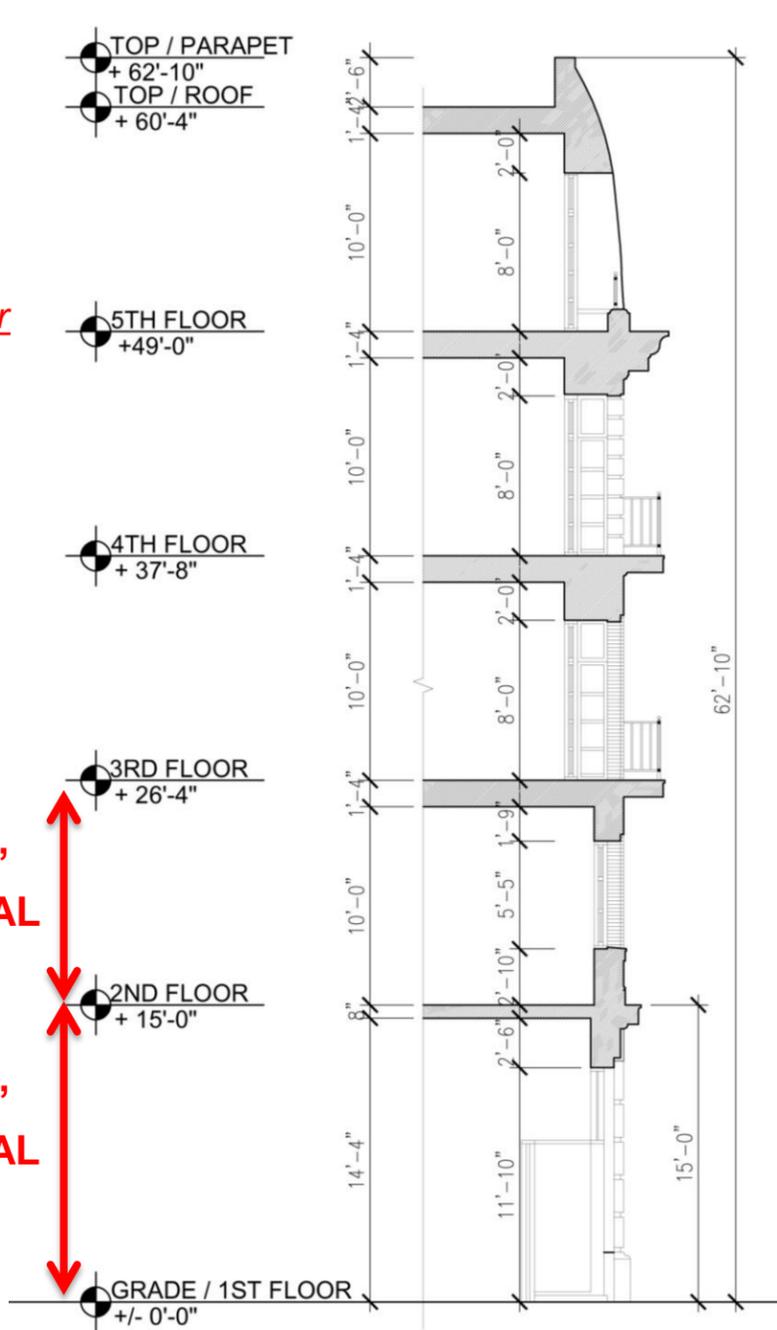
MULTIFAMILY RESIDENTIAL

“Acceptable materials include **modular brick**, limited areas of **dressed limestone** and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades [...] only. Aluminum or vinyl siding, metals [when used as wall], rough / random lannon stone, concrete block and glass block are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish resembles troweled exterior grade stucco.”

V.O.W. Design Guidelines, pg. 11:

VI: Proportion / Scale
 a. HORIZONTAL RHYTHM
 Commercial & Mixed Use:...The height of street level elevations (floor to floor) should be 20% greater than the upper floor to floor dimensions.

11'-4" TYPICAL
15'-0" > 11'4" BY 25%
15'-0" TYPICAL



XI: Vehicular Zones

c. PARKING AND SERVICE AREAS

In all Business, Multifamily Residential and Institutional areas, parking is both an essential component and a scarce commodity, which is absolutely necessary to the vitality of the business districts....For current and future developments, every effort must be made to save, enhance and / or expand both public and private parking areas.



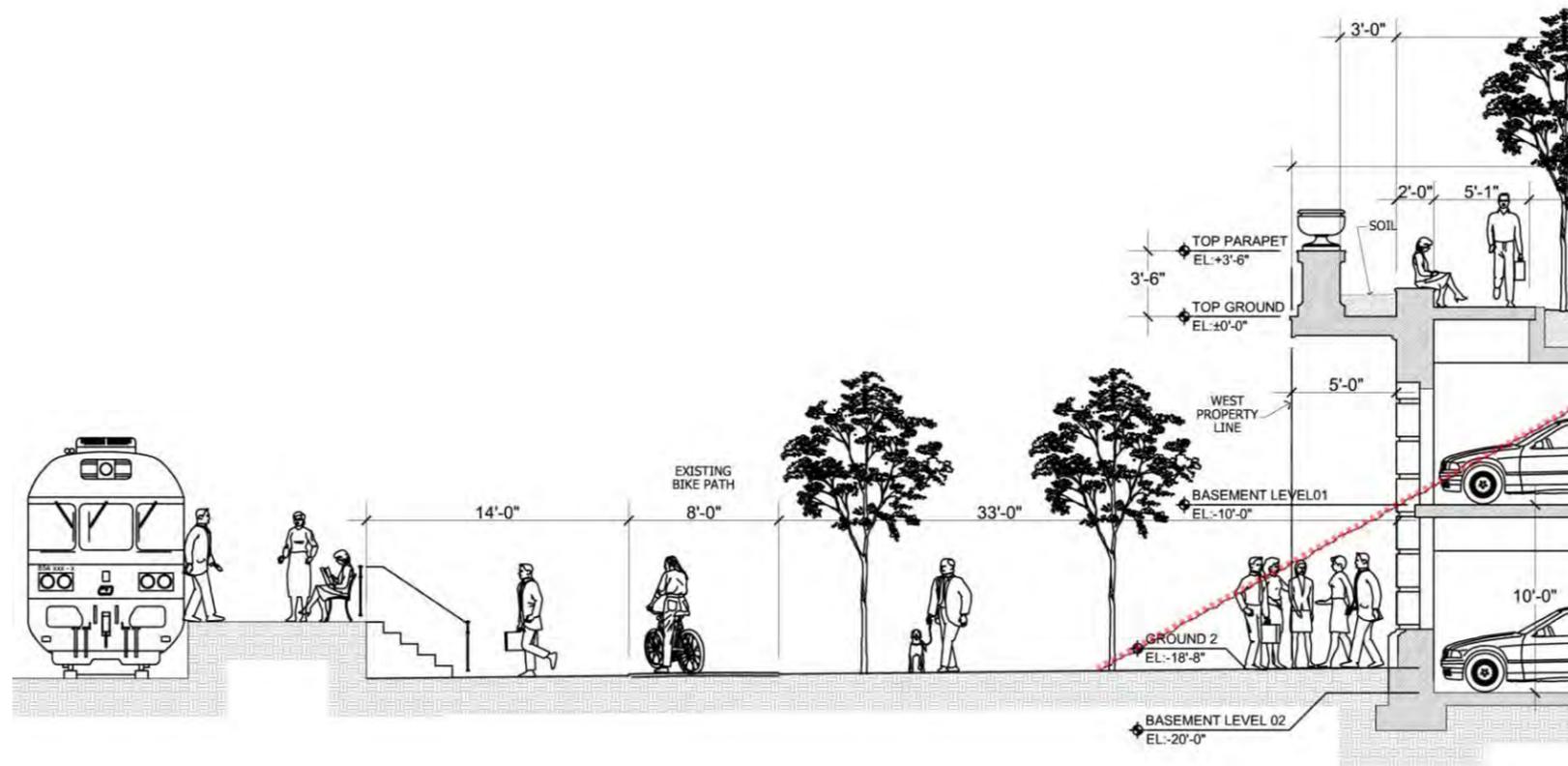
KEY CONCEPT: Attractive architecture & landscape screens parking, matches Elm Street bridge.

V.O.W. Design Guidelines, pg. 56:

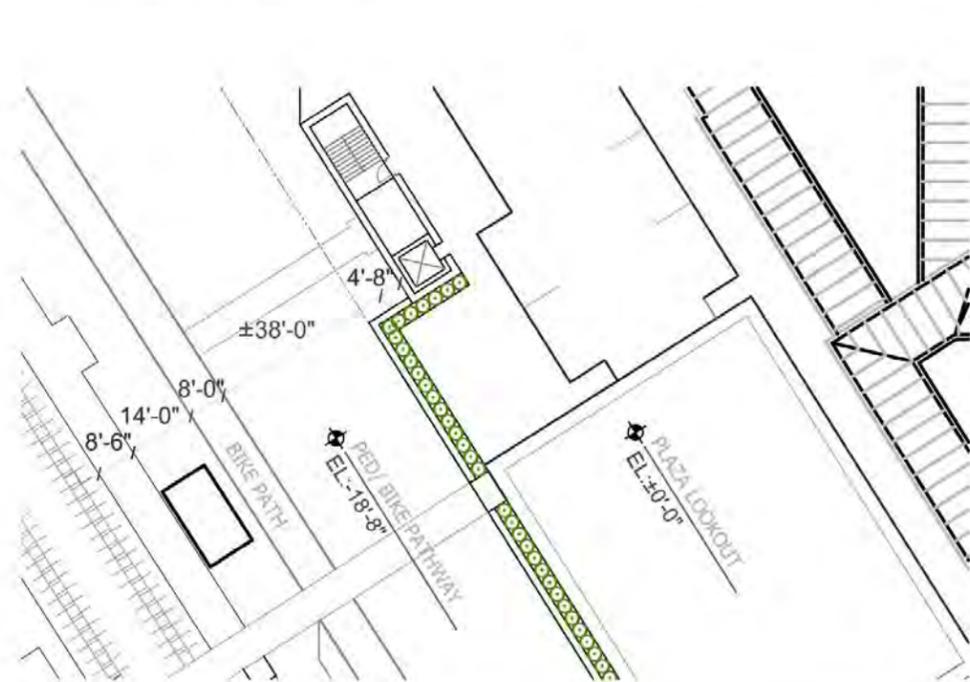
4: Parking Structure Landscaping:
A minimum 5'-0" landscape setback should be placed at the base of the parking structure, adjacent to pedestrian areas in the public way.

V.O.W. Design Guidelines, pg. 73:

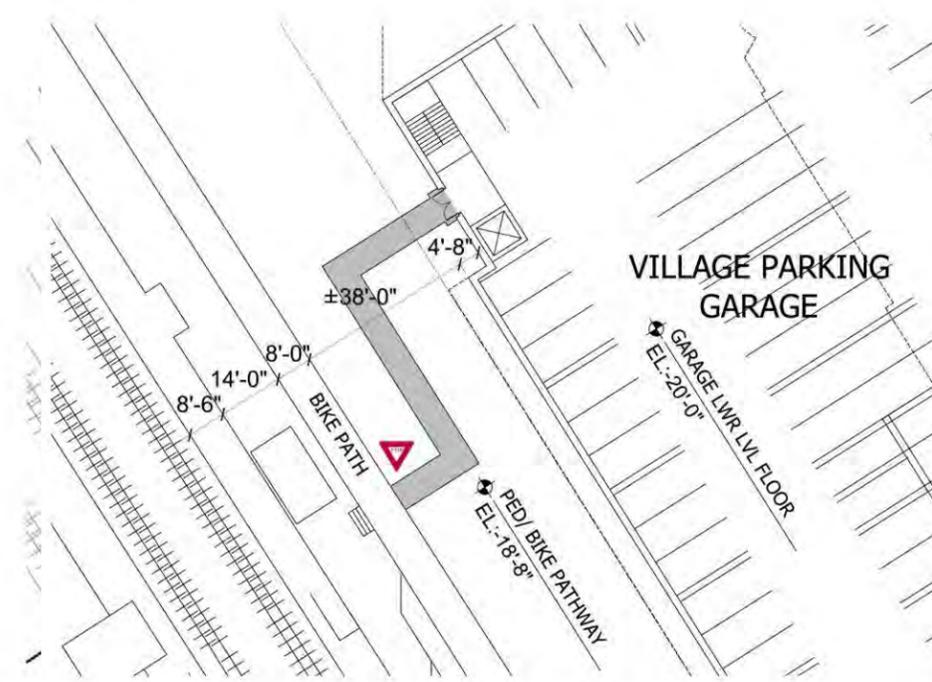
XV: Open Space
5: Metra Stations: The appearance of the... railroad right of way should be improved... with particular attention at the Business Districts. The railroad embankments should implement significant landscaping with emphasis on seasonal interest.



1 CR-SECT BIKE PATH & PARKING W/ ADJACENCY TO METRA SYSTEM
SCALE: 1/8" = 1'-0"



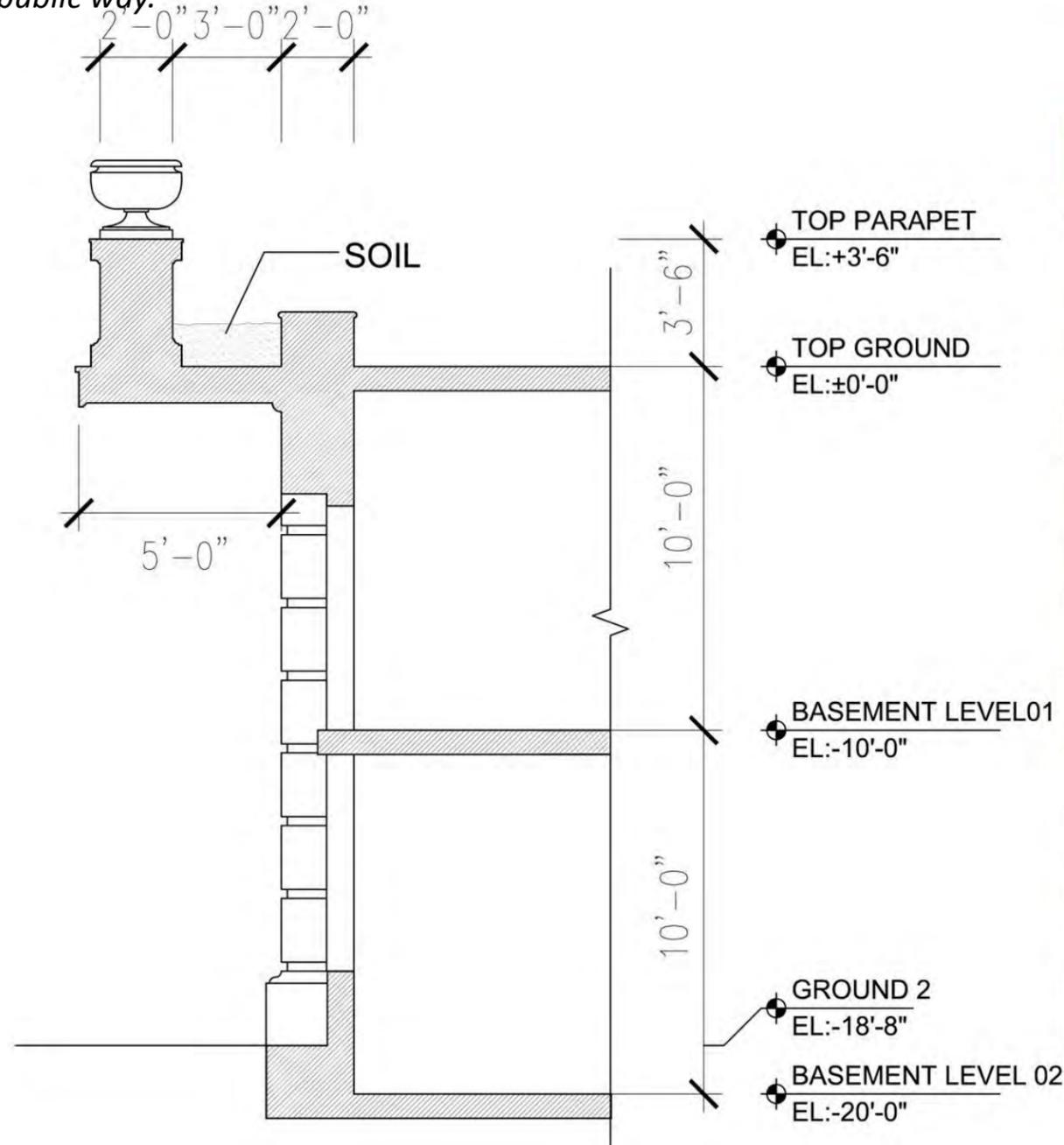
2 VIGNETTE PLAN @ PEDESTRIAN PATH LEVEL
SCALE: 1/32" = 1'-0"



3 VIGNETTE PLAN @ GARAGE LEVEL
SCALE: 1/32" = 1'-0"

4: Parking Structure Landscaping:

A minimum 5'-0" landscape setback should be placed at the base of the parking structure, adjacent to pedestrian areas in the public way.

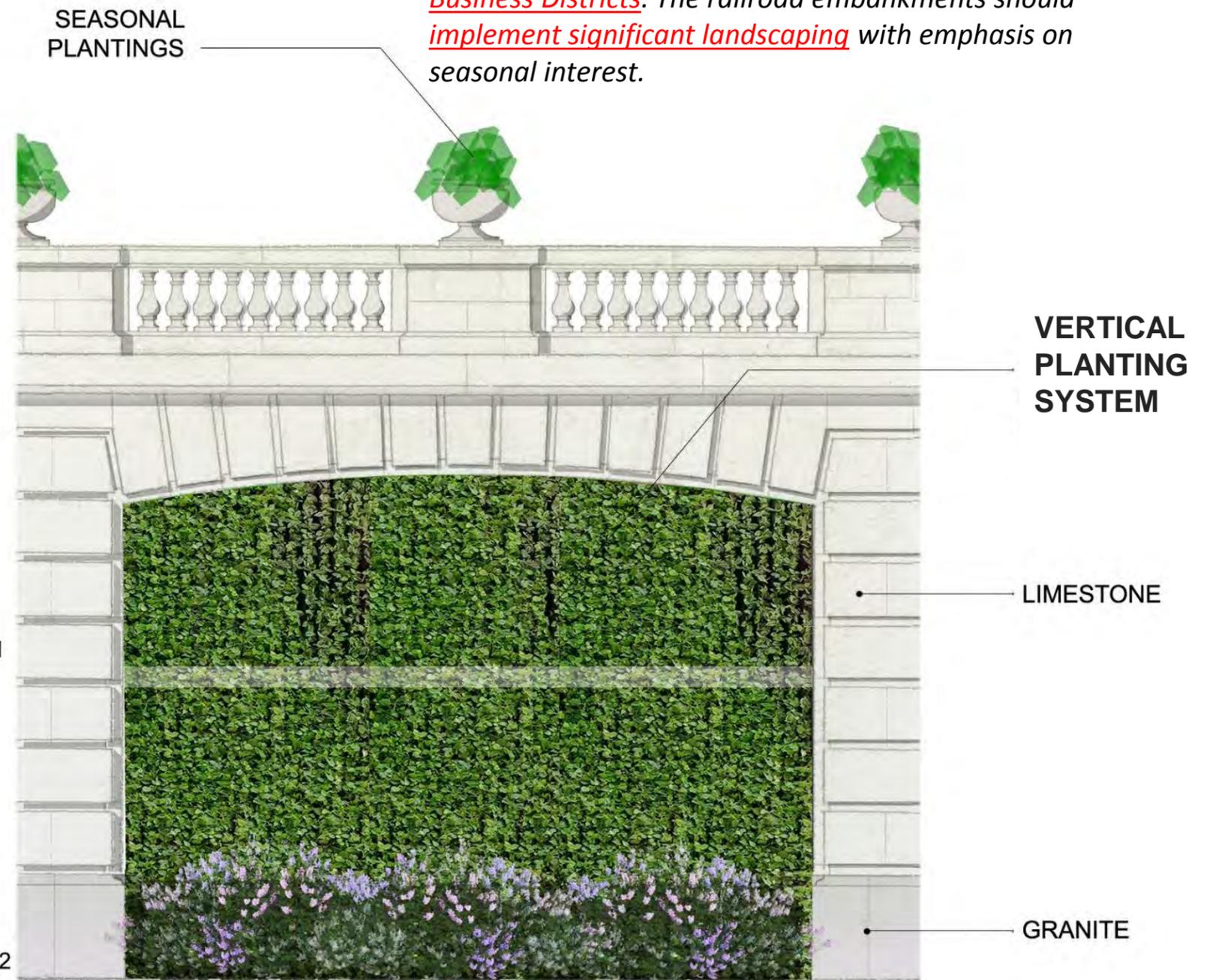


4: Parking Structure Landscaping:

...Vines should be planted and...encouraged to grow up the structure...Planters should be incorporated.

XV: Open Space

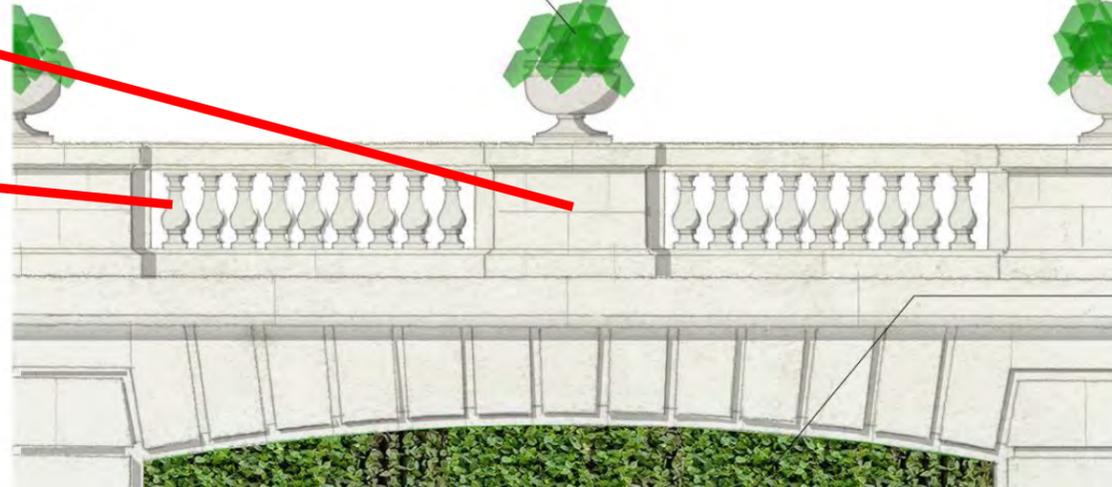
5: Metra Stations: The appearance of the... railroad right of way should be improved...with particular attention at the Business Districts. The railroad embankments should implement significant landscaping with emphasis on seasonal interest.



**PODIUM BLOCK
(TYP.)**

BALUSTRADE

SEASONAL
PLANTINGS



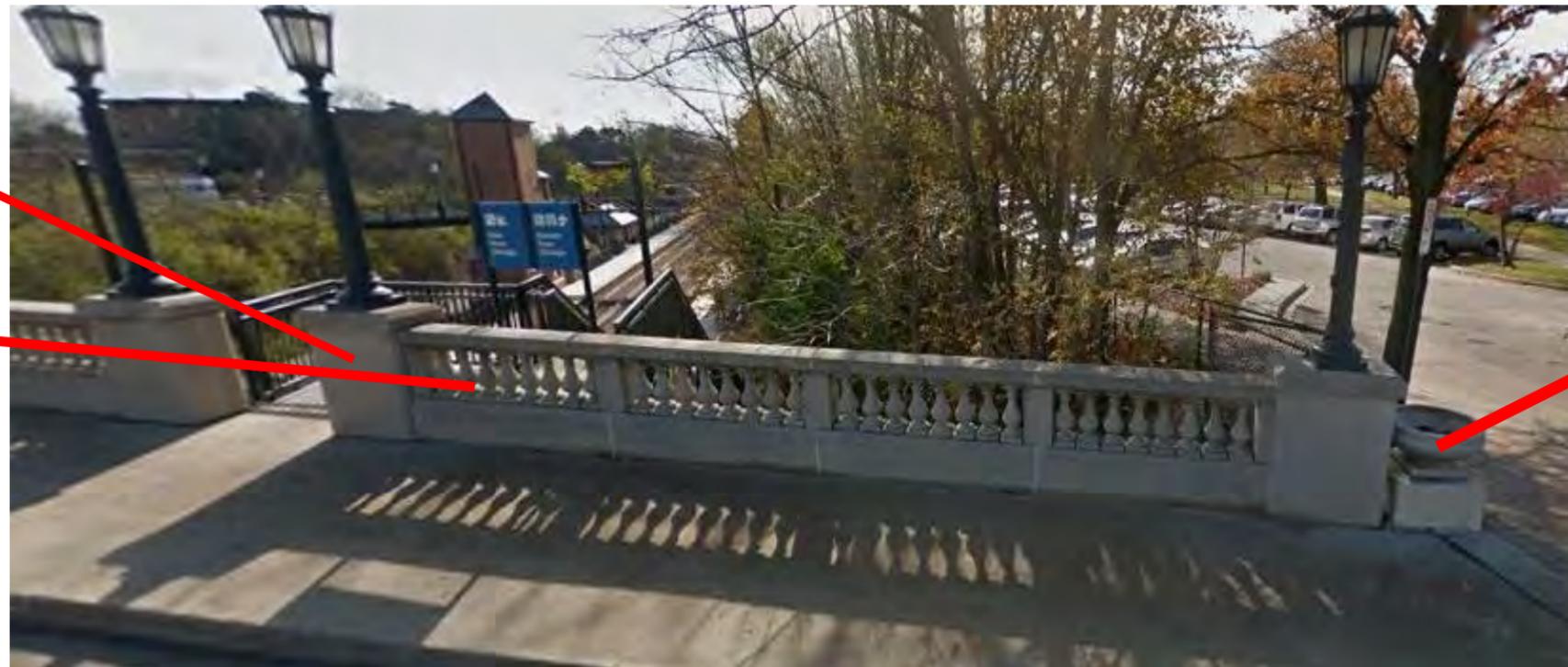
**URN WITH SEASONAL
PLANTINGS (TYP.)**

VERTICAL
PLANTING
SYSTEM

PROPOSED WEST GARAGE
DETAIL

**PODIUM BLOCK
(TYP.)**

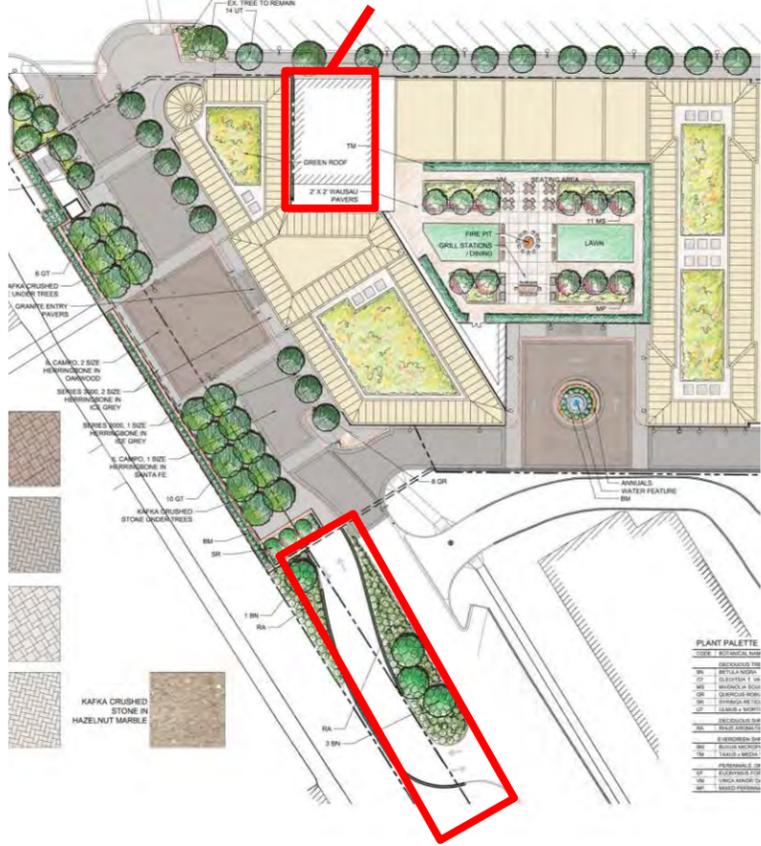
BALUSTRADE



**URN (OFTEN FILLED WITH
SEASONAL PLANTINGS)**

EXISTING ELM STREET
BRIDGE DETAIL

736 ELM - OPTIONAL





V.O.W. Design Guidelines, pg. 26:

IX: Service, Secondary Facades & Parking Structures

c. PARKING STRUCTURES:

Parking structures at a commercial development should be incorporated so that the blend with the architecture of the development....Building materials, details & articulation should be consistent with the development.

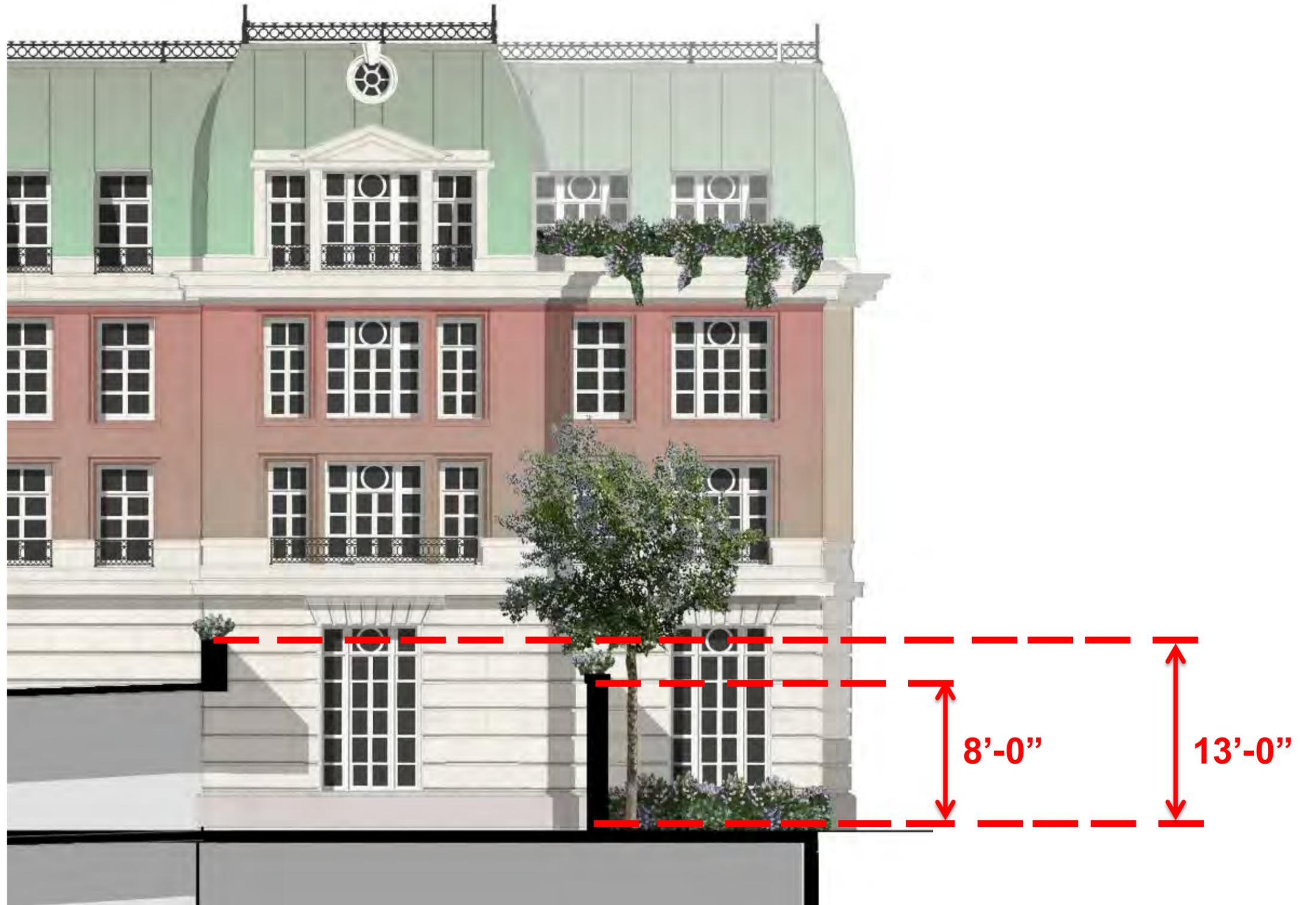
V.O.W. Design Guidelines, pg. 43:

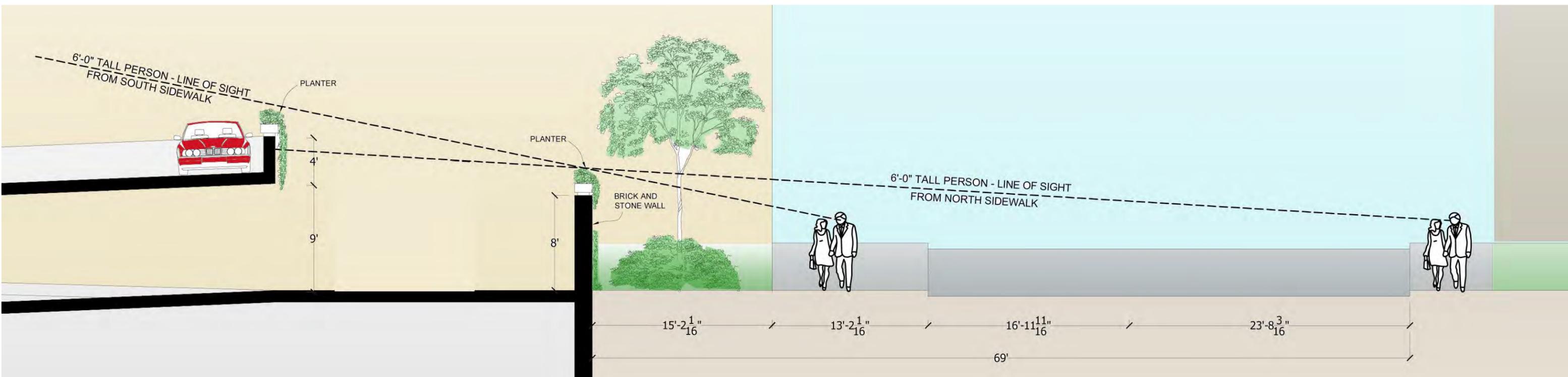
XI: Vehicular Zones

c. PARKING AND SERVICE AREAS

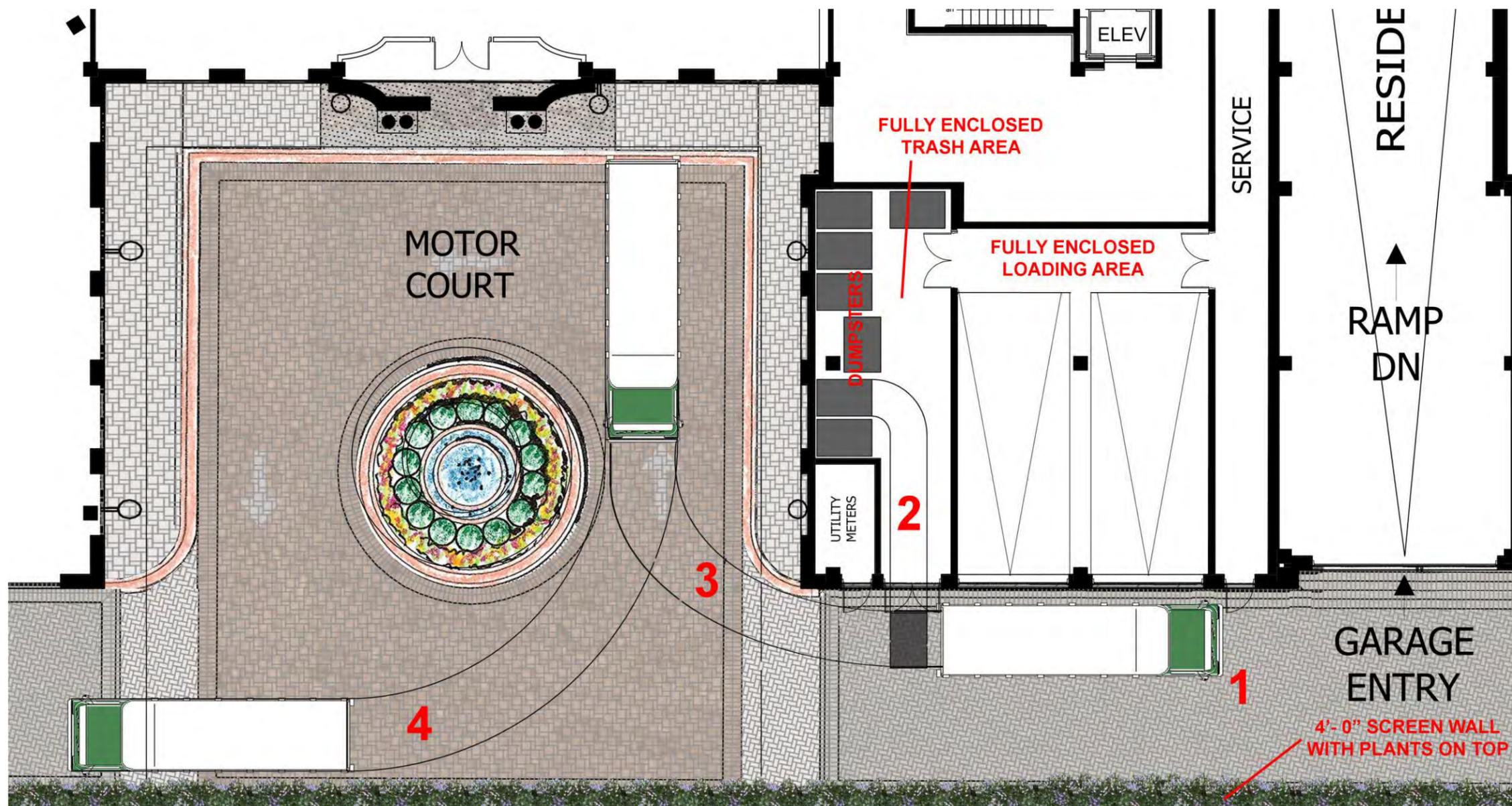
In all Business, Multifamily Residential and Institutional areas, parking is both an essential component and a scarce commodity, which is absolutely necessary to the vitality of the business districts....For current and future developments, every effort must be made to save, enhance and / or expand both public and private parking areas.

KEY CONCEPT: Architectural & landscape screening create attractive pedestrian experience, blend with context.









TRASH COLLECTION

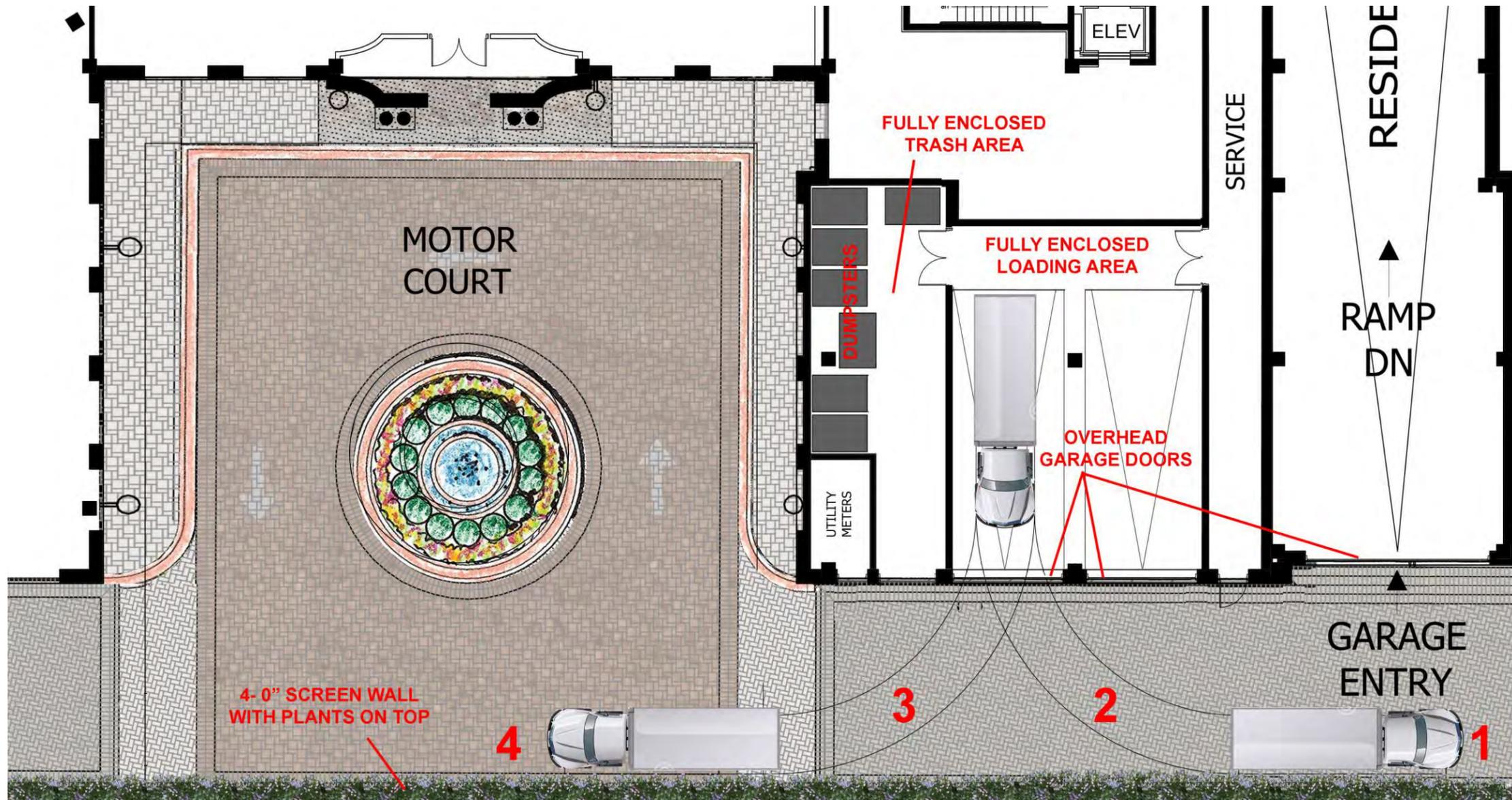
- 1: TRUCK ARRIVES FROM LINCOLN AVENUE
- 2: WORKERS REMOVE DUMPSTER(S), EMPTIES INTO TRUCK AND RETURNS DUMPSTER(S)
- 3: TRUCK REVERSES INTO MOTOR COURT
- 4: TRUCK EXITS ONTO LINCOLN AVENUE

NOTES:

-TRASH & LOADING AREA FULLY CLIMATE CONTROLLED & VENTILATED

-ALL DUMPSTERS 4'-0" x 6'-0" x 4'-0" (3 YARD) MINIMUM

- V.O.W. GARBAGE TRUCK:
 FREIGHTLINER M2 106MD
 TURNING RADIUS: 36'-2"
 LENGTH: 33'-4"
 WIDTH (MAX): 9'-2"



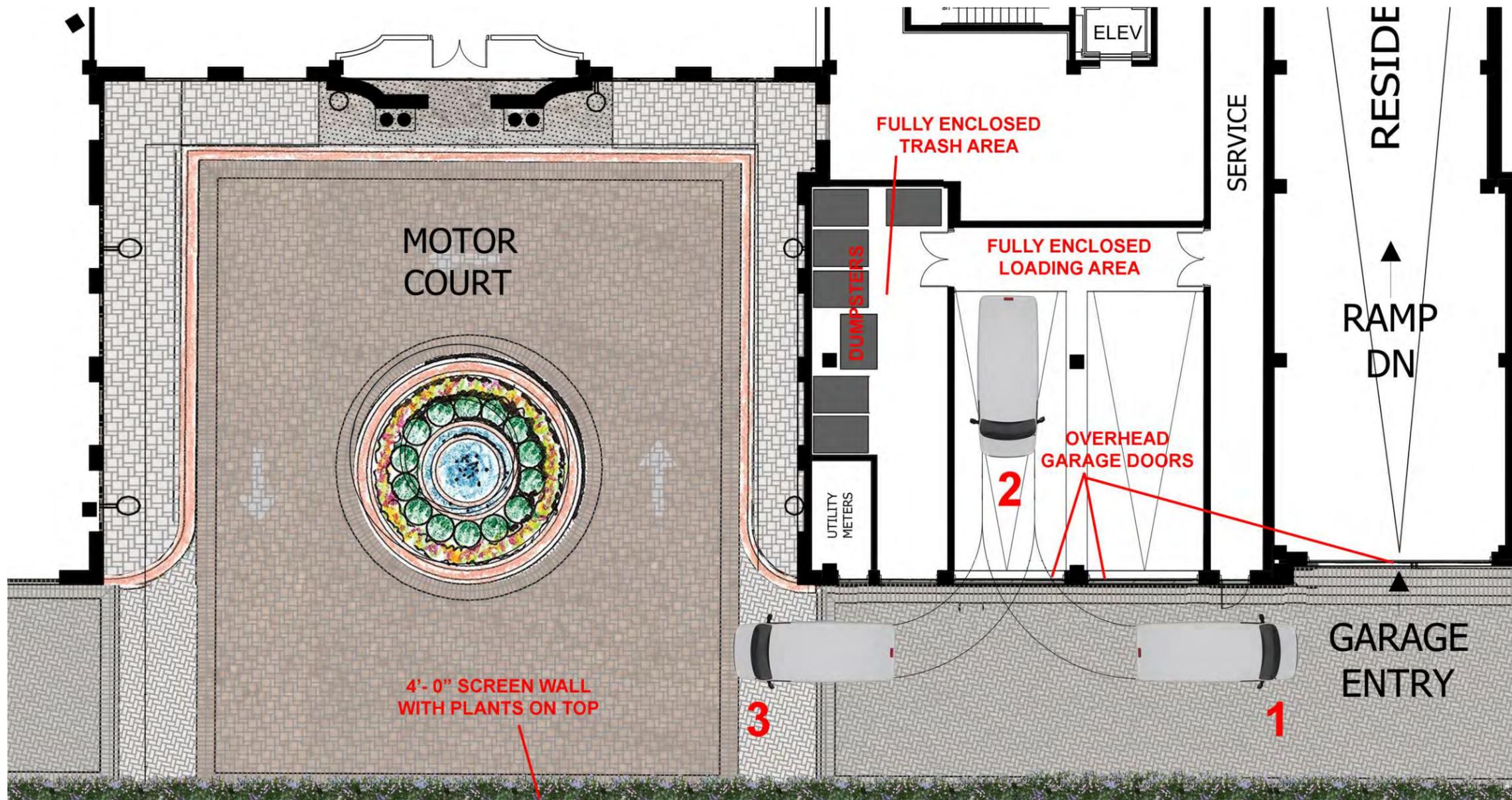
TRUCK LOADING

- 1: TRUCK ARRIVES FROM LINCOLN AVENUE, OVERHEAD DOOR OPENS
- 2: TRUCK REVERSES INTO LOADING DOCK, WORKERS UNLOAD CARGO
- 3: TRUCK EXITS LOADING DOCK, OVERHEAD DOOR CLOSES, TRUCK EXITS ONTO LINCOLN AVENUE

NOTES:

- TRASH & LOADING AREA FULLY CLIMATE CONTROLLED & VENTILATED

- TYPICAL BOX TRUCK:
 FORD F6500
 TURNING RADIUS: 30'-4"
 LENGTH: 25'-4"
 WIDTH: 7'-0"



VAN LOADING

- 1: VAN ARRIVES FROM LINCOLN AVENUE, OVERHEAD DOOR OPENS
- 2: VAN REVERSES INTO LOADING DOCK, WORKERS UNLOAD CARGO
- 3: VAN EXITS LOADING DOCK, OVERHEAD DOOR CLOSES, VAN EXITS ONTO LINCOLN AVENUE

NOTES:

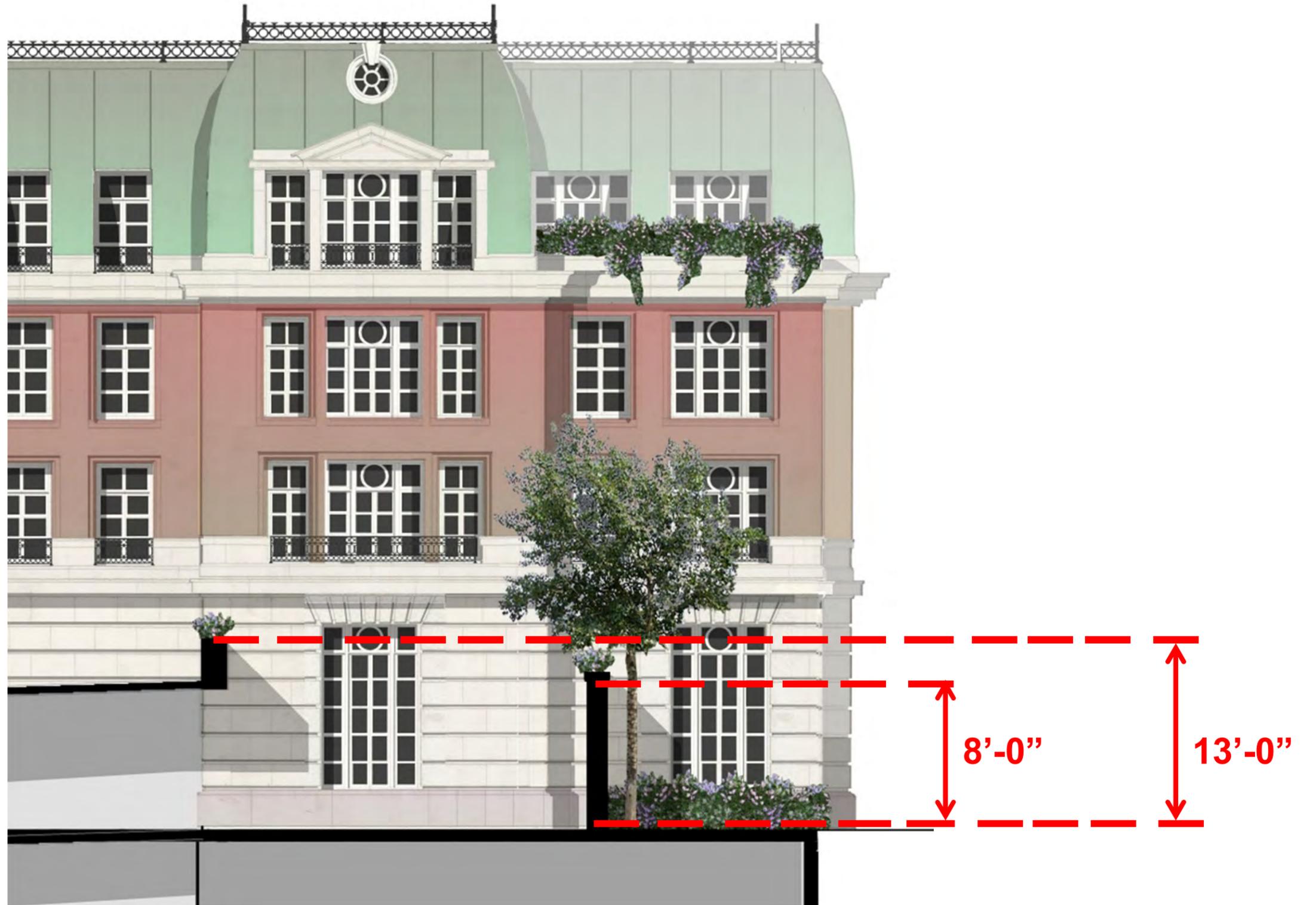
- TRASH & LOADING AREA FULLY CLIMATE CONTROLLED & VENTILATED

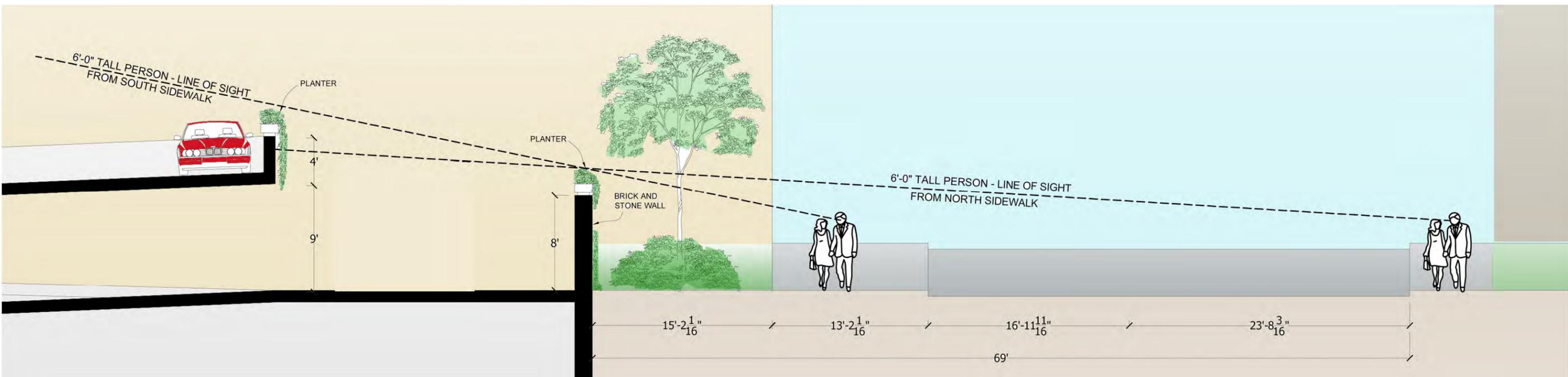
- TYPICAL VAN:
 FORD E350
 TURNING RADIUS: 21'-8"
 LENGTH: 18'-0"
 WIDTH: 7'-0"



EAST GARAGE – ENTRANCE & SCREEN WALL

LUCIEN LAGRANGE STUDIO









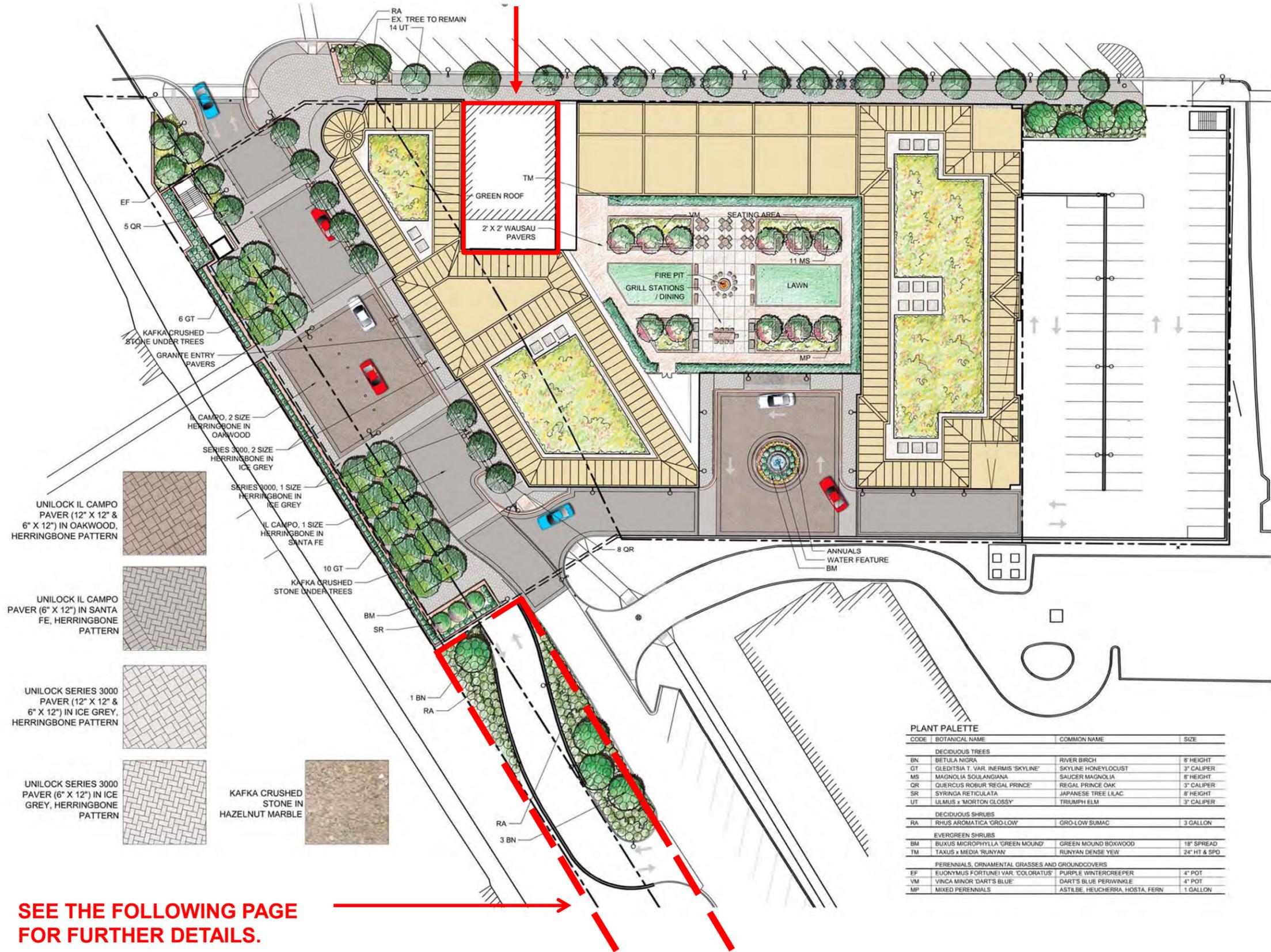






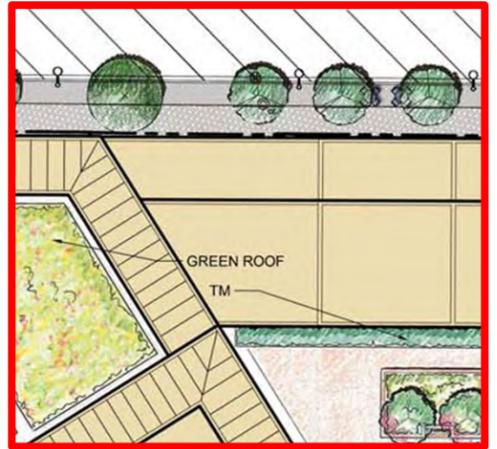


736 ELM - OPTIONAL



- UNILOCK IL CAMPO PAVER (12" X 12" & 6" X 12") IN OAKWOOD, HERRINGBONE PATTERN
- UNILOCK IL CAMPO PAVER (6" X 12") IN SANTA FE, HERRINGBONE PATTERN
- UNILOCK SERIES 3000 PAVER (12" X 12" & 6" X 12") IN ICE GREY, HERRINGBONE PATTERN
- UNILOCK SERIES 3000 PAVER (6" X 12") IN ICE GREY, HERRINGBONE PATTERN
- KAFKA CRUSHED STONE UNDER TREES
- GRANITE ENTRY PAVERS
- IL CAMPO, 2 SIZE HERRINGBONE IN OAKWOOD
- SERIES 3000, 2 SIZE HERRINGBONE IN ICE GREY
- SERIES 3000, 1 SIZE HERRINGBONE IN ICE GREY
- IL CAMPO, 1 SIZE HERRINGBONE IN SANTA FE
- 10 GT
- KAFKA CRUSHED STONE UNDER TREES
- BM
- SR
- 1 BN
- RA
- 3 BN
- RA
- 3 BN
- KAFKA CRUSHED STONE IN HAZELNUT MARBLE

SEE THE FOLLOWING PAGE FOR FURTHER DETAILS.



736 ELM - OPTIONAL

PLANT PALETTE

CODE	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
BN	BETULA NIGRA	RIVER BIRCH	6' HEIGHT
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CALIPER
MS	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	6' HEIGHT
QR	QUERCUS ROBUR 'REGAL PRINCE'	REGAL PRINCE OAK	3" CALIPER
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	8' HEIGHT
UT	ULMUS x 'MORTON GLOSSY'	TRIUMPH ELM	3" CALIPER
DECIDUOUS SHRUBS			
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	3 GALLON
EVERGREEN SHRUBS			
BM	BUXUS MICROPHYLLA 'GREEN MOUND'	GREEN MOUND BOXWOOD	18" SPREAD
TM	TAXUS x MEDIA 'RUNYAN'	RUNYAN DENSE YEW	24" HT & SPD
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS			
EF	EUONYMUS FORTUNEI VAR. 'COLORATUS'	PURPLE WINTERCREEPER	4" POT
VM	VINCA MINOR 'DART'S BLUE'	DART'S BLUE PERIWINKLE	4" POT
MP	MIXED PERENNIALS	ASTILBE, HEUCHERRA, HOSTA, FERN	1 GALLON



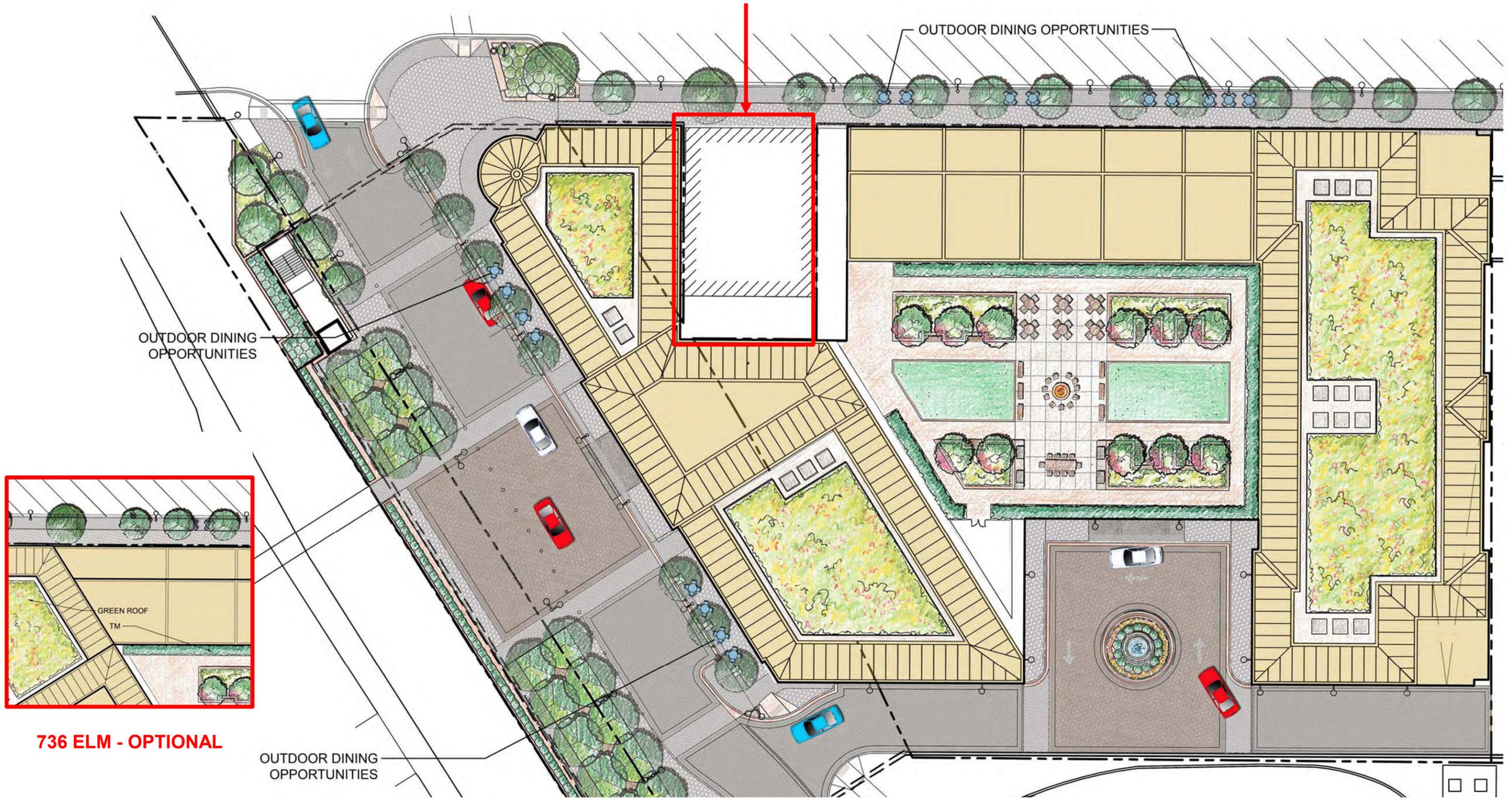


BOUNDARIES APROXIMATE – SEE ENGINEERING PLANS

LANDSCAPE SITE PLAN – SOUTH DETAIL

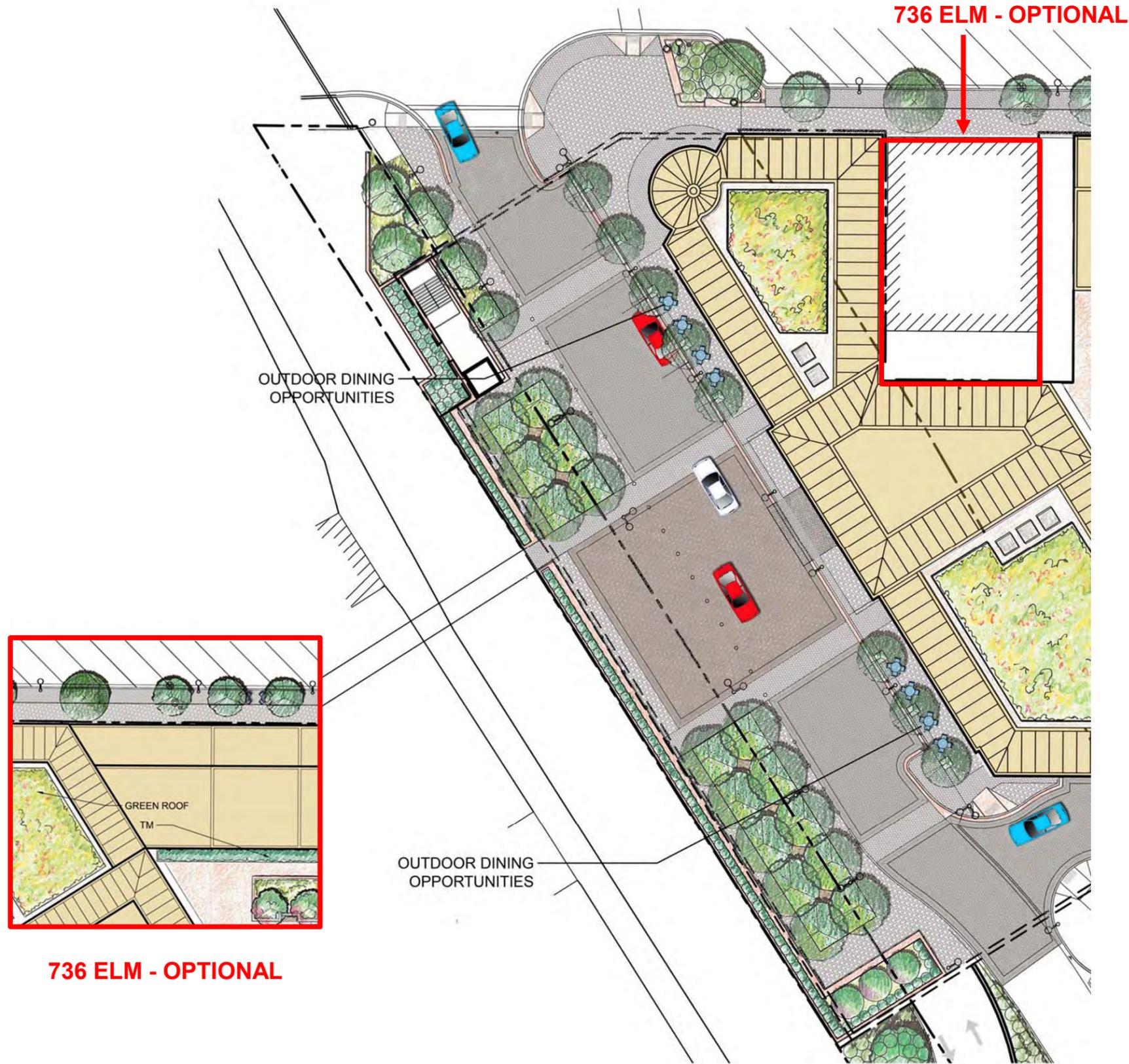
LUCIEN LAGRANGE STUDIO

736 ELM - OPTIONAL



736 ELM - OPTIONAL





V.O.W. Design Guidelines, pg. 27:

PUBLIC SPACES / STREETSCAPES

X. Pedestrian Zones & Circulation
 Attention should be paid to ensure all pedestrian zones created, altered & amended...enhance Winnetka's pedestrian friendly character.

V.O.W. Design Guidelines, pg. 30:

X. Pedestrian Zones & Circulation
 4. Decorative Paving: Decorative brick pavers should be used along sidewalks, at corners and in plazas to enhance the attractiveness of an area and to define pedestrian activity areas.

V.O.W. Design Guidelines, pg. 35:

X. Pedestrian Zones & Circulation
 d. Pedestrian Zone Landscaping: Streetscapes within the business districts...should be designed to provide pedestrians with shade & visual character.

V.O.W. Design Guidelines, pg. 40:

X. Pedestrian Zones & Circulation
 2. Corner Bump Outs: The village encourages the use of bump outs or widened walkways at street corners.

V.O.W. Design Guidelines, pg. 67:

XV: Open Space
 a. Purpose:...encourage pedestrian circulation... CREATE GATHERING POINTS FOR VILLAGE EVENTS AND ACTIVITIES.





UNILOCK IL CAMPO PAVERS



OAKWOOD



SANTA FE



WAUSAU PRECAST PAVERS



UNILOCK SERIES 3000 PAVERS



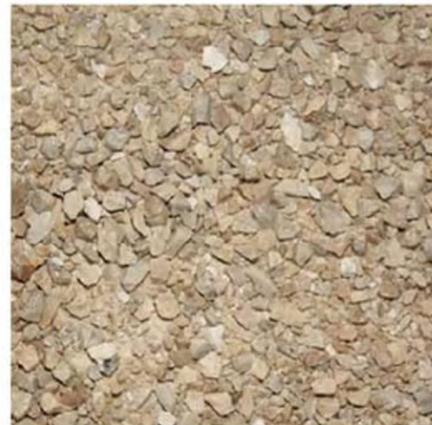
ICE GREY



ENTRY MARBLE PAVERS IN ECHO LAKE (COLDSRING)



KAFKA DECORATIVE CRUSHED STONE



HAZELNUT MARBLE

V.O.W. Design Guidelines, pg. 30:

X. Pedestrian Zones & Circulation
4. Decorative Paving: Decorative brick pavers should be used along sidewalks, at corners and in plazas to enhance the attractiveness of an area and to define pedestrian activity areas.





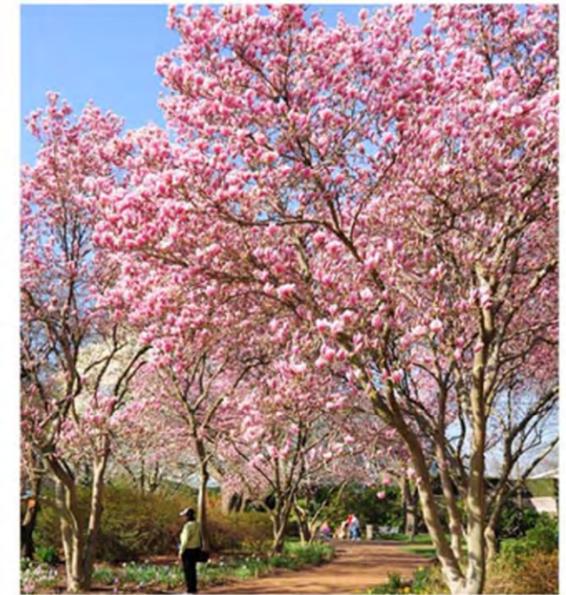
REGAL PRINCE OAK



TRIUMPH ELM



JAPANESE TREE LILAC



SAUCER MAGNOLIA



BOXWOOD



DENSE YEW



GRO-LOW SUMAC



PERIWINKLE



PURPLELEAF WINTERCREEPER



SEDUM BLEND ON ROOF



ASTILBE MIX



HOSTA MIX

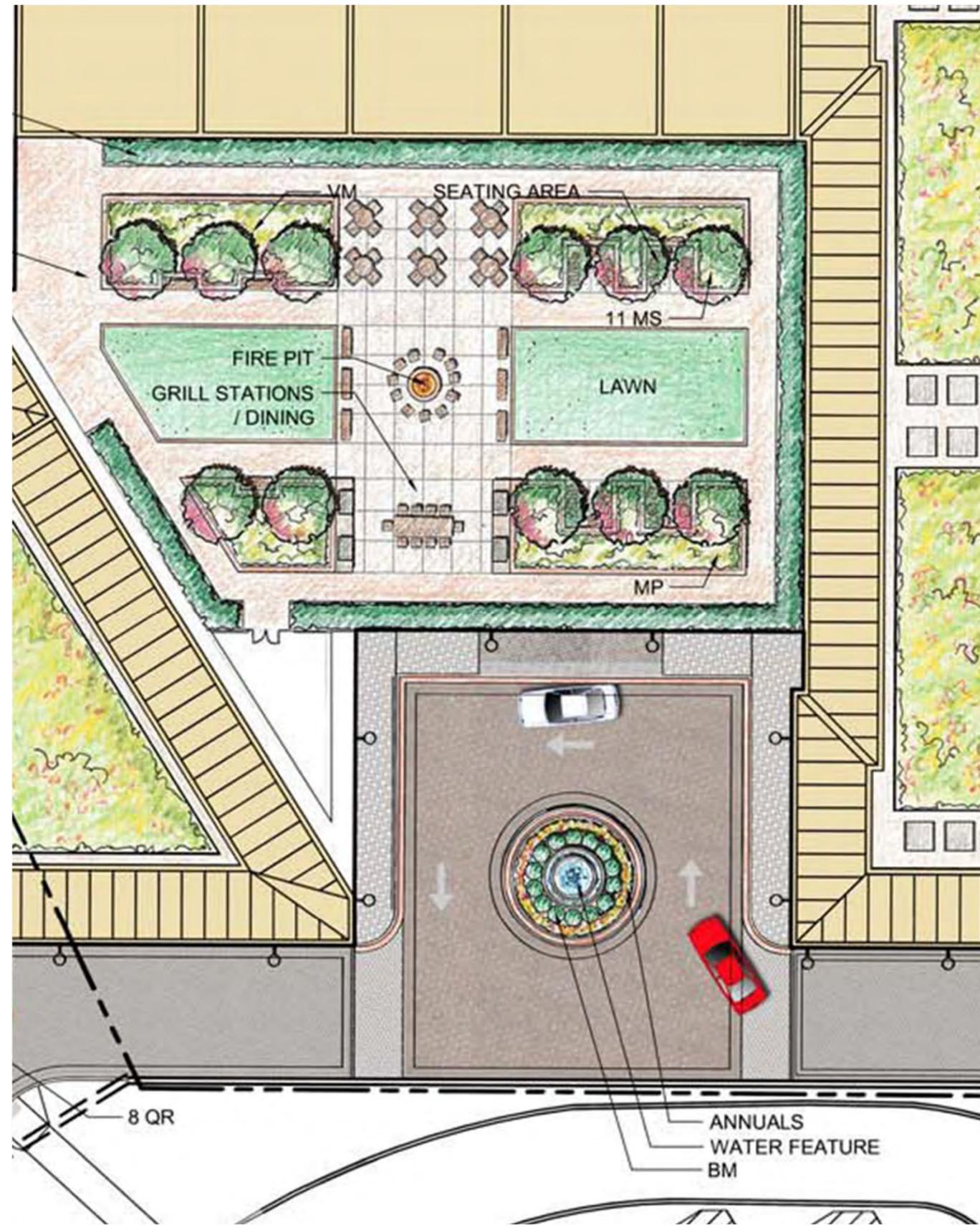


CORALBELL MIX



FERN MIX





ENLARGED LANDSCAPE PLAN – MOTOR COURT DANIEL WEINBACH & PARTNERS Ltd.



FIRE PIT ON AMENITY DECK

SIMILAR EXAMPLE





DECORATIVE FOUNTAIN AT ENTRY DRIVE
SIMILAR EXAMPLE



VII: Articulation

c. BUILDING LIGHTING

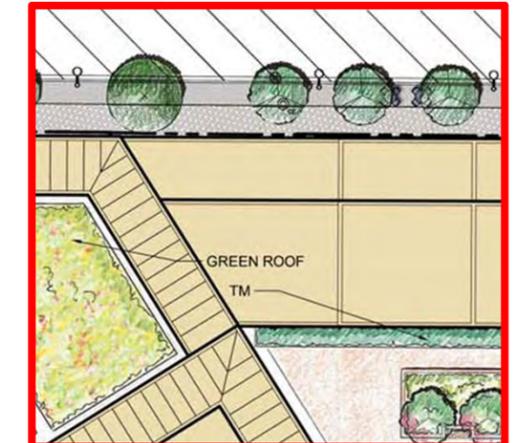
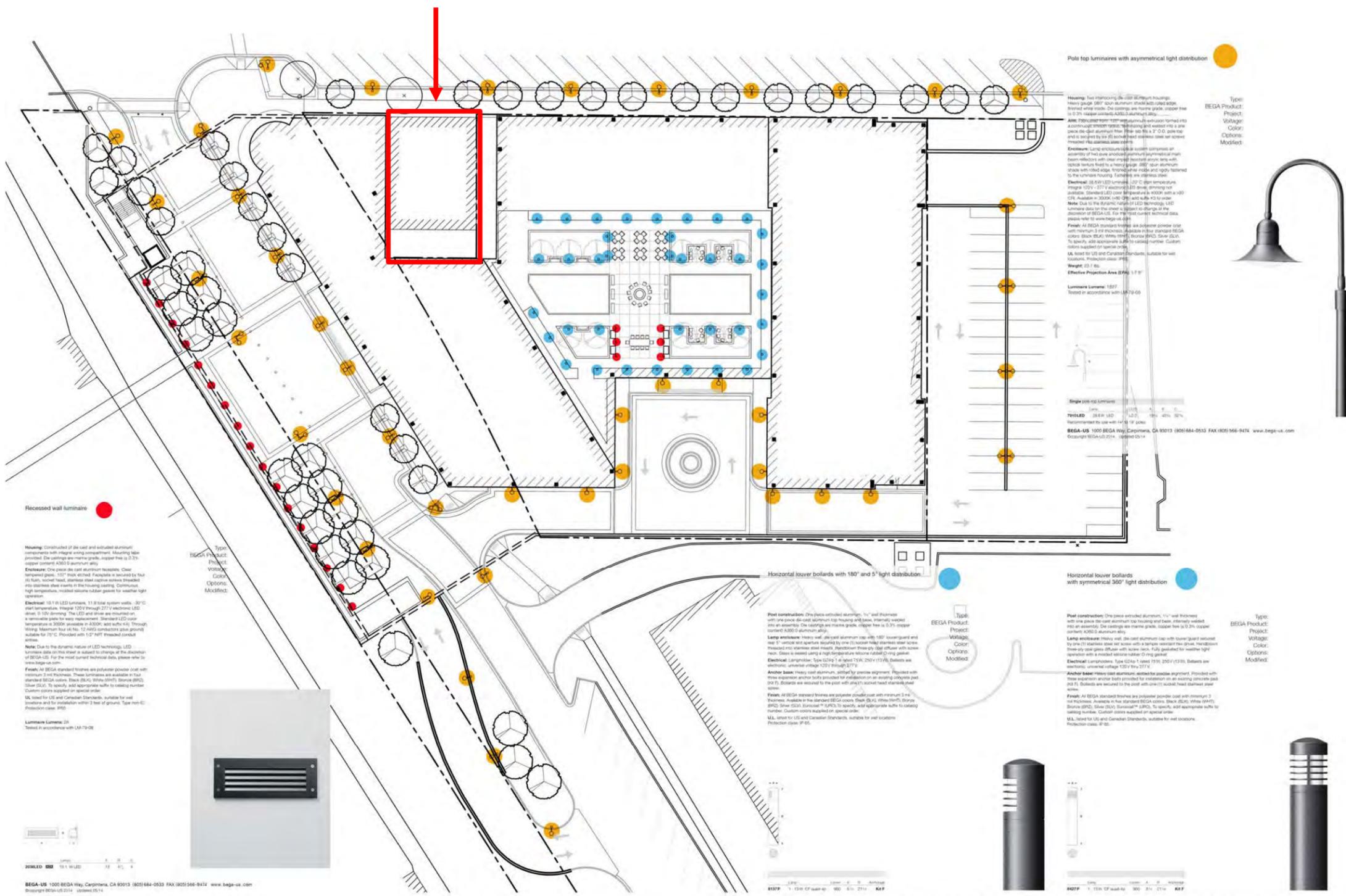
1. Exterior Uses & Types: Exterior lighting should be carefully designed...Fixtures should be contextual with the [proposed] building.

XI: Vehicular Zones

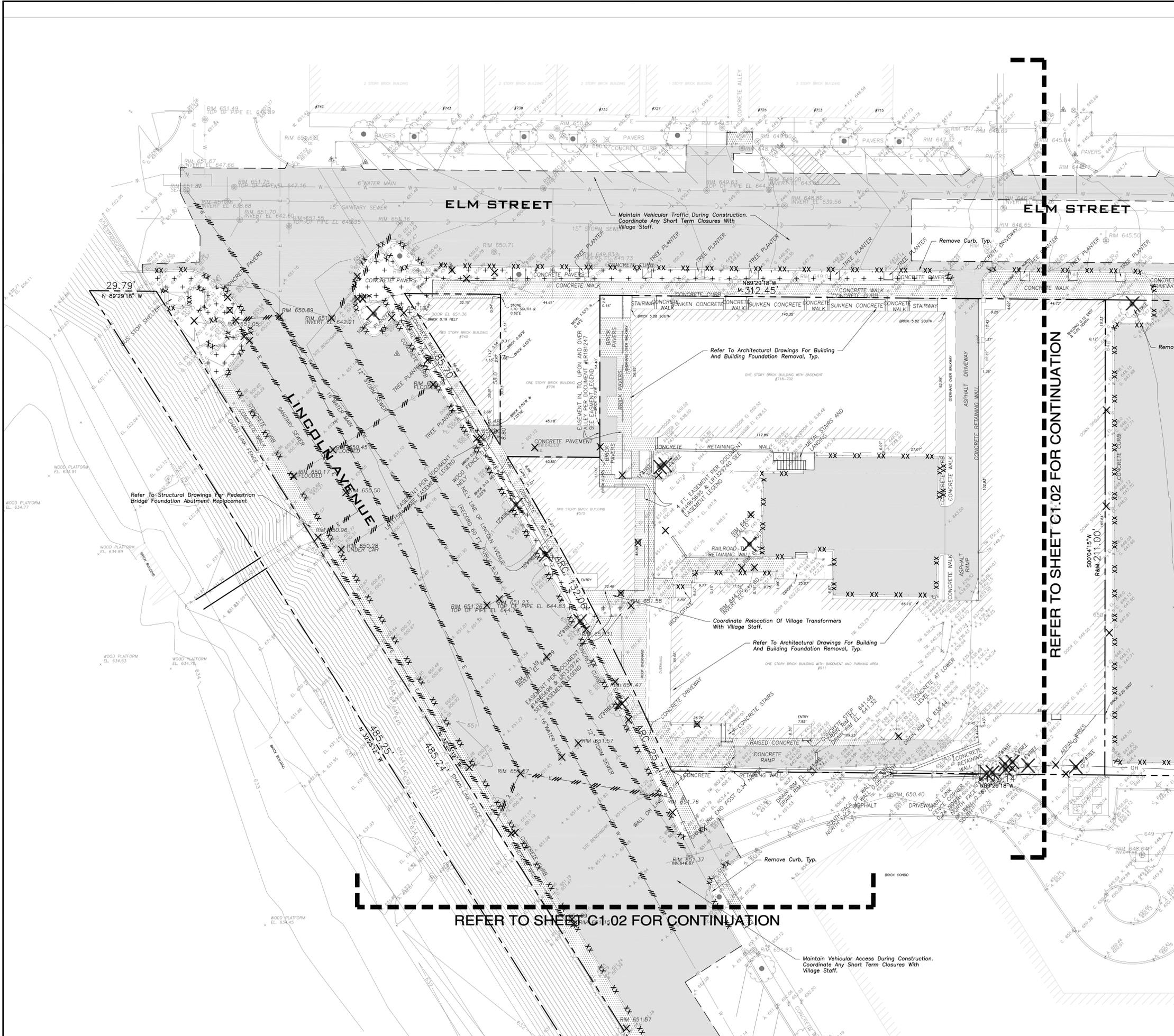
e. LIGHTING IN VEHICULAR USE AREA

...Light fixtures should coordinate with building architectural style...colors of light fixtures should be consistent with...the development's architectural style.

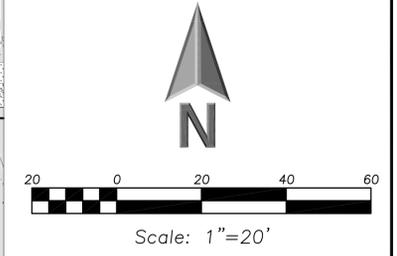
736 ELM - OPTIONAL



736 ELM - OPTIONAL



ONE WINNETKA



DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal
- Concrete Pavement Removal
- Brick Paver Removal
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

ONE WINNETKA

Lincoln Avenue And Elm Street
Winnetka, Illinois

Reserved for Seal:

Expiration Date: _____

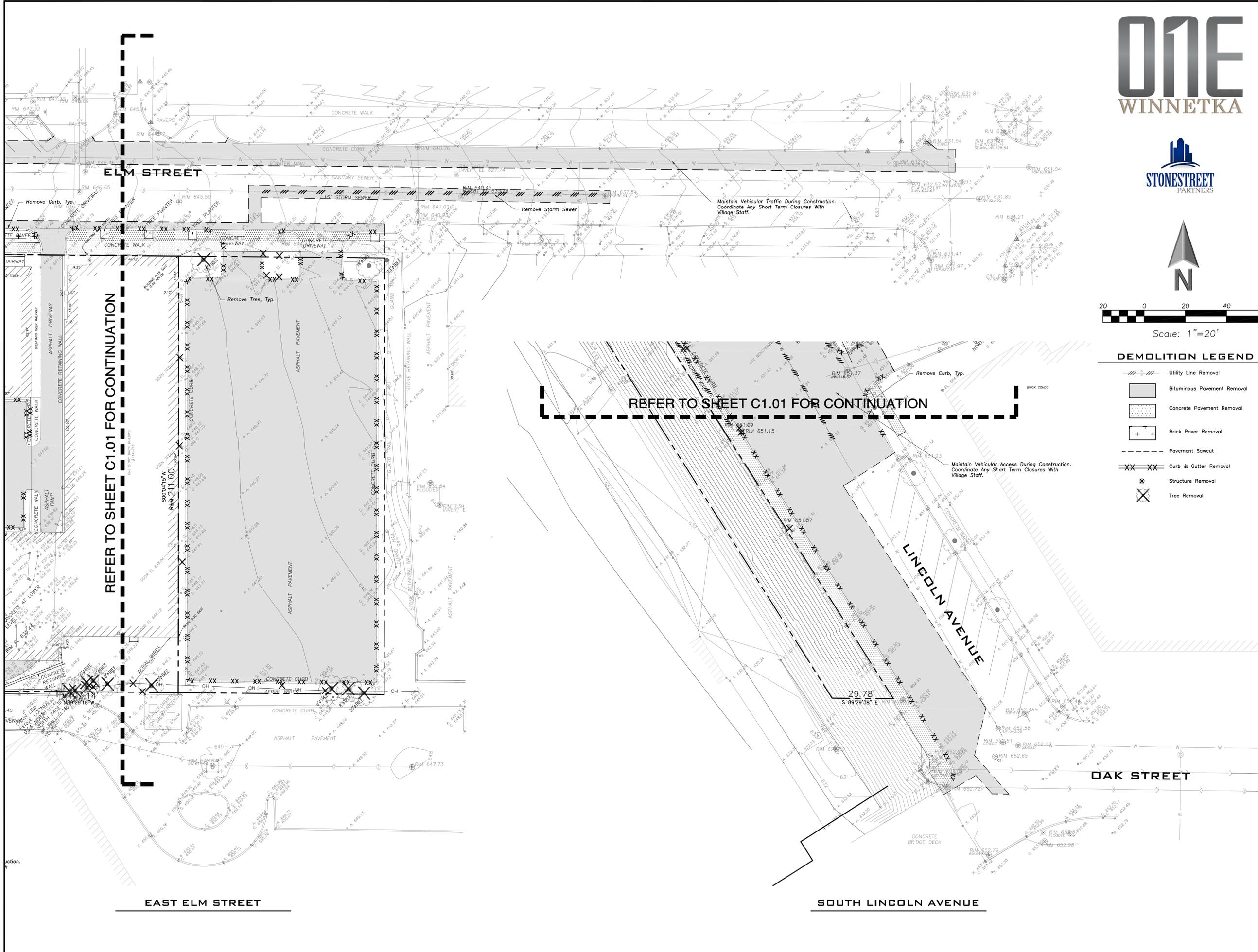
No.	Date	Description
	2015/02/19	Submitted For PUD
	2016/03/17	Submitted For Preliminary PUD

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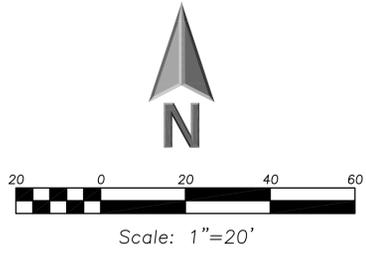
Design By:	PD	Date:	2015-01-30
Approved By:	TH	Project No.:	

Sheet Title:
**EXISTING
CONDITIONS**

Sheet No:
C1.01



ONE WINNETKA



DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal
- Concrete Pavement Removal
- Brick Paver Removal
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE: (847) 223-4804
 FAX: (847) 223-4864
 EMAIL: INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2017

ONE WINNETKA

Lincoln Avenue And Elm Street
Winnetka, Illinois

Reserved for Seal:

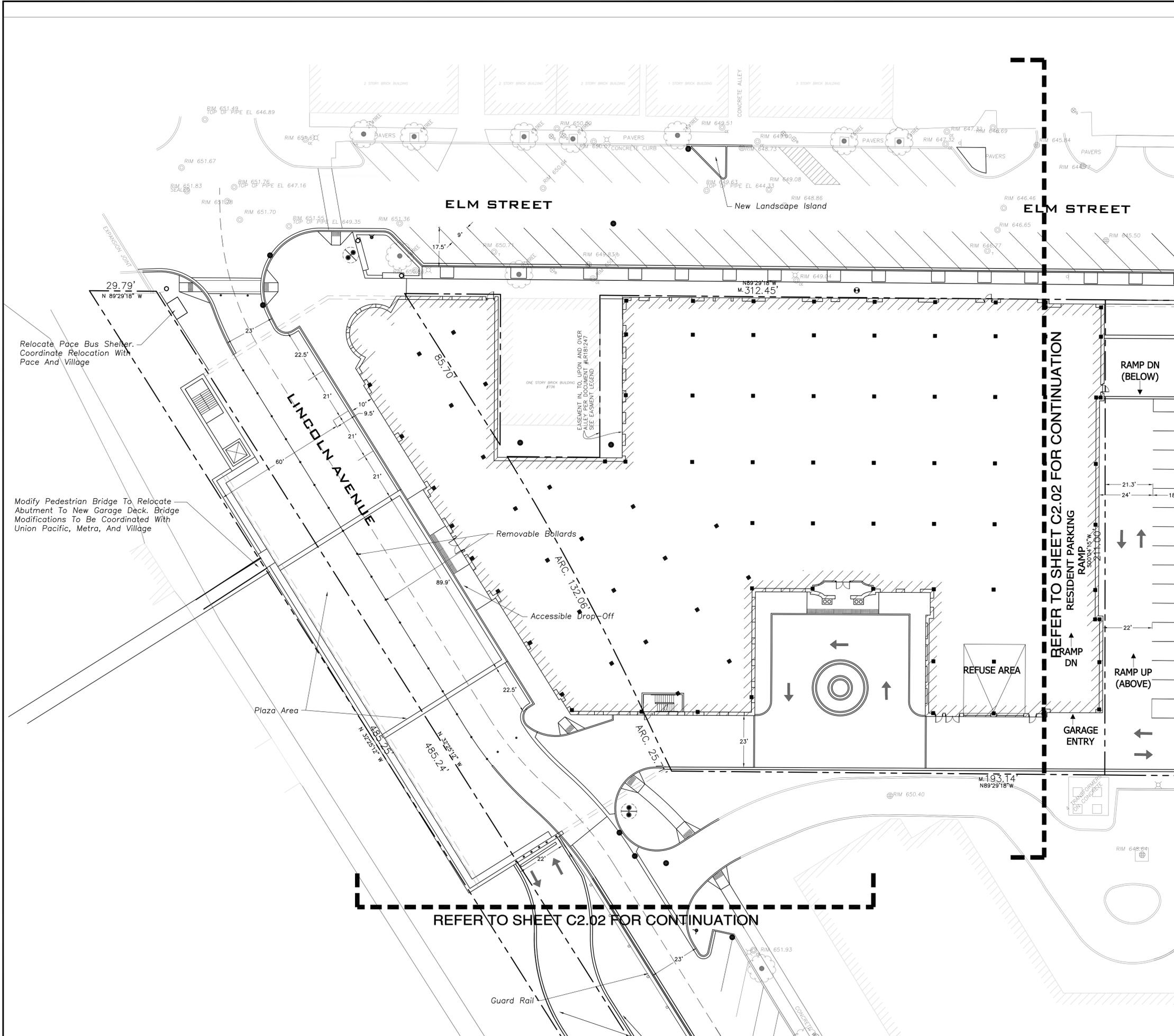
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	2016/03/17	Submitted For Preliminary PUD

Design By:	PD	Date:	2015-01-30
Approved By:	TH	Project No.:	

Sheet Title:
EXISTING CONDITIONS

Sheet No:
C1.02



ONE WINNETKA



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 PHONE (847) 223-4804
 FAX (847) 223-4864
 EMAIL INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2017

ONE WINNETKA
 Lincoln Avenue And Elm Street
 Winnetka, Illinois

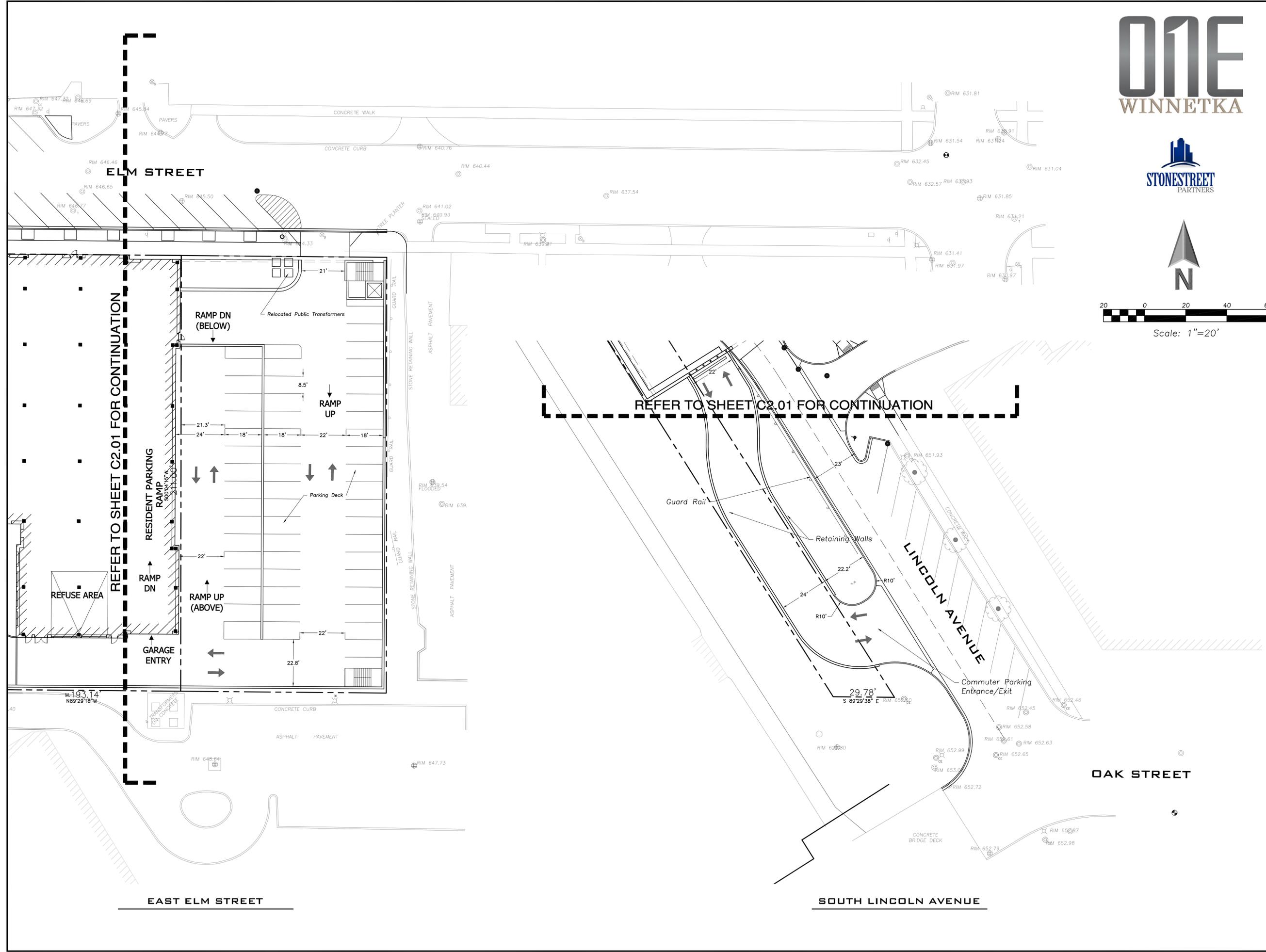
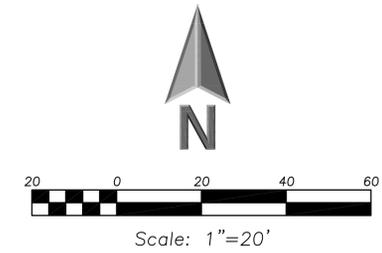
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Approved By: TH	Project No:

Sheet Title:
SITE GEOMETRY PLAN

Sheet No:
C2.01



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Lincoln Avenue And Elm Street
Winnetka, Illinois

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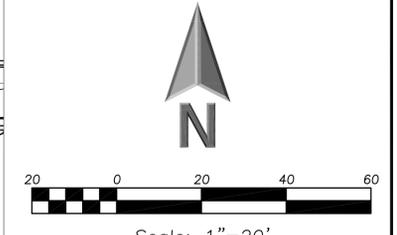
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Sheet Title:
**SITE GEOMETRY
PLAN**

Sheet No:
C2.02



UTILITY LEGEND

- Storm Sewer
- Sanitary Sewer
- Water Main
- Internal Building Storm Sewer

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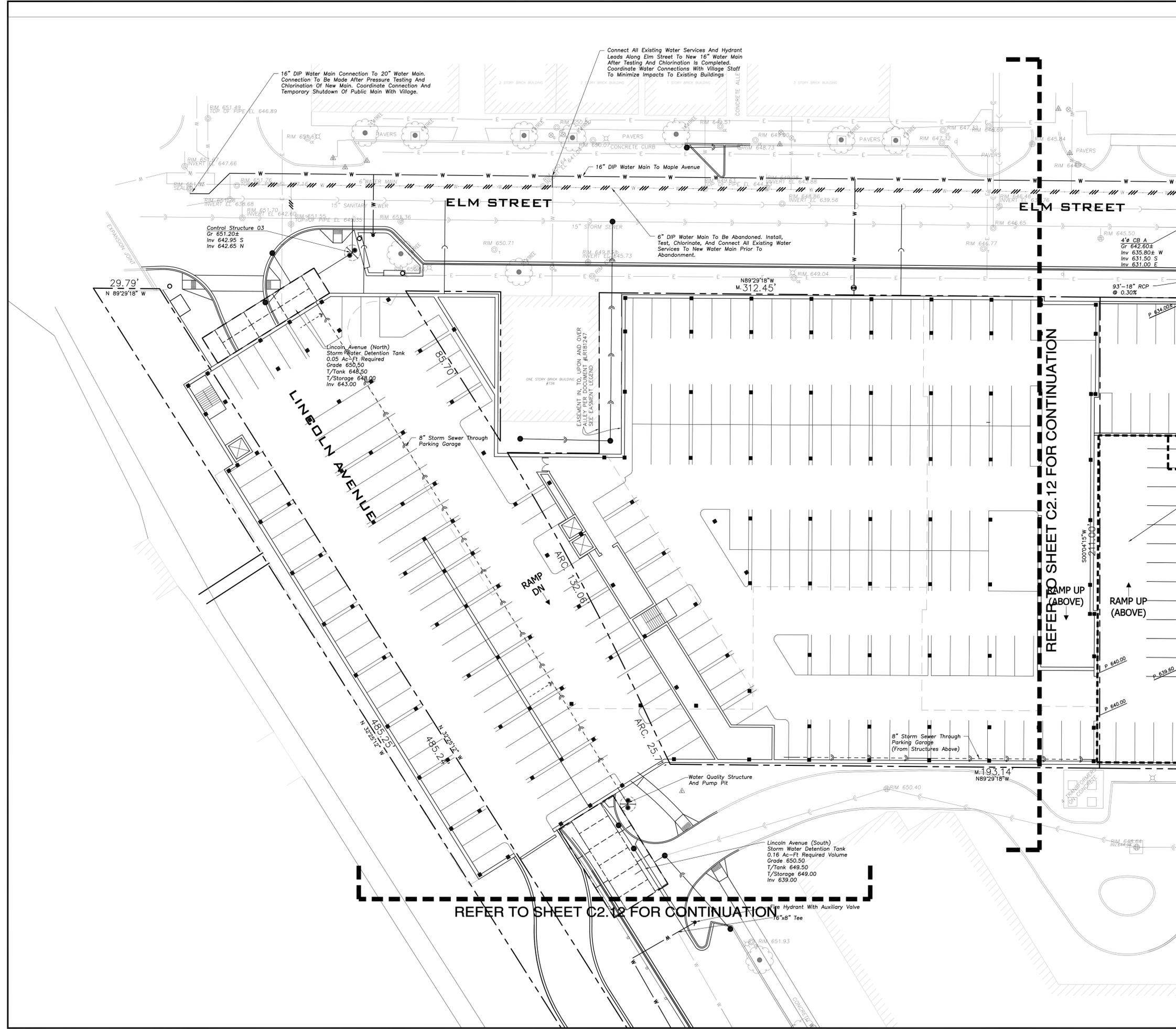
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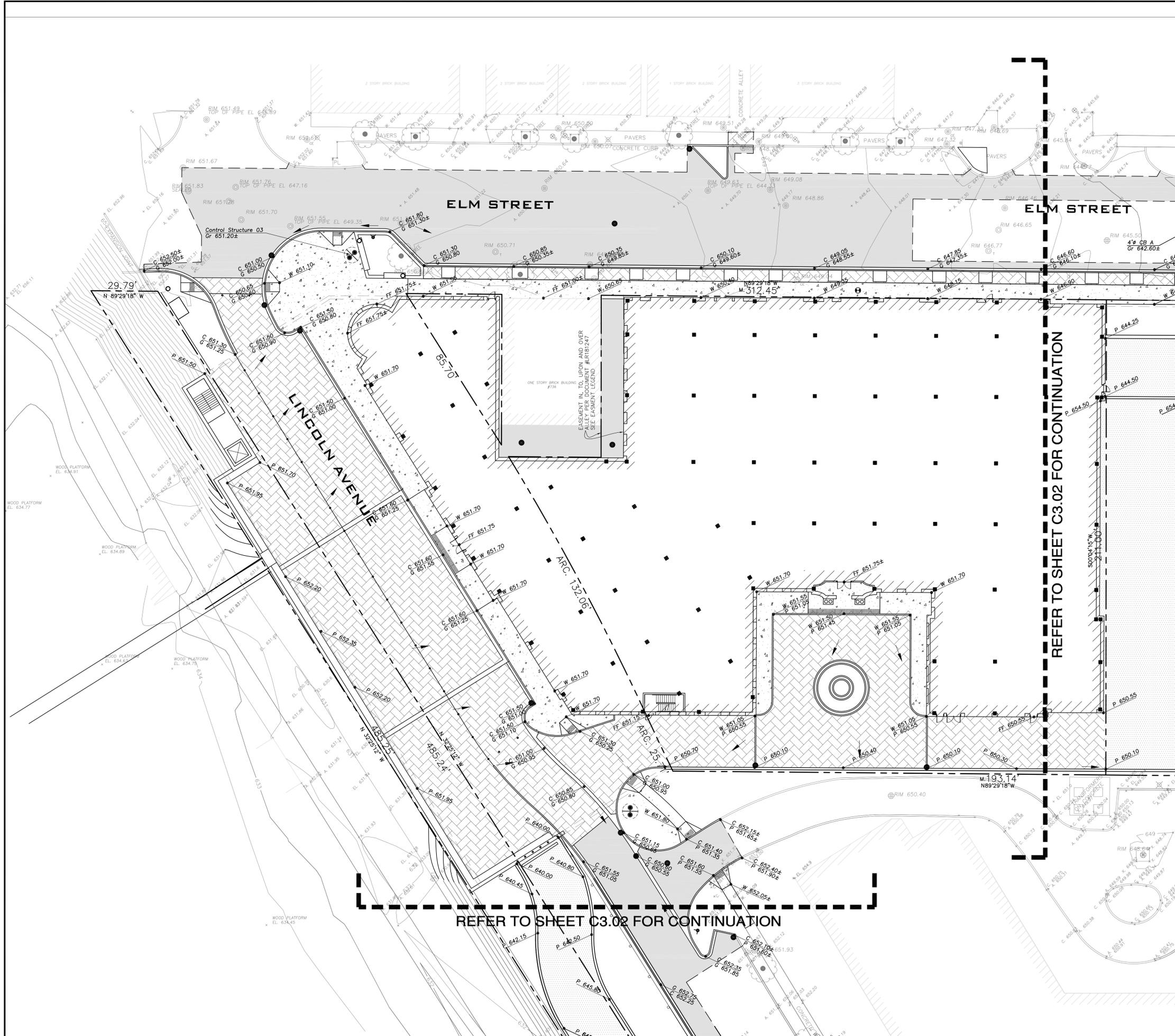
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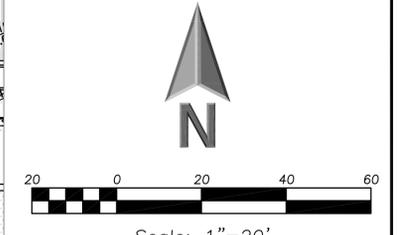
Sheet Title:
SITE UTILITY PLAN

Sheet No:
C2.11





ONE WINNETKA



PAVING & SURFACE LEGEND

- Asphalt Pavement
- Concrete Pavement
- Concrete Sidewalk
- Brick Pavement



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GRAYSLAKE, ILLINOIS 60030
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FAX (847) 223-4864
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ONE WINNETKA

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Sheet Title:
**GRADING AND
PAVING PLAN**

Sheet No:
C3.01

EEA - P:\Pot\Winnetka\Drawings\Winnetka Vill Council.dwg
Plotted: 2/11/16 @ 6:57am By: pdimmer



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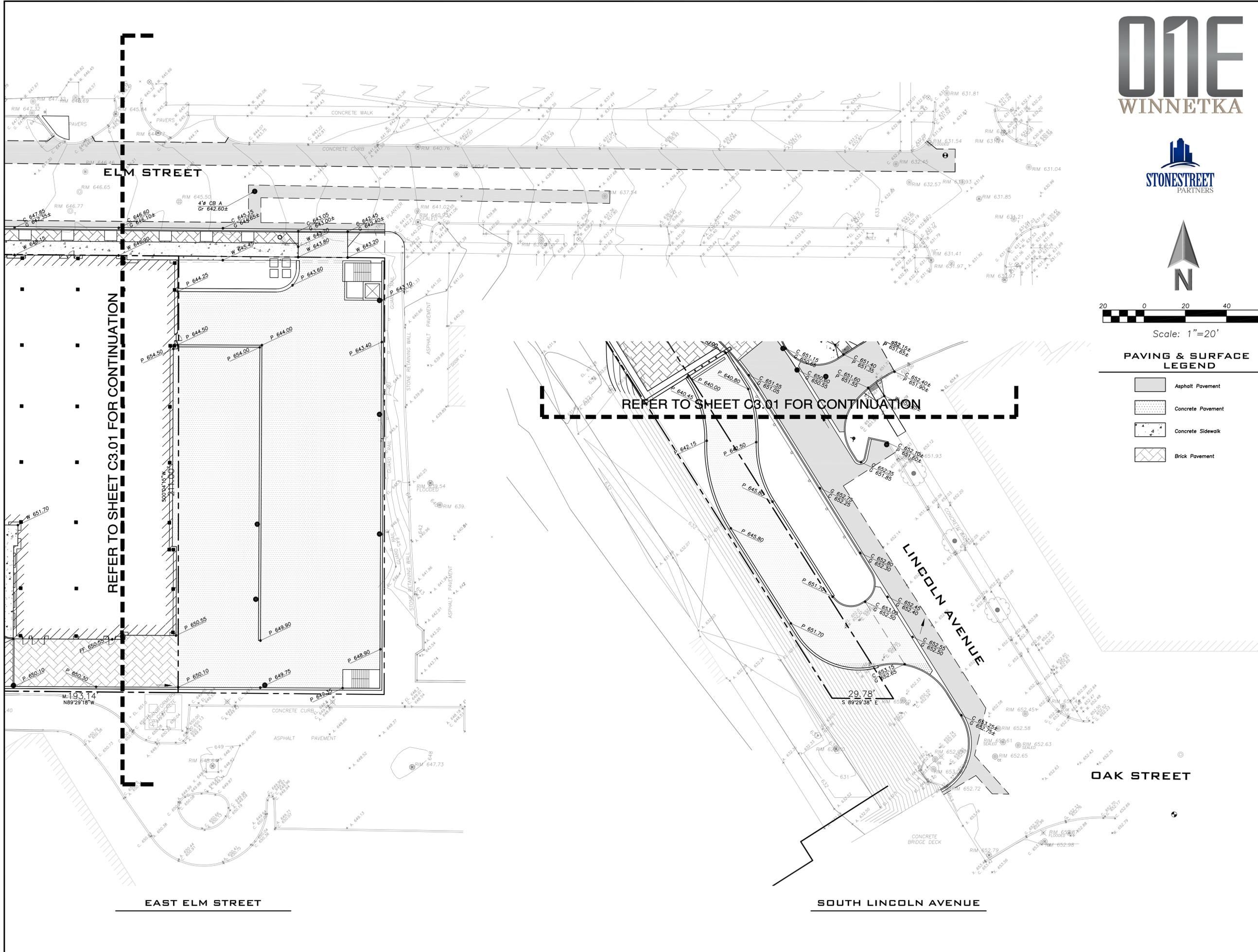
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Scale: 1"=20'

**PAVING & SURFACE
LEGEND**

- Asphalt Pavement
- Concrete Pavement
- Concrete Sidewalk
- Brick Pavement



REFER TO SHEET C3.01 FOR CONTINUATION

ONE WINNETKA

Lincoln Avenue And Elm Street
Winnetka, Illinois

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Approved By:	TH	Project No.:	

Sheet Title:
**GRADING AND
PAVING PLAN**

Sheet No:
C3.02

February 11, 2016

David M. Trandel
Stonestreet Partners

Re: One Winnetka
736 Elm Street Inclusion



Dear Mr. Trandel,

Regarding the potential addition of the property located at 736 Elm Street (also known as Conney's Pharmacy) to the project area, the resulting site impacts would be relatively minimal as this area would be encompassed by the One Winnetka building envelope.

The expansion of the building would eliminate the need to maintain drainage to the south and east of this existing building and would add the abandonment of its existing connections to the public water main, sanitary sewer, and other private utilities. Additionally, the inclusion of the 736 Elm Street property would enable a little flexibility in the public sidewalk grading as the Development would no longer be required to match the existing floor elevation of that existing building. Although this would not result in a significant change to the One Winnetka building floor elevations, it could aid in the accessible sidewalk design in that area.

The most significant impact is the increased storm water management required because of the additional project area. However, we do not anticipate this to be a significant increase and the storm water management facilities included in the current design contain excess volume that could accommodate this additional area.

I am available at 847-223-4804 x28 if you have any questions regarding the impacts of the expanded project area.

Very truly yours,

ERIKSSON ENGINEERING ASSOCIATES, LTD.

A handwritten signature in black ink, appearing to read 'Patrick Dimmer', is written over a large, light-colored oval scribble.

Mr. Patrick Dimmer
Project Engineer