August 21, 2015

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

RE: Fell Company Store, 511 Lincoln Ave., Winnetka

Dear Ms. Dalman and Members of the Plan Commission:

During your last hearings, we had the opportunity to remind the Commission and community about the architectural significance of Fell Store.

Apart of being aesthetically and innovative, I want to additionally mention that The Chicago Chapter of the American Institute of Architects remarked that it "provides a valuable example of green design through conservation of existing resources." Today, I want to remind you how 'conservation' can be important to us.

There are several parties and individuals involved and concerned about this new construction project, because it can affect the lives of citizens of Winnetka. There were revisions to the original plan, and the latest revisions of OneWinnetka fits some of the original concepts of Fell building. For example the number of units that can be added to the current building without demolishing it is around 70 in both OneWinnetka's and our plans.

We can say that the following two criteria should be the most important one for this project. First, it should bring benefits for the community. Second, it should minimally affect the life of the citizens, especially during the construction period.

It seems that preserving the current Fell store, while adding residential floors to the top as the original design of the building, is the best solution for the second criteria. This will minimally affect the life of the Winnetka citizens. Disruption due to construction will be minimal, only two floors will

be added and the current road can be used with minimal modifications.

But it is not only the second criterion. We believe that the first criterion, contributing benefits to the local community by preserving Fell Store can also be accomplished. Currently, we are working on preserving Walter H. Sobel legacy.

We understand that the developers of this project are trying to benefit the community. But, we want to emphasize that it is possible to preserve the building while developing OneWinnetka project. This is because Walter H. Sobel FAIA, the designer of the Fell Store, originally planned to add residential floors to the building. By preservation, the developers will not only be able to provide benefits to the community, but also save their construction costs.

Preserving the store is the opinion of many people. During the last months, local press and institutions such as Illinois Landmarks have express support to our preservation efforts. We believe that this is because people understand why preservation in important in the long run. We ask the commission to encourage the developers and other bodies & agencies reuse the iconic Feel Building. Thank you.

Sincerely,

[redacted]

Jihyung Kim

From: [redacted] on behalf of John Sarkett
To: OneWinnetka
Subject: Bike path
Date: Sunday, August 23, 2015 12:58:29 PM

Someone told me your development will destroy the bike/running path along the train in downtown Winnetka?

I don't see how this is possible or permissible, but I have to ask you: True?

JS

RECEIVED
AUG 24 2015
BY:

THE ONE WINNETKA PROJECT

A Petition to the Winnetka Plan Commission

As residents of the neighborhoods in close proximity to the proposed One Winnetka Project, we urge a **NEGATIVE** vote at the August 26th meeting of the Plan Commission on the totality of the plan and the zoning exceptions it will require for final approval.

The construction of such a massive structure in an architectural style unlike any building in North Shore communities will significantly alter the character of where we live. The scale of the Project will be an intrusion, not an enhancement. As a small village of only 12,000 residents, Winnetka is defined by its neighborhoods. Any development must respect who we are, what we value and why we have chosen to live in Winnetka.

NAME	SIGNATURE	ADDRESS
James Marran	James Marran	[redacted]
Hanna Oimoen	Hanna Oeum	[redacted]
Tom Oimoen	[illegible]	[redacted]
Amalie Granin	[illegible]	[redacted]
Charles E. Young	[illegible]	[redacted]
Dennis Wellington	[illegible]	[redacted]
Susan Wellington	[illegible]	[redacted]
McGrell	[illegible]	[redacted]
Shelley Sack	[illegible]	[redacted]
Jeri Gordon	Jeri Gordon	[redacted]
Nancy Weller	Nancy Weller	[redacted]
Alfonso Gaza	[illegible]	[redacted]
Barbara H. Marran	Barbara H. Marran	[redacted]

Prepared by **CARES** - Coalition Against Redesigning Elm Street

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NAME	SIGNATURE	ADDRESS
Charlotte Digregorio	Charlotte Digregorio	[redacted] St. #310, Winnetka
Mr & Mrs. Billimoria	Billimoria	[redacted] #404, Winnetka
Dan HALES	Hales	[redacted] 02, " "
ROSALIE CLARY	Rosalie Clary	[redacted] 305 "
DOROTHY KALAS		[redacted] #306
CARMEN FOSCO	Carmen Fosco	[redacted] #202
Virginia Baxley	Virginia Baxley	[redacted] #307
Melissa Herron	[illegible]	[redacted] 9 + 203
Molly Green	Molly Green	[redacted] 5
Maurice Bohn	Maurice Bohn	[redacted] 116
Marcia Hart	Marcia Hart	[redacted] k 309
Kathleen Mandry	Kathleen Mandry	[redacted] #408
Fred & Erika Tannenwald	Erika Tannenwald	[redacted] #201
Estelle Brashears		" " #103

Prepared by **CARES** - Coalition Against Redefining Elm Street

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NAME	SIGNATURE	ADDRESS
Joan L. Egan	[illegible]	[redacted] #303
John W. Egan	[illegible]	[redacted] #302

Prepared by **CARES** - Coalition Against Redefining Elm Street

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NAME	SIGNATURE	ADDRESS
David Grant	[redacted]	[redacted] Vitae
Toby Nicholson	[redacted]	[redacted] Arborvitae
Janet Cudahy	Janet Cudahy	[redacted] Vitae
W.L. BETSILL	[redacted]	[redacted] Vitae
Kelly Corley	[redacted]	[redacted] Vitae
Carrie Healy	Carrie Healy	[redacted] Street
Duncan Healy	Duncan Healy	[redacted] Street
Lawson Whitesides	Lawson Whitesides	[redacted] Vitae
JANE WHITESIDES	[redacted]	[redacted] Vitae
Kathy Gannett	[redacted]	[redacted] Vitae
Juanita Nicholson	Juanita Nicholson	[redacted] Vitae
Lisa Spieger	[redacted]	[redacted] Vitae Rd.

Prepared by **CARES** - Coalition Against Redefining Elm Street

From: Janet Bornhoeft
To: Brian Norkus
Subject: Opposition to One Winnetka
Date: Tuesday, August 25, 2015 7:52:57 AM

Dear Mr. Brian Norkus,

My husband and I have recently purchased a lot on Arbor Vitae. We are building a house there and plan to move there from Northfield, where we have lived for 45 years, as soon as it is completed. We were very excited to walk to our charming village and have our grandchildren walk to see us at our house. We were also excited to move to a more compact village center with lots of charm. We decided to build after we were unable to find a down -sized townhouse or free standing retirement friendly house in Winnetka.

We were absolutely shocked when we saw the plans for One Winnetka. The density, height, unusual architectural design, underground parking, huge plaza,and placement of mechanicals and trucking of this project and the location of the garbage by Elm street are not consistent with the charm and small town feel we associate with Winnetka. This should go in a big city or a sprawling community that abuts a super highway, not the North Shore.

We believe we do not need a plaza (which may cause flooding) when the Village Green is a block away nor do we need to narrow our primary commercial street, Lincoln Avenue. Look at the mistake Wilmette made for parking and driving when it narrowed Central Street.

We believe we do not need so many apartments and the underground parking lot it would require. Winnetka is extremely strict about its regulations as to how much impermeable surface can be on a lot when building a house. Surely you must follow the same guidelines when designing commercial projects. If not, the flooding and congestions will be unprecedented to say nothing of the safety.

In our opinion, the type of housing most lacking in Winnetka are more town houses with a few apartments for first time buyers and retirees. If you build town houses you will cut down on the amount of parking spaces needed.

As designed, One Winnetka will change the quality of life in our village, disrupt traffic and decrease safety and affect the whole character of Winnetka. I also believe the underground parking lot could promote robberies, assaults or the selling of drugs. These developers should be able to make some profit without giving away our town's, creating structures that dwarf all other buildings and creating potential flooding nightmares for the residents east of the project.

I know Winnetka has rejected national brands in the village but I believe that Winnetka could use a tasteful Staples, Bed Bath or Beyond and other brands of consumer goods. I also think we should allow national restaurants; if not wanting to call a restaurant a chain name, Winnetka could copy Palm Beach, Florida which calls the it's "Houston" restaurant "The Palm Beach Grill" We really need some solid stores instead of just salons and banks and exercise areas. The irony is that we are moving from Northfield for convenience but that we will have to drive out of the village for most of our durable goods.

I appreciate this opportunity to express our views and I hope you are listening to the residents. Please think hard about the following questions.

What about the noise, congestion and safety at Hadley School and at the end of narrow Arbor Vitae? Aren't there zoning rules about putting commercial mechanicals, trucks etc next to a school...especially a school for the blind?
Why are we building a plaza which will promote flooding when we have the village green a block away? I have heard it is because the developers get a financial break if they include a plaza; is this true?
Have you asked anyone if they want underground parking and if they want Lincoln Avenue narrowed?

Thank you for listening. As residents of the North Shore most of our lives and new residents of

Winnetka, we are very concerned.

Sincerely,

Janet and Dave Bornhoeft

From: Sue Connaughton
To: OneWinnetka
Subject: One Winnetka
Date: Tuesday, August 25, 2015 8:54:53 PM

August 25, 2015

Dear Plan Commission Members,

We are writing to express our continued opposition to the current “One Winnetka” redevelopment plan. In spite of ongoing negative feedback from Village residents, the developer has not made the type of revisions which must occur before the plan would be acceptable. In addition, both the developer and some plan members, have voiced what we believe is a false dichotomy- that the Village move ahead with this “vibrant development” or maintain the “status quo.” We believe that a rational redevelopment plan can be devised which meets the concerns expressed by many residents. Unfortunately, the current plan is neither rational nor acceptable.

The developer must adhere to the recent height restrictions enacted by the Village. Under no circumstance should any of the One Winnetka buildings exceed the 45 ft. height restriction. To allow an increased height would set a bad precedent for future redevelopment in the Village.

Although the architect has made some modifications to the style of the building, overall, the structures remain inconsistent with the character of our downtown and with the Village as a whole. Additionally, some of the new modifications leave the building which fronts on Elm St. looking like a hodge podge and without continuity. The structure remains massive and, anything built on that site must not loom over the rest of the area.

We are firmly against the Village deeding any public property to the developer. Such arrangements are often made in blighted areas in order to spur redevelopment and, Winnetka is neither blighted nor economically depressed. Additionally, we see no need for the proposed public gather space (on Lincoln), as the most cherished gathering spot, the Village Green, is a mere 2 blocks away.

We continue to be concerned about the parking garage with an entrance/exit onto Elm St. We worry about the safety of visually impaired commuters from the Hadley School and the danger that the garage will present to them. Additionally, we imagine that there will be a large amount of congestion as cars driven by commuters enter and exit at rush hour, along with the coming and going of residents, shoppers and delivery trucks.

The Village is just starting the process of devising a new master plan for our downtown. This plan should be completed prior to the approval of any redevelopment of the Fell property. To do otherwise is backward and foolish.

Sincerely,

Sue Connaughton & Fred Smith
[redacted] Fuller Lane, Winnetka

From: [redacted]
To: OneWinnetka
Cc: [redacted]rian Norkus; Michael D"Onofrio; [redacted]
Subject: Adaptively Preserving the Fell Company Store Winnetka
Date: Tuesday, August 25, 2015 3:02:23 PM

To the Winnetka Plan Commission, Village Staff and Neighbors:

The letter below identifies several more reasons for the adaptive reuse of the award winning Fell Store as part of future development. Please consider the following:

1) First, it outlines in detail the architectural significance of preserving and adaptively reusing the award-winning and Iconic Fell Building, particularly as a stand alone retail development in the age of malls.
2) It discusses the historic significance of the Fell Family and the Fell Store for the wider community.
3) It identifies a 20% income tax credit available for adaptively reusing historic properties, as a substantial financial incentive.
3) Combining these, with the savings from not demolishing a rock solid building and having to rebuild 2 full floors including parking, could save hundreds of thousands of dollar of development costs, and prevent considerable neighborhood and environmental disruption.
4) Together these could bring major architectural, commercial, and financial benefits to the community and developer much sooner.

We therefore ask the PC, staff and neighbors to encourage the development to include the adaptive reuse of the historic Fell Building. Please respond in writing to this request. Thank you.
RS

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

-----Original Message-----
From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Fri, Aug 21, 2015 11:07 am
Subject: RE: Fell Company Store Winnetka

...

It was a pleasure to speak with you on Wednesday about your father's Fell Store…. I encourage you or someone to investigate whether this building is eligible for the National Register of Historic Places. .... There are no restrictions placed on the building if listed, but listing makes the building eligible for the 20% income tax credit. There's more info on the NR on our website here: http://www.illinois.gov/ihpa/Preserve/Pages/Places.aspx.
... I can't write a letter that endorses the building's significance. But letters from this office that contain positive determinations of NR eligibility have often been used to assist advocacy efforts. I'm happy write out what you and I talked about regarding the building and its architecture.

The building has a tailored and elegant appearance. It is a sophisticated mixture of brick and concrete. The brick recalls the older commercial buildings in the downtown, while the concrete is a nod to the modern. The building expresses its structure, but that expression doesn't solely define its character. The massive brick panel that once held the Fell sign rests on a concrete beam. That brick panel is held away from the end columns by slit windows that relieve its monumentality. The first floor is pulled to the interior to create a sheltered, recessed colonnade. So that same brick panel is not only pulled from the structure at its ends, it also appears to hover over the transparent first floor. The ground plane under the colonnade is covered in the same brick as the panel above the entrance, and the structural grid is drawn in concrete onto the brick ground plane, which extends the building out towards the pedestrian. The building aligns with the orthogonal grid of the downtown and not to the angle of the railroad, which places the front and south side at an angle to Lincoln. When one travels north on Lincoln, the building presents itself as an object in

space, a sculpture to be considered obliquely rather than head on. As it directly addresses the Classically derived Winnetka village hall across the tracks to the west, it's prefers to be understood as a complex 3-dimensional composition and not a flat, symmetrical façade. It is a restrained essay, activated by subtle moves that keep the monumentality in check without sacrificing sophistication. It never overwhelms. It invites.

The building is rooted in American Brutalism and the work of Paul Rudolph, John Johansen, John Carl Warnecke, Ulrich Franzen, and others. The plasticity of the façade and structure, the use of (apparent) roof terraces, the breaking down of the box with staggered silhouettes all place this building squarely among the work of the American Brutalists. But this is a distinctive work of architecture in its own right. So many other key works of American Brutalism are institutional (libraries, governmental, hospitals (like St. Mary of Nazareth Hospital by Perkins & Will of 1975)) or they were commissioned by large corporations (ATT Long Lines by Warnecke, etc.). Fell is a relatively small building commissioned by a small, family-run store for a relatively small downtown.

Yet it is packed with fantastic and expressive elements found in much larger, more monumental (or Monumentalist) buildings. The ends of the concrete pans that support the roof are prominently expressed, like the roof pans at Rudolph's Art and Architecture Building at Yale. The plasticity of the planes, the push and pull of surfaces relieved by slit openings and tall, attenuated columns also suggests the work of Rudolph in the mid-1960s. The Fell Store packs a lot of architecture into a relatively small volume but it holds its own, not only in its downtown location but also among larger, better known works of American Brutalism.

Abe Fell chose to locate it as a standalone building in a downtown rather than on the Edens expressway or as an anchor to a shopping mall. Edens Plaza by Graham Anderson Probst and White was built in 1956 along the Edens, and was a development by Caron's, just as Old Orchard in Skokie of the same year was developed by Marshall Field's. Randhurst by Victor Gruen was built in 1962 in Mt. Prospect. Though the enclosed shopping center and the department-store-as-developer models were well established by the time Fell decided to construct this building, Fell wanted his store to stand alone. According to a 2004 Tribune article (http://articles.chicagotribune.com/2004-02-04/news/0402020273_1_clothing-store-fish-store-highland-park), the Fell Company's de-facto mission was, in the words of Joe Fell, "to take care of people and be part of the community."

Abe Fell served as a village trustee, Rotary Club president and board member of the Winnetka Human Relations Commission, so he was committed to Winnetka as a community. The article explained that Abe bought the Lincoln property outright, "an example of the Fell belief in independence that also has kept the stores out of busy malls, such as Old Orchard shopping center in Skokie and Northbrook Court…. Joe Fell said, 'After all, you can't go to Marshall Field's and talk to Mr. Field, but you can go to Fell's and talk to Mr. Fell.'" So one might argue that Fell's decision to locate the building in a downtown and not on the strip or the Edens is part of the building's overall significance. What other stand-alone department stores are there in the area? The former Field's in Market Square in Lake Forest doesn't count. The building was built for a bank, and the development was itself a shopping mall.

I also mentioned that perhaps this store can be seen in the context of the free-standing postwar department store nationally. Department stores constructed large retail outlets for themselves since the late 19th century (think Marshal Fields, Sears, Schlesinger & Mayer (now Target) on State Street in Chicago). But they often looked like office buildings in their downtown environments. After the War, department stores began looking like something else. From Victor Gruen's Milliron's in Los Angeles of 1949 to Harris Armstrong's Vandervoort's in Clayton Mo of 1951, to the Lord and Taylors in the Northeast by Raymond Loewy (from Bala-Cynwyd, PA in 1954 to Stamford, CT in 1969), modern department stores became more sculptural and less reliant on regular banks of windows (due to the prevalence of fluorescent lighting) than office buildings. They embraced their sites with complicated massing, asymmetry, occasionally elaborate landscaping. Fells fits right into this typology as well. And I can't think of another free-standing department store (not a part of a mall) in the Chicago metro area.

...Let me know if there's anything else you need.

Anthony Rubano
Illinois Historic Preservation Agency
[redacted]
www.illinois-history.gov

From: Rubano, Anthony
Sent: Wednesday, August 05, 2015 2:54 PM
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Subject: RE: Fell Company Store Winnetka

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Anthony Rubano
Illinois Historic Preservation Agency
One Old State Capitol Plaza
[redacted]
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Illinois Historic Preservation Agency
One Old State Capitol Plaza
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Anthony Rubano
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[redacted].gov
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From: JANE DEARBORN
To: Brian Norkus
Subject: Concerns for Plan Commission - 8/26/15 meeting
Date: Wednesday, August 26, 2015 9:20:10 AM

To: Plan Commission

From: Jane Dearborn

Below are several questions and concerns that I raised with Steve Saunders when I met with him on July 8 regarding the logistics of the “utility" area of the One Winnetka development. Some were answered at the time of our meeting, and some were addressed at the last Plan Commission meeting - yet rather loosely. Many remain unanswered, however.

Although it’s easy to dismiss them as too detailed or irrelevant to scrutinize at this time, these issues are, in fact, extremely relevant to whether this development will fit into the framework of Winnetka. They will further show that, due to the high concentration of ‘utility’ services at the corner of Arbor Vitae/Elm, there is indisputable hardship being imposed on the immediate neighbors. In addition, there will be hardship placed on the village as a whole, and nearby commercial enterprises, if Elm Street traffic becomes blocked due to truck and parking congestion.

In sum, I believe it is incumbent upon the Plan Commission to address the high concentration of the development’s utilities (truck delivery, garbage, electric transformers, retail parking) before offering support of such a plan.

Thank you for your attention to these questions and concerns.

Jane Dearborn
[redacted]Arbor Vitae Road

QUESTIONS:

1) As drawn on the plan now, how wide is the entrance to the parking lot and delivery area? Is it one entrance for passenger car parking and truck delivery/garbage removal? (This was briefly addressed at the last meeting, yet I would like to have their explanation clarified.)

2) What level of truck volume (number of trucks daily) would the Village anticipate if two large restaurants were located in the 25,000 square feet of retail space at Winnetka One? The developer’s staff has indicated they intend to lease the space to a Chicago restaurant venue.

3) Will the trucks pull in and back out across Elm Street, or will they turn around in the delivery area? (This was also briefly addressed at the last meeting.) If they are to turn around in the loading zone, how will this work with the commercial parking lot?

4) Specifically, what are the square foot dimensions of the loading zone, and what is the configuration of the loading zone?

5) Will the loading zone handle more than one truck at a time? If not, where will trucks idle, Elm, Maple, Arbor Vitae?

6) Will all moving vans be directed to this location? How will this activity interfere with daily deliveries?

7) How early and late in the day are trucks allowed to deliver given the immediate proximity to a residential neighborhood? Are there any Village ordinances currently that address this?

8) Are trucks permitted to drive on Sheridan Road ? If not, will that change? Also, will trucks be permitted to drive down Maple and Arbor Vitae?

9) Is the location of Elm and Arbor Vitae, as a site for all the development's utilities (commercial deliveries, garbage pickup, electrical transformers, etc.), the most optimal for the Village in terms of traffic flow and safety?

10) Whose responsibility is it at the Village Hall to review the developer's plans, no matter how preliminary they are, to ensure that the residents and the neighborhoods are being represented throughout this process? Is the responsibility of the residents to "red flag" potential issues? And who is to offer solutions to the potential problems?

11) With 70 plus residential units and likely a restaurant or two, how will the Village ensure that the smell of garbage, and other issues related to large quantities garbage, be minimized for the neighborhood?

12) What kind of noise can be expected to be generated from the building transformers?

13) Will the Village rely solely on the traffic study provided by the developer, or will it conduct its own study?

From: Lisa DiChiera
To: [redacted]
Cc:

Subject: RE: Adaptively Preserving the Fell Company Store Winnetka
Date: Wednesday, August 26, 2015 8:59:46 AM
Attachments: LandmarksIllinois_Winnetka Plan Comm Let_Fell Store_July22_2015.pdf

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All,
I have attached Landmarks Illinois' July letter to the Plan Commission to reiterate our continued support for finding a design solution that incorporates this important mid-century building into a larger redevelopment of the site.
Thank you for your consideration.
Lisa DiChiera
Director of Advocacy
Landmarks Illinois

From: whsobel@aol.com [mailto:whsobel@aol.com]
Sent: Tuesday, August 25, 2015 3:02 PM
To: onewinnetka@winnetka.org
[redacted]
Subject: Adaptively Preserving the Fell Company Store Winnetka

To the Winnetka Plan Commission, Village Staff and Neighbors:

The letter below identifies several more reasons for the adaptive reuse of the award winning Fell Store as part of future development. Please consider the following:

1) First, it outlines in detail the architectural significance of preserving and adaptively reusing the award-winning and Iconic Fell Building, particularly as a stand alone retail development in the age of malls.
2) It discusses the historic significance of the Fell Family and the Fell Store for the wider community.
3) It identifies a 20% income tax credit available for adaptively reusing historic properties, as a substantial financial incentive.
3) Combining these, with the savings from not demolishing a rock solid building and having to rebuild 2 full floors including parking, could save hundreds of thousands of dollar of development costs, and prevent considerable neighborhood and environmental disruption.
4) Together these could bring major architectural, commercial, and financial benefits to the community and developer much sooner.

We therefore ask the PC, staff and neighbors to encourage the development to include the adaptive reuse of the historic Fell Building. Please respond in writing to this request. Thank you.
RS

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

-----Original Message-----
From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Sent: Fri, Aug 21, 2015 11:07 am
Subject: RE: Fell Company Store Winnetka

...

It was a pleasure to speak with you on Wednesday about your father's Fell Store.... I encourage you or someone to investigate whether this building is eligible for the National Register of Historic Places. .... There are no restrictions placed on the building if listed, but listing makes the building eligible for the 20% income tax credit. There's more info

on the NR on our website here: http://www.illinois.gov/ihpa/Preserve/Pages/Places.aspx.
... I can't write a letter that endorses the building's significance. But letters from this office that contain positive determinations of NR eligibility have often been used to assist advocacy efforts. I'm happy write out what you and I talked about regarding the building and its architecture.

The building has a tailored and elegant appearance. It is a sophisticated mixture of brick and concrete. The brick recalls the older commercial buildings in the downtown, while the concrete is a nod to the modern. The building expresses its structure, but that expression doesn't solely define its character. The massive brick panel that once held the Fell sign rests on a concrete beam. That brick panel is held away from the end columns by slit windows that relieve its monumentality. The first floor is pulled to the interior to create a sheltered, recessed colonnade. So that same brick panel is not only pulled from the structure at its ends, it also appears to hover over the transparent first floor. The ground plane under the colonnade is covered in the same brick as the panel above the entrance, and the structural grid is drawn in concrete onto the brick ground plane, which extends the building out towards the pedestrian. The building aligns with the orthogonal grid of the downtown and not to the angle of the railroad, which places the front and south side at an angle to Lincoln. When one travels north on Lincoln, the building presents itself as an object in space, a sculpture to be considered obliquely rather than head on. As it directly addresses the Classically derived Winnetka village hall across the tracks to the west, it's prefers to be understood as a complex 3-dimensional composition and not a flat, symmetrical façade. It is a restrained essay, activated by subtle moves that keep the monumentality in check without sacrificing sophistication. It never overwhelms. It invites.

The building is rooted in American Brutalism and the work of Paul Rudolph, John Johansen, John Carl Warnecke, Ulrich Franzen, and others. The plasticity of the façade and structure, the use of (apparent) roof terraces, the breaking down of the box with staggered silhouettes all place this building squarely among the work of the American Brutalists. But this is a distinctive work of architecture in its own right. So many other key works of American Brutalism are institutional (libraries, governmental, hospitals (like St. Mary of Nazareth Hospital by Perkins & Will of 1975)) or they were commissioned by large corporations (ATT Long Lines by Warnecke, etc.). Fell is a relatively small building commissioned by a small, family-run store for a relatively small downtown.

Yet it is packed with fantastic and expressive elements found in much larger, more monumental (or Monumentalist) buildings. The ends of the concrete pans that support the roof are prominently expressed, like the roof pans at Rudolph's Art and Architecture Building at Yale. The plasticity of the planes, the push and pull of surfaces relieved by slit openings and tall, attenuated columns also suggests the work of Rudolph in the mid-1960s. The Fell Store packs a lot of architecture into a relatively small volume but it holds its own, not only in its downtown location but also among larger, better known works of American Brutalism.

Abe Fell chose to locate it as a standalone building in a downtown rather than on the Edens expressway or as an anchor to a shopping mall. Edens Plaza by Graham Anderson Probst and White was built in 1956 along the Edens, and was a development by Caron's, just as Old Orchard in Skokie of the same year was developed by Marshall Field's. Randhurst by Victor Gruen was built in 1962 in Mt. Prospect. Though the enclosed shopping center and the department-store-as-developer models were well established by the time Fell decided to construct this building, Fell wanted his store to stand alone. According to a 2004 Tribune article (http://articles.chicagotribune.com/2004-02-04/news/0402020273_1_clothing-store-fish-store-highland-park), the Fell Company's de-facto mission was, in the words of Joe Fell, "to take care of people and be part of the community."

Abe Fell served as a village trustee, Rotary Club president and board member of the Winnetka Human Relations Commission, so he was committed to Winnetka as a community. The article explained that Abe bought the Lincoln property outright, "an example of the Fell belief in independence that also has kept the stores out of busy malls, such as Old Orchard shopping center in Skokie and Northbrook Court…. Joe Fell said, 'After all, you can't go to Marshall Field's and talk to Mr. Field, but you can go to Fell's and talk to Mr. Fell.'" So one might argue that Fell's decision to locate the building in a downtown and not on the strip or the Edens is part of the building's overall significance. What other stand-alone department stores are there in the area? The former Field's in Market Square in Lake Forest doesn't count. The building was built for a bank, and the development was itself a shopping mall.

I also mentioned that perhaps this store can be seen in the context of the free-standing postwar department store nationally. Department stores constructed large retail outlets for themselves since the late 19th century (think Marshal Fields, Sears, Schlesinger & Mayer (now Target) on State Street in Chicago). But they often looked like office buildings in their downtown environments. After the War, department stores began looking like something else. From Victor Gruen's Milliron's in Los Angeles of 1949 to Harris Armstrong's Vandervoort's in Clayton Mo of 1951, to the Lord and Taylors in the Northeast by Raymond Loewy (from Bala-Cynwyd, PA in 1954 to Stamford, CT in 1969), modern department stores became more sculptural and less reliant on regular banks of windows (due to the prevalence of fluorescent lighting) than office buildings. They embraced their sites with complicated massing, asymmetry, occasionally elaborate landscaping. Fells fits right into this typology as well. And I can't think of another free-standing department store (not a part of a mall) in the Chicago metro area.

...Let me know if there's anything else you need.

Anthony Rubano
Illinois Historic Preservation Agency
One Old State Capitol Plaza
[redacted]
www.illinois-history.gov

From: Rubano, Anthony
Sent: Wednesday, August 05, 2015 2:54 PM
...
Subject: RE: Fell Company Store Winnetka

It's a great building. Always looked a bit early Paul Rudolph to me. ... Like ...Sarasota High School…

Anthony Rubano
Illinois Historic Preservation Agency
One Old State Capitol Plaza
[redacted]
www.illinois-history.gov

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July 21, 2015

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

RE: Fell Company Store, 511 Lincoln, Winnetka

Dear Ms. Dalman and Members of the Plan Commission:

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

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

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

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

Sincerely,

Lisa DiChiera

Lisa DiChiera
Director of Advocacy

cc: Brian Norkus, Assistant Director, Community Development

Patterson

4. Residents attend Hampton Inn's official ribbon cutting
5. Ordinance amended to prohibit airsoft guns

ne a Current Plus member: winnetkacurrent.com/plus

Scissors Edge Salon shared this photo on Aug. 13 of actor Chris O'Donnell, a Winnetka native, visiting the salon on his day off.

***he Winnetka Current*: facebook.com/winnetkacurrent**

They're coming! Monday, Sept. 14th at 4:30. THE DAY THE CRAYONS CAME HOME

@THEBOOKSTALL, The Book Stall, announces an upcoming event Aug. 17

ollow *The Winnetka Current*: @winnetkacurrent

GURE An intriguing number from this week's edition

50

The athletes that competed in the North Shore Triathlon on Sunday, Aug. 23. (Page 4)

MEGAN MAGINITY
EDITOR

Every year since I could remember, my family has packed it up, loaded into a rental van and headed to Florida for a weeklong vacation.

But not just anywhere in the sunshine state — specifically, New Smyrna Beach.

The vacation spot was discovered by my great-grandparents, who my sister nicknamed Bow Bow and Poppy. They took my mom's whole family on vacation. Now that summer is almost a wrap, I want to see what you've been up to.

The Current is running or follow up and tweet the photo @WinnetkaCurrent. We've made it that easy this year.

All entries are due next Thursday, Sept. 3, so log on now and tag us before it's too late. The winning entry will be published along with other runners up in the Sept. 10 issue of *The Current*.

The best photo will receive a 12-by-18 foot gallery wrap canvas print of their photo, courtesy of the contest sponsor, Phototronics in Winnetka.

Questions about the contest? Email me at megan@winnetkacurrent.com.

LETTER TO THE EDITOR

Preserve the Fell Building

The Village of Winnetka has a wonderful opportunity to develop the Fell site by creatively reusing the distinctive current building and adding new construction. These will enhance the experience of visiting the downtown in Winnetka.

The Fell building, which won an international design award, was originally designed to receive two additional floors of residential space, and also has underground parking. The new development proposal requires the costly demolition and removal of an award-winning building, so that another building can be built in its place — why?

Adaptively redeveloping the Fell Building would: retain an iconic, award-winning building, planned for additional floors; incorporate existing drawings for the residential units; not require demolishing the Fell building, a very expensive undertaking; not require excavating for the new building, avoiding significant environmental and neighborhood disruptions; and not require rebuilding the retail space, providing significant cost saving and permitting use sooner.

There are also significant economic and tax benefits for developing on historic income-producing properties.

Landmarks Illinois, American Institute of Architects (Chicago) and Docomomo preservationist all endorse the importance of adapting and preserving the "Iconic Fell Building."

In short, creatively reusing the Fell Building can produce significant architectural and development benefits with cost- and environmental-savings for the developer and community. This can be an architecturally and financially successful, "cost-effective" solution for the project and the community.

Community members can indicate support for enhancing the Fell store before or at the Aug. 26 Plan commission meeting (onewinnetka@winnetka.org). Winnetka Library will present "The Future of the Iconic Fell Project in 1966 and 2016" on Oct. 6.

Peter Milbratz and Richard Sobel
Wilmette residents

THE WINNETKA CURRENT

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Editorials and columns are the opinions of the author. Pieces from 22nd Century Media are the thoughts of the company as a whole. *The Winnetka Current* encourages readers to write letters to Sound Off. All letters must be signed, and names and hometowns will be published. We also ask that writers include their address and phone number for verification, not publication. Letters should be limited to 400 words. *The Winnetka Current* reserves the right to edit letters. Letters become property of *The Winnetka Current*. Letters that are published do not reflect the thoughts and views of *The Winnetka Current*. Letters can be mailed to: *The Winnetka Current*, 60 Revere Drive ST 888, Northbrook, IL, 60062. Fax letters to (847) 272-4648 or email to megan@winnetkacurrent.com.

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AIA CHICAGO

a chapter of the American Institute of Architects

35 East Wacker Drive Suite 250 Chicago, Illinois 60601 Tel 312.670.7770 Fax 312.670.2422 www.aiachicago.org

September 29, 2015

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

RE: Fell Store Building

Dear Ms. Dalman:

The American Institute of Architects Chicago Chapter, Historic Resources Knowledge Community, opposes the demolition of the Fell Store Building in Winnetka. The award winning building was designed by well-known Chicago modernist architect Walter H. Sobel, FAIA and has been a unique part of Winnetka's downtown streetscape since its completion. The AIA Chicago Historic Resources KC supports Richard Sobel's effort to preserve the building and adaptively reuse it as part of the new proposed development. We believe that the Fell Store Building's clean, modern design and flexible interior planning will allow it to be seamlessly incorporated into the proposed development. Reusing the building will also preserve a significant element of Winnetka's mid-twentieth century heritage. Thank you for your consideration.

Sincerely,

Timothy Scovic/scp

Timothy Scovic, AIA
Co-Chair
AIA HRC Chicago

Carolyn Andrews/scp

Carolyn Andrews, Assoc. AIA
Co-Chair
AIA HRC Chicago

Cc: Brian Norkus

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Michael D'Onofrio, Director of Community Development
Tina Dalman, Chair
Winnetka Plan Commission
510 Green Bay Road
Winnetka, IL 60093

September 30, 2015

Dear Mr. D'Onofrio and Ms. Dalman,

It has come to my attention that the Village has before it a proposal from Stonestreet Partners and Winnetka Station LLP for the redevelopment of the former Fell property on Lincoln Avenue. It is an exciting opportunity for the redevelopment of Village-owned land, several stores, and the Hadley School for the Blind. It is my hope that you encourage the developers to ensure that this development provides a community benefit as you work to create new economic development opportunities in your downtown.

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

Thank you for your consideration and your continued dedication to making the 18th House District a great place to live, work and shop.

Best regards,

Robyn Gabel

Robyn Gabel
State Representative -18th District

ARCHITECTURE & HISTORY

Architectural Gem:
The Fell Project Then (1966) and Now (2016)

7PM | TUESDAY, OCTOBER 6, 2015 |
WINNETKA LIBRARY

Walter H. Sobel, FAIA, was a prominent Chicago architect that designed over 250 courthouses in the U.S., Canada and the Virgin Islands as well as private homes and the Fell Company department store in Winnetka. His design for the Fell project embodied the melding of fine architecture and community-oriented design with future planning. The session will be presented by his son, Richard, and will explore the forward-looking features of the award-winning Fell project when it was designed in 1966, and how those same principles underscore the logic and importance of its adaptive reuse today and tomorrow.

[redacted]ak Street
Winnetka, Illinois 60093
[redacted]