From: Kathie Scanlan on behalf of contactus
To: OneWinnetka
Subject: FW: Contact Us Submission (Village of Winnetka Illinois)
Date: Friday, February 05, 2016 9:19:18 AM

-----Original Message-----
From: Contact Us Form [mailto:noreply@winnetka.org]
Sent: Thursday, February 04, 2016 7:27 PM
To: contactus
Subject: Contact Us Submission (Village of Winnetka Illinois)

A new contact us submission has been received:

Concerning: Community Development
Contact Type: Resident
Name: Sally Hoit
E-mail: [redacted]
E-mail Format: HTML
Address 1: [redacted]
City: Winnetka
State: Illinois
Zip/Postal Code: 60093
Country: United States
Subject: One Winnetka
Comment: I am concerned that there has been no three dimensional mock-up of the project which would be helpful in determining the impact on the sidewalks, streets, GreenBay Trail and the buildings in the neighborhood, including those on the North side of Elm. I can't understand why only no-to-scale drawings have been submitted. We need to see what this project really looks like.
Phone: [redacted]

Please go to the following URL to review: https://vwntka.ae-admin.com/admin/contact-us/

From: Megan Pierce
To: OneWinnetka
Subject: FW: One Winnetka project
Date: Friday, February 12, 2016 4:18:41 PM

For the files…

From: Robert Bahan
Sent: Thursday, February 11, 2016 4:33 PM
To: King Embry
Cc: Patrick Kreis; Megan Pierce
Subject: RE: One Winnetka project

Mr. Embry,
Thank you for your email. We have been monitoring and enforcing the parking utilization along Lincoln Avenue (Little Ricky's location) and other commercial areas of the Village. As a result, and working with the Chief of Police, we have stepped up parking enforcement activities. Further, the Chief recently issued a letter to all commercial businesses requesting business owners ensure that their employees park in the appropriate locations and observe posted time limits. This activity has occurred over the past 2 to 4 weeks and will continue for the foreseeable future. FYI – the Village does issue very low cost employee parking permits, have designated parking areas for these passes and these employee parking areas are intended not to conflict with customer parking.

Regarding the Little Ricky's TV's – previous liquor licensing regulations required a "TV rider" type license appended to the main liquor license that regulated size and location of TV's. That regulation was repealed when the liquor licensing regulations were revised during early 2014. The revised liquor regulations were distributed to all current license holders, but we can reinforce that the TV rider is no longer applicable.
Thank you again for your comments.
Rob Bahan

From: King Embry [redacted]
Sent: Thursday, February 11, 2016 3:38 PM
To: Robert Bahan
Subject: One Winnetka project

Bob,

Living on the opposite end of Winnetka ([redacted]), I have not been following the One Winnetka project too closely. However, the subject of parking in Winnetka is a related topic and one that does affect my buying habits.

Even with any number of store fronts boarded up, finding a place to park to visit Orrington Jewelers or to eat at Little Ricky's can be a challenge throughout the day. Spots reserved for commuters with parking passes do take up some space. Aside from this group I wonder how many spaces are taken by employees of existing companies, especially realtors? I single out realtors because finding a place to park at Capt. Nemo's restaurant on Green Bay has really become a headache since @Properties opened up.

Having said this I wonder how many parking spots could be opened up on the street for customers of businesses if employees of said businesses parked in designated locations elsewhere. Speaking for myself I would rather park on the street close to the establishments I wish to visit rather than hike two blocks from an underground parking facility under One Winnetka. The Happ Inn in Northfield is a favorite restaurant, as is Little Ricky's, but finding a parking spot nearby is always assured whereas that is not the case with the latter. These days we gravitate towards the Happ Inn.

Speaking of Little Rickey's I suggested to Mark, the bartender, that they install TV's with larger screens in the bar area to make it easier for customers to watch games from the opposite side of the room, which is the setup at Happ Inn. His response was that they can't do it due to Winnetka regulations. Regulations determining the size of a TV screen in a bar geared for sports????

Just offering constructive comments.

King Embry

Dear Winnetka Design Review Board and Village Trustees

As a Winnetka community member dedicated to our Village's health and vitality, I strongly support the ONEWinnetka development.

I believe the retail space, underground garage, and additional luxury residential space will enhance our community's appearance and bring needed revitalization downtown.

I'm not alone in my support. ONEWinnetka has hosted several community meetings over the last year, receiving positive feedback and support from hundreds of Winnetka residents and business owners.

I hope I can count on your leadership and support of this exciting new downtown development.

Thank you.

Sincerely,

Name: Sara Knight

Address:

KID MOTION
732 Elm st.

Name: Natalie Todd

KID MOTION
732 Elm st.

[redacted] Spruce St.
Winnetka, IL
60093

[redacted] Chestnut
Winnetka, IL
60093

February 16, 2016

To: Trustees of the Village Council of Winnetka and Members of the Design and Review Board
From: Mary Hickey

Dear Trustees and Members of the Design and Review Board,

I am a current member of the Zoning Board of Appeals but I am writing to you as a concerned resident of Winnetka with regard to the Stonestreet Partners' One Winnetka Proposal. I am very "pro-development" and am 100% in favor of a mixed-use development of the proposed site. The village has needs for updated retail and restaurant space as well as unmet residential needs especially for empty nester transition and expanded rental options for potential "first time buyers". That being said, I am **opposed** to the current One Winnetka proposal. I feel that this project as proposed would fundamentally change the essential character of the Village of Winnetka and make our village feel more urban. I feel that the size, scale, height and density of One Winnetka will alter the essential character of downtown Winnetka and impact surrounding business and residential neighborhoods with noise and traffic issues which raise safety issues with respect to truck traffic on Elm and ingress and egress into the commuter parking lot on Lincoln.

I am writing to ask your consideration of the following as you discuss the One Winnetka Proposal. As both the Village Trustees and Design and Review Board move forward, it is important to consider the vision and work done in the past by Edward Bennett in 1921 (my references in Appendix I) and the Plan Commission in 1999 with its completion of the 2020 Comprehensive Plan (my references in Appendix II) and now the work currently being done by the Village Master Plan Committee which is collecting critical resident input.

1. I personally do not believe that One Winnetka fits in with the Definition of the **Village** of Winnetka as described on the website or in Winnetka Architecture: Where Past is Present, A Guide to Timeless Styles:
    a. According to Webster's Dictionary, The Webster Dictionary definition of a village is
        i. A settlement usually larger than a hamlet and smaller than a town
        ii. An incorporated minor municipality
    b. As posted on the Village website, the description of Winnetka is as follows:
        i. A 2012 Chicago Tribune feature article on suburban life in Winnetka described the Village: "Winnetka's downtown (actually three small districts anchored by Metra train stations), is a hub of rush-hour activity that doubles as a daytime destination for stay-at-home moms and retirees. Its beach-glass-and driftwood shops mimic those in New York's Hamptons, sans the celebrities. Strip malls and big box stores are absent, while Village Hall supports the 'shop local' ideal…While Green Bay Road links the business districts, Sheridan Road is famous for old-money houses with backyards that open to the lake. Parallel to Green Bay is a berm that hides the rail line, which the village lowered in 1943 after dozens of death at railroad crossings."

ii. "A village in a natural setting committed to its tradition of residential neighborhoods, citizen involvement, local shops and educational excellence."

c. Winnetka Architecture: Where Past is Present, A Guide to Timeless Styles describes "the secret to Winnetka's success this way":

i. "Winnetka has always been provided the best of two worlds: a pleasant, small-town environment combined with proximity to a major metropolitan area. Winnetkans do not like to think of their community as just another northern suburb of Chicago, for the village not only has interesting architecture and unusual topography, but its desirability as a place to live has evolved from well-conceived planning by concerned citizens. As a result of this thoughtful guidance, Winnetka has been able to thrive in the modern world while retaining its traditions of architectural diversity, participatory government and excellence in education."

2. I personally do not believe, that Stonestreet's supposition that One Winnetka fits in with/complements the Winnetka Plan as presented by Mr. Edward Bennett in 1921. In Appendix I, I have excerpts from the Winnetka Plan, for your consideration.

3. With due respect, I do not feel that the Plan Commission's evaluation of One Winnetka adequately evaluated the One Winnetka proposal in light of directives made in the 2020 Plan. As stated on the Village website, one of the responsibilities of the Plan Commission is to:
"Consider, prepare and make recommendations to the Village Council on the adoption or amendment of the Comprehensive Plan for the present and future development or redevelopment of the Village."
As presented in Mike D'Ononfrio's memo to the ZBA dated, November 5, 2015:

> *Plan Commission – is to determine whether the proposed development, as a whole, is consistent with the goals and objectives of the Comprehensive Plan, 2020 Winnetka.*

In appendix II, I have included excerpts from the 2020 Plan, which have direct relevance on the consideration of One Winnetka and in my opinion have not been defended.

4. It is also of note that after much discussion, the Village Council in February 2015, increased height regulations to 45 feet-even though village residents considered 2.5 stories adequate (1999 survey), altered intensity use of lot/density regulations and decreased parking regulations from 2 spaces to 1.4 in business district. Yet it was the understanding that this ordinance would have **no** impact on pending proposals for the Fell property, but the One Winnetka request before the ZBA asked to provide FURTHER exceptions to these new regulations.

I am not proposing to go back to 1921 but rather to build upon the very conscientious work that has been the foundation of developing our community for all residents. Winnetka is transforming and there are shifts in Winnetka's demographics, cultural, social, physical and economic conditions. As I stated above, I am 100% in favor of a mixed-use development of the proposed site yet **opposed** to One Winnetka as proposed. The ZBA had the mandate to determine whether the proposed development was consistent with the same standards

applied to any Special Use Permit Application and Standards for Approval of Planned Development and then present our findings to the Village Council. As the vote was presented in December 2015, I voted yes to "reject" the request.

Our instructions, in the November 5, 2015 memo from Mike D'Onofrio were to:

ZBA – is to determine whether the proposed development is consistent with the same standards applied to any Special Use Permit application.

In the consideration of the One Winnetka PD, the ZBA should address the following findings:

1. *that the proposed planned development will not either endanger or be detrimental to the public health, safety, comfort, morals or general welfare, in that the proposed development will complement and supplement the community given the nature of the business;*
2. *that the planned development will not either substantially diminish or impair property values in the immediate vicinity, or be substantially injurious to the use and enjoyment of land in the immediate vicinity for uses permitted by right in that zoning district;*
3. *that the planned development will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district;*
4. *that adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public and private ways;*
5. *that adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the special use either exist or will be provided; and,*
6. *that the planned development in all other respects conforms to the applicable zoning regulations and other application of Village ordinances and codes.*

My objections are as follows with respect to the Zoning Regulations 17.58.110 Findings on Standards for Planned Development Approval:

a. 711 Oak -Standards for Approval of Planned Development 1,2,3
b. Oak Street Business – Standards for Approval of Planned Development 4
c. Arbor Vitae -Standards for Approval of Planned Development 1,2,3
d. Hadley School for the Blind Standards for Approval of Planned Development 1,2,3,4
e. Safety as it relates to traffic issues associated with ingress and egress into commuter lot and the narrowing of Lincoln Avenue. Entrance into ramp – left turn into ramp if coming from south on Lincoln and Exiting ramp left turn to go south on Lincoln. The commuter ramp is only 20 ft wide. Signage will be needed at ramp entrance, on Lincoln and on Oak. In addition, there will be angled street parking in place. The other area of concern is the truck traffic-deliveries, refuse and recycling pickup associated with retail and residential

units, which will impact Elm Street. -Standards for Approval of Planned Development 1,4

f. Scale –Standards for Approval of Planned Development 1,6
g. Height –Standards for Approval of Planned Development 1,6. Per Mike D'Onofrio's December 5, 2015 memo to the ZBA, Appendix A has the revised plans. While the plans were revised in December 2015, I still have my objections to the height being requested.
    i. In December 2015, plans for Elm Street were revised from 3 stories to 4 stories with a set back on the 4th story.
    ii. December 2015 plans also reduced the height on the East side (Lincoln) from 5 to 4 stories but eliminated the 4th floor setback.
    iii. The penthouse on Lincoln remains at +70', The top parapet at corner of Elm and Lincoln with residences is at +62'.
h. Mass –Standards for Approval of Planned Development 1,6
i. No Setback of fourth floor on Elm street-–Standards for Approval of Planned Development 1,6. December 2015 plans reduced the height on the East side (Lincoln) from 5 to 4 stories but eliminated the 4th floor setback.
j. Need more information on bluff cutback, engineering study and impact on safety on Green Bay Trail.
k. Safety and security needs in public lot - standard 1,4
l. Elimination of some Lincoln Street parking.
m. Question whether Public area really compliments community – as the green space on the second floor will be reserved only to residents. Lincoln currently being used as public space. i.e. Antique Auto "Show".
n. Sidewalk width requirements, especially if this is to be a "public" space.
o. Would like to see more concrete retail plans. Types of retailers being recruited. Assessment of longevity. Are retailers/restaurants in keeping with what is being collected by Village Master Plan Committee? I believe this is critical and valuable input and needs to be incorporated with Trustees final decision. Whether current Winnetka retailers are being solicited and will vacate their current space thus leaving vacancies in current location.

Furthermore, I also have specific concerns about the Commuter Lot Entrance on Lincoln. I refer to #3 Plan Vignette – Entrance to Commuter Garage: (Appendix III)

1. Concern with 20ft ramp opening for two way traffic
2. Stonestreet Partners did not submit description/renderings/measurements of Retaining wall
3. Stonestreet Partners did not submit description/renderings/measurements of Landscaping
4. Stonestreet Partners did not submit description/renderings/measurements of Guard Rails – length, height
5. Stonestreet Partners did not submit description/renderings of Signage or additional Traffic Signs required
    a. Oak Street
    b. Exit in an out of commuter parking lot on Lincoln – going both North and South
    c. Vehicle height Signage

d. Traffic Patterns documented
e. Narrowing of Lincoln to accommodate Entrance/Exit Ramp in addition to angled parking which will remain on Lincoln
f. Is ramp considered a parking structure?

6. Stonestreet Partners did not submit Engineering/Renderings/Measurement of Sheering Bluff to accommodate ramp
7. Concern with Underground Commuter parking impact on foot and bike traffic on Green Bay Trail

Per Nov. 5. 2015, memo from Mike D'Onofrio describing the Planned Development process:

> The Planned Development process is mandatory for all redevelopment on sites 10,000 square feet or greater. The process differs from the standard development review process in that it allows for departure from the strict application of specific zoning requirements, permitting relaxation of certain otherwise applicable substantive requirements, based on the detailed review of individual proposals. The intent of the Planned Development process is further clarified in Section 17.58 to promote:
>
> - a creative approach to development and redevelopment;
> - a more desirable physical environment by allowing flexibility in building design and site layout;
> - a more efficient use of land, resulting in a more economic network of utilities, streets and other facilities; and
> - facilitation of a development pattern that is in harmony with the objectives of the Comprehensive Plan and the purpose of the zoning district.

I do not believe it is in harmony with the zoning district.

I am appreciative of the One Winnetka redesign presented in December, 2015 and I truly hope this is a **beginning** of further revisions which are more in keeping with the Village Plan as presented by Edward Bennett in 1921, 2020 Comprehensive Plan and the "to-be" determined results of the Village Master Plan Committee.

I do hope my comments are taken under consideration and we proceed in a methodical way to fully evaluate the One Winnetka proposal, meet current Winnetka needs as well as preserving our historic integrity. Thank you for your time and consideration of my remarks.

Respectfully,

Mary Hickey
[redacted]
Winnetka, Il. 60093
[redacted]

Appendix I
Mr. Edward Bennett

1. The document entitled The Winnetka Plan, The Winnetka Plan Commission, Accompanied By The Report and Recommendations of Mr. Edward H. Bennett, Consulting Architect, 1921 contains the REPORT OF EDWARD H. BENNETT, Consulting Architect to the Winnetka Plan Commission. Appendix I
   a. Mr. Bennett's opening statement is:
      i. The watchword for Winnetka, like that of the whole North Shore, might well be "Preservation". In a sense it is the keynote of this report – preservation of the general character of the village as expressed by its attractive homes, well placed and surrounded by ample areas, its tree-lined avenues and fine public grounds, and especially its country like setting and atmosphere. The purpose should be to restore country conditions, with
      all that that implies of repose and quiet in contrast to the tension of the city. Page 26
   b. These aims are within reach ultimately, and if country conditions can be restored in their pristine quality, while retaining the practical usefulness of modern transportation, it will be worth all the effort and cost necessary to bring this about. Page 27
   c. No village possibly can develop successfully as a residential suburb and at the same time as an industrial center. Winnetka's present development and exceptional advantages point clearly to the residential ideal. Whatever adds to its desirability in t his respect necessarily benefits to the greatest possible degree. Page 28
   d. The advantages of having the railroad traffic pass through the village on track in a cut rather than carried on an elevated structure are so many and so clear that they need not be enlarged upon. Depression materially reduces the train noises and the smoke area it avoids the cutting of the village into two parts, which is the unsightly result of elevation; it permits the streets to cross the tracks on bridges instead of through dangerous subways; and it holds large possibilities in the way of making these bridges and their approaches architecturally attractive. This report has emphasized the desirability of rctalll1ng and recreating rural conditions, and it. is to be noted that no amount of landscape planting can make a railroad embankment look like a creation of nature; while a proper treatment of slopes and planting make a railway cut approximate very closely a natural depression, the bottom of which is being used as a roadbed. Page 41
   e. LOCATION OF THE VILLAGE HALL '"various schemes for the Village Hall have been considered on the three following locations- east, south and west of the Railway Station. The location on the block directly east of the Station had a strong appeal because of its architectural possibilities. If all or nearly all of this block could be acquired, the Hall could be built at the top of the hill. The building would then face the Railroad Station toward the west and the Village Common toward the east, the ground surrounding it forming a most desirable extension of the Common. Page 48

Appendix II
Village of Winnetka 2020 Plan

a. The Winnetka 2020 Plan Comprehensive Plan for the Village of Winnetka, 1999 stated it's intent as: As shifting economic, cultural, social and physical conditions affect the characteristics of a community, there is a need to prepare a plan that can guide the Village through change. Currently, the Village is facing substantial redevelopment pressure in both residential neighborhoods and business districts. There are physical limits to growth. Because Winnetka is substantially built out, land is scarce; infrastructure is used nearly to capacity. The purpose of rewriting the Plan now is to help the Village manage redevelopment in ways that preserve and enhance the qualities that define Winnetka's unique character in the context of scarce resources. Page 10

b. 2.3 VILLAGE CHARACTER AND APPEARANCE
    a. Goal: Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village
        i. Objectives: Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.
            1. Recognize the critical role of the Village's historic architecture in defining Winnetka's unique character in public, institutional, commercial and residential areas and encourage its preservation.

c. 2.4 RESIDENTIAL AREAS
    a. Goal: Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.
        i. GENERAL RESIDENTIAL OBJECTIVES
            1. 1. Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations.
    b. 3.3
        i. The Village's development pattern reflects the model laid out in the 1921 Plan in which the railroad station is the natural center of the retail business area, with stores located along the streets leading to the station. Winnetka is unusual in that it has three railroad stations serving its relatively small population. Because of this, Winnetka's commercial activity is not concentrated in one central location, but divided among the three railroad station sites. This has resulted in smaller commercial areas conveniently located for pedestrian access from near-by residential neighborhoods. Each has a distinctive neighborhood flavor that would not exist in a larger, centralized commercial area. *The influence that this*

arrangement has had on defining Winnetka's character cannot be overemphasized.

c. 3.3.3

   i. Low density apartment or condominium buildings consolidate units into larger buildings, where multiple dwellings are accessed from a central entryway. The buildings look less like single-family residences, but the required articulation in exterior walls is intended to make the apparent scale blend with the surrounding neighborhood Higher Density Multiple-Family Residential District (B-2). These larger condominium buildings house up to 30 units per acre. All B-2 buildings were built to the maximum four-story, 42 foot height allowed at the time. These buildings are located on Green Bay Road, north of Pine (The Mews), at 711 Oak Street (at the corner of Lincoln Avenue), at Green Bay and Willow Road (Hedgerow) and on Green Bay Road between Sunset Road and Winnetka Avenue (The Chimneys and Hemphill House). These buildings seem quite large when built at the edge of single-family neighborhoods. As a result of community concern over the bulk characteristics of these buildings, the height limit for B-2 developments was reduced to 2 ó stories (35 feet) in 1998. **Changed February 2015 – 4 stories**

d. 4.3.3 Multiple-Family Residential

   i. The purpose of multiple-family zoning districts is to buffer single-family neighborhoods from commercial areas and the traffic noise of Green Bay Road and the railroad. In theory, multiple-family development should provide a "transition" that is compatible with adjacent single-family use. New development, particularly with higher-density multiple family buildings, can overburden existing infrastructure and public services. This places a financial burden on the Village and other local entities when new tax revenues generated by the development are insufficient to cover the cost of public improvements and additional services for the development. Multiple-family residential buildings provide homes for older residents and those with modest incomes. Rental units provide an important element of diversity in housing options. Only limited new multiple-family development is anticipated, either as a component of a mixed use building within a business district or along selected portions of Green Bay Road.

      1. Encourage designs for multiple-family developments that provide a variety of housing for residents of all ages.
      2. Require development to be appropriate to the character of its surroundings;
      3. The development should interface with its surrounding neighborhood, rather than exist as an isolated complex. The architectural design of multiple-family buildings is

of vital importance in maintaining the character of the Village.

4. New multiple-family development should be designed to complement the Village, constructed of high quality materials, providing below-grade parking.
5. Provide, where possible, open space (whether public, quasi-public or private) between low-density and high-density land uses.

e. 4.4.2 Historic Preservation
   i. Recognize the role of the Village's historic architecture in defining Winnetka's unique residential character and encourage its preservation.
   ii. Promote historic preservation as a contributor to the quality and character of the Village by encouraging the study and inventory of existing houses and commercial buildings that define Village character.

f. 5.D. Architecture and Design
   i. Winnetka has avoided many of the suburban design trends of the last forty years. This is due in large measure to the creation and acceptance of the 1921 Plan. The Boal Block (at the northeast corner of Elm Street and Lincoln Avenue), built in 1913 and designed by Chatten & Hammond, provided a model for successful retail design in Winnetka. Lake Forest's Market Square, built 1916 and designed by Howard van Doren Shaw, provided further inspiration. The established architectural style of the commercial districts is based on English Tudor Revival. These commercial masonry and half-timber structures are similar to those found in English villages. Alongside are examples of Arts and Crafts designs, which also emanated from England in the late 19th and early 20th centuries. Adhering to these styles gave Winnetka's commercial districts a coherent, picturesque appearance within an urban street pattern. The blocks thus created contain a pleasing pattern of storefronts that relate to the sidewalk and pedestrians. The consistency of design results in a powerful statement of the "village" as it was originally conceived. Georgian and Classic Revival styles were selected for larger government structures and the railroad stations. These are also consistent with the Village character for they are of masonry construction and represent good examples of revival styles. There are also examples of modern design, which do not always blend successfully with the scale and character of the Village. The character of the Village is molded by the arrangement of the buildings and their individual design. The distinct commercial districts arranged around the three railroad stations reflect the convenience limits of neighborhoods, the importance of transportation and the social and cultural habits of the villagers. These districts are still viable and have allowed Winnetka to avoid one large

town center, which would have substantially changed the village character of Winnetka. Consistency of design and the use of picturesque styles combine to give Winnetka's commercial districts a pleasing quality, consistent with the Village's residential character. Winnetka remains a model of successful development for Chicago suburbs.

g. 5.B. Commercial Development and Multiple-Family Land Use
    i. Provide for a wide range of office/service and retail commercial land uses and development within the existing business districts in the Corridor.
    ii. Provide for low-to-medium-density multiple-family townhouse and condominium developments within the Corridor as indicated on the Comprehensive Plan Map.
    iii. Ensure compatibility of land uses and a smooth transition between single family residential neighborhoods and all other uses.

h. 5.4.1 Planning Sub-Areas: Planning Sub-Areas are defined as the business district core plus the adjacent single-family neighborhoods that are affected by commercial activity. This ensures that the impact on single-family neighborhoods is considered when reviewing commercial district projects. No extension of the commercial districts is recommended in this Plan nor implied by the Planning Sub-Area boundaries.

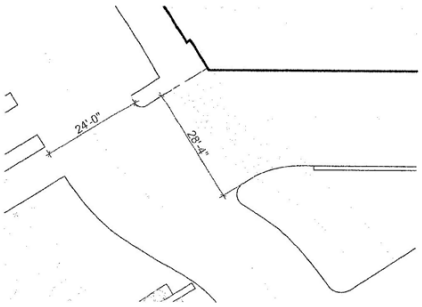
i. B. Commercial Development and Multiple Family Land Use
    i. See Maps 10, 11, and 12, Land Use Plan
    ii. Encourage development that is appropriate for the scale and intensity of commercial activity and consistent with the Comprehensive Plan Map.
    iii. Require all commercial and multi-family buildings to be buffered from residential areas through the use of landscaping and/or other design techniques.

j. 5.4.2.B. Maintain the Village Zoning regulations that limit the height of new buildings or additions to two-and-one-half stories to encourage gabled or pitched roofs, with rear building height scaled down to meet the scale of immediately adjoining single-family neighborhoods. - **Changed February 2015 – 4 stories but height is an exclusion.**

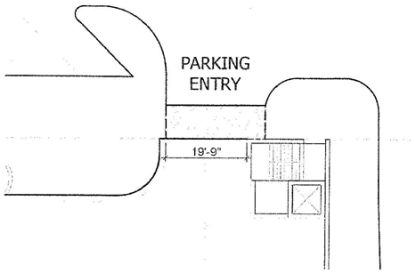
k. 5.4.2.D. Architecture and Design
    i. Preserve existing historical commercial buildings and require new development to be compatible with the historic character of the business districts.

Appendix III

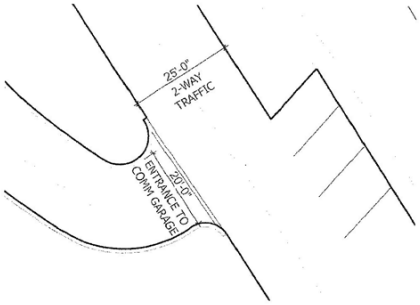
Vignette #3 Entrance to Commuter Parking Lot



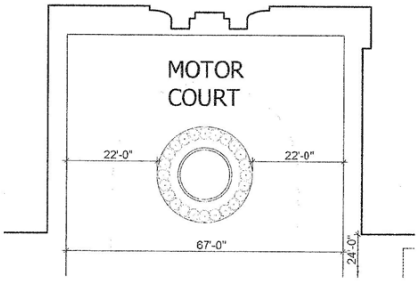
1 PLAN VIGNETTE - ENTR TO BUILDING OFF LINCOLN AVE
SCALE: 1/16" = 1'-0"



2 PLAN VIGNETTE - ENTR TO E PARKING OFF ELM STREET
SCALE: 1/16" = 1'-0"



3 PLAN VIGNETTE - ENTRANCE TO COMMUTER GARAGE
SCALE: 1/16" = 1'-0"



4 PLAN VIGNETTE - AT THE MOTOR COURT
SCALE: 1/16" = 1'-0"

DRIVE ENTRY DIMENSIONS

LUCIEN LAGRANGE STUDIO

From:	Jen McQuet
To:	Ann Klaassen
Subject:	Fw: Fwd: Mary Hickey letter to Trustees and Members of Design Review Board re One Winnetka proposal
Date:	Wednesday, February 17, 2016 7:34:45 PM
Attachments:	One Winnetka ZBA arguments.docx

I support Mary Hickey's letter 100%! Please distribute this e-mail to Trustees and DRB members to show our NON-support of the One Winnetka destined-to-be-a-debacle project.

----- Forwarded Message -----
From: Anne Wilder <[redacted]>
To: Anne Wilder <[redacted]
Sent: Tuesday, February 16, 2016 5:32 PM
Subject: Fwd: Mary Hickey letter to Trustees and Members of Design Review Board re One Winnetka proposal

Begin forwarded

From: Mary Hickey <[redacted].>
Date: February 16, 2016 at 4:22:03
Subject: Mary Hickey letter to Trustees and Members of Design Review Board re One Winnetka proposal

Hi Ladies - AS you know - DRB meets this Thursday night - 7pm at Village Hall - 2nd meeting on 1W and most likely a vote. Your attendance would mean a lot and hopefully there is speaking time. I sent this letter today to Ann Klaussen at the Village Hall and asked her to distribute to Trustees and DRB members.
Thanks, Mary

Please forward to others if you deem appropriate.

Mary Brower Hickey
[redacted]
Winnetka, IL 60093
[redacted].

From: Ann Klaassen
To: Ann Klaassen
Subject: FW: Adaptively Preserving the Fell Company Store Winnetka: To the DRB-RSVP
Date: Friday, February 19, 2016 8:51:21 AM

From: [redacted]
Sent: Thursday, February 18, 2016 5:10 PM
To: [redacted] OneWinnetka
Cc: boshea@pioneerlocal.com; editor@pioneerlocal.com; editor@winnetkacurrent.com; editor@wilmettebeacon.com; david@northshoreweekend.com; Brian Norkus; Michael D'Onofrio; megan@winnetkacurrent.com; [redacted]; [redacted]
Subject: Re: Adaptively Preserving the Fell Company Store Winnetka: To the DRB-RSVP

To the Winnetka DRB, Chair and Members, Village Staff, and Neighbors:

This letter highlights the several reasons why the adaptive reuse of the award- winning Fell Store as part of future development fits within the current design provisions. As the "Fell's Future" Presentation by architect Peter Milbratz at the November DRB meeting showed, a design incorporating the adaptive reuse of the Fell Store can accomplish the goals of the Village and development. This design offers architectural, design, sustainability, environmental and economic benefits. We ask the Board to encourage the developer to consider these favorable prospects at tonight's meeting.

We ask the DRB chair and members to specifically encourage the exploration of the Fell's adaptive reuse, by asking the developer to meet with us and our architect.

Please also consider the following:

1) First, the letter below (and Fell's Future plan) 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 and particularly for the History of Winnetkia.
3) It identifies a 20% income tax credit available for adaptively reusing historic properties, as a substantial financial incentive to the developer and development.
3) Combining the tax incentives, 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 from unnecessary construction activities in a residential area.
4) Together these could bring major architectural, commercial, and financial benefits to the community and developer much sooner.
5) Our alternative plan, presented to the DRB in November, permits the adaptive reused of Fells by adding a similar number of residential units as in the One Winnetka plan. It can be accomplished within the height and other zoning limitations and design review guidelines for Winnetka. It does not require zoning variances.
6) Because the financial viability of the proposed project has not been demonstrated, the DRB needs to ask for economic details. The worst possible outcome would be to permit demolition for a project that does not have long term economic viability. It would not be the first to leave a large hole in the ground and a community. This fate was avoided in the New Trier Partners plan, which had approvals but could not complete the project. The ZBA vote against the project raises similar questions about viability.

We therefore ask the DRB, staff and neighbors to strongly encourage the development to include the adaptive reuse of the historic Fell Building. Please encourage the developer to meet with us at today's meeting and please respond from the Board in writing to this request. Thank you.
Richard Sobel and Peter Milbratz.

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 ta ked 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 (l braries, 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.chicagotr bune.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 l ke 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
Springfield, IL 62701

Phone:[redacted]
Email: [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. ... L ke ...Sarasota High School…

Anthony Rubano
Illinois Historic Preservation Agency
One Old State Capitol Plaza
Springfield, IL 62701

Phone: [redacted]
Email: a[redacted]
www.illinois-history.gov

From: Michael D"Onofrio
To: Ann Klaassen
Subject: FW: ONEWinnetka
Date: Wednesday, February 24, 2016 8:31:19 AM

FYI

From: Jenny Patterson [mailto[redacted]]
Sent: Tuesday, February 23, 2016 2:30 PM
To: OneWinnetka
Subject: ONEWinnetka

Dear Winnetka Design Review Board and Village Trustees,

As a long-time Winnetka community member interested in our Village's health and vitality, I strongly support the ONEWinnetka development. The retail space, underground garage, and additional residential space will enhance our community's appearance and bring needed revitalization downtown.

I am not alone in my support. I have attended community meetings that ONEWinnetka has hosted over the last year, and have heard both there and elsewhere in the community generally positive reactions from both residents and business owners.

I hope I can count on your leadership and support of this exciting new downtown development.

Thank you.

Sincerely,

Jane R. Patterson

[redacted] Chestnut St.

Winnetka, IL 60093

RICHARD C. NEWMAN
Architects · Planners · Designers

February 29, 2016

The Board of Trustees
Village of Winnetka
Village Hall
Winnetka,Il 60093

In Re: Proposed One Winnetka Project

Throughout the review process for the One Winnetka development, one consideration of great significance has been ignored: the effect of the project on the Village Green, the most important public space in Winnetka.

Images prepared by the developer depict views taken along Lincoln Avenue and Elm Street. However, one essential view is missing - the view looking west from the Village Green.

Maple Street, the western boundary of the Village Green, is approximately twenty feet lower in elevation than Lincoln Avenue. As a result, the proposed Lincoln Avenue Building, 70' high on Lincoln, will effectively appear to be approximately 90' high as viewed from the Village Green.

The result will be that the western border of the Village Green will be visually dominated by a virtual 90' high, nine story Beaux Arts "Hotel De Ville" style mass, imposing an out of character presence in complete opposition to the scale and context of the Village Green.

As the custodian of Winnetka's heritage, the Board of Trustees must require the developer to submit accurate drawings showing sight lines from the Village Green looking west, along with images of the proposed building as seen from the Village Green. Such drawings will likely reveal the incongruity of both the scale and character of the proposed building, as it forms a backdrop to the houses bordering the west edge of the Village Green and to the Village Green itself.

[redacted]

[redacted] Oak Street, Winnetka, IL 60093 · [redacted] · [redacted]

Dear Winnetka Design Review Board and Village Trustees

As a Winnetka community member dedicated to our Village's health and vitality, I strongly support the ONEWinnetka development.

I believe the retail space, underground garage, and additional luxury residential space will enhance our community's appearance and bring needed revitalization downtown.

I'm not alone in my support. ONEWinnetka has hosted several community meetings over the last year, receiving positive feedback and support from hundreds of Winnetka residents and business owners.

I hope I can count on your leadership and support of this exciting new downtown development.

Thank you.

Sincerely,

Name: Sherry Abrahams

Address: [redacted] Sheridan Road

March 10, 2016

Dear Winnetka Design Review Board and Village Trustees:

For me, for our family, this issue is highly personal. I am an 18-year resident of Winnetka and I whole-heartedly support the ONEWinnetka development.

We need to increase the traffic to support the vitality of the village….we need more investment in Winnetka to have a more robust Winnetka.

I join the overwhelming number of residents who are very grateful for ONEWinnetka's commitment to our village and to the success of this initiative.

I offer OneWinnetka my complete support and hope you do as well.

Best Regards,

Roni Moore Neumann
[redacted] Sheridan Road
Winnetka
[redacted]

From:	Brigid Malia Sexton
To:	OneWinnetka
Subject:	Support for ONEWinnetka
Date:	Friday, March 11, 2016 12:38:50 PM

Dear Winnetka Design Review Board and Village Trustees

As a Winnetka community member dedicated to our Village's health and vitality, I strongly support the ONEWinnetka development.

I believe the retail space, underground garage, and additional luxury residential space will enhance our community's appearance and bring needed revitalization downtown.

I'm not alone in my support. ONEWinnetka has hosted several community meetings over the last year, receiving positive feedback and support from hundreds of Winnetka residents and business owners.

I hope I can count on your leadership and support of this exciting new downtown development.

Thank you.

Sincerely,

Brigid Malia Sexton

[redacted] Walnut Street Winnetka, IL 60093

WDG

Winnetka Dental Group, Ltd.

To the Attention of the Winnetka Village Manager and Winnetka Village Trustees:

In 1988, I established my dental practice in Winnetka at 716 Elm Street. For the past 28 years, my practice has served the Winnetka Community with distinction, having achieved recognition both locally and nationally for providing dental care at a very high level (see attached). This purpose of this e-mail is to make you aware of the following facts:

Our office is part of the PUD for the proposed "One Winnetka" project. Since this project has been announced over two years ago, my advisors and I have attempted to work with the developer to maintain my practice in Winnetka, minimize the inevitable disruption to my practice and be fairly compensated for the loss of income that will most certainly result from execution of the developer's plan to redevelop the multiple parcels into his design for the One Winnetka project. As of yet, we have not found a comparable location to relocate to in Winnetka, and have received minimal assistance from the developer in this matter. We have presented the developer with a concrete proposal to deal with the fact that I have a legally enforceable lease, that with extensions, allows me to practice undisturbed at this location until the year 2026. The developer's response to our proposal has been extremely vague, lacking specific significant economic details, and has included remedies that are impractical and detrimental to the long term success of my practice. This general lack of concern and immediacy is evidenced by the fact, that on multiple occasions scheduled meetings with the developer and my team, have either been rescheduled or have been totally ignored.

According to articles in the local media, the developer intends to start demolition as soon as he receives approval to do so from the Village. I hereby petition the Village of Winnetka, that when and if this project is approved, the Village withhold issuing a demolition permit on any portion or the PUD until a fair and equitable settlement has been reached with the Winnetka Dental Group, LTD. I will also need time to seek, obtain and build-out a comparable office in Winnetka. Needless to say, considering the delicate nature of the surgical procedures I perform daily, demolition on the scale necessary for this project would be a great distraction to my patients, my staff and myself, not to mention the safety issues inherent in having an operating business this close to a major demolition site. Clauses in my lease protect me from this situation.

My advisors and I have made a concerted effort to secure an equitable arrangement with the developer. If, however, we have not obtained an adequate remedy for my situation, I will instruct my legal counsel to exercise my next 5 year renewal option prior to the October 1, 2016 deadline. Please understand that I intend to protect the investment I have made in my facility and the hard work, dedication and reputation put into developing my practice in Winnetka over the past 28 years to the fullest extent of the law. This is my livelihood. If necessary, I will seek to obtain a court-ordered injunction to block demolition of the surrounding buildings if this should be allowed to occur. I understand this would be truly unfortunate for all parties involved.

DR. MICHAEL CZARKOWSKI

GENERAL, COSMETIC & RECONSTRUCTIVE DENTISTRY

[redacted] ELM ST. WINNETKA, ILLINOIS 60093 • [redacted]

If you have any questions regarding my position or if would like to discuss this matter in greater detail, I would welcome the opportunity to meet with you at any mutually convenient time.

Thank you for your consideration.

Sincerely yours,

Michael A. Czarkowski DDS, President

Winnetka Dental Group, LTD

CURRICULUM VITAE

Full Name: Michael A. Czarkowski, D.D.S.

Social Security No: upon request

U.S. Citizen: Yes

Place of Birth: Chicago, Illinois

Date of Birth: July 20, 1953

Name of Spouse: Patricia L. Czarkowski

Occupation of Spouse: Bookkeeper

Name of Children: Alexandra Czarkowski, August 28, 1982
John Michael Czarkowski, May 8, 1984
Andrew Scott Czarkowski, June 11, 1987

Address: Home
[redacted] Wentworth Ave.
Glencoe, Il 60022
[redacted]

Office:
[redacted] Elm Street
Winnetka, IL 60093
[redacted]

Education:

High School: Notre Dame High School, Niles, Illinois 1968-1971

College: University of Notre Dame, Notre Dame, Indiana 1971-1975

Professional School: University of Illinois College of Dentistry 1975-1979, D.D.S. degree

Post Graduate: Fixed Partial Prosthodontics
University of Illinois 1979-1981, Certification in Fixed Partial Prosthodontics

Pride Institute Management Program, 1985-1988

Academic Appointments:

Technique Instructor, Fixed Partial Prosthodontics,
University of Illinois, 1979-1982

Occlusion Instructor, Fixed Partial Prosthodontics,
University of Illinois, 1979-present

Clinical Instructor, Fixed Partial Prosthodontics,
University of Illinois, 1982-present

Assistant Professor, Fixed Partial Prosthodontics,
University of Illinois, 1983-present

Lecturer and Clinical Instructor, Long Term Continuing Education Program at the University of Illinois, sponsored by the American Academy of General Dentistry, 1983-1984

Director Fixed Prosthodontics Graduate Program Recall System and Curriculum Development, 1984, 1985, 1986

Clinical Instructor and Restorative Advisor-Periodontics Limited Long-term Continuing Education Program 1993-present

Hospital Appointments:

Attending staff, Department of Surgery
Columbus, Cuneo Cabrini Medical Center, 1982-1992

Lectures and Presentations:

CDS Northside Branch Meeting 1980, Table Clinician, Perio-Prosthetics Temporization

CDS Midwinter Meeting 1982, Table Clinician, Perio-Prosthetics Minor Tooth Movement

CDS Midwinter Meeting 1983, Table Clinician, Perio-Prosthetics Coping Design

Case Presentations: University of Illinois Fixed Prosthetics Postgraduate Program 1981, 1982, 1983 1984, 1985

Columbus Hospital Medical Staff-Presentation 1983

Columbus Hospital Community Educations Health Seminars, Esthetics in dentistry

CDS Midwinter Meeting 1984, Table Clinician, Adhesive Dentistry

CDS Midwinter Meeting 1985, Table Clinician, Techniques in Esthetics and Restorative Dentistry

Wisconsin Dental Association 1984, Adhesive Dentistry

CDS Northside Branch Meeting 1985, Table Clinician

Evanston Dental Society 1984, Adhesive Dentistry

Polish Dental Arts 1984, Adhesive Dentistry

Chicago Arthritis Foundation, Management of Oral Health and TMJ, 1985

University of Illinois 1985, 1986, 1988, Faculty Presentation Techniques in Esthetics Restorative Dentistry

CDS West Suburban Branch, Featured Speaker, Advanced Concepts and Techniques in Adhesive Dentistry, February 1985

Columbus Hospital Dental Associates, Clinical Series, Featured Speaker, Advanced Concepts and Techniques in Adhesive Dentistry, February 1986

Porcelain Symposium, 3M Unitek-Phoenix 1987, Porcelain Veneers

Porcelain Symposium, 3M Unitek-New Orleans 1988, Porcelain Veneers

Porcelain Symposium, 3M Unitek-Minneapolis 1988, Porcelain Veneers

Chicago Academy of Dental Research-Porcelain Veneers, 1988

Chicago Midwinter Meeting-all day participation course, Limited Attendance Program, Porcelain Veneers, February 1989

McHenry County Dental Society, Advanced Concepts of Adhesive Dentistry Utilizing Porcelain, October 1989

University of Illinois Alumni Association Homecoming 1990,"Advanced Concepts of Esthetic Dentistry".

North Suburban Dental Study Group, "Esthetics and Implants" July 1991.

Chicago Dental Society Midwinter Meeting, Lecture and Panel Discussion "Esthetics and Implants" Feb 1991.

Oakton Community College Relations Lecture: "Implants and Cosmetic Dentistry" 1991.

Community Public Service Lectures on Implants and Esthetics for the Communities of Winnetka, Palatine and Niles 1991.

Ross Taylor Prosthetic Study Club, "Esthetic Dentistry utilizing the IMZ Implant System." May 1992

Chicago Academy of Dental Research Midwinter Program, "Esthetic Considerations in Restorative Dentistry" 1993.

Restorative Advisor, Periodontics Limited, Chicago, Il. Long term continuing education program Mini-Residency, "Treatment planning implant prosthodontics, 1993-1994

Chicago Dental Hygienist Association: Esthetics and Implants for Hygienists. March 1993

Drs. Kirkham and Hoge, Milwaukee Wisc. "Treatment Planning the Implant Prosthesis" June 1993

Dr. Steve Troyer 2-day Mini-Residency Evansville, Ind. "Treatment Planning the Implant Prosthesis" July and August 1993

Dr. Tim Walsh, Oak Park, IL 1/2 day program "Advanced Concepts of Restorative Dentistry." Jan 1994

PDL Study Group "Comparison of Porcelain Systems for Cast Restorations. February 1994

Chicago Dental Hygienist Association Midwinter Meeting Program
1/2 day seminar "Incorporating Implants and Esthetics into the
Hygiene department" Feb 1994

Limited Attendance Program Chicago Dental Society Midwinter Program
Feb 1995 "Top Ten Techniques to Improve your Crown and Bridge."

Aurora Dental Society March 1996 "Top Ten Techniques to Improve Your Crown and Bridge."

Montana Dental Study Group Nov 1996 "Improving partial denture design incorporating the Compass Attachment System."

Evanston Study Group June 1996 "Top Ten Techniques To Improve Your
Crown and Bridge."

PDL Study Group May 1997 "Top Ten Techniques to Improve Your Crown and Bridge."

Chicago Academy of Dental Research Nov 1997 "Top Ten Techniques to Improve your Crown and Bridge."

Michigan Dental Association January 1998 3 full day programs at different sites "Top Ten Techniques to Improve your Crown and Bridge."

University of Illinois October 1999 "Guiding Principles of Dental Esthetics." Postgraduate Faculty and Graduate Students Orthodontic Department.

Chicago Dental Hygiene Society 2000 "Incorporating Anterior and Posterior Esthetic Restorations in Hygiene."

Chicago Dental Society Midwinter Meeting-2002-Creating Dental Facial Harmony. ½ day program.

Chicago Dental Society North-Suburban Branch Meeting Jan 2002-
Creating Dental-Facial Harmony.

Chicago Dental Hygiene Component 2003 "Enhancing Dental-Facial Harmony."

Chicago Dental Society, West Suburban Branch Meeting January 2004, "Enhancing Dental Facial Harmony."

Chicago Dental Society Midwinter Meeting-2005-Enhancing Dental Facial Harmony.

Chicago Dental Society North Suburban Branch meeting October 2007
"Smile Management Strategies"

Coolidge Club Offshore symposium- January 2008 St. Croix, U.S. Virgin Islands- Immediate Implant Placement and Provisionalization
with endodontic failed teeth.

Periodontics Limited Meeting: May 2008 New Mexico: "Smile Management Strategies", "Enhanced Shade Analysis utilizing Shade Vision." Nobel Active Implant system and case presentations.

Coolidge Club Offshore symposium-January 2009 Nevis British Virgin Islands-"Restorative considerations in endodontic emergencies due to trauma.

Coolidge Club Offshore symposium-January 2010 Tortola, British Virgin Islands- "Implants-vs-Endodontic retreatment."

Chicago Dental Society- November 2010, Northside Branch "Enhancing Dental Facial Esthetics."

Glen Perio Implant symposium-2 part program "Incorporating Implants into your practice." July & August 2012

Coolidge Club Off Shore Symposium. January 2011-2016 meetings

PDL Seminar, Immediate Implant Placement Protocols, February 2014

Chicago Academy of Dental Research. Soft Tissue Management Around Implants. March 2016

Professional Societies:

Chicago Dental Society
American Dental Association
Illinois State Dental Society
Chicago Academy of Dental Research
Conley Study Group
Periodontics Limited Long Term Mini-Restorative residency program 1993-PRESENT
President-Chicago Academy of Dental Research 1990-1991
2001-2002
2010-2011

Private Practice

Maintains a full-time private practice in Winnetka, IL limited to cosmetic, restorative and reconstructive dentistry

Team dentist for the Chicago Bulls Professional Basketball
(7)

Team 1985, 1986, 1987, 1988, 1989

Attending Staff Appointment Columbus Cuneo and Cabrini Medical Center, 1982-1991

Department of Defense, Complete Mobile Dentistry,
Pre-deployment screening of members of the armed forces

Personal Interests:

Travel, Photography, Golf, Mountain Biking, Fly Fishing, Skiing, negotiating with landlords.

Licenses:

Florida Dental License, 1979-current

Northeast Regional Board License 179-current

Winnetka Village Council
Mr. Gene Greable, Village President
Mr. Rob Behan, Village Manager
510 Green Bay Road
Winnetka, Il 60093

March 23, 2016

Dear Village Council,

My grandfathers came to Winnetka, Philip Hoza in 1915 and Walter Bratschi in 1922, to raise their families in this new expanding lakeside village.

Following my army service in 1970, back from Viet Nam I moved to Winnetka to join our family firm, Bratschi Plumbing. As a local resident, I was honored to serve as president of the Winnetka Historical Society, New Trier Township Clerk and Trustee. I helped develop the first "bricked street-scape" honoring Doctor Minnema with a dedicated corner on Elm across from Peet's. Also, along with village and community support, I lead the restoration of the Village Green Cenotaph. Over the years I have faithfully volunteered my time toward helping our community grow and improve.

When I moved here the homes were mostly modest. We were all aghast when instead of remodeling the existing homes, builders started tearing down the unpretentious houses and building huge stone-constructed McMansions. Residents vocally disparaged these homes as "too big," "ugly," "the wrong color," and on and on.

The Village approved these new homes, so the builders continued, and to this day many successful young families are attracted to Winnetka and the modern lifestyle these homes provide. Large wonderful homes now fill our neighborhoods and are considered the norm.

As always, our community continues to change, as it should. The One Winnetka project is attempting to build something new and better, just like the "different homes" built before. Winnetka residents, if able, will continue to pick apart the structure, looks, materials, everything involved as we are a community of independent thinkers, all with an opinion. It is time to put aside personal feelings and think about what is best for the community as a whole. We need to move forward and let our community progress into the future.

I believe that the new One Winnetka has to be built, just like the 1930 Tudor apartments were "new" when they were built. If we do not allow this project to proceed as quickly as possible, no developer will ever attempt a project in Winnetka. Many developers, builders and architects are watching the progress of initiating a new building in Winnetka. As a result of the process allowing for multiple reviews and negative voices, our downtown is falling apart with all developers fearing to approach our building process.

As our representatives, I urge you to move ahead and approve One Winnetka as quickly as possible. Those of us that will not be here in the next 10-20 years have to get out of the way for our younger generation and allow Winnetka to grow and continue to move forward in the 21st Century.

Sincerely,

[redacted]

Phil Hoza
[redacted] Cherry Street
Winnetka, Ill 60093

cc Winnetka Current

From:	ContactCouncil
To:	OneWinnetka
Subject:	FW: One Winnetka
Date:	Tuesday, April 05, 2016 8:37:24 AM

From: suesombody@aol.com [mailto:suesombody@aol.com]
Sent: Monday, April 04, 2016 10:29 PM
To: ContactCouncil
Subject: One Winnetka

Do we really need more unoccupied commercial property in Winnetka? Are there other developers pounding at the door to develop this site? Land the plane, folks! Our downtown is asleep when it doesn't have to be. Look to Evanston, Highland Park and Wilmette. Get this done!!

From: [redacted]
To: OneWinnetka; council@winnetka.org
Subject: Re: Adaptively Preserving the Fell Company Store Winnetka: To the Village Council and Trustees-RSVP
Date: Monday, April 04, 2016 3:43:01 PM

To the Winnetka Village Council, President and Trustees, Village Staff, and Neighbors:

This letter highlights the several reasons why the adaptive reuse of the award- winning Fell Store as part of future development fits within the current design provisions. As the "Fell's Future" Presentation by architect Peter Mi bratz at the November DRB meeting showed, a design incorporating the adaptive reuse of the Fell Store can accomplish the goals of the Village and development. This design offers architectural, design, sustainability, environmental and economic benefits. We ask the Council to encourage the developer to consider these favorable prospects at tomorrow's meeting.

We ask the Village President and Council Trustees to specifically encourage the exploration of the Fell's adaptive reuse, by asking the developer to work with us and our architect.

Please also consider the following:

1) First, the letter below (and Fell's Future plan) 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.
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5) Our alternative plan, presented to the DRB in November, permits the adaptive reused of Fells by adding a similar number of residential units as in the One Winnetka plan. It can be accomplished within the height and other zoning limitations and design review guidelines for Winnetka. It does not require zoning variances.
6) Because the financial viability of the proposed project has not been demonstrated, the Council needs to ask for economic details. The worst possible outcome would be to permit demolition for a project that does not have long term economic viability. It would not be the first to leave a large hole in the ground and a community. This fate was avoided in the New Trier Partners plan, which had approvals but could not complete the project. The ZBA vote against the project raises similar questions about viability.

We therefore ask the Village President, Trustees, staff and neighbors to strongly encourage the development to include the adaptive reuse of the historic Fell Building. Please encourage the developer to meet with us at today's meeting and please respond from the Board in writing to this request. Thank you. Richard Sobel and Peter Milbratz.

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

-----Original Message-----
From: Rubano, Anthony [redacted]

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
Springfield, IL 62701
Phone: [redacted]
Email: [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
Springfield, IL 62701
Phone: [redacted]
Email: [redacted]
www.illinois-history.gov

April 15, 2016 Received 4/15/16 MEP ✓

Dear Member of the Winnetka Village Council,

I have attended countless hours of Winnetka's Planning Commission, Design Review Board, Zoning Board of Appeals, and Winnetka Village Council meetings, listened to significant input from Village residents, and witnessed the presentation of numerous renditions of the proposed One Winnetka (a.k.a ONEWinnekta) project. I believe that the One Winnetka team should be commended for maintaining their open line of communication with the Community and for working diligently to respond to numerous, growing community members' concerns regarding this proposed development. That being said, I still have significant concerns regarding the current proposed One Winnetka development design. Some of these concerns include:

1. The size, bulk and density of the proposed One Winnetka project continues to be too large (based on its location and current Village of Winnetka's zoning requirements).

2. Has any study been conducted to address the impact that this proposed development will have on the locally owned businesses in the West Elm Business District?

3. How exactly is automobile, delivery, and pedestrian traffic flow going to be handled going from Lincoln Avenue east to the motor court entrance for visitors, residents, delivery drivers, commuters, and employees? Please clarify the exact traffic flow pattern for all vehicles, deliveries, and pedestrian traffic from Lincoln Avenue east to the motor court/delivery area. Will this traffic exit out to Elm Street?

4. The has been no discussion about the apparent relocation of the CTA bus stop that currently resides on the corner of Lincoln Avenue and Elm Street, which impacts the diverse needs of residents, visitors, employees, students, and commuters. Where will this bus stop be relocated?

5. There have been frequent, conflicting reports in a multitude of committee presentations as to the number of times the proposed plaza will be utilized; the hours of closure (i.e. evenings/weekends?); who determines the closing of Lincoln Avenue (i.e. private interests, community events, and/or Village of Winnetka); what types of events will instigate its use (i.e. private/public/Community events?) (e.g. As Coffee and Classics is a registered, "for profit" event series - https://fuelfed.wordpress.com/category/coffee-classics/, "Let Loose on Lincoln," farmers' markets, outdoor setting for restaurants in the evening, food trucks?); and what is the potential negative impact of quiet possession to surrounding residential neighbors?

6. What are the proposed hours of operation for surrounding commercial businesses, plaza events, and delivery hours? There continues to be great concerns regarding increased noise/light pollution and the impact of exhaust odors emitted by the proposed restaurant(s) to surrounding residential neighbors.

7. What, if any, items (e.g. building mechanicals, telecommunication towers, digital tv receivers, etc.) will be placed on top of and be visually able to be viewed by neighboring residential residents?

8. Please address concerns regarding fire/police/EMS access to proposed development and surrounding commercial/residential residencies. How will the proposed plaza, narrowing of streets, reduction of turning radii, and the potential closing of Lincoln Avenue for plaza events impact response times/ability of these services to render emergency aid in case of manmade/natural disaster? Does the Village of Winnetka Fire/Police/EMS feel that they have adequate equipment needed to respond to emergency eventualities given the height and density of this proposed development? Can emergency vehicles access the proposed roadways, new curb cuts, driveway(s), turning radii, and the proposed underground parking structure? These concerns include being able to respond to the proposed underground parking structure.

9. Where are the proposed locations and what are the total number of handicap parking spaces (both above ground and in the proposed underground parking garage)? Will they intrude into the carriageway of Lincoln Avenue, thereby, further narrowing the roadway? Are there handicapped van accessible spaces? If so, where will they be located.

10. Who will be responsible for the safety, monitoring, and maintenance of the proposed underground parking facility? Who is responsible for this additional expense?

11. It has been presented that Winnetka parking permits will likely increase from $200 to the proposed $600 annually for parking. Is this still the case? What are the expected costs to Winnetka residents for the proposed parking, both in the short and long-term? Who benefits from these proposed fee increases?

12. What are the total "hard" and "soft" costs being demanded of Winnetka residents to assist in the proposed One Winnetka project? What are the continuing maintenance costs to the Village and the residents for the proposed development that have yet to be discussed?

13. Who controls the air and surface rights? What about concerns relating to the potential of telecommunication (EMFs) towers/dishes being added to the proposed project?

14. The developer has yet to establish a need for his requested expansion beyond the property limits that he currently owns (e.g. his request of the 38' "right-of-way" currently being requested). Full transparency for the donation/exchange/sale of the "right-of-way" on Lincoln Avenue for profit of the proposed private development should be disclosed to the residents of the Village of Winnetka.

15. Residents of the Village of Winnetka need to be informed of any possible connections/possible conflict/and/or the appearance of the conflict of interests of the ULI, the Chairman of panel two of Winnetka TAP report, CBRE, past/present members of Village of Winnetka committees (including the members of the Downtown Master Plan),

and/or other associated relationships for the sake of full transparency and in the duty of good faith.

A great deal of time, of money, of energy, and of effort has been put into the process of the proposed One Winnetka development. I am in support of "revitalizing Winnetka," particularly in areas that have been allowed to degrade to embarrassing conditions by most village standards by their current owners. The Village's vision statement describes Winnetka as "...a village in a natural setting committed to its tradition of residential neighborhoods, citizen involvement, local shops and educational excellence..." As a resident of Winnetka for nearly 18 years, I thank you for taking the necessary time to embrace "citizen involvement," for protecting its commitment to "residential neighborhoods," for striving to preserve "local shops," and to working to fully vet this proposed project and its development team prior to casting your vote. Your vote will indelibly change the trajectory of both the density and the character of this Village. As you look to add vibrancy and new life to the downtown of the Village of Winnetka, I respectfully request that each of you sincerely reflect on the overall impact of potentially creating a blockage to the true heartbeat of this community and to its residents by creating a massive development in the middle of downtown, closing off a major thoroughfare (with the proposed plaza on Lincoln Avenue), and, ultimately, creating the potential of a virtual heart attack to the very center of Winnetka.

Thank you for your time, for your dedication to your duties of this Community, and for your continuing commitment to protecting the rights of all residents of the Village of Winnetka.

Sincerely,

[redacted]
Jennifer Hull

[redacted]
Winnetka, Illinois 60093

From: Brian Norkus
To: OneWinnetka
Subject: FW: One Winnetka - Fell Property Development
Date: Monday, April 18, 2016 1:32:06 PM

-----Original Message-----
From: Rebecca Petrek[redacted]
Sent: Sunday, April 17, 2016 8:06 PM
To: Gene Greable; Carol Fessler; Marilyn Prodromos; William Krucks; Andrew Cripe; Stuart McCrary; Scott Myers
Cc: Brian Norkus; Frank Petrek; Rebecca Petrek
Subject: One Winnetka - Fell Property Development

Dear Trustees—

My wife and I have lived in Winnetka for 36 years. Since 2008 we have owned our home at 711 Oak Street, the condominium building which is the only dwelling structure adjacent to the Fell Property development. I write to ask for your help and assurance that the Village Council, the Village Management and Village Staff will fulfill their public duty to protect the safety and well-being of the next door neighbors who are citizens and taxpayers of Winnetka. We request that the Village of Winnetka require the developer to pay for continuous seismic monitoring as a minimum and whatever monitoring is recommended by independent engineers before during and after all demolitions and all construction. We request that the Village require the developer to pay for daily inspection of the worksite by an independent inspector who reports directly to the Village.

A serious concern of the next door neighbors that has not been addressed is what will the Council do to protect us. The late Walter Sobel, master architect who designed the Fell Building, graced the Council with his presence and comments several years ago, and it was noted that his pre-cast concrete building was a remarkably formidable structure. The demolition of the Fell Building puts all of the adjacent structures in harm's way. The developer promised to provide seismic monitoring at the developer's expense before, during and after the demolition of the Fell Building and construction of the One Winnetka project, but we have yet to see any specific plan to that end. There is similar concern for the subterranean cistern which may likely exert substantial hydraulic forces upon the integrity of the 711 Oak foundation, parking garage and utility lines (e.g. multiple electric transformers situated on our lot), which service the neighborhood and business community.

The current developer and his architect have demonstrated an awareness and concern for the neighbors, and the overall plan reflects that sensitivity. Nevertheless we need the strength of the Council to ensure that as discussion of the project moves forward, the taxpayers and citizens who live in the neighborhood now, are not ignored or brushed aside in deference to phantom renters who have no stake in Winnetka, have not paid for schools, public works or otherwise given anything to the place that we call home. The reviews by the Plan Commission, Zoning Board of Appeals and Design Review Board provide no protection for 711 Oak, and it is the obligation of this Council to include the welfare of adjacent landowners as an integral consideration of this plan before the fact rather than an afterthought.

Thank you for your consideration.

Best regards,

Frank R. Petrek, Jr. Esq.
[redacted] Oak Street
Winnetka, Illinois 60093

From: Leibowitz, Rachel
To: OneWinnetka
Subject: Fell Company Store, Winnetka, Illinois
Date: Tuesday, April 19, 2016 5:21:49 PM

It has been brought to the attention of the Illinois Historic Preservation Agency's Preservation Services Division that the future development of the Fell Company Store will be discussed tonight.

The Fell Company Store has a high degree of integrity and is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C, as an award-winning example of modernist design theories applied to the needs of a local department store, unique in all of downtown Winnetka; and under Criterion A, in the areas of Community Planning/Development and in Commerce, for its significance in establishing a new planned commercial development within existing downtown fabric, and providing facilities for a locally-based, family-owned department store on the North Shore. The buildings were designed by William Sobel and Associates beginning in 1965, with drawings completed by 1966, and construction completed in 1969. The Fell Company Store today remains an excellent example, if not the premier example, of late midcentury modernism in downtown Winnetka.

IHPA would be pleased to assist a potential developer with a rehabilitation of these historic commercial buildings that could qualify for federal historic tax credits.

I would be happy to answer any questions about the National Register or the tax incentives available for rehabilitation of historic properties.

With many thanks, and all best regards,

Rachel Leibowitz, Ph.D.
Deputy State Historic Preservation Officer
Preservation Services Division Manager
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, Illinois 62701
Phone: [redacted]
E-mail: [redacted]
Website: www.illinoishistory.gov

From: King Embry
To: OneWinnetka
Subject: Comment about parking
Date: Sunday, April 24, 2016 6:23:38 PM

You have 164 parking spaces allocated for 120 apartments, and that assumes that all occupants with the exception of 44 have only one car. How much space is allocated for each parking slot? Enough to prevent door dings and fender benders?

If ANY of the apartment dwellers wishes to have one or two couples over during the day, where can they expect to park? The spaces on the west side of Lincoln are for permit parking only during certain hours, and the lot behind the Community Center is almost all permit parking. Ideally it would seem best to enhance the parking and waiting facilities at Indian Hill so that those who drive to catch a Metra train would actually favor the Indian Hill station because of parking convenience and an enclosed weather protected, heated shelter. That would free up many parking spaces at both ends of the shopping area on Lincoln.

Wilmette is a pretty good example of what one can expect if business in the downtown area grows, in Wilmette's case due to adding a number of very good restaurants. Finding any place to park to have dinner at the Valley Lodge just about any evening can be a challenge, especially if it is raining. Unfortunately, this is what I predict will be the case on Lincoln unless parking is further enhanced.

King Embry

Letter to Winnetka RE: Winnetka One (Mdonofrio@winnetka.org)

Mr. Michael D'Onofrio
Director of Community Development
Village of Winnetka

Dear Mr. D'Onofrio:

I am writing to express my opinion on the proposed Winnetka One Development. I have lived in Winnetka since 1953. I raised my family here, I have many friends here, and I continue to enjoy life in the Village of Winnetka.

I understand the advantages to the Village that will come from redeveloping the long-neglected parcel of land that was once Fells. In addition to bringing new life to downtown east Winnetka, it offers substantial new tax revenue for the Village.

My concern is with the sheer size and massiveness of the proposed development and how it could change life in the Village. In all the renderings I've seen, of both the Elm St. elevations and the Lincoln Av. elevations, the new development towers over all the existing buildings and the streetscape, and that is especially true of the Elm St. elevations. Bearing in mind that the renderings were done by the developer, it's safe to assume they understate how massive the actual structures will be once constructed. The Village has long had height restrictions for a very good reason: Winnetka is a pedestrian-scaled village. This development would destroy that scale entirely.

But an even bigger, longer-run concern of mine is the danger of "letting the camel get his nose into the tent." By that I mean that if the Winnetka One development is allowed to massively change building height restrictions for Lincoln Ave. and Elm St., then every other property owner on Lincoln Ave. and Elm St., realizing how much more valuable their properties will be if they can build higher, will want exactly the same variances, and the ultimate result will be a man-made "canyon" stretching more or less from the Community House to the Village Green. It will entirely change the character of downtown east Winnetka.

It is clear to me that despite any and all good intentions on the part of the Village to limit the variance to this one project, once Winnetka One is built, the Village will be powerless to stop further development because the amount of money involved will insure complicated and expensive legal fights that the developers will be sure to ultimately win. In fact, even now the Winnetka One developers point to the variance the condo building at Oak and Lincoln received as a justification for their variance.

I would be willing to settle for one compromise on the height restrictions because the block of Lincoln south of Elm St. would be impacted far differently than the block of Elm St. east of Lincoln and the southeast corner of Elm and Lincoln.

For most of Lincoln south of Elm I think the proposed building could rise 10 or even 15 feet higher than the condo building at the corner of Lincoln and Oak. However,

that height variance should not commence at the corner of Lincoln and Elm. The portion of land that the former Phototronics building is on should maintain existing village height restrictions on both Elm and Lincoln, so that Elm St. façade heights are essentially unchanged. For the balance of the block of Lincoln south of where the old Phototronics building stands, I think it is permissible for the proposed building height to modestly exceed the height of the condo building that is on the corner of Oak and Lincoln.

In my proposed compromise, I don't know how many stories that would accommodate because I don't know what ceiling heights the developer is contemplating. I mention this because I have noticed that all the promotional materials from the developer talk about "stories" as if the issue is about "stories," and all "stories" are the same.

I find them to be disingenuous with this: for instance they say a "myth" about the development is that it will be 7 stories. Not true they say, it will be "5 stories plus a penthouse." Well, 5 stories plus a penthouse is 6 stories, not 5 stories. I see that as dissembling and it gives me the feeling they are trying to give the Village the bum's rush. And because height restrictions are based on vertical measurements rather than the count of stories, I see it as an attempt to obfuscate the debate (the adjacent condo building is 5 stories, but with modest ceiling heights, so they're trying to compare "stories" instead of actual measured heights).

This gives me reason to believe they are not as trustworthy or truthful as they would like the Village to believe, and I believe their dissembling and obfuscation should be taken into consideration as part of the Village's vetting process. You can confidently expect that once they have approvals and have broken ground, they will be much harder to deal with on a go–forward basis. This is probably the best behavior the Village is likely to experience with this developer and it strikes me as not a great start.

In short, this new development can be a very positive opportunity for the Village of Winnetka, but it will not be if it is allowed to change the entire character of Elm Street and Lincoln Avenue.

Provided the height variance is limited to the stretch of Lincoln Avenue facing the railroad tracks and away from the corner of Lincoln and Elm, I support a reasonable height variance. I do not support the proposed development in its current form.

Thank you for giving me the opportunity to express my opinion.

Sincerely,

Fred L. Mills, Jr.
[redacted]
Winnetka

[redacted]