

From: [Frank Petrek](#)
To: [OneWinnetka](#)
Cc: "dtrandel@stonestreetusa.com"; [Peter Tyor](#); [Frank Petrek](#)
Subject: 15-10-PD
Date: Thursday, May 28, 2015 5:59:34 PM
Attachments: [image001.png](#)
[051115zh.ptx](#)
[051115zh_Condensed.pdf](#)
[051115zh_Full.pdf](#)

RE: 15-10-PD
Fell Development by Stonestreet
11 May '15 conference with developer and residents of 711 Oak Street

Plan Commission—

I have attached the transcript from the conference that Peter Tyor, President of the 711 Oak Condominium Association and Frank Petrek, Vice President of the 711 Oak Condominium Association had with David Trandel and Kate Wolf of Stonestreet on 11 May '15.

The purpose of the meeting was to provide Stonestreet, the developer of the Fell property, with the opportunity to communicate to the residents of 711 Oak an update on the revised proposal (15-10-PD) for the project along with a discussion of the areas of concern of 711 Oak residents that had been identified by Stonestreet and would be addressed by Stonestreet. The transcript summarizes the discussion and the subjects that will be further addressed by Stonestreet with regard to the Fell property development.

At the time of the conference, the revised plans had not yet been completed, however two preliminary drawings were provided Stonestreet to facilitate the discussion. Mr. Tyor will publish the transcript to the residents of 711 Oak for their review. In order to provide an accurate report of the discussion to the Plan Commission all of the participants agreed to memorialize the substance of the discussion with a certified court reporter. The concept for this discussion followed the Plan Commission Meeting of 22 Apr '15.

Because I was engaged in trial for the past two days, I have not had the opportunity to send this transcript until now.

Best regards,
Frank Petrek

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 2 IN RE: VILLAGE OF WINNETKA
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 5 TRANSCRIPT OF PROCEEDINGS had at the meeting
 6 of the above-entitled cause at 711 Oak Street,
 7 Winnetka, IL on the 11th day of May, 2015 at 5:00
 8 p.m., before NANCY J. BLACKBURN, CSR, and Notary
 9 Public.
 10
 11 PRESENT:
 12 MR. PETER TYOR
 President, Condo Association
 13
 MR. FRANCIS R. PETREK, JR.
 14 Vice-President, Condo Association
 15 ALSO PRESENT: KATE WOLF
 DAVID TRANDEL
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 23 REPORTED BY: NANCY J. BLACKBURN, CSR
 24 LICENSE NO. 084-001555

1 MR. TRANDEL: In response to our neighbors and
 2 frankly many residents in the village, we have tried to
 3 address the concerns of height while still maintaining
 4 the light and air that we had frankly promised our
 5 neighbors at 711 and to make sure we have a, you know,
 6 enough -- still maintain enough rentable square footage
 7 to make the development economically feasible; and I'm
 8 pleased to report we're -- by reducing one level of our
 9 underground parking for our residents and by adding
 10 some would be town homes along Elm Street and some
 11 set-backs along the eastern most building, we have been
 12 able to achieve, while a reduction in rentable square
 13 footage, still a -- enough square footage to where we
 14 feel the plan is still economically viable.
 15 So in effect, we've removed about a four and
 16 a half of one floor to one and a half floors per
 17 building and reduced the unit count as we find that our
 18 average unit size will be over 1200 square feet. So,
 19 we will be in the neighborhood of 65 to 75 units,
 20 depending on how the final floor plan is laid out; but
 21 at the same time maintaining the portico share on the
 22 southern part of the development and bringing the scale
 23 more in line with our next door neighbor at 711 and
 24 also our neighbors to the east on Maple Street by doing

1 MR. PETREK: For the record, my name is Frank
 2 Petrek. I'm the Vice-President of the 711 Oak
 3 Condominium Association. I'm here as an individual and
 4 interested person who lives here. Also present with me
 5 is Peter Tyor who is the President of the 711
 6 Condominium Association. Also present, David, you want
 7 to say your name?
 8 MR. TRANDEL: I'm David Trandel, the developer
 9 with Stone Street Partners.
 10 MS. WOLF: Kate Wolf, I'm present on behalf of
 11 the developers.
 12 MR. PETREK: And we have had this meeting in line
 13 with the recommendation of Mike D'Onofrio and the
 14 village and we have had extended discussion off the
 15 record about some of the previous concerns that have
 16 been raised by the residents of 711 Oak. Some of the
 17 responses by Stone Street and David Trandel and I will
 18 report to Mr. D'Onofrio and the village that
 19 Mr. Trandel and Kate brought a number of preliminary
 20 drawings of a modification to the planned development
 21 that is euphemistically referred to as the Fell
 22 property; and the drawings depict -- David, why don't
 23 you describe the change in dimension on the preliminary
 24 drawings?

1 a set-back on the upper floors of the eastern most
 2 building.
 3 MR. PETREK: And the record should also reflect
 4 because we don't have the drawings to attach to the
 5 transcript but I will state for the record that the
 6 fundamental footprint of the buildings mirrors the
 7 original design by Lucien LaGrange. So the same open
 8 space in the center is presented to -- in effect two
 9 towers for the living units that are estimated now to
 10 be approximately 35 units in each of the two towers and
 11 follows the same general presentation that was
 12 originally depicted in drawings filed with the proposal
 13 by Stone Street.
 14 We will report this, that is Mr. Tyor and I
 15 will report this to the residents of Oak Hill because
 16 it should be stated that we don't have the authority to
 17 speak for Oak Hill; but this is an information sharing,
 18 a give and take with two groups trying to work together
 19 to make a better project and we certainly appreciate
 20 the effort by the developer here to be responsive.
 21 Now what we are going to turn our attention
 22 to is another part of the discussion that we had which
 23 were a number of questions that had been identified by
 24 the developer and Kate is going to read the bullet



1 points and we will complete for the record our
2 discussion that we had on each of those various topics.
3 So please go ahead.
4 MS. WOLF: So the first one I have is the comment
5 that height and mass is disproportionate to 711 Oak and
6 other buildings in the vicinity and we feel we have
7 addressed that by reducing the height of the building.
8 The second one is that the height will
9 impact the 711 Oak view and sunlight. There, again,
10 the height has been reduced and we discussed how --
11 MR. TRANDEL: On the shadow?
12 MS. WOLF: Yes.
13 MR. TRANDEL: We are going to revisit the shadow
14 study because we feel there were certain times of the
15 day and year that we didn't have an accurate depiction,
16 or at least fully informational depiction, and we want
17 to get a better sense of how the newer shorter building
18 will affect Oak Hill at -- specifically times in the
19 late afternoon or early evening.
20 MS. WOLF: Okay. So the third item was traffic
21 congestion due to resident traffic will affect
22 residents, pedestrians and car access to 711 Oak and
23 that was -- and that's being addressed by reduced unit
24 count and retail area.

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1 The fourth is interruption to traffic on
2 Lincoln Avenue will impair access to north Lincoln
3 Avenue and that concern was clarified as a volume of
4 cars turning into the entry drive to the development.
5 So, how do -- So, how are we addressing that? I think
6 the response was that the curb cuts are staying in the
7 same location.
8 MR. TRANDEL: I think there was a concern that
9 there was -- Lincoln was going to be shut down as a
10 two-way street and if it was, that would cause a
11 problem if you are trying to get north on Lincoln if it
12 wasn't open; but it's going to remain a two-way street.
13 We also addressed some construction --
14 during construction issues and where we have -- where
15 we will place certain, you know, whether it's
16 porta-potties or trucks or staging, we are going to
17 work with Oak Hill to make sure, and also frankly the
18 neighbors to make sure that we are all looking at the
19 same plans and come up with the best solution with
20 minimal impact.
21 MS. WOLF: Okay. The fifth issue was the building
22 size, not respectful of 711 Oak neighbors. I think,
23 you know, we have shown that the shoulder height now at
24 the fourth level is more reflective of the four-level

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1 711 Oak property.
2 MR. TRANDEL: And also with the head and shoulders
3 style, we have an -- it's very complimentary to the
4 Village Hall across the tracks.
5 MS. WOLF: Okay, the sixth item is the staging
6 area west of 711 Oak will result in noise, pollution
7 and disruption of resident activities. Here we -- we
8 are planning on developing a more detailed staging plan
9 and schedule so that we can respond in more detail to
10 the concerns about what exactly is going to be
11 happening in that area and what the timing of that
12 would be proposed.
13 Then I also had a list of items that were
14 raised by a number of 711 resident in the April 22nd
15 Plan Commission Meeting. The first was a concern
16 regarding the shadow study which we covered earlier.
17 MR. TRANDEL: We will revisit that and update
18 that based on the comments.
19 MS. WOLF: The second is a concern about light
20 pollution from cars and we discussed this in three
21 different locations, entering the east public parking
22 lot, exiting the resident garage and then the third one
23 that was raised today was --
24 MR. TRANDEL: Exiting the commuter garage.

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1 MS. WOLF: Exiting the commuter garage, right.
2 So we agreed to, you know, take a look at what the
3 light angles will be and how to screen for those.
4 MR. TRANDEL: We will get the exact light angles
5 and screen accordingly.
6 MS. WOLF: The public safety hazard of
7 underground garages in general. You know, there was
8 some discussion at the Plan Commission meetings that
9 that would be addressed with some safety measures.
10 MR. TRANDEL: Either police protection, security
11 in the garage, lighting, cameras. The western -- all
12 the -- a hundred percent -- well, the western exposure
13 is all exposed to light and air. So, its not a typical
14 underground garage in that sense.
15 MS. WOLF: Okay, the fourth issue was a request by
16 a 711 Oak resident that the building be monitored for
17 damage during construction and that was agreed to at
18 the Plan Commission meeting and then discussed again
19 today and there was an agreement that the developer
20 would coordinate with the --
21 MR. TRANDEL: A representative of Oak Hill. There
22 would be an Oak Hill representative in with -- as part
23 of the monitoring team.
24 MS. WOLF: The fifth item was depiction of height

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1 of the 1 winnetka building relative to the 711 Oaks
2 building. I think we have already covered that earlier
3 with the revised design.
4 The sixth was the use by 1 winnetka
5 residents on-street parking spaces and the response to
6 that is that we would expect them to use the motor
7 court for short term parking.
8 MR. TRANDEL: Which is probably fifteen spots,
9 twelve to fifteen spots there and if valeted with a
10 door man, much more.
11 MS. WOLF: Okay. The seventh item was the unit
12 sizes are not large enough for the empty-nester market
13 and with the revised design the unit sizes have
14 increased from about a thousand square feet per unit to
15 about 1300 square feet per unit we are looking at.
16 Then the other item I have -- let's see --
17 was covered today was the question about where the
18 garbage pick-up is planned and that's the northeast
19 corner of the building.
20 MR. TRANDEL: Of the eastern most building.
21 MS. WOLF: Anything else you wanted to put on the
22 record that was --
23 MR. PETREK: Yes. The drop-off for deliveries, I
24 think we talked about the drop-off for deliveries maybe

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1 being from Lincoln Avenue or there's an area below
2 grade, is that correct?
3 MR. TRANDEL: Correct. They could come in off of
4 Lincoln and use that entrance. They could come in --
5 You know, they could come in off of Elm and use this --
6 because there will be a common corridor for the retail
7 that runs parallel to Elm. So, they can get in on
8 either side. I think what you are trying to avoid -- I
9 mean, no one wants your front door as a loading area
10 but what I think they are trying to do is -- you don't
11 want this backing up here.
12 MR. PETREK: Right. In other words, the record
13 should reflect now that Mr. Trandel was just pointing
14 to the preliminary drawing that shows a view looking
15 down from the south to the south facade of the property
16 and which has a court yard; and the point he's making
17 with his gesture was that with that being the front
18 main entrance to this development, you don't want to
19 have delivery trucks on the front and main entrance of
20 your development where most of your residents are
21 entering and exiting at grade. So the deliveries would
22 then necessarily have to enter from a different point
23 in the eastern parking lot at grade, is going to have
24 an entrance which is going to run the length of the

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1 property -- of the development to allow for deliveries
2 to be made to retail premises within that particular
3 location; and it's -- and it's very understandable when
4 you are looking at the picture, but I think that is
5 what we are talking about here.
6 MR. TRANDEL: Absolutely.
7 MR. PETREK: And it's going to minimize the
8 impact of noise from deliveries to the residents to the
9 south which is the 711 Oak residents; and actually it's
10 going to minimize the impact for anybody around that
11 property because the deliveries are going to be within
12 and below the development.
13 MR. TRANDEL: Exactly.
14 MR. PETREK: Okay.
15 MS. WOLF: So then the only other issue that I
16 think we should put on was the conversation about
17 traffic control at Oak and Lincoln.
18 MR. PETREK: Yes. We had a conversation, all
19 four of us and I'm sure the reporter would agree with
20 us as well, the intersection at Oak and Lincoln is
21 something that needs to be addressed by the village.
22 It needs better traffic controls for the safety of
23 everybody who uses that intersection; and I think what
24 we are looking at -- your traffic study man is Javier?

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1 MR. TRANDEL: Javier from KLOA.
2 MR. PETREK: So, he's going to be providing a
3 supplemental comment on that for the edification of the
4 village to see how that could be addressed to make it a
5 safer and better project for everybody.
6 MR. TRANDEL: Also on the crosswalks too which is
7 important.
8 MR. PETREK: Let's go off the record for a
9 second, Nancy.
10 (Discussion had off the record.)
11 MR. PETREK: And this concludes our conference
12 and our report to the village and we had a good session
13 today. Thanks everybody.
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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF COOK)

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5 I, NANCY BLACKBURN, a Certified Shorthand
6 Reporter of the State of Illinois, do hereby certify
7 that I reported in shorthand the proceedings had at the
8 meeting aforesaid and that the foregoing is a true,
9 complete, and correct transcript of the proceedings of
10 said meeting had at 711 Oak Street, Winnetka, Illinois
11 on the 11th day of May, 2015.

12 IN WITNESS WHEREOF, I do hereunto set my
13 hand on this 26th day of May, 2015.

14
15 *Nancy J. Blackburn*

16 NANCY J. BLACKBURN, CSR
17 Notary Public
18 CSR No. 084-001555
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| <p style="text-align: center;">1</p> <hr/> <p>1 9:1,4 1200 3:18 1300 9:15</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>22nd 7:14</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>35 4:10</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>65 3:19</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>711 2:2,5,16 3:5,23 5:5, 9,22 6:22 7:1,6,14 8:16 9:1 11:9</p> <p>75 3:19</p> <hr/> <p style="text-align: center;">A</p> <hr/> <p>Absolutely 11:6 access 5:22 6:2 accurate 5:15 achieve 3:12 activities 7:7 adding 3:9 address 3:3 addressed 5:7,23 6:13 8:9 11:21 12:4 addressing 6:5 affect 5:18,21 afternoon 5:19 agree 11:19 agreed 8:2,17 agreement 8:19 ahead 5:3 air 3:4 8:13 angles 8:3,4 approximately 4:10 April 7:14 area 5:24 7:6,11 10:1,9 Association 2:3,6</p> | <p>attach 4:4 attention 4:21 authority 4:16 Avenue 6:2,3 10:1 average 3:18 avoid 10:8</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>backing 10:11 based 7:18 behalf 2:10 bringing 3:22 brought 2:19 building 3:11,17 4:2 5:7,17 6:21 8:16 9:1,2,19, 20 buildings 4:6 5:6 bullet 4:24</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>cameras 8:11 car 5:22 cars 6:4 7:20 center 4:8 change 2:23 clarified 6:3 comment 5:4 12:3 comments 7:18 Commission 7:15 8:8,18 common 10:6 commuter 7:24 8:1 complete 5:1 complimentary 7:3 concern 6:3,8 7:15,19 concerns 2:15 3:3 7:10 concludes 12:11 Condominium 2:3,6 conference 12:11 congestion 5:21 construction 6:13,14 8:17 control 11:17 controls 11:22</p> | <p>conversation 11:16,18 coordinate 8:20 corner 9:19 correct 10:2,3 corridor 10:6 count 3:17 5:24 court 9:7 10:16 covered 7:16 9:2,17 crosswalks 12:6 curb 6:6 cuts 6:6</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>D'onofrio 2:13,18 damage 8:17 David 2:6,8,17,22 day 5:15 deliveries 9:23,24 10:21 11:1, 8,11 delivery 10:19 depending 3:20 depict 2:22 depicted 4:12 depiction 5:15,16 8:24 describe 2:23 design 4:7 9:3,13 detail 7:9 detailed 7:8 developer 2:8 4:20,24 8:19 developers 2:11 developing 7:8 development 2:20 3:7,22 6:4 10:18,20 11:1,12 dimension 2:23 discussed 5:10 7:20 8:18 12:10 discussion 2:14 4:22 5:2 8:8 12:10 disproportionate 5:5 disruption 7:7 door 3:23 9:10 10:9 drawing 10:14 drawings 2:20,22,24 4:4,12</p> | <p>drive 6:4 drop-off 9:23,24 due 5:21</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>earlier 7:16 9:2 early 5:19 east 3:24 7:21 eastern 3:11 4:1 9:20 10:23 economically 3:7,14 edification 12:3 effect 3:15 4:8 effort 4:20 Elm 3:10 10:5,7 empty-nester 9:12 enter 10:22 entering 7:21 10:21 entrance 10:4,18,19,24 entry 6:4 estimated 4:9 euphemistically 2:21 evening 5:19 exact 8:4 exiting 7:22,24 8:1 10:21 expect 9:6 exposed 8:13 exposure 8:12 extended 2:14</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>facade 10:15 feasible 3:7 feel 3:14 5:6,14 feet 3:18 9:14,15 Fell 2:21 fifteen 9:8,9 filed 4:12 final 3:20 find 3:17 floor 3:16,20 floors 3:16 4:1</p> | <p>footage 3:6,13 footprint 4:6 four-level 6:24 fourth 6:1,24 8:15 Frank 2:1 frankly 3:2,4 6:17 front 10:9,17,19 fully 5:16 fundamental 4:6</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>garage 7:22,24 8:1,11,14 garages 8:7 garbage 9:18 general 4:11 8:7 gesture 10:17 give 4:18 good 12:12 grade 10:2,21,23 groups 4:18</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>half 3:16 Hall 7:4 happening 7:11 hazard 8:6 head 7:2 height 3:3 5:5,7,8,10 6:23 8:24 Hill 4:15,17 5:18 6:17 8:21,22 homes 3:10 hundred 8:12</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>identified 4:23 impact 5:9 6:20 11:8,10 impair 6:2 important 12:7 increased 9:14 individual 2:3 information 4:17</p> | <p>informational 5:16 interested 2:4 interruption 6:1 intersection 11:20,23 issue 6:21 8:15 11:15 issues 6:14 item 5:20 7:5 8:24 9:11, 16 items 7:13</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>Javier 11:24 12:1</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Kate 2:10,19 4:24 KLOA 12:1</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>Lagrange 4:7 laid 3:20 large 9:12 late 5:19 length 10:24 level 3:8 6:24 light 3:4 7:19 8:3,4,13 lighting 8:11 Lincoln 6:2,9,11 10:1,4 11:17,20 list 7:13 lives 2:4 living 4:9 loading 10:9 location 6:7 11:3 locations 7:21 lot 7:22 10:23 Lucien 4:7</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>made 11:2 main 10:18,19 maintain 3:6 maintaining 3:3,21</p> |
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IN RE: VILLAGE OF WINNETKA

TRANSCRIPT OF PROCEEDINGS had at the meeting
of the above-entitled cause at 711 Oak Street,
Winnetka, IL on the 11th day of May, 2015 at 5:00
p.m., before NANCY J. BLACKBURN, CSR, and Notary
Public.

PRESENT:

- MR. PETER TYOR
President, Condo Association
- MR. FRANCIS R. PETREK, JR.
Vice-President, Condo Association
- ALSO PRESENT: KATE WOLF
DAVID TRANDEL

- - - - -

REPORTED BY: NANCY J. BLACKBURN, CSR
LICENSE NO. 084-001555



1 MR. PETREK: For the record, my name is Frank
2 Petrek. I'm the Vice-President of the 711 Oak
3 Condominium Association. I'm here as an individual and
4 interested person who lives here. Also present with me
5 is Peter Tyor who is the President of the 711
6 Condominium Association. Also present, David, you want
7 to say your name?

8 MR. TRANDEL: I'm David Trandel, the developer
9 with Stone Street Partners.

10 MS. WOLF: Kate Wolf, I'm present on behalf of
11 the developers.

12 MR. PETREK: And we have had this meeting in line
13 with the recommendation of Mike D'Onofrio and the
14 Village and we have had extended discussion off the
15 record about some of the previous concerns that have
16 been raised by the residents of 711 Oak. Some of the
17 responses by Stone Street and David Trandel and I will
18 report to Mr. D'Onofrio and the Village that
19 Mr. Trandel and Kate brought a number of preliminary
20 drawings of a modification to the planned development
21 that is euphemistically referred to as the Fell
22 property; and the drawings depict -- David, why don't
23 you describe the change in dimension on the preliminary
24 drawings?



1 MR. TRANDEL: In response to our neighbors and
2 frankly many residents in the Village, we have tried to
3 address the concerns of height while still maintaining
4 the light and air that we had frankly promised our
5 neighbors at 711 and to make sure we have a, you know,
6 enough -- still maintain enough rentable square footage
7 to make the development economically feasible; and I'm
8 pleased to report we're -- by reducing one level of our
9 underground parking for our residents and by adding
10 some would be town homes along Elm Street and some
11 set-backs along the eastern most building, we have been
12 able to achieve, while a reduction in rentable square
13 footage, still a -- enough square footage to where we
14 feel the plan is still economically viable.

15 So in effect, we've removed about a four and
16 a half of one floor to one and a half floors per
17 building and reduced the unit count as we find that our
18 average unit size will be over 1200 square feet. So,
19 we will be in the neighborhood of 65 to 75 units,
20 depending on how the final floor plan is laid out; but
21 at the same time maintaining the portico share on the
22 southern part of the development and bringing the scale
23 more in line with our next door neighbor at 711 and
24 also our neighbors to the east on Maple Street by doing



1 a set-back on the upper floors of the eastern most
2 building.

3 MR. PETREK: And the record should also reflect
4 because we don't have the drawings to attach to the
5 transcript but I will state for the record that the
6 fundamental footprint of the buildings mirrors the
7 original design by Lucien LaGrange. So the same open
8 space in the center is presented to -- in effect two
9 towers for the living units that are estimated now to
10 be approximately 35 units in each of the two towers and
11 follows the same general presentation that was
12 originally depicted in drawings filed with the proposal
13 by Stone Street.

14 we will report this, that is Mr. Tyor and I
15 will report this to the residents of Oak Hill because
16 it should be stated that we don't have the authority to
17 speak for Oak Hill; but this is an information sharing,
18 a give and take with two groups trying to work together
19 to make a better project and we certainly appreciate
20 the effort by the developer here to be responsive.

21 Now what we are going to turn our attention
22 to is another part of the discussion that we had which
23 were a number of questions that had been identified by
24 the developer and Kate is going to read the bullet



1 points and we will complete for the record our
2 discussion that we had on each of those various topics.

3 So please go ahead.

4 MS. WOLF: So the first one I have is the comment
5 that height and mass is disproportionate to 711 Oak and
6 other buildings in the vicinity and we feel we have
7 addressed that by reducing the height of the building.

8 The second one is that the height will
9 impact the 711 Oak view and sunlight. There, again,
10 the height has been reduced and we discussed how --

11 MR. TRANDEL: On the shadow?

12 MS. WOLF: Yes.

13 MR. TRANDEL: We are going to revisit the shadow
14 study because we feel there were certain times of the
15 day and year that we didn't have an accurate depiction,
16 or at least fully informational depiction, and we want
17 to get a better sense of how the newer shorter building
18 will affect Oak Hill at -- specifically times in the
19 late afternoon or early evening.

20 MS. WOLF: Okay. So the third item was traffic
21 congestion due to resident traffic will affect
22 residents, pedestrians and car access to 711 Oak and
23 that was -- and that's being addressed by reduced unit
24 count and retail area.



1 The fourth is interruption to traffic on
2 Lincoln Avenue will impair access to north Lincoln
3 Avenue and that concern was clarified as a volume of
4 cars turning into the entry drive to the development.
5 So, how do -- So, how are we addressing that? I think
6 the response was that the curb cuts are staying in the
7 same location.

8 MR. TRANDEL: I think there was a concern that
9 there was -- Lincoln was going to be shut down as a
10 two-way street and if it was, that would cause a
11 problem if you are trying to get north on Lincoln if it
12 wasn't open; but it's going to remain a two-way street.

13 We also addressed some construction --
14 during construction issues and where we have -- where
15 we will place certain, you know, whether it's
16 porta-potties or trucks or staging, we are going to
17 work with Oak Hill to make sure, and also frankly the
18 neighbors to make sure that we are all looking at the
19 same plans and come up with the best solution with
20 minimal impact.

21 MS. WOLF: Okay. The fifth issue was the building
22 size, not respectful of 711 Oak neighbors. I think,
23 you know, we have shown that the shoulder height now at
24 the fourth level is more reflective of the four-level



1 711 Oak property.

2 MR. TRANDEL: And also with the head and shoulders
3 style, we have an -- it's very complimentary to the
4 Village Hall across the tracks.

5 MS. WOLF: Okay, the sixth item is the staging
6 area west of 711 Oak will result in noise, pollution
7 and disruption of resident activities. Here we -- we
8 are planning on developing a more detailed staging plan
9 and schedule so that we can respond in more detail to
10 the concerns about what exactly is going to be
11 happening in that area and what the timing of that
12 would be proposed.

13 Then I also had a list of items that were
14 raised by a number of 711 resident in the April 22nd
15 Plan Commission Meeting. The first was a concern
16 regarding the shadow study which we covered earlier.

17 MR. TRANDEL: We will revisit that and update
18 that based on the comments.

19 MS. WOLF: The second is a concern about light
20 pollution from cars and we discussed this in three
21 different locations, entering the east public parking
22 lot, exiting the resident garage and then the third one
23 that was raised today was --

24 MR. TRANDEL: Exiting the commuter garage.



1 MS. WOLF: Exiting the commuter garage, right.
2 So we agreed to, you know, take a look at what the
3 light angles will be and how to screen for those.

4 MR. TRANDEL: We will get the exact light angles
5 and screen accordingly.

6 MS. WOLF: The public safety hazard of
7 underground garages in general. You know, there was
8 some discussion at the Plan Commission meetings that
9 that would be addressed with some safety measures.

10 MR. TRANDEL: Either police protection, security
11 in the garage, lighting, cameras. The western -- all
12 the -- a hundred percent -- well, the western exposure
13 is all exposed to light and air. So, its not a typical
14 underground garage in that sense.

15 MS. WOLF: Okay, the fourth issue was a request by
16 a 711 Oak resident that the building be monitored for
17 damage during construction and that was agreed to at
18 the Plan Commission meeting and then discussed again
19 today and there was an agreement that the developer
20 would coordinate with the --

21 MR. TRANDEL: A representative of Oak Hill. There
22 would be an Oak Hill representative in with -- as part
23 of the monitoring team.

24 MS. WOLF: The fifth item was depiction of height



1 of the 1 winnetka building relative to the 711 Oaks
2 building. I think we have already covered that earlier
3 with the revised design.

4 The sixth was the use by 1 winnetka
5 residents on-street parking spaces and the response to
6 that is that we would expect them to use the motor
7 court for short term parking.

8 MR. TRANDEL: which is probably fifteen spots,
9 twelve to fifteen spots there and if valeted with a
10 door man, much more.

11 MS. WOLF: Okay. The seventh item was the unit
12 sizes are not large enough for the empty-nester market
13 and with the revised design the unit sizes have
14 increased from about a thousand square feet per unit to
15 about 1300 square feet per unit we are looking at.

16 Then the other item I have -- let's see --
17 was covered today was the question about where the
18 garbage pick-up is planned and that's the northeast
19 corner of the building.

20 MR. TRANDEL: Of the eastern most building.

21 MS. WOLF: Anything else you wanted to put on the
22 record that was --

23 MR. PETREK: Yes. The drop-off for deliveries, I
24 think we talked about the drop-off for deliveries maybe



1 being from Lincoln Avenue or there's an area below
2 grade, is that correct?

3 MR. TRANDEL: Correct. They could come in off of
4 Lincoln and use that entrance. They could come in --
5 You know, they could come in off of Elm and use this --
6 because there will be a common corridor for the retail
7 that runs parallel to Elm. So, they can get in on
8 either side. I think what you are trying to avoid -- I
9 mean, no one wants your front door as a loading area
10 but what I think they are trying to do is -- you don't
11 want this backing up here.

12 MR. PETREK: Right. In other words, the record
13 should reflect now that Mr. Trandel was just pointing
14 to the preliminary drawing that shows a view looking
15 down from the south to the south facade of the property
16 and which has a court yard; and the point he's making
17 with his gesture was that with that being the front
18 main entrance to this development, you don't want to
19 have delivery trucks on the front and main entrance of
20 your development where most of your residents are
21 entering and exiting at grade. So the deliveries would
22 then necessarily have to enter from a different point
23 in the eastern parking lot at grade, is going to have
24 an entrance which is going to run the length of the



1 property -- of the development to allow for deliveries
2 to be made to retail premises within that particular
3 location; and it's -- and it's very understandable when
4 you are looking at the picture, but I think that is
5 what we are talking about here.

6 MR. TRANDEL: Absolutely.

7 MR. PETREK: And it's going to minimize the
8 impact of noise from deliveries to the residents to the
9 south which is the 711 Oak residents; and actually it's
10 going to minimize the impact for anybody around that
11 property because the deliveries are going to be within
12 and below the development.

13 MR. TRANDEL: Exactly.

14 MR. PETREK: Okay.

15 MS. WOLF: So then the only other issue that I
16 think we should put on was the conversation about
17 traffic control at Oak and Lincoln.

18 MR. PETREK: Yes. We had a conversation, all
19 four of us and I'm sure the reporter would agree with
20 us as well, the intersection at Oak and Lincoln is
21 something that needs to be addressed by the Village.
22 It needs better traffic controls for the safety of
23 everybody who uses that intersection; and I think what
24 we are looking at -- your traffic study man is Javier?



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MR. TRANDEL: Javier from KLOA.

MR. PETREK: So, he's going to be providing a supplemental comment on that for the edification of the village to see how that could be addressed to make it a safer and better project for everybody.

MR. TRANDEL: Also on the crosswalks too which is important.

MR. PETREK: Let's go off the record for a second, Nancy.

(Discussion had off the record.)

MR. PETREK: And this concludes our conference and our report to the village and we had a good session today. Thanks everybody.

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| <p>make 3:5,7 4:19 6:17,18 12:4</p> <p>making 10:16</p> <p>man 9:10 11:24</p> <p>Maple 3:24</p> <p>market 9:12</p> <p>mass 5:5</p> <p>measures 8:9</p> <p>meeting 2:12 7:15 8:18</p> <p>meetings 8:8</p> <p>Mike 2:13</p> <p>minimal 6:20</p> <p>minimize 11:7,10</p> <p>mirrors 4:6</p> <p>modification 2:20</p> <p>monitored 8:16</p> <p>monitoring 8:23</p> <p>motor 9:6</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>Nancy 12:9</p> <p>necessarily 10:22</p> <p>neighbor 3:23</p> <p>neighborhood 3:19</p> <p>neighbors 3:1,5,24 6:18,22</p> <p>newer 5:17</p> <p>noise 7:6 11:8</p> <p>north 6:2,11</p> <p>northeast 9:18</p> <p>number 2:19 4:23 7:14</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>Oak 2:2,16 4:15,17 5:5,9, 18,22 6:17,22 7:1,6 8:16,21,22 11:9,17, 20</p> <p>Oaks 9:1</p> <p>on-street 9:5</p> <p>open 4:7 6:12</p> <p>original 4:7</p> <p>originally 4:12</p> | <hr/> <p style="text-align: center;">P</p> <hr/> <p>parallel 10:7</p> <p>parking 3:9 7:21 9:5,7 10:23</p> <p>part 3:22 4:22 8:22</p> <p>Partners 2:9</p> <p>pedestrians 5:22</p> <p>percent 8:12</p> <p>person 2:4</p> <p>Peter 2:5</p> <p>Petrek 2:1,2,12 4:3 9:23 10:12 11:7,14,18 12:2,8,11</p> <p>pick-up 9:18</p> <p>picture 11:4</p> <p>place 6:15</p> <p>plan 3:14,20 7:8,15 8:8, 18</p> <p>planned 2:20 9:18</p> <p>planning 7:8</p> <p>plans 6:19</p> <p>pleased 3:8</p> <p>point 10:16,22</p> <p>pointing 10:13</p> <p>points 5:1</p> <p>police 8:10</p> <p>pollution 7:6,20</p> <p>porta-potties 6:16</p> <p>portico 3:21</p> <p>preliminary 2:19,23 10:14</p> <p>premises 11:2</p> <p>present 2:4,6,10</p> <p>presentation 4:11</p> <p>presented 4:8</p> <p>President 2:5</p> <p>previous 2:15</p> <p>problem 6:11</p> <p>project 4:19 12:5</p> <p>promised 3:4</p> <p>property 2:22 7:1 10:15 11:1, 11</p> <p>proposal 4:12</p> | <p>proposed 7:12</p> <p>protection 8:10</p> <p>providing 12:2</p> <p>public 7:21 8:6</p> <p>put 9:21 11:16</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>question 9:17</p> <p>questions 4:23</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>raised 2:16 7:14,23</p> <p>read 4:24</p> <p>recommendation 2:13</p> <p>record 2:1,15 4:3,5 5:1 9:22 10:12 12:8,10</p> <p>reduced 3:17 5:10,23</p> <p>reducing 3:8 5:7</p> <p>reduction 3:12</p> <p>referred 2:21</p> <p>reflect 4:3 10:13</p> <p>reflective 6:24</p> <p>relative 9:1</p> <p>remain 6:12</p> <p>removed 3:15</p> <p>rentable 3:6,12</p> <p>report 2:18 3:8 4:14,15 12:12</p> <p>reporter 11:19</p> <p>representative 8:21,22</p> <p>request 8:15</p> <p>resident 5:21 7:7,14,22 8:16</p> <p>residents 2:16 3:2,9 4:15 5:22 9:5 10:20 11:8,9</p> <p>respectful 6:22</p> <p>respond 7:9</p> <p>response 3:1 6:6 9:5</p> <p>responses 2:17</p> <p>responsive 4:20</p> <p>result 7:6</p> <p>retail 5:24 10:6 11:2</p> <p>revised 9:3,13</p> | <p>revisit 5:13 7:17</p> <p>run 10:24</p> <p>runs 10:7</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>safer 12:5</p> <p>safety 8:6,9 11:22</p> <p>scale 3:22</p> <p>schedule 7:9</p> <p>screen 8:3,5</p> <p>security 8:10</p> <p>sense 5:17 8:14</p> <p>session 12:12</p> <p>set-back 4:1</p> <p>set-backs 3:11</p> <p>seventh 9:11</p> <p>shadow 5:11,13 7:16</p> <p>share 3:21</p> <p>sharing 4:17</p> <p>short 9:7</p> <p>shorter 5:17</p> <p>shoulder 6:23</p> <p>shoulders 7:2</p> <p>shown 6:23</p> <p>shows 10:14</p> <p>shut 6:9</p> <p>side 10:8</p> <p>sixth 7:5 9:4</p> <p>size 3:18 6:22</p> <p>sizes 9:12,13</p> <p>solution 6:19</p> <p>south 10:15 11:9</p> <p>southern 3:22</p> <p>space 4:8</p> <p>spaces 9:5</p> <p>speak 4:17</p> <p>specifically 5:18</p> <p>spots 9:8,9</p> <p>square 3:6,12,13,18 9:14,15</p> <p>staging 6:16 7:5,8</p> | <p>state 4:5</p> <p>stated 4:16</p> <p>staying 6:6</p> <p>Stone 2:9,17 4:13</p> <p>street 2:9,17 3:10,24 4:13 6:10,12</p> <p>study 5:14 7:16 11:24</p> <p>style 7:3</p> <p>sunlight 5:9</p> <p>supplemental 12:3</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>talked 9:24</p> <p>talking 11:5</p> <p>team 8:23</p> <p>term 9:7</p> <p>thousand 9:14</p> <p>time 3:21</p> <p>times 5:14,18</p> <p>timing 7:11</p> <p>today 7:23 8:19 9:17 12:13</p> <p>topics 5:2</p> <p>towers 4:9,10</p> <p>town 3:10</p> <p>tracks 7:4</p> <p>traffic 5:20,21 6:1 11:17, 22,24</p> <p>Trandel 2:8,17,19 3:1 5:11, 13 6:8 7:2,17,24 8:4, 10,21 9:8,20 10:3,13 11:6,13 12:1,6</p> <p>transcript 4:5</p> <p>trucks 6:16 10:19</p> <p>turn 4:21</p> <p>turning 6:4</p> <p>twelve 9:9</p> <p>two-way 6:10,12</p> <p>Tyor 2:5 4:14</p> <p>typical 8:13</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>underground 3:9 8:7,14</p> <p>understandable 11:3</p> | <p>unit 3:17,18 5:23 9:11, 13,14,15</p> <p>units 3:19 4:9,10</p> <p>update 7:17</p> <p>upper 4:1</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>valeted 9:9</p> <p>viable 3:14</p> <p>Vice-president 2:2</p> <p>vicinity 5:6</p> <p>view 5:9 10:14</p> <p>Village 2:14,18 3:2 7:4 11:21 12:4,12</p> <p>volume 6:3</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wanted 9:21</p> <p>west 7:6</p> <p>western 8:11,12</p> <p>Winnetka 9:1,4</p> <p>Wolf 2:10 5:4,12,20 6:21 7:5,19 8:1,6,15,24 9:11,21 11:15</p> <p>words 10:12</p> <p>work 4:18 6:17</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yard 10:16</p> <p>year 5:15</p> |
|---|---|--|---|---|--|



From: [REDACTED]@com

To: [REDACTED]

Sent: Friday, April 10, 2015 9:59:19 PM

Subject: One Winnetka

Hi Louise,

Just read the story about the proposed new building in Winnetka. It doesn't sound like an appropriate solution to the Fell corner.

One thing that caught my eye was choosing Daniel Weinbach as the landscape designer. He was hired by The Mather. Most of us thought he did a poor job. Several trees died because they were incorrectly placed. Outdoor lighting was installed and never used as it was offensive to the neighbors. His website showed that his projects included the Chicago Public Housing, Midway and O'Hare properties. Hopefully, his company will not be used for Winnetka.

I still care for Winnetka as I know you do. I hope that more thought is put into this huge project before a final vote is taken.

All the best.

Pat

From: [Sarah Carano](#)
To: [OneWinnetka](#)
Subject: Comments
Date: Saturday, June 13, 2015 10:53:23 AM

Hi Village of Winnetka!

Please pardon the informality if this email, but I have to tell you how excited we are about this project!!!

We are homeowners at 7 [REDACTED] Cherry and currently building a new home now, we are coming from the city and thrilled to see some LIFE put into the North Shore!!! We have been holding off with our 3 little kids to move because of the condition of all the community areas seemed so run down all over the suburbs and with this treasure of an area and the revival of the neighborhood older homes, this is just what the downtown needs!!!!

This looks beautiful and I have a 70 year old mom who wants out of her house and live in an apartment close to us and how perfect is this!!! And for commuters the commuter garage sounds just great!

Very thrilled and thankful for the Village's commitment to reviving this beautiful area of the North Shore!!!!!!

Thank you so much!!
Sarah Carano and family

[REDACTED] Cherry
Winnetka, IL

From: [JANE DEARBORN](#)
To: [Brian Norkus](#)
Cc: [OneWinnetka](#)
Subject: One Winnetka
Date: Friday, June 19, 2015 12:19:58 PM

Dear Brian:

I am writing to express my concern about one important aspect of the Winnetka One plan.

As the Village remains primarily focused on the height, density and architectural style of the project (all incredibly important issues), I also encourage you and others to review, and bore-in on, the nitty-gritty specifics of the day-to-day operations of the development before the plan progresses too far.

Specifically, attention needs to be paid to the intended egress and ingress to the building for daily/weekly functions such as garbage pick up and commercial deliveries. The current plan has the garbage collection site for all 120 residential units, as well as all the commercial properties, essentially at the corner of Elm and Arbor Vitae - the most residential location of the entire project.

I see the following issues with this location:

Adding service related traffic to an already congested street:

Large truck traffic on this narrow and congested commercial street will not only add great frustration to all those who live nearby, but will likely deter others from venturing into the village from the east. I exit on to Elm Street multiple times a day and know precisely the traffic issues in town, and specifically on Elm. There is not a single traffic study that would convince me that this will not be problematic for the commercial district and surrounding neighbors.

Garbage stench and clutter:

The smell of garbage will unquestionably waft through the east part of town, especially downwind of the site. This would effect all homes on Maple and the Village Green, the townhomes on Elm and the homes on the south end of Arbor Vitae Road. The Village has had ongoing issues with the delivery/garbage collection site at the Grand, despite their best efforts to improve upon the situation. At the Winnetka One location, we are talking about the garbage collection for 120 dwellings and all the commercial enterprises, not just that of a local grocery! This would create a gigantic and unresolvable problem for the Village and immediate neighbors.

Hazard to pedestrain traffic:

There is constant pedestrian traffic on Elm Street throughout the day, including commuters and children riding their bikes up and down the street on their way to and from school. There are also Hadley School for the Blind commuters that walk past this location daily. An elevated level of ongoing truck traffic will most certainly present safety issues.

Loud truck noise:

The trucks are loud and the noise of their engines idling and reversing would be heard (and felt) by all housing nearby.

I have spoken with the COO of the development and expressed my concerns on these specific issues. I mentioned to him that my recollection was that the previous plan of several years ago generated much review of these issues and, as a result, all commercial and garbage related activity was sited off of Lincoln Ave. I understand that one reason the developers of Winnetka One selected the Elm Street location for these services is to maximize their retail space. I hope Village officials will deny this location for those services given the tremendous hardship that will be borne by the neighbors and other residents that use this section of Elm Street on a regular basis.

Brian, thank you for your time and consideration. I would welcome the opportunity to discuss these issues with you or others at any time.

Jane Dearborn

■ Arbor Vitae Road

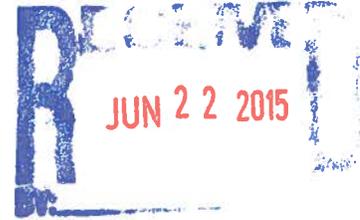
LAW OFFICES
ZAVE H. GUSSIN
SUITE 109
910 SKOKIE BLVD.
NORTHBROOK, IL 60062

TELEPHONE
(847) 480-9160

FAX
(847) 480-9163

June 22, 2015

TO: Members of the Plan Commission
Zoning Administrator
Village Attorney
Village of Winnetka, Illinois



[Copy: Attorneys for Applicant]

Re: Application of One Winnetka
Objections of Conney's Pharmacy
SUPPLEMENTAL MEMORANDUM

The undersigned attorney previously submitted Objections dated April 13, 2015 on behalf of Conney's Pharmacy. At the Plan Commission hearing on April 22, counsel for the Applicant was granted leave to file a response thereto within two weeks, and the undersigned was granted leave to Reply. No response was filed by counsel for Applicant. Nonetheless, some questions were raised at the hearing regarding points in the Memorandum of Objections, and Conney's is filing this Supplemental Memorandum to clarify and further substantiate certain points, and to add a further objection. Paragraph numbers A - C below correspond to the paragraph numbers of Part I of the original Memorandum of Objections. Paragraph D contains an additional objection.

A. Vacation of Street for Private Purpose. The Memorandum cited cases to the effect that the vacation of a street for a "purely" private purpose is void. (*Ray v. City of Chicago*, 169 NE 2d, 73 (Illinois S. Ct., 1960). However, if the purpose is primarily governmental, then the fact that a private interest may incidentally be benefitted will not void the vacation. A brief comment by Applicant's counsel at the hearing seemed to suggest that he was relying on the word "purely," and therefore any determination of public benefit, however miniscule or far afield, would legally suffice to support a large, and primarily private benefit.

1. The Statute itself (65 ILCS 5/11-91-1) suggests that the "public interest" in closing a street or alley or part thereof must relate to and be inherent in the street itself, and not some abstract idea of "that might be a good economic idea." The statute states that a determination of the Village that a public interest would be served by closing the street, or part thereof, "is conclusive." But the statute then goes on to state that "The relief to the public from further burden and responsibility of maintaining any street or alley, or part thereof, constitutes a public use or public interest authorizing the vacation." If the "determination" is always conclusive, then what was the need for the additional provision about cost of maintenance? It would be mere surplusage. The

clear purpose of the additional language was to give an example of the sort of grounds of such determination which would be "conclusive." This falls under the doctrine of statutory construction: *Inclusio unius est exclusio alterius*: "The inclusion of one is the exclusion of others."

2. This was the precise basis for the Supreme Court in *Ray* in distinguishing the earlier Supreme Court case of *Sharp v. City of Chicago*, 148 NE 2d 481. The *Ray* Court (169 NE 2d 73, 77) stated: "The City [in the *Sharp* case] was relieved of a burden in maintaining the vacated portion of the alley...." In further distinguishing the *Sharp* holding, the *Ray* Court stated: "Moreover, there was no showing that the alley vacated was necessary for access to properties in the block or that it had been extensively used by the travelling public." [Ibid., 77] The same surely cannot be said about the well-traversed Lincoln Avenue, and the access to the Conney's site, which is its valuable property right. Vacating a portion of Lincoln would impede, not benefit the public; and such a vacation would never be considered or adopted by the Village independently, for its own merits, were it not for the primary purpose of facilitating the plan of a private developer. That, the *Ray* case holds, would be void; and such a determination is not "conclusive" when it falls outside the bounds indicated in the statute.

B. Conney's Access to Lincoln a Valuable Property Right. This has not been refuted, and no supplementary material to the original Memorandum is required.

C. Residuary Title to Vacated Frontage Would Belong to Conney's. Something in my original Memo was characterized as "misleading," although exactly what was not specified. Just in case it might have related to this subject, I wish to clarify the matter.

1. In supporting this assertion, I relied on 65 ILCS 5/11-91-2. That has not been amended.

2. Oddly, it was 65 ILCS 5/11-91-1 which was amended (after the *Mt. Vernon* case) to provide that in vacating a street or alley, the Village could sell same to one of the abutting land owners. However, this may occur ONLY if the abutting landowner agrees to pay for it (and the Village accepts the price).

3. The subsequent case of *Chavda v. Wolak* (721 NE 2d 1137, S. Ct. 1999) dealt with the apparent inconsistency between 91-2 and 91-1 (as amended) and held that when a price is established, paid and accepted, 91-1 (as amended) prevails as to the transfer of title to the vacated parcel. Otherwise, 91-2 remains in effect (where title is transferred proportionately to all the abutting owners).

4. The Application of One Winnetka (2/20/15) states as follows: "The planned development includes the use of Village of Winnetka public property including the

municipal parking lot property adjacent to the east, the Lincoln Avenue right-of-way adjacent to the west, and the 25-foot wide Village of Winnetka owned parcel adjacent to the west of the Lincoln Avenue ROW. Winnetka Station, LLC requests the surface and air rights to a 7,675 square foot area of land along the east edge of the Lincoln Avenue ROW from the Village of Winnetka." NOWHERE IS THERE ANY OFFER OR MENTION OF ONE WINNETKA PAYING THE VILLAGE FOR ANYTHING. On that basis, 91-1 (as amended) would not be relevant, and 91-2 would still apply (as cited in my original Memo).

5. I now understand that at an earlier meeting, a Commissioner may have raised this issue, and Developer may have orally indicated that some payment would be made; but I was unaware of that when preparing my original Memo; and as far as I am aware, no offer or commitment to pay has been made by the Developer in writing as part of its Application.

6. If an agreed price is paid by One Winnetka for the vacated portion of Lincoln Avenue, thus invoking 91-1 (as amended), another part of the statute would also come into play. The last sentence of 91-1 (as amended) states: "When property is damaged by the vacation or closing of any street or alley, the damage shall be ascertained and paid as provided by law." This provision would require that compensation be paid to Conney's. However, nothing herein should be construed as a waiver of the Objection of Conney's to the vacation of any part of Lincoln Avenue in the first place.

D. Conflict of Interest; Village Attorney.

1. The Village Attorney, advising the Plan Commission in this matter, Peter M. Friedman, Esq., is a member of the firm of Holland & Knight.

2. The previous owner of subject site and previous applicant for a PD thereon was New Trier Partners. New Trier Partners was represented by Holland & Knight.

3. One of the principals of New Trier Partners, Michael Klein, is also a principal of One Winnetka, the current Applicant.

4. The resulting circumstance is that Holland & Knight is now counseling and advising the Village of Winnetka regarding an Applicant which it formerly represented vis-a-vis the Village for a PD on the same property. The legal entities may be different, but there is a common principal party in interest with respect to the old and the new entity (one having bought the property directly from the other).

5. It is not the intention of Conney's or of the undersigned to impugn the integrity of the Village Attorney. However, the foregoing circumstances create a conflict of interest which is neither fair nor proper, not only with respect to Conney's, but also with respect to the Village authorities and to the citizens of Winnetka.

ZAVE H. GUSSIN

Accordingly, the continued participation of Holland & Knight in advising the Village with respect to this matter is objected to, and it is requested that an independent legal counsel and advisor be obtained by the Village with regard hereto.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Zave H. Gussin', written in a cursive style.

Zave H. Gussin
Attorney for Conney's

From: [Erica Chesney](#)
To: [OneWinnetka](#)
Subject: One winnetka
Date: Wednesday, June 24, 2015 12:45:45 PM

I want to express my concerns about one winnetka briefly and hope the village spends much time on analyzing the pros and cons of this project.

1. The architectural design does not complement the existing village and is off brand for the downtown area of winnetka. If winnetka had a rich French architectural back ground perhaps. It just does not make architectural sense.
2. It should follow the architectural and zoning requirements and standard that the village has in place. No exceptions. 4 stories max.
3. Is there an audience or need for so many rental units in winnetka. Is there an analysis that has been conducted? The last thing winnetka needs is more vacant retail plus vacant rentals which would drive down the cost of the rental units and change the demos. Why would an older generation sell there beautiful homes that they have paid for outright to move into and pay for a rental???? The village should make sure there is a sound market for these rentals. It does not seem to be well thought out given the village's demos.
4. Lincoln should not be closed for this project.

Sent from my iPhone

From: [Laura Connell](#)
To: [OneWinnetka](#)
Subject: Proposed development of Fell site etc
Date: Wednesday, June 24, 2015 5:41:14 PM

To Whom it May Concern-

I would like to see this new development within the village building requirements and with a style that fits current Winnetka architecture.

Thank you for consideration.

Laura and Dana Connell

From: [Sylvia Creatura](#)
To: [OneWinnetka](#)
Subject: One Winnetka building proposal
Date: Wednesday, June 24, 2015 2:22:01 PM

Hello, Village Council:

I would be thrilled to see new development in downtown Winnetka but wanted to voice the following concerns about the proposed new building:

--I feel that the style is out of place for a small, suburban village. The proposed building style is lofty, and the feel of Winnetka is understated classiness. Residents don't have to scream out loud that they have good taste.

--The proposed building is just too tall! Years ago wasn't there a problem getting a variance of 3 1/2 feet to allow for increased ceiling heights on each floor of some residential building? And everyone was upset because their sunlight was going to be blocked? From there we are considering the approval of a five story building? This seems quite unreasonable.

--I also wonder just how many people would be interested in paying \$4,000 or more per month in rent for these units. I would personally prefer to see condos with owners having the opportunity to lease out their units as an investment if they choose.

Thank you for letting me voice my opinion.

Sylvia Creatura
Resident of Winnetka for 12 years

From: [REDACTED]
To: [OneWinnetka](#)
Cc: [Michael D'Onofrio](#); [Brian Norkus](#)
Subject: Statement for 6/24 PC Meeting: How the WHSFAIA Fell Legacy Goals Meets the New OneWinnetka Revisions
Date: Wednesday, June 24, 2015 3:39:38 PM
Attachments: [Fellproject.WPC.RSPM2.062415.rtf](#)

Dear Ms. Dalma,

Please find attached, "How The "Revised Application Materials" from OneWinnetka Provide the Basis for an Adaptive Reuse of the Fell Store to the Mutual Benefit of Village, Developer, Architects, and Fell Family and Walter H. Sobel FAIA Legacies" for tonight's PC meeting and future considerations. We welcome the opportunity to present this tonight and to meet with the PC, Village Staff and Developers about working together on common goals. Additional materials will be forthcoming. Please let us know if you have any questions.

Best regard,
Richard Sobel

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

How The "Revised Application Materials" from OneWinnetka Provide the Basis for an Adaptive Reuse of the Fell Store to the Mutual Benefit of Village, Developer, Architects, and Fell Family and Walter H. Sobel FAIA Legacies.

The leading points of "Developers Revised Application Materials" (6/12/15) coincide distinctly with the WHSFAIA/PM Fell Site Adaptive Reuse Proposal as previously introduced to Winnetka Village Boards:

This statement outlines below how the top 4 points in the revisions and WHS plans coincide, on 1) Excessive building height, 2) A north townhouse on Elm Street, 3) Architectural style not in keeping with surrounding buildings 4) Excessive number of units, can all be well addressed by adaptive reuse of the "Iconic Fell Store" site. We commend the developer and architects for willingness to incorporate suggestion in their revisions, and suggest the following as consistent with their and the Villages goals and processes.

BACKGROUND

As we have outlined at each public hearing to date, there are great benefits to incorporating the the Fells Store building as part of any future development. This can be done by adding the floors of residential space on top of the building, for which it was initially designed by Walter H. Sobel, FAIA. These plans fit even more closely with the current June revisions OneWinnetka has proposed. We request that the Winnetka Plan Commission and other Boards, Village Planning Staff, Stonestreet and their noted architect, Lucien LaGrange, consider the prospects for collaborative efforts to enhance the Village Center and adaptively reuse the Iconic Fell Store site. We also request full preservation and environmental reviews before the project is approve or proceeds.

We have met this week with two distinguished architect, a residential real estate expert, and MBA development planner to develop these prospects. We welcome the opportunity to meet with with Village officials, staff and the developers.

HOW THE WHSFAIA/PM PLAN MEETS THE TOP REVISION PRIORITIES

To specifically address the points noted above, the extended WHSobel plan meets the first four criteria for the OneWinnetka Revised submission.

1) Excessive building height. The WHSFAIA alternative proposal includes a maximum of four stories (4 1/2 is using a mansard roof) that fit existing zoning restrictions.

2) A north townhouse on Elm Street. The WHS/PM proposed townhouses or apartment can rise on Elm Street. Previously planned apartments above the Fell store can add to residential units around the site.

3) Architectural style not in keeping with surrounding buildings. The adaptive reuse of the Fell site can provide for retention of a distinguished, award-winning modern building,

with new elements above the notable base.

4) Excessive number of units--the unit count was reduced from 120 to 71. The WHSFAIAI/PMilbratz "scheme" proposes 72 units. (If the North Building were raised to 4 1/2 to 5 stories, it could include 85 units). (Milbratz, 5/6/15). There is also existing underground parking that can be utilized and expanded without major construction or disruption..

In short all the elements of the Sobel/Milbratz plan and the Revised OneWinnetka scheme distinctly overlap. This is a concrete basis for collaboratively working together on future plans to meet Village, Developer and Legacy goals.

THE FUTURE BENEFITS OF PREVIOUS FORESIGHT

As mentioned previously in Winnetka public meetings, at the time of construction of the Fell building, the original construction drawings for the full Fell development were presented to the Village of Winnetka. These structural, architectural, mechanical and electrical plans showed not only the Fell Store but also the proposed two additional residential floors. Only the commercial space was constructed at that time, with later plans for the residential component.

The working drawings and specification for the 2 additional floors are still available. They and the supporting letters of architects and preservationist reinforce the conclusion that the Fells building should be retained and developed because;

--It has been and iconic part and parcel of downtown Winnetka and the North Shore for half a century. Generations have bought their clothes from the Fell family at that store.

--The aesthetic design has seen part of the Village for a generation and fits well into its location. At the time of its completion, the Fell Store won an international design award. See previous documentation of the Award and "The Iconic Fell Building" attached, which identifies its distinctive features and how they may be further developed.

--According to various architects and letters in support of preservation of the Fell Store, the Store design is a modern, cleanly lined, well-proportioned, and humanly scaled, pleasant execution. It beautifully represents the modern era in which it was built and deserved preservation as a landmark of that period of architectural distinctions. As one plan commissioners has well articulated the importance of "diversity" of design in the business district, the current and redeveloped Fell building would fit into that conception. The main store is a substantial masonry buildings that can be extended vertically. The lower section along Elm could be redone in the Tudor or other styles, as emphasized by other commission members, by mirroring architecture across Elm Street.

--The Plan Commissioners also indicated their desire to reduce the height of the new

buildings from 7 to 4 stories. This then makes the development of the Fells property more architecturally, economically and environmentally viable in the near future. The WHSFAIA plan is for two additional residential stores, with the possibility of a third given the lighter weight and stronger current construction materials.

--Developing the Fells building would eliminate a substantial demolition project, since the building is a formidable reinforced concrete edifice, extending several levels below grade. It was designed to be built up, not torn down. Adaptive reuse would significantly reduce the project costs, time of construction, and delay in bringing the new development on line. It would also avoid the substantial environmental and loud disruptions, including excessive noise and pollution of demolition, on the neighborhood and neighbors.

--The redevelopment of Fells would also lend itself to a phased construction project or separate projects since it would be separate for the rest of the development. This should be an advantage to the Village and bring it to completion and producing revenues and taxes much sooner than the proposed time line.

ADAPTIVE REUSES

While the original Fell store areas could be re-used for commercial, offices, or other professional purposes. (as "Iconic Fell Building" report outlines). It could also be used for civic purposes. These could include for instance, a community facility, as a studio project by Art Institute students has proposed in a study for conversion of the space into a community theater. The redevelopment and adaptive reuse of the Fell Store create many attractive options for the near term enhancement of downtown Winnetka.

IN SUMMARY, THE WHSFAIA/PM PLAN MEETS THE TOP REVISION PRIORITIES

To summarize how the extended WHSobel plan meets the first four criteria for the OneWinnetka Revised submission.

- 1) For excessive height, the WHSFAIA alternative proposal includes a maximum of four stories (4 1/2 with mansard roof) in existing zoning restrictions.
- 2) The WHS/PM apartment can rise on Elm Street.
- 3) Re Architectural styles keeping with surrounding buildings, the adaptive reuse of the Fell site can provide for retention of a distinguished, award-winning modern building, with new elements.
- 4) Excessive units--The WHSFAIA/PMilbratz "scheme" proposes 72 units.

Again, all the elements of the Sobel/Milbratz plan fits the Revised OneWinnetka scheme.

We request that the Village Plan Commission and Planning Staff consider this material and encourage OneWinnetka to work with us and our plan toward common goals of betterment of Winnetka downtown. We are available and request meetings with the various parties to discuss the proposals and possibilities. I welcome questions for the Commission.

Thank you for your consideration.

Richard Sobel
For Walter H. Sobel FAIA, z'l
June 24, 2015

Architectural Significance and Reasons for Preservation and Adaptive reuses of the Fell Company Store, by Walter H. Sobel, FAIA, in Winnetka IL, 4/10/09 Draft

The Fell Company Store, designed by Walter H. Sobel, FAIA, and engineered by Burton I. Sobel, ASCE, is recognized as a significant modernist structure. In 1970, it won an international “awarded of Outstanding Merit” for design and planning of a small department store. Numerous preservation experts and organizations have identified its architectural value and historic significance.

Docomomo Midwest (8/7/08) highlighted its “aesthetically pleasing exterior, refined details, and space-efficient interior design.” Moreover, it was “innovatively designed to permit an economical addition of at least two floors of housing.” Docomomo highlighted the importance of the store and Sobel’s architecture by the Merit Award and the collection of his papers and drawings by the Northwest Architectural Archives at the University of Minnesota.

Landmarks Illinois (8/26/08) noted that the “store is representative of high-end commercial design that is fast disappear from suburban main streets.” “The building has clean lines, refined use of details, and materials that would be cost exorbitant to replicate today.” The letter also noted that the Fell store received an Outstanding Merit award, and the design included future expansion for up to 3 floors of residential units. It called its preservation and adaptive reuse “a win-win situation for everyone.”

The Chicago Chapter of the American Institute of Architects (3/30/09) described it as “an attractive building that is in scale with the surroundings” and “providing a valuable example of green design through conservation of existing resources.” It also noted the expansion potential to “enhance the commercial opportunities” of the site, and it highlighted the distinguished career of Walter H. Sobel as an AIA Fellow and a former AIA-Chicago Chapter president.

Architectural preservation expert, James Bayley, AIA (10/8/08), of Bailey Architects, noted that the Fell Store was “an award winning project when built and continues to provide a unique and prestigious street appearance.” It was “commissioned by a prominent resident and business owner [Abe Fell] to be the flagship store for his local chain of clothing establishment.” It was “designed by the nationally recognized” firm and an architect recognized for his “award-winning projects throughout the U.S.”

Architectural preservationist leader, Mary B. Brush, AIA, of Holabird & Root, wrote that the Fell Store “is important architecturally, for its architect and as a fine example of mid-century modern construction.” “Designed for eventual expansion,” it is a potential “leader in the adaptive reuse of mid-century modern buildings.”

Professor Emeritus at the School of Architecture at Univesrity of Illinois-Chicago and design critic, Edward Deam FAIA, described (4/4/09) the Fell store as a “distinguished fine modern building” that was “designed by a fine architect,” and

“preserves the scale and context of the era.” The Fell Store embodies exemplary scale, content, dimension, warm color, legacies and human memories of Winnetka’s legacies.

Architectural critic of the *Chicago Tribune*, Blair Kamin, featured the demolition threat to the Fell Store in his “architectural blog” on July 30, 2008. The *Chicago Tribune* highlighted the preservation issues around the store in articles on August 26, 2008 and April 10, 2009. The *Winnetka Talk* featured Mr. Sobel’s architecture and the Fell store legacy in its 10/20/07 issues. Docomomo US features the Fell Store preservation issue in their spring 2009 national newsletter.

Partial List of Press Coverage of WHS FAIA's Fell Store Preservation, 4/10/09

Fells development delayed on height, Christopher Peterson, *Winnetka Talk*, July 3, 2008
<www.pioneerlocal.com/winnetka/news/1036011,wn-fell-070308-s1.article

Father, son duo remembers Fell's, by Christopher Peterson, *Winnetka Talk*, October 20, 2007
<www.docomomo-chicagomidwest.org/docs/wtoct20.pdf

Walter Sobel's Fell Company Store in Winnetka facing demolition, Chicago Tribune online, [7/30/08] <featuresblogs.chicagotribune.com/theskyline/2008/07/walter-sobels-f.html
<docomomo-us.org/news/endangered_fell_company_store_winnetka_faces_demolition

Walter Sobel Fell Company Store's fate in hands of Winnetka Zoning Board, August 11, 2008
Docomomo Midwest is in the midst of an effort to save
<arcchicago.blogspot.com/2008/08/walter-sobel-fell-company-stores-fate.html>
arcchicago.blogspot.com/

Walter Sobel to make case for his Fell Company building in Winnetka on Wednesday night, Deborah Horan, *Chicago Tribune*, August 26, 2008.
featuresblogs.chicagotribune.com/theskyline/2008/08/walter-sobel-to.html

Winnetka Condo plan faces zoning vote, lending market, Andrew Schroedter, *Crain's*, March 17, 2009 www.chicagorealestatedaily.com/cgi-bin/news.pl?id=33338

Winnetka's Fell Co. building: Village Board vote moves it closer to demolition, Robert Channick, *Chicago Tribune*, April 10, 2009 www.chicagotribune.com/news/local/chi-winnetka-development-10-apr10,0,310786,email.story

Most neighbors still oppose Fell plan, CHRISTOPHER PETERON, April 14, 2009.
<http://www.pioneerlocal.com/winnetka/news/1526247,wn-fell-041409-s2.article>

October 10, 2008

Mr. Mike Klein
New Trier Partners
6815 N Lincoln
Lincolnwood, IL 60712

Re: Fell Store, Winnetka, IL

Dear Mr. Klein:

Please reconsider tearing down the Fell Store in Winnetka, Illinois. It is important architecturally, for its architect, and as a fine example of mid-century modern construction. The building was designed for eventual expansion – and you now have that opportunity. Please consider being a leader in the adaptive reuse of mid-century modern buildings.

The value of the building to you is that it does work, it just needs superficial improvements. It is designed for expansion – which is what you want to do to make it a more financially viable development opportunity. As an existing structure, it can be superficially altered to give it the look that you are going for. As a building designed in the 1960s, it is still remarkably progressive in its aesthetic.

A very important concept of reusing existing buildings of our urban environment is that it already exists – the foundation, the wall, the utilities, and the roof. To remove a functional building just to put it in a landfill and then use similar materials to build again is against the sustainable movement of our current culture. It is also important to recognize that once a building is gone – it is gone forever. This building is designed for expansion, modification, and can be altered to fit your needs.

It is a more interesting design challenge to alter a building in a clever solution, than it is to destroy a building just to have a clean slate. The preservation obstacles that you are up against are not intended to stop progress, but they are intended to ‘manage change.’ The Village of Winnetka has 170+years of history – and it is important to allow the existing buildings to show the evolution of the community.

The building is attractive for its era, it is a good location, and it is a viable and functional structure. Please consider working with the building to improve it to your needs rather than destroying it only to lose it forever. If you would like assistance or design services, please consider contacting me.

Sincerely,



Mary B. Brush, AIA
Preservation Group Leader
Holabird & Root

mbrush@holabird.com

March 30, 2009

Maureen Mitchel, chair
Winnetka Plan Commission
Winnetka Village Hall
510 Green Bay Road
Winnetka, IL 60093

RE: Fell Company redevelopment at 511 Lincoln Avenue

Dear Ms. Mitchel:

I am writing to express my concern over the future of the Fell Company retail building, designed by Walter H. Sobel, FAIA. Mr. Sobel has been a member of The American Institute of Architects since 1945 and was elected to the Institute's College of Fellows many years ago in recognition of his contributions to the profession of architecture. He served as president of AIA Chicago in 1965. Mr. Sobel has had a long career as a designer of commercial, residential, and religious buildings in Chicago and its suburbs.

The Fell Company building, a project by Mr. Sobel completed in 1970, was designed to house a retail business and to be expanded with several additional floors should the owner choose to enhance the commercial opportunities of the site. A larger building is now being contemplated for this property. What consideration has been given to expanding the building, as originally intended, to meet the needs of the current property owner? Enlarging and reusing this structure would preserve a attractive building that is in scale with its surroundings, as well as providing a valuable example of green design through conservation of existing resources. I hope that your board will give stroing consideration to this option.

Sincerely,



Zurich Esposito
Executive Vice President
AIA Chicago



6 October 2008

jim@bayleyarchitecture.com
Voice 847 867-6077
Fax 847 256-1883

James B. Bayley, AIA
Consulting Architect

Ms. Louise Holland
Winnetka Landmark Preservation Committee
510 Green Bay Road
Winnetka, IL 60093

RE: Fell Company Store

Dear Ms. Holland,

As an architect involved in preservation for most of my professional career, and as previous Chairman of the Wilmette Historic Preservation Commission, I am writing you to add my support to other petitions for the local landmarking of the Fell Company Store. While modern structures seem to have more difficulty in gaining this designation than their older neighbors, the Fell qualifies for this designation for many reasons:

1. It was an award-winning project when built and continues to provide a unique and prestigious street appearance on two of Winnetka's prime streets.
2. The project was commissioned by a prominent resident and business-owner to be the flagship store for his local chain of clothing establishments.
3. The buildings were designed by the nationally recognized, local architectural firm of Walter H. Sobel, FAIA and Associates. Mr. Sobel is actively practicing today and has received recognition for his award-winning projects throughout the United States.

In addition to the criteria for considering local landmarking, the saving of the Fell project would satisfy many of the Village's initiatives for sustainability and energy efficiency. The building represents millions of dollars in imbedded energy. This would save the considerable cost in demolishing a reinforced concrete building, hauling away the resulting debris, and control of the dust and providing protection of the remaining corner building during demolition and construction. While not specifically the committee's 'charge' from the Village, Winnetka has embraced sustainability and energy issues in its usual progressive manner, and the discussion of the project should be widened to include these goals.

Saving the building would also substantially reduce the cost of creating the condominiums and retail space desired by the developer. In today's financial instability, a less costly way of creating the same program may be the only option. While that is the developer's decision, consideration of the disruption to the businesses of the merchants and storeowners surrounding that site, and the feasibility of the project, is the Village's responsibility. Construction time could potentially be halved by working with the Fell Building instead of destroying it.

There are many design solutions to create the Landmark building desired by the Village under the incentives the developer has taken for this project. Having the Preservation Committee asking the Village to simply consider the merits of more preservation and creative rehabilitation under the Secretary of the Interior Standards would open the discussion of the project beyond a simple yes or no vote. It also might provide the developer and the Village create a true win-win for this site, as well as another award-winning design for this site.

Thank you for your consideration.

Sincerely,

James B. Bayley AIA
President, Bayley Architecture LPC

From: [Stanley, Harlan](#)
To: [OneWinnetka](#)
Subject: Development on the Old Fell Site
Date: Wednesday, June 24, 2015 5:18:36 PM

The old Fell property has long been a source of potential development and I, like others would like to have a development that benefits Winnetka's citizens. There are existing zoning rules, density restrictions, set back requirements, etc. which were approved and put in place for a reason and they should be adhered to. The existing proposal is too extensive and will dominate the downtown. It greatly risks changing the ambience of the Winnetka we know and love. Similarly, I think it is inappropriate to close a street to the benefit of the developer. The developer should have understood the restrictions of the parcel when reaching an agreement to purchase the parcel or made adjustments in the purchase price in the event they were unable to obtain the density they sought. The village needs to stand firm in upholding the approved guidelines. For the site.

Sincerely,

Harlan F. Stanley
████ Chestnut Street
Winnetka, Illinois 60093.

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From: [Jon P. Talty](#)
To: [OneWinnetka](#)
Subject: One Winnetka
Date: Wednesday, June 24, 2015 5:23:36 PM

As an interested and proud Winnetka resident, planner and architect of the previously stalled Fell Redevelopment with New Trier Partners and current Chairman of the BCDC, I wish to share the following thoughts regarding the One Winnetka development:

1. Let the process take its course and be respectful of those trying to make something happen in a town where little has happened in the 20+ years I have been a resident. The tag line should not be about another greedy developer trying to maximize a return on investment, but instead, a public/private dialogue that collectively solves a complex problem having the opportunity to be transformative to our community for decades to come. I am tired of seeing empty buildings and underperforming real estate during a time when we should be making real progress on new opportunities and writing a new chapter for Winnetka.
2. Design and architectural expression can and will evolve. Personally, I struggle a bit with the beaux arts styling of the current solution, but given the substantial skills of the project's architect and the desire by the developer to get something done, I am sure a balance can be struck and a beautiful solution be had. We are not simply a TUDOR town. We are an eclectic collection of styles and materials that have evolved over decades. If context is so critical to the success of this development, perhaps we should give more credence to the 711 Oak building and enforce its design expression and context to the One Winnetka solution.
3. Height is relative. It has been said that our community is primarily comprised of two story, single family homes. Agreed. Some of the best and most beautiful ones, I would argue, pre-date any design review process and easily approach 40'+ in height. Some of the worst examples are those that are trapped by an ordinance outlining architecture and massing. I would much rather have a taller, successful, articulated and beautiful project than a compromised solution for the sake of a single story, however it may be defined. The sun, contrary to popular belief, will not disappear from the sky and the building will not loom over the town if the building massing is executed appropriately.
4. In terms of the apartment debate and the irrational fear that rental housing attracts less desirous residents, home ownership in the U.S. is at a 25 year low, while the number of renters is at a 30 year high. If the One Winnetka developer can attract 70+ renters paying north of \$3.00/SF for 1,400 SF apartments, more power to him. Today, people make a conscious choice to rent versus own. The community needs more options to do so.
5. With additional residents comes additional support for our current, as well as proposed businesses. "Boots on the ground" will strengthen the existing retail fabric of our downtown. The commercial component of One Winnetka will offer new options to our community and will kick start a new chapter in the East Elm and Lincoln business community.

Winnetka is a great town and I am proud to have the opportunity to raise my family here. We are an intelligent, discriminating and thoughtful community. Let's use those qualities to our advantage in making One Winnetka a successful development and in doing so, make Winnetka an even better

place to call home.

Sincerely,
Jon Talty
Jon P. Talty, AIA
Chairman & CEO

██████████
OKW Architects, Inc.
600 W. Jackson Blvd.
Chicago, Illinois 60661
██████████

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OKW Architects, 2010

From: [Elaine](#)
To: [OneWinnetka](#)
Cc: [Rich Tinberg](#)
Subject: One winnetka
Date: Wednesday, June 24, 2015 3:13:41 PM

We are long time residents of winnetka and would like to express our strong support for the one winnetka project. While we know some are opposed to the project based on aesthetics and size, we like both. Moreover we believe that winnetka is sorely in need of new development and believe this project will help reinvigorate our lovely village. We urge you to support this project.

Richard and Elaine Tinberg
[REDACTED] Sheridan road.

Sent from my iPhone

From: [Walker, Eric E. \(Perkins Coie\)](#)
To: [OneWinnetka](#)
Subject: One Winnetka Plans
Date: Wednesday, June 24, 2015 11:47:57 AM

I am a resident of Winnetka ([REDACTED] Prospect Avenue) and am writing to express my serious concern regarding the proposed One Winnetka development. In short, I believe that the beaux arts style of the proposed development is out of place for our village. I would prefer tudor or brick colonial, which is more faithful to the style of the homes and older commercial buildings in Winnetka. More troubling, is the proposed size of the development and number of proposed residential units. The five story size of the building will make it larger than any other building in our Village for no legitimate reason, other than to provide a larger return on investment for the developer. If approved, the building will tower over all other buildings in our village, blocking light and views from many different locations near downtown Winnetka. The height of the building should be limited to three stories. Also, the number of proposed residential units in the development (71) is far too many and would result in severe stress on traffic, schools, parks and other essential Village services. It would also jeopardize the intimate village atmosphere that so many of us cherish about Winnetka. The amount of residential developments should be limited to no more than 30.

I know that many of my fellow residents feel very strongly against this proposed development. I trust that the Village Council will consider these concerns in rendering a decision on the One Winnetka proposal.

Thank you.

Eric Walker | Perkins Coie LLP

PARTNER
131 S. Dearborn Street Suite 1700
Chicago, IL 60603-5559

[REDACTED]

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From: [susan Wellington](#)
To: [OneWinnetka](#)
Subject: Comments on revised One Winnetka Plan
Date: Wednesday, June 24, 2015 4:58:34 PM

To: The Winnetka Plan Commission

We have reviewed the One Winnetka design revisions dated May 27th, 2015 submitted to the Plan Commission for review and Public comment June 24th, 2015.

While my husband I applaud efforts to reinvigorate the old Fell Company and surrounding properties, we continue to oppose the scale of the project; need for significant public funds and vacating of public land, and the direct impact the development will have on the residents in the immediate block.

The Project is still well in excess of the building code zoning restrictions

While the height of the project has been lowered it is still nearly 50% taller than the standard allows. At 70 ft. on the west side and 58 feet on all sides the project still looms large over every other structure in Winnetka with no seeming explanation than to improve the profits of the Developer.

The Project requires significant Public investment and vacating of public land

The Developer plans to build approximately 40,000 sq. ft. of commercial and residential real estate on land that they do not own. The Village is being asked to vacate 7767 square feet of two-dimensional space along Lincoln Avenue to build 5.5 stories (over 40,000 sq. ft.) of “free” commercial and residential real estate. Over 25% of the Projects total sq. footage is built on property that the Developer does not own (approximately 40,000 sq. ft. out of the total 153,000 square feet of the project is built on Village land – along Lincoln ave).

Further, the creation of a “public plaza” extending from the single entrance on Lincoln Avenue serves to extend the development even further into public land. We don’t recall that a “public plaza” and the “closing” of Lincoln Ave. was something that the Plan Commission or Village was seeking to achieve.

The Village is also being asked for a \$7 million payment to own the parking structure (built underneath public land). Operated for commuter parking, it is a project that will not pay out for 27 years. We are wondering if that is the time frame the Developer

