

Winnetka Village Council
REGULAR MEETING
Village Hall
510 Green Bay Road
January 21, 2020
7:00 p.m.

Emails regarding any agenda item are welcomed. Please email contactcouncil@winnetka.org, and your email will be relayed to the Council members. Emails for the Tuesday Council meeting must be received by Monday at 4 p.m. Any email may be subject to disclosure under the Freedom of Information Act.

AGENDA

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Quorum
 - a) February 4, 2020 Regular Meeting
 - b) February 11, 2020 Study Session
 - c) February 18, 2020 Regular Meeting
- 4) Public Comment
- 5) Reports
- 6) Approval of Agenda
- 7) Consent Agenda
 - a) Approval of Village Council Minutes
 - i) January 7, 2020 Regular Meeting3
 - b) Approval of Warrant List dated January 3 - 16, 20208
 - c) Resolution No. R-8-2020 Purchase of Sewer Camera & Transporter (Adoption)9
- 8) Ordinances and Resolutions
 - a) Ordinance No. M-3-2020: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka (Introduction / Adoption).....13
 - b) Resolution No. R-5-2020 Waiving the Bidding Process and Entering into a Contract with Andres for Medical Billing Services (Adoption).....19
 - c) Resolution No. R-6-2020: Contract Amendment for Streetscape Improvement Project (Adoption).....28
 - d) Resolution No. R-7-2020: Purchase of Pedestrian Lighting Fixtures (Adoption).....53
- 9) Old Business: None.
- 10) New Business

a) 714-740 Elm Street & 511-515 Lincoln: CA Residential LLC Planned Development -
Revised Concept Plan Review58

11) Appointments

12) Closed Session

13) Adjournment

NOTICE

All agenda materials are available at [villageofwinnetka.org](http://www.villageofwinnetka.org) (Government > Council Information > Agenda Packets & Minutes); the Reference Desk at the Winnetka Library; or in the Manager’s Office at Village Hall (2nd floor). Webcasts of the meeting may be viewed on the Internet via a link on the Village’s web site: <http://www.villageofwinnetka.org/government/village-videos/>.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3546; T.D.D. 847-501-6041.

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
January 7, 2020

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Tuesday, January 7, 2020, at 7:00 p.m.

- 1) Call to Order. President Rintz called the meeting to order at 7:00 p.m. Present: Trustees Jack Coladarci, Andrew Cripe, and Robert Dearborn. Absent: Trustees Penny Lanphier and John Swierk. Also present: Village Manager Robert Bahan, Village Attorney Peter Friedman, Public Works Director Steve Saunders, Community Development Director David Schoon, and approximately nine persons in the audience.
- 2) Pledge of Allegiance.
- 3) Quorum.
 - a) January 14, 2020 Study Session. All of the Council members present said they expect to attend.
 - b) January 21, 2020 Regular Meeting. All of the Council members present except Trustee Dearborn said they expect to attend.
 - c) February 4, 2020 Regular Meeting. All of the Council members present said they expect to attend.
- 4) Public Comment.

Pat Balsamo, Cherry Street. Ms. Balsamo commented that the Village's holiday tree looks very pretty in its new location.
- 5) Reports:
 - a) Trustees. None.
 - b) Attorney. None.
 - c) Manager. None.
 - d) Village President. President Rintz announced that the Village's stormwater team is tentatively scheduled to present stormwater plans to the Winnetka Park District Board on January 16.
- 6) Approval of the Agenda. Trustee Cripe, seconded by Trustee Dearborn, moved to approve the Agenda. By voice vote, the motion carried.
- 7) Consent Agenda
 - a) Village Council Minutes.
 - i) December 10, 2019 Study Session.
 - ii) December 17, 2019 Regular Meeting.

- b) Approval of Warrant List dated December 13, 2019 - January 2, 2020 in the amount of \$2,968,825.64.
- c) Resolution No. R-3-2020: Tenth Extension of Landscape Waste Hauling Contract (Adoption).
- d) Resolution No. R-4-2020: Approving The Purchase of Ford F-550 Truck From Sutton Auto Group (Adoption).

[Trustee Lanphier arrived at 7:05 PM.]

Trustee Coladarci, seconded by Trustee Cripe, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Coladarci, Cripe, Dearborn, and Lanphier. Nays: None. Absent: Trustee Swierk.

8) Ordinances and Resolutions.

- a) Ordinance No. M-1-2020: 1015 Tower Court - Sole + Luna - Special Use Permit (Introduction/Adoption). Mr. Schoon explained that the applicants propose moving into the rear half of the former Sawbridge Studio space. After describing the operations of the proposed wellness center, he noted that the Plan Commission and Zoning Board of Appeals voted to recommend approval of the request.

Amy Bradley and Jessica Dietrich, the applicants, explained that the business would have a variety of wellness modalities and a small retail section; the business will offer services that residents currently travel to other suburbs to consume.

The Council briefly discussed the request, and ascertained that there would be no problems with parking for customers of the new business.

Pat Balsamo, Cherry Street. Ms. Balsamo asked if certified aestheticians would be employed by the center.

Trustee Coladarci, seconded by Trustee Cripe, moved to waive introduction of Ordinance No. M-1-2020. By roll call vote, the motion carried. Ayes: Trustees Coladarci, Cripe, Dearborn, and Lanphier. Nays: None. Absent: Trustee Swierk.

Trustee Coladarci, seconded by Trustee Cripe, moved to adopt Ordinance No. M-1-2020. By roll call vote, the motion carried. Ayes: Trustees Coladarci, Cripe, Dearborn, and Lanphier. Nays: None. Absent: Trustee Swierk.

- b) Ordinance No. M-2-2020: 419 & 429 Sheridan Road Consolidation Final Plat, Variations and a Special Exception (Introduction & Adoption). Mr. Schoon reviewed this request to combine two lots into a single lot. The applicant proposes to keep the existing nonconforming home on the property at 419 Sheridan and to demolish the residence at 429 Sheridan Road, while retaining its pool and storage building. He explained that front and side yard setback variations would be required for the new consolidated lot, as well as an exception to Section 12.12.020 of the Village Code pertaining to driveway access points.

Muneer Satter, applicant. Mr. Satter said the nonconformities have all been previously approved, and he has restored the historic residence at 419 Sheridan Road. The setback variations are required for the accessory structures because the water level of the Lake

has moved up considerably; and the proposed pergola, which would keep green space and permeable surface also requires a setback variation. Keeping the third driveway access point at 429 Sheridan would alleviate parking congestion in the area for contractors and other visitors to the home at 419 Sheridan.

Trustee Cripe asked why the lots were being consolidated since the problem with constructing the pergola lies in the new consolidated lot; he also expressed concern that the size of the new lot may encourage a future owner to tear down the current historic home and build a larger new one. Mr. Schoon explained that an accessory structure cannot be built at 429 Sheridan Road without a principle structure on the lot.

After a Council discussion, President Rintz called for public comment.

Louise Holland, Chair of the Landmark Preservation Commission (LPC) and Winnetka resident. Ms. Holland urged approval of this request for the restored local landmark home at 419 Sheridan Road.

Trustee Cripe, seconded by Trustee Dearborn, moved to waive introduction of Ordinance No. M-2-2020. By roll call vote, the motion carried. Ayes: Trustees Coladarci, Cripe, Dearborn, and Lanphier. Nays: None. Absent: Trustee Swierk.

Trustee Dearborn, seconded by Trustee Cripe, moved to adopt Ordinance No. M-2-2020. By roll call vote, the motion carried. Ayes: Trustees Coladarci, Cripe, Dearborn, and Lanphier. Nays: None. Absent: Trustee Swierk.

c) Stormwater.

i) Resolution No. R-1-2020: Intergovernmental Agreement with District 36 for Stormwater Improvements at Crow Island School (Adoption). Mr. Saunders explained that stormwater storage agreements with other Winnetka agencies is required under the Village's stormwater agreement with the Cook County Forest Preserves. Cook County wants to ensure that the Village will make use of other open land in Winnetka for stormwater detention, and not rely solely on the Forest Preserves land. In the two years since a Memorandum of Understanding was signed with the County, the Village has negotiated with New Trier High School (NTHS), District 36, and the Park District. An agreement with NTHS was approved in June, 2019; the District 36 agreement is ready for discussion and approval, and the Park District agreement is in the final stages.

Mr. Saunders said the District 36 agreement allows the Village to use a far southern portion of the Crow Island School property for stormwater detention, and also provides District 36 the approvals for future school improvements if the need arises. He reviewed the Crow Island stormwater detention proposal, which would provide 10.8 acre feet of storage serving the watershed south of Willow Road. The agreement:

- Defines the scope and preliminary design of Village stormwater improvements;
- Provides a designated area and grants zoning relief for potential future school improvements;

- Provides for cooperative design and review of both stormwater and school improvement projects;
- Allows for shared project benefits;
- Provides an easement agreement to allow stormwater storage under a portion of the Crow Island School property; and
- Preserves space for future school improvements.

After Mr. Saunders described the preliminary construction schedule and financial terms included in the agreement, the Council discussed the agreement and potential future expansion plans of District 36.

President Rintz pointed out that allowing the school district to use the Village's stormwater storage facility as an offset for future improvements will save Winnetka taxpayers a lot of money on construction costs on potential expansion at the school. He commended the Village for providing a dual-purpose storm water relief system at Crow Island.

[Note: This item was voted on at the conclusion of the Public Hearing.] Trustee Cripe, seconded by Trustee Dearborn, moved to adopt Resolution No. R-1-2020. By roll call vote, the motion carried. Ayes: Trustees Coladarci, Cripe, Dearborn, and Lanphier. Nays: None. Absent: Trustee Swierk.

ii) Public Hearing. President Rintz opened the public hearing at 7:58 PM.

Mr. Schoon explained that institutional uses like schools that are located in a residential neighborhood are zoned for the neighborhood they are in, must meet the same zoning requirements as a single-family home. This results in institutional uses applying for zoning variations nearly every time they want to expand or improve their facilities.

Mr. Schoon reviewed the zoning relief that would be necessary for potential Crow Island School expansion, which is approved as part of the stormwater agreement. He explained that the school will still need to go through the special use process if and when it improves the school, so the Village's advisory bodies can hold hearings and give recommendations, and to give the neighbors a chance to comment.

The Trustees discussed the distinction between approving the stormwater technical requirements vs. an approval of any improvement plan the school might develop in the future. It was explained that the Subject agreement will allow an additional 20,000 square feet of lot coverage; however, the permissions on a specific expansion proposal will need final approval from the Council.

Manager Bahan explained that District 36 does not have fully developed expansion plans as yet; they are asking for the opportunity to develop improvements in the future.

President Rintz added that District 36 might decide to do nothing; however, they wanted the understanding that they could build something of reasonable scope and size in exchange for allowing the Village to put stormwater detention on their land. In addition, the school is a National Landmark, and there will be restrictions on how the school district can modify the building.

Trustee Cripe noted that it is not the Village's purview to second-guess any future expansion plans of the school district. A community conversation about potential school expansion needs to take place with the school board if and when such plans are developed.

President Rintz called for public comment.

Kimberly Brya, 335 Glendale Avenue. Ms. Brya commended Council and staff for concluding the stormwater negotiations with District 36. She explained that the neighborhood has lost trust in the transparency of District 36, and when the time comes for a proposed expansion and it will be important to have specific conversations with the adjacent neighbors. She asked for clear communication with the area residents when as the Village develops a construction schedule the stormwater detention project.

Karen Essig, Winnetka resident. Ms. Essig asked when the Village would have community discussions about the method of stormwater conveyance for the Forest Preserves project.

President Rintz said the detention tanks would empty into Park District property and the stormwater agreement with the Park District will deal with that issue.

There being no further public comment, President Rintz closed the Public Hearing at 8:25 PM.

[Note: Prior to voting on Resolution No. R-2-2020, the Council unanimously approved Resolution No. R-1-2020.]

(1) Resolution No. R-2-2020 - Crow Island School Zoning Relief in Conjunction with Village Stormwater Improvements (Public Hearing & Adoption)

Trustee Dearborn, seconded by Trustee Cripe, moved to adopt Resolution No. R-2-2020. By roll call vote, the motion carried. Ayes: Trustees Coladarci, Cripe, Dearborn, and Lanphier. Nays: None. Absent: Trustee Swierk.

9) Old Business. None.

10) New Business. None.

11) Appointments: None.

12) Closed Session. Trustee Dearborn moved to adjourn into Closed Session to discuss Specific Personnel, Collective Bargaining, the Purchase or Lease of Property not owned by the Village, and setting of the price for the Lease or Sale of Property owned by the Village, pursuant to Sections 2c(1), 2c(2), 2c(5), and 2c(6), respectively, of the Illinois Open Meetings Act. Trustee Cripe seconded the motion. By roll call vote, the motion carried. Ayes: Trustees Coladarci, Cripe, Dearborn, and Lanphier. Nays: None. Absent: Trustee Swierk.

President Rintz announced that the Council would not return to the open meeting after Closed Session. The Council adjourned into Closed Session at 8:33 p.m.

13) Adjournment. Trustee Dearborn, seconded by Trustee Lanphier, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 10:03 p.m.



Agenda Item Executive Summary

Title: Approval of Warrant List Dated January 3-16, 2020

Presenter: Robert M. Bahan, Village Manager

Agenda Date: 01/21/2020

Consent: YES NO

- Ordinance
- Resolution
- Bid Authorization/Award
- Policy Direction
- Informational Only

Item History:

None.

Executive Summary:

The Warrant List dated January 3-16, 2020 was emailed to each Village Council member.

Recommendation:

Consider approving the Warrant List dated January 3-16, 2020.

Attachments:

None.



Agenda Item Executive Summary

Title: Resolution No. R-8-2020 Purchase of Sewer Camera & Transporter (Adoption)

Presenter: Brendon Mendoza, Public Works Analyst

Agenda Date: 01/21/2020

Consent: YES NO

- | | |
|-------------------------------------|-------------------------|
| <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | Bid Authorization/Award |
| <input type="checkbox"/> | Policy Direction |
| <input type="checkbox"/> | Informational Only |

Item History:

2020 Budgeted Item.
\$46,000 - Account 540.70.01-567

Executive Summary:

As part of the approved 2020 Fiscal Year Budget, the Village has allocated \$46,000 for a sewer camera upgrade and transporter.

The new OZIII camera ("camera") and transporter will be used to inspect sanitary sewer and stormwater lines in the Village's annual sewer and stormwater cleaning and inspection programs, and other inspections as needed.

The benefits of the new camera are that it is smaller than the current camera, allowing it to be used in smaller sanitary sewer and stormwater lines; and it is lightweight for improved handling. The new camera will be used as the primary camera for sewer and stormwater televising, and the current camera will be used as backup and for larger pipes as necessary.

EJ Equipment Inc. is a sole-source provider for the camera and transporter; they submitted a quote of \$44,905.94, which is \$1,094.06 under budget. Public Works has purchased camera equipment in the past from EJ Equipment Inc. and the equipment has been satisfactory.

Recommendation:

Consider adopting Resolution No. R-8-2020 awarding a purchase order to EJ Equipment, Inc. of Manteno, IL in the amount of \$44,905.94 for the purchase of a new OZIII camera and transporter.

Attachments:

Resolution No. R-8-2020
Copy of Proposal from EJ Equipment Inc.

**A RESOLUTION WAIVING BIDDING AND APPROVING THE PURCHASE
OF A SEWER CAMERA AND TRANSPORTER**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka ("**Village**") to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village Department of Public Works desires to purchase a new sewer camera and transporter (collectively, "**Equipment**"); and

WHEREAS, pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code the bidding requirements may be waived for contracts which by their nature are not adaptable to competitive bidding; and

WHEREAS, EJ Equipment Inc. ("**Vendor**") is currently the sole source vendor for the Equipment that meets the Village's specifications; and

WHEREAS, pursuant to Sections 4.12.010.A and Sections 4.12.010.C of the Village Code, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and approve the purchase of the Equipment from the Vendor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the purchase of the Equipment.

SECTION 3: APPROVAL OF EQUIPMENT PURCHASE. The Village Council hereby approves of the purchase of the Equipment from the Vendor in an amount not to exceed \$44,905.94.

SECTION 4: AUTHORIZATION TO EXECUTE PURCHASE ORDER. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary for the purchase of the Equipment approved pursuant to Section 3 of this Resolution.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 21st day of January, 2020, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

Ship To: SAME AS BELOW

Invoice To: VILLAGE OF WINNETKA
 510 GREEN BAY ROAD
 WINNETKA IL 60093

Attention: MIKE RIVARD

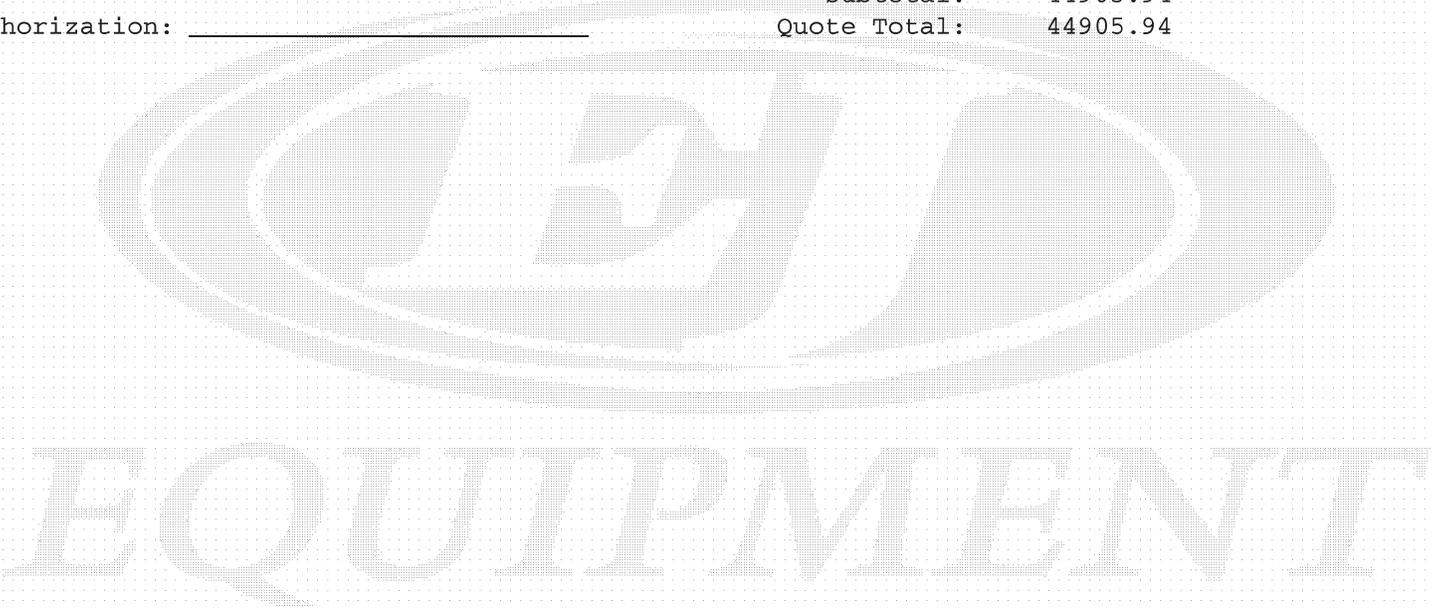
Branch 01 - CENTRAL		
Date 01/09/2020	Time 12:01:54 (O)	Page 1
Account No. WINNE001	Phone No. 8477163504	Estimate No. Q01865
Ship Via	Purchase Order	
Tax ID Number		
BRIAN CLODI		Salesperson S27 / S27

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description	** Q U O T E **	QUOTE VALID: 02/09/2020	Amount
OZIII CAMERA WITH LED & SONDE			\$23956.00
CPR BRASS TRANSPORTER			\$18154.91
8" RUBBER WHEEL KIT			\$1358.70
10-15" RUBBER WHEEL KIT			\$1436.33

Subtotal: 44905.94

Authorization: _____ Quote Total: 44905.94



X

Received By



Agenda Item Executive Summary

Title: Ordinance No. M-3-2020: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka (Introduction / Adoption)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/21/20

Consent: YES NO

- Ordinance
- Resolution
- Bid Authorization/Award
- Policy Direction
- Informational Only

Item History:

None

Executive Summary:

During the calendar year, the Police, Fire, Public Works, Community Development, and Water & Electric Departments identify materials and equipment that have reached the end of their useful lives; are not capable of re-use; or are no longer useful to the Village. A listing of the 2020 items so identified are contained as Exhibit A of Ordinance No. M-3-2020. Items on the disposal list include: radio equipment, file cabinets, aluminum can crusher, brush chipper, small utility pumps, portable welder, radar trailer, utility trailer, and two vehicles.

The two vehicles are as follows:

Public Works: 2011 Dodge Charger

W&E: 1997 Ford F450 Dump Truck

In addition to these items, the Water & Electric and Police Departments will have additional items to dispose of during the year. The Water & Electric Department routinely monitors the condition of its equipment and retires items such as transformers, meters, switchgear, and cable as they become obsolete, too costly to repair, or unsuitable for further use because of size issues, mechanical damage, or electrical failure. Cable, switchgear, and meters are disposed of through a recycling center. Transformers are disposed of using vendors that specialize in the recycling or re-manufacture of utility type transformers.

The Police Department gains possession of abandoned, lost, stolen, or illegally-possessed personal property and transfers custody of this property to the Village, pursuant to Section 3 of the Illinois Law Enforcement Disposition of Property Act, 765 ILCS 1030/3.

Executive Summary (continued):

Ordinance No. M-3-2020 authorizes the Village Manager or his designee to dispose of such items of surplus property deemed no longer necessary or useful to the Village during the 2020 calendar year in a manner determined by the Village Manager, at his discretion. The ordinance also authorizes the Village President and Village Clerk to execute and attest all documents necessary to complete the disposition of the Surplus Property.

Recommendation:

Consider waiving introduction of Ordinance No. M-3-2020 and consider adoption of the Ordinance OR consider only introduction of Ordinance No. M-3-2020.

The Ordinance would authorize the disposition of surplus personal property owned by the Village of Winnetka.

Attachments:

Ordinance No. M-03-2020, An Ordinance Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka
Exhibit A - Surplus Property

**AN ORDINANCE
AUTHORIZING THE DISPOSITION OF
SURPLUS PERSONAL PROPERTY
OWNED BY THE VILLAGE OF WINNETKA**

WHEREAS, the Village of Winnetka (“*Village*”) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, from time to time during each calendar year: (i) equipment and materials owned by the Village and used by the Village Water and Electric, Public Works, Community Development, Fire and Police Departments reach the end of their useful lives, are not capable of re-use by the Village, and are no longer necessary or useful to, or for the best interests of, the Village; (ii) the Village Police Department gains possession of items of abandoned, lost, stolen, or illegally-possessed personal property and transfers custody of this personal property to the Village pursuant to Section 3 of the Illinois Law Enforcement Disposition of Property Act, 765 ILCS 1030/3, which personal property is not necessary or useful to, or for the best interests of, the Village; and (iii) vehicles owned by the Village the end of their useful lives, are not capable of re-use by the Village, and are no longer necessary or useful to, or for the best interests of, the Village (collectively, items (i), (ii), and (iii) are “*Surplus Property*”); and

WHEREAS, the Surplus Property includes, without limitation, the items and vehicles listed in **Exhibit A** attached to this Ordinance; and

WHEREAS, the Village Council desires to authorize the Village Manager to dispose of Surplus Property that is not necessary or useful to, or for the best interests of, the Village during the remaining portion of the 2020 calendar year; and

WHEREAS, the Village Council has determined that it is in the best interests of the Village to authorize the Village Manager to dispose of Surplus Property as set forth in this Ordinance;

NOW, THEREFORE, be it ordained by the Council of the Village of Winnetka as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated as the findings of the Village Council as if fully set forth herein.

SECTION 2: AUTHORIZATION TO DISPOSE OF SURPLUS PROPERTY. Pursuant to the Village’s home rule authority, the Village Council hereby authorizes the Village Manager to deem any item of Surplus Property, as defined in this Ordinance, that the Village may possess during the remaining portion of the 2020 calendar year to be no longer necessary or useful to, or for the best interests of, the Village, if the item: (a) has reached the end of its useful life; (b) will be retired from service by the Village and cannot be re-used by the Village for any useful purpose; or (c) is not of a type that can be used by the Village for any useful purpose. The Village Council hereby authorizes the Village Manager, or the Manager’s designee, to dispose of such items of Surplus Property deemed to be no longer necessary or useful to, or for the best

interests of, the Village by the Village Manager during the remaining portion of the 2020 calendar year in a manner to be determined by the Village Manager, in the Manager's discretion.

SECTION 3: EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk are hereby authorized to execute and attest, on behalf of the Village, all documents necessary to complete the disposition of the Surplus Property authorized pursuant to Section 2 of this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this ____ day of January, 2020, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of January, 2020.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ____ day of _____, 2020.

Introduced: January 21, 2020

Passed and Approved: _____, 2020

EXHIBIT A

SURPLUS PROPERTY

Department	Make and Model	Description	Serial or VIN No.
Community Development	Unknown	Map File Cabinet, wooden, quantity of (2)	
Community Development	Unknown	Map File Cabinet, steel	
Fire Department	Motorola Visar	Portable Radio VHF	720AXQ6775Z
Fire Department	Motorola Visar	Portable Radio, VHF	720AXQ6775Z
Fire Department	Motorola Visar	Portable Radio, VHF	720AXL7852Z
Fire Department	Motorola Visar	Batteries, quantity of (7)	
Fire Department	Motorola Visar	Dual Desk Chargers, quantity of (4)	
Fire Department	Motorola Radius P1225	Portable Radio, UHF	475FAQ0119
Fire Department	Motorola Radius P1225	Portable Radio, UHF	475FAQ0090
Fire Department	Motorola Radius P1225	Portable Radio, UHF	475FZSB740
Fire Department	Motorola Radius P1225	Portable Radio, UHF	475FZC7410
Fire Department	Motorola Radius P1225	Batteries, quantity of (4)	
Fire Department	Motorola Radius P1225	Rack charger	
Fire Department	Pyramid SVR200U	UHF Transceiver	546141
Fire Department	Pyramid SVR200U	UHF Transceiver	546880
Fire Department	Pyramid SVR200U	UHF Transceiver	546881
Fire Department	Motorola HT1000	Portable Radio, VHF	402AUU3804Z
Fire Department	Motorola HT1000	Portable Radio, VHF	402TYL7349Z
Fire Department	Motorola HT1000	Portable Radio, VHF	402TZW1799Z
Fire Department	Motorola HT1000	Portable Radio, VHF	402TBW4945Z
Fire Department	Motorola HT1000	Portable Radio, VHF	402TBW4954Z
Fire Department	Motorola HT1000	Portable Radio, VHF	402TAQ2834Z
Fire Department	Motorola HT1000	Portable Radio, VHF	402TBQ1176Z
Fire Department	Motorola HT1000	Portable Radio, VHF	402TCS6019Z
Fire Department	Motorola HT1000	Portable Radio, VHF	402TCS6017Z
Fire Department	Motorola HT1000	Portable Radio, VHF	402TCS7377Z
Fire Department	Motorola HT1000	Batteries, quantity of (10)	
Fire Department	Motorola HT1000	Rack charger	
Fire Department	Motorola HT1000	Vehicles Chargers, quantity of (20)	
Fire Department	Motorola HT600	Portable Radio, VHF	751ASQ0980
Fire Department	Motorola HT600	Portable Radio, VHF	
Fire Department	Motorola HT600	Portable Radio, VHF	
Fire Department	Motorola HT600	Portable Radio, VHF	
Fire Department	Motorola HT600	Portable Radio, VHF	
Fire Department	Motorola HT600	Portable Radio, VHF	
Fire Department	Motorola HT600	Portable Radio, VHF	651DEP0126
Fire Department	Motorola HT600	Portable Radio, VHF	651ARU3117
Fire Department	Motorola HT600	Portable Radio, VHF	
Fire Department	Motorola MT1000	Portable Radio, VHF	
Fire Department	Motorola MT1000	Portable Radio, VHF	751ASQ0978
Fire Department	Motorola Minitor II	Pager, VHF	R46BPN8135
Fire Department	Motorola Minitor II	Pager, VHF	R46BPN8136
Fire Department	Motorola MSC2000	Mobile Radio, VHF	623AAS0366
Fire Department	Motorola MSC2000	Mobile Radio, VHF	623CCS0221
Fire Department	Motorola MSC2000	Mobile Radio, VHF	623AAS0365
Fire Department	Motorola CDM1250	Mobile Radio, VHF	103TJN2409

Police Department	Deonsite Radar Trailer		1B9BR09198H659001
Police Department	Yamaha	Cassette Deck	
Police Department	Yamaha	Receiver	
Public Works	Eager Beaver, Model Morbark SP111HPS	1981 Brush Chipper	
Public Works	Neal Manufacturing Co., Model DM-5000	1996 Paver	DM5500-0027-0905
Public Works	CP Manufacturing, Candensor 600, CD-600	1990 Candensor with conveyor (aluminum can crusher), Drawing Number AE8M810C	078
Public Works	Flyt Pump 3152.091-6042	6" 20 hp Pump	9370031
Public Works	Flyt Pump 3152.091-0510040	6" 20 hp Pump	
Public Works	Flyt Pump 3152.091-9183	6" 20 hp Pump	
Public Works	Flyt Pump	6" 20 hp Pump	
Public Works	Panjar #145501	Gas powered jack hammer with point, flat and chisel bits	459071
Public Works	Liftmoore	Truck Boom Lift	
Public Works	Wacker, #PT3R	3" Trash Pump	418902220
Public Works	Wacker, #PT3R	3" Trash Pump	418902216
Public Works	Homelite 610, S-12D	~1980's Trash Pump	5230232
Public Works	Altas Press Company	Metal Lathe	
Public Works	Dodge Charger	2011 Dodge, former police car and fleet pool car	2B3CL1CG3BH600109
Water & Electric	Miller Bluestar 2E AC/DC	1983 Portable welder	3285E
Water & Electric	Toro C81 Wheel Horse Tractor (01-08K801)	1980 Lawn tractor with snow blower attachment	
Water & Electric	Carry-On Trailer Corp	2007, Utility trailer, 2000 lbs. GVWR, 4ft. X 8 ft., previously used in Police Department	4YMUL06157M061062
Water & Electric	Ford F450	1997 Dump Truck	3FELF47F8VMA34454



Agenda Item Executive Summary

Title: Resolution No. R-5-2020 Waiving the Bidding Process and Entering into a Contract with Andres for Medical Billing Services (Adoption)

Presenter: Alan Berkowsky, Fire Chief

Agenda Date: 01/21/2020

- Ordinance
- Resolution
- Bid Authorization/Award
- Policy Direction
- Informational Only

Consent: YES NO

Item History:

The Fire Department has used Andres Medical Billing (AMB) to process and collect ambulance transport fees for the Village for over a decade. AMB currently charges the Village 6% of the fees collected for providing this service. They have been an excellent vendor and we have not received any complaints regarding their services or interactions with the public.

Executive Summary:

The Fire Department had planned to join other area Fire Departments in conducting a joint RFP for medical billing in the first quarter of 2020. The lead agency pursuing the RFP has since decided not to continue the process after negotiating a new contract price with AMB directly; AMB has offered to review the fee structure for Winnetka. They looked at our call volume, payor mix, rates, and current average dollar collected per trip and offered to reduce our rate from 6% to 4%.

The Fire Department has been very satisfied with AMB's service for the the past many years and the new rate is in line with what would be expected if we went out for bid.

See current collection average below:

Revenues are approximately \$200,000 annually.
 Current 6% Service Fee: \$12,000
 Revised 4% Service Fee: \$ 8,000
 Annual savings with reduction: \$4,000

Our current contract with AMB has been revised to reflect the new rate and reviewed by our Village Attorney.

Recommendation:

Consider adoption of Resolution No. R-5-2020 waiving the bidding process and entering into a contract with Andres Medical Billing for the billing and collection of ambulance services fees.

Attachments:

Resolution No. R-5-2020
Attachment A: Agreement between Andres Medical Billing and the Village of Winnetka for medical billing services.

**A RESOLUTION APPROVING AN AGREEMENT WITH
ANDRES MEDICAL BILLING INC. FOR AMBULANCE BILLING SERVICES**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka ("***Village***") to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, Andres Medical Billing Inc. ("***AMB***") provides medical billing services to the Village ("***Billing Services***"); and

WHEREAS, the Village has been satisfied with the Billing Services provided by AMB and now desires to enter into a new agreement with AMB for a three-year term to continue providing the Billing Services in exchange for payment of four percent of all fees collected by AMB and remitted to the Village ("***Agreement***"); and

WHEREAS, pursuant to Section 4.12.010.C of the Village Code and Section IV.3.D of the Village's Purchasing Manual, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and to approve the Agreement with AMB;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant to Section 4.12.010.C of the Village Code, Section IV.3.D of the Village's Purchasing Manual, and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Billing Services.

SECTION 3: APPROVAL OF AGREEMENT. The Village Council hereby approves the Agreement with AMB, in substantially the same form attached to this Resolution as ***Exhibit A***.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by the vote of two-thirds of the Trustees.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 21 day of January, 2020, pursuant to the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
AGREEMENT



This Agreement is entered into as of _____, 2020 between the Village of Winnetka, hereinafter referred to as Winnetka and Andres Medical Billing, Ltd., hereinafter referred to as AMB.

WHEREAS, Winnetka has determined that it is in their best interest to retain the services of an outside billing service to collect monies for services rendered by Winnetka.

WHEREAS, AMB does hereby hold itself as being ready and able to perform a billing service program as described herein.

NOW, THEREFORE, in consideration of the aforementioned promises and mutual covenants and promises stated herein, the parties hereby agree as follows:

1. AMB shall provide an Accounts Receivable program within AMB's computer billing system for the exclusive purpose of collections for Winnetka.

AMB will enter into said computer billing system, any and all ambulance trips received from Winnetka. AMB shall abstract, from the documentation provided by Winnetka, all diagnosis and procedure information necessary to determine the level and type of service provided, any billable diagnostic and therapeutic procedures performed, any billable supplies and ancillary services rendered, and the appropriate diagnosis codes to be billed for all ambulance run information provided by AMB by the client for that purpose.

AMB will follow established billing industry guidelines, including those established by State and Federal government programs, for ambulance services. Winnetka retains responsibility for providing accurate and complete documentation of services provided. Winnetka understands that AMB will code/bill only from the documentation provided.

2. AMB shall provide electronic billing of Medicare, Medicaid, Insurance claims, including 3rd party payors, when applicable. It is the responsibility of Winnetka to inform AMB of any changes in the company's status that would affect billing.

3. **AMB will invoice all patients as directed by Winnetka, in accordance with State and Federal programs.**

Patient invoicing will be done on a billing form specific for Winnetka.

Invoicing/collection activities will be conducted on the following standard schedule:

1st invoice	within 3 days of receipt
Insurance request	30 days after 1st invoice
Automated phone call	20 days after insurance request
2nd invoice	10 days after phone call
Final notice	20 days after 2nd invoice
Collections or W/O review	30 days after final notice

Bill schedules may vary based on parameters set by department.

Collection agency or write off if no results from above as pre-determined by Winnetka.

4. **All monies received by AMB on behalf of Winnetka will be posted to the patients' accounts on a schedule set forth by Winnetka. All checks will be made payable to Winnetka. It is the responsibility of Winnetka to notify AMB of any payments and/or documents pertaining to billing received at Winnetka relating to the services heretofore described.**

5. **AMB will maintain an 800-phone line for the purpose of customer service. This line will be staffed Monday through Friday from 8:30 am to 7:30 pm Central time.**

AMB will promptly respond to all Winnetka's' service recipient concerns related to all billing practices conducted herein.

6. **AMB will submit a monthly reports detailing the transports billed from the previous month. It is the responsibility of Winnetka to verify these reports and provide AMB with any missing data. All reports currently within the software of AMB's billing system will be provided to Winnetka at no additional cost.**

7. **AMB shall recognize and comply with the right of authorized Winnetka representatives to review any and all payment records pursuant to claims and/or collection procedures conducted herein. Winnetka shall have the right to audit such reports at reasonable times.**
8. **Winnetka agrees to pay AMB in accordance with the following fee schedule for the aforementioned services so long as this agreement has not been terminated.**
 - a. **AMB shall be paid a fee of four percent (4%) of all payments collected.**
 - b. **Payments to AMB shall be based upon revenues received in the preceding month. AMB will provide a monthly billing to Winnetka calculating amounts owed to AMB based upon the above stated formula.**
 - c. **Failure to pay AMB within 45 days of the monthly bill may constitute immediate termination of the contract and possible legal action at the cost of Winnetka.**
9. **If Winnetka determines it is in their best interest to use a collection agency, Winnetka will deal directly with the collection agency regarding their fees.**
10. **It is expressly understood and agreed that AMB is an independent contractor who shall at all times maintain insurance in force as herein provided and AMB shall in all events defend and save and hold harmless Winnetka from any and all liabilities, obligations, debts, charges, or judgments arising from claims, injuries or debts, charges, or judgments arising from injuries or property damage claims attributable to the activities of AMB while engaged in the performance of its duties under this Agreement.**
11. **It is the sole determination of Winnetka as to fees for services that will be charged to its patients and/or facilities.**
12. **This agreement shall be effective on the date hereof and shall remain in full force and effect for a term of three (3) years. Thereafter, this Agreement may be extended for successive one (1) year periods by mutual written agreement of the parties. Either party may terminate this agreement at any time by giving the other party ninety (90) days written notice. Notwithstanding the aforementioned, this agreement shall be subject to immediate termination by Winnetka if AMB fails to maintain insurance as required by part 13 of this Agreement or otherwise breaches this Agreement.**
13. **AMB shall during the term if this Agreement maintain insurance with the following minimum limits: General Liability of at least 1,000,000 per occurrence / \$2,000,000 aggregate; Commercial Auto w/ hired non-owned coverage \$1,000,000; Workers Compensation \$500,000/\$500,000/\$500,000; Professional Liability of \$1,000,000; Employment Practices Liability \$250,000.**

14. **AMB represents and certifies that all of the services it provides Winnetka shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consultants in performing services of a similar nature in existence during the term of the Agreement. The representations and certifications expressed shall be in addition to any other representations and certifications expressed in this Agreement, or expressed or implied by law, which are hereby reserved unto Winnetka. AMB further represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the services in a manner consistent with the standards of professional practice by recognized consultants providing services of a similar nature. AMB shall provide all personnel necessary to complete the services.**

15. **AMB agrees that it shall indemnify, save harmless, and defend Winnetka against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with AMB's performance of, or failure to perform, the services or any part thereof, or any failure to meet the representations and certifications set forth in this Agreement.**

16. **If this contract is terminated prior to its completion by Winnetka for reasons other than AMB's breach of this Agreement, Winnetka allows AMB to continue collections efforts for a period of 6 months following the contract termination, unless other arrangements have been agreed to by both parties in writing. Winnetka understands that they will be responsible to pay AMB their commission on their collections during this time period in accordance with section 8 (c).**

Proper notice may be given by certified or registered mail to:

**Patrick J. Mannix
Chief Executive Officer
Andres Medical Billing, Ltd.
3223 N. Wilke Road
Arlington Heights, IL 60004**

OR TO:

**Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093**

At termination of the Agreement it is the responsibility of AMB to return to Winnetka any and all records and documents submitted to AMB, except as required by Federal Law.

17. **This Agreement supersedes all prior Agreements between Winnetka and AMB except for the Business Associate Agreement between Winnetka and AMB, which remains in full force and effect.**

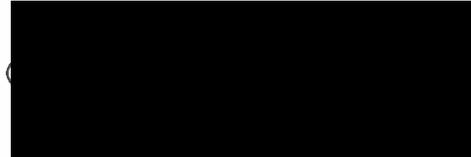
IN WITNESS WHEREOF, the Responsible Party of Winnetka and an Authorized Agent of AMB have executed this agreement.

VILLAGE OF WINNETKA

ANDRES MEDICAL BILLING, LTD.

BY: _____

BY:



DATE: _____

DATE: January 7, 2020



Agenda Item Executive Summary

Title: Resolution No. R-6-2020: Contract Amendment for Streetscape Improvement Project (Adoption)

Presenter: James J. Bernahl, Asst. Director of Public Works/Engineering

Agenda Date: 01/21/20

Consent: YES NO

- Ordinance
- Resolution
- Bid Authorization/Award
- Policy Direction
- Informational Only

Item History:

- On June 18, 2019 Village Council Awarded Contract to ALamp Concrete Contractors, Inc. for construction services for the Spruce and Chestnut Streets Streetscape Project, Phase I.
- Village Council has allocated \$1,018,000 in the 2020 Budget (Account No. 420.15.01-650) for construction of Elm Street Streetscape Project, Phase II.

Executive Summary:

On June 18, 2019 the Village awarded the contract for Construction Services to ALamp Concrete Contractors, Inc. for an amount not to exceed \$1,803,372.04 for the Spruce and Chestnut Streets Streetscape Project, Phase I. As part of the approved Downtown Streetscape & Signage Plan, the Village anticipates undertaking the next phase of the Streetscape improvement projects: the Elm Street Streetscape Improvement Project, Phase II.

The Phase II project area is Elm Street between Green Bay Road and Birch Street. The project scope includes the removal and replacement of sidewalks and curbs; enhanced bump-out areas in designated locations; installation of new pedestrian lights, electrical outlets, and controller for pedestrian and holiday lighting enhancements; placement of structural soil for new parkway trees and planting areas; water service improvements; and road resurfacing and striping.

Similar to the Phase I Project, the Village will purchase the paver bricks, pedestrian street lights, and the controller for the new electrical enhancements. After approval of the construction services agreement, staff will separately seek approval from the Council for the purchase of these items.

The 2020 Village Budget contains \$1,018,000 for the construction of this phase of Streetscape implementation (Account No. 420.15.01-650). The design team has completed an estimate of probable construction cost and found the proposed bid from ALamp Concrete to be reasonable and below the anticipated budgeted amount.

Executive Summary (continued):

Based on discussions with the Village about for coordinating the remaining improvements from Phase I, the continued expansion of the electrical improvements, and the second phase of construction in mind, the contractor and its subcontractors agreed to hold their competitive pricing for this project.

It is staff's recommendation that the Village Council waive the bidding process and amend the existing contract with ALamp, based on: (i) the contractor's familiarity with the scope of the Streetscape improvements; (ii) the coordination required between the two contracts; (iii) the contractor and subcontractors' knowledge of the project; (iv) the Village's expectations; (v) the favorable bid pricing received in 2019; and (vi) the contractor's performance to-date.

Staff has worked with the engineering design consultants to update the engineer's cost estimate using the original bid numbers provided from ALamp. The new anticipated cost for the Phase II Streetscape Project, using ALamp's bid numbers with a 5% contingency, is \$723,235. Therefore, staff recommends amending the existing contract with ALamp for a new not-to-exceed total of \$2,526,607 to complete the Elm Street Streetscape Project.

Recommendation:

Consider adopting Resolution No. R-6-2020, amending the contract with ALamp Concrete Contractor's, Inc for the Spruce and Chestnut Street Streetscape Project to include the construction activities for the Elm Street Streetscape Improvements project for a combined not to exceed amount of \$2,526,607.

Attachments:

Resolution No. R-6-2020
First Amendment to Contract Document
Letter from ALamp Concrete Contractors, Inc.
Copy of R-61-2019 awarding Phase I Contract to ALamp Concrete Contractors, Inc.
Copy of Engineers Cost Estimate for Elm Street Streetscape Project, Phase II

A RESOLUTION WAIVING BIDDING AND APPROVING AN AMENDMENT TO THE CONTRACT WITH A LAMP CONCRETE CONTRACTORS, INC. FOR PHASE II OF THE STREETScape IMPROVEMENT PROJECT

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (“*Village*”) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village adopted the Downtown Streetscape and Signage Plan (“*Plan*”), which Plan calls for pavement and sidewalk improvements, and signage replacement on Chestnut and Spruce Street (collectively, “*Phase I Work*”); and

WHEREAS, after receiving bids, the Village awarded A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois (“*Contractor*”) for the Phase II Work; and

WHEREAS, Contractor did a satisfactory job performing the Phase I Work; and

WHEREAS, the Village desires now to retain a contractor to perform similar work in accordance with the Plan on Elm Street between Green Bay Road and Birch Street (“*Phase II Work*”); and

WHEREAS, to maintain consistency between the Phase I Work and Phase II Work, the Village desires to amend its agreement with Contractor for Contractor to perform the Phase II Work (“*Amendment*”); and

WHEREAS, Contractor has generally agreed to maintain its pricing for the Phase II Work; and

WHEREAS, pursuant to Sections 4.12.010.A and Sections 4.12.010.C of the Village Code, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and approve the Amendment;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF AMENDMENT. The Village Council hereby approves the Amendment for Contractor to perform the Phase II Work in an amount not to exceed 723,235.00 in substantially the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE AMENDMENT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Amendment.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 21st day of January, 2020, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
CONTRACT AMENDMENT

FIRST AMENDMENT TO CONTRACT FOR THE CONSTRUCTION OF THE CHESTNUT STREET AND SPRUCE STREET STREETScape IMPROVEMENTS

THIS FIRST AMENDMENT (“*First Amendment*”) is made as of this ____ day of _____, 2020 (“*Execution Date*”) by and between the VILLAGE OF WINNETKA, an Illinois home rule municipal corporation (“*Village*”), and A LAMP CONCRETE CONTRACTORS (“*Contractor*”).

W I T N E S S E T H:

WHEREAS, the Village and Contractor entered into that certain Contract for the Construction of Chestnut Street and Spruce Street Streetscape Improvements dated June 18, 2019 (“*Contract*”), pursuant to which the Contractor agreed to construct streetscape improvements along Chestnut and Spruce Streets in the Village, which included, without limitation, replacing and improving the pavement, sidewalk, curbs and gutters, and installing streetscape improvements, all as more fully described in the Contract (“*Phase I Work*”); and

WHEREAS, the Village and Contractor desire to amend the Contract pursuant to this First Amendment to expand the scope of work to include construction and streetscape improvements on Elm Street between Green Bay Road and Birch Street in the Village, which construction and streetscape improvements include pavement, curb, sidewalk, planter and tree removal, new curb and gutter, brick and sidewalk, tree grates, planers, brick paver crosswalks, trees, landscape furnishings, pavement markings, drainage structures, storm sewer, water main, adjusting/replacing frames and grates/lids, pedestrian lighting and related electrical improvements, and related collateral work (“*Phase II Work*”);

NOW, THEREFORE, in consideration of the mutual promises contained herein and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Village and Contractor hereby covenant and agree as follows:

1. **Recitals.** The Recitals set forth above are hereby incorporated by this reference and shall be deemed terms and provisions hereof with the same force and effect as if fully set forth in this Section 1.

2. **Defined Terms.** Capitalized terms which are not otherwise defined herein shall be deemed to have the same meanings herein as are ascribed to such terms in the Contract. All references herein to “Contract” shall be deemed to be references to the Agreement, as amended hereby.

3. **Amendment to Project Scope.** Section 1, titled “Project,” of Attachment A, titled “Supplemental Schedule of Contract Terms,” of the Contract shall be amended to add the following:

“The Work also includes construction and streetscape improvements on Elm Street between Green Bay Road and Birch Street in the Village, which construction and streetscape improvements include pavement, curb, sidewalk, planter and tree removal, new curb and gutter, brick and sidewalk, tree grates, planers, brick paver

crosswalks, trees, landscape furnishings, pavement markings, drainage structures, storm sewer, water main, adjusting/replacing frames and grates/lids, pedestrian lighting and related electrical improvements, and related collateral work and as set forth in Attachments B and C.

4. **Amendment to Work Site.** Section 2, titled “Work Site,” of Attachment A, titled “Supplemental Schedule of Contract Terms,” of the Contract shall be amended and read as follows:

“Work Site:

The Work shall be performed at the following Work Site:

Chestnut Street from Elm Street to Spruce Street;

Spruce Street from Alley (app. 165’ west of Chestnut Street) to Green Bay Road;

and

Elm Street between Green Bay Road and Birch Street.”

5. **Agreement to Hold Unit Pricing.** Contractor agrees that all unit prices set forth in the Contract shall apply and not be increased for the Phase II Work unless a price for a particular item is set forth in **Exhibit A**, in which case the unit pricing in Exhibit A shall control.

6. **Schedule.** The Phase II Work shall commence on a date mutually agreed to by the parties, provided that the commencement date must be no later than March 15, 2020. The Phase II Work shall be completed, including all punch list items, no later than July 3, 2020.

7. **Effect of Amendment.** This First Amendment modifies and amends the Contract and the terms and provisions hereof shall supersede and control over any contrary or conflicting terms and provisions set forth in the Contract. The Contract, as amended by this First Amendment, is hereby ratified and remains in full force and effect.

8. **Counterparts.** To facilitate execution of this First Amendment, this First Amendment may be executed in multiple counterparts, each of which, when assembled to include an original signature for each party contemplated to sign this First Amendment, will constitute a complete and fully executed original. All such fully executed original counterparts will collectively constitute a single agreement. Each counterpart may be delivered by pdf transmission.

IN WITNESS WHEREOF, the parties have hereunder set their hands and seals as of the Execution Date first above written.

VILLAGE OF WINNETKA

A LAMP CONCRETE CONTRACTORS

By: _____

By: _____

Its: _____

Its: _____

EXHIBIT A

December 19, 2019

Mr. James Bernahl
Assistant Director of Public Works & Engineering
1390 Willow Road
Winnetka, IL 60093

RE: Village of Winnetka – Elm Street Streetscape Improvements
Hold of Existing Unit Pricing

Mr. Bernahl,

Please accept this letter as A Lamp's agreement to hold pricing on all carry over pay items from the Chestnut & Spruce Streetscape Improvement project to the proposed Elm Street Streetscape Improvement project scheduled for the 2020 construction season. The carry over pricing will be valid for the duration of proposed construction.

In the event new pay items are presented in the Elm Street project that were not included in the Chestnut & Spruce Street project, A Lamp will work with the Village of Winnetka to establish fair and equitable pricing for the newly introduced pay items.

We look forward to the prospects of working with the Village of Winnetka on another successful project. If you have any additional questions or comments, please feel free to contact me.

Sincerely,
A Lamp Concrete Contractors, Inc.



Jeff Moyer
General Manager

RESOLUTION NO. R-61-2019

**A RESOLUTION APPROVING A CONTRACT WITH
A LAMP CONCRETE CONTRACTORS, INC. FOR THE
STREETScape IMPROVEMENT PROJECT**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka ("**Village**") to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village adopted the Downtown Streetscape and Signage Plan, which calls for pavement preservation services and signage replacement on Chestnut and Spruce Street (collectively, "**Work**"); and

WHEREAS, the Village requested bids for performance of the Work, seeking prices for (i) a base scope of Work ("**Base Bid**") and (ii) for four additional options to supplement the Work (collectively, "**Additional Work**"); and

WHEREAS, the Municipalities received four bids for the Work and the Additional Work, and opened the bids on June 5, 2019; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village's purchasing manual, the Village Council has determined that A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois ("**Contractor**"), is the lowest responsive and responsible bidder for the Work and Additional Work; and

WHEREAS, the Contractor provided a Base Bid in the amount of \$1,419,237.58; and

WHEREAS, the Contractor provided a first alternative bid in the amount of \$59,670 to coordinate with the owners of the building located at 555-571 Chestnut Street for the installation of a new private 6-inch water service line ("**Alternate No. 1**"); and

WHEREAS, the Contractor provided a second alternative bid in the amount of \$52,460 for work related to a new Village owned water main extending to the south of the intersection of Elm and Chestnut Street and reconnecting to the existing water main ("**Alternate No. 2**"); and

WHEREAS, the Contractor provided a third alternative bid in the amount of \$257,567.82 for the installation of new holiday festoon lighting at the four corners of the intersection of Elm and Chestnut Street ("**Alternate No. 3**"); and

WHEREAS, the Contractor provided a fourth alternative bid in the amount of \$17,500 for the installation of new illuminated bollards at the four corners of the intersection of Elm and Chestnut Street ("**Alternate No. 4**"); and

WHEREAS, the Village Council desires to enter into a contract with the Contractor for the performance of the Work to include the Base Bid, Alternate No. 1, Alternate No. 2, and Alternate No. 4 ("**Contract**") in an amount not to exceed \$1,806,372.04; and

June 18, 2019

R-61-2019

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to enter into the Contract with Contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

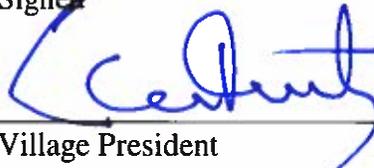
SECTION 2: APPROVAL OF CONTRACT. The Village Council hereby approves the Contract in substantially the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Contract.

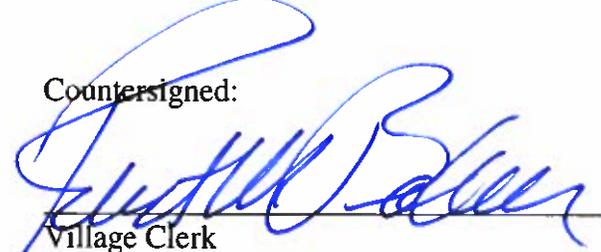
SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 18th day of June, 2019, pursuant to the following roll call vote:

AYES: Trustees Coladarci, Cripe, Dearborn, Lanphier, and Wedner
NAYS: None
ABSENT: Trustee Swierk

Signed 

Village President

Countersigned:


Village Clerk

EXHIBIT A
CONTRACT

Proposal Submitted By:

Contractor A Lamp Concrete Contractors, Inc.

Address 1900 Wright Boulevard

Schaumburg, IL 60193

VILLAGE OF WINNETKA, ILLINOIS

SPECIFICATIONS, PROPOSAL & CONTRACT DOCUMENTS

FOR

**CHESTNUT STREET AND SPRUCE STREET
STREETScape IMPROVEMENTS**

Bid Number 19-009

May 16, 2019

ACKNOWLEDGEMENT

COMPLETE TABLE AS INDICATED

Unit Price Item		Unit	Approximate Number of Units	Price Per Unit	Extension
1	TREE REMOVAL	UNIT	278	\$ 24	\$ 6,672-
2	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	1,074	\$ 1.50	\$ 1,611-
3	BENCHES	EACH	15	\$ 3,600-	\$ 54,000-
4	LITTER RECEPTACLES	EACH	7	\$ 2,000-	\$ 14,000-
5	RECYCLING RECEPTACLES	EACH	7	\$ 2,500-	\$ 17,500-
6	BICYCLE RACKS	EACH	13	\$ 700-	\$ 9,100-
7	TREE GRATES	EACH	13	\$ 2,800-	\$ 36,400-
8	PLANTER POTS	EACH	17	\$ 1,300-	\$ 22,100-
9	DECIDUOUS TREES, 2.5" CAL	EACH	23	\$ 810-	\$ 18,630-
10	SHRUBS, 5 GAL	EACH	140	\$ 76-	\$ 10,640-
11	PERENNIALS, 1 GAL	EACH	619	\$ 26-	\$ 16,094-
12	36" STRUCTURAL SOIL	CU YD	351	\$ 150-	\$ 52,650-
13	PLANTING SOIL MIX	CU YD	144	\$ 87-	\$ 12,528-
14	MULCH, SHREDDED HARDWOOD BARK	CU YD	20	\$ 94-	\$ 1,880-
15	MULCH, DECOMPOSED MUSHROOM COMPOST	CU YD	12	\$ 94-	\$ 1,128-
16	MASONRY SEAT WALL	EACH	1	\$ 25,000-	\$ 25,000-
17	DRINKING FOUNTAIN	LUMP	1	\$ 8,500	\$ 8,500-
18	LANDSCAPE BOLLARD	EACH	18	\$ 2,305	\$ 41,490
20	HOLIDAY DÉCOR	EACH	24	\$ 1,350	\$ 32,400-
20	AGGREGATE BASE COURSE, TYPE B	TON	281	\$ 30-	\$ 8,430-
21	BITUMINOUS MATERIALS (TACK COAT)	POUND	1,231	\$.01	\$ 12.31
22	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	674	\$ 105-	\$ 70,770-
23	BRICK PAVER SIDEWALK, PEDESTRIAN	SQ FT	6,822	\$ 21-	\$ 143,262-
24	BRICK PAVER CROSSWALK, VEHICULAR	SQ FT	95	\$ 35-	\$ 3,325-
25	PORTLAND CEMENT CONCRETE PAVEMENT 9 INCH	SQ FT	56	\$ 15-	\$ 840-
26	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	8,483	\$ 10.50	\$ 89,071.50

ACKNOWLEDGEMENT

	<u>Unit Price Item</u>	<u>Unit</u>	<u>Approximate Number of Units</u>	<u>Price Per Unit</u>	<u>Extension</u>
27	DETECTABLE WARNINGS	SQ FT	96	\$ <u>45-</u>	\$ <u>4,320-</u>
28	PAVEMENT REMOVAL	SQ YD	546	\$ <u>25-</u>	\$ <u>13,650-</u>
29	HOT-MIX ASPHALT SURFACE REMOVAL (MILLING)	SQ YD	2,314	\$ <u>6.50</u>	\$ <u>15,041-</u>
30	PCC DRIVEWAY REMOVAL & REPLACEMENT. 6"	SQ YD	20	\$ <u>75-</u>	\$ <u>1,500-</u>
31	CURB REMOVAL	FOOT	158	\$ <u>5-</u>	\$ <u>790-</u>
32	COMBINATION CURB AND GUTTER REMOVAL	FOOT	1,350	\$ <u>5-</u>	\$ <u>6,750-</u>
33	COMBINATION CURB & GUTTER REMOVAL AND REPLACE	FT	200	\$ <u>40-</u>	\$ <u>8,000-</u>
34	SIDEWALK REMOVAL	SQ FT	9,387	\$ <u>1.75</u>	\$ <u>16,427.25</u>
35	BRICK PAVER REMOVAL	SQ FT	2,494	\$ <u>2-</u>	\$ <u>4,988-</u>
36	HOT-MIX ASPHALT PAVEMENT PATCH - FULL DEPTH	SQ YD	630	\$ <u>60-</u>	\$ <u>37,800-</u>
37	STORM SEWER REMOVAL	FOOT	98	\$ <u>1-</u>	\$ <u>98-</u>
38	PIPE UNDERDRAIN 4"	FOOT	1,200	\$ <u>20-</u>	\$ <u>24,000-</u>
39	CATCH BASIN, TYPE D, 3'-DIA. WITH FRAME AND GRATE	EACH	6	\$ <u>3,500-</u>	\$ <u>21,000-</u>
40	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	2	\$ <u>2,500-</u>	\$ <u>5,000-</u>
41	STORM SEWERS, PVC SDR 26, 8"	FOOT	166	\$ <u>95-</u>	\$ <u>15,770-</u>
42	REMOVING CATCH BASINS	EACH	7	\$ <u>500-</u>	\$ <u>3,500-</u>
43	REMOVING INLETS	EACH	2	\$ <u>400-</u>	\$ <u>800-</u>
44	STRUCTURE TO BE ADJUSTED	EACH	20	\$ <u>450-</u>	\$ <u>9,000-</u>
45	UTILITY STRUCTURE TO BE ADJUSTED	EACH	4	\$ <u>450-</u>	\$ <u>1,800-</u>
46	FRAMES AND GRATES/LIDS	EACH	10	\$ <u>600-</u>	\$ <u>6,000-</u>
47	CONCRETE PLANTER CURB	FOOT	361	\$ <u>51-</u>	\$ <u>18,411-</u>
48	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	1,547	\$ <u>32-</u>	\$ <u>49,504-</u>
49	MOBILIZATION	L SUM	1	\$ <u>140,000-</u>	\$ <u>140,000-</u>
50	TEMPORARY PAVEMENT MARKING - LINE 4"	FOOT	7,000	\$ <u>.01</u>	\$ <u>70-</u>
51	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	64	\$ <u>13.50</u>	\$ <u>864-</u>

ACKNOWLEDGEMENT

	<u>Unit Price Item</u>	<u>Unit</u>	<u>Approximate Number of Units</u>	<u>Price Per Unit</u>	<u>Extension</u>
52	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	1,884	\$ <u>1.10</u>	\$ <u>2072.40</u>
53	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	556	\$ <u>1.65</u>	\$ <u>917.40</u>
54	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	67	\$ <u>13.50</u>	\$ <u>904.50</u>
55	SIGN, BUSINESS DIRECTORY KIOSK	EACH	1	\$ <u>10,000-</u>	\$ <u>10,000-</u>
56	SIGN, REGULATORY	EACH	12	\$ <u>750-</u>	\$ <u>9,000-</u>
57	SIGN, IDENTIFIER	EACH	1	\$ <u>3,000-</u>	\$ <u>3,000-</u>
58	SIGN, LIGHT POLE MOUNT	EACH	1	\$ <u>400-</u>	\$ <u>400-</u>
59	SIGN, DIRECTIONAL POLE MOUNT	EACH	3	\$ <u>3,000-</u>	\$ <u>9,000-</u>
60	PEDESTRIAN LIGHT	EACH	25	\$ <u>1,001-</u>	\$ <u>25,025-</u>
61	ROADWAY LIGHT	EACH	3	\$ <u>1,171.50</u>	\$ <u>3,514.50</u>
62	LIGHT POLE FOUNDATION, 18" DIAMETER	FOOT	146	\$ <u>192.50</u>	\$ <u>28,105-</u>
63	GFCI CORDSET FOR TREE LIGHTING	EACH	16	\$ <u>808.50</u>	\$ <u>12,936-</u>
64	PERFORMANCE AREA RECEPTACLES	EACH	2	\$ <u>682-</u>	\$ <u>1,364-</u>
65	UNDERGROUND CONDUIT, PVC, 3/4" DIA.	FOOT	525	\$ <u>6.14</u>	\$ <u>3,234-</u>
66	UNDERGROUND CONDUIT, PVC, 1 1/2" DIA.	FOOT	1,142	\$ <u>9.90</u>	\$ <u>11,305.80</u>
67	UNDERGROUND CONDUIT, PVC, 2" DIA.	FOOT	2,153	\$ <u>11.22</u>	\$ <u>24,156.66</u>
68	UNDERGROUND CONDUIT, PVC, 3" DIA.	FOOT	664	\$ <u>12.54</u>	\$ <u>8,326.56</u>
69	UNDERGROUND CONDUIT, PVC, 4" DIA.	FOOT	352	\$ <u>13.57</u>	\$ <u>4,840-</u>
70	HANDHOLE, PORTLAND CEMENT CONCRETE	EACH	7	\$ <u>1,980-</u>	\$ <u>13,860-</u>
71	HANDHOLE, COMPOSITE CONCRETE	EACH	13	\$ <u>398.70</u>	\$ <u>5,174.60</u>
72	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 12	FOOT	2,491	\$ <u>.88</u>	\$ <u>2,192.08</u>

ACKNOWLEDGEMENT

Unit Price Item		Unit	Approximate Number of Units	Price Per Unit	Extension
73	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 6	FOOT	4,058	\$ <u>1.96</u>	\$ <u>5,113.08</u>
74	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 4	FOOT	27,050	\$ <u>1.54</u>	\$ <u>41,657-</u>
75	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 2	FOOT	2,382	\$ <u>2.31</u>	\$ <u>5,502.42</u>
76	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C 300MCM	FOOT	280	\$ <u>7.54</u>	\$ <u>2,111.90</u>
77	REMOVAL OF LIGHTING UNIT, SALVAGE	EACH	8	\$ <u>550-</u>	\$ <u>4,400-</u>
78	DRILL EXISTING HANDHOLE	EACH	14	\$ <u>275-</u>	\$ <u>3,850-</u>
79	REMOVE ELECTRIC CABLE FROM CONDUIT	FOOT	4,881	\$ <u>.72</u>	\$ <u>3,514.32</u>
80	REMOVE EXISTING HANDHOLE	EACH	12	\$ <u>440-</u>	\$ <u>5,280-</u>
81	REMOVE EXISTING CONCRETE FOUNDATION	EACH	8	\$ <u>440-</u>	\$ <u>3,520-</u>
82	GFCI 20 AMP DUPLEX RECEPTACLE	EACH	17	\$ <u>671-</u>	\$ <u>11,407-</u>
83	LIGHTING CONTROLLER, SPECIAL	EACH	1	\$ <u>3,080-</u>	\$ <u>3,080-</u>
84	LIGHTING CONTROLLER FOUNDATION	EACH	1	\$ <u>3,080-</u>	\$ <u>3,080-</u>
85	TEST HOLE	EACH	25	\$ <u>10-</u>	\$ <u>250-</u>
86	MAINTAIN LIGHTING SYSTEM	L SUM	1	\$ <u>1,100-</u>	\$ <u>1,100-</u>
87	TEMPORARY PAVEMENT	SQ YD	39	\$ <u>75-</u>	\$ <u>2,925-</u>
88	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	\$ <u>40,000-</u>	\$ <u>40,000-</u>
ALTERNATE 1 (6" WATER SERVICE)					
36	HOT-MIX ASPHALT PAVEMENT PATCH - FULL DEPTH	SQ YD	187	<u>60-</u>	<u>11,220-</u>
89	DUCTILE IRON PIPE WATER MAIN CLASS 55, 6" ID	FOOT	205	<u>190-</u>	<u>38,950-</u>
90	6" VALVE ASSEMBLY WITH 60" VAULT	EACH	1	<u>5,000</u>	<u>5,000-</u>
91	6" VALVE ASSEMBLY WITH 48" VAULT	EACH	1	<u>4,500</u>	<u>4,500-</u>

ACKNOWLEDGEMENT

<u>Unit Price Item</u>		<u>Unit</u>	<u>Approximate Number of Units</u>	<u>Price Per Unit</u>	<u>Extension</u>
ALTERNATE 2 (10" WATER MAIN)					
36	HOT-MIX ASPHALT PAVEMENT PATCH - FULL DEPTH	SQ YD	296	60-	17,760-
92	DUCTILE IRON PIPE WATER MAIN CLASS 55, 10" ID	FOOT	110	220-	24,200--
93	10" VALVE ASSEMBLY WITH 72" VAULT	EACH	1	7,500-	7,500-
94	CUT AND CAP EXISTING WATER MAIN	EACH	1	3,000-	3,000-
ALTERNATE 3 (FESTOON LIGHTING)					
19	HOLIDAY DÉCOR	EACH	-8	1215-	(9,720)
60	PEDESTRIAN LIGHT	EACH	-10	910-	(9,100)
62	LIGHT POLE FOUNDATION, 18" DIAMETER	FOOT	-50	175-	(8,750)
68	UNDERGROUND CONDUIT, PVC, 3" DIA.	FOOT	33	12.54	413.82
73	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 6	FOOT	80	1.26	100.80
74	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 4	FOOT	1,280	1.54	1,971.20
85	TEST HOLE	EACH	4	45-	260-
95	FESTOON LIGHTING SYSTEM, COMPLETE	L SUM	1	53,900-	53,900-
96	COMBINATION PEDESTRIAN/FESTOON LIGHT	EACH	10	13,310-	133,100-
97	DECORATIVE FESTOON POLE	EACH	4	10,450-	41,800-
98	LIGHT POLE FOUNDATION, 28" DIAMETER	FOOT	168	319-	53,592-
ALTERNATE 4 (LED BOLLARDS)					
18	LANDSCAPE BOLLARD	EACH	-12	2,093	(25,116)
62	LIGHT POLE FOUNDATION, 18" DIAMETER	FOOT	48	195-	9,360-

ACKNOWLEDGEMENT

	<u>Unit Price Item</u>	<u>Unit</u>	<u>Approximate Number of Units</u>	<u>Price Per Unit</u>	<u>Extension</u>
67	UNDERGROUND CONDUIT, PVC, 2" DIA.	FOOT	200	11.50	2,300-
73	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 6	FOOT	280	1.30	364-
74	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 4	FOOT	1,120	1.60	1,792-
99	BOLLARD, LED	EACH	12	2,400-	28,800-

TOTAL CONTRACT PRICE (BASE BID) (write in numbers only):

\$ 1,419,237.58

TOTAL CONTRACT PRICE (ALTERNATE 1) (write in numbers only):

\$ 59,670-

TOTAL CONTRACT PRICE (ALTERNATE 2) (write in numbers only):

\$ 52,460-

TOTAL CONTRACT PRICE (ALTERNATE 3) (write in numbers only):

\$ 257,567.82

TOTAL CONTRACT PRICE (ALTERNATE 4) (write in numbers only):

\$ 17,500-



C. COMBINED LUMP SUM/UNIT PRICE CONTRACT

(1) For providing, performing, and completing all Work related to, the total sum of (write in numbers only):

\$ _____

(2) For providing, performing, and completing all Work related to, the sum of the products resulting from multiplying the number of acceptable units of Unit Price Items listed below incorporated in the Work by the Unit Price set forth below for such Unit Price Item:

ACKNOWLEDGEMENT

COMPLETE TABLE AS INDICATED

<u>Unit Price Item</u>	<u>Unit</u>	<u>Approximate Number of Units</u>	<u>Price Per Unit</u>	<u>Extension</u>
1			\$ _____	\$ _____
2			\$ _____	\$ _____
3			\$ _____	\$ _____

TOTAL CONTRACT PRICE, being the sum of (1) plus the extension of (2) (write in numbers only):

\$ _____

D. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. **USE THIS PARAGRAPH WHEN APPROPRIATE] *The approximate quantities set forth in this Schedule of Prices for each Unit Price Item are Owner's estimate only, that Owner reserves the right to increase or decrease such quantities, and that payment for each Unit Price Item shall be made only on the actual number of acceptable units of such Unit Price Item installed complete in place, measured on the basis defined in the Contract;]***
2. Owner is not subject to state or local sales, use and excise taxes and no such taxes are included in this Schedule of Prices;
3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits are included in this Schedule of Prices; and
4. All costs, royalties, and fees arising from the use on, or the incorporation into, the Work of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions are included in this Schedule of Prices.

All claim or right to ***[dispute or complain of any such estimated quantity, or to assert that there was any misunderstanding in regard to the nature or amount of any Unit Price Item to be provided or performed, or to]*** claim any additional compensation by reason of the payment of any such tax, contribution, or premium or any such cost, royalty or fee is hereby waived and released.

3. Contract Time Proposal

If this Bidder's Proposal is accepted, Bidder will commence the Work not later than the "Commencement Date" set forth in Attachment A to the Contract and will perform the Work diligently and continuously and will complete the Work not later than the "Completion Date" set forth in Attachment A to the Contract.

4. Firm Proposal

All prices and other terms stated in this Bidder's Proposal are firm and shall not be subject to withdrawal, escalation, or change for a period of 60 days after the date on which any Bidder's Proposal is opened or such extended acceptance date for Bidder's Proposals as may be established pursuant to Sections 10 and 13 of the General Instructions to Bidders.

ACKNOWLEDGEMENT

5. Bidder Representations

A. No Collusion. Bidder warrants and represents that the only persons, firms, or corporations interested in this Bidder's Proposal as principals are those named in Bidder's Sworn Acknowledgment attached hereto and that this Bidder's Proposal is made without collusion with any other person, firm or corporation.

B. Not Barred. Bidder warrants, represents and certifies that it is not barred by law from contracting with Owner or with any unit of state or local government.

C. Qualified. Bidder warrants and represents that it has met and will meet all required standards set forth in Owner's Responsible Bidder Ordinance M-66-11 and that Bidder has the requisite experience, ability, capital, facilities, plant, organization and staff to enable Bidder to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time Proposals set forth above. In support thereof, Bidder submits the attached Sworn Work History Statement. In the event Bidder is preliminarily deemed to be one of the most favorable to the interests of Owner, Bidder hereby agrees to furnish on request, within two business days or such longer period as may be set forth in the request, such additional information as may be necessary to satisfy Owner that Bidder is adequately prepared to fulfill the Contract.

D. Owner's Reliance. Bidder acknowledges that Owner is relying on all warranties, representations and statements made by Bidder in this Bidder's Proposal.

6. Surety and Insurance

Bidder herewith tenders surety and insurance commitment letters as specified in Section 6 of the Invitation for Bidder's Proposals.

7. Bid Security

Bidder herewith tenders a Cashier's Check, Certified Check, or Bid Bond as specified in Section 6 of the Invitation for Bidder's Proposals for 5 percent of Bidder's Price Proposal ("*Bid Security*").

8. Owner's Remedies

Bidder acknowledges and agrees that should Bidder fail to timely submit all additional information that is requested of it; or should Bidder, if Owner awards Bidder the Contract, fail to timely submit all the Bonds and all the certificates and policies of insurance required of it; or should Bidder, if Owner awards Bidder the Contract, fail to timely execute the Contract, Contractor's Certification and all other required documentation related to the Contract, it will be difficult and impracticable to ascertain and determine the amount of damage that Owner will sustain by reason of any such failure and, for such reason, Owner shall have the right, at its option in the event of any such default by Bidder, to retain or recover as reasonably estimated liquidated damages, and not as a penalty, the entire amount of the Bid Security or five percent of Bidder's Price Proposal, whichever is greater, or to exercise any and all equitable remedies it may have against Bidder.

9. Owner's Rights

Bidder acknowledges and agrees that Owner reserves the right to reject any and all Bidder's Proposals, reserves the right to accept or reject any item of any Bidder's Proposal and reserves such other rights as are set forth in Section 13 of the General Instructions to Bidders.

ACKNOWLEDGEMENT

10. Bidder's Obligations

In submitting this Bidder's Proposal, Bidder understands and agrees that it shall be bound by each and every term, condition or provision contained in the Bid Package, which are by this reference incorporated herein and made a part hereof.

DATED: June 6, 2019.

Bidder

By: *Adele Lampignano*
Adele Lampignano
Title: President

Attest

By: *Adele Lampignano*
Adele Lampignano
Title: Secretary



**SEE GENERAL INSTRUCTIONS TO BIDDERS, SECTION 7,
FOR SIGNATURE REQUIREMENTS**

**Village of Winnetka
Elm Street Streetscape Improvements
Cost Estimate**

ITEM #	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL COST
1	BRICK PAVER REMOVAL	SQ FT	\$ 2.00	2,595	\$ 5,190.00
2	BRICK PAVER SIDEWALK, PEDESTRIAN	SQ FT	\$ 21.00	36	\$ 756.00
3	PCC DRIVEWAY REMOVAL & REPLACEMENT	SQ YD	\$ 75.00	41	\$ 3,075.00
4	CONCRETE PLANTER CURB	FOOT	\$ 51.00	152	\$ 7,752.00
5	LITTER RECEPTACLES	EACH	\$ 2,000.00	3	\$ 6,000.00
6	RECYCLING RECEPTACLES	EACH	\$ 2,500.00	3	\$ 7,500.00
7	PLANTER POTS	EACH	\$ 1,300.00	10	\$ 13,000.00
8	DECIDUOUS TREES, 2.5" CAL	EACH	\$ 810.00	8	\$ 6,480.00
9	PERENNIALS, 1 GAL	EACH	\$ 26.00	65	\$ 1,690.00
10	36" STRUCTURAL SOIL	CU YD	\$ 150.00	260	\$ 39,000.00
11	PLANTING SOIL MIX	CU YD	\$ 87.00	33	\$ 2,871.00
12	MULCH, SHREDDED MUSHROOM COMPOST	CU YD	\$ 94.00	4	\$ 376.00
13	FRAMES AND GRATES/LIDS	EACH	\$ 600.00	10	\$ 6,000.00
14	SIGN, REGULATORY	EACH	\$ 750.00	7	\$ 5,250.00
15	DIRECTIONAL SIGN, LIGHT POLE MOUNT	EACH	\$ 400.00	1	\$ 400.00
16	PIPE UNDERDRAIN 4"	FOOT	\$ 20.00	460	\$ 9,200.00
17	HOT-MIX ASPHALT PAVEMENT PATCH - FULL DEPTH	SQ YD	\$ 60.00	20	\$ 1,200.00
18	CATCH BASINS, TYPE B, 3'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	\$ 3,500.00	1	\$ 3,500.00
19	STORM SEWERS, PVC SDR 26, 8"	FOOT	\$ 95.00	30	\$ 2,850.00
20	TREE REMOVAL	UNIT	\$ 24.00	120	\$ 2,880.00
21	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	\$ 1.50	236	\$ 354.00
22	AGGREGATE BASE COURSE, TYPE B	TON	\$ 30.00	191	\$ 5,730.00
23	BITUMINOUS MATERIALS (TACK COAT)	POUND	\$ 0.01	1,378	\$ 13.78
24	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	\$ 105.00	390	\$ 40,950.00
25	PORTLAND CEMENT CONCRETE PAVEMENT, 9"	SQ YD	\$ 15.00	184	\$ 2,760.00
26	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	\$ 10.50	6,735	\$ 70,717.50
27	PAVEMENT REMOVAL	SQ YD	\$ 25.00	234	\$ 5,850.00
28	HOT-MIX ASPHALT SURFACE REMOVAL (MILLING)	SQ YD	\$ 6.50	3,061	\$ 19,896.50
29	COMBINATION CURB AND GUTTER REMOVAL	FOOT	\$ 5.00	816	\$ 4,080.00
30	SIDEWALK REMOVAL	SQ FT	\$ 1.75	4,008	\$ 7,014.00
31	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	EACH	\$ 2,500.00	1	\$ 2,500.00
32	CATCH BASINS TO BE RECONSTRUCTED	EACH	\$ 700.00	3	\$ 2,100.00
33	INLETS TO BE RECONSTRUCTED	EACH	\$ 500.00	1	\$ 500.00
34	VALVE VAULTS TO BE RECONSTRUCTED	EACH	\$ 700.00	2	\$ 1,400.00
35	REMOVING CATCH BASINS	EACH	\$ 500.00	1	\$ 500.00
36	REMOVING INLETS	EACH	\$ 400.00	2	\$ 800.00
37	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	\$ 32.00	820	\$ 26,240.00
38	MOBILIZATION (10%)	L SUM	\$ 61,000.00	1	\$ 61,000.00
39	TEMPORARY PAVEMENT MARKING - LINE 4"	FOOT	\$ 0.01	1,365	\$ 13.65
40	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	\$ 1.10	341	\$ 375.10
41	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	\$ 1.65	254	\$ 419.10
42	STRUCTURES TO BE ADJUSTED	EACH	\$ 450.00	16	\$ 7,200.00
43	TREE GRATES	EACH	\$ 2,800.00	9	\$ 25,200.00
44	STORM SEWER REMOVAL	FOOT	\$ 1.00	26	\$ 26.00
45	TRAFFIC CONTROL AND PROTECTION, (SPECIAL) (3%)	L SUM	\$ 18,500.00	1	\$ 18,500.00
46	BENCHES	EACH	\$ 3,600.00	3	\$ 10,800.00

47	BICYCLE RACKS	EACH	\$ 700.00	3	\$ 2,100.00
48	TEST HOLE	EACH	\$ 10.00	10	\$ 100.00
49	UNDERGROUND CONDUIT, PVC, 3/4" DIA.	FOOT	\$ 6.16	282	\$ 1,737.12
50	UNDERGROUND CONDUIT, PVC, 1 1/2" DIA.	FOOT	\$ 9.90	775	\$ 7,672.50
51	UNDERGROUND CONDUIT, PVC, 2" DIA.	FOOT	\$ 11.22	909	\$ 10,198.98
52	UNDERGROUND CONDUIT, PVC, 4" DIA.	FOOT	\$ 13.57	1,925	\$ 26,122.25
53	HANDHOLE, PORTLAND CEMENT CONCRETE	EACH	\$ 1,980.00	2	\$ 3,960.00
54	HANDHOLE, COMPOSITE CONCRETE	EACH	\$ 398.20	9	\$ 3,583.80
55	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 12	FOOT	\$ 0.88	1,058	\$ 931.04
56	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 8	FOOT	\$ 1.15	12,913	\$ 14,849.95
57	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 6	FOOT	\$ 1.26	10,943	\$ 13,788.18
58	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C NO. 4	FOOT	\$ 1.54	7,628	\$ 11,747.12
59	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 1/C 350MCM	FOOT	\$ 8.50	1,280	\$ 10,880.00
60	REMOVAL OF LIGHTING UNIT, SALVAGE	EACH	\$ 550.00	2	\$ 1,100.00
61	DRILL EXISTING HANDHOLE	EACH	\$ 275.00	14	\$ 3,850.00
62	REMOVE EXISTING HANDHOLE	EACH	\$ 440.00	4	\$ 1,760.00
63	REMOVE EXISTING CONCRETE FOUNDATION	EACH	\$ 440.00	2	\$ 880.00
64	GFCI 20 AMP DUPLEX RECEPTACLE	EACH	\$ 671.00	5	\$ 3,355.00
65	LIGHTING CONTROLLER, SPECIAL	EACH	\$ 27,500.00	1	\$ 27,500.00
66	LIGHTING CONTROLLER FOUNDATION	EACH	\$ 3,080.00	1	\$ 3,080.00
67	MAINTAIN LIGHTING SYSTEM	L SUM	\$ 1,100.00	1	\$ 1,100.00
68	REMOVE EXISTING ELECTRIC MANHOLE	EACH	\$ 2,000.00	1	\$ 2,000.00
69	INSTALL ELECTRIC MANHOLE	EACH	\$ 6,500.00	1	\$ 6,500.00
70	PEDESTRIAN LIGHT	EACH	\$ 5,200.00	13	\$ 67,600.00
71	LIGHT POLE FOUNDATION, 18" DIAMETER	FOOT	\$ 192.50	65	\$ 12,512.50
72	REMOVE EXISTING RECEPTACLE	EACH	\$ 440.00	5	\$ 2,200.00
73	GFCI CORDSET FOR TREE LIGHTING	EACH	\$ 808.50	9	\$ 7,276.50
74	GUARD POSTS	EACH	\$ 500.00	1	\$ 500.00
SUBTOTAL					\$ 688,794.57
5% CONTINGENCY					\$ 34,439.73
TOTAL					\$ 723,234.30



Agenda Item Executive Summary

Title: Resolution No. R-7-2020: Purchase of Pedestrian Lighting Fixtures (Adoption)

Presenter: James J. Bernahl, Assistant Director of Public Works and Engineering

Agenda Date: 01/21/2020

Consent: YES NO

- Ordinance
- Resolution
- Bid Authorization/Award
- Policy Direction
- Informational Only

Item History:

2020 Budgeted Item

Executive Summary:

As part of the Elm Street Streetscape Phase II project, the Village proposes including the addition of enhanced pedestrian lighting along Elm Street between Birch Street and Green Bay Road. Similar to Phase I Streetscape on Spruce and Chestnut Streets, the addition of the pedestrian lights will improve the overall lighting along Elm Street and provide for the enhancement of holiday lighting along Elm Street.

To ensure the work is completed on time and to avoid potential mark-up fees, staff is requesting authorization to move forward with directly purchasing the pedestrian lights for the Elm Street Streetscape project, since these fixtures typically have longer lead times for delivery. The Village received a quote from the supplier, KSA Lighting & Controls, for the purchase of the additional lights. KSA Lighting & Controls is a sole source provider of the Sternberg Light's being used by the Village; they have agreed to hold their pricing from the previous purchase in 2019.

The Village has budgeted \$1,018,000 for the 2020 Elm Street Streetscape Project - Account No. 420.15.01-650. Staff is proposing to use \$47,985 from this account to pay for the new Sternberg pedestrian lights.

Recommendation:

Consider adopting Resolution No. R-7-2020, approving a proposal from KSA Lighting & Controls for the purchase of Sternberg Pedestrian Lights for the Elm Street Streetscape Project Phase II for an amount not to exceed \$47,985.

Attachments:

Resolution No. R-7-2020
Copy of Proposal from KSA Lighting & Controls

RESOLUTION NO. R-7-2020

A RESOLUTION WAIVING BIDDING AND APPROVING THE PURCHASE OF PEDESTRIAN LIGHTING FIXTURES FROM KSA LIGHTING & CONTROLS

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (“*Village*”) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village adopted the Downtown Streetscape and Signage Plan which calls for the installation of pedestrian lighting fixtures (“*Pedestrian Fixtures*”) on Elm Street between Birch Street and Green bay Road; and

WHEREAS, pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code the bidding requirements may be waived for contracts which by their nature are not adaptable to competitive bidding; and

WHEREAS, KSA Lighting & Controls (“*Vendor*”) is currently the sole source proprietary vendor in the market for Pedestrian Fixtures that are consistent with the Village’s Downtown Streetscape and Signage Plan; and

WHEREAS, pursuant to Sections 4.12.010.A and Sections 4.12.010.C of the Village Code, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and approve the purchase of the Pedestrian Fixtures from the Vendor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code and the Village’s home rule authority, the Village Council waives the requirement of competitive bidding for the purchase of the Pedestrian Fixtures.

SECTION 3: APPROVAL OF PEDESTRIAN FIXTURE PURCHASE. The Village Council hereby approves of the purchase of the Pedestrian Fixtures from the Vendor in an amount not to exceed \$47,985.00.

SECTION 4: AUTHORIZATION TO EXECUTE PURCHASE ORDER. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary for the purchases of the Pedestrian Fixtures approved pursuant to Section 3 of this Resolution.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 21st day of January, 2020, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____

Signed

Village President

Countersigned:

Village Clerk



LIGHTING & CONTROLS

Quote

Job Name: Village of Winnetka
Quote #: 19-33012-15
Quote Label: Streetscape Phase
Job Location: Winnetka, Illinois
Issue Date: 12/11/2019
Good Through: 7/27/2019
Quoted By: Bach, Kelly

KSA LIGHTING INC
1220 CENTRAL AVE
HANOVER PARK, IL 60133-5420
(Phn) 630-307-6955 EXT:
(Fax) 630-307-6965

Quoted To: KSA LIGHTING INC
1220 CENTRAL AVE
HANOVER PARK, IL 60133-5420

Table with 7 columns: Type, Qty, Manufacturer/Brand, Catalog #, Line Comment, Unit \$, Ext \$. Rows include BASE BID, PEDESTRIAN LIGHT, LOT CHARGE - CM: CUSTOM MATCH FINISH, and Subtotal.

Grand Total: \$47,985.00

Notes

- * Lamps NOT Included Except as Noted
* Manufacturer's Standard Freight Terms and Conditions for Sale Apply
* Any deviation voids this quote.
* Alternate Fixtures are not included in the total.
* Final confirmation of quantities and design intent is the responsibility of the contractor.
* Subject to approval; No plans or specs were provided at bid time.
* Certain assumptions have been made to assemble a functional system from the supplied documents.
* Please reference KSA quote number on purchase order.
* A set of submittals marked "Approved as Noted", or KSA Release Waiver Form, will be required for all project orders.
* Partial releases are subject to additional freight charges.
* Linear product over eight foot runs will require Factory Drawings approved.
* KSA does not take responsibility for accuracy of submittals unless they are done by KSA or reviewed by KSA prior to submitting.
* All control products will require submittal sets generated by KSA.
* nLight devices require CAT 5 cable connections between devices.



LIGHTING & CONTROLS

Quote

Job Name: Village of Winnetka
Quote #: 19-33012-15
Quote Label: Streetscape Phase
Job Location: Winnetka, Illinois
Issue Date: 12/11/2019
Good Through: 7/27/2019
Quoted By: Bach, Kelly

Freight/Order Terms

Sternberg Lighting:

All shipments will be FOB origin. Most orders will be shipped common carrier and freight prepaid (freight allowed) by Sternberg. Consult factory quotation for the specific freight terms. \$50.00 minimum order.

Sternberg Lighting Terms of Sale:

- 1) Freight terms: Full freight allowed for one shipment & quoted quantities.
- 2) All orders \$10,000.00 and over require approved drawings prior to release.
- 3) Price good until expiration date. Lamps not included unless noted in part number.
- 4) Sternberg Lighting reserves the right to correct any typographical errors.
- 5) Cancellation of released purchase orders are subject to a 50% cancellation fee.

Freight Minimum:

Always Covered

Qualifies: Yes

Order Minimum:

\$50.00

Qualifies: Yes



Agenda Item Executive Summary

Title: 714-740 Elm Street & 511-515 Lincoln: CA Residential LLC Planned Development - Revised Concept Plan Review

Presenter: David Schoon, Community Development Director

Agenda Date: 01/21/2020

Consent: YES NO

- Ordinance
- Resolution
- Bid Authorization/Award
- Policy Direction
- Informational Only

Item History:

11/5/19 - Council review of CA Residential's original proposed planned development concept plans (<https://www.villageofwinnetka.org/assets/1/20/gv-council-pkt-20191105.pdf>)

Executive Summary:

On January 21, the Village Council is scheduled to consider a revised planned development concept plan application filed by CA Residential, LLC (the “Applicant”), as the designee of SB One Winnetka, LLC and SB Winnetka, LLC, (the “Owners”) the owners of 714-732 Elm Street, 740 Elm Street, and 511-515 Lincoln Avenue (the “Owners Property”). The Owners are also the contract purchasers of 736 Elm Street (“736 Elm”), which is owned by Elm Street Pharmacy, LLC. The Owner’s Property and 736 Elm are collectively referred to as the “Subject Property.” It should be noted the Applicant is no longer interested in acquiring a portion of the Village-owned parking lot at 710 Elm Street, which is located immediately to the east of the Subject Property (the “Village Parcel”).

The Applicant has submitted a mixed use planned development concept labeled as Option 4 in the submittal materials. The revised proposal includes a mixed-use development consisting of: (i) 90 residential rental units; (ii) approximately 15,500 square feet of commercial space, and (iii) 158 parking spaces on the ground floor and lower levels.

Attached is a separate staff report providing further details about the Applicant's request, and summarizing the zoning and subdivision relief.

Recommendation:

Review the Applicant’s revised concept plan application and provide comments, suggestions, or recommendations on the two proposed mixed-use development options.

Attachments:

- Staff Report
- Attachment A: Application Materials
- Attachment B: One Winnetka Approved Plan – Building Elevations & Floor Plans
- Attachment C: Comparison of Approved One Winnetka Final Plan & Proposed CA Residential Development Option 4
- Attachment D: November 5, 2019, Village Council Minutes – Original CA Residential Concept Plan Review



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL
FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JANUARY 16, 2020
SUBJECT: 714-740 ELM STREET & 511-515 LINCOLN - CA RESIDENTIAL, LLC -
PLANNED DEVELOPMENT - REVISED CONCEPT PLAN REVIEW
(CASE NO. 2019-34-PD)

INTRODUCTION

On January 21, 2020, the Village Council is scheduled to consider a **revised** planned development concept plan application filed by CA Residential, LLC (the "Applicant"), as the designee of SB One Winnetka, LLC and SB Winnetka, LLC, (the "Owners") the owners of 714-732 Elm Street, 740 Elm Street, and 511-515 Lincoln Avenue (The "Owners Property"). The Owners are also the contract purchasers of 736 Elm Street ("736 Elm"), which is owned by Elm Street Pharmacy, LLC. The Owner's Property and 736 Elm are collectively referred to as the "Subject Property". It should be noted with this revised proposal the Applicant is **no longer interested** in acquiring a portion of the Village-owned parking lot parcel at 710 Elm Street, which is located immediately to the east of the Subject Property the "Village Parcel").

The Applicant has submitted for concept plan review by the Village Council a **mixed use planned development** labeled as **Option 4** in the submittal materials, which includes a mixed use development on the Subject Property consisting of: a) 90 residential rental units; b) approximately 15,500 square feet of commercial space, and c) 158 parking spaces on the ground floor and lower levels. Option 4 would require relief from the zoning ordinance's rear yard setback requirement. The Applicant also presents an **Option 4 Alternate**, which would require an additional form of zoning relief, which is explained later in this report. The Applicant's submittal materials are included in Attachment A.

The purpose of the Village Council's review of the concept plan application is to broadly acquaint the Council with the Applicant's proposal and provide the Applicant with any preliminary views or concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application.

After hearing the comments and suggestions from the Village Council, if the Applicant decides to proceed with the project, the Applicant will need to submit a preliminary planned development application with all the required documents for consideration by the Planned Development Commission and the Design Review Board. Property owners within 250 feet of the Subject Property would then be notified of these meetings by mail notice, a notice would be published in the *Winnetka Current*, and signs would be posted on the Subject Property. Once the advisory bodies have completed their respective reviews, the Village Council would consider the advisory bodies' findings and recommendations on the preliminary plan and vote to grant, deny or modify the planned development application, or the Village Council may return the matter to the Planned Development Commission or

Design Review Board for further consideration and findings. Provided the preliminary plan is approved by the Village Council, a final plan shall be submitted for the Village Council's consideration and substantially conform to the approved preliminary plan.

DESCRIPTION OF PROPERTY

The Subject Property is generally located on the southeast corner of Lincoln Avenue and Elm Street and is approximately 1.16 acres. (Figure 1). The Subject Property contains five vacant commercial buildings and one building occupied by a pharmacy. In the center of the buildings is a small surface parking lot that accommodates approximately 14 cars. The Village Parcel contains 63 public parking spaces currently marked for shared use by customers and employees.

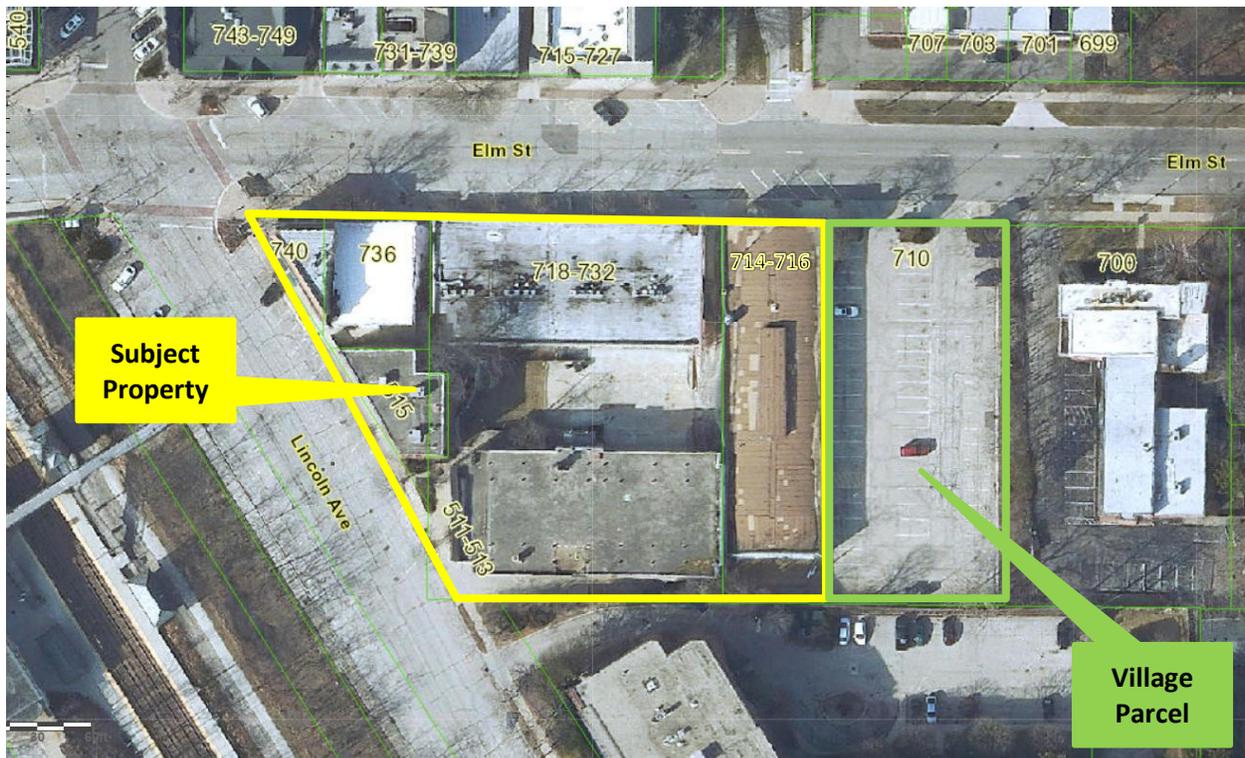


Figure 1 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial and a portion is located in the C-2 Overlay District as shown in Figure 2.

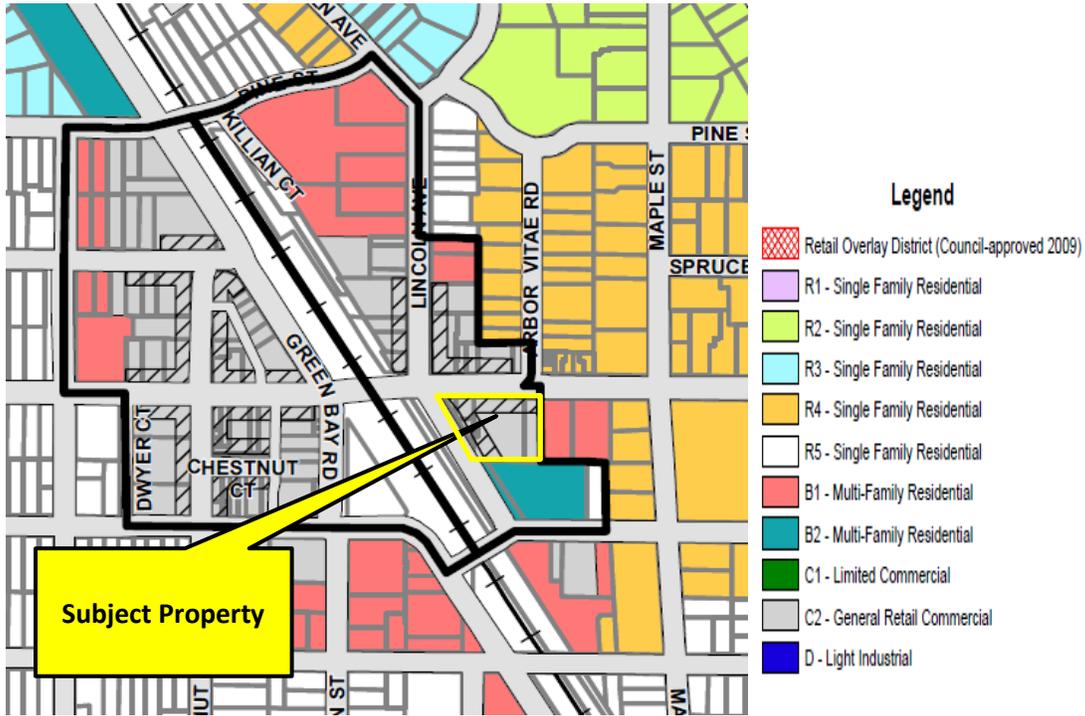


Figure 2 – Zoning Map

The Village’s Comprehensive Plan designates the Subject Property as appropriate for mixed-use land uses and the Village Parcel as appropriate for public parking land uses, as shown in Figure 3.

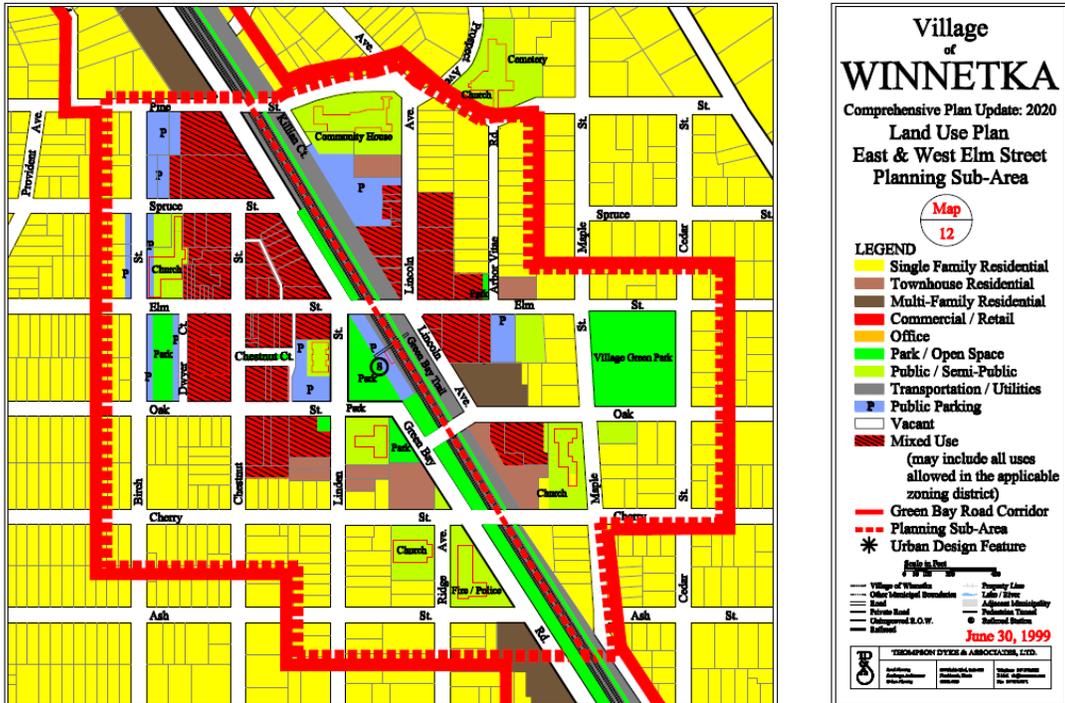


Figure 3 – Comprehensive Plan Land Use Plan

RECENT PROPERTY BACKGROUND

On October 16, 2018, the Village Council adopted zoning and subdivision approval documents for the One Winnetka mixed use development project on the Subject Property and the westerly portion of the Village Parcel (Ordinances M-11-2018, M-12-2018, M-13-2018 and Resolutions R-57-2018, R-58-2018). The One Winnetka mixed use project consisted of the following:

- 58 residential units, consisting of rental and owner-occupied units ranging from 1 bedroom to 3 bedroom units;
- 29,895 square feet of commercial space;
- 246 subsurface parking spaces in the two lower levels of the building

For the Council's reference, Attachment B contains excerpts of the approved One Winnetka floor plans and building elevations. Attachment C contains a table comparing the approved One Winnetka Final Plan with the proposed revised CA Residential option.

On August 6, 2019, after the developer for the One Winnetka development failed to meet specific deadlines provided for in the approval documents, the Village Council adopted a resolution terminating the One Winnetka development agreement and zoning and subdivision approvals (Resolution No. R-69-2019).

On November 5, 2019, the Village Council considered a planned development concept plan application filed by the Applicant. The Applicant submitted two options for **a mixed use planned development** for the Council's review:

- **Option 1** – This option includes a mixed use development on the Subject Property consisting of: 135 residential rental units; 19,230 square feet of commercial space (including 4,095 of office space along Lincoln); and 156 parking spaces on the ground floor and lower levels.
- **Option 2** – This option includes a mixed use development on the Subject Property and the westerly portion of the Village Parcel consisting of: 168 residential rental units; 21,050 square feet of commercial spaces (including 4,094 of office space along Lincoln); and 184 parking spaces on the ground floor and lower levels.

Members of the Council found that the proposed number of units was too dense and not in keeping with the type of housing in demand in the community. They also found that the proposals did not provide enough parking. (Attachment D - November 5, 2019, Council meeting excerpts).

As previously stated, five of the six buildings are currently unoccupied. Given the condition of the buildings, the Village is currently before the Circuit Court of Cook County requesting that the Court require the property owner to take action to address property maintenance issues on the Owners Property.

CURRENT PROPOSED PLAN

The Applicant has submitted a revised plan for consideration by the Village Council which reduces both the number of residential dwelling units and amount of commercial space. Attached plans ((Option 4) call for the following:

- 90 residential rental units consisting of studios, 1, 2 and 3 bedrooms,
- 15,543 square feet of commercial space (Note: The Applicant has not included in its current request the inclusion of office uses along Lincoln Avenue), and

- 158 parking spaces on the ground floor and lower levels.

The proposal consists of a four-story mixed use building, with on-site structured parking entering from, and exiting to Lincoln Avenue. The Applicant also proposes to establish a designated loading space accessed from Lincoln Avenue.

The façade of the building has a Tudor design, with upper levels varying between a brownish brick veneer with limestone ornamentation, and plaster with wood timbering details. Windows are shown as aluminum clad units with limestone sill and header details. Proposed roof materials are shown as a standing seam metal, accented with copper dormers. Residential balconies are provided at the second floor level on both street facing elevations as well as the east elevation facing the Village-owned parking lot.

Commercial façade elements consist of cast limestone with an aluminum storefront system. Ground floor entries are detailed with projecting metal canopies which incorporate a sign band beneath each. The building also contains an “open-air” pedestrian walkway through the structure at ground level near the corner of Elm and Lincoln.

ZONING RELIEF

Based upon staff’s initial review of the concept plan materials for Option 4 submitted to date, the following subdivision and zoning relief has been identified; **additional relief may be necessary as the plans evolve and become more detailed:**

- A. Approval of a Plat of Consolidation, including an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.
- B. Approval of a Planned Development for a mixed use development, which includes consideration and approval of the following exception from the requirements of the Zoning Ordinance:
 - a. The minimum rear yard setback requirement (east lot line) is 10 feet, and the Applicant proposes less than 10 feet.

As previously stated, the Applicant is proposing a total of 158 parking spaces. An exception is not required for the number of parking spaces. Based upon the Village Code requirement of 1.25 spaces per 1-bedroom units, 1.5 spaces per 2-bedroom units, and 2.0 spaces per 3-bedroom units, the proposed development is required to provide 132 parking spaces for the residential units. Given the retail spaces are 2,500 square feet or smaller, they are not required to provide parking. Thus the development would provide 26 parking spaces in excess of the requirement of 126 spaces. These additional spaces could be used for the commercial tenants and their customers or for the residential tenants.

Based upon the information presented, the building would comply with the maximum building height of 4-stories, 45’-0”, and complies with the minimum upper story step back, which requires stories at the 4th floor and higher be stepped back 10 feet. As previously stated, the Applicant has provided Option 4 Alternate, which incorporates architectural elements including i) four (4) gable ends and ii) an ornamental tower detail at the northwest building corner that would not comply with this requirement as the 10-foot step back at the 4th story would not be provided along the entire length of the 4th story. **If the Option 4 Alternate is pursued, the Village would have to approve an exception for the 4th story step back requirement.**

As part of the request for planned development approval requiring exceptions, an applicant must provide compensating benefits. The purpose of the compensating benefits is to advance the Village’s

physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies. The Applicant has identified in an October 1, 2019 letter included in the application materials that the following compensating benefits would be provided as part of the proposed development:

- The Applicant states that it will work with the Village “to facilitate utility coordination as required to serve the demands that the improved development may place on existing infrastructure.”
- The Applicant also states that it will work with the Village to install a streetscape design that is consistent with the Village’s streetscape plan.

CONSIDERATION BY VILLAGE COUNCIL

Any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan they deem necessary or appropriate. However, no final or binding action is taken at this preliminary conceptual review. Any views expressed during the Village Council’s review of the concept plan are only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done during the concept review shall be deemed to create, or to prejudice, any rights of the Applicant or to obligate the Village Council to approve or deny any preliminary plan application.

RECOMMENDATION

At the January 21, 2020 Village Council meeting, staff recommends that the Village Council review the Applicant’s concept plan application, and that Council members provide individual comments, suggestions or recommendations on the two proposed mixed use development options.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: One Winnetka Approved Plan – Building Elevations & Floor Plans

Attachment C: Comparison of Approved One Winnetka Final Plan & Proposed CA Residential Development Option 4

Attachment D: November 5, 2019, Village Council Minutes – Original CA Residential Concept Plan Review

PD-C



VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT
CONCEPT PLAN APPLICATION

This application addresses the first step of the Village’s planned development public review process. **Prior to submittal of this form** and accompanying project details, an applicant is **required** to meet with the Community Development Department staff to discuss the planned development requirements and procedures.

Once this application is received, Village staff will schedule a presentation of the application materials to the Village Council at a regular Council meeting. The purpose of the concept plan presentation to the Council is to broadly acquaint the Village Council with the applicant's proposal and provide the applicant with any preliminary views or concerns that members of the Village Council may have at a time in the process when positions are still flexible, adjustment is still possible, and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a preliminary plan application.

At the meeting at which the concept plan application is considered, any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any concept plan application. Any views expressed in the course of the Village Council's review of any concept plan application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Council, or any member of it, to approve or deny any preliminary plan application following full consideration thereof as required by this Code.

The following materials are the minimum required for the processing of a concept plan review by the Village of Winnetka’s Village Council. There is no filing fee for the concept plan review; however, review of a submitted formal *preliminary planned development* application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Community Development Department at (847) 716-3525.

Current Property Owner Information

Legal Name: SB Winnetka, LLC; SB One Winnetka, LLC; Elm Street Pharmacy, LLC
Primary Contact: David Trandel and Mark Jacobs
Address: 730 W Randolph, Suite 500
City, State, Zip: Chicago, IL 60661
Phone No. 312-286-0395
Email: [REDACTED]

Applicant Information

Legal Name: CA Residential, LLC
Primary Contact: Sean Spellman
Company: CA Ventures
Address: 130 E Randolph St, Suite 2100
City, State, Zip: Chicago, IL 60601
Phone No: 312-549-8154
Email: [REDACTED]

Property Information (if more than one parcel is involved in the request please include the information for all parcels)

Site Location/Address: 714-740 Elm St and 515 Lincoln Ave, Winnetka, IL
Parcel Identification Number(s) (PIN): 05-21-109-003, 05-21-109-017, 05-20-213-004, 05-20-213-006, 05-20-213-005
Dimensions and Size of Parcel(s): +/- 211' x 193' x 236' x 317'; 50,810 sf
Current Zoning: C2 General Retail Commercial (retail overlay)
Current Use of the Property: retail commercial
Applicant's Current Interest in Property: owner/developer

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information to Village staff at least two weeks prior to the Village Council meeting date. The Council meets on the 1st and 3rd Tuesdays of the month.

- If the Applicant is **not** the owner of the subject property, the **current property owner** must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Council agenda.
- A sketch site plan drawn to scale showing the general layout of proposed buildings and land uses within the property, as well as the general location of vehicular parking and circulation areas and pedestrian circulation systems. Showing the context of the site plan in relationship to surrounding parcels and land uses as well as the adjacent street and sidewalk network would be helpful.
- A narrative describing the general scale, use and character of the proposed development, including the proposed categories of land uses for property. The narrative should also include a general outline of the project's overall building footprint, impermeable surface area and gross floor area, as well as a summary of the anticipated number and size of **residential** units and parking spaces for a residential development and the number, type and size of proposed uses, as well as anticipated parking areas for commercial developments;
- A general visual description or images of the architectural style of the proposed development;
- List of zoning and subdivision exceptions that the planned development requires for approval;
- The general location and extent of compensating benefits as required by Section 17.58.120 B; the following is a non-exclusive list: (1) the provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities; (2) the preservation of existing historic features; (3) The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities; (4) the adaptive reuse of existing buildings; (5) the provision of public car and/or bike share facilities; (6) the provision of off-street public parking spaces; (7) the provision of affordable housing units; (8) the incorporation of building and site elements that enhance the environment and increase sustainability; and (9) the provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.
- The nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant; and
- Applicant's qualifications to carry out the proposed development.

January 13, 2020

David Schoon
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

RE: Corner of Elm Street and Lincoln Avenue / Narrative Description of Proposed Development

Dear David,

Attached please find a revised package of materials in response to the Planned Development Concept Application for the parcels located on the corner of Elm Street and Lincoln Avenue.

Our project proposal calls for the development of a four-story mixed-use building on the corner of Elm Street and Lincoln Avenue with basement and ground floor structured parking, active ground level retail and office uses fronting Lincoln Avenue and Elm Street, multi-family residential lobby and amenity uses at Levels One and Two, and an outdoor amenity deck within the courtyard at Level Two. The intent is for the exterior of the building to fit within the overall character and feel of the neighboring downtown area, with the predominate utilization of brick, cast stone, and Tudor elements; highlighting a strong retail base; passage through the corner of the building; stepping back and changing materials on Levels Two and Four to reduce the mass of the building; and, create a unique architectural tower element on the corner.

- **Option #4:** The overall building will encompass 181,845 of gross square footage, with a total of 90 residential units split between studios, one bedroom, two bedroom, and three bedrooms. There will be a total of 158 parking spaces provided between the basement and ground level. There will be approximately 15,543 sf of ground floor retail.
- **Option #4 – Alternate Renderings:** We are providing the alternate renderings to show five (5) gable ends at the fourth floor extension to the street wall as well as a small tower element at the corner. We feel this is more esthetically appropriate but will require a separate approval as part of the Planned Development process.

Currently, it appears that the east property line next to the Village parking lot is considered the rear of the property for zoning purposes. However, this project proposal deems the southern property line (adjacent to the 711 Lincoln Avenue residential building) to be the rear lot line for setback requirements. We reviewed this with the neighbors and feel it is best to consider the southern property line as the rear of the property for zoning purposes.

The development no longer seeks zoning exceptions for height or parking. The overall building height proposed of four-stories and 45 feet is within zoning requirements. The 158 parking spaces provided exceed zoning requirements of 132 parking spaces per the Village Ordinance; the current proposal has a surplus of 26 parking spaces.



The Elm Street and Lincoln Avenue Development will be luxury rental apartments and ground floor retail within walking distance of the Metra. This Transit-Oriented Development (TOD) will utilize the same model that has proven successful in other nearby markets such as La Grange, Elmhurst, and Park Ridge. This rental building will cater to young professionals and empty nesters that still commute to the city and are seeking the walkable lifestyle of an urban center outside of the city. The development will contribute to consumer spending in the Village of Winnetka and enhance the urban vibrancy of the neighborhood.

Please review these materials and let us know if you have any questions. Our goal is to appear before Village Council on January 21, 2020.

[Redacted]

[Redacted] yefski
President + Principal



October 16, 2019

Village of Winnetka
Department of Community Development
510 Green Bay Road
First Floor
Winnetka, Illinois 60093

RE: Designation of CA Residential, LLC as Agent to Act for Owner (714-740 Elm St and 515 Lincoln Ave. in Winnetka, Illinois: PINs 05-21-109-003, 05-21-109-017, 05-20-213-006, 05-20-213-005 (collectively, the "Property"))

To Whom it May Concern:

This letter confirms that the owners of the above-referenced Property, SB Winnetka, LLC and SB One Winnetka, LLC (together, "**Ownership**"), have designated CA Residential, LLC ("**CAR**"), a division of CA Ventures, LLC, to act for Ownership, subject to Ownership's consent, before the Village of Winnetka (the "**Village**") in connection with applying for and negotiating entitlements and zoning and entitlement applications concerning the Property, including without limitation the Planned Development Concept Plan Application filed with the Village concerning the proposed development of the Property as a multi-family residential rental new construction (the "**Project**"), and its consideration at the upcoming Village meeting. Please note that Ownership is contract purchaser for 736 Elm St. / PIN 05-20- 213-004; contract seller is Elm Street Pharmacy, LLC.

In connection with and subject to the foregoing, CAR is and will be acting through, without limitation, its Chief Development Officer, Sean Spellman, whose signature below constitutes acceptance of this designation (the "**Designation**"). CAR, which has more than a decade in experience in sponsoring and overseeing development of leading multifamily residential projects in the Chicagoland area, has an interest in the Property and the Project by virtue of (a) its appointment as evidenced hereby; and (b) having been retained to perform development management services for the Project's sponsors in general (including the Project), through a Development Management Agreement. By signing below, the Property's secured lenders Romspen Mortgage Limited Partnership and T2 Winnetka I, LLC hereby consent to the Designation.

Very truly yours,

A black rectangular box redacting the signature of Sean Spellman.

Sean Spellman
Chief Development Officer, CA Residential, LLC

[Signatures continue on following page.]

CA Ventures | One Prudential Plaza | 130 E Randolph Street | Suite 2100 | Chicago, IL 60601

Agreed to and Accepted By:

SB Winnetka, LLC

By: 
Peter McDonnell, Its Authorized
Representative

SB-One Winnetka, LLC

By: 
Peter McDonnell, Its Authorized
Representative

Romspen Mortgage Limited Partnership

By: _____
Steven Mucha, Its Authorized
Representative

T2 Winnetka I, LLC

By: _____
Jeff Brown, Its Authorized
Representative

[Designation of CA Residential, LLC as Agent]

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Jeff Brown, Its Authorized
Representative

[Designation of CA Residential, LLC as Agent]



October 1, 2019

David Schoon, Director
Village of Winnetka Community Development
510 Green Bay Road
Winnetka, IL

Re: 714-740 Elm St and 515 Lincoln Ave, Winnetka, IL Planned Development Concept Plan
Application Compensating Benefits

As per the Planned Development Concept Plan Application a list of compensating benefits is requested as required by Section 17.58.120. Proposed compensating benefits include:

Utilities

CA Residential, LLC will work with the Community Development Director and city engineers to facilitate utility coordination as required to service the demands that the improved development may place on existing infrastructure.

Streetscape Upgrades

CA Residential, LLC will work with the Village to upgrade existing streetscape to align the Village's Landscape ordinance. In addition, we work with the Community Development Director to coordinate a streetscape design and landscape plan for the right-of-way adjacent to the development. These streetscape improvements can include benches/seating, waste receptacles, decorative paving/sidewalks, streetlights as per city standard, bicycle racks, and bollards as required. Detailed Streetscape and Landscape plans will be part of the Final Planned Development Application.

Regards,



Chief Development Officer
CA Ventures

SHEET LIST

- 00 COVER SHEET
- 01 OPTIONS 1-4 EXTERIOR VIEWS
- 02 VIEW LOOKING SOUTH
- 03 VIEW LOOKING WEST
- 04 GROUND FLOOR PLAN
- 05 PARKING - FIRST FLOOR PLAN
- 06 SECOND FLOOR PLAN
- 07 THIRD FLOOR PLAN
- 08 FOURTH FLOOR PLAN
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- 10 EXTERIOR ELEVATIONS
- 11 EXTERIOR ELEVATIONS
- 12 DEVELOPMENT SUMMARY
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- 14 ALTERNATE WITH ARCHITECTURAL ELEMENTS
- 15 WINNETKA ARCHITECTURAL EXAMPLES
- 16 WINNETKA ARCHITECTURAL EXAMPLES
- 17 WINNETKA ARCHITECTURAL EXAMPLES
- 18 MYEFSKI ARCHITECTS WINNETKA PROJECTS



ALTERNATE WITH ARCHITECTURAL ELEMENTS SHOWN



MIXED-USE WINNETKA

COVER SHEET

01.13.2020

Agenda Packet P. 74





226,706 GSF
 123 UNITS
 184 PARKING SPACES

OPTION 1
 PREVIOUS



275,184 GSF
 168 UNITS
 184 PARKING SPACES

OPTION 2
 PREVIOUS



181,845 GSF
 90 UNITS
 158 PARKING SPACES

OPTION 4
 CONFORMING



181,845 GSF
 90 UNITS
 158 PARKING SPACES

OPTION 4
 ALTERNATE ARCHITECTURAL ELEMENTS



MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4

VIEW FROM CORNER OF LINCOLN & ELM
LOOKING SOUTH





MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4

VIEW FROM CORNER OF LINCOLN & ELM
LOOKING WEST





MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4

GROUND FLOOR PLAN
1" = 40'-0"

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MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4



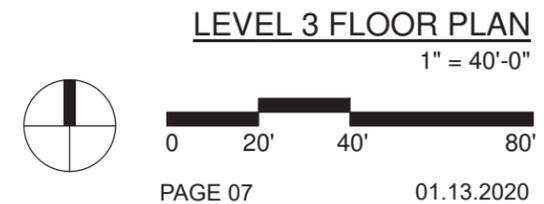
LEVEL 2 FLOOR PLAN
1" = 40'-0"

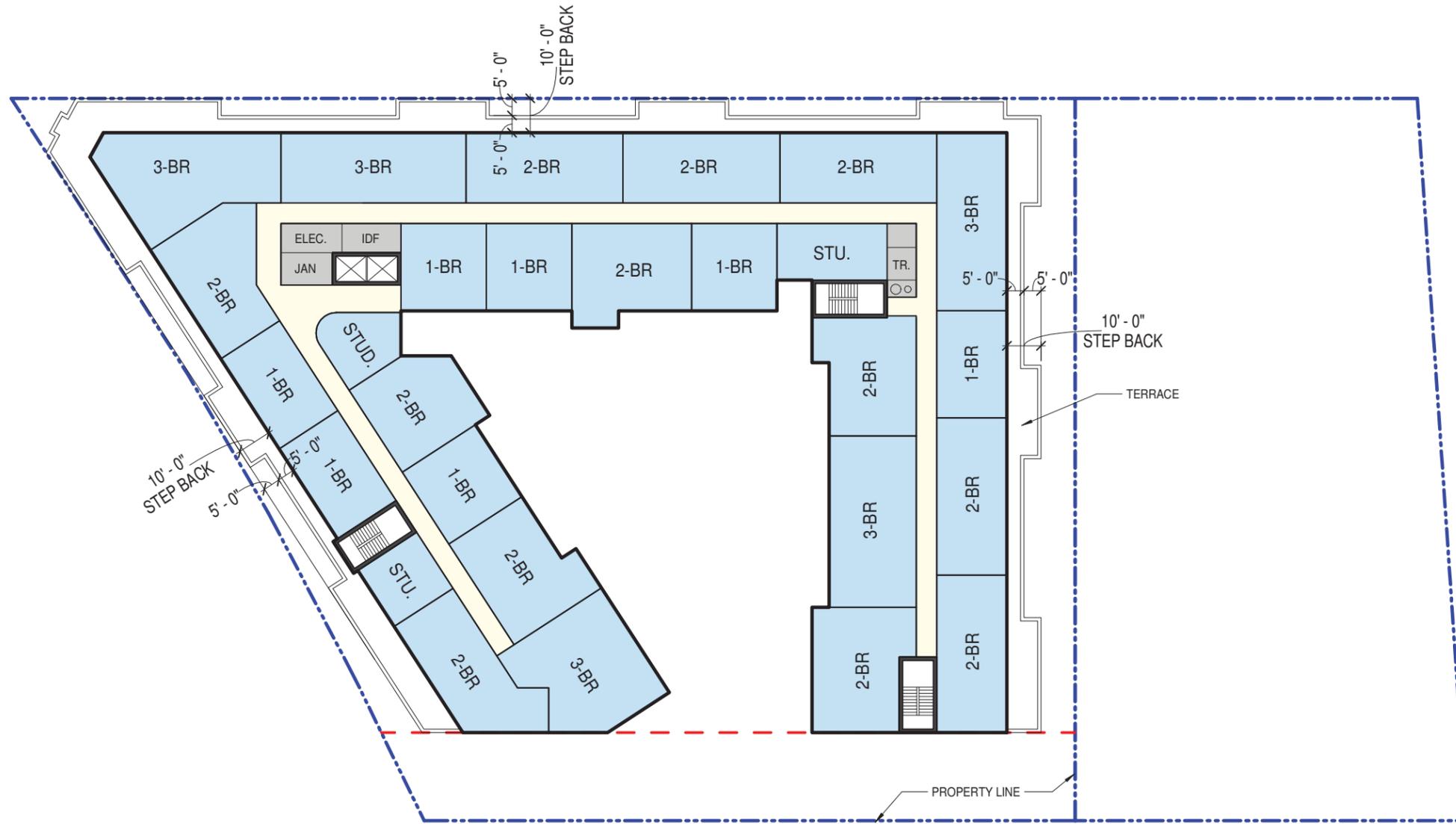




MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4





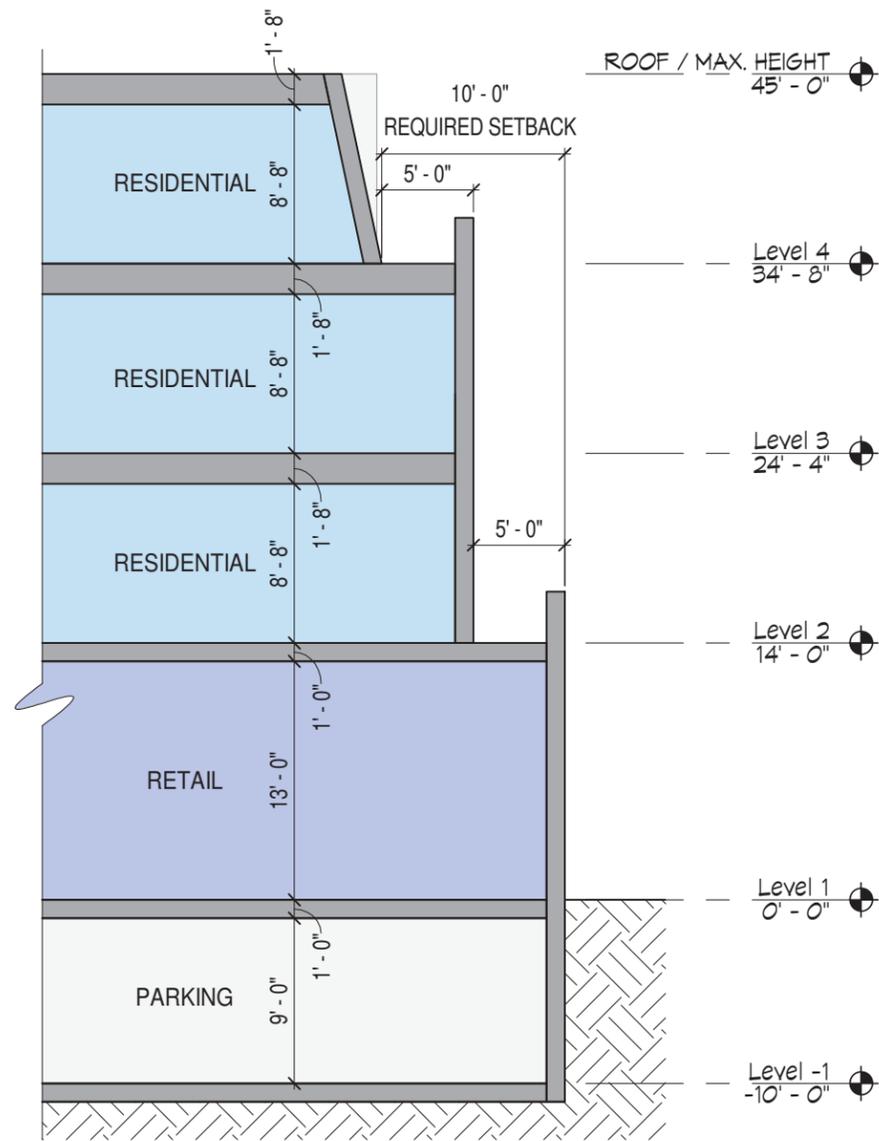
MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4

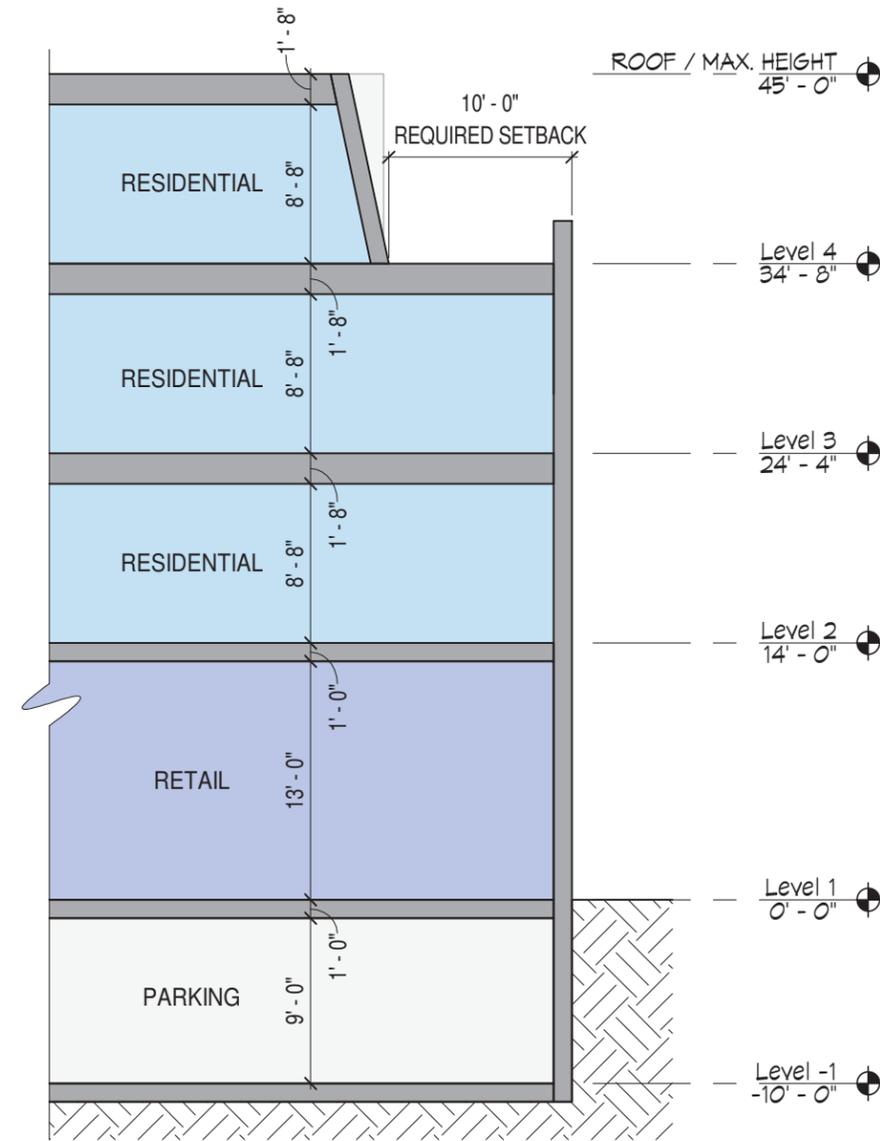
LEVEL 4 FLOOR PLAN
1" = 40'-0"

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SECTION THROUGH TIMBER BAYS



SECTION THROUGH CORNER TOWER



MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4

SECTION DIAGRAMS

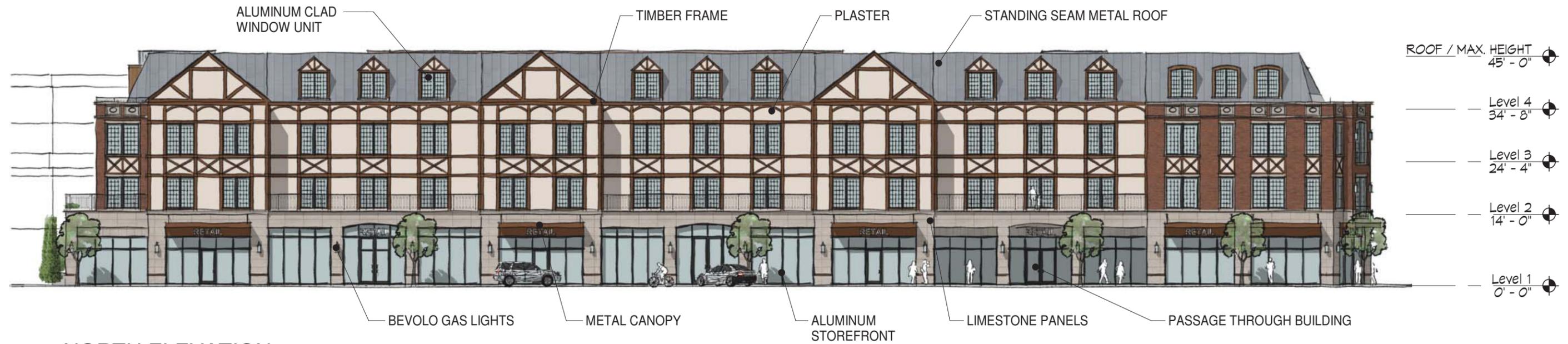
1" = 10'-0"





EAST EXTERIOR ELEVATION

SCALE: 1" = 20'-0"



NORTH ELEVATION

SCALE: 1" = 20'-0"



MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4

EXTERIOR ELEVATIONS

1" = 20'-0"





SOUTH EXTERIOR ELEVATION

SCALE: 1" = 20'-0"



WEST EXTERIOR ELEVATION

SCALE: 1" = 20'-0"



MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4

EXTERIOR ELEVATIONS

1" = 20'-0"



USE	LEVEL	Total GSF	RESIDENTIAL AREA	AMENITY AREA (*1)	COMMON AREA (*2)	SERVICE AREA (*3)	RETAIL AREA	OFFICE AREA	PARKING AREA	COURTYARD AREA (*4)	EXTERIOR AREA (*4)	Standard Parking Spaces	ADA Parking Spaces	Compact Parking Spaces
RESID.	4	27,762	23,017	-	4,085	660	-	-	-	-	-			
RESID.	3	32,781	27,843	-	4,278	660	-	-	-	-	-			
RESID.	2	33,509	23,997	4,146	4,706	660	-	-	-	9,284	-			
PARK/RETAIL	1	43,523	-	2,906	2,145	3,861	15,543	-	19,068	-	2,229	36	4	
Park	B1	44,270	-	-	959	1,295	-	-	42,016	-	-	115	3	
TOTAL		181845	74857	7052	16173	7136	15543	0	61084	9284	2229	151	7	0

- *1 Amenity area is comprised of all main lobbies, leasing offices, public restrooms, indoor fitness, club, study, game rooms, etc.
- *2 Common Area: comprised of all corridors, elevator lobbies (excluding main lobby), and stairwells
- *3 Service Area: Comprised of all back of house closets, service rooms, trash rooms, equipment rooms, etc.
- *4 Exterior area does not contribute to GSF calculation
BOMA Residential Standards for all SF measurements

158 Parking Spaces
181845 Total GSF
90 Units
154 Beds
1.76 Parking Ratio

Level	Unit Type Beds/Unit Baths/Unit GSF/Unit	STUDIO	1-BR	2-BR	3-BR	Level	TOTAL	Units/Floor	Beds/Floor	Bath/Floor
		1	1	2	3					
4	400	3	7	12	5	4	22,455	27	49	44
3		5	11	14	4	3	26,640	34	56	52
2		5	8	12	4	2	22,820	29	49	45
1						1	-	0	0	0
B1						B1				
Total Units/Type		13	26	38	13		71,915	90	154	141
Total Beds/Type		13	26	76	39					
Total Bath/Type		13	26	76	26					
Total SF/Type		5,200	16,640	36,100	13,975					
% of total beds		8.44%	16.88%	49.35%	25.32%					
Goal % =		10%	40%	40%	10%					
% of total units		14.44%	28.89%	42.22%	14.44%					



MIXED-USE WINNETKA
WINNETKA, IL

DEVELOPMENT SUMMARY

OPTION 4





MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4
ALTERNATE WITH
ARCHITECTURAL ELEMENTS

VIEW FROM CORNER OF LINCOLN & ELM
LOOKING SOUTH





MIXED-USE WINNETKA
WINNETKA, IL

OPTION 4
ALTERNATE WITH
ARCHITECTURAL ELEMENTS

VIEW FROM CORNER OF LINCOLN & ELM
LOOKING WEST





CAFE AROMA, 749 ELM STREET



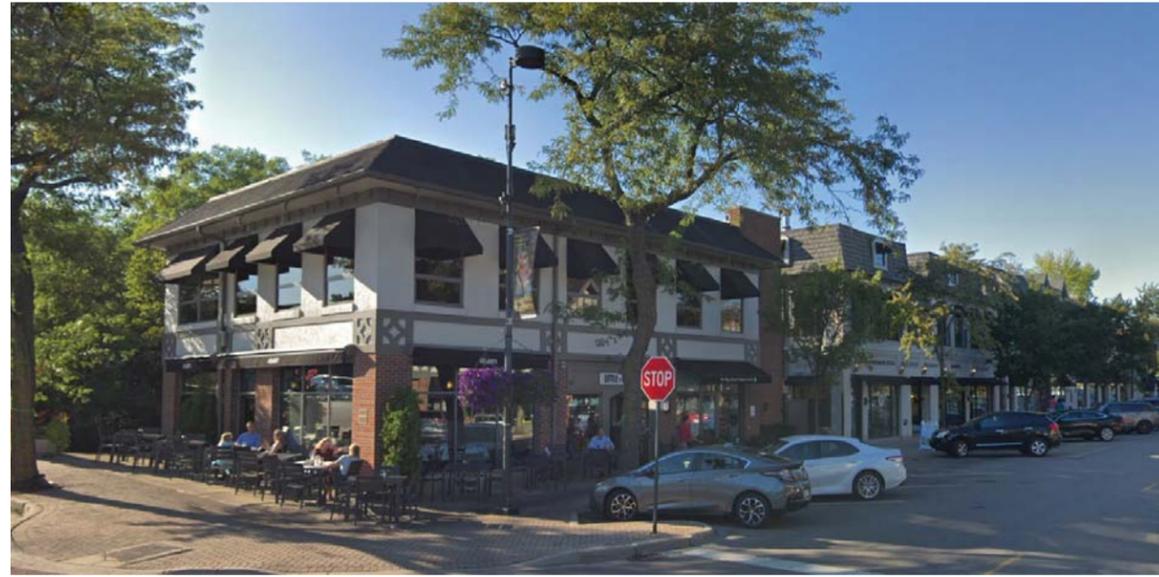
NEW TRIER TOWNSHIP ASSESSOR, 739 ELM STREET



MULTI-TENANT BUILDING, 723 ELM STREET



HADLEY INSTITUTE, 700 ELM STREET



LITTLE RICKY'S, 540 LINCOLN AVENUE



BMO BANK, 520 GREEN BAY ROAD



CHASE BANK, 791 ELM STREET



MULTI-TENANT, 538 CHESTNUT STREET

WINNETKA NEIGHBORHOOD ARCHITECTURAL EXAMPLES





MULTI-TENANT, 544 LINCOLN AVENUE



MULTI-TENANT, 563 LINCOLN AVENUE



THE LAUNDRY, CHESTNUT STREET



FRED'S GARAGE, 574 GREEN BAY ROAD & CHESTNUT STREET



WINNGATE CONDOS, 720 GREEN BAY ROAD



WINNETKA GALLERIA, 566 LINCOLN AVENUE



TOWNHOME, 934 WESTMOOR ROAD



NORTH SHORE COMMUNITY BANK, 576 LINCOLN AVENUE



INVESTING FOR | TOMORROW

Building Opportunities. Managing Growth.



Let us introduce ourselves.

We are a group of people who share the belief that "belonging to a community" is a fundamental human need. Our purpose is to make the world a better place by building the types of real estate where community is formed – at every stage of life.

- Student housing for our next generation.
- Apartments for everyday people.
- Affordable housing for our workforce.
- Senior living for those who paved the way before us
- Office buildings, academic facilities, and co-working spaces that fuel knowledge and drive innovation.
- Dining, retail, event venues, and hotels where people can relax, socialize, and celebrate.

CA Ventures ("CA") is an international real estate investment management company with in-house development and property management expertise. Our mission is to invest in, develop, and manage real estate that serves as the pillars of community growth – places where people live, work, and play.

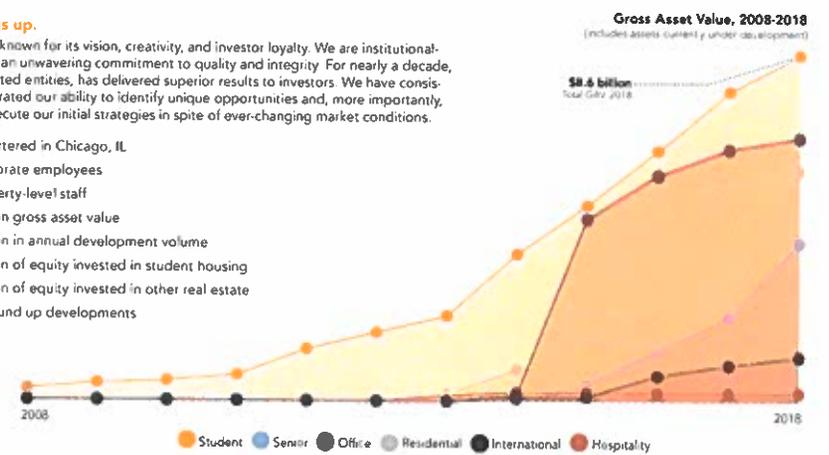
*Your reputation is all you've got.
Make it a good one.*

Tom Scott | Chief Executive Officer & Founder

To sum things up.

CA Ventures is known for its vision, creativity, and investor loyalty. We are institutionally-minded with an unwavering commitment to quality and integrity. For nearly a decade, CA, and its related entities, has delivered superior results to investors. We have consistently demonstrated our ability to identify unique opportunities and, more importantly, successfully execute our initial strategies in spite of ever-changing market conditions.

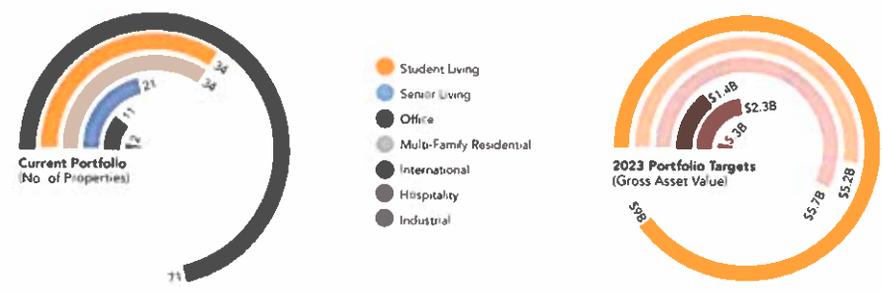
- Headquartered in Chicago, IL
- 226 corporate employees
- 424 property-level staff
- \$8.6 billion gross asset value
- \$1.2 billion in annual development volume
- \$1.7 billion of equity invested in student housing
- \$1.5 billion of equity invested in other real estate
- 100+ ground up developments





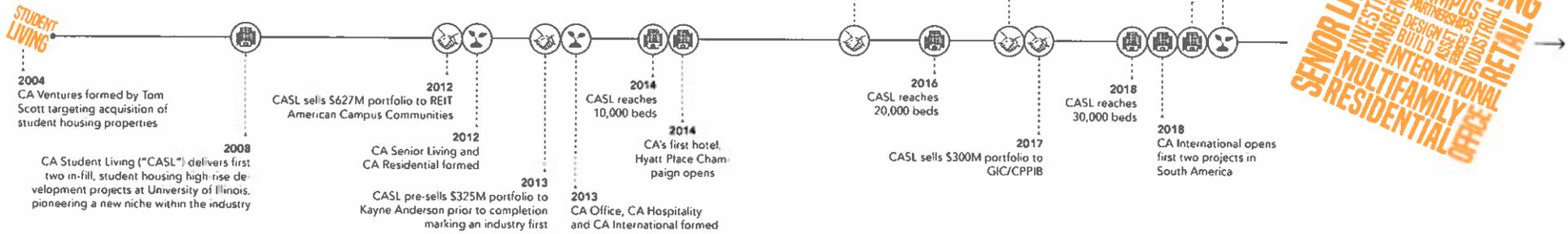
We've been busy.

What started as a niche investment acquiring small, scattered apartments near major universities quickly turned into a major ground-up development operation that's built over \$5.0B in the student sector alone. Since 2008, we've delivered almost 50,000 units (or beds) of student accommodation across 40 major university markets. Midway through this period, we parlayed that experience to launch ourselves into the multifamily and senior housing sectors and have begun to export that experience abroad. Today the portfolio is diverse, spans multiple asset classes and is well-balanced with both develop-to-core, core and opportunistic returns.



Let's take it from the top.

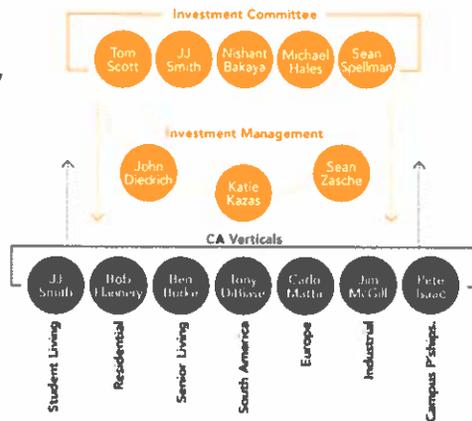
CA Ventures began in 2004 as a niche investor and acquirer of student apartments near major universities. During the dawn of the recession, we pioneered core-infill, pedestrian high-rise development in 2008 while our peers were building garden style apartments 5 miles from campus. By 2012, our portfolio of newly minted assets in quality university markets were in high demand as the institutional investors began to take note of the countercyclical nature of high quality student housing to world-renowned universities. With the success of this niche development strategy, CA began plotting other similar niche strategies in senior living and multifamily. Along the way, we've garnered the trust of global investors as proven partners with a differentiated strategy and track record of delivering on our vision and promises.



CA Ventures is a destination for the industry's most talented and accomplished professionals.

Tom Scott | Chief Executive Officer

Our team is filled with industry leaders. A virtual who's who of real estate. Our leaders are seasoned and experienced in their respective fields and deploy dedicated teams that are filled with other proven leaders and rising stars. We are passionate about what we do and we all roll up our sleeves for the greater good of the organization.



EXECUTIVE LEADERSHIP

INVESTMENT COMMITTEE



TOM SCOTT
Chief Executive Officer

Tom Scott is the founder and CEO of CA Ventures. Leveraging more than 25 years of direct commercial real estate experience, Tom has led CA's expansion into a multi-dimensional real estate company serving diverse aspects of property investment, development and management.

Tom is a graduate of the University of Illinois at Urbana-Champaign, with a Bachelor of Science degree in Accountancy and is a Certified Public Accountant in the State of Illinois. As a member of the University of Illinois President's Council, lifetime member of the University of Illinois Alumni Association, and The University of Illinois Foundation, he is committed to the pursuit and progress of higher education. Along with his wife, Julie, Tom advanced their passion for scholastic achievement and founded The Scott Family Foundation in 2010.

Committed to community endeavors, Tom's support extends to a number of diverse organizations, including the YWCA, Greater Chicago Food Depository, and Chicago Training Center, which assists underserved Chicago youth to achieve their athletic and academic potential through competitive rowing.

In 2012, Tom received the Arthur A. Rubloff Humanitarian Award from the Anti-Defamation League, in recognition of his success in real estate as well as his generous commitment to improving the lives of others.



JJ SMITH
Principal, CA Ventures
President, CA Student Living

As President of CA Student Living, JJ is responsible for creating the vision, product and roadmap to execute the firm's strategic plans. JJ drives platform growth by incubating and executing a robust pipeline of new investment and development opportunities. He is responsible for portfolio growth of net asset values and achieves this by optimizing property financials through hands-on revenue management and detailed expense control.

An architect by background but equipped with an MBA in real estate finance, JJ has overseen nearly \$5.0B in new development for CA since 2007, including about 100 projects and nearly 20 million square feet of buildings, 40,000 beds of student housing, over 500k square feet of retail and over 250 hotel keys and the creation of all new business units.

JJ also serves as Principal for CA Ventures and provides development and construction oversight for CA Senior Living, CA Residential, CA Retail & Hospitality and CA International business units as well as serves on the CA Ventures Investment Committee. Since joining CA in 2007, JJ has helped manage the explosive company and portfolio growth while building the corporate support functions that enhance the scalability of CA's platforms and further integrate consistent systems across business departments.

JJ holds a BS in Architecture and a MBA in Real Estate and Finance from University of Illinois. He was selected as a #40 under 40 by Crain's Chicago Business and also RE Forum nationally.

INVESTMENT COMMITTEE

EXECUTIVE LEADERSHIP



NISHANT BAKAYA
Chief Investment Officer

As Chief Investment Officer of CA Ventures, Nishant Bakaya leads CA Ventures investment management team to help manage the firm's strategy across multiple asset classes, including student housing, senior housing, residential, and hospitality.

Prior to joining CA, Nishant was the Global Co-Head of Real Estate Private Capital for Evercore Partners. During his tenure, Bakaya advised CA Ventures on its \$660 Million joint venture with QuadReal Property Group and GI Partners to acquire, develop and manage student housing properties at select universities throughout the United States. Over the course of his career, Bakaya has been involved in over \$100 billion of real estate transactions across the senior housing, student housing, hospitality, multi-family and retail asset classes.

Nishant holds an MBA with honors from the University of Chicago and bachelor's degree in economics from Franklin & Marshall College.



MICHAEL HALES
Chief Operating Officer

Michael Hales serves as Chief Operating Officer for CA Ventures. In this role Michael oversees the company's infrastructure and operations with a focus on investing in people, processes and systems. He will work with the Executive Team and Vertical Presidents to define CA's global strategy and vision, develop the roadmap to execute against that vision, and oversee the day-to-day operations required to meet CA's goals.

Michael holds an MBA from Harvard Business School and a bachelor's degree in finance from the University of Illinois. Prior to CA Ventures, Michael was previously a Principal at Bain & Company where he advised clients on a variety of issues ranging from corporate strategy and performance improvement to mergers and acquisitions.



SEAN SPELLMAN
Chief Development Officer

As Chief Development Officer of CA Ventures, Sean is responsible for leading all development and construction activities across CA's Student Living, Senior Housing and Multifamily verticals.

Sean plays an active role in determining CA's risk management, pre-development, entitlement and construction implementation strategies – bringing this comprehensive perspective as a member of CA Ventures Investment Committee.

Sean's leadership role includes bridging the acquisitions, development and construction teams to support interdepartmental collaboration and efficiency in a continual effort to integrate consistent implementation protocol and delivery quality to all CA developments.

During Sean's 20+ year development career, he has been involved with over 10MM square feet of industrial, 2MM square feet of office, 500K square feet of retail and over 2,500 units of multifamily and student housing development.

EXECUTIVE LEADERSHIP

INVESTMENT MANAGEMENT



JOHN DIEDRICH
Executive Vice President,
Investments

John Diedrich serves as the Executive Vice President of Investments for CA Ventures and is in charge of investment oversight as well as the analyst and research groups. He is responsible for the oversight of CA's acquisition and development analytic process related to new deals as well as valuations and market-to-market of CA's existing portfolio and providing our investors with regular updates on their investments.

John graduated from the University of Illinois with a Bachelor of Science in Finance.



KATIE KAZAS
Executive Vice President,
Capital Markets

Katie acts as the single point of contact for all of CA's lending relationships from sourcing term sheets to negotiating loan documents for closings as well as explaining market strategy and reporting performance of assets. In her tenure at CA, Katie has executed over \$5.0 billion of total loan volume.

She joined CA from PrivateBank and where, as Managing Director, she managed a \$300 million loan portfolio and closed over \$1 billion in loans during her 7 year tenure. Her responsibilities included developing new business through existing and new clients, maintaining customer relationships, analyzing and monitoring the financial performance of clients, and evaluating needs and requests for financing. In addition, Katie oversaw more construction loans than any other lending group since 2007 for CA.

Prior to joining PrivateBank, Katie was an Assistant Vice President in LaSalle Bank's Commercial Real Estate Department, responsible for a \$500 million real estate loan portfolio. Katie also completed LaSalle Bank's Commercial Banking Training Program.



SEAN ZASCIE
EVP, Portfolio Manager &
Head of Investor Relations

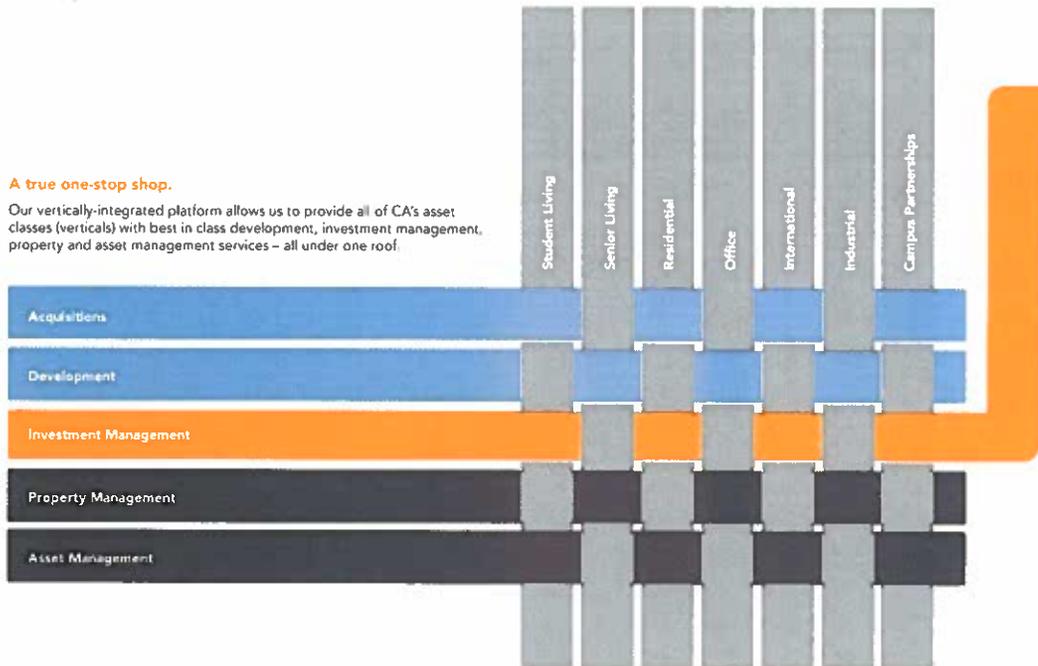
Sean is responsible for overseeing the firm's existing and prospective investor relationships and raising equity for and structuring new joint venture and fund vehicles. He also serves as portfolio manager for select large institutional joint ventures and funds and is actively involved in new investment and equity allocation decisions.

Prior to CA, Sean was a VP at M3 Capital Partners, a Chicago-based global real estate investment and advisory firm. For nearly 10 years with M3, Sean advised public and private operating companies in the execution of over \$13B of institutional private equity transactions. He was also responsible for sourcing and identifying entity level investment opportunities on behalf of M3's subsidiary, Evergreen Investment Advisors, which managed \$3.4B of institutional equity. Prior to M3, Sean worked at PricewaterhouseCoopers.

Sean is an active member of the Urban Development/Mixed-Use Council of the Urban Land Institute, the Pension Real Estate Assoc, Institutional Real Estate, Inc. and the National Multi Housing Council.

A true one-stop shop.

Our vertically-integrated platform allows us to provide all of CA's asset classes (verticals) with best in class development, investment management, property and asset management services – all under one roof.



Investment Management

CA Ventures offers in-house investment banking and investment management, with renowned access to the capital markets and a network of investors interested in a variety of asset types and risk profiles. Our partners have invested more than \$3 billion of equity with CA. Currently, CA Ventures has capital commitments for a spectrum of investment profiles. As a general partner, our limited partners are always looking to us for innovation in the capital markets, and as such we have expanded our capital commitments beyond student housing.

In 2017, CA Ventures shifted focus from "project-based" to "program based" investments. We established a pool of preferred equity providers and have worked with those providers to establish investment criteria (markets, locations, deal size, asset types,

etc.), reporting requirements, and investment approval protocols to allow them to confidently make capital commitments to CA Ventures. The capital commitments from our preferred equity partners has fueled significant growth for CA Ventures, which consequently have continued to attract other major institutional investors.

CA Ventures is continuously advancing our investment management capabilities. We have relationships with capital that include Core/Develop to Core, Value, and Opportunistic investment profiles. While we continue to engage with the capital market, we do have a \$600 million joint venture partnership with QuadReal and GI Partners to invest \$600 million in student housing.





CA Student Living ("CASL") is a premier investor, developer, and manager of student housing assets in strategic North American markets. We know the industry, the environment, and what students want. We're meticulous, focused, and we consistently deliver above-market returns. What sets us apart is our ability to identify opportunities and maximize their value over time through superb property management, marketing, and leasing strategies.

CASL creates extraordinary residential experiences for students beyond traditional on-campus living. Our signature properties appeal to those seeking an inspiring and productive environment. With modern design, superior amenities, and 5-star standards of service, we create a truly uplifting place to live, learn, and grow. At CA, state-of-the-art technology and sustainability meets old-fashioned quality. The result is nothing short of amazing.

By the Numbers

- 15 years in the industry
- 40,000+ beds built
- \$4.0B of total development cost delivered
- \$3.0B of total sales proceeds realized
- 20,000 beds in current operating portfolio
- \$3.5B of current operating portfolio value
- \$600M of annual development volume



JJ SMITH
President, CA Student Living

Our mantra is simple. We build high quality apartments near major universities with growing enrollments and identifiable housing shortages. We tailor our product offering to the given market taking into account proximity to campus, market supply / demand metrics, university enrollment composition and student surveys to establish the building program, unit mix and amenity offerings. We then add the latest and greatest in security cameras, access control readers and life safety features of fire sprinklers and alarms. Next, we add modern furnishings and responsive property management and we have a recipe and track record of success.

Our properties are among the most desirable in their respective markets, typically leased completely well in advance of their opening day.



STUDENT LIVING

RISE AT RIVERFRONT CROSSINGS

University of Iowa | Iowa City, IA

Cost:	\$115,523,425
Size:	573,866 GSF / 16 stories
No. of Beds / Units:	585 / 332
Hotel Keys:	151
Year of Opening:	2018
Architect:	Hartshorne Plunkard Architecture
Contractor:	Beal Derkenne Construction, LLC



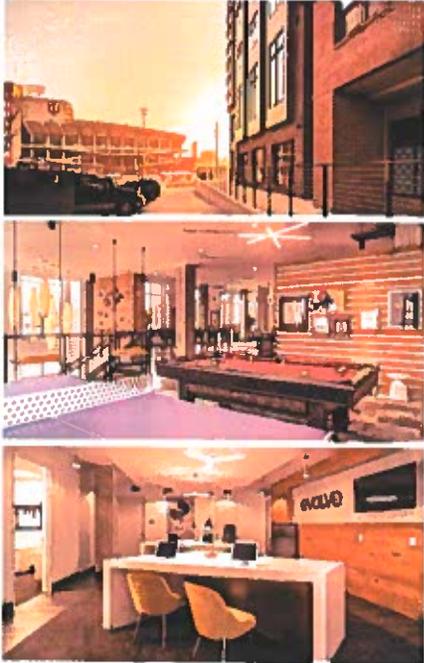


STUDENT LIVING



EVOLVE BLOOMINGTON
Indiana University | Bloomington, IN

Cost:	\$81,263,251
Size:	563,362 GSF / 5 stories
No. of Beds / Units:	751 / 279
Year of Opening:	2018
Architect:	Niles Bolton Associates
Contractor:	Gilliatte General Contractors





STUDENT LIVING

RISE AT STATE COLLEGE

Penn State University | State College, PA

Cost:	\$86,542,687
Size:	333,201 GSF / 12 stories
No. of Beds / Units:	570 / 186
Year of Opening:	2018
Architect:	Shepley Bulfinch
Contractor:	Leonard S. Fiore, Inc.





STUDENT LIVING

UNCOMMON COLUMBUS
The Ohio State University | Columbus, OH

Cost:	\$48,123,549
Size:	257,767 GSF / 6 stories
No. of Beds / Units:	288 / 154
Year of Opening:	2018
Architect:	Humphreys & Partners Architects, L.P.
Contractor:	Elford, Inc.





STUDENT LIVING

RISE ON APACHE

Arizona State University | Tempe, AZ

Cost:	\$96,750,096
Size:	639,576 GSF / 15 stories
No. of Beds / Units:	833 / 384
Year of Opening:	2017
Architect:	Shepley Bulfinch
Contractor:	Beal Derkenne Construction



MULTIFAMILY RESIDENTIAL

CA Residential is a real estate investment and development firm targeting best-in-class projects based on targeted return and demographic metrics. CA Residential's fully integrated operating platform supports its long-term approach to the development of core, value-add, and demographically driven strategies. With in-house construction management, asset management and investment management, we maintain a strong institutional investment discipline coupled with operational expertise. We are a leading multi-family investment management firm with a national portfolio of current and pipeline developments totaling over \$2 billion.

By the Numbers

7 years in the industry
\$1.0B of gross asset value
\$767M of total development cost delivered
\$223M of total sales proceeds realized
2,444 units in current operating portfolio
\$1B of current operating portfolio value
\$500M of targeted annual development volume



BOB FLANNERY
President, CA Residential

Bob Flannery serves as the President of CA Residential with a focus on CA's national multifamily development platform, including strategic planning, acquisitions, capital markets, joint ventures and asset management activities. Bob is also active in decisions regarding the holding, selling, repositioning and refinancing of CA assets.

Bob has over 25 years of experience in commercial real estate and executive leadership, most recently as Chief Operating Officer at JRG Capital Partners. He has worked for many of the industry's top firms, including Prudential Insurance, JP Morgan Chase and Sam Zell's Equity Office. He has been involved in transactions totaling over \$5 billion and has managed real estate portfolios consisting of office, retail industrial and multifamily in major markets throughout the United States.



RESIDENTIAL



8 EAST HURON
Chicago, IL

Cost: \$64,272,157
Size: 102,351 GSF / 26 stories
No. of Units: 102
Year of Opening: 2017
Architect: Valerio Dewalt Train Associates
Contractor: Clark Construction



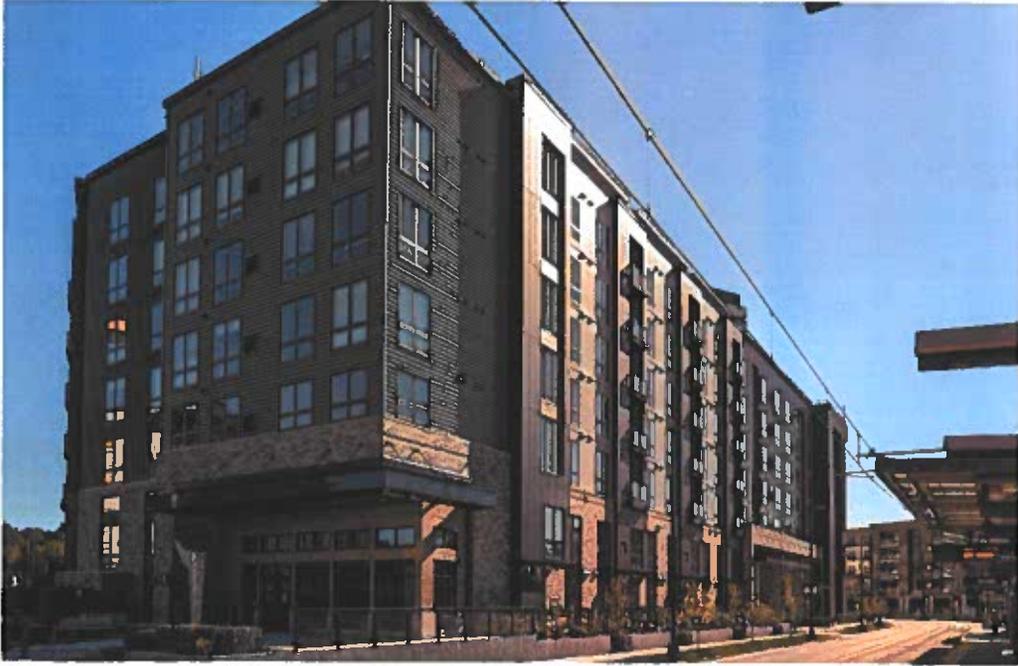


RESIDENTIAL

ELEVEN 40
Chicago, IL

Cost:	\$89,243,587
Size:	194,340 GSF / 26 stories
No. of Units:	320
Year of Opening:	2018
Architect:	Solomon Cordwell Buenz
Contractor:	Lendlease





RESIDENTIAL

THE LINK
Minneapolis, MN

Cost: \$105,433,226
Size: 245,576 GSF / 6 & 14 stories
No. of Units: 336
Year of Opening: 2017
Architect: Tushie Montgomery Architects
Contractor: Stevens Construction





Foreseeing the growing demographic trend of seniors in our US population, CA began a senior living platform, **CA Senior Living**, to deliver best in class living and care facilities across the country. People are living longer and their standards and needs are changing and we are on the forefront delivering the newest product to meet their needs. We focus on private pay segment of the senior living sector. While initially focused on Assisted Living and Memory Care facilities, we now offer Independent Living within the same developments so that our residents can age and not have to move to new facilities as their needs change. With over 3,000 new beds delivered and 4,000 more under construction, CA Senior Living is making a major impact on the industry.

By the Numbers

- 5 years in the industry**
3,000+ beds built
- \$1.0B of total development cost delivered**
\$400M of annual development volume
- Average age of resident: 82**
Average age of competing properties: 15 years
- The 75+ age group is projected to double from 20 million in 2015 to 41 million in 2035**
Annual development will need to increase ~4.0% by 2025 to keep pace with demand



BEN BURKE
President, CA Senior Living

Ben Burke, President of CA Senior Living, oversees the implementation and execution of the senior living investment process. In this capacity, Ben focuses on project sourcing by identifying underserved markets/submarkets, site acquisition, contract negotiation, proforma and budget creation, operator selection and oversight, and strategic vision of the platform to maximize investor return.

Prior to joining CA, Ben was the Vice President of Development & Investor Relations at Spectrum Retirement Communities. While at Spectrum, he was directly involved in the development of 20 communities (~2,300 units) across nine states. Product types included independent living, assisted living, and memory care. Through these developments, Spectrum's portfolio grew from ~1,700 units to ~4,000 units.

Prior to joining Spectrum, Ben held positions with Archstone-Smith and CWC Capital. Ben graduated from the University of Denver with a BSBA in Real Estate.



SENIOR LIVING

THE SHERIDAN AT BIRMINGHAM

Birmingham, MI

Construction Cost:	\$23,914,443
Size:	111,563 GSF / 4 stories
No. of Units:	122
Year of Opening:	2018
Architect:	Harley Ellis Devereaux
Contractor:	Wolverine Building Group

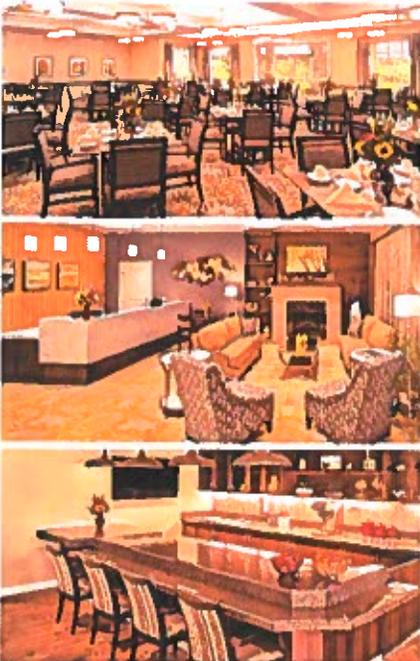




SENIOR LIVING

THE SHERIDAN AT OVERLAND PARK
Overland Park, KS

Construction Cost: \$19,007,666
Size: 98,903 GSF / 3 stories
No. of Units: 116
Year of Opening: 2017
Architect: ACI Boland
Contractor: Excel Constructors





SENIOR LIVING

THE SHERIDAN AT MASON
Mason, OH

Cost: \$15,488,280
Size: 86,290 GSF / 2 stories
No. of Units: 101
Year of Opening: 2017
Architect: Harley Ellis Devereaux
Contractor: HGC Construction





SENIOR LIVING

ATRIA AT ENGLEWOOD
Englewood, CO

Construction Cost: \$31,574,760
Size: 128,456 GSF / 7 stories
No. of Units: 130
Year of Opening: 2019
Architect: O2 Architecture
Contractor: Brinkman Constructors





INTERNATIONAL, EUROPE

Translating their successful formula from the U.S., Carlo Matta leads CA's European efforts to bring a blend of student housing and multifamily (or co-living) to university towns and large cities with heavy concentrations of university students through their LivinnX brand of properties. Well located, highly amenitized and fully equipped with the latest modern furnishings and acoutrements, LivinnX is expanding across Europe.

By the Numbers

1 year in the industry

5,000 beds built

5 countries of focus - UK, Ireland, Spain, Italy, Netherlands

\$600M of total development pipeline

We believe the market for purpose built student housing in Europe is poised to benefit from growing university enrollments, increasing consumer adoption and a very limited supply of amenitized housing. As we are more than just capital, our capabilities as a vertically integrated developer and operator uniquely position us to bring our successful model to Europe, capitalizing on the scale and depth of these markets.

Tom Scott | Chief Executive Officer



CARLO MATTA
Head of Europe, CA International

Carlo heads the CA Ventures' European platform and he is responsible for all development activity, acquisitions and operation in the region. Prior to that he had set-up and served as CEO for Actis' London development platform in West Africa where he developed \$500m of commercial class A assets. Between 2002 and 2010, he spent eight years as Managing Director with Hines Europe. His time with Hines included responsibilities for the development of large mix-use scheme Porta Nuova in Milan, the pan-European Hines European Development Fund and the Hines CalPERS Spain Fund.

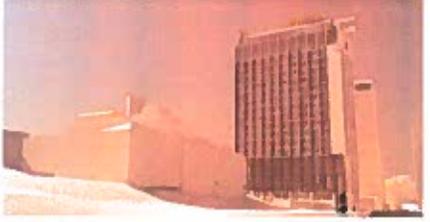
Carlo brings twenty-five years of pan-European and international experience in the real estate industry. He is a registered architect; he graduated from the Politecnico di Torino (Italy) School of Architecture and received an MBA from the McCombs School of Business at the University of Texas at Austin.



EUROPE

CATHEDRAL STREET
Glasgow, Scotland

Cost	£35,000,000
Size	15,000 m ²
No. of Beds / Units	422 / 278
Year of Opening	2021
Architect	Corstophine & Wright
Contractor	Grahams Construction Ltd





EUROPE

WINTER STREET
Sheffield England

Cost	£16,000,000
Size	7,844 m ²
No. of Beds / Units	250 / 151
Year of Opening	2021
Architect	Susan Stevens Architects
Contractor	Robertson Construction Ltd





INTERNATIONAL, SOUTH AMERICA

Recognizing the lack of purpose-built student housing accommodations as well as the growing interest in co-living among young professionals, **CA International** was created in 2013 to address this need. Originally focused on South America and then Europe, slightly different from Student Living, we target specific growth cities with multiple universities and a growing young population rather than specific schools. We currently have projects in Santiago, and Vina del Mar, Chile, Bogota and Barranquilla Colombia, Krakow and Warsaw Poland. In addition, we have targeted Lima, Peru and select cities in Mexico beyond our current markets. With the quality of product delivered, and the introduction of the "rental" model for the first time in many of these markets CA International has become a premier developer and partner for local JV opportunities

By the Numbers

3 years in the industry

1,500 beds built

4 countries of focus - Colombia, Chile, Peru, Mexico

\$120M of total development costs delivered



TONY DIBIASE

Principal, CA International

As Principal / CEO of CA International, the international investment division of CA-Ventures, LLC, where Tony is responsible for the investment, development and operations of all rental and for-sale properties. Focused specifically on investing in Student Housing, Multi-family and Senior housing opportunities outside of the United States, currently, CAV-International has development projects in Latin America and Europe. In real estate for over 25 years, working with large-scale real estate projects in international markets from new construction of office headquarters to re-development of manufacturing facility to rental housing.

In addition to his role with CA, Tony is a co-founder and board member of U.S. Urban Realty, a commercial and residential real estate company operating in Chicago and Santiago, Chile. Previously, he has served as Chief Operating Officer at U.S. Equities Realty; a Chicago based Real Estate company which also had significant operations in Latin America, where he worked for 17 years.



SOUTH AMERICA

LIVINNX 18
Bogotá, Colombia

Cost: \$16,360,193 (USD)
Size: 133,526 GSF / 19 stories
No. of Beds / Units: 413 / 123
Year of Opening: 2017
Architect: Arquitectos Entrabe SAS
Contractor: Inversiones y Construcciones Industrializadas SAS





SOUTH AMERICA

LIVINN X SANTIAGO

Santiago, Chile

Cost:	\$20,405,587 (USD)
Size:	137,604 GSF / 11 stories
No. of Beds / Units:	416 / 144
Year of Opening:	2017
Architect:	RSAI Arquitectura
Contractor:	Constructora UPC





CA Office, a division within CA Ventures, has teamed with Vanderbilt Partners, LLC to create a highly skilled, full service Investment and Property Management Company that takes a dynamic, highly focused approach: We target high quality assets in top-tier secondary markets throughout the U.S. where rising demographic and economic trends, in combination with limited new construction, yield considerable upside potential. CA Office / Vanderbilt Partners carefully targets metropolitan areas that meet a select set of criteria: office employment growth, a pro-business environment, abundant amenities with access to the CBD and/or key suburban submarkets, and proximity to education/research centers.

By the Numbers

- 30 years in the industry
- Developments in 7 states
- 70 properties owned
- \$2.2B portfolio valuation



JOHN DEMPSEY
Principal, CA Office/Vanderbilt

John Dempsey serves as the Principal of CA Office/Vanderbilt. Previously, John served for 24 years with CBRE, the world's largest commercial real estate firm. As a Senior Vice President with CBRE, John focused exclusively on creating value for his clients by strategically re-positioning non-traditional and/or under-utilized office assets. His many clients have included Vornado Realty Trust, The Irvine Company, Shorenstein Realty Services, Joseph P. Kennedy Enterprises, NYSTERS and AEW.

As the dominant office representative in the second largest commercial market, John personally led the execution of over 15 million square feet of office leasing representing over \$3 billion in leasehold value, which included the 604,000 rsf relocation of Motorola Mobility to the Merchandise Mart in Chicago. John has received several prestigious industry awards including "Crain's 40 under 40," Crain's Chicago Business Ownership Representative of the Year, NAIOP's Annual Award for Excellence-Office Transaction of the Year, and CBRE's Colbert Coldwell Circle award as a top producer in the company.

John is a graduate of John Carroll University where he received a Bachelor of Science degree in Finance.



OFFICE



625 WEST ADAMS
Chicago, IL

Cost:	\$160,000,000
Size:	450,000 GSF / 20 stories
Year of Opening	2019
Architect	Solomon Cordwell Buenz
Contractor	Power Construction



INDUSTRIAL

CA Industrial was created to both provide another attractive investment type for our investors in a segment that still is reflecting record low vacancies and rent growth with supply relatively in check. The ability of capitalizing on strong client and broker relationships developed over many years by the key Principals at CA Industrial will result in higher quality off-market deals that should outpace market returns. The focus is identifying strategically located infill development sites in land constrained markets and also positioning themselves to develop larger distribution buildings required to meet the growing space needs being driven by continued consumer demand and their expectation of accelerated delivery times. The new platform led by a proven industry leader who has vast experience (over 24 years) of land acquisition and development of infill projects in challenging urban environments and also developing modern distribution building in the key supply chain markets in the Midwest and Texas.

We go where the opportunities are, and with record-low vacancy in markets across the country, we believe the industrial sector has a lot of runway as capital continues to pour into the sector. Using data-driven metrics to guide market, product and site selection, we will leverage organizational synergies from our other business lines... to expedite deal execution as we rapidly yet strategically grow the industrial portfolio.

Tom Scott | Chief Executive Officer



JIM MCGILL
Executive Vice President, Industrial

Prior to joining CA Ventures, Jim was Managing Director, Central Region Capital Deployment for Prologis, Inc. and was responsible for all Capital Deployment activities within the Central Region. Jim was responsible for the completion of \$1.05B of development projects including 21 Build-to-Suit projects totaling 12.9M square feet. In addition, his team acquired over \$700M of core and value add properties.

Prior to Prologis, Jim joined AMB in 2004 as Senior Vice President, Development, and established the Midwest and Pacific Northwest development team. During this time, his team constructed over 4M square feet of industrial product and deployed over \$475M of capital in Chicago, Dallas, Seattle and the Central Valley. Previously, Jim spent eight years at McShane Company, where he held the position of Executive Vice President, Development. His responsibilities included developing and managing more than 2.5M square feet of industrial properties with a market value in excess of \$110M and more than 1M square feet of office properties with a value in excess of \$150M.

Jim is a member of the Association of Industrial Real Estate Brokers (AIRE), the Society of Industrial and Office Realtors (SIOR) and the National Association of Industrial & Office Properties (NAIOP).



CA Campus Partnerships was created to offer colleges and universities a fresh perspective. To bring transparency, purpose, and real risk sharing back into the conversation.

-  **We have scale.**
-  **We have flexible capital.**
-  **We understand real estate risk.**
-  **We "speak higher education."**

The result is real partnership. Transparent, flexible partnership, where together we can be smart about putting control and decisions back where they belong – with the institution.

Our experience is proven and our ideas are fresh – not limited by the regulations of a public market or grown stale from a template-based approach.

CA Ventures' diverse, cross-sector portfolio aligns with the various types of projects many institutions are looking to execute in partnership with the private sector. Our vision is that our passion for empowering campus communities, combined with CAV's entrepreneurial approach, will create an innovative, client-centric partnership model that prioritizes balanced partnerships and long-term institutional sustainability.



PETER ISAAC
Executive Vice President, P3

Peter joined CA Ventures from Washington, D.C.-based program management firm Braisford & Dunlavy Inc., where he most recently served as Vice President of Public-Private Partnerships ("P3"). During his nearly 12 years at the company, Peter was instrumental in growing the firm's national practice by establishing new lines of business and serving as a development advisor on **100+ projects at more than 70 institutions**. In that capacity, Peter led the planning, design, financing, construction and operations of developments valued at nearly \$2.5 billion.

Peter has extensive experience helping universities optimize real estate solutions across a range of asset types, including student housing, faculty and staff housing, hospitality, retail, office, recreation, student unions, entertainment venues, and life science facilities.

A recognized leader and subject matter expert in the P3 industry, Peter has served as a presenter, author, moderator, and panelist for organizations such as NACUBO, ACUHO, SCUP, ACUI, NACAS, NASPA, P3C, Academic Impressions, and Student Housing Business, among others. Peter has also been the recipient of several awards, including being named a "20 Under 40" recipient by Engineering News Record and a "40 Under 40" recipient by Building Design + Construction.



130 East Randolph Street, Suite 2100
Chicago, IL 60601
www.CA-Ventures.com

**Attachment B - One Winnetka Approved Plan
Building Elevations and Floor Plans**

ONE WINNETKA - MAIN BUILDING - FLOOR AREA SUMMARY
ALL VALUES IN SQUARE FEET UNLESS OTHERWISE NOTED

FLOOR	(WEST BLDG)				(CENTER BLDG)				(EAST BLDG)				RESIDENTIAL COMMON AREA	RETAIL	PARKING		FLOOR TOTAL (GROSS)
	RENTAL APARTMENTS				SINGLE-FAMILY MAISONNETTES				CONDOMINIUMS						TOTAL GSF	TOTAL GSF	
	# OF UNITS	TOTAL NSF	BALCONY/TERRACE GSF	TOTAL GSF	# OF UNITS	TOTAL NSF	BALCONY/TERRACE GSF	TOTAL GSF	# OF UNITS	TOTAL NSF	BALCONY/TERRACE GSF	TOTAL GSF	TOTAL GSF	TOTAL GSF			
ROOF																	
5	6	14,970	700	16,495					3	10,985	1,440	11,930	0	0			0
4	10	14,970	700	16,495		5,495	1,705	5,495	4	12,530	830	13,475	0	0			0
3	10	14,970	700	16,495		8,065		8,065	4	12,530	830	13,475	0	0			0
2	10	14,970	700	16,495	7	8,065		8,065	4	12,450	1,365	13,475	1,015	0			0
G								380					16,015	29,895		3,785	0
-1													0	0	131	57,355	0
-2													0	0	115	57,355	0
TOTAL	38	58,880	2,800	65,980	7	21,625	1,705	22,005	15	48,495	4,465	52,355	16,030	29,895	246	118,495	304,760
		<i>1,563</i>	<i>Average Unit Size</i>			<i>3,089</i>	<i>Average Unit Size</i>			<i>3,233</i>	<i>Average Unit Size</i>						

TOTAL FOR ALL 3 RESIDENTIAL TYPES **58 TOTAL UNITS**
130,000 TOTAL NSF AREA (SF)
8,970 TOTAL BALCONY/ TERRACE AREA (SF)
304,760 TOTAL GROSS AREA (SF)

NOTE:
 THE NUMBER OF RESIDENTIAL UNITS MAY CHANGE BETWEEN A RANGE OF 55 AND 62, HOWEVER, THE TOTAL GROSS FLOOR AREA FOR THE ENTIRE BUILDING SHALL NOT CHANGE AND THE TOTAL GROSS FLOOR AREA FOR THE RESIDENTIAL UNITS SHALL NOT CHANGE. TOTAL GSF INCLUDES "COVERED" EXTERIOR BALCONY / TERRACE SF. FLOOR 2 ROOF TERRACE AREA IS NOT INCLUDED IN THE TABULATION.

PROJECT DATA

PROJECT LOCATION:
 RESIDENTIAL CONDOMINIUM / APARTMENT BUILDINGS 505 LINCOLN AVENUE
 RESIDENTIAL TOWNHOMES (ODD NUMBERS ONLY) 517 THROUGH 529 LINCOLN AVENUE
 COMMERCIAL (EVEN NUMBERS ONLY) 712 THROUGH 750 ELM STREET
 AND (ODD NUMBERS ONLY) 531 THROUGH 555 LINCOLN AVENUE
 BOUNDED BY A PUBLIC, SURFACE PARKING LOT TO THE EAST, AN EXISTING BUILDING TO THE SOUTH, LINCOLN AVENUE TO THE WEST AND ELM STREET TO THE NORTH

PROPOSED USE:
 MIXED-USE RESIDENTIAL (CONDOMINIUMS, TOWNHOMES), RETAIL, INCIDENTAL ASSEMBLY, PUBLIC AND PRIVATE PARKING GARAGES

TOP OF BUILDING ELEVATIONS:
 TOWNHOMES (MAISONNETTES) 45'-10"
 WEST BUILDING (RENTAL) 61'-6"
 EAST BUILDING (CONDO) 58'-0"

UPPER STORY SETBACKS:
 TOWNHOMES (MAISONNETTE) 18'-0" SETBACK ON FLOOR 4 AT ELM STREET
 WEST BUILDING (RENTAL) NONE
 EAST BUILDING (CONDO) 10'-0" SETBACK ON FLOOR 5 AT EAST ELEVATION

PROJECT SITE AREA:
 60,993 S.F. 1.4 ACRES

NOTE: PROJECT ELEVATION +0'-0" = +651.4'
 (REFER TO CIVIL DRAWINGS)

OFF STREET PARKING REQUIREMENTS

DWELLING UNIT TYPE	QUANTITY OF UNITS	PARKING SPACES REQUIRED
EAST BUILDING (CONDOMINIUMS)		
1 BEDROOM	0	0
2 BEDROOM	0	0
3 BEDROOM	15	30
CENTER BUILDING (TOWNHOMES)		
1 BEDROOM	0	0
2 BEDROOM	0	0
3 BEDROOM	7	14
WEST BUILDING (RENTAL)		
1 BEDROOM	6	8
2 BEDROOM	16	24
3 BEDROOM	14	28
TOTAL	58	104
COMMERCIAL SPACE		
TOTAL		54

PARKING SUMMARY

LOCATION	TYPE	TOTAL
LINCOLN AVENUE	RETAIL	52
ELM STREET	RETAIL	24
EAST SURFACE LOT	RETAIL	33
LEVEL B1		131
LEVEL B2		115
TOTAL		355

Table 17-4: Off-Street Parking Requirements

Residential Uses		
Dwelling unit above ground floor	One bedroom or fewer:	1 ¼ space / unit
	Two bedroom unit:	1 ½ space / unit
	Three bedroom or greater:	2 space / unit
Commercial Uses - commercial uses shall provide two (2) parking spaces per 1,000 s.f., with exception of the following user:		
Restaurant, Fast Food	30 per 1000 s.f., + 0.66 per employee	

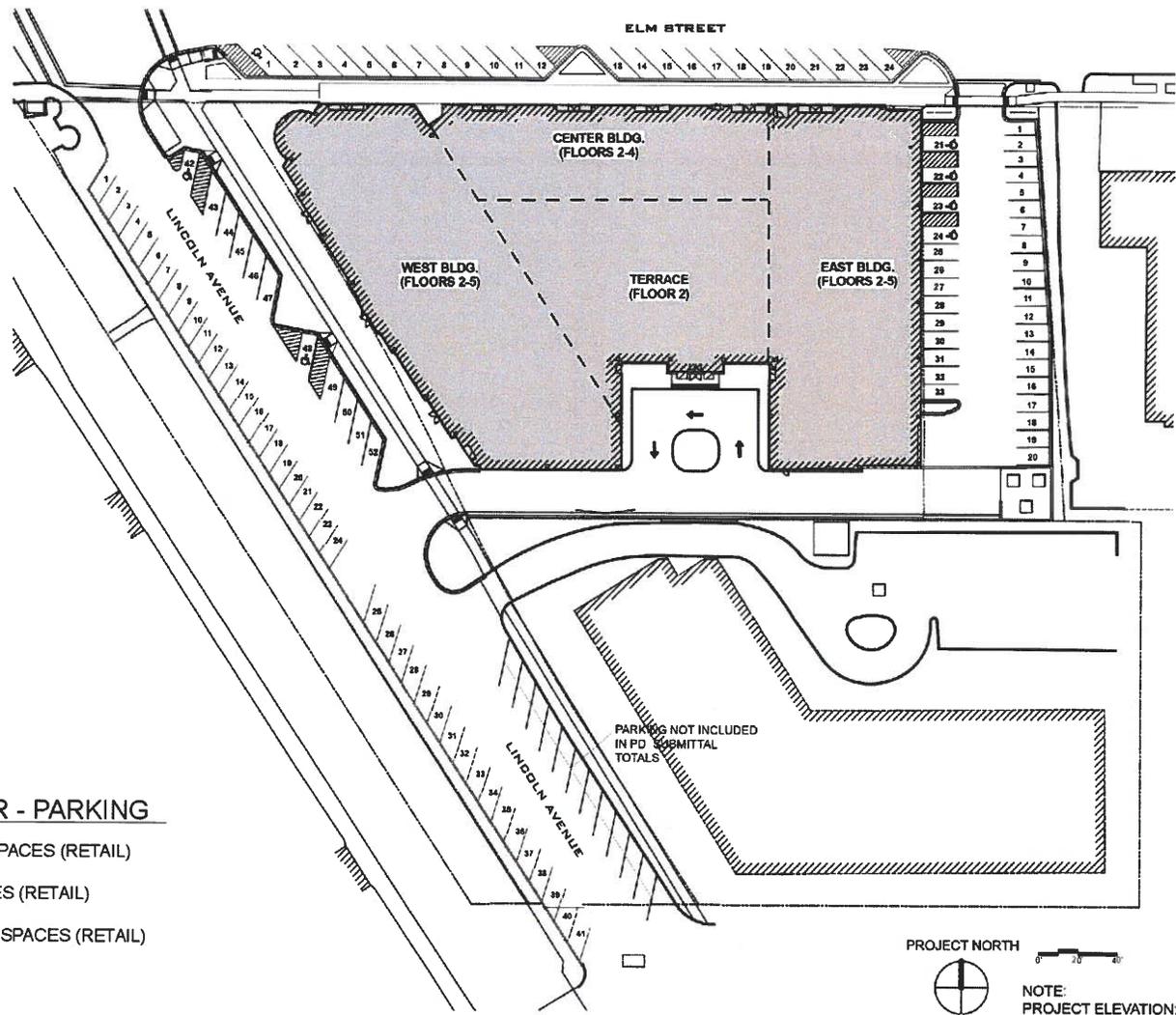
* Based on net s.f.

180907
A-1
SKETCH NUMBER

AREA TABULATIONS

DESCRIPTION: As indicated
DATE: 09/07/2018
SCALE:
PROJECT NUMBER: 18001

LUCIEN LAGRANGE
 LUCIEN LAGRANGE STUDIO
 730 West Randolph Street, Suite 500
 Chicago, Illinois 60660



GROUND FLOOR - PARKING

- LINCOLN AVENUE - 52 SPACES (RETAIL)
- ELM STREET - 24 SPACES (RETAIL)
- EAST PARKING LOT - 33 SPACES (RETAIL)

PROJECT NORTH

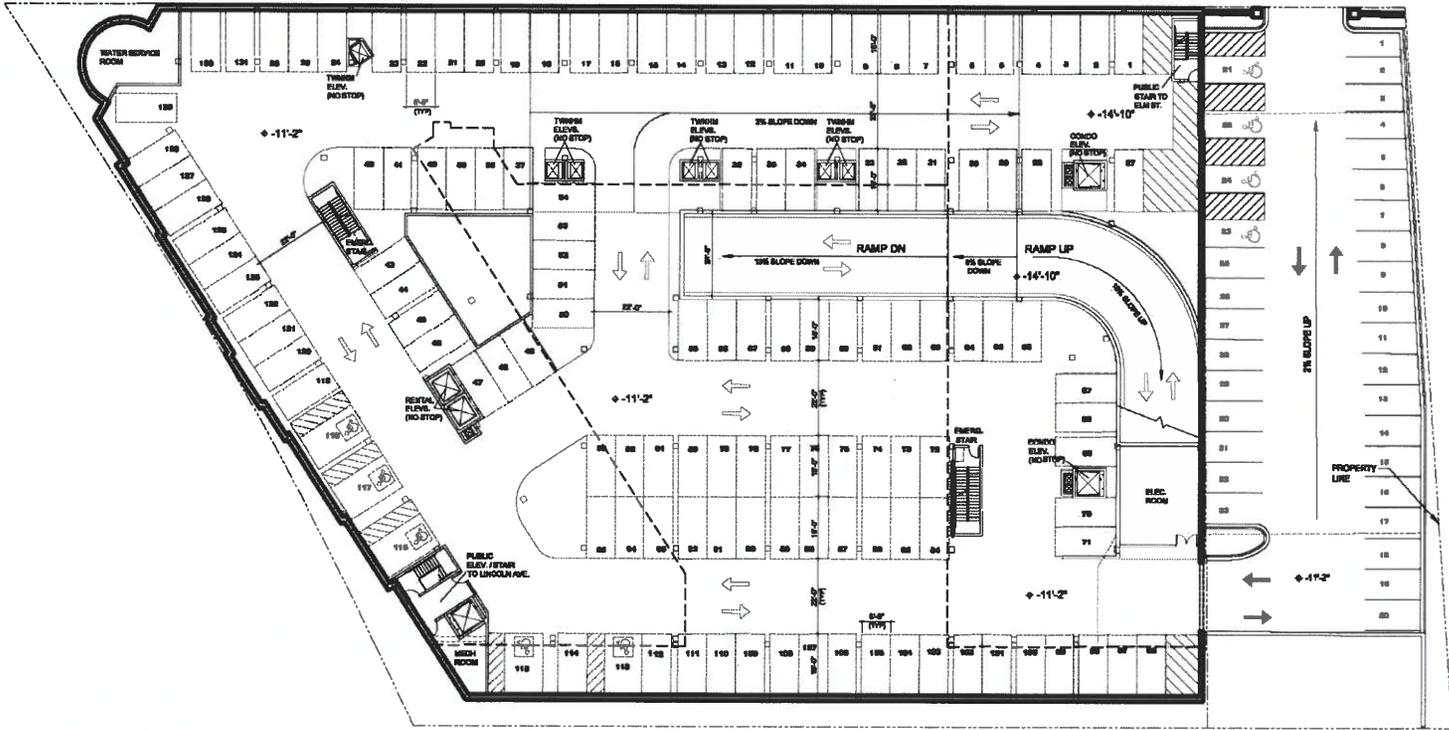


NOTE:
PROJECT ELEVATION: +0'-0" = +651.4'

180907
J-8a
SKETCH NUMBER

ONE WINNETKA PROJECT NAME	FLOOR 1 PARKING
	DESCRIPTION: As indicated
18001 PROJECT NUMBER	09/07/2018 DATE
	SCALE:

LUCIEN LAGRANGE
LUCIEN LAGRANGE STUDIO
730 West Randolph Street, Suite 500
Chicago, Illinois 60660



LOWER LEVEL 1 - PARKING

CENTER GARAGE - 131 SPACES
(COMMUTER / PERMIT)

PROJECT NORTH



180907
J-7
SKETCH NUMBER

ONE WINNETKA PROJECT NAME	LOWER LEVEL 1 PARKING
16001 PROJECT NUMBER	DESCRIPTION: As indicated
	SCALE: DATE: 09/07/2018

LUCIEN LAGRANGE
LUCIEN LAGRANGE STUDIO
730 West Randolph Street, Suite 500
Chicago, Illinois 60660

180907
F-1
SKETCH NUMBER

FLOOR 1
DESCRIPTION:
As Indicated
SCALE
DATE
09/07/2018

ONE WINNETKA
PROJECT NAME
16001
PROJECT NUMBER

LUCIEN LAGRANGE
LUCIEN LAGRANGE STUDIO
730 West Randolph Street, Suite 500
Chicago, Illinois 60660

ELM STREET

352.46'

PUBLIC PARKING ACCESS

3' BALC. OVERHANG TYP.

RETAIL EL. +0'-0"

RETAIL EL. -1'-2"

RETAIL EL. -2'-6"

RETAIL EL. -3'-0"

RETAIL EL. -4'-3"

RETAIL EL. -6'-2"

RETAIL EL. +0'-0"

RETAIL EL. +0'-0"

RETAIL EL. +0'-0"

85.70'

LINCOLN AVENUE

ARC 122.06'

PUBLIC PARKING ACCESS

ARC 257.2.06'

2'-6" BALC. OVERHANG TYP.

2'-3" BALC. OVERHANG TYP.

PROPERTY LINE

2' BALC. OVERHANG TYP.

211.00'

LOBBY EL. +0'-0"

AMENITY SPACE

PARKING RAMP

LOADING DOCK

MAIN LOBBY ENTRANCE

RECYCLING

LOADING DOCK

RESIDENT PARKING ENTRANCE

TRANSFORMER

PROPERTY LINE, TYP.

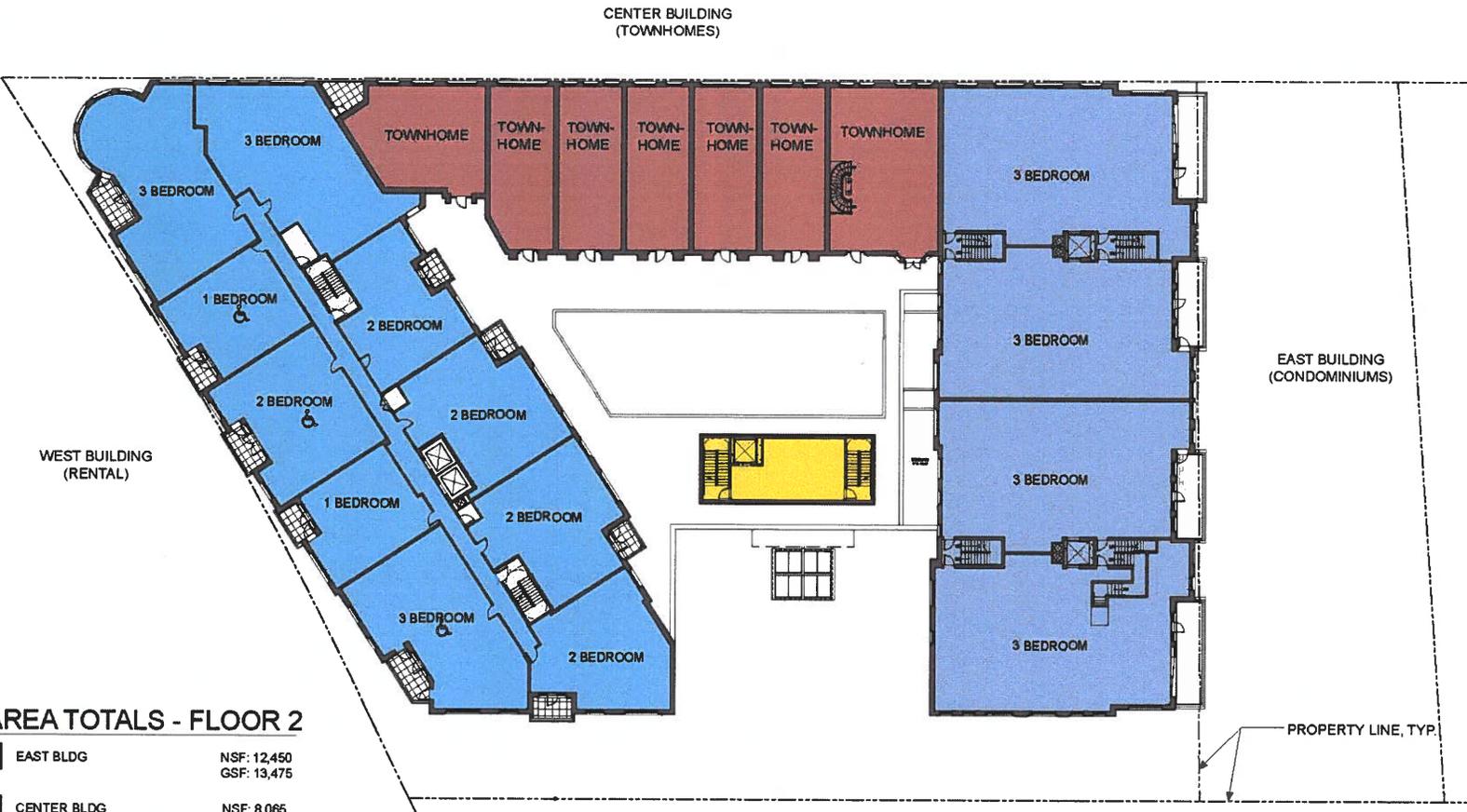
233.14'
EXISTING FENCE ON ADJACENT PROPERTY - TO REMAIN

NOTE:
PROJECTION ELEVATION +0'-0" = +851.4'

AREA TOTALS - FLOOR 1

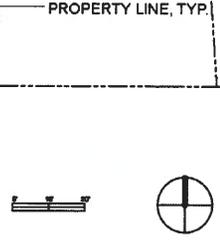
	AMENITY SPACE	GSF: 2,700
	CIRCULATION / B.O.H	GSF: 12,315
	RETAIL	GSF: 29,895





AREA TOTALS - FLOOR 2

	EAST BLDG	NSF: 12,450 GSF: 13,475
	CENTER BLDG	NSF: 8,065 GSF: 8,065
	WEST BLDG	NSF: 14,970 GSF: 16,495
	AMENITY/CIRC.	GSF: 1,015



180907
F-2
SKETCH NUMBER

ONE WINNETKA	FLOOR 2
PROJECT NAME	DESCRIPTION:
16001	As indicated
PROJECT NUMBER	SCALE:
	09/07/2018
	DATE

LUCIEN LAGRANGE
LUCIEN LAGRANGE STUDIO
730 West Randolph Street, Suite 500
Chicago, Illinois 60660

180907
F-3
SKETCH NUMBER

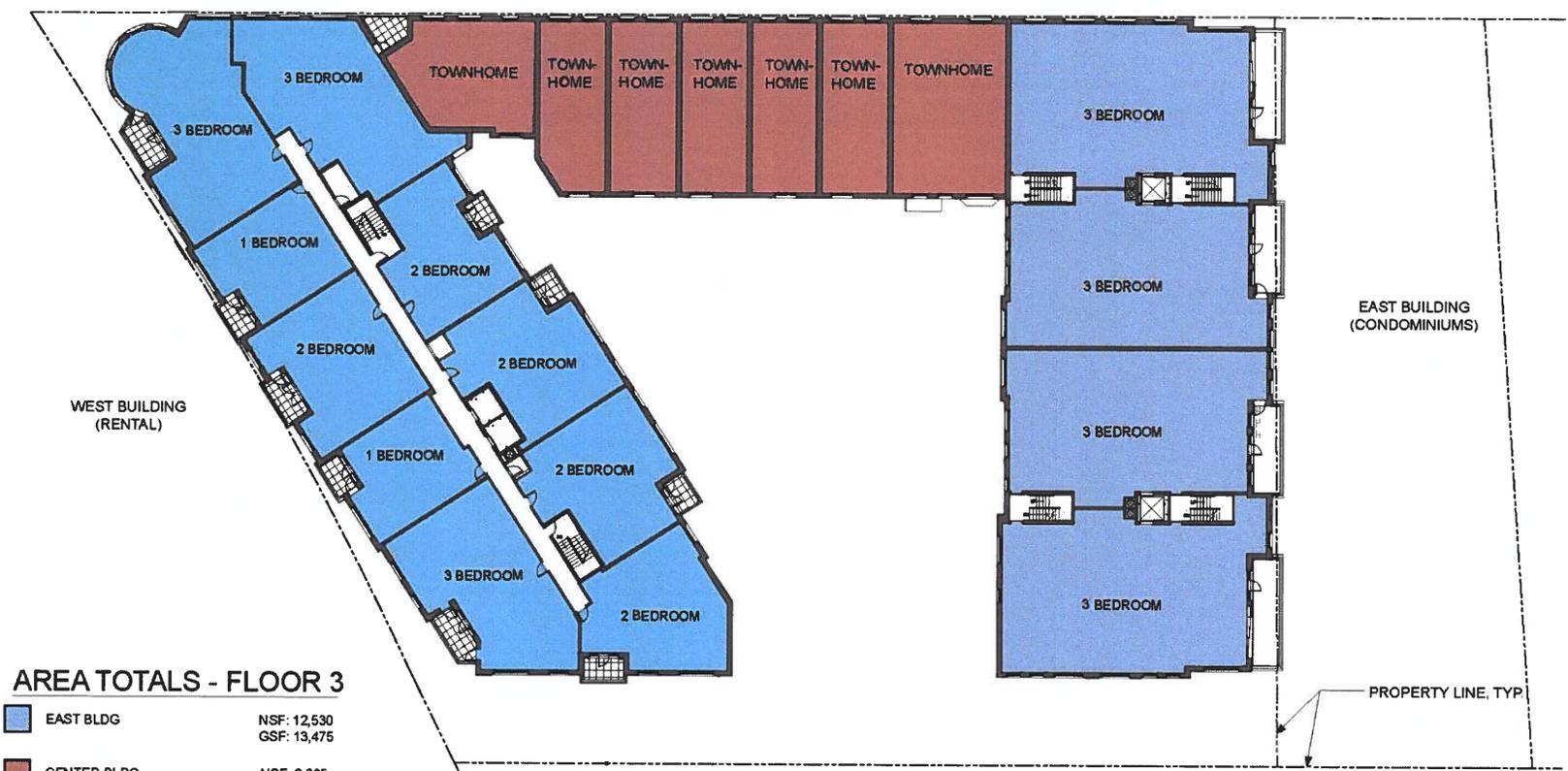
ONE WINNETKA PROJECT NAME 18001 PROJECT NUMBER	FLOOR 3	DESCRIPTION: As indicated	DATE 09/07/2018
		SCALE:	

LUCIEN LAGRANGE
LUCIEN LAGRANGE STUDIO
730 West Randolph Street, Suite 500
Chicago, Illinois 60660

CENTER BUILDING
(TOWNHOMES)

EAST BUILDING
(CONDOMINIUMS)

WEST BUILDING
(RENTAL)



AREA TOTALS - FLOOR 3

	EAST BLDG	NSF: 12,530 GSF: 13,475
	CENTER BLDG	NSF: 8,065 GSF: 8,065
	WEST BLDG	NSF: 14,970 GSF: 16,495

PROPERTY LINE, TYP.



180907
F-4
SKETCH NUMBER

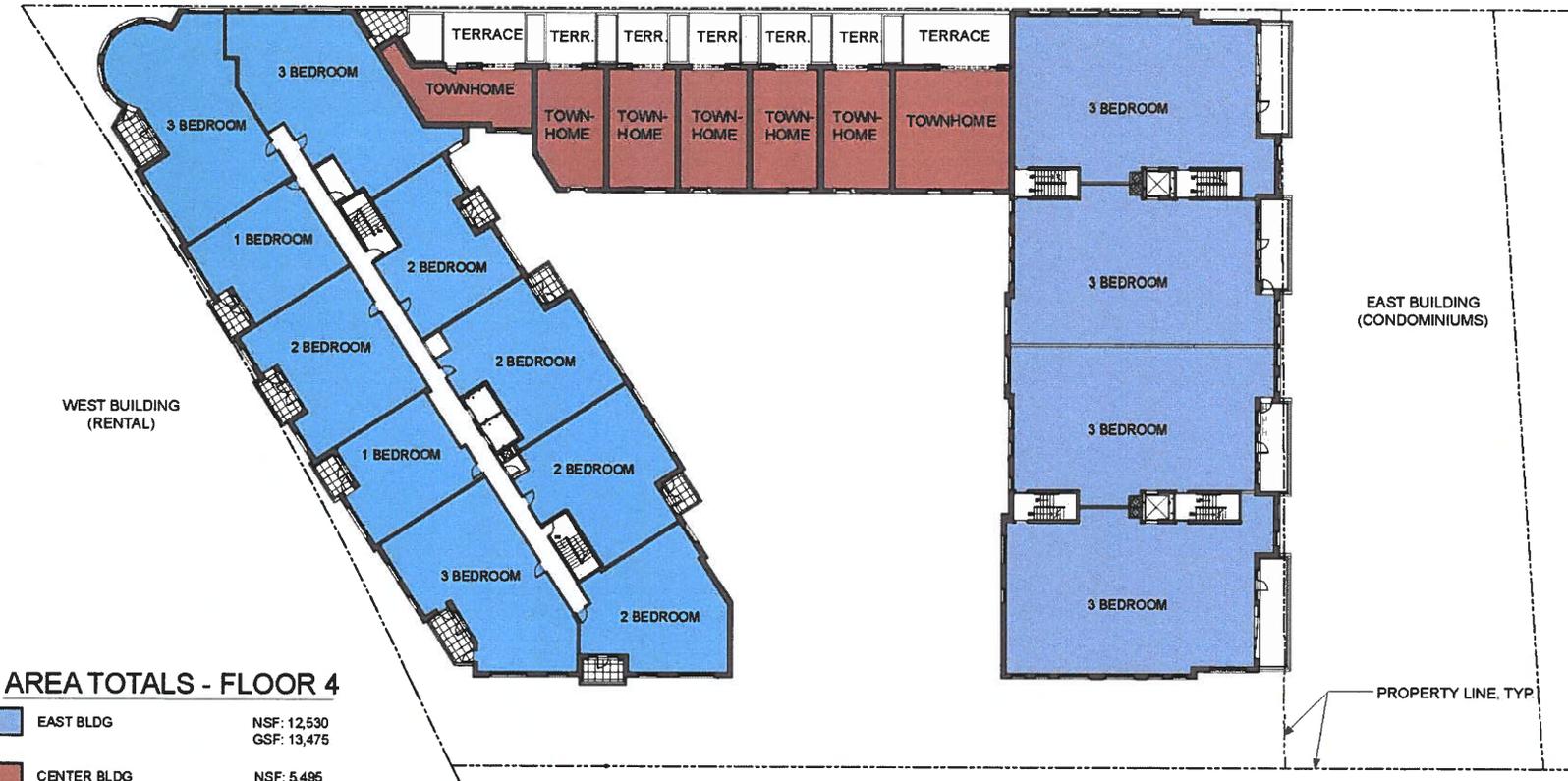
FLOOR 4	
DESCRIPTION:	09/07/2018
DATE:	
SCALE:	As Indicated
PROJECT NUMBER:	18001

LUCIEN LAGRANGE
LUCIEN LAGRANGE STUDIO
730 West Randolph Street, Suite 500
Chicago, Illinois 60660

CENTER BUILDING
(TOWNHOMES)

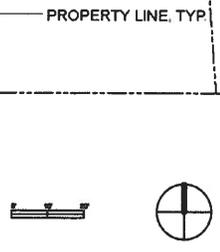
EAST BUILDING
(CONDOMINIUMS)

WEST BUILDING
(RENTAL)



AREA TOTALS - FLOOR 4

	EAST BLDG	NSF: 12,530 GSF: 13,475
	CENTER BLDG	NSF: 5,495 GSF: 5,495
	WEST BLDG	NSF: 14,970 GSF: 16,495





AREA TOTALS - FLOOR 5

	EAST BLDG	NSF: 10,985
		GSF: 11,930
	WEST BLDG	NSF: 14,970
		GSF: 16,495

180907
F-5
SKETCH NUMBER

ONE WINNETKA PROJECT NAME 18001 PROJECT NUMBER	FLOOR 5	DATE 08/07/2018
	DESCRIPTION As indicated	SCALE

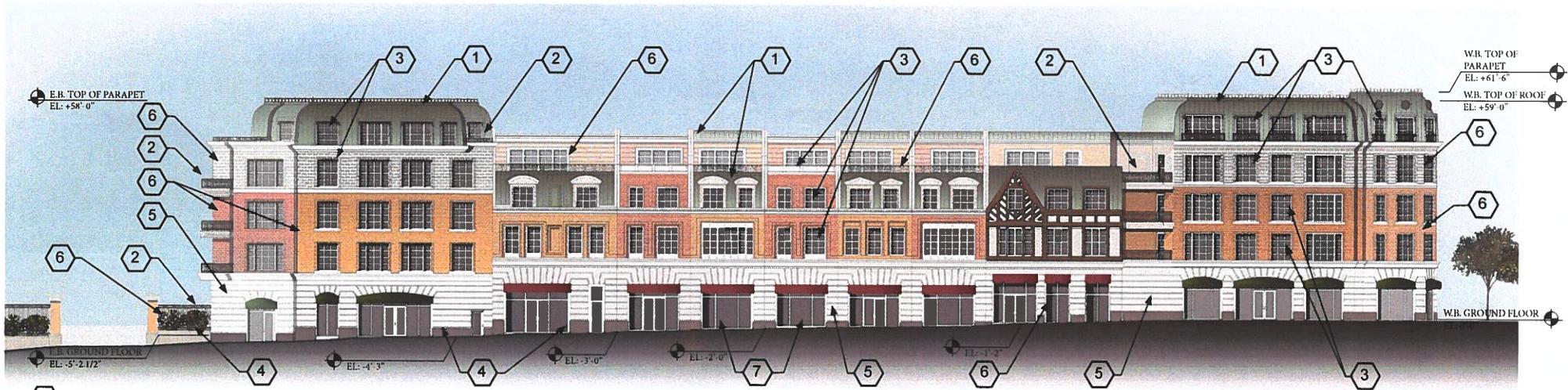
LUCIEN LAGRANGE
LUCIEN LAGRANGE STUDIO
730 West Randolph Street, Suite 500
Chicago, Illinois 60660





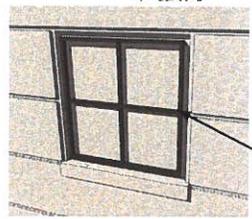
- 1 METAL ROOF
- 2 ORNAMENTAL RAILING
- 3 ALUM. CLAD WINDOW
- 4 GRANITE
- 5 LIMESTONE, CAST STONE, OR OTHER APPROPRIATE MASONRY MATERIAL
- 6 BRICK
- 7 PAINTED ALUMINUM STOREFRONT

NOTE: FINAL MATERIAL SELECTION SPECIFICATIONS AND FINISHES SUBJECT TO REVIEW AND APPROVAL BY DESIGN REVIEW BOARD

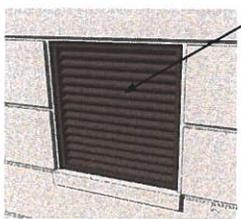


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NOTE: FINAL MATERIAL SELECTION SPECIFICATIONS AND FINISHES SUBJECT TO REVIEW AND APPROVAL BY DESIGN REVIEW BOARD



A.) RECESS PANEL DETAIL



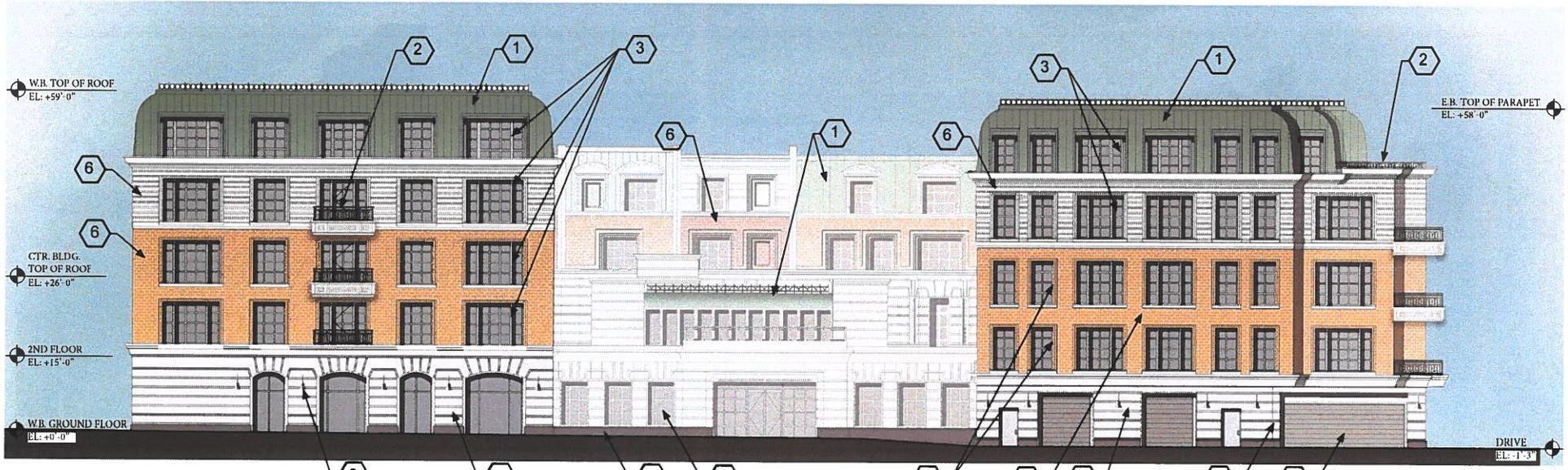
B.) HORIZONTAL LOUVER DETAIL

EXTRUDED/ PTD. ALUMINUM SITE PROOF LOUVERS

PTD. DECORATIVE METAL TRIM

- 1 METAL ROOF
- 2 ORNAMENTAL RAILING
- 3 ALUM. CLAD WINDOW
- 4 GRANITE
- 5 LIMESTONE, CAST STONE, OR OTHER APPROPRIATE MASONRY MATERIAL
- 6 BRICK
- 7 PAINTED ALUMINUM STOREFRONT
- 8 HORIZONTAL LOUVERS, SEE DETAIL B
- 9 SEMI RECESSED, WALL MTD. LED WALKWAY / SERVICE DRIVE LIGHT FIXTURES
- 10 PAINTED OVERHEAD SECTIONAL DOOR
- 11 WALL MOUNTED LED RAV WALL PAC
- 12 RECESSED PANEL, SEE DETAIL A

NOTE: FINAL MATERIAL SELECTION SPECIFICATIONS AND FINISHES AS WELL AS THE COMPOSITION AND DETAILING OF THE MATERIALS ON THE GROUND FLOOR LEVEL AND B1 LEVEL EXTERIOR WALLS ARE SUBJECT TO REVIEW AND APPROVAL BY DESIGN REVIEW BOARD



- 1 METAL ROOF
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- 5 LIMESTONE, CAST STONE, OR OTHER APPROPRIATE MASONRY MATERIAL
- 6 BRICK
- 7 PAINTED ALUMINUM STOREFRONT

- 8 HORIZONTAL LOUVERS
- 9 ORNAMENTAL LIGHT FIXTURES
- 10 PAINTED OVERHEAD SECTIONAL DOOR

NOTE: FINAL MATERIAL SELECTION SPECIFICATIONS AND FINISHES SUBJECT TO REVIEW AND APPROVAL BY DESIGN REVIEW BOARD

Table Comparing the Approved One Winnetka Final Plan with Proposed CA Residential Option 4

	Approved 2018 OW Final Plan	CA Residential Option 4
Development Site Size	1.38 acres	1.16 acres
Building Gross Floor Area Excluding parking With parking	186,265 sf 304,760 sf	120,761 sf 181,845 sf
Residential Gross Floor Area	140,340 sf	74,857 sf
Total Commercial Gross Floor Area	29,895 sf	15,543 sf
Common Area Space Gross Floor Area Amenity Area (lobby, indoor fitness, club, etc) Service Area (back of house service, trash, equip)	16,030 sf	16,173 sf 7,052 sf 7,136 sf
Building Height West portion along Lincoln Ave Middle building along Elm St East portion along Elm St	5-stories, 59'-0" (w/out parapet) (With parapet – 61'-6") 4-stories, 48'-10" 5-stories, 58'-0"	4-stories, 45'-0" (no parapet)
Parking Spaces		
<u>On-Site Parking</u>		
Ground Level (residential use)	0 spaces	40 spaces
Ground Level (office use)	0 spaces	0 spaces
Lower Level (residential use)	115 spaces	118 spaces
Lower Level (commuter/employee use)	131 spaces	0 spaces
On-Site Parking Total	246 spaces	158 spaces
<u>Off-Site Parking</u>		
Lincoln Avenue Surface (*) (shopper use)	52 spaces	<i>52 spaces</i>
East Parking Garage/Lot (shopper use)	33 spaces	63 spaces
East Elm – South Side Only (shopper use)	24 spaces	<i>24 spaces</i>
Off-Site Parking Total	109 spaces	138 spaces
Total On-Street & Off-Street Parking	355 spaces	292 spaces
Residential Use Type - # of Units		
Apartment Rental Units	36	90
Condominium Units <u>Townhome</u>	15	0
<u>Units Total**</u>	<u>7</u> 58	<u>0</u> 90
Residential Bedroom Size - # of Units		
Studio	0	13
1-bedroom	6	26
2-bedroom	16	38
3-bedroom	36	13
Front Yard Setbacks (along Lincoln Ave. & Elm St.)	0 ft.	0 ft
Side Yard Setback (along south property line)	24 ft.	25'-9"
Rear Yard Setback (along east property line)	0 ft.	< 10 ft

Notes

* The Lincoln Avenue numbers include the parking spaces located between Elm Street and Oak Street, except the 10 existing spaces located along the east side of Lincoln Avenue adjacent to 711 Oak. *Off-street parking counts in italics* assume same numbers as the One Winnetka project.

** The development was approved for between 55 and 62 units.

**MINUTES EXCERPTS
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
November 5, 2019**

(Approved: December 3, 2019)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Tuesday, November 5, 2019, at 7:00 p.m.

- 1) Call to Order. President Rintz called the meeting to order at 7:02 p.m. Present: Trustees Jack Coladarci, Andrew Cripe, Robert Dearborn, Penfield Lanphier, John Swierk, and Anne Wedner. Absent: None. Also present: Village Manager Robert Bahan, Assistant Village Manager Megan Pierce, Village Attorney Peter Friedman, Director of Water & Electric Brian Keys, Police Chief Marc Hornstein, Fire Chief Alan Berkowsky, Deputy Fire Chief John Ripka, Community Development Director David Schoon, and approximately 35 persons in the audience.
- 2) New Business.
 - a) 714 – 740 Elm Street & 511-515 Lincoln Avenue- CA Residential LLC Planned Development Concept Plan Review, Case No. 2019-34-PD (Information Only). Trustee Cripe recused himself and stepped down from the dais.

Mr. Schoon explained that, under the recently enacted Planned Development (PD) process, the concept review is a first step designed to solicit feedback from the Council and community. No vote is taken during this phase of the process, and if the concept is deemed feasible, a preliminary application process with the Planned Development Commission and Design Review Board would be the next step. He noted that the public is given the opportunity to comment at all phases of the application process.

Next, Mr. Schoon described the Subject Property, gave the background of the One Winnetka Planned Development process and explained that two options would be presented for review. He introduced the applicant, Sean Spellman of CA Residential, LLC; and project architect John Myefsky of Myefski Architects.

Mr. Spellman gave an overview and history of CA Ventures. He noted that the rental market is currently in growth mode to keep up with demand.

Mr. Myefsky reviewed his firm's experience, which includes homes on the North Shore, mixed use projects, and several Wintrust Banks. He reviewed the two options:

- Option 1: Mixed use development consisting of 19,230 square feet of commercial space (including 4,095 of office space along Lincoln Avenue); 135 residential rental units; and 156 parking spaces both at-grade and below-ground.
- Option 2: Mixed use development consisting of 21,050 square feet of commercial space (including 4,094 of office space along Lincoln Avenue); 168 residential rental units; and 184 parking spaces both at-grade and below-ground.

President Rintz called for public comment.

Ron White, Cherry Street. Mr. White recommended matching the proposal's architecture to the surrounding English Tudor-style buildings and said the last two floors should be a glass dome or interior courtyard.

Marc Hecht, Spruce Street. Mr. Hecht said the Council needs to ask itself two questions: (i) what was learned from the One Winnetka Process; and (ii) what can be done to prevent something like that from happening again? He commented that the new proposal is worse than One Winnetka was in terms of density and congestion impact, and he urged the Council not to encourage moving ahead with the proposed development.

Frank Petrek, 711 Oak Street. Mr. Petrek noted that the two previous planned development proposals for this site had problems with height, density and design, and a failure to consider what would be compatible with the neighborhood vs. what the needs of the developer are.

Louise Holland, 545 Oak Street. Ms. Holland said the area is the most historic neighborhood in Winnetka, and to have a development of this scale looming over the district would be wrong. In addition, the eastern portion of the development area would essentially become an alley due to the parking garage ingress and egress.

Mary Nelson, Chief Operating Officer of Hadley Institute. Ms. Nelson expressed safety concerns for the Institute's visitors and staff and asked how the stormwater runoff would be handled so as not to affect properties to the east of the proposed development.

Jude Offerle, Fuller Lane. Ms. Offerle said there is too much rental proposed in the two options to be absorbed in Winnetka; she added that the question is what could be built that would work in this area.

Pat Balsamo, Cherry Street. Ms. Balsamo asked for a more traditional and aesthetically design of any new development.

Nan Greenough, Maple Street. Ms. Greenough said both options are too big, too tall, and too dense. She questioned the need for such a sizeable development other than for investors to recoup their investments.

Wally Greenough, Maple Street. Mr. Greenough commented that this is a good test for the new PD procedure, and he recommended putting the brakes on the proposal as it is too large and too dense, and not at all reasonable.

Trustee Wedner expressed satisfaction that the new PD process gives the Village an avenue to communicate with prospective developers at an early stage. She noted that no study has been done showing a need for rental properties in Winnetka - and added that a PD should be solving problems for the community in which it is situated. Finally, she called for a more creative solution in the East Elm district other than a large, high-density property.

Trustee Lanphier did not think the proposal is site sensitive or respectful of neighbors, nor does it fit in well with the downtown area. She called for a creative proposal that fills a need in the area.

Trustee Swierk agreed that the proposal is too big, too dense, needs articulation, and does not include enough parking. As Winnetka is not a campus community, he did not see a public benefit to approving such a project.

Trustee Dearborn said although CA Ventures and Myefsky Architects are reputable firms, this proposal repeats the concerns of the One Winnetka project. He joined his fellow Trustees in calling for a more creative proposal that is more in keeping with the community.

Trustee Coladarci agreed with the foregoing comments from his fellow Trustees and Winnetka residents that the proposal is too big, too bulky, and out of character with its surroundings.

President Rintz explained that the proposal is a solution to the problem of too much money invested in a property that is overvalued. He recommended facing reality about the value of the property, making adjustments, and proposing a development more in line with the density and character of the area. He said the message has been heard from the community that this proposal is not what residents want, expect, or can support.