

**Winnetka Village Council  
SPECIAL VIRTUAL MEETING**

Zoom  
March 9, 2021  
7:00 PM

**AGENDA**

In accordance with social distancing requirements and Governor Pritzker’s Executive Orders 2020-43 and 2020-44, and Section 7(e) of the Illinois Open Meetings Act, the Winnetka Village Council meeting on Tuesday, March 9, 2021 will be held virtually. The meeting will be livestreamed via the Zoom platform. At least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Illinois Open Meetings Act, and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to Executive Orders 2020-43 and 2020-44 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a “first come, first-served” basis.

The public has two options for observing and participating in this virtual Village Council meeting including the ability to provide oral comments during the meeting. To facilitate an efficient meeting, public comments submitted in advance are encouraged.

- 1) Telephone (audio only Call 312-626-6799), when prompted enter the Meeting ID – 91533775929 (Please note there is no additional password or attendee ID required)
- 2) Livestream (both audio and video feed) Download the Zoom meetings app to your smartphone, tablet or computer and then join Meeting ID: 91533775929. Event Password: VC030921

**Public comments should be emailed to [contactcouncil@winnetka.org](mailto:contactcouncil@winnetka.org).** Public comments received by 6:45 p.m. on Tuesday, March 9, 2021 will be read at the appropriate time during the meeting. General comments for matters not on the agenda will be read at the beginning of the meeting under the Public Comment agenda item. Comments specific to a particular agenda item will be read during the discussion of that agenda item. The Village will attempt to have comments received after the meeting has started read at the end of the meeting. Public comment is limited to 200 words or less. Public comments should contain the following information:

- In the subject line – “Village Council Meeting Public Comment”
- Name
- Address (optional)
- Phone (optional)
- Organization or agency representing, if applicable
- General comment or comment on topic of specific agenda item number

All emails received will be acknowledged either during or after the meeting, depending on when they are received. If you do not have access to email, you may leave a message with your public comment at the Village Manager’s office at 847-716-3541 or mail to Village Clerk, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093.

**Winnetka Village Council**  
**SPECIAL VIRTUAL MEETING**  
**Village Hall**  
510 Green Bay Road  
March 9, 2021  
7:00 PM  
Zoom

**AGENDA**

- 1) Call to Order
- 2) Public Comment
- 3) Ordinance No. M-6-2021: 688-694 Green Bay Road – The Walden Preliminary Planned Development (Introduction)
- 4) Adjournment

**NOTICE**

All agenda materials are available at [villageofwinnetka.org](http://villageofwinnetka.org) (Governance > *Agendas & Minutes*); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2<sup>nd</sup> floor). Webcasts of the meeting may be viewed on the Internet via a link on the Village's web site: <https://www.villageofwinnetka.org/AgendaCenter>.

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 at 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3546; T.D.D. 847-501-6041.



## Agenda Item Executive Summary

**Title:** Ordinance No. M-6-2021: 688-94 Green Bay Road - The Walden Planned Development (Introduction)

**Presenter:** David Schoon, Community Development Director

**Agenda Date:** 03/09/2021

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

**Consent:**  YES  NO

### Item History:

7/16/19 - Village Council review of the concept plan for the proposed development.

### Executive Summary:

On March 9, 2021, the Village Council is scheduled to consider introduction of Ordinance M-6-2021, an ordinance granting preliminary approval of a Planned Development for The Walden condominium project located at 688-694 Green Bay Road.

The ordinance is in response to an amended application by SR Winnetka LLC contract purchaser of the property located at 688 and 694 Green Bay Road, which is owned by CCF Winnetka, LLC, to allow the construction of a new five-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant's amended application seeks approval of the following subdivision and zoning relief:

- A. A plat of consolidation to combine two lots into one lot of record;
- B. Preliminary planned development plan approval with the following zoning exceptions:
  - a. An exception from the maximum permitted building size (floor area ratio/gross floor area);
  - b. An exception from the maximum permitted building height;
  - c. An exception from the required principal roof form;
  - d. An exception from the exterior wall articulation requirement along the south facade; and
  - e. An exception from the front yard setback requirements to accommodate surface parking spaces;

A separate staff report is attached further summarizing the project and the requested relief.

### Recommendation:

The Council is scheduled to consider introduction of Ordinance M-6-2021, an ordinance granting preliminary approval of a Planned Development for The Walden located at 688-694 Green Bay Road

### Attachments:

Staff Report

|  |          |
|--|----------|
| Attachment 1: Ordinance M-6-2021.....  | Page 27  |
| Attachment 2: Applicant's March 1, 2021 Applicant Letter.....  | Page 115 |
| Attachment 3A: Current Amended Plan – DRB Minutes and PDC Minutes.....                                 | Page 127 |
| Attachment 3B: Current Amended Plan – Public Comments - Received Since October 19 PDC meeting.....     | Page 136 |
| Attachment 4A: Original Plan - DRB Minutes and PDC Minutes.....  | Page 150 |
| Attachment 4B: Original Plan – Public Comments – Received Prior to and for October 19 PDC meeting..... | Page 195 |
| Attachment 5: Written Protest.....   | Page 341 |



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** VILLAGE COUNCIL  
**FROM:** DAVID SCHOON, DIRECTOR  
ANN KLAASSEN, SENIOR PLANNER  
**DATE:** MARCH 4, 2021  
**SUBJECT:** 688 & 694 GREEN BAY ROAD-THE WALDEN RESIDENCES (CASE 2019-15-PD)  
M-06-2021- PRELIMINARY PLANNED DEVELOPMENT APPROVAL

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### INTRODUCTION

On March 9, 2021, the Village Council is scheduled to consider introduction of Ordinance M-06-2021, an ordinance granting preliminary approval of a Planned Development for The Walden condominium project located at 688-694 Green Bay Road – The Walden. (Attachment 1).

The ordinance is in response to **an amended application** by SR Winnetka LLC (the “Applicant”) as contract purchaser of the property located at 688 and 694 Green Bay Road (the “Subject Property”), which is owned by CCF Winnetka, LLC (the “Owner”) to allow the construction of a new five-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant’s **amended** application seeks approval of the following subdivision and zoning relief:

- A. A plat of consolidation to combine two lots into one lot of record;
- B. Preliminary planned development plan approval with the following zoning exceptions:
  - a. An exception from the maximum permitted building size (floor area ratio/gross floor area);
  - b. An exception from the maximum permitted building height;
  - c. An exception from the required principal roof form;
  - d. An exception from the exterior wall articulation requirement along the south facade; and
  - e. An exception from the front yard setback requirements to accommodate surface parking spaces;

Attachment 2 includes a March 1 letter and exhibits from the Applicant as a follow up from the last advisory body meeting, which was the February 3 Planned Development Commission meeting. The letter explains that since the submission of the original application, the lead on the project, Rick Swanson, remains the same; however, he now has a different partner involved with the project, so the legal entity for the Applicant has changed from Walden Winnetka, LLC to SR Winnetka LLC.

Both the Design Review Board and Planned Development Commission have each unanimously recommended approval of the amended application. Prior to providing a summary of the Board and Commission review of the project, including the original plan and the current amended plan, the staff report will provide:

- A summary of the new planned development process,
- A summary of the Village Council’s concept plan review of the project, and

- A summary of the proposed amended plan as reviewed by the Design Review Board and the Planned Development Commission.

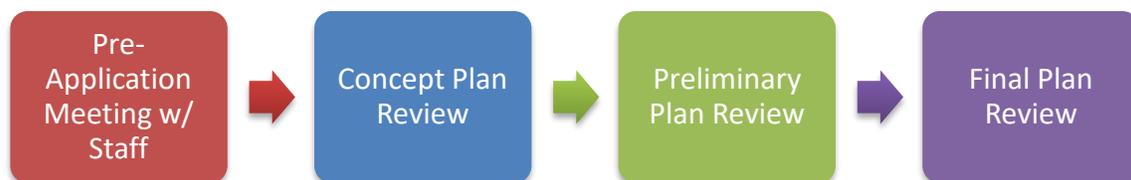
**PLANNED DEVELOPMENT PURPOSE AND PROCESS**

On April 25, 2019, the Village Council adopted amendments to the Village’s planned development regulations. Given this is the first proposed planned development to be reviewed under the new regulations, staff thought it would be helpful to review the purpose and the new process for planned developments.

**Purpose.** The Planned Development chapter of the Zoning Ordinance states that the purpose and intent of the planned development process is:

*to make available a special use procedure that departs from the strict application of the specific zoning requirements of the district in which the development is located, in an effort to promote progressive development and redevelopment of land in the multi-family and commercial zoning districts by encouraging more creative and imaginative design for land developments than is possible under the zoning regulations that generally apply in those zoning districts.*

**Process.** The new process consists of the following major steps:



**Figure 1 – Planned Development Review Process**

**Concept Plan Review.** The concept plan review step is conducted by the Village Council. The purpose of this step is to broadly acquaint the Council with the Applicant’s proposal. This step also provides the Applicant with any preliminary 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, the Applicant decides whether or not to proceed with the project. If they do proceed, the Applicant then must submit a preliminary planned development application with all the required documents for review and recommendation by the Planned Development Commission and the Design Review Board.

**Preliminary Plan Review.** The preliminary plan review includes the following steps:

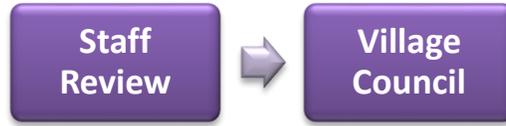


**Figure 2 – Preliminary Plan Review**

The Design Review Board’s role is to provide a recommendation to the Village Council regarding the design of buildings, structures, signage, and landscaping that are part of a proposed planned development in the context of the requested zoning relief. The Planned Development Commission’s role is to make

recommendations regarding the requested zoning and subdivision relief aspect of the planned development.

**Final Plan Review.** The final plan review step of the planned development process is to ensure the plan to be constructed is consistent with the approved preliminary planned development plan. Final plan review consists of the following steps:



**Figure 3 – Final Plan Review**

During the final plan review process, the Council *may* approve the final plan or choose to return the final application to the Planned Development Commission and/or the Design Review Board for further consideration and recommendations to the Village Council.

**VILLAGE COUNCIL CONCEPT PLAN REVIEW**

On July 16, 2019, the Village Council conducted the concept plan review of the proposed six-unit multi-family project. ([https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/\\_07162019-2](https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_07162019-2)) Copies of two images from the concept plan review are below.



**Figure 4a - Concept Plan - East Building Elevation Presented to Council on July 16, 2019**

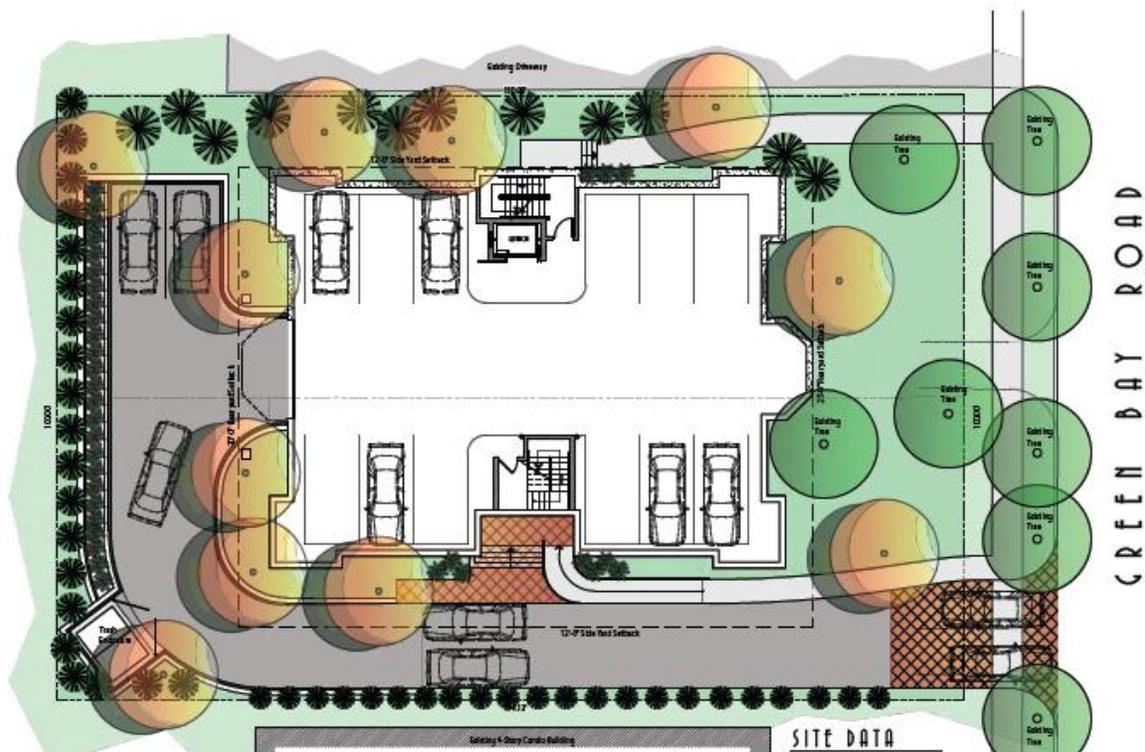


Figure 4b - Concept Plan - Site Plan Presented to Council on July 16, 2019

Based upon the conceptual information provided at the time, the following zoning relief was identified during the concept plan review.

Table 1

| Standard                       | B1 District Permitted/ Required                       | Concept Plan (July 16, 2019)          | Required Exceptions for Current Proposal                  |
|--------------------------------|---|---------------------------------------|---|
| Maximum Height                 | 35 feet<br>2 ½ stories                                | 50.5 feet <sup>(1)</sup><br>4 stories | 15.5'<br>a 44.3% increase                                 |
| Maximum Floor Area Ratio (80%) | 12,140 sf   | 22,957 sf <sup>(2)</sup>              | 10,817 sf,<br>an 89.1% increase                           |
| Exterior Walls (articulation)  | Minimum 4-foot articulation @ 50 feet of wall length. | Appears it may not meet standard.     | Maybe necessary, requires further details                 |
| Principal roof form            | Minimum 35 degrees, Maximum 60 degrees                | Flat                                  | The structure contains a roof that is predominately flat. |

(1) First floor to top of decorative cable at center of building is 50.5 feet; First floor to flat roof of enclosed storage/lounge on 4<sup>th</sup> floor is 47.0 feet; Each of the four tower elements is 45.2 feet; Parapet between the tower elements is 39.3 feet

(2) At that time, the basement was included in the GFA because as drawn the first floor was more than 2.5 feet above existing grade.]

During the concept plan review, Council members expressed that they were generally open to the proposed development and the design of the building, but individual Council members stated that the following issues should be carefully considered during the preliminary planned development process:

- a) The impact on the homes immediately to the west of the development;

- b) The height of the building and its impact on adjacent properties;
- c) Ensure the installation of adequate stormwater control;
- d) Parking and driveway access; and
- e) Access and siting of the trash enclosure.

Council members also asked the Applicant to communicate with the neighbors to hear their concerns regarding the proposed development.

### **AMENDED PROPOSED PLAN**

After the October 19, 2020, Planned Development Commission meeting, at which the Commission voted to recommend denial of the proposed original plan, the Applicant worked on making significant revisions to its proposed plan for the site. (Further information regarding that Commission action is provided later in the report.) Early this year, the Applicant presented both bodies with amended plans. The following summarizes the difference between the original plans and the amended plans presented to the advisory bodies. In addition, the following notes some additional changes that the Applicant has made to the plan in response to a Planned Development Commission condition placed on its February 3 recommendation of approval, which condition is to limit the use of the third-floor roof deck and garden space to only the resident of the third-floor unit.

1. The footprint of the building remains the same; however, the building footprint has been moved to the south by 10 feet and has been rotated 180 degrees. The pedestrian access to the building is now along the north and vehicular access to the site is by one driveway that runs directly to the lower-level garage door at the front of the building along Green Bay Road.
2. The building has been reduced from a four-story building to a three-story building, and the westerly portion of the building, facing the homes on Walden Road, is now only two stories.
3. The number of units have been reduced from six units to five units. The condominium units continue to have 10' high ceilings and are approximately 2,200 to 2,400 square feet in floor area. [Note: In response to the Commission's condition, the applicant has enlarged the third-floor unit to over 2,800 square feet and relocated storage areas for two of the building's units to the garage.]
4. Ten enclosed below grade parking spaces and two surface parking spaces within the front yard are now provided, while the previous proposal had 12 indoor parking spaces, and two surface spaces at the rear of the building.
5. A common outdoor roof deck and garden space are located at the third level on the west side of the building. The original design had a roof deck on the fourth level on the east side of the building. [Note: In response to the Commission's condition, the outdoor roof deck is now limited to use by the resident of the third-floor unit.]
6. Owner storage spaces were moved from the fourth level to the lower-level garage (2 storage spaces) as well as on the third floor (3 storage spaces). [Note: In response to the Commission's condition, two of the three storage spaces that had been located on the third floor have been relocated to the garage.]
7. Landscaping consisting of deciduous and coniferous trees and shrubs as well as perennials, ground cover, and grasses. The Applicant proposes landscaping to buffer the development from the nearby properties. Along the western property line, the Applicant has installed a four-foot tall retaining wall to create a proposed landscaped berm with Norway Spruce's planted on top as well as a row of arbor vitae that would run along the west side of the retaining wall.
8. On-site stormwater management would be provided by a stormwater system that drains all surface stormwater run-off towards an underground stormwater vault located under the proposed berm located along the western side of the proposed building. The original design had the vault located

under the driveway that previously ran along the south property line. The stormwater within the vault would continue to drain into a stormwater main under Green Bay Road. The Applicant will need Illinois Department of Transportation approval to tie its stormwater system into the storm sewers within the Green Bay Road right-of-way, which is a State road.

9. With the amended plan, the Applicant proposed an additional public benefit, which is an \$18,000 contribution towards installation of an electric vehicle charging station in the downtown area.

The figures on the following pages compare the current amended plan with the original plan that had previously been presented to the Design Review Board and the October 19 Planned Development Commission meetings.



Figure 5A – Current Amended Landscape Plan



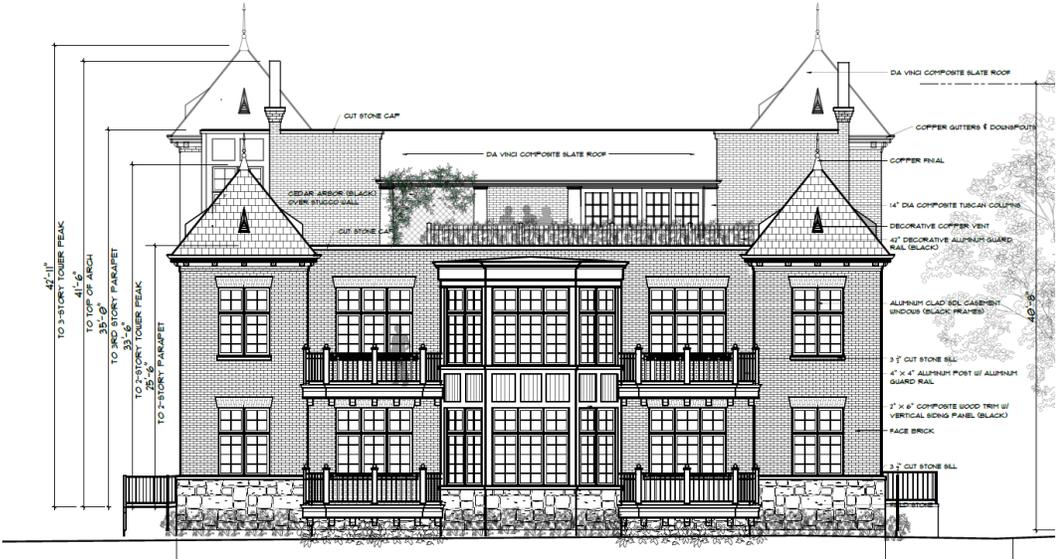
Figure 5B – Landscape Plan Presented at October 19 PDC Meeting



Figure 6A – Current Amended Plan - East Building Elevation



Figure 6B – East Building Elevation Presented at October 19 PDC Meeting



**Figure 7A – Current Amended Plan - West Building Elevation**  
 (At time of Final Plan, the elevation will be revised to reflect third floor changes.)



**Figure 7B –West Building Elevation Presented at October 19 PDC Meeting**

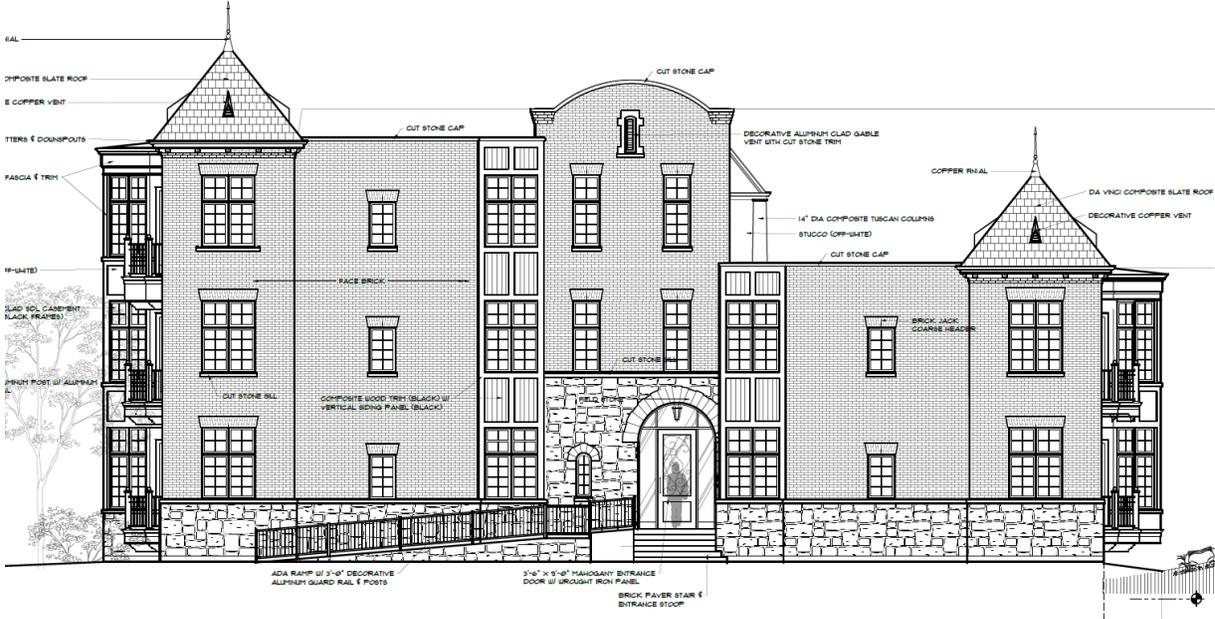


Figure 8A – Current Amended Plan – North Building Elevation

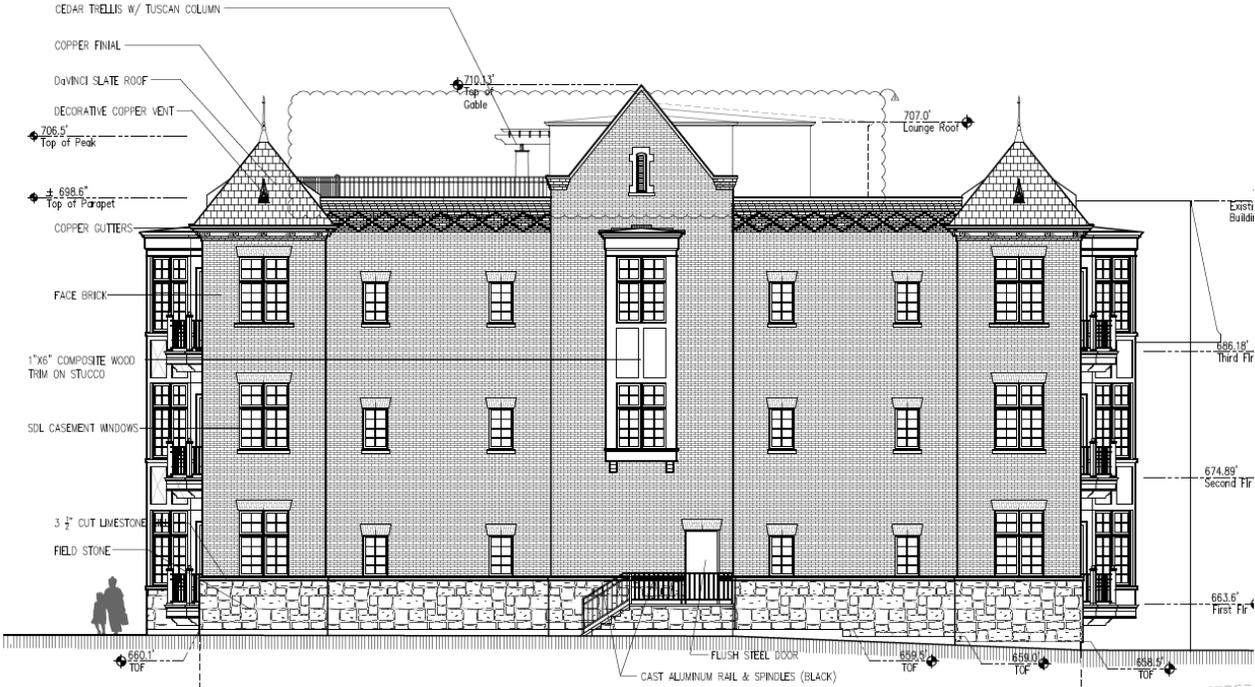


Figure 8B –North Building Elevation Presented at October 19 PDC Meeting

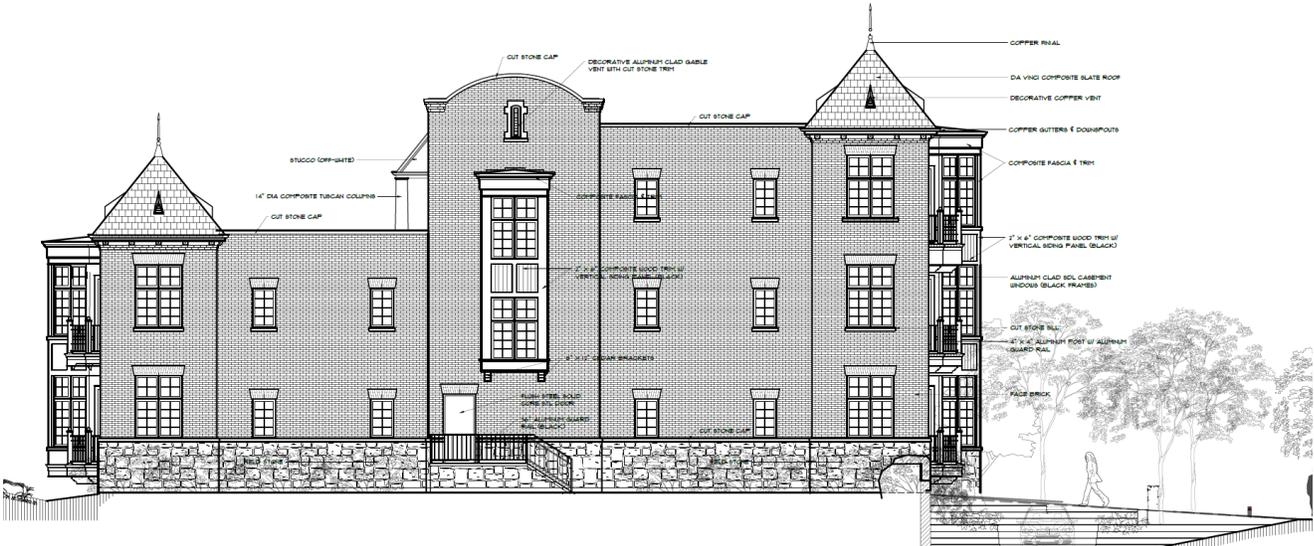


Figure 9A – Current Amended Plan – South Building Elevation

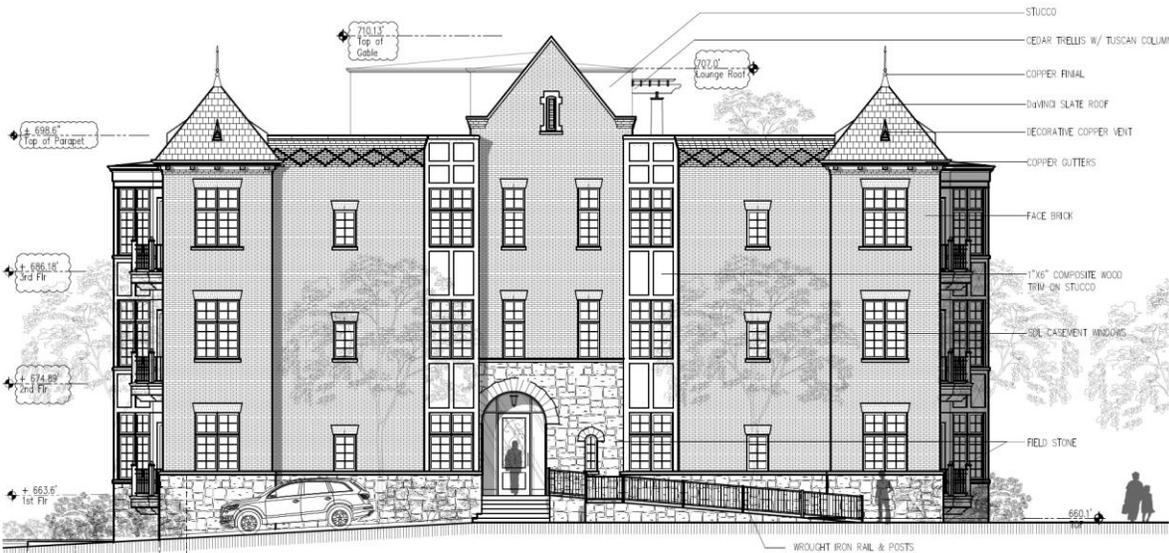


Figure 9B – South Building Elevation Presented at October 19 PDC Meeting



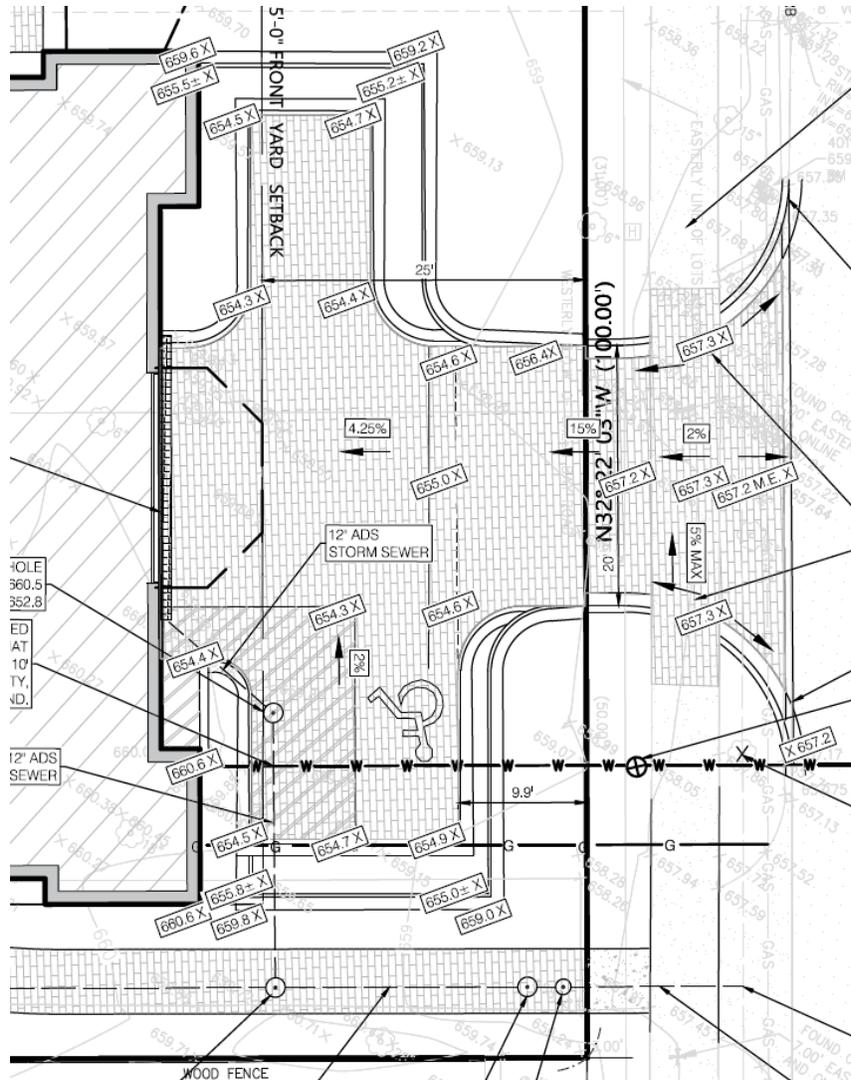
**Figure 10A – Current Amended Plan – Rendering from Green Bay Road**



**Figure 10B – Rendering from Green Bay Road Presented at October 19 PDC Meeting**

**Relocation of Driveway and Garage**

One design element that staff would note is the new location of the driveway to the lower-level garage and the two required parking spaces for guests, which are being provided as surface spaces within the required front yard. As illustrated in Figure 11 below, this new driveway has a relatively steep slope of 15% for a distance of approximately 17 feet. In order to access the proposed below grade parking and to provide a grade that provides compliant access to the required accessible parking space, the Applicant is proposing the 15% grade. The Village Engineer has reviewed the proposed grade and though not ideal, believes the driveway slope would work given the low volume of traffic that would use it. During final engineering, the Village Engineer and project engineer will work on any refinements to the design to ensure motorists leaving the site will be able to see pedestrians on the sidewalk



**Figure 11 – Driveway Excerpt from Current Preliminary Engineering Plan**

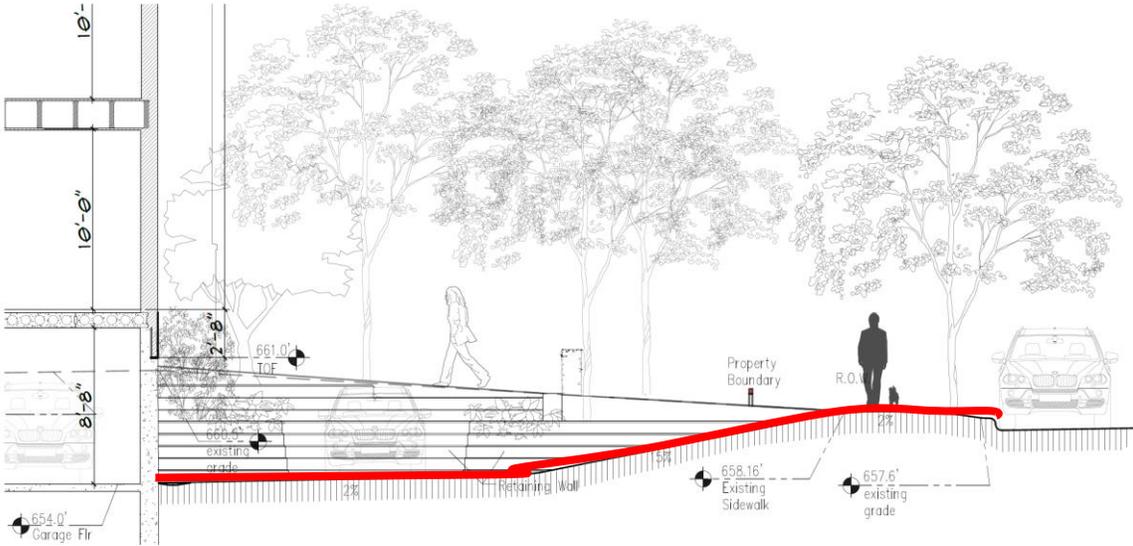


Figure 12 – Driveway Excerpt from Current Preliminary Engineering Plan

**SUBDIVISION & ZONING RELIEF**

The property is zoned B-1 Multi-Family Residential, which allows multiple-family dwelling units within a structure. The following table summarizes the requirements of the district for the Subject Property, the dimensions for the original proposed development (October 19), the dimensions for the current proposed development, and any current required zoning exceptions.

TABLE 2

| Standard  | B1 District Permitted/ Required                       | Original Proposed Development (October 19)                               | Current Proposed Development  | Required Exceptions for Current Proposal                         |
|---|---|--|---|--|
| <b>Maximum Height</b>   | 35 feet<br>2 ½ stories                                | 46'-6" feet<br>4 stories   | <b>42'-11"</b><br><b>3 stories</b>  | <b>7'-11"</b> ,<br><b>a 22% increase</b>                         |
| <b>Maximum Units Per Acre</b><br>18 units per acre, except if lot is over 14,520 sf and has average lot width of 120 ft or more, than 24 units per acre | 6 dwelling units                                      | 6 units  | <b>5 units</b>  |  |
| <b>Minimum Average Lot Width</b>  | 60 feet   | 100 feet   | <b>100 feet</b>   |  |
| <b>Maximum Floor Area Ratio (80%)</b>   | 12,000 sf   | 17,701.5 sf  | <b>14,255 sf</b>  | <b>2,225 sf,</b><br><b>an 18.8% increase</b>                     |
| <b>Maximum Building Coverage (40%)</b>  | 6,000 sf  | 5,595.3 sf   | <b>5,595.3</b>  |  |
| <b>Maximum Impermeable Lot Area (60%)</b>   | 9,000 sf  | 11,168.7 sf  | <b>8,298.8</b>  | <b>(Exception no longer required)</b>                            |
| <b>Minimum Front Yard Setback to Building</b>   | 25 feet   | 25 feet  | <b>25 feet</b>  |  |
| <b>Minimum Front Yard Setback to Parking</b>  | 25 feet   | 25 feet  | <b>9'-11"</b>   | <b>15'-1"</b><br><b>a 60.33% decrease</b>                        |
| <b>Minimum Side Yard</b>  | 12 feet   | 12 feet  | <b>12 feet</b>  |  |
| <b>Minimum Rear Yard (adjacent to SFR)</b>  | 30 feet   | 30 feet  | <b>30 feet</b>  |  |
| <b>Exterior Walls (articulation)</b>  | Minimum 4-foot articulation @ 50 feet of wall length. | Provided by all walls except <u>north</u> wall is articulated by 2 feet. | <b>Provided by all walls except <u>south</u> wall is articulated by 2 feet.</b> | <b>South wall articulation is not 4 feet.</b>                    |
| <b>Principal roof form</b>  | Minimum 35 degrees,<br>Maximum 60 degrees             | Flat   | <b>Flat</b>   | <b>The structure contains a roof that is predominately flat.</b> |
| <b>Minimum # of Parking Spaces</b><br>2 ¼ spaces per dwelling unit total, including ¼ for guests  | 12 spaces,<br>including<br>2 guest spaces             | 14 spaces,<br>including<br>2 guest spaces                                | <b>12 spaces,</b><br><b>including 2</b><br><b>guest spaces</b>                  |  |
| 1 enclosed space per dwelling unit  | 6 spaces  | 12 spaces  | <b>10 spaces</b>  |  |
| <b>Other Parking Setbacks</b>   | Minimum 5' from any non-front lot line                | +5 feet  | <b>+10 feet</b>   |  |

NOTES: Cornices, sills, belt course, eaves, gutters, downspouts, and ornamental features limited to 18" encroachment in each required yard.

The following is a summary of the requested subdivision and zoning relief.

**Plat of Consolidation.** As previously described, the Subject Property consists of two parcels. In order to construct the proposed project on the site, the two lots must be combined into one lot of record. The plat of consolidation meets the lot requirements of the Zoning Code and the requirements of the Subdivision Regulations.

**Planned Development.** Given that the Subject Property is over 10,000 square feet in lot area, the proposed redevelopment of the site requires planned development approval. As part of the planned development process, the Applicant also has the ability to request approval of exceptions to specific zoning standards. The Applicant requests approval of the following zoning exceptions associated with its proposed multi-family building on the Subject Property:

- A. Maximum Building Size (FAR) Exception – The consolidated lot area of 15,000 square feet allows a maximum gross floor area (GFA) of 12,000 square feet (or what is also called a maximum floor area ratio of 0.80). As proposed, the building consists of approximately 14,255 square feet of gross floor area, requiring an exception of 2,255 square feet (18.8%). [Note: The Applicant’s proposed changes to the third floor appear to very slightly reduce the total amount of gross floor area. This will be confirmed at time of final plan approval.]
- B. Maximum Building Height Exception – The Zoning Code measures the height of a building from the top of the finished first floor to the highest point of the building. In the B-1 District, the maximum permitted building height is 35 feet and 2 ½ stories. The proposed building height at its tallest point is now 42’-11” and three (3) stories. The following summarizes the heights of various elements of the building as measured from the top of the first floor and compares that to the plan presented at the October 19 Commission meeting:

**Table 3**

|  | <b>Original Proposed Development (October 19)</b> | <b>Current Proposed Plan</b> |
|--|---|------------------------------|
| <b>Roof Parapet (3-story)</b>  | 35’-0”  | 35’-0”                       |
| <b>Roof Parapet (2-story)</b>  | Not applicable                                    | 25’-6”                       |
| <b>Corner Tower Elements (3-story)</b>                                 | 42’-11”   | 42’-11”                      |
| <b>Corner Tower Element (2-story)</b>                                  | Not applicable                                    | 33’-6”                       |
| <b>Flat Roof of 4<sup>th</sup> Story Enclosed Storage &amp; Lounge</b> | 43’-5”  | Not applicable               |
| <b>Roof Form (Gable Element vs Arch Pediment)</b>                      | 46’-6”  | 41’-6”                       |

- C. Principal Roof Form Exception– The proposed design incorporates pitched roof gables at the four corners of the building as well as the center; however, the primary roof design is that of a flat roof. The Zoning Ordinance prohibits flat roofs, shed roofs, mansard roofs, butterfly roofs, domed roofs, and the like.
- D. Façade Articulation Exception - The façade articulation requirement is intended to assure that the apparent scale of the building is compatible with the scale of near-by single family development by requiring no exterior wall be unarticulated for a distance greater than 50 feet. The Zoning

Ordinance requires the separation distance in the plane of the walls be at least four (4) feet. The south wall of the proposed building does not comply with this requirement as the proposed separation distance in the plane of the walls is only two feet.

- E. **Front Yard Setback Exception.** The B-1 District requires a 25-foot front yard setback and does not allow parking spaces to be located within this setback. The Applicant proposes the two required guest parking spaces within the required front yard. The parking spaces would be located 9'-11" from the front property line.

The proposed development meets all other zoning requirements (e.g., building coverage, impermeable lot coverage, other required yard setbacks, off-street parking space requirements, etc.) It should be highlighted that the proposed development no longer requires an impermeable lot coverage exception as it did with the original plan.

### **PLANNED DEVELOPMENT COMMISSION AND DESIGN REVIEW BOARD REVIEWS**

Beginning in July 2019, the Design Review Board and the Planned Development Commission began their respective reviews of the Applicant's original design of the project. The following is a summary of each body's review of the original plan followed by their respective reviews of the current amended plan. ***Links to the agenda packet for each Board and Commission meeting are provided with the summary of each meeting.*** In addition to links to these agenda packets, staff has attached to this report two separate attachments regarding board and commission minutes:

- Current Amended Plan – DRB Minutes and PDC Minutes (Attachment 3A)
- Original Plan - DRB Minutes and PDC Minutes (Attachment 4A)

In addition, staff has attached two separate attachments containing public comments received regarding the project:

- Current Amended Plan – Public Comments-Received Since October 19 PDC meeting (Attachment 3B)
- Original Plan – Public Comments–Received Prior to and for October 19 PDC meeting (Attachment 4B)

### **Original Plan – Review and Recommendations of the DRB and PDC**

The following is a summary of the review and recommendations by the Design Review Board and the Planned Development regarding ***the original plans*** for The Walden Preliminary Planned Development.

#### **July 16, 2020 Design Review Board Meeting**

([https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/\\_07162020-166](https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_07162020-166))

At the July 16 meeting, after hearing presentations by Village Staff and the Applicant, the Design Review Board heard comments from the public. Five nearby residents addressed the Board, and Village staff read written comments and transcribed voicemail messages from members of the public. Though many residents expressed the opinion that the proposed design of the building was attractive, residents expressed a variety of concerns regarding the project, including: (a) the project being too tall and too massive, (b) additional impermeable surface will have stormwater impacts on adjacent properties, (c) potential impacts of construction excavation on neighboring properties, and (d) potential impacts of the proposed driveway and garage door activity on adjacent properties (e.g. lighting impacts, need for additional screening, etc.).

After hearing from the public, the Board discussed the proposed building and landscaping designs. In general, Board members found the proposed building to be well thought-through and well-designed.

Regarding a couple of the Village's zoning standards the Applicant has requested relief from, which are more related to building design elements (e.g., prohibition of flat roofs and the need to provide specific building wall articulation), Board members found that even though the proposed building did not meet the technical requirements, the building design was of such a high quality those standards did not seem appropriate in this situation. However, the Board asked for additional information regarding the height of the building, in particular the fourth story element, which consists of a community room and storage areas. The Board asked the Applicant to provide the multiple street level views of the fourth story element from Green Bay Road, Walden Road, and the property to the north. Board members also expressed an interest with the Applicant eliminating or minimizing the ability to see any of the fourth story building from these views.

#### **August 20, 2020 Design Review Board**

([https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/\\_08202020-179](https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_08202020-179))

On August 20, the DRB reviewed revised elevations and new perspective drawings submitted by the Applicant in response to the Board members concerns regarding the height of the structure, in particular the fourth story elements. After hearing from the Applicant and a handful of neighbors with concerns regarding the height and bulk of the building, screening, lighting, and noise, the Design Review Board, by a vote of 5-0, recommended approval of the proposed original design subject to the Applicant reducing the height of the building by 1.7 feet. Board members found the proposed design consistent with the Village's design guidelines, though they had concerns about the height of the building and its impact on the immediate neighbors, in particular those to the north and west. The intent of the recommendation was to reduce the height of the main bulk of the building (the parapet wall for the first three stories) to the maximum building height of the B-1 District, which is 35 feet.

#### **September 2, 2020 Planned Development Commission Meeting**

([https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/\\_09022020-182](https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_09022020-182))

At the September meeting, staff and the Applicant made presentations regarding the project. The Commission then heard from several neighbors and other community members as well as written comments submitted by the public. The neighbors generally spoke in opposition to the project given concerns regarding the height and mass of the building, potential stormwater impacts to adjacent properties, and the impact of noise and light on adjacent properties. Those members of the public that spoke in support of the project stated there is a demand for the proposed condominium project and that the proposed building is attractive and would be a welcome addition to Winnetka. Given the late hour, the Commission continued consideration of the request to its next regularly scheduled meeting on October 7.

**October 7, 2020 Planned Development Commission Meeting.** The public hearing was continued to October 19 without comment due to technical issues associated with the conduct of the virtual meeting.

#### **October 19, 2020 Planned Development Commission Meeting**

([https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/\\_10192020-203](https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_10192020-203))

At the October 19, 2020 meeting, Staff and the Applicant reviewed a slightly amended plan (e.g., addition of railing for rooftop deck, addition of 6-foot fence along west property line, adjustment to the fourth story floor area, which reduced the GFA by approximately 800 sf). The Commission then heard from six members of the public. Those opposed to the project continued to express concerns regarding the height and mass of the building, potential stormwater impacts to adjacent properties, and the impact of noise and light on adjacent properties. Those in opposition noted that they submitted a petition signed by many neighbors in objection to the development. The one member who spoke in favor stated there is a need for the project, it would increase the tax base, and it would be a beautiful addition to the community.

After hearing from the Applicant and members of the public, **by a vote of 6-2, the PDC recommended denial of the request.** Commission members stated that they struggled with whether to recommend approval or denial. Most members stated that they found the proposed development to be an attractive development; however, those that voted to recommend denial found that the requested exceptions for maximum building size and maximum impermeable lot coverage were too significant. Those members that were opposed to recommending denial stated that the property is zoned multi-family and found that the project would not unreasonably impede use and development of adjacent properties.

#### **Current Amended Plan – Review and Recommendations by the DRB and PDC**

The following is a summary of the review and recommendations by the Design Review Board and the Planned Development regarding current amended plans for The Walden Preliminary Planned Development.

#### **January 21, 2021, Design Review Board meeting**

([https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/\\_01212021-242](https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_01212021-242))

At the January 21 Design Review Board meeting, Staff and the Applicant presented a summary of the amended plan (as previously summarized in this staff report).

One member of the public spoke who raised concerns regarding the building's height, impact on light, air, and privacy concerns for the property owners to the north. The Board then deliberated among themselves, **and by a 7-0 vote adopted the following motion.**

The Board recommends **approval** of a certificate of appropriateness for the **design of the building, hardscape, and landscape for the proposed five-unit multi-family building on the Subject Property.**

The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;
- (2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;
- (3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

#### **February 3, 2021, Planned Development Commission meeting**

([https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/\\_02032021-249](https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_02032021-249))

After hearing presentations by Staff and the Applicant, the Commission heard from eight members of the public who continued to express concerns regarding the amended plan in terms of the mass, scale, and height of the building, privacy and noise concerns regarding the balconies and rooftop deck, the proximity of the proposed building to the existing condominium building to the south at 680 Green Bay Road, and potential safety concerns with the new driveway due to the amount of traffic it would generate. The one

member who spoke in favor of the project stated the developer made many changes to the project to address neighbors' concerns.

During their deliberations following the public comments, the Commission members noted the many changes the Applicant made to address comments from members of the public and the Commission. They thanked him for his responsiveness. Commission members also found the Applicant's proposed public benefit, an \$18,000 contribution towards installation of an EV charging station in the downtown, an appropriate and welcomed public benefit. Following its deliberations, **by a vote of 8-0, the Commission adopted the following recommendation.**

The Planned Development Commission **recommends approval** of the preliminary plan for The Walden Planned Development to be located at 688-694 Green Bay Road, and it adopts the following findings of fact:

- A. The Walden Planned Development **is in conformity** with the standards set forth in Section 17.58.110 of the Zoning Ordinance:
  1. That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan;
  2. That the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village;
  3. That the planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity;
  4. That the establishment of the planned development will not unreasonably impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
  5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
  6. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the planned development exist or are to be provided; and
  7. That the planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.
- B. The following zoning exceptions that are part of The Walden Planned Development:
  1. Gross Floor Area (GFA) of 14,255 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 2,255 square feet (an 18.8% increase) [Section 17.32.010T – Maximum Building Size];
  2. Building height of 42'-11" feet and 3 stories, whereas a maximum of 35 feet and 2 ½ stories is permitted, a variation of 7'-11" (a 22.8 % increase) [Section 17.32.010C – Height];

3. Exterior Wall Articulation of only two feet for the difference in the plane of walls along the south building wall, whereas a minimum of four feet is required. [Section 17.32.010M – Exterior Walls];
4. Principal Roof Form consisting of predominately a flat roof, whereas the roof pitch between the eave and ridge lines shall not be less than 35 degrees and not more than 60 degrees [Section 17.32.010(O) – Principal Roof Form]; and
5. Front Yard Setback of 9’-11”to accommodate surface parking spaces, whereas a minimum of 25 feet is required, a variation of 15’-1” feet (a 60.33% decrease) [Section 17.32.010H - Setback].

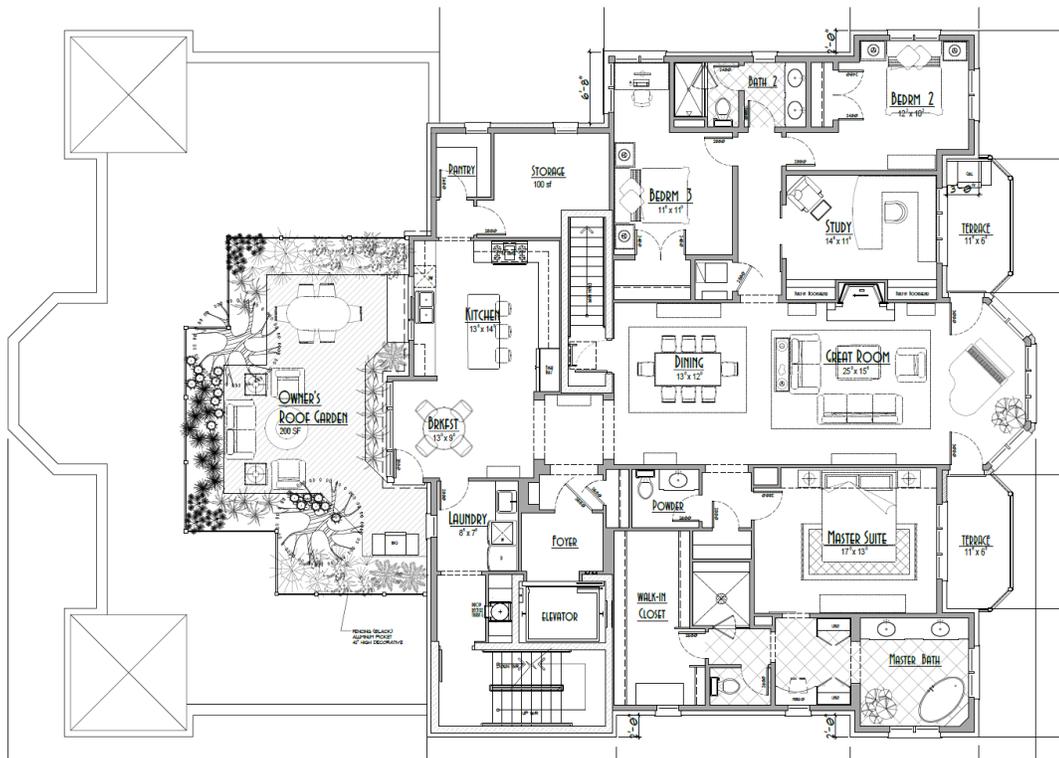
**are in conformity** with the standards set forth in Section 17.58.120 of the Zoning Ordinance:

1. The proposed exception will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines;
  2. The proposed exception will enable the development to offer environmental and pedestrian amenities available to all residents of the Village;
  3. The proposed exception will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development;
  4. The proposed exception will contain a proposed design and use, or combination of uses, that will complement the character of the surrounding neighborhood; and
  5. The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of this Code.
- C. The requested Plat of Consolidation of the Subject Property to create one lot out of two existing lots, **does meet** the standards set forth in Section 16.12.010 of the Subdivision Code.
- D. The Planned Development Commission finds the **inclusion of the following additional condition is warranted** in order to adopt a recommendation of approval.
1. The proposed third floor outdoor roof deck and garden space along the west side of the building be only for the exclusive use of the residents of the third-floor unit.

As originally presented by the Applicant, rooftop deck and garden space were to be for the use and enjoyment of all residents of the building. During his presentation, the applicant offered the condition in response to neighbors’ written comments regarding potential noise and privacy concerns related to activity in this space. (Note: A couple of Commission members did not think the condition was necessary, but given the condition was included in the motion to recommend approval, they voted for the motion.)

#### **AMENDED PLANS CURRENTLY BEFORE THE COUNCIL**

The amended plans currently before the Village Council for consideration are substantially similar to those reviewed by the Planned Development Commission and Design Review Board, except the third story has been adjusted to address the Commission’s condition that the third-floor roof deck and garden only be available to the residents of the third-story unit. The third-story unit has been enlarged, two of the storage units for the building have been relocated from the third-story to the garage level, and the configuration of the rooftop deck has been slightly adjusted.



**Figure 13 – Revised Third Story Floor Plan – Restricting Use of Rooftop Deck to Third Floor Unit**

**WRITTEN PROTEST**

As of the date of this staff report, the Village has received one formal written protest regarding the proposed preliminary planned development (Attachment 5). Section 17.58.080 of the Planned Development Ordinance states “Any owner of property within 250 feet of the subject property may file a written protest objecting to the planned development.” Other property owners have until 5:00 p.m. on the date of the first meeting of the Village Council at which the preliminary planned development application is on the agenda for consideration, which would be 5:00 p.m. on Tuesday, March 9.

In the event 20 percent of the owners of property located within 250 feet of the subject property submit a written protest, on a form provided by the Village, the preliminary approval of the planned development by the Village Council shall require the favorable vote of four Trustees. At the March 9 meeting, the Village Attorney and staff will present an update regarding the submittal of any additional written protests.

**SUMMARY**

At the March 9, 2021, Village Council meeting the Council is scheduled to consider introduction of Ordinance M-06-2021, an ordinance granting preliminary approval of a Planned Development for The Walden located at 688-694 Green Bay Road.

**ATTACHMENTS**

- Attachment 1: Ordinance M-06-2021, An Ordinance Granting Preliminary Approval of a Planned Development (688-694 Green Bay Road – The Walden)
- Attachment 2: Applicant’s March 1, 2021 Applicant Letter
- Attachment 3A: Current Amended Plan – DRB Minutes and PDC Minutes
- Attachment 3B: Current Amended Plan – Public Comments - Received Since October 19 PDC meeting
- Attachment 4A: Original Plan - DRB Minutes and PDC Minutes
- Attachment 4B: Original Plan – Public Comments – Received Prior to and for October 19 PDC meeting
- Attachment 5: Written Protest

## ORDINANCE NO. M-06-2021

**AN ORDINANCE GRANTING  
PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT  
(688-694 GREEN BAY ROAD)  
(The Walden)**

**WHEREAS**, CCF Winnetka LLC (“*Property Owner*”), an Illinois limited liability company, is the record owner of the property commonly known as 688-694 Green Bay Road, Winnetka, Illinois, and legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

**WHEREAS**, SR Winnetka, LLC (“*Developer*”), an Illinois limited liability company, is the contract purchaser of the Property; and

**WHEREAS**, the Property is comprised of two lots of record; and

**WHEREAS**, the Property is located in the B-1 Multifamily Residential District under the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code (“*Zoning Ordinance*”); and

**WHEREAS**, the Property contains approximately 15,000 square feet in total lot area and is currently vacant and improved with a single-story single-family residence; and

**WHEREAS**, because the Property exceeds 10,000 square feet in size, development of the Property is required to be reviewed and approved as a planned development in accordance with Chapter 17.58 of the Zoning Ordinance (“*Planned Development Regulations*”); and

**WHEREAS**, the Developer proposes to demolish the existing improvements on the Property and redevelop the site for multi-family residential use, all as specifically provided pursuant to this Ordinance (“*Proposed Development*”); and

**WHEREAS**, on July 16, 2019, the Village Council conducted a concept plan review of the Proposed Development pursuant to the Planned Development Regulations; and

**WHEREAS**, on December 17, 2019, the Developer filed an application with the Village for preliminary planned development plan approval, including a request for preliminary approval of a plat of subdivision to combine the two existing lots into a single lot of record (collectively, “*Application*”); and

**WHEREAS**, the Application requested certain zoning relief including exceptions from and modifications to the (i) maximum permitted building size, (ii) maximum permitted intensity of use of the lot, (iii) building height, (iv) principal roof form, and (v) exterior wall articulation requirements of the Planned Development Regulations and Zoning Ordinance; and

**WHEREAS**, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Winnetka Design Review Board considered the Application at its meetings on January 16, 2020 and August 20, 2020; and

**WHEREAS**, on August 20, 2020, the Design Review Board adopted a resolution with specific findings and conclusions, specifically that, as a whole, the proposed preliminary planned development was consistent with the Village of Winnetka Design Guidelines and by a unanimous vote recommended that it be approved by the Village Council;

**WHEREAS**, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Winnetka Planned Development Commission held a public hearing on the Application and the Proposed Development, which public hearing commenced on September 2, 2020, and continued on October 7 and October 19, 2020; and

**WHEREAS**, on October 19, 2020, the Planned Development Commission voted six to two to recommend denial of the Application; and

**WHEREAS**, the Developer subsequently filed an amended application seeking approval of certain subdivision and zoning relief to allow for the construction of a redesigned, five-unit multi-family residential building with below grade structured parking at the Property (“**Amended Application**”), all as more specifically depicted on the “**Preliminary Development Plan**,” as provided in Section 4 of this Ordinance; and

**WHEREAS**, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Winnetka Design Review Board considered the Amended Application at its meeting on January 21, 2021; and

**WHEREAS**, on January 21, 2021, the Design Review Board adopted a resolution with specific findings and conclusions, specifically that, as a whole, the proposed preliminary planned development was consistent with the Village of Winnetka Design Guidelines and by a unanimous vote recommended that it be approved by the Village Council; and

**WHEREAS**, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Planned Development Commission held a public hearing on the Amended Application and the Preliminary Development Plan, which public hearing commenced on February 3, 2021; and

**WHEREAS**, on February 3, 2021, the Planned Development Commission unanimously adopted a resolution with specific findings and conclusions, recommending that the Village Council approve the proposed Preliminary Development Plan, modifications, and exceptions, subject to certain conditions; and

**WHEREAS**, pursuant to Section 17.50.080 of the Planned Development Regulations, the findings and recommendations of the Planned Development Commission and the Design Review Board were submitted to the Village Council, along with the complete records of both bodies, all supporting materials, and all correspondence and written comment received at any time related to the Application, the Amended Application, and the Proposed Development; and

**WHEREAS**, under the Proposed Development as depicted on the Preliminary Development Plan, the Amended Application requests exceptions from and modifications to Sections 17.32.010.T, 17.32.010.C, 17.32.010.M, 17.32.010.O, 17.32.010.H of the Zoning Ordinance to allow (i) an increase in the maximum gross floor area from 12,000 square feet to 14,255 square feet; (ii) an increase in the maximum building height from 35 feet to 42 feet

eleven inches; (iii) a reduction in the required separation distance for exterior wall articulation from four feet to two feet; (iv) a principal roof form consisting of a predominantly flat roof where a roof pitch less than 35 degrees is otherwise prohibited; and (v) a reduction in the required front yard setback from 25 feet to 9 feet eleven inches to accommodate surface parking spaces; and

**WHEREAS**, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by Section 6 of Article VII of the Constitution of the State of Illinois of 1970, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

**WHEREAS**, the Village Council introduced this Ordinance at its regular meeting on March 9, 2021; and

**WHEREAS**, the Village Council has determined that approval of the Proposed Development pursuant to this Ordinance is in the best interest of the Village and its residents;

**NOW, THEREFORE**, the Council of the Village of Winnetka do ordain as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Council.

**SECTION 2: ADDITIONAL FINDINGS.** The Village Council further finds as follows:

**A.** Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan are consistent with the Village of Winnetka Comprehensive Plan, *Winnetka 2020*.

**B.** Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan comply or will comply with all applicable Village ordinances.

**C.** Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan considered both as a whole and in their respective component parts are in conformity or will be in conformity with the Village of Winnetka Design Guidelines.

**D.** Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan meet the standards for approval of special use permits, as established in Chapter 17.56 of the Winnetka Zoning Ordinance.

**E.** Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the maximum building size, building height, exterior wall articulation, principal roof form, and front yard setback of the Proposed Development, as depicted in the Preliminary Development Plan, meet the standards for modification pursuant to Section 17.58.120.

**F.** Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan meet the general purpose and intent of the Planned Development Ordinance, as set out in Section 17.58.020 of the Planned Development Ordinance.

**SECTION 3: PRELIMINARY APPROVAL.** Subject to the terms, conditions, restrictions, modifications, and exceptions set forth in Sections 6 through 11 of this Ordinance, the Amended Application for preliminary approval of a planned development and preliminary plat of subdivision for the Proposed Development on the Property is hereby granted.

**SECTION 4: APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN.** Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 6 through 11 of this Ordinance, the Preliminary Development Plan for the planned development for the Property, shall be, and it is hereby, approved, and shall hereafter consist of the following documents (collectively, the "*Preliminary Development Plan*"):

- A. The *Preliminary Engineering Plan*, consisting of one sheet, prepared by ESM Civil Solutions, LLC, with a latest revision date of December 14, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit B*;
- B. The *Photometrics Plan*, consisting of one sheet, prepared by R.M. Swanson Architects, dated December 10, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit C*;
- C. The *Landscape Plan*, consisting of one sheet, prepared by prepared by Resource One Landscape Architects, dated December 22, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit D*;
- D. The *Tree Preservation Plan*, consisting of one sheet, prepared by Resource One Landscape Architects, and R.M. Swanson Architects, dated December 10, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit E*;
- E. The *Renderings*, consisting of three sheets, prepared by R.M. Swanson Architects, and not dated, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit F*;
- F. The *Building Elevations and Sections*, consisting of 7 sheets, prepared by R.M. Swanson Architects, dated December 10, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit G*;
- G. The *Building Floor Plans*, consisting of six sheets, prepared by R.M. Swanson Architects, with latest revision dates of December 10, 2020, and March 3, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit H*;
- H. The *Impermeable Surface Area Plan*, consisting of one sheet, prepared by R.M. Swanson Architects, with latest revision date of December 10, 2020, a copy of

which is attached to, and by this reference made a part of, this Ordinance as *Exhibit I*;

- I. The *Gross Floor Area Diagram*, consisting of three sheets, prepared by R.M. Swanson Architects, with latest revision date of March 3, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit J*;
- J. The *Building Material and Finish Cut Sheets*, consisting of 33 sheets, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit K*;
- K. The *Quantitative Summary*, consisting of one sheet, dated December 22, 2020, which is attached to, and by this reference made a part of, this Ordinance as *Exhibit L*; and
- L. The *Preliminary Plat of Subdivision*, consisting of one sheet, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit M*.

**SECTION 5: APPROVAL OF EXEMPTIONS AND MODIFICATIONS.** Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Sections 6 through 11 of this Ordinance, the following exceptions and modifications from the provisions of the Planned Development Regulations are granted:

- A. **Maximum Building Size.** An exception from and modification to the maximum building size of 12,000 square feet set forth in Subsection 17.32.010.T of the Zoning Ordinance to allow for a maximum gross floor area of 14,255 square feet.
- B. **Building Height.** An exception from and modification to the 35-foot building height limitation of Section 17.32.010.C of the Zoning Ordinance to allow for a maximum building height, as measured pursuant to the Zoning Ordinance, of 42 feet eleven inches.
- C. **Exterior Wall Articulation.** An exception from and modification to the standards for exterior wall articulation set forth in Section 17.32.010.M of the Zoning Ordinance to allow for a separation in the plane of walls along the south building wall of only two feet where a minimum of four feet is required.
- D. **Principal Roof Form.** An exception from and modification to the standards for roof design set forth in Section 17.32.010.O of the Zoning Ordinance to allow a predominantly flat roof where a flat roof is otherwise prohibited.
- E. **Front Yard Setback.** An exception from and modification to the setback limitations of Section 17.32.010.H of the Zoning Ordinance to reduce the front yard setback from 25 feet to nine feet eleven inches.
- F. **Limitation of Approval.** The foregoing exceptions and modifications shall be effective only in the event that the Developer obtains approval of a final development plan pursuant to the Planned Development Regulations. In the event that the Developer fails to obtain final plan approval as provided in this Ordinance and the Zoning Ordinance, the conditional

approval of the foregoing exceptions and modifications shall become null and void. Nothing in this Ordinance shall be construed either as granting preliminary or final approval of any zoning variance or as granting any preliminary or final zoning exception, zoning modification or special use other than those specifically identified in this Ordinance.

**SECTION 6: CONDITIONS.** Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Village Code or the Zoning Ordinance, or any other rights Developer, individually or collectively, may have, the preliminary approvals granted in Sections Three, Four, and Five of this Ordinance shall be, and they are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the conditions set forth in this Section:

**A. Standard Conditions.**

1. **Compliance with Regulations.** The redevelopment, use, operation, and maintenance of the Property shall comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

2. **Compliance with the Final Development Plan.** The Developer shall work diligently and do all work necessary to apply for and produce a Final Development Plan, which shall be in substantial conformance with the Preliminary Development Plan and otherwise comply with the provisions of Section 17.58.090 of the Zoning Ordinance. The Final Development Plan shall be approved by Ordinance pursuant to Section 17.58.100 of the Zoning Ordinance prior to issuance of any demolition or building permits for any development on the Property. The redevelopment, use, operation, and maintenance of the Property shall comply with the Final Development Plan except for minor changes and site work approved in accordance with all applicable Village ordinances and standards.

**B. Single Phase Development.** The construction of the Proposed Development shall take place in one continuous phase.

**C. Use of Outdoor Roof Deck and Garden Space.** The outdoor roof deck and garden space to be located on the third floor at the west side of the proposed building shall be for the exclusive use of residents of the third-floor unit.

**D. Electric Vehicle Charging Stations.**

1. The Developer shall provide an electric vehicle charging station within the Proposed Development for use by the residents of the proposed building.
2. Prior to issuance of a building permit by the Village, the Developer shall make a payment to the Village in the amount \$18,000.00 as a contribution toward the installation of an electric vehicle charging station to be located in the Village's business district.

**E. Landscaping.** Developer shall install and maintain all landscape improvements and landscaping as depicted on the Landscape Plan, including specifically, without limitation, a

retaining wall along the western perimeter of the Property, a landscaped berm with Norway Spruces and a row of arbor vitae planted on top of the berm.

**F. Binding Effect; Non-Transferability.** The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall insure solely to the benefit of the Developer, and are and shall be binding on the Developer, upon any and all of the Developer's heirs, successors, and assigns, and upon any and all of the respective successor legal and or beneficial owners of all or any portion of the Property, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow the Developer to transfer any of the rights or interests granted herein to any other person or entity without the prior approval of the Village Council by a duly adopted resolution.

**G. No Third Party Beneficiaries.** Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third party beneficiary rights.

**SECTION 7: FAILURE TO COMPLY WITH CONDITIONS.** Upon failure or refusal of the Developer, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance or the ordinance approving the Final Development Plan (collectively, "*Final Approval Documents*"), the permits and approvals granted in the Final Approval Documents shall, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void, including this Ordinance and the ordinance approving the Final Development Plan. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the B-1 Multifamily Residential District, as the same may, from time to time, be amended. Further, in the event of a revocation of the permits or approvals granted pursuant to the Final Approval Documents, the Village Manager and Village Attorney are hereby authorized and directed to bring any zoning or other enforcement action that may be appropriate under the circumstances.

**SECTION 8: PAYMENT OF VILLAGE FEES AND COSTS.** The Developer shall pay to the Village, as and when due, all application, review, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges and contributions; all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the development of the Property, the negotiation, preparation, consideration, and review of this Ordinance and all exhibits and associated documents; and all other fees, expenses, charges and contributions required by applicable Village codes, ordinances, resolutions, rules or regulations, including, without limitation, the fees, charges and contributions provided in the fee schedules set by Village resolution or established by Village Code. All payments shall be at the rates that are in effect at the time the charge is incurred, and the Village reserves its right and discretion to establish or increase rates from time to time.

**SECTION 9: NON-INTERFERENCE.** All of the Developer's construction activities for the Proposed Development shall be performed so as to minimize, to the greatest extent possible, or eliminate interruption of or interference with the use and enjoyment of adjacent properties, and any interference with pedestrian and vehicular traffic, including parking.

**SECTION 10: EFFECT OF PRELIMINARY APPROVAL; FINAL PLAN APPROVAL.**

**A. Final Plan Approval.** Developer shall submit its application for final approval of the Proposed Development within 18 months following the Village Council approval of the Preliminary Planned Development Plan as required by Chapters 17.56 and 17.58 of the Zoning Ordinance. The Village Council, in the exercise of its discretion, may extend the time for filing the application for final approval. If the Village Council finds that the proposed final plans are in substantial conformity with the Preliminary Development Plan and are otherwise in compliance with all of the terms, conditions and exceptions of this Ordinance, and if the Developer is in full compliance with the terms, conditions and exceptions of this Ordinance, then the Developer shall be entitled to receive final approval of the Development from the Village Council. Notwithstanding the foregoing, the Village Council shall have and retain the discretion to incorporate all of the conditions of this Ordinance into the grant of final approval and to impose additional conditions for final approval, provided the Village Council finds one or more of the following circumstances exist:

1. the proposed final plan contains material changes from the Preliminary Development Plan and such conditions are related to such changes;
2. such conditions are related to Village staff recommendations arising from the review of the documents and information submitted as part of the final plan application pursuant to Section 17.58.100.A of the Zoning Ordinance;
3. such conditions are related to details of the building design or materials that were not part of the Preliminary Development Plan; or
4. such conditions are related to changes in or on the immediate vicinity of the Property subsequent to the adoption of this Ordinance and are necessary to protect the public health, safety and welfare.

**B. Construction.** The Developer shall commence construction, beyond mere fencing and preparation of the worksite, of the Proposed Development within 60 days after the issuance by the Village of a building permit for the Proposed Development.

**C. No Work Authorization.** Nothing in this Ordinance shall be construed as authorizing the issuance of any permits for the demolition of any of the existing buildings on the Property or for the construction of the Proposed Development.

**SECTION 12: HOME RULE POWERS.** This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

**SECTION 13: EFFECTIVE DATE.**

**A.** This Ordinance shall be effective only upon the occurrence of all of the following events:

- 1. passage by the Village Council of the Village of Winnetka in the manner required by law;
- 2. publication in pamphlet form in the manner required by law; and
- 3. the filing by the Developer for recording in the Office of the Cook County Clerk, of an Unconditional Agreement and Consent, signed by all owners of the Property and the Developer, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent shall be in the form of *Exhibit N* attached to, and by this reference made a part of, this Ordinance.

**B.** In the event that the Developer does not file with the Village Clerk a fully executed copy of the Unconditional Agreement and Consent required pursuant to Paragraph 13.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council then, at the option of the Village Council by resolution duly adopted, this Ordinance shall be of no force or effect and shall be rendered null and void.

**PASSED** this \_\_\_ day of \_\_\_\_\_, 2021, pursuant to the following roll call vote:  
 AYES: \_\_\_\_\_  
 NAYS: \_\_\_\_\_  
 ABSENT: \_\_\_\_\_

**APPROVED** this \_\_\_ day of \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

Introduced: March 9, 2021  
 Passed and Approved: \_\_\_\_\_, 2021

**EXHIBIT A**

**Legal Description of the Property**

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.

Commonly referred to as 694 Green Bay Road (PIN 05-17-412-037-0000)

AND

THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

Commonly referred to as 688 Green Bay Road (PIN 05-17-412-038-0000)

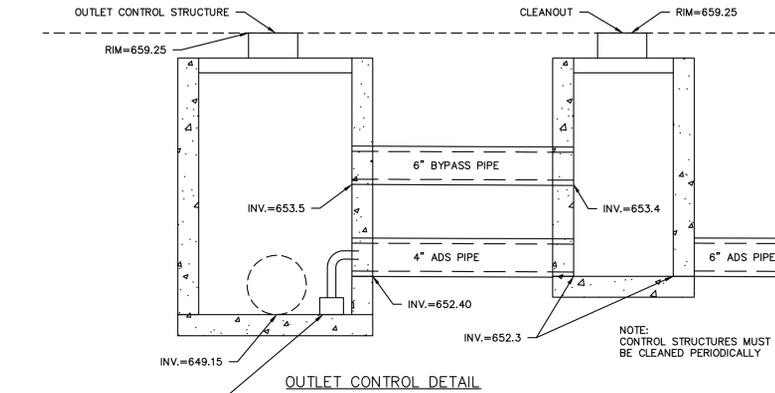
**EXHIBIT B**

**Preliminary Engineering Plans**

March 9, 2021

{00119292.6}

M-6-2021



DUPLEX PUMP SYSTEM WITH CALIBRATED DISCHARGE TO MEET THE ALLOWABLE RELEASE RATE (PLANS TO BE PROVIDED AT TIME OF BUILDING PERMIT)

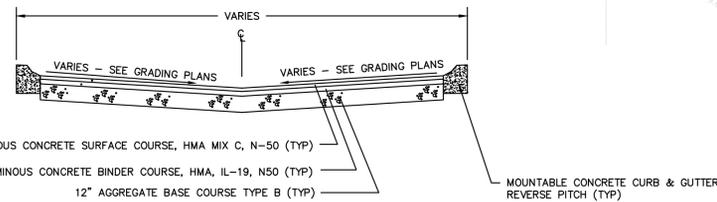
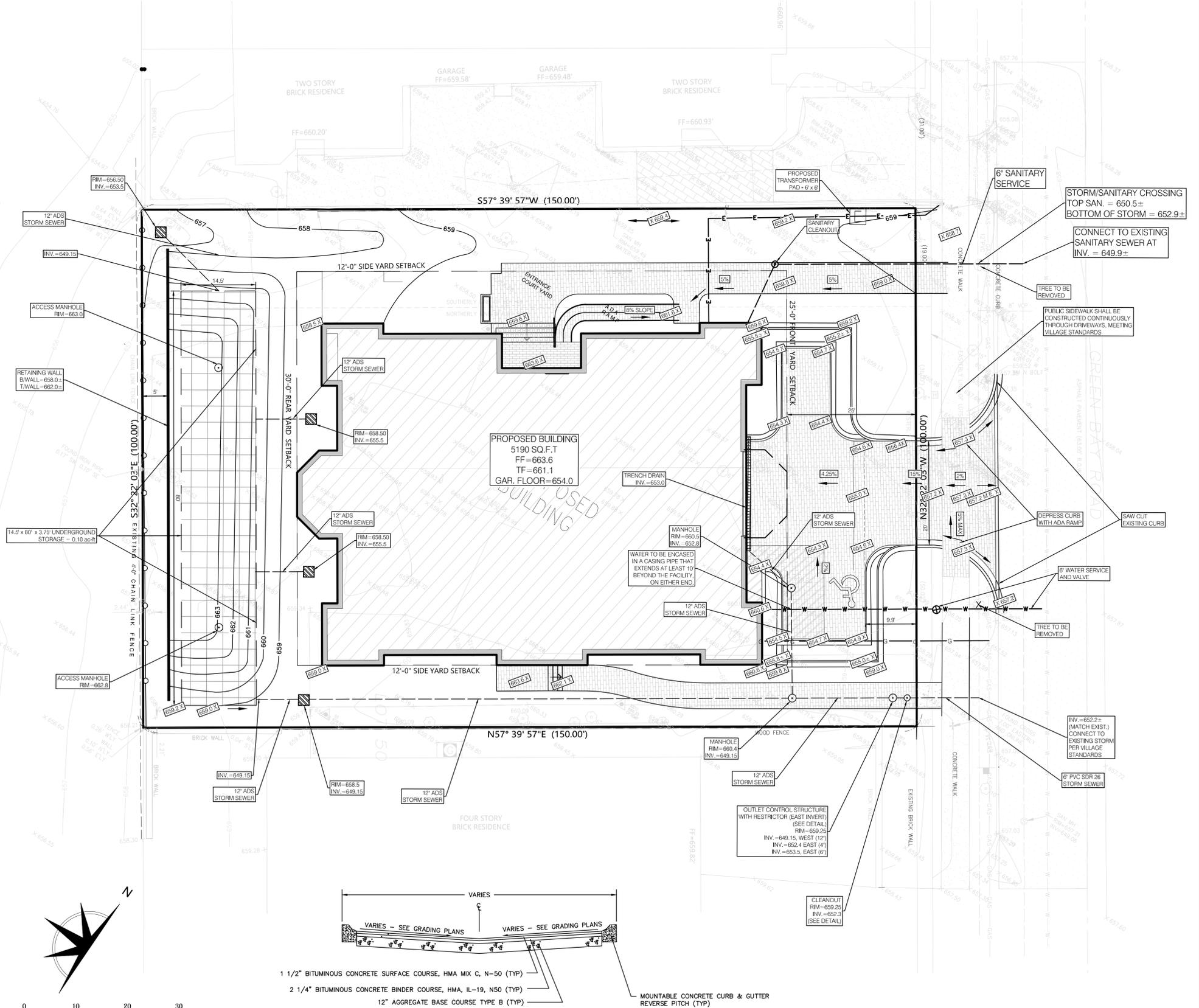
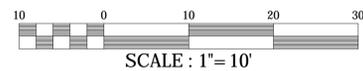
**DETENTION SUMMARY**  
 REQUIRED VOLUME = 0.082 AC.-FT (MWRD MODIFIED RATIONAL METHOD)  
 PROVIDED VOLUME = 0.10 AC.-FT.  
 - UNDERGROUND STORAGE = 0.10 AC.-FT.  
 ALLOWABLE RELEASE RATE =  $Q = 0.15 \times 3.6 \text{ IN/HR} \times 0.34 \text{ AC.} = 0.18 \text{ CFS}$   
 HIGH WATER LEVEL =  $649.15 + 3.75 = 652.9$  (GARAGE FLOOR = 654.0)

**BASIS OF BEARINGS:**  
 BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

**LEGEND**

- SKN
- BOLLARD
- AC UNIT
- ELECTRIC METER
- GAS METER
- CLEANOUT
- POWERPOLE
- STORM INLET
- STORM MANHOLE
- STORM CATCH BASIN
- MANHOLE
- SANITARY MANHOLE
- WATER B BOX
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- LIGHT POLE
- ELECTRIC TRANSFORMER
- DECIDUOUS TREE
- CONIFEROUS
- BUSH
- MATCH EXISTING
- PROPERTY LINE
- OVERHEAD WIRES
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN
- EXISTING CONTOUR
- CENTERLINE ROAD
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING TREE LINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING PAVEMENT
- PROPOSED BRICK PAVERS

**BENCHMARK:**  
 SITE BENCHMARK NUMBER 401  
 NORTH FLANGE BOLT AT 694 N. GREEN BAY ROAD.  
 ELEVATION=659.52' NAVD88



N.T.S.

PREPARED FOR:  
**REVEST PARTNERS LLC**  
 745 CONSTANCE LANE  
 DEERFIELD, IL 60015

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 4320 Winfield Drive - Suite 200 Warrenville Illinois 60555  
 o: 630-300-0933 c: 630-624-0520

| NO. |          | DATE |          | DESCRIPTION                               |   |
|-----|----------|------|----------|---|---|
| 1   | 01-20-20 | 2    | 01-23-20 | CHANGES MADE PER ARCH. COMMENTS           | REVISED PER VILLAGE LETTER DATED 01-06-20 |
| 2   | 01-23-20 | 3    | 02-19-20 | REVISED PER VILLAGE LETTER DATED 01-06-20 | REVISED PER VILLAGE LETTER DATED 02-07-20 |
| 3   | 02-19-20 | 4    | 03-11-20 | REVISED PER VILLAGE LETTER DATED 02-07-20 | REVISED PER VILLAGE REVIEW                |
| 4   | 03-11-20 | 5    | 11-18-20 | REVISED PER VILLAGE REVIEW                | REVISED SITE PLAN PER CLIENT              |

**PRELIMINARY ENGINEERING PLAN**  
**THE WALDEN - 688 GREEN BAY ROAD**

|                        |               |                |               |                 |
|------------------------|---------------|----------------|---------------|-----------------|
| FILE NAME: LAYOUT PLAN | DSGN. BY: ESM | JOB NO:        | FLD. BK:      | SHEET NO.       |
| DISC NUM:              | DRN BY: TWA   | DATE: 10-29-19 | SCALE: 1"=10' | <b>C1 of C1</b> |

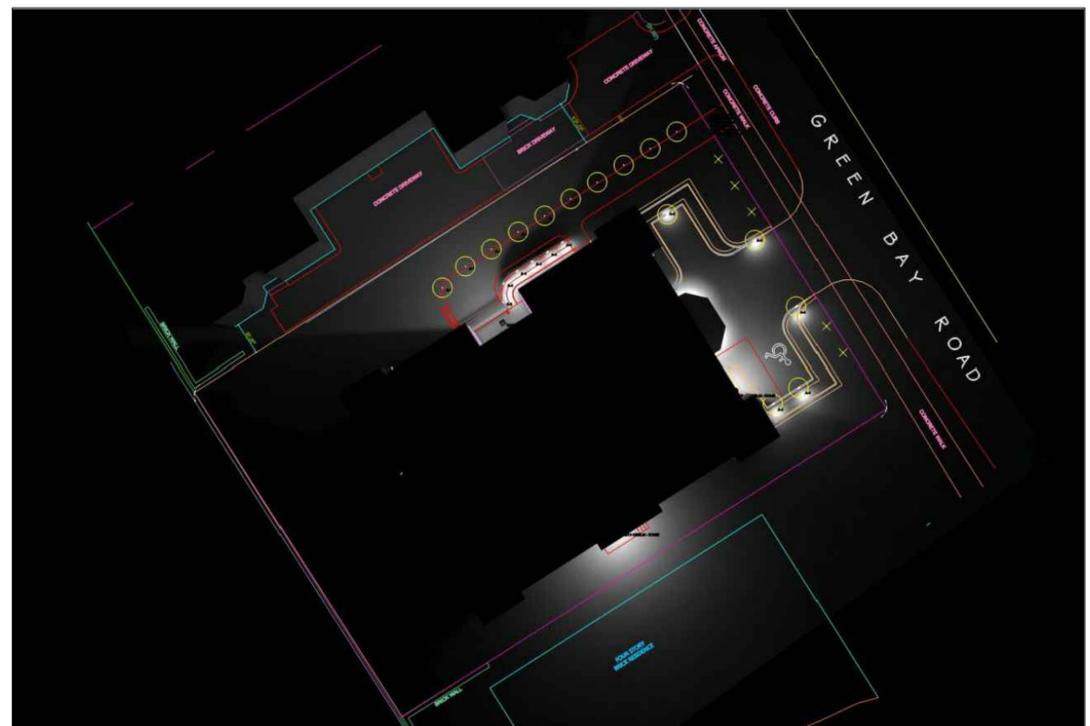
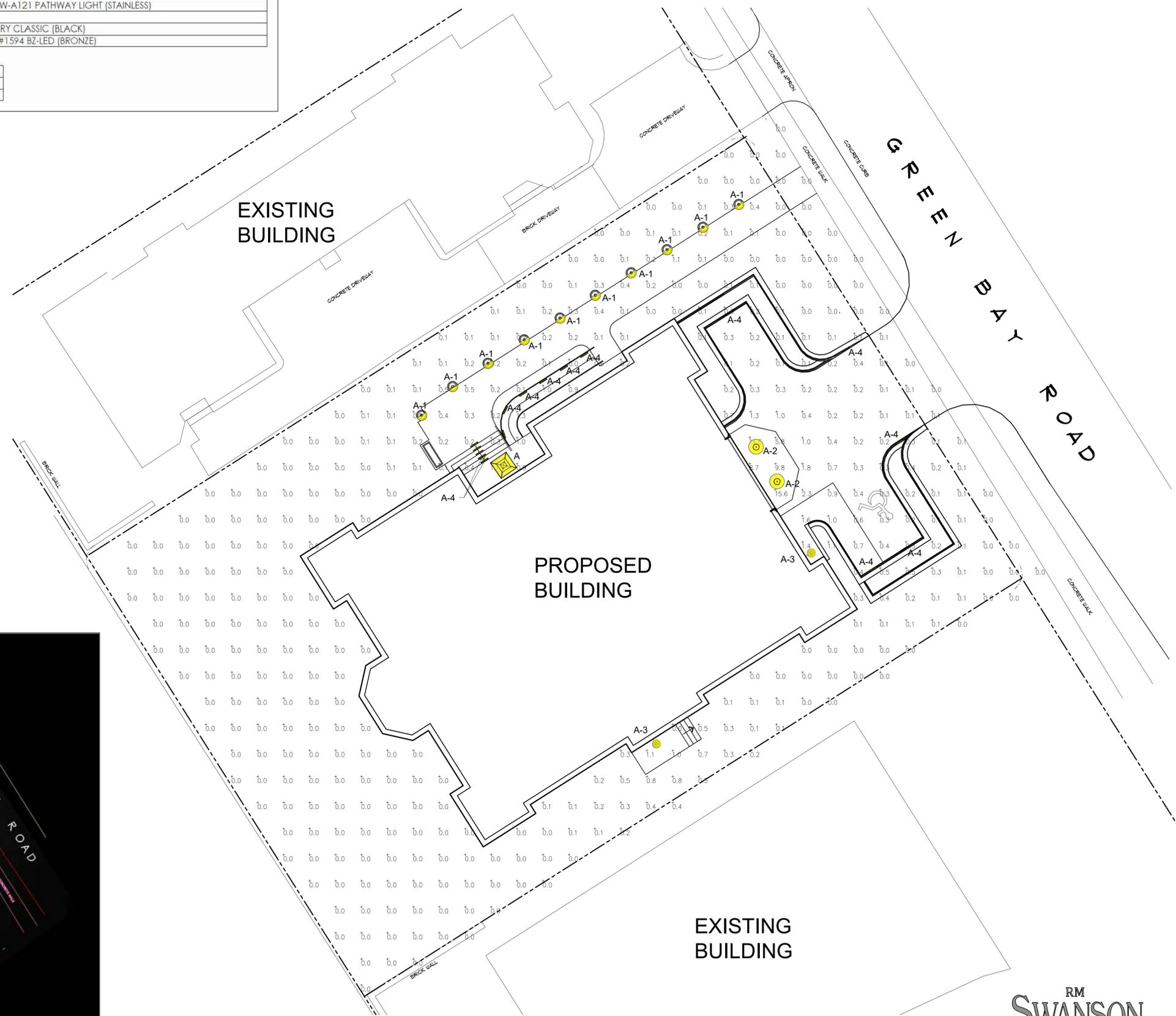
**EXHIBIT C**

**Photometrics Plan**

| Luminaire Schedule |     |              |             |        |       |  |
|--------------------|-----|--------------|-------------|--------|-------|--|
| Symbol             | Qty | Model Number | Arrangement | Lumens | LLF   | Description  |
| ☒                  | 1   | A            | SINGLE      | 1388   | 0.950 | 6130-XRLED-09L45T3-MDL07-WA                          |
| ●                  | 10  | A-1          | SINGLE      | 294    | 0.950 | ASPECT MODEL AL-1G-PW-A121 PATHWAY LIGHT (STAINLESS) |
| ○                  | 2   | A-2          | SINGLE      | 880    | 0.950 | JUNO 1C20LEDT24 5                                    |
| ●                  | 2   | A-3          | SINGLE      | 1203   | 0.950 | HINKLEY 10231TK FOUNDRY CLASSIC (BLACK)              |
| ⊥                  | 11  | A-4          | SINGLE      | 86     | 0.950 | LOUVERED BRICK LIGHT #1594 BZ-LED (BRONZE)           |

| Calculation Summary |             |       |      |      |     |         |         |
|---------------------|-------------|-------|------|------|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| StatArea            | Illuminance | Fc    | 8.07 | 15.6 | 0.9 | 8.97    | 17.33   |



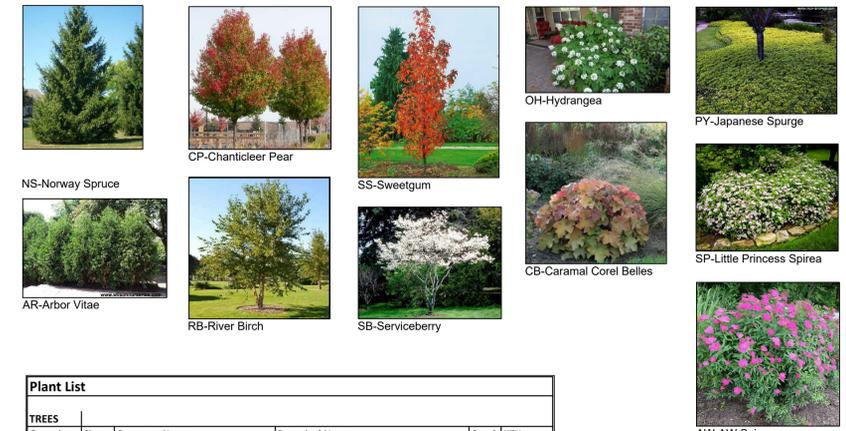
# PHOTOMETRICS PLAN

1/4" = 1'-0"

**RM SWANSON ARCHITECTS**  
 11418 E MISSION LN  
 SCOTTSDALE, AZ 85259  
 Mobile: 847 757-3975  
 rick@rmswanson.com

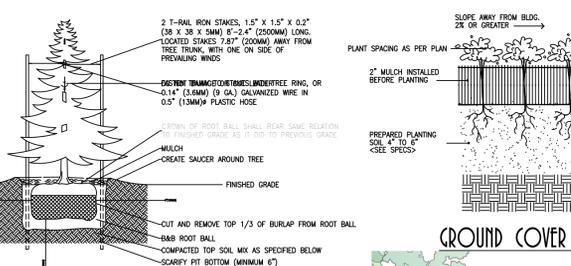
**EXHIBIT D**

**Landscape Plan**



| Plant List                           |       |                             |  |          |
|--------------------------------------|-------|-----------------------------|--|----------|
| TREES                                |       |                             |  |          |
| Quantity                             | Size  | Common Name                 | Botanical Name                         | Cond KEY |
| 8                                    | 8'    | Norway Spruce               | Picea abies                            | BB NS    |
| 6                                    | 8'    | Serviceberry                | Amelanchier canadensis                 | BB SB    |
| 4                                    | 3"    | Chanticleer Pear            | Pyrus calleryana 'Chanticleer'         | BB CP    |
| 12                                   | 3"    | Slender Silhouette Sweetgum | Liquidambar styraciflua 'Slender Sil.' | BB SS    |
| 7                                    | 10'   | River Birch                 | Betula nigra                           | BB RB    |
| SHRUBS                               |       |                             |  |          |
| 27                                   | 3gal. | AW Spirea                   | Anthony Waterer Spirea                 | Can. AW  |
| 54                                   | 24"   | Boxwood                     | Buxus x Glencoe                        | Can. BX  |
| 17                                   | 5"    | Mission Arborvitae          | Thuja occidentalis                     | BB AR    |
| 29                                   | 3gal. | Hino Crimson Azalea         | Rhododendron 'Hino-crimson'            | Can. AZ  |
| 24                                   | 3gal. | Little Princess Spirea      | Spirea japonica 'Little Princess'      | Can. SP  |
| 10                                   | 3gal. | Oakleaf Hydrangea           | Hydrangea quercifolia                  | Can. OH  |
| PERENNIALS, GROUNDCOVERS and GRASSES |       |                             |  |          |
| 44                                   | 1gal. | Astilbe                     | Astilbe 'rheiland'                     | Can. RA  |
| 17                                   | 1gal. | Caramel Coral Bells         | Heuchera 'Caramel'                     | Can. CB  |
| 1900                                 | 3"    | Japanese Spurge             | Pachysandra terminalis                 | Flat PY  |

- GENERAL NOTES:**
- APPLICANT SHALL WORK PROACTIVELY WITH THE ADJACENT NEIGHBORS TO THE SOUTH TO REPLACE EXISTING LANDSCAPE SCREENING AND TREES REMOVED ALONG THE SOUTH PROPERTY LINE THAT ARE ON THE APPLICANT'S PROPERTY. THIS MAY INCLUDE PLANTING OF SOME PLANT MATERIAL ON THE NEIGHBOR PROPERTY WITH THE FULL APPROVAL OF THE NEIGHBORING PROPERTY'S H.O.A. APPLICANT WILL WORK WITH THE SOUTH NEIGHBORS H.O.A. TO ESTABLISH A MUTUALLY ACCEPTABLE RESULT TO THE EXTENT POSSIBLE ON THE APPLICANT'S PROPERTY
  - SNOW REMOVAL SHALL BE CONTRACTED BY THE H.O.A. WITH A LICENSED AND BONDED SNOW REMOVAL CONTRACTOR. IN ADDITION, A RADIANT SNOW MELTING SYSTEM WILL BE INSTALLED FROM THE SOUTH ENTRANCE TO THE OVERHEAD GARAGE DOORS AND PARKING AREA



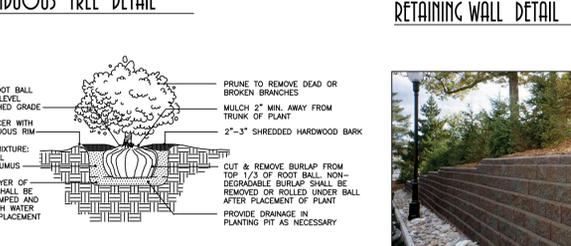
- SPECIFICATIONS:**
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
  - WATER THOROUGHLY AFTER INSTALLATION.
  - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
  - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
  - TOPSOIL MIX, SEE SPEC.

**CONIFEROUS TREE DETAIL**

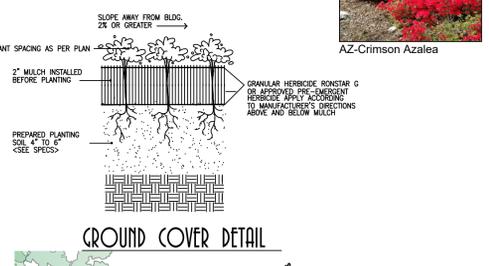


- SPECIFICATIONS:**
- TOPSOIL MIX, SEE SPEC.
  - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
  - WATER THOROUGHLY AFTER INSTALLATION.
  - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
  - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
  - ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

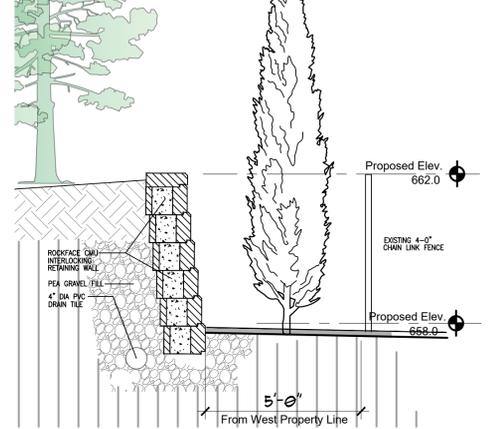
**DECIDUOUS TREE DETAIL**



**BURLAP SHRUB DETAIL**



**GROUND COVER DETAIL**



**RETAINING WALL DETAIL**



**REPRESENTATIVE PHOTO OF RETAINING WALL**  
BELGARD 'DIAMOND PRO' WALL (VICTORIAN) OR SIMILAR

W. Damon Wilson  
Registered Landscape Architect  
Resource One  
Landscape Architects  
7A Hillside Drive Barrington, IL 60010  
Phone: 847 942-2727 Wilsonwdw@aol.com

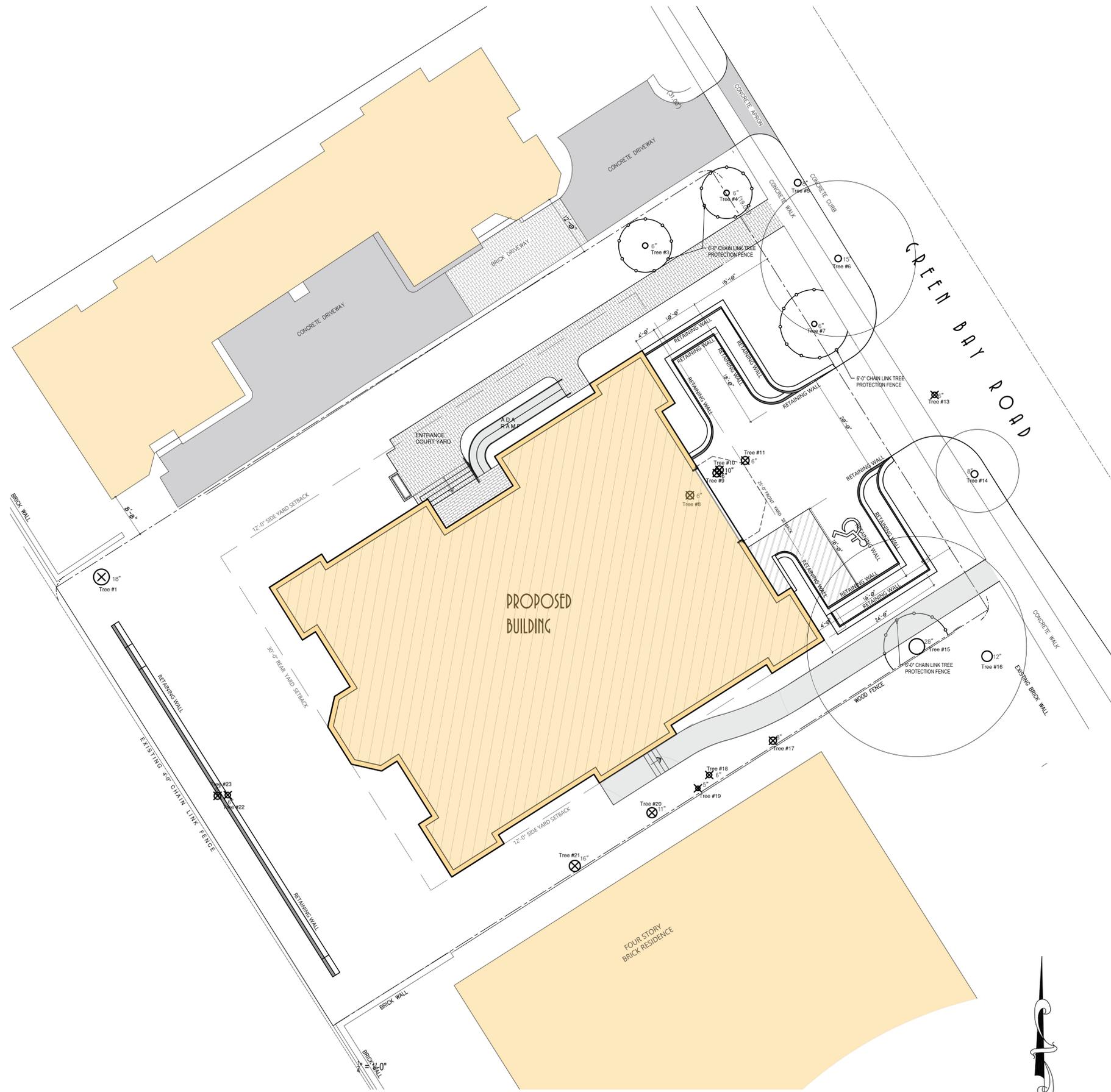


**LANDSCAPE PLAN**

1"=10'-0"

**EXHIBIT E**

**Tree Preservation Plan**



| Tree # | Species                        | Size  | Condition | Remarks   | Removal | Reason                               |
|--------|--------------------------------|-------|-----------|-----------|---------|--------------------------------------|
| 1      | Picea spp.                     | 18"   | good      |           | yes     | Replaced w/ berm planting            |
| 2      | Rhamnus cathartica/ Morus spp. | 6"/6" | poor/poor |           | yes     | Invasive                             |
| 3      | Acer rubrum spp.               | 6"    | excellent |           | no      |                                      |
| 4      | Acer rubrum spp.               | 6"    | excellent |           | no      |                                      |
| 5      | Acer spp.                      | 8"    | poor      |           | yes     | Major damage to trunk, branching bad |
| 6      | Acer spp.                      | 15"   | fair      |           | no      |                                      |
| 7      | Quercus spp.                   | 6"    | good      |           | no      |                                      |
| 8      | Ulmus spp.                     | 6"    | poor      |           | yes     | condition                            |
| 9      | Rhamnus cathartica             | 6"    | poor      |           | yes     | invasive                             |
| 10     | Ulmus spp.                     | 10"   | poor      |           | yes     | condition                            |
| 11     | Ulmus spp.                     | 6"    | poor      |           | yes     | condition                            |
| 12     | Picea spp.                     | 18"   | good      | top heavy | yes     | location and leaning                 |
| 13     | Pyrus spp.                     | 6"    | good      |           | yes     | Path of proposed entrance            |
| 14     | Pyrus spp.                     | 8"    | fair      |           | no      |                                      |
| 15     | Morus spp.                     | 28"   | fair      | top heavy | no      |                                      |
| 16     | Morus spp.                     | 6"    | fair      |           | no      | Not on property                      |
| 17     | Morus spp.                     | 8"    | fair      |           | yes     | location, invasive                   |
| 18     | Fraxinus pp.                   | 6"    | poor      |           | yes     | location and small size              |
| 19     | Ulmus spp.                     | 5"    | poor      |           | yes     | location and size                    |
| 20     | Ulmus spp.                     | 11"   | poor      |           | yes     | location and top heavy branching     |
| 21     | Morus spp.                     | 15"   | fair      |           | yes     | location and one sided branching     |
| 22     | Acer nugundo                   | 6"    | poor      |           | yes     | invasive                             |
| 23     | Acer nugundo                   | 8"    | poor      |           | yes     | invasive                             |

**GENERAL NOTES:**

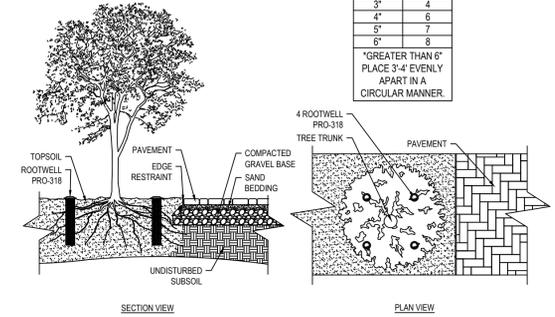
- ONE TREE-INCH CALIPER TREE WILL BE PLANTED ON THE VILLAGE PARKWAY. THE REMAINING INCHES (28) MUST BE ACCOUNTED FOR THROUGH TREE PLANTING ON THE APPLICANT PROPERTY
- TREE REPLACEMENT IS REQUIRED AND IS BASED ON THE SPECIES AND CONDITION OF TREES TO BE REMOVED. REQUIRED REPLACEMENT SHALL BE AS FOLLOWS:
  - REMOVAL INCHES: 114"
  - REQUIRED REPLACEMENT DEPOSIT: \$7,750.00

**TREE PRESERVATION NOTES:**

- PROTECTIVE TREE FENCING WILL BE REQUIRED AT EDGE OF CRITICAL ROOT ZONES FOR ALL TREES TO REMAIN. PROTECTIVE FENCING MUST BE 6'-0" CHAIN LINK OR SIMILAR MATERIAL DRIVEN POSTS.
- GRADE CHANGES WITHIN THE TREE PROTECTION ZONES OF ANY PROTECTED TREE ARE PROHIBITED
- NO STOCKPILING OF ANY MATERIAL FOR ANY PERIOD OF TIME WITHIN TREE PROTECTION ZONES
- NO HEAVY MACHINERY MAY OPERATE WITHIN TREE PROTECTION ZONE DURING ANY PHASE OF CONSTRUCTION PROJECT, INCLUDING AFTER PROTECTIVE TREE FENCING HAS BEEN REMOVED. OPERATING HEAVY MACHINERY WITHIN TREE PROTECTION ZONE WILL RESULT IN A STOP WORK ORDER.

| CALIPER | QUANTITY |
|---------|----------|
| 2"      | 4        |
| 3"      | 4        |
| 4"      | 6        |
| 5"      | 7        |
| 6"      | 8        |

\*GREATER THAN 6"  
PLACE 3'-4" EVENLY  
APART IN A  
CIRCULAR MANNER

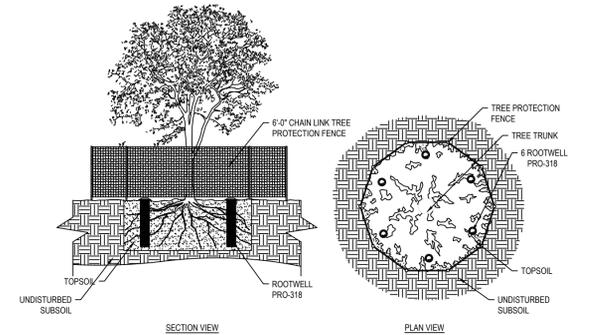


**MANUFACTURER NOTES:**

- EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2'5" TO 4" FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS
- USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3'-4" APART. PLACE THE CAPS TOP LIP FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

**EXISTING TREE NEXT TO PAVEMENT**

NO SCALE



**MANUFACTURER NOTES:**

- EXISTING TREES REQUIRE THE ROOTWELL TO BE PLACED APPROXIMATELY 2'5" TO 4" FROM THE TRUNK, OR ON LARGE TREES AS CLOSE AS POSSIBLE. TREE ROOTS ARE NOT AT THE DRIP LINE, BUT ARE MUCH CLOSER TO THE TRUNK WHEN TREES ARE IN STRESS, IN DECLINE, OR IN COMPACTED SOILS
- USE THE QUANTITY GUIDE ABOVE AND EVENLY SPACE THE ROOTWELLS APART. ON LARGER TREES LOCATE THE ROOTWELLS IN A CIRCULAR MANNER AROUND THE TREE APPROXIMATELY 3'-4" APART. PLACE THE CAPS TOP LIP FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

**EXISTING TREE PROTECTION**

NO SCALE

# TREE PRESERVATION PLAN

1"=10'-0"



W. Damon Wilson  
Registered Landscape Architect  
Resource One  
Landscape Architects  
7A Hillside Drive Barrington, IL 60010  
Phone: 847 942-2727 Wilsonwdw@aol.com



11418 E MISSION LN SCOTTSDALE, AZ 85259  
Mobile: 847 757-3975  
rick@rmswanson.com

**EXHIBIT F**

**Renderings**







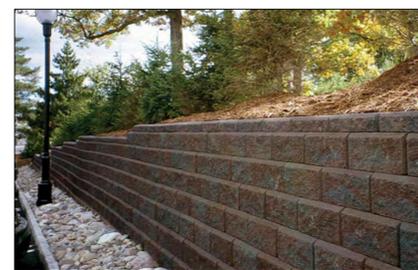
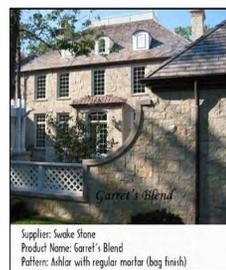
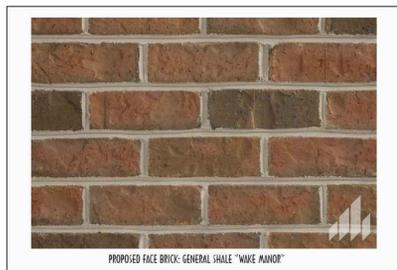
**EXHIBIT G**

**Building Elevations and Sections**



# EAST ELEVATION

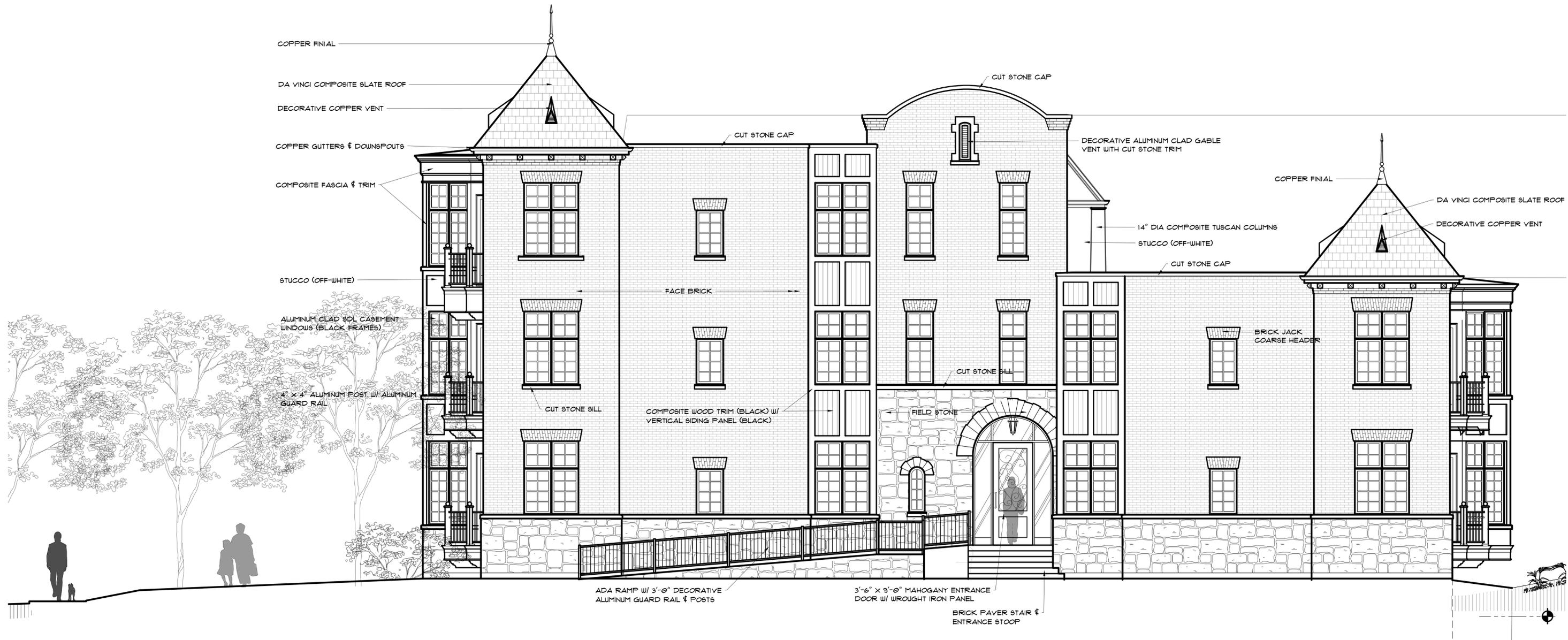
3/4" = 1'-0"



RM  
**SWANSON**  
ARCHITECTS

11418 E MISSION LN  
SCOTTSDALE, AZ 85259

Mobile: 847 757-3975  
rick@rmswanson.com



# NORTH ELEVATION

1/4" = 1'-0"

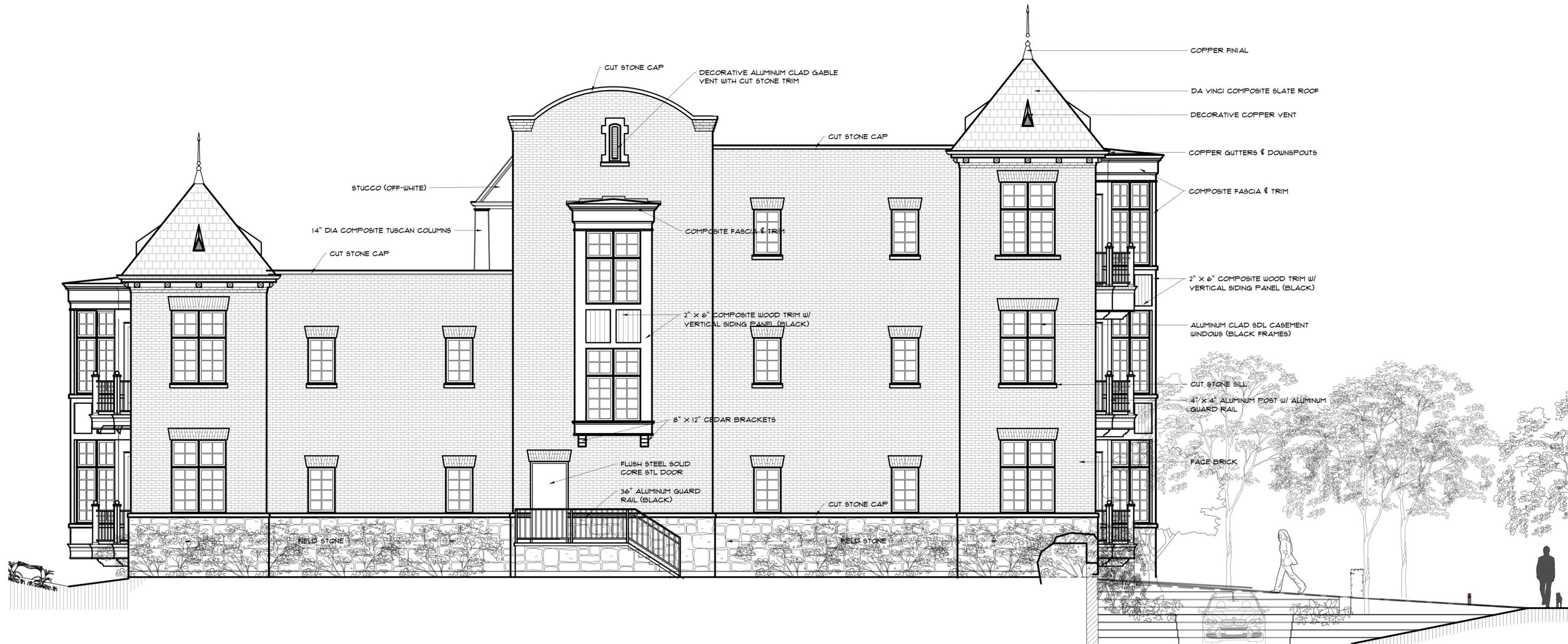
RM  
**SWANSON**  
ARCHITECTS

11418 E MISSION LN  
SCOTTSDALE, AZ 85259  
Mobile: 847 757-3975  
rick@rmswanson.com



# WEST ELEVATION

1/4" = 1'-0"



# SOUTH ELEVATION

1/4" = 1'-0"



**680 GREEN BAY RD**

- \* 15% of the total wall mass is over the max height
- \* 166% over FAR
- \* ACTUAL Unit Count: 27  
Allowable Unit Count: 22  
25% over Density

**688 GREEN BAY RD**

- \* The tower roof peaks are the only elements now over 35'
- \* 19.2% over FAR
- \* ACTUAL Unit Count: 5  
Allowable Unit Count: 6



**PROPOSED SCREENING DATA**

- A 5'-0" landscape retaining wall would be installed the length of the west property line
- 8'-0" tall arbor vitae will be planted to screen the wall
- 4 to 5 8'-0" Norway Spruce would be planted along the west property line
- Norway Spruce grow 30" to 60" per year
- Norway Spruce grow TO 20'-0" wide at the base
- Norway Spruce grow to a height of 50'-0"

PROPOSED BUILDING

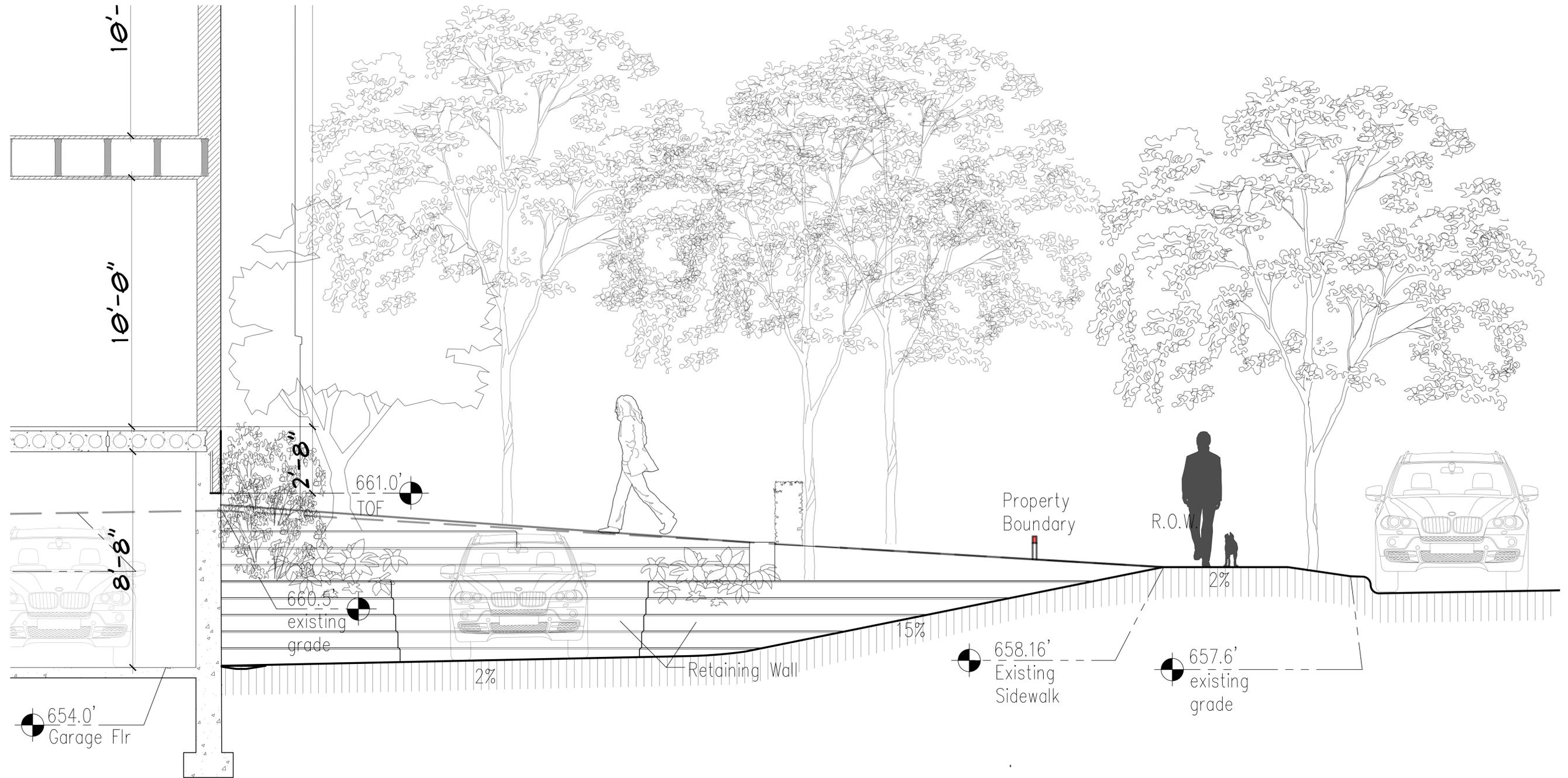
681 WALDEN LN RESIDENCE

**SITE VIEW SECTION**

**RM SWANSON ARCHITECTS**

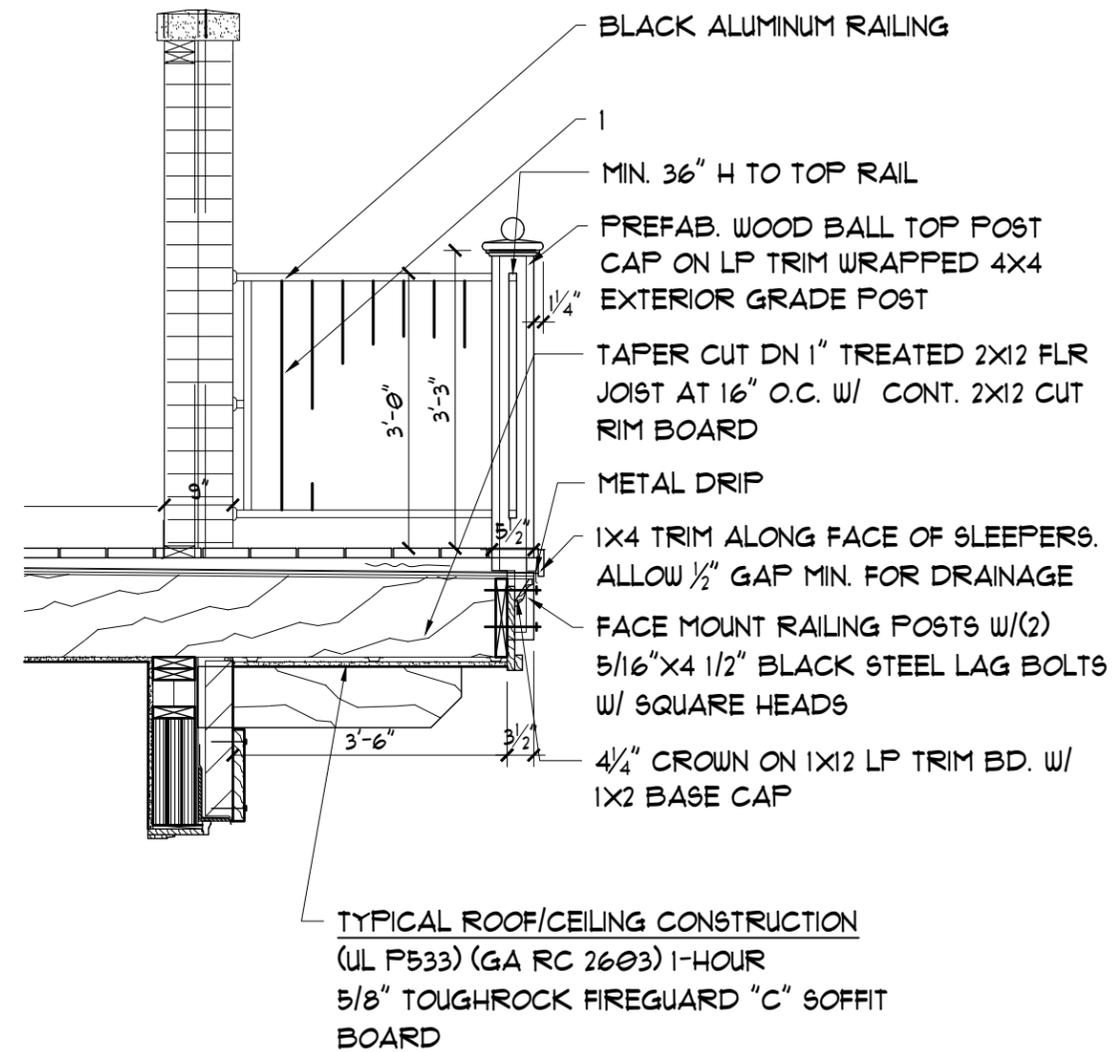
11418 E MISSION LN SCOTTSDALE, AZ 85259  
Mobile: 847 757-3975  
rick@rmswanson.com





# SECTION THRU ENTRANCE DRIVEWAY

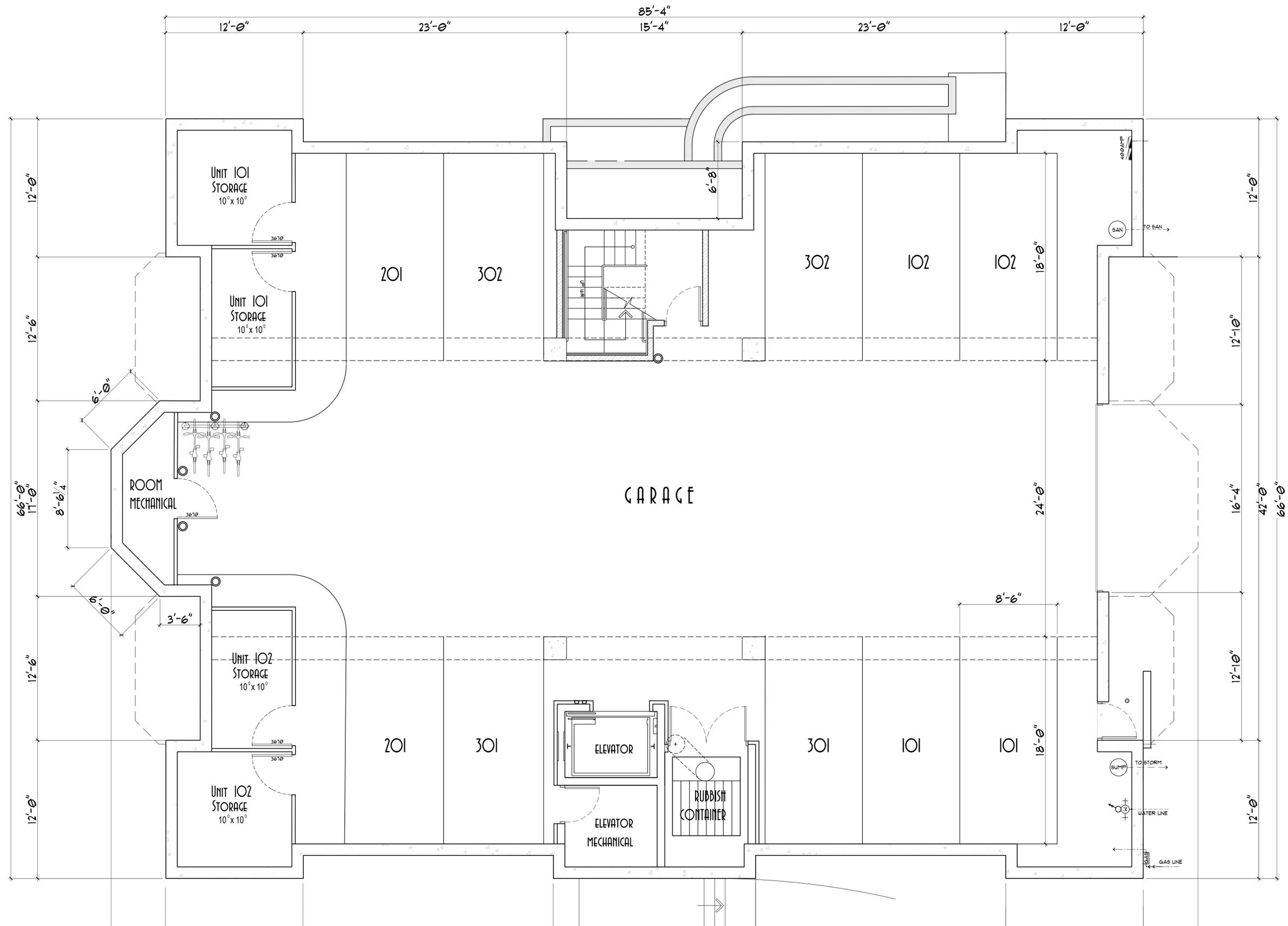
LOOKING FROM SOUTH TO NORTH



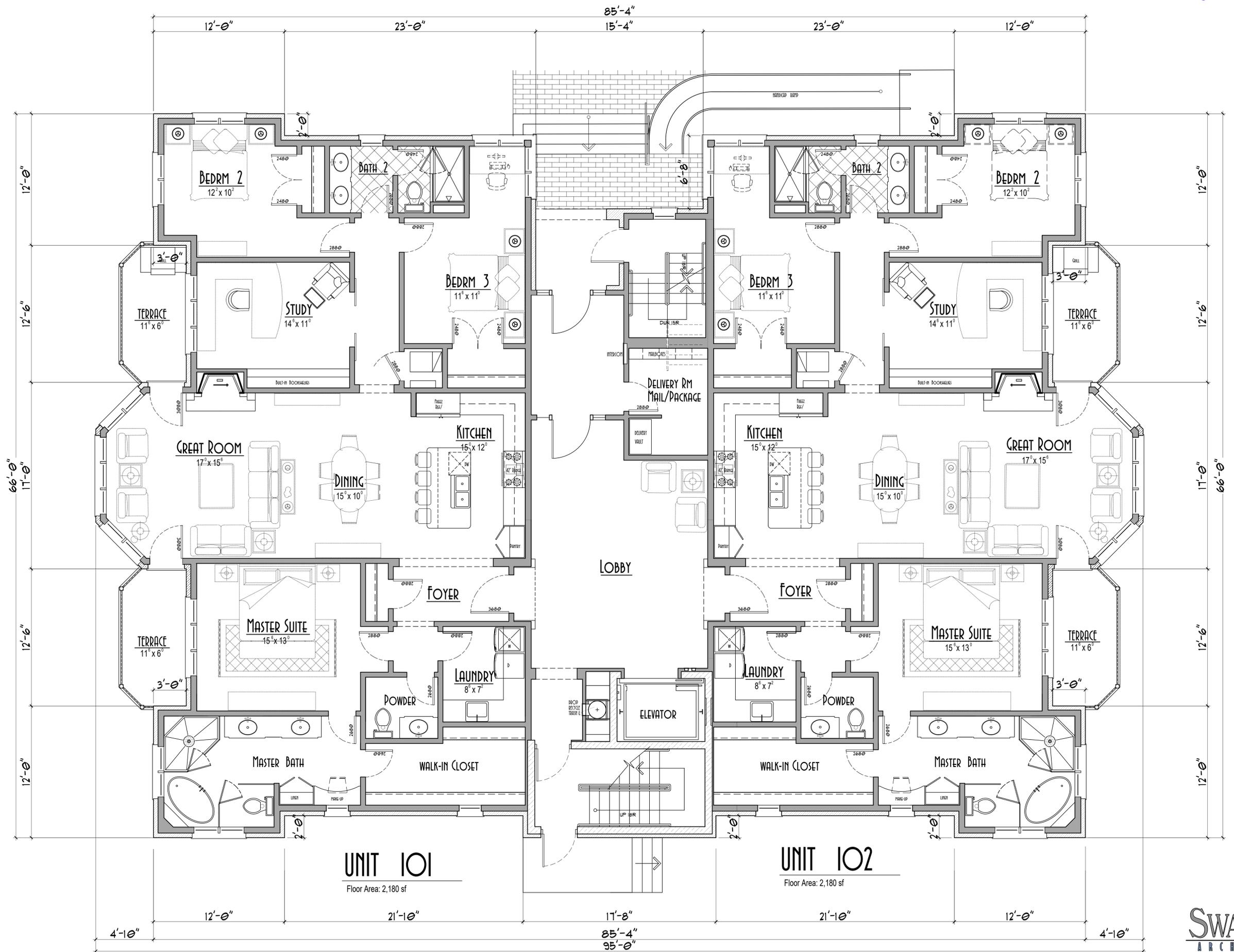
# CROSS SECTION AT BALCONY

**EXHIBIT H**

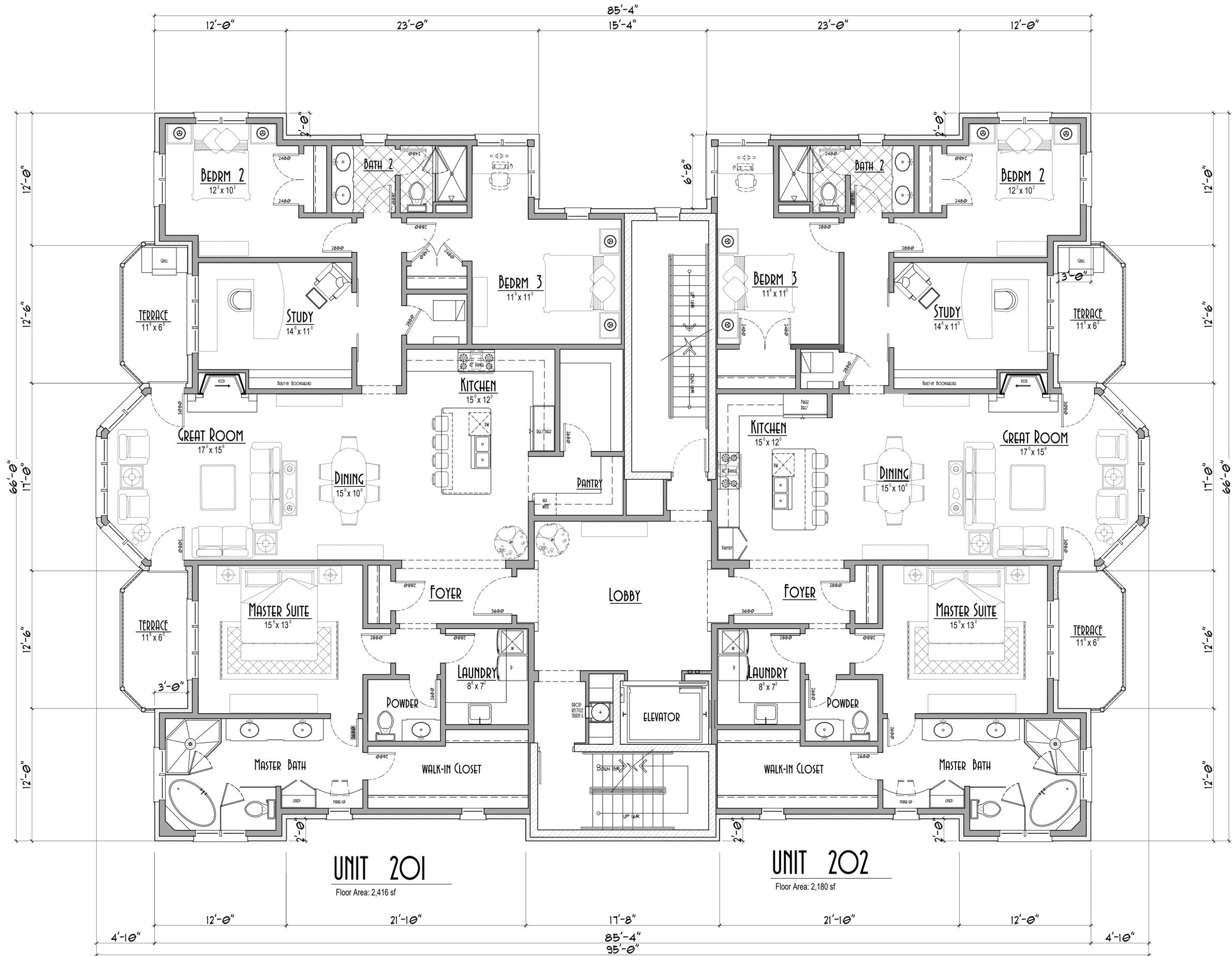
**Building Floor Plans**



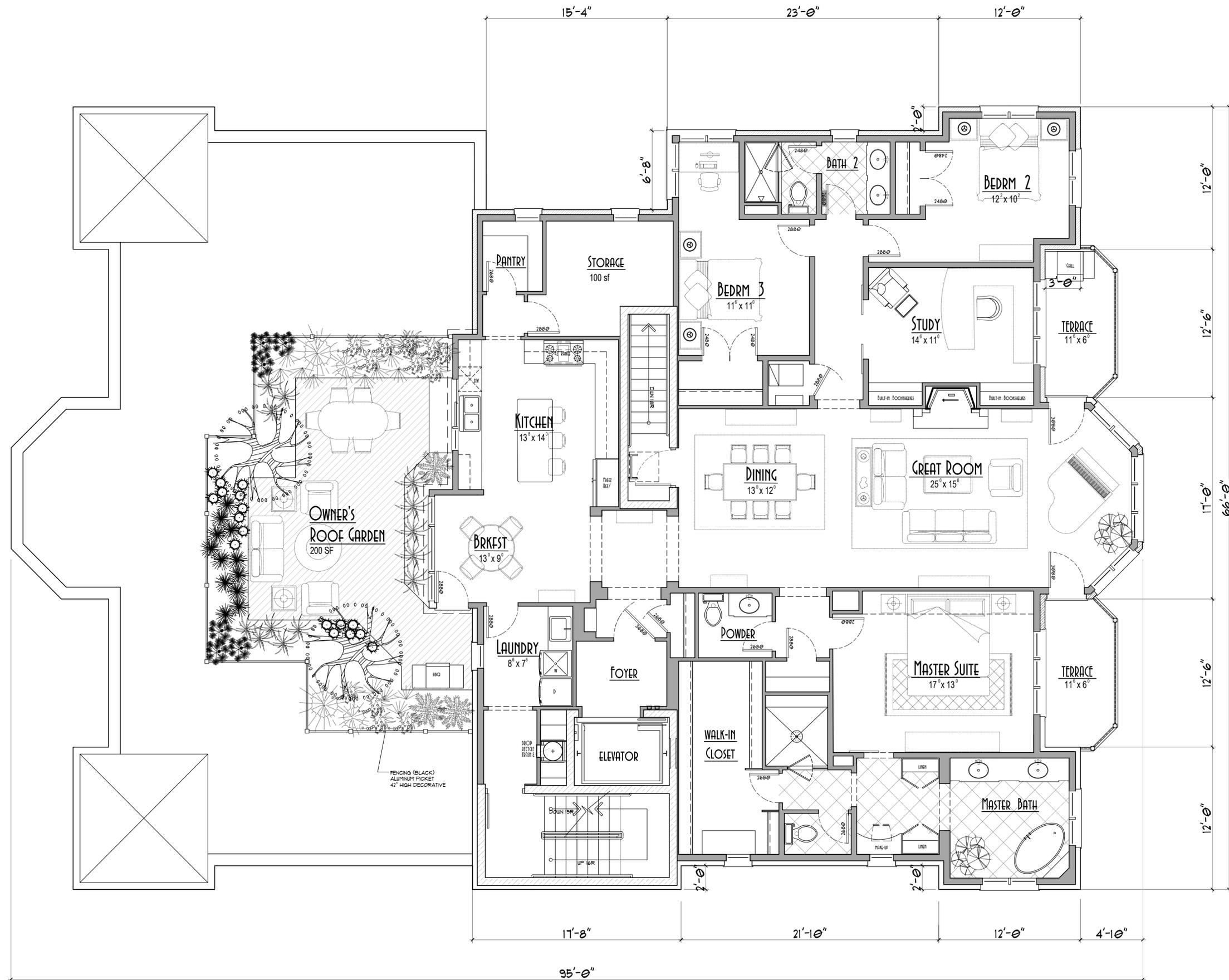
# GARAGE PLAN



# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# PENTHOUSE FLOOR PLAN

Gross Floor Area: 2,876 sf

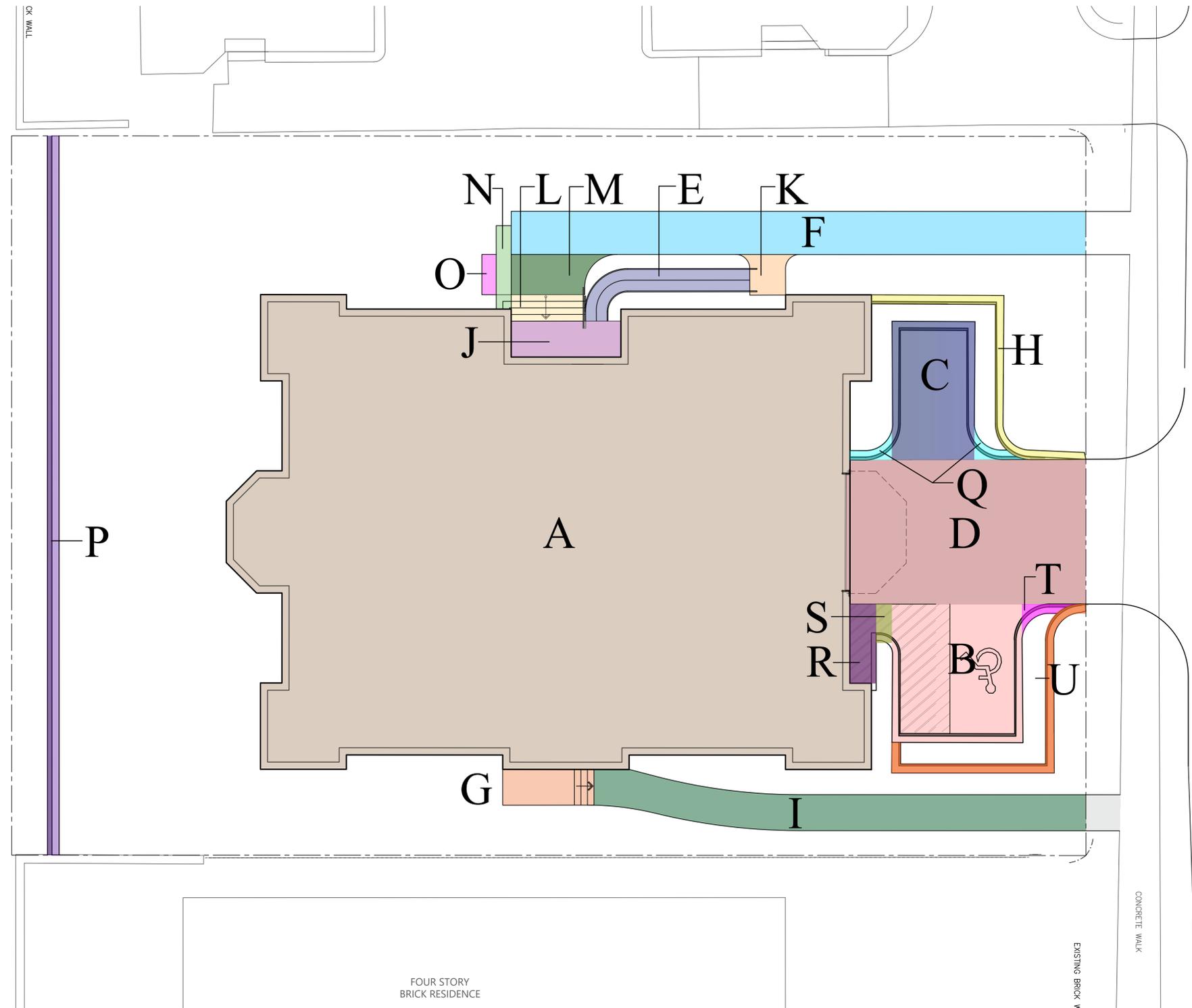


**EXHIBIT I**

**Impermeable Surface Area Plan**

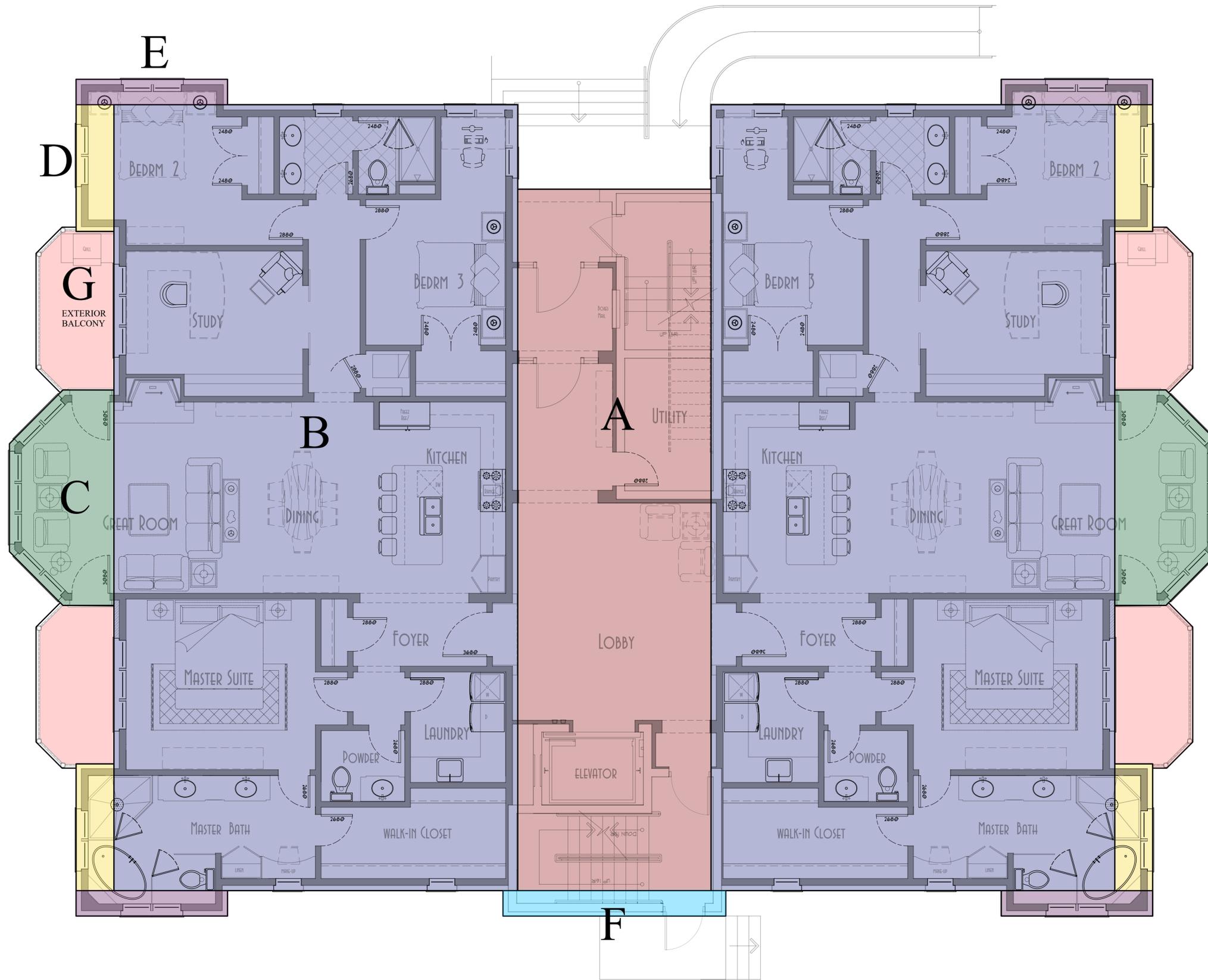
IMPERMEABLE SURFACE LOT COVERAGE MATRIX

| PIECE                    | DIMENSIONS (FT)  | ILC AREA (SF)         |
|--------------------------|------------------|-----------------------|
| A                        | 82.0 x 63.1      | 5,190.0               |
| B                        | 18.33 x 19.16    | 351.2                 |
| C                        | 10 X 21.2        | 212.0                 |
| D                        | 33.6 x 20.0      | 672.0                 |
| E                        | 11.1 x 20.40     | 226.5                 |
| F                        | 80.44 x 6.0      | 482.6                 |
| G                        | 5.0 x 12.0       | 60.0                  |
| H                        | 1.5 x 38.6       | 58.0                  |
| I                        | 4.0 x 70.5       | 282.1                 |
| J                        | 15.0 x 5.0       | 75.0                  |
| K                        | 5.2 x 5.65       | 29.5                  |
| L                        | 10.0 x 3.75      | 37.5                  |
| M                        | 4.0 x 12.15      | 44.0                  |
| N                        | 2.0 x 11.0       | 24.3                  |
| O                        | 2 x 5.6          | 11.2                  |
| P                        | 1.0 x 100.0      | 100.0                 |
| Q                        | (1.5 x 14) x 2   | 42.0                  |
| R                        | 4.0 x 10.0       | 40.0                  |
| S                        | 2.75 x 4.21      | 11.6                  |
| T                        | 2 x 5.6          | 10.5                  |
| U                        | 1.0 x 62.0       | 62.0                  |
| BALCONIES                | (11.5 x 6.0) x 4 | 276.0                 |
| TOTAL IMPERMEABLE AREA   |                  | 8,298.8 sf            |
| TOTAL LOT AREA           |                  | 15,000.0 sf           |
| TOTAL ALLOWABLE IMP AREA |                  | 9,000.0 (60%)         |
|                          |                  | 702.0 sf under (7.8%) |



# IMPERMIABLE SURFACE AREA

1/4" = 1'-0"



FIRST, SECOND, THIRD & ROOF FLOOR GFA-PROPOSED

| PIECE   | DIMENSIONS (FT)                  | GFA AREA (SF)                      |
|---|----------------------------------|------------------------------------|
| A   | 15.3 x 55.3                      | 846.0                              |
| B   | (32.0 x 62.0) x 2                | 3,968.0                            |
| C   | (7.2 x 17.0) x 2                 | 244.8                              |
| D   | (3.0 x 10.75) x 4                | 129.0                              |
| E   | (12.0 x 2.0) x 4                 | 96.0                               |
| F   | 17.75 x 2.0                      | 35.5                               |
| G   | (11.5 x 6.0) x 6                 | 414.0                              |
| <small>3rd flr &amp; 2nd west not counted</small> |                                  |                                    |
| <b>TOTALS PER FLOOR:</b>                          |                                  |                                    |
|   | 1st FLOOR AREA:                  | 5,595.3                            |
|   | 2nd FLOOR AREA:                  | 5,457.3                            |
|   | 3rd FLOOR AREA:                  | 3,154.4                            |
|   | ROOF FLOOR AREA:                 | 48.0                               |
|   | <b>GROSS BLDG FLOOR AREA:</b>    | 14,255.0 <small>18.7% OVER</small> |
|   | <b>TOTAL CURRENT OVERAGE:</b>    | 2,255.0                            |
|   | <b>PREVIOUS BLDG FLOOR AREA:</b> | 17,701.5 <small>47.5% OVER</small> |
|   | <b>TOTAL REDUCTION:</b>          | (3,446.5)                          |

# CROSS FLOOR AREA 1ST & 2ND FLOORS

1/4" = 1'-0"



THIRD FLOOR GFA-PROPOSED

| PIECE                 | DIMENSIONS (FT)  | GFA AREA (SF)         |
|-----------------------|------------------|-----------------------|
| A                     | 15.3 x 55.3      | 846.0                 |
| B                     | 32.0 x 62.0      | 1,984.0               |
| C                     | 7.2 x 17.0       | 122.4                 |
| D                     | 3.0 x 10.75 x 2  | 64.5                  |
| E                     | (12.0 x 2.0) x 2 | 48.0                  |
| F                     | 17.75 x 2.0      | 35.5                  |
| G                     |                  | (3rd flr not counted) |
| H                     | 3.0 x 18.0       | 54.0                  |
| GROSS 3RD FLOOR AREA: |                  | 3,154.4               |

# GROSS FLOOR AREA 3RD FLOOR

1/4" = 1'-0"



ROOF GFA-PROPOSED

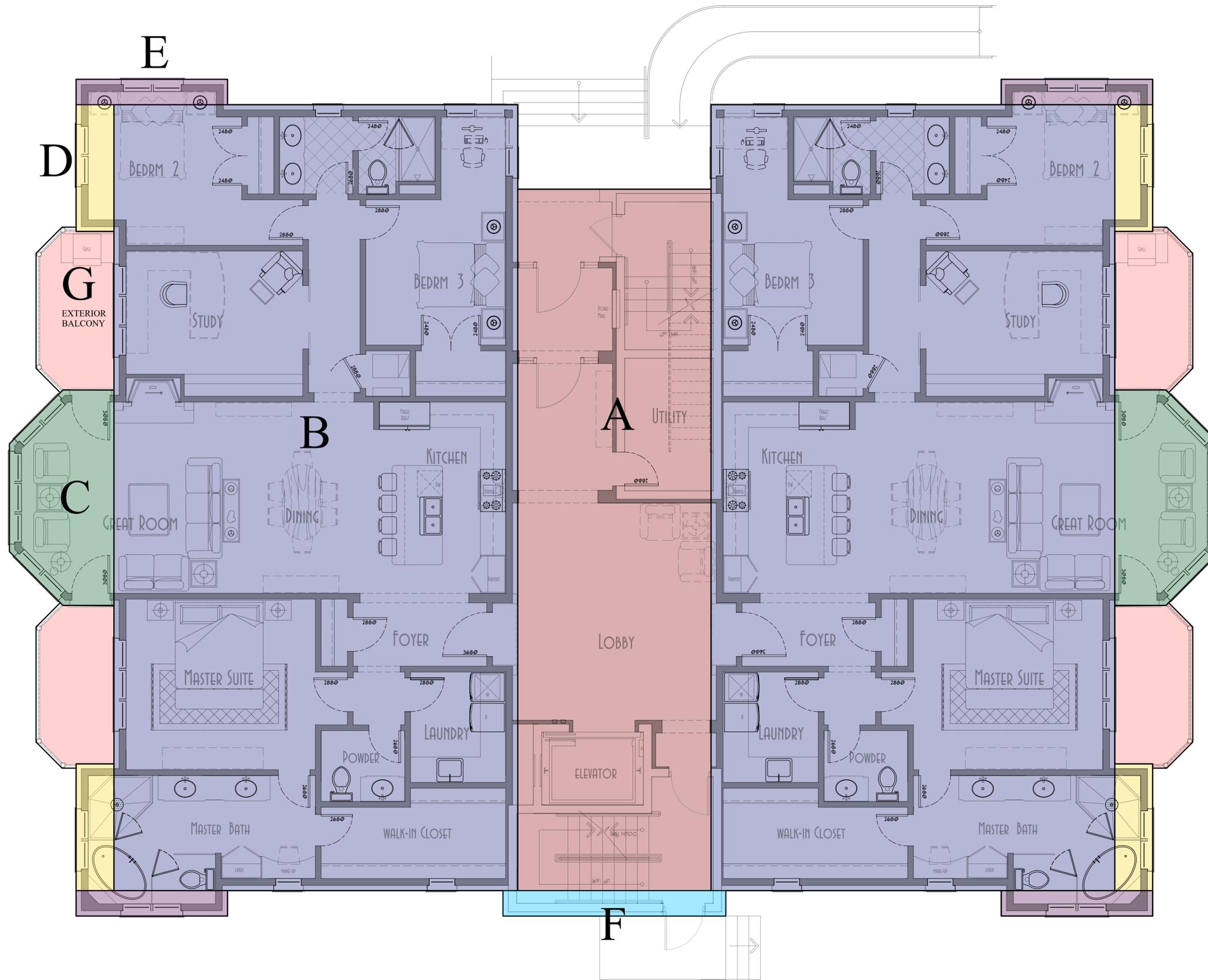
| PIECE            | DIMENSIONS (FT) | GFA AREA (SF) |
|------------------|-----------------|---------------|
| A                |                 | 48.0          |
| NEW TOTALS:      |                 | 48.0          |
| PREVIOUS TOTALS: |                 | 1,191.6       |
| TOTAL REDUCTION  |                 | (1,143.6)     |

# GROSS FLOOR AREA ROOF

1/4" = 1'-0"

**EXHIBIT J**

**Gross Floor Area Diagram**

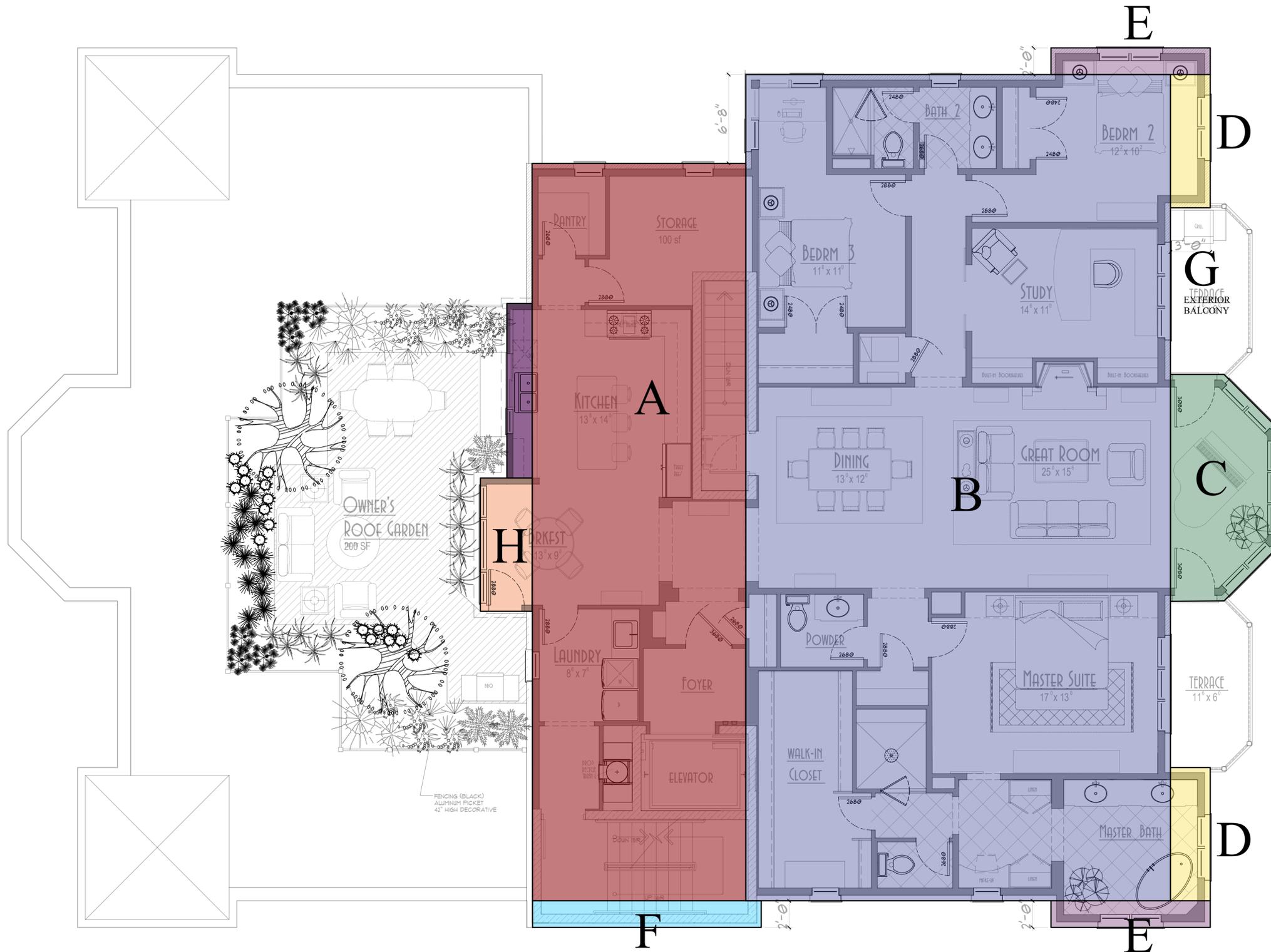


FIRST, SECOND, THIRD & ROOF FLOOR GFA-PROPOSED

| PIECE   | DIMENSIONS (FT)                  | GFA AREA (SF)                      |
|---|----------------------------------|------------------------------------|
| A   | 15.3 x 55.3                      | 846.0                              |
| B   | (32.0 x 62.0) x 2                | 3,968.0                            |
| C   | (7.2 x 17.0) x 2                 | 244.8                              |
| D   | (3.0 x 10.75) x 4                | 129.0                              |
| E   | (12.0 x 2.0) x 4                 | 96.0                               |
| F   | 17.75 x 2.0                      | 35.5                               |
| G   | (11.5 x 6.0) x 6                 | 414.0                              |
| <small>3rd flr &amp; 2nd west not counted</small> |                                  |                                    |
| <b>TOTALS PER FLOOR:</b>                          |                                  |                                    |
|   | 1st FLOOR AREA:                  | 5,595.3                            |
|   | 2nd FLOOR AREA:                  | 5,457.3                            |
|   | 3rd FLOOR AREA:                  | 3,166.4                            |
|   | ROOF FLOOR AREA:                 | 0                                  |
|   | <b>GROSS BLDG FLOOR AREA:</b>    | 14,219.0 <small>18.5% OVER</small> |
|   | <b>TOTAL CURRENT OVERAGE:</b>    | 2,219.0                            |
|   | <b>PREVIOUS BLDG FLOOR AREA:</b> | 17,701.5 <small>47.5% OVER</small> |
|   | <b>TOTAL REDUCTION:</b>          | (3,482.5)                          |

# CROSS FLOOR AREA 1ST & 2ND FLOORS

1/4" = 1'-0"



THIRD FLOOR GFA-PROPOSED

| PIECE                        | DIMENSIONS (FT)  | GFA AREA (SF)         |
|------------------------------|------------------|-----------------------|
| A                            | 15.3 x 55.3      | 846.0                 |
| B                            | 32.0 x 62.0      | 1,984.0               |
| C                            | 7.2 x 17.0       | 122.4                 |
| D                            | 3.0 x 10.75 x 2  | 64.5                  |
| E                            | (12.0 x 2.0) x 2 | 48.0                  |
| F                            | 17.75 x 2.0      | 35.5                  |
| G                            |                  | (3rd flr not counted) |
| H                            | 4.0 x 10.0       | 40.0                  |
| I                            | 2.0 x 13.0       | 26.0                  |
| <b>GROSS 3RD FLOOR AREA:</b> |                  | <b>3,166.4</b>        |

# GROSS FLOOR AREA 3RD FLOOR

3/4" = 1'-0"



ROOF GFA-PROPOSED

| PIECE            | DIMENSIONS (FT) | GFA AREA (SF) |
|------------------|-----------------|---------------|
|                  |                 | .0            |
| NEW TOTALS:      |                 | .0            |
| PREVIOUS TOTALS: |                 | 1,191.6       |
| TOTAL REDUCTION  |                 | (1,191.6)     |

# GROSS FLOOR AREA ROOF

1/4" = 1'-0"

**Exhibit K**

**Building Material and Finish Cut Sheets**



Proposed Casement Window: Simulated Divided Lite  
Clad (black frame) Double Glazed Insulated



Manufacturer: Da Vinci Roofscapes Inc

Product: Synthetic Slate Roof

Color: Slate Gray

Size: 6", 9" & 12" random widths with 8" exposure



Supplier: Swake Stone  
Product Name: Garret's Blend  
Pattern: Ashlar with regular mortar (bag finish)

12-10-2020



**PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"**

12-10-2020



Belgard "Cambridge Cobble" Color: Bella  
12-10-2020



Proposed Stucco Color & Finish



# Exterior Trim & Bay Color

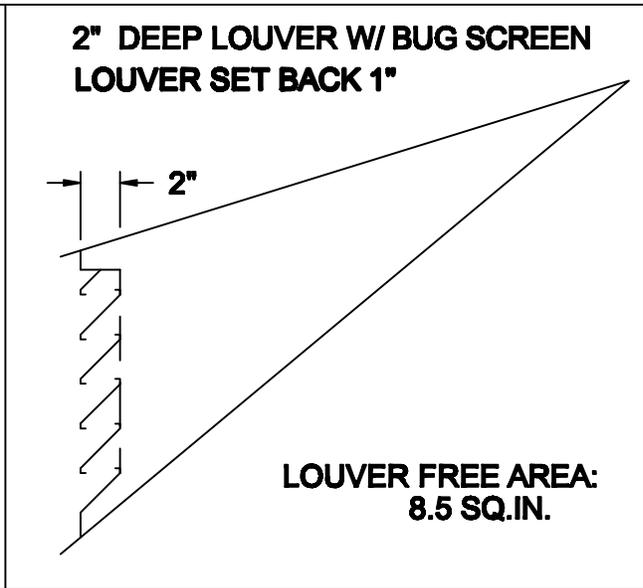
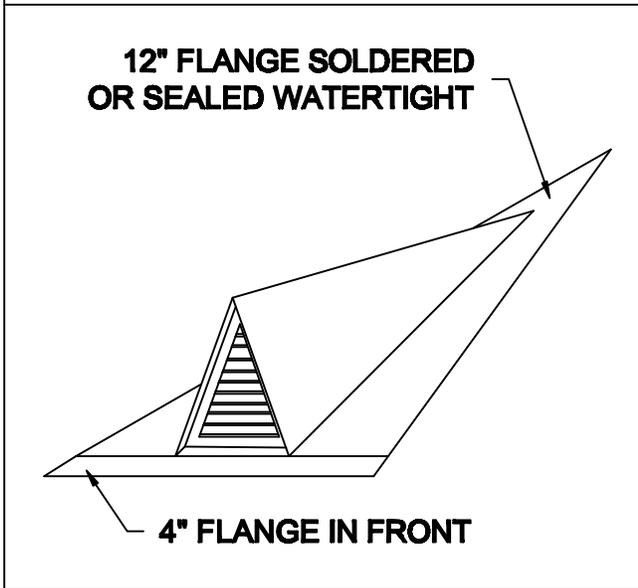
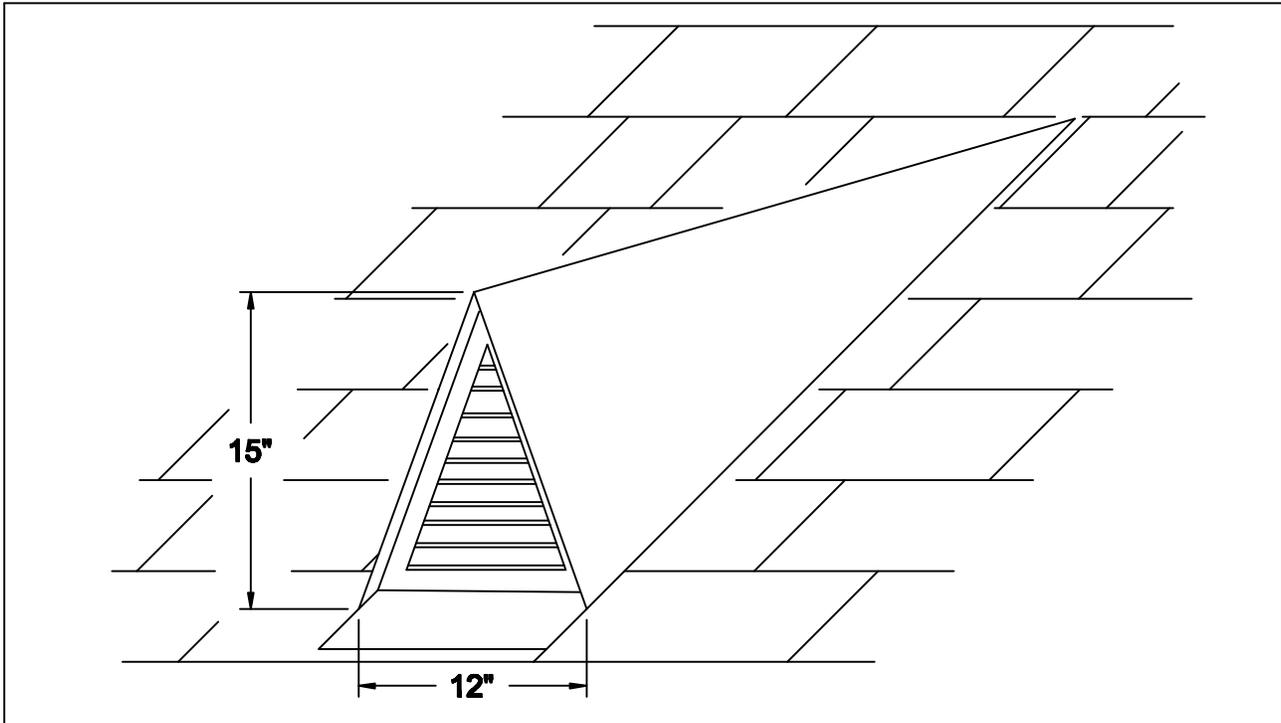
12-10-2020

Exterior Trim Color



2131-10-2020  
Black Satin  
2131-10  
Benjamin Moore

# LOUVER DORMER BUTTERFLY



**AVAILABLE MATERIALS**  
 COPPER    ZINC/TIN COATED COPPER    PREWEATHERED ZINC    PATINA COPPER  
 PAINT GRIP STEEL    PREFINISHED ALUMINUM/ STEEL

**REV. 7/14**

INSTALLATION:

MARK OPENING IN ROOF DECK ON DESIRED COURSE. CUT OPENING IN DECK. POSITION DORMER OVER OPENING AND FASTEN TO DECK.

OTHER INFORMATION:

SPECIFY EXACT ROOF PITCH.

OTHER:

INCLUDES INSECT SCREEN OF COMPATIBLE MATERIAL.





East Coast Weathervane 36" tall Finial "The Alexander"



The proposed aluminum rail will be similar in color and design including meeting all requirements for height and structural support



# CANYON RIDGE®

— garage doors —



CARRIAGE HOUSE ■ LOUVER ■ MODERN



# INTELLIGENT BEAUTY

Canyon Ridge® garage doors give you the best of both worlds — the luxurious look of authentic wood and the practical functionality of steel and composite materials.

Durable, low-maintenance steel with Intellicore® polyurethane insulation ensures your home is well-protected, warm and comfortable.

The composite cladding and overlays that make up the designs are molded from actual wood pieces for a truly realistic look and feel.

Choose from a wide range of design options, color finishes, hardware and windows to suit your style.



Canyon Ridge® Carriage House 5-Layer  
Design 13; Shown in Dark Finish with Mahogany  
Cladding, Mahogany Overlays and REC13 Window  
Design (Model CAN213MMREC13)



CANYON RIDGE®

# CARRIAGE HOUSE

---

Inspired by coach houses of a bygone era, Canyon Ridge® Carriage House garage doors add character and charm to any style home — from traditional exteriors to modern farmhouses. Designed to look like genuine swing out carriage house doors, but built to suit the modern-day lifestyle with modern upward operation.

# CARRIAGE HOUSE 5-LAYER CONSTRUCTION

- 5-layer faux-wood doors with Intellicore® polyurethane insulation. 20.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 20 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 21 for details.

*Doors designs shown in Dark Finish with Clear Cypress cladding and Clear Cypress overlay. Design 01 does not have an overlay.*



Design 01



Design 22



Design 34

## WINDOW/TOP SECTIONS



*Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.  
Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".  
Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit [www.clopaydoor.com](http://www.clopaydoor.com).*

## MATERIAL DESIGN OPTIONS

### COMPOSITE CLADDING MATERIALS



Clear Cypress (C)

Mahogany (M)

Pecky Cypress (P)

### COMPOSITE OVERLAY MATERIALS



Clear Cypress (C)

Mahogany (M)

**Note:** *Cladding and overlay material options may be mixed and matched.*



Design 11



Design 12



Design 13



Design 21



Design 23



Design 31



Design 32



Design 33



Design 35



Design 36



Design 37



Design 38

## COLORS



Medium Finish



Dark Finish



Walnut Finish



Slate Finish



Black Finish\*



White Finish\*



Primed (No Finish)

\*Black and White Finish available only on Mahogany cladding and overlays. Two-tone doors are available. To see all available options go to: [www.clopaydoor.com/door-imagination-system](http://www.clopaydoor.com/door-imagination-system).

Doors can be ordered Primed for those homeowners wishing to custom paint or stain their doors. Door stain color will vary slightly within a door due to finishing process. Due to the printing process, above colors may vary. To request a color sample, visit [www.clopaydoor.com/requestcolorsamples](http://www.clopaydoor.com/requestcolorsamples).

- 1 Composite Overlay
- 2 Composite Cladding
- 3 Steel
- 4 2" Intellicore® Polyurethane Insulation
- 5 Steel



EFFICIENCY  
**20.4**  
R-VALUE

COMPOSITE OVERLAY DELAMINATION  
**LIMITED 5YR WARRANTY**

HARDWARE  
**LIMITED 5YR WARRANTY**

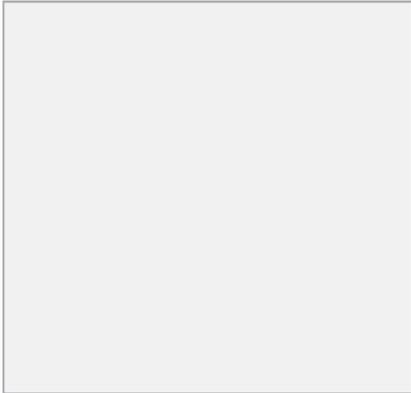


Calculated door section R-value is in accordance with DASMA TDS-163.

# specialty GLASS OPTIONS

Insulated windows are available in rectangular, square and arched designs. Insulated tempered glass is standard. Insulated frosted, seeded, obscure and rain glass is also available on select door models.

*Attractive beveled edge, clip-in grilles are removable for easy cleaning.*



Clear



Frosted



Seeded\*



Obscure



Rain

*\*Seeded is not available on Canyon Ridge® Modern window options. Additional charges for optional glass apply.*

# decorative HARDWARE

## STANDARD



Spade Step Plate



Spade Lift Handles

Attractive black powder-coated grip handles and step plates are provided standard to further enhance the Canyon Ridge® design. Optional hardware, including handles, operable L-keylocks and strap hinges, is also available.

## OPTIONAL



Spear Lift Handles



Colonial Lift Handles



Spade Strap Hinge\*  
*Complements Standard Spade Lift Handles and Spade Step Plate*



Escutcheon Plates



Spear Step Plate



Colonial Step Plate



Decorative Handles with Keyholes



Spear Strap Hinge\*



Colonial Strap Hinge\*



Ring Door Knocker



Aluminum Grip Handles  
*(Modern)*

\*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.  
Aluminum Grip Handles are available in the following colors: Clear Aluminum (Anodized), Standard White (Painted), Bronze (Painted), Bronze (Anodized), Black (Anodized) and Dark Bronze (Anodized).

# FOUNDRY CLASSIC

## 10231TK

### SMALL GOOSENECK BARN LIGHT

Decidedly industrious, Foundry is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces while offering mix and match options that customize the look.



| DETAILS   |                |
|-----------|----------------|
| FINISH:   | Textured Black |
| MATERIAL: | Aluminum       |

| DIMENSIONS |        |
|------------|--------|
| WIDTH:     | 9.5"   |
| HEIGHT:    | 9.1"   |
| WEIGHT:    | 5 lbs. |

| LIGHT SOURCE  |             |
|---------------|-------------|
| LIGHT SOURCE: | Socket      |
| WATTAGE:      | 1-100w Med. |
| VOLTAGE:      | 120v        |

| SHIPPING       |        |
|----------------|--------|
| CARTON LENGTH: | 16"    |
| CARTON WIDTH:  | 16"    |
| CARTON HEIGHT: | 16"    |
| CARTON WEIGHT: | 8 lbs. |

#### PRODUCT DETAILS:

- Mounting hardware is hidden on the backplate to ensure a clean silhouette.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- 2 year finish warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design

**RALEY****1602MB-LL****LARGE HANGING LANTERN**

Raley's regal appearance features cast aluminum construction, a bold Museum Black finish, flourishing details and clear water glass panels for a dignified style statement.



| <b>DETAILS</b> |                          |
|----------------|--------------------------|
| FINISH:        | Museum Black             |
| MATERIAL:      | Cast Aluminum            |
| GLASS:         | Clear Water Glass Panels |

| <b>DIMENSIONS</b> |         |
|-------------------|---------|
| WIDTH:            | 11.8"   |
| HEIGHT:           | 27.5"   |
| WEIGHT:           | 14 lbs. |

| <b>LIGHT SOURCE</b>       |  |
|---------------------------|--|
| LIGHT SOURCE:             | LED Lamp Included                                  |
| LED NAME:                 | E12LED-5   |
| WATTAGE:                  | 4-5w Cand. LED *Included                           |
| VOLTAGE:                  | 120v   |
| COLOR TEMP:               | 2700.0000k   |
| LUMENS:                   | 1400   |
| CRI:                      | 80   |
| INCANDESCENT EQUIVALENCY: | 4-40w  |
| DIMMABLE:                 | Yes, on any Incandescent, MLV, ELV, or C-L dimmer. |

| <b>MOUNTING</b> |           |
|-----------------|-----------|
| CANOPY:         | 5.5" Dia. |
| LEAD WIRE:      | 72"       |

| <b>SHIPPING</b> |         |
|-----------------|---------|
| CARTON LENGTH:  | 15"     |
| CARTON WIDTH:   | 15"     |
| CARTON HEIGHT:  | 26"     |
| CARTON WEIGHT:  | 20 lbs. |

**PRODUCT DETAILS:**

- This chain or cable hung fixture may be installed on any sloped ceiling.
- Suitable for use in damp (interior moist and outdoor no direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- LED Lamps carry a 3-year limited warranty
- Classic lines and heritage details complement traditional architecture
- Striking black finish enhances design



## In-ground Stainless Steel Pathway Light (3W)

**MODEL: AL-IG-PW-A21**

### DESCRIPTION

aspectLED's landscape LED lights are bright, energy efficient, and attractively styled, making them perfect for virtually any outdoor application. Ideal for installation along pathways, driveways, sidewalks, landscape edging, and other landscape/architectural features.

A favorite of our golf course, resort and public park customers, these stainless steel pathway lights features an ultra-bright 3W LED and their compact size make for easy installation in virtually any locations. These are designed to be installed with their top trim piece flush with your finished surface (grass, mulch, asphalt, etc.). Perfect for gardens, patios, landscaping, garden walls, building entrances, pathways, decks, gazebos, public parks, docks, and marine environments.

This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Withstands standard motor vehicle traffic (golf carts, cars, 3/4 ton pickup trucks). See photos for more details about cut-out options.

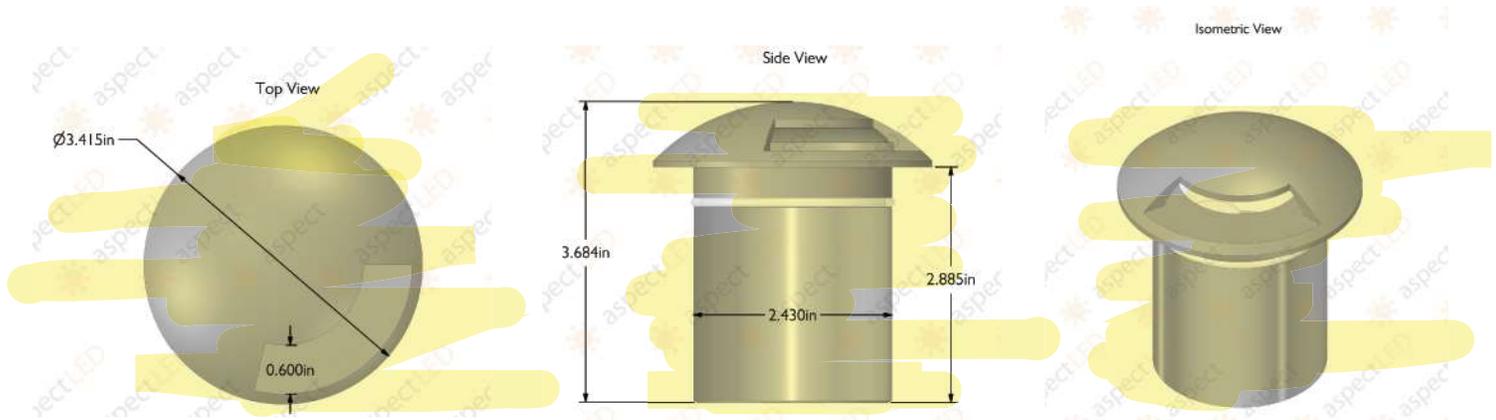
### PHYSICAL DIMENSIONS + SPECIFICATIONS

|                                       | 12VDC  | 24VDC  | 12VAC  |
|---------------------------------------|--|--|--|
| <b>Light Fixture Dimensions</b>       | 3.5" Diameter<br>3.75" Deep<br>2.5" Cut out hole | 3.5" Diameter<br>3.75" Deep<br>2.5" Cut out hole | 3.5" Diameter<br>3.75" Deep<br>2.5" Cut out hole |
| <b>LED Driver Input Voltage</b>       | 12VDC  | 24VDC  | 12VAC  |
| <b>Dimmable</b>                       | No   | No   | No   |
| <b>Nominal Power Consumption</b>      | 3 Watts  | 3 Watts  | 3 Watts  |
| <b>Max Luminous Flux of LED Array</b> | 300 Lumens                                       | 300 Lumens                                       | 300 Lumens                                       |
| <b>LED Type</b>                       | SMD LED Chips                                    | SMD LED Chips                                    | SMD LED Chips                                    |
| <b>LED Quantity</b>                   | 3 - High Power 1 Watt LEDs                       | 3 - High Power 1 Watt LEDs                       | 3 - High Power 1 Watt LEDs                       |
| <b>Fixture Material</b>               | Stainless Steel                                  | Stainless Steel                                  | Stainless Steel                                  |
| <b>Lens</b>                           | Optical, >85% efficient                          | Optical, >85% efficient                          | Optical, >85% efficient                          |
| <b>Glass</b>                          | Step-tempered glass                              | Step-tempered glass                              | Step-tempered glass                              |
| <b>Waterproof Seal</b>                | Silicone Seal                                    | Silicone Seal                                    | Silicone Seal                                    |
| <b>IP Rating</b>                      | IP65   | IP65   | IP65   |
| <b>Load Rating</b>                    | 1,760 psi  | 1,760 psi  | 1,760 psi  |
| <b>Fixture Weight</b>                 | 1.6 lbs  | 1.6 lbs  | 1.6 lbs  |
| <b>Estimated Lifespan</b>             | Up to 50,000 hours                               | Up to 50,000 hours                               | Up to 50,000 hours                               |
| <b>Warranty</b>                       | 1 Year   | 1 Year   | 1 Year   |
| <b>Suitable Uses</b>                  | Indoor/Outdoor, Dry, Damp or Wet Locations       | Indoor/Outdoor, Dry, Damp or Wet Locations       | Indoor/Outdoor, Dry, Damp or Wet Locations       |
| <b>Certifications</b>                 | RoHS   | RoHS   | RoHS   |

### CERTIFICATIONS



**DIMENSIONS**



**SKU BUILDER**

**Model Number**

AL-IG-PW-A21

**LED Color**

- Warm White - WW
- Cool White - CW
- DayWhite - DW
- Blue - B
- Green - G
- Red - R
- Yellow/Amber - Y
- RGB - RGB

**Voltage**

- 12VDC
- 24VDC
- 12VAC

**Wire Lead Length**

- 2 Feet - 2FT
- 25 Feet - 25FT
- 50 Feet - 50FT
- 100 Feet - 100FT

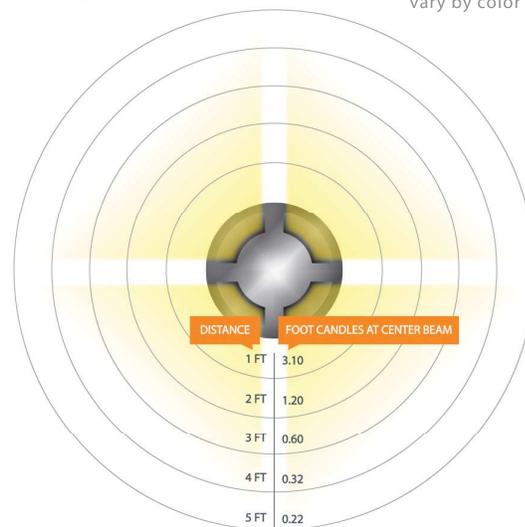
\*This fixture is available in several versions (single cutout, double cutouts on the same side, double cutouts on the opposite sides, and four cutouts). Please specify cut-out choice when ordering fixture.

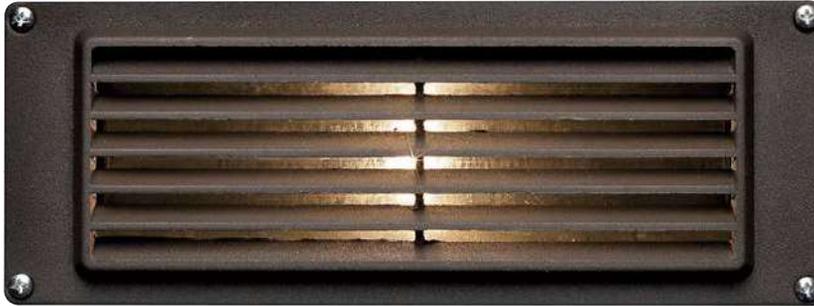
**ACCESSORIES**

- 30 Watt LED Power Supply**  
SKU: AL-PS-W-30  
Price: \$16.99
- 60 Watt LED Power Supply**  
SKU : AL-PS-W-60  
Price: \$25.99
- 100 Watt LED Power Supply**  
SKU : AL-PS-W-100  
Price: \$37.99
- Mounting Sleeve for AL-IG-A21**  
SKU: AL-IG-A21-MS  
Price: \$3.51

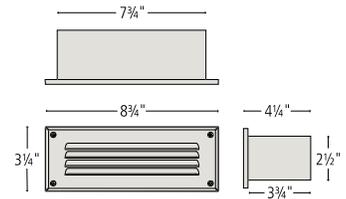
**PHOTOMETRICS**

\*Cool white tested. Light output may vary by color temperature.





**1594 BZ**  
**1594 BZ-LED**  
 LOUVERED BRICK LIGHT  
 8¾" W, 3¼" H, 4¼" D



**1594 MZ**  
**1594 MZ-LED**  
 HARDY ISLAND™  
 LOUVERED BRICK LIGHT  
 8¾" W, 3¼" H, 4¼" D



| LED ITEM           | LED ENGINE (INCLUDED) | LED WATTAGE/ VOLT AMPS | INCANDESCENT EQUIVALENCY | ITEM           | LAMP (INCLUDED) | WATTAGE | LED LAMP (NOT INCLUDED) | FINISH       | CONSTRUCTION  | GLASS LENS |
|--------------------|-----------------------|------------------------|--------------------------|----------------|-----------------|---------|-------------------------|--------------|---|------------|
| <b>1594 BZ-LED</b> | NX3                   | 3.8w / 5.7VA           | 25w                      | <b>1594 BZ</b> | 912             | 12w     | T5 LED                  | Bronze       | Galvanized Steel Housing<br>Cast Aluminum Faceplate | Clear      |
| <b>1594 MZ-LED</b> | NX3                   | 3.8w / 5.7VA           | 25w                      | <b>1594 MZ</b> | 912             | 12w     | T5 LED                  | Matte Bronze | Galvanized Steel Housing<br>Solid Brass Faceplate   | Clear      |

See pages 82-83 for LED conversion lamps. A wiring kit is supplied. For accessories, see pages 78-79. For transformers, see pages 76-77.

**PHOTOMETRICS** (BASED ON VARIOUS MOUNTING HEIGHTS)

| DISTANCE FROM LIGHT |              | LED ITEM    | 1'   | 2'    | 3'   | 4'   | 5'   | 6'   | 7'   | 8'   | ITEM    | 1'      | 2'   | 3'   | 4'   | 5'   | 6'   | 7'   |  |
|---------------------|--------------|-------------|------|-------|------|------|------|------|------|------|---------|---------|------|------|------|------|------|------|--|
| FOOT CANDLES        | 6" Mounting  | 1594 BZ-LED | 37.1 | 11.83 | 3.06 | 1.55 | 1.07 | 0.85 | 0.71 | 0.6  | 1594 BZ | 0.90    | 0.50 | 0.23 | 0.03 |      |      |      |  |
|                     | 18" Mounting |             | 0.58 | 1.19  | 4.1  | 2.03 | 2    | 1.46 | 0.87 | 0.49 |         | 0.99    | 0.73 | 0.55 | 0.37 | 0.17 | 0.08 |      |  |
|                     | 30" Mounting |             | 0.11 | 0.27  | 0.45 | 0.97 | 1.55 | 0.84 | 0.74 | 0.74 |         | 0.52    | 0.43 | 0.36 | 0.28 | 0.20 | 0.16 | 0.10 |  |
|                     | 6" Mounting  | 1594 MZ-LED | 3.07 | 0.74  |      |      |      |      |      |      |         | 1594 MZ | 2.19 | 0.53 |      |      |      |      |  |
|                     | 18" Mounting |             | 1.40 | 0.32  | 0.25 | 0.20 |      |      |      |      | 1.00    |         | 0.21 | 0.18 | 0.14 |      |      |      |  |
|                     | 30" Mounting |             | 0.97 | 0.45  | 0.42 | 0.22 | 0.07 |      |      |      | 0.69    |         | 0.32 | 0.31 | 0.05 | 0.14 |      |      |  |



# 5" IC NEW CONSTRUCTION HOUSING IC20 LEDT24

COMPATIBLE WITH  
5RLD SERIES

Project: \_\_\_\_\_

Fixture Type: \_\_\_\_\_

Location: \_\_\_\_\_

Contact/Phone: \_\_\_\_\_



## PRODUCT DESCRIPTION

IC Air-Loc® New Construction Housing for use with Juno retrofit LED trim modules • Energy efficient, sealed housing • Can be completely covered with insulation • Fully sealed housing stops exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets.

## PRODUCT SPECIFICATIONS

**Electrical Connections** Features non-screw base 120V plug-in connector • Compatible with Juno retrofit LED trim modules

**Labels** U.L. listed for U.S. and Canada for through-branch wiring and damp locations • Meets high efficacy requirements of California T24

**Testing** All reports are based on published industry procedures; field performance may differ from laboratory performance.

Specifications subject to change without notice.

## INSTALLATION

**Real Nail 3 Bar Hangers** Telescoping Real Nail® 3 system covered under US Patent D552,969 permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Integral T-bar notch and clip secures housing in suspended ceiling grid – no accessory clips required • 24" expansion stop allows quick placement of fixture in standard grid spacing • Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Bars captive to mounting frame • Edge-mounted for extra strength • Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for fixture relocation • Quick-Loc slot (location identified on the mounting frame) and oversized locking set screw lock fixture in position • Bar hanger foot contoured to align to bottom of construction joist • Alternate mounting holes included.

**Junction Box** Pre-wired junction box provided with (5) 1/2" and (1) 3/4" knockouts, (4) Non-metallic sheathed cable connectors and ground wire, U.L. listed/CSA certified for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pryout slots.

**Mounting Frame** 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation • Sight lines embossed on mounting frame to allow for easy viewing when aligning fixtures.

**Housing** IC housing, .032" aluminum sealed for Air-Loc Compliance • Housing is vertically adjustable to accommodate up to a 1" ceiling thickness.

## PRODUCT CODES

| Catalog Number | Input Voltage  |
|----------------|--|
| IC20 LEDT24    | 5" Incandescent New Construction IC Housing, 4" Quick Connect Housing 120V |

Housing and trim can be ordered together or separate, but will always ship separately.

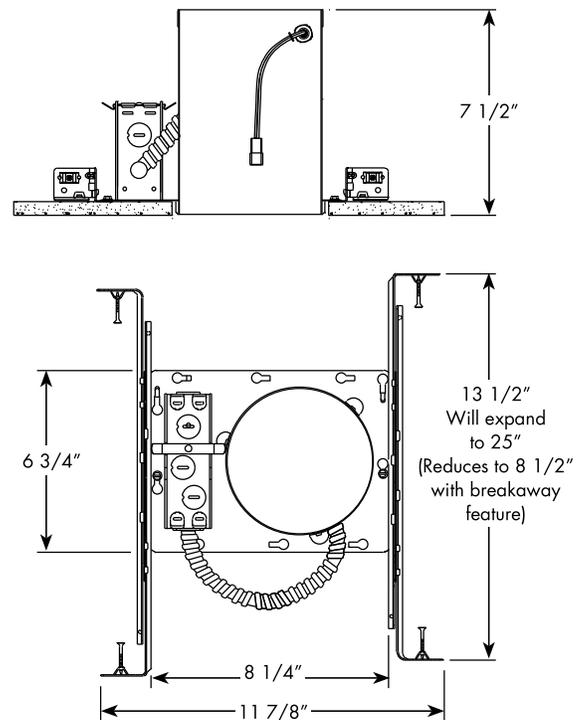
## COMPATIBLE LED MODULES

| Catalog Number                      |  |
|-------------------------------------|--|
| 5RLD G2 06LM 27K 90CRI 120 FRPC WWH | 5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 2700K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring |
| 5RLD G2 06LM 30K 90CRI 120 FRPC WWH | 5" Juno Basics Retrofit Downlight, Generation 2, 600 Nominal Lumens, 3000K, 90+ CRI, 120V, Forward/Reverse Phase Cut, White with White Trim Ring |

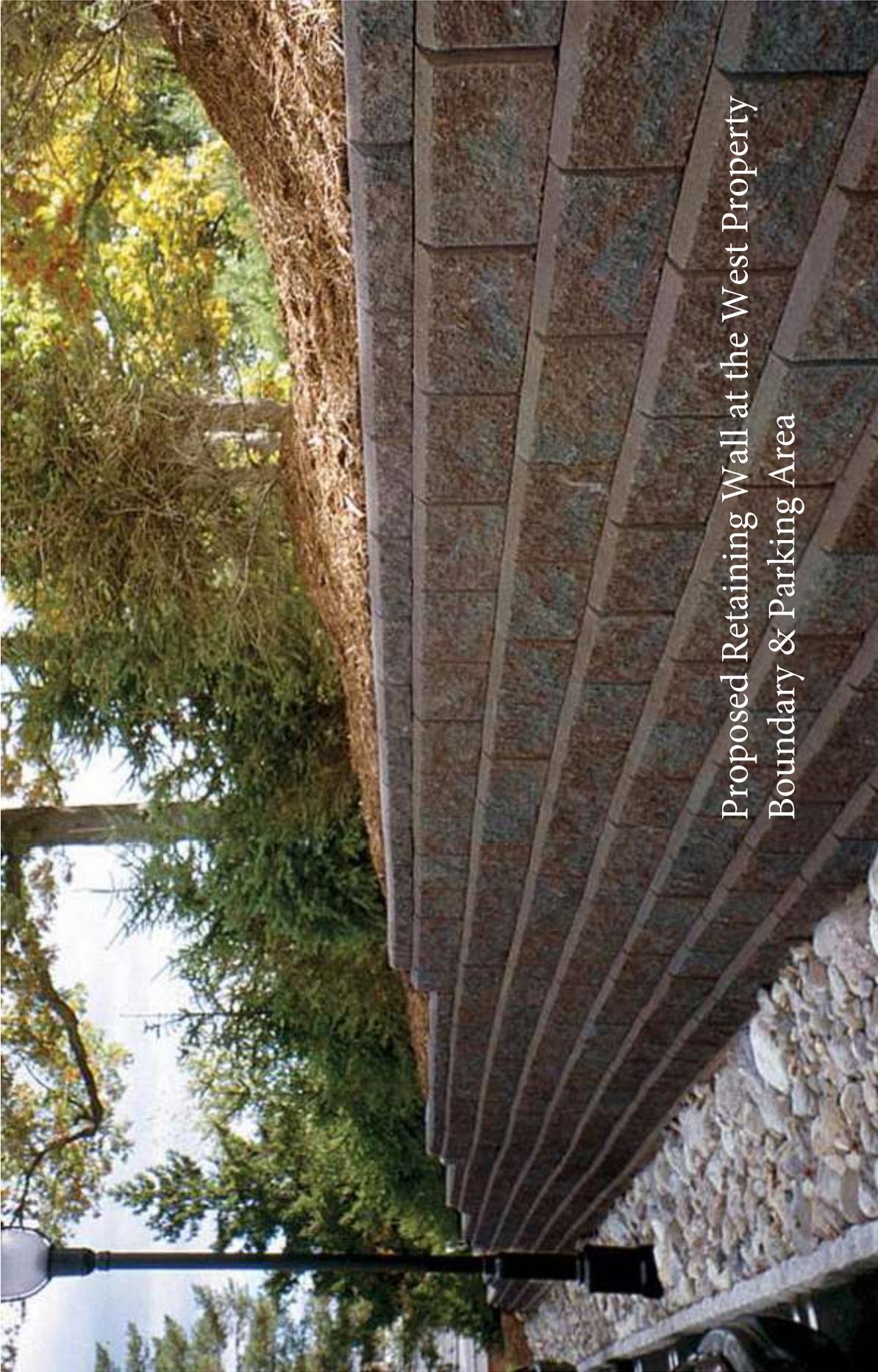
Housing and trim can be ordered together or separate, but will always ship separately.



## DIMENSIONS



5 5/8" CEILING CUTOUT



Proposed Retaining Wall at the West Property  
Boundary & Parking Area



DIAMOND PRO STONE CUT

# DIAMOND<sup>®</sup>

## SERIES

### DIAMOND PRO STONE CUT<sup>®</sup> | RETAINING WALL

**LARGE UNIT**



8 x 18 x 12

**SMALL & MEDIUM UNITS**



8 x 7 x 12



8 x 11 x 12

**CORNER**



8 x 18 x 9

**AVAILABLE COLORS**



GASCONY TAN



ASHBURY HAZE

### ACCESSORIES | AVAILABLE IN ALL COLORS

**UNIVERSAL CAP**



3 x 18 / 12 x 13

**DIAMOND PRO CAP**



4 x 17 / 14 x 10

**U START BASE BLOCK<sup>®</sup>**



3½ x 18¾ x 12

*U Start Base Block actual coverage length is 16½"*

*Recommended for use with all available wall block units. See page 126 for full product information.*

  
CLASSIC STYLE  
WITH MULTIPLE  
INSTALLATION OPTIONS

Belgard's Diamond Series of wall products is perfect for any outdoor wall application. From hard-working retaining walls to aesthetically pleasing garden seat walls, the possibilities are endless.

*For walls over 30 inches in height, soil reinforcement is generally necessary. A qualified engineer should be consulted for design and analysis of structures.*



# DIAMOND PRO STONE CUT®

## RETAINING WALLS

| RESIDENTIAL   | COMMERCIAL  | STEPS   | COLUMNS   | FIRE PITS   | KITCHEN  | FREESTANDING WALL   | RETAINING WALL  |
|---|---|---|---|---|--|---|---|
|  |  |  |  |  |  |  |  |
| ✓   | ✓   | ✓   |   |   |  |   | ✓   |

### SHAPES & SIZES

| Large Unit   | Medium & Small Units  | Corner  | Cap   |
|--|---|---|---|
| <br>8 x 18 x 12 | <br>8 x 11 x 12            | <br>8 x 7 x 12 | <br>8 x 18 x 9 |
|  | <br>4 x 17 1/4 / 14 x 10 |   |   |

### PALLET INFORMATION / ESTIMATING CHART

| UNIT                            | SQFT/<br>PALLET | SQFT/<br>LAYER | LAYER/<br>PALLET | UNITS/<br>PALLET | UNITS/<br>LAYER | LNFT PALLET<br>(SOLDIER) | LNFT PALLET<br>(SAILOR) | UNITS/<br>SQFT | WEIGHT/<br>UNIT LBS | WEIGHT/<br>LAYER LBS | WEIGHT/<br>PALLET LBS |
|---------------------------------|-----------------|----------------|------------------|------------------|-----------------|--------------------------|-------------------------|----------------|---------------------|----------------------|-----------------------|
| <b>LARGE UNIT</b>               |                 |                |                  |                  |                 |                          |                         |                |                     |                      |                       |
| <b>8 X 18 X 12</b>              | 32              | -              | 4                | 32               | 8               | -                        | -                       | -              | 77                  | -                    | 2592                  |
| <b>MEDIUM &amp; SMALL UNITS</b> |                 |                |                  |                  |                 |                          |                         |                |                     |                      |                       |
| <b>8 X 11 X 12</b>              | 19.23           | -              | 4                | 32               | 8               | -                        | -                       | -              | 45                  | -                    | 2464                  |
| <b>8 X 7 X 12</b>               | 12.13           | -              | 4                | 32               | 8               | -                        | -                       | -              | 34                  | -                    |                       |
| <b>CORNER</b>                   |                 |                |                  |                  |                 |                          |                         |                |                     |                      |                       |
| <b>8 X 18 X 9</b>               | 32              | -              | 4                | 32               | 8               | -                        | -                       | -              | 101                 | -                    | 3200                  |
| <b>CAP</b>                      |                 |                |                  |                  |                 |                          |                         |                |                     |                      |                       |
| <b>4 X 17 1/4 / 14 X 10</b>     | -               | -              | 6                | 54               | 9               | -                        | -                       | -              | 40                  | -                    | 2710                  |

### ITEM CODES

| DIAMOND PRO STONE CUT |            |              |          |          |
|-----------------------|------------|--------------|----------|----------|
| COLOR                 | LARGE UNIT | MEDIUM/SMALL | CORNER   | CAP      |
| ASHBURY HAZE          | 16050766   | 16050775     | 16050190 | 16050430 |
| GASCONY TAN           | 16050784   | 16050788     | 16050570 | 16050470 |

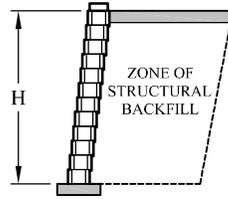
## WALLS PALLET INFORMATION / ESTIMATING CHART

|                               |   | <b>DIAMOND® PRO</b> | SQFT/<br>PALLET | SQFT/<br>LAYER | LAYER/<br>PALLET | UNITS/<br>PALLET | UNITS/<br>LAYER | UNITS/<br>SQFT | WEIGHT/<br>UNIT | WEIGHT/<br>LAYER | WEIGHT/<br>PALLET |
|-------------------------------|---|---------------------|-----------------|----------------|------------------|------------------|-----------------|----------------|-----------------|------------------|-------------------|
| STRAIGHT<br>BEVELED<br>CORNER |  | 8 x 18 x 12         | 32              | 8              | 4                | 32               | 8               | 1              | 83              | 662              | 2646              |
|                               |  | 8 x 18 x 12         | 32              | 8              | 4                | 32               | 8               | 1              | 81              | 648              | 2590              |
|                               |  | 8 x 18 x 9          | 32              | -              | 4                | 32               | 8               | -              | 100             | 800              | 3200              |

|                            |   | <b>DIAMOND PRO STONE CUT®</b> | SQFT/<br>PALLET | SQFT/<br>LAYER | LAYER/<br>PALLET | UNITS/<br>PALLET | UNITS/<br>LAYER | UNITS/<br>SQFT | WEIGHT/<br>UNIT | WEIGHT/<br>LAYER | WEIGHT/<br>PALLET |
|----------------------------|---|-------------------------------|-----------------|----------------|------------------|------------------|-----------------|----------------|-----------------|------------------|-------------------|
| LARGE<br>SMALL &<br>MEDIUM |   | 8 x 18 x 12                   | 32              | -              | 4                | 32               | 8               | 1              | 77              | -                | 2592              |
|                            |  | 8 x 7 x 12                    | 19.23           | -              | 4                | 32               | 8               | -              | 45              | -                | -                 |
|                            |  | 8 x 11 x 12                   | 12.13           | -              | 4                | 32               | 8               | -              | 34              | -                | -                 |
| <b>TOTAL</b>               |   |                               | -               | -              | -                | -                | -               | -              | -               | -                | <b>2464</b>       |
| CORNER                     |  | 8 x 18 x 9                    | 32              | -              | 4                | 32               | 8               | -              | 100             | 800              | 3200              |

|                       |   | <b>DIAMOND® ACCESSORIES</b> | SQFT/<br>PALLET | SQFT/<br>LAYER | LAYER/<br>PALLET | UNITS/<br>PALLET | UNITS/<br>LAYER | UNITS/<br>SQFT | WEIGHT/<br>UNIT | WEIGHT/<br>LAYER | WEIGHT/<br>PALLET |
|-----------------------|---|-----------------------------|-----------------|----------------|------------------|------------------|-----------------|----------------|-----------------|------------------|-------------------|
| UNIVERSAL<br>CAP      |  | 3 x 18 / 12 x 13            | -               | -              | 8                | 72               | 9               | -              | 49              | 441              | 3525              |
| DIAMOND<br>PRO CAP    |  | 4 x 17 / 14 x 10            | -               | -              | 6                | 54               | 9               | -              | 49              | 437              | 2619              |
| U START<br>BASE BLOCK |  | 3½ x 18¾ x 12               | -               | -              | 7                | 56               | 8               | -              | 51              | 406              | 2839              |

# STRUCTURAL BACKFILL ESTIMATING CHART; NO SLOPE / NO SURCHARGES DIAMOND PRO® RETAINING WALLS USING ANCHORPLEX® SYSTEM



|                                | Clay and Silt Soils<br>$\phi = 26^\circ$<br>$\gamma = 120 \text{ pcf } (19 \text{ kN/m}^3)$ | Silty / Clayey Sand Soil<br>$\phi = 30^\circ$<br>$\gamma = 120 \text{ pcf } (19 \text{ kN/m}^3)$ | Clean Sand and Gravel Soil<br>$\phi = 34^\circ$<br>$\gamma = 120 \text{ pcf } (19 \text{ kN/m}^3)$ |
|--------------------------------|---|--|--|
| 4'-0" (1200 mm)<br>6 Courses   | <p>1'-0"<br/>[300 mm]</p> <p>0.22 x Wall Length =<br/>CY of Structural Backfill</p>         | <p>1'-0"<br/>[300 mm]</p> <p>0.22 x Wall Length =<br/>CY of Structural Backfill</p>              | <p>1'-0"<br/>[300 mm]</p> <p>0.22 x Wall Length =<br/>CY of Structural Backfill</p>                |
| 6'-0" (1800 mm)<br>9 Courses   | <p>1'-6"<br/>[450 mm]</p> <p>0.44 x Wall Length =<br/>CY of Structural Backfill</p>         | <p>1'-0"<br/>[300 mm]</p> <p>0.33 x Wall Length =<br/>CY of Structural Backfill</p>              | <p>1'-0"<br/>[300 mm]</p> <p>0.33 x Wall Length =<br/>CY of Structural Backfill</p>                |
| 8'-0" (2400 mm)<br>12 Courses  | <p>2'-6"<br/>[750 mm]</p> <p>0.89 x Wall Length =<br/>CY of Structural Backfill</p>         | <p>1'-6"<br/>[450 mm]</p> <p>0.59 x Wall Length =<br/>CY of Structural Backfill</p>              | <p>1'-6"<br/>[450 mm]</p> <p>0.59 x Wall Length =<br/>CY of Structural Backfill</p>                |
| 10'-0" (3000 mm)<br>15 Courses | <p>3'-0"<br/>[900 mm]</p> <p>1.30 x Wall Length =<br/>CY of Structural Backfill</p>         | <p>2'-0"<br/>[600 mm]</p> <p>0.93 x Wall Length =<br/>CY of Structural Backfill</p>              | <p>2'-6"<br/>[750 mm]</p> <p>1.11 x Wall Length =<br/>CY of Structural Backfill</p>                |
| 12'-0" (3600 mm)<br>18 Courses | <p>4'-0"<br/>[1200 mm]</p> <p>2.00 x Wall Length =<br/>CY of Structural Backfill</p>        | <p>3'-0"<br/>[900 mm]</p> <p>1.56 x Wall Length =<br/>CY of Structural Backfill</p>              | <p>3'-0"<br/>[900 mm]</p> <p>1.56 x Wall Length =<br/>CY of Structural Backfill</p>                |

# DIAMOND PRO STONE CUT® SYSTEM ESTIMATING FORMULA

For project material estimating, use the formulas listed in each step.

## 1. WALL UNIT ESTIMATING

### A. STRAIGHT AND BEVELED WALL UNIT ESTIMATING

Determine the square footage of the total wall, including buried base course. Square footage (SF) of total wall length (L) x height (H). If using straight or beveled, skip to step 3.

Straight Face:  $SF \times 1 = \# \text{ units}$

### B. EXPOSED WALL UNITS - ESTIMATING STONE CUT FACE

Determine the square footage of the exposed wall. Square footage (SF) of exposed wall is length (L) x height (H).

Straight Face:  $SF \div 2 = \# \text{ units of each size}$

## 2. BURIED BASE UNIT ESTIMATING – STONE CUT FACE

Build buried base course using large units. Determine the length (L) of the base in feet.

$L \div 1.5 = \# \text{ large units for buried base}$

## 3. CAP ESTIMATING

Convert wall length (L) to inches:  $L \times 12 = L \text{ in inches (LI)}$ . Cap factor (CF) = cap front inches + cap back inches  $\div 2$ .

$LI \div CF = \# \text{ cap}$

## 4. LEVELING PAD AGGREGATE ESTIMATING

Leveling pad aggregate is a compactible base material of 3/4-inch minus (with fines). The leveling pad extends at least 6 inches in front of and behind the wall units and is at least 6 inches deep after compaction. Wall length in feet (L)  $\div 27 \times 1.1 =$  cubic yards (CY).

$CY \times 1.6 = \text{tons}$ .

$L \div 27 \times 1.1 = CY$

$CY \times 1.6 = \text{tons}$

## 5. DRAINAGE AGGREGATE ESTIMATING

Drainage aggregate is clear, 1-inch crushed stone (with no fines). The drainage column extends 12 inches behind the wall units. Wall length (L) x total wall height (H) = square feet (SF)  $\div 27 \times 1.1 =$  cubic yards (CY).  $CY \times 1.6 = \text{tons}$ .

$SF \div 27 \times 1.1 = CY$

$CY \times 1.6 = \text{tons}$

## 6. CORE FILL AGGREGATE ESTIMATING

Calculate the square feet (SF) of the total wall.

$SF \div 35 = \text{tons}$

## 7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions

### PROJECT ESTIMATING EXAMPLE

The wall is 100 feet long and 8 feet high, including buried course. It is built using the Stone Cut 3-piece system. There is no toe or crest slope, and the soils are clean sand and gravel.

#### 1. EXPOSED WALL UNITS

$100' L \times 7.33' H = 733 \text{ SF} \div 2 = 367$  large, medium and small Stone Cut units needed

#### 2 BURIED BASE UNITS

$100' L \div 1.5 = 67$  large units for the buried course

TOTAL UNITS REQUIRED

Large units

Wall 367

Base 67

Total 434

Medium units 367

Small units 367

#### 3. CAP UNITS

CF example:  $17.25" + 10" = 27.25" \div 2 = 13.7$

L example:  $100' \times 12" = 1,200$

Project example:  $1,200 \div 13.7 = 88$  caps

#### 4. LEVELING PAD AGGREGATE

$100' L \div 27 \times 1.1 = 4.1 \text{ CY} \times 1.6 = 6.6 \text{ tons}$

#### 5. DRAINAGE AGGREGATE

$800 \text{ SF} \div 16.4 = 49 \text{ tons}$

#### 6. CORE FILL AGGREGATE

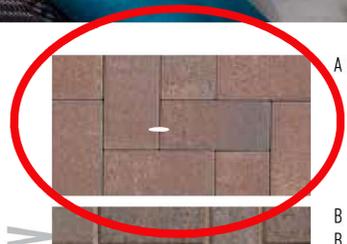
$800 \text{ SF} \div 35 = 23 \text{ tons}$

#### 7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions.



# HOLLAND STONE PRESTIGE



ASHBURY HAZE



BORDEAUX  
BEIGE



BOURBON



COTSWOLD MIST

NEW



GASCONY TAN



MIDNIGHT



PEWTER

  
VERSATILE  
SMOOTH  
CLASSIC

 TEXTURGARD™  
Texturgard fuses a top layer of rich pigments with Belgard's core color process.

*Please refer to page 16 for more information.*

Paver Bricks for entrance driveway & north pedestrian sidewalk/entrance:  
Belgard "Ashbury Haze"

60MM



4 x 8 x 2 3/8

**Exhibit L**

**Quantitative Summary**

## QUANTITATIVE SUMMARY

**The Walden of Winnetka**  
**Proposed 3-story, 5-Unit Residential Building**  
**688 Green Bay Road, Winnetka, Illinois**

22-Dec-20

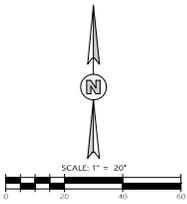
| <b>Subject Property Information</b>                  | <b>Existing</b>   | <b>Proposed</b>             |
|--|---|-----------------------------|
| Current Zoning                                       | B-1   | B-1 PUD                     |
| Current Use  | Single-family Residential (vacant)  | Multi-family                |
| Lot Width  | 100'-0"   | N/C                         |
| Lot Depth  | 150'-0"   | N/C                         |
| Gross Lot Area                                       | 15,000 sf   | N/C                         |
| Acreage  | 0.345-acres   | N/C                         |
| Adjacent Property to the South                       | 4-story multi-family Condo  | N/C                         |
| Adjacent Property to the North                       | 2-story multi-family Duplex   | N/C                         |
| Adjacent Property to the East                        | Green Bay Road  | N/C                         |
| Adjacent Property to the West                        | Single-family Residential   | N/C                         |
| <b>Proposed Development</b>                          | <b>Permitted By Zoning</b>  | <b>Proposed</b>             |
| Density  | 6-Units (18-DU per acre)  | 5-Units                     |
| Average Residential Unit Floor Area                  |   |                             |
| Gross Floor Area                                     | 12,000 sf (80% of lot area)   | 14,255 sf (18.7% over)      |
| <i>Building Height</i>                               | 35'-0" (above first floor elev.)  |                             |
| Roof Parapet (3-story)                               |   | 35'-0"                      |
| Roof Parapet (2-story)                               |   | 25'-6" (9'-6" under)        |
| Minor Roof Forms (corner tower elements)             | 3-story   | 42'-11" (7'-11" over)       |
| Minor Roof Forms (corner tower elements)             | 2-Story   | 33'-6" (1'-6" under)        |
| Major Roof Forms ( arch pediment)                    |   | 41'-6" (5'-6" over)         |
| Building Coverage of Lot                             | 6,000 sf (40%)  | 5,595.3 sf (404.7 sf under) |
| Impermeable Surface Area                             | 9,000 sf (60%)  | 8,298.8 sf (7.8% under)     |
| Front Yard Setback (Building)                        | 25'-0"  | 25'-0"                      |
| Front Yard Setback (Parking)                         | 25'-0"  | 9'-11" (60.33% over)        |
| Rear Yard Setback                                    | 30'-0"  | 30'-0"                      |
| Side Yard Setback (south)                            | 12'-0"  | 22'-0"                      |
| Side Yard Setback (north)                            | 12'-0"  | 12'-0"                      |
| Roof Overhangs                                       | 18"   | 8"                          |
| <i>Parking</i>                                       | 11.25-spaces  | 12-space +2-street spaces   |
| Below Ground (2-per unit)                            | 10-spaces   | 10-spaces                   |
| On-site Guest Parking                                | 1 1/2-spaces  | 2-spaces (1 is Handicap)    |
| Street Parking (lot frontage)                        |   | 2-spaces                    |
| <i>Exterior Walls (Difference in plane of walls)</i> | <i>Articulation not greater than 50'-0" &amp; wall plane at least 4'-0"</i>   |                             |
| East Elevation                                       |   | Meets the Standard          |
| South Elevation                                      |   | Articulation but not 4'-0"  |
| West Elevation                                       |   | Meets the Standard          |
| North Elevation                                      |   | Meets the Standard          |
| <i>Landscaping &amp; Existing Trees</i>              |   |                             |
| Total Existing Trees on Property                     |   | 16-Trees (152"-gross)       |
| Total Trees to be Removed                            |   | 12-Trees (149"- gross)      |
| Required Replacement Inches                          |   | 41"                         |
| Total Proposed Replacement Trees                     |   | 37-Trees (111" gross)       |
| <i>Stormwater Control</i>                            | Developer to provide a buried stormwater vault under the proposed berm on the west side of the property. We have designed all stormwater to flow East and away from the westerly neighbors. |                             |

**Exhibit M**

**Preliminary Plat of Subdivision**

# PLAT OF CONSOLIDATION THE WALDEN

ENGINEER  
**ESM CIVIL SOLUTIONS, LLC**  
1111 E. 11TH ST., SUITE 100, MANDAN, ND 58555  
C: 605-400-0933 F: 605-400-0920



## LEGAL DESCRIPTION

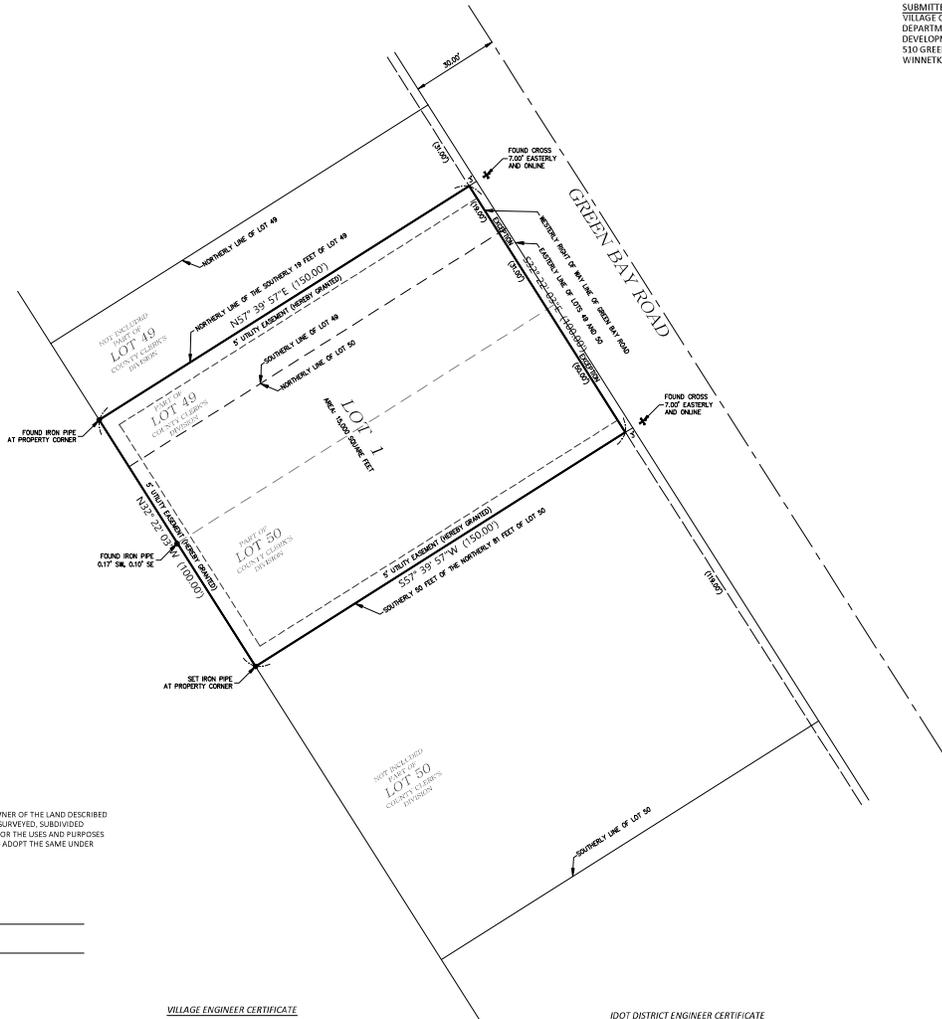
THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.

ALSO THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 688 AND 694 GREEN BAY ROAD, WINNETKA, IL 60093  
PIN NO.: 05-17-412-037-0000 PIN NO.: 05-17-412-038-0000

SEND TAX BILL TO:  
REVEST PARTNERS, LLC  
745 CONSTANCE LANE  
DEERFIELD, IL 60015

SUBMITTED BY AND RETURN PLAT TO:  
VILLAGE OF WINNETKA  
DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
510 GREEN BAY ROAD  
WINNETKA, ILLINOIS 60093



### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE )  
SS  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020, AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC

OWNER: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020, AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC

### VILLAGE COLLECTOR

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS  
I, \_\_\_\_\_, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020

VILLAGE COLLECTOR

### MORTGAGEE CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS  
THIS IS TO CERTIFY \_\_\_\_\_ AS MORTGAGEE HOLDER OF THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THE PLAT OF CONSOLIDATION OF SAID PROPERTY, AS SHOWN ON THE PLAT HEREON DRAWN.

\_\_\_\_\_ AS MORTGAGEE HOLDER.

BY: \_\_\_\_\_  
ATTEST: \_\_\_\_\_

### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020, AT \_\_\_\_\_, ILLINOIS.

NOTARY PUBLIC

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020 BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

VILLAGE ENGINEER

### VILLAGE COUNCIL

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS  
APPROVED BY THE PRESIDENT AND VILLAGE COUNCIL OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

### PLANNED DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS  
APPROVED BY THE VILLAGE OF WINNETKA PLANNED DEVELOPMENT COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CHAIR SECRETARY

### WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020 BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

WATER AND ELECTRIC DIRECTOR

### PUBLIC UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WINNETKA FOR PUBLIC UTILITIES, IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED ON THIS PLAT AND MARKED "UTILITY EASEMENT" TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND REMOVE NECESSARY EQUIPMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM THE EASEMENT, AND THE RIGHT TO TRIM AND REMOVE SUCH TREES, BUSHES, SHRUBS AND LANDSCAPING, AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES. THE EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF THE EASEMENT, BUT NO PERMANENT BUILDINGS OR STRUCTURES OTHER THAN DRIVEWAY AND SIDEWALK SURFACES SHALL BE PLACED ON THE EASEMENT.

### IDOT DISTRICT ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS  
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020

BY: \_\_\_\_\_  
ANTHONY J. QUIGLEY, P.E.  
REGION ONE ENGINEER

### PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF WINNETKA AND/OR ITS DESIGNATED AGENTS TO RECORD SAID PLAT OF CONSOLIDATION WITH THE OFFICE OF COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020

### REGIONAL LAND SERVICES, LLC

270 VIDA COURT  
SYCAMORE, ILLINOIS 60178

### RUDY P. DIXON

ILLINOIS PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 035-003832  
LICENSE EXPIRES NOVEMBER 30, 2021

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DEKALB )  
SS  
REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-00268-8010, DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSES OF SUBDIVIDING IT INTO ONE (1) LOT AS SHOWN HEREON:

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.

ALSO THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED AT 62 DEGREES FAHRENHEIT.

IT, FURTHER CERTIFIES THAT THIS PROPERTY IS SITUATED IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN), AS DESIGNATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C025J, EFFECTIVE ON AUGUST 19, 2008.

IT, FURTHER CERTIFIES THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE VILLAGE OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020

RUDY P. DIXON  
LICENSE NO. 035-003832

ILLINOIS PROFESSIONAL LAND SURVEYOR  
LICENSE EXPIRES: NOVEMBER 30, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



NOTE:  
THE THREE FOOT EXCEPTION AS DESCRIBED IN THE LEGAL DESCRIPTION AND AS SHOWN ON THE PLAT WAS DEDICATED FOR ROADWAY PURPOSES.

**REGIONAL LAND SERVICES**  
270 VIDA COURT  
SYCAMORE, ILLINOIS 60178  
PHONE: (618) 559-2260

| PROJECT NO./DATE | DRAWN BY/DATE | CHECKED BY/DATE | SCALE    | DATE       | REVISION          |
|------------------|---------------|-----------------|----------|------------|-------------------|
| 19-0781          | SM/10/2019    | SM/10/2019      | 1" = 20' | 10/20/2019 |                   |
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**EXHIBIT N**

**UNCONDITIONAL AGREEMENT AND CONSENT**

TO: The Village of Winnetka, Illinois ("**Village**");

**WHEREAS**, CCF Winnetka LLC ("**Property Owner**"), an Illinois limited liability company, is the record owner of the property commonly known as 688-694 Green Bay Road, Winnetka, Illinois ("**Property**"); and

**WHEREAS**, SR Winnetka, LLC, an Illinois limited liability company ("**Developer**") is the record contract purchaser of the Property; and

**WHEREAS**, the Property is located in the B-1 Multifamily Residential District under the Winnetka Zoning Ordinance ("**Zoning Ordinance**"); and

**WHEREAS**, Ordinance No. M-06-2021, adopted by the Village Council on \_\_\_\_\_, 2021 ("**Ordinance**"), grants the Developer approval of its preliminary development plan and certain exceptions and modifications from provisions of the Zoning Ordinance to permit Developer to construct and develop a multi-family residential building; related on-site parking improvements; and related landscape improvements ("**Zoning Approvals**"); and

**WHEREAS**, Section 13 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Developer has filed, within 60 days following the passage of the Ordinance, Developer's and Property Owner's unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

**NOW, THEREFORE**, the Developer and Property Owner hereby agree and covenant as follows:

1. The Developer and Property Owner hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Developer and Property Owner acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance and the Zoning Approvals, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Developer and Property Owner acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the Zoning Approvals or its adoption of the Ordinance, and that the Village's approval of the Zoning Approvals does not, and will not, in any way, be deemed to insure the Developer and Property Owner against damage or injury of any kind and at any time.

4. The Developer and Property Owner hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims

that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance.

**IN WITNESS WHEREOF**, the Parties have hereunto set their hands on the date first above written.

ATTEST:

**SR WINNETKA, LLC,**  
an Illinois limited liability company

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

**CCE WINNETKA, LLC**  
an Illinois limited liability company

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**ACKNOWLEDGMENTS**

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by \_\_\_\_\_, the \_\_\_\_\_ of **SR WINNETKA, LLC**, an Illinois limited liability company, and by \_\_\_\_\_, the \_\_\_\_\_ of said limited liability company.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

SEAL

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by \_\_\_\_\_, the \_\_\_\_\_ of **CCE WINNETKA, LLC**, an Illinois limited liability company, and by \_\_\_\_\_, the \_\_\_\_\_ of said limited liability company.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My Commission expires:\_\_\_\_\_

SEAL

Attachment 2  
Applicant March 1, 2021,  
Letter & Attachments



11418 E Mission Ln  
Scottsdale, AZ 85259  
(847) 757-3975 mobile  
rick@rmswanson.com

March 1, 2021

Chris Rintz  
President of the  
Village Council of Winnetka  
510 Green Bay Rd.  
Winnetka, IL 60093

Re: 688 & 694 Green Bay Rd.

President Rintz and Members of the Village Council:

I am pleased to report that we have completed the Plan Review process with both the Design Review Board and the Planned Development Committees with great success. Although we received unanimous approval from the DRB twice, the PDC review involved a recommendation of denial on our initial plan before getting the unanimous endorsement we ultimately received last month. We feel that this process was necessary to allow neighbors sufficient opportunity to be heard, which was a key concern of the Village Council. We have always maintained an open-door policy with our neighbors and while we did not always agree, there was a sincere effort on both sides to address these concerns civilly and reasonably.

In that regard, we were recently contacted by the neighborhood representative, Ruud Costner who asked if we might consider a list of requests from adjacent neighbors. Mr. Costner was careful to advise that this was not the position of all neighbors but was comfortable representing the majority. His list was reasonable and, in some cases, already part of our plan. He has provided that written list to me and I will share our response to in a separate attachment.

Since meeting with the Village Council in August of 2019 for an informal introduction of our proposal for the sites, we have made significant alterations to the originally proposed design. All of these are explained in more detail within the Staff Report but the two key changes were reversal of the building to face the Garage entrance on Green Bay road and removal of a unit on the third floor to reduce gross floor area and density. Reversing the Garage entrance allowed a significant reduction in impervious surface area, which resulted in compliance with this ordinance. The removal of the one unit on the west side also allowed the removal of the 4<sup>th</sup> Floor Lounge and shifting of the Roof Deck to the vacated area of the removed 6<sup>th</sup> unit. No use other than rooftop mechanical is proposed for this area. It was also our intent to offer the now 3<sup>rd</sup> floor roof deck as a common amenity for the proposed residents. It was later decided that the most practical and least

controversial use of this amenity was that it be exclusive to the penthouse unit. One of the common concerns raised by our neighbors was the possibility of multiple gatherings and the annoyance that could potentially create. By limiting the use of this area to one owner, it mitigates the opportunity for potential nuisance to no more than other existing properties in the neighborhood. Moreover, the removal of the 6<sup>th</sup> unit provided a reduction in building height on the west side, which was another key concern expressed by our most immediate neighbors.

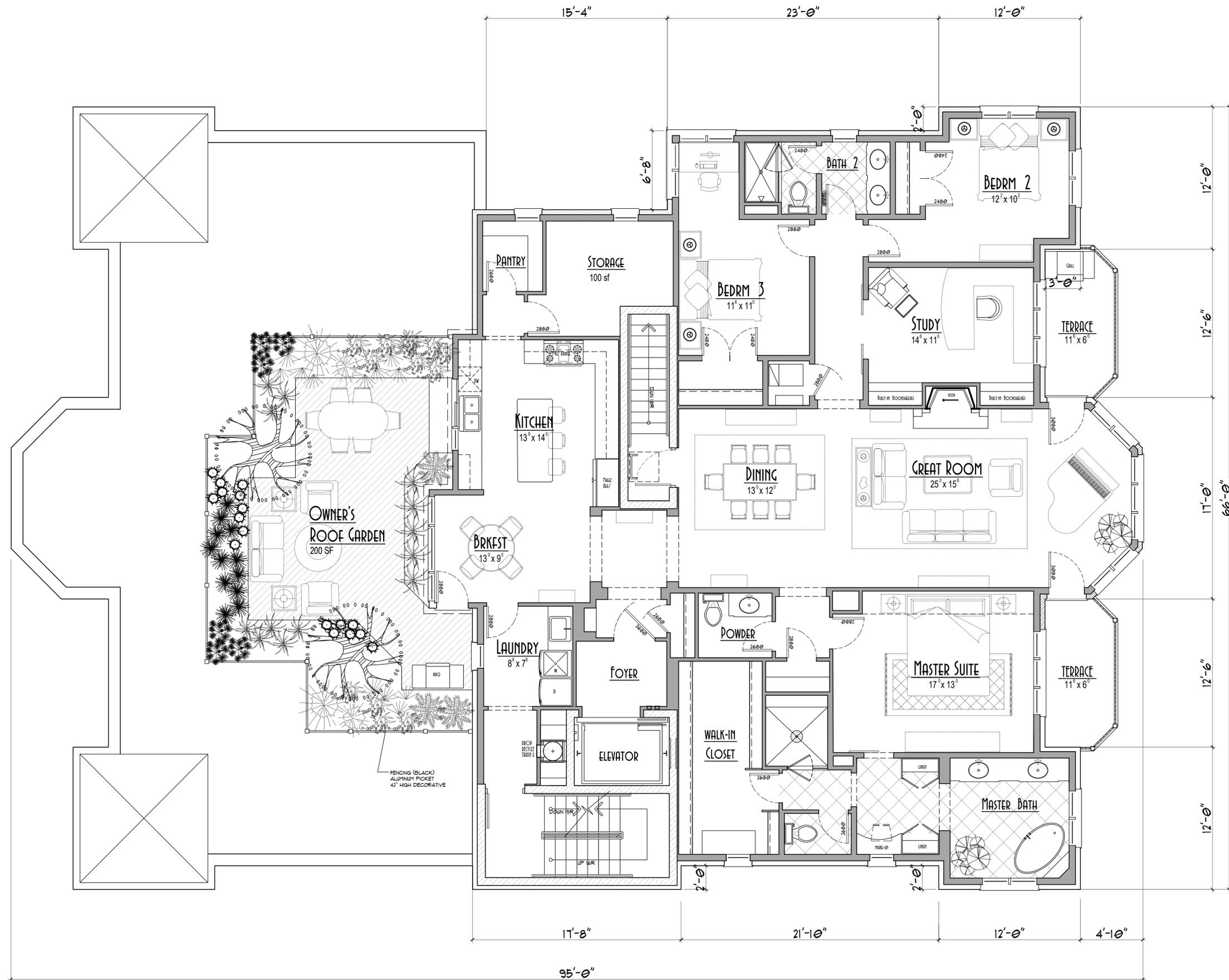
Lastly, I wish to address the recent change in applicant for this project. When we were given recommendation of denial by the Planned Development Committee on October 7<sup>th</sup> of last year, the reaction of my partners was to move on. I made the personal decision to explore how this project might still work and remain financially feasible. This included revisiting each of the primary concerns expressed by PDC members who were also echoing neighbor concerns. Although the result still worked for me, it did not for my partners and the Walden Winnetka made the decision to terminate their Purchase Agreement with the owners. The owners have since signed with my new entity, SR Winnetka LLC, with Swanson Development PC as a majority member and Rick Swanson as managing member. It does not change the dynamic of responsibility or engagement on my part but was necessary to maintain control of the project and see it through. I hope this adequately explains this arrangement and I am prepared to discuss it in more detail is requested to do so.

We appreciate this opportunity to present our project to the Village Council and look forward to further discussing this in more detail with you on March 9th. It is important to us that you recognize the sincere effort on our part to listen to the community and find mutually acceptable results. We hope to earn your support and take action to approve our project at that meeting.

Respectfully,


Rick Swanson AIA, NCARB  
Managing Member

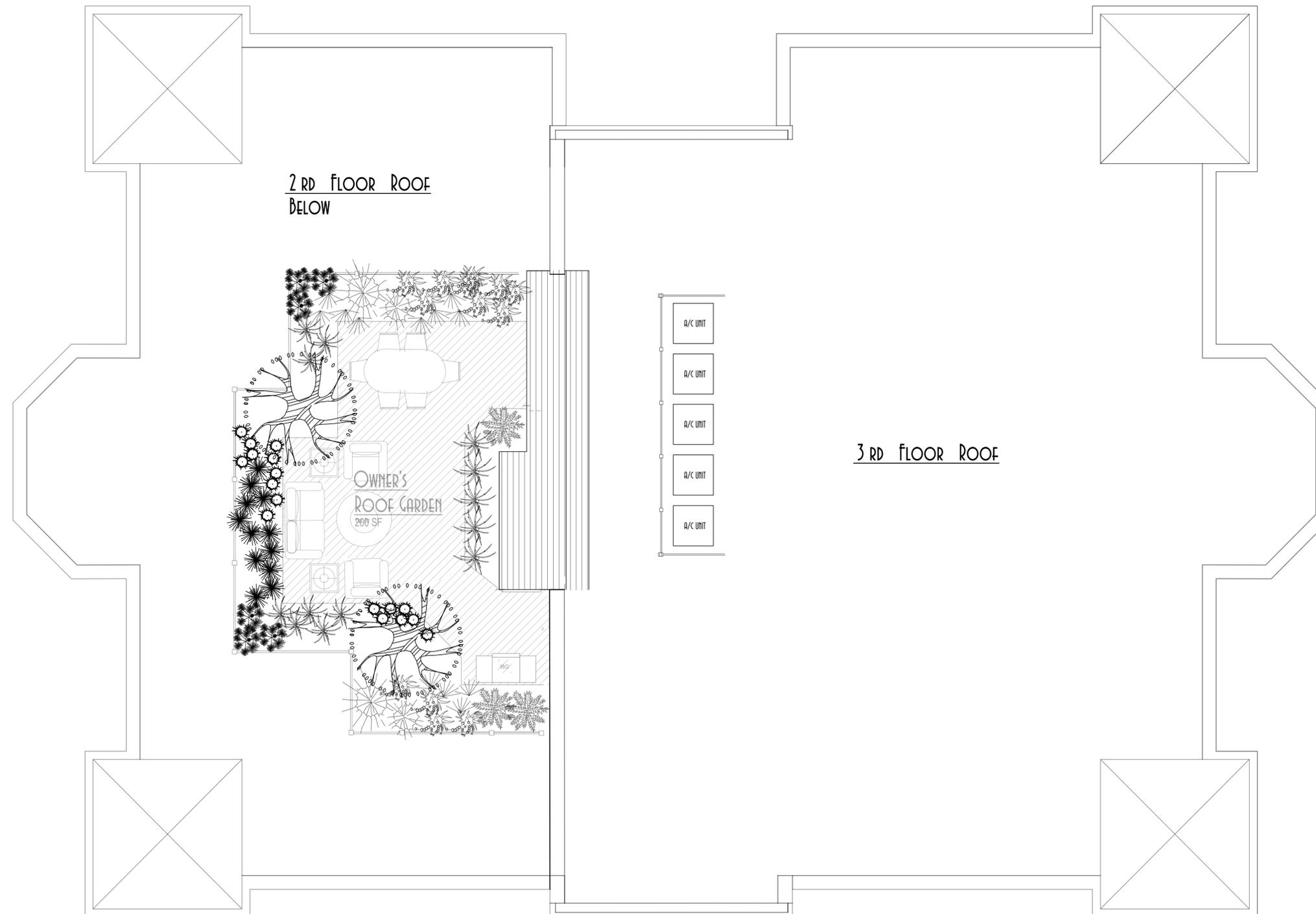


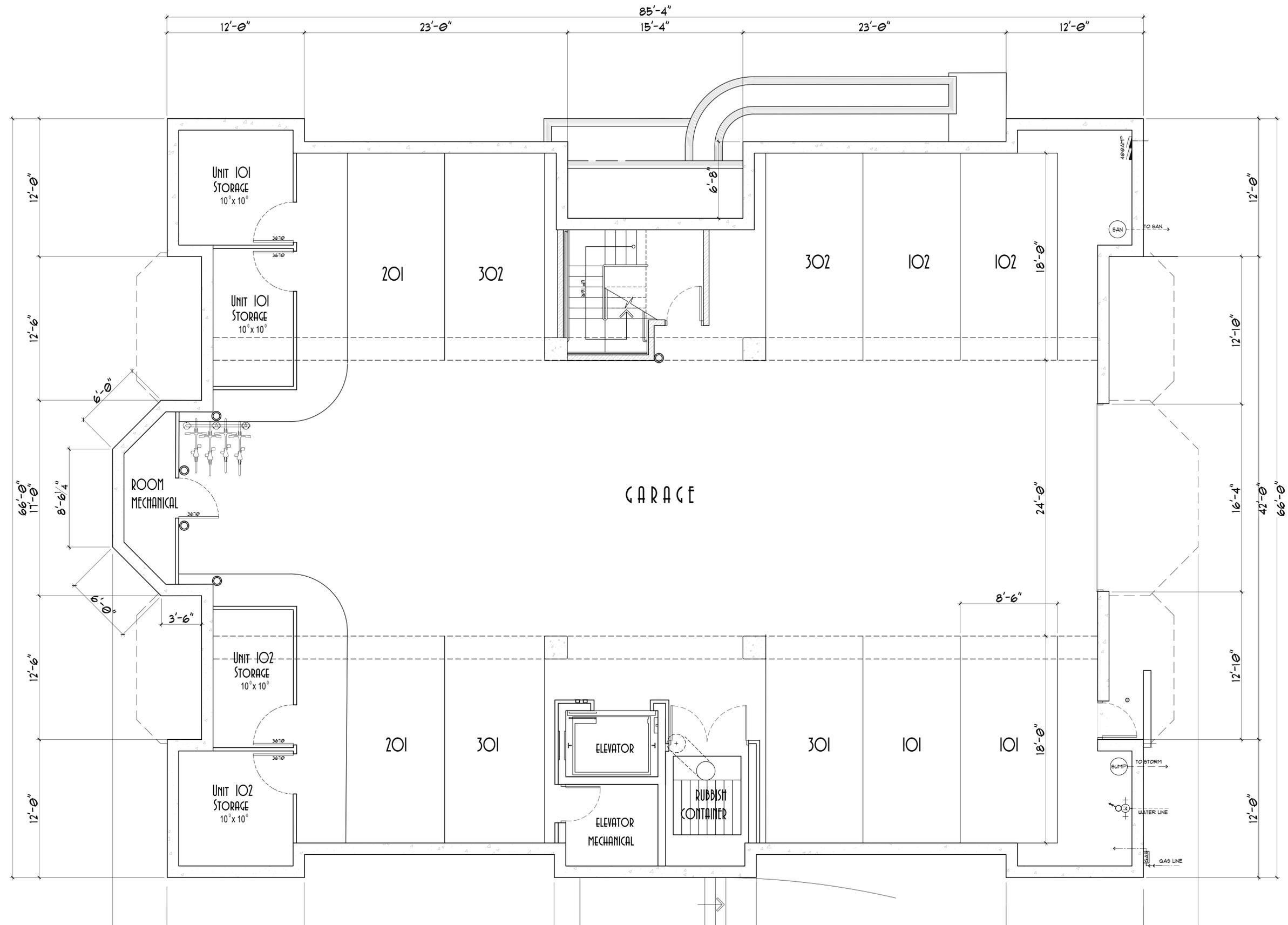
# PENTHOUSE FLOOR PLAN

Gross Floor Area: 2,876 sf



11418 E MISSION LN  
SCOTTSDALE, AZ 85259  
Mobile: 847 757-3975  
rick@rmswanson.com





# GARAGE PLAN

|  |  |
|--|--|
|  <p><b>PD-P</b></p> | <p><b>VILLAGE OF WINNETKA, ILLINOIS</b><br/>                 DEPARTMENT OF COMMUNITY DEVELOPMENT</p> <p><b>PLANNED DEVELOPMENT<br/>                 PRELIMINARY PLAN APPLICATION</b></p> |
|--|--|

**Prior to submitting this formal application, the matter must first be reviewed as a concept plan application by the Village Council.** If the Council has not yet reviewed your concept plan application, please contact the Community Development Department to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Winnetka's Planned Development Commission and Village Council. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Community Development Department at 847-716-3525.

The initial submittal **MUST** contain:

- 7 collated copies of complete sets** of all application materials, including the application form, required attachments, and **folded** full size plat/plan sheets
- 1 electronic version (PDF)** of ALL application materials (refer to application section regarding instructions).

**Applicant Information**

Legal Name Rick Swanson

Company SR Winnetka, LLC

Address 11418 E Mission Ln.

City, State, Zip Scottsdale, AZ 85259

Phone No. 847 757-3975

Email rick@rmswanson.com

**Primary Contact Person**

Name Rick Swanson

Company \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone No. \_\_\_\_\_

Email \_\_\_\_\_

**Consultants (as applicable)**

**Attorney**

Name Scott Ryan

Company \_\_\_\_\_

Address 4745 N. 7th Street I Suite 310

City, State, Zip Phoenix, Arizona 85014

Phone No. 602.601.7913

Email sryan@frlawgroup.com

**Architect/Planner**

Name Rick Swanson

Company Swanson Development LLC

Address 11418 E Mission Ln.

City, State, Zip Scottsdale, AZ 85259

Phone No. 847 757-3975

Email rick@rmswanson.com

**Civil Engineer**

Name Eric Mancke

Company ESM Civil Solutions

Address 4320 Winfield Rd. Suite 200

City, State, Zip Warrenville, IL 60555

Phone No. 630 624-0520

Email ericesmcivilsolutions.com

**Other**

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone No. \_\_\_\_\_

Email \_\_\_\_\_

Village of Winnetka  
**PLANNED DEVELOPMENT – PRELIMINARY APPLICATION**

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

Site Location/Address: 688 & 694 Green Bay Rd.

Property Index Numbers: \_\_\_\_\_

Size of Property: (square feet/acres) 15,000 sf

Size of Building Space, if applicable: (square feet) \_\_\_\_\_

Current Comprehensive Plan Land Use Designation: Multi-family

Current Zoning: B-1

Current Use of the Property: Residential/Vacant

Is any portion of the property within the 100-year floodplain?<sup>1</sup> Yes: \_\_\_\_\_ No: X

**Requested Action(s)** *(check all that are applicable):*

- Planned Development – Preliminary Plan
- Amendment to Existing Planned Development  
Ord. No. \_\_\_\_\_
- Comprehensive Plan Amendment
- Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Special Permit for \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Zoning Code Text Amendment  
\_\_\_\_\_
- Zoning Exceptions (attach document listing and explaining exceptions)
- Subdivision – Preliminary Plat
- Subdivision Exceptions (attach document listing and explaining exceptions)
- Other \_\_\_\_\_

**Plat of Survey & Parcel Legal Description(s)**

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

**Conformity with Comprehensive Plan**

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Comprehensive Plan Map. Where the approval being requested does not conform to the Comprehensive Plan, provide reasons justifying the requested approval.

4044 N. Lincoln Ave., 4.406  
Chicago, IL 60618

Village of Winnetka  
PLANNED DEVELOPMENT - PRELIMINARY APPLICATION

Site Ownership and Control

Current Property Owner Information

Legal Name: CCF Winnetka LLC

Primary Contact: ~~Clark Golemba~~ Brian Lignelli

Address 216 W. Ohio St., 5th Floor

City, State, Zip Chicago, Illinois 60654

Phone No. 312-620-1100 ext. 222

Email clark@ccfbridgeloans.com  
brian

Proposed Property Owner Information

Legal Name: SR Winnetka LLC

Primary Contact: Rick Swanson

Address 11418 E Mission Ln.

City, State, Zip Scottsdale, AZ

Phone No. 847 757-3975

Email rick@rmswanson.com

Attach a copy of a title policy and affidavit of ownership showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. (Check which document(s) are attached):

- Affidavit of Ownership
- Title Policy or Title Commitment
- Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property

Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property (Check which document is attached. The dollar amounts in documents may be blacked-out):

- Owner (see the previous box)
- Real Estate Contract
- Lease
- Other \_\_\_\_\_

Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.

Additional Required Attachment(s)

- Planned Development Worksheet - Preliminary Plan
- If zoning or subdivision relief in addition to planned development preliminary plan approval and preliminary plat approval is requested, submit the appropriate application forms and materials.

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted.

- \$ \_\_\_\_\_ Amount of Non-Refundable Fee (\$935)
- \$ \_\_\_\_\_ Amount of Escrow (\$2,500)
- \$ \_\_\_\_\_ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as staff & Village attorney time and public notice expenses. If these expenses exceed the initial escrow deposit, the applicant is responsible for reimbursing the Village for the additional fees. If the expenses are less than the escrow deposit, the applicant will be issued a refund by the Village

Village of Winnetka  
**PLANNED DEVELOPMENT – PRELIMINARY APPLICATION**

**Applicant/Owner Acknowledgments**

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the Winnetka Zoning Ordinance and Winnetka Subdivision Ordinance and fully understand the terms and provisions of each.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I (We), in accordance with the requirements of the Annual Fee Resolution, the Winnetka Zoning Ordinance and the Winnetka Subdivision Ordinance, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: [Redacted] Date 2-17-21  
Print Name & Title: Rick Swanson

Signatures of Property Owner(s): [Redacted] Date 02/28/21  
Print Name & Title: Clark Golembo Property Address: 688 & 694 Green Bay Rd  
Brian Lignelli, Manager

**\*\*If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

**Note: Village review and approval of any zoning or subdivision applications may be dependent upon the applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.**

Village of Winnetka  
**PLANNED DEVELOPMENT – PRELIMINARY APPLICATION**

**ATTACHMENT A: Current Property Owner – Beneficial Interest**

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

|  |  |
|--|--|
| <input type="checkbox"/> Corporation                   | If <b>current property owner</b> is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.   |
| <input checked="" type="checkbox"/> Partnership or LLC | If <b>current property owner</b> is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.   |
| <input type="checkbox"/> Trust                         | If <b>current property owner</b> is a trust, please provide the trust number _____ and name and address of the Trustee _____,<br>_____,<br>as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the <b>current property owner</b> in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust |

Name: Oak Drive LLC

Address: c/o John Spoeri Esq  
423 8th St. Wilmette, IL 60091

Ownership or Trust Interest: ~~100%~~ 100 %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Village of Winnetka  
**PLANNED DEVELOPMENT – PRELIMINARY APPLICATION**

**ATTACHMENT B - Proposed Property Owner – Beneficial Interest**

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

|  |  |
|--|--|
| <input type="checkbox"/> Corporation                   | If the <b>proposed property owner</b> is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.  |
| <input checked="" type="checkbox"/> Partnership or LLC | If <b>proposed property owner</b> is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.  |
| <input type="checkbox"/> Trust                         | If <b>proposed property owner</b> is a trust, please provide the trust number _____ and name and address of the Trustee _____<br>_____<br>as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the <b>proposed property owner</b> in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust |

Name: Rick Swanson

Address: 11418 E Mission Ln  
Scottsdale, AZ 85259

Ownership or Trust Interest: 0.00% 51 %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Name: Dan Ritacca

Address: 580 Broadsmore Dr  
Lake Forest, IL 60045

Ownership or Trust Interest: 0.00% 41 %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Village of Winnetka  
**PLANNED DEVELOPMENT – PRELIMINARY APPLICATION**

**ATTACHMENT C - Applicant – Beneficial Interest**

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

|  |   |
|--|---|
| <input type="checkbox"/> Corporation                   | If <b>applicant</b> is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.   |
| <input checked="" type="checkbox"/> Partnership or LLC | If <b>applicant</b> is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.   |
| <input type="checkbox"/> Trust                         | If the <b>applicant</b> is a trust, please provide the trust number _____ and name and address of the Trustee _____<br><br>as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the <b>applicant</b> in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust |

Name: SR Winnetka LLC

Name: \_\_\_\_\_

Address: 11418 E Mission Ln  
Scottsdale, AZ 85259

Address: \_\_\_\_\_

Ownership or Trust Interest: 100% %

Ownership or Trust Interest: 0.00% %

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Ownership or Trust Interest: 0.00% %

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership or Trust Interest: 0.00% %

Ownership or Trust Interest: 0.00% %

Current Amended Plan: DRB Minutes and PDC Minutes

Winnetka Design Review Board/Sign Board of Appeals  
Special Virtual Meeting Minutes - EXCERPTS  
January 21, 2021

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Members Present:

Kirk Albinson, Chairman  
Brooke Kelly  
Michael Klaskin  
Paul Konstant  
Brad McLane  
Maggie Meiners  
Michael Ritter

Members Absent:

None

Village Staff:

David Schoon, Director of Community Development  
Brian Norkus, Assistant Director of Community Development  
Christopher Marx, Associate Planner

Call to Order:

Chairman Albinson called the meeting to order at 6:00 p.m.

**Case No. 19-15-SD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review: An amended application for a Certificate of Appropriateness to allow the construction of a new five-unit multi-family building as part of a planned development.**

Chairman Albinson stated the request is an amendment of a previously approved application. Mr. Schoon stated there are significant enough changes to impact the Board’s overall consideration with all aspects being up for the Board’s review. He stated the Board reviewed the request twice in 2020 with members of the public expressing a number of concerns. Mr. Schoon stated the Board asked for additional information with regard to the fourth story element height which the applicant provided in August 2020. He stated additional public comments were made and the Board recommended approval with the condition for height to be reduced 1.7 feet to the 35 foot maximum height limit. He stated the request went to the Planned Development Commission where a revised plan was presented reducing the parapet wall height to 35 feet. Mr. Schoon referred to the additional comments made by the neighbors and noted the PDC ultimately recommended denial identifying the building size and impermeable lot exceptions as too significant. He then referred to comments made by those in support of the project.

Mr. Schoon referred to photos of neighboring properties and identified its size, current and previous plans. He noted the new plans have the same building footprint and rotated the building 180 degrees and moved the building to the south with pedestrian access from the north and vehicular access off Green Bay Road with a steep slope driveway into the lower level. Mr. Schoon stated two visitor parking spaces would be provided in the front yard along with a 4 foot retaining wall to create a berm with Norway spruce as screening. He also stated Arbor Vitae would be planted at the base of the retaining wall. Mr. Schoon then stated the storm water vault would be located under the berm and drain to Green Bay Road. He also stated the building would now measure three stories instead of four and would have five units instead of six with 10 parking spaces on the lower level. Mr. Schoon stated the previous parking spaces would be replaced with storage units and the condominium units would measure 2,200-2,400 square feet with 10 foot ceilings. He noted the west elevation would have two stories with a roof deck and garden space. Mr. Schoon then stated three storage units would be on the third level. He also referred to the north and south elevations and identified them from Green Bay Road. Mr. Schoon then identified the variations being requested noting the PDC would review the requested zoning relief at the February 3, 2021 meeting. He informed the Board of their purview and next steps IN the process and asked if there were any questions. No questions were raised at this time.

Mr. Norkus allowed the applicant into the meeting. Rick Swanson stated he prepared a PowerPoint presentation for the Board. He began by describing the process they went through in terms of project approval noting the PDC’s

1 recommendation to consider the neighbors' concerns and to refine the project to reduce GFA, height perception  
2 and impervious floor area. Mr. Swanson referred to the project's proposed design change previously identified by  
3 Mr. Schoon. He also referred to various site photos of the property as well as the previously proposed site plan.  
4 Mr. Swanson then identified the new proposed site plan illustrations along with new east and west elevation  
5 renderings and described how the improvements to the building and neighboring properties related to each of  
6 those elevations. He also described the retaining wall and screening elements. He then identified the previous and  
7 current north elevations and described the elements which changed with the new proposal. Mr. Swanson  
8 identified the previously approved and proposed south elevations noting the revised proposal would allow for  
9 landscaping on that side. He referred to an illustration of buildings on the street to show how the building would  
10 relate to the existing buildings as well as cross section illustrations of the building and artist renderings. Mr.  
11 Swanson noted the same materials would be used as were proposed before and asked if there were any questions.  
12

13 Chairman Albinson also asked if there were any questions. He referred to the decorative element removed from  
14 the parapet wall and asked if consideration was given to doing soldier coursing. Mr. Swanson responded they  
15 could entertain that alternative as well as brick staggering noting the element that was removed from the parapet  
16 wall was a costly element. No additional comments were made at this time.  
17

18 Mr. Norkus allowed members of the public into the meeting. John Madden had no comment. Ruud Coster stated  
19 his objection to the revised proposal is building height and concern with regard to light and air on his side of the  
20 building together with privacy concerns since the main entrance is on their side. He stated he would reserve  
21 additional zoning comments for the PDC meeting and added the building design is fine. Mr. Frieberger had no  
22 comment. Mr. Norkus noted that concluded public comment.  
23

24 Chairman Albinson called the matter in for discussion. Mr. McLane stated he appreciated Mr. Swanson's ability in  
25 working with the Village and listening to the neighbors' comments and issues raised. He then stated the building is  
26 purposeful and elegant with the result being an improved product. Mr. Ritter agreed it is an attractive building and  
27 appreciated the significant changes made to address the neighbors' concerns. Mr. Konstant agreed with the  
28 comments made and noted his only concern related to the steep driveway pitch. Mr. Swanson informed the Board  
29 the two parking spaces met ADA requirements and the driveway pitch while considering pedestrian traffic.  
30 Chairman Albinson commented the proposed massing and height would be a nice transition with the neighboring  
31 buildings and he appreciated the work done. Mr. Swanson informed the Board if the building was built the way the  
32 neighbors want, it would have no effect on light and air with the proposal having a better result. He also stated  
33 they are allowed to build to code and was less in those amounts in several areas noting with regard to the building  
34 shift to the south, the additional 10 feet they picked up resulted in a significant change to the amount of light, air  
35 and access that can be provided.  
36

37 Chairman Albinson asked if there were any comments. No additional were made at this time. He then asked for a  
38 motion. Mr. McLane moved to recommend approval of the Certificate of Appropriateness for the design of the  
39 building, hardscape and landscape for the proposed five unit multi-family building on the subject property with no  
40 other conditions. Mr. Klaskin seconded the motion. A vote was taken and the motion unanimously passed:

41 AYES: Albinson, McLane, Kelly, Klaskin, Konstant, Meiners, Ritter

42 NAYS: None

43

**WINNETKA PLANNED DEVELOPMENT COMMISSION  
VIRTUAL MEETING MINUTES  
FEBRUARY 3, 2021**

**Members Present:**

Matt Bradley, Chairman  
Tina Dalman  
Layla Danley  
John Golan  
Kimberly Handler  
Lynn Hanley  
Bridget Orsic  
Jay Vanderlaan

**Members Absent:**

None

**Village Staff:**

David Schoon, Director of Community Development  
Brian Norkus, Assistant Director of Community Development  
Ann Klaassen, Senior Planner

**Village Attorney:**

Ben Schuster

**Introductory Remarks Regarding Conduct of Virtual Meeting**

Chairman Bradley read the Oral Declaration into the record.

**Call to Order:**

The meeting was called to order by Chairman Bradley at 7:14 p.m. Ms. Klaassen took roll call of the Planned Development Commission Members present.

Chairman Bradley outlined the agenda items and explained how the virtual meeting would take place. He also explained how public participation would take place and outlined the rules of procedure.

**Approval of Minutes – October 7, 2020.**

Chairman Bradley asked for a motion to approve the October 7, 2020 meeting minutes. Ms. Orsic moved to approve the October 7, 2020 meeting minutes. The motion was seconded by Ms. Danley. A vote was taken and the motion unanimously passed:

AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan

NAYS: None

**Approval of Minutes – October 19, 2020.**

Chairman Bradley asked for a motion to approve the October 19, 2020 meeting minutes. Ms. Dalman moved to approve the October 19, 2020 meeting minutes. The motion was seconded by Ms. Hanley. A vote was taken and the motion unanimously passed:

AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan

NAYS: None

**Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review:**

**An amended application submitted by Walden Winnetka, LLC seeking approval of subdivision and zoning**

February 3, 2021

1 relief to allow the construction of a new five-unit multi-family residential building with below grade  
2 structured parking. The requested subdivision and zoning relief would permit: (a) a plat of consolidation  
3 to combine two lots into one lot of record; (b) an exception from the maximum permitted building size  
4 (GFA); (c) an exception from the maximum permitted building height; (d) an exception from the required  
5 principal roof form; (e) an exception from the exterior wall articulation requirement along the south  
6 façade; (f) an exception from the front yard setback requirements to accommodate surface parking spaces.  
7 **The Village Council has final jurisdiction on this request.**

8 Mr. Schoon went over the Commission's past review of the request and described the meetings held. He  
9 stated public comment was received in support and in opposition of the project and described the concerns  
10 raised. Mr. Schoon stated the Commission recommended denial at the October 2020 meeting and identified  
11 the reasons for the denial. He then identified the project's location and size.

12  
13 Mr. Schoon stated in connection with proposed changes to the project, he noted the building footprint would  
14 be the same and the building was rotated 180 degrees which changed the pedestrian and vehicular access  
15 points. He identified the location of two parking spaces in the front as well as a 4-foot tall retaining wall along  
16 the west property line with landscaping to be used as a buffer. Mr. Schoon then described the storm water  
17 and detention elements and noted the building has been reduced from four to three stories with five units  
18 instead of six with 10 parking spaces on the lower level and storage units. He noted the units would measure  
19 2,200-2,400 square feet with 10 foot high ceilings and stated the west elevation would be a two story element  
20 with a common outdoor roof deck and garden space with storage units on the third story. Mr. Schoon  
21 referred to the north and south building elevations and new renderings from Green Bay Road. He noted the  
22 proposed driveway off Green Bay Road has a 15% slope for a distance of 17 feet which contained parking  
23 spaces at the bottom of the slope which are required to meet ADA requirements. Mr. Schoon informed the  
24 Commission Village Engineering reviewed the proposed grade and any refinements would be addressed at  
25 the time of any final approval.

26  
27 Mr. Schoon informed the Commission the DRB reviewed the revised design at their January 21, 2021 meeting  
28 and unanimously recommended approval of the design as presented. He stated although the height has been  
29 reduced, exceptions are still needed for height and GFA noting the impermeable lot coverage exception has  
30 been removed. Mr. Schoon then stated the two variations for exterior wall articulation and principal roof  
31 form are still necessary. He referred to the planned development and exception standards and the proposed  
32 compensatory benefit from the applicant of providing the Village a donation of \$18,000 to go toward public  
33 electric vehicle charging stations and identified their potential locations. Mr. Schoon identified the actions  
34 the Commission may take and asked if there were any questions.

35  
36 Chairman Bradley also asked if there were any questions. Ms. Hanley asked why the 4 foot articulation is  
37 required. Mr. Schoon responded it was an attempt to get at a design element to break up long walls. Ms.  
38 Hanley asked if the DRB considered the roof form. He noted the DRB did not review the request in terms of  
39 it being a zoning exception, but the Board found the proposed design to be appropriate given its location.  
40 Ms. Orsic referred to the charging station and asked if that has been done before where the public benefit is  
41 not at the site's location. Mr. Schoon confirmed that this is not an uncommon practice for communities, and  
42 that such benefits have been similarly done in other communities. Mr. Vanderlaan asked if the public interest  
43 benefit would be a conflict of interest and Mr. Schuster explained why it would not be. Mr. Golan asked how  
44 far the building would be moved to the south. Mr. Schoon indicated it may be approximately 12 feet and the  
45 applicant can confirm. He noted the building met all of the required setbacks with the two parking spaces in  
46 the front yard being the setback issue. Ms. Dalman questioned the applicant's outreach efforts or meetings  
47 with residents as well as landscape detailing. Mr. Schoon stated the applicant can respond.

48

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1 Mr. Norkus allowed the applicant into the meeting. Chairman Bradley swore in those speaking to this matter.  
2 Rick Swanson introduced himself as President of R. Swanson Architects and President of Swanson  
3 Development P.C. He then went over the timeline of the project's presentation before the Planned  
4 Development Commission and DRB. Mr. Swanson then began experiencing technical difficulties.

5  
6 A motion was made by Ms. Hanley to recess for 10 minutes until the applicant resolved his technical issues.  
7 Ms. Dalman seconded the motion. A vote was taken and the motion unanimously passed:  
8 AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan  
9 NAYS: None

10  
11 Chairman Bradley reconvened the meeting at 8:10 pm.

12  
13 Mr. Swanson continued by stating the Planned Development Commission had previously recommended  
14 denial of the project and noted the denial was not based on the proposed project or intended use of the  
15 property. He then identified the recommendations made to refine the project. Mr. Swanson stated the  
16 project was revised and presented to the DRB on January 21, 2021 where unanimous approval was  
17 recommended. He also identified the concerns previously raised which were considered in the project's  
18 revision including unit density reduction, removal of the fourth floor space, reducing the height of the west  
19 side of the building to two stories, relocating the primary entry to face north, shifting the building to the  
20 south and confirming the quality of the materials would remain the same. Mr. Swanson confirmed the  
21 building shifted 10 feet so that the building is 22 feet from the north lot line. He then identified the new  
22 garage entrance which would be screened by retaining walls and landscaping material and removed the two  
23 rear parking spaces which resulted in a reduction in impermeable surface eliminating the need for that  
24 exception. Mr. Swanson referred to existing site photos, the surrounding properties and the new proposed  
25 site plan. He then identified the significant amount of landscaping materials they would be able to add to the  
26 property as well as the paver brick sidewalk noting a gradient heat system would be installed under the  
27 driveway.

28  
29 Mr. Swanson then referred the Commission to the revised third floor plan which would contain the rooftop  
30 garden area and partial storage area for that unit owner. He then referred to the previously approved east  
31 elevation and new east elevation improvements containing the same materials noting the two towers in the  
32 front would remain at the same proposed height and would be 8 feet over the allowable amount. Mr.  
33 Swanson also referred to the previously approved west elevation and proposed new west elevation noting  
34 the elevation was reduced to two stories with a parapet wall reduction to 25 feet 6 inches. He identified the  
35 previously approved north elevation and new proposed north elevation with the same change in massing as  
36 the south elevation together with the removal of the driveway. Mr. Swanson stated they softened the peaked  
37 roof element with an arched parapet element. He then stated shifting the building to the south would allow  
38 more sunlight to the north property than if they were to build a pitched roof element at the allowed setback  
39 line to address the neighbors' concerns. He identified the previously proposed and new south elevations  
40 noting the only area not articulated related to this elevation and identified the elements changed including  
41 existing trees, driveway, fourth story removal and roof design change.

42  
43 Mr. Swanson then identified the proposed building's relationship to the existing structures and landscaping  
44 plans on Green Bay Road and vault system plans. He referred to the building's section illustration and rooftop  
45 element for the third floor. Mr. Swanson also identified the ADA slope requirements and then referred to the  
46 artist's rendering of the building and landscaping from different street views as well as the proposed  
47 materials which would remain the same. He then asked if there were any questions.  
48

February 3, 2021

1 Chairman Bradley also asked if there were any questions. Mr. Vanderlaan referred to emails from the  
2 neighbors relating to privacy concerns in connection with the rooftop deck and asked Mr. Swanson to address  
3 how the new plans would address those concerns. Mr. Swanson responded the Walden neighbors all have  
4 backyards and the reduction to two stories and berm addition adding the balcony owners would not present  
5 an issue. He also stated you would not be able to see into the backyards from the rooftop deck location. Mr.  
6 Swanson also stated moving the garage to the front helped resolve any privacy and noise issues.

7  
8 Chairman Bradley questioned the balconies' size dimensions on the side facing Walden. Mr. Swanson  
9 responded they would measure 6x12 feet. Chairman Bradley referred to the third floor unit owner's rooftop  
10 space being an exclusive private space as opposed to a communal space. Mr. Swanson responded they have  
11 been in communication with Ruud Coster and discussed the issue with their brokers and decided to make it  
12 exclusive to the penthouse unit. Mr. Golan asked if there would be a trench drain at the bottom of the  
13 driveway and Mr. Swanson confirmed that is correct. No additional questions were raised at this time.

14  
15 Chairman Bradley then asked for public comment. Ms. Klaassen confirmed the following letters to be read  
16 into the record were not included in the agenda packet. She read communications from Liz and Max  
17 Winemiller, 797 Walden, King and Hope Poor, 735 Walden, Mary Jo and Jim Buschell, 677 Walden and Nancy  
18 Carley, 670 Walden, in opposition to the project.

19  
20 Chairman Bradley noted there would be a three minute limit on public comments. Mary Ellen Stanfield stated  
21 she would speak on behalf of her and Neal Peterson, 680 Green Bay Road. She referred to the building being  
22 18 feet away from their building as being too close, she also questioned the proposed landscaping along the  
23 south property line. Ms. Stanfield also voiced concern regarding the size of windows on the south building  
24 wall and lights, concluding they are in opposition to the project. Chairman Bradley then swore in those  
25 speaking to this matter. Mary Jo Buschell, 670 Walden, stated while she appreciated the changes made, she  
26 strongly objected to the balconies and asked if the balconies could be changed to Juliette balconies which  
27 would be less obtrusive. Neal Peterson, 680 Green Bay Road, questioned the rationale for moving the building  
28 10 feet closer to their building to the south. Ms. Klaassen confirmed there are no other members of the public  
29 at the Village Hall to comment.

30  
31 Mr. Norkus then allowed members of the public into the meeting. Chairman Bradley swore in those speaking  
32 to this matter. Ruud Coster, 696 Green Bay Road, stated he submitted numerous objections to the  
33 development relating to mass, scale and height. He referred to the revised plans which do not represent the  
34 proper tradeoff to the neighbors. Mr. Coster stated while they appreciated the changes, there would still be  
35 a negative effect on their property in terms of height, mass, light and air. He also stated their privacy concerns  
36 have increased due to the building's orientation change. Mr. Coster referred to the developer's initial  
37 comments that the building size could not be reduced and still be financially feasible and the number of units  
38 has now been decreased. He also stated the developer would have more benefit from the project with the  
39 Village receiving a minimal public benefit.

40  
41 King Poor, 735 Walden, referred to the public benefit defined in the ordinance and stated it should be  
42 connected to the project to justify the exceptions. Mr. Poor then stated while he appreciated the changes  
43 made, the balance weighed against approval of the exceptions including privacy concerns, loss of light and  
44 the de minimus public benefit. He suggested progress can still be made to mitigate the privacy concerns.

45  
46 Brandie Siavelis, 415 Cedar, stated one of the biggest complaints made related to privacy and the developer  
47 made significant changes to address those and other concerns. She stated the balconies would not be used  
48 year-round due to the weather and would be primarily occupied by empty nesters who would help increase

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1 tax revenues. Ms. Siavelis referred to the private third floor patio which would be used by one owner as  
2 opposed to six and there are many buyers who want luxury, maintenance free living. She stated this project  
3 has been in the works for two years and the developer made numerous concessions to appease the neighbors  
4 noting that neighboring properties can be developed.

5  
6 Gordon Montgomery, 681 Walden, stated he appreciated the design changes but the conclusion did not meet  
7 the reasons for which the Commission recommended denial the last time since there are still height, mass,  
8 light and air issues. He also stated after the project revision, there would be more of an issue in terms of light  
9 and noise. Mr. Montgomery stated the changes in totality do very little to move against the previous  
10 fundamental issues.

11  
12 Laurin Starck, 698 Green Bay Road, stated although modifications have been made to the building to address  
13 noise and privacy issues, she referred to safety and traffic being brought to Green Bay Road during  
14 construction. She also referred to the quality of homes and lifestyle expected by those living in Winnetka and  
15 asked for the Commission to take all of that into consideration.

16  
17 Mr. Swanson responded with regard to the landscaping question, he identified the materials to be planted  
18 along the length of the property. He also noted with regard to the comment that the building is at 18 feet  
19 away, the proposed building is located at 12 feet from the south property line, adding the building to the  
20 south is located at 6 feet from the property line. Mr. Swanson also stated with regard to window size, smaller  
21 windows can be installed with the lights on motion sensors. He then stated the balconies would be bay  
22 shaped and would contain a limited amount of furniture with limited use. Mr. Swanson added they would  
23 not be visible once the trees grow and he is willing to listen to comments relating to the balconies. He then  
24 stated with regard to shifting the building to the south, the building to the south is a massive structure and  
25 it made sense for the proposed building to relate to it as a transitional building and it would also contain 22  
26 feet for landscaping material to the north and he is open to discussion. Mr. Swanson also stated with regard  
27 to the public benefit, they would be constructing an attractive building that would provide a public benefit  
28 serving the residents' needs and described it as a meaningful contribution. He concluded by stating they went  
29 way beyond the call of duty in terms of addressing the concerns raised and added it is not possible to make  
30 everyone happy. He then asked if there were any questions from the Commission.

31  
32 Chairman Bradley then swore in Mary Ellen Stanfield. Ms. Stanfield questioned whether the landscaping  
33 would be legally bound to hold to what is presented. Mr. Schuster described the process and conditions in  
34 the planned development ordinance in that an approval is conditioned upon compliance with the approved  
35 plans. He also stated the applicant would be required to keep the landscaping in accordance with those plans.  
36 Mr. Schuster then stated with regard to public benefit, he explained the background behind the  
37 compensating benefit for planned development noting it is not necessarily required to be on the property  
38 itself and is based on the exceptions being requested. In response to a question of Ms. Dalman, Mr. Schoon  
39 confirmed that the landscaping would be required to be maintained.

40  
41 Chairman Bradley closed public comment and called the matter in for discussion. Mr. Golan commented the  
42 applicant has done a remarkable job of addressing most of his initial concerns with the plans. He also stated  
43 eliminating the sixth unit and lowering the west half of the building is more palatable to the west neighbor.  
44 Mr. Golan also stated with regard to balconies, minimal time is spent on them and privacy would not be a  
45 significant issue. He also stated moving the property 10 feet to the south is a great idea and he would vote in  
46 favor of the request. Ms. Danley agreed with Mr. Golan's comments and stated the elimination of  
47 impermeable lot surface is significant. She also stated the developer agreeing to work with the neighbors  
48 further on landscaping is significant and the private third floor unit made the development more palatable.

1 Ms. Danley stated the building height reduction is an improvement and she is surprised the neighbors are  
2 still against it noting she would be inclined to vote in favor of the development. Ms. Hanley agreed with the  
3 comments made and stated while she appreciated the neighbors' concerns in terms of privacy, the Village is  
4 dense and everyone deals with privacy issues. She does with her single-family home and her adjacent  
5 neighbors. She also stated there would be a multi-family building in that space due to its zoning and did not  
6 think the exceptions would unreasonably impede on the neighbors' quiet enjoyment. Ms. Hanley concluded  
7 she would vote in favor of the request and commented the charging station is an excellent compensation.  
8

9 Ms. Handler agreed with the comments made and referred to her initial concern with regard to the charging  
10 station. She stated after the discussion, she realized it worked. She also stated the Green Bay Road corridor  
11 is a mixture of residential, businesses, empty lots, etc. and the building would provide a benefit to the  
12 community and concluded she would vote in favor of the request. Ms. Orsic commented the section  
13 illustration demonstrated the nice transition between the buildings and agreed the Village is dense and  
14 landscaping provides a buffer. She then stated the proposed landscaping would make a huge difference to  
15 the neighboring properties and a building would be built on this site eventually. Ms. Orsic stated the  
16 developer worked hard on making changes to the project and she is leaning in favor of approval. Ms. Dalman  
17 stated she supported the project for several reasons and the property contained challenges relating to slope,  
18 etc. and the developer made changes which affected his profitability. She stated it is difficult to address  
19 everyone's concerns and the developer has done a good job doing that. She then stated with regard to  
20 balconies, the DRB unanimously approved the design and the balconies provided architectural articulation.  
21 Ms. Dalman stated the Village made the decision to have a planned development process with a request not  
22 being strictly held to the zoning standards to address and meet the Village's goals. She agreed with the offsite  
23 public benefit given the site size and noted for the record they would be addressing an existing storm water  
24 drainage issue in the neighborhood by putting in a vault benefitting the Walden neighbors. Ms. Dalman  
25 concluded she would be in favor of the request.  
26

27 Chairman Bradley stated he initially was against the project for the reasons stated with the revised  
28 application resulting in a much more scaled back project which ended with a better result with significant  
29 reductions which mitigated the issues raised. He noted with regard to the planned development process, the  
30 overages and exceptions are allowed to be requested by right which are weighed against the planned  
31 development standards and determine whether such projects should proceed. Chairman Bradley noted the  
32 impermeable lot coverage was eliminated and moving the entrance to the other side addressed a number of  
33 noise and safety concerns. He referred to the front yard exception related to getting vehicles in and out of  
34 the driveway from Green Bay Road. Chairman Bradley asked for a condition on the motion to state that the  
35 third-floor outdoor space be set off as an exclusive right for the third-floor unit owner. He then stated if the  
36 building height was 35 feet and for the west neighbors, there could still be balconies by right. Chairman  
37 Bradley then stated with regard to the 18% GFA overage, there was a dramatic reduction from 50% from the  
38 previous proposal. He noted the height issues and the way in which the parapet is measured, those are  
39 aesthetic portions which would not affect light and air and moving them to the south ensured more visibility  
40 for the north neighbors. Chairman Bradley stated the articulation issue is limited to the south wall and did  
41 not create the same concern as it would have for the north neighbors.  
42

43 Chairman Bradley then encouraged the developer to work with the Walden neighbors with regard to  
44 landscape materials and address the window concerns. He stated the standard that the use would not  
45 immediately impede the neighbors' use and enjoyment has been addressed by the project revisions. He  
46 added for the record the project met the standards and planned development exception standards with the  
47 public benefit being difficult to include on the site and he commended the developer for the proposed  
48 compensating benefit. Chairman Bradley concluded he is in favor of the request with the condition he

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1 previously stated and also asked for a condition that the second floor balconies be removed.

2  
3 Ms. Orsic states she did not agree with that suggestion to remove the second-floor balconies, which did not  
4 present a big privacy concern. Mr. Golan asked if the landscaping would be maintained and added the  
5 charging station would most likely be used by visitors to the Village and how it would be maintained. Mr.  
6 Schoon confirmed a third party would provide the service and users would be charged for the electricity  
7 noting the Village had to pay for its installation. Ms. Handler agreed the balconies should not be removed  
8 and are important architecturally which would be seldomly used. She also stated the third floor deck did not  
9 require a condition for its use only by the third floor owner. Ms. Handler also stated they cannot instruct the  
10 third floor owner on how to use their deck. Mr. Vanderlaan agreed with the comments made and stated the  
11 Village is sorely lacking housing options for older residents. He stated this project would fill that need and  
12 would be a great benefit for that population.

13  
14 Chairman Bradley asked for a motion recommending approval with the condition that the third floor patio  
15 be privately used by that unit owner only. Ms. Danley moved to recommend approval of the preliminary plan  
16 for The Walden Planned Development to be located at 688-694 Green Bay Road and to adopt the findings of  
17 fact as indicated on page nos. 18 and 19 of the agenda packet with an additional condition that the third floor  
18 deck space be committed to the third floor unit owner's use. Ms. Orsic seconded the motion. A vote was  
19 taken and the motion unanimously passed:

20 AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan

21 NAYS: None

22  
23 **Other Business.**

24 a. March 3, 2021 – Quorum check.

25 Mr. Schoon confirmed there are no items on the agenda for the March 3, 2021 meeting.

26  
27 **Public Comment.**

28 Mr. Norkus asked the remaining members of the public for comment. No additional comments were made  
29 at this time.

30  
31 **Adjournment.**

32 A motion to adjourn was made by Ms. Hanley and seconded by Ms. Orsic. A vote was taken and the motion  
33 unanimously passed:

34 AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan

35 NAYS: None

36  
37 The meeting was adjourned at 10:26 p.m.

38  
39 Respectfully submitted,

40  
41 Antionette Johnson

42 Recording Secretary

**ATTACHMENT 3B****Current Amended Plan: Public Comments Received Since October 19 PDC Meeting**

January 8, 2021

***Re: The Walden: excessive proposed variances for development at 688/694 Green Bay Road***

To the Planning Development Committee of Winnetka

I am writing to you again and appreciate your listening again as there has been another revision submitted to the village for the above proposed condo development. Speaking for our family and those in the immediate neighborhood, we were most appreciative of your strong 6-2 ruling against the last submission. While some minor changes have been made to the new proposal, it has failed to move on the vast majority of concerns you had about compliance standards that led to your October decision. We are again very much looking to your support for a similar consideration in the protection of our rights against concessions to current Winnetka zoning.

In this latest submission, the building moves a few feet from north to south, it does a 180 so that the parking entrance is now on Green Bay and it removes one living unit in the back on the west side. It also moves the proposed rooftop social space from the east side to the west side where it now abuts with the residential neighborhood. So when the overall changes are considered from an impact standpoint, while the unit reduction lowers the overall scale of the building by 1/6 or about 16% (still well in excess of standards), what we on Walden gain with a slightly lower wall size on the west, we lose with the shift of the proposed roof top social space now being on our side and the presence of additional light, noise, and loss of privacy that it introduces.

Outside of this tradeoff of western wall height with the introduction of the rooftop social space, the proposal still remains virtually unchanged and/or well in excess of the same standards the PDC considered and voted against in October, especially:

- Building size (down 1/6th and still well outside of allowance)
- Building height (eastern wall remains unchanged and still blocks light and air flow)
- Roof form (block versus gabled)

Taken in consideration with the introduced challenges to our privacy, light and property values, this development still presents a significant hardship and loss of quality of living for our property and those nearby on Walden and other sides of the development. Moreover, there are no offsetting benefits for the public good and, should such excessive challenges to existing standards be allowed, a troubling precedent would be established for future developments on Green Bay Road.

As before, we very much appreciate your consideration of our concerns, and your service to the village and its residents.

Thanks for listening.

Gordon & Claudia Montgomery  
681 Walden Road, Winnetka

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** The Walden  
**Date:** Thursday, January 21, 2021 6:40:48 PM

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To the Planning Development Committee of Winnetka:

Thank you for providing the updated information submitted by the developers of the proposed Walden condominium development. While I think moving the entrance to the Green Bay Road side is now more consistent with the surrounding condominium buildings, the result of the change appears to have created several new issues for the neighboring residents.

- 1) The rotation of the building to modify the entry has now moved the rooftop social space to where it now faces to the west. This can only result in a significant potential for unabated noise 24/7 for the homeowners along Walden whose back yards face east.
- 2) While the FAR excess has been reduced from the previous design, it is still almost 20% greater than permitted by existing zoning.
- 3) Finally, there were comments related to the need for modern single floor housing in Winnetka as well as other areas of the NorthShore. I agree with that viewpoint. I do not see how moving the south wall 10 feet closer to the adjacent building (with its "massive" wall effect) would make those units more attractive to buyers as opposed to the north facing units which would now have increased light exposure. That may be OK in dense housing areas like downtown Chicago, but it could have an adverse impact on the expectation of potential buyers who want to live in Winnetka.

In summary, the developers of the Walden have shown a willingness to modify their design to meet the concerns of surrounding property owners, but it appears that in doing so, some concerns remain and new ones have appeared.

Sincerely,

Fred & Julie Tye (The Winngate)

January 26, 2021

To: Winnetka Planning Development Committee

From: Christopher and Alice Spahr  
717 Walden Road

Re: Requested Variances at 694-699 Green Bay Road ("The Walden")

We write this letter as longtime residents of Winnetka who appreciate the efforts of the PDC and others to restore Winnetka's business districts to economic viability through the streetscape beautification projects and an emphasis on adaptive, historically sensitive property redevelopment. Our village benefits from a diverse range of building vintages and uses. Despite some past mistakes, it is apparent that balance between economic incentives and aesthetic concerns continues to be guiding principal of the PDC, and for that, we are appreciative.

It is, however, our view the proposed project at 694-699 Green Bay Road continues to tip the scales in favor of profit at the expense of the residents who live on the street whose name has been re-concepted into the project's marketing brand, The Walden. We strongly agree with others who have voiced concerns about the requested FAR variance - it is in our view the guiding force behind most of the related issues that the revised proposal attempts to mask. There's just a little too little land to develop this project as proposed, and we continue to scratch our heads at why we can't ask the developer to follow village principles as we do. We're now 16% off. Can't the economics still work with one or two less condo units?

Also troubling to us is the concept of a rooftop social deck overlooking a single family district. From a business perspective, the developer is clever to replace the western third floor units with a currently fashionable feature of urban developments, a skydeck, for now he offers something that the residents of Walden road cannot, a towering outside view over our rooftops and into our backyards. The revised proposal - full of supporting visual perspectives - was perhaps intentionally errant in excluding the treetop views from The Walden's skydeck. Can we expect the same from The Walden's marketing materials?

The landscaping barrier seems to be a good compromise. However, we worry that the proposed spruce and arbor vitae growth carefully depicted in the perspectives may not be sustainable without ongoing tree maintenance, fertilization and occasional replacement. How do we ensure that this occurs? Over 20 years ago, we planted a similar barrier on the eastern border of our property. It has not grown over the decades, and through all of the storms, without continual upkeep and expense. The revised plan also appears to create a new swale on the western border of The Walden. This may negatively impact tree health in storms, just as the natural swale on our eastern border has created some challenges for our trees in heavy, windy

rains. We've had to replace some of the spruces over the years. Will the developer of The Walden be similarly conscientious?

We do feel strongly about this matter and would look forward to discussing with anyone if you believe our perspectives would be helpful. As residents who appreciate the bucolic, low density nature of this historic Winnetka street, we can understand why the developer wants to market the Walden name, but we believe that the project's currently proposed height, massing and skydeck will do irreparable harm to our neighborhood.

Thank you for your consideration.

Chris and Alice Spahr

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** 1/14/21 Condo Planning meeting on Walden Road  
**Date:** Sunday, January 31, 2021 10:56:04 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planned Development Commission,

Concerning: 1/14/21 Condo Planning meeting on Walden Road

We are one of some 40 households who have signed a petition opposing the proposed exceptions to the zoning ordinance for Walden in 2020, and now hear there is a new attempt by the developer to resubmit a plan, that is almost more detrimental than the first.

We have lived at our house at 797 Walden for about 1.5 years and are raising our 3 children here. We chose to move to Winnetka for the beautiful historic homes, wonderfully large mature trees, open air without high rises, and children friendly atmosphere created by single-family friendly homes.

We have been informed that Winnetka's zoning ordinance goes back many years and we are thankful, that it protects home & property owners, and the spirit of Winnetka. Many like us, have made significant investments to move here and invest in our properties as opposed to more affordable areas, for the reasons I stated above, yet also because we all moved here assuming that the Village would uphold the vision of this area, and not bring in large apartments, low income housing, apartments, allow rental houses, or even high income non-single family home housing to appease builders and developers, out to turn another historic family oriented area into a revenue generator, that ultimately completely changes the charm of the area, for those already living here.

The proposed exception to build on Green Bay Road from Pine to Tower is far out of line of the village & property owners vision, and can not be realistically considered, as it stands to ruin much of the charm of this area, and will ruin the visibility, sunlight, and also create a loss of privacy of Walden Road. The new updated plan, now even has the condo balconies facing all of our properties causing further loss of privacy for many homes, and therefor loss of property values and appeal from future buyers, which will also cause loss of village taxes and revenue. When we first were thinking of moving here, we talked to people about Walden Road, and people would say, "Oh, We love Walden Road!, It's the best road in Winnetka, with all the winding, and trees". We quickly found out what they were talking about, and agree 100%. Those types of experiences will cease to exist, if you allow builders to ruin the road's appeal by building another structure of any kind on Green Bay.

The proposed exceptions would deprive us and our neighbors of some of the most basic uses and enjoyments of their property. Such exceptions are so contrary to the basic purpose of Winnetka's zoning ordinance of protecting

neighboring homeowners that they should be denied.

Thank you for your consideration and your service to our village.

Sincerely,

Liz & Max Winemiller

[797 Walden Rd.](#)

Winnetka, IL. 60093

February 2, 2021

Re: Proposed Development for 688/694 Green Bay Road

Dear Members of the Planned Development Commission,

We appreciate the most recent modifications to the plan. But essentially the same problems that caused the PDC to deny the plan at its October 19 meeting persist. Three basic problems remain.

**1. The loss of the neighbors' privacy is as real as ever.**

Whatever may have been gained by removing one unit on the third floor has been more than offset by shifting the social deck from the Green Bay to the Walden side. Such a move would generate more noise and overall loss of privacy for the Walden neighbors.

What is more, the revised plan cannot change the topography. This project would be built on a ridge overlooking Walden Road -- which means that the exceptions for a flat roof, height, and an FAR that still exceeds the limit by some 18% makes the loss of light and privacy all the more pronounced.

**2. Sacrificing the neighbors' privacy for the demands of the luxury market is not a precedent that should set here.**

The primary argument for the requested exceptions continues to be what the developer contends are the demands of the luxury market. Yet allowing the demands of such a market to justify exceptions that would deprive the neighbors of significant light and privacy is not provided for by the ordinance and not a precedent that the PDC should set here.

**3. Recognizing a payment to the village unrelated to the project as a public benefit is also not a precedent that should established here.**

The developer argues that a smaller development may have more difficulty satisfying the public-benefit factor. But the ordinance does not suggest that it eliminates or dilutes the public-benefit factor for smaller projects.

Further, any public benefit should relate directly to the project. Here, however, the developer has now offered an \$18,000 payment to buy a charging station elsewhere in the village. The PDC should not set a precedent of recognizing such a payment to the village unrelated to the project -- even for a laudable general goal such a providing a charging station -- as satisfying the public-benefit factor.

Approving exceptions requires a careful balancing. Here, the neighbors' loss of significant light and privacy should weigh heavily in that balancing. But the demands of the luxury market and paying for a charging station do not. Even with the revised plan, the balance still weighs strongly against approving the exceptions.

Sincerely,

King and Hope Poor  
735 Walden Road

TO: WINNETKA PLANNING BOARD

FROM MARY JO & JIM BUSHELL  
677 WALDEN ROAD  
WINNETKA



RE: 688/694 GREEN BAY RD - THE WALDEN

AGAIN, WE OPPOSE THE REVISED DESIGN OF THE "WALDEN", WHILE THERE WERE CHANGES MADE OF THE BUILDING, THE CHANGES ARE INSIGNIFICANT, THE BUILDING IS STILL TOO MASSIVE IN SIZE AND IN HEIGHT.

- 1) THE SIZE OF THE BUILDING, PLUS THE LACK OF REMAINING GROUND IS A MAJOR CONCERN. AS I STATED, IN A ~~PREVIOUS~~ PREVIOUS LETTER, GREEN BAY ROAD IS 6 TO 8 FT. HIGHER THAN WALDEN ROAD. THIS IS A MAJOR CONCERN, BECAUSE OF STORM WATER RUN OFF. THERE IS NO GUARANTEE THAT THE "HOLDING TANK" WILL BE SUFFICIENT TO PREVENT FLOODING OF OUR AND OUR NEIGHBORS PROPERTY.

2) THE REVISED DESIGN NOW HAS BALCONIES PLUS A ROOF DECK FACING WEST. OUR PRIVACY IS DOUBLY COMPROMISED! WE DON'T RELISH WATCHING BBQING & SUN BATHING, ON THE BALCONIES, WHILE RELAXING AND ~~THE~~ ENTERTAINING FAMILY & FRIENDS. ALSO THE NOISE & LIGHTS, IN THE EVENING, ON THE ROOF DECK.

3) WHEN WE BOUGHT OUR HOME, 41 YRS AGO, WE SAW THE CONDOS, JUST TO THE SOUTH OF OUR HOME, AND ASKED ABOUT THE ZONING LAWS. WE WERE ASSURED THAT WE WOULD NEVER HAVE TO WORRY ABOUT AN "OVERBUILD" AS THE VILLAGE HAS STRICT ZONING LAWS.

WE HOPE THAT YOU, THE PLANNING COMMITTEE, WILL HONOR THE ZONING LAWS AS THEY STAND TO:

- 1) PROTECT OUR PROPERTY VALUES
- 2) TO PROTECT OUR PROPERTIES FROM FLOODING
- 3) TO PROTECT OUR PRIVACY & ENJOYMENT OF OUR BACKYARDS!

JIM & I WISH TO THANK YOU FOR  
YOUR CONTINUED SERVICE TO THIS  
BEAUTIFUL VILLAGE, NAMED WINNETKA —

SINCERELY

MARY JO & JIM BUSHELL

677 WALDEN ROAD

WINNETKA

PS WE INVITE YOU TO OUR  
HOME — TO SEE HOW THIS BUILDING  
WILL NEGATIVELY IMPACT OUR PROPERTY VALUES,  
PRIVACY & POSSIBLY CAUSE FLOODING —  
OUR PHONE NUMBER IS  
312) 560-9866

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** The Walden proposal for variances @688/694 Green Bay Rd.  
**Date:** Tuesday, February 2, 2021 11:29:16 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Committee of Winnetka,

I have reviewed the proposal and the recent changes and I've read several of the neighbor's letters. I would have to concur that the changes have not met nor resolved the concerns of the residents of the neighboring homes. I don't need to reiterate what has already been stated but I understand why my neighbors feel they will be negatively impacted by the proposed structure in its present form and layout. The requested changes should be taken seriously and addressed if this project is to move forward.

Please vote appropriately and protect the Walden Road residents. I have been a resident of this village for 50 years and I've seen many changes take place, some good, some not so good. Please help make this a change for the good. Thank you in advance for your time on this matter.

Sincerely,  
Nancy Carley  
670 Walden Road

Sent from my iPad

2/23/2021

AmdG  
+

DEAR MEMBERS OF THE VILLAGE COUNCIL,  
WE ARE OPPOSED TO THE 688/694  
GREEN BAY ROAD BUILDING.

① REGARDLESS OF WHAT THE BUILDER SAYS  
THERE IS A MINIMUM AMOUNT OF PERMISSIBLE  
GROUND. STORM WATER RUNOFF IS A GRAVE  
PROBLEM SINCE GREEN BAY ROAD IS 6'/8'  
HIGHER THAN WALDEN ROAD. THE PROPOSED  
"BERM" CREATES ANOTHER PROBLEM. STORM  
WATER WILL RUN OFF THE BERM ONTO  
ADJACENT YARDS JUST WEST OF THE  
BUILDING. OUR YARDS WILL BE SATURATED  
FOR WEEKS DUE TO THE CLAY SOIL.

② WE ARE ALSO OPPOSED TO THE BALCONIES.  
SINCE THE BACK OF THE BUILDING IS ONLY  
30'/35' FROM OUR YARDS - THE BALCONIES  
WILL ACTUALLY BE ONLY 24'/29' FROM  
OUR LOT LINE! IT WOULD BE DIFFERENT  
IF THERE WAS AN ALLEY SEPARATING THE  
BUILDING FROM OUR HOME/BACKYARDS.

WE WILL ABSOLUTELY HAVE NO  
PRIVACY WHATSOEVER. THESE BALCONIES  
ARE LARGE ENOUGH FOR A GRILL;  
BISTRO TABLE & 4 CHAIRS. ALSO PEOPLE  
STORE BIKES ON THEIR BALCONIES. SO IT'S  
NOT ONLY A LOSS OF PRIVACY BUT CAN  
BECOME AN EYESORE.

ALSO, THERE IS NO GUARANTEE THAT THE PROPOSED EVERGREENS, ON THE BERM, WILL THRIVE & GROW.

NEEDLESS TO SAY, OUR PROPERTY VALUES WILL PLUMMET ... WHO WOULD WANT TO BUY A HOME WITH 4 BALCONIES RIGHT THERE, FACING ~~THEIR~~ THEIR HOME'S YARDS & NO PRIVACY AT ALL!?!?

WE HOPE THAT YOU, THE MEMBERS OF THE VILLAGE COUNCIL, WILL VOTE "NO" & WILL HONOR THE ZONING LAWS AS THEY STAND TO:

- 1) PROTECT OUR PROPERTY VALUES
- 2) PROTECT OUR PROPERTIES FROM FLOODING
- 3) PROTECT OUR PRIVACY & ENJOYMENT OF OUR BACKYARDS.

SINCERELY

MARY JO & JIM BUSHELL  
677 WALDEN ROAD  
WINNETKA, IL.

**Winnetka Design Review Board/Sign Board of Appeals – Minutes Excerpts**  
**July 16, 2020**

Members Present: Kirk Albinson, Chairman  
Brooke Kelly  
Michael Klaskin  
Brad McLane  
Maggie Meiners  
Michael Ritter

Members Absent: Paul Konstant

Village Staff: David Schoon, Director of Community Development  
Brian Norkus, Assistant Director of Community Development  
Ann Klaassen, Senior Planner  
Christopher Marx, Associate Planner

**Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review: Certificate of Appropriateness to allow the construction of a new six-unit multi-family building as part of a planned development.**

Mr. Schoon informed the Board there were 7-8 members of the public and 6 members of the applicant’s team present. He reminded the Board and the public of the new planned development process established by the Village which consists of a concept plan review by the Village Council followed by a preliminary plan review phase and then a final plan review phase. Mr. Schoon noted the Village Council held their concept plan review to provide the applicant the opportunity to hear initial thoughts from the Village Council regarding the proposal which provided individual member comments which are not binding. He stated the Village Council was generally favorably inclined to the proposed project but asked that the advisory bodies keep in mind the homes immediately to the west, the impact of the proposed building height, installation of adequate storm water management, parking and driveway access and the siting of trash. He stated the applicant then submitted the preliminary application which was reviewed by Village staff for compliance with zoning requirements, tree preservation regulations and engineering requirements including storm water requirements and concluded at this stage the application can move forward. Mr. Schoon noted the Board is the first review body and is asked to make a recommendation on the project in terms of the building design and landscaping. He stated the Planned Development Commission would review the request as far as any zoning relief being requested followed by going to the Village Council for approval.

Mr. Schoon stated in the final plan stage, as long as the project comes back as consistent with what was presented at the preliminary plan stage, it would only need to be reviewed by Village staff and approved by the Village Council. He stated if the Village Council determined the final plan is not consistent with the preliminary plan, they could refer it back to the Board and/or the Planned Development Commission.

Mr. Schoon then reviewed the location of the property and its zoning. He noted the zoning of the property, B-1 multi-family, allows the number of units proposed by the applicant but would require zoning relief in terms of building size and height. He also stated the property has B-1 multi-family to the

1 north and B-2 multi-family to the south with R-2 single family residential to the west and railroad tracks  
2 across the street. Mr. Schoon then referred to photos of the subject property as well as photos of the  
3 surrounding properties. He noted there is a multi-family building to the south and another multi-family  
4 building south of that which is The Mews. Mr. Schoon also stated there are two single family residences  
5 to the west.

6  
7 Mr. Schoon then stated the proposed plan is similar to what was presented to the Village Council at the  
8 concept plan review stage and identified the proposed landscape plan. He stated the first level is  
9 proposed to be parking in the structure on the lowest level with three levels of condo units and on the  
10 top level a community room, storage, and an outdoor area. Mr. Schoon stated the property has been  
11 reviewed by the Engineering Department for compliance with storm water requirements and as  
12 designed, the onsite storm water management would be provided by a storm water system with all of  
13 the surface storm water going toward an underground storm water vault located under the driveway.  
14 He stated it would then drain into a storm water main on Green Bay Road and the applicant would still  
15 need approval from the IDOT since Green Bay Road is a state highway.

16  
17 Mr. Schoon stated in terms of the building design, it is fairly similar to what was presented at the  
18 concept plan stage which the applicant can speak to. He then stated as indicated in the Village staff  
19 report, the project needs zoning relief and planned development approval as well as exceptions to  
20 requirements dealing with GFA, maximum building height, impermeable lot coverage, façade  
21 articulation of the north wall as well as the principal roof form since they do not allow predominately  
22 flat roofs in the multi-family district. Mr. Schoon stated since those items would impact the design, they  
23 wanted to make sure the Board was aware they are being requested.

24  
25 Mr. Schoon stated the Board was provided with the factors to consider in reviewing these kinds of  
26 projects which are that the Board is to look at the external architectural features and site improvements  
27 and consider how appropriate and compatible they are in terms of the neighborhood and how it would  
28 affect the immediate neighborhood including both urban design and site arrangement considerations.  
29 He stated if they are consistent and applicable with the design guidelines and such standards and  
30 criteria as adopted by the Board, the Village staff included excerpts from the design guidelines which  
31 were predominately designed for more commercial areas and the Board can use them as a guide as they  
32 consider the project. He then stated the Board is also to consider the probable effect of the proposed  
33 external architectural features on the integrity of the immediate area.

34  
35 Mr. Schoon stated in terms of the next steps at the end of the meeting, the Board can then either  
36 continue the meeting and discussion if they need additional information or questions to be answered or  
37 adopt a motion recommending approval or recommending denial which are included on page 10 of the  
38 agenda report. He then asked if there were any questions which would be followed by the applicant's  
39 presentation.

40 Chairman Albinson stated regarding the new planned development review process, it is important for  
41 the Board to be as clear as they can in connection with their recommendation. He also stated they do  
42 not want the Village Council or the Planned Development Commission to have to interpret the Board's  
43 comments without there being specific information from the applicant to back up what the Board's  
44 recommendations are.

45  
46 Mr. Schoon then allowed the applicant, Rick Swanson, and Eric Mancke, into the virtual meeting.  
47

1 Rick Swanson stated one of the key comments and concerns raised by the neighbors when they met  
2 with them was drainage issues although it is not within this Board's purview. He stated with regard to  
3 the project overview, the proposed project is the result of discussions with experienced real estate  
4 professionals all over the North Shore and particularly Winnetka. Mr. Swanson stated the overwhelming  
5 consensus was the need for smaller, high quality residential dwelling units that provided living space on  
6 one floor. He stated the consumer trend is to downsize into a new home that offers the same level of  
7 quality and amenities the buyer is used to and expects. Mr. Swanson stated their focus was on designing  
8 a building that met all of those requirements while embracing the architectural charm of the Winnetka  
9 community and listening to those most directly affected by the development of this infill site. He  
10 informed the Board they appeared before the Village Council last year for an informal concept plan  
11 review and the project was graciously received with encouragement from Village Council members to  
12 consider the following as they continued their process: (a) impact on homes to the west; (b) impact of  
13 height of the proposed building to adjacent properties; (c) adequate storm water control; (d) parking  
14 and driveway access; and (e) siting of trash enclosure. He stated they were also encouraged to meet  
15 with the neighbors and listen to their concerns which they did last year.

16  
17 Mr. Swanson noted approximately 12 neighbors participated in that meeting to review the proposed  
18 project and offered comment. He stated the discussion was respectful, sincere, and productive with an  
19 opportunity to get information about the proposed project and offer feedback. Mr. Swanson then stated  
20 much of the comments echoed those of the Village Council members and included: (a) drainage of  
21 storm water and how current issues could be addressed; (b) the height of the building and potential  
22 impact on existing views and exposure to sunlight; (c) traffic impact and safe access to and from the  
23 proposed driveway; and (d) possible damage to existing foundations as a result of excavation and  
24 proposed storm water vaults. Mr. Swanson stated they did not believe these concerns were  
25 unreasonable and they deserved careful consideration. He then stated each of these issues has been  
26 reviewed by their consultants and addressed to the best of their ability. Mr. Swanson stated this is not  
27 to suggest there might be other questions raised in the process and they feel there has been a  
28 transparent dialog and they remain committed to proactively working with the Village and the neighbors  
29 toward acceptable solutions.

30  
31 Mr. Swanson then stated their design process included: (a) careful review of the Village's Design  
32 Guidelines and how the proposed building relates to existing structures; (b) a relevant design that was  
33 harmonious in composition on all four elevations and historically consistent with the architectural style;  
34 (c) exterior materials and colors that are of high quality and appropriate for the style; and (d)  
35 intentionally putting the garage door on the rear elevation and out of view from the street or  
36 neighboring properties. He noted they planned to locate the trash enclosure inside the building.

37  
38 Mr. Swanson then referred the Board to photos of the existing homes to the right and left of the site. He  
39 also identified a view to the west and stated they would work with the neighbor to include additional  
40 fencing and screening on that side. Mr. Swanson identified a view looking to the north and a view of the  
41 building to the south. He also identified street views and a photo of the existing driveway which is the  
42 same location of the driveway on their site. Mr. Swanson then identified several street views from the  
43 site.

44  
45 Mr. Swanson also identified the proposed site plan and landscape plan showing the project. He stated  
46 the plan included the removal of the existing vacant structure and there would be a single access point  
47 to Green Bay Road with a paver brick apron. Mr. Swanson noted the storm water vault would be buried  
48 under the proposed driveway. He also stated there would be two guest parking spaces in the back with

1 garage access in the rear of the building. Mr. Swanson then stated there would be enhancement of  
2 landscaping on the north, south and west property line boundaries and the building footprint would be  
3 all within the required setbacks. He stated they communicated with the Fire Marshall and have  
4 addressed all of the access concerns. Mr. Swanson referred the Board to the site development plan for  
5 the property which showed the same information. He reiterated the project would meet all drainage  
6 requirements.

7  
8 Mr. Swanson then stated they are asking for design related exceptions and would be requesting relief on  
9 the maximum GFA allowed. He noted the total GFA for the proposed building is 17,915 square feet and  
10 the allowable amount is 12,000 square feet. Mr. Swanson stated their objective was to develop a design  
11 that was relevant to market trends which included as a key program requirement, no less than 2,000  
12 square foot units. He stated in addition, the ability to have onsite storage was of vital importance as  
13 downsizing came with baggage. Mr. Swanson stated while they could develop a building within the  
14 allowable FAR, it would force a significant reduction in quality and design content. He stated from a  
15 design perspective, they do not believe the aesthetic character or physical composition of the Green Bay  
16 Road corridor is compromised by these exceptions.

17  
18 Mr. Swanson stated they would also be requesting relief from the maximum permitted building height  
19 of 35 feet measured from the first floor to the highest point of the roof. He stated the building as viewed  
20 from most perspectives is dominated by a parapet with a pitched roof element to frame the  
21 composition on each corner and decorative parapet gables centered on the north and south elevations.  
22 Mr. Swanson noted the height of each of these elements is as follows: (a) decorative parapet gables  
23 with a height of 48.6 feet at the highest point; (b) fourth story lounge and storage roof at 44.95 feet; (c)  
24 four corner tower elements at 44.2 feet; and (d) stone parapet at 36.7 feet. He informed the Board since  
25 meeting with the neighbors and the Village Council, they reduced the height by 4 feet. Mr. Swanson  
26 stated this involved modifying floor structure depth on each floor. He stated it is also extremely  
27 important that they maintain 10 foot ceiling heights to meet market expectations. Mr. Swanson stated  
28 this ceiling height also allows the ability to provide fenestration that is more proportionate to the  
29 historic character of the Tudor style.

30  
31 Mr. Swanson then stated they are requesting an impermeable lot coverage variation to accommodate  
32 the placement of the proposed garage access to the rear of the structure. He stated it has always been  
33 their intent to provide the most aesthetically pleasing result on Green Bay Road. Mr. Swanson stated  
34 that included the placement of necessary but more attractive utilitarian elements like garage doors. He  
35 stated they would comply if the driveway was reduced or limited to just the front half of the site. Mr.  
36 Swanson stated unfortunately, that would create a significant increase in impervious surface area on  
37 Green Bay Road and thereby reducing the amount of landscaping. He stated in addition, they would  
38 have a 16 foot wide overhead door dominating the façade.

39  
40 Mr. Swanson informed the Board they are also asking for a principal roof form variation and are  
41 requesting relief on the language within the ordinance that prohibits certain roof forms including flat  
42 roofs. He stated the ordinance language suggests that flat roofs are inconsistent with the English Tudor  
43 vernacular, which is the prevalent style in the historic downtown business district. Mr. Swanson stated  
44 the Design Guidelines for the Village are meant to provide: "a framework within which good design can  
45 flourish in context and enhance the existing Village character." Mr. Swanson stated the primary  
46 objective is ensuring good design that is in rhythm with the neighborhood and the community. He also  
47 stated they are fronting on Green Bay Road which is comprised of numerous flat roofed structures  
48 including the building to the south. Mr. Swanson stated their design process was careful to respect the

1 existing character of the streetscape and not upstage or deviate from the aesthetic of this entrance  
2 corridor to Winnetka.

3  
4 Mr. Swanson then stated they are requesting a façade articulation variation to allow one appendage on  
5 the north side of the proposed structure to be less than the required 4 feet to avoid encroachment into  
6 the side yard setback. He stated the appendage is benign and will not enhance the design by adding  
7 another 2 feet. Mr. Swanson then stated in the unlikely event it is perceived to do so, they are already  
8 planning more landscaping on the north side of the property as a means to increase privacy between  
9 properties. He stated furthermore, this appendage is on a wall plane that will for the most part not be  
10 visible to public view.

11  
12 Mr. Swanson referred the Board to artist perspective renderings of the view from Green Bay Road. He  
13 noted they are proposing balconies, casement divided light windows and the use of reddish brick. Mr.  
14 Swanson also identified the roof tile elements they planned to use. Mr. Swanson then identified an  
15 aerial view of the how the building would relate to adjacent structures and which showed the fourth  
16 story element including the storage area and stair wells as well as a rooftop garden. He then identified  
17 the street view of the building entrance on the south. Mr. Swanson stated the brick color selection was  
18 done after consideration of that used in the downtown area. He then referred to an illustration of the  
19 rooftop garden. He also identified the first floor east elevation showing its relation to the building to the  
20 south. Mr. Swanson noted the fourth floor areas would not be visible from the street. He also identified  
21 the south elevation for the Board and noted the fourth story element would not be visible.

22  
23 Mr. Swanson stated with regard to the south elevation, he read the letters they received and referred to  
24 the garage door equipment not being noisy. He also stated in terms of lighting, they are required to  
25 provide a photometric plan and noted they plan to use fixtures which shine down. Mr. Swanson then  
26 referred to the north elevation which would be screened and planted by trees. He added they planned  
27 to work with the property owners to the north. Mr. Swanson then identified a cross section of the  
28 building by floor and noted the drop in the height of the building by 4 feet. He also referred the Board to  
29 a line of sight study for the property. Mr. Swanson also stated they planned to work with the west  
30 neighbor on the fencing on that side of the property.

31  
32 Mr. Swanson then identified the proposed exterior materials including the brick, lighting fixtures, stone,  
33 slate roof, etc. He noted they left samples at the Village Hall for the Board's review. Mr. Swanson then  
34 referred to illustrations of the shadow study done at different times during the day in March and an  
35 animation. He then asked if there were any questions.

36  
37 Chairman Albinson stated before the public is allowed to comment, he referred to the PowerPoint slide  
38 which outlined the Board's responsibilities. He referred to the variances being requested in connection  
39 with the application and although they may be related to its design, he reminded the Board they are not  
40 a technical body in that it is not their responsibility. Chairman Albinson then stated although specific  
41 drainage concerns are not within the Board's purview, it might be relevant to specific aesthetic features  
42 within the site. He informed the public the Board's purview is limited to the external and design  
43 elements of the building and to make sure they are being consistent with the Village's Design  
44 Guidelines. Chairman Albinson then asked that the applicant and Board Members not respond to  
45 specific public comments and to wait until the public comment portion of the meeting is over. He also  
46 asked that comments be limited to three minutes.

47

1 Mr. Norkus asked Rudd Coster for his comments. Mr. Coster introduced himself and his wife to the  
2 Board and stated they have lived in Winnetka for 36 years and at 696 Green Bay Road since June 2004.  
3 He stated a group of neighbors next to the proposed development are concerned how the development  
4 would affect their properties. Mr. Coster stated on behalf of the group, he would like to address the  
5 zoning exception, the height and articulation on the north side. He stated another group member would  
6 address drainage and construction damage issues.

7  
8 Mr. Coster stated during the August Village Council meeting with the developer, the developer was  
9 given the opportunity to present a flavor of what the neighboring property might look like subject to  
10 Village approval. He stated the neighbors were not invited to that presentation but saw a video of the  
11 meeting afterwards. Mr. Coster then stated the two important issues are influencing developments and  
12 zoning approvals in Winnetka, the first of which is the One Winnetka project. He stated since the Village  
13 Council and others felt the amount of time it took to get One Winnetka through the process, which was  
14 slow, bureaucratic, and costly, they had to change the image with developers. Mr. Coster stated the  
15 second issue related to property values and high real estate taxes. He stated they assume the developer  
16 is trying to recoup losses through zoning variations and would appreciate a quick approval of zoning  
17 exceptions. Mr. Coster stated a possible consequence of those two issues is the Village might feel  
18 inclined to approve the plans for 688 and 694 Green Bay Road quickly. He asked that the plans not be  
19 approved too quickly and without reasonable input from the neighbors and the community. Mr. Coster  
20 then stated the pressures from the One Winnetka approval process and financial interests of the lenders  
21 in the Village are now put squarely on the shoulders of the neighbors and may result in declining  
22 property values and extra costs to the neighbors.

23  
24 Mr. Coster then stated they generally like the design and the architecture of the proposed building and  
25 they raised three issues relating to the development at last year's meeting. He stated in the latest  
26 documentation, they did not see resolutions to those issues, the first of which relate to building height.  
27 He then stated in reviewing the building's diagram and elevation, the height would be 55 feet above the  
28 existing grade at Walden Road and is unacceptable to them since it would obstruct their view and loss of  
29 sunlight for most hours of the day. Mr. Coster stated the loss of sunlight would decrease the quality of  
30 life and value of the impacted properties. He then stated if the Village approved the building height  
31 variance, the subject property would set a precedent for future height and other exemptions for  
32 similarly zoned lots along Green Bay Road. Mr. Norkus noted Mr. Coster has been speaking for five  
33 minutes.

34  
35 Mr. Norkus asked Monica Carroll for any comment. Ms. Carroll stated she had no comment. Mr. Norkus  
36 asked John Madden, Jr. for his comment. Mr. Madden stated he represents the 680 Green Bay Road  
37 Condo Association and their president emailed the association's comments. He stated he appreciated  
38 the effort made to make the building attractive. Mr. Madden stated the bottom line is that it is too  
39 massive and too high at 55 feet. He also stated they are concerned because of the considerable  
40 excavation; they want to confirm their association is named as an additional insured against any  
41 potential contractor work on the project.

42  
43 Mr. Norkus asked Caller No. 2 for any comment. Claudia Montgomery stated she lives directly to the  
44 west of the property and submitted written comments to the Board. She commented Mr. Coster did an  
45 outstanding job representing the neighbors adjacent to the property and her biggest issue is that the  
46 structure would be so large and referred to its effect on the aesthetics of the surrounding homes. Ms.  
47 Montgomery stated the building would loom over her backyard and given the size of the lot; the overall  
48 massiveness would create additional storm water issues although the project would contain storm

1 water mitigation. She stated they have seen other buildings where storm water remediation is not  
2 effective. Ms. Montgomery also stated other neighbors who are located lower in grade in terms of  
3 proximity invested in significant drainage prevention systems and they are concerned this massive  
4 structure would result in water issues. She then stated why should 25 year residents sacrifice their  
5 property values so their neighbors can have 10 foot ceilings and the developer can realize a profit at  
6 their expense.

7  
8 Mr. Norkus asked Caller No. 3 for comment. Mary Elizabeth Stanfield, 680 Green Bay Road, stated her  
9 minor comments she wanted to make meant nothing and she could hear very little of any of the  
10 developer's presentation. She asked why they are making such an important decision during the  
11 pandemic and questioned how the developer planned to work with the neighbors when they are not  
12 allowed to meet publicly. Ms. Stanfield stated she needed to see the presentation and hear the  
13 designer. She referred to the image of a turquoise building she received from the Village. Ms. Stanfield  
14 then stated important decisions such as these cannot be made via virtual meetings and commented she  
15 is appalled by the presentation although she was able to hear the Board and everyone else's comments  
16 which she agreed with.

17  
18 Mr. Norkus asked Caller No. 4 for comment. John Frank, 693 Walden, stated he agreed with the  
19 comments made. He stated they have had to make improvements to their property with regard to water  
20 due to their low location. Mr. Frank then questioned whether they would have to make additional  
21 investments to mitigate water with the large building going in. He also stated the aesthetic appeal of the  
22 tall building is why they moved from the city to Winnetka and are questioning the justification for relief  
23 from height since the property is already located on higher ground and would be taller from their  
24 vantage point. Mr. Frank concluded he is concerned with water issues and the aesthetic effect it would  
25 have on their property.

26  
27 Mr. Norkus asked Caller No. 7 for comment. Gordon Montgomery stated he had no comment. Mr.  
28 Norkus asked Caller No. 8 for comment. No comments were made at this time. Mr. Norkus noted that  
29 concluded public comment.

30  
31 Mr. Schoon asked if the invited individuals from the applicant team had any comment. Mr. Swanson  
32 stated those attendees had no comment but he would like to address the comments relating to water.  
33 Chairman Albinson informed Mr. Swanson his presentation was difficult to hear. Mr. Schoon stated they  
34 first need to read the public comments into the record and Mr. Swanson can then respond to water  
35 comments.

36  
37 Ms. Klaassen read a transcribed voicemail received July 9, 2020 from Mary Elizabeth Stanfield, 680  
38 Green Bay Road, into the record. She read an email received on July 13, 2020 from Mary Minogue,  
39 President of the 680 Green Bay Road Condominium Association, into the record. Ms. Klaassen then read  
40 an email received on July 15, 2020 from Jeffrey Liss into the record. She then read a transcribed  
41 voicemail message received on July 16, 2020 from James Bushell, 677 Walden Road, into the record. Ms.  
42 Klaassen then read a letter to the Board from Gordon and Claudia Montgomery into the record. She  
43 informed the Board that concluded the additional public comment.

44  
45 Chairman Albinson confirmed it was difficult to hear the applicant's presentation and asked that  
46 minutes of the meeting be made available to the public. He stated the Board would have to review the  
47 minutes first. Mr. Schoon added if any Board members felt there was an issue hearing any part of the  
48 applicant's presentation, to ask questions about that part of the presentation.

1  
2 Chairman Albinson offered Mr. Swanson the opportunity to respond to the comments made. Mr.  
3 Swanson stated it would be more productive to address the issues raised directly and referred to the  
4 comment made that the building is higher than it actually is. He confirmed the building height was  
5 reduced by 4 feet and is a different building than was presented a year ago. Mr. Swanson also stated  
6 they have gone through a tremendous amount of work and effort with Village staff and the neighbors to  
7 address each of the comments. He stated it would be the final decision of the Village as to whether they  
8 want this project or not. Mr. Swanson then stated they would not compromise the quality of the  
9 building by reducing the room heights. He also stated the parapet is lower than the building to the  
10 south. Mr. Swanson referred to the tall commercial buildings on Green Bay Road and they incorporated  
11 methods to reduce the impact. He then stated a comment was made with regard to damage caused by  
12 construction. Mr. Swanson confirmed they are responsible for it regardless and would go over it with  
13 their insurance carrier and if they can add additional insureds when it is justified, they would consider  
14 that. He then referred to the comment made in connection with the lighting and stated they performed  
15 a photometrics plan and the lighting selected would not have an effect on the adjacent properties. Mr.  
16 Swanson also stated the garage doors would be on the south side of the building and out of site to those  
17 adjacent to the property. He informed the Board they are not the owners of the property and are not  
18 approved unless they get this done. Mr. Swanson then stated there are lots of less desirable things that  
19 can be done with the property in accordance with the ordinance and they are not asking the Board for a  
20 height variance but to approve the design in that it meets the aesthetic and quality of the community  
21 and the Village's Design Guidelines. He stated there would be plenty of opportunity for people to raise  
22 the issues of height and water and for them to work through the process. He added that for those  
23 speaking at tonight's meeting, for them to give him a call to discuss the issues.

24  
25 Chairman Albinson asked the Board for any questions. Mr. McLane stated with regard to the landscape  
26 plan, he referred to plans for fencing and Arbor Vitae to the west and tree scape to the north and a  
27 small strip to the south. He asked if there was any opportunity for natural screening to the south. Mr.  
28 Swanson responded there is a 3-foot space there which could support Arbor Vitae. He noted there is an  
29 existing chain link fence and they could install decorative fencing as additional screening. Mr. Swanson  
30 stated they could work with that property owner to screen that side of the property.

31  
32 Ms. Meiners asked with regard to the design aesthetic and building entrance on the south as opposed to  
33 the front, some of the neighbors' issues relating to the garage could be significantly decreased if the  
34 entrance was on Green Bay Road. Mr. Swanson responded it provided a more seamless approach to  
35 parking at the back of the building as opposed to on the street. He then stated the building's guests  
36 would park on the street. Mr. Swanson stated they initially designed the building differently and it  
37 worked much better with the entrance on the side which allowed them to push the building further  
38 from the lot line on that side.

39  
40 Chairman Albinson asked if there were any other questions. No additional questions were raised at this  
41 time. He stated the Board would now discuss the matter. Mr. Klaskin stated with regard to the design,  
42 the plan is close to what was originally planned for Elm Street which was well received and the project  
43 failed for financial reasons. He also stated The Mews has garage access on the back which would make  
44 this building consistent with The Mews.

45  
46 Chairman Albinson stated aesthetically in terms of the design and materials, that was not an issue at all  
47 and he commented the design was well thought through and well designed. He stated it would fit in  
48 overall with the architecture and aesthetic they would expect in the community. Chairman Albinson

1 then stated his primary concern related to the scale and how its fits in the context of the neighboring  
2 property. He noted while they are not approving variances, in connection with how the building would  
3 relate to those to the north and south, he also referred to the west properties on Walden. Chairman  
4 Albinson then stated while he understood the plan to support the aesthetic and the goal to achieve the  
5 goal in terms of marketability of the development, he stated on the fourth floor, any visible portion of  
6 that from the street, he is concerned with the massing element overshadowing the context from the  
7 street to the north. He stated his comment would be to ask the applicant to reconsider the fourth floor  
8 design and perform additional elevation or perspective studies so that the fourth floor is not visible from  
9 any vantage point.

10  
11 Mr. Ritter agreed the building is well designed and attractive and stated the parapet wall height is the  
12 same as the building to the south. He stated if there is some way to minimize the effect of the fourth  
13 floor mass, the height of the building is not offensive or out of character given the height of the building  
14 to the south as well as The Mews. Mr. Ritter also stated while he understood the neighbors' concerns, it  
15 is not within the Board's purview to consider drainage matters.

16  
17 Chairman Albinson stated in the Village staff's memo, there are a couple of things that are design  
18 related and if there is a wall greater than 50 feet in length, it would require articulation or a setback of 4  
19 feet or greater, he commented he did not see a lot of relevance in that guideline. He also stated with  
20 regard to the guidelines addressing flat and shed roofs versus pitched roofs, he commented that  
21 guideline would be irrelevant in today's era.

22  
23 Mr. McLane stated with regard to the future for commercial buildings in Winnetka, there is going to be a  
24 push for more height. He commented the design is attractive and flowed well in addition to how the  
25 gabled structures disguised what is going on behind it. Mr. McLane stated they do not want a squashed,  
26 deformed multi-family building which has happened in other communities. He then stated with regard  
27 to impermeable lot coverage, although not within the Board's purview, there are a lot of older buildings  
28 on Green Bay Road which had the aesthetic of parking lot, garage, and something else in front of it  
29 which he commented is unattractive. Mr. McLane stated they do not want that again and the proposal  
30 would contribute to the elegant streetscape and there are ways to mitigate storm water management.  
31 He concluded he liked the elegance of the height, the impermeable lot coverage and effect of moving  
32 everything down behind the building and referred to Chairman Albinson's and Mr. Ritter's comments  
33 relating to the self-storage unit on top of the building which they should address so that it does not have  
34 a warehouse quality appearance.

35  
36 Chairman Albinson asked Mr. Schoon to provide the illustration of the aerial view showing the  
37 surrounding properties. He then stated with regard to the parapet wall in comparison to that to the  
38 south, he asked the developer to reconsider the north side of the fourth floor design. Chairman Albinson  
39 also stated it would be helpful to have multiple street level views to see if the fourth floor views are  
40 visible from Walden and Green Bay Road.

41  
42 Ms. Kelly stated she agreed with the Board Members' comments and her major concern is the height  
43 and part of the fourth floor issue from the south and north sides which she suggested be set back. She  
44 then stated with regard to 10 foot ceiling heights, the rooms in the building are not large and suggested  
45 the ceiling height be 9 feet instead since the rooms appear to be 12x15 feet. She commented everything  
46 else looked nice.

47

1 Chairman Albinson stated he appreciated the application and although they want to support it, they do  
2 not want to sacrifice anything that the Board Members treat as important or critical to maintain in the  
3 Village. He encouraged the applicant to reconsider the suggestions raised and come back to the Board  
4 with potential modifications to the design and for the Board to take action at the next meeting. He  
5 asked the Board Members for their comments.

6  
7 Mr. Klaskin noted the two buildings to the south also have flat roofs. He then stated with regard to the  
8 roof treatment, he liked the deck feature on the fourth floor and the representations would be a  
9 positive attribute and the amount of use would be negligible in the long term. Mr. Klaskin stated this  
10 would not represent any more of a nuisance compared to a single family home being built there with a  
11 family entertaining in the backyard. He commented he liked the look shown from the renderings and for  
12 the Board to be aware of the fact the two buildings immediately to the south have just as big and flat  
13 roofs before the Board made a decision in terms of the proposed roof line.

14  
15 Chairman Albinson stated he had no concern about the flat roof and the Design Guidelines may be out  
16 of place in dictating different roof lines. He agreed with Mr. Klaskin's comments and his only issue  
17 preventing him from making a recommendation to approve the application is understanding the  
18 vantage points and what can be seen in terms of the fourth floor element which is the north side of it as  
19 well as the views from Walden and Green Bay Road of the fourth floor. Mr. McLane referred to the  
20 elevator shaft and stairs on the north side of the fourth floor and asked for the developer to consider  
21 how they can be pulled back and otherwise, the Board would be in agreement to move forward.

22  
23 Chairman Albinson asked if there were any comments. He suggested a straw poll be taken to ask the  
24 applicant to provide different perspective views in terms of massing on Green Bay Road and the  
25 southeast view of the fourth floor forms as well as from Walden. Mr. Swanson stated they are able to do  
26 modeling to show how the sun affected the building to the north. He stated in doing a study of the views  
27 the Board is asking for, it is a matter of perception versus reality. Mr. Swanson stated they can provide  
28 vantage points for those neighbors who spoke tonight. Mr. Swanson then stated with regard to the  
29 stairway, there is a way to mitigate and work the stair element more against the gable and come up with  
30 a solution to present at the next meeting. He stated they will make the effort and they will reconsider  
31 some areas.

32  
33 Chairman Albinson stated a lack of commentary from the Board is a positive and they are not asking  
34 them to make drastic changes but the issue is context and how it fits in with its environment. He agreed  
35 the need to consider what the market is demanding but they have to consider Green Bay Road and his  
36 concern is setting precedent and the attempt to maintain the scale and context along Green Bay Road.  
37 Chairman Albinson then stated as aging buildings on Green Bay Road are replaced, there is a great  
38 opportunity to create a nice multi-family residential district. He then asked Mr. Schoon if there was any  
39 specific action the Board would need to take to defer the matter to the next meeting. Mr. Schoon  
40 responded a motion is needed to continue the matter to the next meeting date of August 20, 2020 and  
41 asked the applicant if he would be available. Mr. Swanson confirmed he would be available and asked if  
42 the next meeting would be virtual. Mr. Schoon assumed the next meeting would be a virtual meeting.

43  
44 Mr. McLane moved to continue the matter to the August 20, 2020 meeting. Mr. Klaskin seconded the  
45 motion. A vote was taken and the motion unanimously passed.

46 AYES: Albinson, Kelly, Klaskin, McLane, Meiners, Ritter

47 NAYS: None

Minutes adopted 09.17.2020

**Winnetka Design Review Board/Sign Board of Appeals – Minutes Excerpts**  
**August 20, 2020**

**Members Present:**

Kirk Albinson, Chairman  
 Brooke Kelly  
 Michael Klaskin  
 Brad McLane  
 Maggie Meiners

**Members Absent:**

Paul Konstant  
 Michael Ritter

**Village Staff:**

David Schoon, Director of Community Development  
 Brian Norkus, Assistant Director of Community  
 Development  
 Ann Klaassen, Senior Planner

**Introductory Remarks Regarding Conduct of Virtual Meeting.**

Chairman Albinson stated pursuant to recently adopted amendments to the Illinois Open Meetings Act including Public Act 101-0640, public bodies in certain circumstances may hold public meetings without a quorum physically present in any one location. He then stated on March 17, 2020, President Rintz issued a Declaration of Emergency pursuant to the authority granted by the Village code, the Illinois Municipal Code, and the Illinois Emergency Management Agency Act to address the health threat posed by the Covid-19 pandemic. Chairman Albinson stated on May 29, 2020, Governor Pritzker issued a disaster proclamation that declared in-person attendance at public meetings of more than 10 people at their regular public meeting location infeasible in accordance with the Open Meetings Act as mandated by Public 101-0640. He stated on June 16, 2020, President Rintz executed a written determination that given the ongoing association with the Covid-19 pandemic, in-person meetings of the Village and Village Council are approved at this time until further notice. Chairman Albinson stated in accordance with the Governor's disaster proclamation, the Village President's Declaration of Emergency and determination regarding meetings of the Village Council, he as Chair of the Design Review Board, hereby determine that in-person meetings of the Design Review Board are not practical or prudent at this time and until further notice.

**Continued from the July 16, 2020 meeting – Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review: Certificate of Appropriateness to allow the construction of a new six-unit multi-family building as part of a planned development.**

Mr. Schoon stated at the last meeting, the Board reviewed the site plan/landscape plan and he confirmed there were no changes to that plan since the last meeting. He noted the applicant submitted a response to the Board's comments from the July 2020 meeting relating to the building height and fourth story elements. Mr. Schoon stated the applicant has provided revised east and west elevations and perspective drawings of the building as well as other perspectives from different views. He reminded the Board and the public the Planned Development Commission would review the request in terms of zoning and subdivision relief. He stated if the Board took action on the request at tonight's meeting, the soonest it would be presented to the Planned Development Commission would be September 2, 2020. Mr. Schoon stated if no Board action is taken, it would be presented to the Planned Development Commission at some later date.

1 Mr. Schoon stated the Board is to review the external architectural features and design elements and  
2 determine if the request meets the Board's guidelines. He then stated the Board can either continue the  
3 request to a future meeting for further review or discussion or adopt a motion recommending approval  
4 or denial with draft motions included on page 3 in the packet of information.

5  
6 Chairman Albinson asked the applicant to focus the presentation on changes since the last meeting. Mr.  
7 Schoon stated due to the audio issue from the last meeting, there may be a summary of the project for  
8 those who had difficulty hearing it.

9  
10 Rick Swanson stated in summary, the proposal is for a four story building with six units measuring  
11 approximately 2,250 square feet each as well as a below ground parking garage which would be entered  
12 from the west side of the building. He stated the garage would have two spaces for each unit holder  
13 along with two parking spaces in the rear as well as access to street parking. Mr. Swanson noted the  
14 driveway would enter off of Green Bay Road in the location of the existing driveway. He stated the  
15 building embraces the spirit of the Design Guidelines. He noted the units would have 10 foot ceilings and  
16 a portion of the garage would be raised from the ground similar to other buildings in the Village. Mr.  
17 Swanson stated they planned to use reddish brown brick inspired from downtown buildings along with  
18 black window frames and limestone.

19  
20 Mr. Swanson referred to the PowerPoint presentation and stated on July 16, 2020, they appeared  
21 before the Board to present the proposed Walden project and address questions and concerns from the  
22 Board and the public. He stated their focus was on designing a building that embraced the architectural  
23 charm of the Winnetka community and offered amenities that met the expectations and needs of  
24 current home buyers. Mr. Swanson stated while comments regarding the quality and design of the  
25 building were mostly positive, the most common concern was that the building was perceived to be too  
26 tall. He then stated if they were to remove all the pitched roof design elements and simply do a flat roof  
27 structure, the three story element of the building would be about 1 foot 7 inches over the maximum  
28 permitted height of 35 feet from the first floor elevation. Mr. Swanson informed the Board they may be  
29 able to further reduce it by 6 inches from the parapet. He also stated he met with a representative of  
30 the neighbors who asked if the building height could be further reduced and he responded they would  
31 revisit the issue resulting in a 6 inch reduction from the parapet height. Mr. Swanson stated that  
32 alternative would result in the three-story element of the building being 1 foot 1 inch over the maximum  
33 allowable height. He then stated the consensus was that would only diminish the building's aesthetic  
34 quality and not serve any purpose but they would reduce the height if needed.

35 Mr. Swanson then stated the primary issue as it related to the Board's purview is the visual impact of  
36 the fourth floor, the parapet and how the steep pitched gable parapet combined with the wall parapet  
37 served to screen the shed appendage from adjacent neighbors. He stated the Board asked if they could  
38 revisit the exterior design and study key viewpoints to determine the reality of this concern as opposed  
39 to the perception. Mr. Swanson stated they have modeled view perspectives from the adjacent north  
40 and west neighbors with both summer and winter conditions. He also stated while it is impossible to  
41 totally screen a new structure from existing, they feel their building is no more or less visible than any  
42 other building on Green Bay Road.

43  
44 Mr. Swanson then referred to photos of views from different neighbors. Mr. Swanson referred to a  
45 photo of the view of the property to the north and the building almost directly on their property line. He  
46 stated the trees on their side of the fence would be removed. Mr. Swanson noted the height of the  
47 parapet on the neighboring building is slightly higher than their building and if they were to reduce the

1 building height by 6 inches, the building would be only 1 foot higher than the neighboring building. Mr.  
2 Swanson then referred to photos of the streetscape.

3  
4 Mr. Swanson also referred the Board to the proposed east elevation which showed the fourth floor  
5 elements which cannot be seen from the street or a number of perspectives. He then identified the shed  
6 roof area as the clouded area on the upper right side and stated they were able to shift it another 1 foot  
7 2 inches towards the south which made a big impact visually. Mr. Swanson stated they have a modeling  
8 which showed that detail. He also stated you can see the flat parapet element which is right above the  
9 bay and two windows on each side and which is the area that can be reduced 6 inches.

10  
11 Mr. Swanson identified another rendering of the same elevation showing what it would look like from  
12 the rear and that the element would be difficult to see from that perspective. He then pointed out for  
13 the area between the driveway and stairway and their building, they planned to plant a number of trees  
14 there. Mr. Swanson stated the elevation intentionally was shown without the trees in order to get a  
15 better understanding of the impact of this perspective.

16  
17 Mr. Swanson then referred the Board to an aerial view of the fourth floor plan and stated the dashed  
18 line represented the wall that was shifted. He then identified a cross section of the building and the  
19 parapet which extended 18 inches which is needed for drainage purposes. Mr. Swanson indicated it can  
20 be lowered since it did not relate to visual impact. He stated the illustration also showed the steeped  
21 pitched roof in the middle which ran from one gable to the other. Mr. Swanson stated the flat roof  
22 element is purposely made to look like a shed coming from that roof.

23  
24 Mr. Swanson identified the perspective of a bird's eye view of the roof and the shaded area referred to  
25 the steep pitched roof which would extend from one end of the parapet to the other north to the south  
26 with the shed projecting from that. Mr. Swanson identified a view from the south entrance and the  
27 existing wall. He noted a couple of trees would need to be removed for construction and they planned  
28 to work with the adjacent neighbor on planting. Mr. Swanson noted you cannot see the parapet from  
29 this view and then identified the winter view of the building. He reiterated they intentionally left trees  
30 out of the rendering in order to be able to better see the building.

31  
32 Mr. Swanson stated for the north property owners, the proposed building will be less than 24 feet apart  
33 and therefore, the visual aspect of the fourth floor is virtually non-existent. He stated in addition, the  
34 combination of existing and proposed trees will serve to screen the perceived mass of the building  
35 regardless of the perspective angle. He then identified the ground view at the north entrance in the  
36 winter and summer. Mr. Swanson also identified the view from the most easterly unit. He noted that  
37 while the gable element and shed portion are visible, their visibility is very small. Mr. Swanson also  
38 identified the views from the east and west neighbors' view and how the parapet showed to screen the  
39 fourth-floor elements.

40  
41 Mr. Swanson stated the adjacent Walden neighbors are approximately 70 feet from their west property  
42 line and will be approximately 90 feet from the proposed building. He stated in addition, the existing  
43 trees and plant material are intentionally filtered or removed to allow a clear view to the proposed  
44 building in the renderings. He then identified the ground view of the Walden neighbors to the west. Mr.  
45 Swanson stated even with the trees included in the rendering, you do not see much from this  
46 perspective. He stated in the next slide of the winter view, it would still be screened with trees. Mr.  
47 Swanson identified a wide angle perspective from the patio of the neighbor to the right. He stated they  
48 were concerned that the perspective they previously provided was not accurate and they double

1 checked the perspectives to ensure the information provided was accurate. He also identified the winter  
2 view from the same perspective. Mr. Swanson stated with regard to the elements which are over the  
3 maximum height, he did not characterize them as being intrusive.  
4

5 Mr. Swanson informed the Board they did a perspective for the neighbors at 681 Walden noting they  
6 removed the existing trees from the illustration and included their proposed planting material in order  
7 to understand the neighbors' concerns. He stated the illustration is exactly the size, scale, and mass of  
8 the building they are proposing which is also true of the adjacent building. Mr. Swanson suggested that  
9 building be used as a reference point for the proposed building. He stated the illustration provided the  
10 view standing further into the neighbors' yard and confirmed there are a lot of trees back there. He also  
11 stated the buildings to the south are as tall as the proposed building noting they are located at the  
12 proper setbacks. Mr. Swanson stated the building to the right is at 5.5 feet from their property line and  
13 they would be at 24 feet in order for the driveway to work. He then stated in fairness to the north  
14 property owners, they would be at 12 feet from the side yard and due to the undulation of the façade,  
15 there would be some breaking points that are right on the line with others being further back. Mr.  
16 Swanson noted the building to the north was built when the ordinance was different and one portion of  
17 the building is located at 8 feet 4 inches from their lot line and was not built to today's standards.  
18

19 Mr. Swanson then stated he would not go through the site plan and nothing has changed in that regard.  
20 He informed the Board there were discussions with a property owner to the south whose biggest  
21 concern is that she would be looking at the building. Mr. Swanson confirmed they would work together  
22 to solve some of the issues which included planting Arbor Vitae on that side. He then stated the building  
23 materials have not changed but may include paver bricks at the entrance. Mr. Swanson stated they  
24 would include small trees and plant material on the rooftop garden which would not be visible from the  
25 street. He stated he wanted to make it clear that they are on the east side of the building since they  
26 knew there would be sensitivities from the neighbors in terms of noise which he did not believe would  
27 be an issue.  
28

29 Mr. Swanson then referred to an aerial view of the building which showed the changes they made. He  
30 then identified an illustration of the building entrance and referenced the neighbors' concern with  
31 lighting and stated they selected lamps which shine the light down along with soft voltage bollard and  
32 stair lighting. Mr. Swanson identified the building's materials of slate, stucco, black window frames,  
33 limestone, and brick commonly used with English Tudor style. He added the windows would be  
34 simulated divided light. Mr. Swanson then asked if there were any questions.  
35

36 Chairman Albinson asked if there were any clarifying questions for the applicant. Ms. Meiners thanked  
37 the applicant for addressing the neighbors' concerns and asked for clarification on the building's total  
38 height. Mr. Swanson responded the flat parapet element is currently 36 feet 7 inches above the first  
39 floor elevation. **[Staff Note:** It should be noted that during the discussion this dimension was referred  
40 to as 36 feet 7 inches, when in actuality it was 36.7'. The discussion talks about reducing the height by  
41 1'-7", when it actually should have been 1.7'.]. He stated it would be reduced to 36 feet 1 inch by  
42 reducing the parapet height. Mr. Swanson stated with regard to the peak elements, the highest point is  
43 712.2 feet or 48 feet 6 inches which relate to the pitched gable elements which would put them 13 feet  
44 6 inch above the maximum height for that element. He then stated the hip roof elements are at 707 feet  
45 or 40 feet 6 inches which put them 5 feet 6 inches above the maximum height to the peak of those  
46 elements. Mr. Swanson stated the main element which is the wall parapet is one foot above the  
47 maximum which is one foot below the height of the building to the south. Ms. Meiners asked what is  
48 36.5 feet above the first floor and asked what the height of the building from the ground to the sky is.

1 Mr. Swanson stated the flat wall element highlighted earlier is 36 feet above the first floor which is 1-  
2 foot higher than the maximum.

3  
4 Mr. McLane stated he was disturbed by the height and warehouse element on the roof and that his  
5 request was to explore that, such as digging the garage deeper and putting those elements in the  
6 garage. Mr. Swanson confirmed the Village staff brought that issue to their attention and confirmed it  
7 was explored. He then stated with regard to the unintended consequences of going deeper is that you  
8 create more issues from a structural and drainage perspective which would be cost prohibitive. Mr.  
9 Swanson stated they also considered adding more space to the front of the foundation but that would  
10 encroach into the front yard setback. He also stated sewers and underground utilities made building  
11 that element underground in the front yard problematic.

12  
13 Ms. Kelly asked Mr. Swanson if they explored taking 6 inches out of the ceiling height from each floor  
14 which would make the three-story building compliant. Mr. Swanson responded there are clients who  
15 want 10 foot ceilings which is what the market wants. Ms. Kelly stated the rooms other than the living  
16 and dining rooms are small. She then stated for rooms this size, the ceiling height becomes  
17 disproportionate to the room size and suggested reducing the height to 9 feet 8 inches as a  
18 compromise. Mr. Swanson stated as an architect, he referred to the transoms above the windows being  
19 historically and proportionately correct. He stated for any historically correct building, they look nice  
20 due to the little details that are followed. Mr. Swanson stated while it could be done, it would result in  
21 sacrificing the architectural elements of the building. He then stated for his clients who are adamant  
22 about 10 foot ceilings, he could look into it but cannot make that guarantee tonight. Ms. Kelly stated she  
23 appreciated the building and commented the architecture is great and agreed with Mr. Swanson's  
24 comments relating to the outside proportion.

25  
26 Chairman Albinson asked if there were any other questions from the Board. No additional questions  
27 were raised at this time. He then asked for Village staff to read the public comments submitted to the  
28 Village into the record. Chairman Albinson then asked for those making public comments to limit their  
29 comments to 3 minutes. Ms. Klaassen read a letter from John Madden, Jr. 680 Green Bay Road, into the  
30 record. She then read an email which summarized previous emails from Gordon and Claudia  
31 Montgomery into the record.

32  
33 Chairman Albinson asked if there were any comments from the public. Mr. Norkus asked Caller No. 3 if  
34 there were any comments. Gordon Montgomery stated his email expressed his concerns and asked the  
35 Board to take them into consideration. He stated the project would significantly affect their views and  
36 hoped the Board would be able to visit his property to see the impact for themselves to see the  
37 difference compared to what was shown in the renderings. Mr. Norkus asked Caller No. 4 if there were  
38 any comments. No comments were made at this time. Mr. Norkus asked Claudia Montgomery for her  
39 comments. She stated she had no comments at this time. Mr. Norkus asked John Madden, Jr. if he had  
40 any comments. John Madden thanked the developer for his presentation. He stated his  
41 recommendation is that the Board not approve the request as designed and if changes can be made, for  
42 the request to be tabled to another meeting. Mr. Norkus asked Rudd Coster for his comments. Mr.  
43 Coster stated he made comments at the previous meeting and added with regard to articulation, at the  
44 previous meeting, it was stated there was no practical purpose to articulate and reduce it 2 feet from  
45 the required 4 feet. He stated as it related to his property line, he is concerned and asked for  
46 confirmation that the amount of space between the building and his property line did not diminish by 2  
47 feet. Mr. Coster stated in connection with height, it is the main issue for the neighbors and he did not  
48 see the quid pro quo for allowing the building to be taller since the purpose is non-functional and is

1 there for aesthetic reasons. He then referred to issues relating to lights and noise level. Mr. Norkus  
2 asked caller Scott for his comment. No comments were made at this time. Mr. Norkus stated the  
3 remainder of the attendees are part of the applicant's team and concluded there were no other queued  
4 members of the public wanting to comment.

5  
6 Ms. Klaassen allowed the following members of the public to come to the podium in Village Hall to  
7 comment.

8  
9 Mary Ellen Stanfield, 680 Green Bay Road, introduced herself and Neil Peterson and stated they are very  
10 impacted by the building. She stated they strongly oppose exceeding by 49% the maximum building size  
11 since the south driveway would be 5-6 feet from their bedroom and office sliding glass windows with no  
12 landscaping. Ms. Stanfield stated she was confused by the landscaping presentation which did not show  
13 any landscaping and she was told by Mr. Swanson that if they wanted trees to shield them, they would  
14 have to plant them themselves which they cannot do. She also stated the north side is not a  
15 thoroughfare and there is landscaping on that side. Ms. Stanfield stated their side would get the  
16 driveway, no landscaping, and the main entrance. She stated her biggest point is for such a vast amount  
17 of space on the east side of the proposed condo across Green Bay Road, tracks and backyards, why put  
18 the garage doors on the west side and the main entrance on the south side which would disrupt their  
19 lives. Ms. Stanfield questioned why so many trees would be removed with the addition of so little  
20 landscaping. She then referred to the previous comment made that Green Bay Road would have a lot of  
21 beautiful buildings, she stated there is more to having solid brick all along Green Bay Road and referred  
22 to the charm of having smaller, brick structures, the low level professional buildings, etc. Ms. Stanfield  
23 stated while this building would not be like One Winnetka, they do not need to have these massive  
24 expensive buildings and they are not necessary. She then stated the building should be reduced to  
25 comply with current zoning standards and for people to have reasonable privacy from sunlight and for  
26 nature. Ms. Klaassen confirmed there is no one else in Village Hall who would like to comment.

27  
28 Chairman Albinson asked if that concluded the public comment period. Mr. Norkus informed the Board  
29 there was one additional caller who would like to comment. He then asked Caller No. 5 for any  
30 comment. No comments were made at this time. Mr. Norkus confirmed that concluded all of the people  
31 who came to the meeting in the queue.

32  
33 Chairman Albinson asked the applicant to respond to the comments made following by clarifying  
34 questions from the Board and deliberation.

35  
36 Mr. Swanson stated he appreciated the comments and there appeared to be some level of compromise.  
37 He stated he would speak further with Mr. Montgomery. Mr. Swanson then stated with regard to the  
38 comment made from the south neighbor if there is any building which is imposing, it is that building. He  
39 also stated he did not see there being a noise issue and agreed while landscaping is an issue, they would  
40 need access to the neighbor's property to plant landscaping. Mr. Swanson confirmed he did not suggest  
41 the neighbors would have to pay for landscaping and stated he would work with them. He then stated  
42 those issues are not within the Board's purview and they have satisfied all of the considerations  
43 required by the Board. Mr. Swanson asked the Board to take action at this meeting and stated they have  
44 been cooperative with the Village and the neighbors and would continue to do so.

45  
46 Chairman Albinson asked if there were any additional clarifying questions from the Board. No comments  
47 were made at this time. Neil Peterson, 680 Green Bay Road, asked if further consideration could be  
48 given to volume of the building and that the photos do not convey what the volume would be. He

1 suggested a model be created to represent the proposed building compared to the neighboring  
2 buildings. Mr. Norkus then stated a member of the applicant's team asked if they would be permitted to  
3 speak although Mr. Swanson stated members of his team had not planned to speak. He stated Brandie  
4 Malay Siavelis would like to speak. Mr. Swanson stated Ms. Malay Siavelis may like to speak from a  
5 professional perspective as a realtor and confirmed no one else on the team would be speaking.

6  
7 Brandie Malay Siavelis informed the Board she has been a real estate broker for almost 20 years and  
8 described The Walden as a boutique building which would be a welcome piece of architecture to  
9 Winnetka. She also described it as one of the most in demand types of empty nester types of living. Ms.  
10 Malay Siavelis stated most of those who want the building want to remain in the Village to be close to  
11 their families and friends and finding one level living is hard to come by. She informed the Board when  
12 single family homes with first floor master bedrooms become available, they go quickly and for top  
13 dollar. Ms. Malay Siavelis then stated while there are condos in Winnetka that offer one level living, they  
14 are dated, need work and have much more than six units. She noted there has not been new  
15 construction in Winnetka for over 12 years. Ms. Malay Siavelis stated they are all familiar with the One  
16 Winnetka project which turned into a debacle and there would be tremendous support for The Walden  
17 considering: (i) there would only be six units, (ii) it is only four stories, (iii) it is congruent with adjacent  
18 properties; (iv) it is a beautiful building on Green Bay Road and (v) it would keep much needed tax  
19 dollars in the community. She then referred to buyer's options of Glencoe and Wilmette with bustling  
20 downtown areas with full storefronts which are attracting buyers as well as Northfield. Ms. Malay  
21 Siavelis stated they cannot rely on Winnetka's reputation to pull families in and keep those who are  
22 already here since there is too much competition. She described the zoning classifications as antiquated  
23 which need to be amended. Ms. Malay Siavelis stated while she shared the concern with the immediate  
24 neighbors, this is not the majority opinion in the community and stated the request would be for the  
25 greater good of the community.

26  
27 Ms. Malay Siavelis informed the Board she has lived in Winnetka since 2012 and watched businesses  
28 wither away and leave. She referred to the One Winnetka project which would have been blocks away  
29 from her and stated they cannot get out of their own way when it comes to progress and Winnetka  
30 being a vibrant community. Ms. Malay Siavelis agreed change is hard and commented Winnetka  
31 desperately needed to fill in the holes that need to be satisfied. She stated they need to fill empty  
32 storefronts and provide housing for those who need it which included no maintenance, one level living  
33 in a beautiful setting because turnkey, small boutique settings that are brand new are nonexistent.

34  
35 Ms. Malay Siavelis then stated with regard to public comment, Hlavacek Florist is not going anywhere as  
36 well as the charm of Winnetka is not going anywhere. She then stated as a real estate broker, she  
37 referred to the amount of trees in Winnetka and stated the project would not negatively affect home  
38 values. Ms. Malay Siavelis asked the Board to allow the project to go forward and not allow paralysis by  
39 analysis to take over another opportunity for the community to move forward. She stated a majority of  
40 the residents want to see progress and asked the Board to not delay the project further.

41  
42 Mr. Norkus stated that concluded public comment.

43  
44 Chairman Albinson asked Mr. Swanson to respond to the comments made. Mr. Swanson stated with  
45 regard to the request for models, it can be explored and he did not think it is relevant to this Board's  
46 decision relating to the architectural style. He also stated the models would not be cheap to create and  
47 would be good a discussion point with the Planned Development Commission if this Board felt it would  
48 be a condition of final approval considering they get preliminary approval. Mr. Swanson stated they do

1 not want to wait another month to get approval and have answered questions specific to the Board's  
2 purview. He stated he appreciated Ms. Malay Siavelis' comments and him being given an opportunity to  
3 respond.

4  
5 Chairman Albinson stated the Board would now deliberate if there were no further comments. Mr.  
6 Norkus confirmed there were no further public comments.

7  
8 Mr. McLane stated design-wise, they are checking boxes and with regard to their purview, it is well  
9 thought out design although he struggled with the height. He stated he viewed the property from the  
10 Montgomery's perspective and it would be difficult to have six balconies stare down at your property.  
11 Mr. McLane then stated there is an aesthetic aspect related to the height which would be up to the  
12 Planned Development Commission to figure out in connection with the variances. He stated from the  
13 design elements he saw, one of the reasons he serves on this Board is to keep things moving forward.

14  
15 Ms. Kelly agreed everything looked great and it is an issue of height which can be resolved by removing  
16 inches from each floor which would not be that big of a concern in a 2,400 square foot space. She stated  
17 she understood the exterior architectural considerations and the need for it to be in proportion, but it  
18 can be made to work and can be easily solved.

19  
20 Ms. Meiners agreed with Mr. McLane's and Ms. Kelly's comments and understood the need for this type  
21 of development in Winnetka. She stated the height is an issue and is easily solvable. Ms. Meiners also  
22 stated she would not want to delay the project and is willing to meet in a week or two to move things  
23 forward. She then stated she would like to see the ceiling height addressed and see how it would affect  
24 the outside aesthetic and bring down the building height. Ms. Meiners stated she also stood in the  
25 Montgomery's backyard and it is the idea of these extra two cents looming over their backyard.

26  
27 Mr. Klaskin stated while it would be great to lower the building to make it less imposing, he commented  
28 the developer did an outstanding job and outlined a cogent argument as to why the development  
29 should go forward. He stated from an aesthetic standpoint, it is more or less what the community wants  
30 in terms of style, quality of materials, etc. Mr. Klaskin then stated he had a few misgivings in connection  
31 with height in the paperwork submitted and scale-wise, initially people would be shocked since there is  
32 not much there now but it would blend in with the community nicely. He then stated if an accord can be  
33 reached with the developer in connection with height, that would be fine but otherwise, the request  
34 had his full support and reiterated the developer did an outstanding job and the Board should take  
35 action allowing the request to proceed so that the project is not delayed like many other projects.

36  
37 Chairman Albinson stated he appreciated the public's comments and encouraged everyone to keep their  
38 comments public. He agreed with the comments made and stated he is concerned with regard to the  
39 scale of the property and if the developer is able to reduce the height a couple of inches on each floor, it  
40 would reduce scale and massing. Chairman Albinson stated that would allow them to keep the scale and  
41 quality of the design as well as allow the program to move forward. He then stated he had been  
42 concerned with the fourth-floor element being visible from the north and the changes helped a lot.  
43 Chairman Albinson then stated the Board's purview is aesthetic and design integrity and its fit within the  
44 environment but if they consider it from a technical perspective and remove the fourth floor element  
45 which is not visible from the neighboring properties and corner roof elements on each corner, the  
46 building is close to compliant with zoning requirements. He stated they also need to consider it is a  
47 planned development application which allowed it to have variations outside of the base zoning  
48 requirements which is why this is part of the planned development process and not the regular design

1 review process. Chairman Albinson stated while he understood the residents' concerns as to what the  
2 building would do to their views or neighborhood character, the building would not have a negative  
3 impact and would be positive and would fit in down the road. He then stated he would make a  
4 recommendation for approval with the condition that the applicant reduce the height by approximately  
5 18 inches but first asked Mr. Swanson if that can be addressed in the design.  
6

7 Mr. Swanson stated they were 1 foot 7 inches over and they reduced it to 1 foot 1 inch and they would  
8 be able to take that out of the building. [Staff Note: Again the measurement of 1.7 feet was read as 1  
9 foot 7 inches]. He referred to the top of the parapet being no greater than 35 feet. Chairman Albinson  
10 read through the recommendations on page 3 of the agenda report while asking for a motion. He noted  
11 the condition would be for the height of the three-story element of the building to be reduced to 35 feet  
12 above the first-floor elevation. Chairman Albinson asked if there were any other comments or questions.  
13 Ms. Meiners asked for clarification as to 35 feet above the first floor elevation. Chairman Albinson  
14 explained that by the Zoning Code the building height is measured from the first floor elevation as  
15 opposed to the ground floor elevation which is unique to Winnetka as opposed to other communities.  
16 Mr. Swanson asked if the height could be reduced from its current height from the first floor as opposed  
17 to from the water table. Mr. Swanson stated they are being asked to reduce the height 18 inches from  
18 the first floor and suggested they reduce the three-story element of the building from its current height  
19 by 1 foot 7 inches which left them more room to work out proportions and massing.  
20

21 Chairman Albinson commented that is a great solution and the Board's purview is for scale and context  
22 and the goal of inserting the recommendation into the approval is to address the community's and  
23 Board's concerns. He then asked for a recommendation and to read from page 3 of the agenda materials  
24 with the condition that the overall building height would be reduced 18 inches from what is currently  
25 being proposed in tonight's application packet.  
26

27 Ms. Kelly moved to recommend approval of a Certificate of Appropriateness for the design of the  
28 building, hardscape and landscape for the proposed six unit multi-family building at The Walden at 688-  
29 694 Green Bay Road with the following condition: (i) to reduce the building height by 1 foot 7 inches.  
30 Mr. Schoon asked for the motion to be made as outlined on page 3 subject to the condition of reducing  
31 the building height by 1 foot 7 inches. Ms. Kelly added the Board's recommendation is based on  
32 evidence in the record and public documents and standards on page 3. Mr. Klaskin seconded the  
33 motion. A vote was taken and the motion unanimously passed.

34 AYES: Albinson, Kelly, Klaskin, McLane, Meiners

35 NAYS: None  
36

Minutes adopted 10.07.2020

**WINNETKA PLANNED DEVELOPMENT COMMISSION  
MEETING MINUTES  
SEPTEMBER 2, 2020**

**Members Present:**

Matt Bradley, Chairman  
Tina Dalman  
Layla Danley  
John Golan  
Kimberly Handler  
Lynn Hanley  
Bridget Orsic  
Jay Vanderlaan

**Members Absent:**

Sarah Balassa

**Village Staff:**

David Schoon, Director of Community Development  
Brian Norkus, Assistant Director of Community Development  
Ann Klaassen, Senior Planner

**Village Attorney:**

Benjamin Schuster

**Call to Order & Roll Call:**

The meeting was called to order by Chairman Bradley at 7:03 p.m. Ms. Klaassen took roll call of the PDC Members present.

**Introductory Remarks Regarding Conduct of Virtual Meeting**

Chairman Bradley read the introductory remarks and the oral declaration regarding the conduct of the meeting into the record. He also outlined the manner in which the public would participate in the meeting. Chairman Bradley then outlined the guidelines as to how the meeting would proceed according to the agenda. Mr. Schoon added the public can participate by viewing the meeting in the Village Hall noting there are members of the public at the Village Hall.

**Approval of October 3, 2019 meeting minutes.**

Chairman Bradley asked for a motion to approve the October 3, 2019 meeting minutes. A motion was made by Ms. Hanley and seconded by Mr. Vanderlaan. A vote was taken and the motion unanimously passed.

AYES: Bradley, Dalman, Danley, Golan, Hanley, Orsic, Vanderlaan

NAYS: None

ABSTAIN: Ms. Handler

**Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review:** An

application submitted by Walden Winnetka, LLC seeking approval of subdivision and zoning relief to allow the construction of a new six-unit multi-family residential building with below grade structural parking. The requested subdivision and zoning relief would permit (a) a plat of consolidation to combine two lots into one lot of record; (b) an exception from the maximum permitted building size (GFA); (c) an exception from the maximum permitted intensity of use of lot (impermeable lot coverage); (d) an exception from the maximum permitted building height; (e) an exception from the required principal roof form; and (f) an exception from the exterior wall articulation requirement along the north façade. The Village Council has final jurisdiction on this request.

Mr. Schoon first described the planned development process and outlined the new process and review standards. He stated with regard to the concept plan review stage, the Village Council has a chance to look at a planned development proposal to provide the applicant an opportunity to hear their thoughts before they submit the application noting these are individual comments with no votes taken by the Village Council. He added the votes are not binding and provides the applicant the opportunity to hear the Village Council Members' concerns

1 regarding the relief before the process is started. Mr. Schoon stated once the applicant hears those comments,  
2 they can decide whether or not to proceed with the preliminary plan application. He stated the Village Council  
3 reviewed the preliminary plan a year ago and members were generally receptive to the project; however, they  
4 wanted the PDC to pay close attention to the neighborhood impact, particularly for those to the west, as well as  
5 the installation of adequate water and storm water detentions and ensure parking and driveway access were  
6 adequately addressed. He also stated the siting and access to trash should be looked at.  
7

8 Mr. Schoon stated that at the preliminary review stage, both the PDC and DRB are to review the request and make  
9 recommendations with the Village Council having the final decision on whether to approve the project. He then  
10 stated if the Village Council approved the project, the applicant would have to come back for final plan review  
11 before the Village Council unless they decided they needed feedback from the PDC and DRB. Mr. Schoon stated  
12 the DRB reviewed the project at its July and August 2020 meetings and found the proposed design attractive and  
13 consistent with the Village's design guidelines although they had concerns with regard to height and the effect on  
14 neighboring buildings which is within the purview of the PDC. He informed the PDC the DRB recommended  
15 approval with the condition that the building height be reduced by 1.7 feet to bring the top of the third story  
16 parapet down to the height requirements of the B-1 district which is 35 feet. Mr. Schoon stated the plans were  
17 revised to meet that condition.  
18

19 Mr. Schoon described the location of the site on Green Bay Road between Pine Street and Westmoor. He noted  
20 one parcel is vacant with the other having a single family residence. He referred to several images of surrounding  
21 properties including single family residential and multi-family residential buildings. Mr. Schoon noted the property  
22 is zoned B-1 multi-family residential and the surrounding properties are zoned B-1, B-2, and R-3 along and Green  
23 Bay Road and the railroad tracks or to the east. He then stated the current Comprehensive Plan adopted in 1999  
24 designated the subject property and the properties to the north as appropriate for townhome residential  
25 development and to the south being appropriate for multi-family residential. Mr. Schoon stated the Village is in  
26 the process of preparing an updated Comprehensive Plan with one of the charges being to look at the entire Green  
27 Bay Road corridor and review development potential in the area and whether changes should be made to the plan  
28 or that corridor. He noted the project is on hold due to the limited ability to hold in person meetings.  
29

30 Mr. Schoon stated the current Comprehensive Plan identifies items for the PDC to consider as they review the  
31 project with the idea to provide low to medium density multi-family townhome or condominium development. He  
32 then stated redevelopment should avoid bulky multi-family development and it should create a visually appealing  
33 Winnetka street as well as to require parking to be below grade or screened if at the surface level. Mr. Schoon  
34 noted the site plan presented to the PDC is similar to that provided to the Village Council with some changes made  
35 to landscaping and the incorporation of an accessible parking space. He also stated the Village Engineer reviewed  
36 the preliminary concept plans and determined the applicant will be able to comply with storm water and drainage  
37 requirements with final details to be provided at the final review stage. Mr. Schoon noted the onsite storm water  
38 management would be provided by a storm sewer system to drain water from the underground storage vault and  
39 would be located underneath the driveway on the south property line and lead to a storm water main on Green  
40 Bay Road. He then stated given Green Bay Road is a state highway, the applicant would need to receive IDOT  
41 approval to drain to that system.  
42

43 Mr. Schoon stated the elevations and building design are fairly consistent with the design the Village Council  
44 reviewed except for the height which the applicant would address. He stated the development would require a  
45 plat of consolidation to combine the two existing lots. Mr. Schoon stated since the lots would measure over 10,000  
46 square feet, it required planned development approval which allowed the applicant to request exceptions. He  
47 stated the planned development process allows the applicant to present creative ways to address developments  
48 on a property and request exceptions from those requirements.  
49

50 Mr. Schoon stated in terms of the relief requested, it consisted of maximum floor area with the applicant  
51 proposing approximately 6,000 more square feet than district limit of 12,000 square feet. He noted information is  
52 contained in the materials showing how that area is calculated. Mr. Schoon stated the applicant is requesting an  
53 exception for building height and identified the east elevation. He stated the applicant is proposing a four story

1 structure including a fourth floor outdoor lounge and storage area. Mr. Schoon noted height is measured from the  
2 top of the first floor to the highest point of the structure which is to the top of a decorative gable element on the  
3 fourth floor at 46.5 feet. He then stated the top of the parapet is 35 feet and identified an illustration of a cross  
4 section of the building with regard to the building height. Mr. Schoon stated the applicant is also requesting an  
5 impermeable lot coverage exception where 9,000 square feet is required and 11,168 square feet is being  
6 requested with the calculations shown in the materials. He stated the applicant is also asking for an exception for  
7 roof form noting the proposed design is basically a flat roof with decorative elements. Mr. Schoon then stated with  
8 regard to building wall articulation, once a building wall is longer than 50 feet, relief needed to be provided in  
9 terms of articulation with a difference of 4 feet. He stated while articulation is being provided for the north wall, it  
10 would only be 2 feet in depth. Mr. Schoon noted the DRB felt the roof design was appropriate and the relief  
11 provided through other design elements on the north wall is appropriate.

12  
13 Mr. Schoon stated the materials include information with regard to other buildings in the area to help the PDC in  
14 terms of scale, perspective and size noting many of the buildings on Green Bay Road are legal nonconforming due  
15 to amendment to zoning regulations overtime. He stated the most recent major amendments were in 1998 and a  
16 summary of the amendments is provided in the materials.

17  
18 Mr. Schoon stated as the PDC reviewed the application, there are planned development standards and exception  
19 standards as well as compensatory benefits for the PDC to consider. He stated after the applicant's presentation  
20 and public comment, they can continue the request to a future meeting to have the applicant answer questions or  
21 to consider a recommendation of approval. Mr. Schoon stated if the PDC wanted to recommend denial of the  
22 application, a draft motion for denial is included in the staff report on page 21. He then asked if there were any  
23 questions.

24  
25 Chairman Bradley also asked if there were any questions. Mr. Vanderlaan stated the applicant agreed to reduce  
26 the building height to 35 feet and questioned the height of the parapet in the illustration at 45 feet. Mr. Schoon  
27 confirmed the DRB's recommendation was to reduce the overall height 1.7 feet of the parapet on the third floor,  
28 which was 36.7 feet at the time of the DRB's review. Ms. Danley asked questions regarding the height of nearby  
29 buildings. Ms. Danley stated it appeared the rooflines of the 680 Green Bay and the proposed building were even  
30 and asked if they are the same height other than the decorative elements. Chairman Bradley stated the applicant  
31 can address those specific height issues.

32  
33 Ms. Dalman asked Mr. Schoon with regard to the measurement from the first floor if the basement was dug out  
34 further, would the first floor come down and if there was any discussion of that alternative. Mr. Schoon responded  
35 with the grade level and structured parking underneath, once 4 feet or more is exposed, it is counted in GFA. He  
36 stated that can be done, which would increase the GFA figure. Ms. Dalman then asked in terms of the  
37 compensatory benefit, she referred to complaints from the public relating to flooding on Walden. She asked if an  
38 oversized vault would be installed to address neighborhood issues or if it would only handle the storm water  
39 generated onsite. Mr. Schoon stated the applicant and their engineer can respond to that. He noted Walden is  
40 lower than the proposed site and there is a benefit of water being captured onsite and then drained to Green Bay  
41 Road. Chairman Bradley asked if there were any other questions for the Village staff. No additional questions were  
42 raised at this time.

43  
44 Chairman Bradley then asked for the applicant's presentation and began swearing in those who would be speaking  
45 to this matter. Mr. Norkus allowed Mr. Swanson and Mr. Mancke into the meeting.

46  
47 Mr. Swanson introduced himself and Mr. Mancke, the civil engineer, to the PDC. He stated the request for 688-694  
48 Green Bay Road for The Walden by Walden Winnetka LLC. Mr. Swanson stated the property is comprised of two  
49 50x150 foot lots totaling 15,000 square feet. He stated the single family residence on one lot was demolished last  
50 year with the home on the other lot to be demolished once construction began. He stated the property is served  
51 by municipal sewer and water with adequate utilities and described the surrounding properties and their zoning  
52 classifications along with the distances from the subject property lines. He noted by their property being zoned as  
53 B-1, they are a planned development and are not strictly confined to B-1 standards and outlined the purpose of

1 planned development which departed from the strict application of zoning requirements.

2  
3 Mr. Swanson stated in terms of the project overview, the proposed project is the result of discussions with  
4 experienced real estate professionals on the North Shore and particularly Winnetka. He noted the overwhelming  
5 consensus was the need for high quality residential units that provided living space on one floor with minimum  
6 maintenance which he indicated is consistent with the consumer trend to downsize into a new home in their own  
7 community that offered the same level of quality amenities the buyer is used to and expects. Mr. Swanson  
8 described the inventory as limited or antiquated on the North Shore. He noted their focus was to design a building  
9 that met all those requirements while embracing the architectural charm of the Winnetka community and listening  
10 to those most affected by the development of this infill site. Mr. Swanson stated their design process included: (1)  
11 a careful review of the Village's design guidelines and how the building relates to existing structures, (2) a relevant  
12 design that was harmonious in composition on all four floors and historically consistent with the architectural  
13 style, (3) exterior materials and colors that are high quality and appropriate for the style and (4) intentionally  
14 putting the garage door on the rear elevation out of view from the street and neighboring properties.

15  
16 Mr. Swanson informed the PDC they appeared before the Village Council in July 2019 for an informal concept plan  
17 presentation which was favorably received by the Village Council with encouragement to consider the following:  
18 (1) impact on homes to the west, (2) impact of height of the proposed building to adjacent properties, (3)  
19 adequate storm water control, (4) parking and driveway access and (5) siting of the trash enclosure. He noted they  
20 communicated with the neighbors in August 2019 with 12 neighbors participating in the meeting. Mr. Swanson  
21 described the meeting as productive and sincere with an opportunity to get information about the proposed  
22 project and offer feedback. He then stated much of the comments echoed those made by the Village Council,  
23 including: (1) drainage of storm water and how current issues could be addressed, (2) building height and potential  
24 impact on views and exposure to sunlight, (3) traffic impact and safe access and the proposed driveway and (4)  
25 possible damage to existing foundations as a result of excavation and proposed installation of a storm water vault.

26  
27 Mr. Swanson stated they felt the concerns were reasonable and worthy of consideration. He informed the PDC the  
28 concerns were reviewed by their consultants and addressed to the best of their ability. Mr. Swanson added there  
29 has been a transparent dialog and they remain committed to working proactively with the Village and the  
30 neighbors to reach acceptable solutions. He stated the continued communications with the neighbors allowed  
31 many of the concerns to be mitigated or eliminated with civil collaboration and frank discussion which included: (1)  
32 significant reduction and control of storm water runoff to the westerly neighbors from their property, (2) reducing  
33 the building height 4 feet since the August meeting with an additional 1.7 foot reduction as a result of the DRB  
34 review, (3) proactively working with adjacent properties to provide landscape screening, (4) designing lighting to  
35 avoid light pollution to adjacent properties and (5) exploring insurance options that provide coverage in  
36 connection with possible damage to neighboring properties as a result of construction which were of particular  
37 concern to the south neighbors. He informed the PDC that since the DRB meeting, they were able to add those  
38 neighbors as additional insured.

39  
40 Mr. Swanson then identified photos of the existing property, views from the rear yard including trees to be  
41 removed and the fence. He noted the chain link fence would be replaced with a wood fence and Arbor Vitae added  
42 to that side of the property. Mr. Swanson identified the view looking to the south neighbor, as well as streetscape  
43 photos to the south. He noted the driveway would be widened from the current position. Mr. Swanson then  
44 identified photos of views looking north and southwest. He noted one tree would be replaced which was discussed  
45 with the Village Forester.

46  
47 Mr. Swanson referred to the proposed site plan noting the following as part of the project: (1) removal of the  
48 existing vacant structure, (2) a single access point to Green Bay Road with a paver brick apron, (3) a storm water  
49 vault to be buried under the driveway, (4) two guest parking spaces, (5) underground garage access in the rear of  
50 the building, (6) the building footprint is within all required boundaries and (7) communication with the Fire  
51 Marshall and all access concerns have been addressed. He then introduced Mr. Mancke to address the civil  
52 engineering concerns and to answer any questions.

53

1 Mr. Mancke noted he worked with Mr. Swanson on the project for the past year. He confirmed they would be  
2 providing storm water detention for the entire property of 15,000 square feet. Mr. Mancke stated half of the site  
3 currently drained toward the westerly neighbors and as a result of the development, they would pick up that  
4 water, collect and route it into the storm water vault underground. He also stated the water flow rate would be  
5 reduced with a controlled slow release into the existing storm sewer on Green Bay Road. Mr. Mancke also stated  
6 the water currently flowing to the east would also be picked up and redirected to the storm sewer as part of the  
7 project. He noted they worked with the Village Engineer on the preliminary storm water plan and would be able to  
8 provide the construction documents with final plan approval.

9  
10 Mr. Swanson asked for confirmation that the presentation was clear in terms of audio. Chairman Bradley  
11 confirmed there were no issues.

12  
13 Mr. Swanson then stated with regard to the design related exceptions, they are asking for relief for maximum GFA  
14 with the total building's GFA measuring 17,915 square feet while the allowable amount is 12,000 square feet or  
15 49% over the allowable amount. He noted the building to the south is 166% over the allowable amount and  
16 encroached into the required side yard setback to 6 feet 4 inches. Mr. Swanson stated although that building is  
17 grandfathered, a comment was made that they would be setting a precedent which is not the case. He reiterated  
18 their objective was to develop a design that was relevant to market trends which included as a key program  
19 requirement no less than 2,000 square foot units. Mr. Swanson stated in addition, the ability to have onsite  
20 storage was of vital importance as downsizing came with baggage. He noted they could develop a building within  
21 the allowable FAR but it would force a significant reduction in quality and design content. Mr. Swanson then stated  
22 from a design perspective, they do not believe the aesthetic character or physical composition of the Green Bay  
23 Road corridor is compromised by this exception.

24  
25 Mr. Swanson also stated they would be requesting an exception from the maximum permitted building height of  
26 35 feet measured from the first floor to the highest point. He stated the building viewed from most perspectives is  
27 dominated by a parapet with a pitched roof element to frame the composition on each corner and decorative  
28 parapet gables centered on the north and south elevations. Mr. Swanson noted since the meeting with the Village  
29 Council and the neighbors, they reduced the building height 4 feet which involved modifying the floor structure  
30 depth on each floor. He added it is extremely important to maintain 10 foot ceiling heights to meet market  
31 expectations as well as to allow the ability to provide fenestration more proportionate to the historic Tudor style  
32 character. Mr. Swanson added since the DRB review process, the building height was further reduced 1.7 feet and  
33 described the changes made to the measurements of the decorative gable elements, fourth floor lounge and  
34 storage areas, four corner tower roof elements and stone parapet.

35  
36 Mr. Swanson stated the next exception related to impermeable lot coverage to accommodate the placement of  
37 the proposed garage access at the rear of the structure. He stated it has been their intent to provide the most  
38 aesthetically pleasing result on Green Bay Road. Mr. Swanson then stated they would comply if the driveway was  
39 reduced or limited to the front half of the site and indicated unfortunately, that would cause a significant increase  
40 in impervious surface fronting on Green Bay Road and reduce the amount of landscaping. He stated in addition,  
41 they would have a 16 foot wide overhead door dominating the façade. Mr. Swanson noted for purposes of this  
42 discussion, the allowable amount is 60% of the site area or 9,000 square feet and they are proposing 11,168  
43 square feet which is an overage of 24%. He noted the proposed building is under the allowable building coverage  
44 amount by 404 square feet.

45  
46 Mr. Swanson stated the next exception related to a principal roof form variation. He stated the ordinance suggests  
47 that flat roofs are not consistent with the English Tudor vernacular which is the prevalent style in the downtown  
48 business district. He then stated the design guidelines are intended to provide a "framework within which good  
49 design can flourish in context and enhance the existing Village character." Mr. Swanson noted their primary  
50 objective is assuring good design that is in rhythm with the neighborhood and the community. He then stated they  
51 are fronting on Green Bay Road which is comprised of numerous flat roofed structures including the building to the  
52 south. Mr. Swanson then stated their design process was careful to respect the existing character of the  
53 streetscape and not upstage or deviate from the aesthetics of this entrance to the Village corridor.

1 Mr. Swanson stated they are also requesting a façade articulation variation to allow one appendage on the north  
2 side of the building to be less than the required 4 feet to avoid encroachment into the side yard setback. He stated  
3 the appendage is sufficient and would not enhance the design by adding another 2 feet. Mr. Swanson then stated  
4 in the unlikely event it is perceived to do so, they are planting more landscaping on the north side to increase the  
5 privacy between the properties. He also stated this appendage is on a wall plane that will not be visible to the  
6 public view.  
7

8 Mr. Swanson then referred to renderings which were presented to the DRB with the idea to embrace a building  
9 which lent to the Tudor and architectural style of the Village. He then described the brick, roof material, windows  
10 and wrought iron rails. Mr. Swanson then identified a view of the building from the south in comparison to the  
11 building to the south. He noted the fourth floor element cannot be seen since they realized there would be a  
12 concern with a four story building. Mr. Swanson identified another view from the Green Bay Road sidewalk and  
13 referred to the landscaping that would be installed on this perspective. He then identified an aerial rendering  
14 comparing it to the surrounding properties noting it is impossible to screen any building from view from Green Bay  
15 Road. Mr. Swanson also identified an illustration of the building entrance and fourth story lounge area. He then  
16 identified the proposed east elevation and how it related to existing structures noting the height of the  
17 neighboring building is close to the height of their parapet roof. Mr. Swanson added they shifted the parapet wall  
18 from the gable face to the south due to the concern of the north neighbor seeing the appendage from their  
19 driveway. He also identified the south elevation showing the gable space in the center noting the fourth floor  
20 elements would not be seen from the ground. Mr. Swanson then referred to the west elevation and noted the  
21 garage doors would be lowered and would not be able to be seen. He referred to the north elevation and cross  
22 sections of the building and stated they reduced the depth of the floor heights to get to the 35 foot height.  
23

24 Mr. Swanson then stated they did a line sight perspective from the west neighbors noting the top of the storage  
25 portion would be visible since they reduced the building height. He then referred to a bird's eye perspective of  
26 what the north and west neighbors would see to address what the gable roof was doing and how the proposed  
27 shed roof would engage that. Mr. Swanson described how the shed was shifted over 1 foot 2 inches so that the  
28 shed roof would not be visible. He also identified the summer and winter views from the ground view at the  
29 proposed entrance. Mr. Swanson stated for the north property owners, the proposed buildings would be less than  
30 24 feet apart and the visual aspect of the fourth floor is virtually nonexistent. He added the combination of mass  
31 and proposed trees will serve to screen the perceived mass of the building regardless of perspective angle.  
32

33 Mr. Swanson referred the PDC to the winter and summer ground views of the north neighbor's entrance and the  
34 tree which would remain as well as the summer and winter views of the ground floor view from the north  
35 neighbor's driveway. He then identified the summer and winter views of the ground view of the west neighbor.  
36 Mr. Swanson stated the adjacent Walden neighbors are approximately 70 feet from their west property line and  
37 will be approximately 90 feet from the proposed building. He added the existing trees and plant material were  
38 intentionally filtered or removed from the illustrations to allow a clear view to the proposed building.  
39

40 Mr. Swanson then identified the ground view from the most impacted neighbors on Walden and referred to the  
41 amount of trees. He also identified winter and summer views from Walden from the street and the winter and  
42 summer views from the rear yard of the neighbor containing Arbor Vitae which hid most of the view of the  
43 building. Mr. Swanson described the materials to be used on the building including the brick sample, stucco, slate,  
44 light fixtures, etc. He stated they also included a shadow study showing how the sun impacted the neighbors. Mr.  
45 Swanson noted the parapet element would be the only element casting a shadow since they are now complying  
46 with the height requirement.  
47

48 Mr. Swanson stated as a condition of their formal submittal for consideration of the project, they are required to  
49 address the findings on each of the standards and exceptions in Chapter 17.58 of the zoning code. He stated in  
50 response to the standard that the proposed development and use or combination of uses furthers the goals and  
51 objectives of the Comprehensive Plan, the Village's Comprehensive Plan is an ever-evolving guide for future  
52 development that preserves the character of the community. Mr. Swanson stated the subject property is zoned for  
53 the proposed use and consistent with the most current Comprehensive Plan amendment. He stated in addition,

1 the proposed building is intentionally designed to embrace and respect the historic character of Winnetka as  
2 outlined in the design guidelines adopted in 2001.

3  
4 Mr. Swanson stated in response to the standard that the establishment, maintenance and operation of the  
5 planned development will not be detrimental to or endanger the public health, safety, comfort, morals or general  
6 welfare or have a negative environmental impact on the neighbor or Village, the two existing properties have been  
7 a source of concern for the Village for many years. He stated this included a dilapidated residence that had  
8 become a hazardous situation for the neighborhood which was demolished and noted the remaining building  
9 would be removed as a condition of their approval. Mr. Swanson stated the proposed building will be designed and  
10 constructed to the current Village code and meet all the design standards for life safety. He also stated they have  
11 designed their storm water control to significantly reduce the amount of current runoff from the property which  
12 was one of the primary concerns of the neighbors when they met several months ago.

13  
14 Mr. Swanson stated in response to the standard that the planned development will not unreasonably impede the  
15 use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or  
16 districts of concern nor unreasonably diminish or impair the property values in the immediate vicinity, they  
17 propose a significant improvement to the combined properties by way of appropriate design, implementation of  
18 modern technology and quality materials. He also stated the proposed homes will be marketed for values in excess  
19 of the existing properties in the neighborhood which historically has been a benefit to adjacent properties. Mr.  
20 Swanson then stated improvement of the property will control and significantly decrease water runoff to adjacent  
21 properties.

22  
23 Mr. Swanson stated in response to the standard that the planned development will not unnecessarily impede the  
24 normal and orderly development or improvement of other property in the immediate vicinity for uses permitted  
25 by right in the district or districts of concern, all the properties directly adjacent to or in the vicinity of the site are  
26 in excellent condition and appear to utilize most or more than the available property as permitted by current  
27 zoning code.

28  
29 Mr. Swanson stated in response to the standard that adequate measures have been or will be taken to provide  
30 ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public way, the  
31 development of the property will include the removal of existing structures and one of two driveway entrances  
32 from Green Bay Road. He stated a wider and more safely accessible entrance will be provided at the southeast  
33 corner of the property offering better line sight for those exiting the property. Mr. Swanson also stated each unit  
34 owner will be provide with two internal parking spaces and two additional guest parking spaces including an ADA  
35 accessible space in the rear of the building. He stated lastly, they have worked proactively to establish ingress and  
36 egress to the site that is efficient and provide adequate access for emergency vehicles.

37  
38 Mr. Swanson stated in response to the standard that adequate parking, utilities, access roads and drainage and  
39 other facilities necessary to the operation of the planned development exist or are to be provided, he stated they  
40 have confirmed adequate utilities are available to the site for the proposed use.

41  
42 Mr. Swanson stated in response to the standard that the planned development in all other respects conforms to  
43 the applicable regulations of this and other applicable village ordinance and codes, the proposed project will  
44 comply with all current building and life safety codes. He stated although most of the zoning regulations provided  
45 for the B-1 district have been met, they are requesting zoning relief under the planned development process which  
46 is meant to offer creative solutions to sometimes antiquated zoning restrictions with infill parcels such as these.  
47 Mr. Swanson also stated they strongly believe that the proposed improvements will significantly enhance the  
48 character of the neighborhood and set a higher bar for future development of the Green Bay Road corridor.

49  
50 Chairman Bradley stated the applicant has addressed the standards and exceptions with their responses in the  
51 written application and noted the PDC read the materials and will ask questions. He then asked for the PDC to  
52 enter to question and answer period. Mr. Swanson then confirmed that ended his presentation and asked if there  
53 were any questions.

1 Chairman Bradley also asked the PDC for their questions. Ms. Orsic stated with regard to the fourth floor deck, she  
2 questioned the entirety of the space toward Green Bay Road and the rear side toward Walden the storage facility.  
3 Mr. Swanson responded they intentionally put the garden on the Green Bay Road side since it would have the least  
4 amount of impact to the neighbors. He added the storage section would be at the back of the building and would  
5 not been seen due to the parapet along with the rooftop units which would have a 3 foot screen surrounding  
6 them. Ms. Danley stated with regard to the rooftop deck, she asked what the capacity would be. Mr. Swanson  
7 stated they anticipate they do not get used as much as you would think and estimated the max would be 12  
8 people assuming two people living in each unit. He added that element is meant for those living there and is not  
9 meant as a party element. Ms. Handler asked how tall the wall would be for the parapet created for the rooftop  
10 deck. Mr. Swanson responded it would be 16 inches from the deck to the rooftop deck with landscaping  
11 intentionally put around the perimeter to provide protection. He stated they plan to take the same level of  
12 precaution as they would with a swimming pool. Mr. Schuster added there are rooftop codes that would apply and  
13 are independent of the zoning aspect and the applicant would have to comply with all building codes to provide a  
14 certain amount of safety fencing. Ms. Handler then referred to the square foot range of the units and storage units  
15 and asked if it would be hard to get storage in the units as opposed to the rooftop. Mr. Swanson responded they  
16 considered every way to get the storage to work including on the lower level of the garage space as well as digging  
17 the basement deeper which would be prohibitively expensive. Mr. Swanson stated they also considered putting it  
18 underground into the front yard setback which would encroach the setback. He then stated they heard from  
19 realtors and brokers the need for storage.  
20

21 Ms. Dalman stated the units would contain three bedrooms and an office and referred to the option of using one  
22 bedroom for storage. She then asked if they had done any similar projects that the PDC could see which would  
23 represent something similar to the project being presented and commented Winnetka has been burned by  
24 developers. Mr. Swanson responded he did a condominium project in downtown Lake Forest as well as a number  
25 of projects including Levels Restaurant, McDonald's and Chase Bank that replaced it along with others. He also  
26 referred to a number of subdivisions they did in Lake Forest.  
27

28 Mr. Golan asked Mr. Swanson if the fourth floor would be virtually invisible from the ground level. Mr. Swanson  
29 responded you would not be able to see the fourth floor element from the ground perspective for the most part.  
30 Mr. Golan stated from the west perspective, he referred to the interior community gathering area. Mr. Swanson  
31 confirmed that is correct and described it as a receiving area containing a restroom, kitchen, etc. Mr. Golan asked  
32 if they considered eliminating that element and using that space for storage. Mr. Swanson confirmed they did and  
33 the limited lounge space area was a big feature for the buyers which represented a four season environment and  
34 referred to the elevator drop. Mr. Golan asked who would maintain the storm water vault. Mr. Mancke stated it  
35 would be privately maintained and would be the responsibility of the homeowner's association.  
36

37 Chairman Bradley asked if there were any other questions. He then stated the timing loomed large and referred to  
38 the Comprehensive Plan revision which would have taken in a lot of the voices of the residents to the way the  
39 community is developed and ordinance changes. He then referred to parking as an example when Uber is now a  
40 dominant method of transportation and the units not needing two vehicle parking spaces. He stated certain  
41 citizens do want to live on one floor level, and it would be a vertical space developed by The Walden over four  
42 floors. Chairman Bradley asked to what extent is the fourth floor more designed toward the storage issue and  
43 asked to what extent is the garden area and community room the reason and rationale for the fourth floor. Mr.  
44 Swanson stated if he had to speculate as to what the owners would want, he would assume they would want  
45 storage first. He stated while the rooftop garden is a lovely element which they are seeing more of along with  
46 green roofs, the area would be there whether it is used or not. Mr. Swanson then stated with regard to the roof  
47 shape and gable element, the creation of the shed roof addressed the storage issue. He stated since it is only  
48 visible to those living there, he described it as a benign issue.  
49

50 Chairman Bradley stated while they have discussed the biggest issue of height, there is also an issue of density and  
51 their claim that there is not enough space in the building to accommodate the things residents need which created  
52 the zoning relief. He then referred to the amount of exceptions they are dealing with related to not having enough  
53 storage room and having a 2,100 square foot living space with no room for storage inside of it. Chairman Bradley

1 then asked Mr. Swanson to address the exceptions of GFA and impermeable coverage amounts. He added he is  
2 fine with the height but density is an issue. Mr. Swanson stated with regard to mass and scale, they met the  
3 density requirements of 6 units which are allowed. He informed the PDC the project evolved significantly over the  
4 last year and they initially considered storage on each floor. Mr. Swanson stated it was then removed since a  
5 second staircase had to be added to the building at the request of the Fire Marshall. He stated they considered the  
6 needs of the market and consumers and were told clients want one floor living which is articulated with a target  
7 square footage of 2,300 square feet. Mr. Swanson stated the reception for this project is robust and they  
8 considered how it would relate to the existing building and since the next door building is taller, that would not be  
9 an issue. He confirmed they intentionally sought to limit massing and he would not want to compromise the  
10 number of units since it would not be marketable. He then stated they are using the planned development process  
11 and addressed height and impermeable surface to the best of their ability while working within the context of the  
12 Comprehensive Plan. Mr. Swanson commented they have done a good job and reiterated he would not want to  
13 reduce the size of the units since they would not be marketable. He added the size and mass of the building would  
14 not create an imposing position on the streetscape.

15  
16 Chairman Bradley stated with regard to compensatory benefits, he asked what other public benefits that are  
17 important to the project for the PDC to see as an offset to the exceptions being asked other than improving an  
18 otherwise vacant lot. Mr. Swanson stated as a builder and developer, he always comes to the table with an  
19 aesthetically pleasing project and to set a precedent. He referred to the west side of Lake Forest which was not as  
20 nice as the east side. Mr. Swanson stated once they initiated a development on the west side of town, it initiated a  
21 development by Sunset Foods among other businesses. He also stated they worked with the city to do the  
22 planning of that area and compared it to what it looked like 20-30 years ago. Mr. Swanson then stated they took  
23 the same approach which this project which would set a healthy precedent for the North Shore. He stated they  
24 would definitely improve the streetscape by taking down two existing buildings and are going above and beyond  
25 the call of duty in terms of the level of quality.

26  
27 Ms. Dalman stated with regard to compensatory benefit, in the application, there was mention of the tax benefit  
28 to be generated from the site of \$440,000. She stated they should be mindful that adding to the tax basis is  
29 important.

30  
31 Chairman Bradley then asked for written public comment to be read into the record. Ms. Klaassen read  
32 correspondence from John Madden, Jr., 680 Green Bay Road, into the record in opposition of the project. She then  
33 read emails into the record from Beth and Garrett Nesbitt, Susan Sullivan and Susan Maman in support of the  
34 project. Ms. Klaassen read correspondence from Donna McShea in opposition to the project into the record. She  
35 noted seven emails were received in support of the application from Monica DeFranco, Melissa Howlett, Andrea  
36 Blight, Don Bluhm, Jennifer Segal, Bonnie Tripton and Todd Segall which she read into the record.

37  
38 Chairman Bradley then asked for public comment from those attending the meeting. Mr. Schoon stated Ruud  
39 Coster would speak who is representing a group of individuals. Mr. Norkus allowed Mr. Coster into the meeting.

40  
41 Ruud Coster stated he and his wife Pam have been residents of Winnetka for 33 years and have lived at 696 Green  
42 Bay Road since June 2004. He stated he is speaking on behalf of five Walden property owners, townhomes and  
43 residents of 680 Green Bay Road who discussed how the development would affect each of their properties. Mr.  
44 Coster stated they met with the developer last fall and had additional communications with them since that time.  
45 He stated he would first like to talk about Village-wide trends that concern them in relation to the proposed  
46 development. Mr. Coster stated at the June 2019 meeting with the Village Council, the developer was given the  
47 opportunity to present a flavor of what the building might look like subject to Village approval and the neighbors  
48 were not invited to the presentation. He stated it seemed two important macro issues are influencing  
49 development and zoning approvals in Winnetka, the first of which is the failure of One Winnetka. He stated the  
50 Village and PDC Members may feel due to the time it took to get One Winnetka through the process, the image of  
51 Winnetka might be perceived as slow, bureaucratic and unnecessarily costly and there is a need to change that  
52 image for developers. Mr. Coster stated second, it is the perceived reduction in property values and higher real  
53 estate taxes and it is logical for the lender for the position of the two lots that need to be combined and is saddled

1 with land costs that can only be recouped if the developer becomes the purchaser and has zoning variances  
2 approved quickly. He then stated after viewing the video and hearing comments from the Village, there is clear  
3 concern that the Village may feel inclined to approve the variances for the property quickly despite the design  
4 which is well outside of zoning requirements.  
5

6 Mr. Coster then stated the zoning exceptions would not be approved without reasonable input of the neighbors  
7 and community as a whole and asked why would they give exceptions away without serious consideration being  
8 given to the detriment of the adjacent neighbors and the affected area as a whole. He stated the plans and  
9 regulations were put in place for a reason and the proposed development would disregard those plans and  
10 regulations and would do a disservice to the work being done on those plans. Mr. Coster stated because of the  
11 plans and zoning regulations and the nature of the community, the property is valuable as it is and the developer  
12 wants to take for himself the benefits resulting from the restrictions on the neighboring properties while not  
13 complying the very rules that made the community so attractive. He then stated the pressures from the One  
14 Winnetka approval process and the interests of the lenders and developers are now put squarely on the shoulders  
15 of the neighbors by approving zoning variations that would adversely affect property value, increase costs and  
16 quality of life for these same neighbors.  
17

18 Mr. Coster stated when they moved to 696 Green Bay Road in 2004, they realized there was a chance that the two  
19 single family homes south of them would be purchased by a developer and another multi-family building would be  
20 proposed. He stated they also looked at the zoning requirements and felt they would be adequately protected by  
21 the Village zoning plan. Mr. Coster stated other neighbors in the group made similar assessments and wanted  
22 assurances that the zoning restrictions provided would protect neighboring property owners and the community.  
23 Mr. Coster then stated they raised three important issues at last year's meeting with the developer which are the  
24 height and size of the building noting height is restricted to 35 feet. He stated the height of the parapet may be 35  
25 feet but the home next door is 35 feet only including the roof. Mr. Coster stated if they are comparing parapet to  
26 parapet, his parapet is 20 feet high. He stated the application seeks a variation for a height of 48-50 feet plus 39%  
27 in excess of zoning requirements. Mr. Coster stated in reviewing the diagrams, the building height would be 55  
28 feet above the existing grade and 63 feet above the grade at Walden Road as well as the GFA for the building  
29 projected to be approximately 18,000 square feet versus 12,000 square feet allowed for the small combined lots  
30 which is a 49% excess.  
31

32 Mr. Coster stated these variations represent significant exceptions given the visual obstruction created by the  
33 development. He referred to its out of place scale and loss of sunlight to the bordering homes. Mr. Coster also  
34 stated they are concerned with the north wall articulation being reduced from 4 feet to 2 feet resulting in the  
35 building becoming 2 feet closer to his home and further magnifying the effects of the large building. He stated  
36 even if the proposed setback did not need a variance, the setback requirements are set in conjunction with height  
37 restrictions so the proposed variance for the significant increase in height are to come with an increase in setback  
38 requirements which cannot be done here simply reflects that the proposed height for the development is too big.  
39

40 Mr. Coster stated the next concern related to stormwater displacement given the proposed large footprint with  
41 underground parking and the building being 8 feet higher than Walden Road. He stated many of the adjacent  
42 properties made significant investments to ensure water is drained appropriately. Mr. Coster stated the Village's  
43 track record with water and frequency of once in a 100 year storms makes them cautious with such a large  
44 structure being built. He then stated they would like to review the water study as well as request an independent  
45 study be done and reviewed ahead of Village approval. Mr. Coster stated if that cannot be provided, they would  
46 like to request documented assurance supported by a proper study from the Village and/or the developer relating  
47 to the rain water the development could handle and the potential rain scenario before water displacement began  
48 on neighboring homes. He then stated without a water displacement study that the people have done to analyze  
49 and if the development cannot meet the ordinance requirements that the proposed development would not  
50 adversely adjacent properties.  
51

52 Mr. Coster stated the next concern related to construction damage to neighboring properties. He noted the  
53 ground underneath the building used to be a landfill and is less stable. Mr. Coster stated they are concerned about

1 construction damage occurring by the construction of such a large building next to their properties and want to  
2 ensure that financial arrangements need to be made to cover construction risks in the event any construction is  
3 done on the property.  
4

5 Mr. Coster then referred to Section 17.60.040 of the Village code which set forth the standards that must be met  
6 before the Village can grant exceptions which the developer has not met. He referred to the first standard relating  
7 to reasonable return and there has been no evidence or analysis supporting the standard and questioned why a  
8 profitable design could not be made within the code's confines and zoning. Mr. Coster stated the developer would  
9 gain personally from a large four story design and they have not provided any evidence that the property could not  
10 make a reasonable return under the existing restrictions. He stated the property's location and aggregation of the  
11 two lots and the claim the only way the developer can make a reasonable return is to build something so far  
12 outside of the restrictions is extremely farfetched. Mr. Coster referred to the second standard relating to the plight  
13 of the owner relating to unique circumstances and stated there has been no evidence of this and the combination  
14 of the lots would make it easier to comply with restrictions.  
15

16 Mr. Coster referred to the third standard that the character of the locality would not be altered and stated it would  
17 be altered significantly and is zoned B-1 with restrictions for a reason. He stated the multi-family housing  
18 development to replace the two single family homes should be expected to comply with B-1 zoning to preserve  
19 neighborhood character. He then stated allowing for a design that exceeds height by 39% and GFA by 49% would  
20 take the development well outside the intended protection of current B-1 zoning. He then referred to the Wingate  
21 development at 720 Green Bay Road which received a 2 foot height variance and offered an elegant neighborhood  
22 solution. Mr. Coster stated the developer does not need a 13-14 foot variance to make a reasonable return on  
23 their investment. He stated not only would this be a radical exception to zoning and the neighborhood, if granted,  
24 it would set a precedent for the size and scale of future Green Bay Road developments which would completely  
25 alter the neighborhood and community. Mr. Coster noted 680 Green Bay Road to the south is under 39 feet and  
26 was approved when zoning allowances were higher. He stated the Village has since made a conscious decision to  
27 reduce permissible building heights to 35 feet with many of the neighbors buying their homes with this limitation  
28 in mind. Mr. Coster stated if the proposed development is granted, the Village would be compromising enacted  
29 standards to preserve.  
30

31 Mr. Coster stated the next standard relating to adequate light and air to adjacent properties and stated the light  
32 would be impaired due to the height of the building. He stated lack of sunlight decreased the quality of life as well  
33 as the value of impacted properties. Mr. Coster stated the developer's shadow study confirmed this concern and if  
34 the building height variation is approved, precedent would be set for similarly zoned height exceptions along  
35 Green Bay Road. He stated the next standard relating to the hazard from fire and the hazard included the potential  
36 for water displacement to adjacent properties and the risk associated with construction infill. He asked that the  
37 developer share this concern and it is shared publicly. Mr. Coster also stated the underground water containment  
38 system has a limit as to how much water it can hold and they have not seen a report as to how much rain over a  
39 given period of time would overwhelm the proposed system. He asked for an independent study to be performed  
40 to remove any potential bias.  
41

42 Mr. Coster stated the next standard relating to the taxable value of land not being diminished and stated the  
43 potential effect to adjacent property values is a significant point of concern and they are not aware of any analysis  
44 and the developer can meet this standard. He stated the dominating and overwhelming building would reduce  
45 property values of neighboring properties. Mr. Coster stated the next standard relating to congestion and stated it  
46 is a difficult area of Green Bay Road with heavy traffic and street parking and the building would add to that  
47 congestion. He stated the last standard relating to the public health, safety, comfort, morals and welfare of the  
48 Village and referred to the amount of traffic, noise and garage doors opening and closing, building lights shining  
49 onto neighboring homes, etc. which would affect the value of neighboring homes and is a major concern of theirs  
50 along with the potential for parties on the roof affecting the homes located behind it.  
51

52 Mr. Coster thanked the PDC for listening to the neighbors' concerns and stated they are open to constructive  
53 dialog as to what constitutes an attractive and economically feasible multi-family building on Green Bay Road in

1 accordance with current zoning. He stated they very much object to the proposed development and do not see  
2 any community compensation or benefits as defined by the Village for a planned development. Mr. Coster stated  
3 the developer has not demonstrated the standards have been met for a variance and the evidence shows the  
4 requested variations should be denied. He confirmed a written copy of his presentation would be provided to the  
5 Village to be entered into the record.  
6

7 Chairman Bradley asked if there were any other members of the public who would like to comment. Mr. Schoon  
8 stated a preregistered member of the public, John Madden, is in attendance at the virtual meeting. Mr. Norkus  
9 asked Mr. Madden if he would like to add anything to his written comments. Mr. Madden stated he agreed with  
10 Mr. Coster's presentation. Mr. Schoon stated they would now allow the public at the Village Hall to comment.  
11

12 Chairman Bradley then swore in those speaking to this matter. He then stated there would be a three minute time  
13 limit to comments on the application. Chairman Bradley noted the time limit was extended to Mr. Coster since he  
14 represented a group of residents.  
15

16 Mary Ellen Stanfield and Neal Peterson, 680 Green Bay Road, stated they would face the development. She stated  
17 they agreed with Mr. Coster's and Mr. Madden's comments and object to the development. Ms. Stanfield stated  
18 they are also concerned with the lack of landscaping between the buildings and stated if the proposed building is  
19 reduced by 49%, that would allow room for landscaping of evergreens between the two buildings. She then  
20 described the Wingate as an excellent example of designing and landscaping on the north and south sides  
21 providing privacy and stated they hoped more multi-family buildings are built in Winnetka which allow for green  
22 spaces. Ms. Stanfield then stated she did not understand why the main entrance and garage doors could not face  
23 Green Bay Road which has more open space in that direction. She added no matter how many neighbors speak  
24 with regard to the building's massing, mass meant height, depth and width although the DRB and the PDC are only  
25 discussing height.  
26

27 Ms. Stanfield stated at the last meeting, Mr. Peterson suggested a model be made to better help people  
28 understand and suggested it be displayed at the Village Hall together with landscaping. She then referred to the  
29 Mr. Swanson's challenge and offer to show very good tree coverage and stated she would like to take Mr. Swanson  
30 up on that offer. Ms. Stanfield added for each owner to have four parking spaces is excessive as well as many other  
31 features of the building.  
32

33 Jim Bushel, 677 Walden Road, stated he lived behind the subject site and even though he is 55 feet away, when it  
34 rains, he would get 4-5 inches of rain along the border. He stated he corrected half of the yard when the amount of  
35 water filled his window well and caused damage to the window. Mr. Bushel referred to the developer's plans to  
36 correct these issues with technology and asked who would be responsible for taking care of the damage if it does  
37 not work.  
38

39 John Frank, 693 Walden Road, stated he understood why people wanted to live in a building like this and stated  
40 they moved to Winnetka 1.5 years ago from a similar building in order to get some space. He stated they realize  
41 the area behind his property was zoned for multi-family homes and now the rules are potentially changing. He  
42 stated the fourth floor would not feel invisible to them from their backyard. Mr. Frank stated while Mr. Swanson  
43 gave a good presentation, the feedback from everyone other than the brokers showed concern. He added while  
44 the building's residents would benefit, he and his neighbors would lose and asked the PDC to consider that.  
45

46 Gordon Montgomery, 681 Walden Road, stated in living directly behind this development, they bought into this  
47 neighborhood with the trust that limitations would be maintained. He stated with regard to this project and the  
48 Comprehensive Plan, he referred to the statement "avoid bulky multi-family units." Mr. Montgomery stated in  
49 doing a project that is 50% outside of the allowance and 49% above height requirements, it is difficult to  
50 understand how those two factors are being considered which define bulk and mass. He referred to others who  
51 have done home renovations that conform to the Village codes and questioned how consideration can be given to  
52 the current design. Mr. Montgomery referred to the developer explaining why it is necessary for the market and  
53 buyers and they need to understand why the developer's interests are being outweighed over their own and the

1 effect on real estate values if the exceptions are granted. He asked for the PDC to visit the properties to the west.

2  
3 Ms. Klaassen confirmed there is no one else at the Village Hall to speak. Mr. Schoon stated there are people in the  
4 virtual room who want to comment. Mr. Norkus allowed Chris Kendall into the meeting.

5  
6 Chris Kendall informed the PDC he represents Mr. Coster. He stated for clarification, the tax revenue increase of  
7 \$440,000, he referred to the materials and the amount is \$140,000 as the tax revenue as shown on page A-52  
8 which equated to \$24,000 per unit. Mr. Kendall also stated there was a lot of discussion on height, sight lines and  
9 visuals and the drawings do not include the fence which affected sight lines of the building which he commented is  
10 crucial. He then stated the average proposed size of the units is 2,350 square feet and questioned if the storage  
11 units measure 50-70 square feet, he suggested the unit size be reduced by that amount which would not make it  
12 insufficient to be marketable and the developer's claim it would not be marketable is not supported by evidence.  
13 Mr. Kendall stated when you weigh the potential adverse impact on surrounding properties, it greatly outweighed  
14 the benefits to the development and asked the standards be applied and enforced with this development. Mr.  
15 Kendall noted that the standards Mr. Coster referred to were those for variation and not exceptions. He indicated  
16 that he had mistakenly shared the variation standards with Mr. Coster, and they are aware the exceptions  
17 standards are what the Commission will use.

18  
19 Mr. Norkus allowed the next caller into the meeting. Claudia Montgomery, 681 Walden, stated Mr. Swanson  
20 created a great plan which could work for the community and agreed with the need for this type of housing in  
21 Winnetka. She stated the only issue which stood in the way is the overall scale of the building. Mrs. Montgomery  
22 stated if you asked brokers who try to sell a home adjacent to a similarly sized property, there is difficulty selling  
23 them. She stated it would affect their property values and as much as they need this type of housing, it came down  
24 to the financial benefit of the builder at the expense of the adjacent neighbors.

25  
26 Mr. Norkus allowed Brandy Siavelis into the meeting. Brandy Siavelis, 415 Cedar, stated she would first speak from  
27 the perspective of a real estate broker for 20 years who has worked in Winnetka and is familiar with the  
28 marketplace. She referred to the concern of the neighbors who do not want this development in their backyard.  
29 Ms. Siavelis stated the vacant lot and old home could not be expected to remain that way in perpetuity and asked  
30 for them to consider the following issues: (1) it is only six units, (2) it is only four stories, (3) it would be congruent  
31 with adjacent properties, (4) it would be a beautiful building on Green Bay Road and (5) it would keep residents in  
32 the community and increase overall tax revenue. She stated The Walden will add value to the surrounding homes  
33 and referred to clients who purchased homes within a block of the site who thought it was a great idea. Ms.  
34 Siavelis then stated new construction with one level of living with high quality is what buyers demand and the  
35 market for these units are primarily empty nesters who spend half the year in warmer clients. She then stated  
36 these buyers do not want dated units or have to do work in today's climate.

37  
38 Ms. Siavelis informed the PDC they have not had new condos built in Winnetka for over 12 years and The Walden  
39 has been a work in progress for over 18 months. She described the debacle of One Winnetka which left a stain on  
40 the community and The Walden represented a chance for the Village to redeem itself on the development front.  
41 Ms. Siavelis stated they have antiquated codes and regulations in Winnetka and they cannot get out of their own  
42 way in terms of making progress in the community. She asked for reasonable consideration and they cannot keep  
43 kicking the can down the road. Ms. Siavelis stated buyers have options with more buyers choosing Glencoe,  
44 Wilmette and Northfield which have far less empty storefronts than Winnetka. She also stated increasing the tax  
45 revenue for the Village would be a good thing.

46  
47 Ms. Siavelis then stated speaking as a community constituent, her family lived in Winnetka since 2012 and have  
48 watched the community wither with Little Ricky's and Café Roma closing this week. She stated they can no longer  
49 rely on the cache of Winnetka's name and have to have progress and allow residents to remain in Winnetka. Ms.  
50 Siavelis stated they can begin with allowing the development to take place and commented while change is hard, it  
51 is needed. She asked the PDC to not allow analysis by paralysis to take over the community and for the PDC not be  
52 part of another failed project in Winnetka.

53

1 Mr. Norkus informed the PDC there are a number of other attendees who may be affiliated with the applicant and  
2 asked the Applicant if those individuals would like to provide comments. Mr. Swanson stated no; that they were  
3 present to listen.  
4

5 Chairman Bradley asked the Applicant if he would like to respond to the public comments. Mr. Swanson stated he  
6 had nothing to add at this time except they are committed to what they have prepared and that they do not have  
7 a lot of wiggle room to make changes.  
8

9 Mr. Norkus stated that there is a caller that had technical difficulties who would like to speak. Given the technical  
10 issues, Chairman Bradley allowed the member to speak. Amy Corr, 1517 Walnut, stated that she supports the  
11 project. She understands change is tough, but the residents along Walden back-up to multi-family zoning. The  
12 Village needs to keep residents who are looking to downsize in town, and this project will do that.  
13

14 Chairman Bradley asked given the hour of 10:30 p.m., does the Commission wish to start its deliberations or to  
15 continue the public hearing to a future date when their minds are fresh. Member Handler stated she does have a  
16 question that she would like answered at some point. If the units are just slightly over 2,000 square feet and there  
17 are six units, why is the building gross floor area nearly 18,000 square feet. Member Dalman asked for more  
18 information regarding a comment made by a neighbor that a landfill used to be located on the Subject Property.  
19

20 Chairman Bradley again asked if the Commission would prefer to conduct its deliberations or to continue the  
21 public hearing to a future date. In response to a question from Chairman Bradley, Mr. Schoon stated the next  
22 regularly scheduled meeting of the Commission is scheduled for October 7; however, the Commission has stated in  
23 the past it would be willing to call special meetings, so if the Commission desired a meeting could be scheduled  
24 sooner. Chairman Bradley stated he assumes the Applicant is aware of the October 7 date and has planned for it.  
25 Mr. Swanson acknowledged that he had.  
26

27 Member Orsic moved to continue the public hearing on this item to October 7. The motion was seconded by  
28 Member Golan. By a unanimous roll call vote, the motion was adopted.  
29

30 **Other Business:**

31 a. October 7, 2020 Quorum Check.

32 The PDC Members discussed their availability and there would be a quorum.  
33

34 Member Danley moved to adjourn the meeting, which was seconded by Orsic. By a unanimous roll call vote, the  
35 meeting was adjourned at 10:42 p.m.  
36

37 Respectfully submitted,  
38

39 Antionette Johnson  
40 Recording Secretary

Minutes adopted 02.03.2021

**WINNETKA PLANNED DEVELOPMENT COMMISSION  
MEETING MINUTES  
OCTOBER 7, 2020**

**Members Present:**

Matt Bradley, Chairman  
Sarah Balassa  
Tina Dalman  
Layla Danley  
John Golan  
Kimberly Handler  
Bridget Orsic

**Members Absent:**

Lynn Hanley  
Jay Vanderlaan

**Village Staff:**

David Schoon, Director of Community Development  
Kristin Kazenas, Assistant Village Manager  
Ann Klaassen, Senior Planner

**Village Attorney:**

Ben Schuster

**Introductory Remarks Regarding Conduct of Virtual Meeting.**

Chairman Bradley read the Oral Declaration into the record.

**Call to Order & Roll Call:**

The meeting was called to order by Chairman Bradley at 7:14 p.m.

Ben Schuster informed the Planned Development Commission due to technical problems, the members of the public who are at the Village Hall to participate in the public meeting cannot hear the meeting. He recommended the hearing be continued to a date certain in order to provide members of the public full participation rights. Mr. Schuster also stated under the Open Meetings Act, they are required to provide time for public comment noting any testimony provided regarding The Walden planned development during that time would not be part of the official hearing.

Chairman Bradley asked for a motion to continue the public hearing on The Walden planned development at 688-94 Green Bay Road to a date certain. Ms. Kazenas allowed Rick Swanson into the meeting. Rick Swanson asked for a meeting date at the Planned Development Commission's earliest convenience. Mr. Schoon confirmed the next regular meeting date is November 4, 2020. The Planned Development Commission discussed their availability to meet on Monday, October 19, 2020. Mr. Swanson confirmed that date is fine. Chairman Bradley then asked for a motion to continue the public hearing to October 19, 2020. A motion was made by Ms. Orsic and seconded by Ms. Dalman. A vote was taken and the motion unanimously passed:

AYES: Balassa, Bradley, Dalman, Danley, Golan, Handler, Orsic

NAYS: None

**Public Comment**

Mr. Schuster reiterated any public comment relating to the continued agenda item would not be included in the record. Chairman Bradley asked if there was any public comment. Ms. Kazenas allowed Brandy S.,

October 7, 2020

1 John, John Madden, King Poor, Martin C., Matthew Holmes, New Look Design, Pam Coster, Roger and  
2 Scott Perlson into the meeting. No comments were made at this time. She confirmed there was no other  
3 public comment. Ms. Klaassen noted the one remaining member of the public at Village Hall has no  
4 comment. Chairman Bradley then closed public comment.  
5

6 **Approval of September 2, 2020 meeting minutes.**

7 Chairman Bradley asked for a motion to approve the September 2, 2020 meeting minutes. A motion was  
8 made by Ms. Danley and seconded by Ms. Handler. A vote was taken and the motion unanimously passed:

9 AYES: Balassa, Bradley, Dalman, Danley, Golan, Handler, Orsic

10 NAYS: None  
11

12 **Other Business:**

13 a. November 4, 2020 meeting – Quorum Check.

14 The Planned Development Commission previously discussed their availability for the November 4, 2020  
15 meeting.  
16

17 **Adjournment:**

18 A motion to adjourn was made by Ms. Orsic and seconded by Ms. Dalman. A vote was taken and the  
19 motion unanimously passed:

20 AYES: Balassa, Bradley, Dalman, Danley, Golan, Handler, Orsic

21 NAYS: None  
22

23 The meeting was adjourned at 7:40 p.m.  
24

25 Respectfully submitted,  
26

27 Antionette Johnson

28 Recording Secretary

Minutes adopted 02.03.2021

**WINNETKA PLANNED DEVELOPMENT COMMISSION  
SPECIAL MEETING MINUTES  
OCTOBER 19, 2020**

**Members Present:** Matt Bradley, Chairman  
Sarah Balassa  
Tina Dalman  
Layla Danley  
John Golan  
Kimberly Handler  
Lynn Hanley  
Bridget Orsic

**Members Absent:** Jay Vanderlaan

**Village Staff:** David Schoon, Director of Community Development  
Brian Norkus, Assistant Director of Community Development  
Ann Klaassen, Senior Planner

**Village Attorney:** Ben Schuster

**Introductory Remarks Regarding Conduct of Virtual Meeting.**

Chairman Bradley read the Oral Declaration into the record.

**Call to Order & Roll Call:**

The meeting was called to order by Chairman Bradley at 7:00 p.m. Ms. Klaassen took roll call of the PDC Members present. Chairman Bradley then went over the rules and procedures in terms of the way the meeting would proceed.

**Continued from the September 2, 2020 and October 7, 2020 meetings – Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review: An amended application submitted by Walden Winnetka, LLC seeking approval of subdivision and zoning relief to allow the construction of a new six-unit multi-family residential building with below grade structured parking. The requested subdivision and zoning relief would permit: (a) a plat of consolidation to combine two lots into one lot of record; (b) an exception from the maximum permitted building size (GFA); (c) an exception from the maximum permitted intensity of use of lot (impermeable lot coverage); (d) an exception from the maximum permitted building height; (e) an exception from the required principal roof form; and (f) an exception from the exterior wall articulation requirement along the north façade. The Village Council has final jurisdiction on this request.**

Mr. Schoon described the events which took place at the last two meetings including the requests for additional information with regard to GFA and neighbor comments as well as mentioning the technical difficulties experienced at the October 7, 2020 meeting. He noted the applicant submitted additional materials included in the packet, and he identified the relief being requested. Mr. Schoon noted any site over 10,000 square feet must go through the planned development process even though exceptions are being requested. He then stated one exception has been impacted by the changes on the fourth story of the building slightly reducing the overall square footage by 215 square feet and changed the location of some of the fourth story element. Mr. Schoon noted a variation would still be needed for GFA of 47.5%. He then described the exception for height requested by the applicant noting impermeable lot coverage has not changed and referred to the roof requirement and building wall articulation exceptions being requested. Mr. Schoon also referred to the planned development and exception standards the PDC is to consider. He then identified the potential actions the PDC can consider at this meeting and asked if there were any questions.

Chairman Bradley also asked if there were any questions. No questions were raised at this time. Chairman Bradley asked for the applicant to be allowed into the meeting and swore in those speaking to this matter.

October 19, 2020

1 Rick Swanson began by going through his PowerPoint presentation which first identified the site information, size,  
2 zoning classifications and surrounding properties. He noted the planned development is not strictly confined to the  
3 B-1 standards for this site. Mr. Swanson referred to illustrations of the proposed building views from the street,  
4 the north and south as well as the building's materials. He noted significant changes were made to the fourth floor  
5 space and identified the view from the street where the fourth floor is not visible. Mr. Swanson then identified the  
6 roof top garden illustration.

7  
8 Mr. Swanson stated after hearing the PDC's discussion and public comment, the decision was made to continue  
9 the matter to the October meeting to reflect on the comments made and respond to the concerns raised which  
10 included building height, GFA, storage vault and drainage concerns among others he identified. He then stated  
11 with regard to drainage, a storage vault would be provided under the driveway which met engineering  
12 requirements ensuring no water flow would affect surrounding properties.

13  
14 Mr. Swanson described the changes to the project as it evolved in response to the concerns raised which resulted  
15 in a 4 foot height reduction since concept plan review and noting the design elements served an important  
16 aesthetic purpose which the DRB supported. He stated the removal of these design elements would compromise  
17 the architectural character of the façade resulting in a more conventional result. Mr. Swanson added the  
18 statement that the building is 49 feet in height suggested the mass being visible and continuous from all four sides  
19 is not factual. He stated the primary height concern made at the September 2020 meeting seemed to be around  
20 the possible impact of the fourth floor and what could be done to mitigate floor area and perceived building mass  
21 with much of the attention focusing on the fourth floor storage area and how it could be mitigated or relocated.  
22 Mr. Swanson noted in revisiting the plan, they made adjustments which reduced the building mass while  
23 preserving the need for onsite storage.

24  
25 Mr. Swanson stated in order to address the neighbors' concerns with regard to property values, he referred to a  
26 value matrix which identified comparable property values noting the homes on Walden were there long before  
27 other structures on Green Bay Road and have not had any loss of value compared to other homes in the  
28 community. He also stated the fact that they are close to downtown is arguably a benefit, adding that the units  
29 would be sold at higher values than other condominiums on Green Bay Road. Mr. Swanson then noted they would  
30 also supply more light and air by way of stricter setbacks and lower height.

31  
32 Mr. Swanson identified the areas in the floor plan which changed with the yellow areas representing areas which  
33 were removed and not counted as floor area with the red areas being the areas added, which in sum resulted in a  
34 reduction in GFA of 191.8 square feet and the wall exposure to the west. He also noted the reduction in GFA was  
35 the result of the elimination of areas under 7 feet in height, which were previously inadvertently counted toward  
36 GFA and removal of a portion of the shed roof above the stair.

37  
38 Mr. Swanson then identified a view of the proposed east, south, west and north elevations. He then stated in  
39 connection with the question previously raised relating to the need for railing on the roof garden, it would serve to  
40 prevent people from entering into the planting area noting it would not be visible from the ground view  
41 perspective. Mr. Swanson also stated in connection with the shadow study and light and air impact to adjacent  
42 properties, he identified computer generated models in March, June, September and December of the neighboring  
43 building and proposed building at the allowable height and with the design elements as proposed. He then  
44 identified an illustration of a cross section of the building with the guard rail and landscaping shown. Mr. Swanson  
45 noted the landscape plan has not changed along with a photo of a 6-foot cedar fence to replace the existing chain  
46 link. He added they remain committed to working with the south neighbor with regard to landscaping. Mr.  
47 Swanson then identified a list of projects they have done in response to the question relating to their project  
48 experience. He noted with regard to drainage concerns, their engineers worked with the Village to develop a plan  
49 that would meet all drainage requirements for the site and which would redirect water flow to their site to an  
50 underground storage vault. Mr. Swanson confirmed the Walden homeowner's association would be responsible  
51 for the system's maintenance.

52  
53 Mr. Swanson stated in connection with structural and insurance concerns, he stated they reviewed historic data

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1 and determined the existing homes were built in the early 1900's and there is no evidence suggesting any landfill  
2 activity. He noted they planned to perform soil borings to further confirm the bearing capacity of the soil as well as  
3 confirmed with their insurance carrier that the surrounding properties can be added as additional insureds. Mr.  
4 Swanson then stated with regard to property values, he stated the neighbors' position that their properties would  
5 be negatively impacted by the proposed development is not factual or supported by historic market trends. He  
6 referred to the opinion of real estate community professionals who have maintained the benefits this project  
7 would bring to the neighborhood and the community as a whole while the current condition of the site would  
8 continue to adversely impact property values. Mr. Swanson added the proposed development would offer  
9 significantly better construction quality and more modern amenities than nearby properties and stated if the  
10 proposed exceptions would have had an impact on property value, the existing buildings fronting Green Bay Road  
11 would have set that precedent long ago. He noted there are reservations for the units, which exceed a \$1.3 million  
12 purchase price.

13  
14 Mr. Swanson then stated the next exhibit represented a Green Bay Road comparative elevation study of height  
15 and scale showing the proposed and existing buildings. He stated the areas in red represent the portions of the  
16 building which are over the current height requirements and identified the bulk overages of those buildings. Mr.  
17 Swanson identified the area of 4% of the total roof mass and noted the building met the density count. He then  
18 identified an impact matrix of the proposed exceptions with the areas in red representing that which would be  
19 viewed from Green Bay Road. Mr. Swanson noted the balconies would be 5 feet lower than the buildings to the  
20 south in response to the neighbors' letters which state the balconies would be looming over their properties. He  
21 also noted the fourth floor and proposed roof garden cannot be seen from Green Bay Road or Walden Road with  
22 no social use taking place on the fourth floor's west side.

23  
24 Mr. Swanson stated in response to the neighbor's statement that the proposed exceptions would change the  
25 character by allowing a building that is 49 feet tall looming over the Walden neighborhood, he referred to an  
26 illustration showing two triangular areas in red which are the areas which would loom over the Walden  
27 neighborhood with the remainder of the building located within the ordinance. He then identified the area in  
28 green as the building to the south which is significantly closer to the setback in terms of perspective. Mr. Swanson  
29 confirmed the only 49-foot element is the peak of the design element which would not be seen or have exposure  
30 from Walden or Green Bay Road and whose removal would not benefit anyone and was unanimously approved by  
31 the DRB. He reiterated most of the building is under the height restriction with the design elements representing  
32 the height portions of the building they are striving to keep. Mr. Swanson then asked if there were any questions  
33 for him or Eric Mancke, the engineer.

34  
35 Chairman Bradley also asked if there were any questions. Ms. Orsic asked if there is no overage on density and Mr.  
36 Swanson confirmed that is correct and they are within the number of units allowed. Ms. Orsic asked if they would  
37 be over on FAR. Mr. Swanson responded that is correct. Ms. Orsic then asked with regard to the shadow study and  
38 allowable height, she asked if the shadow study had the allowable FAR they had or if it had the FAR reduced for  
39 the shadow study to allow what would be an allowable FAR. Mr. Swanson confirmed they kept the same FAR and  
40 the only FAR removed related to the fourth floor elements which reduced the amount of square footage. Ms.  
41 Hanley questioned the fourth floor garden area access in terms of maintenance and asked if it represented the  
42 only accessible maintenance area. Mr. Swanson confirmed that is correct. Ms. Dalman questioned the grade on  
43 the west property line between the site and the neighboring properties. She also stated with regard to the  
44 comments relating to how the building would change the neighborhood character, the building would be further  
45 back than other buildings and homes in the neighborhood and others. Ms. Dalman questioned how close other  
46 multi-family structures are to the lot lines. Mr. Swanson responded the building to the south is 11 feet closer to  
47 the property line than the proposed building. He described how the north building encroached into the setback on  
48 their side by approximately 3.5 feet. Mr. Swanson stated in comparing their building to the buildings to the south,  
49 there is more open space separating them from their neighbors than other buildings on Green Bay Road and stated  
50 the building was designed to meet the neighborhood which he described as Green Bay Road. He added it has been  
51 an established neighborhood of buildings significantly larger than the existing buildings. Mr. Swanson then  
52 described how drainage would flow with the development. He noted with regard to the grade differential, the  
53 building was set so as not to make the building appear higher and confirming drainage issues would be addressed.

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1 Ms. Dalman stated to build a structure which did not require exceptions, it could be built closer to the property  
2 line without articulation and asked what that would look like. Mr. Swanson responded there would be no change  
3 in height but there would be a change in the mass and it would require an entire new building. He stated they  
4 wanted to create a structure that fit with the character and architecture of the area and Green Bay Road realizing  
5 they would need exceptions. Mr. Swanson commented it would be easy to design an ugly, small building as  
6 opposed to a larger, good looking building.

7  
8 Mr. Golan referred to the fourth floor and asked if such an element is popular now as he has never seen one on a  
9 three-story building and questioned its use by the five other neighbors. Mr. Swanson responded it came about 15-  
10 20 years with more green roofs which served to creatively cut down on the carbon footprint. He then stated  
11 people who are downsizing want to have an outdoor place of respite which is usually a backyard. Mr. Swanson  
12 added it would be benign from a visual perspective and would be for those living there and he would not  
13 characterize it as trendy. He then stated while a lot of buildings are not built with rooftop gardens, the real estate  
14 community and buyers embrace it. Chairman Bradley noted the fourth floor is also being used for storage together  
15 with the terrace space as opposed to having storage inside the units. Mr. Swanson stated storage was initially  
16 located on each floor and it had to be moved to allow space for a secondary egress staircase. He stated the pitched  
17 area was always there and the terrace came about later. Ms. Danley asked if the two units under contract are by  
18 current Winnetka families who are downsizing. Mr. Swanson confirmed one of them is and it is highly probably the  
19 remaining buyers may come from Winnetka. Chairman Bradley asked if there were any other questions. No  
20 additional questions were raised at this time.

21  
22 Chairman Bradley stated they would now begin with public comments and outlined the order in which it would  
23 take place. He informed those who spoke at the prior meeting that their comments are included in the record and  
24 asked for any comments to relate to new matters noting comment would be limited to three minutes.

25  
26 Ms. Klaassen read a letter from Mary Jo and James Bushell, 677 Walden Road, in opposition into the record. She  
27 read an email from Laurin Starck in opposition into the record. Ms. Klaassen read an email from Lynne and David  
28 Weinberg, 687 Blackthorn, in opposition into the record. All are dated October 16, 2020. She then read an email  
29 from Novana Moran received October 17, 2020 in opposition into the record. Ms. Klaassen then read an email  
30 from Dan and Gayle Dunn, 660 Walden Road, received October 18, 2020 in opposition into the record. She read an  
31 email received October 19, 2020 in opposition from into the record which was signed by over 50 Winnetka  
32 households in support of the request. Ms. Klaassen read an email received October 19, 2020 from Richard and Ann  
33 Keneman, 707 Walden, in opposition into the record.

34  
35 Chairman Bradley asked Mr. Swanson if he would like to respond now or wait until the end. Mr. Swanson  
36 confirmed he would respond at the end of public comment.

37  
38 Chairman Bradley asked for public comment for those in attendance at the Village Hall and swore in those  
39 speaking to this matter. Mary Jo Bushell, 677 Walden Road, referred to the balconies which would be directly over  
40 their backyard and would be less intrusive if they were not Juliette balconies. She also asked if a brick wall could be  
41 built instead of a fence to diffuse noise and lighting.

42  
43 Mr. Norkus then allowed Ruud Coster into the meeting. Chairman Bradley swore in Mr. Coster. Mr. Coster  
44 recommended bringing objectivity to the study and have experts review the arguments being discussed including  
45 the shadow study. He stated any development on Green Bay Road between Pine and Tower Road could impact  
46 their property values. Mr. Coster referred to the strategy with regard to the Green Bay Road corridor and  
47 suggested that plan be completed with input from Winnetka residents.

48  
49 Mr. Norkus allowed John Madden, 680 Green Bay Road, into the meeting. John Madden stated Mr. Swanson  
50 presented a thoughtful plan who presented a number of changes relating to the fourth floor which are welcome.  
51 He stated the building plan changes are mostly cosmetic and asked what could be done to lower the building  
52 height. Mr. Madden stated 9 feet ceilings would be sufficient. He also stated the garage is only partially  
53 underground and if it was lowered 2-3 feet, that would lower the building height although that would be an

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1 expensive option. He then stated approval of the building should only be allowed if there are major modifications  
2 to it.

3  
4 Mr. Norkus allowed King Poor into the meeting. Chairman Bradley swore in Mr. Poor. King Poor, 735 Walden,  
5 stated he has previously served the Village as a Trustee and Chair of the ZBA. He stated after his initial concerns  
6 relating to the property, he visited the property and noted there is a major grade differential on Walden which was  
7 previously a stream. Mr. Poor then stated to ask for an exception of 47% together with the grade differential, he  
8 questioned what it would do to the three neighbors' properties and the neighborhood. He also stated the  
9 development in its current state would unfairly deprive them of light and privacy when there are other alternatives  
10 which is what the planned development ordinance is about. Mr. Poor stated while they want to encourage new  
11 development, these families and their quality of life would be unfairly diminished if there are not major  
12 modifications particularly with regard to FAR. He stated the ordinance was designed to provide a balance and  
13 asked for the request to be denied with leave to come back with a modified plan.

14  
15 Mr. Norkus allowed Gordon Montgomery into the meeting. Chairman Bradley swore in Mr. Montgomery. Gordon  
16 Montgomery stated he and his wife, Claudia, live at 681 Walden behind the development and submitted a letter.  
17 He stated with regard to the materials presented, there has not been a full appreciation of the impact of the  
18 proposed structure. Mr. Montgomery stated their home is 48 feet from the lot line and his view from the rear of  
19 the home would be blocked. He then stated the scale of the building is significant. Mr. Montgomery stated they  
20 purchased their home with the trust that while development would be allowed, it would be allowed within zoning.  
21 He asked the PDC to visit their property to see how the development would affect their property.

22  
23 Mr. Norkus allowed Matthew Holmes into the meeting. Chairman Bradley swore in Mr. Holmes. Matthew Holmes  
24 stated he would be representing numerous interested parties adjacent to the proposed development in order to  
25 help them navigate the planned development process. He noted while his clients do not object to the proposed  
26 use, they are asking for the PDC to protect the value and enjoyment of their properties by asking the applicant to  
27 conform to the height and FAR requirements of the zoning code. Mr. Holmes read from the planned development  
28 standards and referred to the shadow study and the effect on light to the properties, along with balconies which  
29 would affect his clients' privacy. He stated the height, density and design of the property would negatively impact  
30 the value of the homes to the north and west. Mr. Holmes then stated the exceptions being sought are not  
31 reasonable and identified the percentages of the exceptions being requested. He stated the developer was aware  
32 of the limitations of the site when it was purchased and the neighbors relied on the code when purchasing their  
33 properties to provide them protection and they should require developers to comply with the code. Mr. Holmes  
34 stated the sole reason for the exceptions being requested is to increase the profitability of the project which is not  
35 a basis for providing relief. He stated no testimony has been presented with regard to the effect to the value of  
36 neighboring properties. Mr. Holmes referred to Mr. Swanson's comparison of the project to 680 Green Bay Road  
37 which was built 40 years ago. He referred to the petition signed by 80 of the neighbors in objection to the  
38 development and to hold the developer to Village standards. Mr. Holmes asked that the PDC recommend denial of  
39 the application since the planned development standards have not be met or in the alternative to ask the  
40 developer to modify the plans to reduce the height and FAR of the project to comply with the Village code  
41 standards. He then asked Chairman Bradley if the interested parties would have an opportunity to cross-examine  
42 the developer. Mr. Schuster confirmed interested parties would have an opportunity to cross-examine the  
43 applicant.

44  
45 Mr. Schoon confirmed no other individuals have preregistered to speak. Mr. Norkus allowed Brandie Siavelis into  
46 the meeting. Chairman Bradley swore in Ms. Siavelis. Ms. Siavelis stated her family lives on Cedar Street and she is  
47 a real estate broker. She referred to the comments relating to property values declining as a result of the  
48 development. Ms. Siavelis then cited home sales data on Walden Road which showed the increase in values of the  
49 homes sold. She also referred to the two contracts for two units in the development who are empty nesters, one  
50 of which is a Winnetka resident. Ms. Siavelis stated she is in support of the project and there has been a vacuum  
51 for new construction in Winnetka for many years. She referred to the amount of time spent by the developer over  
52 the last 18 months working with the Village to make the project work for everyone. She then stated as residents,  
53 they have watched development in Winnetka struggle and referred to the failed One Winnetka project. Ms.

1 Siavelis then stated Winnetka cannot get out of its own way when it comes to development and the goal is to keep  
2 long term residents in the community. She commented the building would be beautiful and congruent with the  
3 surrounding buildings on Green Bay Road and would represent a way for the Village to increase its tax revenue.  
4 Ms. Siavelis then implored the PDC to not allow paralysis by analysis.  
5

6 Mr. Norkus stated there are no additional members of the public in the que to comment. Chairman Bradley stated  
7 any additional public comment received later would be incorporated in the record. He then asked Mr. Swanson to  
8 respond to the comments made.  
9

10 Mr. Swanson responded they have worked with the Village for 1.5 years which included meeting with neighbors.  
11 He stated the property will ultimately be developed and may not be as nice as what they are proposing. Mr.  
12 Swanson stated the project would be a positive addition to the community and found it unfortunate there are  
13 larger buildings backing up to these neighbors' properties with the perception the proposed building would have a  
14 profound effect on their properties. He then referred to The Mews and its size and proximity to the lot line. Mr.  
15 Swanson then stated they cannot reduce the size of the building and are within the allowed density after its  
16 consideration. He reiterated the process is the planned development process and not the B-1 process. Mr.  
17 Swanson also stated property values and light and air would not be depreciated. He then referred to a prepared  
18 statement which he read into the record. Chairman Bradley informed everyone a decision would not be made at  
19 tonight's meeting since the PDC is a recommending body to the Village Council.  
20

21 Chairman Bradley then called the matter in for discussion. Mr. Schuster confirmed cross-examination should take  
22 place before deliberation and explained the process. Mr. Holmes asked Mr. Swanson if he is an attorney, a licensed  
23 real estate appraiser in Illinois, a photometric or acoustical engineer and Mr. Swanson responded he is not. Mr.  
24 Holmes asked Mr. Swanson what professional licensing he had and Mr. Swanson responded he is a licensed  
25 architect in several states. Mr. Holmes asked Mr. Swanson what limitations were reviewed in terms of light, air,  
26 noise, etc. in developing the property. Mr. Swanson responded they would have CCRs as part of the homeowner's  
27 association which would be required by the Village Council as a condition of final approval. Mr. Holmes asked if  
28 such documentation might have assisted the neighbors in connection with the proposed development of the  
29 property. Mr. Swanson responded they were only required to submit light and photometric drawings prepared by  
30 a licensed engineer and who was not available for cross-examination. Mr. Holmes objected to the photometric  
31 presentation since the engineer who prepared it is not available for cross-examination.  
32

33 Mr. Norkus stated a member of the public joined the meeting and allowed Amy Corr into the meeting. Amy Corr  
34 stated she approved the project. Mr. Norkus stated that concluded public comment.  
35

36 Chairman Bradley stated the PDC would now deliberate. Ms. Balassa began by stating it is important to note they  
37 are considering a different set of standards. She also stated in reviewing the location and the inventory of  
38 condominiums for sale in Winnetka, it is extremely limited. Ms. Balassa stated it is relevant to look at how many  
39 such buildings they have and how few have been built in recent times and how stymied they are as a town. She  
40 stated there is a huge need for what the applicant is offering and regardless of what was built, the neighbors'  
41 sense of privacy would be perceived to be a huge difference. Ms. Balassa stated she is in support of the project and  
42 to consider the mission of why they are here and agreed Winnetka is a difficult town to work with. She added the  
43 quality of Mr. Swanson's work in other towns is good. Ms. Balassa concluded she is in support.  
44

45 Ms. Dalman stated it is difficult and referred to the neighbors who object which is going to happen in a residential  
46 district abutting a business zone. She referred to page 11 of the materials and conditions and the creation of the  
47 planned development to give more flexibility to allow variations to end up with a better product noting that  
48 buildings which could be built as of right would not adequately serve the community. Ms. Dalman referred to  
49 criteria nos. 3 and 4 and the use would not impede the use or enjoyment of others' properties while considering it  
50 in the context of The Mews and other adjacent large, multi-family properties already there. She also stated the  
51 applicant provided the shadow and light study and she did not see evidence that what was presented by the  
52 applicant was refuted.  
53

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1 Ms. Handler commented the design is beautiful, creative and high quality and considering what they are charged  
2 with, part of it is a 50% variance which is too much. She then stated she is not troubled by height since the  
3 architectural elements are adding the height. Ms. Handler then stated with regard to the shadow study, she  
4 referred to the alternative of a flat roof which would not be allowed as opposed to a peaked roof.  
5

6 Ms. Danley stated she appreciated the work the developer did in working with the Village and neighbors and there  
7 is a need for this kind of housing in the Village and for the vacant lot to be used. She then stated in connection with  
8 the standards and the effect on the neighbors, she referred to the shadow study and the decorative elements  
9 which make the building attractive. Ms. Danley stated the mass of the building felt like a lot and weighing both of  
10 those items together with the standards, it is a hard case for her to make a determination. She stated she is also  
11 struggling whether this is a bridge too far in terms of what the Village needs and what the applicant is asking for.  
12

13 Ms. Orsic agreed with the comments made with regard to the mass and beauty of the building. She then stated the  
14 Village Council wants the PDC to look at the impact on the neighbors and one of the reasons a request comes to  
15 this Commission is because of the public benefit it provides. Ms. Orsic questioned whether the provision of  
16 housing to be sold for profit is a public benefit and how it contrasted on the impact for the neighbors behind it.  
17 Ms. Orsic then stated with regard to The Mews and other existing buildings, she presumed zoning was changed for  
18 a reason to limit buildings of this size. She then stated while she would like to make exceptions for a better  
19 building as opposed to what could be built as of right, the exceptions are big and they owe the neighbors some  
20 consideration compared to that of the six unit owners of the proposed building.  
21

22 Ms. Dalman questioned whether the storm water vault would be considered a public benefit to the neighbors.  
23 Chairman Bradley responded that would be done regardless. Ms. Balassa stated that in working with the Village  
24 and the DRB, the proposed building would be much more attractive than the other dense and larger buildings  
25 around it. She also stated with regard to the reason zoning was changed in 1998, the needs of the community and  
26 what people are expecting has dramatically changed as well as feasibility in terms of what can be built. Ms. Balassa  
27 then stated something would be built there regardless which would impact the neighbors' privacy and there would  
28 be the same concerns of the neighbors whether a conforming building fit in or not.  
29

30 Mr. Golan agreed with Ms. Orsic's comments and stated letting the developer have a flat roof increased the mass  
31 of the building. He also stated while no one would see the rooftop garden, it can be seen when driving from the  
32 north as well as by the neighbors to the east. Mr. Golan then stated in connection with One Winnetka, the  
33 variances were justified by the significant amount of public good. He stated for this approval, it would tell  
34 developers that the codes do not matter to approve such a massive structure with very little public benefit.  
35

36 Ms. Hanley agreed this is a difficult case in that it is different from other buildings and is attractive with gables  
37 which gave it aesthetic qualities. She then stated she agreed with Mr. Golan that there should be limits as to how  
38 far they should go without a huge public benefit to those other than the unit owners. Ms. Hanley also stated the  
39 amount of impermeable lot surface and FAR is hard to swallow and it is possible to shrink the footprint to reduce  
40 those variance amounts.  
41

42 Chairman Bradley stated with regard to the need/benefit they are struggling with; they need to be forward  
43 thinking and open to new developments. He also stated this project is not perfect and referred to the comments  
44 from the neighbors to the west and north. Chairman Bradley stated the properties to the south do not matter and  
45 were done under a different code and are reflective by the change to the code. He also stated the buildings to the  
46 north were built after the zoning change and met the standards. Chairman Bradley commented it is a beautiful  
47 building and referred to the market research in connection with the size of the units being required. He stated if  
48 the upper floors were smaller, it would reduce the density and eliminate the articulation variance. Chairman  
49 Bradley stated he would not be in favor of the request as presented and there is a way to mitigate the issues  
50 relating to the planned development standard nos. 2 and 3 particularly. He commented the applicant did a  
51 wonderful job on the presentation in comparing the proposal to existing buildings. Chairman Bradley stated they  
52 need to be flexible and work with the applicant to get a project like this through. He also referred to the water  
53 issues in the area in relation to the size and scale of the project and the fact it would not be further affected. He

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1 also stated these lots would not stay vacant forever.

2  
3 Ms. Handler stated with regard to the building mass discussion, they were told there was a demand for a certain  
4 size condominium unit and asked if they were closer to the 2,000 square foot size, the building size could be  
5 reduced. She stated looking north is the area they should be looking at in terms of setting a new standard for the  
6 Green Bay Road corridor and she did not agree to approving the request for this private development.

7  
8 Ms. Balassa referred to the condo building issue which came before them relating to the parking area and garage  
9 which she commented is relevant. She stated it is important to note that they denied the request from the building  
10 to the south looking for zoning variance help. Ms. Balassa then stated while they want smaller buildings with less  
11 density, she questioned whether they would be filling a need and they need to be careful what they wish for.

12  
13 Ms. Dalman stated she is struggling and could go either way. She stated they are always trying to get the perfect  
14 result and they have a beautiful building and they could create a chilling effect for similar projects while it is a  
15 horrible situation for anyone abutting a commercial zone. Ms. Dalman questioned whether there is a way to  
16 enhance the landscaping to buffer the impact and mitigate the privacy concerns of the neighbors. Chairman  
17 Bradley stated the building could be built by the developer by right and they have not discussed conditions on the  
18 design. Ms. Balassa suggested the use of a Norway spruce for buffering along the west property line and  
19 questioned whether that would satisfy the rest of their concerns. She stated they need to acknowledge the fact  
20 that there is a chilling effect toward developers in the village. Chairman Bradley stated there is also a chilling effect  
21 that the neighbors feel in terms of what is allowed and noted the rules were changed after the surrounding  
22 buildings were built. Ms. Balassa stated tradeoffs can be achieved.

23  
24 Ms. Danley stated she is also not necessarily on board with the project and also agreed with Ms. Handler. She then  
25 stated she did not care about the buildings built before setting the precedent. Ms. Danley stated she cannot get  
26 beyond the issues in terms of mass and impermeable lot surfaces and providing a public benefit. She then stated  
27 unless something profoundly different is heard, she could not recommend approval of the project. Mr. Golan  
28 stated if they approve something so significantly over all of the code requirements, how can they ever deny  
29 something similar in the future. He reiterated it is too large and the only supporters are the architect, developers  
30 and real estate agents. Mr. Golan also stated criteria nos. 3 and 4 have not been met. Chairman Bradley stated The  
31 Walden neighbors have to realize their view to the west will change at some point. He referred to the need to  
32 maximize the return on the investment is driving the overages. Ms. Dalman stated creating underground parking  
33 and an underground vault are significant as well as the high quality exterior finishes which is why she suggested  
34 mitigating landscaping. Ms. Orsic stated many of them are stating the building is too large to only discuss  
35 landscaping issues although the need for the housing is there. Chairman Bradley agreed there are ways to improve  
36 the project to not have them set a new precedent.

37  
38 Ms. Hanley stated for the record, this is a planned development and they are not stuck to the zoning standards.  
39 She stated they can rewrite this for this particular development which did not mean they did not have constraints  
40 which need to be used as the foundation. Ms. Hanley again referred to the amounts of the overages without  
41 compensating benefits. She also stated they did not want to approve the building based on its attractive  
42 appearance only. Ms. Dalman agreed with Ms. Hanley's comments and noted it is a small planned development  
43 site and the struggle related to getting a public benefit for such a small site. Ms. Hanley stated there are ways to  
44 get a compensating benefit such as impact fees for such a large amount of overage.

45  
46 Chairman Bradley stated based on the discussion and intent of the PDC to accelerate the process of development,  
47 five members are needed to entertain a motion in either direction. He asked Mr. Swanson if he would like to  
48 respond. Mr. Swanson stated after hearing the comments, if he were to do everything everyone wanted him to do,  
49 it would not be attractive but would address their concerns. He stated the comments were productive and  
50 questioned how to give them and the neighbors comfort. Mr. Swanson stated for the comments with regard to the  
51 design elements being offensive, cutting a couple thousand square feet out of the building would not have any  
52 design impact but on their ability to successfully market the project. He stated the impact to Green Bay Road in  
53 terms of the view would not be impacted and agreed the code is difficult to work with. Mr. Swanson then stated

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1 with regard to the suggestion of a brick wall, the garage doors would not generate a lot of noise and the neighbors  
2 will not be on the balconies loudly every night. He stated the neighbors behind The Mews are not complaining and  
3 they are willing to work with the west neighbors to plant additional landscaping on their properties. Mr. Swanson  
4 stated otherwise, they would have to move on although he would rather act proactively and they need to decide  
5 whether to even do the project at all. He asked the PDC to consider the project after his offer to work with the  
6 neighbors which he has done all along.

7  
8 Chairman Bradley thanked Mr. Swanson for his suggestion and questioned how they would condition an approval  
9 motion considering Mr. Swanson's offer to work with the neighbors which would be a public benefit. He noted the  
10 Village Council has the final approval. Mr. Golan questioned whether they could recommend denial to the Village  
11 Council with the conditions they noted. Mr. Schuster stated if the PDC were to recommend against the application,  
12 they could ask the Village staff to forward comments to the Village Council. Chairman Bradley confirmed the  
13 meeting minutes are forwarded to the Village Council. He then stated with regard to the drainage concerns, they  
14 would not be adding to the flooding situation and asked if it is based on the tank size or system. Eric Mancke  
15 responded the current water runoff draining to the west will be intercepted and routed into the underground  
16 storage chamber which eliminated surface runoff. He stated they would realize a benefit over the current  
17 situation. Mr. Mancke stated for any other developer constructing standard detention storing water in an open air  
18 detention, that could elicit ground water seepage where they are proposing a sealed underground chamber vault.

19  
20 Ms. Orsic suggested they should not troubleshoot details when there is still an FAR issue and suggested for the  
21 PDC to vote and forward the request to the Village Council. Chairman Bradley stated there appeared to be five  
22 votes recommending against approval but they should do so in a way for the Village Council to see their comments  
23 for the applicant to further discuss the issues with the neighbors. He then asked for a motion as noted on page 13  
24 of the Village staff report.

25  
26 Ms. Hanley moved to recommend denial as noted on page nos. 13 and 14 of the materials. Ms. Danley seconded  
27 the motion. A vote was taken and the motion passed, 6 to 2:

28 AYES: Bradley, Danley, Golan, Handler, Hanley, Orsic

29 NAYS: Dalman, Balassa

30  
31 Mr. Swanson asked if the PDC is encouraging them to move forward with a negative recommendation and if they  
32 were able to mitigate massing by landscaping, would there be support from the PDC. Chairman Bradley confirmed  
33 the vote was a recommendation of denial to the Village Council and the Village Council would read the minutes  
34 before making a decision and he would have the opportunity to present the request to the Village Council. He  
35 noted it is by no means a de facto vote and the Village Council would make its final decision.

36  
37 **Other Business.**

- 38 a. November 4, 2020 – Quorum check.

39 Mr. Schoon confirmed there are no matters for the November meeting with no need to discuss meeting  
40 availability.

41  
42 **Public Comment.**

43 Mr. Norkus confirmed there are no other members of the public to comment.

44  
45 **Adjournment.**

46 A motion to adjourn was made by Ms. Orsic and seconded by Ms. Hanley. A vote was taken and the motion  
47 unanimously passed:

48 AYES: Balassa, Bradley, Dalman, Danley, Golan, Hanley, Handler, Orsic

49 NAYS: None

50  
51 The meeting was adjourned at 10:40 p.m.

52  
53 Respectfully submitted,

- 1 Antionette Johnson
- 2 Recording Secretary

**Original Plan: Public Comments Received Prior to and for 10/19 PDC Meeting**

Ruud Coster  
o/b/o Neighbors of 688/694 Green Bay Road



Members of the Winnetka Design Review Board  
Winnetka Village Hall  
510 Green Bay Rd.  
Winnetka, IL 60093

January 12, 2020

Re: Proposed Development at 688/694 Green Bay Rd.

Dear Members of the Winnetka Design Review Board:

In August 2019, we, the neighbors adjacent to the proposed development at 688/694 Green Bay Road, wrote to the Village Council (letter attached) expressing our concerns related to the proposed development at 688/694 Green Bay Road. Later that month, we organized a meeting with Rick Swanson, the developer, to better understand the proposed plans and to share our primary concerns, including: a) water displacement, b) building height and c) construction damage to nearby properties.

We recently received updated plans from Mr. Swanson to combine the two lots. Overall, we like the design and architecture of the building; however, our concerns have not been alleviated.

**a) Water displacement:** Water displacement to neighboring homes was not sufficiently addressed in the most recent application. The homes located to the west on Walden Road, given their lower elevation, will be the main recipients of any and all water displacement. Many neighbors have spent considerable time, resources and dollars to address water issues. The introduction of such a large structure with the prescribed below-grade depth will most certainly cause additional water displacement to the nearby homes.

**b) Building height:** The zoning rules for the two lots currently allows for a building height up to 35 feet. The application seeks a height variance of 50 feet 6 inches. We would point out that in reviewing the elevation diagrams, the building height would be 55 feet above the existing grade and 63 feet above the grade of Walden Road. This is unacceptable given the visual obstruction of the development and the resulting loss of sunlight most hours of the day to the bordering homes. A lack of sunlight decreases not only the quality of life but also the value of the impacted properties. The developer's shadow study confirms this concern. Further, we believe if the Village approves the building height variance for 688/694 Green Bay Road, precedent is set for future height exemptions for similarly zoned lots along Green Bay Road.

**c) Construction damage to nearby properties:** The buildings along Green Bay Road sit on top of an old landfill. Given the absence of normal soil conditions, construction damage to the neighboring properties is highly possible. We would ask that insurance be taken out (with neighbors as beneficiaries) to compensate neighbors in the event of physical damage. This issue was not mentioned in the latest application.

We understand that the Village Community Development department has asked Mr. Swanson for additional information before the application is considered complete. We look forward to further discussions concerning the aforementioned items during the open meetings with the Design Review Board and hope for due consideration as mentioned here and in our letter to the Village Council dated August 2019.

Sincerely Yours,

Neighbors of 688/694 Green Bay Road

|   |   |
|---|---|
| Ruud and Pam Coster                         | 696 Green Bay Road, Winnetka, IL          |
| Sharon Cikanek and Michelle Ruane           | 698 Green Bay Road, Winnetka, IL          |
| John and Lynne Frank                        | 693 Walden Road, Winnetka, IL             |
| Gordon and Claudia Montgomery               | 681 Walden Road, Winnetka, IL             |
| Jim and Mary Jo Bushell                     | 677 Walden Road, Winnetka, IL             |
| Chris O'Donnell (Board Member and Resident) | 680 Green Bay Road Building, Winnetka, IL |

**David Schoon**

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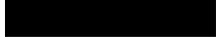
**From:** Ruud Coster [REDACTED] >  
**Sent:** Tuesday, August 13, 2019 8:48 PM  
**To:** Chris Rintz; John Swierk; Andrew Cripe; Penfield Lanphier; Robert Dearborn; Jack Coladarci; Anne Wedner  
**Cc:** David Schoon; Brian Norkus  
**Subject:** External: Development 694 and 688 Green Bay Road  
**Attachments:** Final Memo to Council of Winnetka Aug 2019.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. .  
Please find attached a letter from the neighbors near the proposed development on Green Bay Road addressed to all Village Council Members.

With kind regards/met vriendelijke groeten

Ruud Coster

[REDACTED]

Ruud Coster  
696 Green Bay Road  
Winnetka, IL 60093  


Winnetka Village Council  
Winnetka Village Hall  
510 Green Bay Rd.  
Winnetka, IL 60093

August 12, 2019

Re: Proposed Development at 694/688 Green Bay Rd.

Dear Village Council:

I have been a resident of Winnetka since 1987, first on Ridge Avenue and then, in 2004, we downsized to a townhome at 696 Green Bay Road. Our home and those of our neighbors came up in the Village Council meeting in July because of the potential development of the parcels on 694 and 688 Green Bay.

We had a meeting of the neighbors on Green Bay and Walden Rd. on August 7. None of us were aware of this proposed development or that it was going to be on the agenda of the Council in July. During the Council meeting, which we listened to afterwards, you asked for feedback from the room and none came because none of the neighbors were there. We only heard from the developer and the community development department about the meeting after the fact.

From the video of that Council meeting it seems obvious that two important issues are now influencing developments and zoning approvals in Winnetka:

First is the Winnetka One project. The Council and perhaps others feel that, because of the time it took to get Winnetka One through the process, the image of Winnetka is slow, bureaucratic and costly and we have to change that image with developers.

Second is the reduction in property values and the higher real estate taxes. The lender who took possession is saddled with land costs that can only be recouped if the developer (the contract purchaser) has his zoning variations (primarily height of building and density) approved and approved quickly.

On behalf of the neighbors, I am writing to say that we want to be sure of two things:

- That zoning variations are not approved too quickly and without reasonable input from the neighbors. Why would we give variances away, unless there is a benefit for Winnetka as a whole without detriment to the neighbors?
- That the pressures from the cumbersome Winnetka One approval process and the financial interests of the lenders/developers are not put squarely on the shoulders of the neighbors by approving zoning variations that may result in declining property values and extra costs for the neighbors. At the neighbors' meeting, the density of the project causing possible water problems was a primary topic.

The neighbors have some concerns. We look forward to being invited into the process of considering zoning exemptions.

Thank you.

Ruud Coster

## David Schoon

---

**From:** Ruud Coster <[REDACTED]>  
**Sent:** Wednesday, September 11, 2019 12:48 PM  
**To:** Chris Rintz; John Swierk; Andrew Cripe; Penfield Lanphier; Robert Dearborn; Jack Coladarci; Anne Wedner  
**Cc:** Brian Norkus; David Schoon; Rick Swanson  
**Subject:** External: Development 694/688 Green Bay Road  
**Attachments:** Memo to Council of Winnetka Sept 4 2019.docx

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

As a follow up to our earlier email about the development of 694/688 Green Bay Road, please find attached a letter about the issues with the development that were discussed in a recent meeting with the developer.

--

With kind regards/met vriendelijke groeten

Ruud Coster

[REDACTED]

Ruud Coster

[REDACTED]  
Winnetka, IL 60093

Winnetka Village Council  
Winnetka Village Hall  
510 Green Bay Rd.  
Winnetka, IL 60093

September 4, 2019            Re: Proposed Development at 694/688 Green Bay Rd.

Dear Village Council:

Further to our letter to you dated August 12, 2019, there was a meeting on August 21, 2019 with potential developer Rick Swanson and a representative group of eleven neighbors from Walden and Green Bay Road

The group complimented Rick on the tasteful design of the proposed development.

There were also questions raised regarding the following:

- By far the biggest issue discussed was **water**. The potential effects of the high density (requested FAR% exemption) of the building on the flow of water during rainstorms is important. Already today, Walden Road homes have a difficult time dealing with rain and residents have spent heavily to control water on their properties. A new building (located on higher ground) with high density might require extra provisions and guarantees that water will not flood Walden properties.
- Questions were raised about the **height** of the building (proposed at 50.5' above garage level or 52.5' above ground level versus a zoning requirement of 35.5') and the effect it will have on 1) the views from neighbor homes (especially from the homes immediately to the north and west of the property) 2) the diminished light (could a study be done measuring impact?) and 3) the potential reduction in value related to 1 and 2 above. We understand that the developer wants to maximize value and profits, but does that value have to come from diminished values of the homes of neighbors? Another observation was made that the height of the building

was exceptional relative to the surrounding tall buildings such as 680 Green Bay and the Wingate building to the north.

- **Traffic** in and out of the new development might be an issue. Getting in and out of driveways on that stretch of Green Bay is already an issue and an additional 14 – 15 cars might make that even more difficult.
- **Damage from construction** is another concern. As the proposed garage and extra draining reservoir will require very deep excavation, neighbors (especially those to the south and north) would want to be insured for possible damage to their foundations. The treasurer of the 680 building board told us at the gathering that 680 was built on landfill and asked if soil samples would be taken. This was discussed with Rick Swanson.

We realize that the designs that were discussed were only preliminary and that final plans are to be presented in the coming months. We trust that the neighbor group will be invited to upcoming sessions to discuss plans for the 694/688 development and that the impact on our homes and values will be respected.

On behalf of the neighbors, thank you.

Ruud Coster

**DRB Item (688-694 Green Bay Road)**

**Mary Stanfield voicemail received July 9, 2020 9:38PM**

“Hi. This is Mary Elizabeth Stanfield. I live at 680 Green Bay Road. This is regarding the public hearing on 688 and 694 Green Bay Road. I live on the second floor of the building to the south and my big concerns are, well it appears to me, it’s hard to tell from this small plan that I got in the mail. It appears that maybe the entrance to the garage is on the south side. It may be on the west side, but let’s pretend that it’s on the south side of the building which is right next to our building which is 680 Green Bay Road, there are only two windows on the north side, which are ours, a bedroom and an office. So, my big concerns are that they would put lights along that driveway and that the lights are, I would really, really would like the lights to be a very low-level lumen and not the icy blue LED. It could be an LED, but a warm LED and I have seen places around in Winnetka where people have porch lights that must just blind their neighbors. And that would be a deep disappointment for that to be always part of my view out the window, especially in the middle of the night. I, also, would like some cedar trees, if in fact that is to be the entrance, the way they get into the garage, there needs to be a very, very thick cedar barrier for visual privacy, but maybe the thickness would, also, help to buffer the sound of the cars , the slamming of the doors of the car, and the slamming of the garage door. And, a lot of other people that live near us and the people to the north are concerned about the water displacement. Probably other people are addressing those issues; but, I am concerned about the south lights and some cedar trees. So, thank you for listening and considering my requests. Bye.

## Ann Klaassen

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**From:** Mary Minogue <[REDACTED]>  
**Sent:** Monday, July 13, 2020 4:23 PM  
**To:** Planning  
**Subject:** 688-694 GBR condo proposal - response

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This regards the Village of Winnetka Notice (received on 7 Jul 20) of a Design Review Board Virtual Hearing focused on the proposed 6-unit condo at 688-694 GBR. This is submitted by the 680 Green Bay Condo Assoc. Our points of focus:

- 680 GBCA seeks to be "named insured" on General, Excavation and Concrete contracts, which developer is aware of. Focus is on protecting foundation integrity of 680 building due to proposed below grade parking.
- Village Height Restrictions (680 at 38.8' vs proposed 688 height of 50')
- Drainage and run-off from [688-694 properties to Walden Road](#) properties.
- Safety to be emphasized in view of increased traffic on GBR, limited parking and constant vehicles being parked on GBR that reduces two lane traffic down to one lane. Traffic Line- of-sight is blocked by parked vehicles.
- Per code; lot size 15,000 sq. ft; gross floor allowance 12,000 - requested for 17,915 - 49.3% variance; building height 35 feet - request 48.6 feet for 38.8% variance; impermeable lot coverage 9,000 sq ft request for 11,168 ft 24.1% variance

Thanks for your cooperation.

Mary Minogue  
President  
680 Green Bay Condo Assoc.

**Ann Klaassen**

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**From:** [REDACTED]  
**Sent:** Wednesday, July 15, 2020 2:59 PM  
**To:** Planning  
**Subject:** Case No. 19-15-PD - public hearing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

(1) When trying to leave an email message for the Design Review Board public meeting at the email address in the notice I received, I received the following message:

We're sorry, but there is not a web page matching your entry.

You entered: <https://www.villageofwinnetka.org/meetingssignin>

(2) The questions I would like to see asked:

How many parking spaces will be onsite for the 6-unit building? Where will visitors be expected to park, both during the day and evenings?

Thank you.

Jeffrey

Jeffrey G. Liss  
[REDACTED] Winnetka Mews, [REDACTED]  
Winnetka, IL 60093  
M: [REDACTED]  
Home [REDACTED]

**DRB Case No. 19-15-PD: 688-694 Green Bay Road**

**James Bushell voicemail received July 16, 2020 1:39pm**

My name is Bushell, B-u-s-h-e-l-l, I'm at 677 Walden Road, right behind the house on Green Bay Road which is in question to be torn down to have The Walden built on that site. My situation is that we moved here in 1980 at which time we had a regular waterfall coming from the lot behind us until we had our yard adjusted to eliminate it from coming all the way up to my house. Right now on any medium or strong rain we get a loss of about half of our yard because it's under water. I have a small whole that was dug in the back there which fills up all the time and I usually take 2 to 3 gallons of water out of it every time it rains. This has to be addressed some how, it has gotten worse since no one has been living there, and even when someone was living there it still occurred. The case number is 19-15-PD and then also the other number I have is 1269994565. Name is Bushell, B-u-s-h-e-l-l. Calling regarding the water problem I have with the lot that is behind my house. Thank you.

To the Village of Winnetka Design Review Board,

Thank you for your service to the village in this capacity.

We are writing to express our concern over the proposed development at 688 & 694 Green Bay Road. While we are certainly supportive of the development of this property, we are strongly opposed to the requested zoning relief on the proposed height, which represents 49% variance from the Village code, and the impermeable surface to ground ratio, which represents a 24% variance.

### **Height**

We are very concerned that the height of this imposing structure will significantly reduce our property enjoyment and property value given its adjacency to our lot. The proposed structure sits directly behind us (and our neighbors to the south). Our lot is not deep—and the distance from our structure to the property line is only 50 feet. A 48 foot structure with 6 rear balconies would loom over our backyard and patio in an imposing way, eliminating all privacy (to say nothing about the increase flood of lighting from the balconies and parking areas). While we have already invested heavily in landscaping to create a visual barrier to the existing property, no landscaping would be able to screen the views and balcony activities of the tenants at a height of 48 feet. They would literally be looking straight down into our now private backyard.

In speaking with the developer, he indicated that the height was necessary to ensure 11-foot ceilings in the units— a feature that is “important to today’s buyer.” Our question is this: Why should 20+ year residents of Winnetka take on a clear reduction in our property value so a developer can make more money? What is important to “today’s Winnetka taxpayer?” Our village has guidelines for a reason. Why do we continue to make exceptions at the expense and detriment of current property owners?

A height exception was made for Wingate, a property further north. However, we ask you to consider the differences in lot sizes and setback of the homes adjacent to that development versus the newly proposed building. The line of sight analysis clearly demonstrates the issue. We urge you to deny the height variance request for this reason.

### **Water**

The proposed structure is naturally at a higher elevation than our property. We have struggled to manage storm water runoff for the last 18 years and have invested a *significant* amount of money installing complex drainage structures to manage the flow of water from 694 GBR.

The developer is requesting to exceed the impermeable lot coverage by 24%. However, we won’t know if the proposed storm water management “vault” accommodates storm water sufficiently until building is complete and we’ve experienced the rainfall that has become typical for our area. The village infrastructure and storm water system is overburdened now. We would like assurances (financial) that if storm water becomes an issue, we as property owners will have recourse, if this variance is granted.

We have a number of neighbors who share our concerns, but wanted to speak directly to what we see as significant, adverse impacts to our property value and livability specifically. Mr. Swanson’s recent letter to the village cites the benefits of the development as having the potential to “significantly impact property values in the neighborhood”—and we are hopeful that our village leaders will consider adverse impact to adjacent neighbors.

Thanks,

Gordon & Claudia Montgomery  
681 Walden Road, Winnetka

## Ann Klaassen

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**From:** Ruud Coster <[REDACTED]>  
**Sent:** Saturday, August 1, 2020 9:13 PM  
**To:** Ann Klaassen  
**Cc:** Brian Norkus  
**Subject:** Upcoming meeting august 20 about development 688/694 Green Bay Road

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Hi Ann.....

I am not sure if we are allowed to speak during the meeting, but just in case we cannot, here are a couple of observations from the last meeting:

- Mr Swanson presented the buildings to the North of the development as Condominiums. They are not!. They are Townhomes joined by our garages and without a homeowners association. Each residence owns the land under the buildings and their respective patios. Just for the record!
- The chairman of the meeting mentioned that there was no real design consequence to the changing of the required minimum articulation on the north side of the building from the minimum of 4 feet to 2 feet. I would agree with the design aspects of less articulation of the north wall, however in practice 2 feet less articulation means that the whole of the building moves 2 feet further to the north, creating a negative influence on the light and living enjoyment of our 696 and 698 Green Bay buildings. It also will make the building look even larger than already designed to be at the moment.

Please add these comments to the files for the Design and the Review and the Planned Development Commissions.

Ruud Coster  
[REDACTED]

--

With kind regards/met vriendelijke groeten

Ruud

847-942-9400

## 688-694 Green Bay Rd

My name is John Madden, Jr. I am a resident of 680 Green Bay Rd which is a 27 unit, 4 story condo association immediately to the South of the proposed 688-694 development. Our building was constructed in 1976 and is less than 39 ft in height from ground to roof.

I want to thank the DRB for listening to my comments. I also want to commend Rick Swanson, the developer, of the proposed structure. I think what he has proposed is attractive and designed with high quality materials. I also think from what I have learned about this project that he has tried to be forthcoming in his dealings with the neighbors to 688-694.

Having just said all of this there is **an inconvenient truth** about this project. What has been proposed is simply too massive for the two relatively small pieces of property for the proposed structure. It is too big, too tall and too dense for this small parcel of land.

688-694 is currently zoned as B-1. My understanding is that this category is designed to accommodate less dense multi family dwellings such as town homes. If approved, the Village would have to grant significant variances in almost every category of the code to accommodate the proposed structure. Even if the two lots were changed to a B-2 zoning, the Village would have to grant significant variances as to height and other criteria. It seems to me that this makes **a mockery** of the whole zoning concept ---- why have these zoning classifications if we don't follow them.

Lastly, if 688-694 is approved, what happens when another parcel of property becomes available between Pine and Tower Rd. How many fifty foot tall buildings does Winnetka want on Green Bay Rd. Approve one, and you will get many more.

The DRB should not approve this project as currently conceived.

Thank you !

## David Schoon

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**From:** Gordon Montgomery <[REDACTED]>  
**Sent:** Monday, August 17, 2020 4:34 PM  
**To:** David Schoon  
**Cc:** Ann Klaassen; Claudia Montgomery  
**Subject:** Re: 8-20-20 Design Review Board Agenda Packet - The Walden - 688-694 Green Bay Road

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Thanks for the quick response and update, David. Appreciated.

We'll look for the additional rendering in a few days then. As for talking with Rick Swanson, I'm happy to do so, however, it may be more pragmatic after we're taken through the updates he's been working on for the 8/20 meeting.

An additional question for you (the Village). The presence of this proposed design is not insignificant and even with drawings it is hard to fully appreciate the impact it would have on adjacent properties. As a part of the Village's considerations, I would be very interested in getting the DRB and/or Planning committees over to our properties on Walden (just to the west of the proposed structure) so those people can see first-hand how this design will sit in the current space relative to the adjacent buildings (north and south), the sky and our properties on Walden in particular. If the Village's people are only consulting renderings provided by the architect and have not personally visited the site being discussed on all sides, they will not get a complete and informed sense of impact. How can this be arranged?

Again, many thanks.

Gordon

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**From:** David Schoon <DSchoon@winnetka.org>  
**Date:** Monday, August 17, 2020 at 4:21 PM  
**To:** Gordon Montgomery <[REDACTED]>  
**Cc:** Ann Klaassen <AKlaassen@winnetka.org>, Claudia Montgomery <[REDACTED]>  
**Subject:** RE: 8-20-20 Design Review Board Agenda Packet - The Walden - 688-694 Green Bay Road

Good Afternoon Gordon –

I just spoke with Rick Swanson. He will be working on a perspective view from your back yard. It will take a day or two to prepare. Once he has it, he will share it with me, and I will share it with you and the Design Review Board members.

He also stated he would be willing to talk with you regarding this, if you wish. You may call him at (847) 757-3975.

**David Schoon, Director**  
Village of Winnetka Community Development  
847-716-3526

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**From:** Gordon Montgomery <[REDACTED]>  
**Sent:** Monday, August 17, 2020 12:29 PM  
**To:** David Schoon <DSchoon@winnetka.org>

Cc: Ann Klaassen <AKlaassen@winnetka.org>; Claudia Montgomery <[REDACTED]>

Subject: Re: 8-20-20 Design Review Board Agenda Packet - The Walden - 688-694 Green Bay Road

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David

Thank you for sharing this advance document. It is helpful perspective to have ahead of the 8/20 meeting.

I'm writing with a question. We live at 681 Walden, the northern most house of two that will be directly west of the proposed project. In the packet there are renderings from Walden Road as the Design Committee had recommended. There is one from our neighbor's backyard view, however, there is not one from our backyard view. In the packet there is a duplication of images with the latter pages having different captions (p. 48-49) and suggesting a view from between the properties, but it is not representing that view – it is the same set of images from our neighbor's back yard (p. 46-47). The view from between the properties and the view from our back yard are missing. Maybe you have these and they were left out by accident with this duplication? If not, we'd very much like to see these renderings as they are key to our understanding (and the understanding of the various councils and boards assessing the project) on the height and visual impact we are to be anticipating as the direct western neighbor of this proposed development.

We appreciate your assistance in this matter.

**Gordon Montgomery**

681 Walden Road

Winnetka, IL 60093

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**From:** David Schoon <[DSchoon@winnetka.org](mailto:DSchoon@winnetka.org)>

**Date:** Friday, August 14, 2020 at 4:33 PM

**To:** David Schoon <[DSchoon@winnetka.org](mailto:DSchoon@winnetka.org)>

**Cc:** Ann Klaassen <[AKlaassen@winnetka.org](mailto:AKlaassen@winnetka.org)>

**Subject:** 8-20-20 Design Review Board Agenda Packet - The Walden - 688-694 Green Bay Road

Good Afternoon

Given your interest in the proposed The Walden condominium project, we are forwarding a link to the agenda packet for the August 20 Design Review Board meeting

[https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/\\_08202020-179](https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/_08202020-179)

The file is rather large, so it may take some time to open. And once it opens and you scroll through the document, it may take a few seconds for the contents of the page to appear.

Please share this email link with others that you know are interested in the project.

If you have any questions, please let me know.

Have a good weekend.

**David Schoon, Director**

**Village of Winnetka – Community Development**

[dschoon@winnetka.org](mailto:dschoon@winnetka.org)

847-716-3526

[www.villageofwinnetka.org](http://www.villageofwinnetka.org)

## David Schoon

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**From:** Kirk Albinson <[REDACTED]>  
**Sent:** Wednesday, August 19, 2020 7:16 PM  
**To:** David Schoon; Ann Klaassen; Christopher Marx; Brian Norkus  
**Subject:** Fwd: Seeking your perspective...

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Begin forwarded message:

**From:** Gordon Montgomery <[REDACTED]>  
**Date:** August 19, 2020 at 6:52:25 PM CDT  
**To:** "[REDACTED]" <[REDACTED]>  
**Subject:** Seeking your perspective...

Kirk

While I don't believe we have met, I am reaching out to you as a Winnetka resident considering the condo project on Green Bay Road. It had been suggested that I contact you as the head of the DRB.

We live in on Walden Road in one of the two properties directly west of the proposed development. While I am fine with development in Winnetka, including on this adjacent lot, I am concerned that the process to date has not fully appreciated (and therefore considered) the impact of the proposed design with variance requirements that are +39% above the height zoning and +49% above the Gross Floor Area zoning. While new renderings were requested from the developer for the 8/20 meeting, he did not provide them from my property (back yard) until I requested them on Monday, and what arrived today shows a perspective that very much underplays the visual impact that would be evident from our back of home/back yard.

I am writing to see if we might have a conversation so I can seek your guidance on the matter and how to effectively represent these visual concerns. Ideally, I would also greatly appreciate the opportunity for you to visit my yard so you can see first-hand how this proposed structure would look relative to the house immediately to the north on Green Bay and the visual space that presently exists behind our home. I have no issue with the design aesthetics of the proposal; my concerns are solely with its relative scale and how that will fit into our neighborhood and up against our property.

Thanks for listening and I look forward to hearing from you.

Gordon

PS I am working from home so you can stop by any time

--

**Gordon Montgomery**  
[REDACTED]



## David Schoon

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**From:** Gordon Montgomery <[REDACTED]>  
**Sent:** Thursday, August 20, 2020 11:33 AM  
**To:** David Schoon  
**Subject:** Request for a site visit (specific to Green Bay Rd condo proposal)

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David

I appreciate your guidance on the phone this morning about process for engaging the DRB and subsequently the PDC. Following on your suggestion, if you would please share this invitation with these board and committee representatives, I'd greatly appreciate it.

---

To Members of the Design Review Board and Planning Development Committee

We live in at 681 Walden Road in the northernmost of the two properties directly west of the proposed development. While I am fine with development in Winnetka, including on this adjacent lot to our east, I am concerned that the process to date has not fully appreciated (and therefore considered) the impact of the proposed design with variance requirements that are +39% above the height zoning and +49% above the Gross Floor Area zoning.

At the last DRB meeting on 8/20, the board requested renderings from the developer that would show the views of the proposed project from Walden Road and our properties. While this request had been made, he did not provide them from my property (back yard) until I requested them on Monday (8/17), and what arrived yesterday (8/19) shows a singular image perspective that very much underplays the visual impact that would be evident from our back of home/back yard.

I am writing to see seek your guidance on the matter and how to effectively represent these visual concerns. Ideally, I would also hope that these review bodies take the opportunity to visit my yard in person so you can see first-hand how this proposed structure would look relative to the house immediately to the north on Green Bay (which is within current zoning height) and the visual space that presently exists behind our home. Our home is approximately 48' from the eastern property line, so If one stands in our driveway or on our back patio and looks up at the future-state skyline views (at zone levels and at the proposed levels), the impact between the two is significant and dramatic. I have no issue with the design aesthetics of the proposal; my concerns are solely with its relative scale and how that will fit into our neighborhood and up against our property. My hope is that representatives can at least visit to see these perspectives for themselves ahead of making a final recommendation.

Thanks for listening and I look forward to hearing from you. Please know that I am working from home so representatives can stop by any time.

With appreciation,

Gordon & Claudia Montgomery

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**Gordon Montgomery**

681 Walden Road  
Winnetka, IL 60093



**Ann Klaassen**

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**From:** [REDACTED]  
**Sent:** Sunday, August 23, 2020 3:37 PM  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Sept. 2, 2020 Meeting - Case No. 19-15-PD

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Winnetka Planned Development Commission

From M. Judith Hamilton-Godfrey  
680 Green Bay Road  
Winnetka, IL

Re: Case No. 19 - 15 - PD

688 - 694 Green Bay Road - The Walden Multi-Family Residential Building

My concern with the design of the above referenced building is that the placement of the entrance on the side of the building will result in exhaust fumes being trapped between 688 - 694 Green Bay Road and 680 Green Bay Road which will be separated from one another by a narrow driveway. There will be vehicles dropping off and picking up residents and guests as well as delivery and service vans and trucks bringing items to the side entrance. The fumes from those vehicles will affect the air quality for the residents on BOTH sides of the driveway. There will be very little street parking in front of 688 - 694 Green Bay Road so it is likely that the side entrance will be used frequently.

Thank you for your consideration of these comments.

## Ann Klaassen

---

**From:** Monica Sofranko <monica@atproperties.com>  
**Sent:** Tuesday, September 1, 2020 8:39 AM  
**To:** David Schoon  
**Cc:** Ann Klaassen  
**Subject:** The Walden

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Schoon,

My name is Monica Sofranko. My husband and I, along with our two children are current residents of Winnetka.

I am writing in regards to the proposed development project at 688-694 Green Bay Road.

We wanted to express our support for this project. The proposed building, the Walden, will be a beautiful addition to the landscape of Green Bay Road – replacing the current home and vacant lot that currently exist on the site. In addition, this project will provide an option for current Winnetka homeowners who would like to stay in the community, but are looking to downsize into something smaller. The Walden provides spacious units on a single level, in a building with a maintenance-free lifestyle.

We think that the Walden is well conceived and will be an asset to the community.

We ask that prior to the respective meetings, you circulate this memo to all members of the Village Counsel, and to the Chair of the Planned Development Commission.

Thank you for your time and consideration,

Monica Sofranko

**Monica Sofranko | Broker Associate**  
**@properties**

30 Green Bay Road  
Winnetka, IL 60093

312.286.3252  
[monica@atproperties.com](mailto:monica@atproperties.com)

Stop looking, [start finding@  
atproperties.com](https://www.atproperties.com)

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## 688-694 Green Bay Rd

My name is John Madden Jr. I am a resident of 680 Green Bay Rd which is a 27 unit condo association, a four story building immediately to the South of the proposed 688-694 development. Our building was constructed in 1976 and is slightly less than 39 ft from ground to roof. I have previously commented that I opposed the proposed project because it is too massive, too tall and too large for the two small properties involved. I am still of thus opinion.

Perhaps we should ask the question as to how we got to the point that the proposed building with a height of at least 55 feet or more is being seriously considered by this Commission:

- first, the developer's design of the underground parking garage was conceived so the first floor of the building is at least 3 feet above the existing ground level. **Please note that the first floor is the beginning of any measurement of height per the Village code.** Could this be lower?
- second, the developer's design includes 10 foot ceilings for each of the three floors of apartments. Would not 9 ft ceilings be more reasonable?
- third, the developer has designed the fourth floor to contain a lounge area, resident's lockers and other storage. Could these be made less visible?
- fourth, the developer has added gables and other appendages which while attractive add to the height of the structure.

The result is a very tall building on a small parcel of property.

There is broad agreement that Winnetka needs multi family construction so as to make our business districts more vital. We have many vacant, unused properties in the Elm Street District. In the Hubbard Woods District, the old Boris Restaurant with a vacant lot adjoining has been idle for more than five years. So the question needs to be asked ---- why should a 55 foot building be crammed into an area that should be for structures such as town homes or similar multi-family housing.

The Commission should not approve 688-694 without major changes to its design. I thank you for the opportunity to share these opinions.

## David Schoon

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**From:** Melissa Howlett <[REDACTED]>  
**Sent:** Tuesday, September 1, 2020 7:20 PM  
**To:** David Schoon  
**Cc:** Ann Klaassen  
**Subject:** In Support of The Walden

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Dear Mr. Schoon –

My name is Melissa Howlett. I am a current resident of Winnetka. My son is a student at Faith Hope and Charity school.

I am writing in regards to the proposed development project at 688-694 Green Bay Road.

I wanted to express support for this project. The proposed building, the Walden, will be a beautiful addition to the landscape of Green Bay Road – replacing the current home and vacant lot that currently exist on the site. In addition, this project will provide an option for current Winnetka homeowners who would like to stay in the community, but are looking to downsize into something smaller. The Walden provides spacious units on a single level, in a building with a maintenance-free lifestyle.

I think that the Walden is well conceived and will be an asset to the community.

Please circulate this memo to all members of the Village Counsel, and to the Chair of the Planned Development Commission prior to the respective meetings.

Thank you for your time and consideration,  
Melissa Howlett

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## David Schoon

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**From:** Beth nesbitt <[REDACTED]>  
**Sent:** Tuesday, September 1, 2020 7:41 PM  
**To:** David Schoon  
**Cc:** Ann Klaassen  
**Subject:** Supporting The Walden

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Dear David-

My husband Garrett and I are raising two kids in Winnetka. We've lived here almost 9 years.

We've seen enough failed real estate projects, empty store fronts and eye sores that somehow are prevented in comparable towns. I'm writing to support the proposed development project at 688-694 Green Bay Road.

The proposed building, the Walden, will be a beautiful addition to the landscape of Green Bay Road – replacing the current home and vacant lot that currently exist on the site. In addition, this project will provide an option for current Winnetka homeowners who would like to stay in the community, but are looking to downsize into something smaller. The Walden provides spacious units on a single level, in a building with a maintenance-free lifestyle.

We think that the Walden is a true asset to the community. In fact, my inlaws were hoping to purchase something similar in Winnetka. They could not find a residence to meet their needs and just signed a contract in Northfield.

We ask that prior to the respective meetings, you circulate this memo to all members of the Village Counsel, and to the Chair of the Planned Development Commission.

Thank you for your time and consideration,

Beth and Garrett Nesbitt



Winnetka

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## David Schoon

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**From:** Susan Sullivan <[REDACTED]>  
**Sent:** Tuesday, September 1, 2020 8:03 PM  
**To:** David Schoon  
**Cc:** Ann Klaassen  
**Subject:** A Positive Nod for The Walden

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Schoon,

I am writing regarding the proposed development project at 688-694 Green Bay Road. As a current resident of Winnetka and a licensed real estate broker specializing in New Trier, I want to express my support for this project. The proposed building, The Walden, will be a beautiful addition to the landscape of Green Bay Road – replacing the current home and vacant lot that currently exist on the site. The project will provide a great option for current Winnetka homeowners who would like to stay in the community and are looking to downsize into something smaller. The Walden will offer spacious units on a single level, in a building with a maintenance-free lifestyle. As a realtor, I know many individuals in our community who would love the opportunity to move into this type of housing in our village.

I ask that prior to the respective meetings, that you kindly circulate this memo to all members of the Village Counsel, and to the Chair of the Planned Development Commission. Stay safe and be well! And thank you so much for your time and consideration.

Warmest regards,

Susan Sullivan  
[REDACTED], Winnetka  
[REDACTED]

## David Schoon

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**From:** Andrea White <[REDACTED]>  
**Sent:** Tuesday, September 1, 2020 9:48 PM  
**To:** Ann Klaassen; David Schoon  
**Subject:** 688-694 Green Bay Road

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Schoon –

My name is Andrea White. My husband and I, along with our four children are current residents of Winnetka.

I am writing in regards to the proposed development project at 688-694 Green Bay Road.

We wanted to express our support for this project. The proposed building, the Walden, will be a beautiful addition to the landscape of Green Bay Road – replacing the current home and vacant lot that currently exist on the site. In addition, this project will provide an option for current Winnetka homeowners who would like to stay in the community, but are looking to downsize into something smaller. The Walden provides spacious units on a single level, in a building with a maintenance-free lifestyle.

We think that the Walden is well conceived and will be an asset to the community.

We ask that prior to the respective meetings, you circulate this memo to all members of the Village Counsel, and to the Chair of the Planned Development Commission.

Thank you for your time and consideration,  
Andrea White

[REDACTED]

## Ann Klaassen

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**From:** David Schoon  
**Sent:** Wednesday, September 2, 2020 12:23 PM  
**To:** Ann Klaassen  
**Subject:** FW: Support of the Walden

### David Schoon, Director

Village of Winnetka Community Development  
847-716-3526

---

**From:** Dawn Blume [REDACTED] >  
**Sent:** Wednesday, September 2, 2020 12:22 PM  
**To:** David Schoon <DSchoon@winnetka.org>  
**Subject:** Support of the Walden

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Hi Mr. Schoon:

My name is Dawn Blume. My husband and I, along with our three children are current residents of Winnetka.

I am writing in regards to the proposed development project at 688-694 Green Bay Road.

We wanted to express our support for this project. The proposed building, the Walden, will be a beautiful addition to the landscape of Green Bay Road – replacing the current home and vacant lot that currently exist on the site. In addition, this project will provide an option for current Winnetka homeowners who would like to stay in the community, but are looking to downsize into something smaller. The Walden provides spacious units on a single level, in a building with a maintenance-free lifestyle.

We think that the Walden is well conceived and will be an asset to the community.

We ask that prior to the respective meetings, you circulate our support to all members of the Village Counsel, and to the Chair of the Planned Development Commission.

Thank you for your time and consideration,

Dawn Blume

## David Schoon

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**From:** Susan Maman <susanmaman@atproperties.com>  
**Sent:** Wednesday, September 2, 2020 1:38 AM  
**To:** David Schoon  
**Cc:** Ann Klaassen  
**Subject:** re: The Walden

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Dear Dave,

I am writing to you in support of the Walden development. Not only is it a great asset to Winnetka to have new condos/townhomes, but from a broker's standpoint, there is such a demand for new construction of this nature.

I trust that this development will be able to proceed as designed. As a broker in Winnetka and as a resident of a condo in Winnetka, I know the importance of the community to make progress. It's hard for some people to support change, but it truly is in everybody's interest to do so.

Kind regards,  
Susan

 **SUSAN  
MAMAN**



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**Susan Maman** | Broker  
**@properties**

30 Green Bay Rd  
Winnetka, IL 60093  
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**Ann Klaassen**

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**From:** [REDACTED]  
**Sent:** Wednesday, September 2, 2020 11:35 AM  
**To:** David Schoon  
**Cc:** Ann Klaassen  
**Subject:** The Walden

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Schoon,

My name is Jennifer Segall. My husband and I, along with our three children are current residents of Winnetka.

I am writing in regards to the proposed development project at [688-694 Green Bay Road](#).

We wanted to express our support for this project. The proposed building, the Walden, will be a beautiful addition to the landscape of Green Bay Road – replacing the current home and vacant lot that currently exist on the site. In addition, this project will provide an option for current Winnetka homeowners who would like to stay in the community, but are looking to downsize into something smaller. The Walden provides spacious units on a single level, in a building with a maintenance-free lifestyle.

We think that the Walden is well conceived and will be an asset to the community.

We ask that prior to the respective meetings, you circulate this memo to all members of the Village Counsel, and to the Chair of the Planned Development Commission.

Thank you for your time and consideration,  
Jennifer Segall

## Ann Klaassen

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**From:** Bonnie Tripton <bonnie@atproperties.com>  
**Sent:** Wednesday, September 2, 2020 1:38 PM  
**To:** David Schoon  
**Cc:** Ann Klaassen  
**Subject:** walden place

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Schoon –

My name is Bonnie Tripton. My wife and I, along with our three children are current residents of Winnetka.

I am writing in regards to the proposed development project at [688-694 Green Bay Road](#).

We wanted to express our support for this project. The proposed building, the Walden, will be a beautiful addition to the landscape of Green Bay Road – replacing the current home and vacant lot that currently exist on the site. In addition, this project will provide an option for current Winnetka homeowners who would like to stay in the community, but are looking to downsize into something smaller. The Walden provides spacious units on a single level, in a building with a maintenance-free lifestyle.

We think that the Walden is well conceived and will be an asset to the community.

We ask that prior to the respective meetings, you circulate this memo to all members of the Village Counsel, and to the Chair of the Planned Development Commission.

Thank you for your time and consideration,

Bonnie Ferguson Tripton  
*@properties*  
Chicago & North Shore  
Direct: 773.896.5628  
Fax: 847.881.1300  
[www.bonnetripton.com](http://www.bonnetripton.com)  
*love where you LIVE*

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## Ann Klaassen

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**From:** Todd Segall [REDACTED] >  
**Sent:** Wednesday, September 2, 2020 2:14 PM  
**To:** David Schoon  
**Cc:** Ann Klaassen  
**Subject:** The Walden

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Schoon,

My name is Todd Segall. My wife and I, along with our two children are current residents of Winnetka.

I am writing in regards to the proposed development project at 688-694 Green Bay Road.

We wanted to express our support for this project. The proposed building, the Walden, will be a beautiful addition to the landscape of Green Bay Road – replacing the current home and vacant lot that currently exist on the site. In addition, this project will provide an option for current Winnetka homeowners who would like to stay in the community, but are looking to downsize into something smaller. The Walden provides spacious units on a single level, in a building with a maintenance-free lifestyle.

We think that the Walden is well conceived and will be an asset to the community.

We ask that prior to the respective meetings, you circulate this memo to all members of the Village Counsel, and to the Chair of the Planned Development Commission.

Thank you for your time and consideration.

Best,  
Todd Segall

## Ann Klaassen

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**From:** Donna McShea <[REDACTED]>  
**Sent:** Wednesday, September 2, 2020 3:20 PM  
**To:** Planning  
**Subject:** Concern: "The Walden"

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Village Members,

As pertains to the proposed Development of "The Walden", which backs to one of Winnetka's quietest streets, I am concerned that the Village would prioritize the finances of the Developer (a non-resident) over those of longtime community members. Residents who will be affected by the proposed development have been made to comply strictly with Village setbacks and hardscape restrictions. They have paid taxes, supported the Village, and tied their investments in their homes to strictly enforced Village limitations.

The new Development, with its balconies overlooking these small backyards, will significantly change the light on affected properties, blocking morning sun and creating six households full of concentrated outdoor lighting at night. Noise and density will increase dramatically. Let's not forget that the excess of property for sale in Winnetka for many years has depressed our real estate market more than that of other north shore suburbs. Creation of more housing units does not need to be a priority.

The Village serves and protects those who have made a contractual investment in the Community via the purchase of property. For the Village to knowingly make a whimsical (unnecessary) choice for the benefit of outside interests, without compensation to existing residents feels very wrong in its willful shift of value from current residents to profit-seeking businesses.

Development can occur within the bounds of existing regulations - regulations that current residents committed to in their real estate choices. "The Walden" can be fewer units, or smaller units. Everyone understands the rules - let's play by them.

Thank you for your time and commitment,  
Donna McShea  
800 Lloyd Place

## Presentation for Planned Development Commission September 2

Dear members of the Winnetka Planned Development Commission:

I am Ruud Coster and, with my wife, Pam, I have been a resident of Winnetka for the last 33 years and have lived at 696 Green Bay Road since selling our home on Ridge Avenue in June of 2004. I am speaking on behalf of five households and various residents of the 680 building, all of whom live adjacent to the proposed development.

This group of neighbors of the proposed 694 and 688 (694/688) property development have discussed how it would affect each of our properties and homes. We also met with the developer, Rick Swanson, last fall and have had some additional communication with him since that time.

Before talking about the specifics of the development, I wanted to talk about some village-wide trends that concern us in relation to the development we are meeting about:

During an August 2019 meeting of the Village Council the developer was given the opportunity to present a “flavor” of what 694/688 might look like, subject to village approval. For some reason, the neighbors were not invited to that presentation, but we were able to watch a video of the meeting afterwards and it seems obvious that two important macro issues are now influencing developments and zoning approvals in Winnetka: the first issue is the result of the failure of the Winnetka One project. The Council and perhaps others (maybe members of this committee) feel that, because of the time it took to get Winnetka One through the process, the image of Winnetka might be perceived as slow, bureaucratic and costly and we have to change that image with developers.

Second is the perceived reduction in property values and higher real estate taxes. It's logical that the lender who took possession of the two lots that need to be unified is saddled with land costs that can only be recouped if the developer (the contract purchaser) has his zoning variances approved and approved quickly. After viewing the video and hearing comments from the village, a clear concern is that the village might feel inclined to approve the plans for 694/688 quickly despite a proposed design that is well outside of village zoning limitations.

The neighbors do not believe that the variances can or should be granted because the standards for granting a variance have not been met:

1. That zoning variations are not approved without reasonable input from the neighbors and the community as a whole. Why would we (the Winnetka community) give variances away without serious consideration being given to the detriment to the adjacent neighbors and the affected area as a whole?

We assume that the strategic plan and zoning regulations for Winnetka were put in place for a reason - This proposed development would disregard those plans

and regulations and would do a disservice to the work that has been done on those plans. Ironically, it is because of the strategic plan and because of the zoning regulations and because of the nature of the community that the property is as valuable as it is. Now, this developer wants to take for itself the benefits resulting from the restrictions on the neighboring properties while not complying with the very rules that make the community so attractive.

2. That the pressures from the Winnetka One approval process and the financial interests of the lenders/developers are not put squarely on the shoulders of the neighbors by approving zoning variations that will adversely impact property values, increase costs and quality of life for these same neighbors.

When my wife and I moved into 696 Green Bay Road in 2004 , we realized that someday in the future there was a chance that the two single family home properties south of us would be purchased by a developer and that another multi-home unit building would be proposed. However, we also looked at the zoning requirements and felt that we would be adequately protected by the Village zoning plan. The other neighbors in our group made similar assessments regarding the assurances the zoning restrictions provide to protect neighboring property owners and the community

During a meeting last year with the developer we raised three important issues related to the development, which still exist.

### **1. The Height and Size of the Building**

The B1 zoning rules for the two lots currently allow for a building height not to exceed 35 feet. The application seeks a height variance to 48-49 feet (or +39% in excess of zoning requirements). We would point out that in reviewing the elevation diagrams, the building height would be 55 feet above the existing grade and 63 feet above the grade of Walden Road. Additionally, the Gross Floor Area for the building is projected to be 17,915 square feet versus the 12,000 square feet allowed for these small combined lots (a +49% excess of zoning requirements). These would not be minor variations. Rather, they're very significant. Exceptions of this magnitude are unacceptable given the visual obstruction created by the development, its out-of-place scale with the neighborhood and the resulting loss of sunlight most hours of the day to the bordering homes. We are also concerned that the articulation of the north wall is reduced from 4 to 2 feet, resulting in the building becoming 2 feet closer to the north neighbors, and further magnifying the negative effects of such a large building. Even if the proposed setback would not need a variance, the setback requirements are set in conjunction with height restrictions. So, the proposed variance for the very significant increase in height ought, in any instance, to come with an increase in the setback requirements. The fact that that cannot be done here simply reflects that the proposed height and bulk of this proposed development is much too big.

## **2. Water Displacement**

We have great concern as it relates to water displacement given the combination of the proposal's large footprint with underground parking and the fact that 688/694 Green Bay is 8 feet higher than Walden Road. Many of the adjacent properties have made significant investments to ensure that water is drained appropriately. The Village's track record with water issues and the increased frequency of "once in a 100 year storms" makes us cautious about such a large structure being built. At this point, we have seen no water study and at the very least would request an opportunity to review such an important document. Additionally, we think it would be prudent to request an independent study of water drainage to be reviewed ahead of Village approval. If that cannot be provided, we would be interested in learning about what documented assurances supported by a proper study we can expect from the Village and/or developer that confirms the extent of rainwater the proposed development could handle under potential rain scenarios before there is water displacement onto neighboring homes. Without a water displacement study (and one that the people and Village have time to analyze) the developer cannot meet the Ordinance requirement that they prove that their proposed development will not adversely impact adjacent properties.

## **3. Construction Damage to Nearby Properties**

We understand that the ground underneath 688/694 Green Bay used to be a landfill and therefore less stable. We are concerned about construction damage that may be caused by construction of such a large building next to our properties, and feel that insurance and financial arrangements would need to be made to cover construction risks in the event that there is any construction done on the property.

Section 17.60.040 of the Village Code sets forth the standards that must be met before the Village can grant a variance. The developer has not met those standards.

**1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.** We have not seen any evidence or analysis that supports why the developer's profitability for the project relies on the requested variances. Or conversely, why a still profitable design could not be made within the confines of current Village zoning. We understand that the developer stands to gain personally from a larger, 4 story design, however, that is not the standard. The developer has not provided any evidence that the property owner cannot make a reasonable return on investment under the existing restrictions. Given this property and this location, and especially with the aggregation of the two lots, the

notion that the only way the property owner or the developer can make a reasonable return is if they build something this far beyond the restrictions seems extremely farfetched.

2. **That the plight of the owner is due to unique circumstances.** We have seen no evidence of this. If anything, if you allow the two lots to be joined into one, that should make it more easy to profitably build while still complying with the Zoning restrictions.
3. **That the variation, if granted, will not alter the essential character of the locality.** The character of this locality WILL be altered. Dramatically. It is zoned B-1, with those associated restrictions, for a reason. If a multi-unit housing development is to replace the two single family homes that had been on these two lots, then we would expect it to comply with the B1 zoning put in place to preserve the character of the neighborhood. Allowing for a design that exceeds on height by +39% and on gross floor area by +49% takes this development well outside of the intended protection of current B1 zoning. Instead of getting a building or buildings that fit in with the height and relative mass of neighboring residences, this edifice will instead stand in stark contrast to the neighbors on all sides as a canyon wall.

Wingate, the tudor style development at 720 Green Bay, received a 2' height variance and offers an elegant neighborhood solution. The developer here ~~Why~~ does not need a 13'-14' variance in order to make a reasonable return on their investment. Not only would this be a radical exception to current zoning for this neighborhood, but if granted, it would set a precedent for the size and scale of future developments along Green Bay Rd that would completely alter the nature of the community.

The 680 building to the south stands at just under 40'; however, this building was approved at an earlier point in village history when zoning allowances were higher. The village has since made a conscious, strategic decision to reduce permissible building heights in B1 zones to 35'. Many of us in the neighborhood bought our own homes with this limitation on potential development in mind as a protection. If the proposed development were to be granted the zoning variances it is requesting, then the village will be compromising the very standards it enacted to preserve the Winnetka character of the location.

4. **That an adequate supply of light and air to the adjacent property will not be impaired.** An adequate supply of light to the adjacent properties WILL be impaired by the height of the building. A lack of sunlight decreases not only the quality of life but also the value of the impacted properties. The developer's shadow study confirms this concern. Further, we believe if the Village approves the building height variance for 688/694 Green Bay Road,

precedent is set for future height exemptions for similarly zoned lots along Green Bay Road.

5. **That the hazard from fire and other damages to the property will not be increased.** We know that the hazards include at least the potential for water displacement onto the adjacent properties and the risk associated with construction on landfill . For the potential water issues, we would ask that developer's study on this concern is shared publicly and reviewed. The proposed underground water containment certainly has a limit as to how much water it can hold. And yet, we have not seen any report as to how much rain over a given period of time would overwhelm the proposed system. This requires analysis beyond merely what happens with a significant one-day rain event. For instance, if the holding tank takes days to empty out, and we have a week with numerous days of rain, how much water will be flowing off the property? We don't know this. We should, particularly given that one of the main reasons for restrictions on impervious surfaces is to address water runoff. As noted above, we would also suggest that an independent study be completed to remove any potential bias.
6. **That the taxable value of land and buildings throughout the Village will not diminish.** The potential detriment to adjacent property values is a significant point of concern and we are not aware of any analysis being done that demonstrates that the developer has met, or can meet, this standard. Rather, the prospect of such a dominating and overwhelming building will reduce property values of the nearby properties compared to a development of the property that meets the zoning requirements.
7. **That the congestion in the public street will not increase.** This is a difficult area of Green Bay Rd. with heavy traffic and street parking. It is already difficult to pull out of your driveway, especially when parked cars hinder your view of oncoming traffic. This building will add to that congestion.
8. **That the public health, safety, comfort, morals and welfare of the inhabitants of the village will not be otherwise impaired.** We can point here to the overload of cars and their movements, the noise of the cars and the garage doors opening/closing, the lights on the building during the night shining into the units of the 680 building and the houses on Walden. The negative effect on housing values would also be a major concern of the neighbors.

I thank the Planning and Zoning Board for listening to the neighbors' concerns. We are open to a constructive dialogue about what constitutes an attractive and still economically feasible new multi-family building on Green Bay Road that could be in accordance with current zoning and therefore an appropriate size for this neighborhood, but we very much object to this proposed development. The developer has not

demonstrated that it meets the standards to allow for a variance, and the evidence we have seen requires that the requested variances be denied.

I will provide a written copy of this presentation by our group of neighbors to the Village and ask that it be added to the record of this meeting. Thank you.

## Ann Klaassen

---

**From:** Terri Heath <[REDACTED]>  
**Sent:** Monday, October 5, 2020 4:40 PM  
**To:** Planning  
**Subject:** Opposing "The Walden" Proposed Variances

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Village of Winnetka:

I am Terri Heath and live at [REDACTED] Walden Road. I would like to oppose the variances that the builder is requesting for a new six-unit multi-family development, referred to as "The Walden," on the proposed construction at adjacent lots located at 688 and 694 Green Bay Road. I acknowledge the need for such housing and do not object to having a multi-unit building there. What I do object to is the size of the variance that is being requested. We have zoning for a reason, and the building should stay within those restrictions. If it were a small zoning variance (e.g., 10%), I would not object, but not such a large one. Having a massive building on a small lot does not fit with Winnetka's character and has a direct impact on our neighborhood's property values. Many of our neighbors, including ourselves, have lived in Winnetka for over 25 years. Why should the builder profit at the expense of long-time Winnetka residents? With such a tall, massive building containing a fourth floor outer deck, our neighborhood's privacy and noise level will be compromised.

Thank you for your consideration of declining the requested zoning variance.

Best regards,  
Terri Heath

Sergesketter & Associates Inc.  
841 Spruce Street, Suite 205  
Winnetka, IL 60093

[www.sergesketter.com](http://www.sergesketter.com)  
[REDACTED]

To the Honorable members of the Planned Development Commission Winnetka:

I am following up (on behalf of the group of neighbors) on the presentation we made at the September 2 Planned Development Commission meeting.

There were a number of concerns raised by adjacent property owners, residents and neighbors of the proposed Walden Winnetka, LLC project.

The height and density of the proposed building will result in major loss of sunlight, a significant violation of privacy and an increase in external lighting and noise during evening hours, especially during evening hours, causing a severe negative impact on the ability of adjacent property owners to enjoy their homes.

Likewise it would cause a substantial loss of real estate value for affected properties. The proposed project will cause a substantial adverse impact on neighboring properties that outweigh the public benefits of the development.

Our concerns and suggestions include, but are not limited to, the following:

- a. A shadow study was done by the developer, however this study was done from certain angles and viewpoints of the neighbors properties by a “friendly” party. Even so, the shadows falling on the properties to the North and West are significant, especially in the winter season. We would recommend that the Commission request the developer produce a light study that shows the light/shadow variance between the impact on the sun/light of a building that complies with zoning height and density requirements (which is roughly 2.5 stories) and the current noncompliant proposed development.
- b. We have heard real estate agents aligned with the developer attest to the need in Winnetka for multi-family buildings in Winnetka (without regards to zoning or compliance with a strategic plan). However, no evidence has been presented about how the proposed project would diminish or impair property values in the immediate vicinity. Again, instead of leaving this to speculation, we recommend that the Commission request the developer to pay for an independent value impact study by a licensed real estate appraiser.
- c. If the zoning exceptions for the proposed development are granted, the logical consequence is that similar exceptions would be granted for the remaining properties on Walden and Green Bay as the issues of height/light/drainage etc. will be similar. We recommend that a study gets done by an independent appraiser to measure the impact on real estate values of those taller buildings on all residences on Walden between Pine and Tower.
- d. The balconies facing the backyards of the properties to the West of the project will result in a significant loss of privacy for those residents and

have a negative impact on their ability to enjoy their homes. We have seen no condo covenants and restrictions for future occupants of the proposed structure that limit night time use, light, noise, debris or other activities. While zoning doesn't presently preclude the construction of balconies, the placement and height of these balconies will have an highly adverse affect on the neighbors to the west and their ability to enjoy the outside use of their homes. We hope that these concerns can be weighed by the commission.

- e. During the Planned Development Commission meeting on September 2 it was suggested that a new strategy for development of the Green Bay Corridor is under consideration. If changes to the Village development strategy or Comprehensive Plan are being contemplated, we recommend that such modifications be completed prior to approval of this project. This would allow everyone to understand why the proposed zoning exceptions for the 688/694 development fit into the Village's long term plans. If changes to the Village's Zoning Code or Comprehensive Plan are not being contemplated, the adjacent property owners respectfully request that the Plan Commission require compliance with the Zoning Code and protect the continued enjoyment of the properties of adjacent residents.

For the foregoing reasons, we respectfully request that you recommend denial of the proposed Walden Winnetka, LLC project or require modifications of the project to reduce its height and density to the levels required by the Village Zoning Code.

Thank you for your time and consideration in this matter.

**Ann Klaassen**

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**From:** King Poor <[REDACTED]>  
**Sent:** Wednesday, October 7, 2020 3:53 PM  
**To:** Planning  
**Subject:** Opposition to Proposed Zoning Exceptions for The Walden

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planned Development Commission,

We are one of some 40 households who have signed a petition opposing the proposed exceptions to the zoning ordinance for The Walden. We have lived at our house at 735 Walden (a few doors north of the Franks, Montgomerys, and Bushells) for over 30 years and have raised our four children here.

I have also served on the Winnetka Zoning Board of Appeals for five years -- and the last three of those years as its chairman. In addition, I have served four years as a Village Trustee. In my nine years of serving the village, I have heard well over 150 zoning cases.

Winnetka's zoning ordinance goes back almost 100 years. Early on, our village had the vision and public spirit to adopt such an ordinance. The core value underlying our ordinance is this: that the freedom of property owners to use their property as they please must be balanced against the freedom of their neighbors not to have their light, air, privacy, and the value of their property seriously compromised.

I have reviewed the proposed exceptions for this case. And on paper, I found their magnitude to be far out of line for such a project so close to our neighbors. But it was not until I walked down the block and stood in the Montgomery's backyard that I could then fully appreciate just how massive and unfair these exceptions would be to them and the families on either side.

Specifically, these proposed exceptions should be denied for these reasons:

1. A 46-foot structure towering over the neighbors' yards would result in a major loss of sunlight and air circulation.
2. Balconies overhanging so close to their backyards would mean more noise and a significant loss of privacy.

3. Such substantial losses of air, light, and privacy will likely harm their property values.

Taken as a whole, the proposed exceptions would deprive the neighbors of some of the most basic uses and enjoyments of their property. Such exceptions are so contrary to the basic purpose of our zoning ordinance of protecting neighboring homeowners that they should be denied.

Finally, no one is challenging the developer's right to construct multi-family residences here. That is what the ordinance allows. But our ordinance was never intended to permit exceptions such as these. They are simply too much, too close, and fundamentally unfair to the neighbors.

Thank you for your consideration and your service to our village.

Sincerely,

King and Hope Poor  
735 Walden Rd.  
Winnetka



Reply Reply all Forward

## Ann Klaassen

---

**From:** Fred Belmont <[REDACTED]>  
**Sent:** Monday, October 12, 2020 5:40 PM  
**To:** Planning  
**Subject:** "The Walden" Proposed construction at 688 and 694 Green Bay Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As residents of Walden Road between Westmoor Road and Pine Street, we strongly oppose the variances - height and square footage - to the proposed project at 688/694 Green Bay. The proposed height will exceed the height of many trees on our street. Many of these trees would no longer be visible during our walks on Green Bay. Further, the size of the units and their associated prices will likely exclude younger first time buyers.

The project screams of "Bigger and More." This is not the Winnetka we moved into decades ago.

While we applaud the owner's desire to maximize profits, we do not want these profits to be at the expense of the community.

Please contact us if you need additional input to our opposition.

Fredrick and Anne Belmont  
631 Walden Road

Sent from my iPhone

## Ann Klaassen

---

**From:** Tim Cawley <[REDACTED]>  
**Sent:** Monday, October 12, 2020 12:47 PM  
**To:** Planning  
**Cc:** Carol  
**Subject:** Stop The Walden

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of the Planning Commission

Please do not allow the zoning changes on Green Bay Road between Pine and Tower! The negative impact to our neighbors on Walden would be severe and unfair.

We lived at 681 Walden Road from 1990 to 2002, but then moved to our current home on Blackthorn. One of the reasons we moved was that the *current* ordinance allows development on Green Bay that concerned us, although we accepted that it was within the law. The idea that you would allow even larger developments along that corridor is completely inconsistent with the way our Village should be treating long-time residents like the Montgomerys (currently at 681) and Bushells (next door at #677).

There are other places for large residential developments in the Village, like the One Winnetka location and post office property. Those won't tower over single family homes and yards like the Green Bay Road proposal. We urge you to stop it.

Tim and Carol Cawley  
700 Blackthorn Road

## Ann Klaassen

---

**From:** Chris Spahr <cspahr@ahrgrowthpartners.com>  
**Sent:** Monday, October 12, 2020 5:11 PM  
**To:** Planning  
**Cc:** Alice  
**Subject:** The Walden

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. I hope you are well.

My family and I have lived at 717 Walden Road for over 20 years. Our house is located several north of the proposed development for The Walden. When I purchased our property, I researched Winnetka's ordinance regarding height and site density, as our property backs up to what could in the future could also become a multifamily development. At the time, I took solace in the fact that the ordinance appeared to have reasonable limits to prevent a dense, hovering property behind ours and that of our neighbors. The variances requested for The Walden, if approved, would be exactly the kind of exceptions I would have never felt possible in this community today.

While I agree that Winnetka should have more multifamily development, it would appear that the exceptions requested would merely drive developer returns by jamming more units into a small site, at the expense of privacy, light and sightlines for the adjacent single family residents on Walden Road. The project's massing and proposed height would not only damage views from our street and backyards, but would also have a negative impact upon the value of our homes. This would be completely inequitable in my view, and set a dangerous precedent going forward.

People chose to buy houses on Walden Road, in part for the bucolic and historical feel of this classic Winnetka street. The value of the properties along the southern portion of our street - which back up to the Mews - were negatively impacted by the massing of that towering development, and the same will happen if the variances for the Walden are approved. We and our neighbors have collectively invested millions of dollars to live here, and I would hope that the city would do its best to help us preserve not only the historic nature of our street, but also the value of these investments.

I would look forward to discussing this with you at your convenience. Thank you.

### **CHRISTOPHER SPAHR**

AHR G R O W T H P A R T N E R S  
312 656 8217 | cspahr@ahrgrowthpartners.com

220 NORTH GREEN STREET  
CHICAGO, IL 60607  
[www.ahrgrowthpartners.com](http://www.ahrgrowthpartners.com)

## Ann Klaassen

---

**From:** Mark Stephan <[REDACTED]>  
**Sent:** Monday, October 12, 2020 1:27 PM  
**To:** Planning  
**Subject:** Green Bay project between Pine and Westmor

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Neighbors,

I am truly grateful for the time that you all individually commit to our village.

As a long time resident of Walden road (27years) I am deeply concerned about the condo project proposed on Greenbay road.

I understand the challenges a developer faces to bring a profitable project to market but the scope and potential changes to zoning code do nothing but negatively affect every single existing neighbor, who will lose privacy, sunlight, air quality and suffer a potential devaluation of their homes.

For what???? One builder benefits. This is a clear example of reason why we have specific zoning codes, I understand the desire and the need to make exceptions (One Winnetka) but this is not that time.

Respectfully,  
Mark Stephan  
680 Walden

Mark Stephan  
[REDACTED]  
Stephanchallenge.com

Sent from my iPhone

## Ann Klaassen

---

**From:** Allan Tomlinson <[REDACTED]>  
**Sent:** Tuesday, October 13, 2020 10:47 AM  
**To:** Planning  
**Cc:** Sally Tomlinson  
**Subject:** Comments of zoning exceptions for The Walden

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To members of the Planned Development Commission:

As residents of Walden Rd, and neighbors of the Montgomery's, we strongly oppose granting the requested variances on the building height or size of the proposed development of The Walden from the existing regulations. Our house backs up to the Winnetka Mews which was built with different ordinances in place. However, it towers over our backyard with balconies overlooking our space and reduces our privacy. We bought our house knowing this issue but the ordinance was obviously changed for a reason and providing exceptions completely undercuts the original intent and logic. The Montgomery's have been in their house for almost 20 years and it would be unfair to detract from their privacy, enjoyment and property value for the benefit of a developers profit.

Sincerely,  
Allan and Sally Tomlinson  
653 Walden

**Ann Klaassen**

---

**From:** Max Winemiller [REDACTED] >  
**Sent:** Tuesday, October 13, 2020 8:35 AM  
**To:** Planning  
**Subject:** Proposed Building Green Bay Road from Pine to Tower

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planned Development Commission,

We are one of some 40 households who have signed a petition opposing the proposed exceptions to the zoning ordinance for Walden. We have lived at our house at 797 Walden for about 1 year and are raising our 3 children here. We chose to move to Winnetka for the beautiful historic homes, wonderfully large mature trees, open air without high rises, and children friendly atmosphere created by single-family friendly homes.

We have been informed that Winnetka's zoning ordinance goes back many years and we are thankful, that it protects home & property owners, and the spirit of Winnetka. Many like us, have made significant investments to move here, as opposed to more affordable areas, for the reasons I stated above, yet also because we all moved here assuming that the Village would uphold the vision of this area, and not bring in large apartments, low income housing, or even high income non-single family home housing to appease builders and developers, out to turn another historic family oriented area into a revenue generator, that ultimately completely changes the charm of the area, for those already living here.

The proposed exception to build on Green Bay Road from Pine to Tower is far out of line of the village & property owners vision, and can not be realistically considered, as it stands to ruin much of the charm of this area, and will ruin the visibility, sunlight, and also create a loss of privacy of Walden Road. When we first were thinking of moving here, we talked about Walden Road, and people would say, "Oh, We love Walden Road!, It's the best road in Winnetka, with all the winding, and trees". We quickly found out what they were talking about, and agree 100%. Those types of experiences will cease to exist, if you allow builders to ruin the road's appeal by building a structure on Green Bay.

The proposed exceptions would deprive us and our neighbors of some of the most basic uses and enjoyments of their property. Such exceptions are so contrary to the basic purpose of Winnetka's zoning ordinance of protecting neighboring homeowners that they should be denied.

Thank you for your consideration and your service to our village.

Sincerely,

Liz & Max Winemiller

797 Walden Rd.

Winnetka

## Ann Klaassen

---

**From:** John Madden, Jr. [REDACTED] >  
**Sent:** Wednesday, October 14, 2020 11:35 AM  
**To:** Planning  
**Subject:** Proposed Development at 688-694 GB Rd

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of 680 Green Bay Rd since 2013.

While there are a number of very attractive features of the proposed development, it is simply too large, too tall and too massive for the two small lots included in the design.

The developer has made only minor adjustments to his proposal --- none of major consequence.

Please do not allow this proposal to proceed without major modifications.

John Madden Jr

**Ann Klaassen**

---

**From:** Gordon Montgomery <[REDACTED]>  
**Sent:** Wednesday, October 14, 2020 11:37 AM  
**To:** Planning  
**Cc:** claudia.r.montgomery@gmail.com  
**Subject:** The Walden: proposed variances for development at 688/694 Green Bay Road

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Members of the Planned Development Committee

Almost 18 years ago, my wife and I bought our home at 681 Walden Road. It is one of the houses that borders the proposed development to the west and we will be one of houses most directly affected by the proposed exceptions to our zoning ordinance. When we bought the property, we did so knowing that the older home to our east might someday come down. But we also did so with the implicit trust and understanding that Village zoning law would keep any future structure within reasonable scale.

I could tell you all the ways that the proposed exceptions would deprive our family of light, air, and would loom over us with noise and a loss of privacy. But until you actually stand in our backyard, I don't believe that you can fully appreciate what we and our neighbors stand to lose. ***So, I ask you, before you make any decision that can affect our home and our neighborhood so seriously, that you please visit our property for yourselves.*** Here is my mobile #: 312.296.3744. I'm glad to arrange a visit at any of your individual conveniences.

One example of the need to visit in person has to do with topography. What you see on paper (or your screen) does not depict that the property to the east of us is located on a ridge. And that's very important here. Because that ridge means that Walden Road, as our neighbors would tell you, was once a stream. That's why Walden (and its continuance on Provident) form one of the few winding streets in our village. As a result, we and our neighbors all live along that long-ago stream bed under that long-ago ridge.

Living under that ridge means the proposed 48-foot exception (already 13 feet above that the law allows) is in reality far more than that for us. What's more, not only will we lose all of our morning sun, but we will have six balconies designed for outdoor use and entertaining literally looking down into our now private backyard patio. All sense of private dwelling space for our home will be lost.

We're not looking to halt reasonable development that complies with existing standards. That said, we're also looking for the Village to protect our interests as residents and tax payers by upholding the zoning requirements that we trusted in buying and investing in our Walden home.

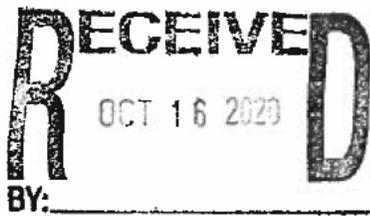
With appreciation for your service,

Gordon & Claudia Montgomery  
 681 Walden Road

--

Gordon Montgomery





10/15/2020  
Agenda Packet P. 254  
AMIG  
+

DEAR MEMBERS OF THE PLANNING COMMITTEE,

WE HAVE LIVED AT [REDACTED] WALDEN ROAD FOR 40 YEARS.

AS YOU KNOW, GREEKS BAY ROAD IS 6/8 FT. HIGHER THAN WALDEN ROAD, SO ALL WATER TRAVELS WEST TOWARD WALDEN ROAD.

WHEN WE MOVED INTO OUR HOME, 40 YEARS AGO, WE NEVER EXPERIENCED WATER PROBLEMS. WE ALWAYS HAD FULL USE OF OUR YARD, PLAYING BOCCI BALL, VOLLEYBALL & HANGING OUT THE WASH.

IN THE LAST 5/10 YEARS THE RAIN STORMS, WE'VE EXPERIENCED, HAVE BEEN SEVERE & WE NO LONGER HAVE FULL USE OF OUR YARD DUE TO EXCESS RAIN WATER RUN OFF. THIS RUN OFF CREATES, FOR LACK OF A BETTER WORD, A "SWAMP" AT THE BACK OF OUR YARD WHICH FACES THE PROPOSED NEW BUILD. WE HAVE SPENT THOUSANDS OF DOLLARS (CHADLET) INSTALLING FRENCH DRAINS, ETC.

THE MAGNITUDE OF THIS PROPOSED BUILD & LACK OF PERMEABLE GROUND AT THE SOUTH & WEST OF THE BUILD,

IS TROUBLING, TO SAY THE LEAST.  
IS THERE A GUARANTEE THAT THE  
PROPOSED HOLDING TANKS ARE ADEQUATE  
TO HOLD ALL THE STORM WATER?

IF NOT, WHAT IS OUR RECOURSE?

ANOTHER MAJOR CONCERN IS THE  
SIZE OF THIS BUILD ON THESE 2 SMALL LOTS.  
THE BUILD IS PLACED BACK TO THE WEST  
SIDE OF THE 2 SMALL LOTS, I AM  
ASSUMING THAT THERE IS GOING TO BE  
LIGHTING DURING THE NIGHT. THREE  
OF OUR BED ROOMS FACE THIS BUILD &  
IN THE SPRING & SUMMER, WE SLEEP WITH  
OUR WINDOWS OPEN. WE WILL BE SUBJECT  
TO CARS COMING & GOING, TO THE NOISE  
OF THE GARAGE DOORS OPENING & CLOSING,  
AS WELL AS THE AMBIENT LIGHTING,  
ALSO, THERE WILL BE ABSOLUTELY NO  
PRIVACY WITH THE BALCONY'S! THEY  
LITERALLY JUST ABOUT HANG OVER OUR  
YARD... THE YARD WE CONSTANTLY USE.

WE DO NOT OBJECT TO A BUILD!  
WE EXPECTED THAT TO HAPPEN IN TIME.  
A TOWNHOUSE OR ROWHOUSES WOULD BE  
WELCOME, BUT THIS BUILD IS SO  
OVERREACHING ALL ORDINANCES!

IT WOULD BE A TRAVESTY IF  
YOU APPROVE THIS BUILD. THERE  
WOULD BE A DEFINITE LOSS OF  
OUR PROPERTY VALUES, LOSS OF PRIVACY,  
LOSS OF ENJOYING OUR PROPERTY,  
AND LOSS OF OUR PEACE & QUIET.

PLEASE VOTE NO, ON THE EXISTING  
BUILDING PLANS.

SINCERELY

Mary Jo Bushell  
[REDACTED] Walden Road

Jana Bushell

**Ann Klaassen**

---

**From:** Laurin Starck [REDACTED] >  
**Sent:** Friday, October 16, 2020 1:23 PM  
**To:** Planning  
**Cc:** Laurin E Starck  
**Subject:** 688-694 Green Bay

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Planned Development Board of Winnetka,

I recently purchased my family's new home at [REDACTED] Green Bay, which is directly adjacent to the North of the planned condominium development at 688-694 Green Bay. It has come to my attention that the developer plans to build a structure taller and larger than normal zoning requirement, and that the village is considering allowing this because of the Green Bay Corridor village development plans.

I want to express that I am very concerned that the village would allow construction of this magnitude that stretches significantly beyond current zoning laws. I was not made aware that this was even a possibility when I closed on our home, and I am shocked that nobody from the village bothered to tell me, my attorney, or my realtor of the proposed GIGANTIC building and construction project pending ten feet from my front door. I am a single mother with a 3 year old daughter and a small dog.

The safety issues are the most concerning - given that children and dogs are prone to curiosity, and the obvious dangers of increased traffic on Green Bay road, loud construction noise, the presence of construction trucks, construction workers, toxic chemicals, construction materials, cranes, etc. There are likely a multitude of additional risks and dangers I am not even thinking of now.

Additionally, I work from home due to the coronavirus quarantine, and I cannot imagine trying to concentrate with a lengthy construction project next door for at least a year/two years in the future.

I would implore you to reconsider any development plans that are outside of the current legal zoning rights for the property. The village is responsible to help keep our community safe, especially our children and dependents. Building large condominiums to accommodate new retirees who are downsizing is not at all forward thinking or considerate of the young families who are starting their family lives in this adorable, quiet, peaceful village.

Best, Laurin Starck  
[REDACTED]

Owner: [REDACTED] Green Bay Road, Winnetka, IL

**Ann Klaassen**

---

**From:** Lynne Weinberg <[REDACTED]>  
**Sent:** Friday, October 16, 2020 10:10 AM  
**To:** Planning  
**Subject:** Proposal for The Walden, 688 and 694 Green Bay Road

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Planned Development Commission:

We live at [REDACTED] Blackthorn Rd., Winnetka, the last house on the east side of Blackthorn. Our driveway can be accessed from Blackthorn or Walden, and our yard and terrace border Walden. We consider ourselves residents of both streets. We are concerned about the proposed plan for The Walden, which because of its size and its height will impinge on the privacy of the residents of Walden Road. One of the best aspects of Walden Road is the privacy it affords the residents while still being close to the center of the village. Preserving that privacy is important and critical to all of us. Thank you for consideration.

Lynne and David Weinberg

[REDACTED] Blackthorn Road, Winnetka

--  
Lynne M. Weinberg  
[REDACTED]

## Ann Klaassen

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**From:** navonna MORAN [REDACTED]  
**Sent:** Saturday, October 17, 2020 7:48 AM  
**To:** Planning  
**Subject:** 688 694 Green Bay rd

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

List of comments for Green Bay rd

Please consider:

Reduce the height of building, the proposed height is too tall in relation  
To other buildings in the block. Thank you, Navonna Moran  
680 Green Bay Rd

**Ann Klaassen**

---

**From:** Gayle Dunn <[REDACTED]>  
**Sent:** Sunday, October 18, 2020 1:06 PM  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Proposed New Construction - The Walden on Green Bay Road Winnetka

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planned Development Commission,

As a Walden Road family, we are writing to you about our concerns over the zoning ordinance variance being proposed for The Walden development.

We have reviewed the exceptions being asked for and feel that a 46 foot (4 story) structure is inappropriate and too much to ask. This huge building will negatively impact its neighbors in many ways - reducing sunlight and air circulation, creating a feeling over overcrowdedness and most importantly a loss of personal privacy. It will also negatively impact the values of the adjoining property, many residents who have made considerable investments in their homes over the past several years.

When considering this case, I would ask you to put yourselves in the shoes of the Montgomery's, Frank's and Buschell's. If you do, I believe you'll conclude that their lives in Winnetka will be severely diminished by this looming development.

Respectfully,

Dan and Gayle Dunn  
[REDACTED] Walden Road  
Wilmette, IL 60093  
[REDACTED]

**Ann Klaassen**

---

**From:** Brandie Malay Siavelis <brandie@atproperties.com>  
**Sent:** Monday, October 19, 2020 1:13 PM  
**To:** David Schoon  
**Cc:** Ann Klaassen  
**Subject:** Letter

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of The Board of The Village of Winnetka's Planned Development Commission,

We would like to acknowledge the work of the Board and The Members of Staff for The Village of Winnetka on this project thus far. We appreciate all the time, effort and energy put into the consideration by the board.

We write to you to request your final approval of The Walden, a proposed new construction condominium building, located at 688 Green Bay Road in Winnetka. The Walden will feature a six-unit, luxury condominium building with flexible floor plans offering two-bedroom plus a den as well as three bedroom units. All units include two indoor parking spaces as well as exterior guest parking behind the building. The prices of the units range from \$1,350,000 and up.

Executing a new project or a change in the landscape of a neighborhood can be concerning to residents. The building was designed by notable architect Rick Swanson of Lake Forest. Mr. Swanson has over thirty 30 years experience as an award-winning architect, builder, and developer of numerous successful residential and commercial projects throughout the country. His considerable background in architectural design has been instrumental in establishing an aesthetic-conscience for each project while respecting the cultural and environmental aspects of the region. Rick's architectural training combined with his extensive experience in all facets of real estate development has proven invaluable to achieving the primary objective of budget balance with visual style. He prides himself on designing buildings that are not only attractive but blend old world charm with new world amenities which fit nicely within traditional landscapes of villages like Winnetka.

The building has been incredibly well received by local real estate brokers and their clients before hitting the public market. Longstanding Winnetka residents desire the ability to stay close to the homes they have lived in for many years, but with modern day conveniences of new construction, flexible floor plans and the ability to own a maintenance-free unit. There has not been a new construction condominium building built in Winnetka for over 12 years. Local residents are especially interested in not needing to leave Winnetka to downsize. They continue to shop, dine and live in the town. It is also an opportunity for Winnetka to increase their tax revenue.

Again, we kindly ask that you support the approval of the project. Rick Swanson and his team have been diligent about following the rules of the Village, being conscientious of neighbors and listening to the concerns of the public. There will be complete respect, cooperation and transparency provided during all the steps of this project to the neighbors directly affected by construction.

Please do not allow another opportunity for development to go by the wayside in our community.

Respectfully,

Brandie & Peter Siavelis  
Cedar Street  
Winnetka  
[REDACTED]

Elizabeth & Jim Stucker  
Prospect Avenue  
Winnetka  
[REDACTED]

Michael & Kelly Golden  
Sheridan Road  
Winnetka  
[Mikegolden@atproperties.com](mailto:Mikegolden@atproperties.com)

Mark & Stacey Lyman  
Chestnut Street  
WINNETKA  
[REDACTED]

Jennifer & Tom Eilers  
Fuller Lane  
Winnetka  
[REDACTED]

Mike and Lori Nielsen  
Oak St  
Winnetka  
[Mike@properrate.com](mailto:Mike@properrate.com)

Paula Horn  
Mary Street  
Winnetka  
[REDACTED]

Beth and Garrett Nesbitt  
Cedar Street  
WINNETKA  
[REDACTED]

Natasha and Mark Patla  
Locust Street  
Winnetka

[REDACTED]

Leslie Maguire  
Sunset Road  
WINNETKA  
[REDACTED]

Carin & Coley Frucci  
Winnetka Ave  
WINNETKA  
[carinfrucci@atproperties.com](mailto:carinfrucci@atproperties.com)

Susan Davis  
Scott Ave.  
Winnetka  
[Susandavis@atproperties.com](mailto:Susandavis@atproperties.com)

Colleen Daugherty  
Foxdale Ave  
Winnetka, IL 60093

Brian & Lisa Weis  
Orchard Lane  
WINNETKA  
[REDACTED]

Cha McDaniel  
Myrtle Street  
Winnetka  
[chamcdaniel@atproperties.com](mailto:chamcdaniel@atproperties.com)

Glo Rolighed  
[REDACTED] Indian Hill Road  
Winnetka  
[Glo@atproperties.com](mailto:Glo@atproperties.com)

Kate & Matt Huff  
Lincoln Avenue  
Winnetka  
[Katehuff@atproperties.com](mailto:Katehuff@atproperties.com)

Susan and Dan Sullivan  
Sunset Road  
Winnetka  
[susansullivan@atproperties.com](mailto:susansullivan@atproperties.com)

Stacey and Jeff Melgard  
Spruce Street  
Winnetka  
[smelgard@atproperties.com](mailto:smelgard@atproperties.com)

Annie and Michael Flanagan  
Hackberry Lane  
Winnetka  
[annieflanagan@atproperties.com](mailto:annieflanagan@atproperties.com)

Kathryn and John Mangel  
Warwick Road  
WINNETKA  
[REDACTED]

Ginny Grinstead  
Westmoor Road  
Winnetka  
[REDACTED]

Jason Baine  
[REDACTED] thorn tree lane  
Winnetka, Ill  
[REDACTED]

Christina Fawcett  
Ash Street  
Winnetka, Il  
[REDACTED]

Julie Mangan  
[REDACTED] Vernon Ave  
winnetka . Il 60093  
[REDACTED]

The Radnay Family  
Sunset Road  
Winnetka  
[REDACTED]

Brooke and Dan Wanzenberg  
[REDACTED] Cherry street  
Winnetka, IL  
[REDACTED]

Sonia Madden  
[REDACTED] Arbor Vitae Road  
WINNETKA, IL  
[REDACTED]

Daniel & Ann Nolan  
[REDACTED] Old Green Bay Rd  
Winnetka, IL  
[REDACTED]

Molly & Chris Randle  
[REDACTED] Hackberry Lane  
Winnetka, IL  
[REDACTED]

Laury and Paul Kissane  
[REDACTED] Gage Street  
Winnetka, IL  
[REDACTED]

Katie and Rick Hielscher  
[REDACTED] Dinsmore Road  
Winnetka, IL  
[REDACTED]

Courtney and Craig Finlayson  
[REDACTED] Cedar Street  
Winnetka, IL  
[REDACTED]

Mark and Dina Spoerl  
[REDACTED] Maple Street  
Winnetka, IL  
[REDACTED]

Bonnie and Ryan Tripton  
[REDACTED] Asbury Ave  
Winnetka, IL  
[REDACTED]

William and Grace Flatt  
[REDACTED] Poplar St

Winnetka, IL  
[REDACTED]

Andy & Andrea White  
[REDACTED] Oak Street  
Winnetka, IL  
[REDACTED]

Jay and Chrissy Hahn  
Ash St.  
Winnetka, IL  
[REDACTED]

Sincerely,

Brandie Malay Siavelis ABR, ASP  
Senior Broker  
@properties  
[www.chicagototheshore.com](http://www.chicagototheshore.com)  
773.968.4550

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## Ann Klaassen

---

**From:** Richard Keneman <rkeneman@metcapbank.com>  
**Sent:** Monday, October 19, 2020 4:58 PM  
**To:** Planning  
**Subject:** The Walden- 688-694 Green Bay Road, Case 2019-15-PD

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Our personal residence is located at 707 Walden Road. I have lived at this location for 30 years and this is my first correspondence with the Planning Development Commission. I am always in favor of new development that will enhance the Winnetka Community, both esthetically and financially. However, my support for The Walden (on Green Bay) would require reasonable conformance to existing zoning mandates to include maximum permitted building size (FAR) maximum building height, and required principal roof form. This proposal requests significant zoning variances as to floor area ratio and building height in the 40+% range, plus a rooftop entertainment area that will clearly become an issue for occupants of surrounding residences.

I therefore oppose these variances and request a developer re-submission that falls generally within the existing zoning code, understanding that required conformance is potentially economically unacceptable to the developer.

Richard and Ayn Keneman  
707 Walden

O: [REDACTED]

**Ann Klaassen**

---

**From:** John Frank <[REDACTED]>  
**Sent:** Monday, October 19, 2020 6:02 PM  
**To:** Planning  
**Subject:** The Walden  
**Attachments:** Petition to oppose zoning relief for 688\_694 Green Bay Road - Google Forms 10.19.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

We wanted to share a petition of local residents who oppose building The Walden as is.

After speaking with our neighbors, in the past weeks over 50 households representing at least 80 people oppose the variances as currently proposed.

Below you can find the addresses who oppose The Walden and attached is each petition.

+++++

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

- 630 Walden Road
- 631 Walden Road;
- 635 Blackthorn Road
- 643 Walden Road
- 650 Walden Rd.
- 653 Walden Road
- 660 Walden Rd
- 661 Blackthorn Road, IL
- 60093
- 663 Walden Road
- 669 Walden Road,

670 Blackthorn Rd  
670 Walden Rd.  
677 Walden Road  
680 Green Bay Rd, #102  
680 Green Bay Rd, #103  
680 Green Bay Rd, #104  
680 Green Bay Rd, #105  
680 Green Bay Rd, #106  
680 Green Bay Rd, #109  
680 Green Bay Rd, #202  
680 Green Bay Rd, #204  
680 Green Bay Rd, #206  
680 Green Bay Rd, #208  
680 Green Bay Rd, #209  
680 Green Bay Rd, #303  
680 Green Bay Rd, #305  
680 Green Bay Rd, #307  
680 Walden rd  
681 Walden Rd  
687 Blackthorn Road,  
693 Walden Road  
696 Green Bay Rd,  
698 Green Bay Road ,  
703 Walden Rd,  
717 Walden Road  
720 Green Bay Rd  
720 Green Bay Rd,  
720 Green Bay Road  
720 Green Bay Road  
730 Walden Road  
735 Walden Rd  
777 Walden Road  
785 Walden Road  
788 Walden rd  
791 Walden Rd  
792 Walden Road  
797 Walden Road  
800 Walden Rd  
801 Walden Road  
865 Pine St.  
975 Pine Street  
992 Vine Street  
999 Lake Street  
999 Westmoor Road

# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Pamela Coster

Address \*

696 Green Bay Rd., Winnetka, IL 60093

E-mail

pcoster@gmail.com

# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name \*

Lynne Frank

Address \*

693 Walden Road

E-mail

Lynnejfrank@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

Tracey McDowell

Address \*

999 Lake Street

E-mail

traceymcdowell8@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

- Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.
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Name \*

Liz Winemiller

Address \*

797 Walden Road

E-mail

Lizwinemiller@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

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Name \*

Max Winemiller

Address \*

797 Walden Road

E-mail

maxwinemiller@gmail.com

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-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

Brenda Miller

Address \*

669 Walden road, Winnetka

E-mail

Brendaellenmiller@gmail.com

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Name \*

Liz Winemiller

Address \*

797 Walden Road

E-mail

Lizwinemiller@gmail.com

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Name \*

Gordon Montgomery

Address \*

681 Walden Road, Winnetka, IL 60093

E-mail

gordonmontgomery75@gmail.com

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Name \*

Mark Stephan

Address \*

680 Walden rd Winnetka

E-mail

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Name \*

Christopher Spahr

Address \*

717 Walden Road

E-mail

cspahr@ahrgrowthpartners.com

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Name \*

Judith Castellini and Jerry Castellini

Address \*

643 Walden Road

E-mail

judycast11@yahoo.com

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Name \*

Alice Spahr

Address \*

717 Walden Road Winnetka, IL 60093

E-mail

aspahr@comcast.net

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Alexander Glaser

Address \*

800 Walden Road

E-mail

apglaser@gmail.com

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Name \*

Fredrick A. Belmont

Address \*

631 Walden Road; Winnetka, IL 60093

E-mail

fbelmont@sbcglobal.net

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Laura Glaser

Address \*

800 Walden Rd

E-mail

lauramatthews85@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Laura Glaser

Address \*

800 Walden Rd

E-mail

lauramatthews85@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Laura Glaser

Address \*

800 Walden Rd

E-mail

lauramatthews85@gmail.com

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By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

- Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.
- Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).
- Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Fredrick A. Belmont

Address \*

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This content is neither created nor endorsed by Google.

# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Claudia Montgomery

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Liz Winemiller

Address \*

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

Stephanie Wheat

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Gayle Dunn

Address \*

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name \*

Allan and Sally Tomlinson

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

Fred Tye

Address \*

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

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Address \*

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

- Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.
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Name \*

Barbara L. Fifer

Address \*

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

Ruud Coster

Address \*

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

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Name \*

Isabel C. Rivera

Address \*

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E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Christina Self

Address \*

975 Pine Street

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Josh Miller

Address \*

669 Walden road, Winnetka

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Terri Heath

Address \*

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Phil Shelton

Address \*

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E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Sara Roitman

Address \*

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roitman.sara2@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Hope Poor

Address \*

735 Walden Road

E-mail

hope.poor@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Jean Golden

Address \*

663 Walden Road

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

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Name \*

Virginia Holt

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-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Laurin Starck

Address \*

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E-mail

laurinstarck@me.com

This content is neither created nor endorsed by Google.

# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Megan Braden Chappell

Address \*

777 Walden Road

E-mail

megan.bosau@gmail.com

This content is neither created nor endorsed by Google.

# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

- Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.
- Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).
- Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Rosanne Groeneveld-Meijer

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703 Walden Rd, Winnetka

E-mail

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This content is neither created nor endorsed by Google.

# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Mary Jo Bushell

Address \*

677 Walden Road

E-mail

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This content is neither created nor endorsed by Google.

# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Bridget Albertson

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792 Walden Road

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Bridget.albertson@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Brett Harrison

Address \*

670 Blackthorn Rd

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Carrie Robinson

Address \*

992 Vine Street

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

John Frank

Address \*

693 Walden Road

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Schafer

Address \*

788 Walden rd

E-mail

Jschafer123@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Colette Quackenbush

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801 Walden Road

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

William Ake

Address \*

791 Walden Rd

E-mail

bake333@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Laura Janssen

Address \*

785 Walden Road

E-mail

[laura.janssen@me.com](mailto:laura.janssen@me.com)

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Hannah Harrison

Address \*

670 Blackthorn Road

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name \*

King and Hope Poor

Address \*

735 Walden Rd

E-mail

e.king.poor@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

Colette Quackenbush

Address \*

801 Walden Road

E-mail

colette.quackenbush@gmail.com

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Kevin and Theresa Golden

Address \*

680 Green Bay Rd, #106

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

John and Roseanne Madden

Address \*

680 Green Bay Rd, #204

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name \*

Alice McGowan

Address \*

680 Green Bay Rd, #307

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name \*

Nancy Geary

Address \*

680 Green Bay Rd, #102

E-mail

This content is neither created nor endorsed by Google.

# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name \*

Mary Alice Houlihan

Address \*

680 Green Bay Rd, #103

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

- Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.
- Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).
- Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Bob and Christine Nicolazzi

Address \*

680 Green Bay Rd, #305

E-mail

This content is neither created nor endorsed by Google.

# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

-Impermeable Lot Coverage (seeking 24.1% variance): The proposed impermeable lot coverage (building footprint and paved surfaces) is 11,168.7 square feet, exceeding the amount allowed by 2,168.7 square feet ( 24.1%). While the Developer will be required to provide storm water detention, we have not yet seen a water study. We, like many of you, have spent considerable time, resources and dollars to address water issues and want to ensure that the introduction of such a large structure with the proposed below-grade parking will not cause additional water displacement to our properties.

Name \*

Hugh and Pat Mulligan

Address \*

680 Green Bay Rd, #209

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Developed Commission to reconsider the requested variances, notably:

-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

-Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).

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Name \*

Chris and Pat O Donnell

Address \*

680 Green Bay Rd, #109

E-mail

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# Petition to oppose zoning relief for 688/694 Green Bay Road

By signing this petition, I do not support the requested zoning standard exceptions currently proposed by "The Walden" development, located at 688/694 Green Bay Road. I strongly urge the Planned Development Commission to reconsider the requested variances, notably:

- Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.
- Maximum Building Height Variation (seeking 32.9% variance on height, 60.0% on # of stories): The maximum building height for the Zoning Districts is 35 feet and 2 ½ stories. The proposed building height is currently 46.5 feet and 4 stories, requiring a variation of 11.5 feet over (32.9%) and 1.5 stories over (60.0%).
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Name \*

Neal Peterson and Mary Ellen Stanfield

Address \*

680 Green Bay Rd, #105

E-mail

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-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

Phyllis Shelton

Address \*

680 Green Bay Rd, #208

E-mail

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-Maximum Building Size Variation (seeking 49.3% variance): The proposed building consists of approximately 17,915.9 square feet of gross floor area (GFA), requiring a variation of 5,915.9 square feet (49.3%). In our opinion, the proposed development is grossly oversized for this combined smaller lot.

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Name \*

Navonna Moran

Address \*

680 Green Bay Rd, #104

E-mail

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Name \*

James and Mary Minoque

Address \*

680 Green Bay Rd, #303

E-mail

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Name \*

Judy Hamilton Godfrey

Address \*

680 Green Bay Rd, #202

E-mail

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Name \*

Tom and Beverly Malatasta

Address \*

680 Green Bay Rd, #206

E-mail

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Name \*

Nancy S. Carley

Address \*

670 Walden Rd.

E-mail

nancycarley@comcast . com

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Name \*

Jill Wendel

Address \*

865 Pine St. Winnetka

E-mail

Jill.wendel@yahoo.com

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Name \*

Lynne M. Weinberg

Address \*

687 Blackthorn Road, Winnetka, IL 60093

E-mail

lynnemweinberg@gmail.com

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Name \*

Barbara L. Fifer

Address \*

720 Green Bay Road

E-mail

blfifer@comcast.net

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Name \*

Laura Zung

Address \*

730 Walden Road

E-mail

laura@zung.org

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Written Protest

PROTEST OF PRELIMINARY PLANNED DEVELOPMENT APPLICATION

To: Village Council of the Village of Winnetka

I, (print name) MARY JOE JIM BUSHELL hereby certify that I own the property located at 677 WALDEN ROAD (Parcel Identification Number(s) (PIN): ) in the Village of Winnetka, Cook County, Illinois, which is located within 250 feet of the "Subject Property" described below. Pursuant to Section 17.58.080 of the Village Code of the Village of Winnetka, I hereby submit to the Village Council this written protest objecting to the preliminary planned development application for the Subject Property.

Address of Subject Property: 688/694 GREEN BAY ROAD

I hereby declare that I have executed this Protest of Preliminary Planned Development Application for the purposes stated herein and in Section 17.58.080 of the Village Code of the Village of Winnetka.

Date: 3/1, 2021

Signature: [Redacted]

[Redacted]

ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK )

This Protest of Preliminary Planned Development Application was acknowledged before me on March 2, 2021, by Mary + Jim Bushell, who either is personally known to me or has presented satisfactory evidence that he or she is the person whose true signature is on this Protest of Preliminary Planned Development Application.

Given under my hand and official seal this 2 day of March, 2021.

[Redacted]

Signature of Notary Public

My Commission expires: 1-28-2024  
SEAL

