



PLANNED DEVELOPMENT COMMISSION REGULAR VIRTUAL MEETING AGENDA

WEDNESDAY, SEPTEMBER 2, 2020 - 7:00 PM

In accordance with social distancing requirements, Governor Pritzker's Executive Orders 2020-43 and 2020-44, and Senate Bill 2135, **the Winnetka Planned Development Commission meeting on Wednesday, September 2, 2020 will be held virtually. The meeting will be livestreamed via the Cisco WebEx platform. In accordance, with Public Act 101-0640, at least one representative from the Village will be present at Village Hall, 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 the following two options **for virtually observing and participating during this virtual Planned Development Commission meeting, including the ability to provide testimony or comments.** Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only).** Call: 408-418-9388; when prompted enter the Meeting ID – 126 674 1476 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed).** Download the Cisco WebEx meetings app to your smart phone, tablet, or computer, and then join Meeting ID – 126 674 1476 Event Password – PDC09022020

If you wish to **provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending **an email** to planning@winnetka.org;
- 2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
- 3) By leaving **a voice mail message** at the phone number 847-716-3526. All voicemail messages will be transcribed into a written format.

All comments received by 6:00 PM the day of the meeting will be read at the meeting by staff. Written public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3526.

510 Green Bay Road, Winnetka, Illinois 60093
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**PLANNED DEVELOPMENT COMMISSION REGULAR VIRTUAL MEETING AGENDA
WEDNESDAY, SEPTEMBER 2, 2020 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of October 3, 2019 meeting minutes.
4. **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 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); (b) an exception from the maximum permitted intensity of use of lot (impermeable lot coverage); (c) an exception from the maximum permitted building height; (d) an exception from the required principal roof form; and (e) an exception from the exterior wall articulation requirement along the north façade. The Village Council has final jurisdiction on this request.
5. Other Business.
 - a. October 7, 2020 Meeting - Quorum check.
6. Public Comment.
7. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at 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, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

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**WINNETKA PLANNED DEVELOPMENT COMMISSION
MEETING MINUTES
OCTOBER 3, 2019**

13 **Members Present:**

Matt Bradley, Chairman
Tina Dalman
Layla Danley
John Golan
Wally Greenough
Lynn Hanley
Jay Vanderlaan

14 **Members Absent:**

Sarah Balassa
Bridget Orsic

15 **Village Staff:**

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

16 **Village Attorney:**

Ben Schuster

17 **Call to Order:**

18 Chairman Bradley called the meeting to order at 7:04 p.m.

19 **Roll Call & Introductions:**

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23
24
25 Chairman Bradley suggested each Commission Member introduce themselves and identify their
26 background. He then stated he is an 8 year Winnetka resident who lives in Hubbard Woods and is the
27 Chair of the ZBA. Chairman Bradley also stated he is a lawyer and worked with the Downtown Master
28 Plan group. He added he felt this Commission would help clean up a lot of inefficiencies relating to
29 planned developments. Ms. Dalman introduced herself as the Chair of the Plan Commission and resident
30 of Winnetka since 2007 and previously a Wilmette resident for 10 years. She also stated she was on the
31 Wilmette ZBA and is a land use real estate lawyer who began practicing 30 years ago in Seattle. Ms.
32 Dalman added she also lives in Hubbard Woods. Mr. Greenough stated he has lived in the Village since
33 1989 on the Village Green. He also stated he has been on the ZBA for one year and is a lawyer as well for
34 44 years. Mr. Greenough informed the Commission his wife wrote the 2020 Comprehensive Plan and he
35 is on the Winnetka caucus. Ms. Danley stated she has lived in Winnetka for 4½ years and is an AVD for
36 film and television who has been an AV producer for a number of years. She also stated she has small
37 children who attend Greeley and is a member of the Historical Society Board. Ms. Danley then stated
38 when she spoke to Presidents Rintz regarding taking a position on the Plan Commission; it was to bring a
39 different perspective of what the younger people are discussing that the Village needed. Mr. Vanderlaan
40 informed the Commission he has lived in the Village for 10 years and is a business administration project
41 manager and in HR IT. He then stated he was asked to join by President Rintz after serving on the caucus
42 candidacy commission and could offer perspective in being a newer Village resident. Mr. Vanderlaan
43 stated President Rintz wanted him to join the Commission since he would be around for a while to see
44 the fruits of the new Comprehensive Plan in place. He also stated has been on the Plan Commission for
45 one year and is very involved in the community. Ms. Hanley informed the Commission she is on the ZBA
46 and is a land use and zoning attorney and teaches commercial real estate development and land use and
47 zoning at Loyola Law School. She also stated she has lived in the Village for 13 years and lived in
48 Highland Park before that. Ms. Hanley added she also lives in Hubbard Woods. Mr. Golan stated he has

1 been on the Plan Commission for a while and a Winnetka resident since 1953 and moved back to the
2 Village in 1986 after leaving the Village for a while.

3
4 **Consideration of Minutes - None**

5 Chairman Bradley noted there are no minutes to consider since this is the first meeting.

6
7 **Public Comment**

8 Chairman Bradley stated there is no one in the audience to comment at this time.

9
10 **Community Development Report**

11 Mr. Schoon reported that the Village Council meeting will be adopting an ordinance to prohibit all types
12 of cannabis related businesses. Mr. Schoon stated the Council also recently approved a variation
13 request at 880 Willow Road. A Commission Member asked if there was any public interest in the
14 cannabis discussion and Mr. Schoon responded at the first meeting, there may have been 12 people in
15 the audience with half of them speaking. He also stated of the 60 plus emails received, two were in
16 support of allowing a cannabis related businesses. Chairman Bradley asked if the ordinance related to
17 cannabis being the primary or entirety of the retail sales, what is happening to CBD oils being sold in
18 stores now. Mr. Schuster responded the definition of a cannabis business comes straight from the
19 recreational cannabis statute with a very particular definition and noted CBD oils fall outside of the
20 current definition. Mr. Schuster then stated CBD oils would be product based and there would be strict
21 rules with regard to how many milligrams of product it can contain.

22
23 Chairman Bradley asked if Glencoe voted to approve cannabis sales, not downtown but, in Hubbard
24 Woods. Mr. Schoon responded they considered it but have not adopted it and their planning and zoning
25 commission is having a hearing on October 7, 2019 which would make its recommendation to its village
26 board with regard to where to allow it. He then stated the last discussion the Glencoe Village Council
27 had about it was to allow it in the commercial district next to Winnetka's Hubbard Woods district and
28 commercial districts along the Edens. Ms. Hanley asked if the ordinance would address restaurants
29 using it in food. Mr. Schuster responded it did but not specifically and they would have to have a
30 dispensing license and meet all of the state requirements that go with it. He indicated it would be highly
31 unlikely that a restaurant would get it. Mr. Schuster stated the other issue is that they would not be able
32 to serve it there for off premise consumption because the act only permits on-premises consumption if
33 authorized by the municipality. He added off-premises consumption would only be allowed if it was
34 authorized by the Village, which it did not.

35
36 Mr. Golan stated that part of Glencoe is so contiguous to Winnetka and since it is such a controversial
37 issue, he asked if there was an issue of setbacks. Mr. Schuster responded the only setback or distance
38 requirement in the State act is 1,500 feet from another dispensary. He also stated Glencoe has the
39 ability to adopt any other distance requirements it saw fit such as distances from schools and churches.
40 Mr. Schuster then stated just because it is permitted in a particular area, the other challenge is someone
41 wanting to go there and secure real estate to operate a dispensary. Mr. Vanderlaan asked where the
42 Glencoe/Winnetka divide in that shopping center is. Mr. Schoon responded Scott Avenue.

43
44 Mr. Schoon stated the zoning code is structured so that a use is only allowed if it is listed as a permitted
45 or special use in the zoning district. The proposed amendments add definitions for these uses to the
46 code, but then do not list them as permitted uses or special uses.

47
48

1 **Pending Applications - None**

2 Chairman Bradley noted there are no pending planned development applications.

3
4 **Old Business - None**

5 Chairman Bradley noted there is no old business.

6
7 **New Business**

8 **a. Review of Recently Adopted Changes to the Planned Development Requirements and Processes**

9 **b. Consideration of Rules of Procedure of the Winnetka Planned Development Commission**

10 **c. Discussion Regarding the Scheduling of Planned Development Meetings**

11 **d. Training Session Regarding the Conduct of Meetings**

12 Mr. Schoon stated with regard to the first part of the review, not a lot changed from when each advisory
13 bodies reviewed the proposed changes. He stated in terms of the Planned Development Commission
14 (PDC), he identified a list of all of the members and the two absent members from tonight's meeting.
15 Mr. Schoon stated the PDC consists of nine members with five members from the Plan Commission and
16 four from the ZBA. He stated the code states each Chair needs to be a member of the PDC and the other
17 members are selected by the Village President and approved by the Village Council. Mr. Schoon stated
18 each member has a two-year term and the chair comes from the advisory body that has the fewer
19 numbers on it. He then stated with regard to quorum, it was originally presented to the Village Council
20 to be a simple majority of the membership which would have been five out of nine and after discussion
21 relating to the Commission size and getting community input to the Commission, they discussed
22 increasing the number of Commission members and decided rather than increasing the number of
23 Commission members, to increase the quorum number from a simple majority of five to seven.

24
25 Mr. Schoon also stated the Village Council required that the PDC must consider an application at no
26 fewer than two meetings with the idea that these projects were important enough to be considered at
27 two separate meetings. He stated it would also provide the public ample opportunity to comment on
28 the planned development. Mr. Schuster stated the way it is written in the code is that they cannot
29 recommend approval unless it is considered at no fewer than two meetings. Ms. Dalman asked if they
30 did not have to have two meetings for discussion but there had to be an opportunity to comment on an
31 application at both meetings. Mr. Schoon confirmed that is correct and stated the Commission can close
32 the public hearing at the first meeting which closed the official record but they would be required to
33 allow the public to speak at every meeting. Ms. Dalman then suggested keeping it open for both
34 meetings.

35
36 Mr. Schoon then stated in terms of a recommendation on a planned development, it would require the
37 affirmative vote of five members which is similar to the ZBA's requirement. He noted the Plan
38 Commission did not have such a requirement and only a majority of the quorum is required with
39 everything else being a majority of the quorum.

40
41 Ms. Hanley asked how many planned developments were in Winnetka now and Mr. Schoon responded
42 none. Ms. Dalman stated a parcel had to measure 10,000 square feet to qualify and an applicant can
43 voluntarily opt in for a planned development for less than 10,000 square feet. Mr. Schoon stated a
44 minimum of 10,000 square feet is required for a planned development. Ms. Dalman referred to the post
45 office site as a potential planned development as well as properties that are an assemblage. Mr. Golan
46 asked if every site over 10,000 square feet automatically requires being a planned development or if it
47 only related to projects which did not fit within the current building code. Mr. Schoon stated it would
48 have to go through the planned development process.

1 Mr. Schoon stated with regard to the planned development process, the Village added a concept plan
2 review which would provide an opportunity for the applicant to present a sketch or concept to the
3 Village Council with the idea of the applicant hearing the Village Council's thoughts and potential
4 concerns up front. He noted the Village has had one concept plan application within the last couple of
5 months for a site on Green Bay Road north of The Mews where there are two lots and a developer
6 proposed a 6-unit condominium building and which would require exceptions.
7

8 Mr. Schoon stated in addition to replacing the Plan Commission and the ZBA with the PDC as part of the
9 process, there is a final plan review which would not have to go before the advisory bodies unless it is
10 determined to be significantly different and then the Village Council could refer it back to the advisory
11 bodies. Mr. Vanderlaan asked if an application would go before the PDC twice and then to the DRB. Mr.
12 Schoon responded it could be the other way around and for the potential application, it may be sent to
13 the DRB first for their commentary on the design and then to the PDC.
14

15 Ms. Dalman stated this would represent a significant change from the previous large planned
16 development application and asked if the project received preliminary review from the Village Council,
17 will it come back to the PDC for final plan if first, there is a significant change and second, the Village
18 Council referred it back to them. She also stated the Village Council could decide to keep the potential
19 change and not refer it back. Mr. Schoon confirmed it is at the Village Council's discretion. Chairman
20 Bradley referred to whether there is the potential for it to fall back to both positions where it would
21 have to go back to the ZBA and Plan Commission. Mr. Schoon responded that it would only be referred
22 to the PDC and DRB.
23

24 Mr. Schoon then stated with regard to the planned development standards, a planned development
25 would have to meet general requirements and additional standards for considering exceptions. He also
26 stated a planned development can only occur in multi-family districts or commercial mixed used districts
27 and the minimum developable land area is 10,000 square feet. Mr. Schoon stated there are exceptions
28 where existing sites with an existing structure, where the floor area would not be increased more than
29 50%, for a site more than 10,000 square feet, it would not require going through the planned
30 development process. He also stated the property would need to be under unified ownership or control
31 and individual special uses are a separate approval which they will discuss. Chairman Bradley asked if a
32 special use approval would run parallel to the planned development process. Mr. Schoon confirmed that
33 is correct and the PDC would consider it as well, along with any subdivision or plat consolidation
34 required for the development. He clarified in terms of the ownership of the land; one entity would have
35 to have control of it. Mr. Schuster referred to the instance of having a partnership agreement where
36 there are multiple owners who are bound together and it is controlled by one partnership.
37

38 Ms. Dalman stated they previously discussed requiring a statement of beneficial interest. Mr. Schoon
39 responded it is now part of the planned development application and he would defer to the Village
40 Attorney as to who that needed to be shared with and when. He stated their purpose is to determine
41 whether there were any conflicts of interest.
42

43 Mr. Schoon went on to state the planned development standards are similar to the special use
44 standards outside of the overlay district. He stated the first standard is that it had to be consistent with
45 the Comprehensive Plan goals and objectives. Mr. Schoon noted the Village Council tweaked the
46 language with the remaining goals to read as follows: (2) will not be detrimental to or endanger the
47 public health, safety, comfort, morals or general welfare, or *have a negative environmental impact*; (3)
48 will not *unreasonably* impede use and enjoyment of other property in the immediate vicinity...nor

1 *unreasonably* diminish or impair property values in ... vicinity; and (4) will not *unreasonably* impede the
2 normal and orderly development or improvement of other property in the immediate vicinity.

3
4 Mr. Schoon noted there were no changes to the remaining standards while noting the standards are not
5 ranked in any particular order. He then stated with regard to exceptions, they can be exceptions to the
6 subdivision or zoning ordinance and can be related to district use, lot, space, bulk, yard and parking
7 regulations. Mr. Schoon noted the only thing you cannot get a variation or exception on is use such as
8 for a senior housing development. He stated since there is no category in the ordinance relating to
9 senior housing, it would have to either be done by text amendment to the code to allow it as a land use
10 or to ask for an exception to be allowed only for the development. He noted there are also exception
11 standards and the required public benefit which included compensating benefits and Village
12 improvements. Mr. Schoon stated the planned development would be looked at to consider whether it
13 offered environmental and pedestrian amenities for all residents or would not cause an adverse impact
14 on neighborhood properties that outweigh the benefits of the development. Mr. Schoon stated the
15 exception standards also include whether the development would contain a proposed design and use or
16 combination of uses that will complement the character of the surrounding neighborhood and provide a
17 public benefit to the Village. He noted these standards provide more flexibility for the development as
18 opposed to variation standards.

19
20 Mr. Schoon then stated in terms of benefits, it could be a community amenity for public use which he
21 informed the Commission became key in the Village Council's discussion. He also stated if a
22 development used an existing building and wanted to add to its historic features, an exception could be
23 allowed for that. Mr. Schoon also identified compensating benefits as open space and recreational
24 amenities as well as the adaptive reuse of existing buildings. He stated compensating benefits also
25 included the provision of public car and/or bike share facilities, the provision of off-street public parking
26 spaces; the provision of affordable housing units; and the incorporation of elements that enhance the
27 environment and increases sustainability. Mr. Schoon then stated with regard to the last compensating
28 benefit of the provision of a demonstrated need in the Village, he referred to the post office site which
29 could be used as a theater which would be a desired need in the community. He also identified housing
30 for those wanting to downsize and remain in the community as another example of a compensating
31 public benefit.

32
33 Mr. Vanderlaan stated with regard to compensating benefit, it could be described as offsetting the
34 disproportionate negative impact of having an oversized, large project which wanted modifications and
35 exceptions from zoning. He stated during the consideration, the offset should be proportionate. Mr.
36 Schuster informed the Commission the exact text read: "The purpose of compensating benefit is to
37 advance the Village's physical, cultural, environmental and social objectives in accordance with the
38 Comprehensive Plan and other plans and policies. Redevelopment often brings with it the need for
39 exceptions from the regulations and also to make sure the Village is receiving public benefit in return for
40 those exceptions by requiring additional compensating benefits in the residential areas and the
41 community as a whole."

42
43 A Commission Member asked if the benefit had to be located on the planned development, and it was
44 confirmed it did not. Mr. Schoon stated in connection with One Winnetka in the last version of the
45 project, they wanted to acquire Village property to provide public parking. Mr. Schuster stated that
46 instance was a little different in that a public parking garage was in return for the taking of Village land
47 to be used for their development. Mr. Schoon stated with regard to that site, if a development was built
48 only on that private land, that perspective would be different than the developer asking to use public

1 land. Ms. Dalman suggested to fulfill some of the parking requirement, the developer can offer to make
2 a contribution toward the parking garage the Village owned lot behind the Community House. A
3 Commission Member suggested the payment of an impact fee. Mr. Golan referred to the amount of
4 time spent on the public benefit for the One Winnetka development and the potential adverse impact
5 on the neighborhood. Mr. Schuster indicated it would be impossible to not have an impact and the
6 language was amended to take that into account. Mr. Schoon noted the list is not exclusive and other
7 items may be identified as appropriate in terms of a compensating benefit.

8
9 Mr. Schoon stated if there are Village improvements that are needed, they would include but not be
10 limited to: (i) public streetscape improvements; (ii) roadways, alleys, medians; (iii) pathways; (iv)
11 pedestrian drop off areas; (v) transit stops and (vi) bus pull outs and/or other public improvements. He
12 also stated the design shall be in conformity with the Village Design Guidelines used by the DRB.

13
14 Mr. Schoon then referred the Commission to the concurrent planned development and special use
15 requests and stated for a bowling alley to have been included in the One Winnetka planned
16 development, it would have required a special use and the PDC would have reviewed that at the same
17 time. He then stated if it would have been requested years later, it would have went through the special
18 use process for the overlay district. In that instance, the Plan Commission would review the special use
19 request.

20
21 Mr. Schoon stated the rules of procedures are included in the packet for the Commission to review. He
22 then stated they can have many different types of meetings such as regular meetings, special meetings,
23 joint meetings, workshops (study session) and closed meetings with the calendar being set at the
24 beginning of the year. Mr. Schuster informed the Commission with regard to closed meetings, they are
25 allowed to have them but only for specific reasons and it has to meet the exceptions allowed by Open
26 Meetings Act. He indicated it is very rare for an advisory body to do it. Mr. Schuster then stated the one
27 exception for a closed meeting would be in connection with litigation.

28
29 Mr. Schoon went on to state with regard to the order of business/agenda, continuing applications would
30 go before new applications. He then stated for pending applications, there would be recommendations,
31 continued applications and then new applications. Mr. Schoon stated in connection with continued
32 applications, that meant the Commission would need to take on more information before a
33 recommendation is made. Chairman Bradley asked if the Commission would have to let the Village staff
34 know it is their intention to make a recommendation at the next meeting and Mr. Schoon confirmed
35 that is correct. Chairman Bradley questioned the process in the event the quorum of the Commission is
36 not the same attendees as at the first meeting. Mr. Schoon responded that is always a possibility. Mr.
37 Schuster stated the Commission could still recommend the Village staff prepare a draft recommendation
38 in favor or opposition for the meeting. He then stated if the Commission members are not the same and
39 the comments are different, they can direct the Village staff to prepare a draft recommendation in the
40 other direction. Mr. Schuster noted the motion would be to direct staff to draft findings approving the
41 application for the planned development with any conditions identified by the Commission followed by
42 a vote. He added the motion can be altered at the next meeting as well as to alert the audience
43 members that direction to the Village staff is not a final decision.

44
45 Mr. Greenough asked where negotiations with the developer came in. Mr. Schuster stated if the
46 Commission wanted to have that dialog, it could occur during the hearing with the motion being to
47 approve the recommendation as amended. Chairman Bradley asked after the end of the 5th meeting if
48 it came to that, would it be best practice to recommend the Village staff prepare the recommendation

1 which would kick it to the following meeting. Mr. Schuster stated it is always better to have written
2 findings and noted both negative and positive findings can be prepared. He also stated where the
3 matter is very contentious and they want to close it down, the Chair can ask for a recess for the Village
4 Attorney to get together with Village staff and quickly prepare something. Mr. Greenough asked if they
5 are turning down an application, would it be better to identify the reasons and Mr. Schuster agreed to
6 clarify the concise reasons.

7
8 Mr. Schoon then stated as with the ZBA and the PC, he referred to the public comment time portion of
9 the meeting being worded to give 30 minutes to allow the public to comment on items not on the
10 agenda. He added it did not happen often. Mr. Schoon also stated the Commission can ask the speaker
11 to provide their name and address although it is not required. He stated they can ask speakers to refrain
12 from repeating those or others' comments as well as enforce time limits of 3 minutes each. Mr. Schoon
13 noted when representing a group, the speaker can be given more time. He stated the speakers should
14 be civil, with comments directed toward the Chair and the PDC and not the applicant. Mr. Schoon added
15 the rules indicate how speakers can provide written comments.

16
17 Mr. Schoon stated there would then be an introduction by the Chair and a Village staff summary of the
18 application followed by the applicant's presentation. He stated those who planned to speak are sworn in
19 and after the applicant's presentation; the Commission can ask clarifying questions. Mr. Schoon stated
20 the public is then offered the ability to provide comments and then the applicant is given an opportunity
21 to respond followed by the Commission's deliberation. He stated the Commission would then determine
22 if they need more information from the applicant and summarize comments with regard to any issues
23 for the applicant. Mr. Schoon stated there would need to be some direction for the next meeting.
24 Chairman Bradley asked what is the amount of time to be given for an application that went on for
25 several meetings. Mr. Schoon responded it would be up to the Commission, meetings can get wrapped
26 up around 10pm with other communities going until 1am in order to hear all public comment. Chairman
27 Bradley referred to either having the meeting continue until the issue is wrapped up to avoid having
28 people from having to coming back or call a special meeting. He also suggested the use of straw poll
29 being taken to get to the issues which are being debated. Ms. Dalman stated the challenge in Winnetka
30 is the number of people who come to public hearings and the applicant changing the application at
31 every meeting resulting in more for people to talk about. She commented civility can become an issue
32 when meetings go past 10pm.

33
34 Mr. Schuster noted a 3 minute time limit is the standard. A Commission Member stated in other
35 communities, they offered to start the meeting earlier at 6pm. Mr. Schuster also stated it is important to
36 cut the speaker off at the time limit in order to be fair to everyone. Mr. Schoon informed the
37 Commission when an item is continued, it is required to be continued to a date specific in order to
38 comply with notice requirements. He also stated there needed to be a written recommendation and roll
39 call vote with an affirmative recommendation requiring 5 members. Mr. Schoon also stated Commission
40 Members who are previously absent may vote if they confirm they reviewed the entire record. He
41 added for other matters, it did not need to be a written recommendation and a voice vote majority was
42 acceptable. Mr. Schoon noted the Commission Members' decisions would be forwarded by Village staff
43 to the Village Council.

44
45 Mr. Schoon informed the Commission when scheduling PDC meetings was discussed, they considered
46 scheduling them either as needed, monthly or every other month. He stated when there is a new
47 application ready to be presented, they have to suggest several dates where 7 out of 9 Commission
48 Members are available, it would have to be followed by a three week public notice requirement. Ms.

1 Dalman suggested reserving a Thursday. Mr. Schoon responded committing to a scheduled Thursday
2 would mean canceling a lot of meetings when there are no applications and added scheduling a meeting
3 ad hoc would be difficult. Mr. Golan suggested the first Wednesday of the month. He referred to the
4 perception of how slow the process is in getting things approved. Chairman Bradley suggested
5 scheduling a monthly meeting and call a meeting as needed. The Commission Members and Village staff
6 discussed a possible monthly meeting date and decided on either the first Wednesday or third Monday
7 with the decision being left to the Village staff noting the meeting date would be subject to cancellation.
8 It was decided that the meeting date would be the first Wednesday of the month.

9
10 Mr. Schoon asked if everyone is fine with the rules and procedures. Chairman Bradley asked for a
11 motion to adopt the rules and procedures. A motion was made by Ms. Hanley and seconded by Mr.
12 Greenough to approve the rules and procedures. A vote was taken and the motion unanimously passed.

13
14 AYES: Bradley, Dalman, Danley, Golan, Greenough, Hanley, Vanderlaan

15 NAYS: None

16
17 Mr. Schuster stated he would now go over four items, including jurisdiction, Open Meetings Act
18 requirements, rules and procedure and the Freedom of Information Act. He stated with regard to
19 jurisdiction, the Commission would be doing public hearings for planned developments. Mr. Schuster
20 stated there are a couple of others which are buried in the ordinance such as the Village Council having
21 the ability to send them anything related to planned development. He stated it could also include their
22 review of text amendments to regulations on planned development. Mr. Schuster stated the last item
23 related to subdivisions which while not typically reviewed by this body, if they are submitted in
24 conjunction with a planned development, the Commission would review that.

25
26 Mr. Schuster referred to the first section of the code and provision which talked about what a planned
27 development is for which he identified as a procedure to allow for departure from the strict application
28 of the code. He went on to state it allowed creativity and encouragement of more creative
29 and imaginative design. Mr. Schuster stated they have to consider how to get the most creative and
30 imaginative projects that are the most beneficial. He stated the jurisdiction of the Commission is limited
31 to the standards and noted while a lot of comments may be made which do not relate to the standards,
32 legally speaking, the Commission's recommendation has to be focused on the standards with the
33 findings and recommendations being based on the standards.

34
35 Mr. Schuster then asked the Commission whose burden is it to prove the standards have been met with
36 the answer being the applicant. He stated it is perfectly acceptable and encouraged to require the
37 applicant to meet that burden in order to make their decision.

38
39 Mr. Schuster stated with regard to the Open Meetings Act, the Commission, ZBA and Plan Commission
40 are subject to it with the general rule being openness. He read: "All meetings of a public body shall be
41 open to the public unless excepted." Mr. Schuster stated they discussed closed meetings which would
42 be held only for certain items which would be litigation. He reiterated it is rare and would be the only
43 exception for an advisory body.

44
45 Mr. Schuster noted a meeting is defined as: "A gathering of a majority of a quorum for the purpose of
46 discussing public business." He identified a quorum of this Commission to be 7 members with 3
47 members having the ability to meet outside of a quorum to discuss public business outside of a publicly
48 noticed meeting and noted 4 members cannot. He stated 3 members can begin discussing public

1 business but the moment a 4th Commission Member walks in, the discussion would have to wait until
2 the meeting started. Mr. Schuster noted there is complication in that the Commission members are
3 members of another body and if 3 members of the Plan Commission or 3 members of the ZBA talk about
4 the issues, that could be a problem and inadvertently triggered a violation of a meeting for that body.
5

6 Mr. Schuster stated a meeting is also defined as any contemporaneous communication between the
7 majority of a quorum discussing public business which can be either by phone, text or email. He went on
8 to describe instances where a meeting could inadvertently take place with "reply all" to an email being a
9 problem. Mr. Schuster stated they should never "reply all" and that it would be an Open Meeting Act
10 violation. He also stated there had to be an agenda and the Commission can consider items not on the
11 agenda. Mr. Schuster noted the Commission cannot take action on items not on the agenda.
12

13 Mr. Schuster stated with regard to public comment, they have to allow it and it is required by the Open
14 Meetings Act which is why they adopted the rules which govern public comment. He informed the
15 Commission during the 6th Plan Commission hearing for the One Winnetka project, the Plan
16 Commission was done with the public comment portion of the hearing after 5 meetings and someone
17 wanted to provide public comment during their work on the recommendations. He stated that person
18 did provide public comment and filed a challenge with the Attorney General of a violation of the Open
19 Meetings Act. Mr. Schuster stated there was a ruling in the Village's favor since there was no specific
20 language limiting public comment to the end of the hearing but the Village was faulted for not having
21 rules which were later adopted. Ms. Dalman stated the comment was from the Interfaith Housing
22 Group. Mr. Schuster informed the Commission the Open Meetings Act also has training requirements
23 and once you are appointed, you have 90 days to complete the training. He noted the Commission
24 members did not have to do it for this Commission as long as it was done for the public bodies they
25 already serve on. The Commission members discussed confirming everyone is in compliance and Mr.
26 Schuster stated he would speak to Kathie Scanlan to make sure everyone is up to date. Mr. Schuster
27 added the Village can be sued for violating the Open Meetings Act.
28

29 Mr. Schuster then stated with regard to the meeting procedures, it adopts the Robert's Rules of Order.
30 He stated that meant the Chair can suggest a motion and motions must be seconded. He noted if you
31 make a motion, you cannot speak against it. Mr. Schuster also stated if you second a motion, you can
32 speak against it.
33

34 Mr. Schuster stated in connection with public hearings, he referred to *Klaeren vs. the Village of Lisle*
35 where it stated the interested parties have due process rights to present evidence, testify, bring in
36 expert witnesses, a right to subpoena records and a right to cross-examine a witness. He stated in the
37 event of a cross-examination, it is up to the Chair to keep it civil and maintain decorum. Ms. Dalman
38 noted it occurred at a One Winnetka hearing. Mr. Schuster suggested it be handled at the end of public
39 comment. Ms. Dalman asked how other municipalities handled it and Mr. Schuster suggested it be
40 handled at the end of the meeting so as not to be disruptive. He also stated it represented a time limit
41 issue in that it may take longer to respond.
42

43 Mr. Schuster went on to state for an applicant requesting continuances, they have a right to notice and
44 if notice is not given, it would be a due process violation. He then stated with regard to things not to do,
45 he instructed the Commission to not engage in ex parte communication. Mr. Schuster also stated the
46 Commission is not to consider evidence which is not part of the hearing. Chairman Bradley asked if these
47 items are included in the rules they just adopted and Mr. Schuster responded the ex parte
48 communication portion is not. Mr. Schuster suggested they suggest those people wanting to speak to

1 the Commission outside of the meeting to attend or submit comments for the meeting. He noted the
2 Village Council is allowed to speak to individuals on matters which are not being discussed at public
3 hearings. Mr. Greenough asked if they can listen to comments but not respond to them. Mr. Schuster
4 commented that might not be a good idea since it could be discovered they are having outside
5 conversations.

6
7 Mr. Schoon asked until a hearing date has been set on the Green Bay Road project, are the Commission
8 Members not to talk to anyone regarding it since it is coming up. Mr. Schuster responded with regard to
9 best practices, he referred to the post office site, there is no application coming up for that site
10 compared to the Green Bay Road project which will be coming up, it would be best not to engage in a lot
11 of conversation about it. Mr. Greenough referred to the ZBA members who visit sites on applications.
12 Mr. Schuster suggested visiting the site as a group which could be considered a meeting. Mr. Schuster
13 commented they should not do that and the Commission members should not be doing their own
14 investigation. Chairman Bradley stated there have been instances when a visual view of property may be
15 necessary to understand the conditions. Mr. Schuster stated there are ways to get more information
16 without going to the site such as obtaining photographs. He also referred to residents who claim to not
17 have received public notices and to put the onus on the applicant to decide if they want to continue. Mr.
18 Schuster also stated if the Commission is uncomfortable, they can continue the hearing to another date
19 to sort out the issue.

20
21 Mr. Schuster went on to state with regard to procedure, all testimony must be under oath including the
22 applicant, experts, opponents, members of the public and Village staff, in certain instances. He also
23 stated they should enforce consistent entitlements and referred to a speaker being given 3 minutes to
24 speak as opposed to 4.5 minutes for others with the Commission having the ability to give speakers
25 extra time at the end of the meeting if time allowed. Mr. Schuster then stated the Commission had the
26 right to restrict additional comments from prior speakers and they do not have the right to speak at
27 each meeting repeatedly. Ms. Dalman commented that would be dangerous especially in the event of
28 new information. Mr. Schuster referred to the situation where 100 speakers come to each meeting and
29 repeated previous comments which would essentially tie up and filibuster the Commission. He stated
30 speakers have a right to speak again if the application changed and should be limited to the change in
31 the application. A Commission Member asked how would they keep track of those who spoke at
32 previous meetings and Chairman Bradley responded they would inform the audience they would like to
33 hear from those who have not already spoken.

34
35 Mr. Schuster stated in connection with comments and questions, they should generally be directed to
36 the Chair and it would be up to the Commission if a response would be given. He also stated speakers
37 should be treated fairly and be informed of the order of the meeting to maintain control of the meeting.

38
39 Mr. Schuster then stated with regard to the Freedom of Information Act, the Village staff would deal
40 with FOIA requests. He stated: "All records in the custody of the public body are presumed to be open to
41 public inspection and comment." Mr. Schuster stated the presumption is any piece of paper or records
42 and other formats would be made public and pertains to public business which includes text messages,
43 phone communications, etc. He informed the Commission that communications by Commission
44 members outside of the meeting on a private email account are not subject to FOIA since it is not in
45 possession of the public body. Mr. Schuster added if it is an email on the Village server, it is subject to
46 FOIA. Mr. Schoon stated if the Commission members are sent an individual email, it should be
47 forwarded to the Village staff who would distribute it to the Commission. Mr. Schuster informed the
48 Commission a number of FOIA requests were received in connection with One Winnetka and for the

1 Commission members to be careful. He also suggested avoiding long email chains. He noted material
2 which is subject to attorney-client privilege did not have to be turned over.

3
4 Mr. Greenough questioned the 250 foot limitation since he lived near the One Winnetka project and
5 whether he should recuse himself. Mr. Schuster stated if he felt it would significantly affect his property
6 value, he should recuse himself. He also stated it was a notice issue and generally speaking, it should not
7 be a problem. Chairman Bradley suggested this presentation should be done in a similar meeting with
8 the ZBA and Plan Commission.

9
10 The meeting was adjourned at 9:43 p.m.

11
12 Respectfully submitted,

13
14 Antionette Johnson
15 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNED DEVELOPMENT COMMISSION
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER
DATE: AUGUST 27, 2020
SUBJECT: 688 & 694 GREEN BAY ROAD - THE WALDEN RESIDENCES
- PRELIMINARY PLANNED DEVELOPMENT REVIEW (CASE 2019-15-PD)

INTRODUCTION

On September 2, 2020, the Planned Development Commission is scheduled to hold a virtual public hearing, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Walden 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 six-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant has filed an amended application (Attachment A) seeking 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 intensity of use of lot (impermeable lot coverage);
 - c. An exception from the maximum permitted building height;
 - d. An exception from the required principal roof form;
 - e. An exception from the exterior wall articulation requirement along the north facade; and
 - f. Any other subdivision or zoning relief necessary for approval of the proposed multi-family residential building.

Details of the requested exceptions are provided later in the report.

The Design Review Board held two public meetings regarding the certificate appropriateness for the proposed development. A summary of its recommendation is provided later in this report. It should be noted that the Applicant's application materials in Attachment A incorporates changes to address the condition that was part of the Design Review Board's recommendation.

A sign has been posted on the Subject Property and a newspaper notice was published in the Winnetka Talk on August 13, 2020 indicating the time and date of the Planned Development Commission public hearing. A mailed notice also has been sent to property owners within 250 feet of the Subject Property. A sign notice was also posted on the property.

As of the date of this memo, the Village has received written public comments regarding the proposed project. The comments are separated into those public comments received by the Design Review Board during its review (Attachment B), and those public comments received since (Attachment C).

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 if we review the purpose and process for planned developments with the Commission.

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:

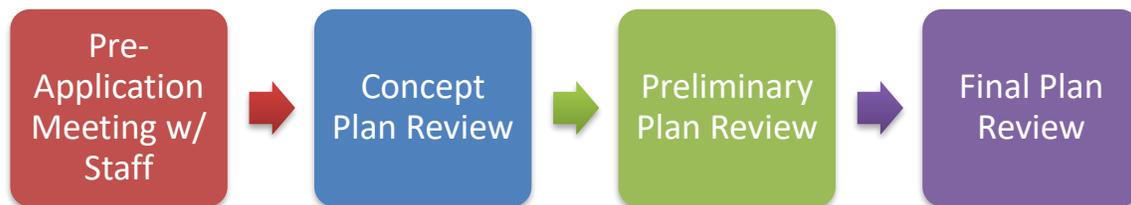


Figure 1 – Concept Plan Review

Concept Plan Review. The concept plan review step is conducted by the Village Council. The purpose of the Village Council’s review of the concept plan application 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.

On July 16, 2019, the Village Council conducted the concept plan review of the proposed six-unit multi-family project. The current preliminary proposal is fairly similar in design as the July 16, 2019 concept plan. Copies of two images from the concept plan review are below.



Figure 2 - Concept Plan - East Building Elevation Presented to Council on July 16, 2019

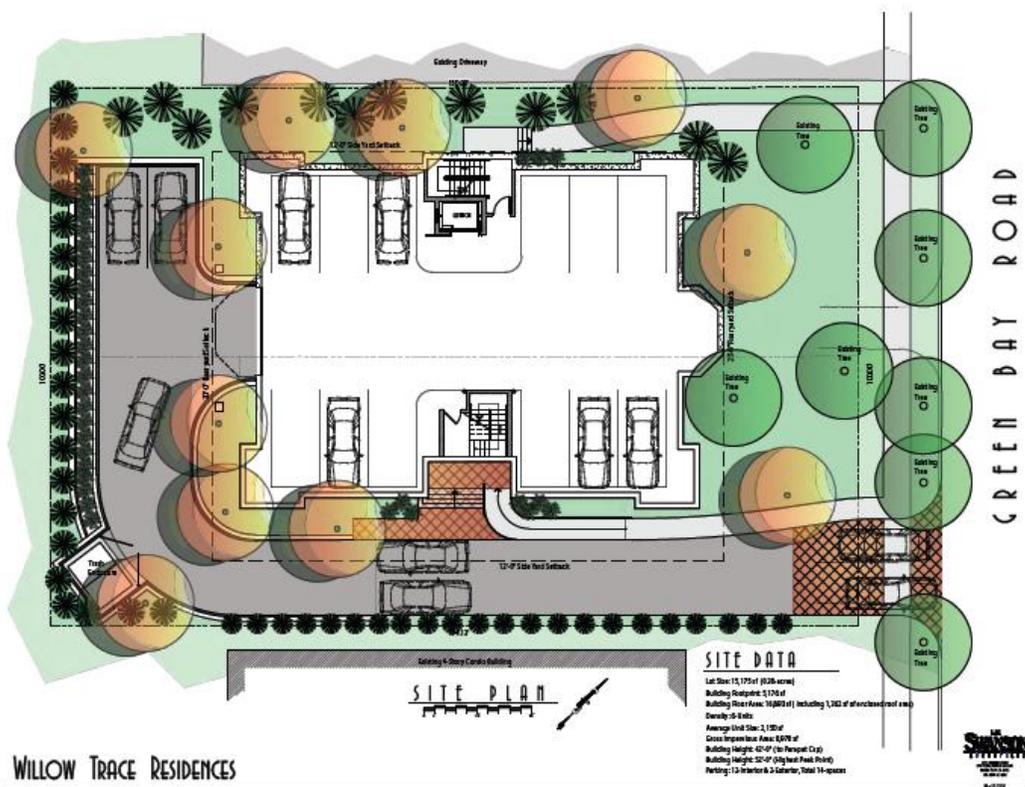


Figure 3 - Concept Plan - Site Plan Presented to Council on July 16, 2019

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. A copy of the staff report for the Council’s July 16, 2019 meeting as well as copy of meeting minutes are attached as Attachment D.

Preliminary Plan Review. As previously stated, the Applicant has submitted an application for preliminary planned development approval. Preliminary plan review includes the following steps:



Figure 4 – 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.

On July 16, the Design Review Board held its first meeting to consider a certificate of appropriateness to allow the construction of the proposed six-unit multi-family building as part of a planned development. After hearing from the Applicant, several members of the public, and written comments submitted by the public, the Board asked the Applicant to explore making adjustments to the fourth story of the proposed structure to minimize the impact of the height and to provide additional perspectives of the proposed project from the north, as well as from Green Bay Road and Walden Road. The primary concern expressed by the Board was the proposed height of the building and the impact that will have on neighboring properties. In order to provide the Applicant an opportunity to respond to Board’s concerns, the DRB continued consideration of the request to its August 20 meeting.

At its August 20 meeting, after hearing from the Applicant and 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 design subject to the Applicant reducing the height of the building by 1.7 feet. Board members found the proposed building design attractive and 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 condition to reduce the building height was to reduce the height of the main bulk of the building, which is to the top of the parapet wall at the third story, to the maximum building height of the B-1 District - 35 feet. The 1.7-foot figure was the amount that this parapet had exceeded 35-feet. Board members discussed ideas regarding how to reduce the building height, such as reducing the 10-foot ceiling heights. In the end the Board left it to the Applicant to determine the means by which to reduce the building height.

The staff reports without attachments and minutes from the Design Review Board meetings are included in Attachment E. [It should be noted during the DRB’s discussion the measurement of 1.7 feet was often read as 1’-7”; you will note that as you read the August 20 minutes.]

As part of the preliminary plan review stage for a planned development, the Planned Development Commission’s role is to provide a recommendation to the Village Council regarding proposed subdivision and zoning relief. The following should be noted regarding the Planned Development Commission’s review:

1. A quorum of the commission consists of seven members

2. The Commission may not recommend approval of a preliminary planned development unless it has considered the application at no fewer than two public meetings.
3. The affirmative vote of five Commission members is required to make a recommendation on a 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 5 – Final Plan Review

During the final plan review process, the Council *may* 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.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.35 acres (15,000 square feet) in size, is located on the west side of Green Bay Road between Pine Street and Westmoor Road. Currently, there is a vacant single family residence on the 688 Green Bay Road parcel and the 694 Green Bay Road parcel is vacant. Figures 6 through 8 on the following pages identify the Subject Property.



Figure 6 – Subject Property (688 Green Bay Road)



Figure 7 – Subject Property (694 Green Bay Road - looking southwest from Green Bay Road)



Figure 8 – Aerial Map

COMPREHENSIVE PLAN DESIGNATION & ZONING

The Land Use Plan Map of the *Winnetka 2020 Comprehensive Plan for the Village of Winnetka*, which was adopted in 1999, designates the Subject Property, as well as properties to the north along the Green Bay Road Corridor extending to Westmoor Road, as appropriate for "Townhouse Residential" development (light brown color). *Townhouse Residential* Land Use is also identified in the Comprehensive Plan for areas abutting the Village's commercial districts, intended to serve as a lower-density transitional area between commercial districts and single-family neighborhoods (See Figure 9).

The Land Use Plan Map designates the properties to the south along Green Bay Road to Pine Street as appropriate for higher density "Multi-Family Residential" developments (darker brown color), and encompasses the *Winnetka Mews* condominium development as well as the *680 Green Bay Road* condominium development.



Figure 9 – Comprehensive Plan Land Use Map

The Winnetka 2020 Plan recommended studying amendments to the B-1 District to determine if the portion of the zoning district located on Green Bay Road, north of The Mews condominiums and south of Chatfield Road, would be better served by low-density apartment-style buildings or by townhouse development. Today, the B-1 District continues to allow for both.

The current Comprehensive Plan identified the following land use issues and opportunities for the Green Bay Road Corridor when it was adopted in 1999:

In 1998, to soften the impact of both multiple-family and commercial buildings on the village's appearance and infrastructure, as well as on adjoining single-family neighborhoods, the Village Council reduced the allowable building height to 2-1/2 stories or 35 feet.

Several townhouse developments have been built along or near Green Bay Road between Chatfield Road on the north and Winnetka Avenue on the south. Townhouses provide lower-density transitional areas between commercial districts and single family neighborhoods.

Properties on the west side of Green Bay Road south of Chatfield Road and north of Pine Street are zoned for multiple-family development but currently host a mix of uses including a greenhouse/Florist, an office, single family houses and lower-density multiple-family buildings. These properties are likely to be redeveloped between the years 2000 and 2020.

The current Comprehensive Plan states the goal for the Green Bay Road Corridor is to:

Ensure a balanced and attractive pattern of land uses, development and infrastructure along Green Bay Road, the railroad facilities and adjacent residential neighborhoods running from the north to the south gateways of the Village (the "Corridor").

Relevant objectives and policies identified in the current Comprehensive Plan for the Green Bay Road Corridor include:

Provide for low-to-medium-density multiple-family townhouse and condominium developments within the Corridor as indicated on the Comprehensive Plan Map. Ensure compatibility of land uses and a smooth transition between single family residential neighborhoods and all other uses.

The current Comprehensive Plan includes the following recommendations for Multiple-Family Land Use and Development within the Green Bay Road Corridor:

- *Where existing B-1 parcels in the districts provide transitional buffers between commercial districts and single-family neighborhoods, the B-1 designation should be retained.*
- *Reduce density and add green space, providing a better balance between open space and building mass. Future redevelopment should avoid overwhelming Green Bay Road with bulky multiple-family developments and should devote more attention to landscaping.*
- *Redevelopment should be held to the design standards displayed by the rest of the community, providing a friendly street presence, so that the entire length of Green Bay Road will be visually appealing as a "Winnetka Street."*
- *Require below-grade parking facilities for new developments along the Corridor. Where surface parking lots are appropriate, assure that they are thoroughly screened with landscaping preferred to walls or fences.*

It should be noted that the Village is in the process of preparing a new/updated comprehensive plan. The consultant's scope of work identifies developing a specific plan for the Green Bay Road corridor. Due to the COVID-19 pandemic, the Village has currently paused work on the comprehensive plan update.

The Subject Property is zoned B-1 Multifamily Residential, and it is bordered by B-1 Multifamily Residential to the north, B-2 Multifamily Residential to the south, and R-3 Single Family Residential to the west (represented in Figure 10 on the following page).

Land uses along Green Bay Road to the south include three- and four-story multi-family residential structures and to the north is a two-story residential duplex building, a two-story townhouse development, and a two and ½ story multi-family building. Immediately to the west are two single family homes (see Attachment F for photographs).

The purpose section of the B-1 District states that the district is:

...to provide a buffer between commercial and detached single-family land uses, and between vehicular traffic along Green Bay Road and detached single family land uses. Consequently, the district encourages development of two-family, low-density multi-family, and where appropriate, other limited land uses which are compatible with nearby detached single-family residential neighborhoods.

The requirements of the district are:

...further intended to foster development which exhibits a single-family residential character with regard to external architectural appearance, scale, materials, roof pitch, colors, landscaping and other detailing and site improvements.



Figure 10 – Zoning Map

Given the Subject Property is on the boundary of two Comprehensive Plan land use designations, the Applicant’s proposed use of the Subject Property as a multi-family residential development is generally consistent with the Comprehensive Plan land use designation and the B-1 zoning district.

RECENT PROPERTY HISTORY

The Subject Property was the subject of a code enforcement complaint regarding the condition of the former residence located at 694 Green Bay Road dating back to 2016. The department handled the nuisance violation with the Village Prosecutor through the court system, which culminated in the demolition of the single-family residence on the 694 Green Bay Road parcel in 2018.

It should be noted that prior to the residential structure on the 688 Green Bay Road property being demolished, the Applicant will need to submit a demolition permit application to be reviewed by the Landmark Preservation Commission to determine if the house has architectural or historical significance. If so, the Commission may require the Applicant to prepare an Historic and Architectural Impact Study, and based upon the findings of that study, the Commission could order that the demolition of the home be delayed for 60 days.

PROPOSED PLAN

The proposed development of the Subject Property, referred to as The Walden residences, consists of six (6) luxury condominium flats, each measuring approximately 2,200 to 2,400 square feet, in three

stories with 12 enclosed below grade parking spaces. The plan also includes a fourth story that would consist of owner storage space and a common indoor lounge area as well as a roof deck and garden. Vehicular access to the site would be provided by one driveway that runs along the southerly property line of the property. The proposed development provides 12 enclosed parking spaces for owners and two guest parking spaces at the rear of the property, in compliance with the Zoning Ordinance. Additional street parking is available on Green Bay Road.

The Applicant has submitted a landscape plan showing a mixture of deciduous and coniferous trees and shrubs as well as perennials, ground cover, and grasses. The Applicant shows arbor vitae along the west property line and trees along the north property line to provide some screening. The fences and walls shown along the perimeter of the property are existing and appear to be on the adjacent properties.



Figure 11 – Current Landscaping Plan



Figure 12 - Current Plan - East Building Elevation

The Applicant describes the proposed architectural design of the development as English Country Manor style. As described in the attached narrative provided by the Applicant and included in this report as Attachment A, the exterior materials would include reddish/brown face brick and limestone trim with a fieldstone water table on all four elevations. The window frames would be black with simulated divided lite muntins. The units would also include private balconies that would be faced with wood trim and include black wrought iron rails, balustrades, and spindles. The pitched roof elements would be DaVinci artificial slate shingles with copper decorative finials, gutters, and downspouts.

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 that development’s driveway that runs along the southerly property line. The proposed vault is sized to accommodate the increased amount of runoff which would result from the more intensive development compared to existing conditions. The stormwater within the vault would then drain into a stormwater main under Green Bay Road, with the rate of release into the storm sewer controlled by a restrictor valve in order to assure the development does not present an increased flow into the Village’s storm sewer system. The Village Engineering staff has reviewed the stormwater plan for the development and has determined that the plan would comply with the Village’s requirements. The Village Engineering staff also noted that given Green Bay Road is a State highway, the Applicant will need to secure Illinois Department of Transportation approval to tie its proposed stormwater system to the main in the Green Bay Road right-of-way.

VILLAGE STAFF REVIEW

Staff has reviewed the proposed preliminary plan and has determined that the application is ready for consideration by the advisory bodies and the Village Council. Given that this is preliminary plan approval, staff has identified technical issues which the applicant will need to address at time of final plan approval or building permit approval.

SUBDIVISION & ZONING RELIEF

As previously stated, the property is zoned B-1 Multi-Family Residential District, 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 proposed development, and any required zoning variations.

Standard	B1 District Permitted/ Required	Proposed Development	Required Variation
Maximum Height	35 feet 2 ½ stories	46.5 feet 4 stories	11.5 ft, a 32.86% increase
Maximum Units Per Acre 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	
Minimum Average Lot Width	60 feet	100 feet	
Maximum Floor Area Ratio (80%)	12,000 sf	17,915.9 sf	5,915.9 sf, a 49.30% increase
Maximum Building Coverage (40%)	6,000 sf	5,595.3 sf	
Maximum Impermeable Lot Area (60%)	9,000 sf	11,168.7 sf	2,168,6 sf, a 24.1% increase
Minimum Front Yard Setback	25 feet	25 feet	
Minimum Side Yard	12 feet	12 feet	
Minimum Rear Yard (adjacent to SFR)	30 feet	30 feet	
Exterior Walls (articulation)	Minimum 4-foot articulation @ 50 feet of wall length.	Provided by all walls except north wall is articulated by 2 feet.	North wall articulation is not 4 feet.
Principal roof form	Minimum 35 degrees, Maximum 60 degrees	Flat	The structure contains a roof that is predominately flat.
Minimum # of Parking Spaces 2 ¼ spaces per dwelling unit total, including ¼ for guests	14 spaces, including 2 guest spaces	14 spaces, including 2 guest spaces	
1 enclosed space per dwelling unit	6 spaces	12 spaces	
Parking Setbacks	Minimum 5' from any non-front lot line	+5 feet	
	Not permitted within required front yard	None proposed	

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

Given that the Subject Property has B-1 zoning to the north and B-2 zoning to the south, it would be beneficial to note the similarities and differences between the two zoning districts. Today, the two districts have nearly the same zoning requirements, except for the following:

- B-2 District's maximum units per acre is 30 units.
- B-2 District does not have a minimum average lot width requirement.
- B-2 District does not have maximum building coverage standard.
- B-2 District has neither an exterior wall articulation requirement nor a principal roof form requirement.

It should be noted that in 1998, the Village Council adopted Ordinance MC-202-98. As part of work on the Comprehensive Plan, Thompson Dyke & Associates completed an analysis of zoning regulations in B-1 and B-2 districts (*just prior to this, the Council also amended the C-1 and C-2 commercial zoning districts in a similar fashion to what is outlined below*). Recommendations included in the Thompson Dyke report that were incorporated in MC-202-98 include following zoning code amendments:

a) **B-1 District** amendments:

- i) Eliminated single family dwellings as a permitted use;
- ii) Reduced height from 35' (number of stories not limited, but presumably up to 4 stories), to 35' and 2 ½ stories;
- iii) Increased side yard from 6 feet to 12 feet;
- iv) Increased rear yard from 15 feet to 20 feet;
- v) Increased rear yard requirement when abutting single family residential from 15 feet to 30 feet;
- vi) Increased parking requirement from 1 ½ spaces per dwelling unit to 2 ¼ per dwelling unit;
- vii) Imposed new floor area ratio of .80

b) **B-2 District** amendments:

- i) Reduced height from 42' and 4 stories, to 35' and 2 ½ stories
- ii) Reduced allowable density from 36 units/acre to 30 units/acre
- iii) Increased side yard setback from 6' to 12'
- iv) Increased rear yard requirement when abutting single family residential from 15 feet to 30 feet;
- v) Increased parking requirement from 1 ½ spaces per dwelling unit to 2 ¼ per dwelling unit;
- vi) Imposed new floor area ratio of .80

The above amendments were made at the time in response to concerns regarding the construction of larger multi-family buildings in the community. These amendments also made many existing multi-family buildings legal non-conforming structures, including the 680 Green Bay Road and Winnetka Mews Condominiums.

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. Included in Attachment A is a copy of the plat of consolidation, which 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. 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.

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 Variation – 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 17,915.9 square feet of gross floor area, requiring a variation of 5,915.9 square feet (49.30%).
- B. Maximum Building Height Variation – 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 as revised since the Design Review Board recommendation is now 46.5 feet and four (4) stories. The dimension of 46.5 feet is measured from the first floor to the highest point of the decorative gable at the center of the building. The height to the top of the flat roof of the enclosed storage and lounge area on the fourth floor is now 43.4 feet. The proposed design also includes four corner tower roof elements that would be 42.9 feet in height with a parapet between the four corners that would be 35.0 feet in height. It is relevant to note that the proposed units include 10-foot ceiling heights for each floor level, which according to the Applicant is a standard design requirement for north shore residences in this market.
- C. Impermeable Lot Coverage – The proposed impermeable lot coverage (ILC) (building footprint and paved surfaces) is 11,168.7 square feet, whereas a maximum ILC of 9,000 square feet is allowed. The proposed ILC exceeds the amount allowed by 2,168.7 square feet, or 24.1%. It should be noted whatever amount of impermeable lot coverage is provided; the applicant will be required to provide the stormwater detention to accommodate that impermeable surface per the Village stormwater management requirements.
- D. Principal Roof Form Variation – 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.
- E. Façade Articulation Variation - 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 north 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.

The proposed development meets all other zoning requirements (e.g. building coverage, yard setbacks, off-street parking space requirements, etc.)

The following table compares the Applicant’s proposed project, The Walden, with the two multi-family

developments to the south, the townhomes immediately to the north, The Wingate development further to the north, and the Westmoor Commons townhomes on the corner of Westmoor and Green Bay. This table is provided to help provide the Commission with perspective in terms of the proposed development compared to existing development, as well as how the developments compare to the **existing zoning requirements** for their respective districts. As previously noted, many of these buildings are legal non-conforming structures due to amendments to the B-1 and B-2 zoning requirements.

BUILDING/ADDRESS (Year Constructed)	ZONING DISTRICT	GFA (Maximum 80% of Lot Area)	ILC (Maximum 60% of Lot Area)	HEIGHT (Maximum 2 ½ Stories, 35 ft)	REAR YARD SETBACK (Min 30 feet)
The Winnetka Mews NWC Green Bay & Pine (1971)	B-2	134,064 sf (118% over)	67,739 sf (46.65% over)	4-stories 35.91 ft (east elevation first floor to top of parapet) 46 ft (west elevation ground floor to top of parapet) (0.91 ft/11 ft over)	39.82 ft (Complies)
The Wingate 720 Green Bay (2007)	B-1	25,650 sf (Complies)	19,080 sf (Complies)	2½-stories 37.25 ft (2.25 ft over)	32.61 ft (Complies)
680 Green Bay (1974)	B-2	69,736 sf (160% over)	21,583 sf (7.31% over)	4-stories 38.23 ft (3.23 ft over)	23.89 ft (6.11 ft short)
The Walden 688-94 Green Bay (2020)	B-1	17,915.9 sf (49.3% over)	11,168.7 sf (24.1% over)	4-stories 46.5 ft	30 ft (Complies)
696-698 Green Bay (1992)	B-1	Not available	4,427.33 sf Complies	2½-stories 34'-6" ft	14.95 (15.05 ft short)
Westmoor Commons 932-936 Westmoor (2008)	B-1	7,532 sf Complies	5,647 sf Complies	2½-stories 34.08 ft	30.01 ft (Complies)

Data Source: (A) architectural plans, (B) GIS map, (C) plat of survey, (D) zoning analysis/calculations, (E) floor elevation survey

PLANNED DEVELOPMENT STANDARDS, EXCEPTIONS STANDARDS, AND COMPENSATING BENEFITS

When considering a planned development, the Commission is to consider the standards for approving a planned development and the standards for granting exceptions associated with a planned development.

No special use permit for a planned development shall be recommended by the Planned Development Commission or approved by the Village Council unless it is found that:

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.

In addition to the general standards for considering a planned development, the following standards shall be considered in reviewing any request for exceptions to the subdivision or underlying zoning district use, lot, space, bulk, yard, and parking regulations, as each standard may be applicable:

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.

Section 17.58.120.B talks about public benefits in terms of a compensating benefit, the purpose of which is to advance the Village's physical, cultural, environmental and social objectives in accordance with the Comprehensive Plan and other plans and policies. The Code section provides a non-exclusive list of potential compensating benefits that may include:

1. The provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities;
2. The preservation of existing historic features;
3. The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities;

4. The adaptive reuse of existing buildings;
5. The provision of public car and/or bike share facilities;
6. The provision of off-street public parking spaces;
7. The provision of affordable housing units;
8. The incorporation of building and site elements that enhance the environment and increase sustainability; and
9. The provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.

In support of its request, the Applicant has provided the attached application materials which include a narrative addressing the standards and compensating benefits. The Applicant has identified the compensating benefits as providing an architectural design that is consistent with the aesthetic character and providing a much needed housing type for the community. In addition, the Applicant has provided the following studies and reports to support its application:

- a. Market Feasibility Report
- b. Village Services Report
- c. Traffic & Parking Evaluation
- d. Building Shadow Study

Based upon the written application materials submitted by the Applicant, the information the Applicant presents during the public hearing, and the comments provided by the public, the Commission will need to determine if the proposed development conforms with the standards for approving a planned development and the requested zoning exceptions.

RECOMMENDATION

At the September 2, 2020 Planned Development Commission meeting, the Commission is scheduled to consider the Applicant's proposed planned development and associated exceptions as well as the plat of consolidation.

After hearing from the Applicant and the public, the Commission may decide to take action on one of three options:

- 1) Continue the public hearing to a specific date to provide the Applicant and/or staff additional time to address questions and comments from the Commission.
- 2) Continue the public hearing to a specific date for consideration of a resolution recommending approval of the planned development and associated exceptions. As previously noted, the Commission may not recommend approval of a preliminary planned development unless it has considered the application at no fewer than two public meetings. A copy of such a motion is provided for future reference.
- 3) Consider a motion recommending denial of the planned development and associated exceptions. (A copy of such a motion is provided on the following page).

Staff and the Applicant will be present at the September 2 meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Public Comments Presented to the Design Review Board

Attachment C: Public Comments Received Since the August 20, 2020 Design Review Board Meeting

Attachment D: July 16, 2019, Village Council Review of Concept Plan - Staff Report & Meeting Minutes

Attachment E: July 16, 2020, and August 20, 2020 Design Review Board Review of Preliminary Plan – Staff Report and Meeting Minutes.

Attachment F: Photographs of Area Properties

Recommendation of Approval [Only provided for information; must wait until subsequent meeting to adopt.]

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 17,915.9 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 5,915.9 square feet (a 49.30% increase) [Section 17.32.010T – Maximum Building Size];
 2. Impermeable Lot Coverage of 11,168.7 square feet, whereas a maximum of 9,000 square feet is permitted, a variation of 2,168 square feet (a 24.1% increase) [Section 17.32.010F – Intensity of Use of Lot];
 3. Building height of 46.5 feet and 4 stories, whereas a maximum of 35 feet and 2 ½ stories is permitted, a variation of 11.5 feet (a 32.86% increase) [Section 17.32.010C – Height];
 4. Exterior Wall Articulation of only two feet for the difference in the plane of walls along the north building wall, whereas a minimum of four feet is required. [Section 17.32.010M – Exterior Walls];
 5. 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]

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 conditions is warranted in order to adopt a recommendation of approval.]***

1.

2.

]

Recommendation of Denial

The Planned Development Commission **recommends denial** 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 not in conformity*** with the standards set forth in Section 17.58.110 of the Zoning Ordinance, which are set forth below:
 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 17,915.9 square feet, whereas a maximum of 12,000 square feet (an 80% Floor Area Ratio) is permitted, a variation of 5,915.9 square feet (a 49.30% increase) [Section 17.32.010T – Maximum Building Size];
 2. Impermeable Lot Coverage of 11,168.7 square feet, whereas a maximum of 9,000 square feet is permitted, a variation of 2,168 square feet (a 24.1% increase) [Section 17.32.010F – Intensity of Use of Lot];
 3. Building height of 46.5 feet and 4 stories, whereas a maximum of 35 feet and 2 ½ stories is permitted, a variation of 11.5 feet (a 32.86% increase) [Section 17.32.010C – Height];
 4. Exterior Wall Articulation of only two feet for the difference in the plane of walls along the north building wall, whereas a minimum of four feet is required. [Section 17.32.010M – Exterior Walls];
 5. 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]

are not in conformity with the standards set forth in Section 17.58.120 of the Zoning Ordinance, which are set forth below:

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 not meet** the standards set forth in Section 16.12.010 of the Subdivision Code.

[Note: If the Planned Development Commission elects to recommend denial, a motion should be made and seconded to recommend denial. Following such a motion, and prior to voting on the motion, Commission members may wish to identify those standards which they find the project to be inconsistent.]

Attachment A
Applicant Submittal
Includes Changes to Incorporate Design Review Board Recommendation



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August 24, 2020

Mathew Bradley
Chairman of the
Planned Development Commission
510 Green Bay Rd.
Winnetka, IL 60093

Re: 688 & 694 Green Bay Rd.

Members of the Planned Development Commission,

I am pleased to report that we received unanimous approval on 8-20-20 from the Design Review Board of our proposed Walden project at 688 & 694 Green Bay Rd. We are now prepared to move onto the Planned Development Commission phase September 2nd. The DRB's recommendation included key design related elements that were relevant to their review process and will be addressed in more detail within this memo. We understand and respect that the PDC will have the purview to consider all of the exceptions provided in this petition regardless of DRB findings and we are prepared to respond accordingly.

The properties are currently zoned B-1 Multi-family and will be consolidated as one lot under this zoning designation. We have reviewed the regulations for this zoning district and will be in compliance with all requirements except five, which we intend to seek zoning relief through the Village's PUD process. There were two existing single-family residences on the respective parcels. One of the two has been demolished and the other to be demolished as a condition of our approval process.

The proposed building will be comprised of 4-2,180 sf and 2-2,404 sf for a total of 6-luxury flats in 3-stories with 12-below ground parking spaces and a fourth story for owner storage space and common area indoor lounge (1,406 sf). The fourth story will also include a 575 sf roof deck and 348 sf roof garden. Two guest parking spaces will be provided in the rear including one handicap space with additional street parking available on Green Bay Rd. A Traffic and Parking Memo has been prepared confirming adequate access and sufficient parking to meet demand. Ceiling heights will be 10'-0" for each floor to meet consumer demand and provide a more historically correct placement of fenestration to the exterior of the building. The proposed building is within all required setbacks and not impacted by underlying easements and or title restrictions. Some existing trees will be removed, many of

which are in poor condition or invasive species. Nevertheless, we intend to comply with the Village's Tree Ordinance and plant new healthy trees as approved by the village forester.

The proposed architectural design vernacular embraces the English Country Manor style, which is consistent with the Village's aesthetic character and established Design Guidelines. Exterior materials will include reddish/brown face brick with limestone trim and fieldstone water table on all four elevations. The window frames will be black with simulated divided lite muntins and private balconies will be faced with wood trim and include black wrought iron rails, balustrades and spindles. The pitched roof elements will be Da Vinci artificial slate shingles with copper decorative finials, gutters and downspouts.

We will be humbly seeking zoning relief for the following:

Plat of Consolidation: The existing site is comprised of two (2) residential lots and we intend to consolidate these into one lot as a condition of this approval. This is more an academic procedure to accommodate the proposed use, if approved.

Maximum Floor Area Ratio: Since appearing before the Village Council in July of 2019, we have had the opportunity to revisit our proposed design and make adjustments that significantly reduce the amount of gross floor area as defined by Village Ordinance.

The current B-1 zoning designation allows a maximum floor area (FAR) of 80% of the gross lot area. For this site, we have 15,000 sf of lot area, which would provide 12,000 sf of allowable floor area. The total proposed gross area of floor 1 thru 3 is 15,957.9 sf not including the first 2-stories of balconies, which total 552 sf. The gross floor area of the proposed storage and lounge on the 4th floor is 1,406 sf. The gross area (5,190 sf) of the underground Garage has now been eliminated by way of lowering the height of the first floor to less than 3'-0" above proposed grade.

The resulting total gross area of the proposed building is 17,915.9 sf including 1st thru 4th floor and open balconies. This will require a variation of 5,915.9 sf (49% increase), which is a significant reduction from the initial assumption of 10,817 sf (91% increase). A more detailed exhibit is provided in the Gross Floor Area Matrix attached to this application but is summarized as follows:

a. First, Second & Third Floors:	15,957.9 sf
b. Fourth Floor (Storage & Lounge):	1,406.0 sf
c. <u>Balconies:</u>	<u>552.0sf</u>
Gross Floor Area:	17,915.9 sf

One of the concerns raised by adjacent property owners is the significant increase of floor area over the current zoning ordinance and danger of setting precedent for future projects. The point of a PUD process is to allow some relief to avoid restraint of creative alternatives that could offer a better result. For infill parcels, that includes

addressing how that relief relates to and or impacts, existing structures. By way of example, the existing building directly to our south is approximately 68,500 sf of floor area on a 32,250 sf lot. Under B-2 zoning, the building is allowed 25,800 sf of floor area, which 166% increase over the ordinance. In addition, the building is 5'-8" from our shared lot boundary, which an encroachment into the 12'-0" side yard setback of 6'-4". The point is that precedent was set long ago by a much greater margin than we are currently proposing. The point of the PUD 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.

Maximum Building Height: The current maximum allowable building height for this zoning classification is 35'-0", which is measured from the first-floor elevation to the highest point of the proposed structure. Our plan proposes a 46'-6" (previously 48'-6") height from the first-floor elevation to the peak of the highest gable elements located at the midsection of the north and south facades. The corner tower roof elements will be 42'-11" (previously 44'-2") to the peaks. The parapet will now be 35'-0" using the same method of measurement. That portion of the roof mass measuring 46'-6" is a decorative gable; intentionally located in the center of the building to screen from the east and west view perspectives. As a result, the streetscape mass that will be visible is dominated by the wall parapet and framed on each corner by the 5'-2" tall, pitched roof elements. Note that we are also proposing 10'-0" ceiling heights for each of the floors, which is a standard design requirement for north shore residences in this market.

Please note that a condition of the recent Design Review Boards endorsement was that we lower the parapet height by 1.7'. We have done so with a combination of floor joist depth modification and the parapet height at the roof elevation. It was discussed and agreed that the design elements provided a more aesthetically pleasing result without contributing an imposing mass. It should also be noted that these peaked roof elements lowered in height congruently with the floor reductions. The result of this modification is 35'-0" parapet wall elevation from the first floor.

Principal Roof Form: Village code also provides that principal roof forms have connection between the eaves. We attempted to creatively utilize this mass by discreetly placing this more vertical elements away from the street view and providing logical purpose by way of storage and roof access. We have carefully reviewed the Village's Design Guidelines to better understand and embrace the aesthetic character of the community as it relates to this site. Our objective has been to create the most attractive result using the very best materials in a historically appropriate context. Like many properties in Winnetka, this is an infill site and therefore, will need to fit contextually into

the existing environment. We make no pretext about the fact that this is a multi-family project and have attempted to provide all the elements that meet the high standards and expectations of sophisticated buyers. It should also be noted that our buyer demographic was expected to be and has been primarily existing Winnetka residents. The one comment we get routinely is how much this design “looks like Winnetka”. While from a technical perspective the primary roof form is a flat roof, we have attempted to incorporate design elements that respect the existing mass and scale of existing structures and fit harmoniously into the neighboring streetscape. The primary design vernacular along Green Bay Road could be best described as traditional European influence, which is consistent with our intent. Lastly, more than half of the proposed flat roof area will be used as a roof garden as a respite for residents and socialization. None of the areas defined as flat will be seen from and public perspective.

Please note that the Design Review Board considered this issue and the general consensus was that the forcing a pitched roof into this design would serve more to increase mass and provide any aesthetic benefit.

Façade Articulation: This issue was raised in the July 9, 2019 in the Staff Memorandum to the Village Council. We have more carefully reviewed the specific language and made adjustments to the design to better adhere to this condition. However, the proposed north facing façade will now be the only exterior elevation requiring zoning relief. Although this elevation provides articulation well within the required 50’-0” distance limitation, the proposed plane distance will be 2’-0” as opposed to the 4’-0” minimum suggested in the ordinance. We believe this is also more of an aesthetic as opposed to a technical issue and strict compliance with this requirement will provide no meaningful benefit as it relates to this proposed project. Please note that the Design Review Board considered this issue and agreed that the adding 2’-0” to this one appendage would serve no purpose.

Impermeable Surface: The Village’s Lot Coverage ordinance provides a maximum lot coverage of 60% of the total lot area. Our property is 15,000 sf, which would allow 9,000 sf of impermeable surface area. Our initial review submittal did meet that requirement and we designed a proposed sidewalk with a permeable surface material to meet this standard. After completion of the first staff review of our petition packet, we were directed to widen the driveway by the village fire marshal to provide sufficient access for emergency vehicles. Although we reduced other areas to supplement this increase the result was still a total impervious surface area of 11,168.7, which is 2,168.7 (24% over) the allowable. It should be noted that we could easily meet this standard if the Garage entrance were moved to the east side of the building. However, this presents a less efficient means of access for residents and emergency vehicles. In addition, the placement of overhead garage doors to Green Bay Road would present a visually less pleasing alternative.

We have also given thought to the compensating benefits our project will provide to the community. First, our proposed building will offer significant improvement to the Green Bay Road streetscape by removing unsightly structures and further enhancing the gateway to Winnetka from the north. This will include architecture that is consistent with the aesthetic character of the community with significantly safer access to the site. In addition, we will be installing noninvasive plant material that will enhance the pedestrian experience and provide appropriate landscape screening for our adjacent neighbors. All site improvements will be privately owned and not require dedication and or perpetual maintenance to the Village. Finally, the proposed project will provide a much needed housing stock for the community and significantly enhance property values in the neighborhood.

We appreciate this opportunity to present our project to the Planned Development Board and look forward to discussing this in more detail with you on September 2nd.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line ending in an arrowhead pointing to the right.

Rick Swanson AIA, NCARB
Managing Member

February 20, 2020

David Schoon
Community Development
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: 688 Green Bay Rd.

Mr. Schoon,

As a condition of our formal submittal for consideration of our proposed Walden project at 688 Green Bay Rd, we are required to address each of the findings on standards and exceptions provided in Chapter 17.58 of the Village's Zoning Code.

We have responded to Standards as follows:

Standards:

1. *That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan;* The Village's Comprehensive Plan is an ever evolving guide for future development that preserves the physical character of the community. The subject property is zoned for the proposed use and consistent with the most current Comp Plan Amendment. In addition, the proposed building is intentionally designed to embrace and respect the historic character of Winnetka as outlined in the Design Guidelines adopted in 2001

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;* The 2-existing properties have been a source of concern for the Village for many years. This included a dilapidated residence that had become a hazardous situation for the neighborhood. That structure was demolished, and the remaining building will be removed as a condition of our approval. The proposed building will be designed and constructed to current Village code and meet all the design standards for life safety. We have also designed our stormwater control to significantly reduce the amount of current runoff from the property, which was one of the primary concerns expressed by our neighbors when we met several months ago.

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.* We propose a significant improvement to the combined properties by way of appropriate design, implementation of modern technology and quality materials. The proposed homes will be marketed for values equal to and in excess of existing properties in the neighborhood, which

historically has been a benefit to adjacent properties. Moreover, the improvement of this property will control and significantly decrease stormwater run-off to adjacent properties.

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;* All of the properties directly adjacent to and or in the vicinity of our site are in excellent condition and appear to utilize most, if not all available property to the extent permitted by zoning code. The proposed project will not unreasonably impede the ability of other property owners to make necessary modifications or develop their respective properties as they may see fit.

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;* The development of this property will include the removal of existing structures and one of two driveway entrances from Green Bay Road. A wider and more safely accessible entrance will be provided at the SE corner of the property offering better line of sight for those exiting the property. Each unit owner will also be provided with 2- internal parking spaces and two additional guest parking spaces including an ADA accessible space in the rear of the building. The removal of the one entrance will provide for an increase of space that will allow up to four street parking spaces on Green Bay Road. Lastly, we have worked proactively with staff to establish ingress and egress to the site that is efficient and provide adequate access for emergency vehicles.

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;* We have confirmed adequate utilities are available to the site for the proposed use. We will also meet and improve the parking and entrance access for the proposed development.

7. *That the planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.* The proposed project will comply with all current building and life safety codes. Although most of the zoning regulations provided for the B-1 district have been met, we will be requesting zoning relief for:

- I. Consolidation of the two lots
- II. Building height (maximum feet & stories),
- III. Maximum building size (floor area ratio)
- IV. Impermeable surface coverage.
- V. Exterior wall articulation
- VI. Principal roof form

Exceptions

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;* The recent removal of one of the dilapidated structures was a step in the right direction, but the property remains severely underused given the development of nearby properties over the last 20-years. We propose a significant improvement to the site by way of quality design, enhanced landscaping and cohesiveness with the neighborhood. The Comprehensive Plan speaks to ever evolving economic and cultural conditions that affect the characteristics of the community. The Design Guidelines assure the charming aesthetic character of the Village is preserved. The proposed project will provide alternative housing that will allow existing residents to downsize while not compromising the quality of life. More importantly, it allows current residents to remain in the community. The architectural design for the Walden Flats was the result of careful review of the Village's Design Guidelines including, touring the downtown business district and surrounding neighborhoods. It is our hope that the community agrees with our resulting interpretation.

We believe the proposed increase in height and FAR provides appropriate latitude to design a building that meets all these objectives.

2. *The proposed exception will enable the development to offer environmental and pedestrian amenities available to all residents of the Village;* The proposed project will offer a single replacement structure on two lots and create a more aesthetically pleasing and cohesive composition of massing with other structures facing Green Bay Rd. Existing parkway trees will be protected and new landscape material installed to enhance the pedestrian experience. The proposed exceptions provide the elements crucial to design integrity and market relevance.
3. *The proposed exception will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development;* The proposed exceptions will not cause any discernible or adverse impact to the use, value or enjoyment of neighboring properties. The development of this property as proposed will offer a significant reduction in storm water runoff to properties downstream and substantially improve property values by way of a more appropriate replacement structure.
4. *The proposed exception will contain a proposed design and use, or combination of uses, that will complement the character of the surrounding neighborhood;* The proposed exceptions are needed to offer details that are consistent with the architectural character of the neighborhood and community. The proposed use will be luxury condominiums averaging 2,300 sf and offer design elements that are historically correct and cohesive with the neighboring properties, which are established single and multi-family residential.
5. *The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of this Code.* The exceptions we propose relate to design elements that are essential to meeting the consumer demands of this underserved market. Our buyers are primarily existing residents who wish to stay in the community but struggle to find housing alternatives that meet their current lifestyle needs. Our proposed design is the result of significant research of the market specific to Winnetka and the overwhelming response was upscale single-floor living with features and amenities that were consistent with the style and quality expected in a North Shore community. That included a minimum of 2,100 sf of living space with 10'-0" ceilings. While we could physically reduce the height and floor area of the building from a technical perspective, the result would significantly impact quality, market relevance and economic feasibility. However, we do maintain that the project as proposed, will offer a new structure that will incorporate sustainable materials, enhancement of the streetscape and meet a verified public need.

We appreciate this opportunity to address each of these standards and exceptions. We look forward to discussing this further with the Planned Development Board at the earliest possible occasion.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB

PD-P



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT
PRELIMINARY PLAN APPLICATION

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 Development & Planning Services Department at 847-664-4050.

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 Scott Perlson

Company Walden Winnetka LLC

Address [REDACTED]

City, State, Zip Deerfield, AZ 60015

Phone No [REDACTED]

Email [REDACTED]

Primary Contact Person

Name Rick Swanson

Company

Address

City, State, Zip

Phone No

Email

Consultants (as applicable)

Attorney

Name Scott Weinstein

Company Field and Goldberg, LLC

Address 10 S La Salle Suite 2910

City, State, Zip Chicago, IL 60603

Phone No 312 408-7205

Email sweinstein@fieldandgoldberg.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

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 Road

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?¹ 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.

Site Ownership and Control

Current Property Owner Information

Legal Name: CCF Winnetka LLC

Primary Contact: Clark Golumbo

Address 216 W. Ohio St., 5th Floor

City, State, Zip Chicago, Illinois 60654

Phone No 312-620-1100

Email clark@ccfbridgeloans.com

Proposed Property Owner Information

Legal Name: Walden Winnetka, LLC

Primary Contact: Scott Perlson

Address [REDACTED]

City, State, Zip Deerfield, IL 60015

Phone No [REDACTED]

Email [REDACTED]

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 is requested in addition to planned development preliminary plan approval and preliminary plat approval, the Applicant must submit the appropriate additional 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.

\$ 935.00 Amount of Non-Refundable Fee (\$935)
\$ 5,000.00 Amount of Escrow (\$5,000)
\$ 5,935.00 Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers Village expenses, which include without limitation, Village attorney fees public notice expenses, and the Village's third party consulting fees. 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

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. In the event the Village determines insufficient funds exist in the escrow, I (we) understand that the Village may, at its sole discretion, stop the processing of the application until sufficient funds are placed in the escrow account.
5. The Property Owner(s) have reviewed the complete application and approve of its filing by the Applicant.

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

Signature of Applicant:

[If Applicant is an individual]

Signature: _____
Print Name: _____
Date: _____

[If Applicant is an entity]

Name of entity: Walden Winnetka LLC
Signature: _____
Print Name: Scott Perlson
Its: Manager
Date: 12/17/19

Signature of Current Property Owner:

[If Owner is an individual]

Signature: _____
Print Name: _____
Date: _____

[If Owner is an entity]

Name of entity: CCF Winnetka LLC
Signature: _____
Print Name: Clark Golambo Golambo
Its: Manager
Date: 12/20/19

****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.

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 current property owner 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 current property owner 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 current property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____ 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 current property owner 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.,
[Redacted] Wilmette, IL 60091

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

Name: _____

Address: _____

Ownership or Trust Interest: _____ %

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 proposed property owner 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 proposed property owner 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 proposed property owner is a trust, please provide the trust number _____ and name and address of the Trustee _____, _____, _____, 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 proposed property owner 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: Scott Perlson (as 50% owner of LP Partners, LLC)

 Address: ██████████

 Deerfield, IL 60015

 Ownership or Trust Interest: 31.50 %

Name: Equity Investor(s) TBD

 Address: _____

 Ownership or Trust Interest: 30.00 %

Name: Roger Levin (as 50% owner of LP Partners, LLC)

 Address: ██████████

 Northbrook, IL 60065

 Ownership or Trust Interest: 31.50 %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: Lynn Swanson (as 100% owner of Swanson Development LLC)

 Address: ██████████

 Scottsdale, AZ 85259

 Ownership or Trust Interest: 7.00 %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

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 checked="" type="checkbox"/> Corporation	If applicant 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 applicant 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 applicant is a trust, please provide the trust number _____ and name and address of the Trustee _____, _____, _____, 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 applicant 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: Walden Winnetka LLC

 Address: ██████████
Deerfield, IL 60015
 Ownership or Trust Interest: 100% %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: Please refer to Exhibit "B" as all members are the same

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %

Name: _____

 Address: _____

 Ownership or Trust Interest: _____ %



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

October 2019

Professional Biography

Richard M. Swanson AIA, NCARB

Mr. Swanson is an awarding winning architect and land developer with over 40 years of experience in design and real estate development of many successful projects throughout the country. He is currently the president of R.M Swanson Architects PC located in Lake Forest, Illinois and Managing Member of Swanson Development LLC. His design work has earned "signature" status in the real estate community, resulting in enhanced value to properties designed and developed by his firm. Mr. Swanson's impressive career in architectural design has been instrumental in establishing an aesthetic-conscience while respecting the cultural and environmental characteristics of the region. This philosophy has provided a key component to working proactively with stakeholders toward a responsible, attractive and, most importantly, successful result. He is a member of the American Institutes of Architects (AIA) and National Council of Architectural Registration Boards (NCARB).

Mr. Swanson has been featured in numerous print media including: Better Homes and Garden, Builder, Professional Builder, Architectural Digest, Home Plan, Chicago Tribune, Chicago Sun Times, North Shore and Chicago magazines. His firm designed Lovell's Restaurant for Apollo 13 Astronaut James Lovell and the award-winning McDonald's Restaurant and Forest Square Retail Centers, both in Lake Forest, Illinois. Mr. Swanson has been the recipient of the Gold Key and Crystal Key Awards and House of the Year Award from Professional Builder Magazine. He was also the first recipient of the Historic Preservation Award given by the Historic Preservation Society of Lake Forest. Mr. Swanson also served as Chairman on several architectural review boards to ensure that design integrity is consistent with the aesthetic character of the corresponding community

Mr. Swanson has developed some of the most desirable properties in the North Shore communities of Chicago, including Evergreen, Windridge, Biltmore, Arbor Ridge, Everett Farm. The Everett Farm project was the first successful collaboration of a land preservation group and developer, which has become one of the more popular and successful examples

of “conservation development” to date. It is routinely used as a model of how preservation of open space can be a benefit to development if implemented creatively and sensibly. Almost all the projects Mr. Swanson has been involved have offered some level of sustainable and/or “green” components to add marketability and provide responsible stewardship.

Mr. Swanson graduated from the University of Illinois, Champaign Urbana in 1979 with a Bachelors of Science degree. He began his architectural career in High School when his drafting teacher hired him part time to help prepare architectural plans for local builders. By the time he started college, he had already gained a comprehensive knowledge of basic structure and design principals. He interned through school with Olson & Associates Architects and several years after with Johnson Architects Ltd overseeing large residential projects and the planning of large-scale land parcels throughout the country. Upon completing his licensure exam, he started R. M. Swanson & Associates, initially designing luxury residences for wealthy clients and celebrities. His first project was to design a home for Chicago Bears running back, Walter Payton, which opened the door for other sports figure clientele.

In 1984, Mr. Swanson gained exposure to the development side of the profession when he was introduced to a distressed property in Lake Forest, Illinois. Like many affluent communities, the City had a more restrictive entitlement process. The project was approved with unanimous support and resulted in the successful sale of all of the building lots within 3-months. This led to numerous other opportunities including the master planning of the West Lake Forest TIF District, which is now fully developed, and thriving. Since then, Mr. Swanson has successfully developed numerous residential, multi-family, commercial and industrial projects in the Chicago area and elsewhere. From 2001 to 2008, R. M. Swanson & Associates’ staff grew to 25 talented individuals, all with specialized skills in design, land planning, real estate, governmental processes and commercial finance. The team was involved in the master planning and entitlement of large land tracts in California, Arizona, Utah, Colorado, Florida, Texas, Wisconsin and Illinois. After the housing and financial crisis of 2008-2010, Mr. Swanson provided consulting services to lenders holding distressed properties to provide triage to woefully distressed assets and determine the appropriate courses of action.

During that same period, Mr. Swanson has actively pursued health care and need-driven development projects such as specialized multi-family housing. His most ambitious venture has been to establish a design program and implement development of a community for adults with developmental disabilities including autism and other spectrum related disorders. His planned Watercolors Assisted Living Community will address this sadly underserved and ever growing need for safe, appropriate and dignified housing for this segment of the population. Mr. Swanson has established an alliance with relevant interest groups around the country and is now considered one of the few experts for design of this unique housing type. The first community is planned for the suburbs outside of Anne Arbor, MI.

Most recently, Mr. Swanson has focused on in-fill projects throughout the North Shore communities in the Chicago area. These include very desirable, high barrier-to-entry communities in the Midwest. All of Mr. Swanson’s current projects have been approved or in consideration for formal approval.

The following is a partial list of projects with a brief description of each:

Residential Developments:

- Evergreen - 134-acre development of 53 luxury single-family homes in Lake Forest, IL offering an average 5,000 to 6,000 square feet of living space. RM Swanson

- installed all improvements and sold 38-lots to custom builders. The remaining lots were sold as design/build packages to homeowners. Completed 1986
- Arbor Ridge – Development of 95, ½-acre lots in Lake Forest, IL for luxury homes with an average of 3,800 square feet of living area. 54-lots were pre-sold to custom builders in one afternoon. All improvements were installed & 100% of the lots closed within 6-months. RM Swanson designed and built 15-homes. Completed 1989
 - Windridge - 42-acre development of 30 lots to accommodate 6,000 to 7,000 square foot luxury homes. RM Swanson designed all of the homes and built 12 of the homes. Completed 1991
 - Meadow Wood – Development of 15 luxury homes in Gurnee, IL. All of the homes were designed and built by RM Swanson. Completed 1987
 - Aberdare Estates – 40-acre wooded parcel entitled & developed as 64, ½ acre residential lots in Gurnee, IL of luxury homes with an average of 4,000 square feet. The project was the Host of the 1994 Parade of Homes. One-quarter of the homes were designed & built by RM Swanson and the remaining sold to custom builders & consumers. Completed 1995
 - Spruce Point – 20-acre property entitled for 12, 1/3-acre residential development lots in Gurnee, IL. All lots sold to a local builder upon recording of the Plat. Complete 1995
 - Emerald Ridge – 40-acre wooded property entitled for a 34-lot subdivision located in Lindenhurst, IL. One-third of the homes were designed & built by RM Swanson. The remaining were sold to builders & homebuyers. Completed 1993
 - Laurel Avenue Condominiums - 36-luxury condominium units designed and constructed by RM Swanson on a 3/4-acre site in downtown Lake Forest, IL. All units were sold within 12-months due to the attractive location and close proximity to conveniences. Completed 1998
 - Everett Farm – 40-acre property entitled & developed as a 22 lot subdivision located in Lake Forest, IL. Developed with Lake Forest Open Lands to preserve 70% green space. All but 4 of the homes were designed and built by RM Swanson. Completed 2000
 - Biltmore - 20-acre property entitled and developed as 5, 2½-acre lot subdivision. All homes were designed and built by RM Swanson. Completed 2002
 - Mettawa Woods - 20-acre wooded property entitled & developed as 8, 1½-acre home sites in Mettawa, IL. All of the lots were sold to custom builders. Completed 2003
 - Amberley Woods – 40-acre property located at IL Rt. 60 and Saunders Road in Lake Forest, IL. Master Planned and Developed as a mixed use of commercial and residential. 10-acres of commercial, 24 single-family lots & 92 multi-family condominium units. Completed 2005
 - The Vue Orlando - 35-story, 323-unit condominium project in downtown Orlando, FL with 6,000 sf of retail space and 3,000 sf health club. Westminster Partners LLC with RM Swanson as a member completed the project. The project is complete and considered one of the premier properties in downtown Orlando. Completed 2006

Entitlement Projects:

- Wauconda Orchards – 300-unit residential project in Wauconda, IL. 60-acre orchard property entitled for 145 single-family and 66 multi-family town home units. Property was sold at preliminary approval to a national homebuilder. Approved 1999
- Liberty Grove – 38-unit, ‘empty nester’ project in Libertyville, IL. 24-acre property entitled for 18 single family, cluster homes and 30 multifamily town home units. Sold to a local builder upon the recordation of the Plat. Approved 2000

- Blue Oak Glen – 4 lot residential project in Monte Sereno, CA. Purchase of 4-acre property with existing home (teardown). Entitled and sold to local builders during dot.com boom. Approved 2003
- Bridges of Los Altos – 28-unit residential project in Los Altos, CA. 18-acre church property entitled as 28 upscale cluster homes (ave. 2,800 sf). Sold at preliminary approval to local builder. Approved 2003
- Lakemoor Village Square – 600-acre parcel comprised of 1,200 residential units and 29-acres of commercial. Project received preliminary approval and went under contract with several national builders. All of the builders terminated their agreements in 2007 upon the downturn in the real estate market.
- Lindenhurst Village Green- 230-acre parcel comprised of 60-acres of commercial “town center” development and 800 residential units. Project was sold to Oliver/McMillan to develop upscale shopping venue. 70% of the single-family lots were under contract with Horton, which ultimately, did not close due to the 2007 downturn.
- Pearland Town Center (Pearland, Texas) - 400-units of multi-family with 62 units above retail. Strategic alliance with May Realty Group to entitle PUD in a mixed-use urban community.
- Bristol Meadows – 320-acre parcel comprised of 359 residential units, senior living and a commercial area to create a downtown identity for the Bristol, Wisconsin community. This included a large park area attached for recreational purposes. Property received preliminary approval and is awaiting recovery of the real estate market in this area.
- Manatee Forest - 155-acres in Parrish, FL. Entitled for 155-single-family lots clustered for luxury residential homes averaging 4,000 sf. Project received preliminary approvals and was under contract with a local builder group to close at recordation of the Plat. Development put on hold due to economic downturn in 2007.
- Tall Grass Subdivision – in Prairie Grove, Illinois. 280-acre property entitled as 480 residential units and 30-acres of commercial. Received preliminary approval in 2006 and was under contract with Ryland Homes to close upon recording of the Plat. Ryland walked away from this project due to the pending financial crisis.
- Wildflowers Subdivision - 1,300 residential units and 110-acres of commercial in Prairie Grove, Illinois. The project included creation of town identity for the community including an approved Metra Train station and town center with a Village Hall. All entitlements were granted and most of the residential sites were under contract with KB Homes to close in fall of 2007. KB terminated the purchase due to the economic downturn and forfeited a large deposit. The property remains approved as designed and ready for development.
- Elk Meadows – 200 units of residential on 1,600-acres of property in Glenwood, Colorado. 1,100-acres was set aside for conservation. Entitlements were granted and property was sold to an investor in 2006 that held until recently due to the economic downturn. The property is now being considered for a different product type to meet the current demand of this market.
- Rock Springs Ranch – 148 residential units in Riverside County, California. 250-acres of property entitled for ½-acre single-family lots in a “conservation” planned community for upscale homes. The property was sold at preliminary approval to an investor group.
- The Reserve at Hindeman Farms – 320 residential units in Buckeye, Arizona. 60-acre farm property entitled for 12,000 sf single-family homes and a 20-acre commercial center. The property was sold to an investor group at preliminary approval.

- Stonebridge – 210 residential units in Pleasant Prairie, Wisconsin. 120-acre property entitled for 1/3-acre, single-family lots to be sold to local builders that were responding to the significant influx of large corporations locating in this business friendly region. Project received final approval, but development put on hold due to the economic downturn in 2007.
- Forest View – 24 residential units in Wadsworth, Illinois. 1-acre single-family lots of which 20 were pre-sold to custom builders before entitlements were complete. RM Swanson installed improvements and 30% of the homes that were constructed. Average home size, 4,500 sf.
- Parkside Townhome Community- 54-rear loaded luxury townhomes in Libertyville, IL
- Woodland Chase Subdivision- 51-single family homes in Vernon Hills, IL
- Station Square- 72-unit townhome community next to the train station in Libertyville, IL
- Deer Trail Subdivision- 26-single family homes clustered around preserved open space in Long Grove, IL
- Heron Landing Development- Mixed-use development comprised of 312-rental apartments, senior care community and age-targeted single-family in Crest Hill, IL
- Willow Trace- 6-luxury flats in downtown Winnetka, IL

Commercial Projects:

- Conway Court – Completely renovated and 100 percent leased in 1989; property includes over 15,000 square feet of office and retail space. Located in the then emerging West Lake Forest business district.
- Industry Square – 20,000 square foot warehouse/office structure in Mundelein, IL.
- Liberty Square – development featuring four office and condominium units of 4,000 square feet each in Libertyville, IL.
- A.U.L. Insurance Building – 3-story, 20,000 square foot office building in Libertyville, IL.
- Gocky's Restaurant – 250 seat family restaurant in Lake Bluff, IL.
- Bank of Northern Illinois (Libertyville Branch) – Renovation of an existing 4,000 square foot building.
- Swanson Corners – Retail center located in Grayslake, IL.
- Radiation Therapy Center – Medical facility on the grounds of Condell Hospital in Libertyville, IL.
- McDonalds Restaurant – Design for a 2,800 square foot restaurant in Lake Forest, IL.
- Lovells of Lake Forest – 14,000 square foot restaurant in Lake Forest, IL.
- Entourage Restaurant – 15,000 square foot restaurant in Schaumburg, IL.
- Cornerstone Bank & Trust – 15,800 square foot bank facility in Palatine, IL
- Orange Leaf Frozen Yogurt stores
- Forest Square Office/Retail - 50,000 sf office above retail in Lake Forest, Illinois.
- Watercolors of Anne Arbor, Michigan – 54 unit assisted living community for adults with developmental disabilities. Scheduled for completion in 2018.
- Amberley Retail Village- A mixed use commercial development of high-end retail combined with a senior care community in Lake Forest, IL
- Chase Bank- redevelopment of an existing property in Lake Forest, IL
- Beeson Corners- Mixed-use commercial development of retail and luxury rental in Bannockburn, IL





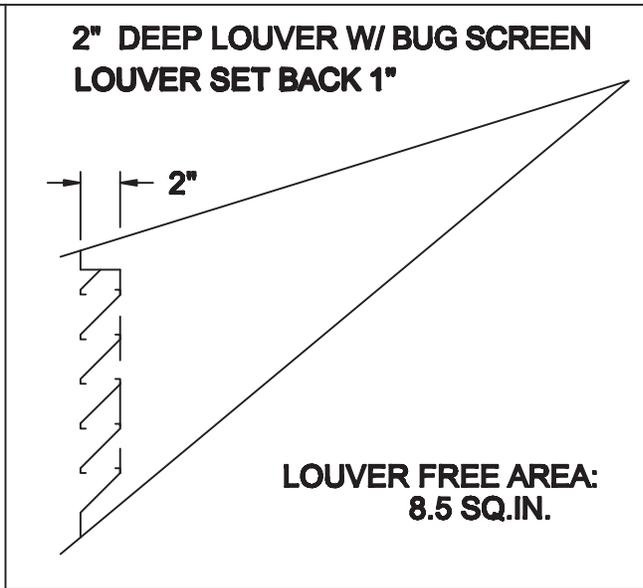
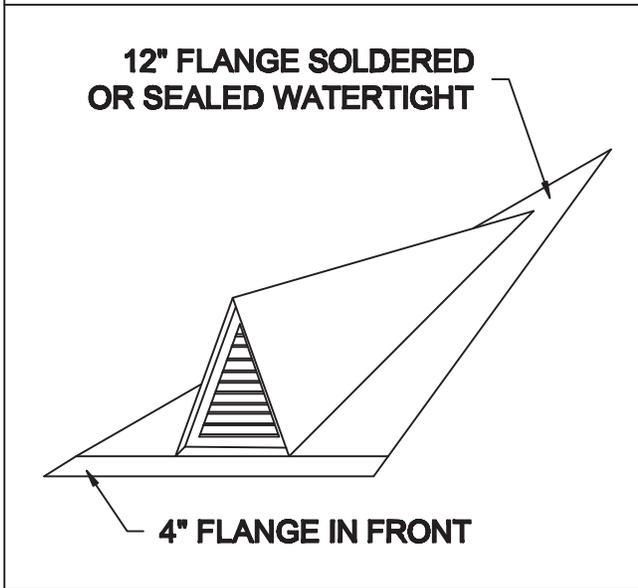
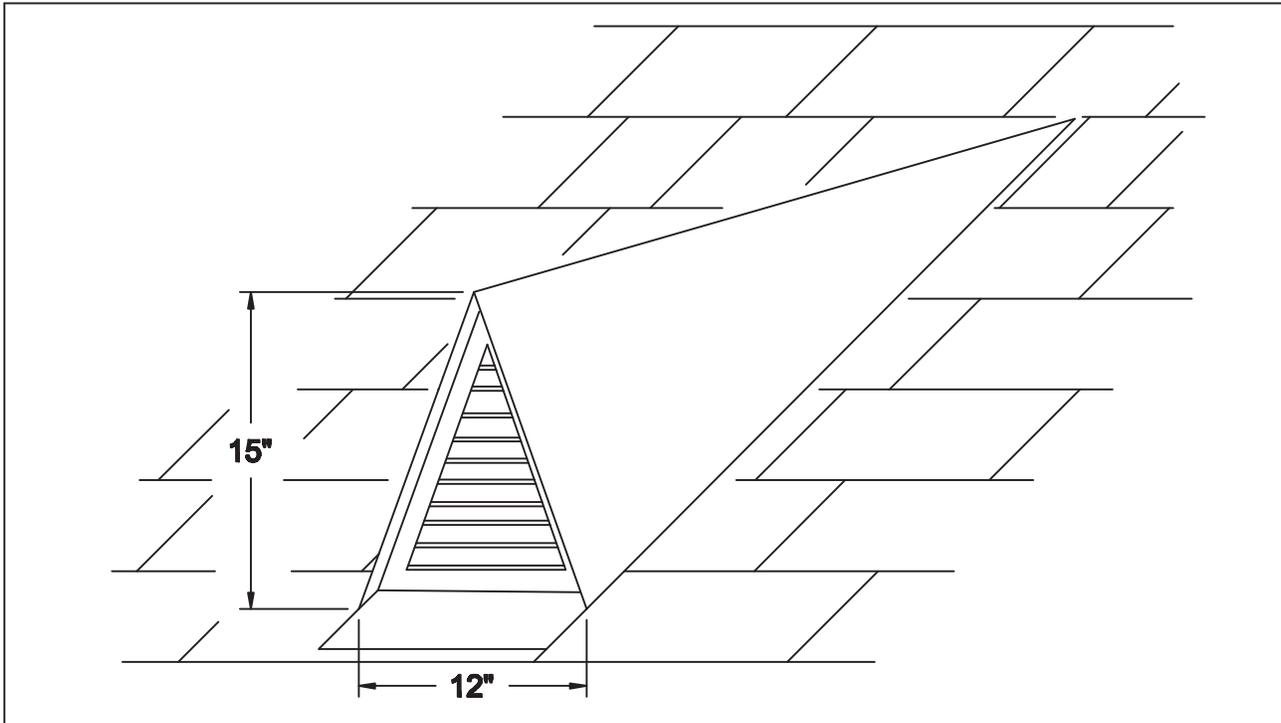








LOUVER DORMER BUTTERFLY



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.





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

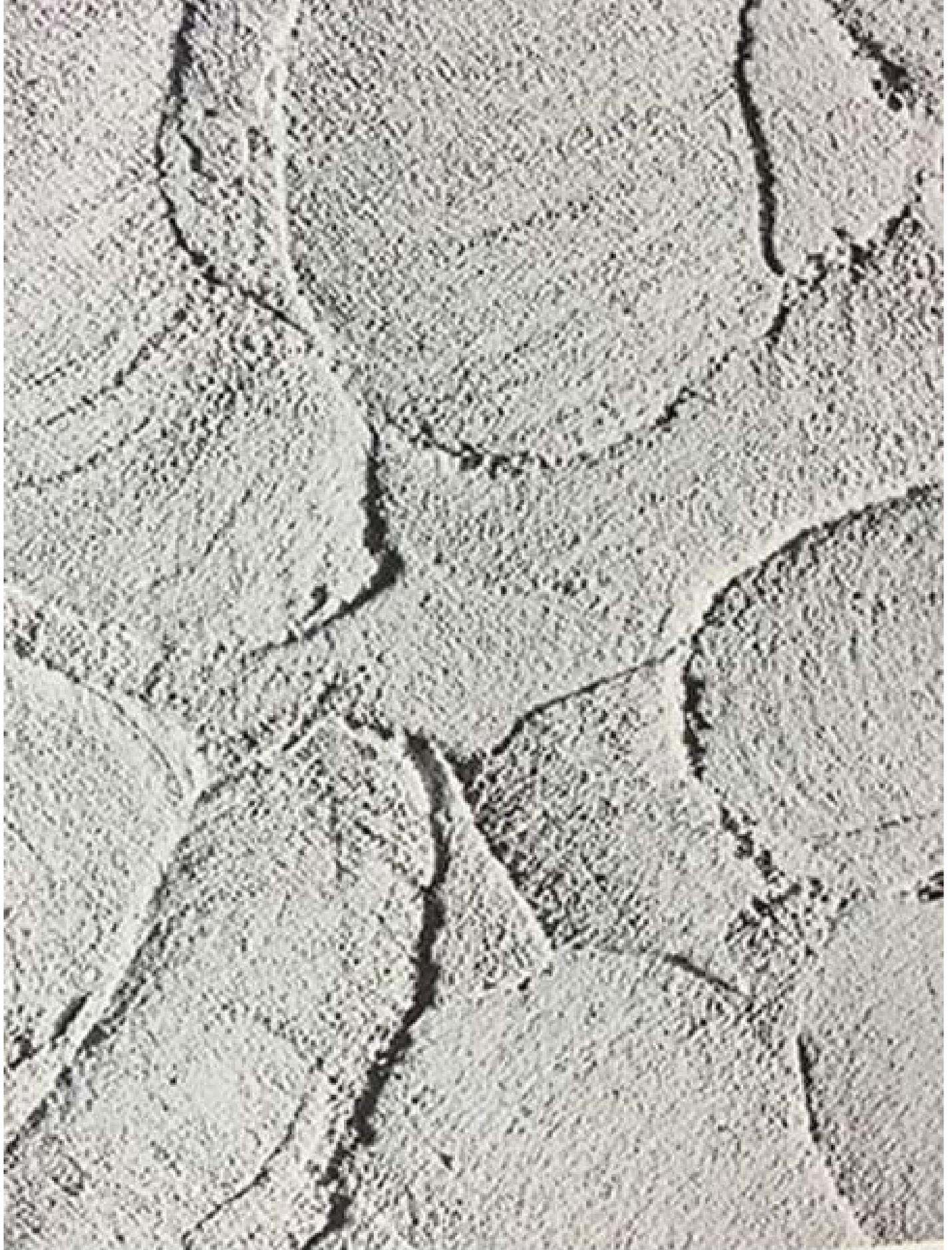
Pattern: Ashlar with regular mortar (bag finish)



East Coast Weathervane 36" tall Finial "The Alexander"



PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"



Proposed Stucco Color & Finish



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

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.

DETAILS	
FINISH:	Museum Black
MATERIAL:	Cast Aluminum
GLASS:	Clear Water Glass Panels

DIMENSIONS	
WIDTH:	11.8"
HEIGHT:	27.5"
WEIGHT:	14 lbs.

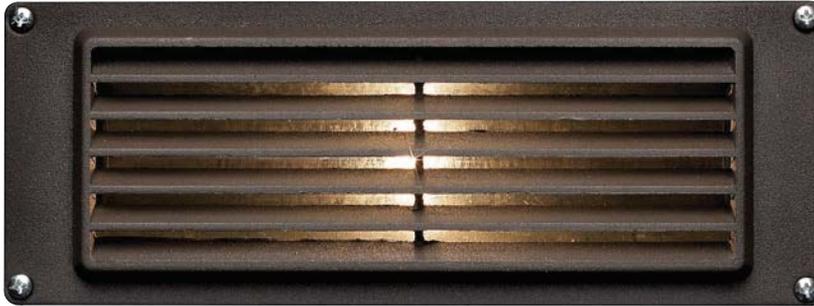
LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp Included
LED NAME:	E12LED-5
WATTAGE:	4-5w Cand. LED *Included
VOLTAGE:	120v
COLOR TEMP:	2700.0000k
LUMENS:	1400
CRI:	80
INCANDESCENT EQUIVALENCY:	4-40w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.

MOUNTING	
CANOPY:	5.5" Dia.
LEAD WIRE:	72"

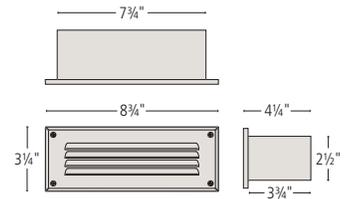
SHIPPING	
CARTON LENGTH:	15"
CARTON WIDTH:	15"
CARTON HEIGHT:	26"
CARTON WEIGHT:	20 lbs.

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



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
1594 BZ-LED	NX3	3.8w / 5.7VA	25w	1594 BZ	912	12w	T5 LED	Bronze	Galvanized Steel Housing Cast Aluminum Faceplate	Clear
1594 MZ-LED	NX3	3.8w / 5.7VA	25w	1594 MZ	912	12w	T5 LED	Matte Bronze	Galvanized Steel Housing 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.

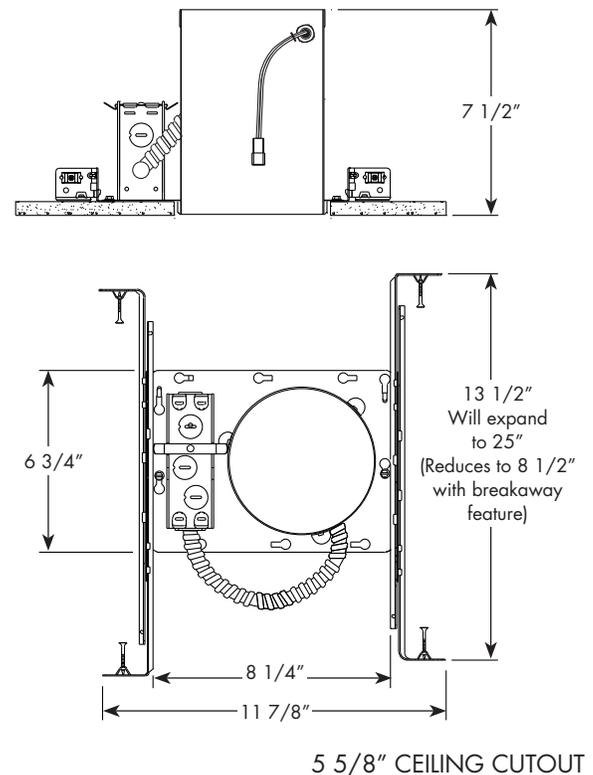
COMPATIBLE LED MODULES

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





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

CERTIFICATIONS



DIMENSIONS



SKU BUILDER

Model Number

AL-IG-PW-A21

LED Color

Voltage

Wire Lead Length

*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.

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

- 12VDC
- 24VDC
- 12VAC

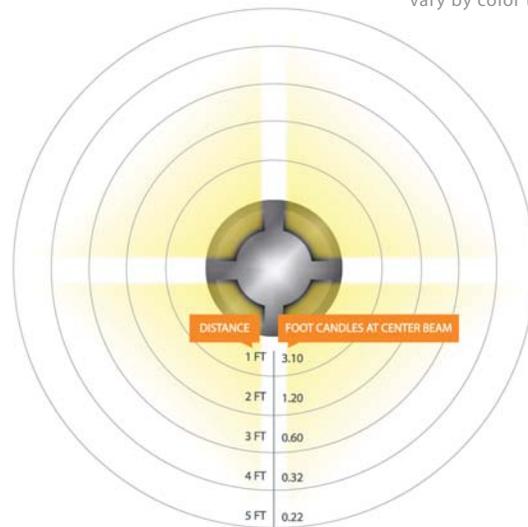
- 2 Feet - 2FT
- 25 Feet - 25FT
- 50 Feet - 50FT
- 100 Feet - 100FT

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

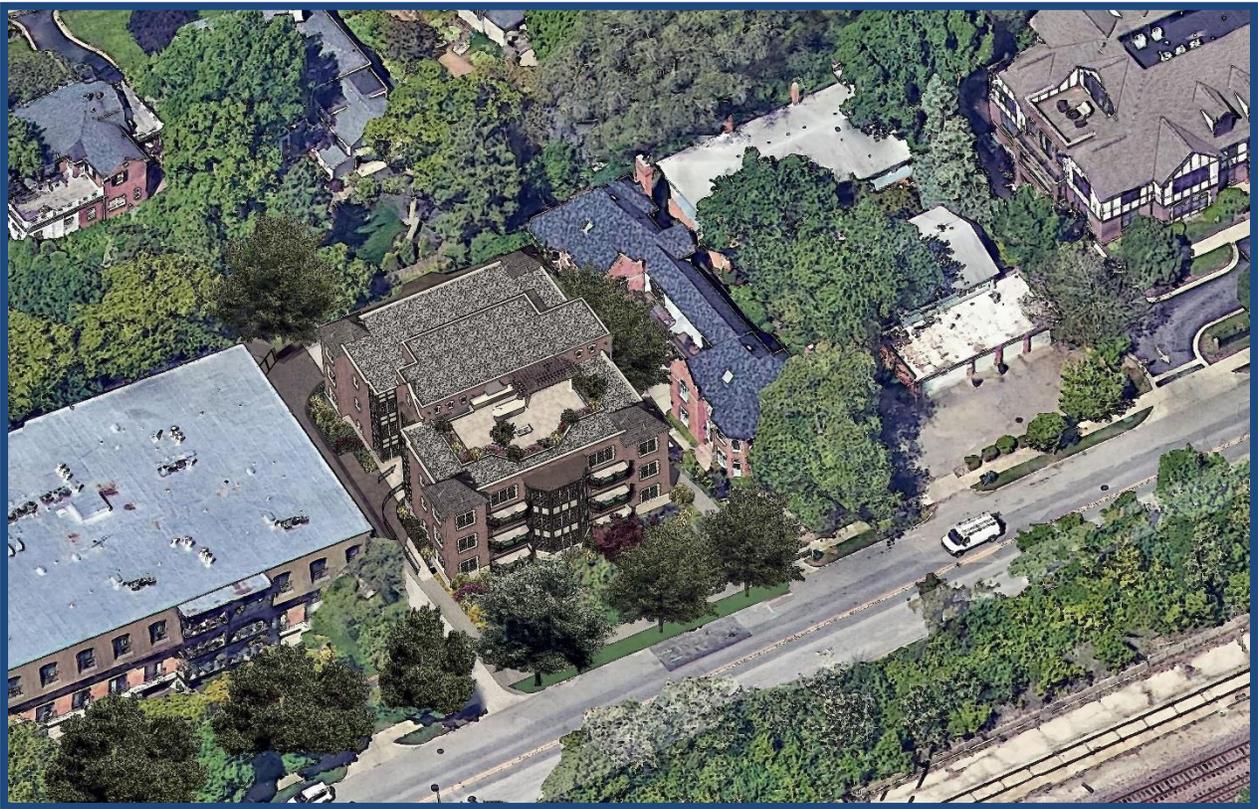
PHOTOMETRICS

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



Summary Traffic and Parking Evaluation The Walden

Winnetka, Illinois



Prepared For:

Walden Winnetka LLC



January 20, 2020

Introduction

This memorandum summarizes the methodologies and findings of a summary site traffic and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for The Walden, a proposed luxury condominium building to be located at 688 Green Bay Road in Winnetka, Illinois. The site is bounded by single-family homes to the north and west, a four-story residential building to the south, and Green Bay Road to the east.

Existing Conditions

The site is located on the west side of Green Bay Road, a four-lane roadway that is under the jurisdiction of the Illinois Department of Transportation (IDOT) and is signalized at its intersections with Pine Street to the south and Eldorado Street to the north. Green Bay Road has a 35 mph speed limit and carries an Annual Average Daily Traffic (AADT) volume of 9,150 vehicles per day. Based on previous traffic studies conducted by KLOA, Inc. in Winnetka, the morning and evening peak hours typically occur from 7:45 to 8:45 A.M. and from 5:00 to 6:00 P.M., respectively.

Traffic Characteristics of the Proposed Development

The following identifies the traffic characteristics of the proposed development.

Proposed Development Plan

The site is currently developed with two single-family homes (one of which has been removed) with two curb cuts on Green Bay Road. The development plans call for a four-story building that will contain six luxury condominiums with 12 underground parking spaces and two exterior parking spaces for guests.

Vehicle Access

Access to the proposed development will be provided via a single access drive near the south property line, replacing two existing curb cuts. The access drive should provide one inbound lane and one outbound lane with outbound movements under stop sign control.

Development Traffic Generation

The estimates of vehicle traffic to be generated by the proposed development are based on the proposed land use type and density. The volume of traffic generated was estimated using data published by the Institute of Transportation Engineers in the *Trip Generation Manual*, 10th Edition.

Table 1 tabulates the total trips anticipated from this proposed development for the weekday morning and weekday evening peak hours and on a daily basis. As shown in Table 1, the proposed development is estimated to generate a very low volume of traffic which, when compared to the amount of traffic carried by Green Bay Road, will have a low traffic impact on the surrounding roadway network. It should be noted that not all of the trips will be new, as the site contains two single-family homes.

Table 1
 ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Proposed Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Traffic		
		In	Out	Total	In	Out	Total	In	Out	Total
221	Condominiums (Six Units)	1	2	3	2	1	3	16	16	32

Parking

The proposed development will provide 12 underground parking spaces plus two exterior guest parking spaces. This will translate into a ratio of 2.3 spaces per unit, which exceeds the parking ratios published by ITE in the *Parking Generation Manual*, which indicates a parking requirement of 12 spaces including visitor parking. Should additional parking be required, this can be accommodated by the existing on-street parking on the west side of Green Bay Road, which will be increased with the removal of one of the existing curb cuts.

Summary of Findings

- The development is well-served by the existing surrounding roadway network.
- Based on the low volume of traffic estimated to be generated, the proposed development will have a low traffic impact on the area roadways.
- The proposed development will eliminate one of the curb cuts on Green Bay Road, which will help reduce conflicts with pedestrians and vehicular traffic and will increase the availability of on-street parking on Green Bay Road.
- The proposed access drive should provide one inbound lane and one outbound lane with outbound movements under stop sign control.
- Based on ITE parking generation data, the proposed parking supply of 12 underground spaces and two exterior spaces will be adequate in accommodating the parking demand of the proposed development.
- Additional on-street parking spaces along Green Bay Road are available should additional parking be needed.

12/14/2019

To Whom It May Concern,

I have been asked to give a professional real estate opinion on the proposed new construction project at 688 Green Bay Road in Winnetka, Illinois. I am the managing broker of @properties in Winnetka and I oversee 170 agents that work in the New Trier housing market.

I believe a 6-unit, boutique luxury condo building is a very smart concept for Winnetka. We are seeing the following trends in the market that would make this a desirable and successful project:

- 1.) There is a strong trend of baby boomers who are looking to downsize from their larger homes that have high costs and maintenance. They are looking for a more turn-key option that allows them more flexibility and lower costs/maintenance overall, as well as, the ability to close the door and be able to leave for a warmer climate in the winter months. However, there is very little inventory available, particularly on the North Shore for this consumer need. There is pent up demand for a property type such as the one proposed at 688 Green Bay Road and this new project would fill a void that has been wanted by so many buyers and buyer brokers in our real estate market.
- 2.) We have had the opportunity to softly pre-market this new construction concept to brokers within our own office, as well as some brokers with other competing firms. We have had a flurry of interest and positive responses from the brokers we have spoken to. In fact, given the interest that we are currently experiencing, we expect most, if not all, of the units to be reserved before the project is formally approved for construction. We already have two of the six units under reservation by qualified buyers.
- 3.) The quality of construction and finishes proposed for this building are right in line with the discerning buyers who currently live in Winnetka and the surround north shore communities. Many are looking for a top finished, quality product that is convenient to their current lifestyle in the suburbs. We are finding that many are not interested in buying a condo downtown but would prefer to find something suitable that is in their general suburban location.

This project is a well desired concept. It will fill a void in our current real estate market, and it will allow Winnetka to keep some of their current residents in the community.

As additional information, I have provided some market information pertaining to attached housing in Winnetka. I have included numbers on homes for sale, closed sales, market time and month supply of inventory. This data is evidence that we have low supply of inventory for the demand we are seeing from those looking to downsize to streamlined/turn-key housing.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Amy Corr', written in a cursive style.

Amy Corr

Designated Managing Broker | @properties

30 Green Bay Road | Winnetka IL, 60093

E: amycorr@atproperties.com | C: 312.286.8468

Closed Sales



Winnetka: Single Family, Attached Single-Family

Each data point is 12 months of activity. Data is from December 13, 2019.

All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

Homes for Sale



Winnetka: Single Family, Attached Single-Family

Each data point is 12 months of activity. Data is from December 13, 2019.

All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

Median Market Time



Winnetka: Single Family, Attached Single-Family

Each data point is 12 months of activity. Data is from December 13, 2019.

All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

Months Supply of Homes for Sale



Winnetka: Single Family, Attached Single-Family

Each data point is 12 months of activity. Data is from December 13, 2019.

All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2019 ShowingTime.

January 14, 2020

David Schoon
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: Village Services Report

Mr. Schoon,

The Village has asked that we provide a Village Services Report summarizing the anticipated demand on all community services as a result of the proposed development of the property located at 688 & 694 Green Bay Rd. This memo will also include the tax impact the proposed luxury dwelling units will generate to offset potential effect to village services.

It should be no surprise that the luxury single-family market has experience a monumental shift in the last 10-years. The Baby Boomers “Boomers” who were the driving force of the “McMansion” era have raised their families and no longer need the space or a desire to maintain it. This demographic wants to stay in the community but seeks a lifestyle that is more leisurely and socially active. Many continue to contribute to the community by way of participation in civic service, patronizing local businesses and paying property taxes. Boomers want to downsize while not compromising quality, style or comfort. The proposed Walden Residences are the result of significant market research with real estate professionals in the community. The overwhelming response has been the same; upscale single-floor living within walking distance of the downtown. This buyer typically has a second home in warmer climates and likely to be there most of the winter. They simply want to close the doors and leave whenever they wish, knowing that someone else is taking care of things in their absence. We expect our buyers to be 55-years of age or older, educated and fiscally responsible. We offer this background as a means to better define influence on the community with regard to the proposed project.

We have identified all relevant community-wide services offered by the Village and addressed each as follows:

Police Department- The proposed project will have negligible effect on current police services. Like many Winnetka citizens, the proposed buyer demographic tends to be responsible, law abiding individuals. They will also be transitory to a certain respect and live in warmer climates in the winter months. The owners of these dwelling units will also have security systems that will likely be connected to police and fire monitors, which is common and does not cause increase demand.

Fire Department- The proposed building will be constructed to meet all NFPA code requirements for life safety including sprinkler fire suppression systems monitored by

independent security companies and connected directly to the fire department. There are no encumbrances to access of the property and the proposed occupancy load of the building is unlikely to increase fire calls. In addition, we see no increase in paramedic and or ambulance calls that the Village is not already prepared to address. Alternatively, the removal of the remaining existing vacated residential structure will decrease the likelihood of police and fire calls.

Public Works- We have confirmed with Village Public Works that adequate water and sanitary services are available to the subject property and will not cause any significant increase in demand on existing treatment facilities. To supplement any immediate impact, the developer will be required to pay a \$65,000.00 connection fee to the Winnetka Electric Company and tap in fees to sewer and water totally \$18,000.00. Secondly, the property is served by a private driveway that will be maintained by the HOA. There will be no additional demand for Village than what already exist. Lastly, the buyer demographic will likely be in residence seasonally and or will travel abroad periodically. This periodic absence significantly reduces demand on public services annually.

Park District- The Village of Winnetka is fortunate to have one of the most attractive park systems on the north shore. There is no question that the proposed project will generate use of the Park District's trails, programs and recreational activities. However, that use will likely be seasonal and have little to no burden to any of these pursuits. At the very least, the real estate taxes and costs associated with participation in fee based activities will easily balance any fiscal impact the proposed project may create for the Park District.

*Schools-*The residential product type we propose is typically not conducive to families with school age children and therefore unlikely to have any increased demand on schools. That is not to suggest that a family with children will be a possibility, though it would be the exception and not the rule. Alternatively, the proposed residents will generate real estate tax revenue with a large portion historically going to local district schools.

*Tax Impact-*The subject property will be comprised of upscale, well appointed dwelling units with convenient amenities that meet or exceed current market trends. Based on comparative analysis of current tax records within the community, we determined that the average annual real estate property tax bill to be approximately 2% of the actual market value of the improved property. Using this same method of computation on the proposed building, we anticipate the average annual real estate tax bill per unit to be approximately \$24,000.00 or \$144,000.00 gross. A more detailed breakdown of how that revenue will be distributed to the relevant taxing districts is attached. The proposed residents will also patronize local shops and restaurants, generating additional sales tax revenue to the community. That is an important point as communities are now understanding the benefits of residential density close to or within walking distance of established business districts.

Please let me know if you should need any further clarification or data with regard to this report

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB
Managing Member

VILLAGE OF WINNETKA

688 Green Bay Rd Proposed Annual

Tax Collection by District

Estimated Annual Gross Tax Revenue	6-Units	\$	144,000.00
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COOK COUNTY TAXES

County of Cook	3.86%	\$	5,558.40
Consolidated Elections	0.00%	\$	-
Forest Preserve District of Cook County	0.73%	\$	1,051.20
Cook County Public Safety	1.49%	\$	2,145.60
Cook County Health Facilities	0.57%	\$	820.80
<i>Cook County Tax Total</i>	6.65%	\$	9,576.00

MUNICIPALITY/TOWNSHIP TAXES

Town New Trier	0.64%	\$	921.60
General Assistance New Trier	0.10%	\$	144.00
Road & Bridge New Trier	0.00%	\$	-
Village of Winnetka	12.61%	\$	18,158.40
<i>Municipality/Township Taxes Total</i>	13.35%	\$	19,224.00

SCHOOL TAXES

Oakton Community College District	2.99%	\$	4,305.60
New Trier High School 203 (Winnetka)	25.62%	\$	36,892.80
Winnetka Public School District 36	39.08%	\$	56,275.20
SD 35 Bond/Pt Assumed by SD36	0.00%	\$	-
<i>School Taxes Total</i>	67.69%	\$	97,473.60

MISCELLANEOUS TAXES

Winnetka Park District	4.65%	\$	6,696.00
Winnetka-Northfield Public Library District	2.73%	\$	3,931.20
Metro Water Reclamation Dist of Chicago	4.81%	\$	6,926.40
North Shore MosQ Abatement District	0.12%	\$	172.80
<i>Miscellaneous Taxes Total</i>	12.31%	\$	17,726.40

TOTAL	100%	\$	144,000.00
-------	-------------	-----------	-------------------

November 30, 2019

David Schoon
Community Development
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: Statement of Proposed Financing

Mr. Schoon,

The Village has requested a statement of proposed financing for our planned project at 688 Green Bay Rd to verify Walden Winnetka LLC's ability to complete the project.

We wish to advise that our project will be financed partially by partner investor equity and partially, through conventional lending with one of our bank sources. We are in the process of interviewing several qualified lenders to establish the most attractive terms. Based on past history with projects of this type, we expect to there will be a minimum equity requirement of 30% of project cost with a provision for at least 2-presales of units. Given the strong demand and desirable location, we do not expect presales to be an issue.

We have also completed a thorough review of our project costs with a qualified builder to assure the level of quality proposed for this project is within a realistic budget. In addition, we have conducted market research with our real estate team to determine the most relevant product type and anticipated value for this location.

Please let us know if you should require any further information

Respectfully,



Rick Swanson AIA, NCARB
Managing Member

Attachment A
Applicant Response Submittal



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

August 11, 2020

David Schoon
Community Development
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: Design Review Board Follow-up

Mr. Schoon,

We appreciated the opportunity to present our proposed Walden project to the Design Review Board on July 16th and hear comments from both the public and DRB members. Our team took careful notes and have been working in earnest to prepare a cogent response to each of the questions and or concerns relevant to the DRB's process.

We were particularly pleased to hear the proactive comments about the building design and overall quality of proposed materials. It was also clear that the board members recognized the aesthetic significance of the taller design elements and our effort to limit exposure of this mass to adjacent properties.

The primary concern seemed to be with the perceived visual impact of the 4th floor from directly adjacent properties, particularly the property owners to our north and the key properties on Walden Lane. Chairman Albinson echoed fellow members who suggested we revisit the 4th floor roof structure and determine if there might be some way that we could mitigate the appearance of mass as viewed from the most potentially impacted properties. We have done so and are pleased to report that a portion of the stair egress shed roof on the north side was already shifted inward approximately 2'-0" from the back side of the steep gable parapet. While that was reflected on the original submittal packet, it was difficult to comprehend with 2D elevations and how it engages the steep pitch roof mass stretching from the north gable to the south gable. One could easily draw the conclusion that this shed roof is flush with the outside wall, which is not the case. It should also be noted that we were able to shift that shed wall another 1'-2" to 3'-2" from the back of that gable parapet design element. Perception and reality

often, are not the same thing, therefore, it was important that we provide information that helped better understand the reality.

As you know, modern CAD programs provide the ability to create accurate view perspectives from any vantage point. In this case, we were asked to provide updated models offering direct views from various locations on our north and west neighbor's respective properties. These are attached with this memo for your review. They include both winter and summer perspectives with existing and proposed trees in each. If you feel there may be benefit in providing further perspectives, please let us know. As you can see from these exhibits, the visual impact is either screened by the decorative gable elements or parapet walls. In addition, there is a significant amount of existing deciduous and coniferous trees that will be further supplemented by the additional trees we propose to plant. We felt it appropriate to provide both summer and winter views with all proposed plant material.

Lastly, I wish to again point out that we reduced the building height by 4'-0" since and because of comments made in our meeting with the neighbors last summer. A number of those from the public who spoke referenced building element heights that no longer applied. Although I clarified that in our presentation, many continued to reference older data in their public comments. We do not believe this was an intentional oversight but still felt it important to recognize as it was a request by our neighbors that was previously addressed and was not dismissed on our part.

We appreciate this opportunity to revisit our proposed design and please let us know if there is any further information the DRB might need in advance of the August 20th meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line extending to the right.

Rick Swanson AIA, NCARB
Managing Member

View Perspective of how the shed
roof engages the main steep pitch
parapet gable roof





Perspective view from north neighbor's driveway entrance





Direct view perspective from the north neighbor's driveway





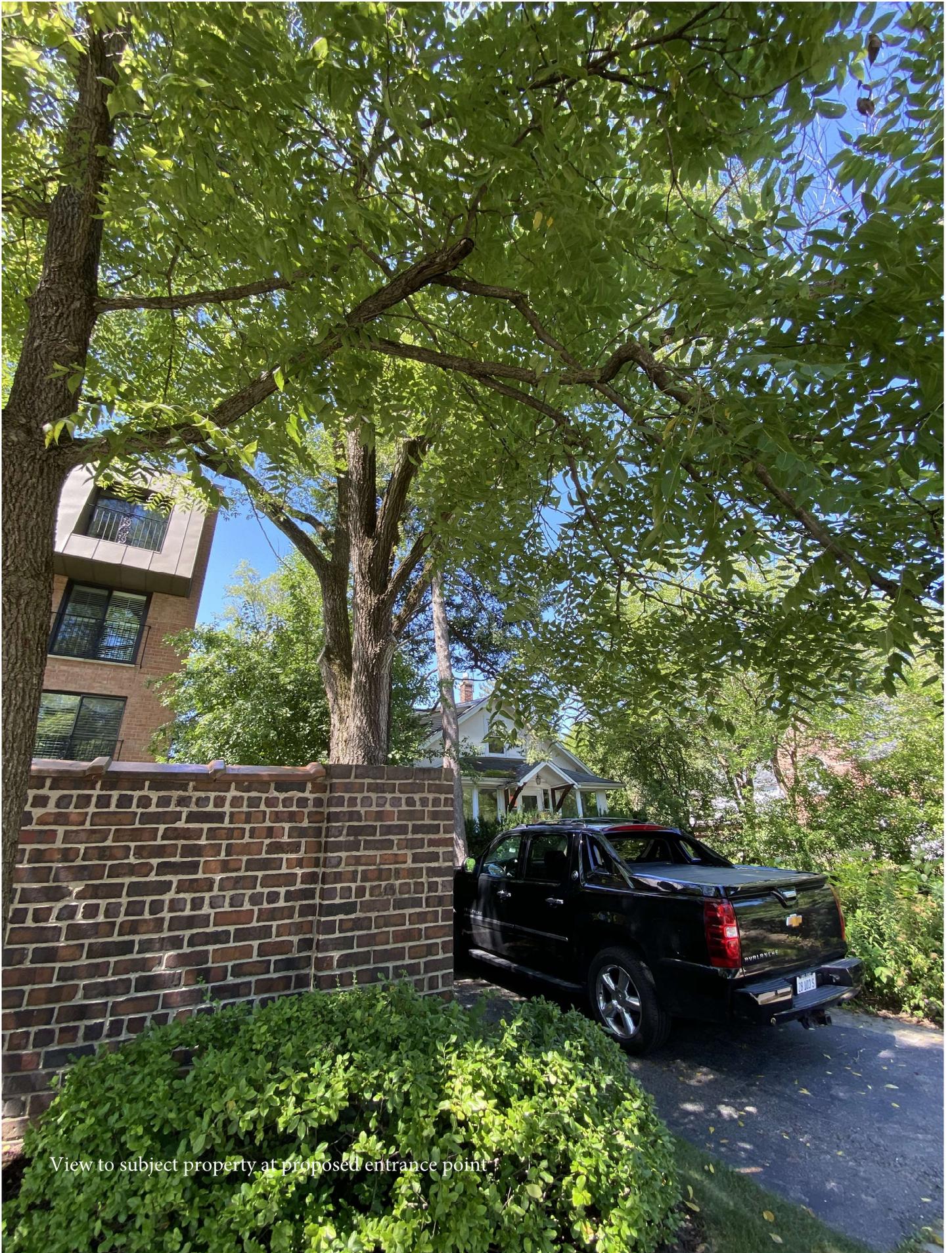
View Perspective from the north neighbor looking to the SE





View perspective from the public sidewalk looking NW at the propose project's entrance point





View to subject property at proposed entrance point



View Perspective from Walden lane looking between the 2-adjacent properties to the subject property





View from Walden Ln looking east between the two immediate neighbors



View perspective from direct Walden neighbor's patio area to subject property





View perspective from between the 2-adjacent Walden properties looking to the subject property









View looking west from property to
Walden neighbor



View looking west from subject property





View looking south to existing
condominium building



View from subject property looking south at public sidewalk

Building Shadow Study



March 20, 8:00am



March 20, Noon



March 20, 6:00pm



June 21, 8:00am



June 21, Noon



June 21, 6:00pm



September 22, 8:00am



September 22, Noon



September 22, 6:00pm



December 21, 8:00am



December 21, Noon



December 21, 6:00pm



March 20, 8:00am



March 20, Noon



March 20, 6:00pm



June 21, 8:00am



June 21, Noon



June 21, 6:00pm



September 22, 8:00am



September 22, Noon



September 22, 6:00pm



December 21, 8:00am



December 21, Noon



December 21, 6:00pm

PROJECT LOGISTICS NOTES

CONTRACTOR TO VERIFY WITH J.U.L.I.E. FOR UNDERGROUND UTILITIES PRIOR TO ANY AND ALL SITE WORK.

THE GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES IN A CLEAN AND ORDERLY FASHION DURING THE ENTIRE CONSTRUCTION PERIOD, REMOVING ALL TRASH, RUBBISH, AND CONSTRUCTION DEBRIS FROM THE JOB SITE DAILY.

THE GENERAL CONTRACTOR SHALL WORK WITH THE SUBCONTRACTORS AND VENDORS TO ASSURE ALL PUBLIC ROADS & SIDEWALKS ARE KEPT FREE OF CONSTRUCTION MATERIALS, DUST, DIRT AND MUD, IN THE EVENT OF ANY OF THESE OCCURRENCES, THE GENERAL CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO HAVE THE ISSUE RESOLVE IN A TIMELY MANNER

TEMPORARY FIRE PROTECTION -- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AND OTHER EQUIPMENT AS NECESSARY FOR PROPER FIRE PROTECTION DURING CONSTRUCTION.

HOURS OF CONSTRUCTION ACTIVITY--WORK SHALL BE PERFORMED MONDAY THRU FRIDAY BETWEEN THE HOURS OF 7:00AM & 6:00PM AND SATURDAY BETWEEN THE HOURS OF 8:00AM & 4:00PM. NO WORK SHALL BE PERFORMED ON SUNDAY.

THE ENTRANCE GATE SHALL BE LOCKED AFTER HOURS

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAR TO 75'-0" FOR DELIVERY PURPOSES ONLY

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES ON THE WORK, AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CODES TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON, ABOUT, OR ADJACENT TO THE PREMISES WHERE THE WORK IS BEING PERFORMED. HE SHALL ERECT AND PROPERLY MAINTAIN AT ALL TIMES AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF WORKMEN AND THE PUBLIC AND SHALL POST DANGER SIGNS WARNING AGAINST THE HAZARDS CREATED BY SUCH FEATURES OF CONSTRUCTION AS PROTRUDING NAILS, HOISTS, WELL HOLES, ELEVATOR HATCHWAYS, SCAFFOLDING, WINDOW OPENINGS, STAIRWAYS, AND FALLING MATERIALS; AND HE SHALL DESIGNATE A RESPONSIBLE MEMBER OF HIS ORGANIZATION ON THE WORK, WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS.

THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER, RAIN, WIND, STORMS, FROST, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS, AND FIXTURES FREE FROM INJURY OR DAMAGE. AT THE END OF THE DAY'S WORK, ALL NEW WORK LIKELY TO BE DAMAGED SHALL BE COVERED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION AS ABOVE REQUIRED SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

PROTECTION OF WORK AND PROPERTY -- THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS, EXCEPT SUCH AS MAY BE CAUSED BY AGENTS OR EMPLOYEES OF THE OWNER, OR DUE TO CAUSES BEYOND THE CONTRACTOR'S CONTROL AND NOT TO HIS FAULT OR NEGLIGENCE. HE SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND THE CONTRACT DOCUMENTS.

PROPER GENERAL SUPERVISIONS SHALL BE EXERCISED OVER ALL SUB TRADES IN ORDER TO ASSURE EXPEDIENT COMPLETION OF THE PROJECT. ALL WORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

WORKMAN'S COMPENSATION INSURANCE -- REQUIRED COVERAGE FOR ALL OF THIS CONTRACTOR'S EMPLOYEES AND/OR AGENTS WHO PROVIDE ANY LABOR WHATSOEVER AS REQUIRED BY STATE ORDINANCES OR CODES.

INSURANCE AND LIABILITY -- DAMAGE TO PERSONS AND PROPERTY: CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, HIS OFFICERS, EMPLOYEES, THE DESIGNER, AND AGENTS FROM THE COST, LESS EXPENSE, DAMAGES, CLAIMS, SUITS, OR LIABILITY IN CONNECTION WITH OR ARISING OUT OF ANY INJURY OR ALLEGED INJURY (INCLUDING DEATH) TO ANY PERSONS, OR DAMAGE ALLEGED TO HAVE BEEN SUSTAINED IN CONNECTION WITH OR TO HAVE ARISEN OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR THEIR RESPECTIVE AGENTS, SERVANTS, AND EMPLOYEES.

IN AN EMERGENCY AFFECTING THE SAFETY OF LIFE OR OF WORK OF OR ADJOINING PROPERTY, THE CONTRACTOR, WITHOUT SPECIAL INSTRUCTION OR AUTHORIZATION FROM THE OWNER, IS HEREBY PERMITTED TO ACT, AT HIS DISCRETION, TO PREVENT SUCH THREATENED LOSS OR INJURY, AND HE SHALL SO ACT WITHOUT APPEAL. ANY COMPENSATION CLAIMED BY THE CONTRACTOR ON ACCOUNT OF EMERGENCY WORK SHALL BE DETERMINED BY AGREEMENT OF ARBITRATION.

ACCIDENT PREVENTION -- EACH CONTRACTOR SHALL EXERCISE PROPER PRECAUTION AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. THE SAFETY PROVISIONS OF APPLICABLE LAW, BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED, AND THE CONTRACTOR SHALL TAKE OR CAUSE TO BE TAKEN SUCH ADDITIONAL SAFETY AND HEALTH MEASURES AS THE OWNER MAY DETERMINE TO BE REASONABLY NECESSARY. MACHINERY, EQUIPMENT, AND ALL HAZARDS SHALL BE GUARDED IN ACCORDANCE WITH THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, TO THE EXTENT THAT SUCH PROVISIONS ARE NOT IN CONTRAVENTION OF APPLICABLE LAWS.

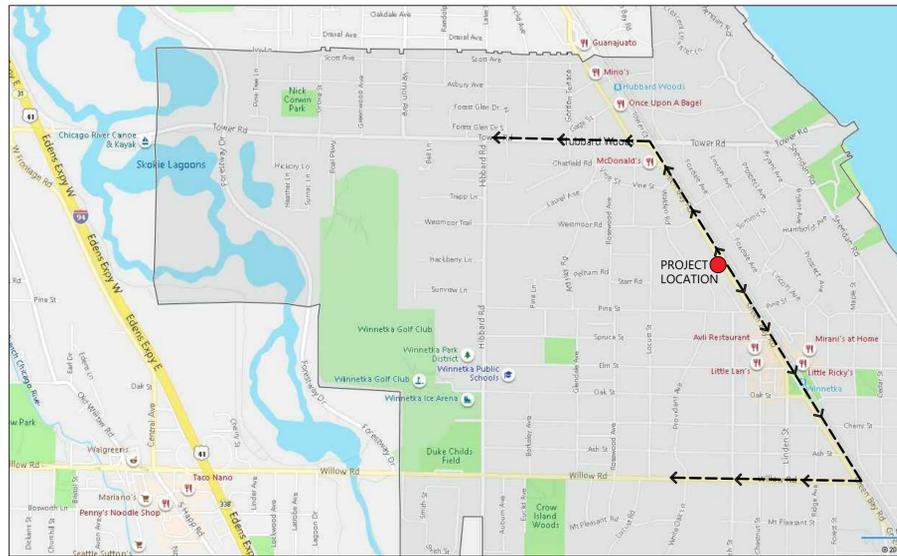
PROJECT CONTACTS

PROJECT OWNER: WALDEN WINNETKA LLC
745 CONSTANCE LN
DEERFIELD, IL 60015
CONTACT: SCOTT PERLSON
312 933-3440

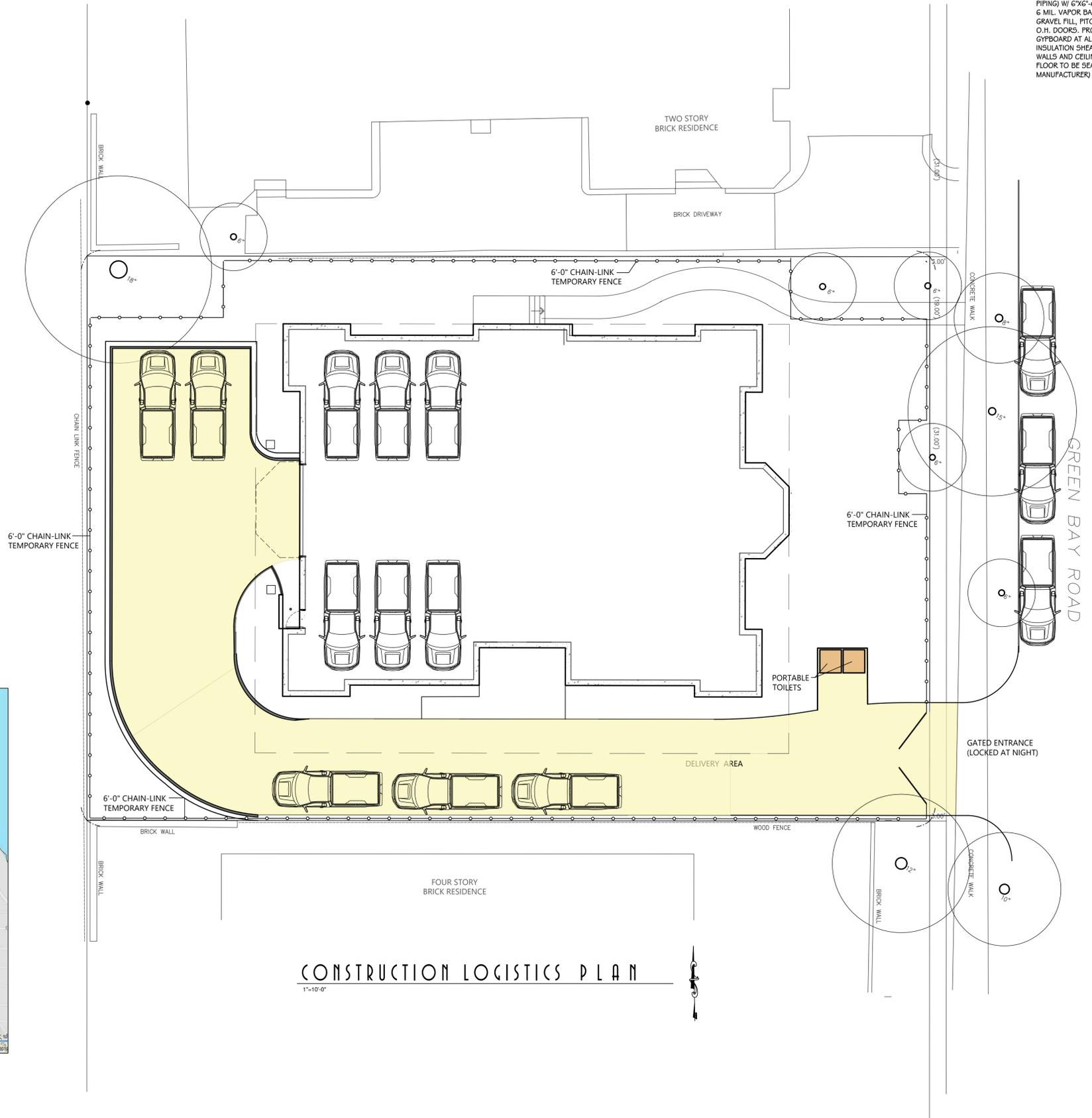
PROJECT DEVELOPER: SWANSON DEVELOPMENT LLC
11418 E MISSION LN
SCOTTSDALE, AZ 85259
CONTACT: RICK SWANSON
847 757-3975

PROJECT GENERAL CONTRACTOR: TO BE DETERMINED

PROJECT SUPERVISOR: TO BE DETERMINED



CONSTRUCTION ROUTES



CONSTRUCTION LOGISTICS PLAN

1"=10'-0"

GENERAL NOTES FOR THIS SHEET
4-CAR GARAGE
5" CONC. SLAB (WITH RADIANT HEAT PIPING) W/ 6"x6"-#10@10 W.W.M. OVER 6 MIL. VAPOR BARRIER ON 6" MIN. PEA GRAVEL FILL, PITCH SLAB 2" TOWARD O.H. DOORS. PROVIDE 5/8" TYPE 'X' GYPSBOARD AT ALL WALLS AND RIGID INSULATION SHEATHING AT COMMON WALLS AND CEILING. FINISHED GARAGE FLOOR TO BE SEALED. (VERIFY MANUFACTURER)

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PROFESSIONAL DESIGN FIRM #184-0039336

RESIDENCE NAME	
ADDRESS	CITY, ILLINOIS

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1930 AMBERLEY CT
LAKE FOREST, IL 60045
OFFICE: 847.234.4655
FAX: 847.615.5851

DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:
JULIO A. VEGA
ARCHITECT

DATE:	COMMENT:

PLAN NO: 1700

SHEET	OF

Page A89

QUANTITATIVE SUMMARY

The Walden of Winnetka

Proposed 3-story, 6-Unit Residential Building

688 Green Bay Road, Winnetka, Illinois

Subject Property Information	Existing	Proposed
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
Proposed Development	Permitted By Zoning	Proposed
Density	6-Units (18-DU per acre)	6-Units
Average Residential Unit Floor Area		
Gross Floor Area	12,000 sf (80% of lot area)	17,915.9 sf (49%) over
<i>Building Height</i>	35'-0" (above first floor elev.)	
Roof Parapet		35'-0"
Minor Roof Forms (corner tower elements)		42'-11" (7'-11" over)
Major Roof Forms (gable element)		46'-6" (11'-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%)	11,168.7 sf (24% over)
Front Yard Setback	25'-0"	25'-0"
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>	13 1/2-spaces	14-space + 4-street spaces
Below Ground (2-per unit)	12-spaces	12-spaces
On-site Guest Parking	1 1/2-spaces	2-spaces (1 is Handicap)
Street Parking (lot frontage)		4-spaces
<i>Exterior Walls (Difference in plane of walls)</i>	<i>Articulation not greater than 50'-0" & wall plane at least 4'-0"</i>	
East Elevation		Meets the Standard
South Elevation		Meets the Standard
West Elevation		Meets the Standard
North Elevation		Articulation but not 4'-0"
<i>Landscaping & Existing Trees</i>		
Total Existing Trees on Property		16-Trees (152"-gross)
Total Trees to be Removed		12-Trees (114"- gross)
Required Replacement Inches		31"
Total Proposed Replacement Trees		15-Trees (45" gross)
<i>Stormwater Control</i>	Developer to provide a combination of dry detention basin and buried stormwater vault under the proposed driveway . The result will be minimal sheet flow to the westerly neighbors	



688 GREENBAY RD

698

EAST ELEVATION

1/8" = 1'-0"

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PROFESSIONAL DESIGN FIRM # 184-003936

THE WALDEN RESIDENCES
 688 GREEN BAY ROAD
 WINNETKA, ILLINOIS

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 LAKE FOREST, IL 60045 rfs@rmswanson.com

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 RICHARD M. SWANSON, AIA
 JULIO A. VEGA

PREPARED BY:

DATE:

COMMENT:

PLAN NO.: 1809

SHEET A3 OF 12

Page A91



STANDING SEAM METAL ROOF

3'-0" X 7'-0" FLUSH STEEL DOOR

COPPER GUTTERS & DOWNSPOUTS

STUCCO

COPPER FINIAL

+710.13'
Top of Gable

DaVINCI SLATE ROOF

DECORATIVE COPPER VENT

+698.6'
Top of Parapet

COPPER GUTTERS

FACE BRICK

COMPOSITE WOOD RAIL & POSTS

2" X 6" COMPOSITE WOOD
TRIM ON STUCCO

SDL CASEMENT WINDOWS

3 1/2" CUT LIMESTONE SILL

FIELD STONE

+663.6'
1ST FLR

+658.5'
TOC

+657.0'
TOC

+654.0'
TOF

3'-0" X 7'-0" INSULATED FLUSH
STEEL DOOR W/ STEEL FRAME

16'-0" X 8'-0" CARRIAGE STYLE
OVERHEAD GARAGE DOOR

CONC. WING WALL

WEST ELEVATION

1/4" = 1'-0"

+694.7'
Top of Ridge

+700.75'
Top of Parapet
Top of Ridge

Y BAY RD

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THE WALDEN RESIDENCES
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JULIO A. VEGA

PREPARED BY:

DATE	COMMENT

PLAN NO:
1809

SHEET OF
A4 12



N O R T H E L E V A T I O N

1/4" = 1'-0"

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 RICHARD M. SWANSON, AIA
 JULIO A. VEGA

PREPARED BY:

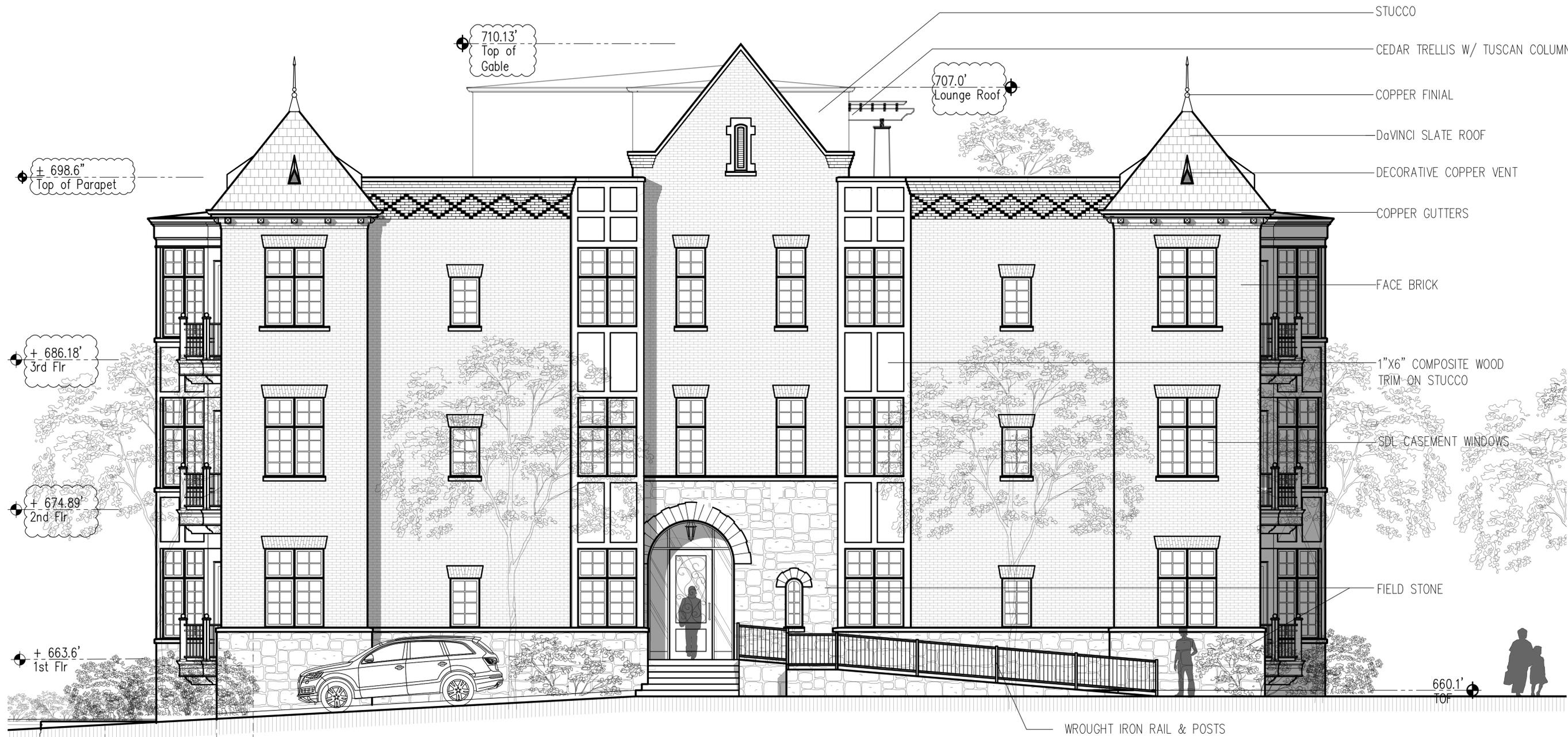
DATE: _____

COMMENT

PLAN NO: 1809

SHEET OF
A5 12

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SOUTH ELEVATION

1/4" = 1'-0"

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PROFESSIONAL DESIGN FIRM # 184-003936

THE WALDEN RESIDENCES

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 WINNETKA, ILLINOIS

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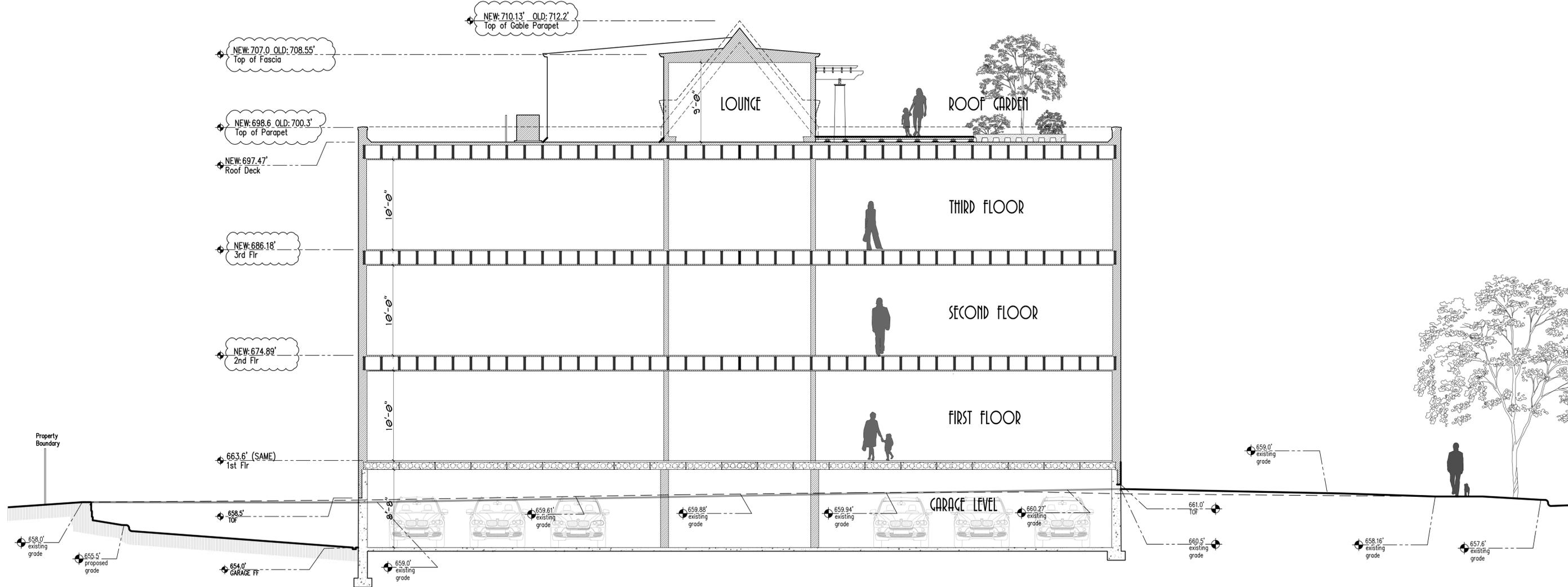
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 RICHARD M. SWANSON, AIA
 JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT:

PLAN NO:
 1809

SHEET OF
 A6 12



CROSS SECTION BUILDING & SITE
WEST TO EAST

1/8" = 1'-0"

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PROFESSIONAL DESIGN FIRM # 184-003936

THE WALDEN RESIDENCES
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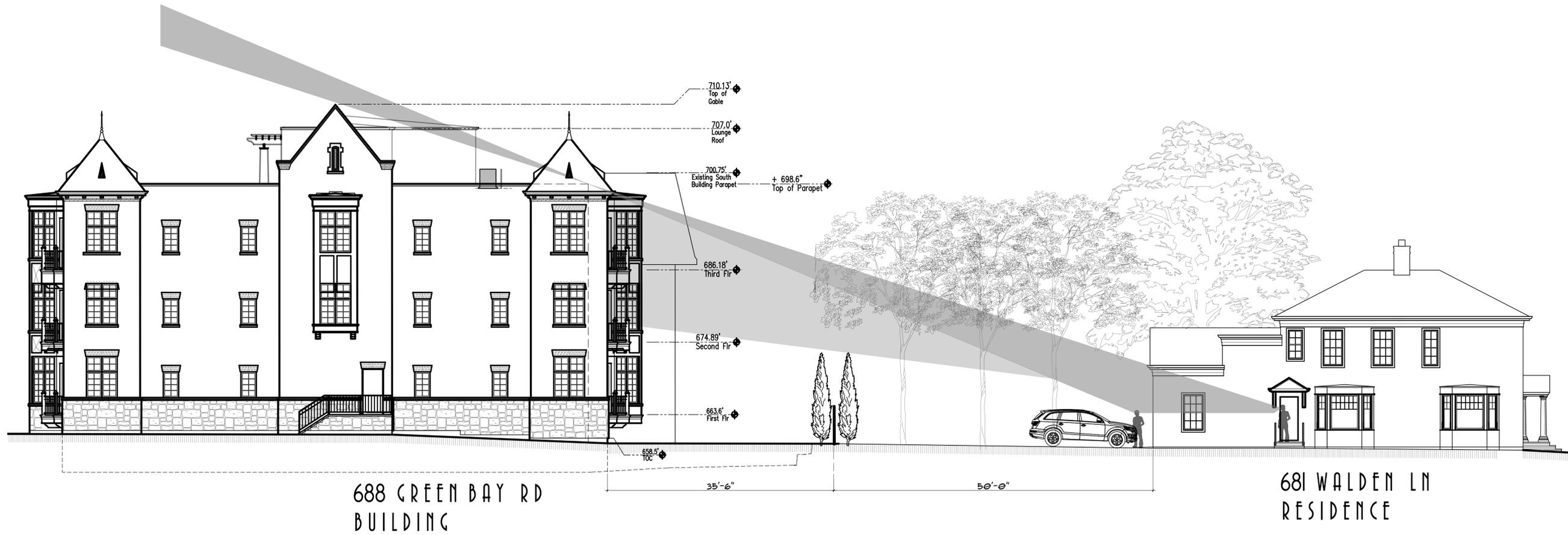
DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT:

PLAN NO:
1809

SHEET OF
A12 12



LINE OF SIGHT STUDY

$\frac{1}{8}'' = 1'-0''$

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R.M. SWANSON ARCHITECTS
 1930 AMBERLEY CT OFFICE: 847.571.3975
 LAKE FOREST, IL 60045 rick@rmswanson.com

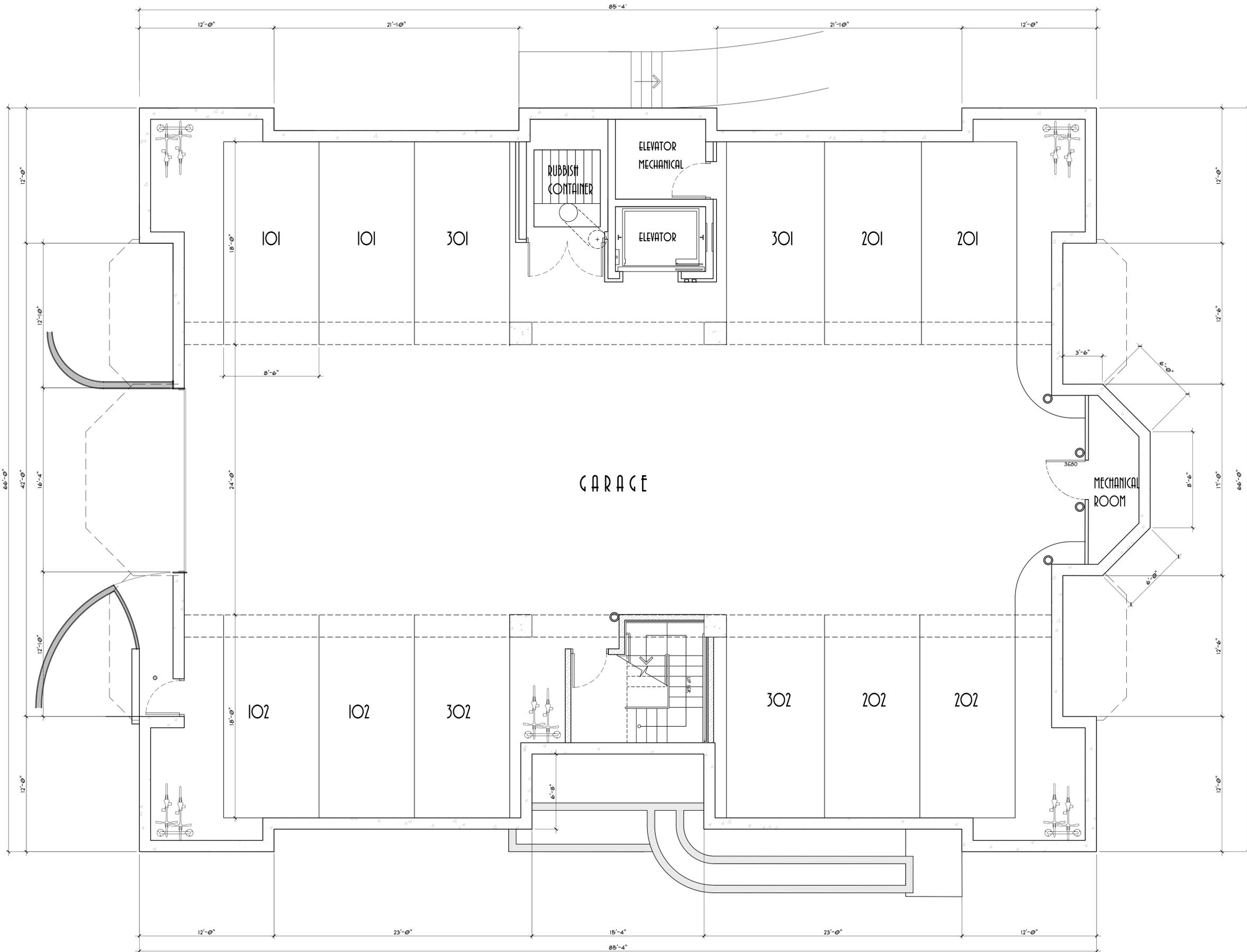
DESIGNED BY:
 RICHARD M. SWANSON, AIA
 JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT:

PLAN NO:
 1809

SHEET OF
 SV1 1



GARAGE FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES FOR THIS SHEET

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES
 688 GREEN BAY ROAD
 WINNETKA, ILLINOIS

R.M. SWANSON ARCHITECTS
 1930 AMBERLEY CT
 LAKE FOREST, IL 60045
 OFFICE: 847.757.3975
 rick@rmswanson.com

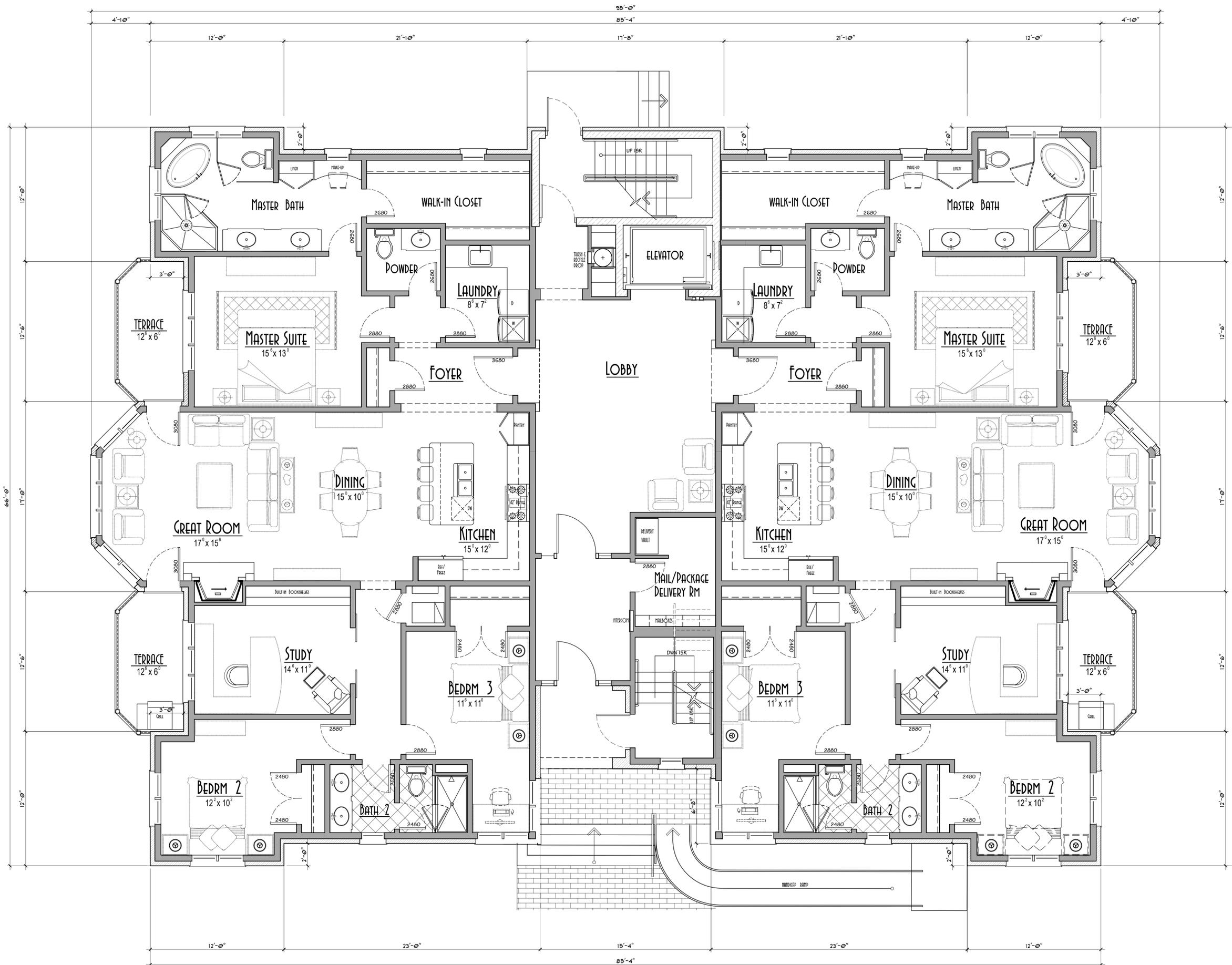
DESIGNED BY:
 RICHARD M. SWANSON, AIA
 JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT:

PLAN NO: 1809

SHEET A7 OF 12



FIRST FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES FOR THIS SHEET

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES
 688 GREEN BAY ROAD
 WINNETKA, ILLINOIS

R.M. SWANSON ARCHITECTS
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 LAKE FOREST, IL 60045 rick@rmswanson.com

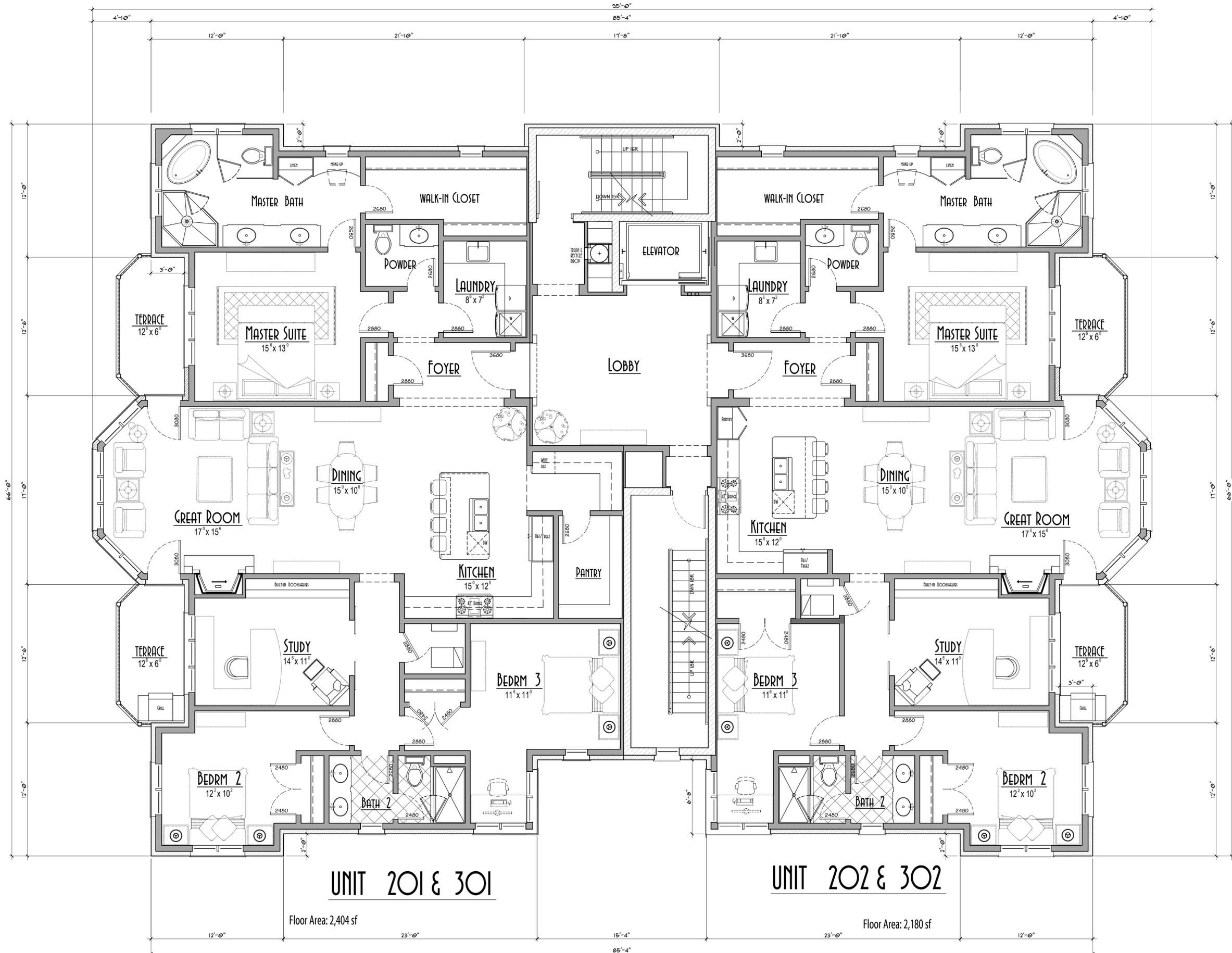
DESIGNED BY:
 RICHARD M. SWANSON, AIA
 JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT:

PLAN NO:
 1809

SHEET **A8** OF **12**



UNIT 201 & 301

Floor Area: 2,404 sf

UNIT 202 & 302

Floor Area: 2,180 sf

SECOND FLOOR PLAN

1/4"=1'-0"

GENERAL NOTES FOR THIS SHEET

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES
 688 GREEN BAY ROAD
 WINNETKA, ILLINOIS

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 rick@rmswanson.com

DESIGNED BY:
 RICHARD M. SWANSON, AIA
 JULIO A. VEGA

PREPARED BY:

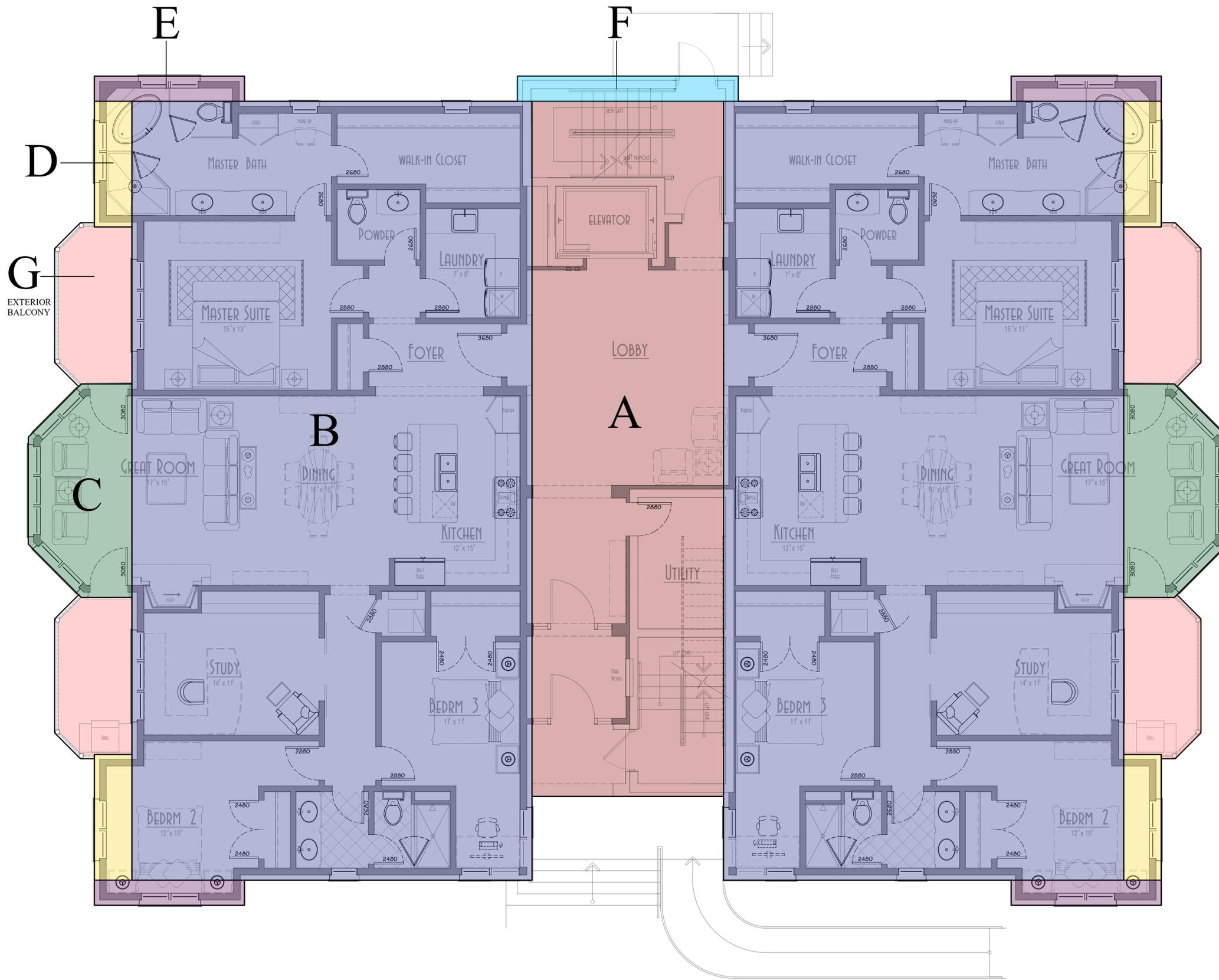
DATE:	COMMENT:

PLAN NO:
1809

SHEET **A9** OF **12**

FIRST, SECOND & THIRD 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 8	552.0
<small>(3rd flr not counted)</small>		
TOTALS PER FLOOR:		
1st FLOOR AREA:		5,595.3
2nd FLOOR AREA:		5,595.3
3rd FLOOR AREA:		5,319.3
ROOF FLOOR AREA:		1,406.0
GROSS BUILDING FLOOR AREA:		17,915.9

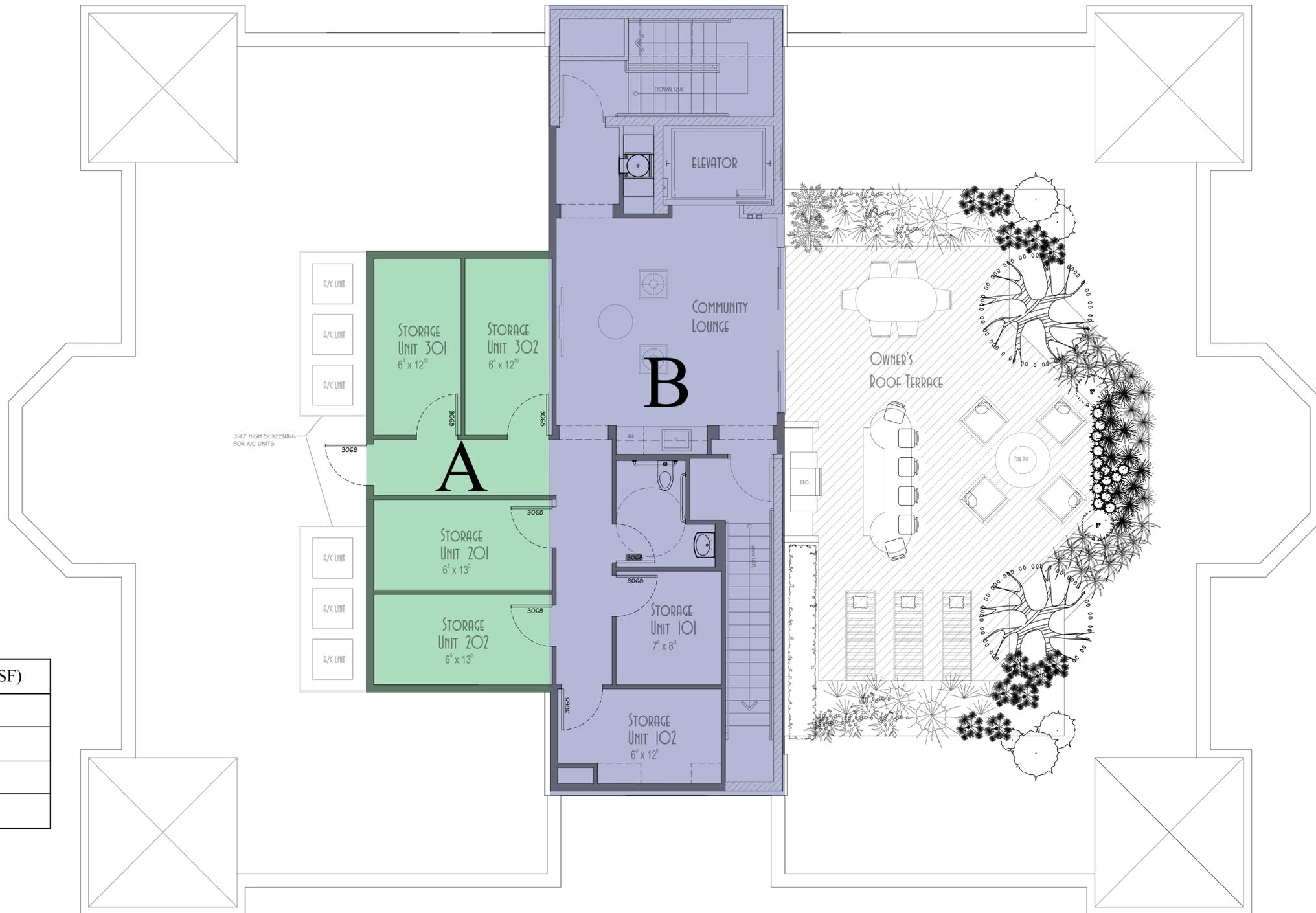


GROSS FLOOR AREA FOR 1ST THRU 3RD FLOORS

1/4" = 1'-0"

FOURTH FLOOR GFA-PROPOSED

PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	13.3 x 32.0	426.0
B	17.2 x 57.0	982.0
TOTALS:		1,406.0
ROOF DECK AREA (not counted)		575.0



GROSS FLOOR AREA FOR THE 4TH FLOOR

1/4" = 1'-0"

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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES

688 GREEN BAY ROAD
 WINNETKA, ILLINOIS

R.M. SWANSON ARCHITECTS
 1930 AMBERLEY CT OFFICE: 847.571.3975
 LAKE FOREST, IL 60045 rick@rmswanson.com

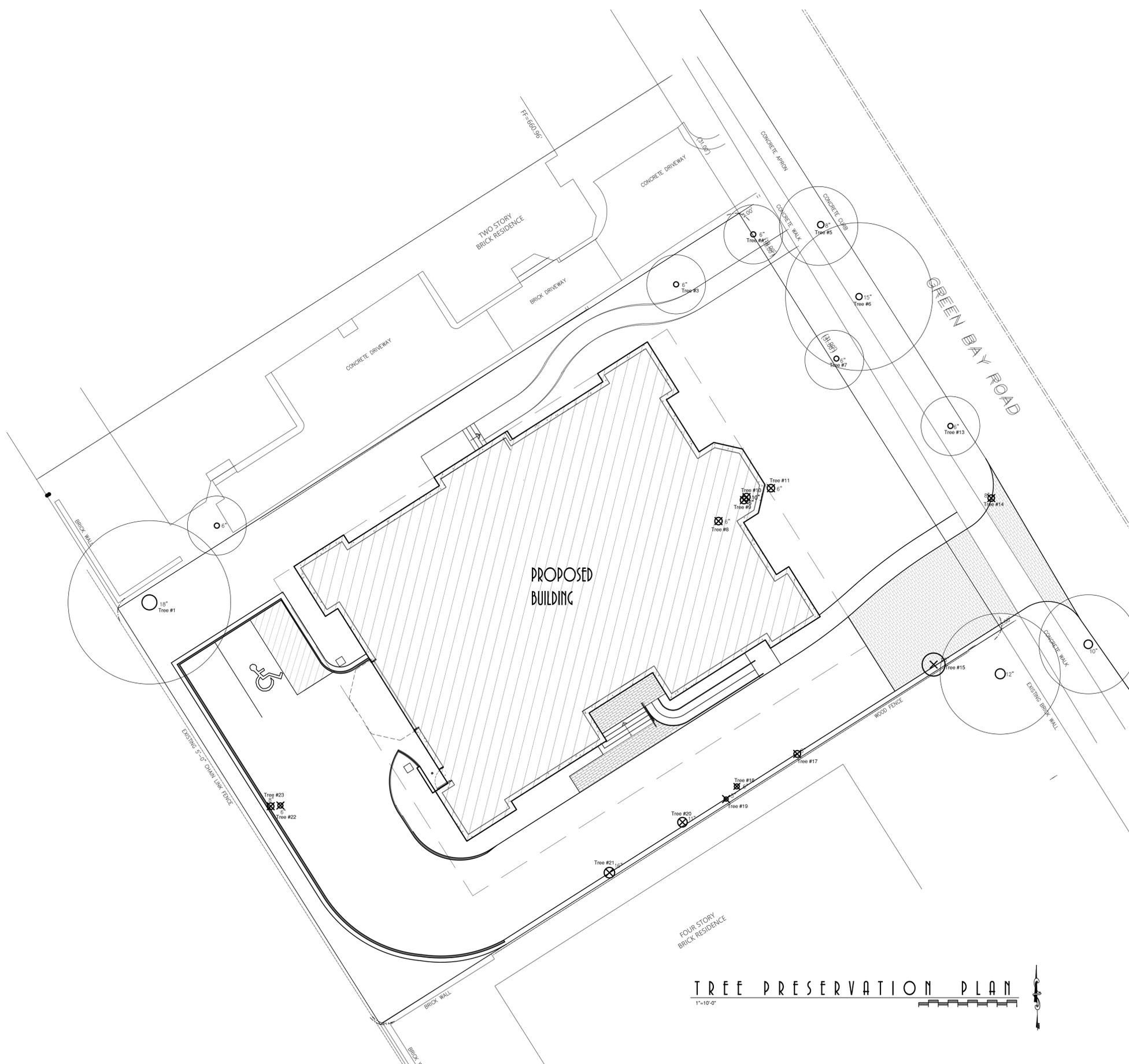
DESIGNED BY:
 RICHARD M. SWANSON, AIA
 JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT:

PLAN NO:
 1809

SHEET OF
GF2 2



TREE PRESERVATION PLAN

1"=10'-0"

Tree #	Species	Size	Condition	Remarks	Removal	Reason
1	Picea spp.	18"	good		no	
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		*	Major damage to trunk, branching bad
6	Acer spp.	15"	fair		no	
7	Quercus spp.	6"	good		yes	Utility box access will destroy tree
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	no	location and leaning
13	Pyrus spp.	6"	fair		yes	location
14	Ulmus spp.	28"	fair	top heavy	yes	location, trunk splits 15' above grade
15	Ulmus spp.	6"	fair		yes	location, size and condition
16	Morus spp.	6"	fair		yes	location, invasive
17	Morus spp.	8"	fair		*	location and small size
18	Fraxinus spp.	6"	poor		yes	location and size
19	Ulmus spp.	5"	poor		yes	location and top heavy branching
20	Ulmus spp.	11"	poor		yes	location and one sided branching
21	Morus spp.	15"	fair		yes	invasive
22	Acer nungundo	6"	poor		yes	invasive
23	Acer nungundo	8"	poor		yes	invasive

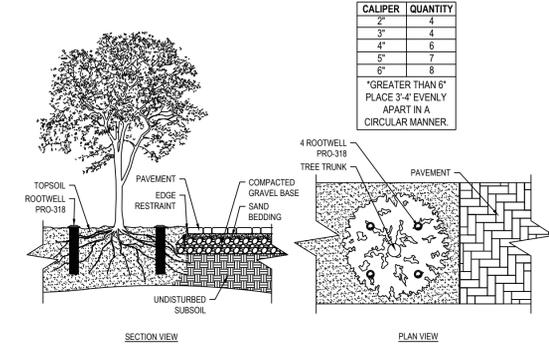
* Village Foretry Department to perform removal of tree and replacement from approved tree plant list
Cost of removal & replacement shall be at Applicant's expense

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 STOOPING 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.

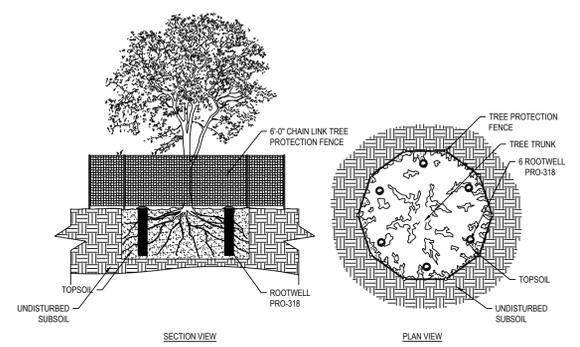


MANUFACTURER NOTES:

- 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 CAP'S 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 CAP'S TOP LIP FLANGE SO IT IS FLUSH ON THE GROUND TO ALLOW FOR MOWING CLEARANCE.

EXISTING TREE PROTECTION

NO SCALE

W. Damon Wilson
Registered Landscape Architect

Resource One
Landscape Architects
7A Hillside Drive Barrington, IL 60010
Phone: 847-942-2727 Wilsonwd@aol.com

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PROFESSIONAL DESIGN FIRM #184-003936

RESIDENCE NAME
ADDRESS
CITY, ILLINOIS

R.M. SWANSON ARCHITECTS
1930 AMBERLEY CT OFFICE: 847.234.4655
LAKE FOREST, IL 60045 FAX: 847.615.5851

DESIGNED BY:
RICHARD M. SWANSON, AIA
JULIO A. VEGA

PREPARED BY:
JULIO A. VEGA
ARCHITECT

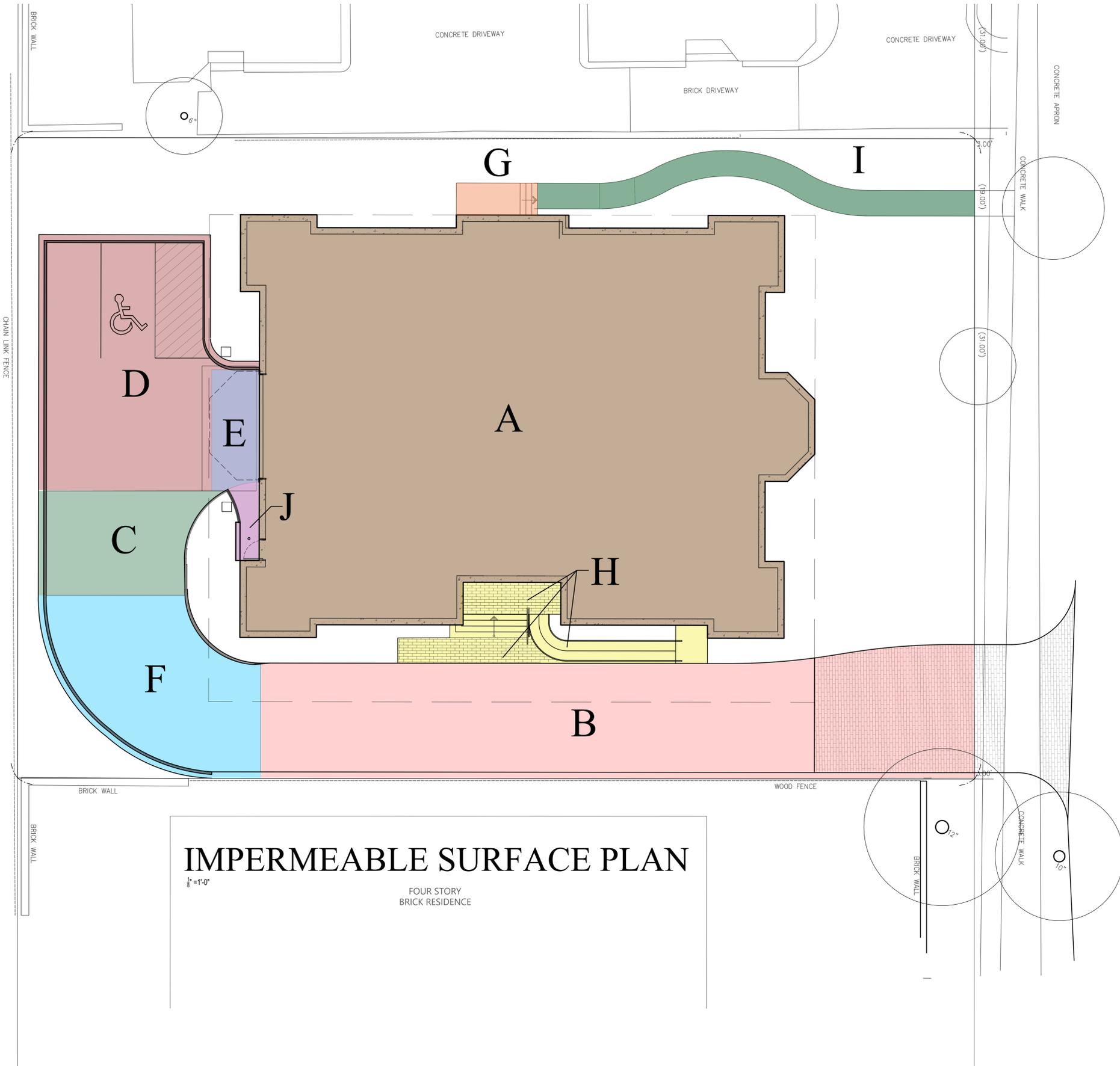
DATE:	COMMENT:

PLAN NO:
1700

SHEET OF
1

IMPERMEABLE SURFACE LOT COVERAGE MATRIX

PIECE	DIMENSIONS (FT)	ILC AREA (SF)
A	82.0 x 63.1	5,190.0
B	115.2 x 18.0	2,075.0
C	25.9 x 15.13	392.0
D	30.4 x 35.8	1091.2
E	8.5 x 18.4	156.4
F	18.0 x 40.1	722.0
G	5.0 x 12.0	60.0
H	12.6 x 26.0	328.0
I	4.0 x 70.5	282.1
J	4.0 x 11.0	44.0
BALCONIES	(11.5 x 6.0) x 4	828.0
TOTAL IMPERMEABLE AREA		11,168.7 sf
TOTAL LOT AREA		15,000.0 sf
TOTAL ALLOWABLE IMP AREA		9,000.0 (60%)
TOTAL EXCESS IMPERMIABLE		2,168.7 sf (24.0% over)



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PROFESSIONAL DESIGN FIRM #184-003936

THE WALDEN RESIDENCES
 688 GREEN BAY ROAD
 WINNETKA, ILLINOIS

R.M. SWANSON ARCHITECTS
 1930 AMBERLEY CT
 LAKE FOREST, IL 60045
 OFFICE: 847.757.3975
 rick@rmswanson.com

DESIGNED BY:
 RICHARD M. SWANSON, AIA
 JULIO A. VEGA

PREPARED BY:

DATE:	COMMENT:
3-10-20	

PLAN NO:
 1809

SHEET OF

BOUNDARY AND TOPOGRAPHIC SURVEY

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.

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.



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

LEGEND

- SIGN
- 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
- PROPERTY LINE
- OHW
- 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

BENCHMARK:
SITE BENCHMARK NUMBER 401
NORTH FLANGE BOLT AT 654 N. GREEN BAY ROAD.
ELEVATION=659.52' NAVD88

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

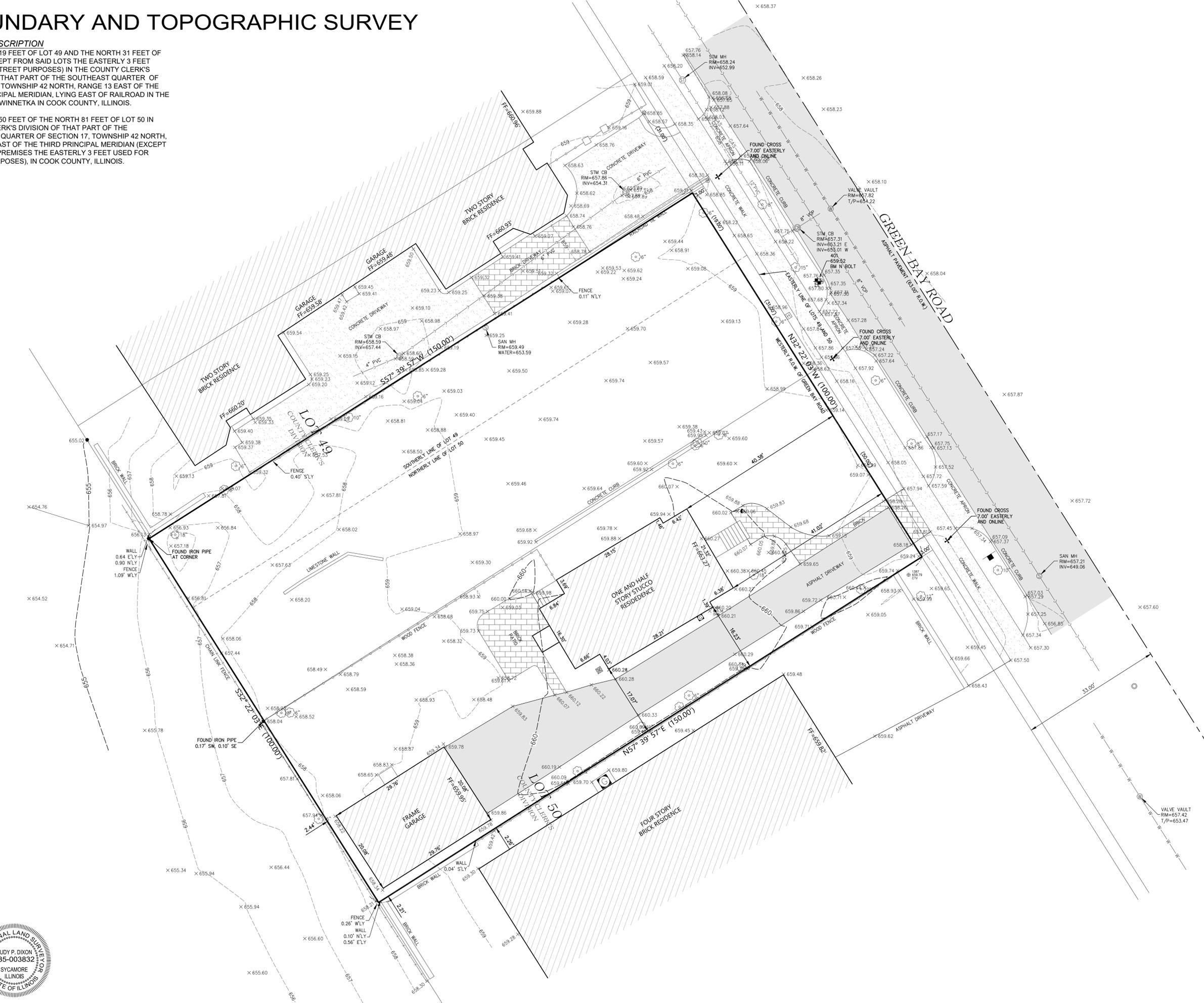
811 Know what's below. **JULIE** Call before you dig. (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

STATE OF ILLINOIS }
COUNTY OF DEKALB }
WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF OCTOBER, A.D. 2019, AT SYCAMORE, ILLINOIS.

Rudy P. Dixon
RUDY P. DIXON ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003832 LICENSE EXPIRES: NOVEMBER 30, 2020

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



PROJECT NUMBER: 19-0181	DATE: 2019-10-15	DRAWN BY: RMW
SHEET: 1 OF 1	SCALE: 1" = 10'	CHECKED BY: RJD
DRAWING NUMBER: Page A100	DATE: 2019-10-15	FIELD MARKS COMPLETE: ESM
	DATE: 2019-10-05	PROPERTY ADDRESS: 654 N GREEN BAY ROAD
		CITY: WINNETKA, IL

FILE PUBLIC UTILITY EASEMENT
P.U. & E.L. PUBLIC UTILITY EASEMENT
A. ARC LENGTH
B. BEARING
C. CHAIN LINE
D. CHAIN LINE
E. CHAIN LINE
F. CHAIN LINE
G. CHAIN LINE
H. CHAIN LINE
I. CHAIN LINE
J. CHAIN LINE
K. CHAIN LINE
L. CHAIN LINE
M. CHAIN LINE
N. CHAIN LINE
O. CHAIN LINE
P. CHAIN LINE
Q. CHAIN LINE
R. CHAIN LINE
S. CHAIN LINE
T. CHAIN LINE
U. CHAIN LINE
V. CHAIN LINE
W. CHAIN LINE
X. CHAIN LINE
Y. CHAIN LINE
Z. CHAIN LINE

SURVEYOR'S NOTES:
1) DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF PARTS THEREOF, THE FIELD INFORMATION SHOULD BE ESTABLISHED.
3) REFER TO YOUR FIELD TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN THIS PLAT ARE FOUND OR SET CROSS TO CHAIN LINE OR FOUND OR SET CROSS TO CHAIN LINE. DIMENSIONS AND/OR BEARINGS DOCUMENT DIMENSIONS AND/OR BEARINGS.

ENGINEER:
ESM CIVIL SOLUTIONS, LLC
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY
4320 WINDFIELD ROAD - SUITE 200 WINDFIELD, IL 60555
O: 630-300-0933 C: 630-624-0520

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

Attachment B
Public Comments Received During
Design Review Board Consideration

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

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
847-942-9400

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

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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

████████████████████
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

Ann Klaassen

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
[REDACTED]

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

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

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

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



From: David Schoon <DSchoon@winnetka.org>

Date: Friday, August 14, 2020 at 4:33 PM

To: David Schoon <DSchoon@winnetka.org>

Cc: Ann Klaassen <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

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

847-716-3526

www.villageofwinnetka.org

David Schoon

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]"
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

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

--

Gordon Montgomery

Attachment C
Public Comments Received Since
Design Review Board Consideration

Ann Klaassen

From: [REDACTED]
Sent: Sunday, August 23, 2020 3:37 PM
To: Planning
Cc: maddenjrjohn@gmail.com; odonnell.cj@gmail.com
Subject: Sept. 2, 2020 Meeting - Case No. 19-15-PD

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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.

July 16, 2019 WINNETKA VILLAGE COUNCIL REGULAR MEETING – MINUTE EXCERPTS

(Approved: August 6, 2019)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Tuesday, July 16, 2019, at 7:00 p.m.

Call to Order.

President Rintz called the meeting to order at 7:01 p.m. Present: Trustees Jack Coladarci, Andrew Cripe, Robert Dearborn, Penfield Lanphier, and Anne Wedner. Absent: Trustee John Swierk. Also present: Village Manager Robert Bahan, Village Attorney Peter Friedman, Community Development Director David Schoon, Fire Chief Alan Berkowsky, Deputy Fire Chief John Ripka, and approximately 50 persons in the audience.

New Business.

[This item was discussed after Item No. 7 and before item No. 8.]

688 & 694 Green Bay Road – Willow Trace Residences Planned Development – Concept Plan Review. Mr. Schoon reviewed the new Planned Development application process, noting that the concept plan review is simply a preliminary review of the proposed development, and is not binding on either side. After he reviewed the current zoning of the Subject Properties, he explained that subdivision relief would be needed to combine the two parcels into one buildable lot. In addition, zoning variations for gross floor area, height, roof form and façade articulation would also be sought in connection with the proposed development.

Rick Swanson, Swanson Development, LLC. Mr. Swanson presented his proposal, which calls for demolition of two existing vacant structures at the Subject Property, and constructing a single replacement building which will include six 2,200 square-foot luxury residences. Also included in the proposal: 12 underground parking spaces, two outdoor parking spaces, a rooftop storage area, and rooftop deck.

Mr. Swanson explained that his proposal complies with zoning density and setback provisions and all of the units will be privately owned and maintained. He would request zoning variations for increased height to accommodate higher ceilings in the units, and from gross floor area (GFA) limits to allow for the underground garage, which will add 5,176 square feet to the GFA calculations.

[Trustee Swierk arrived at 7:21 PM.]

There were no comments from the audience.

The Council discussed the proposal, and asked Mr. Swanson to address the following issues in his final plan: (i) the impact on the homes immediately to the west of the development; (ii) height of the building; (iii) stormwater control; (iv) parking and driveway access; and (v) access and siting of the trash enclosure.

The Council was generally favorably inclined towards the proposed development, and Mr. Swanson was asked to communicate with the neighbors to hear their concerns.

Mr. Swanson said engagement with the neighbors is an important part of his process. In addition, his research reveals a need for this type of housing in Winnetka.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JULY 9, 2019
SUBJECT: 688 & 694 GREEN BAY ROAD - WILLOW TRACE RESIDENCES -
PLANNED DEVELOPMENT - CONCEPT PLAN REVIEW

INTRODUCTION

On July 16, 2019, the Village Council is scheduled to consider an application filed by Swanson Development, LLC (the "Applicant"), as the contract purchaser of the properties located at 688 Green Bay Road and 694 Green Bay Road (the "Subject Property"). The Applicant has submitted a Planned Development Concept Plan application to develop a six (6) unit multi-family residential project.

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

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

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.35 acres (15,175 square feet) in size, is located on the west side of Green Bay Road between Pine Street and Westmoor Road. Currently, there is a vacant single family residence on the 688 Green Bay Road parcel and the 694 Green Bay Road parcel is vacant. Figures 1 through 4 on the following pages identify the Subject Property.



Figure 1 – Subject Property (688 Green Bay Road)



Figure 2 – Subject Property (694 Green Bay Road - looking southwest from Green Bay Road)



Figure 3 – Aerial Map

The Land Use Plan Map of the 2020 Comprehensive Plan designates the Subject Property as appropriate for “Townhouse Residential” development, which is generally a lower-density transitional area between commercial districts and single family neighborhoods. The Land Use Plan Map designates the property to the south along Green Bay Road as appropriate for “Multi-Family Residential” and to the north as appropriate for “Townhouse Residential”.

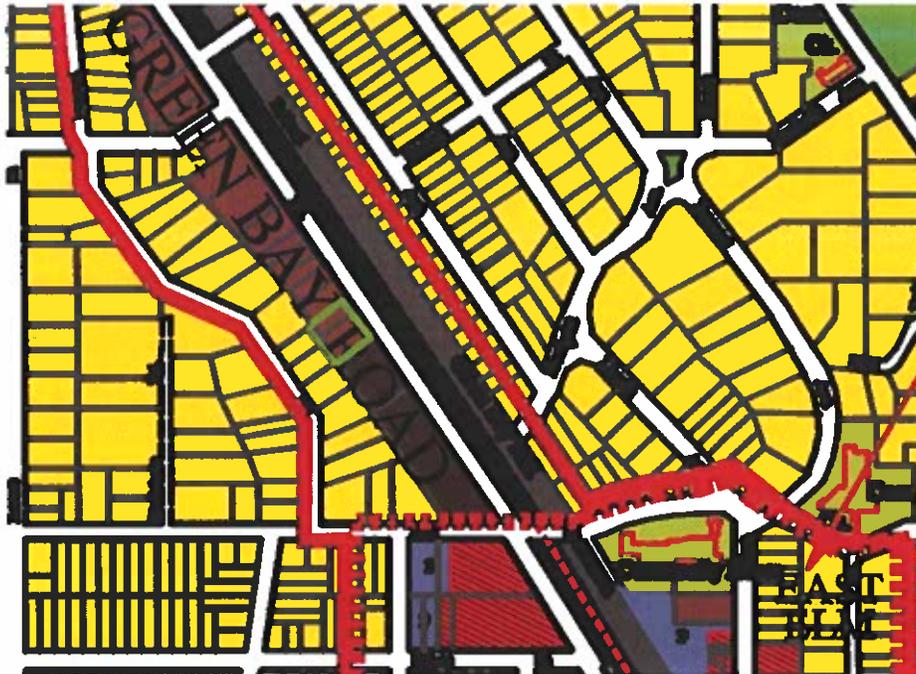


Figure 4 – Comprehensive Plan Land Use Map

The property is zoned B-1 Multifamily Residential, and it is bordered by B-1 Multifamily Residential to the north, B-2 Multifamily Residential to the south, and R-3 Single Family Residential to the west (represented in Figure 5 below). Along Green Bay Road to the south there are multi-family structures and to the north are a duplex building, a townhouse development, and a multi-family building. Immediately to the west are two single family homes (see Attachment B for photographs). The B1 District allows multi-family structures at a density no greater than 18 units per acre, which for the Subject Property would be 6 units.

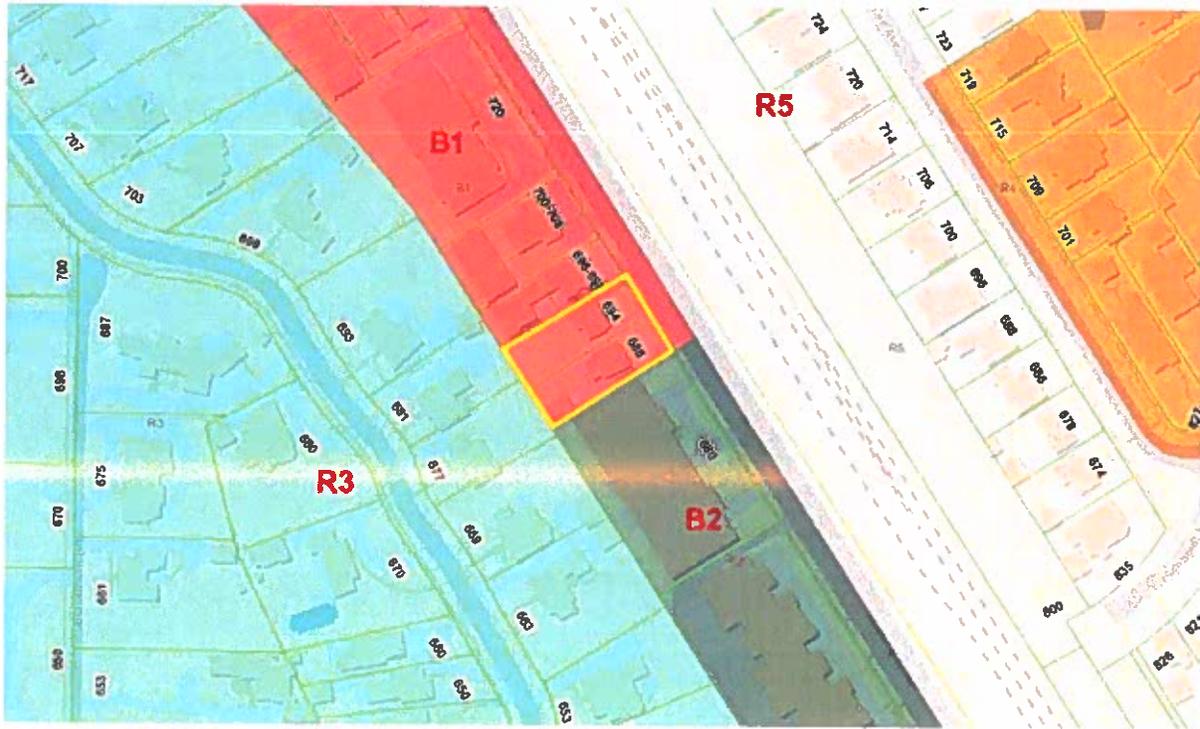


Figure 5 – Zoning Map

Given the Subject Property is on the boundary of two Comprehensive Plan land use designations, the Applicant’s proposed use of the Subject Property as a multi-family residential development is generally consistent with the Comprehensive Plan land use designation and the B-1 zoning district.

PROPERTY HISTORY

The Subject Property was the subject of a code enforcement complaint regarding the condition of the former residence located at 694 Green Bay Road dating back to 2016. The department handled the nuisance violation with the Village Prosecutor through the court system, which culminated in the demolition of the single-family residence on the 694 Green Bay Road parcel last year.

PROPOSED PLAN

The proposed development of the Subject Property, referred to as the Willow Trace Residences, consists of six (6) luxury flats, each measuring approximately 2,200 square feet, in three stories with 12 enclosed below grade parking spaces. The plan also includes a fourth story that would consist of owner storage space and a common indoor lounge area as well as a roof deck and garden. In addition to providing 12 enclosed parking spaces for owners, two guest parking spaces would be provided at the rear of the property, with additional street parking available on Green Bay Road.

The Applicant describes the proposed architectural design of the development as English Country Manor style. As described in the attached narrative provided by the Applicant and included in this report as Attachment A, the exterior materials would include reddish/brown face brick and limestone trim and water table on all four elevations. The window frames would be black with simulated divided lite muntins. The units would also include private balconies that would be faced with wood trim and include black wrought iron rails, balustrades and spindles. The pitched roof elements would be DaVinci artificial slate shingles with copper decorative finials, gutters and downspouts.

ZONING RELIEF

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

- A. Plat of Consolidation – 688 Green Bay Road and 694 Green Bay Road will need to be consolidated into one single lot of record.
- B. Maximum Building Size – the consolidated lot area of 15,175 square feet allows a maximum gross floor area (GFA) of 12,140 square feet. As currently proposed, the building consists of approximately 22,957 square feet of gross floor area, requiring a variation of 10,817 square feet (89.1%). The following is a breakdown of how the building area was calculated:
 - a. First, second and third floors – 15,528 square feet
 - b. Balconies – 891 square feet
 - c. Fourth floor (enclosed storage and lounge) – 1,362 square feet
 - d. Basement (parking) – 5,176 square feet (the basement is included in the GFA because as currently drawn the first floor is more than 2.5 feet above existing grade).
- C. Maximum Building Height – the proposed building height is 50.5 feet and four (4) stories, whereas the maximum permitted building height is 35 feet and 2½-stories. The dimension of 50.5 feet is measured from the first floor to the highest point of the decorative gable at the center of the building. The height to the top of the flat roof of the enclosed storage and lounge area on the fourth floor would be 47 feet. The proposed design also includes four corner tower roof elements that would be 45.17 feet in height with a parapet between the four corners that would be 39.33 feet in height. It is relevant to note that the proposed units include 10-foot ceiling heights for each floor level, which according to the Applicant is a standard design requirement for north shore residences in this market.
- D. Principal Roof Form – 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.
- E. Façade Articulation - At this preliminary level of review, staff is unable to verify compliance with the articulation requirement. The 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 distance in the plane of the walls be at least four (4) feet.

Items B-E above would require the Village Council to approve exceptions to these zoning requirements. The Applicant has yet to identify compensating benefits for the proposed development that would support the granting of the exceptions. The Applicant would need to do that during the formal

preliminary application process.

The proposed plan complies with the intensity of use of lot regulations as well as the minimum required setbacks. That being said, it is important to note that the proposed development will have to meet all storm water regulations. A preliminary engineering plan will need to be submitted with the preliminary plans and will be reviewed by Village Engineering staff for compliance.

For this preliminary conceptual review, the Applicant has provided a site plan, first floor plan, roof plan, east and south building elevations, and renderings along with a narrative description of the proposed development, which are all included in Attachment A.

CONSIDERATION BY VILLAGE COUNCIL

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

RECOMMENDATION

At the July 16, 2019 Village Council meeting, staff recommends that the Village Council review the Applicant's concept plan application, and that Council members provide individual comments, suggestions or recommendations on the proposed six (6) unit multi-family development at 688 and 694 Green Bay Road.

ATTACHMENTS

- Attachment A: Application Materials
- Attachment B: Photographs of Area Properties

PD-C 	VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNED DEVELOPMENT <u>CONCEPT PLAN APPLICATION</u>
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This application addresses the first step of the Village's planned development public review process. **Prior to submittal of this form** and accompanying project details, an applicant is **required** to meet with the Community Development Department staff to discuss the planned development requirements and procedures.

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

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

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

Current Property Owner Information

Legal Name: CCF Winnetka LLC

Primary Contact: Clark Golumbo

Address: 216 W. Ohio St., 5th Floor

City, State, Zip: Chicago, IL 60654

Phone No. 312 620-1100

Email: clark@ccfbridgeloans.com

Applicant Information

Legal Name: Swanson Development LLC

Primary Contact: Rick Swanson

Company: Swanson Development LLC

Address: 1930 Amberley Court

City, State, Zip: Lake Forest, IL 60045

Phone No: 847 757-3975

Email: rick@mswanson.com

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.

Parcel Identification Number(s) (PIN): _____

Dimensions and Size of Parcel(s): 2-parcels, 50'-0" x 150'-0" Gross lot area: 15,0000 sf

Current Zoning: B-1 Multifamily

Current Use of the Property: single-family/vacant lot

Applicant's Current Interest in Property: Contract Purchaser

REQUIRED MATERIALS FOR SUBMISSION

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

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



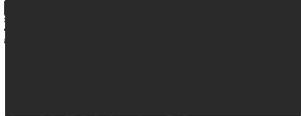
216 W. Ohio St, 5th Floor Chicago, IL 60654 | phone: 312.620.1100 | fax: 866.218.0048 | info@ccfbridgeloans.com | www.ccfbridgeloans.com

June 3, 2019

Sir or Madam,

CCF Winnetka, LLC is the owner of the two properties located at 688-694 Green Bay Rd, Winnetka, IL and Continuum Capital Funding LLC, as the manager of the property for the property owner, acknowledge and approve of Rick Swanson of R.M. Swanson Architect submitting an application for a six-unit residential development on these properties.

Please feel free to call us if you should have any questions.

Sincerely, 

Clark Golembo

Manager, Continuum Capital Funding LLC, the manager of CCF Winnetka LLC



1930 Amberley Court
Lake Forest, Illinois 60045
(847) 457-6770 direct
(847) 757-3975 mobile
rick@rmswanson.com

May 16, 2019

David Schoon
Community Development
Planning Division
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Re: 688 & 694 Green Bay Rd.

Mr. Schoon,

We respectfully request the Village of Winnetka's careful consideration of our proposed multi-family residential project at 688 & 694 Green Bay Road. There were two existing single-family residences on the respective parcels. One of the two has been demolished and the other to be demolished as a condition of our approval process. The properties are currently zoned B-1 Multi-family and will be consolidated as one lot under this zoning designation. We have reviewed the regulations for this zoning district and will comply with all requirements except two, which we intend to seek variances.

The proposed building will be comprised of 6- luxury 2,200 sf flats in 3-stories with 12-below ground parking spaces and a fourth story for owner storage space and common area indoor lounge. The fourth story will also include a 700-sf roof deck and garden. Two guest parking spaces will be provided in the rear with additional street parking available on Green Bay Rd. Ceiling heights will be 10'-0" for each floor to meet consumer demand and provide a more historically correct placement of fenestration to the exterior of the building.

The proposed architectural design vernacular embraces the English Country Manor style, which is consistent with the Village's aesthetic character. Exterior materials will include reddish/brown face brick and limestone trim and water table on all four elevations. The window frames will be black with simulated divided lite muntins and private balconies will be faced with wood trim and include black wrought iron rails, balustrades and spindles. The pitched roof elements will be Da Vinci artificial slate shingles with copper decorative finials, gutters and downspouts.

We will be requesting variances for the following:

Maximum Floor Area Ratio: The current B-1 zoning designation allows a maximum floor area (FAR) of 80% of the gross lot area. For this site, we have 15,175 sf of lot area, which would provide 12,140 sf of allowable floor area. The total proposed gross area of floor 1 thru 3 is 15,528 sf not including the balconies, which total 891 sf. The gross floor area of the proposed storage and lounge on the 4th floor is 1,362 sf. The

gross area of the underground Garage is 5,176 sf, which may or may not be counted based on exposure of mass above existing grade. The total gross area of the proposed building is 17,781 sf (109% of lot area) including 1st thru 4th floor and open balconies. The gross area would increase to 22,957 sf (151% of the lot area) if 100% of the underground garage were to be counted. We are providing all floor area information to properly vet the mass of each building component to determine what elements truly create the appearance of mass and scale. While we believe the Garage space to be visually benign, any area that is greater than 3'-0" above existing grade to the first-floor elevation must be included per current design guidelines. Our proposed design is approximately 3'-0" above existing grade and will ultimately be affected by how the final engineering of the site is ultimately reconciled. However, there are areas on the west elevation that must be technically considered in the floor area and we will work proactively with the Village to embrace the spirit of FAR language in the ordinance.

Maximum Building Height: The current maximum allowable building height for this zoning classification is 35'-0" from the first-floor elevation to the highest point of the proposed structure. Our plan proposes a 50'-6" height from the first-floor elevation to the peak of the highest gable elements located on the north and south facades. The corner tower roof elements will be 45'-2" to the peaks. The parapet will be 39'-4" using the same method of measurement. That portion of the roof mass measuring 50'-6" is decorative gable; intentionally located in the center of the building to screen from the east and west view perspectives. As a result, the streetscape mass that will be visible is dominated by the 39'-4" parapet and framed on each corner by the 5'-2" pitched roof elements. Note that we are also proposing 10'-0" ceiling heights for each of the floors, which is a standard design requirement for north shore residences in this market. Village code also provides that principal roof forms provide connection between the eaves. We attempted to creatively utilize this mass by discreetly placing the mass away from the street view and providing logical purpose by way of storage and roof access.

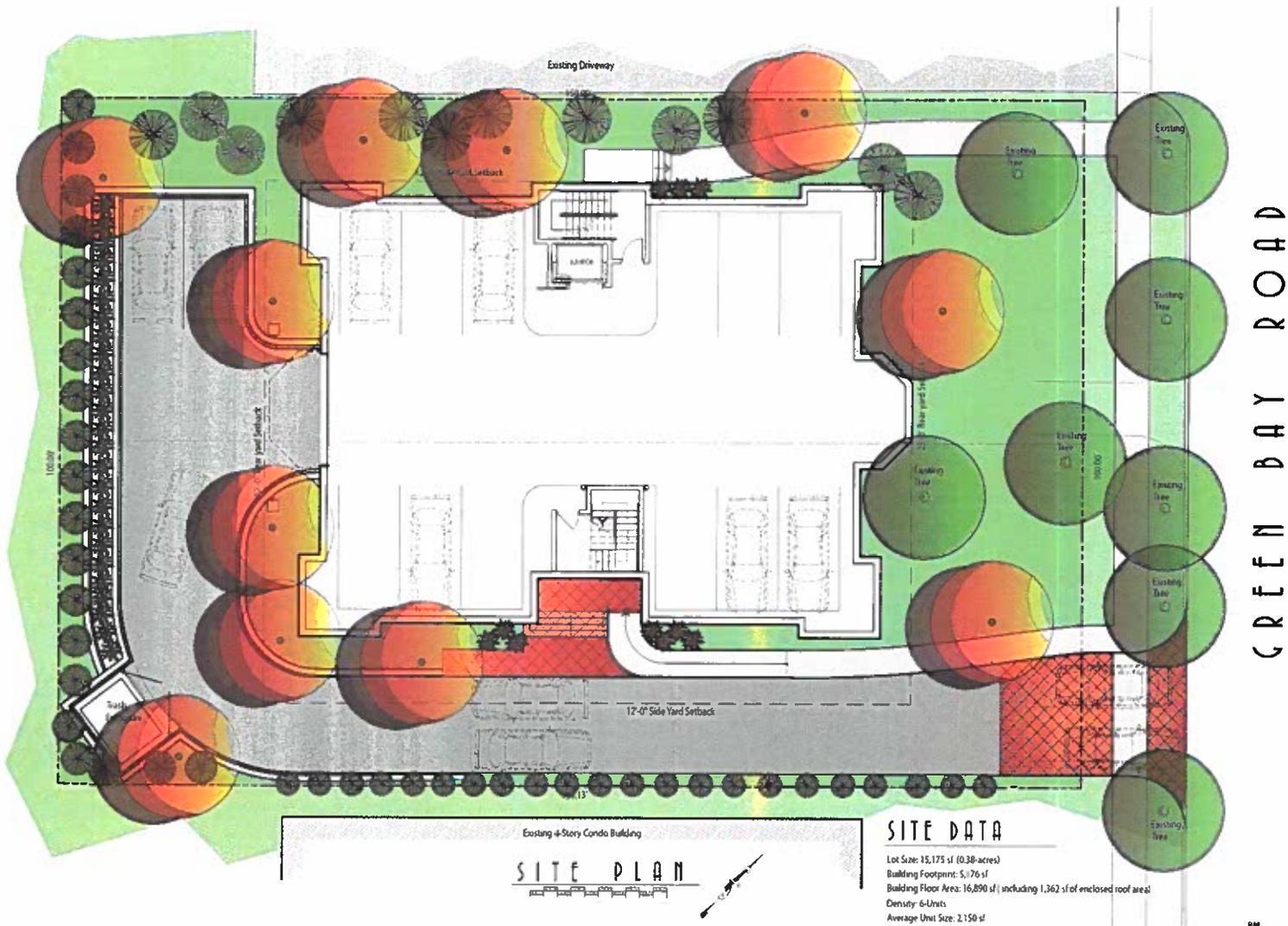
We have also given thought to the compensating benefits our project will provide to the community. Some projects offer more than others based on location and scope. Our proposed building will provide significant improvement to the Green Bay Road streetscape by removing unsightly structures and further enhance the gateway to Winnetka from the north. This will include architecture that is consistent with the aesthetic character of the community and safer access to the site. All site improvements will be privately owned and not require dedication and or perpetual maintenance to the Village. Public utilities are available and will adequately serve this project.

We appreciate this opportunity to present our project to the Village Council and look forward to discussing this in more detail with you on July 16th.

Respectfully,



Rick Swanson AIA, NCARB
Managing Member



GREEN BAY ROAD

Existing 4-Story Condo Building

SITE PLAN

SITE DATA

Lot Size: 15,175 sf (0.38-acres)
 Building Footprint: 5,176 sf
 Building Floor Area: 16,890 sf (including 1,362 sf of enclosed roof area)
 Density: 6-Units
 Average Unit Size: 2,150 sf
 Gross Impervious Area: 8,970 sf
 Building Height: 42' 0" to Parapet Cap
 Building Height: 57' 0" (Highest Peak Point)
 Parking: 12-Interior & 2-Exterior, Total 14-spaces



WILLOW TRACE RESIDENCES
 688 GREEN BAY RD. WINNETKA, ILLINOIS



SOUTH VIEW

WILLOW TRACE RESIDENCES

688 GREEN BAY RD, WINNETKA, ILLINOIS

RAN
SWANSON
 ARCHITECTS
ARCHITECTS & INTERIORS
 1000 N. LAKE ST. SUITE 200
 DEERFIELD, IL 60015
 TEL: 847.933.8800
 FAX: 847.933.8801
 May 12, 2019



680 GREEN BAY RD

WILLOW TRACE

698 GREEN BAY RD

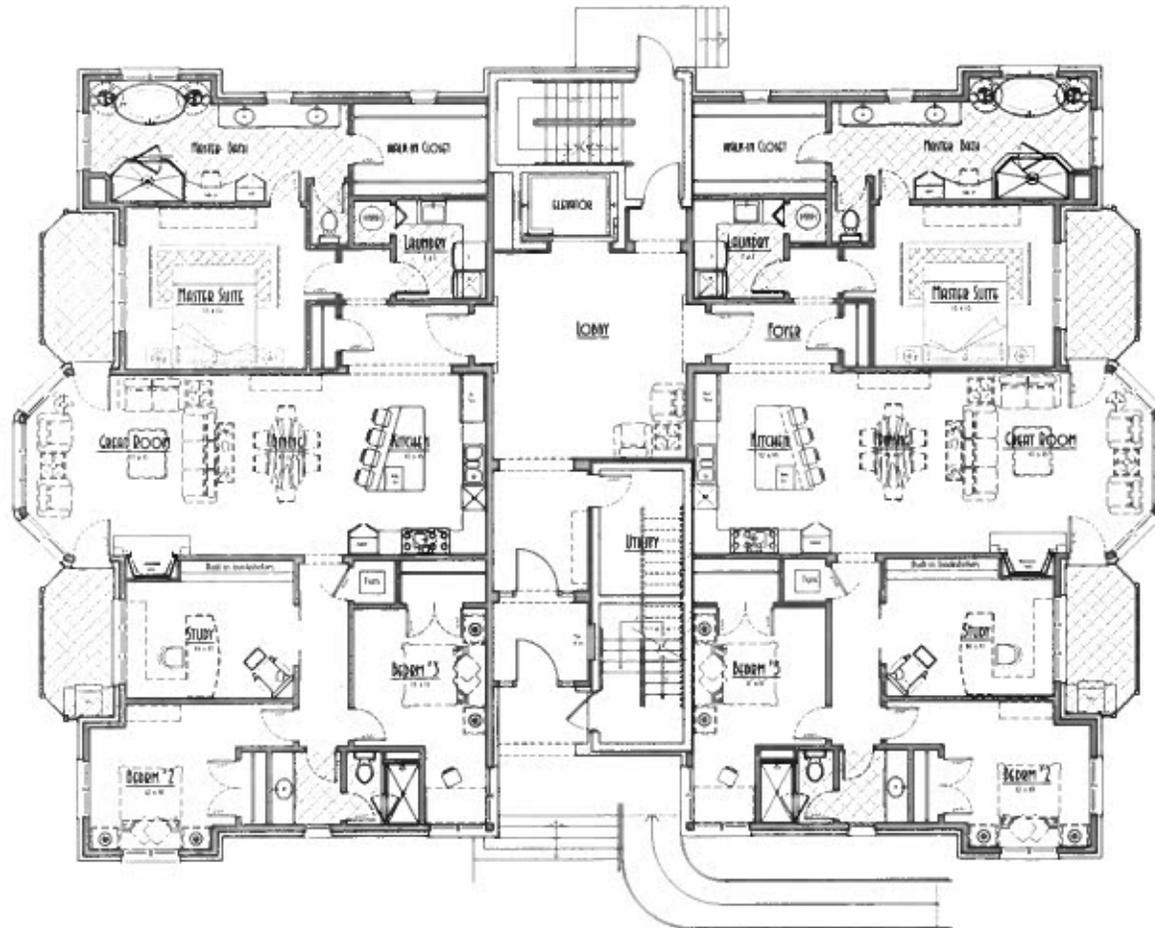
STREET VIEW

WILLOW TRACE RESIDENCES

688 GREEN BAY RD, WINNETKA, ILLINOIS



AUG 1, 2019

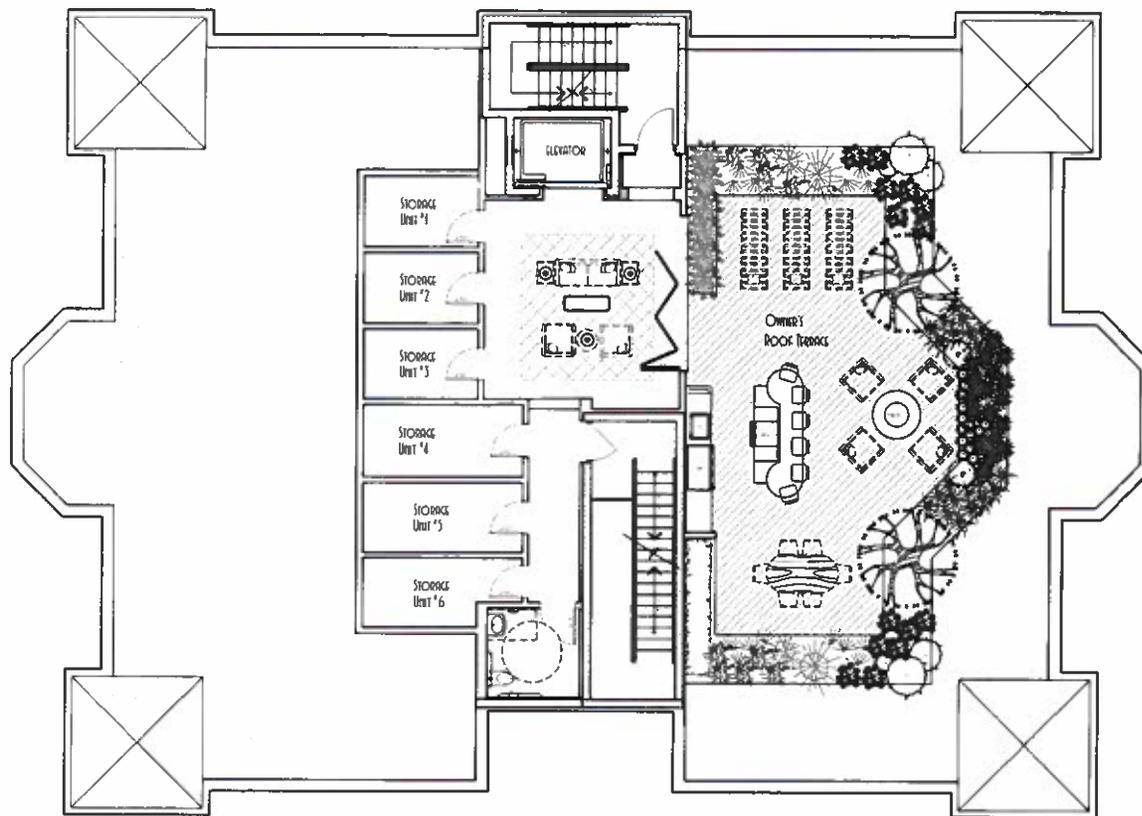


FIRST FLOOR PLAN

WILLOW TRACE RESIDENCES

688 GREEN BAY RD. WINNETKA, ILLINOIS


 11111 GREENWOOD COURT
 WILSONVILLE, OHIO 45395
 TEL: 513.263.4444
 FAX: 513.263.4444
 May 11, 2018
 Condominium 3rd Floor Area 2,170-sf



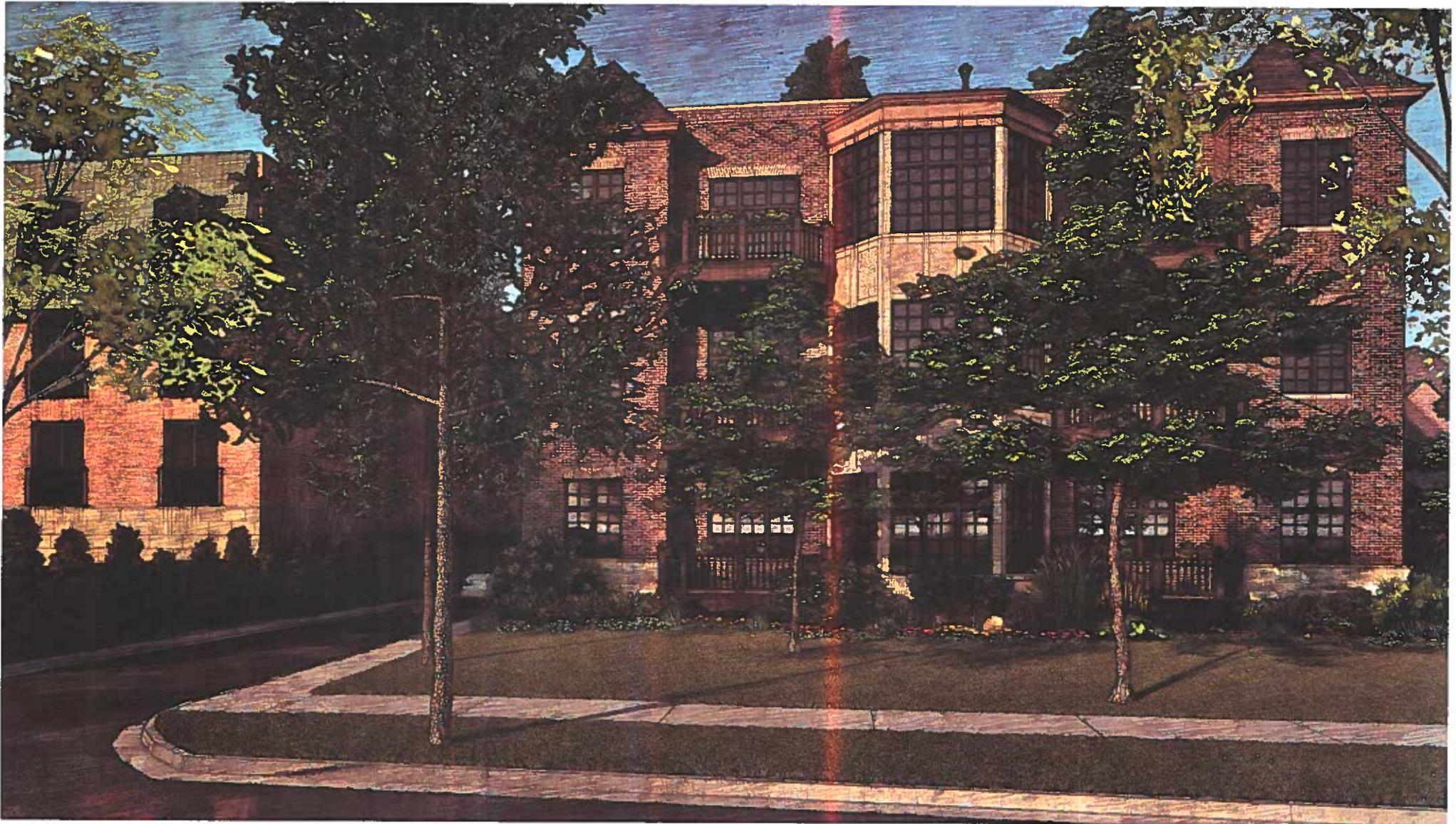
ROOF FLOOR PLAN

WILLOW TRACE RESIDENCES

688 GREEN BAY RD. WINNETKA, ILLINOIS

RM
SWANSON
 ARCHITECTS
PROFESSIONAL ARCHITECTS
 1000 N. WILSON AVENUE, SUITE 100
 PLAINFIELD, ILLINOIS 60585
 TEL: 630.451.1100
 May 9, 2018













ATTACHMENT B - PHOTOGRAPHS OF AREA PROPERTIES



Figure 6 – 696-698 Green Bay Road (duplex building to north)



Figure 7 – 700-708 Green Bay Road (townhouses to north)



Figure 8 – 720 Green Bay Road (multi-family building to north)



Figure 9 – 680 Green Bay Road (multi-family building to south)



Figure 10 – Winnetka Mews (multi-family building to south)



Figure 11 – 677 and 681 Walden Road (single family homes to west)

Attachment D - Photographs of Area Properties



696-698 Green Bay Road (duplex building to north)



700-708 Green Bay Road (townhouses to north)



720 Green Bay Road (multi-family building to north)



680 Green Bay Road (multi-family building to south)



· Winnetka Mews (multi-family building to south)



677 and 681 Walden Road (single family homes to west)

Winnetka Design Review Board/Sign Board of Appeals – Meeting Minute 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

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairman Albinson stated pursuant to recently adopted amendments to the Illinois Open Meetings Act included in Public Act 101-0640, public bodies may, in certain circumstances, hold virtual 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 on-going emergency associated with the Covid-19 pandemic, in-person meetings of the Village’s Village Council are not practical or prudent at this time until further notice. Chairman Albinson stated in accordance with the Governor’s Disaster Proclamation and the Village President’s Declaration of Emergency and determination regarding meetings of the Village Council, he as Chair of the DRB, hereby determine that in-person meetings of the DRB are not practical or prudent at this time and until further notice.

Call to Order:

Chairman Albinson called the meeting to order at 7:01 p.m.

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

1 that the advisory bodies keep in mind the homes immediately to the west, the impact of the proposed
2 building height, installation of adequate storm water management, parking and driveway access and the
3 siting of trash. He stated the applicant then submitted the preliminary application which was reviewed
4 by Village staff for compliance with zoning requirements, tree preservation regulations and engineering
5 requirements including storm water requirements and concluded at this stage the application can move
6 forward. Mr. Schoon noted the Board is the first review body and is asked to make a recommendation
7 on the project in terms of the building design and landscaping. He stated the Planned Development
8 Commission would review the request as far as any zoning relief being requested followed by going to
9 the Village Council for approval.

10
11 Mr. Schoon stated in the final plan stage, as long as the project comes back as consistent with what was
12 presented at the preliminary plan stage, it would only need to be reviewed by Village staff and approved
13 by the Village Council. He stated if the Village Council determined the final plan is not consistent with
14 the preliminary plan, they could refer it back to the Board and/or the Planned Development
15 Commission.

16
17 Mr. Schoon then reviewed the location of the property and its zoning. He noted the zoning of the
18 property, B-1 multi-family, allows the number of units proposed by the applicant but would require
19 zoning relief in terms of building size and height. He also stated the property has B-1 multi-family to the
20 north and B-2 multi-family to the south with R-2 single family residential to the west and railroad tracks
21 across the street. Mr. Schoon then referred to photos of the subject property as well as photos of the
22 surrounding properties. He noted there is a multi-family building to the south and another multi-family
23 building south of that which is The Mews. Mr. Schoon also stated there are two single family residences
24 to the west.

25
26 Mr. Schoon then stated the proposed plan is similar to what was presented to the Village Council at the
27 concept plan review stage and identified the proposed landscape plan. He stated the first level is
28 proposed to be parking in the structure on the lowest level with three levels of condo units and on the
29 top level a community room, storage, and an outdoor area. Mr. Schoon stated the property has been
30 reviewed by the Engineering Department for compliance with storm water requirements and as
31 designed, the onsite storm water management would be provided by a storm water system with all of
32 the surface storm water going toward an underground storm water vault located under the driveway.
33 He stated it would then drain into a storm water main on Green Bay Road and the applicant would still
34 need approval from the IDOT since Green Bay Road is a state highway.

35
36 Mr. Schoon stated in terms of the building design, it is fairly similar to what was presented at the
37 concept plan stage which the applicant can speak to. He then stated as indicated in the Village staff
38 report, the project needs zoning relief and planned development approval as well as exceptions to
39 requirements dealing with GFA, maximum building height, impermeable lot coverage, façade
40 articulation of the north wall as well as the principal roof form since they do not allow predominately
41 flat roofs in the multi-family district. Mr. Schoon stated since those items would impact the design, they
42 wanted to make sure the Board was aware they are being requested.

43
44 Mr. Schoon stated the Board was provided with the factors to consider in reviewing these kinds of
45 projects which are that the Board is to look at the external architectural features and site improvements
46 and consider how appropriate and compatible they are in terms of the neighborhood and how it would
47 affect the immediate neighborhood including both urban design and site arrangement considerations.
48 He stated if they are consistent and applicable with the design guidelines and such standards and

1 criteria as adopted by the Board, the Village staff included excerpts from the design guidelines which
2 were predominately designed for more commercial areas and the Board can use them as a guide as they
3 consider the project. He then stated the Board is also to consider the probable effect of the proposed
4 external architectural features on the integrity of the immediate area.

5
6 Mr. Schoon stated in terms of the next steps at the end of the meeting, the Board can then either
7 continue the meeting and discussion if they need additional information or questions to be answered or
8 adopt a motion recommending approval or recommending denial which are included on page 10 of the
9 agenda report. He then asked if there were any questions which would be followed by the applicant's
10 presentation.

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

16
17 Mr. Schoon then allowed the applicant, Rick Swanson, and Eric Mancke, into the virtual meeting.

18
19 Rick Swanson stated one of the key comments and concerns raised by the neighbors when they met
20 with them was drainage issues although it is not within this Board's purview. He stated with regard to
21 the project overview, the proposed project is the result of discussions with experienced real estate
22 professionals all over the North Shore and particularly Winnetka. Mr. Swanson stated the overwhelming
23 consensus was the need for smaller, high quality residential dwelling units that provided living space on
24 one floor. He stated the consumer trend is to downsize into a new home that offers the same level of
25 quality and amenities the buyer is used to and expects. Mr. Swanson stated their focus was on designing
26 a building that met all of those requirements while embracing the architectural charm of the Winnetka
27 community and listening to those most directly affected by the development of this infill site. He
28 informed the Board they appeared before the Village Council last year for an informal concept plan
29 review and the project was graciously received with encouragement from Village Council members to
30 consider the following as they continued their process: (a) impact on homes to the west; (b) impact of
31 height of the proposed building to adjacent properties; (c) adequate storm water control; (d) parking
32 and driveway access; and (e) siting of trash enclosure. He stated they were also encouraged to meet
33 with the neighbors and listen to their concerns which they did last year.

34
35 Mr. Swanson noted approximately 12 neighbors participated in that meeting to review the proposed
36 project and offered comment. He stated the discussion was respectful, sincere, and productive with an
37 opportunity to get information about the proposed project and offer feedback. Mr. Swanson then stated
38 much of the comments echoed those of the Village Council members and included: (a) drainage of
39 storm water and how current issues could be addressed; (b) the height of the building and potential
40 impact on existing views and exposure to sunlight; (c) traffic impact and safe access to and from the
41 proposed driveway; and (d) possible damage to existing foundations as a result of excavation and
42 proposed storm water vaults. Mr. Swanson stated they did not believe these concerns were
43 unreasonable and they deserved careful consideration. He then stated each of these issues has been
44 reviewed by their consultants and addressed to the best of their ability. Mr. Swanson stated this is not
45 to suggest there might be other questions raised in the process and they feel there has been a
46 transparent dialog and they remain committed to proactively working with the Village and the neighbors
47 toward acceptable solutions.

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

7
8 Mr. Swanson then referred the Board to photos of the existing homes to the right and left of the site. He
9 also identified a view to the west and stated they would work with the neighbor to include additional
10 fencing and screening on that side. Mr. Swanson identified a view looking to the north and a view of the
11 building to the south. He also identified street views and a photo of the existing driveway which is the
12 same location of the driveway on their site. Mr. Swanson then identified several street views from the
13 site.

14
15 Mr. Swanson also identified the proposed site plan and landscape plan showing the project. He stated
16 the plan included the removal of the existing vacant structure and there would be a single access point
17 to Green Bay Road with a paver brick apron. Mr. Swanson noted the storm water vault would be buried
18 under the proposed driveway. He also stated there would be two guest parking spaces in the back with
19 garage access in the rear of the building. Mr. Swanson then stated there would be enhancement of
20 landscaping on the north, south and west property line boundaries and the building footprint would be
21 all within the required setbacks. He stated they communicated with the Fire Marshall and have
22 addressed all of the access concerns. Mr. Swanson referred the Board to the site development plan for
23 the property which showed the same information. He reiterated the project would meet all drainage
24 requirements.

25
26 Mr. Swanson then stated they are asking for design related exceptions and would be requesting relief on
27 the maximum GFA allowed. He noted the total GFA for the proposed building is 17,915 square feet and
28 the allowable amount is 12,000 square feet. Mr. Swanson stated their objective was to develop a design
29 that was relevant to market trends which included as a key program requirement, no less than 2,000
30 square foot units. He stated in addition, the ability to have onsite storage was of vital importance as
31 downsizing came with baggage. Mr. Swanson stated while they could develop a building within the
32 allowable FAR, it would force a significant reduction in quality and design content. He stated from a
33 design perspective, they do not believe the aesthetic character or physical composition of the Green Bay
34 Road corridor is compromised by these exceptions.

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

1 Mr. Swanson then stated they are requesting an impermeable lot coverage variation to accommodate
2 the placement of the proposed garage access to the rear of the structure. He stated it has always been
3 their intent to provide the most aesthetically pleasing result on Green Bay Road. Mr. Swanson stated
4 that included the placement of necessary but more attractive utilitarian elements like garage doors. He
5 stated they would comply if the driveway was reduced or limited to just the front half of the site. Mr.
6 Swanson stated unfortunately, that would create a significant increase in impervious surface area on
7 Green Bay Road and thereby reducing the amount of landscaping. He stated in addition, they would
8 have a 16 foot wide overhead door dominating the façade.
9

10 Mr. Swanson informed the Board they are also asking for a principal roof form variation and are
11 requesting relief on the language within the ordinance that prohibits certain roof forms including flat
12 roofs. He stated the ordinance language suggests that flat roofs are inconsistent with the English Tudor
13 vernacular, which is the prevalent style in the historic downtown business district. Mr. Swanson stated
14 the Design Guidelines for the Village are meant to provide: "a framework within which good design can
15 flourish in context and enhance the existing Village character." Mr. Swanson stated the primary
16 objective is ensuring good design that is in rhythm with the neighborhood and the community. He also
17 stated they are fronting on Green Bay Road which is comprised of numerous flat roofed structures
18 including the building to the south. Mr. Swanson stated their design process was careful to respect the
19 existing character of the streetscape and not upstage or deviate from the aesthetic of this entrance
20 corridor to Winnetka.
21

22 Mr. Swanson then stated they are requesting a façade articulation variation to allow one appendage on
23 the north side of the proposed structure to be less than the required 4 feet to avoid encroachment into
24 the side yard setback. He stated the appendage is benign and will not enhance the design by adding
25 another 2 feet. Mr. Swanson then stated in the unlikely event it is perceived to do so, they are already
26 planning more landscaping on the north side of the property as a means to increase privacy between
27 properties. He stated furthermore, this appendage is on a wall plane that will for the most part not be
28 visible to public view.
29

30 Mr. Swanson referred the Board to artist perspective renderings of the view from Green Bay Road. He
31 noted they are proposing balconies, casement divided light windows and the use of reddish brick. Mr.
32 Swanson also identified the roof tile elements they planned to use. Mr. Swanson then identified an
33 aerial view of the how the building would relate to adjacent structures and which showed the fourth
34 story element including the storage area and stair wells as well as a rooftop garden. He then identified
35 the street view of the building entrance on the south. Mr. Swanson stated the brick color selection was
36 done after consideration of that used in the downtown area. He then referred to an illustration of the
37 rooftop garden. He also identified the first floor east elevation showing its relation to the building to the
38 south. Mr. Swanson noted the fourth floor areas would not be visible from the street. He also identified
39 the south elevation for the Board and noted the fourth story element would not be visible.
40

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

1
2 Mr. Swanson then identified the proposed exterior materials including the brick, lighting fixtures, stone,
3 slate roof, etc. He noted they left samples at the Village Hall for the Board's review. Mr. Swanson then
4 referred to illustrations of the shadow study done at different times during the day in March and an
5 animation. He then asked if there were any questions.

6
7 Chairman Albinson stated before the public is allowed to comment, he referred to the PowerPoint slide
8 which outlined the Board's responsibilities. He referred to the variances being requested in connection
9 with the application and although they may be related to its design, he reminded the Board they are not
10 a technical body in that it is not their responsibility. Chairman Albinson then stated although specific
11 drainage concerns are not within the Board's purview, it might be relevant to specific aesthetic features
12 within the site. He informed the public the Board's purview is limited to the external and design
13 elements of the building and to make sure they are being consistent with the Village's Design
14 Guidelines. Chairman Albinson then asked that the applicant and Board Members not respond to
15 specific public comments and to wait until the public comment portion of the meeting is over. He also
16 asked that comments be limited to three minutes.

17
18 Mr. Norkus asked Rudd Coster for his comments. Mr. Coster introduced himself and his wife to the
19 Board and stated they have lived in Winnetka for 36 years and at 696 Green Bay Road since June 2004.
20 He stated a group of neighbors next to the proposed development are concerned how the development
21 would affect their properties. Mr. Coster stated on behalf of the group, he would like to address the
22 zoning exception, the height and articulation on the north side. He stated another group member would
23 address drainage and construction damage issues.

24
25 Mr. Coster stated during the August Village Council meeting with the developer, the developer was
26 given the opportunity to present a flavor of what the neighboring property might look like subject to
27 Village approval. He stated the neighbors were not invited to that presentation but saw a video of the
28 meeting afterwards. Mr. Coster then stated the two important issues are influencing developments and
29 zoning approvals in Winnetka, the first of which is the One Winnetka project. He stated since the Village
30 Council and others felt the amount of time it took to get One Winnetka through the process, which was
31 slow, bureaucratic, and costly, they had to change the image with developers. Mr. Coster stated the
32 second issue related to property values and high real estate taxes. He stated they assume the developer
33 is trying to recoup losses through zoning variations and would appreciate a quick approval of zoning
34 exceptions. Mr. Coster stated a possible consequence of those two issues is the Village might feel
35 inclined to approve the plans for 688 and 694 Green Bay Road quickly. He asked that the plans not be
36 approved too quickly and without reasonable input from the neighbors and the community. Mr. Coster
37 then stated the pressures from the One Winnetka approval process and financial interests of the lenders
38 in the Village are now put squarely on the shoulders of the neighbors and may result in declining
39 property values and extra costs to the neighbors.

40
41 Mr. Coster then stated they generally like the design and the architecture of the proposed building and
42 they raised three issues relating to the development at last year's meeting. He stated in the latest
43 documentation, they did not see resolutions to those issues, the first of which relate to building height.
44 He then stated in reviewing the building's diagram and elevation, the height would be 55 feet above the
45 existing grade at Walden Road and is unacceptable to them since it would obstruct their view and loss of
46 sunlight for most hours of the day. Mr. Coster stated the loss of sunlight would decrease the quality of
47 life and value of the impacted properties. He then stated if the Village approved the building height
48 variance, the subject property would set a precedent for future height and other exemptions for

1 similarly zoned lots along Green Bay Road. Mr. Norkus noted Mr. Coster has been speaking for five
2 minutes.

3
4 Mr. Norkus asked Monica Carroll for any comment. Ms. Carroll stated she had no comment. Mr. Norkus
5 asked John Madden, Jr. for his comment. Mr. Madden stated he represents the 680 Green Bay Road
6 Condo Association and their president emailed the association's comments. He stated he appreciated
7 the effort made to make the building attractive. Mr. Madden stated the bottom line is that it is too
8 massive and too high at 55 feet. He also stated they are concerned because of the considerable
9 excavation; they want to confirm their association is named as an additional insured against any
10 potential contractor work on the project.

11
12 Mr. Norkus asked Caller No. 2 for any comment. Claudia Montgomery stated she lives directly to the
13 west of the property and submitted written comments to the Board. She commented Mr. Coster did an
14 outstanding job representing the neighbors adjacent to the property and her biggest issue is that the
15 structure would be so large and referred to its effect on the aesthetics of the surrounding homes. Ms.
16 Montgomery stated the building would loom over her backyard and given the size of the lot; the overall
17 massiveness would create additional storm water issues although the project would contain storm
18 water mitigation. She stated they have seen other buildings where storm water remediation is not
19 effective. Ms. Montgomery also stated other neighbors who are located lower in grade in terms of
20 proximity invested in significant drainage prevention systems and they are concerned this massive
21 structure would result in water issues. She then stated why should 25 year residents sacrifice their
22 property values so their neighbors can have 10 foot ceilings and the developer can realize a profit at
23 their expense.

24
25 Mr. Norkus asked Caller No. 3 for comment. Mary Elizabeth Stanfield, 680 Green Bay Road, stated her
26 minor comments she wanted to make meant nothing and she could hear very little of any of the
27 developer's presentation. She asked why they are making such an important decision during the
28 pandemic and questioned how the developer planned to work with the neighbors when they are not
29 allowed to meet publicly. Ms. Stanfield stated she needed to see the presentation and hear the
30 designer. She referred to the image of a turquoise building she received from the Village. Ms. Stanfield
31 then stated important decisions such as these cannot be made via virtual meetings and commented she
32 is appalled by the presentation although she was able to hear the Board and everyone else's comments
33 which she agreed with.

34
35 Mr. Norkus asked Caller No. 4 for comment. John Frank, 693 Walden, stated he agreed with the
36 comments made. He stated they have had to make improvements to their property with regard to water
37 due to their low location. Mr. Frank then questioned whether they would have to make additional
38 investments to mitigate water with the large building going in. He also stated the aesthetic appeal of the
39 tall building is why they moved from the city to Winnetka and are questioning the justification for relief
40 from height since the property is already located on higher ground and would be taller from their
41 vantage point. Mr. Frank concluded he is concerned with water issues and the aesthetic effect it would
42 have on their property.

43
44 Mr. Norkus asked Caller No. 7 for comment. Gordon Montgomery stated he had no comment. Mr.
45 Norkus asked Caller No. 8 for comment. No comments were made at this time. Mr. Norkus noted that
46 concluded public comment.

47

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

6
7 Ms. Klaassen read a transcribed voicemail received July 9, 2020 from Mary Elizabeth Stanfield, 680
8 Green Bay Road, into the record. She read an email received on July 13, 2020 from Mary Minogue,
9 President of the 680 Green Bay Road Condominium Association, into the record. Ms. Klaassen then read
10 an email received on July 15, 2020 from Jeffrey Liss into the record. She then read a transcribed
11 voicemail message received on July 16, 2020 from James Bushell, 677 Walden Road, into the record. Ms.
12 Klaassen then read a letter to the Board from Gordon and Claudia Montgomery into the record. She
13 informed the Board that concluded the additional public comment.

14
15 Chairman Albinson confirmed it was difficult to hear the applicant's presentation and asked that
16 minutes of the meeting be made available to the public. He stated the Board would have to review the
17 minutes first. Mr. Schoon added if any Board members felt there was an issue hearing any part of the
18 applicant's presentation, to ask questions about that part of the presentation.

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

42
43 Chairman Albinson asked the Board for any questions. Mr. McLane stated with regard to the landscape
44 plan, he referred to plans for fencing and Arbor Vitae to the west and tree scape to the north and a
45 small strip to the south. He asked if there was any opportunity for natural screening to the south. Mr.
46 Swanson responded there is a 3-foot space there which could support Arbor Vitae. He noted there is an
47 existing chain link fence and they could install decorative fencing as additional screening. Mr. Swanson
48 stated they could work with that property owner to screen that side of the property.

1
2 Ms. Meiners asked with regard to the design aesthetic and building entrance on the south as opposed to
3 the front, some of the neighbors' issues relating to the garage could be significantly decreased if the
4 entrance was on Green Bay Road. Mr. Swanson responded it provided a more seamless approach to
5 parking at the back of the building as opposed to on the street. He then stated the building's guests
6 would park on the street. Mr. Swanson stated they initially designed the building differently and it
7 worked much better with the entrance on the side which allowed them to push the building further
8 from the lot line on that side.

9
10 Chairman Albinson asked if there were any other questions. No additional questions were raised at this
11 time. He stated the Board would now discuss the matter. Mr. Klaskin stated with regard to the design,
12 the plan is close to what was originally planned for Elm Street which was well received and the project
13 failed for financial reasons. He also stated The Mews has garage access on the back which would make
14 this building consistent with The Mews.

15
16 Chairman Albinson stated aesthetically in terms of the design and materials, that was not an issue at all
17 and he commented the design was well thought through and well designed. He stated it would fit in
18 overall with the architecture and aesthetic they would expect in the community. Chairman Albinson
19 then stated his primary concern related to the scale and how its fits in the context of the neighboring
20 property. He noted while they are not approving variances, in connection with how the building would
21 relate to those to the north and south, he also referred to the west properties on Walden. Chairman
22 Albinson then stated while he understood the plan to support the aesthetic and the goal to achieve the
23 goal in terms of marketability of the development, he stated on the fourth floor, any visible portion of
24 that from the street, he is concerned with the massing element overshadowing the context from the
25 street to the north. He stated his comment would be to ask the applicant to reconsider the fourth floor
26 design and perform additional elevation or perspective studies so that the fourth floor is not visible from
27 any vantage point.

28
29 Mr. Ritter agreed the building is well designed and attractive and stated the parapet wall height is the
30 same as the building to the south. He stated if there is some way to minimize the effect of the fourth
31 floor mass, the height of the building is not offensive or out of character given the height of the building
32 to the south as well as The Mews. Mr. Ritter also stated while he understood the neighbors' concerns, it
33 is not within the Board's purview to consider drainage matters.

34
35 Chairman Albinson stated in the Village staff's memo, there are a couple of things that are design
36 related and if there is a wall greater than 50 feet in length, it would require articulation or a setback of 4
37 feet or greater, he commented he did not see a lot of relevance in that guideline. He also stated with
38 regard to the guidelines addressing flat and shed roofs versus pitched roofs, he commented that
39 guideline would be irrelevant in today's era.

40
41 Mr. McLane stated with regard to the future for commercial buildings in Winnetka, there is going to be a
42 push for more height. He commented the design is attractive and flowed well in addition to how the
43 gabled structures disguised what is going on behind it. Mr. McLane stated they do not want a squashed,
44 deformed multi-family building which has happened in other communities. He then stated with regard
45 to impermeable lot coverage, although not within the Board's purview, there are a lot of older buildings
46 on Green Bay Road which had the aesthetic of parking lot, garage, and something else in front of it
47 which he commented is unattractive. Mr. McLane stated they do not want that again and the proposal
48 would contribute to the elegant streetscape and there are ways to mitigate storm water management.

1 He concluded he liked the elegance of the height, the impermeable lot coverage and effect of moving
2 everything down behind the building and referred to Chairman Albinson's and Mr. Ritter's comments
3 relating to the self-storage unit on top of the building which they should address so that it does not have
4 a warehouse quality appearance.

5
6 Chairman Albinson asked Mr. Schoon to provide the illustration of the aerial view showing the
7 surrounding properties. He then stated with regard to the parapet wall in comparison to that to the
8 south, he asked the developer to reconsider the north side of the fourth floor design. Chairman Albinson
9 also stated it would be helpful to have multiple street level views to see if the fourth floor views are
10 visible from Walden and Green Bay Road.

11
12 Ms. Kelly stated she agreed with the Board Members' comments and her major concern is the height
13 and part of the fourth floor issue from the south and north sides which she suggested be set back. She
14 then stated with regard to 10 foot ceiling heights, the rooms in the building are not large and suggested
15 the ceiling height be 9 feet instead since the rooms appear to be 12x15 feet. She commented everything
16 else looked nice.

17
18 Chairman Albinson stated he appreciated the application and although they want to support it, they do
19 not want to sacrifice anything that the Board Members treat as important or critical to maintain in the
20 Village. He encouraged the applicant to reconsider the suggestions raised and come back to the Board
21 with potential modifications to the design and for the Board to take action at the next meeting. He
22 asked the Board Members for their comments.

23
24 Mr. Klaskin noted the two buildings to the south also have flat roofs. He then stated with regard to the
25 roof treatment, he liked the deck feature on the fourth floor and the representations would be a
26 positive attribute and the amount of use would be negligible in the long term. Mr. Klaskin stated this
27 would not represent any more of a nuisance compared to a single family home being built there with a
28 family entertaining in the backyard. He commented he liked the look shown from the renderings and for
29 the Board to be aware of the fact the two buildings immediately to the south have just as big and flat
30 roofs before the Board made a decision in terms of the proposed roof line.

31
32 Chairman Albinson stated he had no concern about the flat roof and the Design Guidelines may be out
33 of place in dictating different roof lines. He agreed with Mr. Klaskin's comments and his only issue
34 preventing him from making a recommendation to approve the application is understanding the
35 vantage points and what can be seen in terms of the fourth floor element which is the north side of it as
36 well as the views from Walden and Green Bay Road of the fourth floor. Mr. McLane referred to the
37 elevator shaft and stairs on the north side of the fourth floor and asked for the developer to consider
38 how they can be pulled back and otherwise, the Board would be in agreement to move forward.

39
40 Chairman Albinson asked if there were any comments. He suggested a straw poll be taken to ask the
41 applicant to provide different perspective views in terms of massing on Green Bay Road and the
42 southeast view of the fourth floor forms as well as from Walden. Mr. Swanson stated they are able to do
43 modeling to show how the sun affected the building to the north. He stated in doing a study of the views
44 the Board is asking for, it is a matter of perception versus reality. Mr. Swanson stated they can provide
45 vantage points for those neighbors who spoke tonight. Mr. Swanson then stated with regard to the
46 stairway, there is a way to mitigate and work the stair element more against the gable and come up with
47 a solution to present at the next meeting. He stated they will make the effort and they will reconsider
48 some areas.

1
2 Chairman Albinson stated a lack of commentary from the Board is a positive and they are not asking
3 them to make drastic changes but the issue is context and how it fits in with its environment. He agreed
4 the need to consider what the market is demanding but they have to consider Green Bay Road and his
5 concern is setting precedent and the attempt to maintain the scale and context along Green Bay Road.
6 Chairman Albinson then stated as aging buildings on Green Bay Road are replaced, there is a great
7 opportunity to create a nice multi-family residential district. He then asked Mr. Schoon if there was any
8 specific action the Board would need to take to defer the matter to the next meeting. Mr. Schoon
9 responded a motion is needed to continue the matter to the next meeting date of August 20, 2020 and
10 asked the applicant if he would be available. Mr. Swanson confirmed he would be available and asked if
11 the next meeting would be virtual. Mr. Schoon assumed the next meeting would be a virtual meeting.

12
13 Mr. McLane moved to continue the matter to the August 20, 2020 meeting. Mr. Klaskin seconded the
14 motion. A vote was taken and the motion unanimously passed.

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

16 NAYS: None

17

18 **Other Business:**

19 The Board Members discussed their availability for the next meeting.

20

21 **Adjournment:**

22 Mr. Klaskin made a motion to adjourn the meeting. Ms. Kelly seconded the motion. A vote was taken
23 and the motion unanimously passed.

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

25 NAYS: None

26

27 The meeting was adjourned at 9:34 p.m.

28

29 Respectfully submitted,

30

31 Antionette Johnson

32 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER
DATE: JULY 10, 2020
SUBJECT: 688 & 694 GREEN BAY ROAD - THE WALDEN RESIDENCES
- PRELIMINARY PLANNED DEVELOPMENT REVIEW (CASE 2019-15-PD)

INTRODUCTION

On July 16, 2020, the Design Review Board is scheduled to hold a virtual public meeting, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Walden 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 six-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, a preliminary planned development plan with zoning exceptions.

At the July 16 meeting, the Design Review Board will review the design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new six-unit multi-family building on the Subject Property. The application materials are included in Attachment A. **It should be noted that given the meeting will be held virtually, Board members are encouraged to schedule a time prior to the meeting with staff to review the material samples at the Village Hall.**

The Planned Development Commission will be holding a separate public hearing on approvals for the plat of consolidation, the preliminary planned development plan and associated zoning exceptions. The date of that meeting will be set once the Design Review Board has completed its review.

Property owners within 250 feet of the Subject Property have been notified of the Design Review Board meeting by mail notice. As of the date of this memo, the Village has received written public comments regarding the proposed project (Attachment B).

PLANNED DEVELOPMENT 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 if we review the process with the Board.

The new process consists of the following major steps:

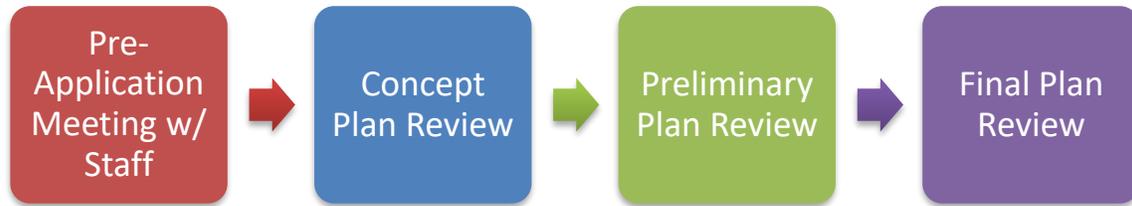


Figure 1 – Concept Plan Review

Concept Plan Review. The concept plan review step is conducted by the Village Council. The purpose of the Village Council’s review of the concept plan application 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.

On July 16, 2019, the Village Council conducted the concept plan review of the proposed six-unit multi-family project. The current preliminary proposal is fairly similar in design as the July 16, 2019 concept plan. Copies of a couple images from the concept plan review are below.

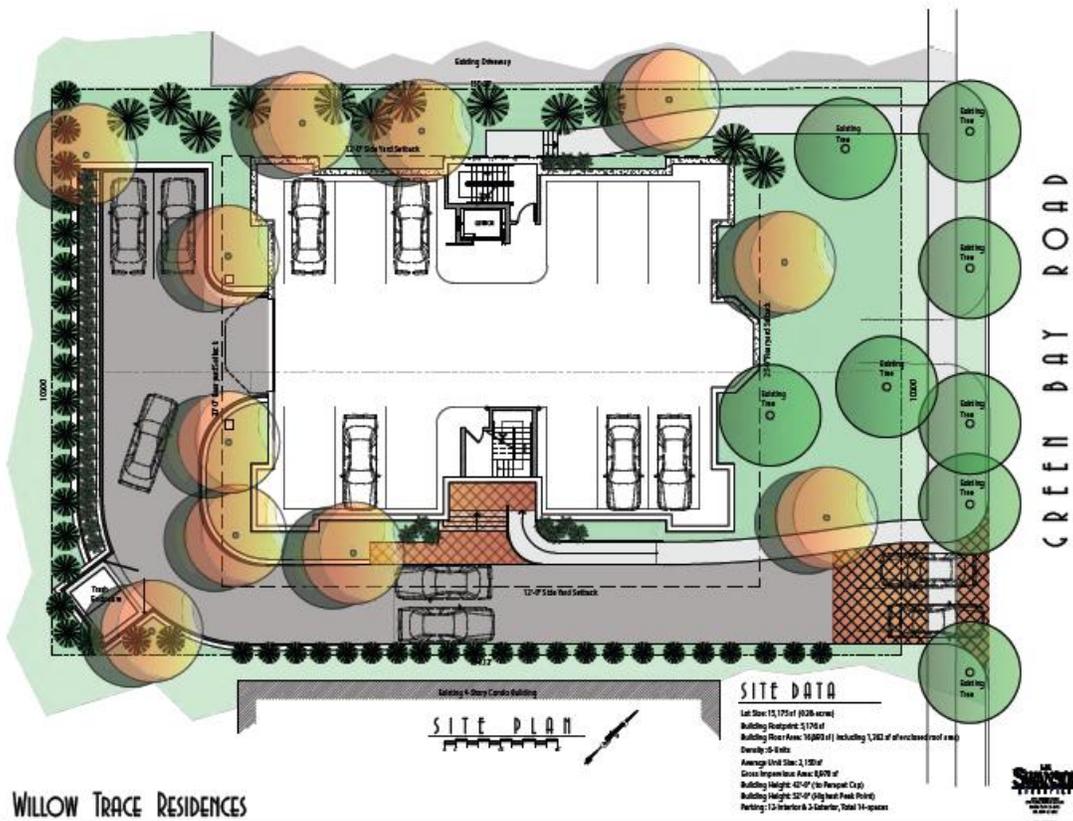


Figure 2 - Concept Plan - Site Plan Presented to Council on July 16, 2019



Figure 3 - Concept Plan - East Building Elevation Presented to Council on July 16, 2019

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. A copy of the staff report for the Council’s July 16, 2019 meeting as well as copy of meeting minutes are attached as Attachment C.

Preliminary Plan Review. As previously stated, the Applicant has submitted an application for preliminary planned development approval. Preliminary plan review includes the following steps:



Figure 4 – 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 provide a recommendation to the Village Council regarding proposed subdivision and zoning relief. Though not the purview of the Design Review Board, the additional zoning relief is summarized later in this report.

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:

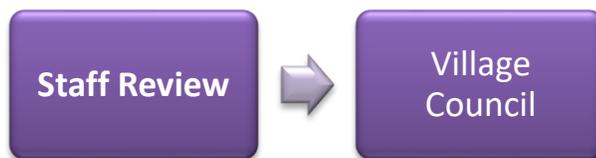


Figure 5 – Final Plan Review

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

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.35 acres (15,000 square feet) in size, is located on the west side of Green Bay Road between Pine Street and Westmoor Road. Currently, there is a vacant single family residence on the 688 Green Bay Road parcel and the 694 Green Bay Road parcel is vacant. Figures 6 through 8 on the following pages identify the Subject Property.



Figure 6 – Subject Property (688 Green Bay Road)



Figure 7 – Subject Property (694 Green Bay Road - looking southwest from Green Bay Road)



Figure 8 – Aerial Map

The Land Use Plan Map of the 2020 Comprehensive Plan designates the Subject Property as appropriate for “Townhouse Residential” development, which is generally a lower-density transitional area between commercial districts and single family neighborhoods (See Figure 9). The Land Use Plan Map designates the property to the south along Green Bay Road as appropriate for “Multi-Family Residential” and to the north as appropriate for “Townhouse Residential”.



Figure 9 – Comprehensive Plan Land Use Map

The property is zoned B-1 Multifamily Residential, and it is bordered by B-1 Multifamily Residential to the north, B-2 Multifamily Residential to the south, and R-3 Single Family Residential to the west (represented in Figure 10 below). Along Green Bay Road to the south there are multi-family structures and to the north are a duplex building, a townhouse development, and a multi-family building. Immediately to the west are two single family homes (see Attachment D for photographs). The B1 District allows multi-family structures at a density no greater than 18 units per acre, which for the Subject Property would be 6 units.



Figure 10 – Zoning Map



Figure 12 - Current Plan - East Building Elevation

The Applicant describes the proposed architectural design of the development as English Country Manor style. As described in the attached narrative provided by the Applicant and included in this report as Attachment A, the exterior materials would include reddish/brown face brick and limestone trim with a fieldstone water table on all four elevations. The window frames would be black with simulated divided lite muntins. The units would also include private balconies that would be faced with wood trim and include black wrought iron rails, balustrades and spindles. The pitched roof elements would be DaVinci artificial slate shingles with copper decorative finials, gutters and downspouts.

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 that portion of the driveway that runs along the southerly property line. The stormwater within the vault would then drain into a stormwater main under Green Bay Road. It should be noted that given Green Bay Road is a State highway, the Applicant will need to secure Illinois Department of Transportation approval to tie its proposed stormwater system to the main in the Green Bay Road right-of-way.

STAFF REVIEW

Staff has reviewed the proposed preliminary plan and has determined that the application is ready for consideration by the advisory bodies and the Village Council. Given that this is preliminary plan approval, staff has identified technical issues which the applicant will need to address at time of final plan approval or building permit approval.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the Design Review Board is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

- (1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;

- (2) whether 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 (Note: Please refer to the early section “Property Description” in which the project consistency with the Comprehensive Plan is summarized).
- (3) whether 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.

The Board will need to determine if the proposed multi-family building and its associated hardscape and landscape comply with the above standards.

An excerpt of the *Village Design Guidelines* is included (Attachment E), highlighting standards which apply to multi-family residential buildings. It should be noted that these guidelines for multi-family residential buildings were generally designed for the Village’s three core business districts – Elm Street, Hubbard Woods, and Indian Hill. However, the Board may find all or some of them applicable to the proposed project.

PLANNED DEVELOPMENT COMMISSION CONSIDERATION

At the writing of this staff report, the date of the Planned Development Commission’s consideration has yet to be firmly set, as that Commission’s review is scheduled to occur after the Design Review Board makes its recommendation. For the Board’s information, the Commission will be considering the following zoning and subdivision relief:

- A. Plat of Consolidation – 688 Green Bay Road and 694 Green Bay Road will need to be consolidated into one single lot of record.
- B. Maximum Building Size Variation – 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 17,915.9 square feet of gross floor area, requiring a variation of 5,915.9 square feet (49.30%).
- C. Maximum Building Height Variation – The proposed building height is 48.6 feet and four (4) stories, whereas the maximum permitted building height is 35 feet and 2½-stories. The dimension of 48.6 feet is measured from the first floor to the highest point of the decorative gable at the center of the building. The height to the top of the flat roof of the enclosed storage and lounge area on the fourth floor would be 44.95 feet. The proposed design also includes four corner tower roof elements that would be 44.2 feet in height with a parapet between the four corners that would be 36.7 feet in height. It is relevant to note that the proposed units include 10-foot ceiling heights for each floor level, which according to the Applicant is a standard design requirement for north shore residences in this market.
- D. Impermeable Lot Coverage – The proposed impermeable lot coverage (ILC) (building footprint and paved surfaces) is 11,168.7 square feet, whereas a maximum ILC of 9,000 square feet is allowed. As proposed, the proposed ILC exceeds the amount allowed by 2,168.7 square feet, or 24.1%.
- E. Principal Roof Form Variation – 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.

- F. Façade Articulation Variation - 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 north 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.

Though the zoning and subdivision relief is not the purview of the Design Review Board, we are providing you with this information so you are aware of the relief the Planned Development Commission will be considering.

RECOMMENDATION

At the July 16, 2020 Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed building, hardscape, and landscaping.

After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

- 1) Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board.
- 2) Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed building, hardscape, and landscaping designs.

If the Board wishes to adopt a motion recommending approval or denial, a Board member will want to make a motion such as the following:

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, hardscape, and landscape for the proposed six-unit multi-family building on the Subject Property**, subject to the following conditions:*

- A. [If the Commission chooses to place conditions as part of its recommendation, it will want to include the conditions here.]**

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.*

Staff and the Applicant will be present at the July 16 meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Public Comments

Attachment C: July 16, 2019, Village Council Review of Concept Plan - Staff Report & Meeting Minutes

Attachment D: Photographs of Area Properties

Attachment E: Excerpts of Village Design Guidelines

1 **Winnetka Design Review Board/Sign Board of Appeals - Meeting Minute Excerpts**
2 **August 20, 2020**

3
4 **Members Present:**

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

5
6
7
8
9
10 **Members Absent:**

Paul Konstant
Michael Ritter

11
12
13 **Village Staff:**

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

14
15
16
17
18 **Introductory Remarks Regarding Conduct of Virtual Meeting.**

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

34
35 **Call to Order & Roll Call:**

36 Chairman Albinson called the meeting to order at 7:01 p.m. Ms. Klaassen took roll call of the Board
37 Members present. Chairman Albinson then explained to those attending the meeting how the public is
38 able to provide comment/participate in the meeting. He also outlined how the meeting would proceed.

39
40 **Continued from the July 16, 2020 meeting – Case No. 19-15-PD: 688-694 Green Bay Road – The**
41 **Walden – Preliminary Planned Development Review: Certificate of Appropriateness to allow the**
42 **construction of a new six-unit multi-family building as part of a planned development.**

43 Mr. Schoon stated at the last meeting, the Board reviewed the site plan/landscape plan and he
44 confirmed there were no changes to that plan since the last meeting. He noted the applicant submitted
45 a response to the Board's comments from the July 2020 meeting relating to the building height and
46 fourth story elements. Mr. Schoon stated the applicant has provided revised east and west elevations
47 and perspective drawings of the building as well as other perspectives from different views. He
48 reminded the Board and the public the Planned Development Commission would review the request in

1 terms of zoning and subdivision relief. He stated if the Board took action on the request at tonight's
2 meeting, the soonest it would be presented to the Planned Development Commission would be
3 September 2, 2020. Mr. Schoon stated if no Board action is taken, it would be presented to the Planned
4 Development Commission at some later date.

5
6 Mr. Schoon stated the Board is to review the external architectural features and design elements and
7 determine if the request meets the Board's guidelines. He then stated the Board can either continue the
8 request to a future meeting for further review or discussion or adopt a motion recommending approval
9 or denial with draft motions included on page 3 in the packet of information.

10
11 Chairman Albinson asked the applicant to focus the presentation on changes since the last meeting. Mr.
12 Schoon stated due to the audio issue from the last meeting, there may be a summary of the project for
13 those who had difficulty hearing it.

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

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

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

1
2 Mr. Swanson then referred to photos of views from different neighbors. Mr. Swanson referred to a
3 photo of the view of the property to the north and the building almost directly on their property line. He
4 stated the trees on their side of the fence would be removed. Mr. Swanson noted the height of the
5 parapet on the neighboring building is slightly higher than their building and if they were to reduce the
6 building height by 6 inches, the building would be only 1 foot higher than the neighboring building. Mr.
7 Swanson then referred to photos of the streetscape.

8
9 Mr. Swanson also referred the Board to the proposed east elevation which showed the fourth floor
10 elements which cannot be seen from the street or a number of perspectives. He then identified the shed
11 roof area as the clouded area on the upper right side and stated they were able to shift it another 1 foot
12 2 inches towards the south which made a big impact visually. Mr. Swanson stated they have a modeling
13 which showed that detail. He also stated you can see the flat parapet element which is right above the
14 bay and two windows on each side and which is the area that can be reduced 6 inches.

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

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

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

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

45
46 Mr. Swanson stated the adjacent Walden neighbors are approximately 70 feet from their west property
47 line and will be approximately 90 feet from the proposed building. He stated in addition, the existing
48 trees and plant material are intentionally filtered or removed to allow a clear view to the proposed

1 building in the renderings. He then identified the ground view of the Walden neighbors to the west. Mr.
2 Swanson stated even with the trees included in the rendering, you do not see much from this
3 perspective. He stated in the next slide of the winter view, it would still be screened with trees. Mr.
4 Swanson identified a wide angle perspective from the patio of the neighbor to the right. He stated they
5 were concerned that the perspective they previously provided was not accurate and they double
6 checked the perspectives to ensure the information provided was accurate. He also identified the winter
7 view from the same perspective. Mr. Swanson stated with regard to the elements which are over the
8 maximum height, he did not characterize them as being intrusive.
9

10 Mr. Swanson informed the Board they did a perspective for the neighbors at 681 Walden noting they
11 removed the existing trees from the illustration and included their proposed planting material in order
12 to understand the neighbors' concerns. He stated the illustration is exactly the size, scale, and mass of
13 the building they are proposing which is also true of the adjacent building. Mr. Swanson suggested that
14 building be used as a reference point for the proposed building. He stated the illustration provided the
15 view standing further into the neighbors' yard and confirmed there are a lot of trees back there. He also
16 stated the buildings to the south are as tall as the proposed building noting they are located at the
17 proper setbacks. Mr. Swanson stated the building to the right is at 5.5 feet from their property line and
18 they would be at 24 feet in order for the driveway to work. He then stated in fairness to the north
19 property owners, they would be at 12 feet from the side yard and due to the undulation of the façade,
20 there would be some breaking points that are right on the line with others being further back. Mr.
21 Swanson noted the building to the north was built when the ordinance was different and one portion of
22 the building is located at 8 feet 4 inches from their lot line and was not built to today's standards.
23

24 Mr. Swanson then stated he would not go through the site plan and nothing has changed in that regard.
25 He informed the Board there were discussions with a property owner to the south whose biggest
26 concern is that she would be looking at the building. Mr. Swanson confirmed they would work together
27 to solve some of the issues which included planting Arbor Vitae on that side. He then stated the building
28 materials have not changed but may include paver bricks at the entrance. Mr. Swanson stated they
29 would include small trees and plant material on the rooftop garden which would not be visible from the
30 street. He stated he wanted to make it clear that they are on the east side of the building since they
31 knew there would be sensitivities from the neighbors in terms of noise which he did not believe would
32 be an issue.
33

34 Mr. Swanson then referred to an aerial view of the building which showed the changes they made. He
35 then identified an illustration of the building entrance and referenced the neighbors' concern with
36 lighting and stated they selected lamps which shine the light down along with soft voltage bollard and
37 stair lighting. Mr. Swanson identified the building's materials of slate, stucco, black window frames,
38 limestone, and brick commonly used with English Tudor style. He added the windows would be
39 simulated divided light. Mr. Swanson then asked if there were any questions.
40

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

1 6 inch above the maximum height for that element. He then stated the hip roof elements are at 707 feet
2 or 40 feet 6 inches which put them 5 feet 6 inches above the maximum height to the peak of those
3 elements. Mr. Swanson stated the main element which is the wall parapet is one foot above the
4 maximum which is one foot below the height of the building to the south. Ms. Meiners asked what is
5 36.5 feet above the first floor and asked what the height of the building from the ground to the sky is.
6 Mr. Swanson stated the flat wall element highlighted earlier is 36 feet above the first floor which is 1-
7 foot higher than the maximum.
8

9 Mr. McLane stated he was disturbed by the height and warehouse element on the roof and that his
10 request was to explore that, such as digging the garage deeper and putting those elements in the
11 garage. Mr. Swanson confirmed the Village staff brought that issue to their attention and confirmed it
12 was explored. He then stated with regard to the unintended consequences of going deeper is that you
13 create more issues from a structural and drainage perspective which would be cost prohibitive. Mr.
14 Swanson stated they also considered adding more space to the front of the foundation but that would
15 encroach into the front yard setback. He also stated sewers and underground utilities made building
16 that element underground in the front yard problematic.
17

18 Ms. Kelly asked Mr. Swanson if they explored taking 6 inches out of the ceiling height from each floor
19 which would make the three-story building compliant. Mr. Swanson responded there are clients who
20 want 10 foot ceilings which is what the market wants. Ms. Kelly stated the rooms other than the living
21 and dining rooms are small. She then stated for rooms this size, the ceiling height becomes
22 disproportionate to the room size and suggested reducing the height to 9 feet 8 inches as a
23 compromise. Mr. Swanson stated as an architect, he referred to the transoms above the windows being
24 historically and proportionately correct. He stated for any historically correct building, they look nice
25 due to the little details that are followed. Mr. Swanson stated while it could be done, it would result in
26 sacrificing the architectural elements of the building. He then stated for his clients who are adamant
27 about 10 foot ceilings, he could look into it but cannot make that guarantee tonight. Ms. Kelly stated she
28 appreciated the building and commented the architecture is great and agreed with Mr. Swanson's
29 comments relating to the outside proportion.
30

31 Chairman Albinson asked if there were any other questions from the Board. No additional questions
32 were raised at this time. He then asked for Village staff to read the public comments submitted to the
33 Village into the record. Chairman Albinson then asked for those making public comments to limit their
34 comments to 3 minutes. Ms. Klaassen read a letter from John Madden, Jr. 680 Green Bay Road, into the
35 record. She then read an email which summarized previous emails from Gordon and Claudia
36 Montgomery into the record.
37

38 Chairman Albinson asked if there were any comments from the public. Mr. Norkus asked Caller No. 3 if
39 there were any comments. Gordon Montgomery stated his email expressed his concerns and asked the
40 Board to take them into consideration. He stated the project would significantly affect their views and
41 hoped the Board would be able to visit his property to see the impact for themselves to see the
42 difference compared to what was shown in the renderings. Mr. Norkus asked Caller No. 4 if there were
43 any comments. No comments were made at this time. Mr. Norkus asked Claudia Montgomery for her
44 comments. She stated she had no comments at this time. Mr. Norkus asked John Madden, Jr. if he had
45 any comments. John Madden thanked the developer for his presentation. He stated his
46 recommendation is that the Board not approve the request as designed and if changes can be made, for
47 the request to be tabled to another meeting. Mr. Norkus asked Rudd Coster for his comments. Mr.
48 Coster stated he made comments at the previous meeting and added with regard to articulation, at the

1 previous meeting, it was stated there was no practical purpose to articulate and reduce it 2 feet from
2 the required 4 feet. He stated as it related to his property line, he is concerned and asked for
3 confirmation that the amount of space between the building and his property line did not diminish by 2
4 feet. Mr. Coster stated in connection with height, it is the main issue for the neighbors and he did not
5 see the quid pro quo for allowing the building to be taller since the purpose is non-functional and is
6 there for aesthetic reasons. He then referred to issues relating to lights and noise level. Mr. Norkus
7 asked caller Scott for his comment. No comments were made at this time. Mr. Norkus stated the
8 remainder of the attendees are part of the applicant's team and concluded there were no other queued
9 members of the public wanting to comment.

10
11 Ms. Klaassen allowed the following members of the public to come to the podium in Village Hall to
12 comment.

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

32
33 Chairman Albinson asked if that concluded the public comment period. Mr. Norkus informed the Board
34 there was one additional caller who would like to comment. He then asked Caller No. 5 for any
35 comment. No comments were made at this time. Mr. Norkus confirmed that concluded all of the people
36 who came to the meeting in the queue.

37
38 Chairman Albinson asked the applicant to respond to the comments made following by clarifying
39 questions from the Board and deliberation.

40
41 Mr. Swanson stated he appreciated the comments and there appeared to be some level of compromise.
42 He stated he would speak further with Mr. Montgomery. Mr. Swanson then stated with regard to the
43 comment made from the south neighbor if there is any building which is imposing, it is that building. He
44 also stated he did not see there being a noise issue and agreed while landscaping is an issue, they would
45 need access to the neighbor's property to plant landscaping. Mr. Swanson confirmed he did not suggest
46 the neighbors would have to pay for landscaping and stated he would work with them. He then stated
47 those issues are not within the Board's purview and they have satisfied all of the considerations

1 required by the Board. Mr. Swanson asked the Board to take action at this meeting and stated they have
2 been cooperative with the Village and the neighbors and would continue to do so.

3
4 Chairman Albinson asked if there were any additional clarifying questions from the Board. No comments
5 were made at this time. Neil Peterson, 680 Green Bay Road, asked if further consideration could be
6 given to volume of the building and that the photos do not convey what the volume would be. He
7 suggested a model be created to represent the proposed building compared to the neighboring
8 buildings. Mr. Norkus then stated a member of the applicant's team asked if they would be permitted to
9 speak although Mr. Swanson stated members of his team had not planned to speak. He stated Brandie
10 Malay Siavelis would like to speak. Mr. Swanson stated Ms. Malay Siavelis may like to speak from a
11 professional perspective as a realtor and confirmed no one else on the team would be speaking.

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

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

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

47
48 Mr. Norkus stated that concluded public comment.

1
2 Chairman Albinson asked Mr. Swanson to respond to the comments made. Mr. Swanson stated with
3 regard to the request for models, it can be explored and he did not think it is relevant to this Board's
4 decision relating to the architectural style. He also stated the models would not be cheap to create and
5 would be good a discussion point with the Planned Development Commission if this Board felt it would
6 be a condition of final approval considering they get preliminary approval. Mr. Swanson stated they do
7 not want to wait another month to get approval and have answered questions specific to the Board's
8 purview. He stated he appreciated Ms. Malay Siavelis' comments and him being given an opportunity to
9 respond.

10
11 Chairman Albinson stated the Board would now deliberate if there were no further comments. Mr.
12 Norkus confirmed there were no further public comments.

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

20
21 Ms. Kelly agreed everything looked great and it is an issue of height which can be resolved by removing
22 inches from each floor which would not be that big of a concern in a 2,400 square foot space. She stated
23 she understood the exterior architectural considerations and the need for it to be in proportion, but it
24 can be made to work and can be easily solved.

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

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

42
43 Chairman Albinson stated he appreciated the public's comments and encouraged everyone to keep their
44 comments public. He agreed with the comments made and stated he is concerned with regard to the
45 scale of the property and if the developer is able to reduce the height a couple of inches on each floor, it
46 would reduce scale and massing. Chairman Albinson stated that would allow them to keep the scale and
47 quality of the design as well as allow the program to move forward. He then stated he had been
48 concerned with the fourth-floor element being visible from the north and the changes helped a lot.

1 Chairman Albinson then stated the Board's purview is aesthetic and design integrity and its fit within the
2 environment but if they consider it from a technical perspective and remove the fourth floor element
3 which is not visible from the neighboring properties and corner roof elements on each corner, the
4 building is close to compliant with zoning requirements. He stated they also need to consider it is a
5 planned development application which allowed it to have variations outside of the base zoning
6 requirements which is why this is part of the planned development process and not the regular design
7 review process. Chairman Albinson stated while he understood the residents' concerns as to what the
8 building would do to their views or neighborhood character, the building would not have a negative
9 impact and would be positive and would fit in down the road. He then stated he would make a
10 recommendation for approval with the condition that the applicant reduce the height by approximately
11 18 inches but first asked Mr. Swanson if that can be addressed in the design.
12

13 Mr. Swanson stated they were 1 foot 7 inches over and they reduced it to 1 foot 1 inch and they would
14 be able to take that out of the building. [Staff Note: Again the measurement of 1.7 feet was read as 1
15 foot 7 inches]. He referred to the top of the parapet being no greater than 35 feet. Chairman Albinson
16 read through the recommendations on page 3 of the agenda report while asking for a motion. He noted
17 the condition would be for the height of the three-story element of the building to be reduced to 35 feet
18 above the first-floor elevation. Chairman Albinson asked if there were any other comments or questions.
19 Ms. Meiners asked for clarification as to 35 feet above the first floor elevation. Chairman Albinson
20 explained that by the Zoning Code the building height is measured from the first floor elevation as
21 opposed to the ground floor elevation which is unique to Winnetka as opposed to other communities.
22 Mr. Swanson asked if the height could be reduced from its current height from the first floor as opposed
23 to from the water table. Mr. Swanson stated they are being asked to reduce the height 18 inches from
24 the first floor and suggested they reduce the three-story element of the building from its current height
25 by 1 foot 7 inches which left them more room to work out proportions and massing.
26

27 Chairman Albinson commented that is a great solution and the Board's purview is for scale and context
28 and the goal of inserting the recommendation into the approval is to address the community's and
29 Board's concerns. He then asked for a recommendation and to read from page 3 of the agenda materials
30 with the condition that the overall building height would be reduced 18 inches from what is currently
31 being proposed in tonight's application packet.
32

33 Ms. Kelly moved to recommend approval of a Certificate of Appropriateness for the design of the
34 building, hardscape and landscape for the proposed six unit multi-family building at The Walden at 688-
35 694 Green Bay Road with the following condition: (i) to reduce the building height by 1 foot 7 inches.
36 Mr. Schoon asked for the motion to be made as outlined on page 3 subject to the condition of reducing
37 the building height by 1 foot 7 inches. Ms. Kelly added the Board's recommendation is based on
38 evidence in the record and public documents and standards on page 3. Mr. Klaskin seconded the
39 motion. A vote was taken and the motion unanimously passed.

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

41 NAYS: None

42



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, SENIOR PLANNER
DATE: AUGUST 13, 2020
SUBJECT: 688 & 694 GREEN BAY ROAD - THE WALDEN RESIDENCES
- PRELIMINARY PLANNED DEVELOPMENT REVIEW (CASE 2019-15-PD)

INTRODUCTION

On August 20, 2020, the Design Review Board is scheduled to continue a virtual public meeting, in accordance with social distancing requirements, Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Walden 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 six-unit multi-family residential building with below grade structured parking on the Subject Property. The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, and a preliminary planned development plan with zoning exceptions.

At the August 20 meeting, the Design Review Board will continue its review of the design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new six-unit multi-family building on the Subject Property.

As of the date of this memo, the Village has received one written public comment regarding the proposed project since the July 16 meeting (Attachment B).

JULY 16 DESIGN REVIEW BOARD MEETING

On July 16, 2020, the Design Review Board held its first review of design of the proposed building and landscaping as part of its consideration of granting a Certificate of Appropriateness to allow the construction of a new six-unit multi-family building on the Subject Property. (Staff report for the July 16 meeting can be found in Attachment C, and a copy of the plan documents submitted by the Applicant for consideration at that meeting can be found in Attachment D) A full copy of the materials for that meeting can be found on the following weblink - <https://www.villageofwinnetka.org/AgendaCenter/ViewFile/Agenda/07162020-166.pdf#page=23>.

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 five 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.

APPLICANT RESPONSE TO DRB COMMENTS

The Applicant has submitted the following information (see Attachment A):

- A letter responding to the Board members' comments from the July 16 DRB meeting.
- A bird's eye perspective of the fourth story to provide better context of it and the roof elements.
- Perspective views as requested by the Design Review Board.
- Building elevation and floor plan showing minor change made to the height of the fourth story element along the north side of the building.
- Reference area photographs.

At the August 20 meeting, the Applicant will review this information with the Board and explain his design decisions in response to the Board's comments.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the Design Review Board is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

- (1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;
- (2) whether 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 (Note: Please refer to the "Property Description" section of the July 16 staff report, found on page 4 of Attachment C, in which the project consistency with the Comprehensive Plan is summarized);
- (3) whether 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.

The Board will need to determine if the proposed multi-family building and its associated hardscape and landscape comply with the above standards.

An excerpt of the *Village Design Guidelines* is included (Attachment E), highlighting standards which apply to multi-family residential buildings. It should be noted that these guidelines for multi-family residential buildings were generally designed for the Village's three core business districts – Elm Street, Hubbard Woods, and Indian Hill. However, the Board may find all or some of them applicable to the proposed project.

PLANNED DEVELOPMENT COMMISSION CONSIDERATION

At the writing of this staff report, the date of the Planned Development Commission's consideration has yet to be firmly set, as that Commission's review is scheduled to occur after the Design Review Board makes its recommendation.

RECOMMENDATION

At the August 20, 2020 Design Review Board meeting, the Board is scheduled to continue its consideration of the design of the Applicant's proposed building, hardscape, and landscaping.

After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

- 1) Continue further review of the application to a date specific to provide the Applicant and/or staff additional time to address questions and comments from the Board.
- 2) Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed building, hardscape, and landscaping designs.

If the Board wishes to adopt a motion recommending approval or denial, a Board member will want to make a motion such as the following:

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, hardscape, and landscape for the proposed six-unit multi-family building on the Subject Property**, subject to the following conditions:*

- A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]**

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.

Staff and the Applicant will be present at the August 20 meeting to present a summary of the Applicant's response and to answer any questions.

ATTACHMENTS

Attachment A: Applicant's Response to July 16, 2020 DRB Discussion

Attachment B: Public Comments Since July 16, 2020 DRB Meeting

Attachment C: Staff Report for July 16, 2020 DRB Meeting

Attachment D: Design plans submitted by the Applicant for the July 16, 2020 DRB meeting

Attachment E: Excerpts of Village Design Guidelines

Attachment F
Photographs of Area Properties



696-698 Green Bay Road (duplex building to north)



700-708 Green Bay Road (townhouses to north)



720 Green Bay Road (multi-family building to north)



680 Green Bay Road (multi-family building to south)



· Winnetka Mews (multi-family building to south)



677 and 681 Walden Road (single family homes to west)