

ATTACHMENT 2

ONE WINNETKA

DESIGN PRESENTATION

JANUARY 11, 2023





ONE WINNETKA PROJECT AND DESIGN NARRATIVE

OKW Architects, LLC, and John Murphy of Murphy Development Group (MDG) have proposed a new concept for the **One Winnetka** site bounded by Elm Street and Lincoln Avenue in east Winnetka. **MDG** brings to the table a deeply creative understanding in luxury, multi-family housing and mixed-use developments as well as the economic realities associated with the product type. **MDG** will help us to better respond to the marketplace and make **One Winnetka** not a dream, but a reality. **MDG's** role will be one of General Partner. They will gather input from the project team but have full control over the development of **One Winnetka**.

This solution, rooted in sound planning principles addressing scale, density, context, and use, is also relevant to a mixed-use marketplace in need of modern and “right sized” ground floor commercial spaces, along with luxury apartments that address a void in the current North Shore fabric. Together, these program elements promote community, walkability, and place-making, which will successfully allow Winnetka to build upon its re-development strategies and further evolve its downtown.

The plan is to provide leasable ground floor commercial spaces to enhance, activate, and complement both the Lincoln Avenue and Elm Street corridors, while successfully integrating apartment units on floors two through four, offering housing for local step-down buyers as well as those wanting to move into this incredible community. The ground floor commercial has drawn interest from a health care provider as well as a financial services firm. These entities will not only stimulate foot traffic to the development, but their employees will help to help support local businesses during the workday. The apartments will also promote pedestrian activity in Winnetka and provide an anchor for the east side of town. Together, Winnetka will welcome a project of quality and scale, the likes of which has not been seen in the community in decades.

The architecture of the project draws inspiration from the context of the Village's historic mixed-use structures, many of which are of a Tudor style. It incorporates highly detailed brickwork and stone (both smooth faced and rusticated) with the lighter weight expression of a painted wood framework and dark charcoal stucco on the upper level and select portions of the lower elevation. The roof forms have steeply pitched elements complementing bay windows and large groupings of openings in the wall surface. The scale of the building is eroded by conscientiously peeling back the top floors and corners of the building with terraces so as to reduce the overall mass. The darkened top floor also helps the building mass to recede. In carving back the building, many apartments are provided outdoor living environments to further activate the building and engage the residents with the outside. These design strategies, materiality, and style promote a familiar human scale when integrated into the existing streetscapes of Winnetka. It is not our intent to replicate buildings of the past, but learn from them and present them in a more contemporary expression allowing the tenants and residents of today's market to embrace the beauty of the style, while working and living in a building of its current time and place.

In this most recent iteration of the planning, **One Winnetka** once again incorporates the Conney's Pharmacy parcel. This property allows the development to capture the intersection of Lincoln and Elm in a way we have not been able to do, and has the team rethinking the viability of Phototronics at the corner. Rather than repurpose an aging building with an irregular footprint, we can now extend the **One Winnetka** architecture closer to the corner, offer some open space, present a prominent retail corner, and better introduce the development to those coming from the west side of the downtown.



Table Comparing the Approved One Winnetka Final Plan with Proposed MDG Submittal

	Current C-2 Zoning	Approved 2018 OW Final Plan	2023 Proposal		
Development Site Size	1.21 acres	1.38 acres	1.21 acres		
Gross Building Area Non-parking Parking		304,760 sf 186,265 sf	192,186 sf Total 130,166 sf 62,020 sf		
Residential Gross Building Area Amenity Area (lobby, indoor fitness, club, etc) Service Area (back of house service, trash, equip)		140,340 sf	109,230 sf Total 5,524 sf 5,422 sf		
Commercial Gross Building Area Service Areas (15%)		29,895 sf	20,936 sf Total 3,140 sf		
Commercial Gross Floor Area			17,796 sf		
Building Height Exception Required	45 ft. and 4 stories	5-stories, 59'-0" (With parapet – 61'-6")	4-stories, 51'-0" (With parapet - 52'-6")		
On-Site Parking Special Use Required: Parking on street level.	Commercial 2 spaces/1,000 sf	<u>Required</u> x 29,895 sf = 60 spaces	<u>Provided</u> 131 spaces	<u>Required</u> x 17,796 sf = 36 spaces	<u>Provided</u> 38 spaces
	Dwelling 1-BR - 1.25/unit 2-BR - 1.5/unit 3-BR - 2/unit	x 6 units = 8 spaces x 16 units = 24 spaces x 36 units = 72 spaces = 104 spaces	115 spaces	x 9 units = 12 spaces x 33 units = 50 spaces x 17 units = 34 spaces = 96 spaces	118 spaces
Residential Use Type - # of Units Apartment Rental Units Condominium Units <u>Townhome Units</u> Total**		36 15 <u>7</u> 58	59 0 <u>0</u> 59		
Residential Bedroom Size - # of Units Studio 1-bedroom + den 2-bedroom 3-bedroom		0 6 16 36	0 9 33 17		
Front Yard Setbacks (along Lincoln Ave.)	0 ft.	0 ft.	0 ft. at levels 1-3		
Corner Side Yard Setbacks (along Elm St.)	0 ft.	0 ft.	0 ft. at levels 1-3 11 ft. at level 4		
Side Yard Setback (along south property line)	0 ft. (3 ft.)***	24 ft.	0 ft. at ground level 10 ft. at levels 2-3 10 ft. at level 4		
Rear Yard Setback Exception Required (along east property line)	10 ft.	0 ft.	0 ft. at ground level 10 ft. at level 2 20 ft. at levels 3-4		
4th Story Setback Exception Required (along Lincoln Ave)	10 ft		10'-0" at level 4 5'-0" Above Residential Ent.		

Notes

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

** A side yard is not required, but where a side yard is provided, it must be a minimum of 3 ft.

DEVELOPMENT SUMMARY

SITE AREA: 52,755 SF

BUILDING AREA

	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL GFA	PARKING
LEVEL LL	48,612 SF	--	--	45,397 SF
LEVEL 01:	41,774 SF	--	17,796 SF	16,623 SF
LEVEL 02:	36,675 SF	28,719 SF	--	--
LEVEL 03:	35,265 SF	29,779 SF	--	--
LEVEL 04:	29,860 SF	25,686 SF	--	--
TOTAL:	192,186 SF	84,184 SF	17,796 SF	62,020 SF

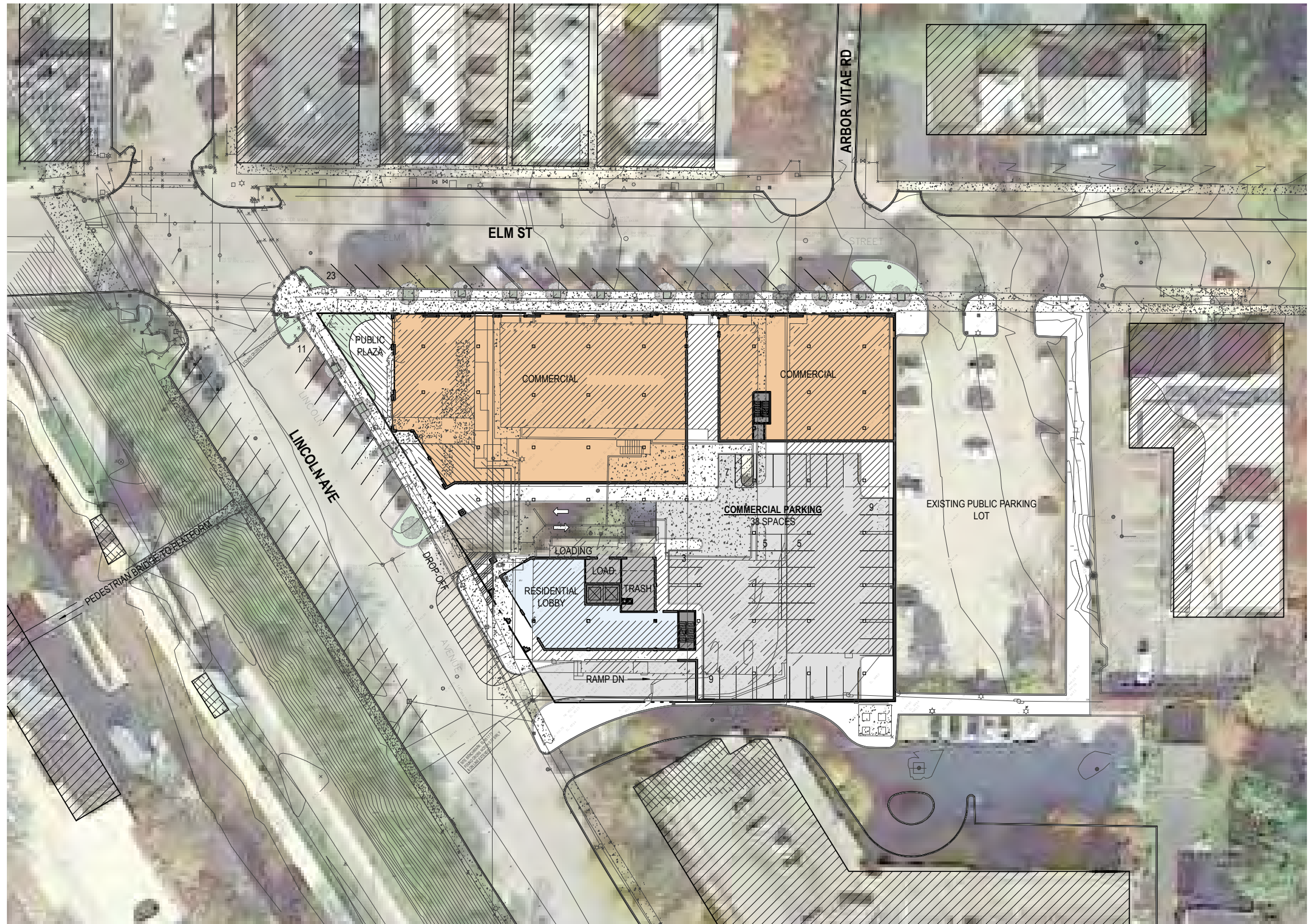
AVERAGE UNIT SIZE: +/- 1,426 SF

PARKING

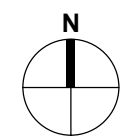
	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	118		
GROUND LEVEL		38	
TOTAL PROVIDED	118	38	156
RATIO	2/UNIT	1.85/1,000 SF	167

UNIT MATRIX

	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59



1 SITE PLAN
SCALE: 1" = 60'-0"

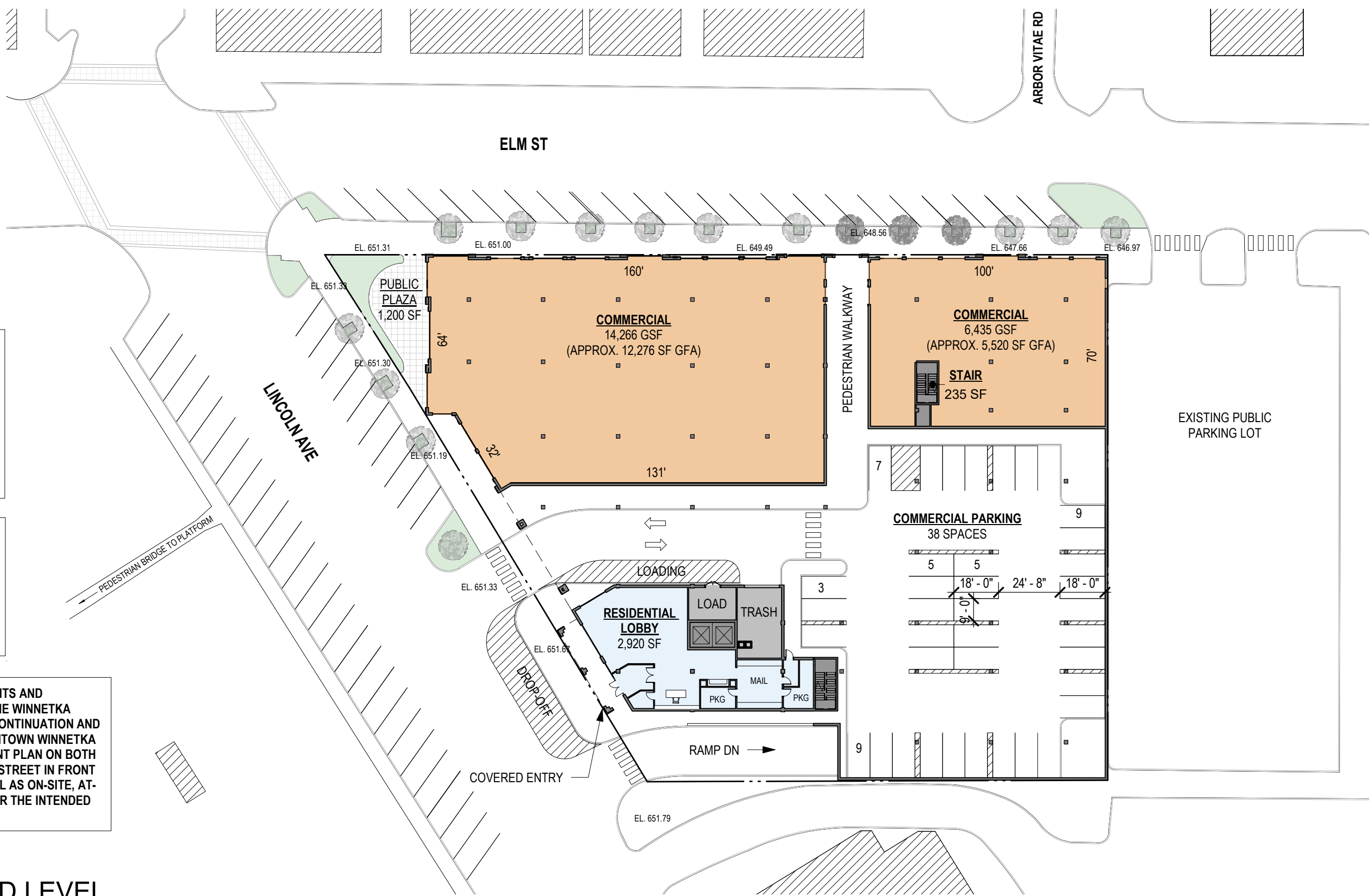


ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 11, 2023 Project #: 21077

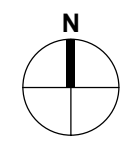
- REQUIRED EXCEPTIONS**
- FRONT SETBACK - MAXIMUM 3' (ALONG LINCOLN AVE)
 - BUILDING LOCATED IN REQUIRED REAR YARD. (ALONG EAST PROPERTY LINE.)

- SPECIAL USE REQUIRED**
- PARKING ON STREET (GROUND) LEVEL.
 - MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.

THE COMPENSATING BENEFITS AND CONTRIBUTIONS OF THIS ONE WINNETKA DEVELOPMENT WILL BE A CONTINUATION AND INTEGRATION OF THE DOWNTOWN WINNETKA STREETScape IMPROVEMENT PLAN ON BOTH LINCOLN AVENUE AND ELM STREET IN FRONT OF OUR PROPERTY, AS WELL AS ON-SITE, AT-GRADE PUBLIC PARKING FOR THE INTENDED COMMERCIAL USES.

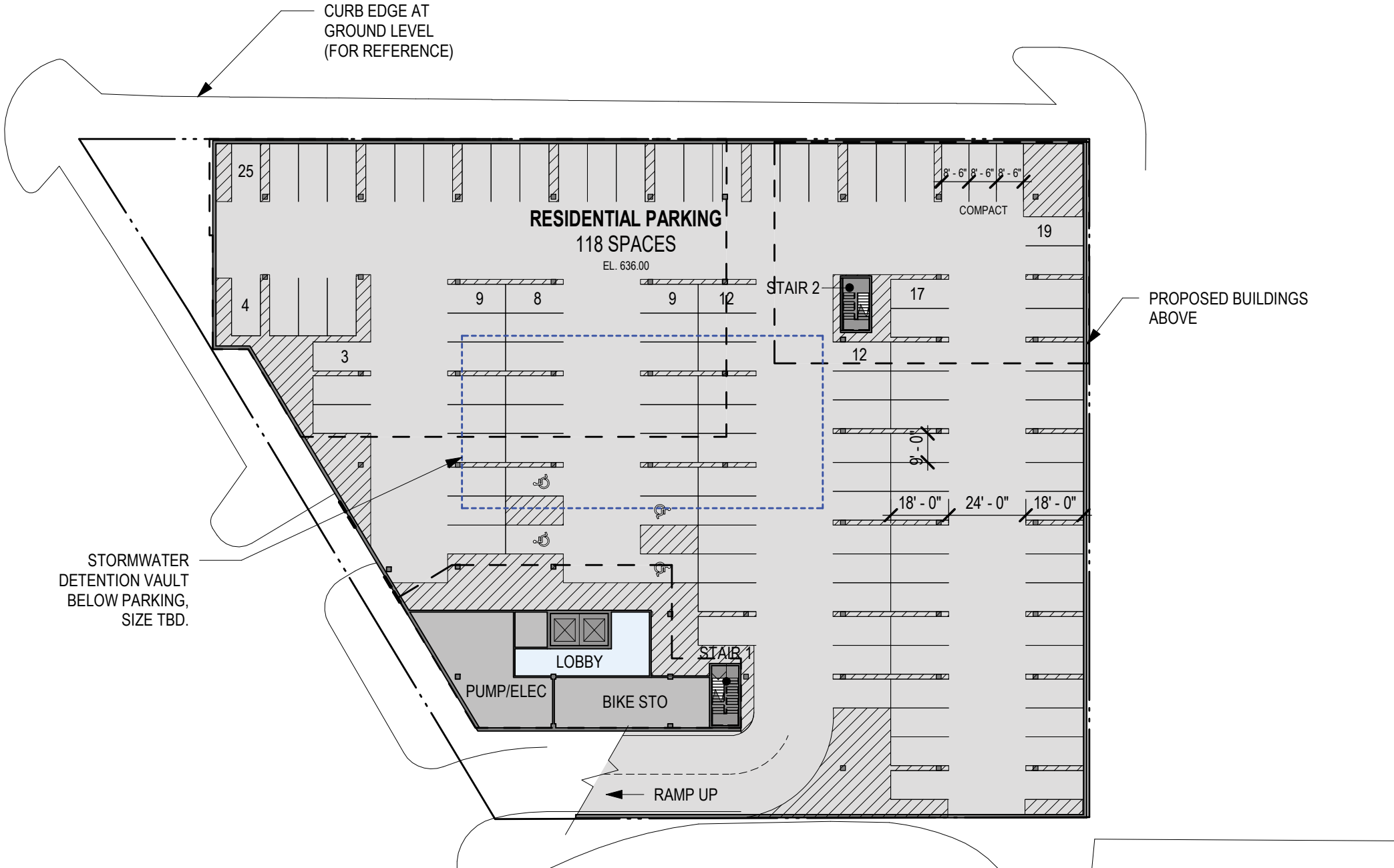


1 GROUND LEVEL
SCALE: 1" = 40'-0"



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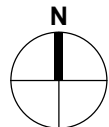
REQUIRED EXCEPTIONS
 - LOWER LEVEL PARKING
 IN REQUIRED REAR YARD.
 (ALONG EAST PROPERTY LINE.)



1 LOWER LEVEL
 SCALE: 1" = 40'-0"



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 600 W. Jackson, Suite 250
 Chicago, IL 60661



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UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59

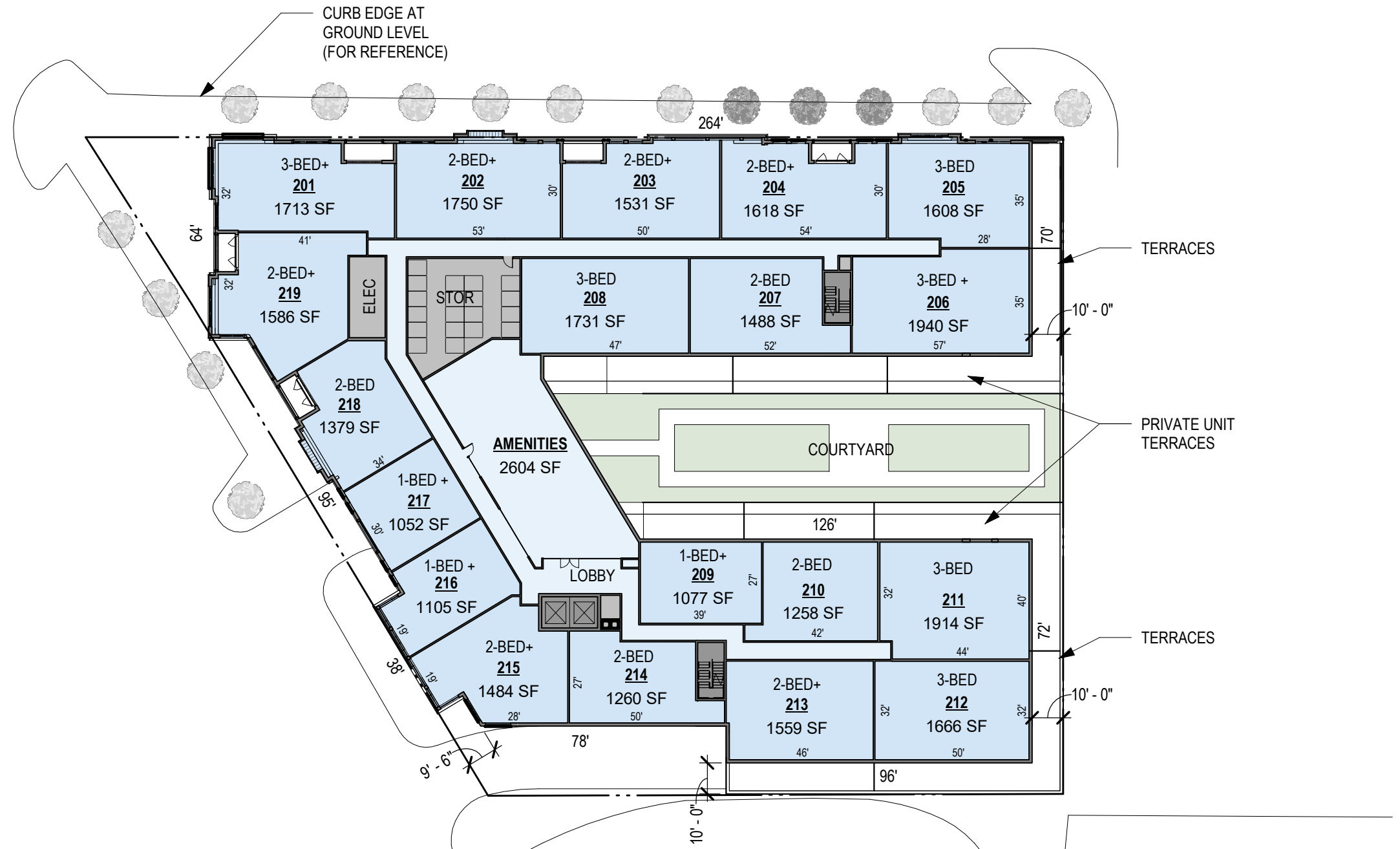
REQUIRED EXCEPTION

WHEN A SIDE YARD IS PROVIDED IT MUST BE AT LEAST 3' (ALONG SOUTH PROPERTY LINE)

TERRACES WITHIN SIDE YARD AND REAR YARD SETBACKS AT LEVEL 2.

LICENSE AGREEMENT REQUIRED

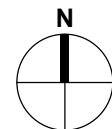
BUILDING ELEMENTS APPEAR TO PROJECT OVER THE R.O.W. (ALONG ELM ST.)



1 LEVEL 2 - 36,675 SF (GROSS) - 19 UNITS (29,280 SF RENTABLE)
SCALE: 1" = 40'-0"



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UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59

LICENSE AGREEMENT REQUIRED

BUILDING ELEMENTS APPEAR TO PROJECT OVER THE R.O.W. (ALONG ELM ST.)



1 LEVEL 3 - 35,265 SF (GROSS) - 21 UNITS (30,270 SF RENTABLE)
SCALE: 1" = 40'-0"



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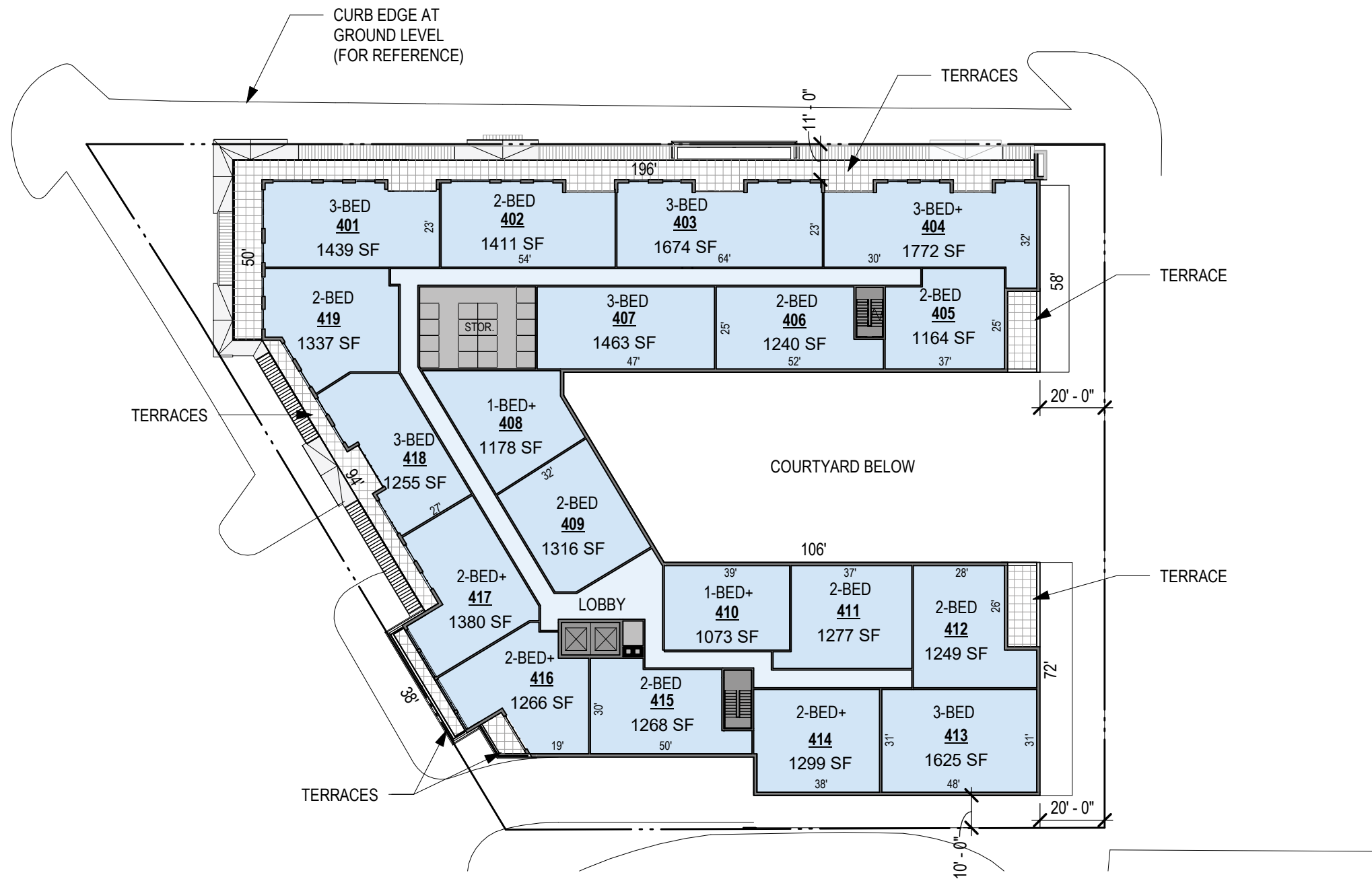


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UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
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REQUIRED EXCEPTION

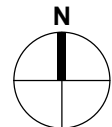
4TH FLOOR BUILDING MUST BE SET BACK 10' FROM FRONT PROPERTY LINE. (ALONG LINCOLN AVE.)



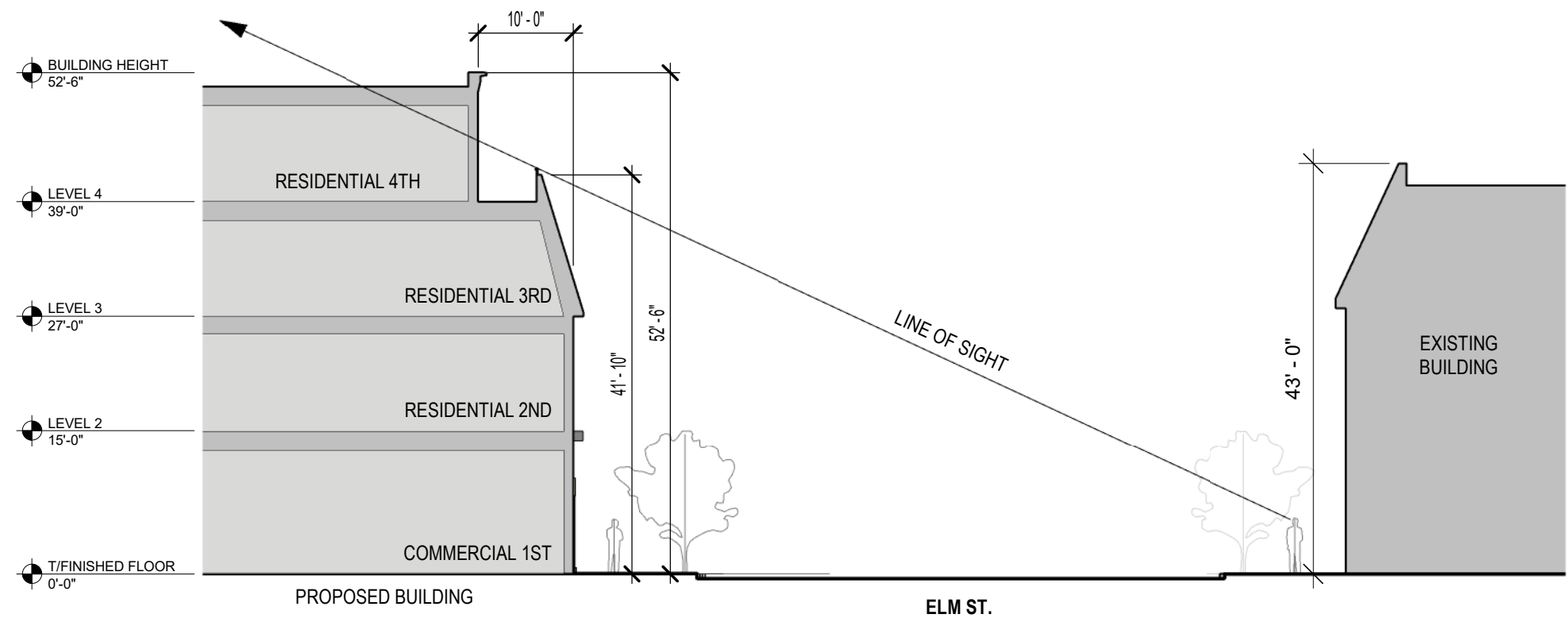
1 LEVEL 4 - 29,860 SF (GROSS) - 19 UNITS (25,690 SF RENTABLE)
SCALE: 1" = 40'-0"



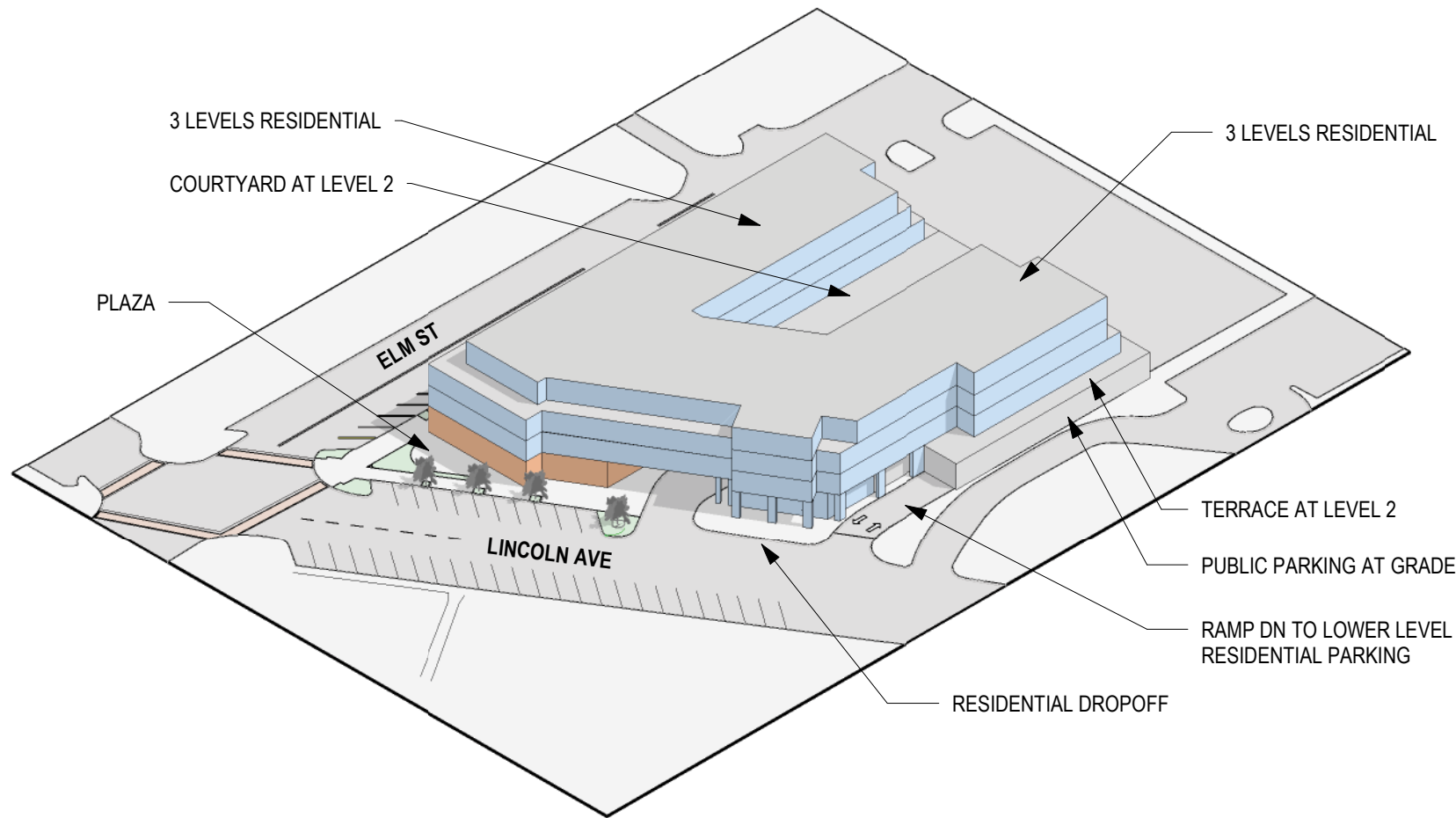
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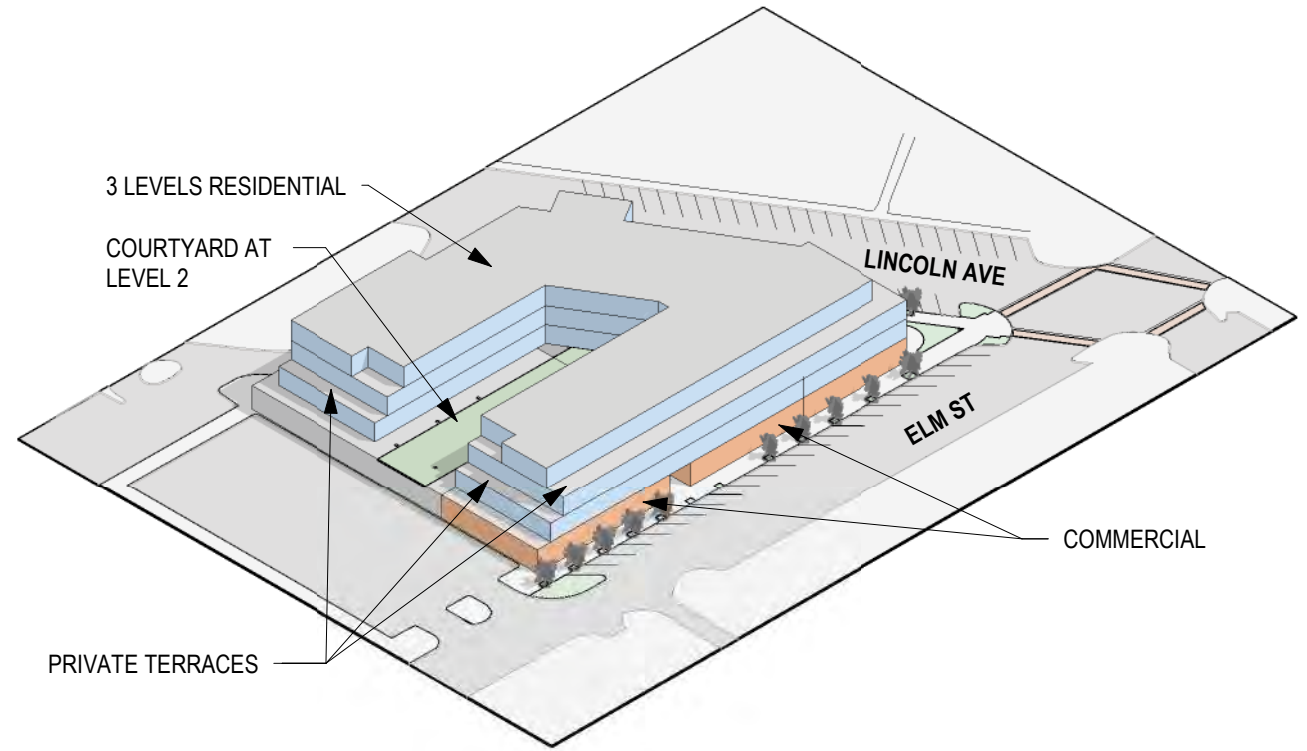
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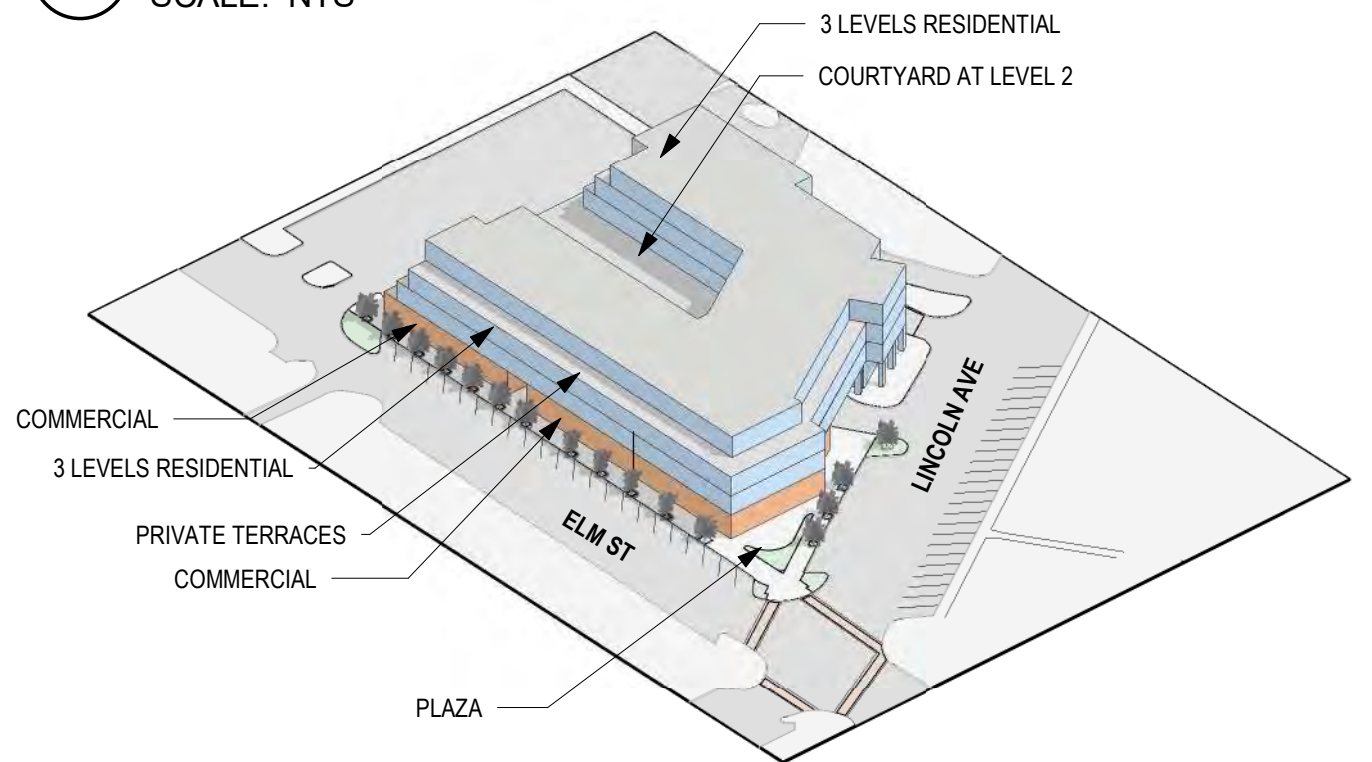
2 ELM ST. SECTION - FACING WEST
 SCALE: 1/16" = 1'-0"



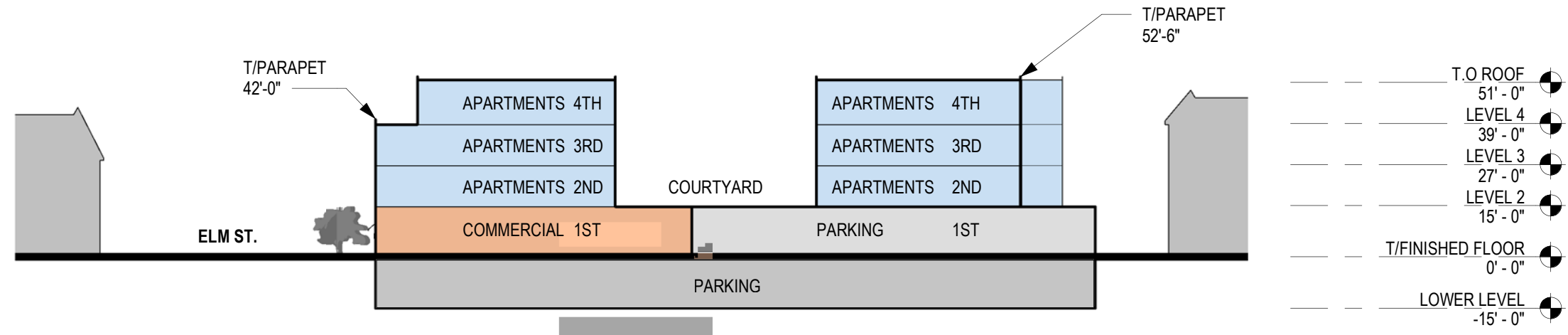
1 STACKING DIAGRAM - SOUTHWEST AXONOMETRIC
SCALE: NTS



2 STACKING DIAGRAM - NORTHEAST AXONOMETRIC
SCALE: NTS

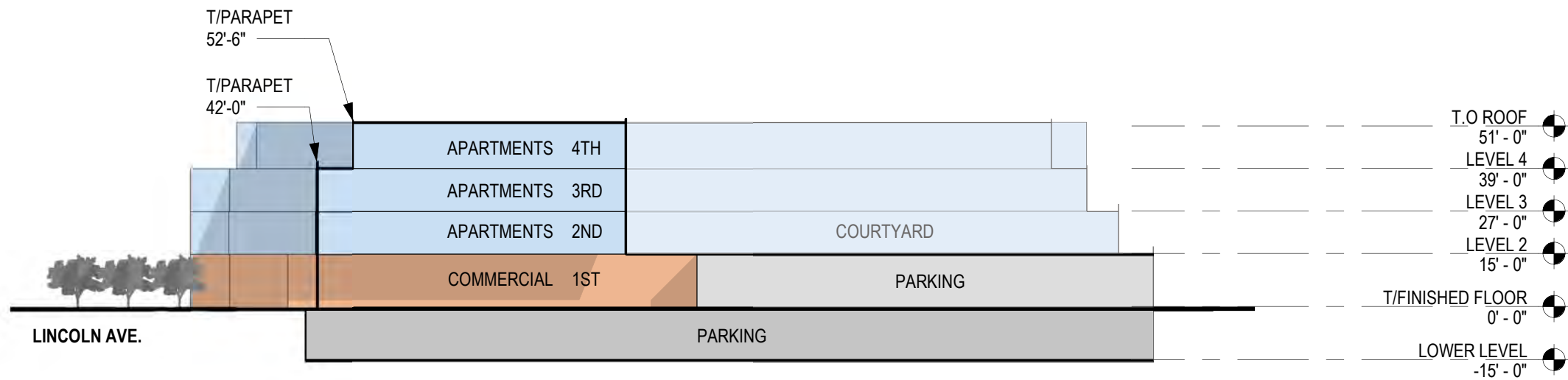


3 STACKING DIAGRAM - NORTHWEST AXONOMETRIC
SCALE: NTS



1 TRANSVERSE SECTION - FACING EAST
SCALE: 1" = 40'-0"

REQUIRED EXCEPTION
MAXIMUM HEIGHT ALLOWED IS 45'



2 LONGITUDINAL SECTION - FACING NORTH
SCALE: 1" = 40'-0"

VIEW ALONG ELM ST. - FACING SOUTHEAST



VIEW AT CORNER OF ELM ST. & LINCOLN AVE.



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VIEW ALONG LINCOLN AVE. - FACING SOUTHEAST





2 WEST ELEVATION
SCALE: 1" = 20'-0"



3 LINCOLN ELEVATION
SCALE: 1" = 20'-0"

BUILDING HEIGHT 52'-6"
LEVEL 4 39'-0"
LEVEL 3 27'-0"
LEVEL 2 15'-0"
HIGHEST NATURAL GRADE 0'-9"
T/FINISHED FLOOR 0'-0"



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

BUILDING HEIGHT 52'-6"
STRUCTURE HEIGHT = 55'-10"
T/FINISHED FLOOR -2'-0"
LOWEST NATURAL GRADE -3'-4"

BUILDING HEIGHT 52'-6"
LEVEL 4 39'-0"
LEVEL 3 27'-0"
LEVEL 2 15'-0"
T/FINISHED FLOOR 0'-0"



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ONE WINNETKA - MIXED USE DEVELOPMENT
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ENLARGED ELEVATION AT BREEZEWAY PORTAL



ENLARGED ELEVATION AT RESIDENTIAL ENTRY

PD-C 	VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNED DEVELOPMENT CONCEPT PLAN APPLICATION
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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: RIC (Winnetka Lincoln), LLC

Primary Contact: Bill Ullicki

Address: 162 CUMBERLAND ST., SUITE 300

City, State, Zip: TORONTO, CANADA,

Phone No. 416 928 5126 MSR 3NS

Email: billulicki@romspen.com

Applicant Information

Legal Name: Murphy Development Group, LLC

Primary Contact: Deirdre Clein

Company: Murphy Real Estate Services

Address: 227 W Monroe, Suite 5040

City, State, Zip: Chicago, IL 60606

Phone No: 312.625.3383

Email: dclein@murphyres.com

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

Site Location/Address: 714-740 Elm Street & 515 Lincoln Avenue, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-21-109-003, 05-21-109-017, 05-20-213-004, 05-20-213-005, 05-20-213-006

Dimensions and Size of Parcel(s): 211' x 193' x 236' x 317' | 50,810 SF

Current Zoning: C2 - General Retail Commercial, Retail Overlay

Current Use of the Property: Vacant retail/commercial building

Applicant's Current Interest in Property: Owner's Representative

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. Authorization on file in Community Development.
- 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.