



MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL
FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: DECEMBER 2, 2021
SUBJECT: 714-740 ELM STREET & 511-515 LINCOLN - STONESTREET PARTNERS, LLC
PLANNED DEVELOPMENT - CONCEPT PLAN REVIEW
(CASE NO. 2021-39-PD)

INTRODUCTION

On December 7, 2021, the Village Council is scheduled to consider a planned development concept plan application filed by Stonestreet Partners, LLC (the “Applicant”), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the “Owner”), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue following a foreclosure action (the “Subject Property”). Stonestreet Partners was also the development entity for the previous One Winnetka final planned development for the site, which the Village Council had previously approved and subsequently rescinded its approval due to noncompliance with the terms of the applicable development agreement. The application materials also state that Murphy Development Group will serve as the General Partner, “who will gather input from the project team but have full control over the development of One Winnetka.” The designated architect for the new project is OKW Architects, LLC.

The Applicant has submitted for concept plan review by the Village Council a **five-story mixed use planned development** for the Subject Property, which it continues to be called One Winnetka, and which consists of the following elements:

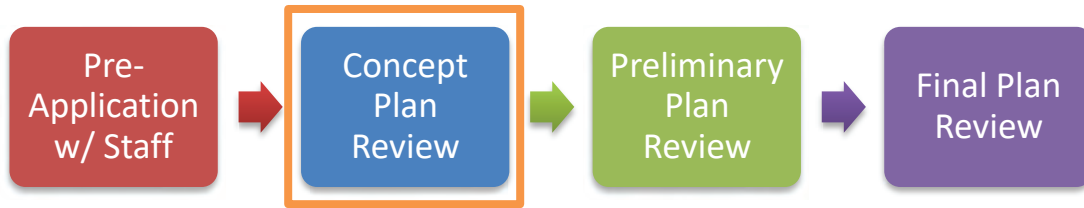
- a) 74 residential rental units,
- b) 18,000 square feet of commercial space, and
- c) a total of 158 parking spaces consisting of 43 spaces at ground level for the commercial uses and 115 spaces on the lower (underground) level for the residential uses.

The Applicant’s concept plan application materials are included in Attachment A.



Figure 1
Proposed Concept Plan -
Elm Street Perspective
Drawing

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



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

DESCRIPTION OF PROPERTY

The Subject Property is generally located on the southeast corner of Lincoln Avenue and Elm Street and is approximately 1.10 acres (Figure 2). The Subject Property contains five vacant commercial buildings. In the center of the buildings is a small surface parking lot that accommodates approximately 14 cars. The Village parking lot immediately east of the Subject Property (the “Village Parcel”) would not be part of the Applicant’s redevelopment plans. The 63 parking spaces on the Village Parcel would continue to be available for use by customers and employees of the Elm Street Business District.

Unlike recent proposals for the site, the Subject Property and the proposed development **does not include** 736 Elm Street, which is owned by Elm Street Pharmacy, LLC, and is home of Conney’s Pharmacy. Though the Subject Property does include 740 Elm Street, which is commonly referred to as the former Phototronics building, the Applicant only intends to “refresh” the look and re-tenant the building, while the Applicant would redevelop the remainder of the Subject Property with the proposed mixed-use development.

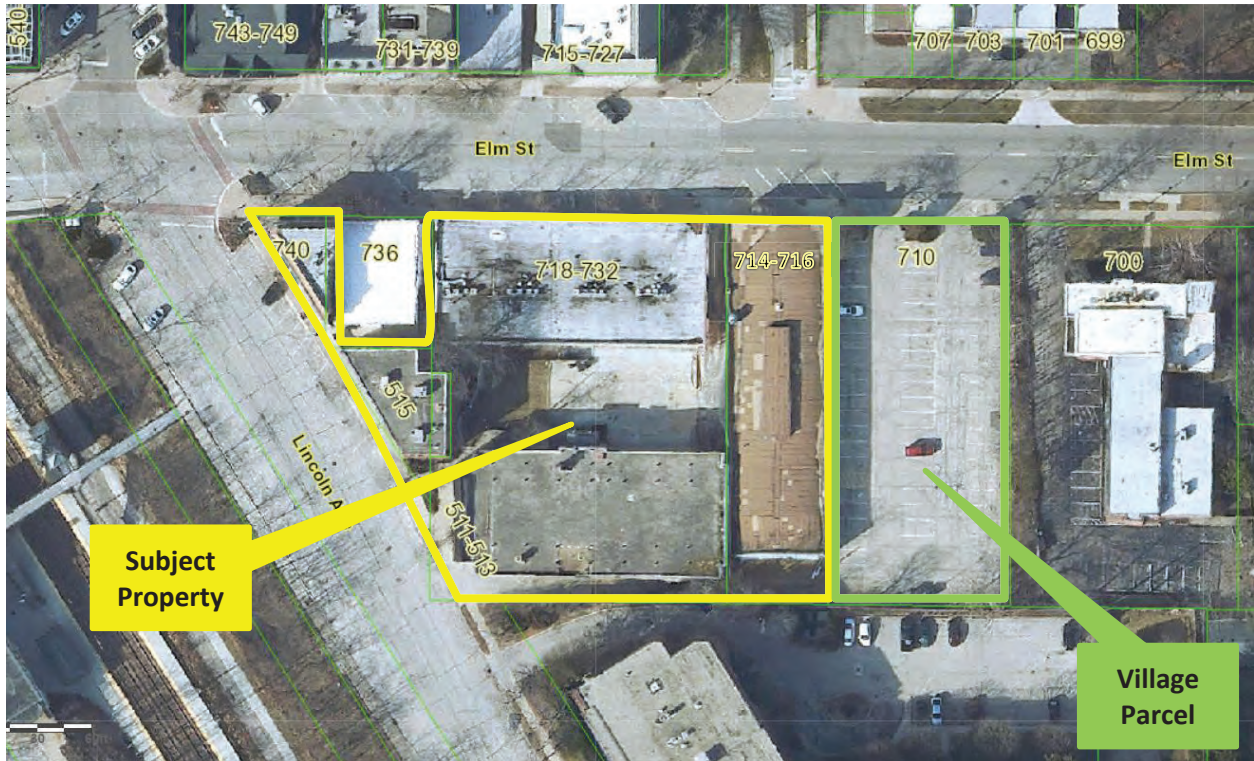


Figure 2 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial and a portion is located in the C-2 Overlay District as shown in Figure 3.

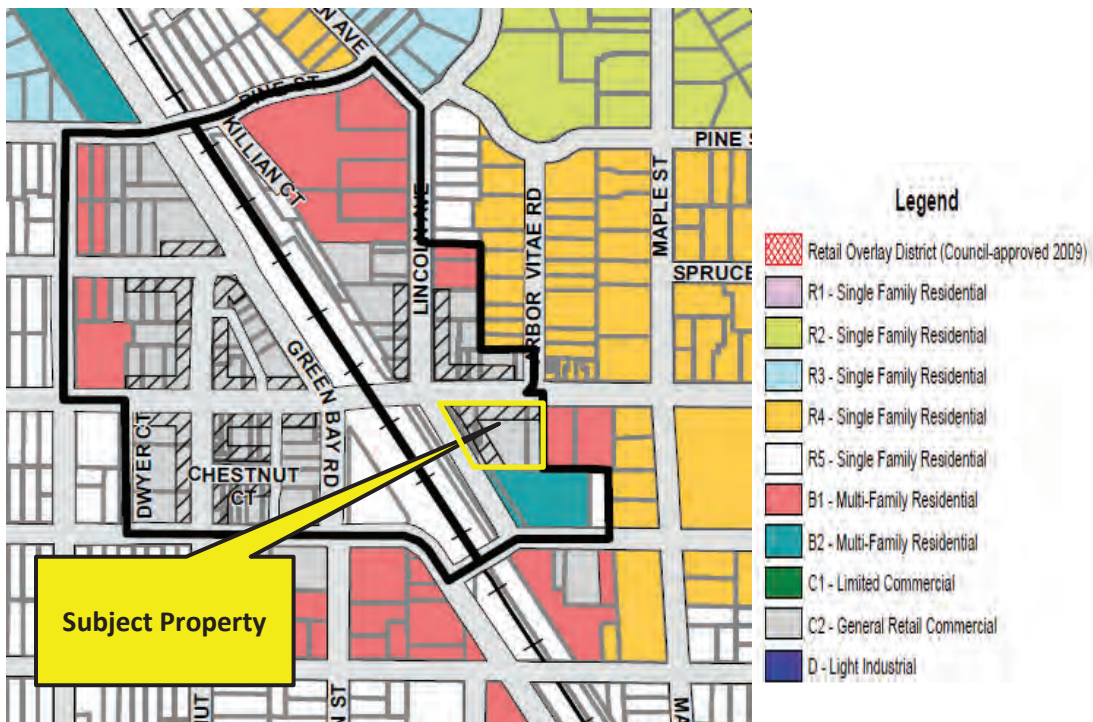


Figure 3 – Zoning Map

The Village’s Comprehensive Plan designates the Subject Property as appropriate for mixed-use land uses as shown in Figure 4.

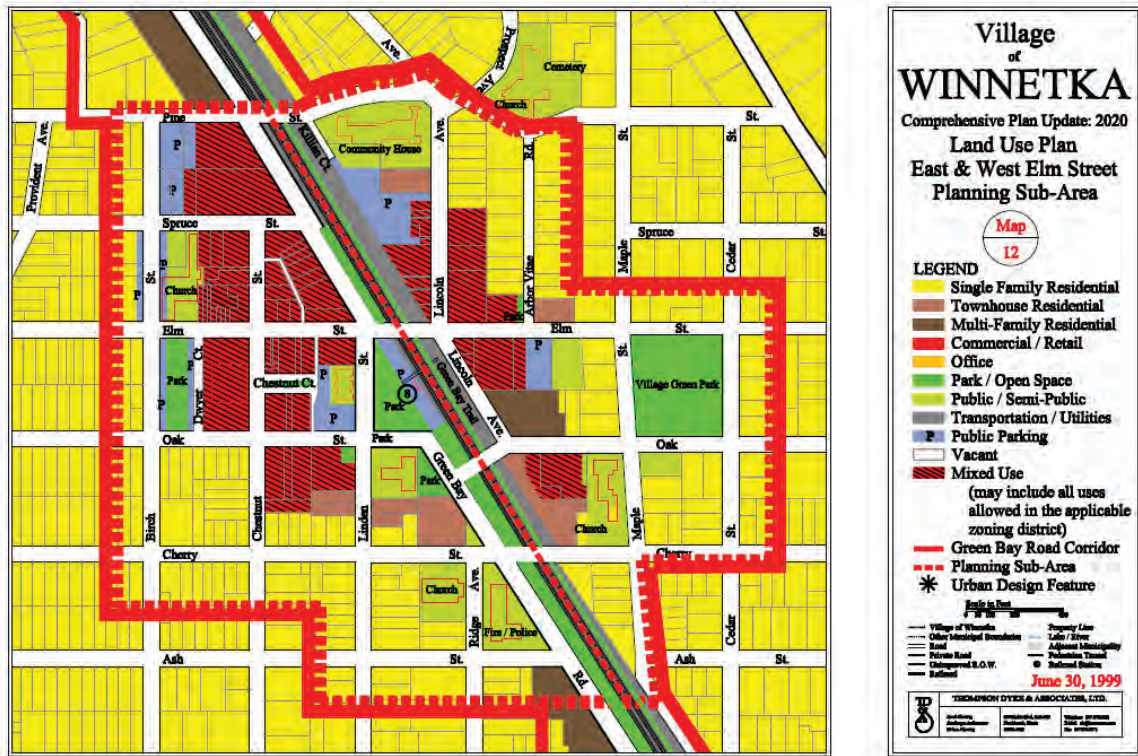


Figure 4 – Comprehensive Plan Land Use Plan

RECENT PROPERTY BACKGROUND

One Winnetka Approved Plan

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

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

Since that time the property has been going through the foreclosure process. The lender for the previously approved One Winnetka final plan has secured ownership of the Subject Property and legally owns the property as the Owner. Also, the Village has been pursuing property maintenance violations through the Circuit Court of Cook County. Recently, the Village entered into a settlement agreement regarding these issues and others with the previous legal entity that owned the One Winnetka property and its lender.

Recent Concept Plan Reviews - Submittals by CA Residential

On November 5, 2019, the Village Council considered a planned development concept plan application filed by CA Residential, LLC for properties at 714-740 Elm Street and 511-515 Lincoln Avenue. The development plan also included the Conney's Pharmacy site, which is owned by Elm Street Pharmacy, LLC., and one plan option included a portion of the Village Parcel.

Given the feedback from the Council at the November meeting, on January 21, 2020, the Village Council considered a revised planned development concept plan application filed by CA Residential for 714-740 Elm Street and 511-515 Lincoln Avenue, as well as 736 Elm Street, the Conney’s Pharmacy site. With this revised proposal, CA Residential was no longer interested in acquiring a portion of the Village Parcel.

CA Residential never moved forward with a preliminary planned development application for any of the concept plans it had presented to the Village Council.

CURRENT PROPOSED PLAN

The Applicant has submitted a concept plan for a five-story mixed-use building for consideration by the Village Council, which development calls for the following:

- 74 residential rental units consisting of 1, 2 and 3 bedrooms on levels 2-5,
- 18,000 square feet of commercial space at ground level, and
- 158 parking spaces on the ground floor and lower levels.

The residential units would be accessed by a lobby off Lincoln Avenue. The lower-level parking for the residential tenants would be accessed off Lincoln Avenue along the south end of the property. The loading area for the building would also be in this general area. The bulk of the commercial space would be along Elm Street with a smaller portion along Lincoln Avenue. The commercial parking spaces would be located at ground level behind the first-floor commercial space and would be accessed off Elm Street by a two-way drive aisle.

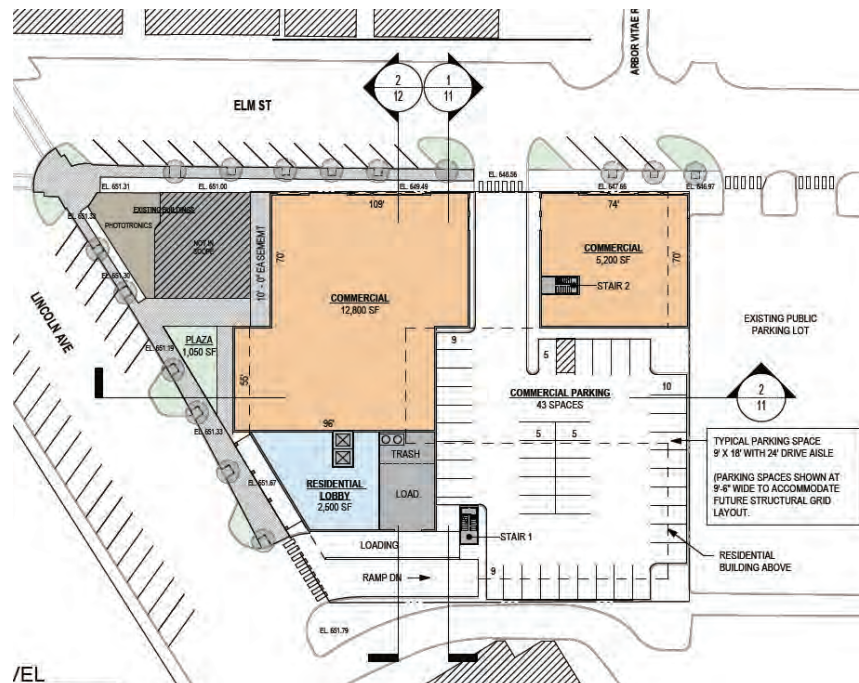


Figure 5 – Current Concept Plan – Ground Floor Plan

The façade of the building has a Tudor design. The commercial level would be stone and brick, the upper levels would consist of detailed brick, stucco, and timber elements. The Elm Street façade incorporates projecting bays at the second and third floor levels, which include steeply pitched gable roof elements.



Figure 6 – Current Concept Plan – Elm Street Elevation

In most locations the fourth-story building element would be stepped back from the front property line as required by code, and the fifth-story element would be stepped back even further. The step back of the upper stories is required by code to reduce the perceived scale of buildings at the sidewalk. Residential balconies are provided at the second and third floor levels and more extensive terraces at the fourth and fifth floor levels. During the preliminary plan review application, the Applicant will need to provide further details regarding the design of all building facades as well as the appearance of the design of that portion of the building façade that will wrap-around the Conney’s Pharmacy building.

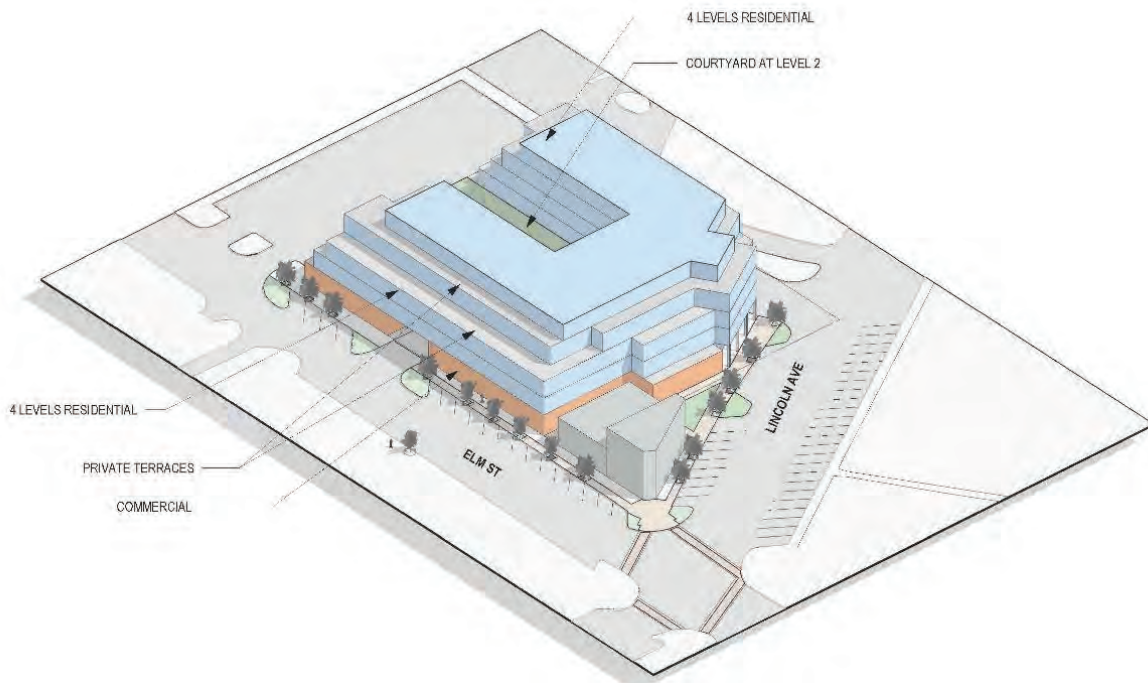
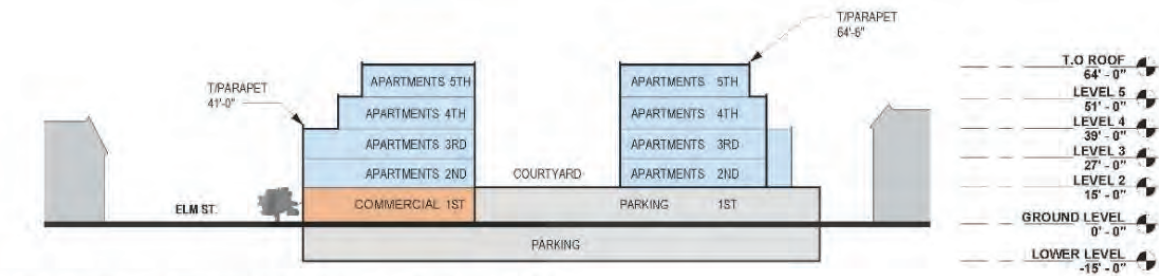
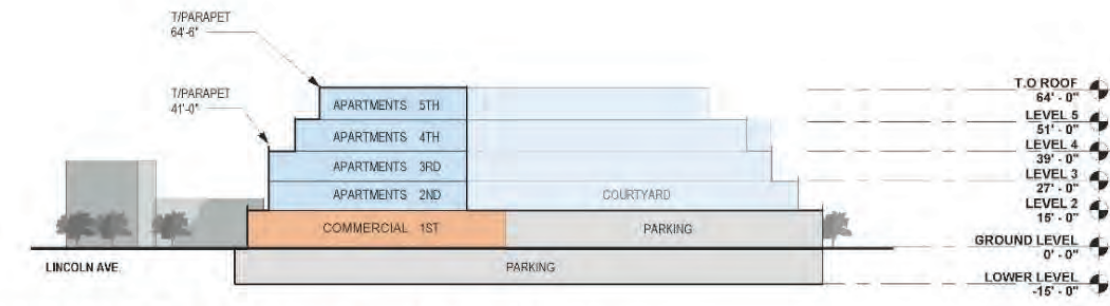


Figure 7 – Current Concept Plan – Oxonometric View



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



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

Figure 8 – Current Concept Plan – Building Sections

REQUIRED SUBDIVISION & ZONING RELIEF

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

- A. Approval of a Plat of Consolidation, including an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.
- B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following **special uses and exceptions** from the requirements of the Zoning Ordinance:
 - a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes a five-story building that is 64'-6" to the top of the parapet.
 - b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet along portions of the Lincoln Avenue property line.
 - c. No side yard is required, but when a side yard is provided it must be at least three feet; the Applicant proposes some of the upper-level terraces to be less than three feet from the south property line.
 - d. Building levels at the fourth level or higher must be setback 10 feet from the front property line; the Applicant proposes a setback at the fourth level less than 10 feet from the Lincoln Avenue property line.
 - e. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet along the easterly property line to accommodate the building and terraces.
 - f. The proposed parking located on the ground level requires special use approval.
- C. License Agreement. Upper story elements along Elm Street project over the right-of-way and thus a license agreement will be required for those improvements.

As previously stated, the Applicant is proposing a total of 158 on-site parking spaces. An exception is not required for the number of parking spaces. Based upon the Village Code requirement of 1.25 spaces per 1-bedroom units, 1.5 spaces per 2-bedroom units, and 2.0 spaces per 3-bedroom units, the proposed development is required to provide 113 parking spaces for the residential units; the Applicant is proposing 115 parking spaces. Given that the development could consist of commercial spaces greater than 2,500 square feet, the development is required to provide parking at 2 spaces per 1,000 square feet of net floor area for the commercial space. Given the total amount of commercial gross floor area, the development would not be required to provide more than 36 parking spaces. The Applicant is proposing 43 commercial spaces.

As part of the request for planned development approval requiring exceptions, an applicant must provide compensating benefits. The purpose of the compensating benefits is to advance the Village's physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies. The Applicant has identified on page 6 of the plan set the following:

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 parking for the intended commercial uses.

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 concept plan review step. 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 December 7, 2021, 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 mixed-use development.

ATTACHMENTS

Attachment A: Applicant's Concept Plan Application Materials

ATTACHMENT 2
Applicant' s Concept Plan Application Materials

ONE WINNETKA

DESIGN PRESENTATION
NOVEMBER 29, 2021





RIC (Winnetka Lincoln) LLC

November 19, 2021

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

Re: Designation of Stonestreet Partners, LLC as Agent to Act for Owner (714 Elm Street, Winnetka, Illinois 60093; 178 Elm Street, Winnetka, Illinois 60093; 740 Elm Street, Winnetka, Illinois 60093; 515 Lincoln Avenue, Winnetka, Illinois 60093 (collectively, the "Property"))

To Whom it May Concern:

This letter confirms that the owner of the above-referenced Property, RIC (Winnetka Lincoln) LLC ("Owner"), an Illinois limited liability company, has designated Stonestreet Partners, LLC ("Stonestreet"), an Illinois limited liability company, to act for Owner, subject to Owner's consent, before the Village of Winnetka (the "Village") in connection with applying for and negotiating entitlements, zoning and entitlement applications concerning the Property, including without limitation the concept plan submission submitted to the Village on August 23, 2021, concerning the proposed development of the Property (the "Project"), and its consideration at the upcoming Village meeting.

By signing below, Owner authorizes Stonestreet to submit the Project application.

Very truly yours,

Bill Ulicki
Authorized Representative
RIC (Winnetka Lincoln) LLC
162 Cumberland Street, Suite 300
Toronto, Ontario M5R3N5 Canada

RIC (Winnetka Lincoln) LLC - 162 Cumberland St, Suite 300, Toronto Canada M5R3C9 416-966-1100



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 and 515 Lincoln Ave, Winnetka, IL
 Parcel Identification Number(s) (PIN): 05-21-109-003, 05-21-109-017, 05-20-213-004, 05-20-213-006, 05-20-213-005
 Dimensions and Size of Parcel(s): 211 x 193 x 236 x317 50,810 SF
 Current Zoning: C2 - General Retail Commercial, Retail Overlay
 Current Use of the Property: Retail/Commercial
 Applicant's Current Interest in Property: Owner Developer

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.

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.

Current Property Owner Information

Legal Name: RIC (Winnetka Lincoln) LLC
 Primary Contact: Bill Ullicki
 Address: 162 Cumberland Street, Suite 300
 City, State, Zip: Toronto, Ontario M5R3N5 Canada
 Phone No. 416-966-1100
 Email: billulicki@romspen.com

Applicant Information

Legal Name: Stonestreet Partners, LLC
 an Illinois limited liability company
 Primary Contact: David M. Trandel
 Company: Stonestreet Partners
 Address: 760 West Main Street, Suite 140
 City, State, Zip: Barrington, IL 60010
 Phone No: 312.286.0395
 Email: dtrandel@stonestreetusa.com



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

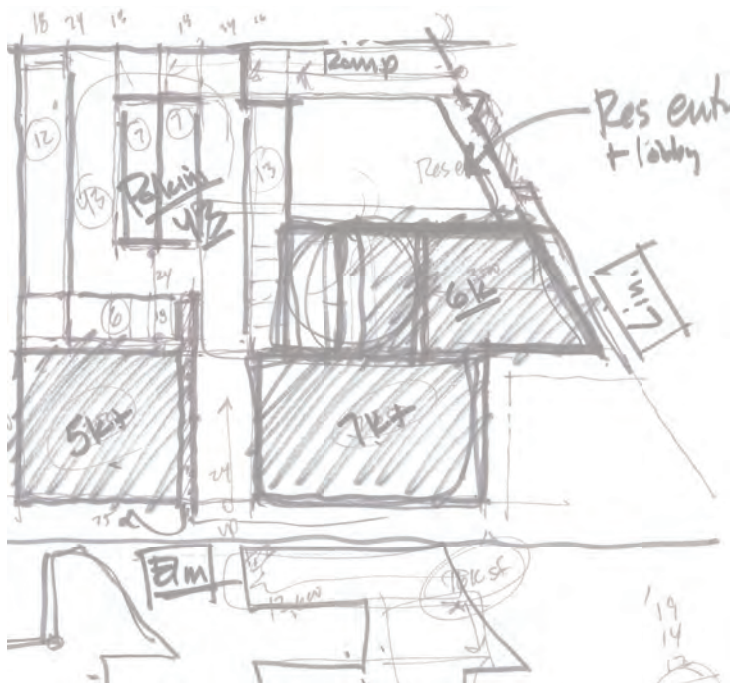
	Current C-2 Zoning	Approved 2018 Final Plan	11.29.21 Proposal	
Development Site Size	1.10 acres	1.38 acres	1.10 acres	
Building Gross Floor Area				
Excluding parking		186,265 sf	127,315 sf	
With parking		304,760 sf	191,290 sf	
Residential Gross Floor Area		140,340 sf	109,315 sf	
Total Commercial Gross Floor Area		29,895 sf	18,000 sf	
Common Area Space Gross Floor Area		16,030 sf	7,710 sf	
Amenity Area (lobby, indoor fitness, club, etc)			5,530 sf	
Service Area (back of house service, trash, equip)			2,180 sf	
Building Height	45 ft. and 4 stories	5-stories, 59'-0" (With parapet – 61'-6")	5-stories, 64'-0" (With parapet - 64'-6")	
On-Site Parking				
		Required	Provided	Required
				Provided
Commercial				
Special Use Required: Parking on street level.	2 spaces/1,000 sf	x 29,895 sf = 60 spaces	131 spaces	x 18,000 sf = 36 spaces
				43 spaces
Dwelling				
1-BR - 1.25/unit		x 6 units = 8 spaces	115 spaces	x 17 units = 22 spaces
2-BR - 1.5/unit		x 16 units = 24 spaces		x 46 units = 69 spaces
3-BR - 2/unit		x 36 units = 72 spaces		x 11 units = 22 spaces
		= 104 spaces		= 113 spaces
Residential Use Type - # of Units				
Apartment Rental Units		36		74
Condominium Units		15		0
Townhome Units Total**		7		0
		58		74
Residential Bedroom Size - # of Units				
Studio		0		0
1-bedroom		6		17
2-bedroom		16		46
3-bedroom		36		11
Front Yard Setbacks <u>Exception Required</u> (along Lincoln Ave.)	0 ft.	0 ft.		0 ft. at levels 1-3 35 ft. at retail front plaza 0 ft. at 4th level 10 ft. at 5th level
Corner Side Yard Setbacks (along Elm St.) <u>Exception Required</u>	0 ft.	0 ft.		0 ft. at levels 1-3 14 ft. at 4th level 24 ft. at 5th level
Side Yard Setback <u>Exception Required</u> (along south property line)	0 ft. (3 ft.)***	24 ft.		0 ft. at ground level 12 ft. at levels 2-3 (Terrace at Level 2) 22 ft. at level 4 32 ft. at 5th level
Rear Yard Setback <u>Exception Required</u> (along east property line)	10 ft.	0 ft.		0 ft. at ground level 11 ft. at level 2 (Terrace) 22 ft. at levels 3-4 47 ft. at 5th level
4th Story Setback <u>Exception Required</u> (along Lincoln Ave)				

Notes

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

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

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



ONE WINNETKA PROJECT AND DESIGN NARRATIVE

OKW Architects, LLC, Stonestreet Partners, 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, a new face on the team, 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**.

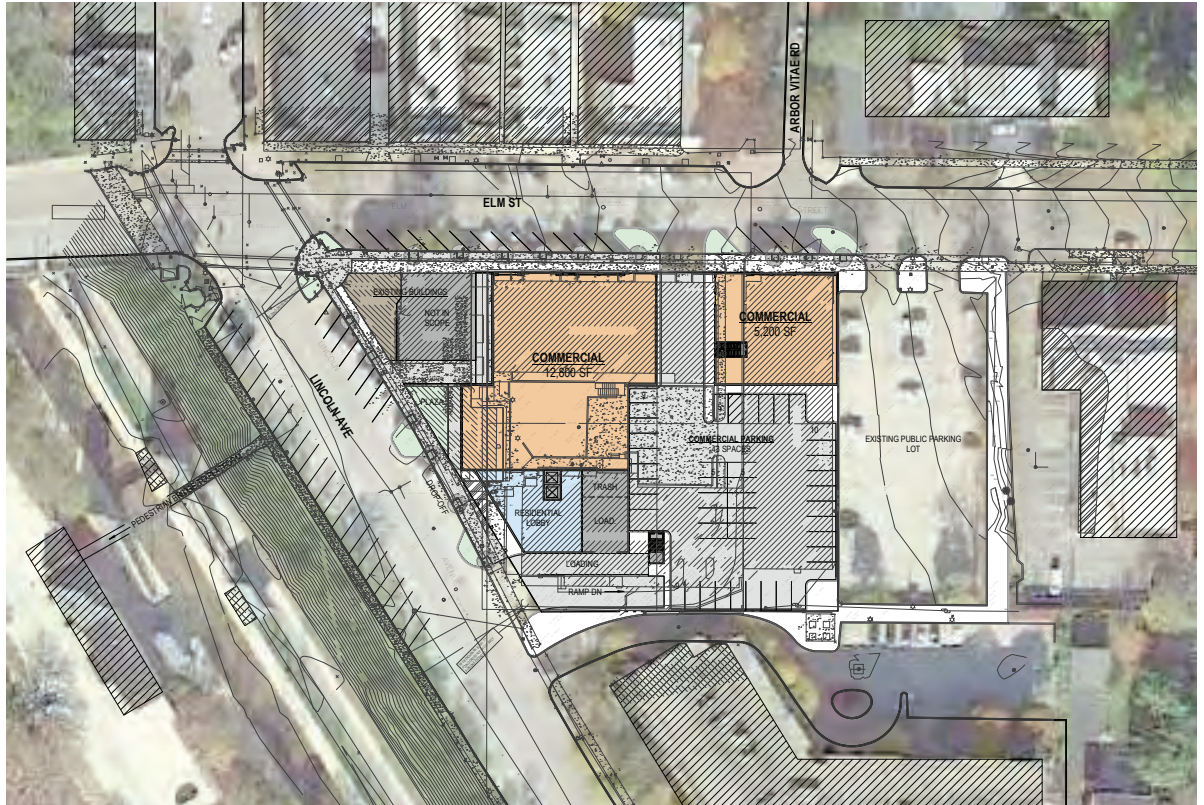
This solution, rooted in sound planning principles addressing scale, density, context, and use, is also relevant to a mixed-use marketplace in need of modern and "right sized" ground floor commercial space along with luxury apartments that address a void in the current North Shore fabric. Together, these 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 five, 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 with the lighter expression of half-timbers and stucco on the upper levels. 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. In doing so, the 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.

As for the former Phototronics Building, it remains an important part of the **One Winnetka** development with an anticipated refreshed look and new occupancy. Its role as the ligament both anchoring and turning the corner, connecting Elm to Lincoln, along with its familiar architectural expression, helps to gracefully introduce the development to both pedestrians and vehicles crossing the tracks from west to east.

DEVELOPMENT SUMMARY	
SITE AREA:	52,692 SF
COMMERCIAL/ RESTAURANT TOTAL:	18,000 GLA
COMMERCIAL PARKING PROVIDED:	43 SPACES (2.4 / 1,000)
RESIDENTIAL TOTAL: (LEVELS 2-5: 74 UNITS)	109,315 SF 106,615 SF
1ST LEVEL:	2,500 SF
2ND LEVEL:	32,255 SF
3RD LEVEL:	30,715 SF
4TH LEVEL:	26,215 SF
5TH LEVEL:	17,630 SF
UNIT TYPES:	
1-BR:	17
2-BR:	46
3-BR:	11
AVERAGE UNIT SIZE:	+/- 1,130 SF NET RENTABLE
RESIDENTIAL PARKING PROVIDED:	115 SPACES (1.55 / UNIT)



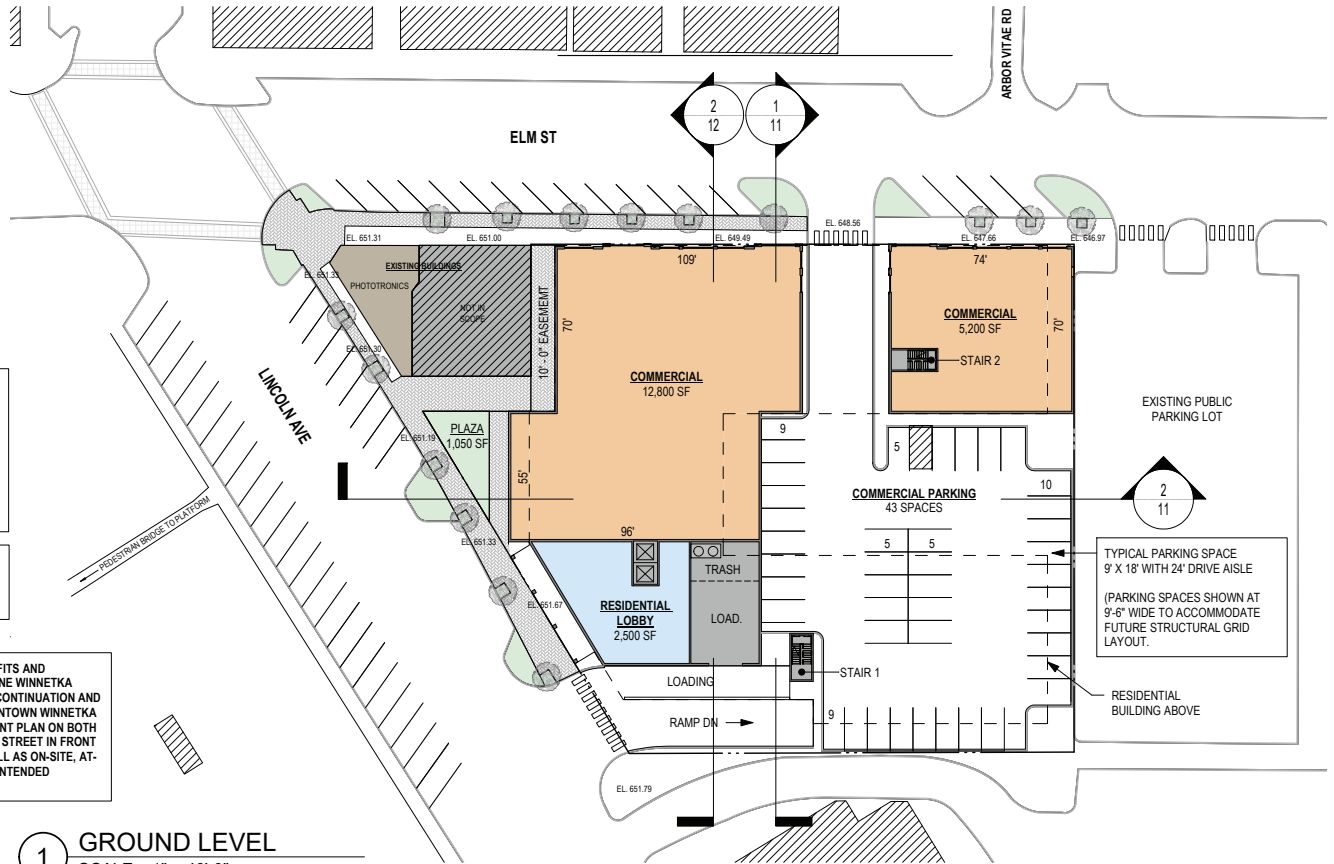
1 SITE PLAN
SCALE: 1" = 60'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
November 29, 2021 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.

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 PARKING FOR THE INTENDED COMMERCIAL USES.

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

TYPICAL PARKING SPACE 9' X 18' WITH 24' DRIVE AISLE (PARKING SPACES SHOWN AT 9'-6" WIDE TO ACCOMMODATE FUTURE STRUCTURAL GRID LAYOUT.)

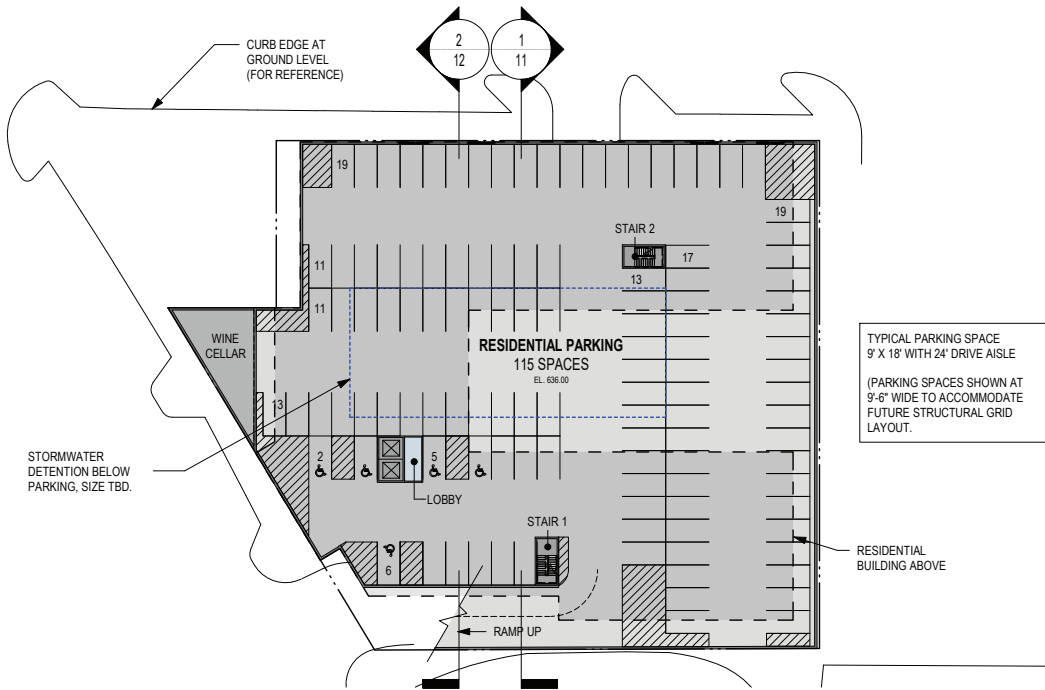


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
November 29, 2021 Project #: 21077

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



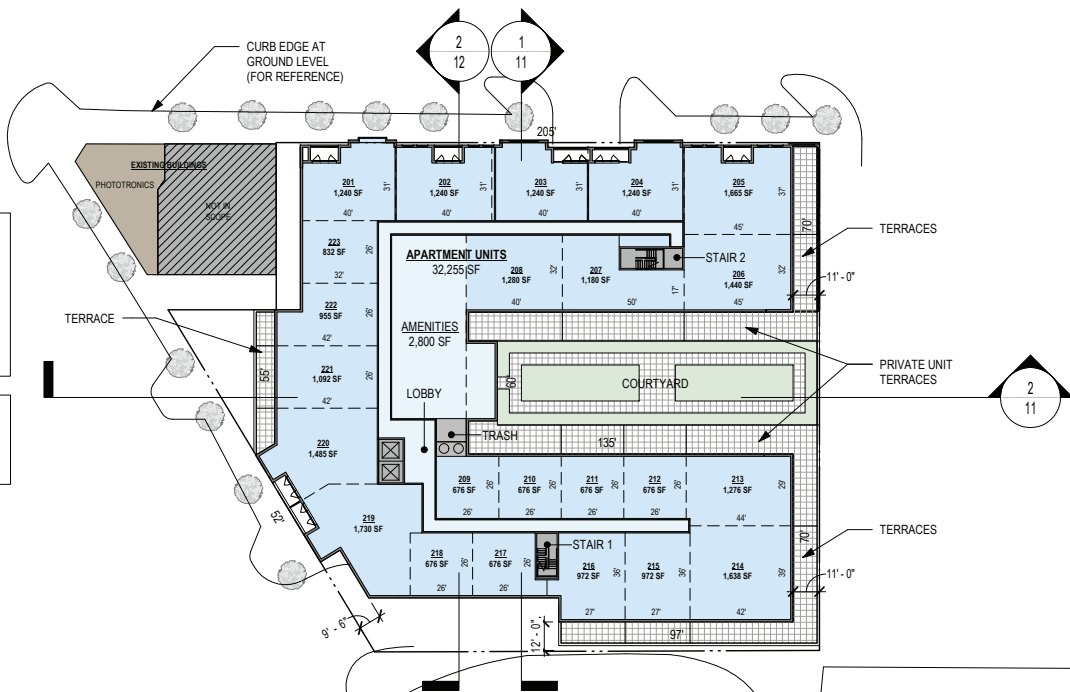
1 LOWER LEVEL
 SCALE: 1" = 40'-0"



OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
 ELM ST. & LINCOLN AVE., WINNETKA, IL
 November 29, 2021 Project #: 21077



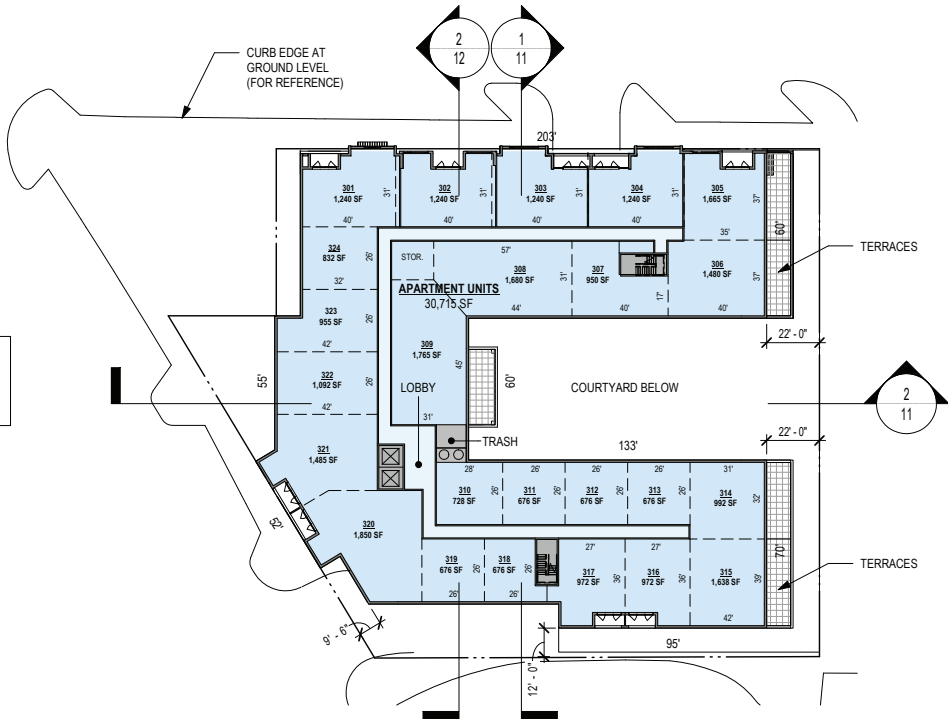
REQUIRED EXCEPTION
 WHEN A SIDE YARD IS PROVIDED IT MUST BE AT LEAST 3' (ALONG SOUTH PROPERTY LINE)
 TERRACES WITHIN SIDE YARD AND REAR YARD SETBACKS AT LEVEL 2.

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

1 LEVEL 2 - 32,255 SF (GROSS) - 23 UNITS
 SCALE: 1" = 40'-0"



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



1 LEVEL 3 - 30,715 SF (GROSS) - 24 UNITS
 SCALE: 1" = 40'-0"

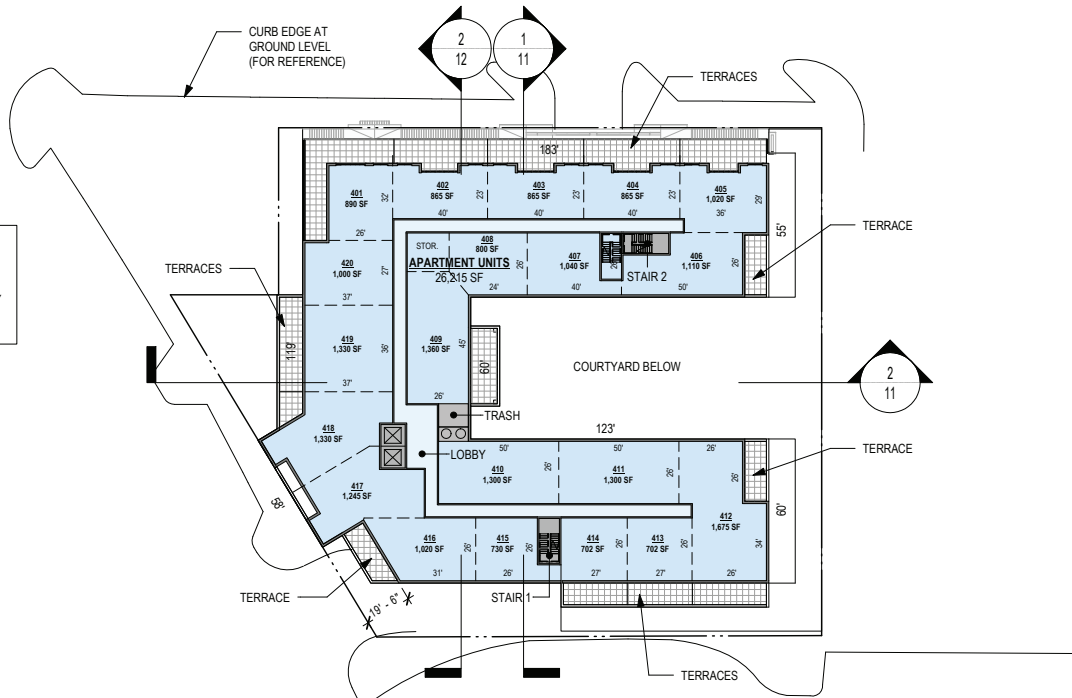


OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
 ELM ST. & LINCOLN AVE., WINNETKA, IL
 November 29, 2021 Project #: 21077

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



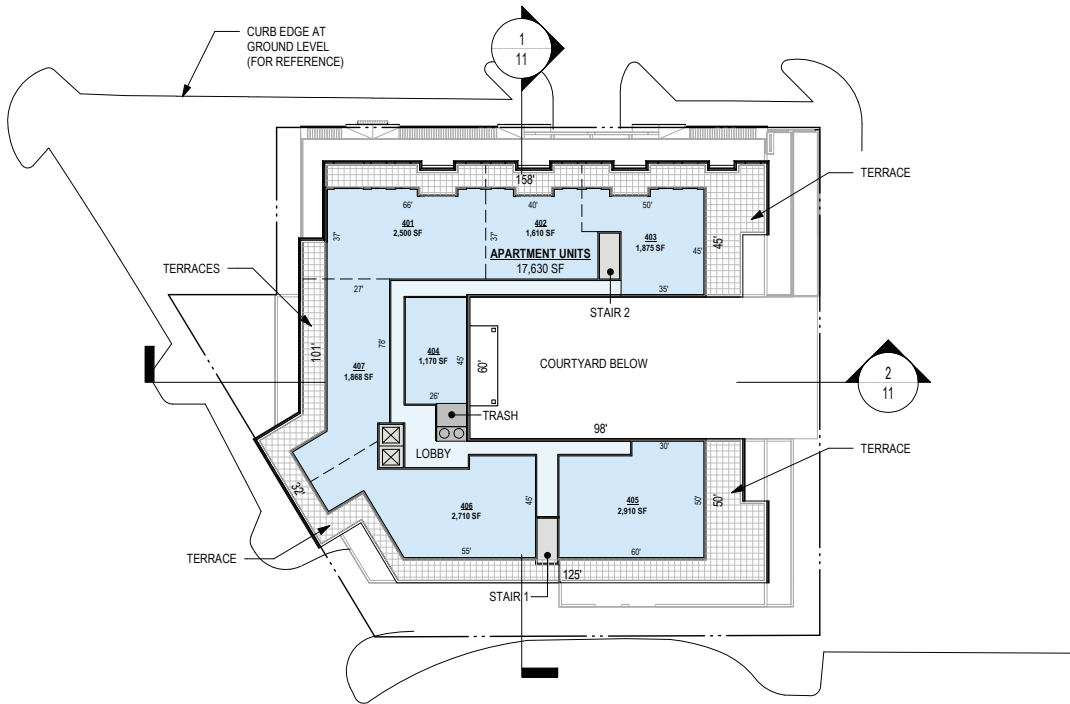
1 LEVEL 4 - 26,215 SF (GROSS) - 20 UNITS
 SCALE: 1" = 40'-0"



OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661

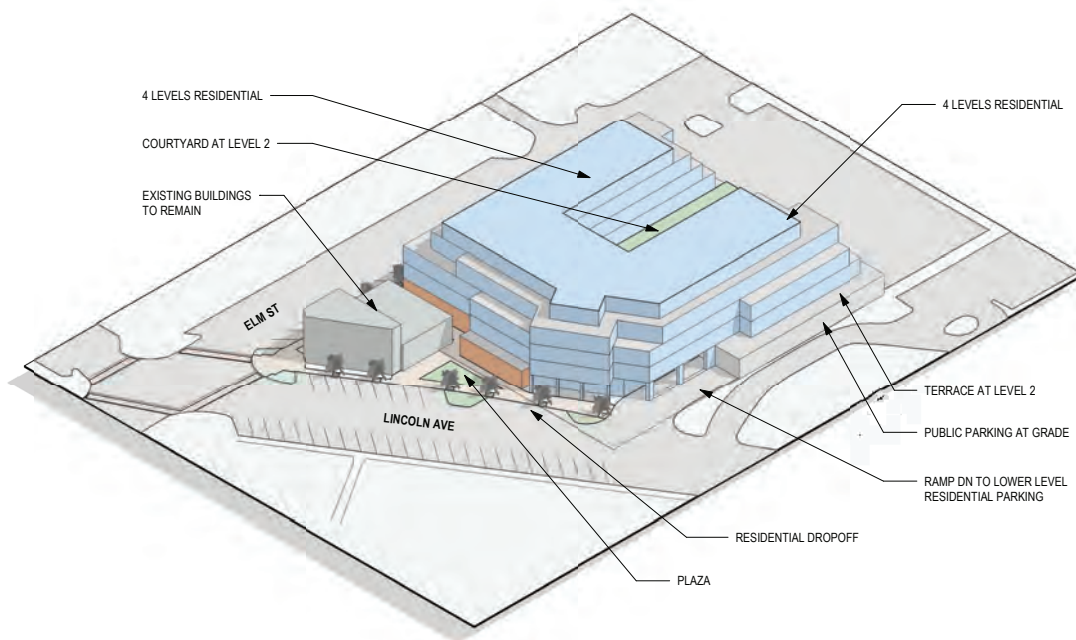


ONE WINNETKA - MIXED USE DEVELOPMENT
 ELM ST. & LINCOLN AVE., WINNETKA, IL
 November 29, 2021 Project #: 21077



1 LEVEL 5 OPT 2- 17,630 SF (GROSS) - 7 UNITS
SCALE: 1" = 40'-0"



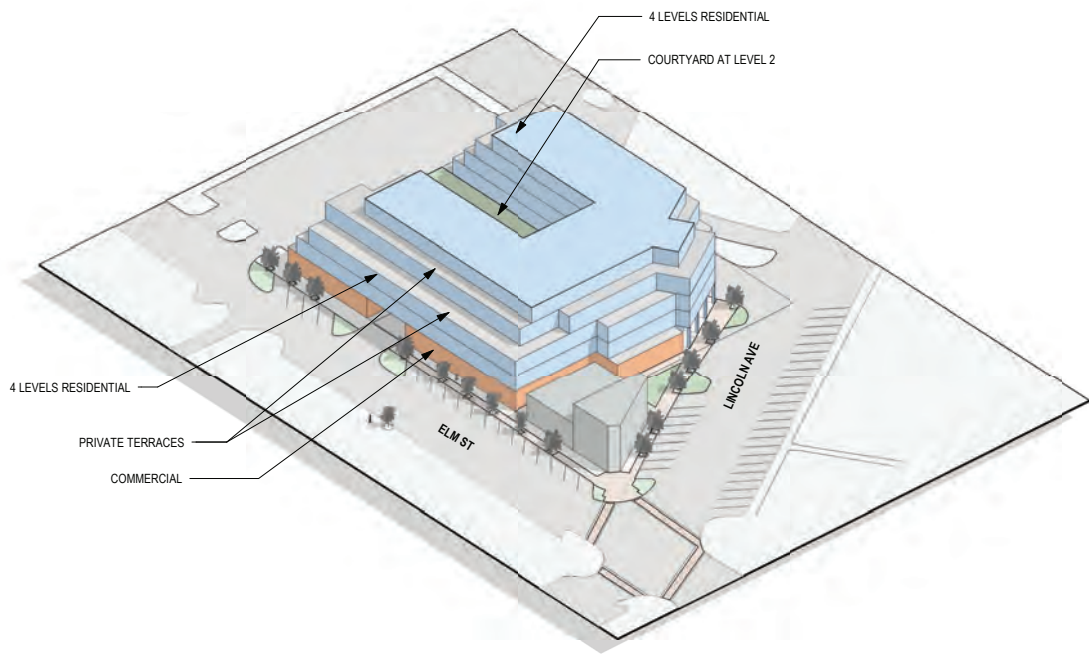


1 STACKING DIAGRAM - SOUTHWEST AXONOMETRIC
SCALE:

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
November 29, 2021 Project #: 21077

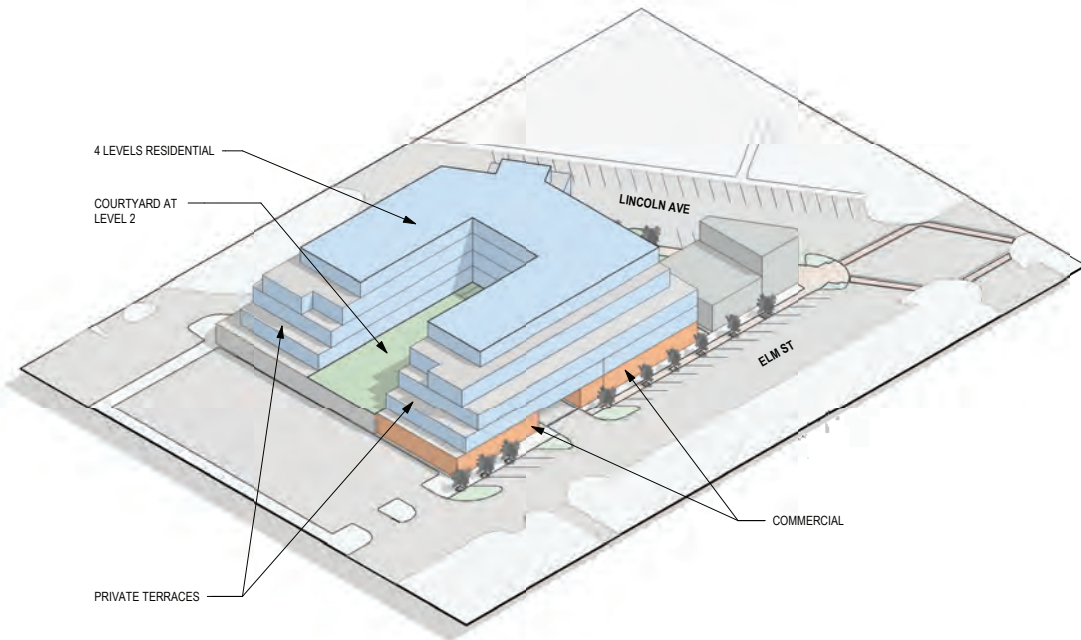


1 STACKING DIAGRAM - NORTHWEST AXONOMETRIC
SCALE:

OKW
Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
November 29, 2021 Project #: 21077

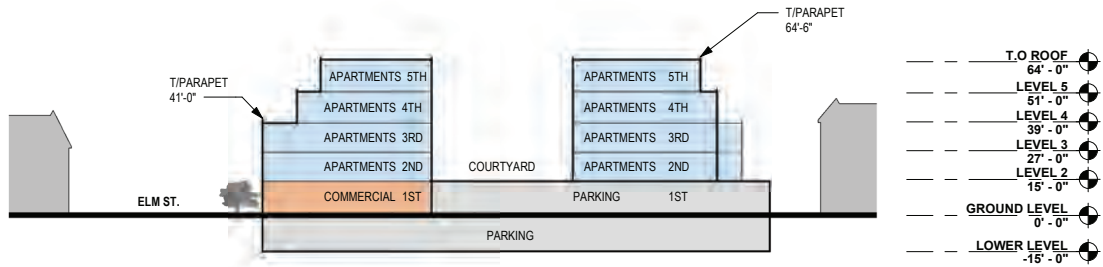


1 STACKING DIAGRAM - NORTHEAST AXONOMETRIC
SCALE:

OKW Architects
OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661

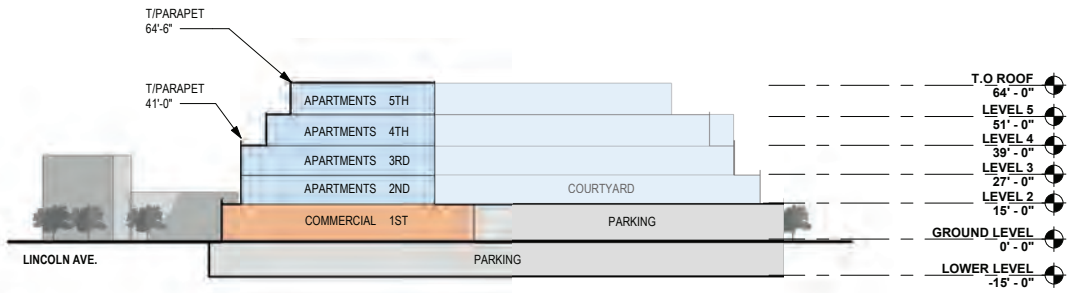


ONE WINNETKA - MIXED USE DEVELOPMENT
 ELM ST. & LINCOLN AVE., WINNETKA, IL
 November 29, 2021 Project #: 21077



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

REQUIRED EXCEPTION
MAXIMUM HEIGHT
ALLOWED IS 45'



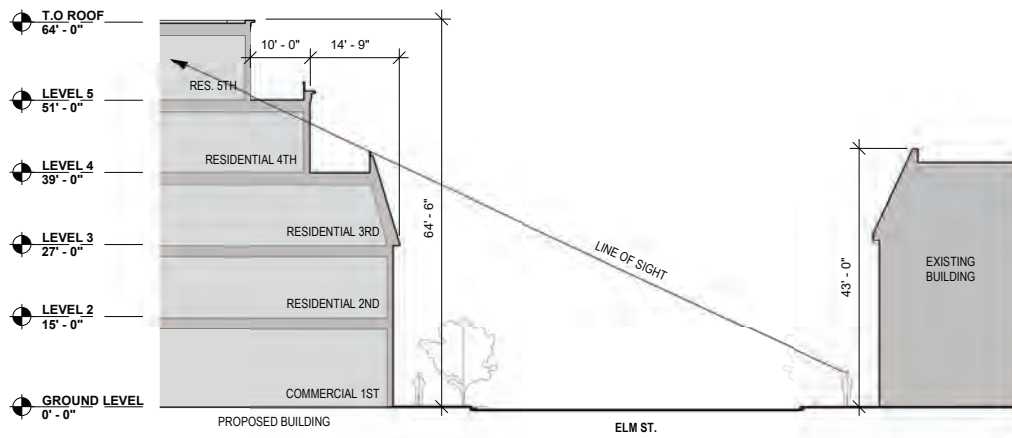
2 LONGITUDINAL SECTION - FACING NORTH
SCALE: 1" = 40'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
November 29, 2021 Project #: 21077



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



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
November 29, 2021 Project #: 21077



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
November 29, 2021 Project #: 21077



ELM ST. ELEVATION

OKW
Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
November 29, 2021 Project #: 21077



ENLARGED ELEVATION 1



ENLARGED ELEVATION 2



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
November 29, 2021 Project #: 21077