



## Agenda Item Executive Summary

**Title:** 688 & 694 Green Bay Road - Willow Trace Residences Planned Development - Concept Plan Review

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

**Agenda Date:** 07/16/2019

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

**Consent:**  YES  NO

### Item History:

None.

### Executive Summary:

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

The purpose 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 Council members may have early in the process prior to the Applicant expending the funds necessary to prepare the documentation required for a preliminary plan application.

During the concept plan review stage, Council members 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 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 Council to approve or deny any preliminary plan application.

### Recommendation:

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:

Village Council Agenda Report  
Attachment A: Application Materials  
Attachment B: Photographs of Area Properties



# 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)**

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  
CONCEPT PLAN APPLICATION**

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

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

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

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

**Current Property Owner Information**

Legal Name: 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@rmswanson.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

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**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 1<sup>st</sup> and 3<sup>rd</sup> 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, 5<sup>th</sup> Floor Chicago, IL 60654 | phone: 312.620.1100 | fax: 866.218.0048 | [info@ccfbridge loans.com](mailto:info@ccfbridge loans.com) | [www.ccfbridge loans.com](http://www.ccfbridge loans.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 Golembio

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 4<sup>th</sup> floor is 1,362 sf. The

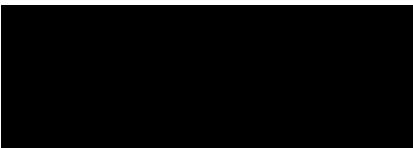
gross area of the underground Garage is 5,176 sf, which may or may not be counted based on exposure of mass above existing grade. The total gross area of the proposed building is 17,781 sf (109% of lot area) including 1<sup>st</sup> thru 4<sup>th</sup> floor and open balconies. The gross area would increase 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 16<sup>th</sup>.

Respectfully,



Rick Swanson AIA, NCARB  
Managing Member

# GREEN BAY ROAD



## WILLOW TRACE RESIDENCES

688 GREEN BAY RD, WINNETKA, ILLINOIS

**SWANSON**  
ARCHITECTS  
 1000 N MICHIGAN AVENUE  
 SUITE 1000, CHICAGO, IL 60611  
 (312) 983-1400  
 (312) 983-1401  
 May 13, 2018



## WILLOW TRACE RESIDENCES

688 GREEN BAY RD, WINNETKA, ILLINOIS

RM  
**SWANSON**  
ARCHITECTS  
1930 AMBERLEY COURT  
LAKE FOREST, ILLINOIS 60045  
PHONE: (847) 457-6700  
FAX: (847) 65-8881

May 12, 2019



## WILLOW TRACE RESIDENCES

688 GREEN BAY RD, WINNETKA, ILLINOIS

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PHONE: (847) 457-6700  
FAX: (847) 65-8881

JULY 1, 2019