Winnetka Village Council
REGULAR VIRTUAL MEETING
Zoom
January 4, 2022
7:00 PM

AGENDA

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-32 and Section 7(e) of the Illinois Open Meetings Act, the Winnetka Village Council meeting on Tuesday, January 4, 2022 will be held virtually. The meeting will be livestreamed via the Zoom platform. At least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Illinois Open Meetings Act, and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Due to the need to maintain social distancing, the opportunity to view the virtual meeting at Village Hall is available on a "first come, first-served" basis.

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

1) Telephone (audio only Call 312-626-6799), when prompted enter the Meeting ID – 82440069154 (Please note there is no additional password or attendee ID required)
2) Livestream (both audio and video feed) Download the Zoom meetings app to your smartphone, tablet or computer and then join Meeting ID: 82440069154. Event Password: VC010422

Public comments should be emailed to contactcouncil@winnetka.org. Public comments received by 6:45 p.m. on Tuesday, January 4, 2022 will be read at the appropriate time during the meeting. General comments for matters not on the agenda will be read at the beginning of the meeting under the Public Comment agenda item. Comments specific to a particular agenda item will be read during the discussion of that agenda item. The Village will attempt to have comments received after the meeting has started read at the end of the meeting. Public comment is limited to 200 words or less. Public comments should contain the following information:

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

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

Winnetka Village Council
REGULAR VIRTUAL MEETING
Village Hall
510 Green Bay Road
January 4, 2022
7:00 p.m.
Zoom

AGENDA

1) Call to Order
2) Pledge of Allegiance
3) Quorum
   a) January 11, 2022 Study Session
   b) January 18, 2022 Regular Meeting
4) Public Comment
5) Reports
6) Approval of Agenda
7) Consent Agenda
   a) Approval of Village Council Minutes:
      i) November 23, 2021 Special Closed Session....4
      ii) December 7, 2021 Regular Meeting....5
   b) Approval of Warrant Lists dated November 19, 2021 – December 16, 2021 and December 17, 2021 – December 29, 2021....11
   c) Resolution No. R-1-2022: Approving Change Order No. 2 to the Contract with Asplundh Tree Expert Co. for Utility Line Clearance Services (Adoption)....12
   d) Resolution No. R-2-2022: Approving the Purchase of a Police Vehicle (Adoption)....20
   e) Resolution No. R-3-2022: Approving an Intergovernmental Agreement for the Provision of Mutual Aid – Snow Removal Services (Adoption)....32
   f) Resolution No. R-4-2022: Approving Change Order No. 1 to the Contract with Maple Cable Construction, Inc for Directional Boring Work (Adoption)....44
   g) Resolution No. R-5-2022: Approving a Contract with American Combustion Service, Inc. for Repairs to Boiler #7 (Adoption)....47
   h) Resolution No. R-6-2022: Approving the Purchase of a Water & Electric Backhoe Loader (Adoption)....58
   i) Resolution No. R-7-2022: Approving the Purchase of a Water & Electric Vehicle (Adoption)....64

8) Ordinances and Resolutions:

   a) Ordinance No. M-1-2022: 2 Golf Lane - Variation (Introduction/Adoption) 77

   b) Ordinance No. M-2-2022: Amending a Special Use Permit to Allow a Playground for Christ Church at 784 Sheridan Road (Introduction/Adoption).....127

   c) Public Hearing – The Walden Final Planned Development with Exceptions

      i) Ordinance No. M-3-2022: The Walden – Approving Planned Development with Exceptions (Introduction) 187

9) Old Business: None.

10) New Business: None.

11) Appointments

12) Closed Session

13) Adjournment

NOTICE

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

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3545; T.D.D. 847-501-6041.

MINUTES OF A WINNETKA VILLAGE COUNCIL
SPECIAL CLOSED SESSION
November 23, 2021
(Approved: xx)

A record of a legally convened special Closed Session of the Council of the Village of Winnetka, which was held in the Village Hall Council Chambers on Tuesday, November 23, 2021 for the purpose of discussing the sale or lease and related compensation of Village property pursuant to Section 2(c)(6) of the Open Meetings Act.

1) Call to Order. Village President Chris Rintz called the meeting to order at 5:00 p.m. Present: President Chris Rintz and Trustees Rob Apatoff, Andy Cripe, Tina Dalman (remote), Robert Dearborn and Kim Mancini. Absent: Trustee John Swierk. Also Present: Village Manager Robert M. Bahan, Assistant Village Manager Kristin Kazenas, Community Development Director David Schoon, and Village Attorney Peter Friedman.

   President Rintz confirms that Trustee Dalman has provided the required notice that she is unable to attend the special closed session meeting due to work obligations. The Village's policy provides that Trustee Dalman may participate remotely unless 2/3 of the Council objects. With no objections, Trustee Dalman participated remotely fully in the meeting, including the closed session.

2) Public Comment. None.

3) Closed Session. Closed Session for the Purpose of Discussing the Sale or Lease and Related Compensation of Village Property Pursuant to Section 2(c)(6) of the Open Meetings Act. Trustee Apatoff, seconded by Trustee Dearborn, moved to adjourn to Closed Session for the Purpose of Discussing the Sale or Lease and Related Compensation of Village Property Pursuant to Section 2(c)(6) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments

4) Adjournment. The Closed Session meeting ended at 7:45 p.m.

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
December 7, 2021

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held in the Council Chambers at Village Hall on Tuesday, December 7, 2021, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:01 PM. Present: Trustees Robert Apatoff, Andy Cripe, Tina Dalman, Robert Dearborn and Kim Mancini. Absent: Trustee John Swierk. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, Deputy Village Clerk Berina Gradjan, Police Chief Marc Hornstein, Community Development Director David Schoon, Assistant Village Engineer Emily Grimm and approximately 11 persons in the audience.

2) Pledge of Allegiance. Trustee Mancini led the group in the Pledge of Allegiance.

3) Quorum.

   a) Tuesday, December 14, 2021 Study Session. All of the Council members present said they expect to attend.

   b) Tuesday, December 21, 2021 Regular Meeting Cancelled

4) Public Comment.

   i) Jim King: A 40-year resident of Winnetka, states that there have been numerous power outages and damage caused by overhead power lines from rain fall and storms that have occurred overtime. Mr. King believes that there is a need for Council to consider long-term plans regarding power lines that will decrease the number of outages and damage resulting from storms. Jim King also believes the Village Council can consider a thoughtful revamp of the ordinance.

   President Rintz confirms that the Village will be working with AT&T regarding shared ownership on the power lines early next year and that the Village Council will utilize study sessions in 2022 to work on undergrounded utilities.

   ii) Liz Kunkle: Founder of Go Green Winnetka, Environmental & Forestry Commissioner, and Plan Commission EFC Representative Liz Kunkle expresses her gratitude on the Village incorporating food scraps and organics collection for residential recycling services in early 2022. She encourages curbside hauler chosen to be one part of composting options the Village offers. Ms. Kunkle also advises Village staff to consider revising the language around the composting program on the Villages website to clarify that food scrap reduction, landfill diversion, and composting are priorities for the Village.

5) Reports: None.

   a) Trustees. None.

   b) Attorney. None.

   c) Manager. None.

d) Village President. President Rintz reports he and Village Manager Rob Bahan virtually attended the annual Christmas Tea for the League of Women Voters to present the State of the Village address along with Northfield and Kenilworth. Mr. Rintz commends the Village on what has transpired in the last year on all fronts as well as the League of Women Voters adequately informing the public on what is going on with their local government.

President Rintz had the great honor to attend the Christmas tree lighting and informs Council and staff that he is in awe with the turnout of families and children that were present. Mr. Rintz looks forward to the event in the coming years and hopes that the annual lighting of the tree will grow in popularity.

6) Approval of the Agenda. Trustee Cripe, seconded by Trustee Apatoff, moved to approve the Agenda. By voice vote, the motion carried.

7) Consent Agenda

a) Village Council Minutes.

i. October 29, 2021, Budget Review Meeting
ii. November 16, 2021, Regular Meeting

b) Approval of Warrant List dated November 5 – November 18, 2021 in the amount of $1,257,616.12.

c) Ordinance No. MC-6-2021: Fire Sprinkler Fee Rebate Renewal (Introduction/Adoption)

d) Property Tax Levy and Abatement Ordinances (Adoption)

i) Ordinance No. M-20-2021: 2021 Tax Levy Ordinance (Adoption)

ii) Ordinance No. M-21-2021: SSA No. 3 Close Out Ordinance (Adoption)

iii) Ordinance No. M-22-2021: Tax Abatement Ordinance (GO Series 2020 – bond issue) (Adoption)

e) Resolution No. R-90-2021Waiving the Bidding Requirements for the Purchase of Bulk Rock Salt and Approving a Renewal Agreement with Morton Salt Inc. (Adoption)

f) Adoption of: FY 2022 Village Budget

i) Resolution No. R-92-2021: Village Budget (Adoption)

ii) Resolution No. R-93-2021: Utility Rates and Fees (Adoption)

iii) Resolution No. R-94-2021: General Fees (Adoption)

g) Resolution No. R-96-2021: Amended Village Investment Policy (Adoption)

h) Resolution No. R-99-2021: Transfer of License Agreement from Grand Foods to Sunset Foods (Adoption)

i) Resolution No. R-100-2021: Approving Temporary Tent Approval for Local Schools (Adoption)

Trustee Cripe, seconded by Trustee Apatoff, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes:

Trustees Apatoff, Cripe, Dalman, Dearborn, and Mancini. Nays: None. Absent: Trustee Swierk.

8) Ordinances and Resolutions.

a) Ordinance No. M-23-2021: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka (Introduction/Adoption).

Police Chief Marc Hornstein informs Council that the disposal of surplus property is an opportunity for the Village to recoup some expenditures for property purchased in recent years. Specifically, Mr. Hornstein indicates that for the duty pistols, purchased 10 years ago, was a planned scheduled replacement.

Trustee Dalman, seconded by Trustee Apatoff, moved to waive introduction of Ordinance No. M-23-2021. By voice call vote, the motion carried

Trustee Dalman, seconded by Trustee Mancini, moved to adopt Ordinance No. M-23-2021. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dalman, Dearborn, and Mancini. Nays: None. Absent: Trustee Swierk.

b) Ordinance No. M-24-2021: Mathnasium - 1054 Gage Street (Introduction/Adoption)

Community Development Director David Schoon confirms that the applicant is requesting to expand its existing tutoring facility. The Plan Commission has previously reviewed the request and unanimously given approval as they believe it is a great use for the area attracting young families. Following guidelines set forth by the Village, the applicant has also agreed to secure parking passes for its employees in the A lot.

Mathnasium owner, Javier Santacruz, conveys his excitement to expand the overall space allowing for the growth of his business.

Council expresses their gratitude for the business presence in town.

Trustee Cripe, seconded by Trustee Apatoff, moved to waive introduction of Ordinance No. M-24-2021. By voice call vote, the motion carried

Trustee Dalman, seconded by Trustee Mancini, moved to adopt Ordinance No. M-24-2021. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Cripe, Dalman, Dearborn, and Mancini. Nays: None. Absent: Trustee Swierk.

c) Resolution No. R-98-2021: Purchase of Underground Stormwater Vaults (Adoption)

President Rintz states what a big step forward this purchase is for the Village's stormwater relief and is thrilled that after 10 years of discussion, the project is beginning to move forward.

Assistant Village Engineer Emily Grimm confirms that the Village is proceeding to install two stormwater vaults under Duke Childs Field and Little Duke Playing Fields. Ms. Grimm informs Council that the chosen vendor is StormTrap, due to having the necessary manufacturing capacity to build the large vaults as well as the capacity to store the vaults on site until the installation takes place in the summer. Staff has requested the $4.2 million purchase of these vaults by the Village to ensure that the two needed vaults will be ready in time for the installation.

Trustee Mancini, liaison for the Environmental & Forestry Commission, requests further clarification on the purity of the water. Ms. Grimm informs Council that the vaults are

designed to have water quality components; sumps that are designed to slow the flow of the water aiding with filtration and are equipped with concrete basins limiting any toxins or lead that may be present.

Council deliberates the long-term planning and upkeeping of the vaults, Mike Waldren, from Strand Associates, briefs Council on the yearly maintenance and the underground system that will be of contribution.

Trustee Cripe, seconded by Trustee Dalman, moved to adopt Resolution No. R-98-2021. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Dearborn, and Mancini. Nays: None. Absent: Trustee Swierk. Abstain: None.

9) Old Business. None.

10) New Business.

a) 714-740 Elm Street & 511-515 Lincoln – Stonestreet Partners – Planned Development – Concept Plan Review

President Rintz reports that this is a concept review of a new proposed physical building and indicates that Council is not here to comment or disparage the developer and the team. President Rintz indicates that public comments are required to be limited toward the building and any comments related to development team are not permitted.

Community Development Director David Schoon briefly elaborates on the development process, confirming that currently, the project is at the concept plan review stage. Mr. Schoon states that the planned development process includes three major public review components, which is currently in the first component, and that Council will be able to provide any comments and suggestions on the proposed development. Comments given by Council are preliminary and Council will not be voting on any action.

David Schoon indicates that the comprehensive plan designates the subject property appropriate for mixed use land uses, zoned as C-2 General Retail Commercial consisting of 74 rental units, ranging from 1-3 bedrooms, first floor commercial space of about 18,000 sq ft and 158 parking spaces.

Jon Talty, of OKW Architects, confirms that CA Ventures is not part of the development plan, as requested to be spoken into record per Village Council.

Mr. Talty addresses Council, not only as a representative of the applicant, but also as a resident of Winnetka and former chairman of the Board of Fire & Police Commissioners. Mr. Talty states that he brings a dense knowledge of the community that he feels is particularly unique given that his firm has also been a great contributor to the Village and has an understanding of the community needs and expectations.

Reiterating Mr. Schoon's project briefing, Mr. Talty states that the property will be a five-story mixed use planned development site plan, a cross between commercial and residential use. The development will incorporate lower-level parking, grade level commercial space, and upper-level luxury rental properties. The number of units will be determined by the market demand.

Providing further detail of the site plan, Mr. Talty provides descriptive units of measure including recommended zoning variations per Village Staff, structure materials of the site, proposed amenity spaces provided for the residents such as terraces and a courtyard,

and the overall impact the site will have on the community based on both the residential and commercial ends.

Mr. Talty believes that luxury rental within the community is important, offering continuity for the residents that have lived in Winnetka and grown weary of owning large homes. Believing that rentals come with an easier lifestyle rather than maintaining the responsibilities of home ownership, Mr. Talty strongly encourages Council to consider the benefits of such a development.

i) Public Comment:
Frank Hebtreck: Mr. Hebtreck appreciates the communication Village staff has had with the surrounding property owners of the proposed development site and informs Council of his observations regarding the released plans that may propose potential violations or concerns.
John Phalen: President of 7-Eleven Oak Street Corporation requests that Council encourages the developers to reach out so that their needs and wants can be heard.
Marc Hecht: Mr. Hecht, a resident of Winnetka, informs Council that he has seen no attempt to comply with Winnetka zoning and that the proposed development does not meet zoning requirements. Mr. Hecht states that such a proposal will wreck the West Elm business district. While parking has already been a factor, Mr. Hecht believes that there will be congestion concerns with parking. He encourages Council to require that any developer must oblige with strict compliance on zoning laws particularly height and set back restrictions, reflecting on the previous failure of the development due to compliance violations.
President Rintz addresses Mr. Hecht stating that the property owner, due to property rights, has a right to petition, however, that does not guarantee approval as the Village Council will make decisions they feel would be best for the community.

Deliberation between Village Council and Jon Talty further describes the details of the design construction of the proposed development elaborating on the number of parking spots per unit, construction plans including various set back requirements, and commercial plans including construction of retail spacing.

Trustee Cripe addresses the developers stating that the proposed development is too large in mass, violating the zoning code. Trustee Cripe indicates that the plans need to be sensitive to the community's needs and that the current scaling is too large in height and overall size for the Village. However, if the developers can redesign the development to comply with Winnetka's zoning and minimize the size, the developers can potentially proceed with the overall planning process. While the Council unanimously agrees that the sizing of the structure is too large in size, members do acknowledge that the facade of the development is particularly well planned.

President Rintz encourages the development team to reach out to Hadley School, 7-Eleven, Oak Street residents, and the residents along Maple Avenue, that will be impacted by the development to provide an opportunity for positive communication and feedback.

Members of Council indicate that with amending the design plans and decreasing the sizing of the proposed development, the development may still be eligible to move forward in the design process when it comes before Council at a future date.

11) Appointments: None.

12) Closed Session: None.

12) Adjournment. Trustee Cripe, seconded by Trustee Apatoff, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 9:25 PM.

_____

Recording Secretary

Agenda Item Executive Summary

Title: Approval of Warrant Lists

Presenter: Robert M. Bahan, Village Manager

Agenda Date: 01/04/2022

Consent: ☑ YES ☐ NO

☐ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☑ Informational Only

Item History:

None.

Executive Summary:

The Warrant List dated November 19 - December 16, 2021.
The Warrant List dated December 17 - December 29, 2021.

Recommendation:

Consider approving the Warrant Lists dated November 19 - December 16, 2021 and December 17, 2021 - December 29, 2021.

Attachments:

None.

Agenda Item Executive Summary

Title: Resolution No. R-1-2022; Approving Change Order No. 2 To The Contract With Asplundh Tree Expert Co. For Utility Line Clearance Services (Adopt)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/04/21

Consent: ☑ YES ☐ NO

☐ Ordinance
☑ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

May 19, 2020: Adoption of Resolution No. R-39-2020, Rejecting All Bids, Waiving Bidding Requirements And Awarding A Contract To Asplundh Tree Expert Company For Utility Line Clearance Services.

January 5, 2021: Adoption of Resolution No. R-03-2021; Approving Change Order No. 1 To The Contract With Asplundh Tree Expert Co. For Line Clearance Services

Executive Summary:

The Water & Electric Department performs line clearance (tree trimming) work on an annual basis. In December 2019, the Village issued Bid #019-024 for Utility Line Clearance for the period of April 1, 2020 through March 31, 2021. The bid document required contractors to provide rates for each classification of worker and equipment used on an hourly basis for normal work hours and during after hour situations. Rates were also requested for two additional years. At the May 19, 2020 Village Council Meeting, the Council awarded a one year contract to Asplundh Tree Expert Company. In 2021, the Village Council approved Change Order No. 1 with Asplundh Tree Expert Co. for an additional year of work. The existing agreement will end on March 31, 2022.

Asplundh Tree Expert Co. has performed line clearance for the Water & Electric Department in a satisfactory manner during the last eleven years. No safety incidents occurred during this period. In addition, the contractor continued to identify additional vegetation hazards such as diseased trees and/or dead limbs outside the trimming area for further review by staff.

With mutual agreement of both Asplundh Tree Expert Company and the Village, the existing contract can be extended for a third year at the "Year 3" bid prices under the same terms and conditions. Asplundh Tree Expert Company has provided written confirmation (Exhibit A) of their concurrence to extend the contract for a third year. Staff is recommending acceptance of the Year 3 pricing (Exhibit B) bid by Asplundh Tree Expert Company. An extension of the existing contract would provide line clearance services for the period of April 1, 2022 through March 31, 2023.

The FY 2022 budget (account #500.42.30-567) contains $220,000 for line clearance work.

Executive Summary (continued):

Resolution No. R-1-2022, prepared by the Village Attorney, authorizes a change order to the contract with Asplundh Tree Expert Company.

Recommendation:

Consider adoption of Resolution No. R-1-2022, a resolution approving Change Order No. 2 to the contract with Asplundh Tree Expert Co. for utility line clearance services.

Attachments:

Resolution No. R-1-2022; A Resolution Approving Change Order No. 2 To The Contract With Asplundh Tree Expert Co. For Line Clearance Services

Exhibit A: Asplundh Tree Expert Company confirmation to extend contract dated November 24, 2021
Exhibit B: Unit Pricing

A RESOLUTION APPROVING CHANGE ORDER NO. 2
TO THE CONTRACT WITH ASPLUNDH TREE EXPERT COMPANY FOR
UTILITY LINE CLEARANCE SERVICES

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (***"Village"***) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on May 19, 2020, the Village Council approved Resolution R-39-2020 authorizing the Village to enter into a contract (***"Contract"***) with Asplundh Tree Expert Company (***"Contractor"***) for Village utility line clearance services (***"Work"***) during the period of April 1, 2020 to March 31, 2021 (***"Term"***); and

WHEREAS, the Contract provided the Village the option to extend the Term of the Contract for two additional one-year periods pursuant to certain unit prices for the Work; and

WHEREAS, on January 5, 2021, the Village Council approved a change order to the Contract ("**Change Order No. 1**") to extend the Term through March 31, 2022; and

WHEREAS, the Village has allocated $220,000 in its 2022 Electric Fund Budget for the Work; and

WHEREAS, the Village Council now desires to extend the Term of the Contract for an addition year under the pricing for "year 3" contained in the original bid by approving another change order (***"Change Order No. 2"***); and

WHEREAS, pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code, the Village Council has determined that it is in the best interests of the Village to approve Change Order No. 2;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CHANGE ORDER NO. 2. The Village Council hereby approves Change Order No. 2 to authorize the additional Work from the Contractor pursuant to the terms of the Contract.

SECTION 3: AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 2. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, Change Order No. 2, which shall be in a final form approved by the Village Manager.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 4th day of January, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

EXHIBIT A

Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

November 23, 2021

Asplundh Tree Expert Co.
P.O. Box 825124
Philadelphia, PA 19182

Re: Contract Extension

To Whom It May Concern:

On May 19, 2020, the Village of Winnetka approved your proposal from Bid #019-024 for utility line clearance services. That contract provided fixed prices for units of work for one contract year, with the option for mutual written agreement from the Village of Winnetka and Asplundh to extend the contract to fixed prices for years 2 and 3. Year 1 was in effect from April 1, 2020 to March 31, 2021. Last year, the Village of Winnetka and Asplundh mutually agreed to extend to Year 2, which is in effect from April 1, 2021 to March 31, 2022. The Village of Winnetka wishes to extend the contract to Year 3, which is dated from April 1, 2022 to March 31, 2023. The Village is sending this letter to ask Asplundh to confirm their desire and concurrence to extend the contract to the fixed prices listed in the bid documents for Year 3.

With your agreement to extend the contract to Year 3, this extension will be recommended to the Village Council for approval. As part of this extension, all terms and conditions from the original contract year will remain the same for Year 3.

Please sign below and return this original letter to me at your earliest convenience. Please feel free to contact me with any questions.

Sincerely,

Anthony Vasquez
Assistant Finance Director
(847)716-3504
avasquez@winnetka.org

CC: Brian Keys, Water and Electric Director

Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

I Edward House, acting as an authorized representative of Asplundh Tree Expert Co., acknowledge that the Village of Winnetka wishes to extend to Year 3 of the contract, which will use the Year 3 unit pricing from the original bid documents and cover a period from April 1, 2022 to March 31, 2023. I confirm that Asplundh is in concurrence and wishes to extend to Year 3 of the contract. I also acknowledge that all terms and conditions of the original contract will remain the same for the extended 3rd year. I understand the above-referenced terms will take effect contingent upon the contract pricing extension being approved by the Winnetka Village Council.

Edward House
Name (Print)

[redacted]
Name (Sign)

VP
Title

11-24-21
Date

Please return signed original letter to Anthony Vasquez, Assistant Finance Director, at 510 Green Bay Road, Winnetka, IL 60093.

EXHIBIT B

Bid #019-024

Utility Line Clearance - Unit Prices for Normal Work Day (Hourly Rates)

Year 3: 4/1/2022 - 3/31/2023

Personnel:	**Asplundh Tree Expert Co.**	**Nels J. Johnson Tree Experts Inc.**	**Advanced Tree Care**
Crew Leader	$91.99	$90.18	$95.00
Trimmer	$83.67	$90.18	$85.00
Apprentice Trimmer	$72.78	$90.18	$65.00
Groundman	$55.67	$90.18	$60.00
General Foreman	$95.85	$90.18	$95.00
Crew Composition as noted by vendor:	1 Crew Leader, 1 Trimmer & 1 Groundman (GF as needed)	1 Crew Leader, 1 Trimmer & 1 Groundman	1 Crew Leader, 1 Trimmer, 2 Groundmen and 1 Foreman
Unit Cost per Crew:	$231.33	$360.72	$480.00

Equipment:	**Asplundh Tree Expert Co.**	**Nels J. Johnson Tree Experts Inc.**	**Advanced Tree Care**
Pick up Truck	$15.56	$12.00	$40.00
Trim Truck with 2 power saws	$26.82	$12.00	$55.00
Chipper	$8.34	$8.00	$50.00
Aerial Device with hydraulic tools and 1 gas power saw	$39.29	$23.00	$65.00
Extra power saw	$1.11	No Charge	$10.00

Unit Prices for AFTER Normal Work Day (Hourly Rates)

Year 3: 4/1/2022 - 3/31/2023

Personnel:	**Asplundh Tree Expert Co.**	**Nels J. Johnson Tree Experts Inc.**	**Advanced Tree Care**
Crew Leader	$115.49	$105.00	$135.00
Trimmer	$104.58	$105.00	$110.00
Apprentice Trimmer	$83.25	$105.00	$95.00
Groundman	$67.81	$105.00	$75.00
General Foreman	$121.24	$105.00	$135.00
Crew Composition as noted by vendor:	1 Crew Leader, 1 Trimmer & 1 Groundman (GF as needed)	1 Crew Leader, 1 Trimmer & 1 Groundman	1 Crew Leader, 1 Trimmer, 2 Groundmen and 1 Foreman
Unit Cost per Crew:	$287.88	$315.00	$530.00

Equipment:	**Asplundh Tree Expert Co.**	**Nels J. Johnson Tree Experts Inc.**	**Advanced Tree Care**
Pick up Truck	$15.56	$12.00	$45.00
Trim Truck with 2 power saws	$26.82	$12.00	$65.00
Chipper	$8.32	$8.00	$60.00
Aerial Device with hydraulic tools and 1 gas power saw	$39.29	$23.00	$80.00
Extra power saw	$1.11	N/C	$10.00

Agenda Item Executive Summary

Title: Resolution No. R-2-2022 - Approving the Purchase of a Police Vehicle (Adoption)

Presenter: Marc Hornstein, Chief of Police

Agenda Date: 01/04/2022

Consent: ☑ YES ☐ NO

☐ Ordinance
☑ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

The Police Department is equipped with a fleet of vehicles manufactured by Chrysler / Dodge, General Motors, and Ford Motor Companies. The vehicles purchased for patrol use are typically designed with special police package options to increase their suitability and reliability. The typical lifespan of these vehicles is 85,000 police duty miles or more than six years old.

Executive Summary:

The department maintains a mixed-fleet of marked patrol vehicles rather than just one type of vehicle. A mixed-fleet enables more flexibility and safeguards against manufacturing disruptions and recalls.

For this replacement, the department is seeking to purchase a 2022 Ford F-150 XL 4x4 Super Cab. The F-150 is equipped with Roll Stability Control and Four-wheel drive. Four-wheel drive makes the vehicle well suited for inclement weather. The open bed will also allow officers to quickly load and deploy traffic barricades during road closures. The F-150 will be used as a multi-purpose vehicle for both patrol duties and use by Community Service Officers. The new vehicle will replace a 2011 Dodge Caravan with 71,000 + miles and is beginning to rust.

Once the Village receives the 2022 F-150, it will be outfitted with appropriate police equipment and communication systems making it ready for patrol service. The build cost estimate is $9,000.00 and falls within the purchasing authority of the Village Finance Director.

The 2022 F-150 is available through the Suburban Purchasing Cooperative specified to the needs of the department for $31,835.00 The FY 2022 Vehicles, Parts and Equipment budget contains $105,000.00 (account #100.26.01-542) for the purchase of police vehicles.

Recommendation:

Consider approving purchase of a 2022 Ford F-150 XL 4x4 Super Cab Vehicle for a total of $31,835.00.

Attachments:

1) Resolution No. R-02-2022
2) Roesch Ford Commercial Truck Center, Contract #187 from Suburban Purchasing Cooperative Order Form
3)Purchase Request Memorandum

R-2-2022

A RESOLUTION APPROVING THE PURCHASE OF A POLICE VEHICLE

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village of Winnetka (***"Village"***) is a member of the Northwest Municipal Conference (***"NWMC"***), a corporate organization representing municipalities and townships located within the State of Illinois and Counties of Cook, DuPage, Kane, Lake, and McHenry; and

WHEREAS, the Village participates in the NWMC Suburban Purchasing Cooperative (***"SPC"***), which permits local governments to purchase commodities and services according to contracts negotiated by the NWMC, resulting in significant savings for the Village; and

WHEREAS, the Village Police Department has identified the need to replace an existing police vehicle with a 2022 Ford F-150 XL SuperCab (***"New Vehicle"***); and

WHEREAS, the SPC sought bids for the award of a contract for the purchase of the New Vehicle (***"Purchase Contract"***); and

WHEREAS, the SPC identified Roesch Ford, of Bensenville, Illinois (***"Vendor"***), as the low responsible bidder for the Purchase Contract with a purchase price of $31,835.00; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase a New Vehicle from Vendor, in the amount of $31,835.00, in accordance with the SPC and the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the New Vehicle from Vendor, in the total amount of $31,835.00, in accordance with the SPC and the Purchase Contract.

SECTION 3. AUTHORIZATION TO PURCHASE. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to purchase the New Vehicle from Vendor in an amount not to exceed $31,835.00.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 4th day of January, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

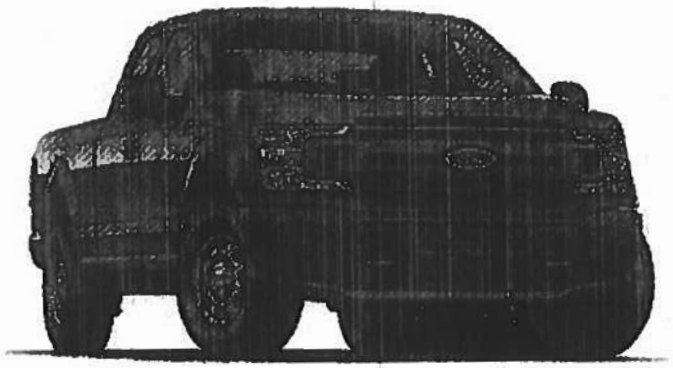
Village Clerk

SPC
SUBURBAN PURCHASING
COOPERATIVE

2021 FORD F-150 XL 4X2

PICKUP

CONTRACT # 187



Roesch
Ford

Tentative Order Cut-Off June 2020

ROESCH FORD COMMERCIAL TRUCK CENTER

Brian Kilduff

briankilduff@roeschtrucks.com

630-279-6000 X2245

www.roeschford.com

SUBURBAN PURCHASING COOPERATIVE (SPC) PFP #187

2021 Ford F-150 Regular Cab

Plus Option Packages & Other Options

2021 Ford F-150 XL Regular Cab STANDARD EQUIPMENT

Dealer Agrees to Furnish Price/Total Bid as Specified With All Standard Equipment Below with No Deletions:

$19,850.00

Destination & Delivery Charges Included

3 Year 36,000 Mile Limited Bumper to Bumper Warranty

5 Year 60,000 Powertrain Warranty

Free Delivery Within 50 Miles of Dealership

REGULAR CAB / SUPERCAB / SUPERCREW® – XL SERIES
STANDARD EQUIPMENT

MECHANICAL
- 3.3L V6 PFDI with Auto Start-Stop Technology and Flex-Fuel Capability (standard 4x2/4x4; NA with 157" or 163.7" WB)
- 2.7L V6 EcoBoost® with Auto Start-Stop Technology (standard 4x2 with 157" or 163.7" WB)
- 5.0L V8 with Auto Start-Stop Technology and Flex-Fuel Capability (standard 4x4 with 157" or 163.7" WB)
- 4x4 Electronic-Shift-On-the-Fly (ESOF) with Neutral Towing Capability
- ★ Auto Hold
- Axle, Front – Independent Front Suspension (IFS)
- Brakes – 4-Wheel Disc with ABS
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Trail – 4x2 only
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Deep Snow/Sand, Mud/Rut – 4x4 only
- Electronic Ten-Speed Automatic Transmission (NA w/★3.5L PowerBoost Full Hybrid V6 Engine)
- Fail-Safe Cooling
- Jack
- Electric Parking Brake
- SelectShift® Automatic Transmission with Progressive Range Select
- Shock Absorbers, Gas – Heavy-Duty, Front
- Shock Absorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front – Coil
- Springs, Rear – Leaf, Two-Stage Variable Rate
- Stabilizer Bar, Front
- Steering – Power, Rack-and-Pinion

EXTERIOR
- 170 Degree Rear-Door (SuperCab)
- Bumper and Fascia, Front – Black
- Bumper, Rear – Black
- Cargo Lamp – integrated with Center High-mounted Stop Lamp (CHMSL)
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel® Capless Fuel-Filler
- Exhaust – Single Rear
- F-150 Fender Badge
- Fuel Tank
  - — Standard Range 23 Gallon (Regular Cab and SuperCab)
  - — Standard Range 26 Gallon (SuperCrew®)
- Fully Boxed Steel Frame
- Grille – Black two-bar style with black surround and black accents
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks – Pickup Box Tie-Down, four (4)
- Hooks – Front Tow 4x4, two (2)
- Mirrors, Sideview – Manual-folding, Manual Glass with Black Skull Caps
- Spare Tire Carrier – Rear Under Frame
- Spare Tire/Wheel Lock
- Stone Cuffs, Front & Rear
- Tailgate Lift Assist
- Tailgate – removable with key lock
- Tires
  - — 245/70R 17 BSW all-season tires (A/S) BSW 4x2
  - — 265/70R 17 OWL all-terrain tires (A/T) 4x2 – Diesel SuperCrew® 157"
  - — 265/70R 17 OWL all-terrain tires (A/T) 4x4
- Trailer Sway Control
- Trailer Towing – 4-pin wiring, ball mounting provisions in rear bumper
- Wheels – 17" silver steel
- Wipers – Intermittent speed

INTERIOR/COMFORT
- 1st Row Manual Windows (Regular Cab and SuperCab)
- 1st Row Power Windows (SuperCrew®)

INTERIOR/COMFORT (continued)
- 2nd Row Fixed Windows (SuperCab)
- 2nd Row Power Windows (SuperCrew®)
- 4" Productivity Screen in Instrument Cluster
- Center-stack
  - — 8" Screen
  - — Audio Controls
  - — USB charging ports – two (2)
  - — USB data charging ports – two (2)
- Air Conditioning Registers – Black Vanes with Chrome Knob
- Auxiliary Audio Input Jack
- Black Vinyl Floor Covering
- Compass Display in Instrument Cluster
- Dome Light
- Fade-to-Off Interior Lighting
- Gauges and Meters – Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
  - — Front – A-Pillar, Driver and Passenger Side
  - — Rear – B-Pillar (SuperCrew®)
- Horn – Dual-Note
- Manual Air Conditioning, Single Zone
- Manual Locks
- Outside Temperature Display
- Powerpoint 12V
- ★ Pro Power Onboard – 2.4KW (★3.5L PowerBoost Full Hybrid V6 Engine only)
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scuff Plate, Driver and Front-Passenger Doors
- Seat, Front
  - — Cloth 40/20/40
  - — 2-Way manual driver/passenger
  - — Armrest
- Seat, Rear
  - — Cloth
  - — USB charging ports – two (2)
  - — 60/40 flip-up split seat (SuperCab)
  - — 60/40 flip-up split seat with elongated cushion (SuperCrew®)
- Steering Wheel, Black Urethane – Manual Tilt/Telescoping and Manual Locking
- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY
- AdvanceTrac® w/RSC® (Roll Stability Control™)
- Airbags
  - — Driver and Passenger Front Airbags
  - — Driver and Passenger Seat-Mounted Side Airbags
  - — Safety Canopy® Side-Curtain Airbags (1st and 2nd row coverage)
- Curve Control
- Halogen Headlamps
- Rainlamp Wiper Activated Headlamps
- Seat Belts, Active Restraint System (ARS), Three-point Manual Lap/Shoulder Belts with Height Adjusters, Pretensioners & Energy Mgmt Retractors on Outside Front Positions. Includes Autolock Features for Child Seats
- SecuriLock® Passive Anti-Theft System (PATS)
- SOS Post-Crash Alert System™
- Tire Pressure Monitoring System (TPMS)

FORD CO-PILOT360™ TECHNOLOGY
- Autolamp – Auto On/Off Headlamps
- Auto High Beams
- Lane-Keeping System
- Pre-Collision Assist with Automatic Emergency Braking (AEB) (Pedestrian Detection, Forward Collision Warning, Dynamic Brake Support)
- Rear View Camera with Dynamic Hitch Assist

★ = New for this model year

STANDARD EQUIPMENT

FUNCTIONAL

- AM/FM Stereo (speakers; four (4) with Regular Cab, six (6) with SuperCab and SuperCrew®)
- FordPass Connect™ (4G)
  - — 4G LTE Wi-Fi hotspot connects up to 10 devices[1]
  - — Schedule specific times to remotely start vehicle[2]
  - — Locate parked vehicle[2]
  - — Check vehicle status[2]

  Note: *Ford Telematics™ and Data Services Prep included for Fleet ONLY: FordPass Connect™ 4G Wi-Fi Modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at www.fleet.ford.com or call 833-FCS-Ford. (833-327-3673)*
- Hill Start Assist
- ★ SYNC® 4
  - — 8" LCD Capacitive Touchscreen with Swipe Capability
  - — Wireless Phone Connection
  - — Cloud Connected
  - — AppLink® w/App Catalog
  - — 911 Assist®
  - — Apple CarPlay® and Android Auto™ Compatibility
  - — Digital Owner's Manual

[1] Wi-Fi hotspot includes wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.att.com/ford

[2] FordPass Connect (optional on select vehicles), the Ford Pass App., and Complimentary Connected Services are required for remote features (see FordPass Terms for details). Connected Service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected services excludes Wi-Fi hotspot.

★ = New for this model year

	Item/Description	Code	Price
	Regular Cab XL 4x4	F1E	$3,625.00
	SuperCab XL 4x2	X1C	$2,804.00
X	SuperCab XL 4x4	X1E	$5,092.00
	SuperCrew XL 4x2	W1C	$5,356.00
	SuperCrew XL 4x4	W1E	$9,085.00
Free Standing Options			
	Axle Upgrade	XL	$525.00
X	LT245/OR17E BSW all terrain tires	T7C	$272.00
X	Skid Plates	413	$148.00
X	Floor Liner — Tray style	47R	$148.00
	Snow Plow Prep	68P	$47.00
X	Trailer Tow Package -Incl. Pro Trailer Backup Assist (47E) Note: Ordering the Trailer Tow Package does not include Trailer Tow Mirrors. Trailer Tow Mirrors are a standalone option and must be ordered separately. (Option Code: 54Y/59S) Note: Ordering the Trailer Tow Package does not include Integrated Brake Controller (67T). Integrated Brake Controller (67T) is a standalone option and must be ordered separately	53A	$916.00
	Backup Alarm System	85H	$115.00
	Black Platform Running Boards	18B	$231.00
	Box Side Steps	63S	$299.00
	BoxLink (includes four (4) premium locking cleats)	55B	$73.00
	Chrome front and rear bumpers (requires 595 Fog Lamps)	17C	$161.00
	Daytime Running Lamps (DRL) Note: The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) (On/Off Cluster Controllable)	942	$41.00
	Engine Block Heater	41H	$83.00
X	Fog Lamps	595	$128.00
	Foldable Pickup Box Bed Extender	63E	$231.00
X	Front License Plate Bracket (standard in states where required by law, opt. to all others)	153	N/C
	Integrated Trailer Brake Controller	67T	$253.00
	Manual-folding, Power Glass Sideview Mirrors with Heat, Turn Signal, AutoDimming Feature (Driver's Side), High-intensity LED Security Approach Lamps, LED Sideview mirror lights and Black Skull Caps (Incl. interior autodimming rearview mirror) (req. Rear-Window, Fixed Privacy Glass with Defroster 924/57Q)	54R/59S	$280.00/$161.00
	Manual-folding, Manually Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, LED Sideview mirror lights and Black Skull Caps (Req. 53A Trailer Tow Pkg. and Rear-Window, Fixed Privacy Glass with Defroster 924/57Q)	54Y/59S	$364.00/$161.00
	Power Passenger Seat 10-way	61P	$323.00
	Power-Sliding Rear-Window with Privacy Glass and Defroster Note: N/A with option 54R or 54Y	435/57QtT	$323.00/$203.00
	Rear-Window, Fixed Privacy Glass with Defroster	924/57Q	$92.00/$203.00
	Reverse Sensing System	76R	$253.00
	Single-w/SiriusXM Radio Note: Includes a 6-month prepaid subscription. Service is not available in Alaska and Hawaii.	582	$180.00
	Tailgate Step (with Tailgate Lift Assist)	63T	$345.00
Factory Invoiced Accessories (FIA) shipped separately from the vehicle for dealer installation			
	Bed Divider (req. 55B BoxLink TM; NA with 90R Stowable Loading Ramps)	90D	$272.00
	Tonneau Pickup Box Cover — Hard (NA with 90R Stowable Loading Ramps) Note: Tonneau cover does not provide a permanent seal from dust & moisture intrusion	96X	$916.00
	Tonneau Pickup Box Cover — Soft Folding (NA with 90R Stowable Loading Ramps) Note: Tonneau cover does not provide a premanent seal from dust and moisture intrusion	96T	$483.00
Custom Accessories Pre-Installed			
	Drop-in Bedliner	96P	$323.00
	Red / Blue LED Warning Strobes — custom accessory, pre-installed; includes two (2) LED warning lights visible on either side of stop light bar and two (2) LED lights visible between lower windshield and hood (Driver side — Red / Passenger side — Blue)Note: Not available with Amber LED Warning Strobes 94S	94R	$667.00
	Amber LED Warning Strobes — custom accessory, pre-installed; includes two (2) LED Amber warning lights visible on either side of stop light bar and two (2) LED Amber lights visible between lower windshield and hoodNote: Not available with Red Blue LED Warnin Strobes 94R	94S	$621.00
X	Spray-in Bedliner	96W	$548.00

☐	Stowable Loading Ramps (req. 55B BoxLinkTM; NA with 90D Bed Divider, 96X Tonneau Pickup Box Cover — Hard or 96T Tonneau Pickup Box Cover — Soft Folding)	90R	$548.00
Interior			
☐	Key Interior Colors Black / Medium Earth Gray	AG	N/C
☐	Cloth 40/20/40 Front Seat (standard)		N/C
☒	Vinyl 40/24/40 Front-Seat	AG	N/C
Seat Color			
☐	Stone Gray	D1	N/C
☐	Med Earth Gray		N/C
☐	Dark Gray		N/C
☐	Agate Black	UM	N/C
☐	Carbonized Grat	M7	N/C
☐	Antimaster Blue	HX	N/C
☐	Race Red	PQ	N/C
☐	Velocity Blue	E7	N/A
☒	Iconic Silver	JS	N/C
☐	Oxford White	YZ	N/C
☐	Velocity Blue	E7	N/C
☐	Green	GR	$608.00
☐	Orange	MB	$608.00
☐	School Bus Yellow	B1	$608.00
☐	Vermillion Red	E4	$608.00
☐	Yellow	AT	$608.00
Other			
☐	Powertrain Care 3 Year 100,000 Warranty 4x2 Gasoline Motor		$730.00
☐	Powertrain Care 3 Year 100,000 Warranty 4x4 Gasoline Motor with Snow Plow Prep		$1,480.00
☐	Engine Idle Shut Down (N/A with reverse sensing)Duration__ Minutes		$257.00
☐	Full Size Spare with Box Delete Option		N/A
☐	Spare Tire Delete for Pick Up		N/A
☐	Detailed CD Rom Shop Manual		$295.00
☐	Delivery More than 50 Miles		$150.00
☒	License & Title — M Plates (Shipped)		$158.00
Series			
☐	Regular Cab 4x2 6.5' Box 122.5"	FIC	$19,850.00
☐	Regular Cab 4x4 6.5' Box 122.5"	FIE	$23,475.00
☐	Regular Cab 4x2 8' Box 141"	FIC	$20,135.00
☐	Regular Cab 4x4 8' Box 141"	FIE	$3,910.00
☐	SuperCab 4x2 6.5' Box 145"	XIC	$2,804.00
☒	SuperCab 4x4 6.5' Box 145"	XIE	$5,092.00
☐	SuperCab 8' Box 163.7"	XIC	$4,089.00
☐	SuperCab 4x4 8' Box 163.7"	XIE	$7,377.00
☐	supercrew 5.5' Box 145"	WIC	$5,356.00
☐	supercrew 4x4 5.5' Box 145"	WIE	$9,085.00
☐	supercrew 4x2 6.5' Box 157"	WIC	$7,790.00
☐	supercrew 4x4 6.5' Box 157"	WIE	$10,760.00
☐	3.3L V6 PFDI with Auto Start-Stop & Flex Fuel Capacity	99B	N/C
☐	2.7L V6 EcoBoost with Auto Start-Stop — Standard on 4x2 with 157" or 163.7" WB	99P	$916.00
☒	5.0L V8 with Auto Start-Stop & Flex-Fuel Capability standard on 4x4 with 157" or 163.7 WB	995	$1,836.00
☐	3.5L V6 EcoBoost with Auto Start-Stop	994	$2,388.00
☐	3.0L Valve DOHN Power Stroke V6 Turbo Diesel B20 with Auto Start-Stop	991	$4,596.00
☐	Electronic 10-Speed Automatic Transmission with Selectable Drive Modes	44G	STD
Equipment Group			
☐	XL Power Equipment Group REG CAB/ OTHER	85A	$893.00/$1077.00
☐	4.2" Productivity Screen with compass in instrument cluster INCLUDED IN 101A		N/C
☐	SYNC Enhanced Voice Recognition Communications & Entertainment System	62P	STD
☒	XL Chrome Appearance Package	86A	$553.00
☐	FX4 Off Road Package	55A	$832.00
☐	CNG/Propane Gaseous Engine Prep Pack	98G	$289.00
☐	Class IV Trailer Hitch	53B	$88.00
☐	Cruise Control		$225.00

		FX4 Off Road Package	55A	$832.00
		CNG/Propane Gaseous Engine Prep Pack	98G	$289.00
		Class IV Trailer Hitch	53B	$88.00
		Max Trailer Tow Package	53C	$1,192.00
		2.7L V6 EcoBoost Payload Packa e	622	$691.00
		Heavy Duty Payload Package	627	$1,560.00
Additional Options (please list)				
		Premium Care Ext. Warranty 6yr/75,000 Mile 4x2		$1,690.00
		Premium Care Ext. Warranty 7yr/75,000 Mile 4x2		$1,950.00
		Premium Care Ext. Warranty 6yr/75,000 Mile 4x4		$2,385.00
		Premium Care Ext. Warranty 7yr/75,000 Mile 4x4		$2,685.00
		Wheel Well Liners		$195.00
		Mud Guards (4)		$195.00
		Rustproofing		$375.00
		Undercoating		$250.00
		Corner Strobes-LED (4)		$895.00
		7.5 Western Plow- PRO		$5,225.00
		XLT PKG 300A		$3,932.00
		XLT PKG 301A		$4,961.00
X		XL-Equipment Group 101A		$1,891.00
		XL-Sport Appearance PKG		$713.00
		Snow Deflector		$259.00
		Chip Key (Key Only)		$135.00
X		Extra Key - Flob		$295.00
		Carpeting XL PKG		$139.00
		Seating-XL 40/Console/40 Cloth		$272.00
		SSV- Special Service Vehicle PKG 40/Blank/40		$47.00
		BLIS - Cross Traffic Alert -XLT		$543.00
		Adaptive Cruise Control -XLT		$1,151.00
		Manual Telescoping/Power Glass Trailer Tow Mirror	54Y	$364.00
		Remote Start-Ford Aftermarket		$425.00
		Delete Carpeting XLT		N/C
		8 Way Power Driver Seat	91P	$330.00
		110V/400W Outlet (1) Outlet	91V	$200.00

Please enter the following:

Agency Name & Address	Village of Winnetka 510 Green Bay Rd. Winnetka, IL 60093
Contact Name	Sgt. Karl Larson
Phone Number	847-716-3407
Purchase Order Number	
Total Dollar Amount	$31,835.00
Total Number of Units	1
Tax Exempt Number	
Delivery Address	1390 Willow Rd. Winnetka IL 60093

Please Submit P.O. & Tax Exempt Letter with Vehicle Order:

Roesch Ford Commercial Truck Center
333 W. Grand Ave.
Bensenville, IL 60106
Phone: (630)279-6000
Fax: (630)451-3509
Contact: Brian Kilduff
Brian Kilduff briankilduff@roeschtrucks.com
Fred Seng fredseng@roeschtrucks.com
Patti Ferrarini pattiferrarini@roeschtrucks.com

If We Have Missed An Option, Please Contact Our Office

WINNETKA POLICE DEPARTMENT

MEMORANDUM

November 23, 2021

To: Chief Marc Hornstein #400

From: Sgt. Karl Larson #407

Subject: Purchase of 2022 Ford F-150 XL 4x4 SuperCab

It is my recommendation to purchase a 2022 Ford F-150 XL 4x4 SuperCab. The vehicle will be an addition to our fleet as a multi-purpose vehicle for both Community Service and Sworn Officers. The vehicle can be purchased from Roesch Ford Commercial Truck Center through the Suburban Purchasing Cooperative Contract. The following is a cost and option break down:

• Base vehicle contract price including factory destination charge, delivery to the village	$19,850.00
• SuperCab XL 4X4 6.5' Box Upgrade	$5,092.00
• LT245/OR17E All-Terrain Tires	$272.00
• Skid Plates	$148.00
• Floor Liner	$148.00
• Trailer Tow Package	$916.00
• Fog Lamps	$128.00
• Spray-In Bedliner	$548.00
• 5.0L V8 Auto Start-Stop Gasoline Engine	$1,836.00
• XL Chrome Appearance Package	$553.00
• XL Equipment Group 101A	$1,891.00
• Extra Fob Key	$295.00
• License and Title M-Plates	$158.00
Total	$31,835.00

Sgt. K Larson #407

Sgt. Karl Larson #407

Agenda Item Executive Summary

Title: Resolution R-03-2022 - Approving an Intergovernmental Agreement For The Provision Of Mutual Aid Snow Removal Services

Presenter: Giovanni McLean, Director of Public Works

Agenda Date: 01/04/2022

Consent: ☑ YES ☐ NO

☐ Ordinance
☑ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

On February 2, 2021 The Village Council adopted resolution R-16-2021, which approved an intergovernmental agreement for mutual aid for shared snow removal services due to the COVID-19 pandemic. The terms of the intergovernmental agreement ended on May 1, 2021.

Executive Summary:

Staff worked with representatives from the Villages of Glencoe, Kenilworth, Northbrook, and Wilmette to renew the mutual aid intergovernmental agreement (IGA). The initial IGA was implemented to ensure snow removal operations would not be impacted, in the event that there was a number of employees unable to work due to a significant outbreak of COVID-19.

This agreement is intended to be a last resort and would be used in the event that a community has exhausted its other means of providing snow removal services. The above communities have agreed to extend the agreement until May 1, 2023.

The IGA states that the requesting agency is responsible to reimburse the providing agency for any costs incurred in providing mutual aid. As such, there will be no direct cost to the Village beyond what it would normally spend for snow removal.

Recommendation:

Recommend the Village Council consider approving the resolution R-3-2022 to extend the intergovernmental agreement for the provision of mutual aid snow removal services.

Attachments:

Resolution R-3-2022 Approving an Intergovernmental Agreement for the Provision of Mutual Aid Snow Removal Services.

Exhibit A- Intergovernmental Agreement

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF MUTUAL AID FOR SNOW REMOVAL SERVICES

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, authorize and encourage intergovernmental cooperation; and

WHEREAS, the Villages of Glencoe, Kenilworth, Northbrook, and Wilmette (collectively, the ***"Local Governments"***) each provides snow removal services within its jurisdiction, including snow and ice removal and plowing, salt application, and de-icing of public streets, alleys, rights-of-way, and related services (collectively, ***"Snow Removal Services"***), in order to protect the public health, safety, and welfare by mitigating the impact of snow events; and

WHEREAS, the Village also provides Snow Removal Services within its jurisdiction; and

WHEREAS, the Village, the Local Governments, the City of Evanston, and the Villages of Northfield, and Skokie (collectively, ***"Initial Parties"***) each anticipated that the ongoing COVID-19 pandemic may impact their employees who perform Snow Removal Services and that those employees may become unavailable to perform Snow Removal Services due to illness, quarantine, or related impacts of COVID-19; and

WHEREAS, on February 2, 2021, the Village Council adopted Resolution R-16-2021, approving an Intergovernmental Agreement between the Initial Parties (***"Initial Intergovernmental Agreement"***), providing for mutual aid among the Initial Parties for the performance of Snow Removal Services during the COVID-19 pandemic; and

WHEREAS, the Initial Intergovernmental Agreement expired on May 1, 2021; and

WHEREAS, the Village desires to continue sharing Snow Removal Services with the Local Governments by entering into a new Intergovernmental Agreement (***"Intergovernmental Agreement"***); and

WHEREAS, the Village President and Village Council have determined that entering into the Intergovernmental Agreement with the Local Governments will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF INTERGOVERNMENTAL AGREEMENT AND RIDER. The Village Council hereby approves the Intergovernmental Agreement by and among

the Local Governments and the Village in substantially the same form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Manager.

SECTION 3: AUTHORIZATION TO EXECUTE INTERGOVERNMENTAL AGREEMENT. The Village Council hereby authorizes and directs the Village Manager and the Village Clerk to execute and seal, on behalf of the Village, the final Intergovernmental Agreement.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 4th day of January, 2022, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

_____
Village President

Countersigned:

_____
Village Clerk

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT

INTERGOVERNMENTAL AGREEMENT FOR PROVISION OF SNOW REMOVAL PERSONNEL TO RESPOND TO SNOW EMERGENCIES DURING THE COVID-19 EMERGENCY

THIS INTERGOVERNMENTAL AGREEMENT (***"Agreement"***) is made and entered into as of the ___ day of _____**, 202_** (***"Effective Date"***), and is by and between the **VILLAGE OF GLENCOE**, an Illinois municipal corporation, the **VILLAGE OF KENILWORTH**, an Illinois municipal corporation, the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, the **VILLAGE OF WILMETTE**, an Illinois home rule municipal corporation, and the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation (collectively, the ***"Parties"***).

IN CONSIDERATION OF, and in reliance upon, the recitals and the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in the exercise of their powers and authority under the Intergovernmental Cooperation Act, 5 ILCS 220/3 *et seq*., and the intergovernmental cooperation provisions of Article VII, Section 10 of the Illinois Constitution of 1970, the Parties mutually agree as follows:

SECTION 1. RECITALS.

A. The United States Centers for Disease Control (CDC), the United States Department of Health and Human Services (HHS), and the World Health Organization (WHO) have each determined that the SARS-CoV-2 virus causes the COVID-19 respiratory disease.

B. The SARS-CoV-2 virus is a new strain of coronavirus that had not been previously identified in humans and is easily spread from person to person, and can result in serious illness and death.

C. Thousands of confirmed cases of COVID-19 have been identified throughout the State of Illinois, with a majority of those cases within the greater Chicagoland area in which each of the Parties are located.

D. On January 31, 2020, the Secretary of HHS declared a public health emergency for the entire United States of America concerning COVID-19.

E. On March 9, 2020, Governor Pritzker issued a disaster proclamation concerning the spread of COVID-19 in Illinois; on March 11, 2020, WHO declared that the spread of COVID-19 is a global pandemic; and on March 13, 2020, President Trump declared a national emergency concerning the COVID-19 pandemic.

F. The COVID-19 pandemic is ongoing as of the Effective Date of this Agreement, and is expected to continue through the 2021-2022 snow season, including that Governor Pritzker has subsequently issued additional disaster proclamations concerning the spread of COVID-19 in Illinois.

G. Article VII, Section 10 of the Illinois Constitution of 1970 provides for intergovernmental cooperation between units of local governments, including the power to contract or otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function in any manner not prohibited by law or by ordinance, and to use their credit, revenues, and other resources to pay costs related to intergovernmental activities.

H. The Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government.

I. The Parties provide snow removal services within their jurisdictions, including snow and ice removal and plowing, salt application, and de-icing of public streets, alleys, rights-of-way, and related services (collectively, "***Snow Removal Services***"), in order to protect the public health, safety, and welfare by mitigating the impact of snow events.

J. The Parties anticipate that the COVID-19 pandemic may impact their respective employees who perform Snow Removal Services and that those employees may become unavailable to perform Snow Removal Services due to illness, quarantine, or related impacts of COVID-19.

K. The Parties' ability to perform Snow Removal Services will be negatively impacted if their employees who perform Snow Removal Services are unable to work due to COVID-19, particularly during heavy snowfall or other emergency situations that require immediate and comprehensive response.

L. The Parties desire to foster mutual aid and further the economic and efficient utilization of public funds expended for public safety purposes by designating certain of their employees ("***Snow Removal Personnel***") to be available at the request of another Party ("***Requesting Party***") to provide Snow Removal Services to the Requesting Party during snow events when members of the Requesting Party's Snow Removal Personnel are unable to work due to COVID-19.

SECTION 2. SNOW REMOVAL SERVICES

A. Designation of Snow Emergencies. For purposes of this Agreement, a "Snow Emergency" is a snow event in which two or more inches of snowfall are expected to fall within the Requesting Party's jurisdiction within a six-hour period.

B. Designation of Snow Removal Personnel. Each Party will identify and designate a roster of its available Snow Removal Personnel who have experience using the Snow Removal Equipment defined and identified in Section 2.C.2 of this Agreement. Snow Removal Personnel must be full-time, part-time, or seasonal employees of each Party, and no Party will designate contractors or other non-employees as Snow Removal Personnel. Each Party has the sole discretion to designate its Snow Removal Personnel. All Snow Removal Personnel remain employees of that Party, and no provision of this Agreement creates, or will be construed to create, any employment relationship between any Snow Removal Personnel and any Requesting Party.

C. Snow Removal Equipment.

1. The Requesting Party may request that the Party that provides its Snow Removal Personnel to a Requesting Party ("***Providing Party***") also provide the necessary Snow Removal Equipment, or may request that the Providing Party use the Requesting Party's Snow Removal Equipment. The Providing Party is authorized to exercise its discretion to determine whose Snow Removal Equipment to use as provided in Paragraph 2.C.2 of this Agreement. In the event that any of the Requesting Party's Snow Removal Equipment is used by the Providing Party, the Requesting Party must: (a) provide training for the Providing Party's Snow Removal Personnel

before those Snow Removal Personnel commence the provision of Snow Removal Services; and (b) thoroughly disinfect the Snow Removal Equipment prior to use by the Providing Party, pursuant to applicable guidelines issued by the CDC and the Illinois Department of Public Health.

2. A Providing Party may, in its discretion, elect to provide its own Snow Removal Equipment or to use the Snow Removal Equipment provided by the Requesting Party. No Providing Party will be responsible or in any way obligated to provide any Snow Removal Equipment to any Requesting Party. For purposes of this agreement, Snow Removal Equipment includes trucks, plows, salt spreaders, de-icers, shovels, picks, and snowblowers ("***Snow Removal Equipment***"). No Snow Removal Personnel will be responsible to operate any equipment in performing the Snow Removal Services other than the Snow Removal Equipment.

D. Snow Removal Services Limited to Public Property. Snow Removal Services provided by Snow Removal Personnel pursuant to this Agreement are limited only to publicly-owned property of the Requesting Party, including those streets, sidewalks, alleys, publicly-owned lots, or other public property designated by the Requesting Party. No Snow Removal Personnel will perform, or will be requested to perform, any Snow Removal Services on privately-owned property.

SECTION 3. REQUESTS FOR SNOW REMOVAL PERSONNEL AND EQUIPMENT.

A. Determination of COVID-19 Impact. A Requesting Party may request Snow Removal Personnel to perform Snow Removal Services during a Snow Emergency pursuant to this Agreement only upon determining that one or more members of the Requesting Party's Snow Removal Personnel will be unable to work for a period of at least eight hours due to the impacts of the COVID-19 pandemic.

B. Request for Snow Removal Personnel and Equipment. A Requesting Party may initiate a request for Snow Removal Personnel by sending an email to the authorized representatives of the Parties designated in Exhibit A of this Agreement, which email must identify the timeframe for performance of the Snow Removal Services and the number of requested Snow Removal Personnel ("***Personnel Request***"). The Personnel Request must also include: the number of requested Snow Removal Personnel; whether any of the Snow Removal Personnel must have a commercial driver's license; whether and to what extent the Providing Party must provide its own Snow Removal Equipment; the type of Snow Removal Services to be provided; the estimated time for reporting to the Requesting Party's facility; and a mobile telephone number of the Requesting Party's designated representative. Requesting Parties should issue Personnel Requests as far in advance as possible.

C. No Obligation to Provide Snow Removal Personnel. No Party has any obligation to respond to a Personnel Request or to provide Snow Removal Personnel in response to a Personnel Request.

D. Response to Requesting Party's Public Works Facility. If a Providing Party is able and willing to provide Snow Removal Personnel in response to a Personnel Request, the Providing Party should: (i) respond via e-mail to the Requesting Party as soon as practicable with the names of the Snow Removal Personnel that it will provide; (ii) indicate whether it elects to use the Requesting Party's Snow Removal Equipment or its own Snow Removal Equipment; and (iii) direct its designated Snow Removal Personnel to report to the Requesting Party's public works facility at the time designated by the Requesting Party in the Personnel Request, or such other time as the Providing Party and Requesting Party may agree. The Providing Party's Snow Removal Personnel, and the personnel of the Requesting Party, must comply at all times with applicable social distancing and masking regulations.

E. Scope of Snow Removal Services. The Requesting Party is solely responsible to provide direction to the Snow Removal Personnel as to the completion of the Snow Removal Services. No Providing Party will have any responsibility to direct, supervise, or otherwise participate in the completion of the Snow Removal Services for the Requesting Party.

F. Performance of Snow Removal Services. The Parties anticipate that Snow Removal Personnel will perform the Snow Removal Services in the same or similar manner that the Snow Removal Personnel would perform Snow Removal Services for the Providing Party. If the Requesting Party determines, in its sole discretion, that any Snow Removal Personnel are not prepared to perform, or are not satisfactorily performing, the Snow Removal Services, the Requesting Party may direct any member of the Snow Removal Personnel to cease performing Snow Removal Services, and the Requesting Party will be responsible for all Personnel Costs incurred at the time of the direction to cease.

G. Maximum Shift Length. No Snow Removal Personnel may be required to work for any shift exceeding 12 hours in length, whether directly for their own employer or in providing Snow Removal Services for a Requesting Party, or for a combination thereof.

SECTION 4. REIMBURSEMENT OF COSTS.

The Requesting Party shall reimburse the Providing Party for all costs related to the provision of Snow Removal Services by the Providing Party's Snow Removal Personnel, including, without limitation: (a) hourly wages or pro-rated salary, overtime, travel time to and from the Requesting Party's work site, and other direct costs and expenses reasonably related to the Providing Party making the Snow Removal Personnel available for Snow Removal Services (collectively, "***Personnel Costs***"); (b) all costs of expendable materials provided by the Providing Party, including, without limitation, fuel and salt (collectively, ***"Materials Costs"***); and (c) the costs incurred by the Providing Party in connection with any personal injury or property damage (including, without limitation, automobile damage), to the extent such costs are the responsibility of the Requesting Party pursuant to Section 7 of this Agreement. However, the Requesting Party will not be responsible for reimbursement of any wear-and-tear or depreciation of Snow Removal Equipment provided by the Providing Party. The Providing Party will provide the Requesting Party with an invoice itemizing the Personnel Costs and the Materials Costs. The provisions of the Local Government Prompt Payment Act, 50 ILCS 505/1 *et seq.*, will apply to all payments due pursuant to this Agreement.

SECTION 5. INSURANCE.

Each Requesting Party agrees to provide the following insurance coverages for Snow Removal Services requested and provided by Snow Removal Personnel from a Providing Party pursuant to this Agreement:

A. Commercial General Liability, in a minimum amount of $1,000,000 combined single limit per occurrence for bodily injury and property damage and $1,000,000 per occurrence for personal injury, and with a general aggregate twice the required occurrence limit;

B. Business Auto Liability, in a minimum amount of $1,000,000 combined single limit per accident for bodily injury and property damage, and with a Non-Owned and Hired Automobile endorsement;

C. First Party Property, covering the Snow Removal Equipment owned by the

Requesting Party; and

D. Workers' Compensation in statutory limits and Employer's Liability with limits of $500,000 per accident.

Each Requesting Party shall provide Providing Party's with a certificate of insurance verify the above-required insurance. Such coverages are not required to include coverage for the intentional, deliberate, willful or wanton actions of any Snow Removal Personnel.

SECTION 6. TERM AND TERMINATION.

The term of this Agreement will commence upon the Effective Date hereof and terminate on May 1, 2023. Claims made pursuant to this Agreement by and between the individual Parties, including, without limitation, claims for reimbursement, indemnification, or insurance coverage, will survive the termination of this Agreement or withdrawal of any one or more of the Parties that are signatories to this Agreement. Any party may withdraw from this Agreement at any time and for any reason by providing at least 30 days advance written notice to the other Parties. In the event of withdrawal or of the termination of this Agreement, each Party will remain responsible for fulfilling all obligations imposed by this Agreement prior to the effective date of withdrawal or termination. The Parties may renew this Agreement for subsequent snow seasons, which shall be defined, subsequent to May 1, 2023, as the period from November 1 through the following May 1, by written amendment adopted by all Parties desiring to renew the Agreement pursuant to Section 8.D of this Agreement.

SECTION 7. INDEMNIFICATION; LIMITATION OF LIABILITY.

A. Each Requesting Party agrees to defend, indemnify, and hold the Providing Party harmless from, all claims, causes of action, suits, damages, or demands, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, that arise, or may be alleged to have arisen, out of or in connection with: (a) the provision by the Providing Party's Snow Removal Personnel of the Snow Removal Services or (b) this Agreement; provided, however, that this indemnity does not and will not apply to proven willful misconduct or gross negligence on the part of the Providing Party's Snow Removal Personnel. The insurance requirements required in Section 5 of this Agreement in no way limit the defense, indemnification and hold harmless provisions of this Section 7.A.

B. Any Requesting Party, as provided for under this Agreement, hereby waives, releases, and discharges its rights of recovery against any Providing Party, by subrogation or otherwise, for any loss and damage arising out of or relating to the provision of the Snow Removal Services by the Snow Removal Personnel.

C. This Section 7 will survive the termination or expiration of this Agreement.

SECTION 8. GENERAL PROVISIONS.

A. Notices. All notices required or permitted to be given under this Agreement must be given by the parties by: (i) personal delivery; (ii) certified United States Mail, enclosed in a sealed envelope with sufficient postage thereon; or (iii) deposit with a nationally recognized

overnight delivery service, addressed as stated in this Section 8.A. The address of any party may be changed by written notice to the other parties. Any mailed notice will be deemed to have been given and received within three days after the same has been mailed and any notice given by overnight courier will be deemed to have been given and received within 24 hours after deposit. Notices and communications to the parties must be addressed to, and delivered at, the following addresses:

If to the Village of Glencoe:	Village Manager Village of Glencoe 675 Village Court #1609 Glencoe, IL 60022
If to the Village of Kenilworth:	Village Manager Village of Kenilworth 419 Richmond Road Kenilworth, IL 60043
If to the Village of Northbrook:	Village Manager Village of Northbrook 1225 Cedar Lane Northbrook, IL 60062
If to the Village of Wilmette:	Village Manager Village of Wilmette 1200 Wilmette Avenue Wilmette, IL 60091
If to the Village of Winnetka:	Village Manager Village of Winnetka 510 Green Bay Road Winnetka, IL 60093

B. Time of the Essence. Time is of the essence in the performance of all of the terms and conditions of this Agreement.

C. Governing Law. This Agreement is to be governed by, construed, and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

D. Amendments and Modifications. No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by each of the Parties in accordance with all applicable statutory procedures; provided, however, that this Section 8.D will not be deemed or interpreted as prohibiting future collaboration between some or all of the Parties without an amendment to this Agreement regarding matters of shared interest to which this Agreement does not apply.

E. Severability. Every section, paragraph, part, term and provision of this Agreement is severable from the other terms and provisions of this Agreement. If any section, paragraph,

part, term or provision of this Agreement is construed or held to be void, invalid or unenforceable by a court of competent jurisdiction, the remaining sections, paragraphs, parts, terms and provisions of this Agreement shall not be affected thereby but shall remain in full force and effect.

F. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation may be made, or be valid, against any of the Parties.

G. Counterpart Signatures. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, but all of which together will constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

	VILLAGE OF GLENCOE, an Illinois municipal corporation
ATTEST: _____	By:_____
	VILLAGE OF KENILWORTH, an Illinois municipal corporation
ATTEST: _____	By:_____
	VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation
ATTEST: _____	By:_____
	VILLAGE OF WILMETTE, an Illinois municipal corporation
ATTEST: _____	By:_____
	VILLAGE OF WINNETKA, an Illinois municipal corporation
ATTEST: _____	By:_____

Agenda Item Executive Summary

Title: Resolution No. R-4-2022: Approving Change Order No. 1 To The Contract With Maple Cable Construction, Inc. For Directional Boring Work (Adoption)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/04/2022

Consent: ☑ YES ☐ NO

☐ Ordinance
☑ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

May 18, 2021: Adoption of Resolution No. R-54-2021, Approving A Contract With Maple Cable Construction, Inc. For Directional Boring Work.

Executive Summary:

In 2021, the Water & Electric Department issued Request for Bid No. 021-009 for directional boring services. Similar to prior contracts, the bid was structured with fixed prices for various units of work. At the May 18, 2021, Village Council Meeting, the Council awarded a contract with Maple Cable Construction, Inc. for directional boring work performed during the first contract period of June 1, 2021 - May 31, 2022. Staff is requesting funding authorization for directional boring work that will be performed during the period of January 1 through May 31, 2022.

The Village Council previously authorized $200,000 for work performed through December 31, 2021. Through mid-December, staff has expended $160,264. Staff is requesting funding authorization in the amount of $215,000 for work to be performed through May 31, 2022.

The 2022 Electric Fund Budget contains $515,000 for directional boring services. Of this funding, $75,000 (account #500.42.31-660) is allocated for system reinforcement and $440,000 (account 500.42.37-660) is allocated for new business projects initiated by customer requests.

Resolution No. R-4-2022, prepared by the Village Attorney, authorizes a change order to the contract with Maple Cable Construction, Inc.

Recommendation:

Consider adoption of Resolution No. R-4-2022, a resolution approving Change Order No. 1 to the contract with Maple Cable Construction, Inc. for directional boring work.

Attachments:

Resolution No. R-4-2022: Approving Change Order No. 1 To The Contract With Maple Cable Construction, Inc. For Directional Boring Work (Adoption)

A RESOLUTION APPROVING CHANGE ORDER NO. 1 TO THE CONTRACT WITH MAPLE CABLE CONSTRUCTION, INC. FOR DIRECTIONAL BORING WORK

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (***"Village"***) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on May 18, 2021, the Village Council approved Resolution R-54-2021 authorizing the Village to enter into a contract (***"Contract"***) with Maple Cable Construction, Inc., d/b/a Maple Construction, Inc. (***"Contractor"***) for directional boring services, including the installation of conduit and equipment pads for the Village's electrical distribution system (***"Work"***) during the period of June 1, 2021 through May 31, 2022 (***"Term"***); and

WHEREAS, the Village previously approved an expenditure of $200,000 for Work to be performed during the period of June 1, 2021 through December 31, 2021; and

WHEREAS, the Village desires to authorize the expenditure of an additional $215,000 for Work to be performed during the period of January 1, 2022 through May 31, 2022 (***"Additional Work"***); and

WHEREAS, the Contractor has agreed to perform the Additional Work pursuant to the terms of the Contract and a change order (***"Change Order No. 1"***); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to enter into Change Order No. 1 with Contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CHANGE ORDER NO. 1. The Village Council hereby approves Change Order No. 1 to authorize the Additional Work from the Contractor pursuant to the terms of the Contract.

SECTION 3: AUTHORIZATION TO EXECUTE CHANGE ORDER NO. 1. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, Change Order No. 1, which shall be in a final form approved by the Village Manager.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 4th day of January, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

Agenda Item Executive Summary

Title: Resolution No. R-5-2022, Approving A Contract With American Combustion Service, Inc. For Repairs To Boiler #7 (Adopt)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/04/22

Consent: ☑ YES ☐ NO

☐ Ordinance
☑ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

The 2022 Electric Fund Budget contains $60,000 for planned repairs to the refractory in Boiler #7.

Executive Summary:

Staff is requesting approval to make repairs to the internal refractory (i.e. brickwork) of Boiler #7 at the Electric Plant. The repairs were identified in 2021 during the boiler's annual inspection. Funding for the repairs was allocated in the 2022 Budget. Proposals have been received from two vendors with the repair cost ranging from $38,975 to $45,154.

The Village's Electric Plant utilizes four natural gas fire boilers to generate the steam used to rotate the three steam turbine generators. Boiler #7 is a 1948 boiler manufactured by Babcock & Wilcox which produces approximately 69,000 lbs. of steam per hour. Two mechanical firms inspected the boiler's internal burner box. Staff requested repair proposals from the firms. Both, American Combustion Service and Hayes Mechanical, have previously worked on the boilers.

Proposals for the required repairs were as follows:

American Combustion Service: $38,975.00
Hayes Mechanical: $45,154.00

The repair of Boiler #7 is a project contained in the 2022 Electric Fund Budget (Account #500.41.28-567) with allocated funding of $60,000.

Staff is recommending use of American Combustion Service. Resolution No. R-5-2022, prepared by the Village Attorney, waives bidding and approves a contract with American Combustion Service, Inc. for refractory repairs to Boiler #7 in an amount not to exceed $38,975.

Executive Summary (continued):

Recommendation:

Consider adoption of Resolution No. R-5-2022, to waive bidding and approve a contract with American Combustion Service, Inc. for brickwork repairs to Boiler #7.

Attachments:

Resolution No. R-5-2022, A Resolution Waiving Bidding and Approving A Contract With American Combustion Service, Inc. For Brickwork Repairs To Boiler #7 (Adopt)

Exhibit A: Contract with American Combustion Service, Inc.

R-5-2022

A RESOLUTION APPROVING A CONTRACT WITH AMERICAN COMBUSTION SERVICE, INC. FOR BRICKWORK REPAIRS TO BOILER #7

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (***"Village"***) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village's Department of Water and Electric operates Boiler No. 7 (***"Boiler"***), which is in need of repair (***"Materials and Services"***); and

WHEREAS, pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code the bidding requirements may be waived for contracts which by their nature are not adaptable to competitive bidding; and

WHEREAS, due to the unique nature of the Services and complexity of putting the Materials and Services out to bid, the contract for the Materials and Services is not adaptable to competitive bidding; and

WHEREAS, the Village desires to enter into an agreement with American Combustion Service, Inc. (***"Contractor"***) to provide the Materials and Services to repair the Boiler (***"Contract"***) in an amount not to exceed $38,975.00; and

WHEREAS, pursuant to Sections 4.12.010.A and Sections 4.12.010.C of the Village Code, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and enter into the Contract with Contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Materials and Services.

SECTION 3: APPROVAL OF CONTRACT. The Village Council approves the Contract in the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney.

SECTION 4: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Contract after receipt by the Village

Manager of two executed copies of the final Contract from Contractor; provided, however, that if the Village Manager does not receive two executed copies of the final Contract from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the Contract will, at the option of the Village Council, be null and void..

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by the vote of two-thirds of the Trustees.

ADOPTED this 4th day of January, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

EXHIBIT A

CONTRACT

VILLAGE OF WINNETKA

CONTRACT FOR BOILER #7 REFRACTORY REPAIR

Full Name of Contractor: **American Combustion Service, Inc.** ("***Contractor***")

Principal Office Address: **19325 S. Schoolhouse Road, Mokena, IL 60448**

Contact Person: **Bob Norlock** Telephone Number: **(708) 243-5742**

TO: Village of Winnetka ("***Village***")
510 Green Bay Road
Winnetka, Illinois 60093
Attention:

1. **Work**

A. Contract and Work. Contractor shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth in this Contract, to all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for:

   Perform refractory repairs to the upper and lower firebox of Boiler #7 at the Village of Winnetka's Electric Plant located at 725-735 Tower Road, Winnetka, IL (***"Work Site"***), all as more fully detailed in the proposal attached hereto and incorporated herein as ***Exhibit A*** (***"Work"***).

2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith;

3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates and policies of insurance specified in this Contract;

4. Taxes. Pay all applicable federal, state, and local taxes;

5. Miscellaneous. Do all other things required of Contractor by this Contract; and

6. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with the standards of recognized professional firms in performing Work of a similar nature, in full compliance with, and as required by or pursuant, to this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. Performance Standards. Contractor agrees that all Work shall be fully provided, performed, and completed in accordance with the specifications in Exhibit A.

C. Responsibility for Damage or Loss. Contractor proposes, and agrees, that Contractor shall be responsible and liable for, and shall promptly and without charge to Village repair or replace, any damage done to, and any loss or injury suffered by, the Village, the Work, the Work Site, or other property or persons as a result of the Work.

D. Inspection/Testing/Rejection. Village shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Village's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and the Village, without limiting its other rights or remedies, may require correction or replacement at Contractor's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Contractor with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Contractor's expense and risk.

2. **Contract Price**

The Contractor shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. SCHEDULE OF PRICES

For providing, performing, and completing all Work, the total Contract Price of:

TOTAL CONTRACT PRICE:
$38,975.00

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;

2. The Village is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released; and

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices.

C. TIME OF PAYMENT

It is expressly understood and agreed that all payments shall be within 60 days after receiving an invoice from Contractor and the Work is completed.

All payments may be subject to deduction or setoff by reason of any failure of Contractor to perform under this Contract. Each payment shall include Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and Contractor's certification that all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

3. **Contract Time**

Contractor shall commence the Work in accordance with a schedule agreed to between Contractor and the Village provided Contractor shall have furnished to the Village all bonds and all insurance certificates and policies of insurance specified in this Contract ("***Commencement Date***"). Contractor shall perform the Work diligently and continuously and shall complete the Work not later than February 28, 2022 ("***Time of Performance***"). The Village may modify the Time of Performance at any time upon 15 days prior written notice to the Contractor. Delays caused by the Village shall extend the Time of Performance; provided, however, that Contractor shall be responsible for completion of all Work within the Time of Performance, notwithstanding any strike or other work stoppage by employees of either Contractor or of the Village.

4. **Financial Assurance**

A. Bonds. Contractor proposes, and agrees, that Contractor shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, the Village, from a surety company acceptable to the Village, each in the penal sum of the Contract Price, within 10 days following the execution of this Contract by both parties.

B. Insurance. Contractor shall provide certificates and policies of insurance evidencing the minimum insurance coverages and limits set forth below within 10 days following the execution of this Contract by both parties. Such policies shall be in form, and from companies, acceptable to the Village. The insurance coverages and limits set forth below shall be deemed to be minimum coverages and limits and shall not be construed in any way as a limitation on Contractor's duty to carry adequate insurance or on Contractor's liability for losses or damages under this Contract. The minimum insurance coverages and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

Limits shall not be less than:

Worker's Compensation: Statutory

Employer's Liability: $500,000 ea. accident-injury
$500,000 ea. employee-disease
$500,000 disease-policy

Such insurance shall evidence that coverage applies to the State of Illinois.

2. Comprehensive Motor Vehicle Liability

Limits for vehicles owned, non-owned or rented shall not be less than:

$1,000,000 Bodily Injury and Property Damage Combined Single Limit

3. Comprehensive General Liability

Limits shall not be less than:

$1,000,000 Bodily Injury and Property Damage Combined Single Limit.

Coverage is to be written on an "occurrence" basis.

Coverage to include:

- Premises Operations

- Products/Completed Operations
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- Broad Form Property Damage Endorsement
- "X," "C," and "U"
- Contractual Liability

Contractual Liability coverage shall specifically include the indemnification set forth below.

4. Umbrella Liability

Limits shall not be less than:

$5,000,000 Bodily Injury and Property Damage Combined Single Limit.

This Policy shall apply in excess of the limits stated in 1, 2, and 3 above.

C. Indemnification. Contractor shall indemnify and save harmless the Village against all damages, liability, claims, losses, and expenses (including attorneys' fee) that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 5 of this Contract.

D. Penalties. Contractor shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof.

5. **Contractor's Representations and Warranties**

In order to induce the Village to accept this Contract, Contractor represents and warrants as follows:

A. The Work. The Work, and all of its components: (1) will be of merchantable quality; (2) will be free from any latent or patent defects and flaws in workmanship, materials, and design; (3) will strictly conform to the requirements of this Contract, including, without limitation, the performance standards set forth in this Contract; and (4) will be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract and the warranties expressed under this Contract will be in addition to any other warranties expressed or implied by law, which are reserved unto the Village. Contractor, promptly and without charge, will correct any failure to fulfill the warranty provided in this Section 5 at any time within one year after final payment or such longer period as may be prescribed in the performance standards set forth in this Contract or by law. The warranty provided in this Section 5 will be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Contractor's obligation to correct Work will be extended for a period of one year from the date of such repair or replacement. The time period established in this Section 5.A relates only to the specific obligation of Contractor to correct Work and will not be construed to establish a period of limitation with respect to other obligations that Contractor has under this Contract.

B. Compliance with Laws. The Work, and all of its components, will be provided, performed, and completed in compliance with, and Contractor agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. any other prevailing wage laws; the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01 *et seq* or any statutes requiring preference to laborers of specified classes; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work.

C. Prevailing Wage Act. This Contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. (the "Act"). Contractor agrees to pay its laborers, workers, and mechanics performing the Work no less than the current prevailing rate of wages as required by the Act. If the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid, the revised rate will apply to this Contract. Contractor and any subcontractors rendering services under this Contract must comply with all requirements of the Act, including but not limited to, all wage, notice, and record-keeping duties and certified payrolls.

D. Not Barred. Contractor is not barred by law from contracting with the Village or with any other unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1; (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq*.; or (iii) a violation of the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) (the "Patriot Act") or other statutes, orders, rules, and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001. Contractor is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who

commits, threatens to commit, or supports terrorism; and Contractor is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation.

E. Qualified. Contractor has the requisite experience, ability, capital, facilities, plant, organization, and staff to enable Contractor to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time set forth in Section 3.

F. Authority to Execute. By submitting its contract proposal, Contractor represents and warrants that the person(s) executing this Contract on its behalf have been given the authority to do so by the Contractor. This representation may not be modified by any amendment to, or strike-through of, the contract proposal.

G. Sexual Harassment Policy. Contractor warrants, represents and certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

H. Substance Abuse Prevention Program. Contractor warrants, represents and certifies that it has a program in place that meets or exceeds the program requirements of the Substance Abuse Prevention Program on Public Works Projects Act, 820 ILCS 265, and, if awarded the Contract for the Work, will file a copy of the program with the Village prior to the Commencement Date.

6. **Acknowledgements**

Contractor acknowledges and agrees that:

A. Reliance. The Village is relying on all warranties, representations, and statements made by Contractor in this Contract.

B. Remedies. Each of the rights and remedies reserved to the Village in this Contract shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract.

C. Time. Time is of the essence in the performance of all terms and provisions of this Contract and, except where stated otherwise references in this Contract to days shall be construed to refer to calendar days and time.

D. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by the Village, whether before or after the Village's acceptance of this Contract; nor any information or data supplied by the Village, whether before or after the Village's acceptance of this Contract; nor any order by the Village for the payment of money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by the Village; nor any extension of time granted by the Village; nor any delay by the Village in exercising any right under this Contract; nor any other act or omission of the Village shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of the Village.

E. Severability. It is hereby expressed to be the intent of the parties to this Contract that should any provision, covenant, agreement, or portion of this Contract or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Contract and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Contract to the greatest extent permitted by applicable law.

F. Amendments and Modifications. No amendment or modification to this Contract shall be effective until it is reduced to writing and approved and executed by the corporate authorities of the parties in accordance with all applicable statutory procedures.

G. Assignment. Neither this Contract, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Contractor except upon the prior written consent of the Village.

H. Governing Law. This Contract shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

I. Certified Payrolls. Contractor shall, in accordance with Section 5 of the Illinois Prevailing Wage Act, 820 ILCS 130/5, submit to the Village, on a monthly basis, a certified payroll. The certified payroll shall consist of a complete copy of those records required to be made and kept by the Prevailing Wage Act. The certified payroll shall be accompanied by a statement signed by the Contractor or subcontractor which certifies that: (1) such records are true and accurate; (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Prevailing Wage Act; and (3) Contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. A general contractor may rely upon the certification of a lower tier subcontractor, provided that the general contractor does not knowingly rely upon a subcontractor's false certification. Upon two business days' notice, Contractor and each subcontractor shall make available for inspection the records required to be made and kept by the Act: (i) to the Village, its officers and agents, and to the Director of the Illinois Department of Labor and his or her deputies and agents; and (ii) at all reasonable hours at a location within this State.

J. Conflicts of Interest. Contractor represents and certifies that, to the best of its knowledge, (1) no elected or appointed Village official, employee or agent has a personal financial interest in the business of the Contractor or in this Contract, or has personally received payment or other consideration for this Contract; (2) as of the date of this Contract, neither Contractor nor any person employed or associated with Contractor has any interest that would conflict in any manner or degree with the performance of the obligations under this Contract; and (3) neither Contractor nor any person employed by or associated with Contractor shall at any time during the term of this Contract obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Contract.

K. Third Party Beneficiaries. No claim as a third party beneficiary under this Contract by any person, firm, or corporation shall be made or be valid against the Village.

L. Conflicts; Exhibits. If any term or provision in this Agreement conflicts with any term or provision of an attachment or exhibit to this Contract, the terms and provisions of this Contract shall control.

DATED this _____ day of _____, 2022.

ATTEST:

By: _____
Village Clerk

VILLAGE OF WINNETKA

By: _____
Village Manager

ATTEST:

By:_____

Title:_____

American Combustion Service, Inc.

By: _____

Its: _____

EXHIBIT A

WORK

Contractor to provide labor, material, equipment and scaffolding to perform refractory repairs to the lower and upper fireboxes of Boiler No. 7.

Lower Firebox Scope:

- Remove loose seals between the floors and walls.
- Rebuild using first quality fire block with 2500 degree castable seal.
- Tuckpoint fracture on the burner wall with ceramic fibers, then apply with a protective coating.

Upper Firebox Scope:

- Remove loose brick laying on the tubes overhead on the west side.
- Repair west wall area that has pulled away, work brick in place and tuckpoint to secure.
- South wall bullnose, remove loose scale; gunite a flash coat of 2500 degree material.
- Repair hole on the east wall.

General Clarifications:

- Contractor to provide, erect and dismantle any scaffolding.
- All work will be performed during normal work days, 7:00 a.m. – 3:30 p.m.
- Any additional work required will be approved by the Village of Winnetka before proceeding.
- Prior to contractor mobilization, boiler to be offline, isolated and cooled.
- Village of Winnetka will be responsible for the disposal of scrap and debris.
- The Village of Winnetka will pay for any required permit fees.

Agenda Item Executive Summary

Title: Resolution No. R-6-2022; Approving the Purchase of a Water & Electric Backhoe Loader (Adoption)

Presenter: Brian Keys, Director of Water & Electric

Agenda Date: 01/04/22

Consent: ☑ YES ☐ NO

☐ Ordinance
☑ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

The 2022 Water Fund Budget (account #520.60.01-625) contains funding in the amount of $150,000 for the purchase of a replacement backhoe loader (tractor).

Executive Summary:

The Water & Electric Department budgeted for the replacement of an existing backhoe loader used by the Water Fund. The 2004 John Deere 410 backhoe loader (tractor) is used in daily operations to maintain and repair the potable water system. The tractor is also used in winter months for snow removal. The proposed replacement is a 2022 model of the same backhoe loader.

As an alternative to issuance of a bid and seeking more competitive pricing than potentially available by bidding a single backhoe loader, staff requested contract pricing through Sourcewell (formerly known as National Joint Power Alliance, NJPA). Sourcewell is a national public agency committed to cooperative solutions for governmental and educational entities. Through Sourcewell, members have access to contracted products, equipment, and service opportunities. The Village of Winnetka joined in 2010. New Trier High School, District 36, Winnetka-Northfield Library, and the Village of Glenview are also members.

West Side Tractor Sales Co. submitted a quote for the 2022 John Deere 410L backhoe loader under Sourcewell Contract No. 032119-JDC in the amount of $156,489.92. The backhoe will be fitted with mechanical couplings and hydraulic fittings similar to those used on the other backhoe loader tractor in the Water & Electric Department. This will ensure that the various excavation buckets and hydraulic pavement breakers remain interchangeable between the two tractors. The backhoe loader specifications have been attached for reference.

Executive Summary (continued):

The introduced FY2022 Water Fund Budget (account #: 520.60.01-625) contains $150,000 for the replacement of the 2004 backhoe loader. West Side Tractor's proposal exceeds the budgeted amount by $6,489.92. Staff does not anticipate this to have an impact on budget adherence. Upon receipt of the new backhoe loader, the existing backhoe loader will be disposed of through a municipal auction. The 2004 backhoe loader has an auction value significantly above the amount of the budget shortfall. Staff anticipates securing approval to dispose of the existing backhoe loader through a separate Council action at a later date.

Resolution No. R-6-2022, prepared by the Village Attorney, authorizes the Village President and Village Clerk to execute and attest, an agreement with West Side Tractor Sales Co. for the purchase of the new backhoe loader.

Recommendation:

Consider adopting Resolution No. R-6-2022; Approving The Purchase Of A John Deere 410L Backhoe Loader From West Side Tractor Sales Company in an amount not to exceed $156,489.92.

Attachments:

- Resolution No. R-6-2022; Approving The Purchase Of A Backhoe Loader
- Proposal from West Side Tractor Sales Co., Sourcewell Contract No. 032119-JDC

A RESOLUTION APPROVING THE PURCHASE OF A BACKHOE LOADER

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq*., authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village of Winnetka (***"Village"***) is a member of Sourcewell (***"Sourcewell"***), a municipal national contracting agency for units of local government, and educational and non-profit organizations; and

WHEREAS, the Sourcewell permits units of local governments to purchase commodities and services according to nationally leveraged and competitively solicited purchasing contracts, resulting in significant savings for the Village; and

WHEREAS, the Village Water & Electric Department (***"Department"***) has identified the need to replace one 2004 John Deere 410 Backhoe Loader with one 2022 John Deere 410L Backhoe Loader (***"New Tractor"***); and

WHEREAS, Sourcewell sought bids for the award of a contract for the purchase of the New Tractor (***"Purchase Contract"***); and

WHEREAS, Sourcewell secured fixed, per-unit pricing from West Side Tractor Sales Co. (***"West Side"***) for the New Tractor; and

WHEREAS, West Side has provided pricing for the Purchase Contract of $156,489.92; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the New Tractor from West Side, in the amount of $156,489.92, in accordance with the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of a New Tractor from West Side, in the total amount of $156,489.92, in accordance with the Purchase Contract.

SECTION 3. AUTHORIZATION TO PURCHASE. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to purchase the New Tractor from West Side in an amount not to exceed $156,489.92.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 4th day of January, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

JOHN DEERE

WEST SIDE TRACTOR SALES CO

December 23, 2021

WINNETKA, VILLAGE OF
510 GREEN BAY RD
WINNETKA, IL
8475016000

2022 John Deere 410L Backhoe Loader

SOURCEWELL Cooperative Contract 032119-JDC

All the prices in the detailed sections are Per machine basis.

Machine Configuration

Code	Description	Qty	Unit Price
0AB1T	410L BACKHOE LOADER	1	149,433.00
1065	ENGINE FT4	1	15,228.00
170K	JDLINK	1	-
2035	CAB	1	13,243.00
2401	DECAL ENG W/ENG PACKET	1	-
3095	AXLE MFWD W/LIM SLIP & AUTO	1	-
4782	TIRE ML500/70R24,ML340/80R18	1	2,345.00
5285	CONTROL PILOT	1	2,665.00
5400	COUPLER LESS	1	-
5600	LESS BH BUCKET W/PINS	1	-
6020	DIPPER EXTENDABLE	1	8,365.00
6230	HYD,AUX W/1&2WAY FLOW, THUMB	1	6,225.00
7085	LDR CPLR 1LVR W/INT AUX W/RC	1	9,974.00
7690	LDR BUCKET 92" MULTIPURPOSE	1	8,212.00
8485	COUNTERWEIGHT 1250LB.	1	1,758.00
8685	BATTERY DUAL W/JUMP POST	1	544.00
9060	MIRRORS INTERIOR	1	82.00
9116	ROOF W/LED LIGHTS	1	1,053.00
9505	MFWD FULL GUARD	1	428.00
9515	FLUID SAMPLING PORTS	1	207.00
9919	SUN VISOR	1	95.00
9965	SEAT AIR SUSPENSION CLOTH	1	503.00
9080	ENGINE COOLANT HEATER	1	178.00
		List Price	**$ 220,538.00**
		Discount 44%	**$ 97,036.72**
		Net Price	**$ 123,501.28**

Custom Jobs

Code	Description	Qty	Price

	Dlr provide Pre-Delivery Inspection, Supplies and Fuel Fill	1	1,600.00
	Dealer Provided Delivery	1	800.00
	Labor for field installed kits	1	5,350.87
Ext Warranty	• Extended 5 yr 3,000 hr Comprehensive Warranty Warranty	1	6,732.24
AT323580	BOOM PROTECTION PLATE	1	814.00
AT448428	Hand Held Hydraulic Circuit with Fittings	1	766.00
Parts	SERVICE AND TEST CD	1	850.00
WR	Wain Roy XLS Coupler	1	1,488.42
WR	Wain Roy XLS 12" Bucket	1	1,265.01
WR	Wain Roy 18" Bucket	1	1,577.50
WR	Wain Roy 24" Bukcet	1	1,683.34
Parts	RAZOR Style LED Markers	4	650.00
Parts	BLU-102-1 Boom Mounted LED Worklights	2	488.21
MIDWEST	Install Auto Lube	1	6,997.44
Parts	Hydraulic Fittings to match existing 410	1	167.24
		Total Price	**$ 31,230.27**

Quote Summary (per unit)

Item Description		**Prices**
Machine Net Price	$	123,501.28
Custom Jobs	$	31,230.27
Price per Machine	**$**	**154,731.55**

Destination	**Freight Charge**
Wauconda, IL 60084	$ 1,758.37

Total Net Price Quantity (1) **$ 156,489.92**

Warranty Terms

410L includes • Full Machine 12 Month -Unlimited Hour Warranty

• Extended 5 yr 3,000 hr Comprehensive Warranty Warranty Machine Only

Remarks:

Please note that this quote is valid for 30 days. Purchase cards are accepted -- a 3% transaction fee will be calculated into the PO total for the credit card invoice payment.

Chris Mazzoni - Sales Representative West Side Tractor Sales - (847) 526-7700 • Fax (847) 526-3565 - Cmazzoni@westsidetractorsales.com

Agenda Item Executive Summary

Title: Resolution No. R-7-2022;Approving the Purchase of a Water & Electric Vehicle (Adoption)

Presenter: Brian L. Keys, Director of Water & Electric

Agenda Date: 01/04/2022

Consent: ☑ YES ☐ NO

☐ Ordinance
☑ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

The FY2022 budgets for the Water Fund and Electric Fund contain funding for the replacement of a 2016 Ford Explorer (Truck #51).

Executive Summary:

The FY2022 budgets for the Water Fund and Electric Fund contain funding for the replacement of a 2016 Ford Explorer. Truck #51 is a four wheel drive sport utility with 133,000 miles. Staff is recommending replacement of this vehicle due to its age and mileage.

Staff has identified a suitable replacement vehicle, 2022 Ford Explorer, on the Suburban Purchasing Cooperative, Contract #191. The Suburban Purchasing Cooperative is a joint purchasing program sponsored by the Northwest Municipal Conference, DuPage Mayors & Managers Conference, South Suburban Mayors and Managers Association, and the Will County Governmental League. The cooperative benefits governmental entities by aggregating their purchasing power.

The Suburban Purchasing Cooperative's Contract #191 was awarded to Kunes Country Ford of Antioch in Antioch, Illinois. The total cost of the vehicle under the cooperative contract is $37,857. The vehicle specification has been attached for reference.

The adopted FY2022 Water & Electric Fund Budgets (account #'s: 500.40.01-542 & 520.60.01-542) contain $49,000 for the replacement vehicle.

Resolution No. R-7-2022, prepared by the Village Attorney, authorizes the Village President and Village Clerk to execute and attest, an agreement with Kunes Country Ford of Antioch for the purchase of the new vehicle in an amount not to exceed $37,857.

Recommendation:

Consider adoption of Resolution No. R-7-2022; A Resolution approving the purchase of a Water & Electric department vehicle from Kunes Country Ford of Antioch under Suburban Purchasing Cooperative Contract #191 in an amount not to exceed $37,857.

Attachments:

Resolution No. R-7-2022; A Resolution Approving The Purchase Of A Water & Electric Department Vehicle

- Suburban Purchasing Cooperative #191, Ford Explorer
- Suburban Purchasing Cooperative Contract #191 renewal dated September 22, 2021

A RESOLUTION APPROVING THE PURCHASE OF A WATER & ELECTRIC DEPARTMENT VEHICLE

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq*., authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village of Winnetka (***"Village"***) is a member of the Northwest Municipal Conference (***"NWMC"***), a corporate organization representing municipalities and townships located within the State of Illinois and Counties of Cook, DuPage, Kane, Lake, and McHenry; and

WHEREAS, the Village participates in the NWMC Suburban Purchasing Cooperative (***"SPC"***), which permits local governments to purchase commodities and services according to contracts negotiated by the NWMC, resulting in significant savings for the Village; and

WHEREAS, the Village Water & Electric Department (***"Department"***) has identified the need to purchase a 2022 Ford Explorer (***"New Vehicle"***); and

WHEREAS, the SPC sought bids for the award of a contract for the purchase of the New Vehicle (***"Purchase Contract"***); and

WHEREAS, the SPC identified Kunes Country Ford of Antioch, Illinois (***"Vendor"***), as the low responsible bidder for the Purchase Contract with a purchase price of $37,857.00; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase a New Vehicle from Vendor, in the amount of $37,857.00, in accordance with the SPC and the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of a New Vehicle from Vendor, in the total amount of $37,857.00, in accordance with the SPC and the Purchase Contract.

SECTION 3. AUTHORIZATION TO PURCHASE. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to purchase the New Vehicle from Vendor in an amount not to exceed $37,857.00.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 4th day of January, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

2020 Ford Explorer 4-Door

Contract # 191



Kunes Country Ford of Antioch

www.antiochford.com

GOOD THRU: November 21, 2020

Tony Walus: (847) 838-7511 | tony.walus@kunescountry.com

Kunes Country Ford of Antioch SPC

Contract Winner

2020 Ford Explorer 4-Door

Contact: Tony Walus (847) 838-7511

tony.walus@kunescountry.com

Standard Package: $25,415

Warranty: 3-Year 36,000-mile Limited Bumper to Bumper
5-year 60,000-mile Powertrain

MECHANICAL

- Electric Parking Brake
- Engine – 2.3L EcoBoost® I-4 with Auto Start-Stop Technology
- Four-Wheel Disc Brakes with Anti-Lock Brake System (ABS)
- Standard-Duty Front and Rear Brake Calipers
- Transmission – 10-Speed Automatic with SelectShift® Capability (includes Active Transmission Warm-Up (ATWU))

EXTERIOR

- 18.6 Gallon Fuel Tank
- Active Grille Shutters (Not available with the Fleet Only optional
- 3.3L Ti-VCT V6 FFV Engine on Base)
- Black – Molded-in-Color
  - Door Handles
  - Grille
  - Lower Bodyside Cladding
  - Wheellip Molding
- Body-Color
  - Bumpers, Front and Rear (Body-Color Upper, Black Lower) — Rear Spoiler
- Chrome Liftgate Appliqué
- Configurable Daytime Running Lamps (DRL) (Activates LED Low Beam Headlamps with Courtesy Delay)
- Easy Fuel® Capless Fuel Filler
- Front Air Curtain

INTERIOR/COMFORT

- Black Metallic Center Stack
- Center Floor Console – Front
  - Armrest
  - Storage Bin
- Climate Control
  - Tri-Zone Electronic Temperature Control
  - Cabin Particulate Air Filter
  - Rear Auxiliary Controls
- Cruise Control
- Cupholders – 10
- Door-Sill Scuff Plates, Front and Rear – Black Molded-in-Color
- (MIC), embossed with “EXPLORER”
- Driver and Front Passenger Seat Back Map Pockets
- Driver’s Side Footrest
- Floor Mats – Black Carpet, Front and Second Rows
- Grab Handles – Front-Passenger; Second Row – two (2), includes Coat Hooks
- Illuminated Visor Vanity Mirrors (Driver and Front Passenger)
- Instrument Panel Appliqués – Ebony
- Instrument Panel Cluster
  - 4.2" Color LCD Productivity Screen
  - Message Center
  - Outside Temperature Display
  - Trip Computer
- Lighting
  - Front Overhead Console Mounted Map Lights
  - Illuminated Entry System
  - Rear Cargo Area Light
  - Second and Third Row Dome Lights

Contract # 191

- LED Taillamps with Amber Turn Signals★

EXTERIOR (continued)

- Power Liftgate
- Privacy Glass – Second Row, Third Row and Liftgate
- Roof-Mounted Antenna
- Tires
  - P255/65R18 All-Season (A/S) BSW
  - Mini Spare
- Wheels – 18" Painted Aluminum
- Wipers
  - Windshield – Variable Intermittent/Continuous
  - Rear Window – Single-Speed Intermittent/Continuous

SAFETY/SECURITY

- AdvanceTrac® with RSC® (Roll Stability Control™)
- Airbags
  - First Row: Driver and Passenger Dual-Stage Front, Frontseat Side and Driver/Passenger Knee
  - All Rows: Safety Canopy® Side-Curtain with Rollover Sensor
- Center High-Mounted Stop Lamp (CHMSL)
- Curve Control
- Day/Night Rearview Mirror – Manually Adjustable
- Door Locks, Power
  - Auto lock/Auto unlock
  - Child-Safety Rear
- Head Restraints
  - Four-Way Manually Adjustable Driver and Front-Passenger
  - (Two-way up/down when Dual-Headrest Rear Seat Entertainment System (50S) is ordered)
  - Two-Way Manually Adjustable Second and Third Row (Left and Right; Second Row Center Head Restraint is fixed position)
- Headlamps
  - LED Low and High Beams with Courtesy Delay
  - Wiper-Activated
- Hooks
  - Cargo Net – Four (4)
  - Load Floor Tie-Down – Four (4)
- Individual Tire Pressure Monitoring System (ITPMS)
- LATCH (Lower Anchors and Tether Anchors for Children) on Second and Third Row Outboard Seating Positions

INTERIOR/COMFORT (continued)

- Locking Glove Box
  - Overhead Console with Sunglasses Storage
- Powerpoints (12V) – five (5)
  - Front row; one (1) in Media Hub, one (1) in center console
  - Second row; two (2) in rear section of center console
  - Rear Cargo Area; one (1)
- Rotary Gear Shift Dial
- Seats
  - Cloth
  - Front Row Captain's Chairs
  - 8-way Power Driver's Seat (includes Power Recline)
  - 4-way Manual Front Passenger (Fore/Aft, Recline)
  - Second Row – 35/30/35★ Split-Fold-Flat and Reclining Outboard Seats with E-Z Entry[1] (Manual fore/aft adjustable seat on "35" section only)
  - Third Row – 50/50 Split-Fold-Flat (Manual)
- Steering Column – Manual Tilt/Telescoping
- Steering Wheel with Mounted Features
  - 5-Way Controls
  - Audio Controls
  - Cruise Controls
  - Paddle Shifters
- Windows, Power – Front and Rear. Front Row One-TouchUp/Down Feature (door mounted controls).
-

SAFETY/SECURITY (continued)

- Rear-Window Defroster and Washer
- Safety Belts
  - Front Row – Belt-Minder® (Front Safety Belt Reminder)
  - Front Row – Adjustable Height
  - Second Row – Outboard and Center Seat Shoulder
  - Third Row – Outboard
- SecuriLock® Passive Anti-Theft System (PATS) (Explorer Base Series Only)
- SOS Post-Crash Alert System™

DRIVER ASSIST TECHNOLOGY

- Auto Hold
- Ford Co-Pilot360™
  - Auto High-Beam Headlamps
  - BLIS® (Blind Spot Information System) with Cross-Traffic Alert[4]
  - Lane-Keeping System
- Lane-Keeping Alert
- Lane-Keeping Assist
- Driver Alert
  - Pre-Collision Assist with Automatic Emergency Braking (AEB)
- Pedestrian Detection
- Forward Collision Warning
- Dynamic Brake Support
  - Rear View Camera[5]
- Headlamps – Autolamp (Automatic On/Off)
- Hill Descent Control™ (4x4 Only)
- Hill Start Assist
- Post-Collision Braking

- Mirrors, Sideview – Power Glass, Manual-Folding and Black Molded-in-Color Caps[2]
- MyKey®
- Personal Safety System™[3]

- E-Z Entry is manually activated
- BLIS® (Blind Spot Information System) with Cross-Traffic Alert is included in the Ford Co-Pilot360™
- Personal Safety System™ for driver and front passenger includes dual-stage front airbags, safety belt pretensioners, safety belt energy-management retractors, safety belt usage sensors, driver's seat position sensor, crash severity sensor, restraint control module and Front-Passenger Sensing System.

- Reverse Sensing System
- Side-Wind Stabilization
- Trailer Sway Control

FUNCTIONAL

- 3.58 Non-Limited-Slip Rear Axle
- BLIS® (Blind Spot Information System) with Cross-Traffic Alert and Trailer Coverage when Class III Trailer Tow Package (52T) is selected
- With Backup Assist Grid Lines and Washer

- ● Audio
  - — AM/FM Stereo
  - — MP3 Capable
  - — Six (6) Speakers
  - — Speed-Compensated Volume
  - — SiriusXM® Radio
  - ❖ **Note:** Includes a six (6)-month prepaid subscription. Service is not available in Alaska and Hawaii.
  - ❖ **Note:** SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc

FUNCTIONAL (continued)

- Battery Saver
- Compass
- EcoCoach (efficient driving assistant)
- Electric Power-Assisted Steering (EPAS)
- Engine Oil Cooler
- ★ FordPass Connect™
  - — 4G LTE Wi-Fi hotspot connects up to 10 devices[6]
  - — Remotely start, lock and unlock vehicle[7]
  - — Schedule specific times to remotely start vehicle[7]
  - — Locate parked vehicle[7]
  - — Check vehicle status[7]
  - ❖ **Note:** Ford Telematics™ and Data Services Prep included for Fleet ONLY: FordPass Connect™ 4G Wi-Fi Modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at
    - ■ www.fleet.ford.com or call 833-FCS-Ford. (833-327-3673)
- Front and Rear Stabilizer Bars
- Independent Front and Rear Suspension
- Intelligent Oil-Life Monitor®
- Keyless-Entry Integrated Key Transmitter Remotes – Two (2)
- SYNC® 3
  - — Enhanced Voice Recognition Communications and Entertainment System
  - — 8" LCD Capacitive Touchscreen in Center Stack with Swipe Capability
  - — Pinch-to-Zoom capability included when equipped with available Voice-Activated Touchscreen Navigation System
  - ❖ (Navigation is included in the Ford Co-Pilot360™ Assist+ (65S))
  - — Applink®
  - — 911 Assist®
  - — Apple CarPlay® and Android Auto™ Compatibility
  - — Smart-Charging Multimedia USB Ports – One (1) in the Media Hub and one (1) in the Main Bin

4WD MODELS INCLUDE:

- Intelligent 4WD
- Terrain Management System™

Optional Equipment Packages & Other Options

	ITEM/DESCRIPTION	Code	Price
☐	Explorer RWD	K7B	N/C
☐	Explorer 4WD	K8B	$3,219
☐	Explorer XLT RWD	K7D	$5,642
☑	Explorer XLT 4WD	K8D	$7,416
☐	Explorer Limited RWD	K7F	$16,308
☐	Explorer Limited 4WD	K8F	$17,283
☐	Explorer Limited Hybrid RWD	K7F	$18,990
☐	Explorer Limited Hybrid 4WD	K8F	$21,940
☑	Extra Keys		$295
☑	2.3L I-4 EcoBoost Engine w/ Auto Start-Stop Technology. 10-Speed Automatic Transmission w/ SelectShift Capability	99H/44T	STD
	FREE STANDING PACKAGES & OPTIONS (FSO)		
☑	Floor Liners (Front & 2nd Row)	16N	$115
☐	Class III Trailer Tow Package. NOTE: Contains Cargo Area Management System	52T	$667
☑	Comfort Pkg (XLT)	65W	$697
	FLEET ONLY OPTIONS (Requires Valid FIN Code)		
☐	Daytime Running Lamps (DRL) (Non-Configurable) NOTE: Replaces the Standard Configurable Daytime Running Lamps (DRL)	942	$42
☐	Engine Block Heater	41H	$85

	FACTORY INVOICED ACCESSORIES (FIA) **Shipped separately from the vehicle for Dealer Installation**		
☑	Cargo Mat	85W	$95
☑	Roof-Rail Crossbars(XLT/ Limited)	50N	$306
☑	Splash Guards	50M	$193
	Available Dealer Options		

Contract # 191

☑	Deep Tray-Style All-Weather Floor Mats		$225
☐	Undercoating		$325
☐	Rustproofing		$325
☑	Service Manual (CD Rom or USB Drive)		$295
	COLOR & TRIM AVAILABLITY		
☐	Sandstone	7N	N/C
☑	XLT Sandstone	8N	N/C
☐	XLT Ebony	86	N/C
☐	XLT 202A Sandstone	SN	N/C
☐	XLT 202A Ebony	S6	N/C
☑	Cloth Front Captain's Chairs w/ 8-way Power Driver & 4-way Manual Passenger. 2nd Row 35/30/35 Split-Fold-Flat and Reclining with E-Z Entry, 3rd Row 50/50 Split-Fold-Flat.	17U	XLT ONLY $495
	PAINT		
☑	Blue Metallic	FT	$0
☐	Magnetic Metallic	J7	$0
☐	Iconic Silver Metallic	JS	$0
☐	Agate Black Metallic	UM	$0
☐	Oxford White	YZ	$0
☐	Silver Spruce Metallic (XLT/Limited)	BN	$0
☐	Atlas Blue Metallic (XLT/Limited)	B3	$0
☐	Rapid Red Metallic Tinted Clear Coat (XLT/ Limited)	D4	$375
☐	Rich Cooper Metallic Tinted Clear Coat (XLT/ Limited)	B6	$375
☐	Star White Tri-coat (XLT/ Limited)	AZ	$565
	EMISSIONS STANDARD/OPTIONAL EQUIPMENT		
☑	**50 State Emissions System** Standard equipment in all states.	425	STD
☑	**FRONT LICENSE PLATE BRACKET** Standard in states requiring two license plates and optional to all others.	153	STD
	MISCELLANEOUS		
☑	COV Required	79V	N/C

☑	Priced DORA	C09	N/C
	TYPE OF PLATES		
☑	New Plates & Title (please choose below)		$160
☑	Municipal		N/C
☐	Fire		N/C
☐	Police		N/C
	Delivery		
☑	Delivery within 50 miles		N/C
☐	Delivery > 50 miles		$100
	Extended Service Contracts		
☐	3 YR/100,000 Powertrain Care		$1,460
☐	3 YR/100,000 Base Care		$1,535
☐	3 YR/100,000 Premium Care		$1,935
☐	6YR/00,000 Powertrain Care		$1,575
☐	6 YR/100,000 Base Care		$1,675
☑	6 YR/100,000 Premium Care		$2,150
	Total Vehicle Price$ 37,857		
	Quantity 1		
	Total Order $ 37,857		

Contract # 191

Please Enter the following:

Agency Name & Address:

Village of Winnetka

510 Green Bay Road

Winnetka, IL 60093

Contact Name:

Brian Keys, Director of Water & Electric

Phone Number:

(847) 716-3556

Purchase Order Number:

T.B.D.

Total Dollar Amount:

$37,857

Total Number in Units:

1

Delivery Address:

Village of Winnetka, 1390 Willow Road, Winnetka, IL 60093

Please submit P.O. & Tax-Exempt letter with Vehicle Order:

Kunes Country Ford of Antioch
104 Route 173
Antioch, IL 60002

Contact: Tony Walus

Contract # 191

Phone: (847) 838-7511
Fax: (847) 838-9206
tony.walus@kunescountry.com

IF WE HAVE MISSED AN OPTION OR TO DISCUSS FINANCE OPTIONS,
PLEASE CONTACT OUR OFFICE.
COMPLETE UNITS IN STOCK FOR IMMEDIATE DELIVERY CAN BE VIEWED ON OUR WEBSITE WWW.ANTIOCHFORD.COM

SPC
SUBURBAN PURCHASING
COOPERATIVE

A Joint Purchasing Program For Local Government Agencies

September 22, 2021

Kunes Country Auto Group
Mr. Tony Walus
Fleet Manager
104 Route 173
Antioch, IL 60062

Dear Mr. Walus,

This letter is request a model year roll-over for the Suburban Purchasing Cooperative (SPC) 2022 Ford Explorer Contract #191 to Kunes Country Auto Group, Antioch, as well as the second of three (3) possible, one-year contract extensions from September 17, 2021 through September 16, 2022 with no price increase.

Kunes Country Auto Group, Antioch will handle all billing. Each vehicle purchased will be assessed a **$120.00** administrative fee per vehicle which shall be paid directly by the vendor to the SPC on a quarterly basis.

Please sign and date this agreement below, retaining copies for your files and returning the original to my attention. The SPC reserves the right to extend this contract for one additional one-year term upon mutual agreement of the both the vendor and the SPC on a negotiated basis.

Sincerely,

Ellen Dayan, CPPB
Purchasing Director
Northwest Municipal Conference

Ellen Dayan

09.22.2021
Name: Ellen Dayan — Date
Northwest Municipal Conference

Name: Tony Walus — Date
Kunes Country Auto Group

DuPage Mayors & Managers Conference
1220 Oak Brook Road
Oak Brook, IL 60523
Suzette Quintell
Phone: (630) 571-0480
Fax: (630) 571-0484

Northwest Municipal Conference
1600 East Golf Rd., Suite 0700
Des Plaines, IL 60016
Ellen Dayan, CPPB
Phone: (847) 296-9200
Fax: (847) 296-9207

South Suburban Mayors And Managers Association
1904 West 174th Street
East Hazel Crest, IL 60429
Kristi DeLaurentiis
Phone: (708) 206-1155
Fax: (708) 206-1133

Will County Governmental League
15905 S. Frederick Street
Suite #107
Plainfield, IL 60586
Cherie Belom
Phone: (815) 254-7700

Agenda Item Executive Summary

Title: M-1-2022: 2 Golf Lane - Variation (Introduction/Adopt)

Presenter: David Schoon, Community Development Director

Agenda Date: 01/04/2022

Consent: ☐ YES ☑ NO

☑ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None

Executive Summary:

On January 4, the Village Council is scheduled to consider Ordinance M-1-2022, in response to an application submitted by James Allen (the "Applicant"), as Trustee of the James C. Allen Revocable Trust dated September 21, 2010, the beneficiary of Chicago Title Land Trust Company Trust Number 8002377965 dated May 14, 2018, the owner of the property located at 2 Golf Lane (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of a one-story addition on the Subject Property:

- Front yard setback of 14.33 feet from Hill Road, whereas a minimum of 50 feet is required, a variation of 35.67 feet (71.34%) [Section 17.30.050 - Front and Corner Yard Setbacks]. [Note: The residence currently provides a front yard setback of 19.19 feet.]

ZONING BOARD OF APEALS REVIEW

The Zoning Board of Appeals (ZBA) considered the request on December 13, 2021. After hearing from the Applicant, the ZBA briefly discussed the request and recommended, by a vote of 6-0, approval of the application. Minutes of the ZBA meeting are not yet available. Staff would note that no written or verbal public comment was received on this application.

Details of the request can be found in the attached staff report to the ZBA (Attachment 2).

Recommendation:

Given the Zoning Board of Appeals unanimously recommended approval of the requested variation, the Council may wish to (a) consider waiving introduction of Ordinance M-1-2022 and consider adoption of the Ordinance, OR (b) consider only introduction of Ordinance M-1-2022.

Attachments:

Attachment 1: Ordinance M-1-2022, An Ordinance Granting a Variation from the Winnetka Zoning Ordinance for the Construction of a One-Story Addition within the R-2 Single Family Residential District (2 Golf Lane)
Attachment 2: December 7, 2021 ZBA Staff Report and Attachments

Attachment 1

ORDINANCE NO. M-1-2022

AN ORDINANCE GRANTING A VARIATION FROM THE WINNETKA ZONING ORDINANCE FOR THE CONSTRUCTION OF A ONE-STORY ADDITION WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT (2 Golf Lane)

WHEREAS, James C. Allen (***"Applicant"***) is trustee the James C. Allen Revocable Trust dated September 21, 2010 (***"Applicant Trust"***), which Applicant Trust is the beneficiary of Chicago Title Land Trust Company Trust Number 8002377965 dated May 14, 2018 (***"Owner"***), which Owner is the record title owner of the parcel of real property commonly known as 2 Golf Lane in Winnetka, Illinois, and legally described in in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village (***"R-2 District"***) and is improved with a single-family residence (***"Building"***); and

WHEREAS, the Owner, desires to construct an approximately six-foot by 10-foot, one-story addition to the north side of the Building (***"Proposed Improvement"***); and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the Subject Property must have a front yard setback of at least 50 feet from along the north side of the Subject Property (***"North Property Line***); and

WHEREAS, the existing Building has a legal nonconforming front yard setback of approximately 19.19 feet between the north side of the Building (***"Nonconforming North Building Wall"***) and the North Property Line (***"Front Yard Setback Nonconformity"***); and

WHEREAS, pursuant to Section 17.64.060 of the Zoning Ordinance, a legal nonconforming building may not be enlarged or added to so as to create an additional nonconformity or increase the extent or degree of any existing nonconformity; and

WHEREAS, construction of the Proposed Improvement on the Subject Property would cause the Nonconforming North Building Wall of only 19.19 feet from the North Property Line to be enlarged by approximately 4.86 feet to the north and, consequently the Front Yard Setback Nonconformity to be enlarged, in violation of 17.30.050 of the Zoning Ordinance; and

WHEREAS, the Owner filed an application for a variation from Section 17.30.050 of the Zoning Ordinance to permit a minimum front yard setback of approximately 14.33 feet (***"Variation"***); and

WHEREAS, on December 13, 2021, after due notice thereof, the Zoning Board of Appeals (***"ZBA"***) conducted a public hearing on the Variation and, by a vote of six members in

favor and none opposed, recommended that the Council of the Village of Winnetka (***"Village Council"***) approve the Variation; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variation is in harmony with the general purpose and intent of the Zoning Ordinance and is in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provision or regulation of the Zoning Ordinance from which the Variation has been sought; and

WHEREAS, the Village Council has determined that approval of the Variation for the Subject Property within the R-2 District is in the best interest of the Village and its residents.

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

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this section as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Variation from Section 17.30.050 of the Zoning Ordinance to permit the construction of the Proposed Improvement on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3: CONDITIONS. The Variation granted by Section 2 of this Ordinance is subject to, and contingent upon, compliance by the Owner with the following conditions:

A. Commencement of Construction. The Owner must commence the construction of the Proposed Improvement no later than 12 months after the effective date of this Ordinance.

B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvement and the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

C. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Owner must pay to the Village, promptly upon presentation of a written demand or demands therefor, all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Owner must pay upon demand all

costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

D. Compliance with Plans. The development, use, and maintenance of the Proposed Improvement on the Subject Property must be in strict accordance with the plans prepared by Tom Stringer Design Partners, consisting of 9 sheets, with a latest revision date of November 18, 2021, copies of which are attached to, and by this reference, made part of this Ordinance as **Exhibit B** (***"Plans"***), except for minor changes and site work approved by the Director of Community Development or the Director of Engineering (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

SECTION 4: **RECORDATION; BINDING EFFECT.** A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Owner and each of its heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approval granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approval granted in Section 2 of this Ordinance unless it first provides the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 7: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8: EFFECTIVE DATE.

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

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Owner does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this 4th day of January 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2022.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2022.

Introduced: _____, 2022

Passed and Approved: _____, 2022

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 8 IN INDIAN HILL SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PARTS OF SECTION 20 AND 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 5772391 IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF SAID LOT 8 LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 8, 247.56 FEET) SOUTH OF THE NORTHEAST CORNER OF SAID LOT 8 TO A POINT IN THE WESTERLY LINE OF SAID LOT 8, 128.23 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 8 (SAID EXCEPTION BEING A PORTION OF SAID LOT 8) HERETOFORE CONVEYED BY FLORENCE JOYS FAIRMAN TO MARY F. HICKS BY DEED DATED MARCH 4, 1950 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 45285 AT PAGE 480 AS DOCUMENT 14750017 IN COOK COUNTY, ILLINOIS.

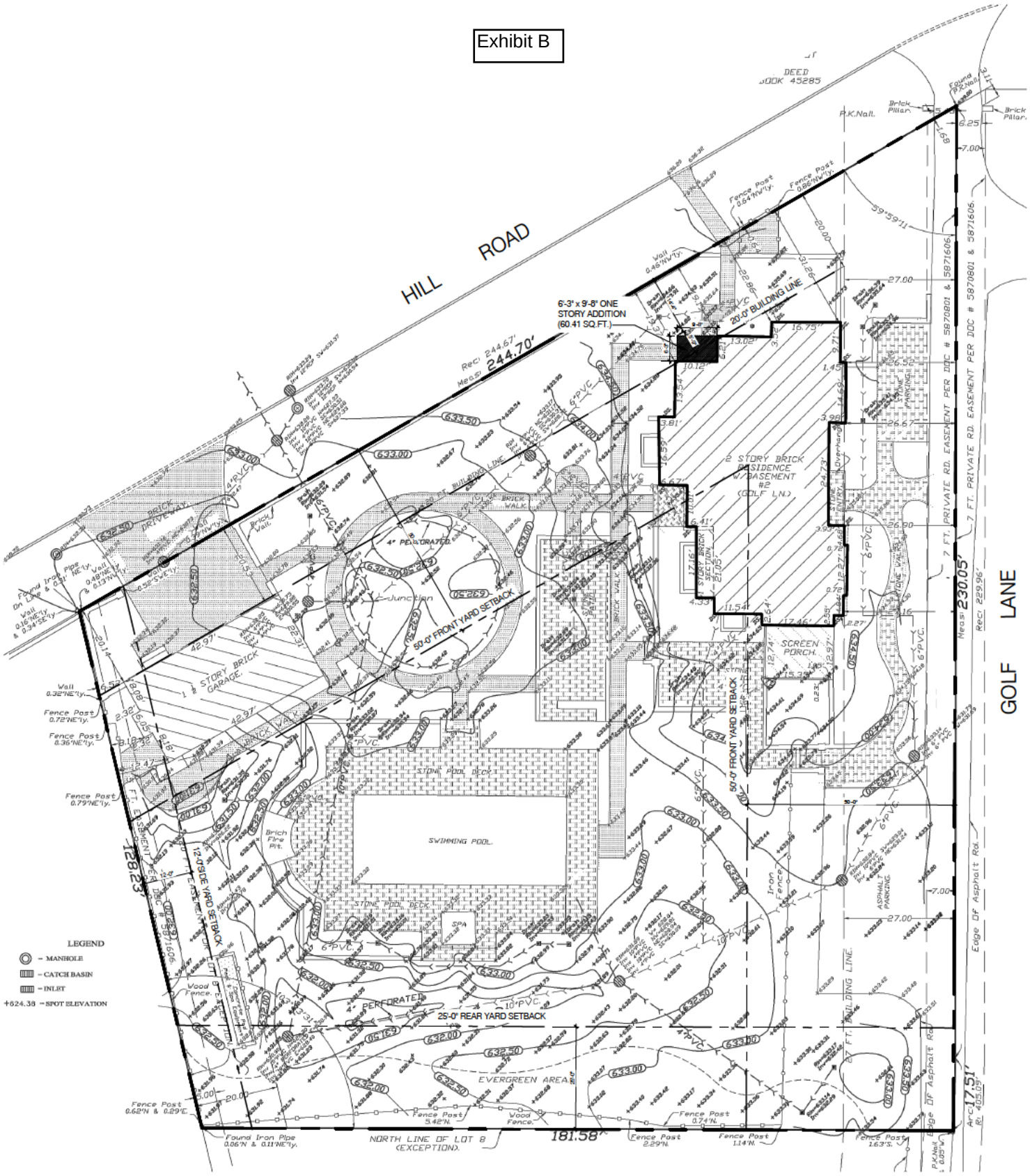
Commonly known as 2 Golf Lane, Winnetka, Illinois.

PIN: 05-20-413-009-0000

EXHIBIT B

PLANS

Exhibit B



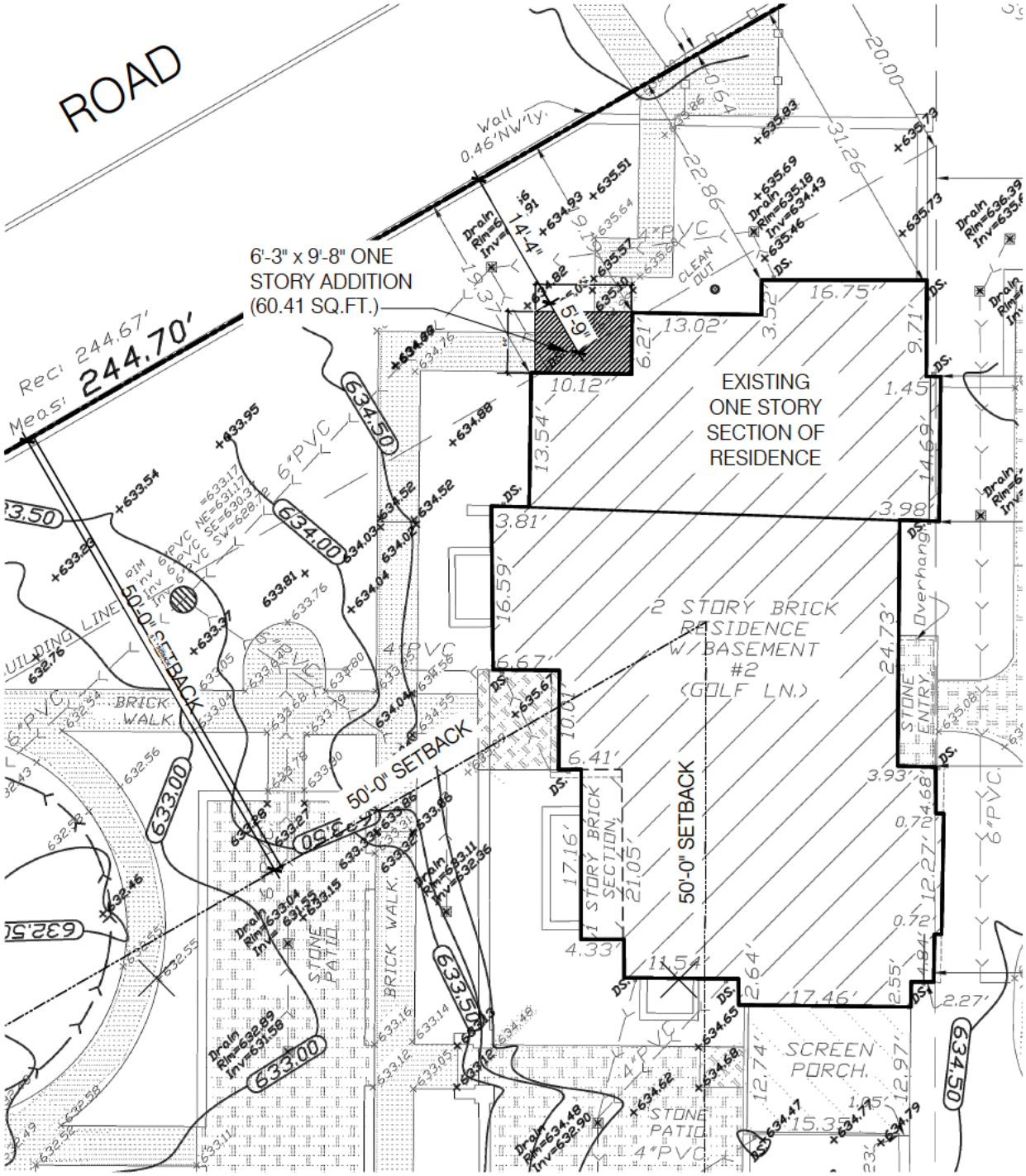
SITE PLAN

NOT TO SCALE

NORTH

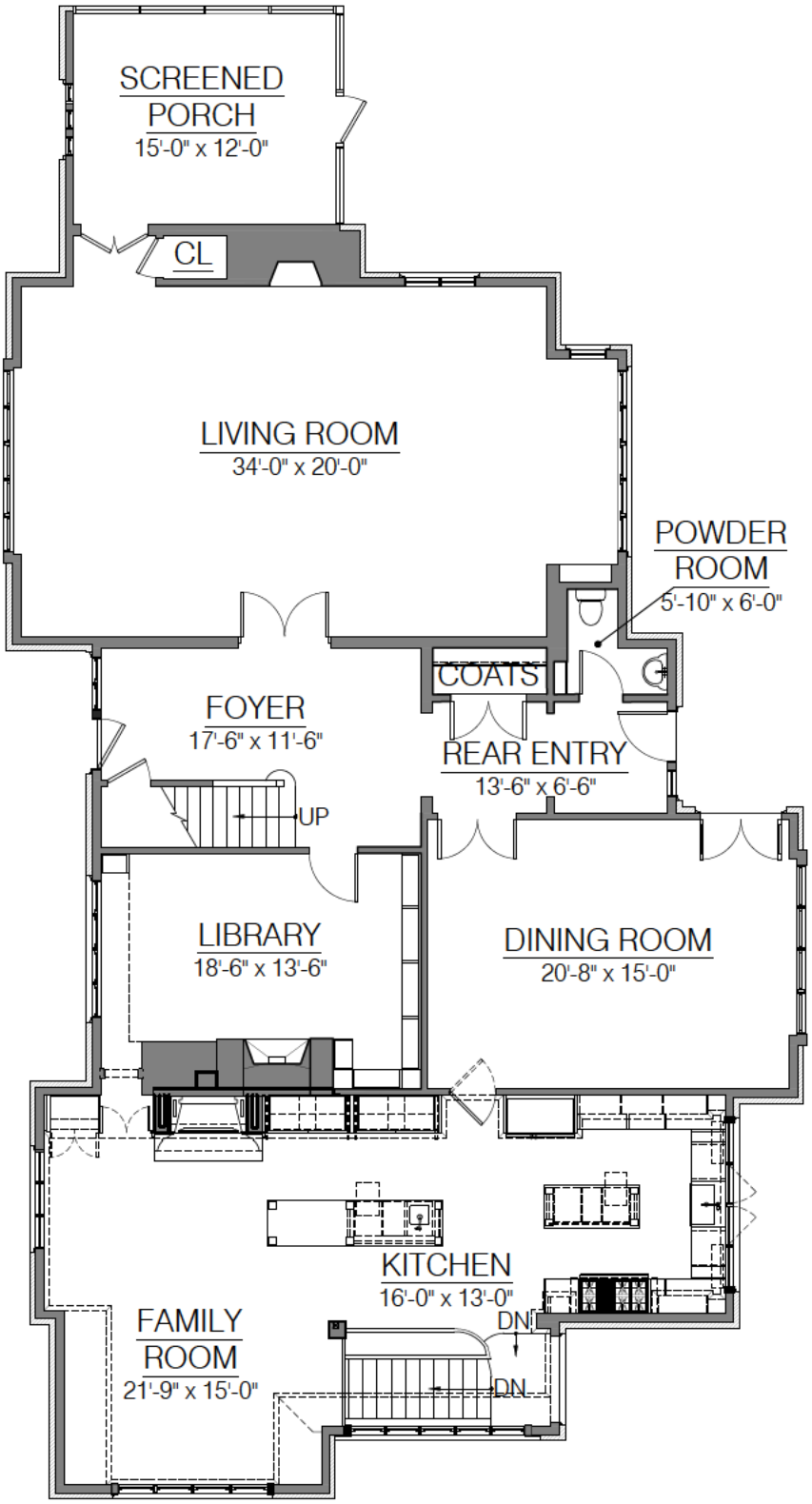
0 8' 16' 32'

2 GOLF LANE, WINNETKA
TOM STRINGER DESIGN PARTNERS
919 NORTH MICHIGAN AVE. SUITE 320 CHICAGO, ILLINOIS 60611
312.664.0644 F312.664.1126 TOMSTRINGER.COM
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DATE: 11.18.21



2 GOLF LANE

SCALE: 1/16"=1'-0"

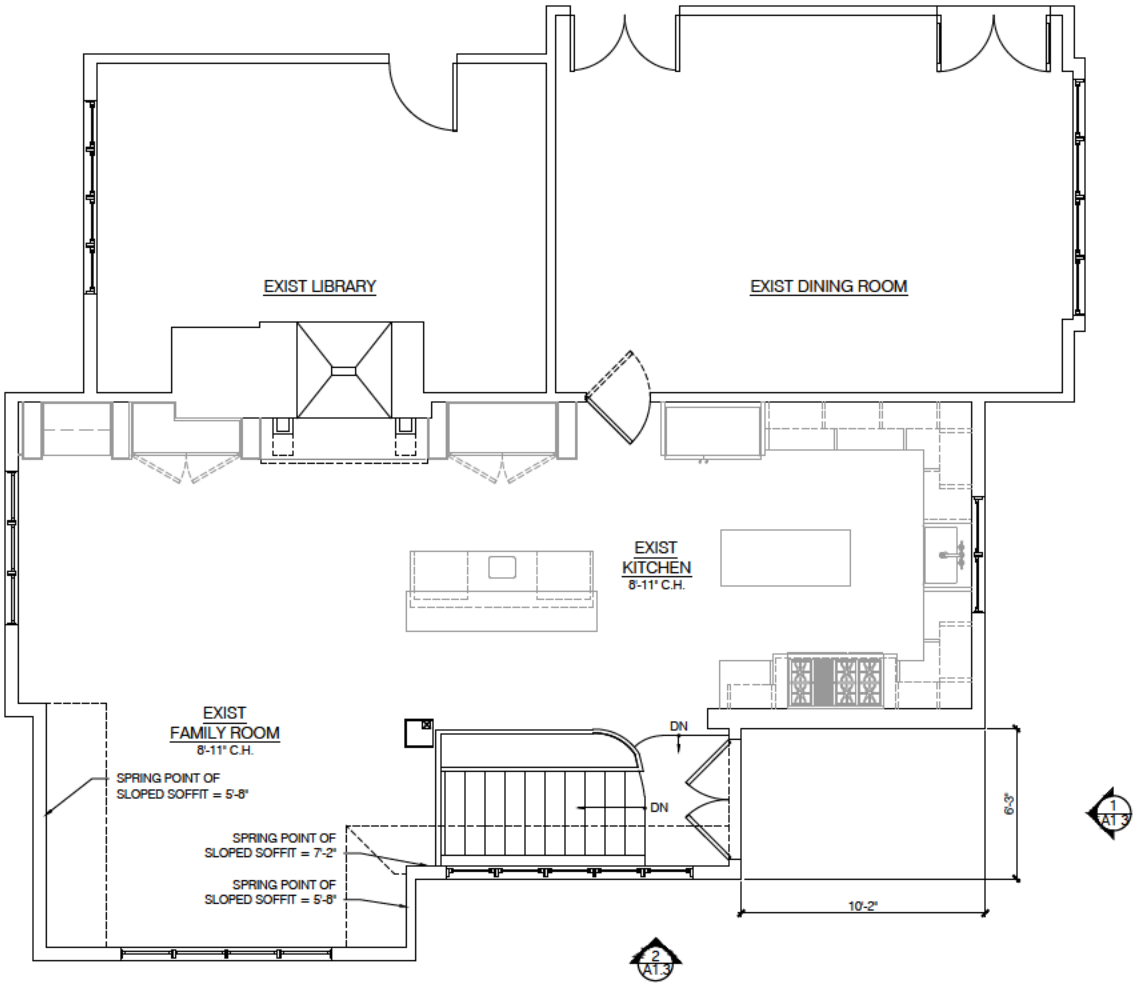


EXISTING FIRST FLOOR PLAN

SCALE 3/32" = 1'-0"

NORTH

2 GOLF LANE, WINNETKA
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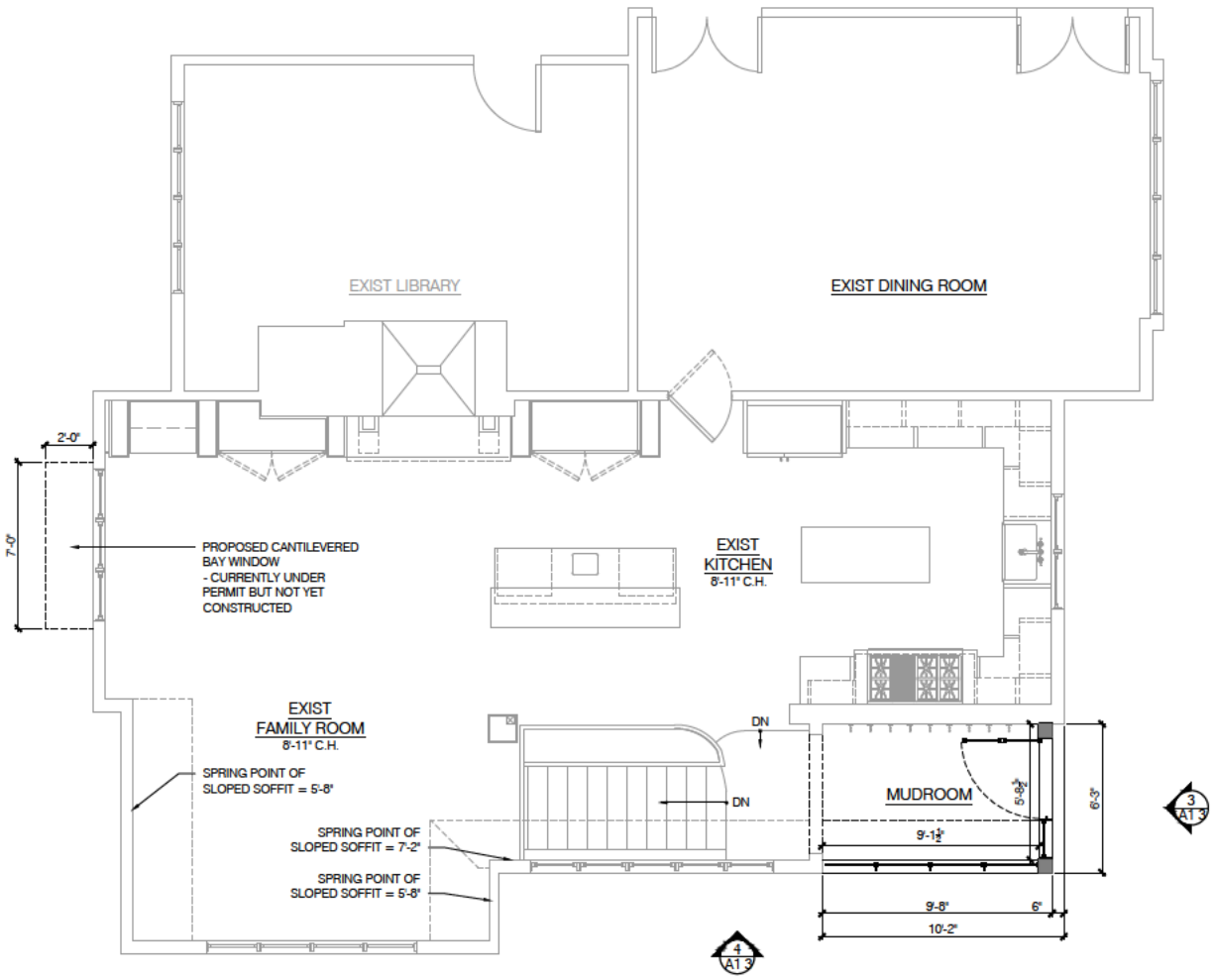


EXISTING PARTIAL FLOOR PLAN

SCALE: 1/8" =1'-0"

NORTH

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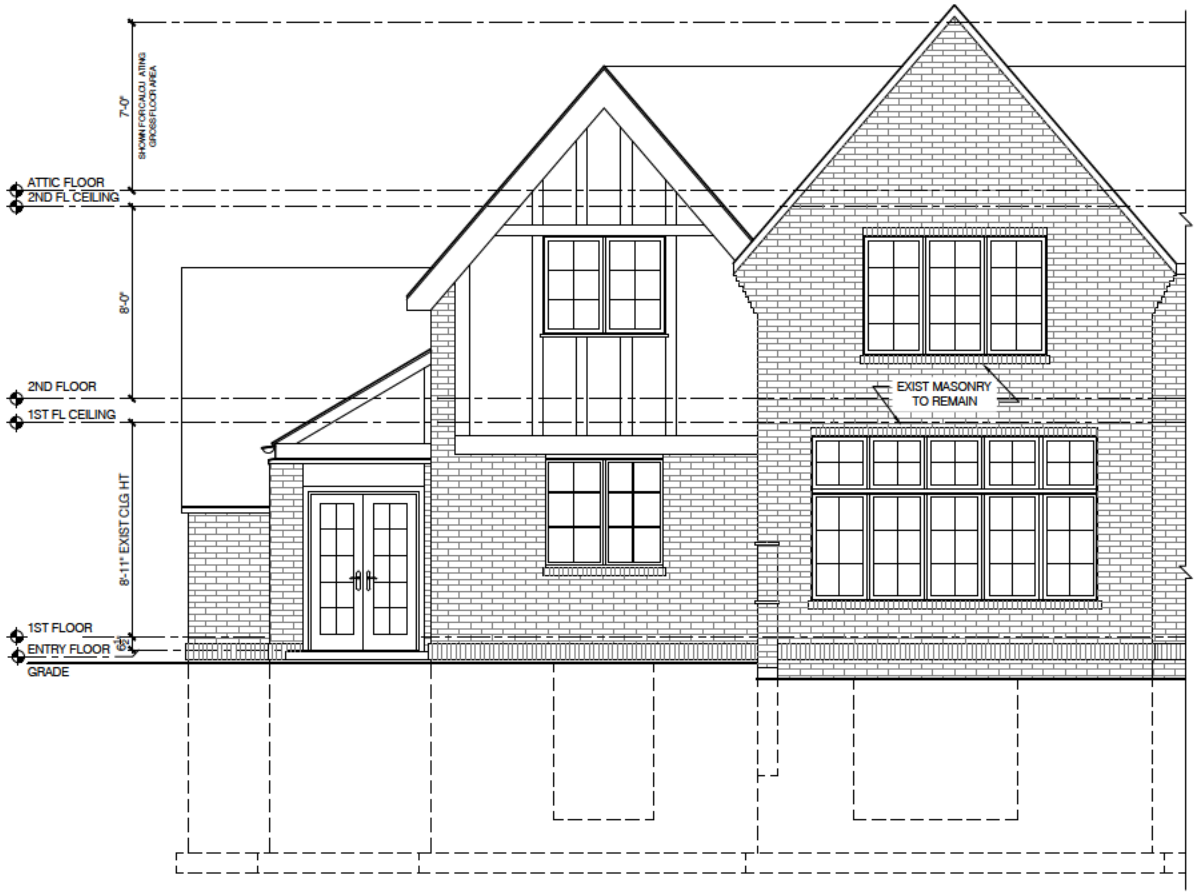


PROPOSED MUDROOM FLOOR PLAN

SCALE: 1/8" =1'-0"

NORTH

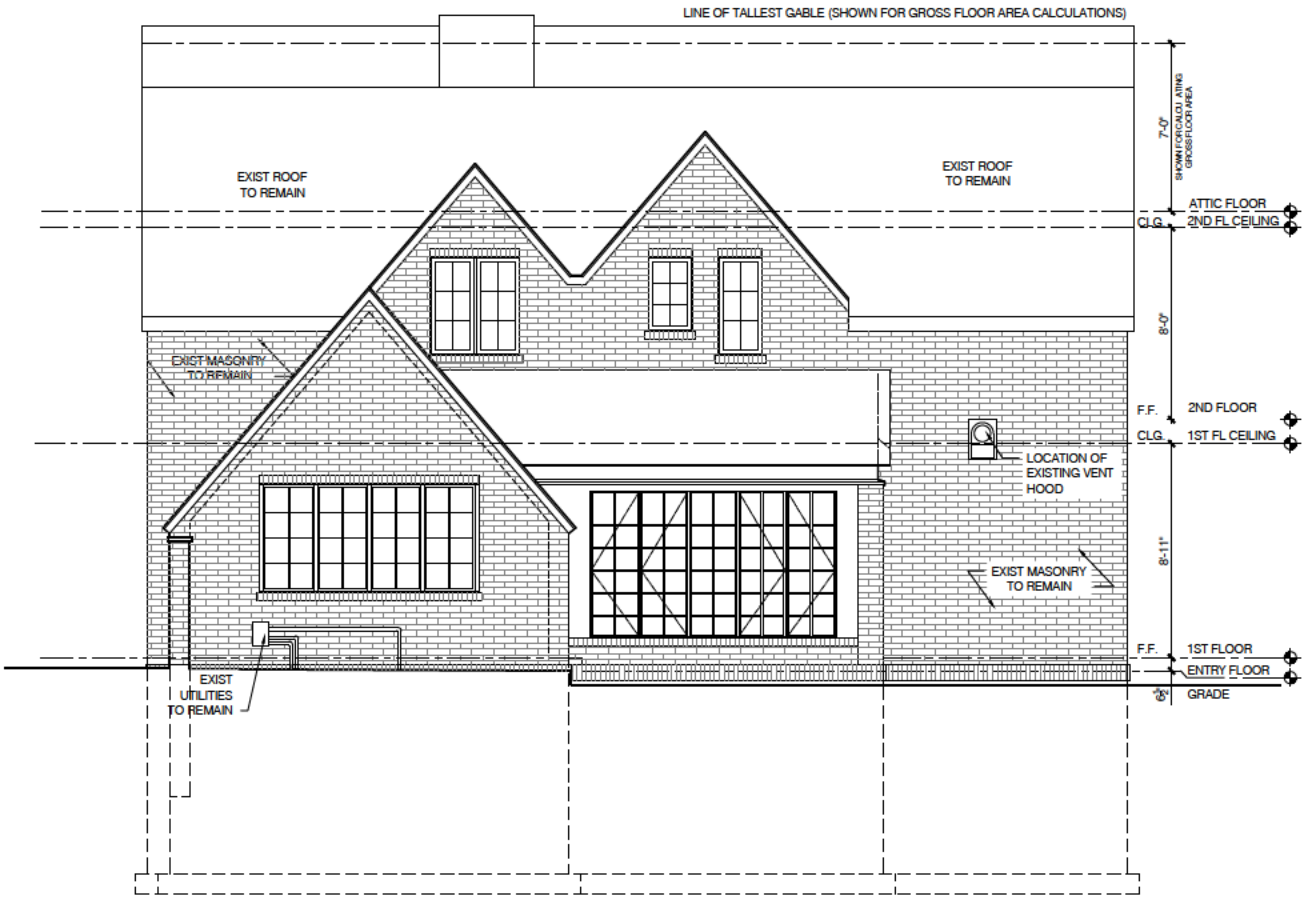
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DATE: 11.10.21



EXISTING PARTIAL WEST ELEVATION

SCALE: 1/8" =1'-0"

2 GOLF LANE, WINNETKA
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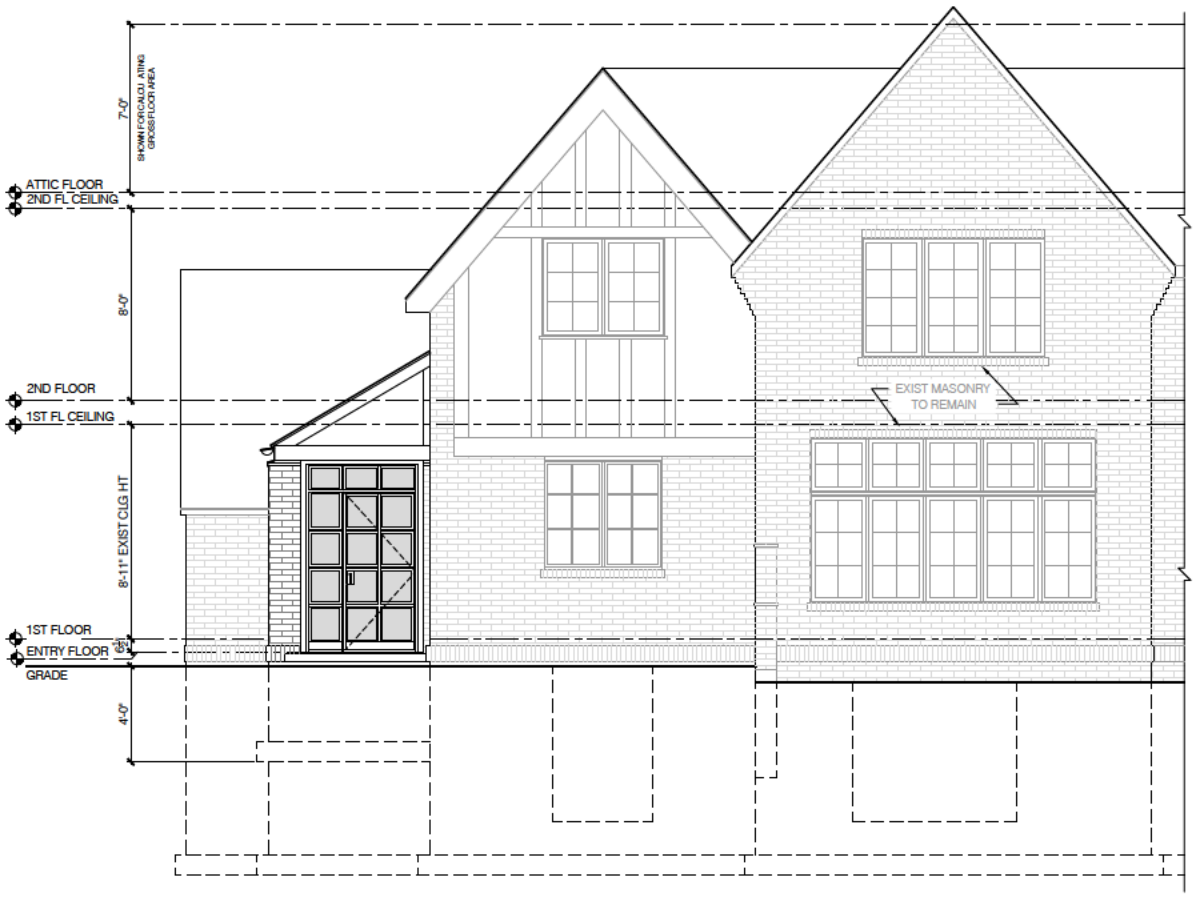


EXISTING NORTH ELEVATION

SCALE: 1/8" =1'-0"

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919 NORTH MICHIGAN AVE. SUITE 320 CHICAGO, ILLINOIS 60611
312.664.0644 F312.664.1126 TOMSTRINGER.COM

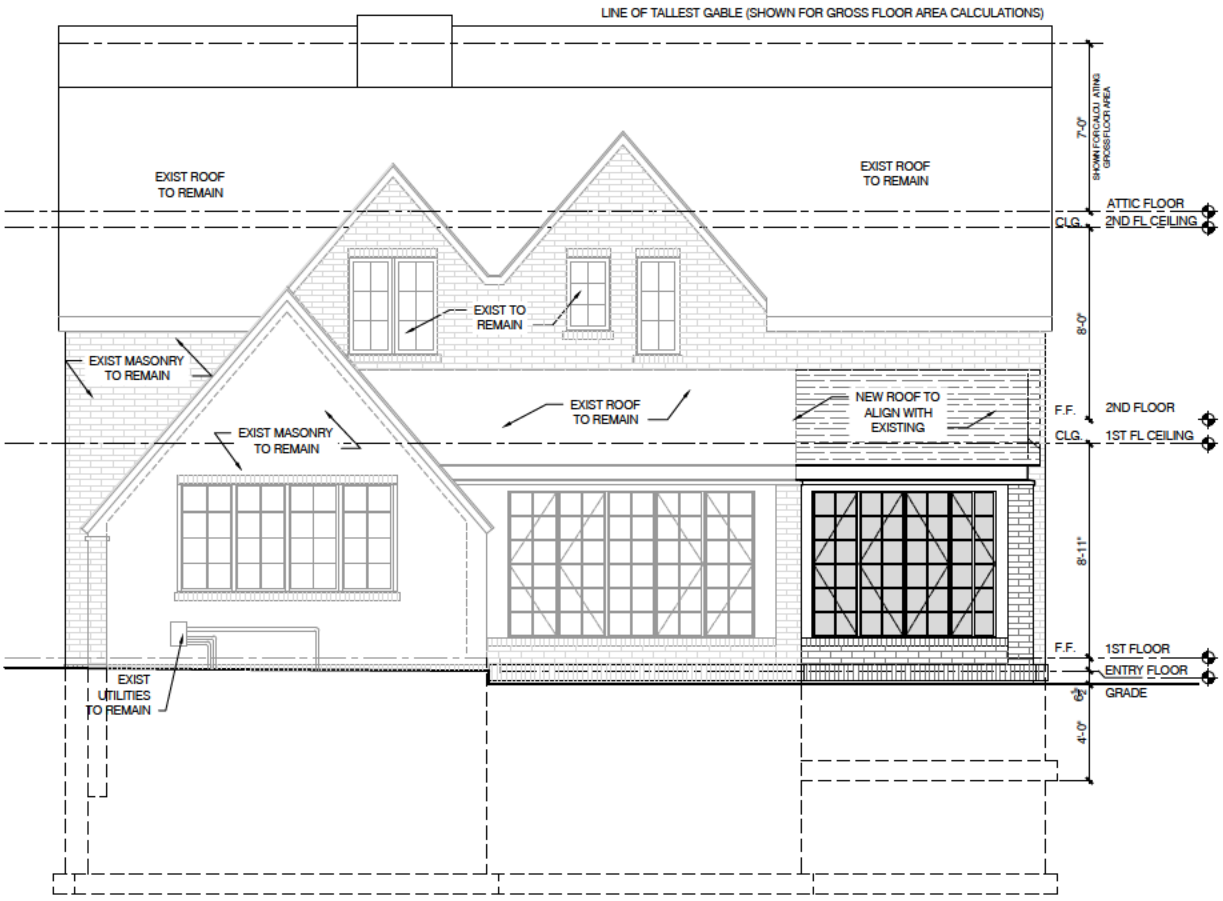
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PROPOSED PARTIAL WEST ELEVATION

SCALE: 1/8" =1'-0"

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DATE: 11.10.21



PROPOSED NORTH ELEVATION

SCALE: 1/8" =1'-0"

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EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, James C. Allen (***"Applicant"***) is trustee the James C. Allen Revocable Trust dated September 21, 2010 (***"Applicant Trust"***), which Applicant Trust is the beneficiary of Chicago Title Land Trust Company Trust Number 8002377965 dated May 14, 2018 (***"Owner"***), which Owner is the record title owner of the parcel of real property commonly known as 2 Golf Lane in Winnetka, Illinois, and legally described in in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village (***"R-2 District"***) and is improved with a single-family residence (***"Building"***); and

WHEREAS, the Owner desires to construct an approximately six-foot by 10-foot, one-story addition to the Building on the north side of the Building (***"Proposed Improvement"***); and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the Subject Property must have a minimum front yard setback of 50 feet; and

WHEREAS, to permit the construction of the Proposed Improvement, the Owner filed an application for a variation from Section 17.30.050 of the Zoning Ordinance to allow a front yard setback of approximately 14.33 feet (***"Variation"***); and

WHEREAS, Ordinance No. M-01-2022, adopted by the Village Council on January 4, 2022 (***"Ordinance"***), grants the Variation; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

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

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

3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Variation for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Variation for the Subject Property.

5. The Owner hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: _____, 2022

ATTEST:

By:_____

Its:_____

Trustee for Chicago Title Land Trust Company Trust Number 8002377965 dated May 14, 2018

By: James C. Allen Revocable Trust dated September 21, 2010

By:_____

Its: Trustee

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: DECEMBER 7, 2021

SUBJECT: 2 GOLF LANE – VARIATION (CASE NO. 21-37-V2)

INTRODUCTION

On December 13, 2021, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by James Allen (the "Applicant") as Trustee of the James C. Allen Revocable Trust dated September 21, 2010, the beneficiary of Chicago Title Land Trust Company Trust Number 8002377965 dated May 14, 2018, the owner of the property located at 2 Golf Lane (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of a one-story addition to the existing residence on the Subject Property:

1. Front Yard Setback of 14.33 feet from Hill Road, whereas a minimum of 50 feet is required, a variation of 35.67 feet (71.34%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The residence currently provides a front yard setback of 19.19 feet.].

A mailed notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on November 25, 2021. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to reduce a front yard setback for a principal building by more than 50% of the required setback.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.82 acres in size, is located on the southwest corner of the intersection of Hill Road and Golf Lane and contains an existing two-story residence and a detached garage/coach house (see Figure 1). The property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the east, west, and south, and R-3 Single Family Residential to the north (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

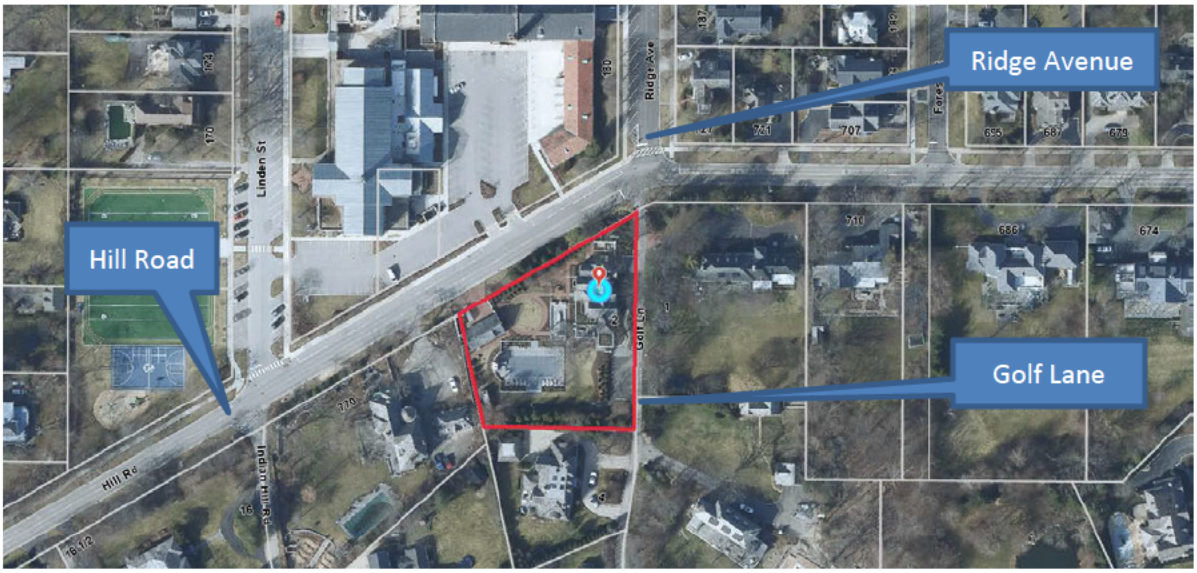


Figure 1 – Aerial Map

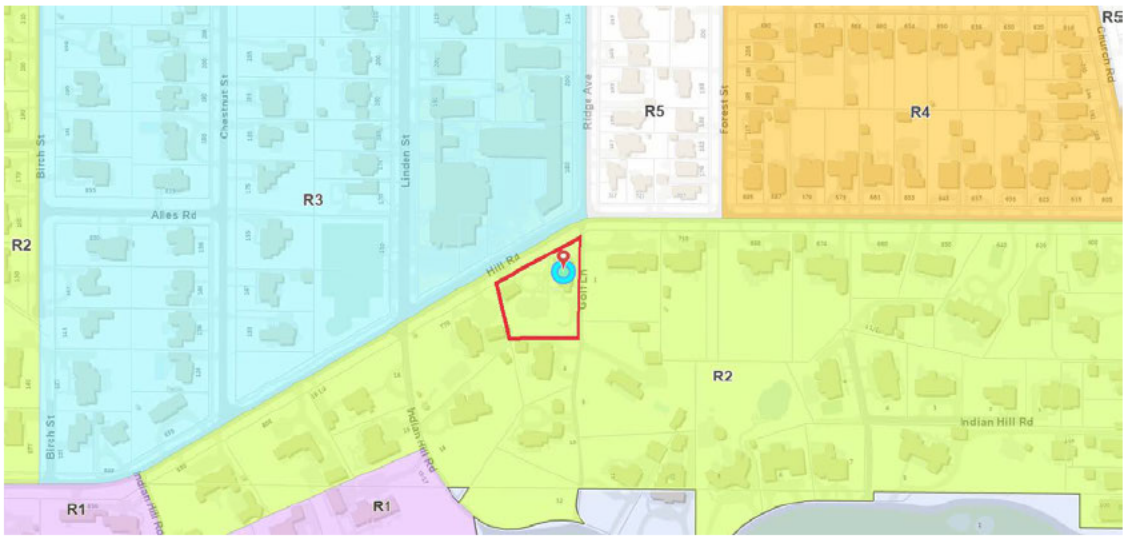


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence is circa 1924. The following subsequent building permits were issued in:

1. 1930 to construct a two-story addition to the residence;
2. 1930 to construct a 1½ story three car detached garage/coach house;
3. 1963 to construct a swimming pool;
4. 1996 for an interior renovation;
5. 1998 to remodel the kitchen and enclose a porch;
6. 2002 to extend the length of the pool;
7. 2018 to replace the pool and spa;
8. 2018 to remodel the coach house; and
9. 2021 for interior remodeling and a bay window (permit approved, but not issued yet).

Other minor permits have been issued over the last several years. The Applicant acquired the property in 2018.

There are four previous zoning cases on file for the Subject Property:

1. Case No. 118 was approved by the Zoning Board of Appeals on September 15, 1924, granting a variation to allow a gate lodge within the required front yard setback from Hill Road;
2. Case No. 418 was approved by the Zoning Board of Appeals on March 10, 1930, granting a variation to allow an addition to the residence within the required front yard setback from Hill Road;
3. Ordinance M-471-96 was adopted in September 1996 by the Village Council, granting variations to allow air conditioning units within the required front yard setback from Hill Road and the required corner yard setback from Golf Lane; and
4. Ordinance M-529-98 was adopted in July 1998 by the Village Council, granting variations to allow the enclosure of a screened porch and construction of a full basement within the required front yard setback from Hill Road and the required corner yard setback from Golf Lane.

Figure 3 below and Figure 4 on the following page are current photos of the site.



Figure 3 – Subject Property (Corner – Front Elevation – Golf Lane)



Figure 4 – Subject Property (Front Elevation – Hill Road)

PROPOSED PLAN

The variation is being requested in order to construct a one-story addition on the north side of the existing residence, along Hill Road. The addition would consist of a mudroom, measuring approximately 6 feet by 10 feet. The proposed increase in gross floor area is 60 square feet. Figure 5 below and Figure 6 on the following page are photos provided by the Applicant identifying the specific location of the proposed addition as it relates to the existing residence.



Figure 5 – Existing Partial West Elevation



Figure 6 – Existing North Elevation

Excerpts of the proposed site plan, floor plan, and proposed building elevations are provided below and on the following pages as Figures 7 through 10. The complete set of plans are provided in the application materials (Attachment C).

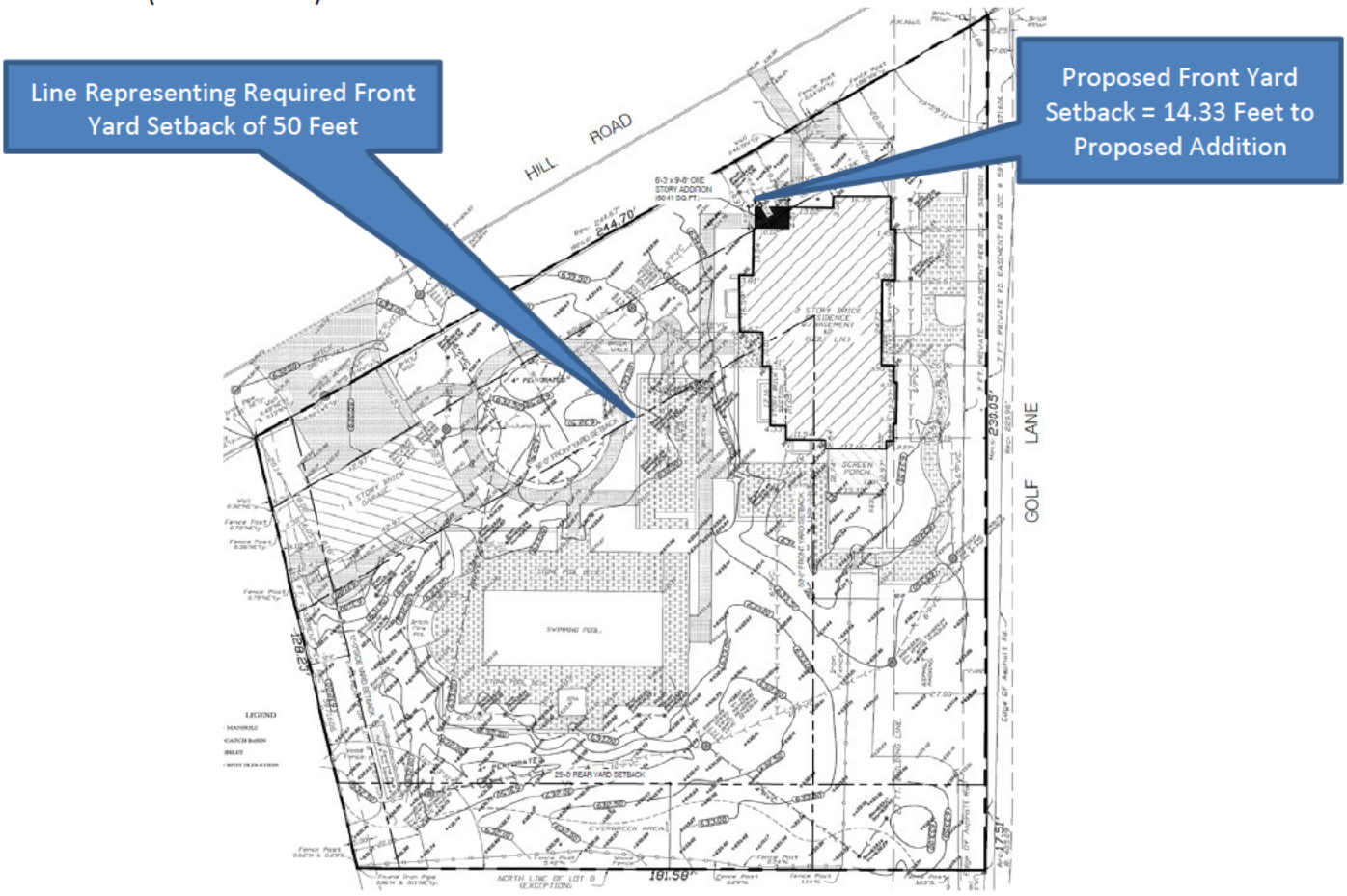


Figure 7 – Excerpt of Site Plan

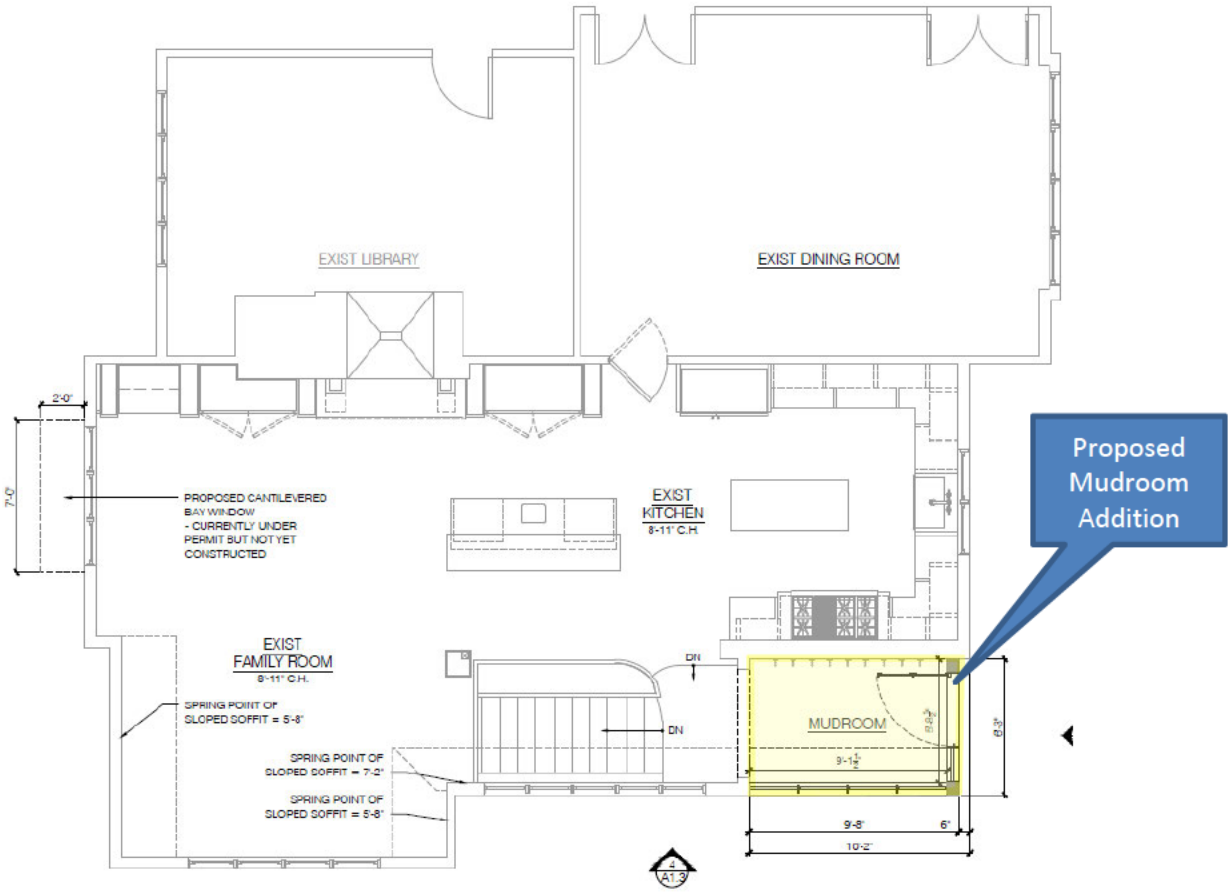


Figure 8 – Excerpt of Proposed First Floor Plan

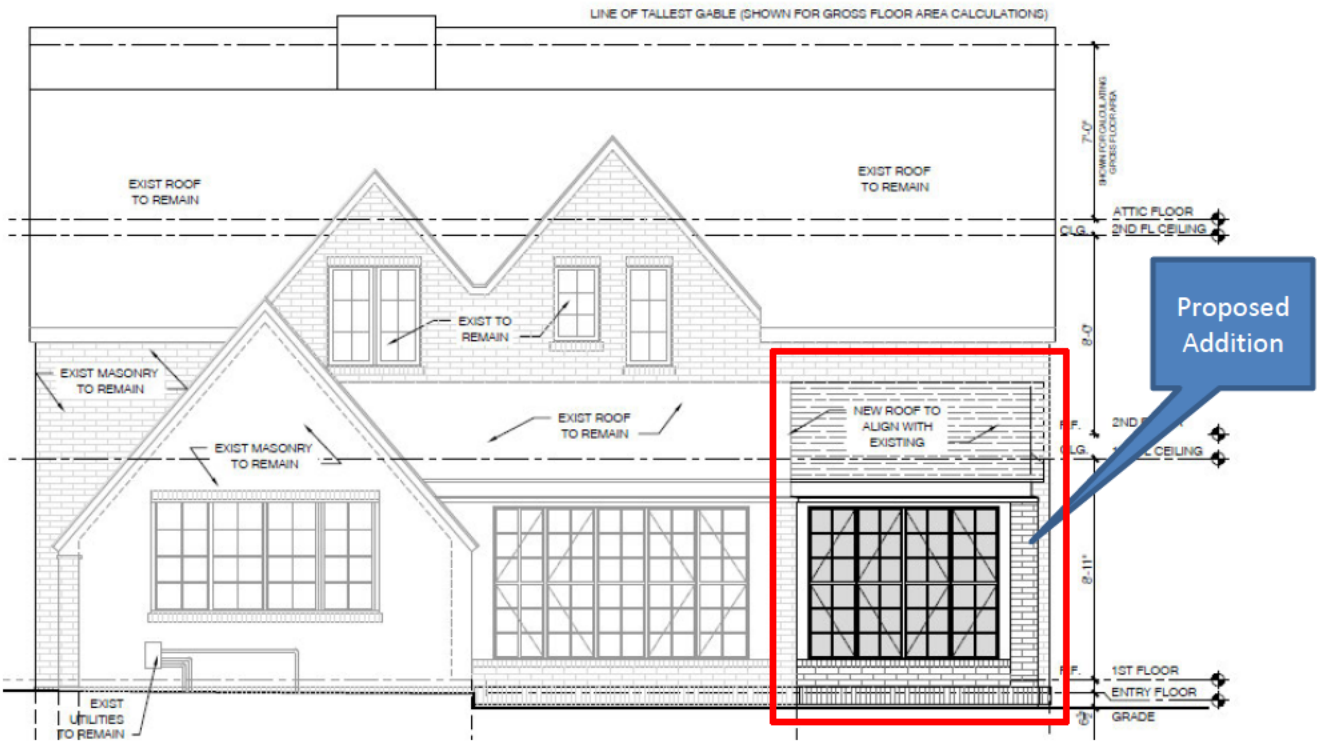


Figure 9 – Proposed North Elevation



Figure 10 – Proposed Partial West Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (Attachment B). Based on the proposed plan, it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff. Figure 11 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area, the orange represents the 500-year flood area.

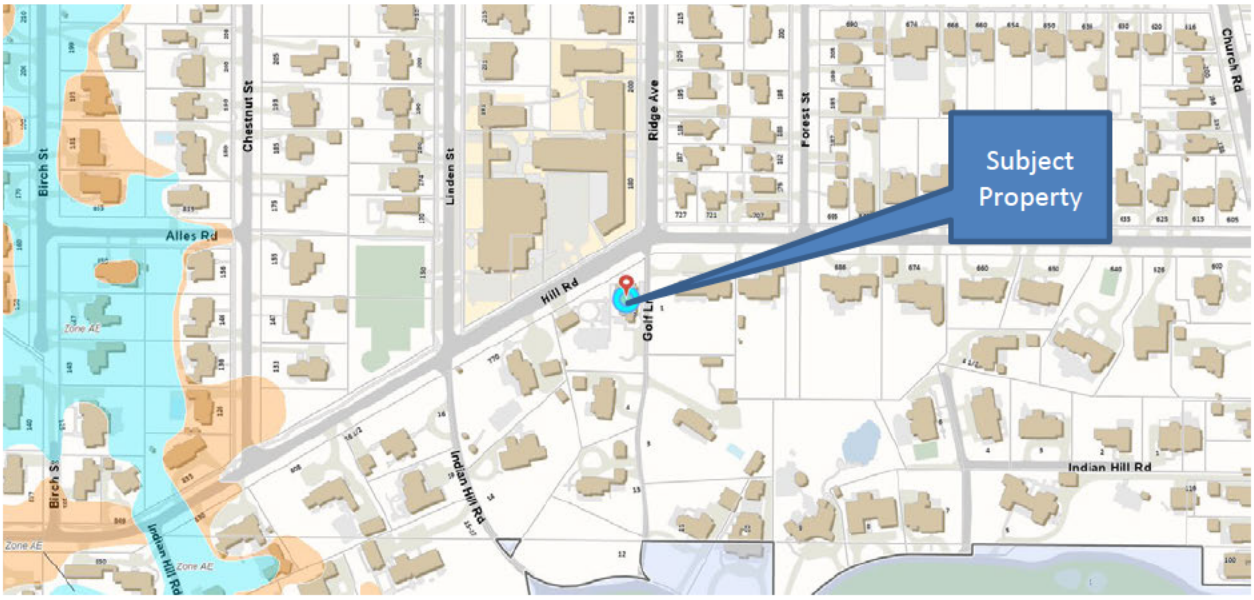


Figure 11 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district (Attachment A). One variation is being requested to allow the proposed addition to provide a front yard setback of 14.33 feet from Hill Road, whereas a minimum of 50 feet is required, a variation of 35.67 feet (71.34%). The existing residence is legally nonconforming with respect to the front yard setback as is currently provides a front yard setback of 19.19 feet, encroaching the minimum required setback of 50 feet by 30.81 feet. Also, as you will note on the Excerpt of the Site Plan (Figure 7), approximately three-fourths of the existing house footprint is located in the required front yard setback and required corner side yard setback.

FINDINGS

Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

1. Front Yard Setback of 14.33 feet from Hill Road, whereas a minimum of 50 feet is required, a variation of 35.67 feet (71.34%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **has been met [has not been met]** in connection with this variation application **[subject to the following conditions…]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A: Zoning Matrix
Attachment B: Stormwater Matrix
Attachment C: Application Materials

ZONING MATRIX

ADDRESS: 2 Golf Lane
CASE NO: 21-37-V2
ZONING: R-2

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (3)
Min. Lot Size	25,200 SF	35,852 SF (1)	N/A	N/A	OK
Min. Average Lot Width	115 FT	167.53 FT	N/A	N/A	OK
Min. Lot Depth	200 FT	214 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	8,963 SF (2)	3,986.47 SF	4,046.52 SF	60.05 SF	OK
Max. Gross Floor Area	10,060.96 SF (2)	6,917.39 SF	6,977.44 SF	60.05 SF	OK
Max. Impermeable Lot Coverage	17,926 SF (2)	16,553.47 SF	16,565.47 SF	12 SF	OK
Min. Front Yard (Hill/North)	50 FT	19.19 FT	14.33 FT	(4.86) FT	**35.67 FT (71.34%) VARIATION**
Min. Corner Yard (Golf/East)	50 FT	26.18 FT	26.18 FT	0 FT	EXISTING NONCONFORMING
Min. Side Yard (West)	12 FT	6.52 FT (4)	6.52 FT	0 FT	EXISTING NONCONFORMING
Min. Rear Yard (South)	25 FT	~108.5 FT	~108.5 FT	0 FT	OK

NOTES:

(1) Net lot area excluding private road easement. Gross lot area is 37,571 s.f.
(2) Based on lot area of 35,852 s.f.
(3) Variation amount is the difference between proposed and requirement.
(4) Setback to existing detached garage.

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc.

	Storm Water Detention Volume Requirements	**Applicable Requirement**
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%.</u>	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	***Applies to 2 Golf Lane*** *Based upon preliminary review of information to date, it appears that 2 Golf Lane <u>would not</u> have to provide additional storm water detention volume.* ***However, a final determination will be made by Village Engineering staff****.*

ATTACHMENT C

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 21-37-V2

Property Information

Site Address: 2 Golf Lane, Winnetka, Illinois 60093 (Trust beneficiary is James C Allen, as Trustee of the Jame C Allen Revoceable Trust dated 9/21/2010)

Owner Information

Name: Chicago Title Land Trust # 8002377965 dated 5/14/2018
Address: 2 Golf Lane
City, State, ZIP: Winnetka, Illinois 60093
Email: [redacted]

Primary Contact: Mary Allen
Phone No. [redacted]

Date property acquired by owner: 06/14/2018

Architect Information

Name: Tom Stringer Design Partners
Primary Contact: Rick Wetzel
Address: 919 N Michigan Ave., #320
City, State, ZIP: Chicago, Illinois 60611
Phone No. (312) 664-0644
Email: rww@tomstringer.com

Attorney Information

Name:
Primary Contact:
Address:
City, State, Zip:
Phone No.
Email:

Nature of any restrictions on property: The property is a triangular lot located at the southeast corner of the intersection of Golf lane and Hill Road. Due to the existing location of the home and its date of construction, as well as the double front-yard setbacks, only a small portion of the southwest corner of the existing building footprint is compliant under current zoning.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): We request that a variation be granted to allow the construction of a [9"-8' by 6'-3"] Mudroom Addition at the current rear entry, located at the northwest corner of the home. This addition, if approved, will encroach an addtional [5'-8"] into the required 50'-0" setback from Hill Road. Please see attached supporting documentation for additional information.

→ for Trustee signature + Exculpatory Clause

Property Owner Signature: see rider on next page Date: 11-4-2021

TOM STRINGER
DESIGN PARTNERS

ZONING VARIATION REQUEST

Date: 11.10.2021

To: Zoning Board of Appeals
Ann Klaassen, Senior Planner
Village of Winnetka
Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093
aklaassen@winnetka.org

From: Rick Wetzel
Tom Stringer Design Partners
919 North Michigan Avenue, Suite 320
Chicago, Illinois 60611
rww@tomstriner.com

Representing: Mary and Jim Allen
2 Golf Lane
Winnetka, Illinois 60093
[redacted]

In addition to the attached submittal application and supporting materials, please accept the following narrative as our response to the 8 "Standards for Granting of Zoning Variations":

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district:
   - *The purpose of the proposed addition is to add a small mudroom area off the rear entry. Homes in Winnetka of this character regularly have a mudroom or similar amenity, and the lack of this feature substantially negatively affects the use of the property as well as the return expected upon future sale.*

2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants:
   - *The property is a triangular lot with 2 front yard setbacks, constructed prior to the introduction of the current zoning code. Only a small portion of the existing home is within the currently permitted building area, and is deep within the center of the lot, precluding its use as a location for a mudroom.*

3. The variation, if granted, will not alter the essential character of the locality:
   - *The small addition matches the character of the house and is concealed from view by a perimeter wall, so will not alter the character of the locality.*

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4. An adequate supply of light and air to adjacent property will not be impaired:
   - *The proposed addition is shorter than the existing home and placed between 2 existing perpendicular walls, so does not change the shadow lines or obstructions created by the existing building. In addition, there is no private property adjacent to this area – it is bounded by Golf Lane on one side and Hill Road on the other.*

5. The hazard from fire and other damages to the property will not be increased:
   - *The proposed addition is a small extension of an existing shed-roofed entry, proposed to be constructed of the same materials. There will be no effect on the fire safety of the property.*

6. The taxable value of the land and buildings throughout the Village will not diminish:
   - *The proposed variation will have no effect on the taxable value of any other land or buildings in the Village.*

7. The congestion in the public street will not increase:
   - *The proposed variation will have no effect on the surrounding traffic patterns or volume.*

8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not be otherwise impaired:
   - *The proposed variation will not in any way affect the health, safety, comfort, morals, or welfare of the inhabitants of the Village.*

Please do not hesitate to let us know if any additional information is needed to complete your review.

Thank you,

[redacted]

Rick Wetzel
Architecture Director
Tom Stringer Design Partners

Enclosures:
- Zoning Variation Application
- Deed and supporting Trust documentation
- Zoning Calculations Worksheet
- Plat of Survey
- Project Plans
- Minimum Application Fee

919 NORTH MICHIGAN AVENUE | SUITE 320 | CHICAGO | ILLINOIS 60611 WWW.TOMSTRINGER.COM 312.664.0644

A.P.SURVEYING COMPANY,PC
LICENSE No, 184-003309
PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION
2121 PARKVIEW COURT
WILMETTE,ILLINOIS 60091
PHONE:847.853.9364
FAX:847.853.9391
E-mail: apsurveyng@yaho.com

PLAT OF SURVEY

OF

NORTH

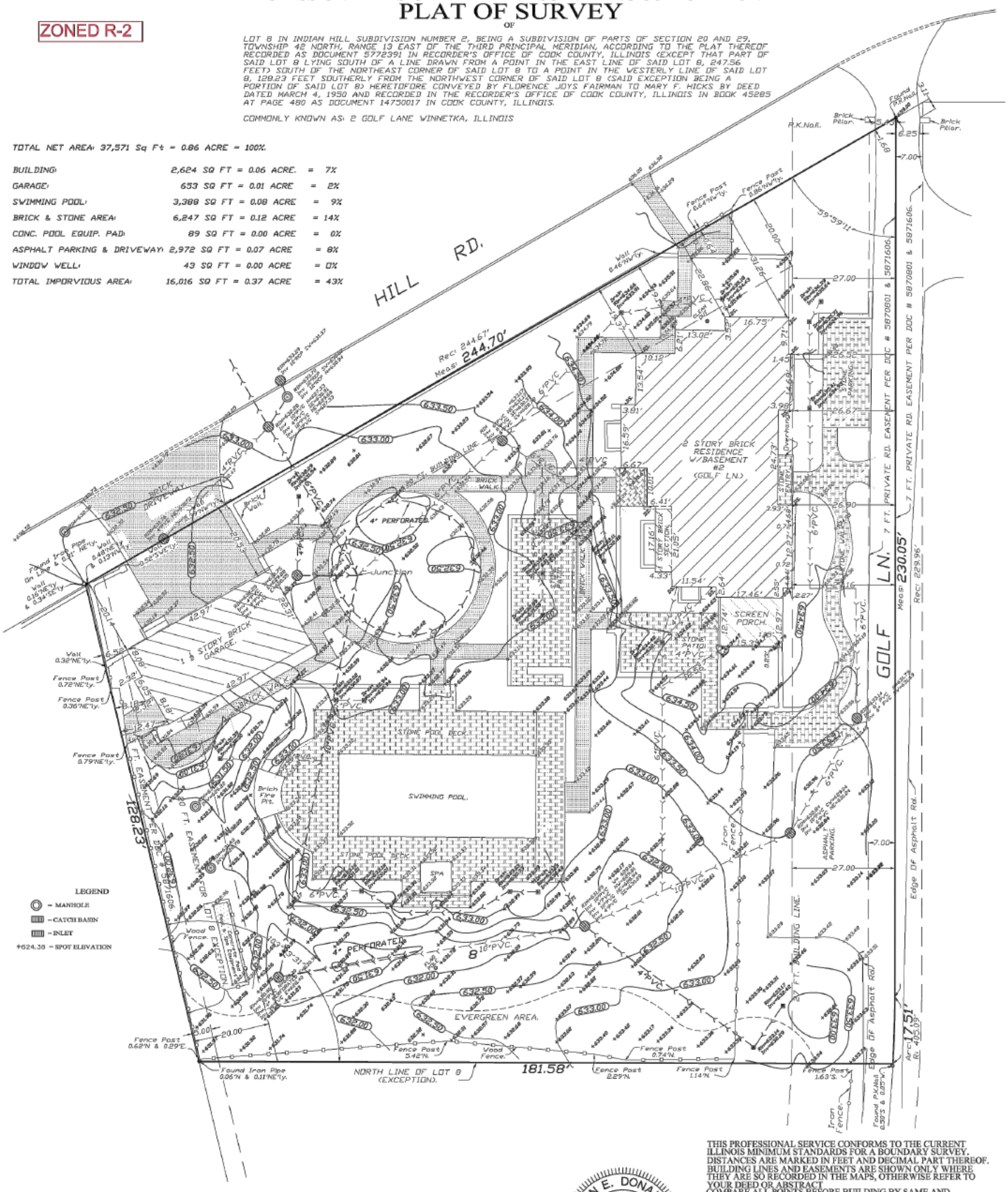
ZONED R-2

LOT 8 IN INDIAN HILL SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PARTS OF SECTION 20 AND 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 5772391 IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF SAID LOT 8 LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 8, 247.56 FEET) SOUTH OF THE NORTHEAST CORNER OF SAID LOT 8 TO A POINT IN THE WESTERLY LINE OF SAID LOT 8, 129.23 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 8 (SAID EXCEPTION BEING A PORTION OF SAID LOT 8) HERETOFORE CONVEYED BY FLORENCE JOYS FAIRMAN TO MARY F. HICKS BY DEED DATED MARCH 4, 1950 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 45285 AT PAGE 480 AS DOCUMENT 14750017 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2 GOLF LANE WINNETKA, ILLINOIS

TOTAL NET AREA: 37,571 Sq Ft = 0.86 ACRE = 100%.

BUILDING:	2,624 SQ FT = 0.06 ACRE.	= 7%
GARAGE:	653 SQ FT = 0.01 ACRE	= 2%
SWIMMING POOL:	3,388 SQ FT = 0.08 ACRE	= 9%
BRICK & STONE AREA:	6,247 SQ FT = 0.12 ACRE	= 14%
CONC. POOL EQUIP. PAD:	89 SQ FT = 0.00 ACRE	= 0%
ASPHALT PARKING & DRIVEWAY:	2,972 SQ FT = 0.07 ACRE	= 8%
WINDOW WELL:	43 SQ FT = 0.00 ACRE	= 0%
TOTAL IMPORVIOUS AREA:	16,016 SQ FT = 0.37 ACRE	= 43%



UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.
THE TITLE COMMITMENT NO.: PT18-45966 WAS FURNISHED FOR THIS SURVEY.
UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 18-7082-AB
Scale: 1 inch = 16 feet.
Date: Aust 19, 2019
Ordered by: MIDWEST ARBOR CORPORATION

0 8' 16' 32'

HYLTON E. DONALDSON
35-002819
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
WILMETTE, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook ss.

We, A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

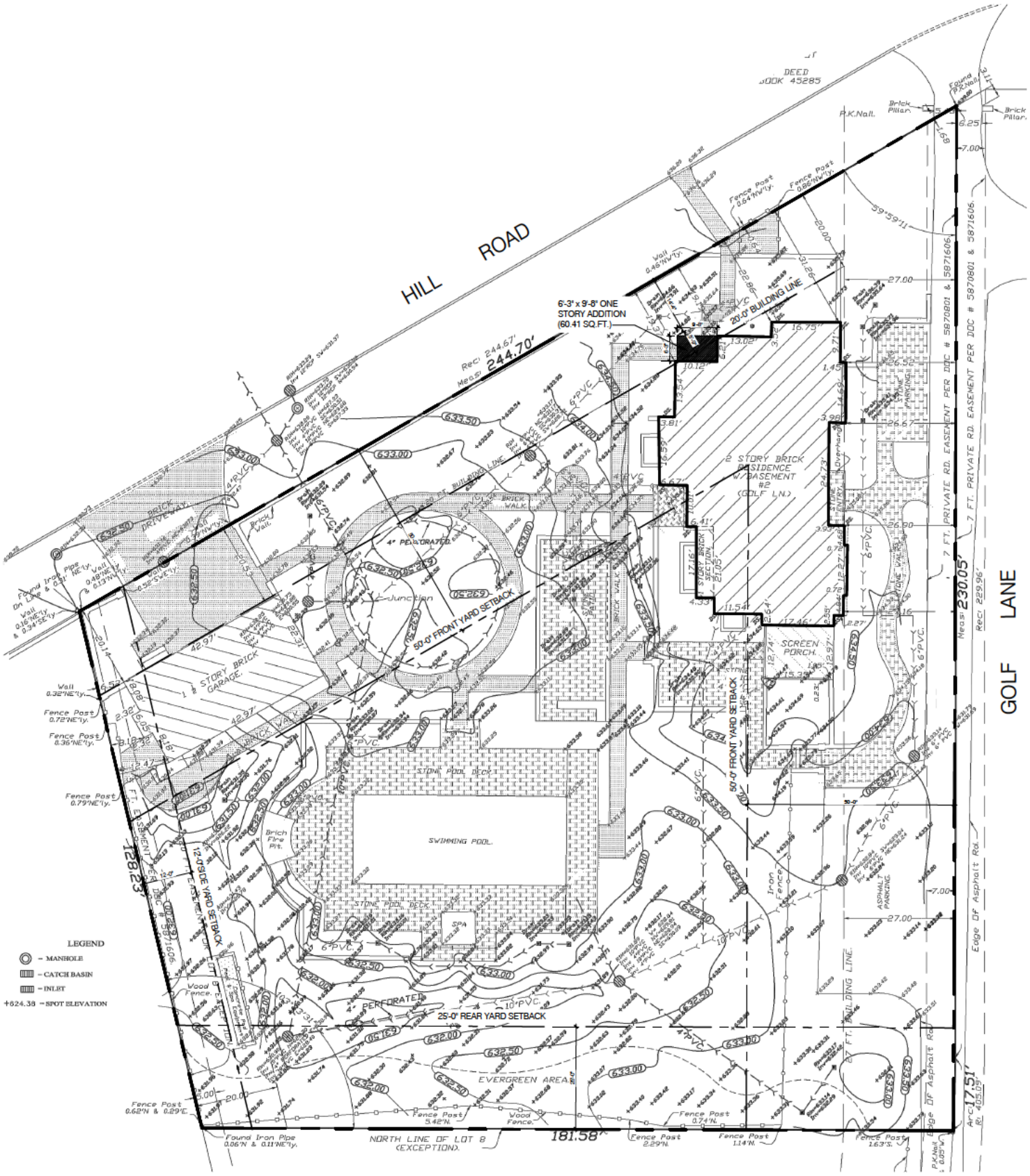
Hylton E. Donaldson

PROF. IL. LAND SURVEYOR No. 2819
License Expiration: November 30, 2020.

LOCATION MAP:



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SITE PLAN

NOT TO SCALE

0 8' 16' 32'

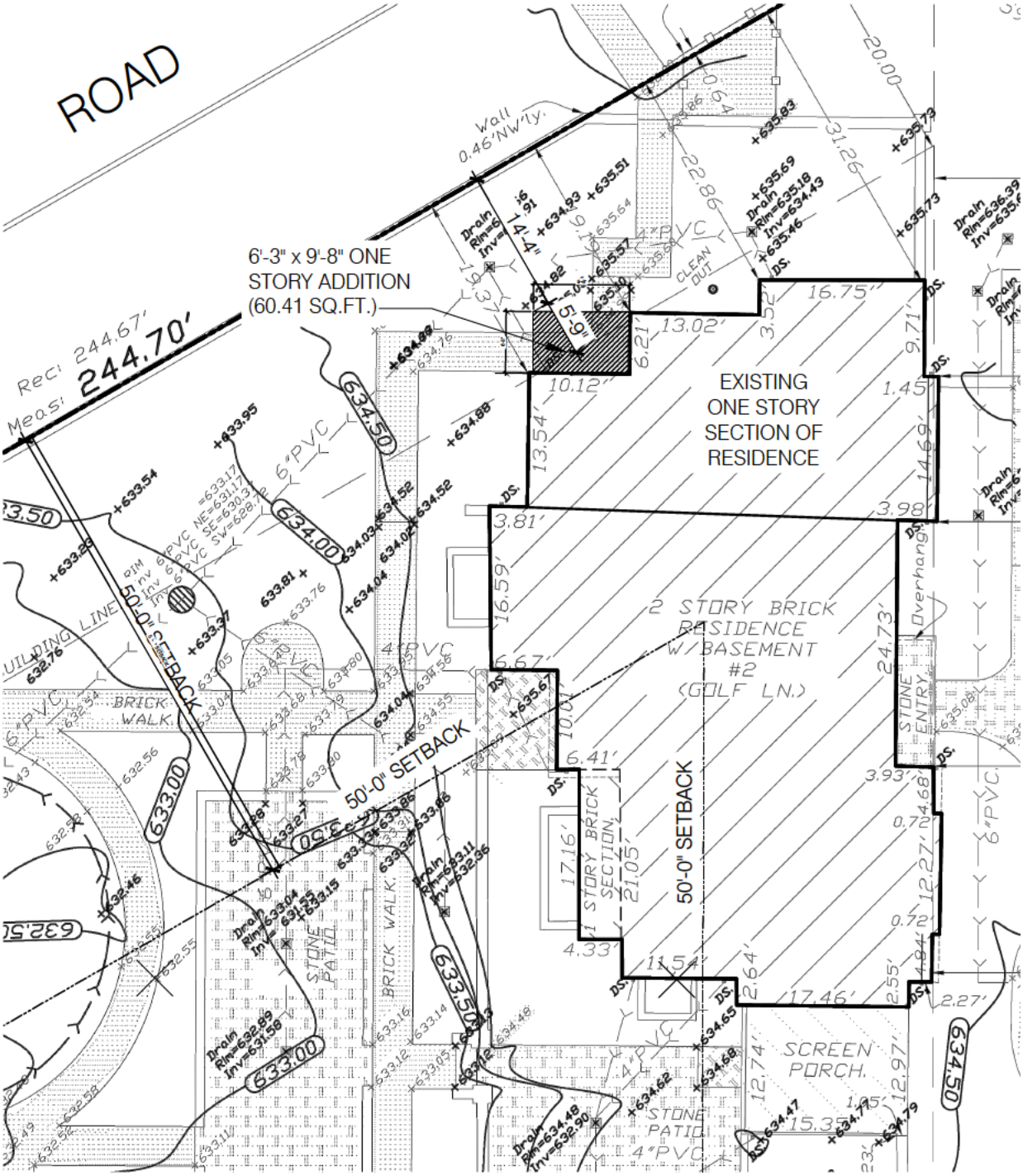
NORTH

2 GOLF LANE, WINNETKA

TOM STRINGER DESIGN PARTNERS
919 NORTH MICHIGAN AVE. SUITE 320 CHICAGO, ILLINOIS 60611
312.664.0644 F:312.664.1126 TOMSTRINGER.COM

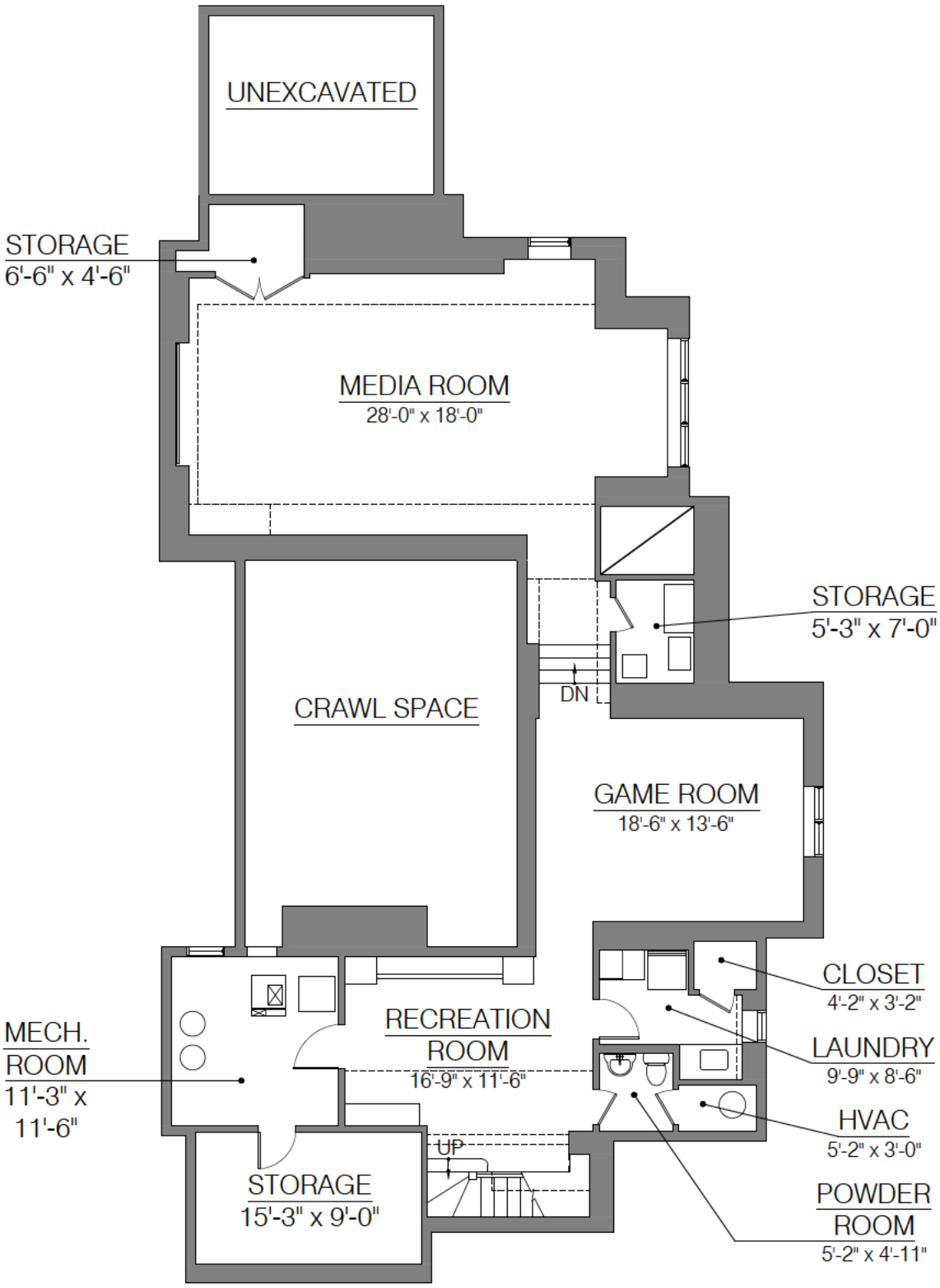
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DATE: 11.18.21



2 GOLF LANE

SCALE: 1/16"=1'-0"

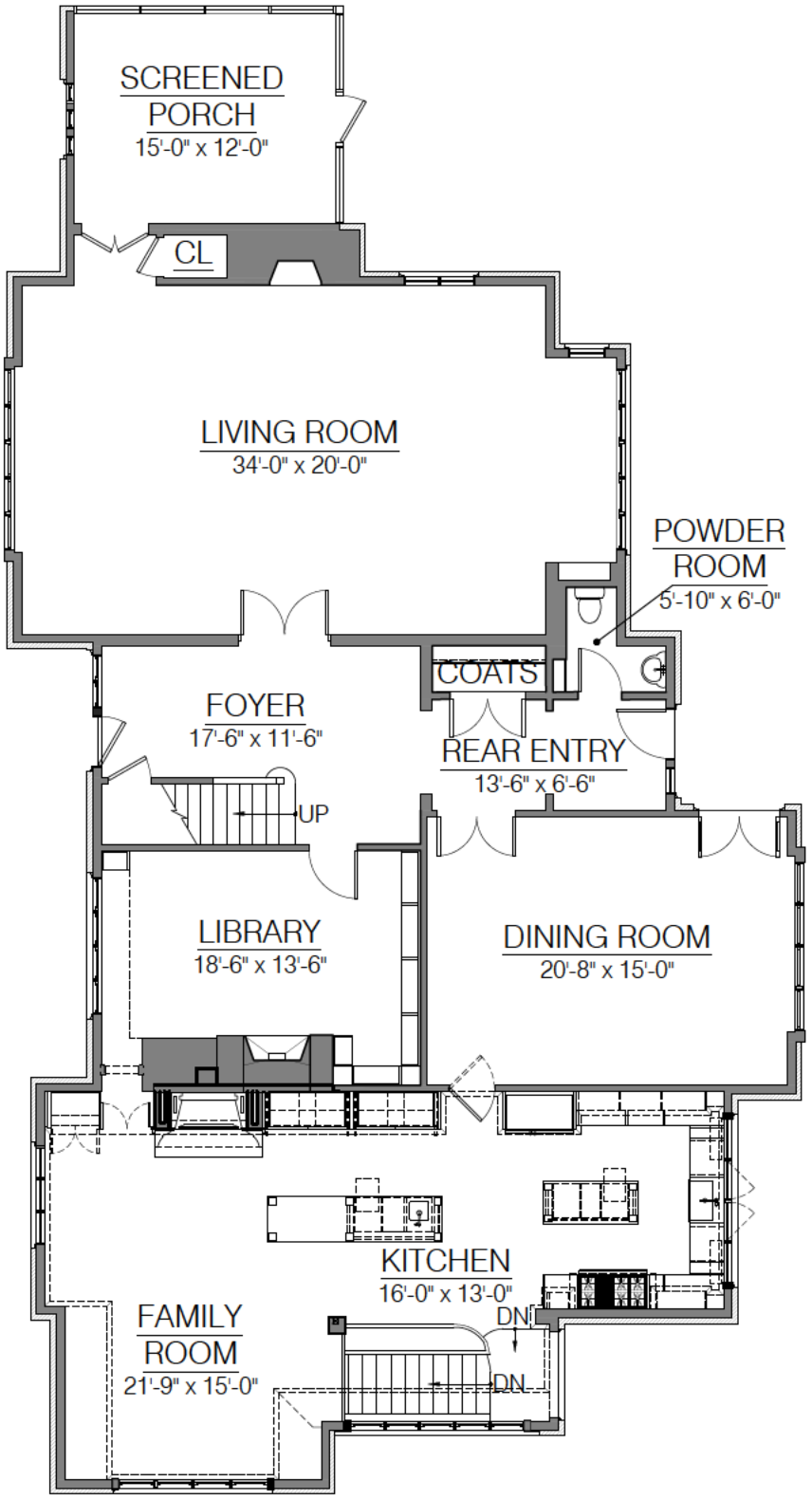


EXISTING LOWER LEVEL PLAN

SCALE 3/32" = 1'-0"

NORTH

2 GOLF LANE, WINNETKA
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DATE: 11.05.21

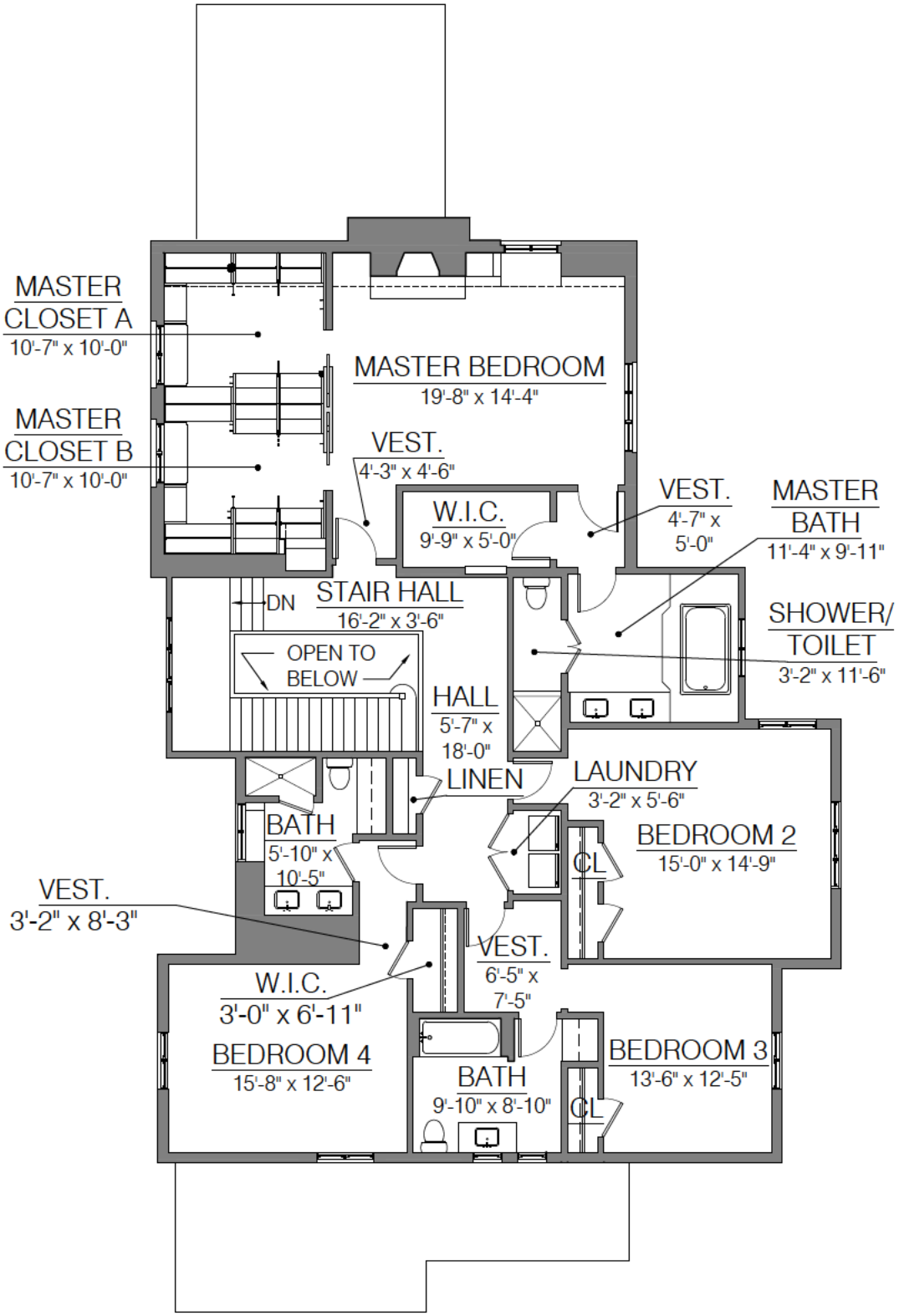


EXISTING FIRST FLOOR PLAN

SCALE 3/32" = 1'-0"

NORTH

2 GOLF LANE, WINNETKA
TOM STRINGER DESIGN PARTNERS
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DATE: 11.06.21

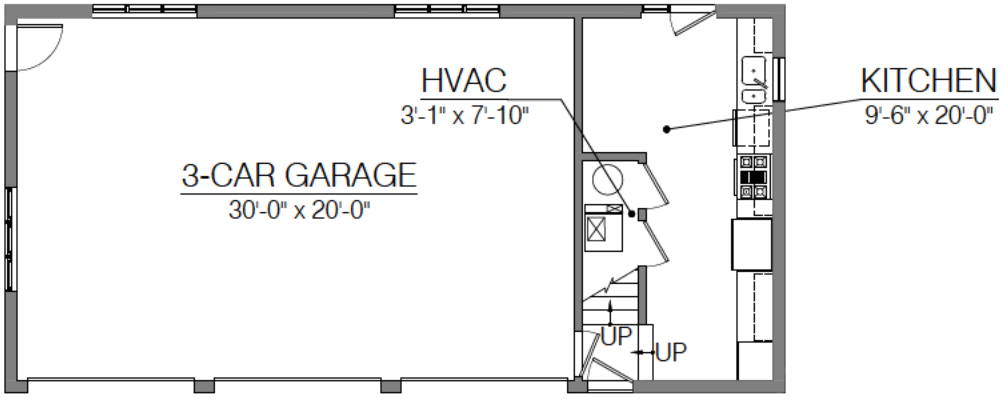


EXISTING SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"

NORTH

2 GOLF LANE, WINNETKA
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DATE: 11.06.21

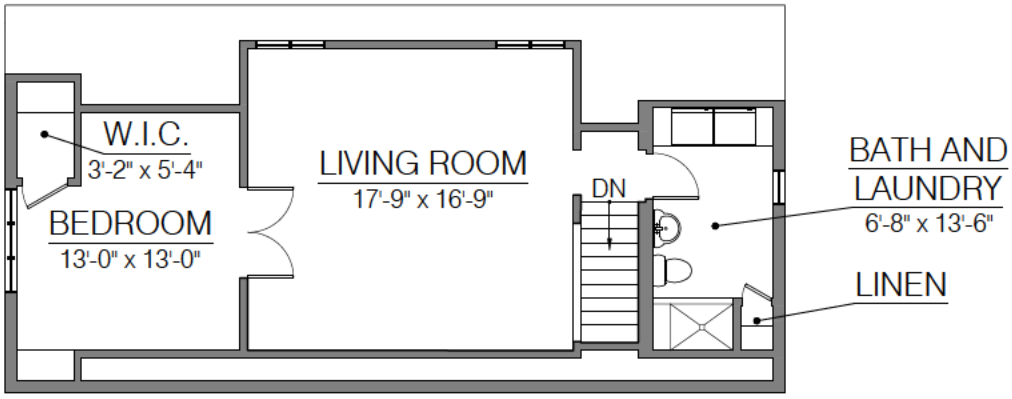


EXISTING COACH HOUSE
FIRST FLOOR PLAN

SCALE 3/32" = 1'-0"

NORTH

2 GOLF LANE, WINNETKA
TOM STRINGER DESIGN PARTNERS
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DATE: 11.06.21

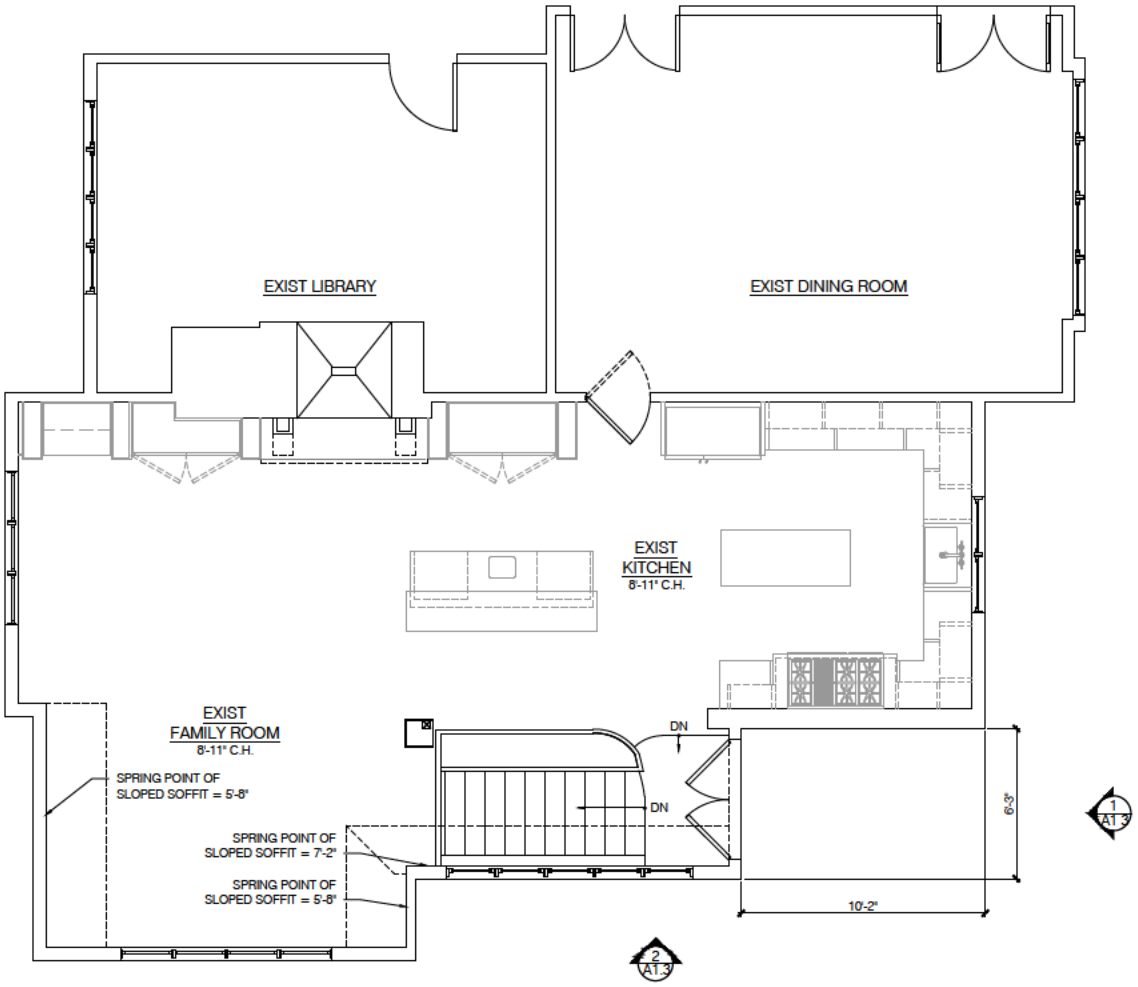


EXISTING COACH HOUSE
SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"

NORTH

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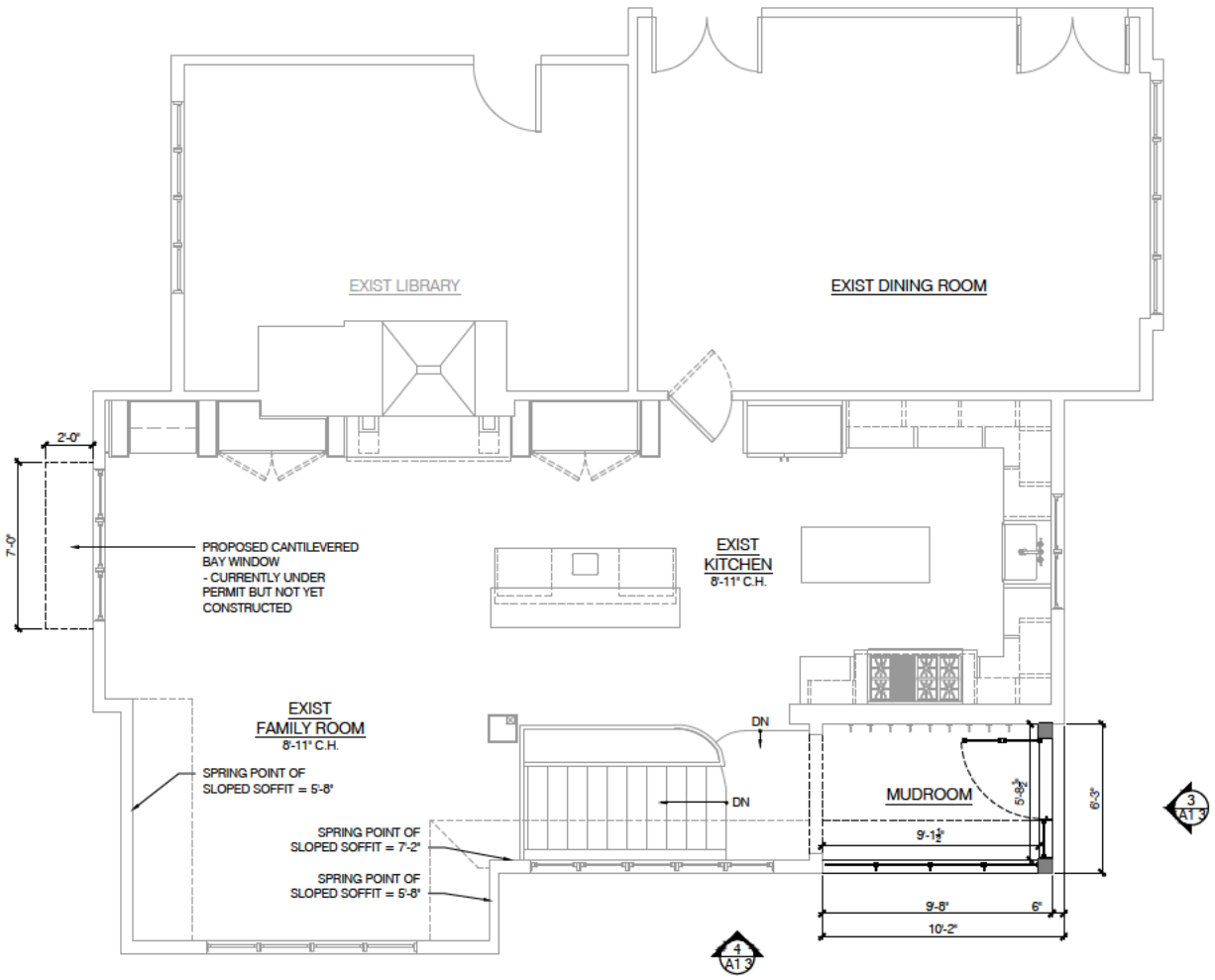


EXISTING PARTIAL FLOOR PLAN

SCALE: 1/8" =1'-0"

NORTH

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PROPOSED MUDROOM FLOOR PLAN

SCALE: 1/8" =1'-0"

NORTH

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EAST ELEVATION
FRONT OF HOUSE FACING GOLF LANE
(FOR REFERENCE ONLY, NO WORK INVOLVED)

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AREA OF PROPOSED MUDROOM ADDITION





EXISTING PARTIAL WEST ELEVATION

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EXISTING NORTH ELEVATION

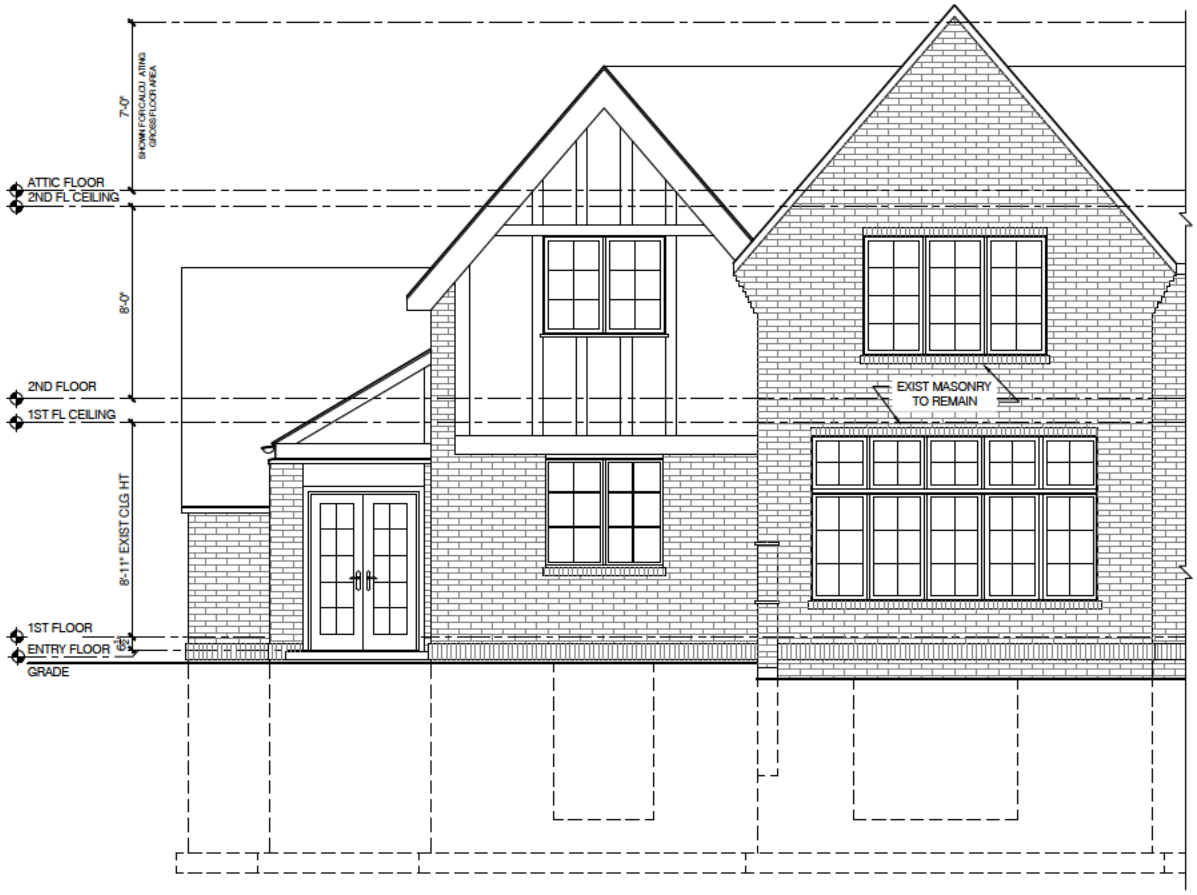
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AREA OF PROPOSED MUDROOM ADDITION



EXISTING PARTIAL NORTH ELEVATION

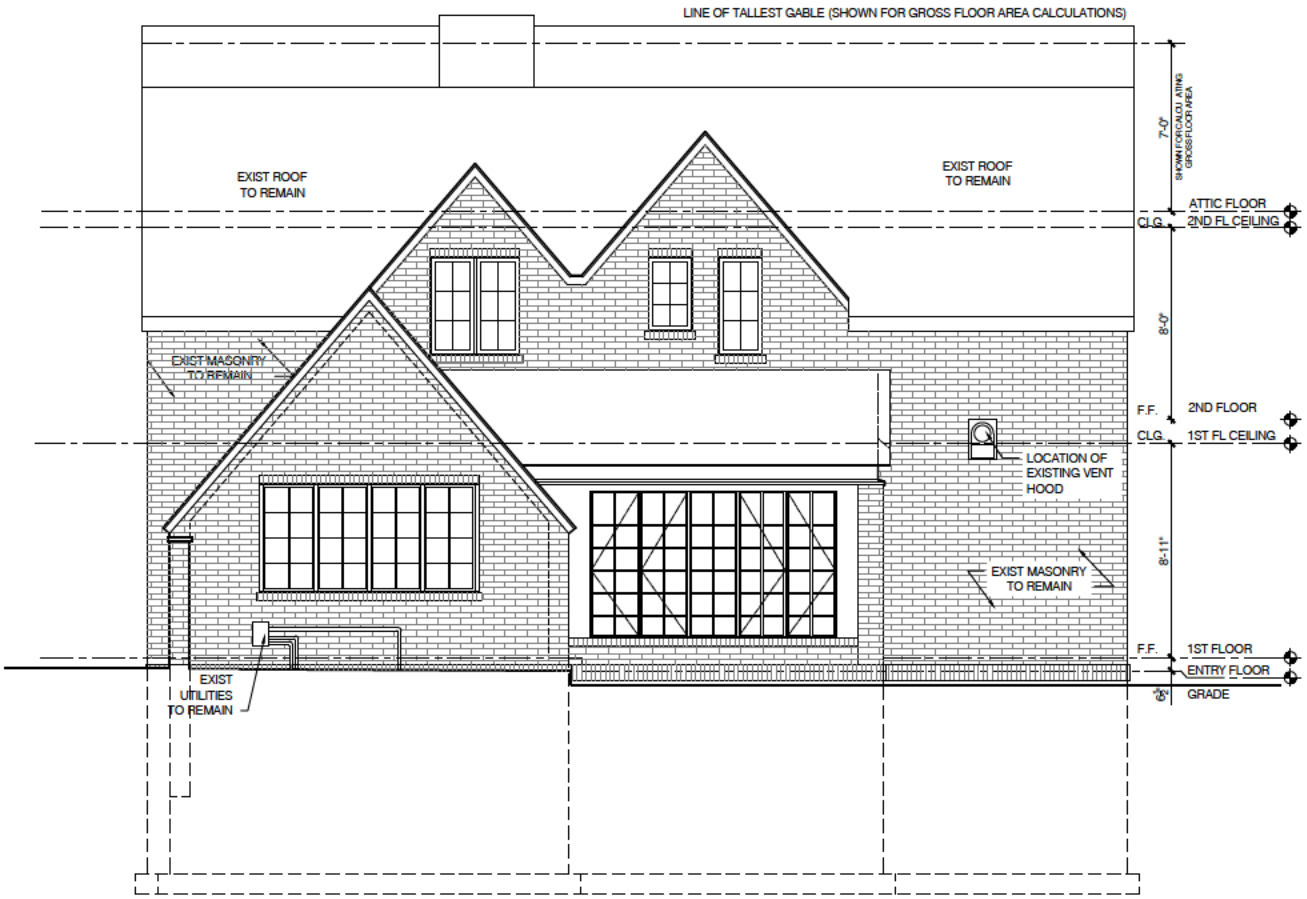
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EXISTING PARTIAL WEST ELEVATION

SCALE: 1/8" =1'-0"

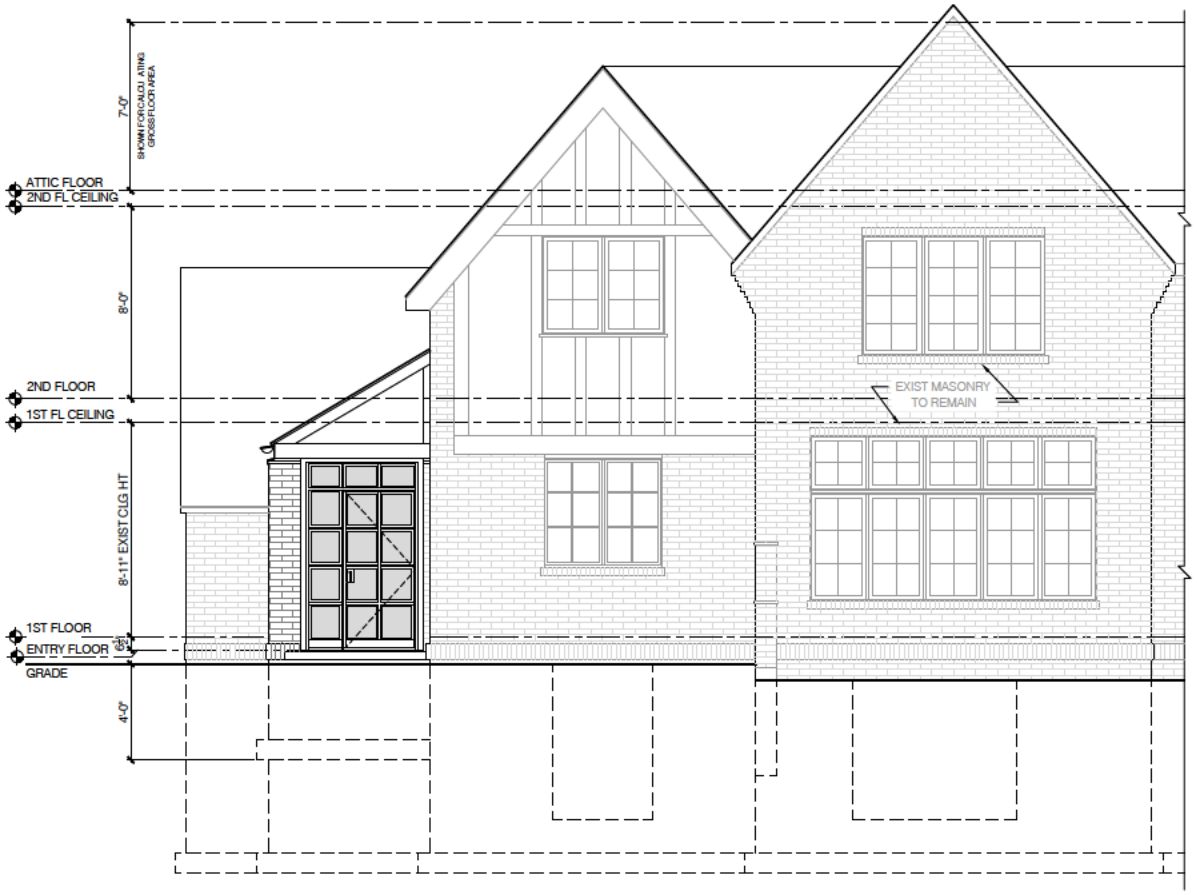
2 GOLF LANE, WINNETKA
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DATE: 11.10.21



EXISTING NORTH ELEVATION

SCALE: 1/8" =1'-0"

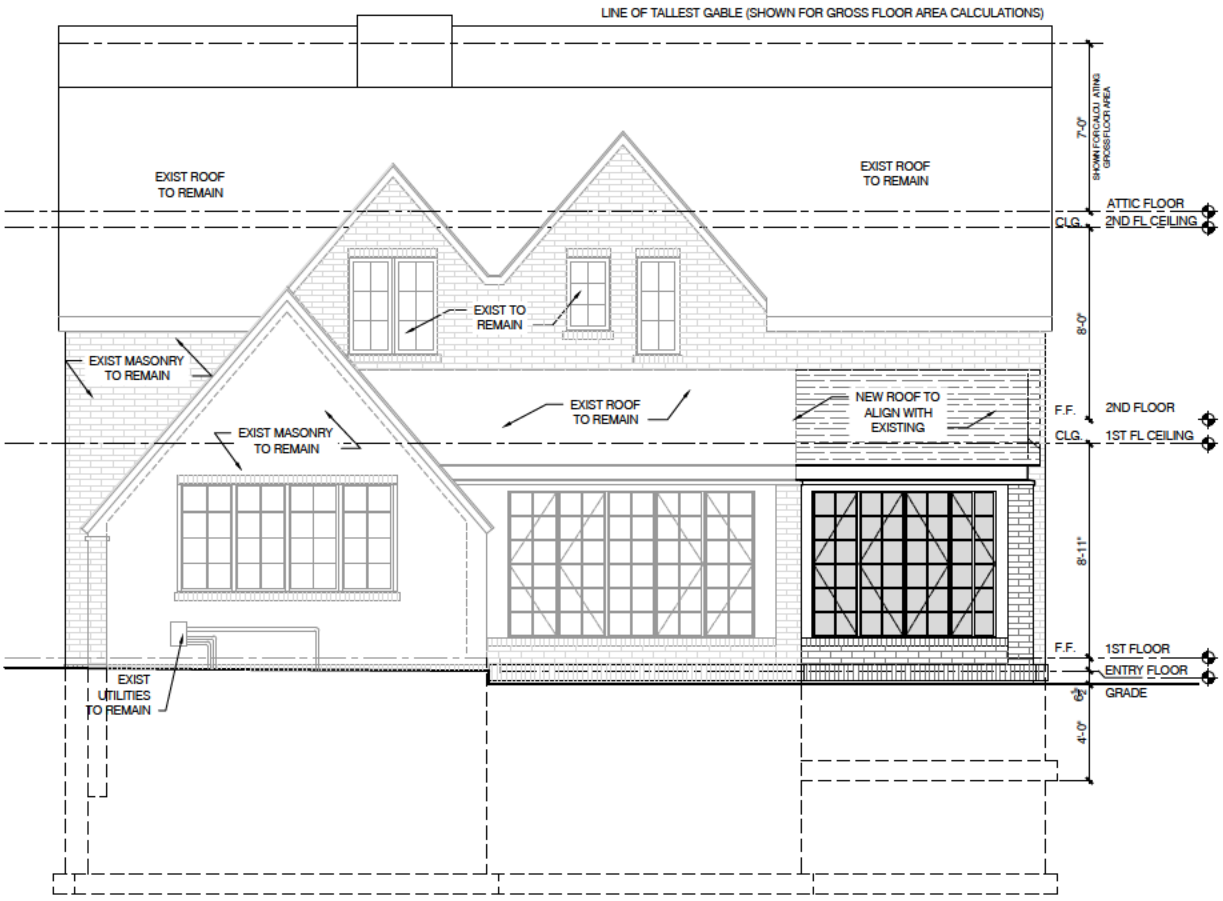
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PROPOSED PARTIAL WEST ELEVATION

SCALE: 1/8" =1'-0"

2 GOLF LANE, WINNETKA
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DATE: 11.10.21



PROPOSED NORTH ELEVATION

SCALE: 1/8" =1'-0"

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Agenda Item Executive Summary

Title: Ordinance M-2-2022: Amending a Special Use Permit to allow a Playground for Christ Church at 784 Sheridan Road (Intro/Adopt)

Presenter: David Schoon, Community Development Director

Agenda Date: 01/04/22

Consent: ☐ YES ☑ NO

☑ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

None.

Executive Summary:

On January 4, the Village Council is scheduled to consider Ordinance M-2-2022 in response to an application submitted by Christ Church Winnetka (the "Applicant"), as the owner of the property at 784 Sheridan Road (the "Subject Property"). The Applicant is proposing installation of a playground on the Subject Property and requests approval of the following relief:

- Approval of an amendment to Ordinance M-536-98, which ordinance granted a Special Use Permit to allow expansion of the Christ Church facilities on the Subject Property located in the R-3 Single-Family Zoning District.

According to the Applicant, the use of the church will not change as a result of the proposed improvement. The goal of the playground is to provide a structured outdoor play space for the children to use during Wednesday playgroups, Sunday School and other church events.

ADVISORY BOARD/COMMISSION REVIEW

The application was considered by the Zoning Board of Appeals (ZBA) on December 13, 2021. After hearing from the Applicant, the ZBA briefly discussed the request. The Board found that the proposed playground meets the standards for granting a special use permit and the ZBA recommended, by a vote of 6-0, approval of the request. Minutes of the ZBA meeting are not yet available. Staff would note that no written or verbal public comment was received on this application for either of the advisory board/commission meetings.

Executive Summary (continued):

The Plan Commission (PC) considered the Special Use Permit on December 15, 2021. After hearing from the Applicant, the PC briefly discussed the request. The Commission found that the proposed playground is consistent with the Village's Comprehensive Plan and meets the standards for granting a special use permit and recommended, by a vote of 4-0, approval of the request. Minutes of the PC meeting are not yet available.

Details of the request can be found in the attached staff report to the PC from the December PC meeting. A similar report was provided to the ZBA. If you would like additional details please reference this report, which is included as Attachment 2.

Recommendation:

Given both advisory bodies unanimously recommended approval of the requested amendment to the special use, the Council may wish to (a) consider waiving introduction of Ordinance M-2-2022 and consider adoption of the Ordinance, OR (b) consider only introduction of Ordinance M-2-2022.

Attachments:

Attachment 1: Ordinance M-2-2022, An Ordinance Granting an Amendment to a Special Use Permit for the Construction of a Playground Within the R-3 Single Family Residential Zoning District (784 Sheridan Road)

Attachment 2: December 8, 2021 PC Staff Report and Attachments

Attachment 1

ORDINANCE NO. M-2-2022

AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A PLAYGROUND WITHIN THE R-3 SINGLE FAMILY RESIDENTIAL DISTRICT (784 Sheridan Road)

WHEREAS, the Rector, Churchwardens and Vestrymen of Christ Church, Winnetka, a religious corporation of Illinois ("***Applicant***") is the record title owner of the property commonly known as 784 Sheridan Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("***Subject Property***"); and

WHEREAS, the Subject Property is located within the R-3 Single-Family Residential District of the Village ("***R-3 District***"); and

WHEREAS, the Subject Property consists of approximately 2.15 acres, improved with a building used for church known as Christ Church – the Church on the Hill (***"Church"***); and

WHEREAS, pursuant to Section 17.20.020 of the Winnetka Zoning Ordinance ("***Zoning Ordinance***"), the operation of a church is not permitted within the R-3 District without a special use permit; and

WHEREAS, in 1998, the Village Council approved pursuant to Ordinance No. M-536-98 ("***Special Use Ordinance***") a special use permit to allow the expansion of the Church (***"Special Use Permit"***); and

WHEREAS, the Applicant proposes to construct a playground on the Subject Property ("***Proposed Improvements***"); and

WHEREAS, the Applicant desires to amend the Special Use Permit to allow for the construction of the Proposed Improvements; and

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or other structure without amending the special use permit; and

WHEREAS, the Applicant filed an application for an amendment to the Special Use Permit pursuant to Sections 17.20.020 and Chapter 17.56 of the Zoning Ordinance to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-3 District ("***Special Use Permit Amendment***"); and

WHEREAS, on December 13, 2021, after due notice thereof, the Zoning Board of Appeals ("***ZBA***") conducted a public hearing on the Special Use Permit Amendment and, by a vote of six in favor and none opposed, recommended that the Village Council approve the Special Use Permit Amendment; and

WHEREAS, on December 15, 2021, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special Use Permit Amendment and, by a vote of four in

favor and none opposed, recommended that the Village Council approve the Special Use Permit Amendment; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit Amendment satisfies the standards for the approval of special use permits within the R-3 District set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Special Use Permit Amendment for the construction and operation of the Proposed Improvements on the Subject Property within the R-3 District is in the best interest of the Village and its residents; and

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

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this Section 1 as the findings of the Village Council of the Village of Winnetka, as if fully set forth herein.

SECTION 2: APPROVAL OF SPECIAL USE PERMIT AMENDMENT. Subject to, and contingent upon, the terms and conditions set forth in Section 3 of this Ordinance, the Amended Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.20.020 of the Zoning Ordinance and the home rule powers of the Village, to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-3 District.

SECTION 3: CONDITIONS. The Special Use Permit Amendment granted by Section 2 of this Ordinance is subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Commencement of Construction. The Applicant must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.

B. Compliance with Regulations. The development, use, and maintenance of the Proposed Improvements on the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

C. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements at the Subject Property must be in general accordance with the plans prepared by Nutoys Leisure Products and the Applicant, consisting of seven sheets, attached to and, by this reference made part of this Ordinance as **Exhibit B**, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

D. Continued Effect of Special Use Permit. The Special Use Permit, as amended by this Special Use Permit Amendment, remains in full force and effect; provided, however, that in the event of any conflict between the Special Use Permit and the

Special Use Permit Amendment, the provisions of the Special Use Permit Amendment will control.

E. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 4: RECORDATION; BINDING EFFECT. A copy of this Ordinance shall be recorded with the Recording Division of the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Section 2 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: FUTURE AMENDMENT OF SPECIAL USE PERMIT. Any future amendments to the Special Use Permit Amendment granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 7: EFFECTIVE DATE.

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

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 7.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this 4th day of January 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2022.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2022.

Introduced: _____, 2022

Passed and Approved: _____, 2022

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 & 2 IN CHRIST'S CHURCH RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 42 IN GARLAND'S LAKE VIEW SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINICPAL MERIDIAN; ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1857 AS DOCUMENT NO. 88987 IN BOOK NO. 133 OF PLATS, PAGE NO. 76 THEREIN – ALSO – ALL OF LOT 1 AND PARTS OF LOTS 5 AND 7 IN THE SUBDIVISION OF BLOCKS 26 AND 41 IN SAID GARLAND'S LAKE VIEW SUBDIVISION; ACCORDING TO THE PLAT OF SAID CHRIST'S CHURCH RESUBDIVISION RECORDED JULY 25, 1980 AS DOCUMENT NO. 25526668, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 784 Sheridan Road, Winnetka, Illinois.

PINS: 05-17-409-015-0000

EXHIBIT B

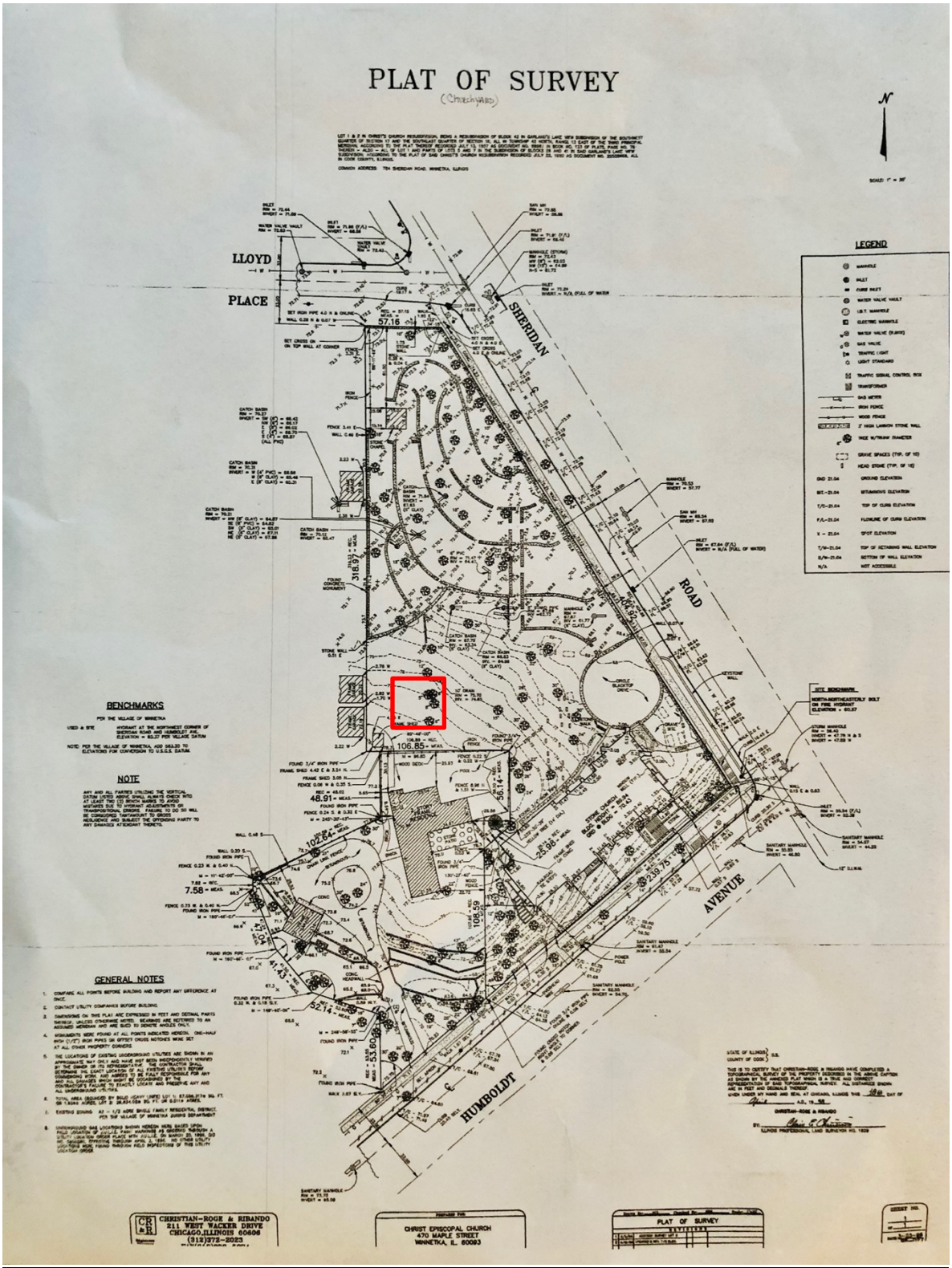
PLANS

(SEE ATTACHED EXHIBIT B)

Exhibit B

Plat of Survey

Below is a copy of the Christ Church Winnetka plat of survey for the 784 Sheridan Road property.



Red box indicates the proposed playground location in the churchyard.

5" STAND PIPE
RIM = 67.66
INV = 62.73

MANHOLE
RIM = 67.67
INV = 61.77
(6" CLAY)

CATCH BASIN
RIM = 67.79
INV. = 63.34
(8" CLAY)

CATCH BASIN
RIM = 66.83
INV. = 64.98
(6" CLAY)

10' DRAIN
RIM = 75.70
INV. = 74.65

12' SETBACK

35' x 35'
PLAYGROUND

FRAME GARAGE 20.32

FRAME GARAGE 22.19

FRAME SHED
8.0x10.15

89°-49'-00"

106.89 = REC.
106.85 = MEAS.

IRON FENCE

FOUND 3/4"
IRON PIPE

270°-05'-58"

M = 96.85

WOOD DECK

25.93

30.13

FENCE 0.22 S
& 0.22 W

POOL

FENCE 8.96 N
& 1.51 W

56.10 = REC.
56.14 = MEAS.

2 STORY
FRAME
RESIDENCE

STONE
PATIO

FENCE
0.03 W.

FOUND 3/4"
IRON PIPE

130°-21'-40"

WOOD
FENCE

FOUND 3/4" IRON PIPE

51.65
229°-30'-39"
YELLOW TREE (14' DIA.)

26.14 = REC.
25.98 = MEAS.

FRAME SHED
ON CONC.

RAILROAD
TIE STEPS

CIRCLE
BLACKTOP
DRIVE

STONE
WALK

CONC.

GRAVE
SITE

STONE

STONE CHURCH
BLDG. HEIGHT = 89.94
GRD @ BLDG = 70.43

WINDOW
WELL (TYP.)

STONE

REC = 239.84
MEAS. = 239.75

404.92 = REC. = MEAS. = 404.88

WALL 0.07 W

WALL
0.07 E

KEYSTONE
WALL

T/C - 66.90
FL - 66.51

T/W - 66.64
B/W - 64.51

T/C - 63.62
FL - 63.20

T/C - 60.28
FL - 59.86

T/W - 65.85
B/W - 60.24

WALK 2.0 E

CURB 16.45 E

T/W - 59.01
B/W - 57.72

T/C - 57.53
FL - 57.11

98°-34'-15"

WALL
0.15

CURB 20.30 S

SET CROSS
4.0 S & 4.0 E

T/C - 56.11
F/L - 55.63

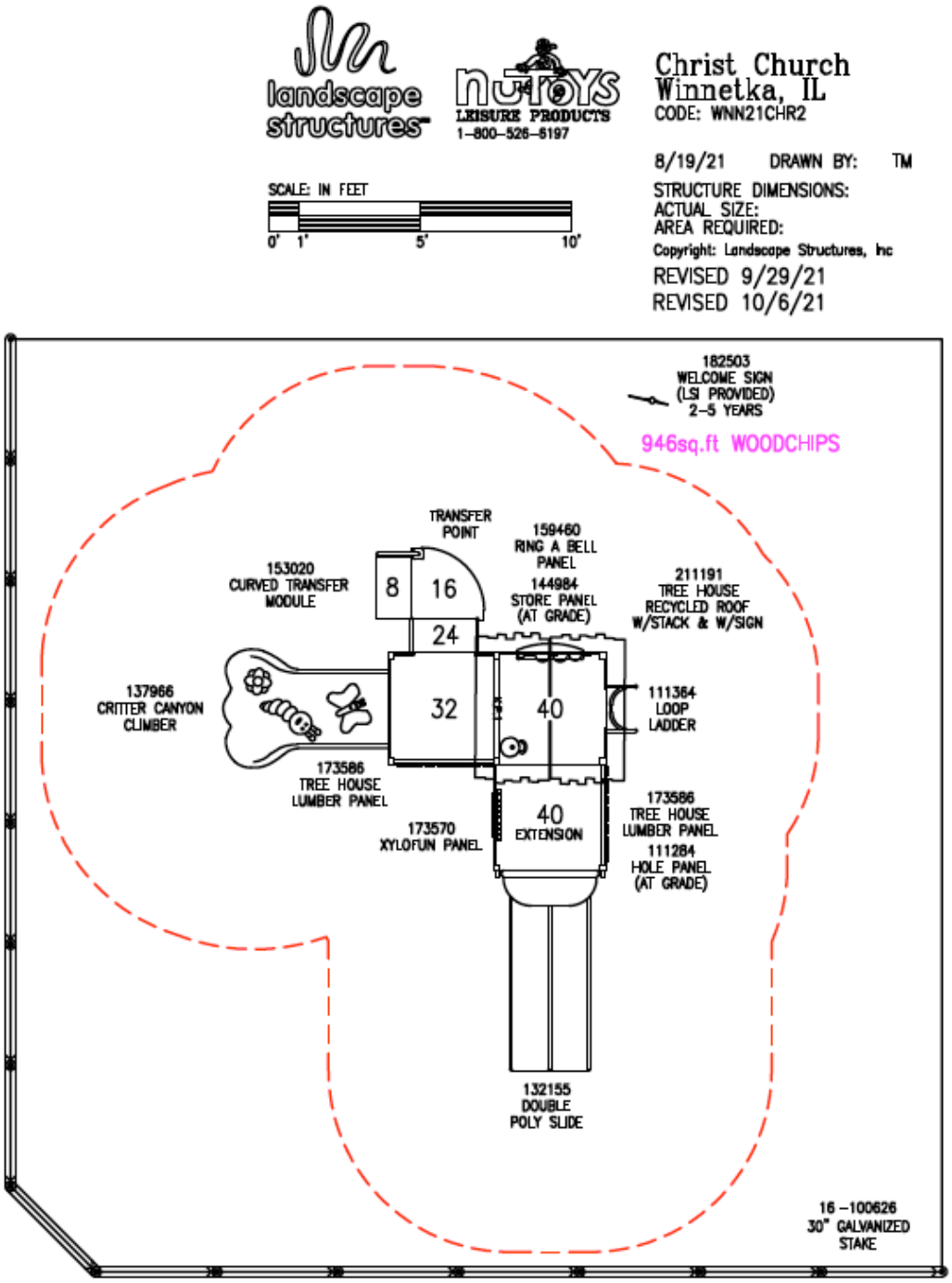
SANITARY MANHO
RIM = 55.85
INVERT = 46.80

WALL
0.60 S

WALK 3.15 S

Playground Site Plan

A site plan for the proposed Christ Church playground has been prepared by NuToys Leisure Products representative, Chuck Gardiner. The plan shows the approximate dimensions of the playground perimeter as 35'x35'. The playground surface is estimated to be 946 sq. ft of woodchips (highlighted in red).



Playground Components

The playground equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. All components meet current safety guidelines and ADA standards. Below is a list of the components selected, including the timber and stakes required for the construction of the playground perimeter:

NuToys Leisure Products

Box 2121
La Grange, IL 60525
708-579-9055
708-579-0109 (fax)
1-800-526-6197

October 6, 2021

CHRIST CHURCH
WINNETKA, IL
OPTION 2 REVISED
PLAYSHAPER

QTY.	NO.	DESCRIPTION	UNIT PRICE	PRICE
		PlayShaper Component System		
1	137966A	Critter Canyon Climber 32"Dk DB		$ 1,640
1	111364A	Loop Ladder 40"Dk DB		1,030
1	153020A	Curved Transfer Module 32"Dk Right DB		2,380
1	179349A	Kick Plate 8"Rise		130
1	111239A	Square Deck Extension		845
2	111237A	Square Tenderdeck	$ 860	1,720
1	111284A	Hole Panel		520
2	173586A	Recycled Wood-Grain Lumber Panel Above Deck	1,365	2,730
1	159460A	Ring-A-Bell Panel Above Deck		1,425
1	144984A	Storefront Panel		460
1	173570A	Xylofun Panel Above Deck		2,640
2	111397C	106"Post DB	325	650
4	111396C	129"Post For Roof DB	340	1,360
2	111397D	98"Post DB	$ 315	630
1	211191A	Tree House Roof w/Stack and w/Kids Only sign		3,840
1	132155B	Double Slide 40"Dk DB		2,280
1	182503A	Welcome Sign (LSI Provided) Ages 2-5 years Direct Bury		-
		SUBTOTAL		$ 24,280
TIMBERS:				
16	100626A	30" Galvanized Stake	$ 15	$ 245
15	119214A	Tuff-Timber 4'	58	870
		SUBTOTAL		$ 1,115
		EQUIPMENT TOTAL		$ 25,395
		SPECIAL PRICING		(1,397)
		SHIPPING		1,534
		TOTAL		$ 25,532

**Note: Due to the volatile cost of raw materials, supply chain and labor shortages, prices and lead times can change without notice. Unfortunately, we cannot guarantee or hold prices quoted at this time.

TERMS: We approve the plans and colors for the playground equipment listed above and agree to the terms that the balance is due 30 days from the date of the invoice.

Signature Title Date

WNN21CHR2 - CG/TM

The main components of the playground are pictured below (please note the color and positioning of the equipment are for example only):

129” Treehouse



32” Critter Canyon Climber



40” Double Slide



32” Curved Transfer Module



Ring-a-Bell Panel



Xylofun Panel



40” Loop Ladder



Ground Level Storefront



Graphic Rendering of Proposed Playground





EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, the Rector, Churchwardens and Vestrymen of Christ Church, Winnetka, a religious corporation of Illinois ("***Applicant***") is the record title owner of the property commonly known as 784 Sheridan Road in the Village ("***Subject Property***"); and

WHEREAS, the Applicant proposes to construct a playground on the Subject Property ("***Proposed Improvements***"); and

WHEREAS, Ordinance No. M-02-2022, adopted by the Village Council on January 4, 2022 ("***Ordinance***"), grants to the Applicant an amendment to a special use permit to permit the construction of the Proposed Improvements on the Subject Property ("***Requested Relief***"); and

WHEREAS, Section 7 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

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

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

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Requested Relief for the Subject Property.

5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent.

These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: _____, 2022

ATTEST:	**THE RECTOR, CHURCHWARDENS AND VESTRYMEN OF CHRIST CHURCH, WINNETKA,** a religious corporation of Illinois
By: _____	By: _____
Its: _____	Its: _____

TO: PLAN COMMISSION

FROM: ANN KLAASSEN, SENIOR PLANNER

DATE: DECEMBER 8, 2021

SUBJECT: 784 SHERIDAN ROAD – CHRIST CHURCH WINNETKA - SPECIAL USE PERMIT (CASE NO. 21-38-SU)

INTRODUCTION

On December 15, 2021, the Plan Commission is scheduled to hold a public hearing on an application submitted by Christ Church Winnetka (the "Applicant"), as the owner of the property located at 784 Sheridan Road (the "Subject Property"). The Applicant is proposing installation of a playground on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit**, which allowed expansion of the Christ Church facilities. The requested amendment would allow the installation of a playground on the Subject Property located in the R-3 Single-Family Residential Zoning District.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on November 25, 2021. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant or amend a Special Use Permit.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 2.15 acres in size, is located on the northwest corner of the intersection of Sheridan Road and Humboldt Avenue and contains Christ Church - the Church on the Hill (see Figure 1). The Subject Property has three front yards, with street frontage along Lloyd Place to the north, Sheridan Road to the east, and Humboldt Avenue to the south. The bulk of the church facilities are located towards the southern portion of the Subject Property (see Figure 2).

The Comprehensive Plan designates the Subject Property as appropriate for "Public / Semi-Public" uses. The property is zoned R-3 Single Family Residential, and it is bordered by R-3 Single Family Residential to the north and west, and R-2 Single Family Residential to the east and south (see Figure 3).

In addition to single-family residential uses, the R-3 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-3 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant's use of the Subject Property as a church is generally consistent with the Comprehensive Plan land use designation and the R-3 zoning district.



Figure 1 – Aerial Map

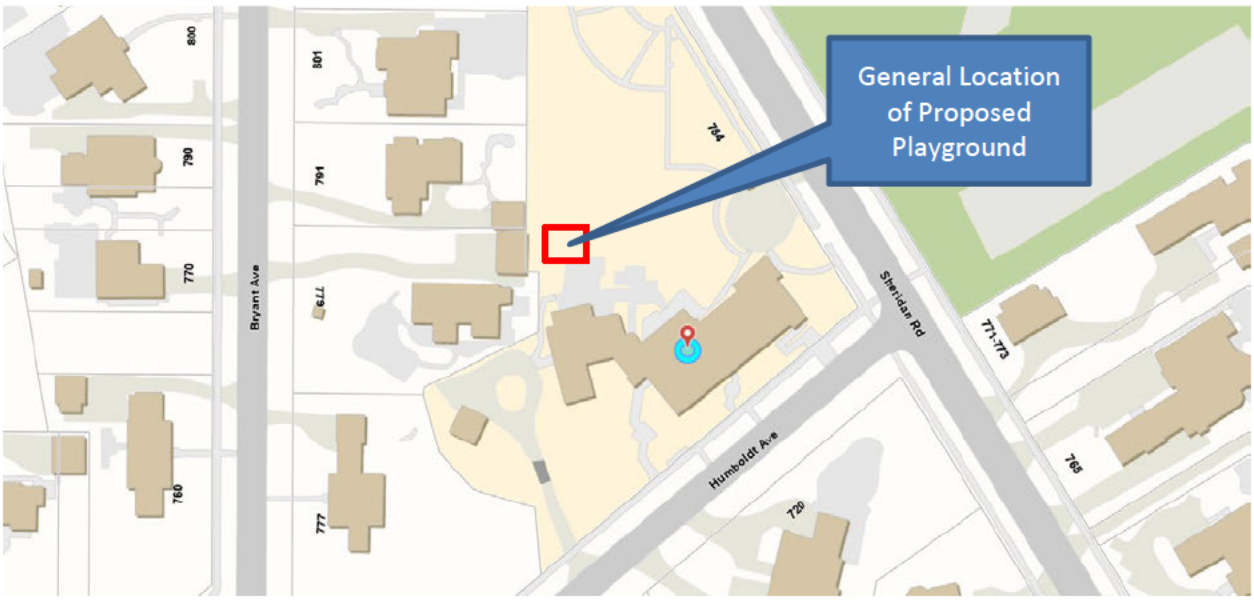


Figure 2 – Map View of Subject Property



Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original date of construction of the church is not available in Village files. The Church on the Hill has been in continuous operation as a church since the Subject Property was acquired by the Applicant in 1869. The following building permits were issued in:

1. 1955 to construct a 1-story addition to the church; and
2. 1999 to construct additions to the church and interior renovations.

Several other minor permits have been issued over the last several years for interior remodeling and site improvements. There are two previous zoning cases on file for the Subject Property:

1. Ordinance M-106-80 was adopted in June 1980 by the Village Council, granting a side yard setback variation for the property previously known as 739 Humboldt Avenue, to permit the subdivision of the properties known as 739 Humboldt Avenue and 784 Sheridan Road. 739 Humboldt was previously the Church rectory and was subdivided from the Church property at 784 Sheridan Road and sold in 1980; and
2. Ordinance M-536-98 was adopted in August 1998 by the Village Council, granting a Special Use Permit to allow expansion of the church facilities. In conjunction with the adoption of Ord. M-536-98, Resolution 1432-98 was adopted by the Village Council, approving a plat of consolidation of 784 Sheridan Road and 739 Humboldt Avenue. The Applicant reacquired 739 Humboldt and consolidated the two lots in order to expand the church facilities. Ordinances M-106-80 and M-536-98, as well as Resolution 1432-98 are included in this report as Attachment D.

Figures 4 and 5 on the following page are current photos of the site.



Figure 4 – Subject Property (Front Elevation – Sheridan Road)



Figure 5 – Subject Property (Front Elevation – Humboldt Avenue)

PROPOSED PLAN

The proposed improvement includes a new playground, with a perimeter measuring approximately 35 feet by 35 feet, and a woodchip surface area within that perimeter measuring approximately 946 square feet. Currently, there is not a playground or designated outdoor play space for children on the Subject Property. The playground would be located along the west side of the Subject Property, behind a fence, which is located on the Subject Property, and two detached garages located on the adjacent single-family lots. The proposed playground would comply with the minimum required side yard setback of 12 feet from the west property line. Figure 6 below is a photo provided by the Applicant identifying the location of the proposed playground, adjacent to the existing church patio, which is located behind the "Church House." The playground would be accessed by a pea gravel walkway with stepping stones from the existing patio (seen below in Figure 6). The area of the walkway would be approximately 40 square feet.



Figure 6 – Photo of Proposed Playground Site (looking easterly)

As described by the Applicant in the attached application materials (Attachment C), the playground is designed for younger children under the age of eight (8) and will be used when adults are present during Wednesday playgroups, Sunday School, and other church events. The equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. This equipment has been used throughout the Village by both public and private schools and the Park District. The proposed equipment will be a palette of green and brown; these colors were chosen in order to blend well with the surrounding yard and minimize the visual impact of the playground. The tallest piece of equipment, referred to as the "treehouse", would be 10.75 feet in height.

The proposed improvement complies with the zoning regulations. It is important to note that the use of the church itself will not change as a result of the proposed playground.

A plat of survey with the location of the proposed playground identified, as well as the proposed site plan and a rendering of the proposed playground are provided on the following pages as Figures 7 through 9. The complete set of plans are provided in the application materials, which are included in this report as Attachment C.

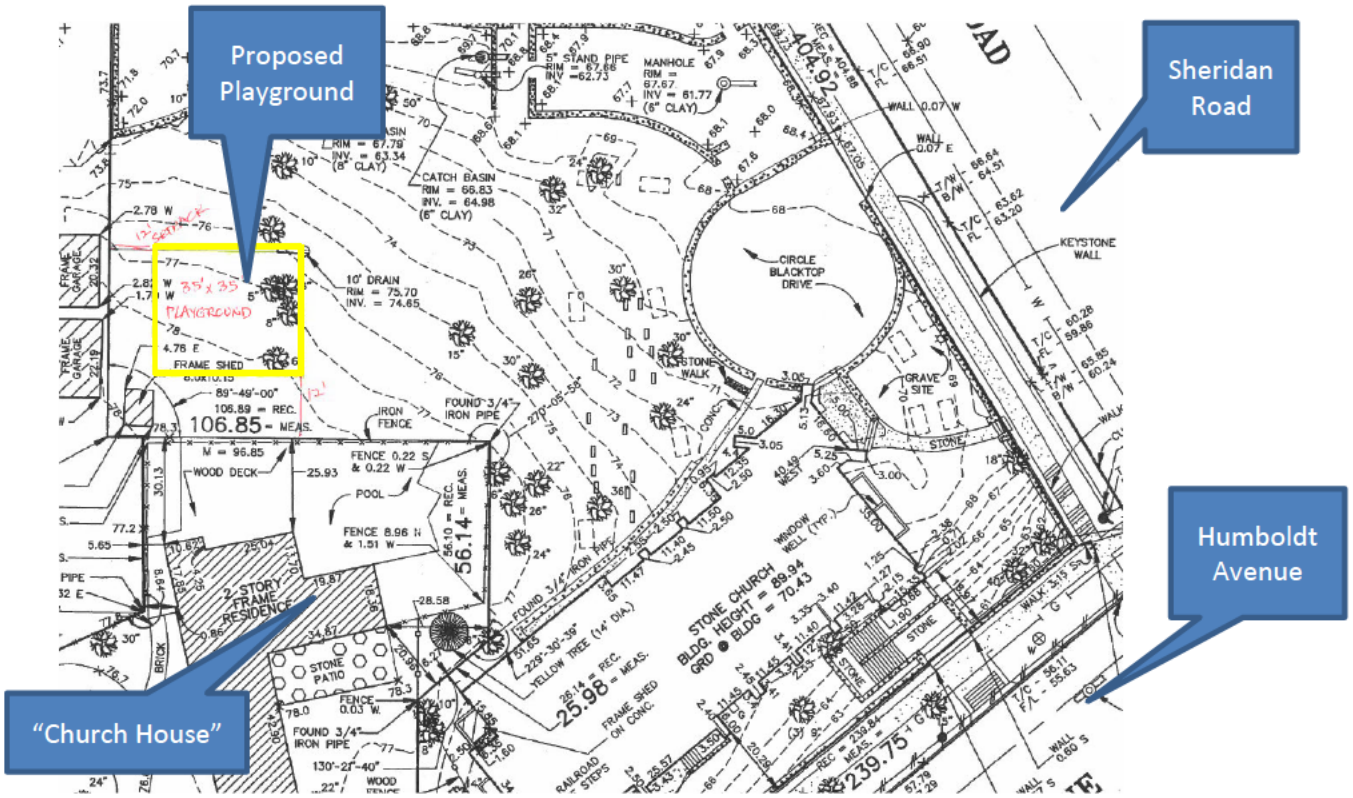


Figure 7 – Excerpt of 1998 Plat of Survey

(Does not reflect 1998 Lot Consolidation or 1999 addition connecting the church to the 2-story residence, referred to as the Church House.)

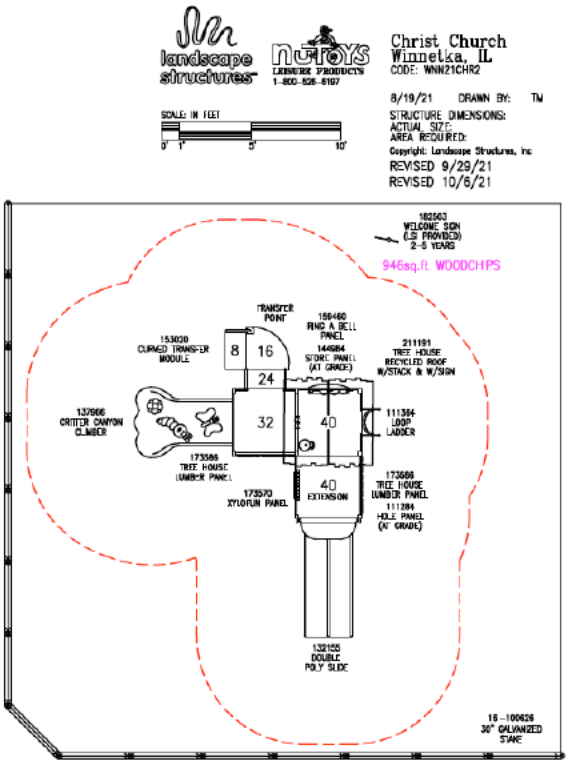


Figure 8 – Proposed Site Plan



Figure 9 - Rendering of Proposed Playground

The proposed plan has been reviewed and approved by Village Engineering staff. All runoff from the playground must be routed to the onsite stormwater system. The Applicant is not required to increase the capacity of the existing stormwater system to accommodate the proposed improvement. Figure 10 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

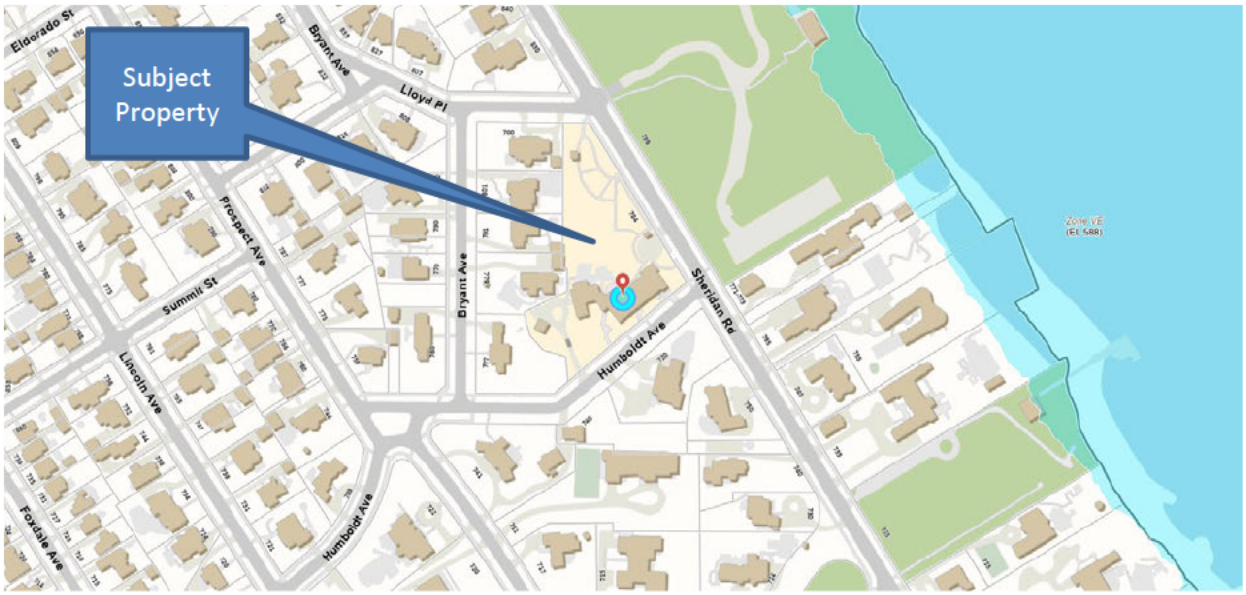


Figure 10 - GIS Floodplain Map

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Zoning Board of Appeals is scheduled to consider the Special Use Permit on December 13, 2021.

FINDINGS

The Plan Commission is charged with evaluating Special Uses for consistency with the Comprehensive Plan, as well as the six standards for granting specials use permits. One of the objectives of the Comprehensive Plan is to "ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood." The draft recommendation below lists other relevant objectives from the Comprehensive Plan. An excerpt of the Comprehensive Plan is included in this report as Attachment B.

The Plan Commission is to consider whether or not the requested amendment to the existing special use granted by Ordinance 536-98 to allow expansion of the Christ Church facilities on the Subject Property is consistent with the Village's Comprehensive Plan and with the Village's special use permit standards.

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

> The Plan Commission recommends **approval [denial]** of the requested amendment to the existing special use granted by Ordinance 536-98 **to allow installation of a playground on the Subject Property**, based on the following findings of fact:
>
> 1. "The proposed playground and related site improvements **are [are not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "Public / Semi-Public" development and **is [is not]** consistent with the following objectives of Chapter II of the Comprehensive Plan:
>   a. to "Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;"
>   b. to "Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village;"
>   c. to "Recognize the critical importance of educational, religious and other community institutions to Village residents;"
>   d. to "Maintain an atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced;" and
>   e. to "Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood."
>
> 2. "The proposed playground and related improvements **are [are not]** consistent with the Standards for the granting of Special Use Permits, as follows:
>   a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
>   b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district

or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

c. That the establishment of the special use will not 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;

d. 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;

e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and

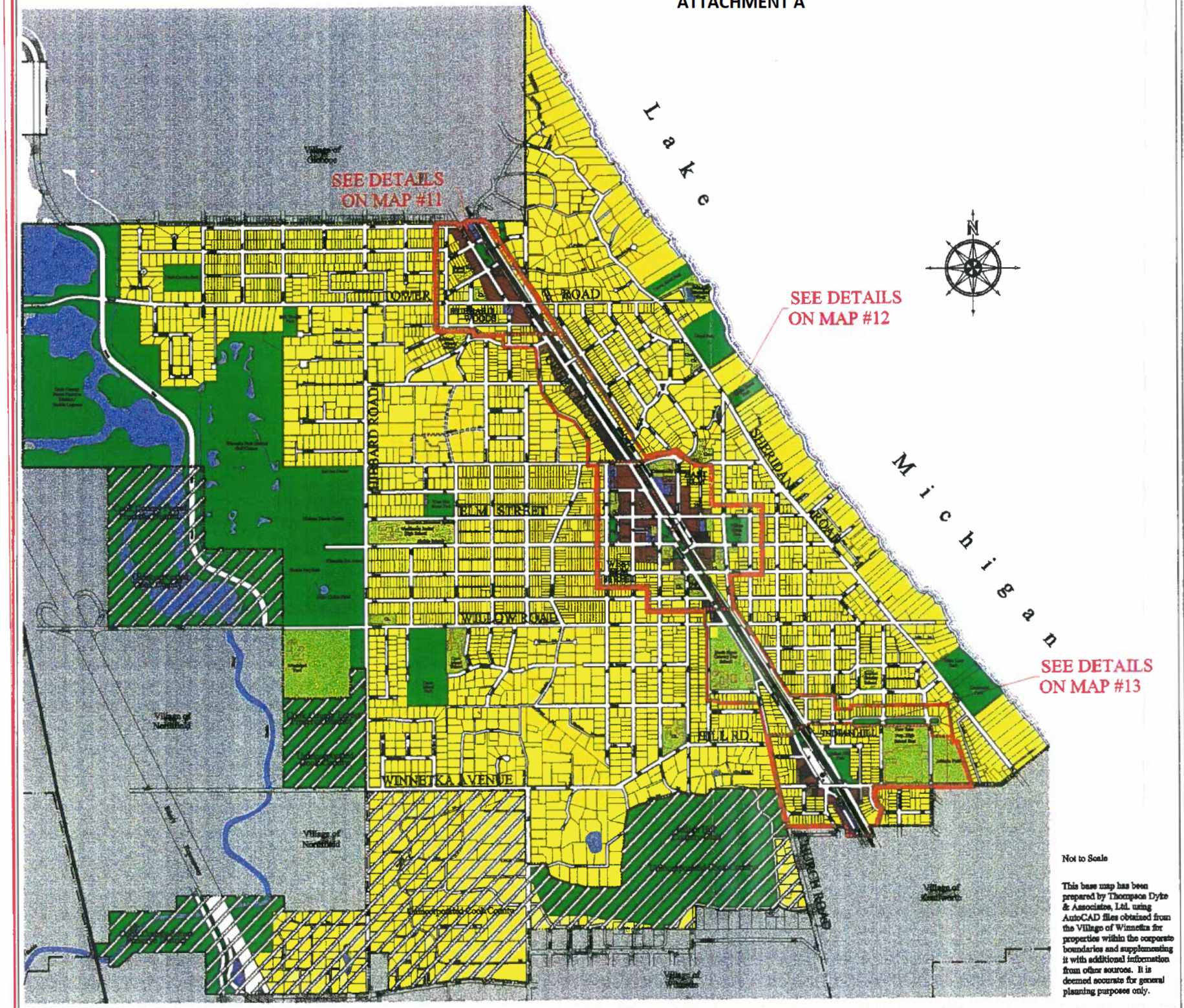
f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

[The amendment to the special use for the installation of the playground should only be approved subject to the following conditions…]

ATTACHMENTS

Attachment A: Comprehensive Plan Land Use Map
Attachment B: Comprehensive Plan Excerpt (Chapter Two – Goals and Objectives)
Attachment C: Application Materials
Attachment D: Ordinance M-106-80, adopted June, 1980, and Ordinance M-536-98 and Resolution 1432-98, adopted August 18, 1998

ATTACHMENT A



Village of WINNETKA

Comprehensive Plan Update: 2020

Land Use Plan

Map 6

LEGEND

- Single Family Residential
- Townhouse Residential
- Multi-Family Residential
- Commercial / Retail
- Mixed Use (may include all permitted uses)
- Office
- Park / Open Space
- Public / Semi-Public
- Transportation / Utilities
- Public Parking
- Green Bay Road Corridor
- Planning Sub-Area
- Unincorporated Area

- Village of Winnetka
- Other Municipal Boundaries
- Road
- Private Road
- Unimproved R.O.W.
- Railroad
- Property Line
- Lake / River
- Adjacent Municipality
- Pedestrian Tunnel
- Railroad Station

November 16, 1999

THOMPSON DYKE & ASSOCIATES, LTD.

CHAPTER II: VISION, GOALS AND OBJECTIVES

2.1 A 2020 VISION FOR WINNETKA

As a basis for the development of goals, objectives and policies for Winnetka, a vision was developed to convey the desirable characteristics of the Village:

…a village in a natural setting committed to its tradition of residential neighborhoods, citizen involvement, local shops and educational excellence...

2.2 COMMUNITY GOALS

Purpose and Formulation Procedure

Goals and objectives provide the foundation for the Plan recommendations. *Goals* are long-range ideals that set the framework for public policy. *Objectives* are more specific, representing opportunities for achieving goals.

The goals and objectives that follow were prepared for the Village as a whole and are designed to achieve the ideals expressed in the Vision Statement.

Community goals appear below. Objectives designed to support these goals are listed in the remainder of this chapter under each community goal heading. *Goals, objectives and policies relating to the Green Bay Road Corridor and its four business districts appear in Chapter Five.*

Village Character and Appearance: Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.

Residential Areas: Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.

Local Government: Plan for and provide appropriate government facilities and services that will accommodate the needs of the Village. Encourage a high degree of citizen concern for and participation in local government.

Educational and Community Institutions: Support educational excellence and the enrichment of Winnetka's religious and cultural environment.

Parks, Open Space, Recreation and Environment: Preserve or expand the quantity, quality and distribution of open space and recreational opportunities. Protect the Village's natural features and environmental resources.

Transportation: Provide for safe pedestrian, bicycle and vehicular movement consistent with the scale and peaceful character of the Village.

Growth Management: Limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.). Provide for Village expansion via annexation if deemed appropriate.

2.3 VILLAGE CHARACTER AND APPEARANCE

Goal: Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.

Objectives

1. Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.

2. Place overhead utility lines underground along major streets: Willow, Sheridan, Green Bay, Hibbard, Winnetka/Hill, Elm and Tower by 2010. Place other utility lines underground, beginning with parks and open spaces, after the major streets are completed.

3. Recognize the critical role of the Village's historic architecture in defining Winnetka's unique character in public, institutional, commercial and residential areas and encourage its preservation.

4. Require the screening and buffering of off-street parking lots while considering the safety of pedestrians and motorists.

5. Continue to implement and supplement the Village's tree planting program on all public rights-of-way. Encourage tree planting on private property.

6. Encourage landscaping of public and private properties that complements and enhances the mature character of existing plantings and provides a buffer as an alternative to walls and fences.

7. Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village.

8. Strictly enforce the Village's sign regulations and minimize the number of regulatory signs.

9. Encourage and cooperate with METRA to improve the appearance and function of the three train stations in the Village and to improve the appearance of the railroad right-of-way.

10. Encourage and cooperate with PACE to improve the appearance, safety and function of bus stop shelters.

11. Reduce and control light pollution, preserving property rights for natural light and controlling the use and location of artificial lighting.

12. Reduce and control noise pollution.

13. Use high quality design and materials when constructing public improvements. Enhance the beauty of the improvements with appropriate decorative details, artwork or sculpture.

2.4 RESIDENTIAL AREAS

Goal: Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.

GENERAL RESIDENTIAL OBJECTIVES

1. Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations.

2. Require any new residential development and redevelopment to provide adequate and appropriate landscaping and, where appropriate, to preserve existing vegetation.

3. Encourage residential development that provides an appropriate transition between low-density and higher-density areas.

SINGLE-FAMILY RESIDENCE OBJECTIVES

1. Preserve the predominant defining character of Winnetka as a community for owner-occupied high quality single-family residences. Maintain the proportion of single-family detached housing in excess of 80 percent of the total Village housing units.

2. Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods.

3. Protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns.

4. Encourage the preservation of older houses that contribute to the character of the neighborhood through additions and improvements as an alternative to new house construction.

5. Maintain the quiet ambience of residential neighborhoods.

MULTIPLE-FAMILY RESIDENCE OBJECTIVES

1. Ensure that multiple-family development provides a variety of housing choices for

residents of all ages.

2. Ensure that the density of multiple-family development provides an appropriate transition to adjacent single-family neighborhoods.

3. Ensure that multiple-family buildings complement adjacent single-family residences in scale and architectural style and that architectural styles complement the historic character of the village.

4. Require that multiple-family development be of high quality materials and design, combined with adequately screened or underground parking and substantial landscaping.

5. Encourage an appropriate number of rental units compatible with the predominantly single-family residential character of the Village.

6. Study the possibility of bringing an assisted-care facility for senior citizens to Winnetka.

2.5 LOCAL GOVERNMENT

Goal: Plan for and provide appropriate government facilities and services that will accommodate the needs of the Village. Encourage a high degree of citizen concern for and participation in local government.

Objectives

1. Encourage local governmental bodies to help implement the community goals and objectives in this document.

2. Maintain and encourage the location of public buildings in the Village Center to provide centralized and convenient services.

3. Maintain and upgrade the Village's infrastructure in keeping with Village character and high community standards.

4. If the water plant and electric plant are no longer needed to provide electric power or water service to the Village, a re-use plan should be drafted for the property to serve public purposes.

5. Ensure that municipal buildings and properties exhibit design excellence that respects the character and enhances the appearance of the Village.

6. Ensure that the closed landfill on Willow Road is effectively managed and attractively landscaped.

7. Encourage on-going study and cooperation to bring the latest telecommunication technologies to the Village, while preserving the Village's appearance.

2.6 EDUCATIONAL AND COMMUNITY INSTITUTIONS

Goal: Support educational excellence and the enrichment of Winnetka's religious and cultural environment.

Objectives

1. Recognize the critical importance of educational, religious and other community institutions to Village residents.

2. Maintain an atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced.

3. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.

4. Recognize that standards of educational excellence may change with time, thus necessitating changes in physical and financial resources.

5. Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking.

6. Cooperate with school districts to make school facilities available for other community needs and emphasize this dual use in future planning and design.

7. Encourage the continued vitality of the Winnetka Community House as a community facility for a variety of programs accessible to all residents.

8. Encourage the preservation of the excellent facilities, central location and availability of the Winnetka-Northfield Public Library District resources.

2.7 PARKS, OPEN SPACE, RECREATION AND ENVIRONMENT

Goal: Preserve or expand the quantity, quality and distribution of open space and recreational opportunities. Protect our natural features and environmental resources.

Objectives

1. Increase the amount of property that is designated as public or private open space to preserve the natural character of the community.

2. Provide, where possible, open space (public, semi-public or private) between low-density and higher-density land uses.

3. Preserve and enhance natural features such as ravines, woodlands, bluffs, beaches and the Lake Michigan shoreline.

4. Preserve significant trees and encourage new tree planting on public and private properties to the greatest extent possible.

5. Support the development of recreational facilities to meet the needs of residents of all ages.

6. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.

7. Encourage the Cook County Forest Preserve District to improve the natural appearance of the public right-of-way and the property adjacent to Willow Road, Forest Way and Tower Road, west of Forest Way.

8. Foster greater cooperation among all institutions--private and public--in the joint use of their recreational facilities.

9. Encourage the preservation of open space inside and outside the Village.

2.8 TRANSPORTATION

Goal: Provide for safe pedestrian, bicycle and vehicular movement consistent with the scale and peaceful character of the Village.

Objectives

1. Improve major streets, especially their intersections, to enhance traffic flow, safety and appearance, as well as use by pedestrians and bicyclists.

2. Ensure safe, efficient and convenient access to all areas of the Village.

3. Develop comprehensive programs to promote traffic safety and to slow traffic.

4. Explore ways to decrease the flow of regional traffic through the Village.

5. Promote alternatives to motor vehicles such as bicycling and walking.

6. Enhance and expand the Village's bike route system.

7. Restrict "cut-through" truck traffic in residential neighborhoods and regional truck traffic on village thoroughfares.

8. Ensure good condition of streets, curbs and sidewalks.

9. Encourage the maintenance and improvement of a rapid and comfortable commuter service to and from all three Village train stations.

10. Foster improvement in public transportation and cooperate with adjacent communities in anticipating future needs and means.

11. Provide for adequate parking in commercial areas. Require people who work in the commercial districts to park in employee-designated off-street or underground parking areas.

12. Provide adequate off-street or underground parking for Winnetka commuters.

13. Enhance the overall appearance and environmental quality of public rights-of-way, including the railroad right-of-way.

14. Provide ease of access to the Edens Expressway (Interstate 94).

2.9 GROWTH MANAGEMENT

Goal: Limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.). Provide for Village expansion via annexation if deemed appropriate.

Objectives

1. Ensure that development proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, on-site parking, traffic patterns, congestion, open space, storm water management and Village infrastructure.

2. Ensure that annexation of properties will not adversely affect the Village's ability to service existing residences and businesses. Continue to review those unincorporated areas within the jurisdictional planning area that draw upon Village services and resources and ensure that any proposed annexation is compatible with the character of the Village.

3. Ensure that the Village keeps informed about neighboring communities' plans for growth, changes in existing infrastructure or for new infrastructure.

RECEIVED
NOV 11 2021
By:

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 21-38-SU
SU 2021-1243

Property Information

Site Address: 784 SHERIDAN ROAD

Applicant Information

Name: CHRIST CHURCH WINNETKA
Primary Contact: PATTY LEA ([redacted])
Address: 784 SHERIDAN ROAD
City, State, ZIP: WINNETKA IL 60093
Phone No. 847.446.2850
Email [redacted]

Owner Information

Name: CHRIST CHURCH WINNETKA
Primary Contact:
Address: 784 SHERIDAN ROAD
City, State, ZIP: WINNETKA IL 60093
Phone No. 847.446.2850
Email: info@christchurchwinnetka.org

Architect Information

Name: CHUCK GARDNER/NJ TOYS 4 FUN
Primary Contact: 708.606.7223
Address: BOX 2121
City, State, ZIP: LA GRANGE, IL 60525
Phone No. (708) 579.9055
Email: chuckg@njtoys4fun.com

Attorney Information

Name: MICHAEL PEREGRINE
Primary Contact:
Address: c/o MCDERMOTT, WILL + EMERY
City, State, Zip: 444 LAKE ST. SUITE 4000, CHICAGO 60606
Phone No. 312.984.6933
Email: MPEREGRINE@MWE.COM

Applicant Signature: [redacted] Date: 11/4/21

Property Owner Signature: [redacted] Date: 11/4/21

Printed Name of Owner: THE REV. CHRISTOPHER POWELL, RECTOR CHRIST CHURCH

November 3, 2021

Christ Church Winnetka is requesting approval of a Special Use Permit to install a new playground at the Church on the Hill, located at 784 Sheridan Road. Please find enclosed the following materials to support the Special Use Permit Application:

- Special Use Permit Application
- Written Application Materials and Project Plan
- Property Deed
- Plat of Survey
- Application Fee of $935.00 - check attached

Project Narrative – Christ Church Playground Installation

As part of the 2021 Capital Campaign at Christ Church Winnetka, a playground was identified as a positive enhancement for younger families to the Church on the Hill (784 Sheridan Road location). The playground is designed for younger children under 8 and will be used when adults are present during Wednesday Playgroups, Sunday School and other times parishioners gather for church events. Currently, Christ Church does not have a designated outdoor play space for children.

Landscape Structures, a manufacturer for NuToys Leisure Products, has been chosen for the equipment. This company is commonly used by local schools and park districts (including Winnetka) with great success. The playground will also be a "community build" installation which is also commonly done by local organizations. A group of parishioners will help construct the playground in late spring following the manufacturers specifications. As part of the community build, a foreman from NuToys Leisure Products will be present to guide and supervise the delivery, installation, and safety check of the playground.

Intended Use of the Playground

As mentioned before, as part of the 2021 Capital Campaign, a playground was identified as a positive enhancement for younger families. Many churches and religious facilities on the Northshore have playgrounds for their younger parishioners. As such, the playground is intended to be used by members of the church. The playground is designed for children under 8 and will be used when adults are present during Wednesday Playgroups, Sunday School and other times parishioners gather for church events. It is expected that children using the playground will be supervised by a church employee (e.g., during Sunday School hours), a parent or caregiver. The playground is intended to encourage active play and imagination.

Playground Equipment

The playground equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. All components meet current safety guidelines and ADA standards. The components of the playground will feature a treehouse, double slide, loop ladder, storefront, xylophone and ring-a-bell panels, and climbing equipment. A palette of green and brown colored equipment has been selected and will fit well in the existing churchyard environment.

Playground Perimeter and Surfacing

The playground perimeter will consist of 30" galvanized stakes and 4' timbers and will be positioned in the general shape of a square with an angled entrance on the lower left corner. The approximate dimensions are: 35'x35'. The ground cover will be certified, playground mulch (wood chips) with a 9-12" inch depth. The approximate area of the wood chips is 946 square feet. Once the playground is installed, the Churchyard Committee will design and implement a landscape plan around the site to ensure the space is well integrated into the churchyard at large.

Playground Location

The new playground will be installed in the churchyard of the Church on the Hill, located at 784 Sheridan Road. The playground will be located adjacent to the church patio (see Figures 1-3), which sits behind the church building, more specifically the "Church House" (formally known as

the Sidley House). This location allows for easy access as well as clear visibility from the church patio and community rooms such as the McClain Room and church kitchen. The playground will face east out to the lake and back up to the 6' cedar fence bordering the properties on Bryant Avenue (a 12' setback from the neighboring properties will be maintained). The playground will be in the general shape of a square with an angled entrance on one corner. A gravel footpath and stepping stones will lead from the patio to the entrance of the playground.

The green and brown colored equipment will fit well in the existing churchyard environment. The playground is designed to minimize visual impact and maintain the essential character of the locality which includes many mature trees and other plantings. Additionally, a 6' cedar fence bordering the back of the playground will obscure the view of the playground from neighboring properties on Bryant Avenue. The playground will not be visible from Sheridan Road due to the large stone wall that encloses the churchyard and runs the length of the property to Lloyd Place (see Figure 4 and 5). The playground will also not be visible from Humboldt Avenue due to the church buildings that obscure the view of the churchyard



Figure 1 - Church patio with view of Lake Michigan in the distance.





Figures 2 and 3 - Proposed playground location off of the church patio.

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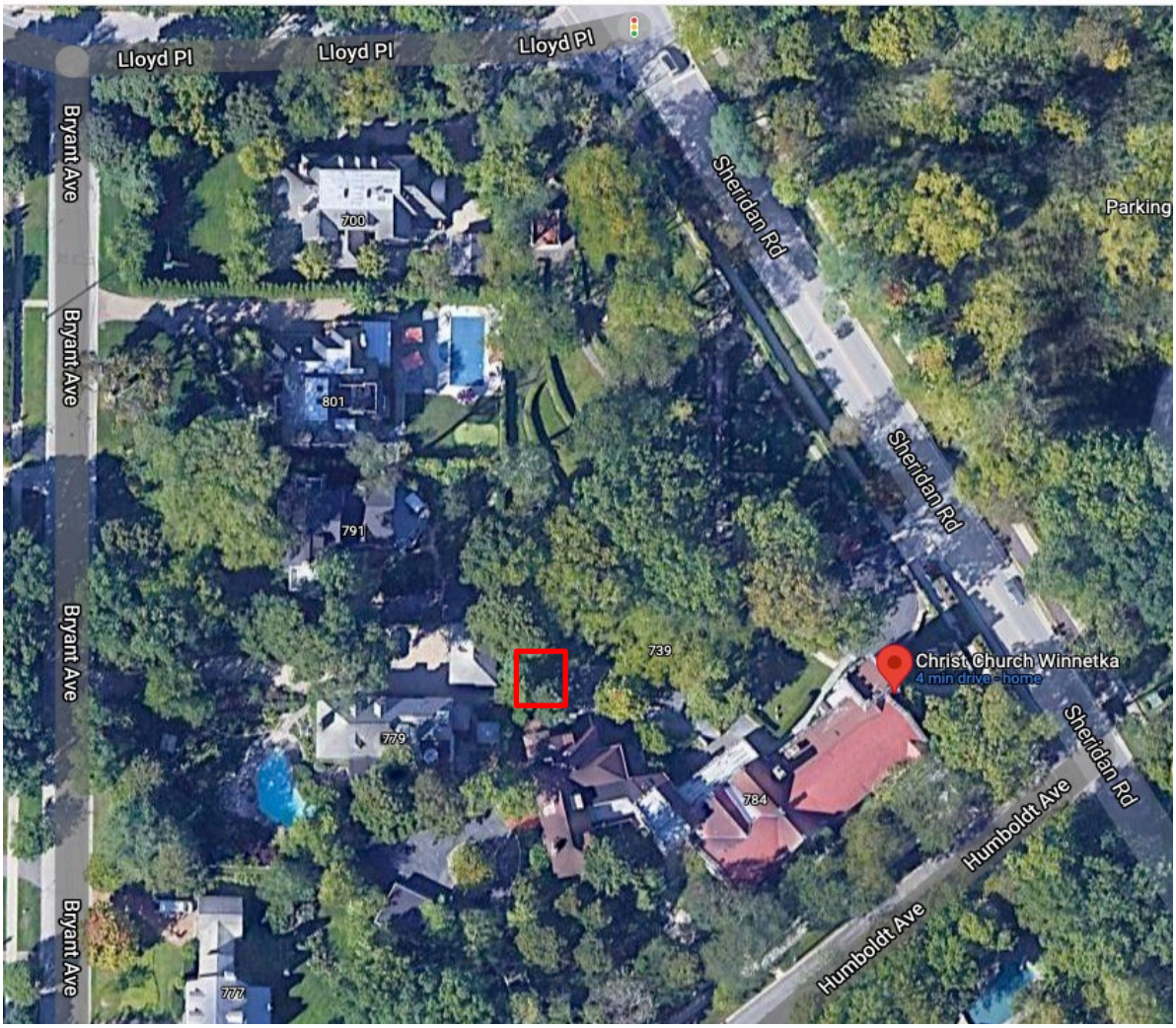


Figure 4 - Red box indicates the proposed playground location in the churchyard.



Figure 5 - Stone wall enclosing the churchyard and memorial garden along Sheridan Road.

Grading/Drainage

The Church met with Emily Grimm, Winnetka Village Engineer, to confirm there are no drainage and/or grading issues to consider or address prior to installation of the playground. The playground site is level and is positioned at the top of the churchyard "hill". In addition, the playground ground cover will consist of certified, playground mulch (wood chips) so there will be no increase to the impermeable space.

Zoning Calculations

Since the playground installation does not include a modification of the amount of impermeable surface area or building area, lot coverage and gross floor area calculations have not been included. The playground surface will be certified, playground mulch (wood chips) with a 9-12" inch depth. The approximate area of the wood chips is 946 square feet.

Traffic and Parking Impact

Since the playground will be used during church hours by parishioners attending regularly scheduled church services or events, it is anticipated the traffic flow at the church will remain the same. There should be no impact on the flow of traffic on the surrounding streets or intersections. The availability of on-street parking on roads surrounding the church and lot parking (Lloyd Beach parking lot) should also remain the same. It is anticipated parking patterns will mimic the typical parking patterns associated with regular church activities (e.g., Sunday morning services). **The traffic and parking studies should be waived since the playground use will generate minimum impact on traffic and parking patterns.**

SPECIAL USE PERMIT STANDARDS

Christ Church Winnetka – Playground Special Use Permit Application

Explain in detail how the proposed special use meets the following standards. Under the terms of the Zoning Ordinance, no Special Use Permit shall be granted unless it is found:

1. *That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;*
    a. Having a designated play space in the churchyard will give an option for children to have an engaging place to imagine, create and play. The playground will feature a treehouse, double slide, loop ladder, storefront, xylophone and ring-a-bell panels, and climbing opportunities. All meet current safety guidelines and ADA standards. The naturalistic design approach will complement the churchyard and neighborhood.

2. *That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;*
    a. The natural green and brown colored playground equipment was selected to blend nicely with the existing trees, plantings, stone walls, and woodsy environment of the churchyard and neighborhood locations. The natural theme of the playground will not diminish property values but rather make it a desirable component of the neighborhood. The playground is intended to be used during Sunday School, Wednesday Playgroup, and other Church events that are attended by families with young children.

3. *That the establishment of the special use will not 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;*
    a. The proposed playground location is in a secluded section of the churchyard surrounded by mature trees and plantings. Additionally, a six-foot cedar fence bordering the back of the playground should obscure the view of the playground from neighboring properties. The 12-foot required setback from neighboring properties will also be instituted. The surrounding neighborhood will not be impacted negatively, nor will it be intruded upon.

4. *That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;*

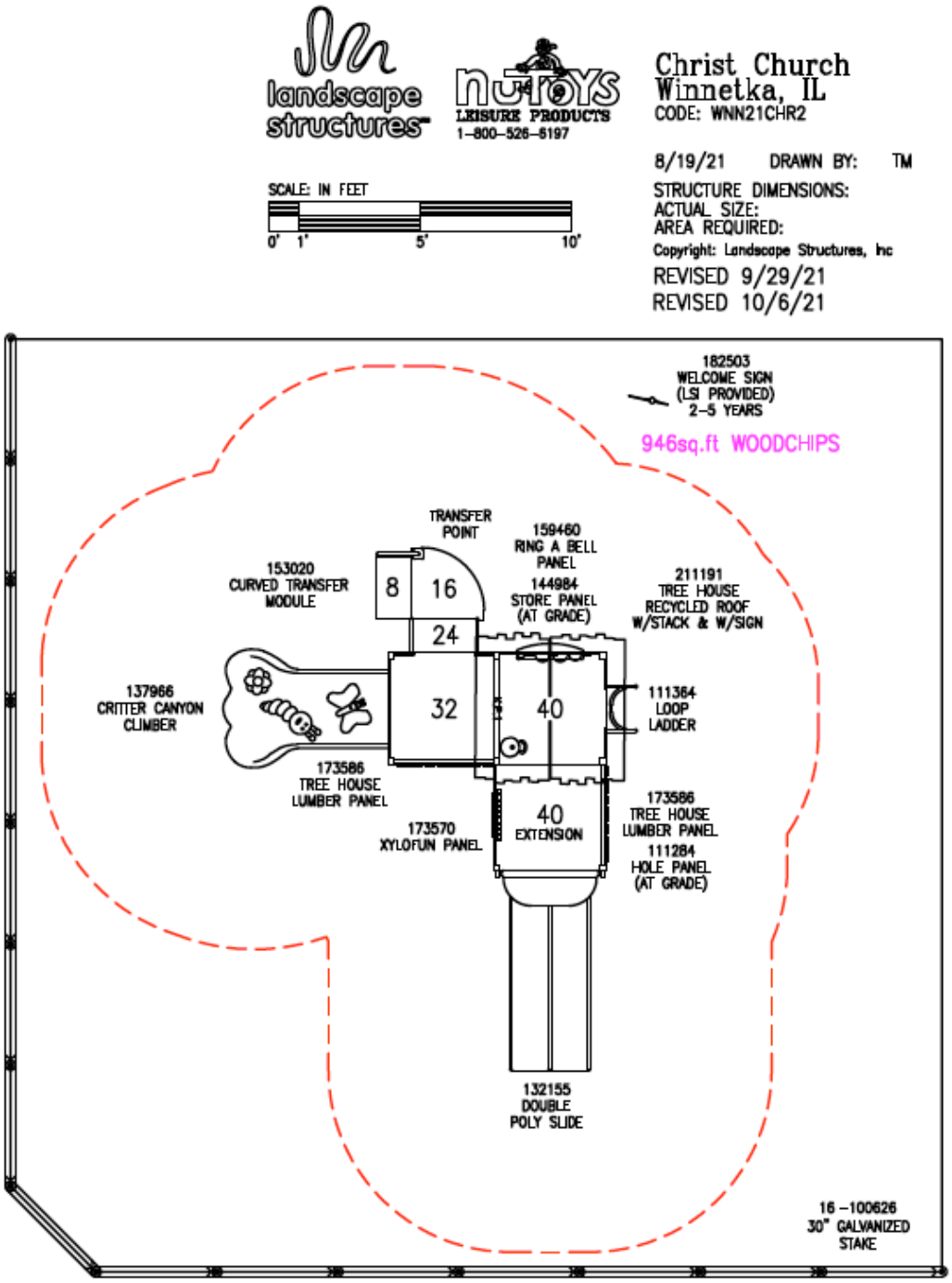
a. The installation of the new playground equipment will in no way impede the normal activities that occur around Christ Church either on Sheridan Road or Humboldt Avenue. The pedestrian and vehicular traffic will remain unchanged. Furthermore, the Church will use good judgment and decision making as to when the equipment will be installed, ensuring, to the best of our ability, that traffic and sidewalks will not be obstructed for users.

5. *That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided; and*
    a. The playground project does not require changes to existing parking, roads, drainage, or facilities. The Church will ensure that any disruption to the neighbors due to the installation of the new equipment will be minimal. It is predicted the installation timeline will be two days. The first day will entail the receipt of the equipment, preparation of the playground perimeter and ground cover, and cement pouring for equipment poles. The second day will entail building the playground structure and clean up. The Church will provide information to the neighbors regarding the installation process and timeline.

6. *That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.*
    a. The Church is obliged to follow the safety rules and regulations stated in the church doctrine, which ensures a safe playground for children to enjoy. The Church will comply with all Village regulations, ordinances, and codes in this process.

Playground Site Plan

A site plan for the proposed Christ Church playground has been prepared by NuToys Leisure Products representative, Chuck Gardiner. The plan shows the approximate dimensions of the playground perimeter as 35'x35'. The playground surface is estimated to be 946 sq. ft of woodchips (highlighted in red).



Playground Components

The playground equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. All components meet current safety guidelines and ADA standards. Below is a list of the components selected, including the timber and stakes required for the construction of the playground perimeter:

NuToys Leisure Products

Box 2121
La Grange, IL 60525
708-579-9055
708-579-0109 (fax)
1-800-526-6197

October 6, 2021

CHRIST CHURCH
WINNETKA, IL
OPTION 2 REVISED
PLAYSHAPER

QTY.	NO.	DESCRIPTION	UNIT PRICE	PRICE
		PlayShaper Component System		
1	137966A	Critter Canyon Climber 32"Dk DB		$ 1,640
1	111364A	Loop Ladder 40"Dk DB		1,030
1	153020A	Curved Transfer Module 32"Dk Right DB		2,380
1	179349A	Kick Plate 8"Rise		130
1	111239A	Square Deck Extension		845
2	111237A	Square Tenderdeck	$ 860	1,720
1	111284A	Hole Panel		520
2	173586A	Recycled Wood-Grain Lumber Panel Above Deck	1,365	2,730
1	159460A	Ring-A-Bell Panel Above Deck		1,425
1	144984A	Storefront Panel		460
1	173570A	Xylofun Panel Above Deck		2,640
2	111397C	106"Post DB	325	650
4	111396C	129"Post For Roof DB	340	1,360
2	111397D	98"Post DB	$ 315	630
1	211191A	Tree House Roof w/Stack and w/Kids Only sign		3,840
1	132155B	Double Slide 40"Dk DB		2,280
1	182503A	Welcome Sign (LSI Provided) Ages 2-5 years Direct Bury		-
		SUBTOTAL		$ 24,280
TIMBERS:				
16	100626A	30" Galvanized Stake	$ 15	$ 245
15	119214A	Tuff-Timber 4'	58	870
		SUBTOTAL		$ 1,115
		EQUIPMENT TOTAL		$ 25,395
		SPECIAL PRICING		(1,397)
		SHIPPING		1,534
		TOTAL		$ 25,532

**Note: Due to the volatile cost of raw materials, supply chain and labor shortages, prices and lead times can change without notice. Unfortunately, we cannot guarantee or hold prices quoted at this time.

TERMS: We approve the plans and colors for the playground equipment listed above and agree to the terms that the balance is due 30 days from the date of the invoice.

Signature Title Date

WNN21CHR2 - CG/TM

The main components of the playground are pictured below (please note the color and positioning of the equipment are for example only):

129” Treehouse



32” Critter Canyon Climber



40” Double Slide



32” Curved Transfer Module



Ring-a-Bell Panel



Xylofun Panel



40” Loop Ladder



Ground Level Storefront



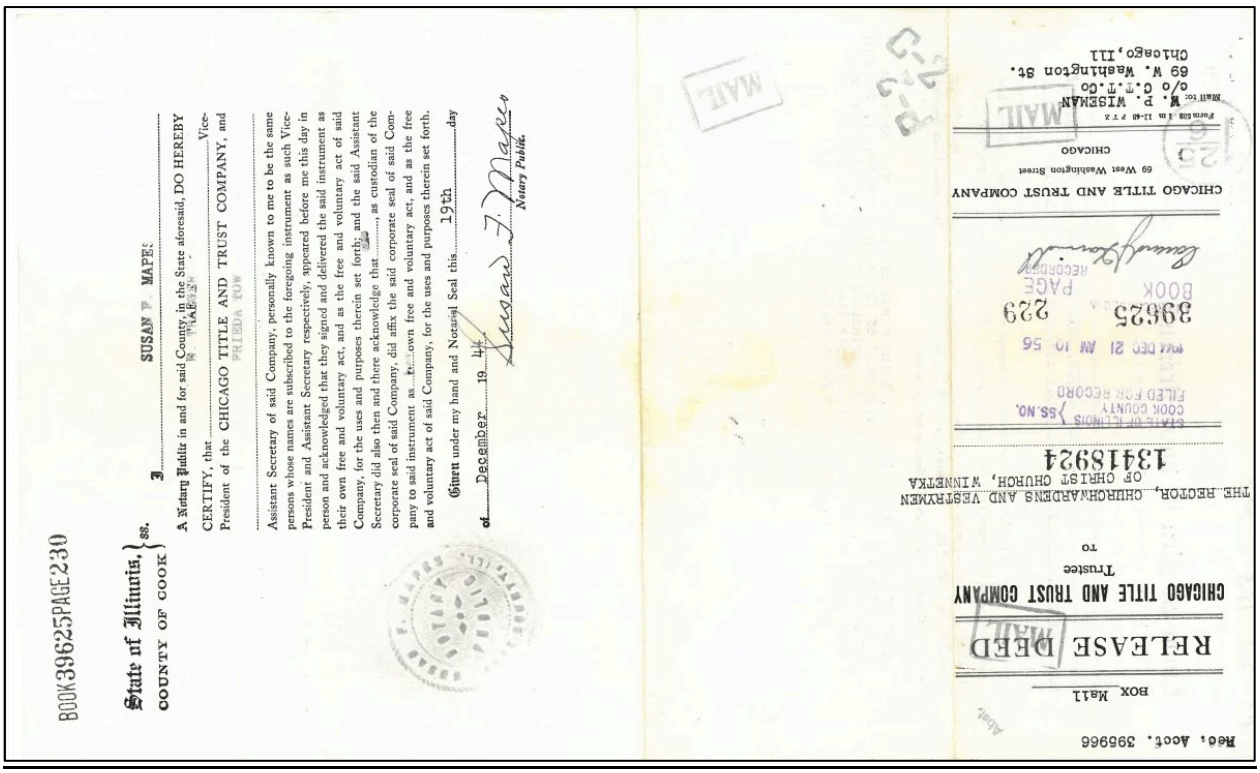
Graphic Rendering of Proposed Playground





Property Deed

Below is a copy of the Christ Church Winnetka property deed proving ownership.



Mail Acct. 395996

BOX Mail

RELEASE DEED

CHICAGO TITLE AND TRUST COMPANY

Trustee

to

THE RECTOR, CHURCHWARDENS AND VESTRYMEN OF CHRIST CHURCH, WINNETKA

13418924

STATE OF ILLINOIS, COOK COUNTY, SS. NO. FILED FOR RECORD

DEC 21 AM 10 56

39625 229

BOOK PAGE

RECORDER

CHICAGO TITLE AND TRUST COMPANY

69 West Washington Street

CHICAGO

Mail to: W. P. WISEMAN

o/o C.T.T.Co

69 W. Washington St.

Chicago, Ill

BOOK 39625 PAGE 230

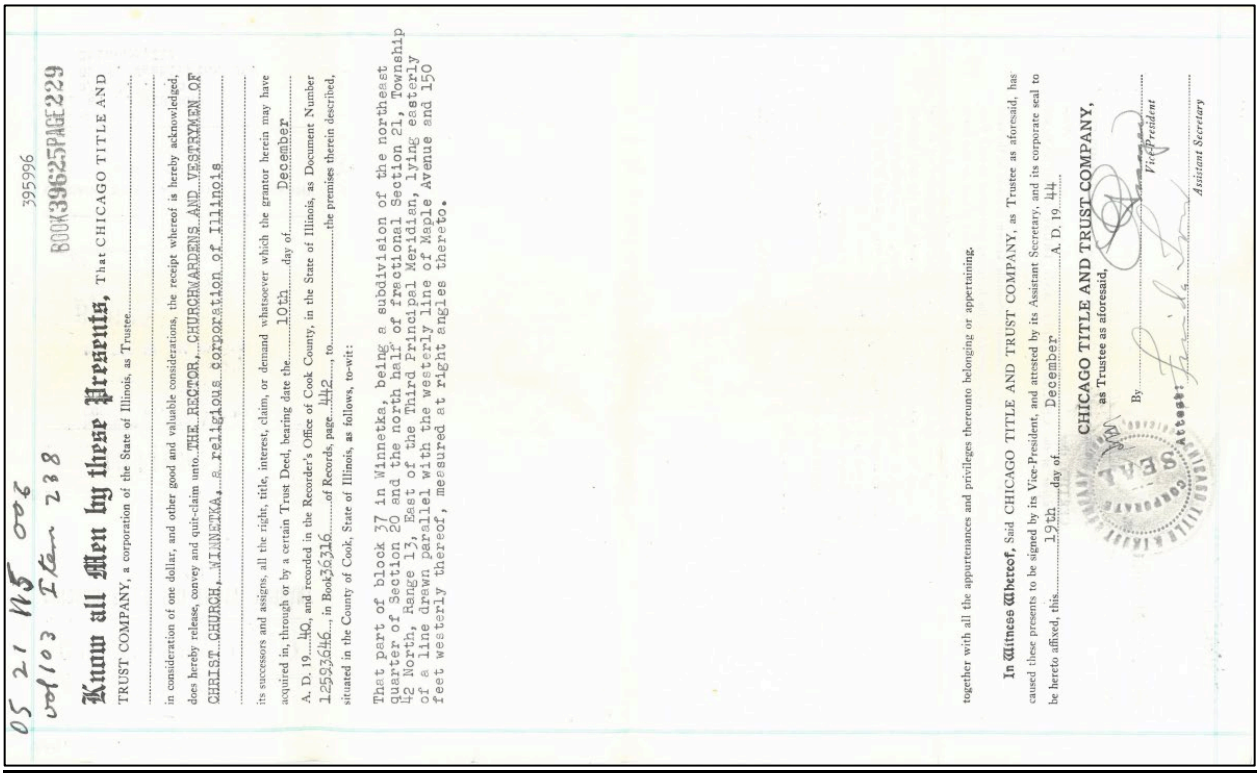
State of Illinois, } ss.

COUNTY OF COOK }

I, SUSAN P. MAPES, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that ..... Vice-President of the CHICAGO TITLE AND TRUST COMPANY, and ..... Assistant Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that ..... as custodian of the corporate seal of said Company, did affix the said corporate seal of said Company to said instrument as ..... own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of December 19 44

Susan P. Mapes
Notary Public.



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BOOK 39625 PAGE 229

Know all Men by these Presents, That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto THE RECTOR, CHURCHWARDENS AND VESTRYMEN OF CHRIST CHURCH, WINNETKA, a religious corporation of Illinois

its successors and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor herein may have acquired in, through or by a certain Trust Deed, bearing date the 10th day of December A. D. 19 40, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number 12593646, in Book 36316 of Records, page 442, to the premises therein described, situated in the County of Cook, State of Illinois, as follows, to-wit:

That part of block 37 in Winnetka, being a subdivision of the northeast quarter of Section 20 and the north half of fractional Section 21, Township 42 North, Range 13, East of the Third Principal Meridian, lying easterly of a line drawn parallel with the westerly line of Maple Avenue and 150 feet westerly thereof, measured at right angles thereto.

together with all the appurtenances and privileges thereunto belonging or appertaining.

In Witness Whereof, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed, this 19th day of December A. D. 19 44

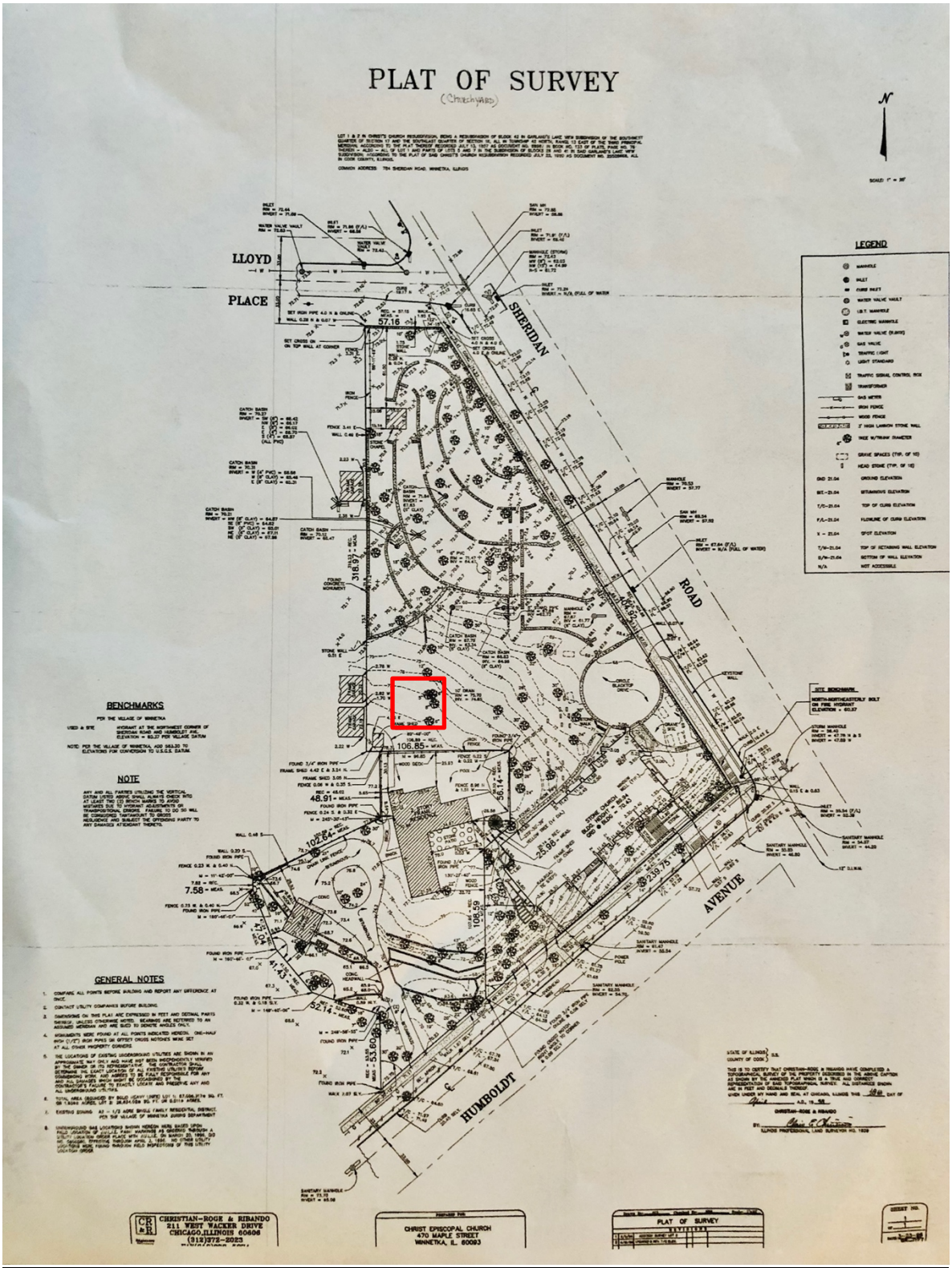
CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid,

By ..... Vice-President

Attest: ..... Assistant Secretary

Plat of Survey

Below is a copy of the Christ Church Winnetka plat of survey for the 784 Sheridan Road property.



Red box indicates the proposed playground location in the churchyard.

Proposed Playground Entrance / Walkway

From the existing stone patio, a pea gravel walkway with stepping stones will lead to the playground. The faux wood stepping stone are durable, lightweight cast fiberstone with a faux tree bark finish. They are corrosion, mold, & crack resistant. The "Old Oak Faux Bois Stepping Stone" (from Grandin Road, www.grandinroad.com, or the like) is 11-3/4" dia. x 1"H, 7 lbs.



Edge of stone patio with view of proposed playground site.



Neighboring Shed

The proposed playground will back up to the cedar fence that borders the neighboring property (779 Bryant Avenue). The corner of the neighboring property contains a wooden shed. As mentioned before, the playground will be installed with a 12’ setback from the fence. As such, the setback will also be applied to the corner of the church fence that backs up against the neighbor’s shed.











CATCH BASIN
RIM = 67.79
INV. = 63.34
(8" CLAY)

CATCH BASIN
RIM = 66.83
INV. = 64.98
(6" CLAY)

5" STAND PIPE
RIM = 67.66
INV = 62.73

MANHOLE
RIM = 67.67
INV = 61.77
(6" CLAY)

10' DRAIN
RIM = 75.70
INV. = 74.65

2.78 W
12' SETBACK
2.82 W
1.70 W
35' x 35'
PLAYGROUND
4.76 E
FRAME SHED
8.0x10.15
89°-49'-00"
106.89 = REC.
106.85 = MEAS.
M = 96.85
FRAME GARAGE 20.32
FRAME GARAGE 22.19
IRON FENCE
FOUND 3/4" IRON PIPE
270°-05'-58"
WOOD DECK
25.93
30.13
FENCE 0.22 S & 0.22 W
POOL
FENCE 8.96 N & 1.51 W
56.10 = REC.
56.14 = MEAS.
2 STORY FRAME RESIDENCE
STONE PATIO
BRICK
BRICK
FENCE 0.03 W.
FOUND 3/4" IRON PIPE
130°-21'-40"
WOOD FENCE
FOUND 3/4" IRON PIPE
51.65
229°-30'-39"
YELLOW TREE (14' DIA.)
26.14 = REC.
25.98 = MEAS.
FRAME SHED ON CONC.
RAILROAD
STEPS

CIRCLE BLACKTOP DRIVE

STONE WALK

STONE CHURCH
BLDG. HEIGHT = 89.94
GRD @ BLDG = 70.43

GRAVE SITE

STONE

CONC.

WINDOW WELL (TYP.)

STONE

STONE

REC = 239.84
MEAS. = 239.75

404.92 = REC. = MEAS. = 404.88

WALL 0.07 W

WALL 0.07 E

KEYSTONE WALL

T/C 66.90
FL 66.51

T/W 66.64
B/W 64.51

T/C 63.62
FL 63.20

T/C 60.28
FL 59.86

T/W 65.85
B/W 60.24

WALK 2.0 E

CURB 16.45 E

T/W 59.01
B/W 57.72

T/C 57.53
FL 57.11

98°-34'-15"

WALL 0.15

CURB 20.30 S

SET CROSS 4.0 S & 4.0 E

SANITARY MANHOLE
RIM = 55.85
INVERT = 46.80

T/C 56.11
F/L 55.63

WALL 0.60 S

WALK 3.15 S

40.49 WEST

AN ORDINANCE GRANTING A VARIATION IN
THE APPLICATION OF THE ZONING ORDINANCE
OF THE VILLAGE OF WINNETKA,
COOK COUNTY, ILLINOIS

WHEREAS there has been presented to the Council of the Village of Winnetka, Cook County, Illinois, the request of the owner of the real estate located in the Village of Winnetka and described in Exhibit A attached hereto, commonly known as 739 Humboldt Avenue and located in the "A" (One-Third Acre) Residence District provided in the Zoning Ordinance of said Village, for a variation under the provisions of the Zoning Ordinance reducing the side yard requirement along the proposed east property line (resulting from a proposed resubdivision of said real estate and the adjoining church property known as 784 Sheridan Road) by 7.90 feet to permit the separation of said real estate, improved with a house formerly used as a rectory, from the church property; and

WHEREAS the existing house with respect to the proposed east side yard is non-conforming in that an amendment to the Zoning Ordinance establishing greater side yards was adopted after the house had been located on said real estate; and

WHEREAS there are practical difficulties and particular hardship in the way of carrying out the strict letter of said Zoning Ordinance with respect to said premises in view of the location of the existing house on the peculiarly-shaped lot and the change in the Zoning Ordinance relating to side yard requirements; and

WHEREAS said proposed addition will not impair an adequate supply of light and air to adjacent property; will not increase the hazard from fire and other dangers to said property; will not diminish the taxable value of land and buildings

throughout said Village; will not increase congestion on the public streets; and will not otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of said Village; and

WHEREAS the Board of Appeals of the Village has conducted a public hearing on said requested variation, on due notice thereof, and has reported to the Council unanimously recommending that the requested variation be granted;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain:

SECTION 1. That a variation from the side yard requirement of Section 3a of the Zoning Ordinance, adopted by the Council of the Village of Winnetka, Cook County, Illinois and now in effect, is granted with respect to the above-described real estate, which is located in the "A" (One-Third Acre) Residence District provided in said Zoning Ordinance and is commonly known as 739 Humboldt Avenue, reducing the side yard along the proposed east property line by 7.90 feet.

SECTION 2. That the variation hereby granted is conditioned upon approval of a final plat of subdivision with respect to the property in question.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval and posting.

Signed:

[redacted]

Village President

COUNTERSIGNED:

[redacted]

Village Clerk

Read, ordered engrossed and posted June 3, 1980
Posted June 6, 1980
Passed and approved _____
Posted _____

EXHIBIT A

The subject property is legally described as:

All of Lot 1 and parts of Lots 5 and 7 in the subdivision of Blocks 26 and 41 and Block 42 in Garland's Lake View Subdivision of the Southwest quarter of Section 17 and the southeast quarter of Section 16, all inTownship 42 North, Range 13 East of the 3rd Principal Meridian, Cook County, Illinois, according to the plat thereof recorded July 13,1857 as Document No. 88987 in Book No. 133 of Plats, Page No. 76 therein.

Commonly known as 739 Humboldt Avenue, Winnetka, Illinois

ORDINANCE NO. M-536-98

AN ORDINANCE GRANTING ASPECIAL USE PERMIT TO ALLOW EXPANSION OF THE CHRIST CHURCH FACILITIES AT 784 SHERIDAN ROAD AND 739 HUMBOLDT AVENUE

WHEREAS, the Rector, Churchwardens and Vestrymen of Christ Church, Winnetka, an Illinois religious corporation is the owner of the following described real estate:

Lot 1 & 2 in Christ's Church Resubdivision, being a resubdivision of Block 42 in Garland's Lake View subdivision of the southwest quarter of Section 17 and the southeast quarter of Section 16, all in Township 42 North, Range 13 east of the Third Principal Meridian; according to the plat thereof recorded July 13, 1857 as Document No. 88987 in Book No. 133 of Plats, Page No. 76 Therein also all of Lot 1 and parts of Lots 5 and 7 in the subdivision of Blocks 26 and 41 in said Garland's Lake View Subdivision; according to the Plat of said Christ's Church Resubdivision recorded July 25, 1980 as Document No. 25526668, all in Cook County, Illinois;

which is commonly known as 784 Sheridan Road and 739 Humboldt Avenue, Winnetka, Illinois (collectively referred to as the "Subject Property"), and which is located in the "A-2" (One-Third Acre) Zoning District provided in Section 22.06 of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code; and,

WHEREAS, the portion of the Subject Property at 784 Sheridan Road is improved with a church building known as the "Church on the Hill", driveways, a cemetery, and other church-related uses; and

WHEREAS, the portion of the Subject Property at 739 Humboldt Avenue is improved with a single family residence known as the "Humboldt House," a detached garage and a swimming pool; and

WHEREAS, the Church on the Hill has been in continuous operation as a church since the 784 Sheridan Road location was acquired in 1869; and

WHEREAS, the Humboldt House, which previously served as the Church rectory up until the 1980's, when it was subdivided and sold by the Church, was reacquired by the Church in 1997; and

WHEREAS, church buildings are permitted as special uses in the A-2 (One-Third Acre) Single Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 22.13 of the Winnetka Zoning Ordinance; and,

WHEREAS, the Christ Church has filed an application for a special use permit under Section 22.13 of the Winnetka Zoning Ordinance, to permit the construction of a one-story addition to be constructed on the northwest portion of the church building and an additional two-story structure to connect the church and the existing residence at 739 Humboldt, in accordance with the plans accompanying the applications for special use permit; and

WHEREAS, on June 18, 1998, the Design Review Board considered the proposed improvements and has unanimously determined that a certificate of appropriateness would issue for the proposed additions; and

WHEREAS, pursuant to due notice thereof, the Plan Commission met on June 24, 1998, and voted unanimously that the Special Use Permit request is consistent with the Comprehensive Plan and recommended that the special use permit be granted; and

WHEREAS, on July 16, 1998, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the proposed special use and, by the affirmative vote of the five members then present, has reported to the Village Council, recommending that the special use permit be granted; and

WHEREAS, the building additions are necessary for Christ Church to allow church functions to expand into the existing residence and to increase the size of the church facilities, which will enable it to consolidate its worship and religious education programs at a single location, rather than dividing the activities of its congregation between the Subject Property and its parish house location at Maple and Elm Streets; and

WHEREAS, the special use, if granted, will not alter the essential character of the locality, in that the Christ Church and the buildings on the Subject Property are established uses and structures in the neighborhood and the proposed additions represent a minimal increase to the existing buildings; and

WHEREAS, the proposed additions will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because Christ Church is an established use and because the consolidation of the Church's activities in a single location will enhance the morals and general welfare of the Village; and

WHEREAS, the proposed special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, since the impact of the additional cars from the consolidated services will be minimal; and

WHEREAS, the Christ Church is an established element of the residential area in which it is located and will not impede the orderly development or improvement of other property in the immediate vicinity because both the Church on the Hill and Humboldt House are existing structures for which only minor additions are proposed; and

WHEREAS, adequate parking facilities, utilities, access roads, drainage and other facilities necessary for the operation of the special use exist or will be provided; and

WHEREAS, 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; and

WHEREAS, the special use, when constructed in accordance with the terms and conditions of this ordinance, will conform to the applicable regulations of the Zoning Ordinance and the Winnetka Village Code;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain:

SECTION 1: That the Village Council hereby adopts by reference the foregoing recitals as its findings as if those recitals were fully set forth herein.

SECTION 2: That the special use permit in accordance with Section 22.13 of the Winnetka Zoning Ordinance is hereby granted with respect to the Subject Property, which is located in the "A-2" (One-Third) Acre Zoning District, and which is commonly known as Christ Church, 784 Sheridan Road and Humboldt House, 739 Humboldt Avenue in accordance with the plans submitted with the applications for special use permit to allow the construction of a one-story addition at the northwest portion of the church building and the construction of a two-story connection between the church and the residence, which will consolidate the two buildings into a single structure, all subject to the conditions and limitations hereinafter set forth, in order to consolidate worship and other functions of the Church in a single location.

SECTION 3: That the special use permit hereby granted is conditioned upon the commencement of the proposed construction within twelve (12) months after the effective date of this ordinance.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

Passed and approved this 18th day of August, 1998.

AYES: Trustees Lien, Meuer, Derning and President Holland

NAYS: None

ABSENT: Trustees Duhl, Lanphier and Hilton

Signed:

ss/Louise A. Holland

Village President

Countersigned:

ss/Douglas G. Williams

Village Clerk

Introduced: August 4, 1998

Posted: August 5, 1998

Passed and Approved: August 18, 1998

Posted: August 19, 1998

RESOLUTION NO. R-1432-98

A RESOLUTION ACCEPTING AND APPROVING A PLAT OF CONSOLIDATION (CHRIST CHURCH)

WHEREAS, the owners of the property legally described as follows:

Lot 1 & 2 in Christ's Church Resubdivision, being a resubdivision of Block 42 in Garland's Lake View subdivision of the southwest quarter of Section 17 and the southeast quarter of Section 16, all in Township 42 North, Range 13 east of the Third Principal Meridian; according to the plat thereof recorded July 13, 1857 as Document No. 88987 in Book No. 133 of Plats, Page No. 76 Therein also all of Lot 1 and parts of Lots 5 and 7 in the subdivision of Blocks 26 and 41 in said Garland's Lake View Subdivision; according to the Plat of said Christ's Church Resubdivision recorded July 25, 1980 as Document No. 25526668, all in Cook County, ''''Illinois'';

(the "Subject Property"), and commonly known as 784 Sheridan Road and 739 Humboldt Avenue, have submitted to the Village of Winnetka a plat of consolidation entitled "Christ Church Consolidation" (hereinafter the "Plat of Consolidation"), which plat will consolidate the three parcels of the Subject Property into a single lot, which shall thereafter be known as Lot 1 of the Christ Church Consolidation in the Northeast Quarter of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, in Cook County, Illinois; and

WHEREAS, the Subject Property was originally a single parcel until the 1980's when it was subdivided by the Church, with the Church building having been located on the Sheridan Road portion and the Church rectory on the Humboldt parcel; and

WHEREAS, the Church reacquired the Humboldt portion of the property in 1997 and the proposed consolidation will restore the original configuration of the Subject Property; and

WHEREAS, the proposed consolidation would not create any new nonconformities and would cure an existing nonconformity in the total side yard requirement, which had been created by the earlier subdivision and allowed by the granting of a zoning variation in 1980; and

WHEREAS, on June 24, 1998, due notice having been given, the Plan Commission met to consider the proposed consolidation and on the unanimous vote of the 9 members then in attendance, the Plan Commission voted to grant a variation from the perpendicular lot line requirement of Section 21.07(d)(1) of the Subdivision Ordinance, and to recommend the approval of the proposed consolidation, subject to the conditions that: (a) the Plat of Consolidation be revised to reflect the corrections and clarifications listed in Items (1)(A) through (G) of the March 25, 1998, staff memo to the Plan Commission; and (b) 5-foot utility easements be reserved for the Village along the Humboldt Avenue, Lloyd Place and Sheridan Road street frontages of the Subject Property; and

WHEREAS, the Plan Commission correctly concluded that the proposed consolidation meets the standards for a variation under Section 21.07(f) of the Subdivision Ordinance because the west lot line of the Subject Property, which is at an angle of approximately 50 degrees to the Humboldt Avenue right of way, was established as part of the original configuration of the subject Property and the adjoining lots, which predates the enactment of the Subdivision Ordinance and the irregularity of the lot line cannot be cured because it also forms the rear lot line of the adjacent properties at 777 Bryant and 779 Bryant; and

WHEREAS, the proposed consolidation in all other respects meets the requirements of Chapter 21 of the Winnetka Village Code and all other applicable ordinances.

NOW, THEREFORE, be it resolved by the Council of the Village of Winnetka as follows:

SECTION 1: That the foregoing recitals are hereby incorporated as the findings of the Council of the Village of Winnetka, as fully set forth herein.

SECTION 2: The plat entitled "Christ Church Consolidation," a copy of which is attached hereto as Exhibit A, is hereby accepted and approved, subject to the conditions that: (a) the Plat of Consolidation be revised to reflect the corrections and clarifications listed in Item (1)(A) through (G) of the March 25, 1998, staff memo to the Plan Commission; (b) 5-foot utility easements be reserved for the Village along the Humboldt Avenue, Lloyd Place and Sheridan Road street frontages of the Subject Property; and (c) the taxpayer address and plat return information be lettered on the plat as required by the Cook County Recorder of Deeds.

SECTION 3: That a variation from the requirement of Section 21.07(d)(1) of the Subdivision Ordinance, Chapter 21 of the Winnetka Village Code, that all side lot lines be approximately perpendicular to street lines, is hereby granted for the west lot line of the proposed Lot 1 of the Christ Church Consolidation.

SECTION 4: That the Village President is hereby authorized to sign, and the Village Clerk to attest, the approval of the Village of Winnetka set forth on the Plat of Consolidation, and to take such other and further steps as may be necessary to execute and record said plat, provided that the conditions set forth in Section 1 of this Resolution have first been met.

ADOPTED this 18th day of August, 1998, by the following roll call vote of the Council of the Village of Winnetka.

AYES: Trustees Derning, Lien, and Meuer and President Holland.

NAYS: None.

ABSENT: Trustees Hilton, Lanphier and Duhl.

Signed:

ss/Louise A. Holland

Village President

Attest:

ss/Douglas G. Williams

Village Clerk

Agenda Item Executive Summary

Title: M-3-2022: 688-94 Green Bay Road - The Walden Final Planned Development (Introduction)

Presenter: David Schoon, Community Development Director

Agenda Date: 01/04/2022

Consent: ☐ YES ☑ NO

☑ Ordinance
☐ Resolution
☐ Bid Authorization/Award
☐ Policy Direction
☐ Informational Only

Item History:

7/16/19 - Village Council reviewed the concept plan for the proposed development.
3/09/21 - Village Council reviewed the Planned Development Commission and Design Review Board recommendations and introduced Ordinance M-06-2021.
4/08/21 - Village Council adopted Ordinance M-06-2021 approving the preliminary plan and preliminary plat

Executive Summary:

On January 4, 2022, the Village Council is scheduled to hold a public hearing and consider introduction of Ordinance M-3-2022, An Ordinance Granting Final approval of a Planned Development with Certain Zoning Modifications and Exceptions (688-694 Green Bay Road – The Walden) (Attachment 1). The ordinance is in response to an application by SR Winnetka LLC contract purchaser of the Subject Property to allow the construction of a new five-unit multi-family residential building with below grade structured parking on the Subject Property.

The proposed plan development will also require a plat of consolidation of the two existing lots into one, which would be approved with adoption of Resolution R-9-2022, a Resolution Approving a Final Plat of Subdivision (688-694 Green Bay Road). (Attachment 2). The resolution is provided only for informational purposes at this time and will be considered by the Council at a future meeting at the same time the Council considers adoption of Ordinance M-3-2022.

The Council's consideration of the final submittal is to determine if the Applicant's "final plan for the development plan conforms substantially to the approved preliminary plan." If the final plan does, the Codes states the Council shall grant approval of the final plan. If the Council finds that the final plan does not conform with the preliminary plan, the Council may keep the item at its level for further discussion or choose to return the final application to the Planned Development Commission and/or the Design Review Board for further consideration and recommendations to the Village Council. Attached is a staff report further summarizing the final plan and requested relief.

Recommendation:

At the January 4, 2022, Village Council meeting, after holding a public hearing, the Council is scheduled to consider introduction of Ordinance M-3-2022, An Ordinance Granting Final Approval of a Planned Development with Certain Zoning Modifications and Exceptions (688-694 Green Bay Road – The Walden).

Attachments:

Staff Report
Attachment 1: Ordinance M-3-2022, An Ordinance Granting Final Approval of a Planned Development with Certain Zoning Modifications and Exceptions (688-694 Green Bay Road – The Walden)
Attachment 2: Resolution No. R-9-2022, a Resolution Approving a Final Plat of Subdivision (688-694 Green Bay Road) – Provided only for informational purposes at this time.
Attachment 3: Applicant's October 27, 2021, Letter
Attachment 4: Ordinance M-6-2021, An Ordinance Granting Preliminary Approval of a Planned Development (688-694 Green Bay Road – The Walden)

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: DAVID SCHOON, DIRECTOR

DATE: DECEMBER 29, 2021

SUBJECT: 688 & 694 GREEN BAY ROAD–THE WALDEN RESIDENCES (CASE 2019-15-PD)
M-03-2022 - FINAL PLANNED DEVELOPMENT APPROVAL
R-09-2022 – FINAL PLAT APPROVAL

INTRODUCTION

On January 4, 2022, the Village Council is scheduled to hold a public hearing and consider introduction of Ordinance M-03-2022, An Ordinance Granting Final approval of a Planned Development with Certain Zoning Modifications and Exceptions (688-694 Green Bay Road – The Walden) (Attachment 1). The proposed plan development will also require a plat of consolidation of the two existing lots into one, which would be approved with adoption of Resolution R-09-2022, a Resolution Approving a Final Plat of Subdivision (688-694 Green Bay Road). (Attachment 2). Resolution R-09-2022 is provided only for informational purposes at this time and would not be voted on until a future meeting at which time the Council would also consider adoption of Ordinance M-03-2022.

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

A. A final plat of subdivision to consolidate two lots into one lot of record;

B. Final planned development plan approval with the following zoning exceptions:
    a. An exception from the maximum permitted building size (floor area ratio/gross floor area);
    b. An exception from the maximum permitted building height;
    c. An exception from the required principal roof form;
    d. An exception from the exterior wall articulation requirement along the south facade; and
    e. An exception from the front yard setback requirements to accommodate surface parking spaces;

Attachment 3 includes an October 27, 2021, letter from the Applicant summarizing conformance of the final plan documents with the approved preliminary plans.

A sign has been posted on the Subject Property and a newspaper notice was published in the Winnetka Talk on December 16, 2021, indicating the time and date of the Village Council public hearing. A mailed notice has also been sent to property owners within 250 feet of the Subject Property. As of the date of this memo, the Village has yet to receive any written comments on the request.

The Council's consideration of the final submittal is to determine if the Applicant's "final plan for the development plan conforms substantially to the approved preliminary plan." If the final plan does, the Codes states the Council shall grant approval of the final plan. If the Council finds that the final plan does not conform with the preliminary plan, the Council may keep the item at its level for further discussion or choose to return the final application to the Planned Development Commission and/or the Design Review Board for further consideration and recommendations to the Village Council.

CURRENT PROJECT SUMMARY

The Applicant has proposed no major changes to the plans that were approved by Ordinance M-6-2021, An Ordinance Granting Preliminary Approval of a Planned Development (688-694 Green Bay Road – The Walden) (Attachment 4). As is to be expected when an applicant finalizes its development plans between preliminary plan approval and final plan approval, a few minor changes have been made. With this project, the most significant change is that on the south building elevation; the Applicant has reduced the size of the windows adjacent to the common stairwell and in doing so also eliminated the bay element from this portion of the façade. In the Applicant's attached letter, the Applicant states that the amount of window glazing was reduced in response "to concerns raised by adjacent neighbors regarding light pollution". A resident of the condominium building immediately to the south of the Subject Property had expressed this concern during public hearings on the preliminary plans.

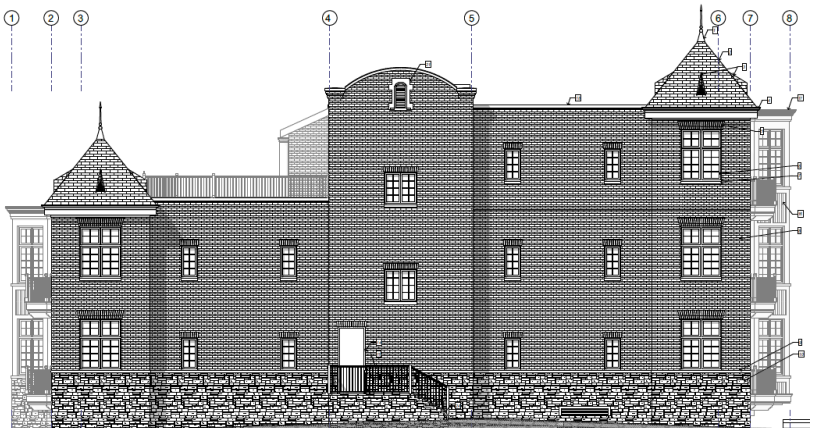


Figure 1 – Proposed South Elevation – Final Plan

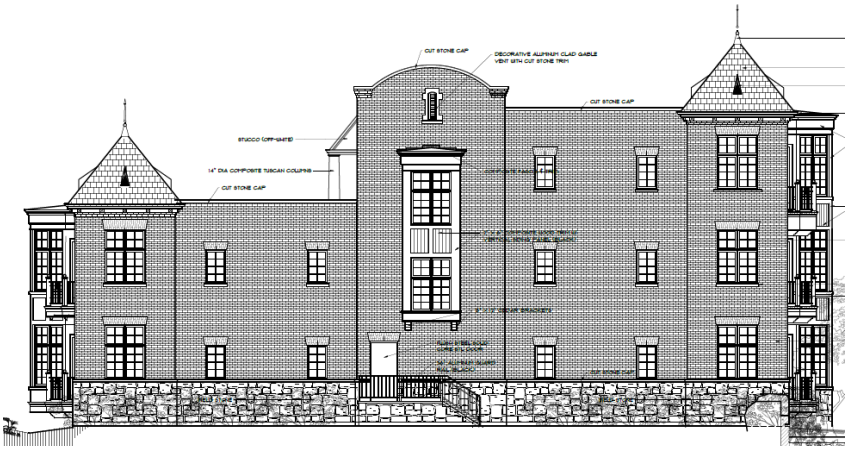


Figure 2 – Approved South Elevation –Preliminary Plan

The following is a summary of the requested subdivision and zoning relief that the Council approved with the preliminary plan and for which the Applicant continues to request as part of final plan approval.

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

Planned Development. Given that the Subject Property is over 10,000 square feet in lot area, the proposed redevelopment of the site requires planned development approval. As part of the final planned development approval, the Applicant continues to request approval of the same zoning exceptions as were granted with the preliminary planned development approval:

A. Maximum Building Size (FAR) Exception – The consolidated lot area of 15,000 square feet allows a maximum gross floor area (GFA) of 12,000 square feet. The Final Plan Ordinance grants an exemption allowing the building not to exceed 14,255 square feet of gross floor area.

B. Maximum Building Height Exception – The Zoning Code measures the height of a building from the top of the finished first floor to the highest point of the building. In the B-1 District, the maximum permitted building height is 35 feet and 2 ½ stories. The Final Plan Ordinance allows the proposed building height at its tallest point to be up to 42'-11" and three (3) stories.

C. Principal Roof Form Exception– The proposed design incorporates pitched roof gables at the four corners of the building as well as the center; however, the primary roof design is that of a flat roof. The Zoning Ordinance prohibits flat roofs, shed roofs, mansard roofs, butterfly roofs, domed roofs, and the like. The Final Plan Ordinance grants an exception allowing the predominately flat roof.

D. Façade Articulation Exception - The façade articulation requirement is intended to assure that the apparent scale of the building is compatible with the scale of near-by single family development by requiring no exterior wall be unarticulated for a distance greater than 50 feet. The Zoning Ordinance requires the separation distance in the plane of the walls be at least four (4) feet. The south wall of the proposed building does not comply with this requirement as the proposed separation distance in the plane of the walls is only two feet. The Final Plan Ordinance grants an exception from the façade articulation requirement.

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

The proposed development continues to meet all other zoning requirements (e.g., building coverage, impermeable lot coverage, other required yard setbacks, off-street parking space requirements, etc.)

The preliminary plan was also approved with the following specific conditions:

A. *Single Phase Development. The construction of the Proposed Development shall take place in one continuous phase.* ***The Final Plan Ordinance continues to state that the Proposed Development will be one Phase.***

B. *Use of Outdoor Roof Deck and Garden Space. The outdoor roof deck and garden space to be located on the third floor at the west side of the proposed building shall be for the exclusive use of residents of the third-floor unit.* ***The Final Plan Ordinance continues to include such a condition.***

C. *Electric Vehicle Charging Stations.*

a. The Developer shall provide an electric vehicle charging station within the Proposed Development for use by the residents of the proposed building.

b. Prior to issuance of a building permit by the Village, the Developer shall make a payment to the Village in the amount $18,000.00 as a contribution toward the installation of an electric vehicle charging station to be located in the Village's business district. ***The Final Plan Ordinance continues to include both conditions.***

D. *Landscaping. Developer shall install and maintain all landscape improvements and landscaping as depicted on the Landscape Plan, including specifically, without limitation, a retaining wall along the western perimeter of the Property, a landscaped berm with Norway Spruces and a row of arbor vitae planted on top of the berm****. The Final Plan Ordinance continues to include such a condition.***

In addition to the above conditions, the Final Plan Ordinance includes one additional condition that the Applicant create a condominium association through the preparation and recordation of governing documents. Staff and the Village Attorney have reviewed drafts of the condominium declaration and find that the document contains the requirements identified in the Final Plan Ordinance.

SUMMARY

At the January 4, 2021, Village Council meeting, after holding a public hearing, the Council is scheduled to consider introduction of Ordinance M-03-2022, An Ordinance Granting Final Approval of a Planned Development with Certain Zoning Modifications and Exceptions (688-694 Green Bay Road – The Walden). Resolution No. R-09-2022, a Resolution Approving a Final Plat of Subdivision (688-694 Green Bay Road), is provided for information purposes at this time and will be considered by the Council at a future date at the same time the Council will consider adoption of Ordinance M-03-2022.

ATTACHMENTS

Attachment 1: Ordinance M-03-2022, An Ordinance Granting Final Approval of a Planned Development with Certain Zoning Modifications and Exceptions (688-694 Green Bay Road – The Walden)
Attachment 2: Resolution No. R-09-2022, a Resolution Approving a Final Plat of Subdivision (688-694 Green Bay Road) – Provided only for informational purposes at this time.
Attachment 3: Applicant's October 27, 2021, Letter
Attachment 4: Ordinance M-6-2021, An Ordinance Granting Preliminary Approval of a Planned Development (688-694 Green Bay Road – The Walden)

ATTACHMENT 1

ORDINANCE NO. M-03-2022

AN ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED DEVELOPMENT WITH CERTAIN ZONING MODIFICATIONS AND EXCEPTIONS (688-694 GREEN BAY ROAD) (The Walden)

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Developer subsequently filed an amended application seeking approval of certain subdivision and zoning relief to allow for the construction of a redesigned, five-unit multi-family residential building with below grade structured parking at the Property ("***Amended***

Application"), as depicted in its amended preliminary development plan ("***Preliminary Development Plan***"); and

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

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

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

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

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

WHEREAS, under the Proposed Development as depicted on the Preliminary Development Plan, the Amended Application requests exceptions from and modifications to Sections 17.32.010.T, 17.32.010.C, 17.32.010.M, 17.32.010.O, 17.32.010.H of the Zoning Ordinance to allow (i) an increase in the maximum gross floor area from 12,000 square feet to 14,255 square feet; (ii) an increase in the maximum building height from 35 feet to 42 feet eleven inches; (iii) a reduction in the required separation distance for exterior wall articulation from four feet to two feet; (iv) a principal roof form consisting of a predominantly flat roof where a roof pitch less than 35 degrees is otherwise prohibited; and (v) a reduction in the required front yard setback from 25 feet to 9 feet eleven inches to accommodate surface parking spaces; and

WHEREAS, on March 9, 2021, the Village Council adopted Ordinance No. M-6-2021, approving the Preliminary Development Plan and granting preliminary approval for the Developer's requested exceptions to and modifications of the otherwise applicable planned development requirements for the Preliminary Development Proposal ("***Preliminary PD Ordinance***"); and

WHEREAS, pursuant to Section 17.58.090 of the Zoning Code, an applicant for a planned development is required to apply for approval of a final development plan, which final

development plan must be in substantial conformance with the Preliminary Development Plan; and

WHEREAS, on September 15, 2021, the Developer submitted an application for approval of a final development plan (***"Final Development Plan"***), including a request for final approval of a plat of subdivision (***"Final Plat of Subdivision"***); and

WHEREAS, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Village Council considered the Final Development Plan and Final Plat of Subdivision at its meeting on January 4, 2022; and

WHEREAS, on _____, the Village Council adopted Resolution R-09-2022, approving the Final Plat of Subdivision for the Proposed Development (***"Final Plat of Subdivision Resolution"***); and

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

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

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

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

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

B. Subject to the terms and conditions of this Ordinance, and pursuant to Sections 17.58.090 and 17.58.100 of the Zoning Ordinance, the Final Development Plan is in substantial conformance with the Preliminary Development Plan.

C. Subject to the terms and conditions of this Ordinance, the Final Development Plan complies with all applicable Village ordinances.

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

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

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

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

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

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

A. The ***Final Engineering Plan***, consisting of 14 sheets, prepared by ESM Civil Solutions, LLC, with a latest revision date of December 3, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit B***;

B. The ***Photometrics Plan***, consisting of one sheet, prepared by R.M. Swanson Architects, dated June 22, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit C***;

C. The ***Landscape Plan***, consisting of one sheet, prepared by prepared by Resource One Landscape Architects, dated December 10, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit D***;

D. The ***Tree Preservation Plan***, consisting of one sheet, prepared by Resource One Landscape Architects, and R.M. Swanson Architects, dated June 25, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit E***;

E. The ***Final Architectural Plans***, consisting of sixteen sheets, prepared by Newlook, dated December 3, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit F***;

F. The ***Building Material and Finish Cut Sheets***, consisting of 33 sheets, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit G***;

G. The ***Quantitative Summary***, consisting of one sheet, dated October 26, 2021, which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit H***; and

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

A. **Maximum Building Size.** An exception from and modification to the maximum building size of 12,000 square feet set forth in Subsection 17.32.010.T of the Zoning Ordinance to allow for a maximum gross floor area of 14,255 square feet.

B. **Building Height.** An exception from and modification to the 35-foot building height limitation of Section 17.32.010.C of the Zoning Ordinance to allow for a maximum building height, as measured pursuant to the Zoning Ordinance, of 42 feet eleven inches.

C. **Exterior Wall Articulation.** An exception from and modification to the standards for exterior wall articulation set forth in Section 17.32.010.M of the Zoning Ordinance to allow for a separation in the plane of walls along the south building wall of only two feet where a minimum of four feet is required.

D. **Principal Roof Form.** An exception from and modification to the standards for roof design set forth in Section 17.32.010.O of the Zoning Ordinance to allow a predominantly flat roof where a flat roof is otherwise prohibited.

E. **Front Yard Setback.** An exception from and modification to the setback limitations of Section 17.32.010.H of the Zoning Ordinance to reduce the front yard setback from 25 feet to nine feet eleven inches.

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

A. **Standard Conditions.**

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

2. Compliance with the Final Development Plan. The redevelopment, use, operation, and maintenance of the Property shall comply with the Final Development Plan except for minor changes and site work approved in accordance with all applicable Village ordinances and standards.

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

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

D. Electric Vehicle Charging Stations.

1. The Developer shall provide an electric vehicle charging station within the Proposed Development for use by the residents of the proposed building.

2. Prior to issuance of a building permit by the Village, the Developer shall make a payment to the Village in the amount $18,000.00 as a contribution toward the installation of an electric vehicle charging station to be located in the Village's business district.

E. Landscaping. Developer shall install and maintain all landscape improvements and landscaping as depicted on the Landscape Plan, including specifically, without limitation, a retaining wall along the western perimeter of the Property, a landscaped berm with Norway Spruces and a row of arbor vitae planted on top of the berm.

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

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

H. Condominium Association. Developer must create and establish an association for the owners of the dwelling units on the Property ("***Association***") in the same manner as is required for condominiums under the Illinois Condominium Property Act and all other requirements of law. The documents creating and governing the Association, including, without limitation, a Condominium Declaration ("***Condominium Declaration***") and by-laws (collectively, the "***Governing Documents***") must be approved by the Village Director of Community Development not later than the date on which the closing for the sale of any dwelling unit subject to the Condominium Declaration takes place and recorded in the office of the Cook County of Deeds. The Condominium Declaration must, at a minimum, contain the following provisions:

1. Membership in Association. Membership in the Association is mandatory for each and every owner and successive owner having a right to the use or benefit of any portion of the common area of the Property ("***Common Area***").

2. Insurance. The Association is responsible for casualty and liability insurance and real estate taxes for the Common Area.

3. Operation and Maintenance. The Association will own, and will be responsible for the continuity, care, conservation, maintenance, and operation of, in a first rate condition, in perpetuity, and in accordance with

predetermined standards, the Common Area, and all landscaping, equipment, appurtenances and stormwater detention facilities located on or within the Common Area and the cost of power required for such equipment and appurtenances. The Association must regularly and systematically perform the maintenance, repair, and replacement of any and all parts or portions of the Common Area necessary to permit the Common Area to function as originally designed.

4. Snow Removal. The Association, and not the Village, will be responsible, at the Association's expense, for snow removal on or from the Property.

5. Association Fees. The owners of each dwelling unit must pay their pro rata share of all costs and expenses incurred by the Association by means of assessments to be levied by the Association that meet the requirements for becoming a lien, foreclosable in the same manner as statutory mortgage liens, on each such member's fee interest in the Property in accordance with the statutes of the State of Illinois. The Association will have the right to adjust the assessment to meet changing needs. The membership vote required to authorize such an adjustment may not be fixed at more than 51% of the members voting on the issue, unless otherwise required by the Illinois Condominium Property Act. Notwithstanding any provision of the the Governing Documents the contrary, no off-street parking space that is required to be located on the Property pursuant to the Zoning Ordinance may be sold or transferred except as part of the sale or transfer of the dwelling unit for which the use of such parking space is reserved.

6. Approval of Modifications by Village. No modifications or revisions to the provisions in the Governing Documents required pursuant to this Section will be effective without the prior review and written approval of the Village Director of Community Development.

7. The Village, as well as the owners of each dwelling unit, will have the right to enforce the Governing Documents.

8. The Village will have the right, but not the obligation, after 30 days written notice to the Association, to perform any preservation, maintenance or repair work that, in the sole opinion of the Village, the Association has neglected to perform on the Common Area, to assess the members of the Association for such work, and to file a lien against the property of the Association or the property of any member failing to pay the assessment.

9. The Condominium Declaration must run with and bind the Property, each dwelling unit, and all portions thereof, and will be binding on Developer, and its successors in interest, to the Property and the dwelling units.

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

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

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

SECTION 10: EFFECT OF FINAL PLAN APPROVAL.

A. Duration of Final Approval. Except as provided in the Subsection B of this Section, the final approval of the Proposed Development shall expire 90 days from the effective date of Sections Three, Four, and Five of this Ordinance unless the Developer has, by that date, submitted a complete application for a building permit for the Proposed Development pursuant to the Village Code.

B. Extension of Final Approval. The Village Council by resolution duly adopted may grant two consecutive 90-day extensions to the time for filing a complete building permit application for the Proposed Development, provided the Village determines the Developer has met the following conditions:

1. the Developer has made good faith effort to meet the applicable filing deadline;

2. the inability of the Developer to meet the applicable filing deadline is due to circumstances beyond the Developer's control, provided that the

financial condition of the Developer shall not be considered a condition beyond Developer's control; and

3. the Developer is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

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

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

SECTION 11: HOME RULE POWERS. This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 12: EFFECTIVE DATE.

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

1. Passage by the Village Council of the Village of Winnetka in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Developer, within 10 days after the passage of this Ordinance by the Village Council, for recording in the Office of the Cook County Recorder of Deeds, of an Unconditional Agreement and Consent, signed by all owners of Property and the Developer, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent shall be in the form of ***Exhibit I*** attached to, and by this reference made a part of, this Ordinance.

B. In the event that the Developer does not file with the Village Clerk a fully executed copy of the Unconditional Agreement and Consent required pursuant to Paragraph 12.A.3 of this Ordinance within 10 days after the date of passage of this Ordinance by the Village Council then, at the option of the Village Council by resolution duly adopted, this Ordinance shall be of no force or effect and shall be rendered null and void.

[SIGNATURE PAGE FOLLOWS]

PASSED this __ day of January, 2022, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____

APPROVED this ___ day of _____, 2022.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2022.

Introduced: _____, 2022
Passed and Approved: _____, 2022

EXHIBIT A

Legal Description of the Property

Lot 1: THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS. Commonly known as 694 Green Bay Road, Winnetka, Illinois.

PIN: 05-17-412-037-0000

Lot 2: THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS. Commonly known as 688 Green Bay Road, Winnetka, Illinois.

PIN: 05-17-412-038-0000

EXHIBIT B

Final Engineering Plan

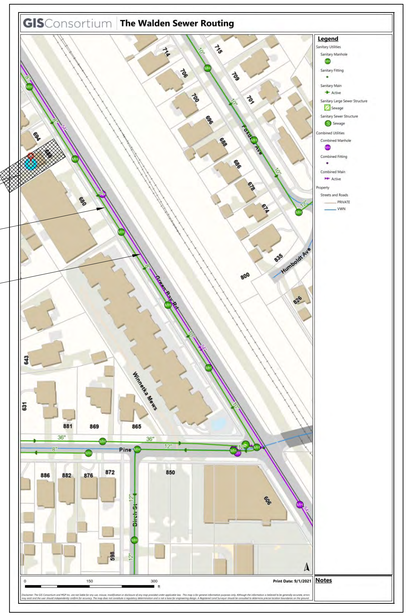
SITE DEVELOPMENT PLANS

FOR

THE WALDEN

688 GREEN BAY ROAD

WINNETKA, IL



PROJECT LOCATION

LOCAL SEWER/VILLAGE OWNED

MWRD INTERCEPTOR SEWER

NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY ESM CIVIL SOLUTIONS AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.
2. TOPOGRAPHIC SURVEY PREPARED BY OTHERS, ESM CIVIL SOLUTIONS, LLC MAKES NO CLAIM AS TO THE ACCURACY OR VALIDITY OF EXISTING CONDITIONS.

ESM CIVIL SOLUTIONS LLC. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

Sheet List Table

Sheet Number	Sheet Title
1 OF 14	COVER SHEET
2 OF 14	GENERAL NOTES AND SPECIFICATIONS
3 OF 14	EXISTING CONDITIONS & DEMOLITION PLAN
4 OF 14	SITE GEOMETRIC PLAN
5 OF 14	DRAINAGE AND GRADING PLAN
6 OF 14	PRE DEVELOPMENT DRAINAGE MAP
7 OF 14	POST DEVELOPMENT DRAINAGE MAP
8 OF 14	UTILITY PLAN
9 OF 14	EROSION CONTROL PLAN
10 OF 14	CONSTRUCTION DETAILS
11 OF 14	CONSTRUCTION DETAILS
12 OF 14	CONSTRUCTION DETAILS
13 OF 14	CONSTRUCTION DETAILS
14 OF 14	CONSTRUCTION DETAILS

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION) (CONTROL POINT)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- DOWN SPOUT CONNECTION
- CLEANOUT
- SANITARY SEWER MANHOLE
- VALVE IN VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- GUY POLE
- OHW — OVERHEAD TRAFFIC SIGNAL
- TS — TRAFFIC SIGNAL MANHOLE
- OHW — OVERHEAD WIRES
- GM — GAS METER
- EM — ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- B/BOX
- SIGN
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TRASH ENCLOSURE
- T — TELEPHONE MARKER
- W — WATER MARKER
- GAS VALVE
- SANITARY SEWER (FLOW)
- STORM SEWER
- W — WATER MAIN
- G — GAS MAIN
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL
- UTILITY CROSSING
- WATER CROSSING/WATER PROTECTION (DETAIL SHEET 49)

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET

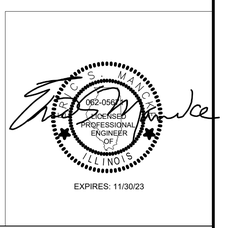
LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- 400' RADIUS FROM HYDRANT

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

BENCHMARKS:

1. NORTH FLANGE BOLT AT 694 N. GREEN BAY ROAD (SITE BENCHMARK NUMBER 401)
   ELEVATION = 659.52" (NAVD88)



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

PREPARED BY:

ESM CIVIL SOLUTIONS, LLC
Civil Engineering, Land Entitlements & Project Feasibility
4320 Winfield Road – Suite 200, Warrenville Illinois 60555
o: 630 300-0933 c: 630 624-0520

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	08/29/2021	ADDRESSED VILLAGE COMMENTS			
2	10/15/2021	ADDRESSED VILLAGE/IDOT COMMENTS			
3	10/26/2021	ADDRESSED VILLAGE COMM. DEV. COMMENTS			
4	12/3/2021	ADDRESSED VILLAGE COMMENTS			

THE WALDEN – 688 GREEN BAY ROAD

COVER SHEET

FILE NAME:BASE PLAN	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM: PMW-001	DRN BY: WDE	SCALE: N/A	DATE: 04.20.2021	1 of 14

ESM CIVIL SOLUTIONS LLC.
STANDARD SPECIFICATIONS
GENERAL CONDITIONS (SHORT FORM)

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean _____, which is the person or entity with whom ESM CIVIL SOLUTIONS, LLC. has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean ESM CIVIL SOLUTIONS, LLC., a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intention of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intentions to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

ESM CIVIL SOLUTIONS, LLC., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

Note: These Specifications are for Northern Illinois.

DETAILED SPECIFICATIONS

I. DEMOLITION

A. CONTRACTOR shall perform all demolition work in accordance with all applicable Federal, State and local requirements.

B. The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

C. The CONTRACTOR is responsible for removing all debris from the site and disposing the debris in a lawful manner.

D. The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

E. The locations of all existing utilities shown on this plan have been determined from the best information available and therefore are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

F. CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

G. Prior to demolition occurring, all erosion control devices are to be installed.

H. CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

I. The CONTRACTOR is responsible for obtaining all permits required for demolition and approval.

J. The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

K. Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

L. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

M. Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

N. All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

O. Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations.

P. Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Q. The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

R. Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

S. CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

T. The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is constantly available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for arranging/providing any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

II. EARTHWORK

A. STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

B. SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

C. EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

D. CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

E. TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

F. TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of four inches (4") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

G. SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

H. SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

I. EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

unless approved otherwise in the soils report or by the CLIENT.

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof so that the lakes will maintain the proposed normal water level and that leakage does not exceed ¼ inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to provide an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

J. EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances for the PLANS.

K. UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

L. MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER (OPEN BORE)

The CONTRACTOR shall auger (open bore) where noted on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES

SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following:

(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.

(2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

Sanitary sewers shall include bedding and backfilling.

MANHOLES

Manholes shall be constructed in conformance with Section IIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted with the City of St. Charles "E" logo and with "SANITARY", with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral fiber, to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimney seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 31-1.12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines".

SERVICES

A wye branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

Risers shall be constructed in locations as shown on the PLANS and according to the detail.

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

SANITARY SEWER FORCE MAIN

Sanitary sewer force main shall conform to the following:

(1) Polyvinyl Chloride Pipe (PVC), Class 150, conforming to ASTM D2241 with integral bell and flexible elastomeric seal joints conforming to ASTM D3139 and F477.

(2) Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 50, minimum 150 psi working pressure with "push on" type joints.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes, with no loss of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES

WATER MAIN PIPE (3" AND LARGER)

Water main pipe shall conform to the following:

(1) Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 55 or higher, minimum 150 psi working pressure with "push on" type joints.(2)

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5' from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C509, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C515 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS

Valve vaults shall be constructed in conformance with Section IIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER".

VALVE BOXES

Valve boxes shall be constructed in conformance with the standard detail. Valve boxes shall be cast iron extension screw type having lids imprinted with the letters "WATER".

FIRE HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNING ENTITY as to the exact style, type, and manufacture of Corporation stops, ground key stops and services boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish same.

SMALL WATER SERVICES (2" DIAMETER OR LESS)

Water services shall be type K copper size as shown on PLANS, and constructed where shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 36" above grade and painted blue. The CONTRACTOR shall keep accurate records of tap locations and service box locations, as well as the service lengths and furnish same to CLIENT. Water services shall include bedding and backfilling.

DISINFECTION

Disinfections shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including submittal of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE TUBE (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be enclosed in a polyethylene tube, Clow F-191 or approved equal installed as per the manufacturer's recommendations, should soil conditions so warrant its use.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

D. STORM SEWERS AND APPURTENANCES

STORM SEWER PIPE

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C361 or C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

(3) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294. Pipe joints and fittings shall be watertight gasketed joints. No band seals will be allowed. (Only permitted with Municipality Approval and/or when specifically indicated on PLANS).

(4) Polyvinyl Chloride (PVC) large diameter closed profile gravity sewer pipe, UNI-B-9; ASTM F794. (Only permitted with Municipality Approval and/or when specifically indicated on PLANS).

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewers may be constructed with reinforced concrete pipe using only flexible gasket joints (ASTM 361 or 443) for water main crossings.

Storm sewer shall include bedding and trench backfill.

MANHOLES, INLETS & CATCH BASINS

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frames and lids shall be Neenah or approved equal unless specified otherwise on the PLANS. All frames and grates shall be provided such that the flange fully covers the opening plus 2" of the structure as a minimum. * Provide **"Vane"** Type frame & grate for all structures located in curb where gradient exceed 2.0%. Manholes shall include steps, frame & grate, bedding and trench backfill.

FLARED END SECTION

Flared end sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the Illinois Department of Transportation Standard 542301 and shall be installed where shown on the PLANS. All flared end sections for storm sewers 12" in diameter and larger shall be installed with a grating per Standard 542311 and/or as detailed on the PLANS. Work shall include end block.

RIP RAP

Stone rip rap consisting of pieces of "A" quality stone 4" to 8" in diameter shall be furnished and installed in accordance with IDOT Specifications and shall be placed where shown on the plans, to a minimum thickness of 12" and a width as indicated on the plans. Broken concrete or concrete blocks will not be acceptable.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric supplied and installed by the CONTRACTOR. Perforations may be circular or slotted, but shall provide a minimum of 1.0 in2/ft of inlet area. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following IDOT gradations of aggregate (CA-5, CA-7, CA-11, CA-14 or CA-15).

MISCELLANEOUS

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

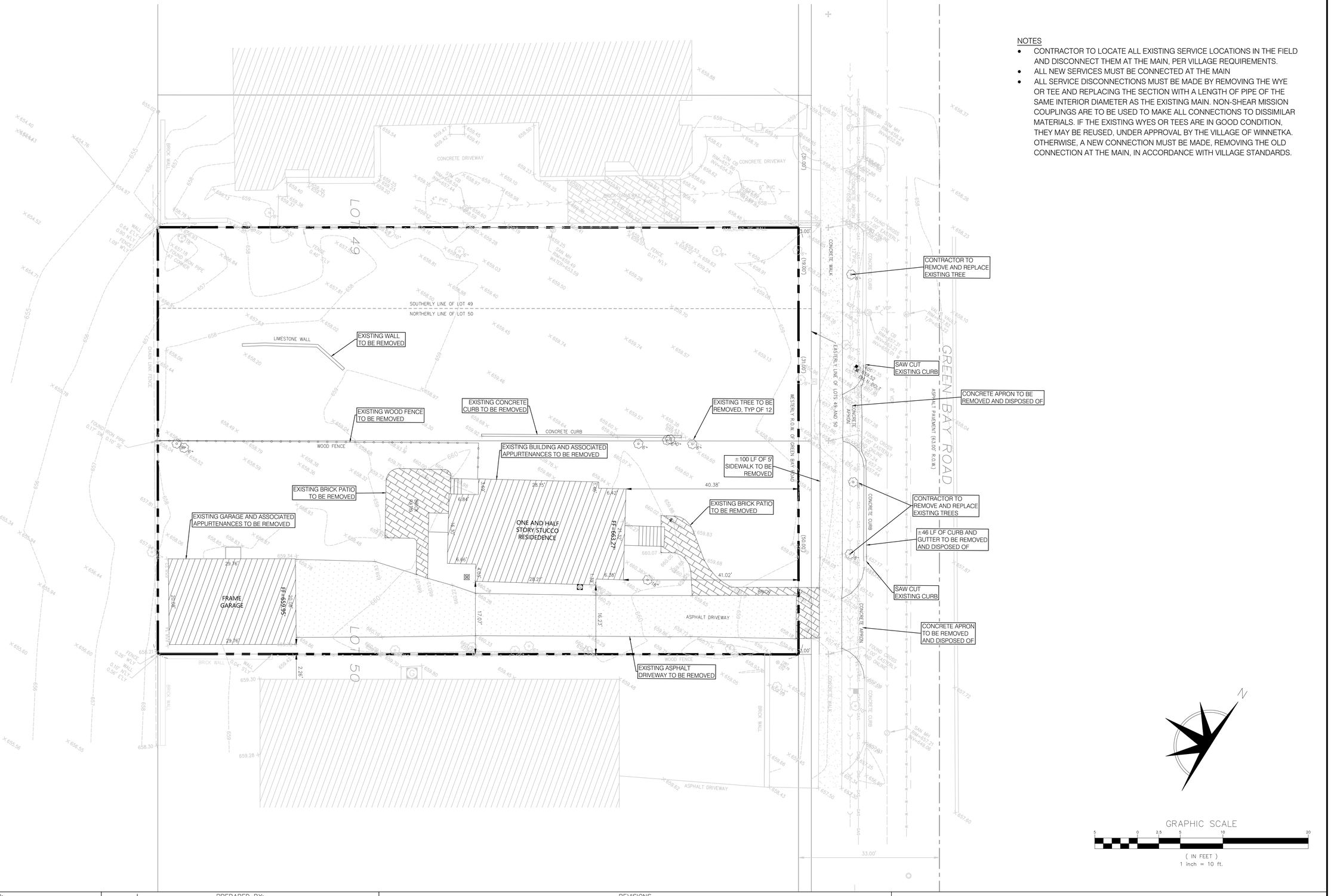
(2) Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tile shall not be connected to the sanitary sewer.

CONNECTION FOR STORM SERVICE TO STORM MAIN

Connections of storm sewer services to storm sewer mains should be made with manufactured tees when available. Availability of manufactured tees will be a function of the storm sewer material and

NOTES

- CONTRACTOR TO LOCATE ALL EXISTING SERVICE LOCATIONS IN THE FIELD AND DISCONNECT THEM AT THE MAIN, PER VILLAGE REQUIREMENTS.
- ALL NEW SERVICES MUST BE CONNECTED AT THE MAIN
- ALL SERVICE DISCONNECTIONS MUST BE MADE BY REMOVING THE WYE OR TEE AND REPLACING THE SECTION WITH A LENGTH OF PIPE OF THE SAME INTERIOR DIAMETER AS THE EXISTING MAIN. NON-SHEAR MISSION COUPLINGS ARE TO BE USED TO MAKE ALL CONNECTIONS TO DISSIMILAR MATERIALS. IF THE EXISTING WYES OR TEES ARE IN GOOD CONDITION, THEY MAY BE REUSED, UNDER APPROVAL BY THE VILLAGE OF WINNETKA. OTHERWISE, A NEW CONNECTION MUST BE MADE, REMOVING THE OLD CONNECTION AT THE MAIN, IN ACCORDANCE WITH VILLAGE STANDARDS.



GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 10 ft.

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

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

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE WALDEN – 688 GREEN BAY ROAD

EXISTING CONDITIONS & DEMOLITION PLAN

FILE NAME: BASE PLAN	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO. 3 of 14
DISC NUM: PMW-001	DRN BY: WDE	SCALE: 1:10	DATE: 04.20.2021	

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 x 6 W1.4 WWF
8" COMPACTED AGGREGATE DENSE (3/4")

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE PAVEMENT (6" THROUGH DRIVEWAY)
4" COMPACTED AGGREGATE DENSE (3/4")

LOT 49

LOT 50

GREEN BAY ROAD

ASPHALT PAVEMENT (63.00' R.O.W.)

TWO STORY BRICK RESIDENCE
FF=660.20

GARAGE FF=659.58

GARAGE FF=659.49

TWO STORY BRICK RESIDENCE
FF=660.93

CONCRETE DRIVEWAY

BRICK DRIVEWAY

BRICK WALL

CHAIN LINK FENCE

WOOD FENCE

CONCRETE CURB

CONCRETE APRON

CONCRETE WALK

ASPHALT DRIVEWAY

FOUR STORY BRICK RESIDENCE
THE WALDEN

STM CB RIM=658.29 INV=653.44

STM CB RIM=657.96 INV=654.33

STM MH RIM=658.24 INV=652.89

SAN MH RIM=659.48 WATER=652.98

SAN MH RIM=657.27 INV=648.06

STM CB RIM=657.31 E INV=653.01 W

FOUND IRON PIPE 0.17' SW, 0.10' SE

FOUND IRON PIPE 0.40' NLY, 0.40' WLY

FOUND CROSS 1.00' EASTERLY AND ONLINE

FOUND CROSS 1.00' EASTERLY AND ONLINE

FOUND CROSS 1.00' EASTERLY AND ONLINE

WALL 0.64' SLY, 0.90' WLY, FENCE 1.09' WLY

FENCE 0.40' SLY

FENCE 0.11' WLY

FENCE 0.26' WLY, WALL 0.10' WLY, 0.56' ELY

BRICK WALL 0.04' SLY

BRICK WALL

BRICK WALL

BRICK PAVER WALKWAY (RE: DETAILS)

12'-0" SIDE YARD SETBACK

ENTRANCE COURT YARD

SOUTHERLY LINE OF LOT 49

NORTHERLY LINE OF LOT 50

ADA RAMP

22.05

22.04'

34.77'

5'

30'-0" REAR YARD SETBACK

30'

2.44'

34.73'

12'-0" SIDE YARD SETBACK

12'

12'

3.00'

(19.00')

25'

29.91'

(31.00')

9'

18'

3'R

3'R

25'-0" FRONT YARD SETBACK

20'

(50.00')

6'

6'

3'R

13'R

18'

10.92'

29.95'

6'

13'R

33.00'

PUBLIC SIDEWALK SHALL BE CONSTRUCTED CONTINUOUSLY THROUGH DRIVEWAYS, MEETING VILLAGE STANDARDS

TIE TO EXISTING CURB

3/4"Ø BOLT

DEPRESS CURB WITH ADA RAMP

TIE TO EXISTING CURB

PROPOSED ±28 LF OF BARRIER CURB

≈ 88 LF OF RETAINING WALL (RE: DETAILS)

CURB AND GUTTER (RE: DETAILS)

PROPOSED BUILDING
5190 SQ.F.T
FF=663.6
TF=661.1
GAR. FLOOR=654.0

BRICK PAVER DRIVEWAY (RE: DETAILS)

ADA STALL AND SIGNAGE (RE: DETAILS)

EXISTING 4'-0" CHAIN LINK FENCE

EASTERLY R.O.W. OF GREEN BAY ROAD

WESTERLY R.O.W. OF GREEN BAY ROAD

N

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
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PREPARED FOR:
REVEST PARTNERS, LLC
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DEERFIELD, IL 60015

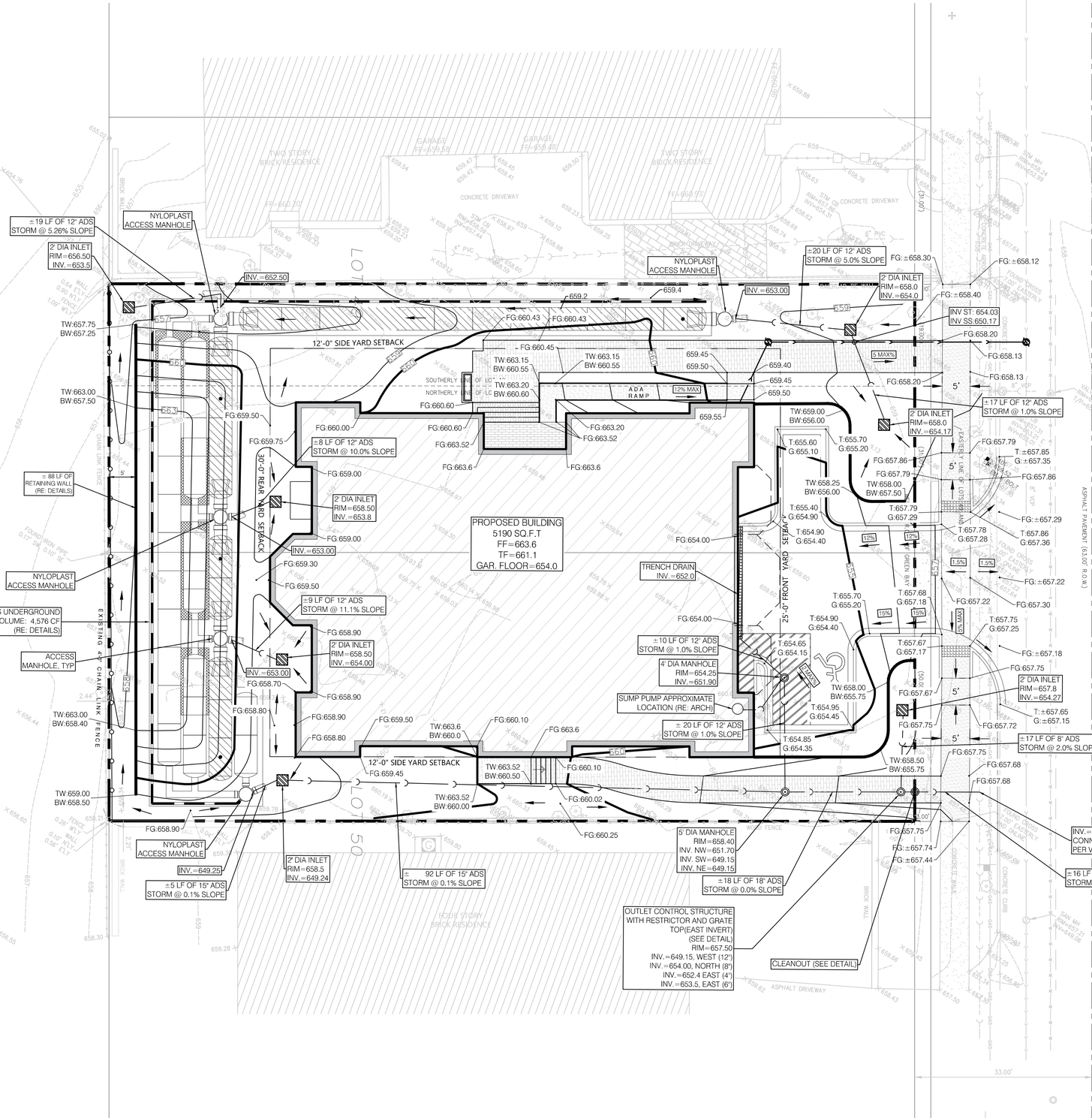
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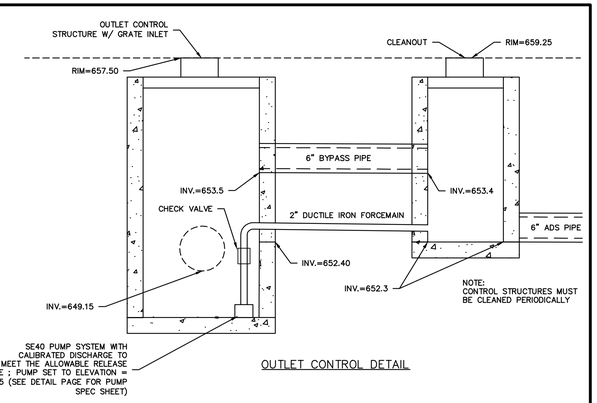
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE WALDEN – 688 GREEN BAY ROAD

SITE GEOMETRIC PLAN

FILE NAME: BASE PLAN	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO. 4 of 14
DISC NUM: PMW-001	DRN BY: WDE	SCALE: 1:10	DATE: 04.20.2021	





OUTLET CONTROL DETAIL

DETENTION SUMMARY

REQUIRED VOLUME = 0.059 AC.-FT (MWRD MODIFIED RATIONAL METHOD)
PROVIDED VOLUME = 0.099 AC.-FT.
- UNDERGROUND STORAGE = 0.099 AC.-FT.
ALLOWABLE RELEASE RATE = Q = 0.15 x 4.2 IN/HR x 0.34 AC. = 0.21 CFS
WATER LEVEL @ REQ VOLUME = 652.00 (GARAGE FLOOR = 654.0)

SUMP PUMP NOTE

- STORM SUMP PUMPS SHALL BE PROVIDED WITH A 3" AIR GAP PRIOR TO DISCHARGING INTO STORM SYSTEM

DOWNSPOUT NOTE

- CONTRACTOR TO PROVIDE 6" PVC STUB AT EACH INLET FOR DOWNSPOUT CONNECTIONS.
- BUILDING DOWNSPOUTS TO BE CONNECTED TO 6" DOWNSPOUT CONNECTIONS.

DRAINAGE SWALE NOTES:

ALL PROPOSED DRAINAGE SWALES MUST HAVE SUFFICIENT DEPTH AND WIDTH TO DIRECT STORM WATER RUNOFF TO THE PROPOSED YARD INLET(S). SWALES MUST BE AT LEAST 6" DEEP AND 2' WIDE, WITH SIDE SLOPES NOT TO EXCEED 4:1. SWALES MUST MEET THE EXISTING GRADES AT THE PROPERTY LINE. DAMMING OR DISPLACING STORM WATER ONTO NEIGHBORING PROPERTIES IS NOT ALLOWED.

DRAINAGE STATEMENT:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

N

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
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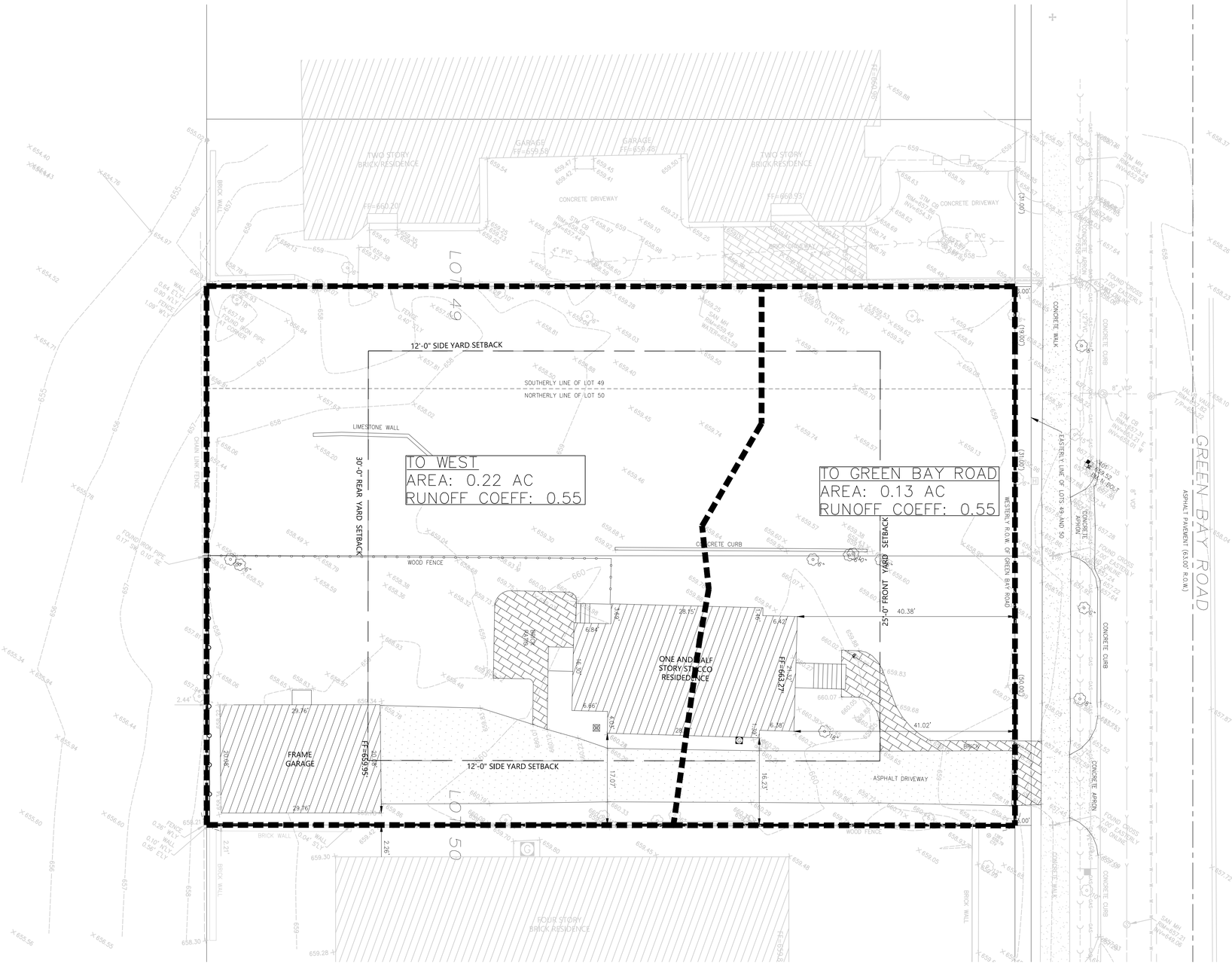
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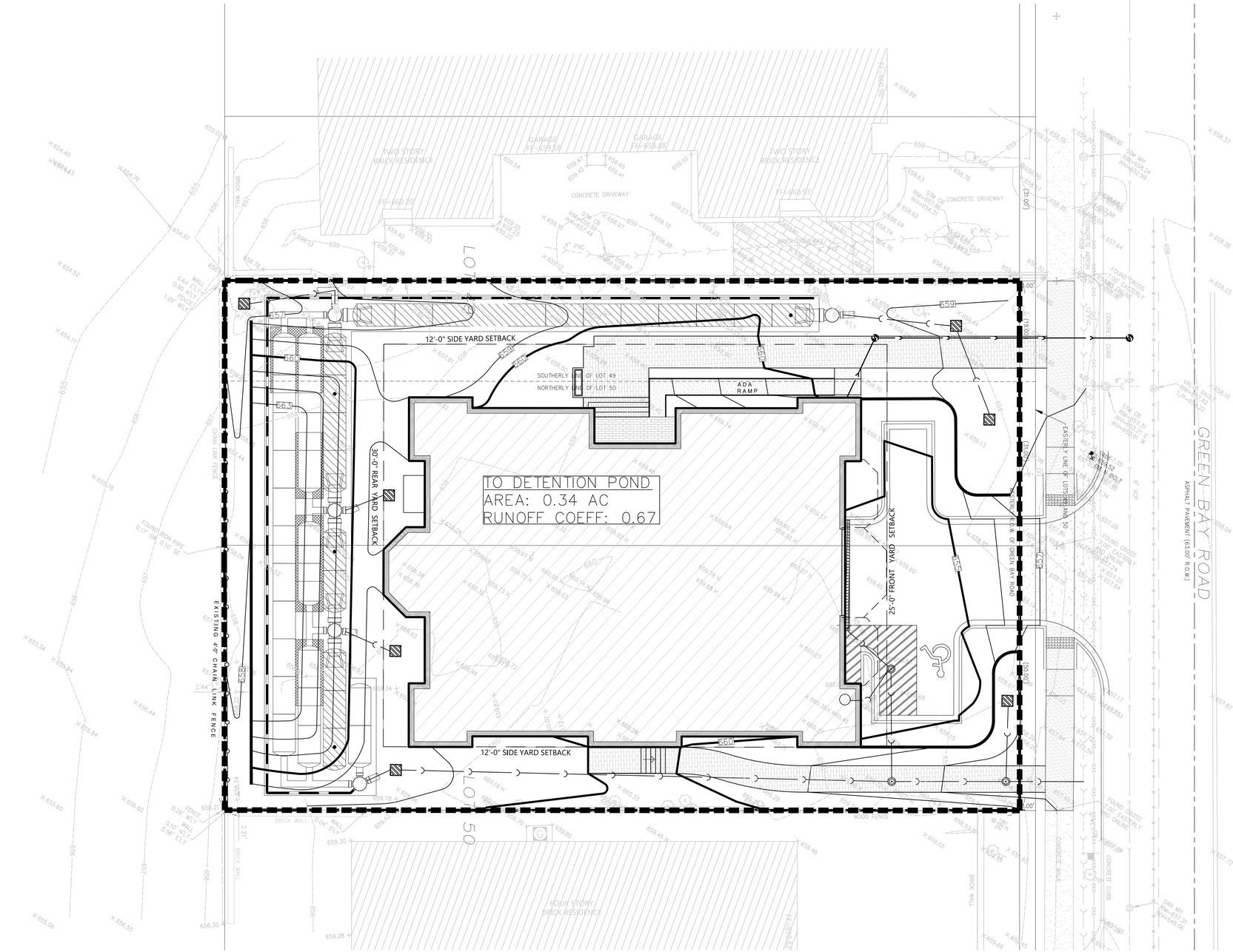
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE WALDEN – 688 GREEN BAY ROAD

DRAINAGE AND GRADING PLAN

FILE NAME:BASE PLAN_RECOVER	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO. 5 of 14
DISC NUM: PMW-001	DRN BY: WDE	SCALE: 1:10	DATE: 04.20.2021	


LOT 49
LOT 50
TWO STORY BRICK RESIDENCE
GARAGE FF=659.58
GARAGE FF=659.49
TWO STORY BRICK RESIDENCE
FF=660.20
FF=660.30
FF=660.93
CONCRETE DRIVEWAY
CONCRETE DRIVEWAY
BRICK WALL
WALL 0.64' N'LY 0.90' N'LY 1.09' W'LY
FENCE 0.40' W'LY
FENCE 0.40' N'LY
FENCE 0.11' N'LY
FENCE 0.26' W'LY 0.10' N'LY 0.56' E'LY
CHAIN LINK FENCE
FOUND IRON PIPE 0.17' SW, 0.10' SE
FOUND IRON PIPE 0.7' W'LY OF CORNER
LIMESTONE WALL
12'-0" SIDE YARD SETBACK
SOUTHERLY LINE OF LOT 49
NORTHERLY LINE OF LOT 50
30'-0" REAR YARD SETBACK
WOOD FENCE
CONCRETE CURB
TO WEST
AREA: 0.22 AC
RUNOFF COEFF: 0.55
TO GREEN BAY ROAD
AREA: 0.13 AC
RUNOFF COEFF: 0.55
25'-0" FRONT YARD SETBACK
WESTERLY R.O.W. OF GREEN BAY ROAD
ONE AND A HALF STORY STUCCO RESIDENCE
FF=663.27
FRAME GARAGE
FF=659.95
12'-0" SIDE YARD SETBACK
ASPHALT DRIVEWAY
BRICK
FOUR STORY BRICK RESIDENCE
EASTERLY LINE OF LOTS 49 AND 50
CONCRETE WALK
CONCRETE CURB
CONCRETE APRON
CONCRETE CURB
CONCRETE APRON
CONCRETE WALK
CONCRETE CURB
FOUND CROSS 1.20' EASTERLY AND UNDERG'D
FOUND CROSS 1.20' EASTERLY AND UNDERG'D
FOUND CROSS 1.20' EASTERLY AND UNDERG'D
VALVE VAULT
SAN MH RIM=658.24 INV=652.89
STM CB RIM=657.31 INV=653.01 E
STM CB RIM=657.31 INV=653.01 W
STM CB RIM=657.33 INV=654.33 SE
SAN MH RIM=657.27 INV=648.06
WOOD POST
WOOD POST
WOOD POST



POST-DEV RUNOFF COEFFICIENT CALCULATION

	TOTAL AREA (SF)	PERVIOUS AREA (SF) (C: 0.45)	IMPERVIOUS AREA (SF) (C: 0.95)	COMPOSITE RUNOFF COEFFICIENT
TO DETENTION POND	15,004	7,704	7,300	0.67

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THE WALDEN – 688 GREEN BAY ROAD

POST DEVELPMENT DRAINAGE MAP

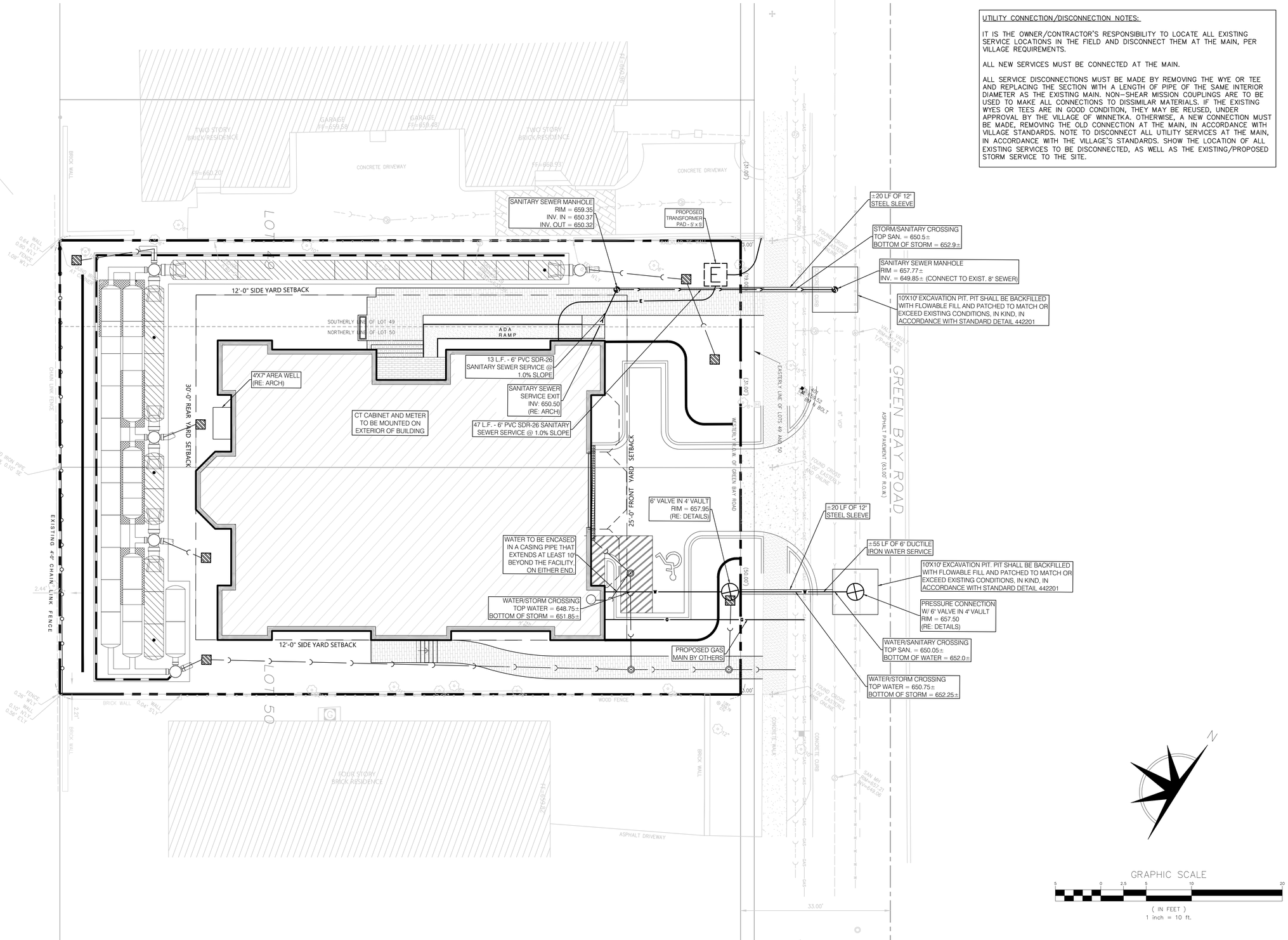
FILE NAME: BASE PLAN	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO. 7 of 14
DISC NUM: PMW-001	DRN BY: WDE	SCALE: 1:10	DATE: 03.12.2021	

UTILITY CONNECTION/DISCONNECTION NOTES:

IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING SERVICE LOCATIONS IN THE FIELD AND DISCONNECT THEM AT THE MAIN, PER VILLAGE REQUIREMENTS.

ALL NEW SERVICES MUST BE CONNECTED AT THE MAIN.

ALL SERVICE DISCONNECTIONS MUST BE MADE BY REMOVING THE WYE OR TEE AND REPLACING THE SECTION WITH A LENGTH OF PIPE OF THE SAME INTERIOR DIAMETER AS THE EXISTING MAIN. NON-SHEAR MISSION COUPLINGS ARE TO BE USED TO MAKE ALL CONNECTIONS TO DISSIMILAR MATERIALS. IF THE EXISTING WYES OR TEES ARE IN GOOD CONDITION, THEY MAY BE REUSED, UNDER APPROVAL BY THE VILLAGE OF WINNETKA. OTHERWISE, A NEW CONNECTION MUST BE MADE, REMOVING THE OLD CONNECTION AT THE MAIN, IN ACCORDANCE WITH VILLAGE STANDARDS. NOTE TO DISCONNECT ALL UTILITY SERVICES AT THE MAIN, IN ACCORDANCE WITH THE VILLAGE'S STANDARDS. SHOW THE LOCATION OF ALL EXISTING SERVICES TO BE DISCONNECTED, AS WELL AS THE EXISTING/PROPOSED STORM SERVICE TO THE SITE.



GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 10 ft.

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REVEST PARTNERS, LLC
745 CONSTANCE LANE
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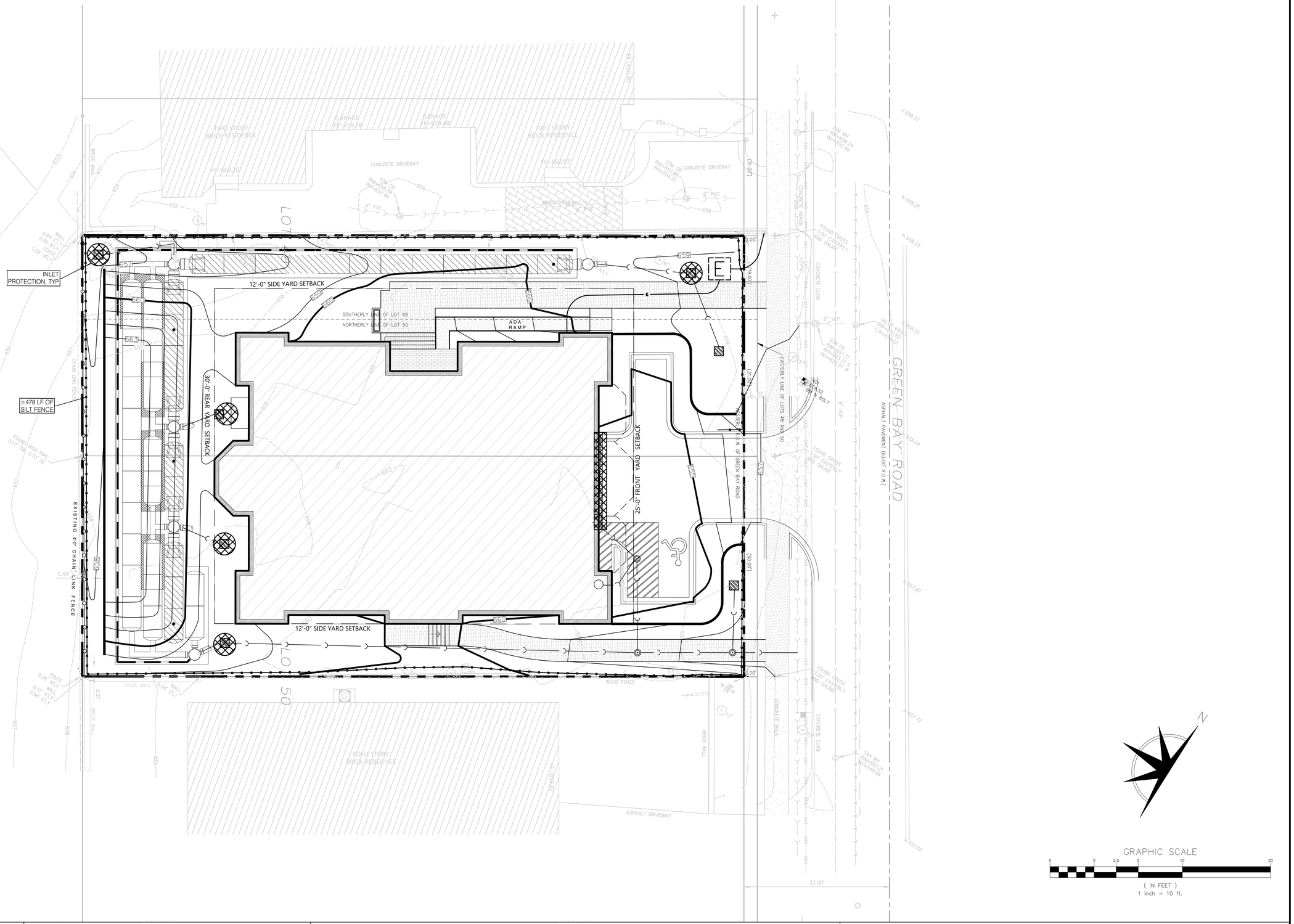
REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	08-03-21	REVISED SAN. SERVICE MATERIAL PER VILLAGE COMMENT			

THE WALDEN – 688 GREEN BAY ROAD

UTILITY PLAN

FILE NAME: BASE PLAN	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DISC NUM: PMW-001	DRN BY: WDE	SCALE: 1:10	DATE: 04.20.2021	8 of 14



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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE WALDEN – 688 GREEN BAY ROAD

EROSION CONTROL PLAN

FILE NAME: BASE PLAN	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO. 9 of 14
DISC NUM: PMW-001	DRN BY: WDE	SCALE: 1:10	DATE: 04.20.2021	

PROJECT INFORMATION	
ENGINEERED BY:	MARK VITTORI
PROJECT MANAGER:	630-624-0520 MARK.VITTORI@ADS-PIPE.COM
ADS SALES REP:	MARK VITTORI 630-664-8781 MARK.VITTORI@ADS-PIPE.COM
PROJECT NO:	8250080

ADVANCED DRAINAGE SYSTEMS, INC.

SiteASSIST by StormTech
FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

THE WALDEN - WINNETKA - ESM

WINNETKA, IL

DC-780 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH DC-780.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-18a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LONG-TERM STRUCTURAL PERFORMANCE MEETS AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LOAD FACTOR AND LOAD COMBINATIONS FOR EARTH AND LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". STORMTECH CHAMBERS SHALL INCLUDE, DESIGNATED REINFORCED INSPECTION PORTS WITH RISER TYPE 2 (12" MINIMUM DIAMETER) AT THE UPSTREAM END OF EACH CHAMBER ROW TO ALLOW FOR INSPECTION AND MAINTENANCE ACCESS. 1) ALLOWABLE COVER WITH PARKED (1) WHEEL: AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/INCH, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE SOLID OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE CHAMBERS ARE DELIVERED TO THE PROJECT SITE. THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT CHAMBERS SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE DC-780 CHAMBER SYSTEM

1. STORMTECH DC-780 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STONE MUST BE PLACED USING THE "STONE SHOOTER" LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

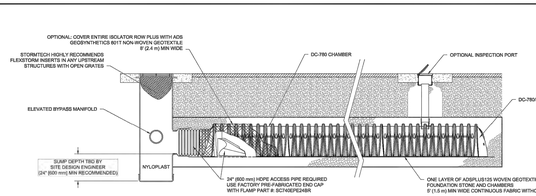
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER DC-780 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

ISO 9001 ADS, INC.



DC-780 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 6" (150 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING CAMERA OR FLASHLIGHT, INSPECT DOWN ISOLATOR ROW PLUS THROUGH INSPECTION PORTS
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

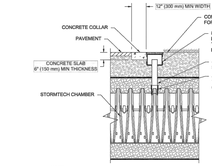
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

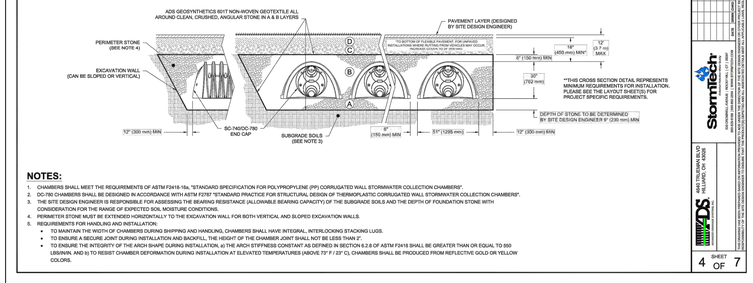


4" PVC INSPECTION PORT DETAIL (SC-SERIES CHAMBER)
NTS

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B') LAYER TO 18" (450 mm) ABOVE TOP OF THE STORMTECH CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A') LAYER TO THE 'C' LAYER AS ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[1,2]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'D' OR 'C' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-18a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. DC-780 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/INCH, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE SOLID OR YELLOW COLORS.

PROPOSED LAYOUT

72	STORMTECH DC-780 CHAMBERS
9	STORMTECH DC-780 END CAPS
6	STONE ABOVE (in)
9	STONE BELOW (in)
36	% STONE VOID
4,317	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)**
2,205	SYSTEM AREA (SF)
408	SYSTEM PERIMETER (ft)

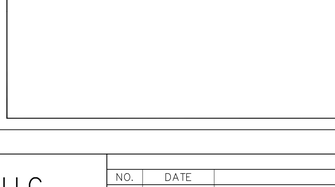
PROPOSED ELEVATIONS

654.50	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
654.50	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
654.00	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
654.00	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
654.00	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
653.00	TOP OF STONE
652.50	TOP OF STORMTECH CHAMBER
652.50	12" (300 mm) TOP MANIFOLD INVERT
650.12	12" BOTTOM MANIFOLD INVERT
650.01	24" ISOLATOR ROW PLUS CONNECTION INVERT
650.00	BOTTOM OF DC-780 CHAMBER
649.25	UNDERDRAIN INVERT
649.25	BOTTOM OF STONE

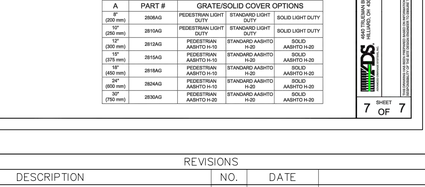
NOTES

1. SHOWING D SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.30 FOR MANIFOLD SIZING GUIDANCE.
2. ADD TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD
3. THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE IN(SITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
4. THE SITE DESIGN ENGINEER MUST REVIEW THE PROXIMITY OF THE CHAMBERS TO THE RETAINING WALL AND CONSIDER EFFECTS OF POSSIBLE SATURATED SOILS ON THE RETAINING WALL'S STABILITY.
5. THE SITE DESIGN ENGINEER MUST REVIEW THE PROXIMITY OF THE CHAMBERS TO THE BUILDING(STRUCTURE. NO FOUNDATION LOADS SHALL BE TRANSMITTED TO THE CHAMBERS. THE SITE DESIGN ENGINEER MUST CONSIDER EFFECTS OF POSSIBLE SATURATED SOILS ON BEARING CAPACITY OF SOILS AND SEEPAGE INTO BASEMENTS.

UNDERDRAIN DETAIL
NTS



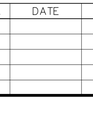
DC-780 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1296 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	46.2 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	79.4 CUBIC FEET	(2.20 m³)
WEIGHT	79.0 lbs.	(35.8 kg)

*ASSUMES 9" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH A "PC"

PART #	STUB	A	B	C
SCT40EPE06T / SCT40EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.9" (13 mm)
SCT40EPE06B / SCT40EPE06BPC			—	
SCT40EPE08T / SCT40EPE08TPC	8" (200 mm)	12.2" (310 mm)	18.5" (419 mm)	0.8" (19 mm)
SCT40EPE08B / SCT40EPE08BPC			—	
SCT40EPE10T / SCT40EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.3" (366 mm)	0.7" (18 mm)
SCT40EPE10B / SCT40EPE10BPC			—	
SCT40EPE12T / SCT40EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.8" (318 mm)	1.3" (30 mm)
SCT40EPE12B / SCT40EPE12BPC			—	
SCT40EPE15T / SCT40EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.5" (229 mm)	1.3" (33 mm)
SCT40EPE15B / SCT40EPE15BPC			—	
SCT40EPE18T/ SCT40EPE18TPC	18" (450 mm)	19.7" (500 mm)	9.5" (127 mm)	1.8" (41 mm)
SCT40EPE18B / SCT40EPE18BPC			—	
SCT40EPE24W*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)
SCT40EPE24BW*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SCT40EPE24B/SCT40EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

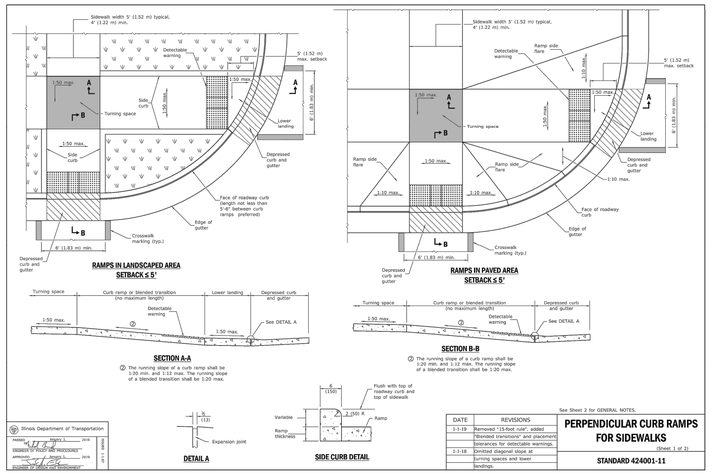
* FOR THE SCT40EPE24B/SCT40EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

NYLOPLAST DRAIN BASIN
NTS

NOTES

1. 8-30" (200-750 mm) GR



RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

RAMPS IN PAVED AREA SETBACK ≤ 5'

SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

DETAIL A

SIDE CURB DETAIL

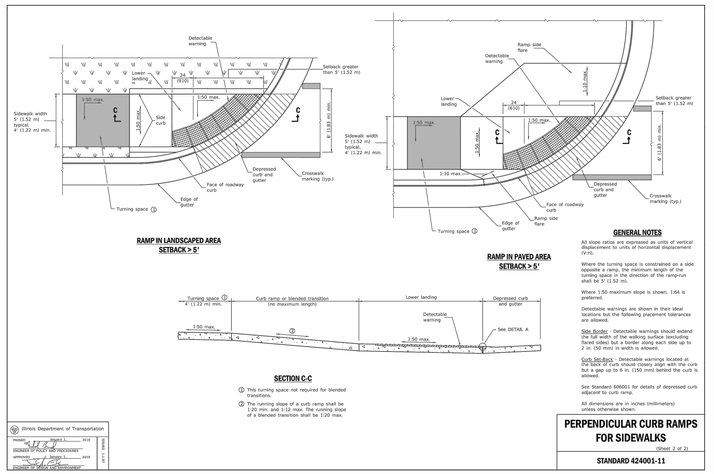
See Sheet 2 for GENERAL NOTES.

DATE	REVISIONS
1-1-19	Removed "1.5-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

STANDARD 424001-11



RAMP IN LANDSCAPED AREA SETBACK > 5'

RAMP IN PAVED AREA SETBACK > 5'

SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the landing space in the direction of the ramp run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

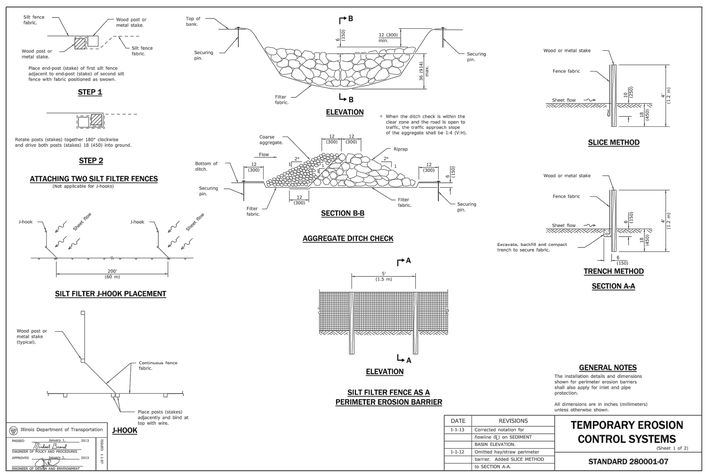
See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-11



GENERAL NOTES

The installation details and dimensions shown for perimeter erosion barriers shall also apply for inlet and pipe protection.

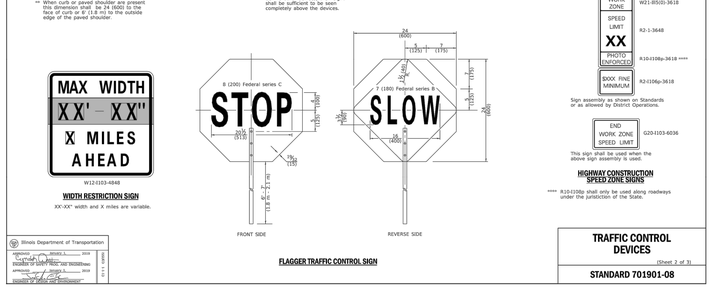
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-13	Corrected notation for Swaline (S) on SEDIMENT BASIN ELEVATION.
1-1-12	Omitted trashtree perimeter barrier. Added SLICE METHOD to SECTION A-A.

TEMPORARY EROSION CONTROL SYSTEMS

(Sheet 1 of 2)

STANDARD 280001-07



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised cone usage and added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE SPEED LIMIT sign from orange to white background.

TRAFFIC CONTROL DEVICES

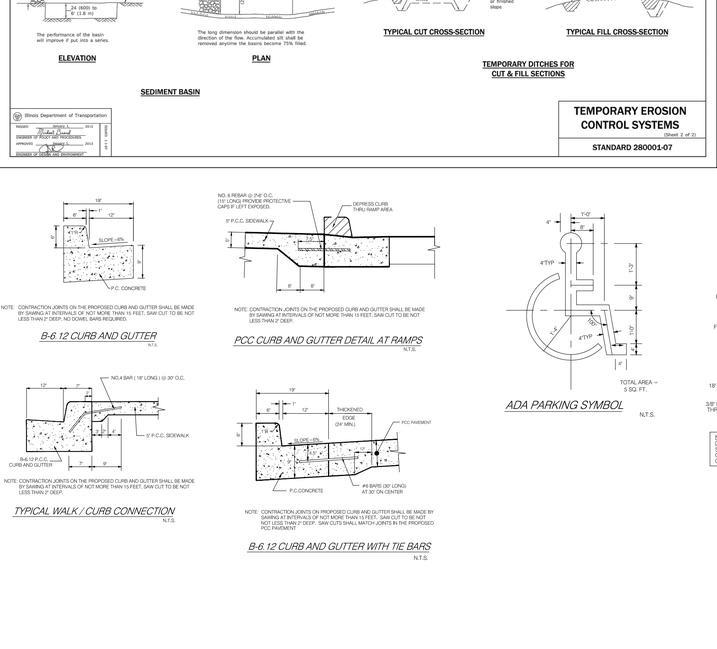
(Sheet 1 of 3)

STANDARD 701901-08

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08



TEMPORARY EROSION CONTROL SYSTEMS

(Sheet 2 of 2)

STANDARD 280001-07

ROAD CONSTRUCTION NEXT X MILES — G20-I104(00)-4036

END CONSTRUCTION — G20-I105(01)-6024

This signing is required for all projects 2 miles (3250 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the point where the construction per job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING

WORK ZONE / SPEED LIMIT / XX / PHOTO ENFORCED / $XXX FINE MINIMUM — W21-I05(01)-3618, R2-1-3648, R10-I106p-3618 ****, R2-I106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.

END WORK ZONE SPEED LIMIT — G20-I103-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-I106p shall only be used along roadways under the jurisdiction of the State.

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-08

PREPARED FOR:

REVEST PARTNERS, LLC
745 CONSTANCE LANE
DEERFIELD, IL 60015

PREPARED BY:

ESM CIVIL SOLUTIONS, LLC
Civil Engineering, Land Entitlements & Project Feasibility
4320 Winfield Road – Suite 200, Warrenville Illinois 60555
o: 630 300-0933 c: 630 624-0520

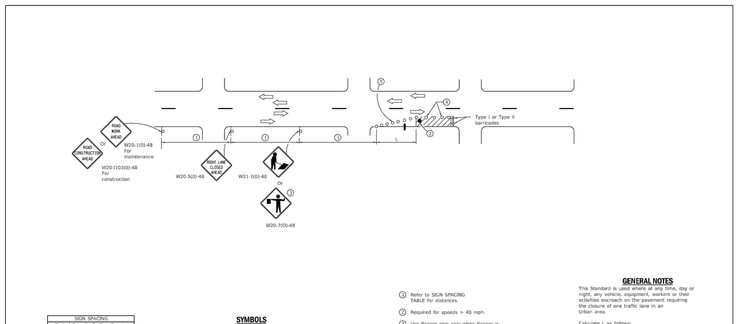
REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE WALDEN – 688 GREEN BAY ROAD

CONSTRUCTION DETAILS

FILE NAME:BASE PLAN	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO. 11 of 14
DISC NUM: PMW-001	DRN BY: WDE	SCALE: N/A	DATE: 04.20.2021	



SIGN SPACING	
Posted Speed	Sign Spacing
35	500' (150 m)
50-45	500' (150 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph.
3. Use flagger sign only when flagger is present.
4. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
5. Cones, drums or barricades at 20' (6 m) centers in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=WS(S)	L=0.650WS(S)

W = Width of offset in feet (meters).

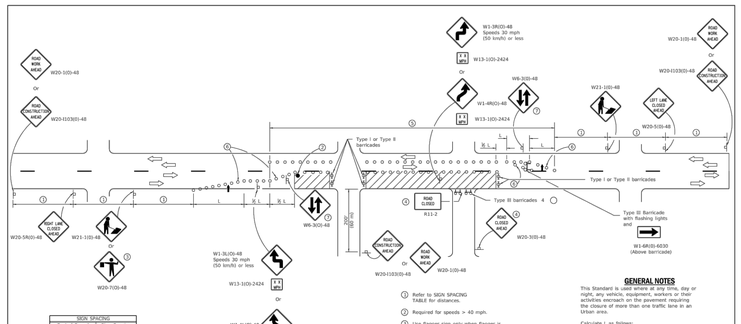
S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-15	Renamed standard. Moved
	case on Sheet 2 to new
	Highway Standard.
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10



SIGN SPACING	
Posted Speed	Sign Spacing
35	500' (150 m)
50-45	500' (150 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Type III barricade with flashing lights
- Flagger with traffic control sign.

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph.
3. Use flagger sign only when flagger is present.
4. For approved sidestead closures.
5. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Repeat every 1 mile (1.6 km).

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of more than one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=WS(S)	L=0.650WS(S)

W = Width of offset in feet (meters).

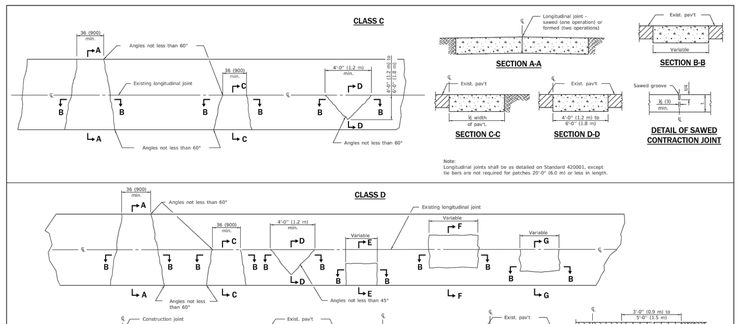
S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Moved first reverse
	curvetrum sign to
	middle of tangent.
1-1-15	New Standard.

URBAN HALF ROAD CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701611-01



Note:
Longitudinal joints shall be as detailed on Standard 420001, except tie bars are not required for patches 20'-0" (6.0 m) or less in length.

GENERAL NOTES

Existing tie bars shall be either cut or removed. Marginal bars shall be cut.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-08	Switched units to
	English (metric).
1-1-07	Revised Note for
	Class C patches.

CLASS C and D PATCHES

STANDARD 442201-03

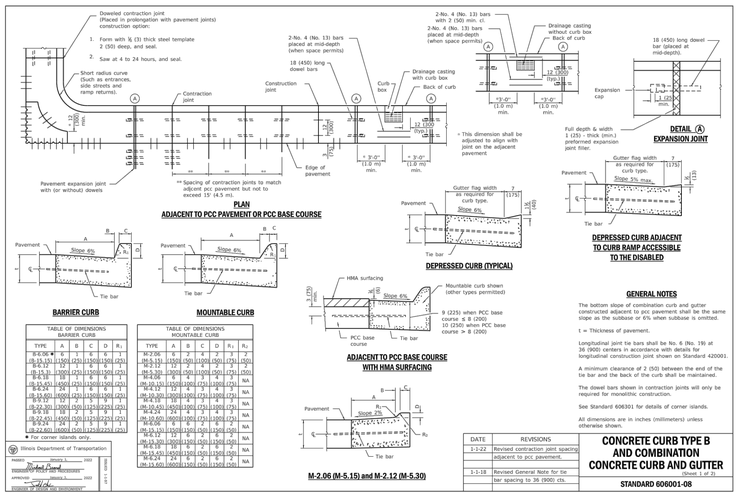


TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 ● (M-5.15)	6 (150)	12 (300)	6 (150)	6 (150)	1 (25)	6 (150)
M-2.12 (M-5.30)	6 (150)	12 (300)	6 (150)	6 (150)	1 (25)	12 (300)
M-4.06 (M-10.15)	6 (150)	12 (300)	6 (150)	6 (150)	1 (25)	NA
M-4.12 (M-10.30)	6 (150)	12 (300)	6 (150)	6 (150)	2 (50)	NA
M-4.18 (M-10.45)	6 (150)	12 (300)	6 (150)	6 (150)	3 (75)	NA
M-4.24 (M-10.60)	6 (150)	12 (300)	6 (150)	6 (150)	4 (100)	NA
M-6.06 ● (M-15.15)	6 (150)	18 (450)	6 (150)	6 (150)	1 (25)	6 (150)
M-6.12 (M-15.30)	6 (150)	18 (450)	6 (150)	6 (150)	2 (50)	12 (300)
M-6.18 (M-15.45)	6 (150)	18 (450)	6 (150)	6 (150)	3 (75)	NA
M-6.24 (M-15.60)	6 (150)	18 (450)	6 (150)	6 (150)	4 (100)	NA

● For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	12 (300)	6 (150)	6 (150)	1 (25)	6 (150)
M-2.12 (M-5.30)	6 (150)	12 (300)	6 (150)	6 (150)	2 (50)	12 (300)
M-4.06 (M-10.15)	6 (150)	12 (300)	6 (150)	6 (150)	1 (25)	NA
M-4.12 (M-10.30)	6 (150)	12 (300)	6 (150)	6 (150)	2 (50)	NA
M-4.18 (M-10.45)	6 (150)	12 (300)	6 (150)	6 (150)	3 (75)	NA
M-4.24 (M-10.60)	6 (150)	12 (300)	6 (150)	6 (150)	4 (100)	NA
M-6.06 (M-15.15)	6 (150)	18 (450)	6 (150)	6 (150)	1 (25)	NA
M-6.12 (M-15.30)	6 (150)	18 (450)	6 (150)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	6 (150)	18 (450)	6 (150)	6 (150)	3 (75)	NA
M-6.24 (M-15.60)	6 (150)	18 (450)	6 (150)	6 (150)	4 (100)	NA

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

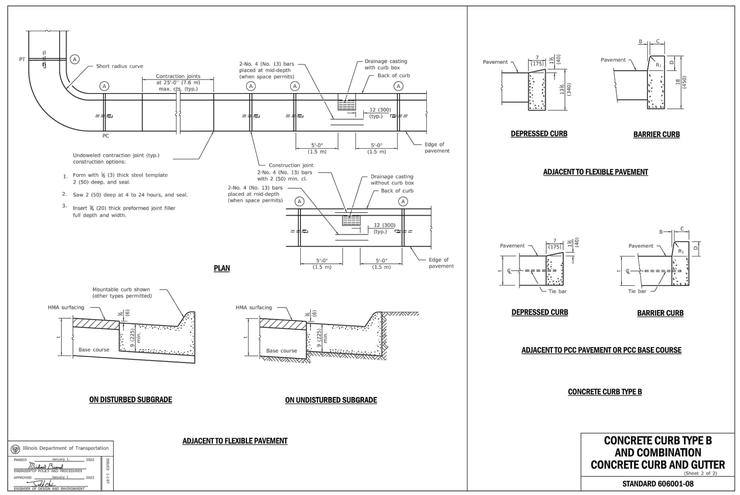
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-22	Revised contraction joint spacing
	adjacent to pcc pavement.
1-1-18	Revised General Note for tie
	bar spacing to 36 (900) cts.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

STANDARD 606001-08



CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

STANDARD 606001-08

SE40-60i

Sewage Pump

System Specifications

Typical Applications	Septic tank effluent High capacity sump Commercial sewage Residential sewage
Maximum Capacity	SE40: Up to 117 GPM SE60: Up to 174 GPM
Maximum Head	Up to 26′
Electrical Data	SE40M-1: 115 V, 1 Ø, 11 FLA, 60 Hz SE40M-21: 230 V, 1 Ø, 5.5 FLA, 60Hz SE60M-1: 115 V, 1 Ø, 12 FLA, 60 Hz SE60M-01: 208 V, 1 Ø, 7.5 FLA, 60Hz SE60M-21: 230 V, 1 Ø, 6.0 FLA, 60Hz SE60M-23: 230 V, 3 Ø, 4.5 FLA, 60Hz SE60M-43: 460 V, 3 Ø, 2.3 FLA 60Hz, SE60M-03: 208 V, 3 Ø, 4.7 FLA, 60Hz
Motor Data	SE40: 4/10 HP, 1750 RPM SE60: 6/10 HP, 1750 RPM
Recommended Minimum Basin Size	18″ x 30″
Automatic Operation Manual Operation	i: Ion Digital Level Control (standard) M: Manual
Materials of Construction	Cast iron
Impeller	Cast iron, 2-vane
Power Cord	20′ Standard
Discharge Size	2″ NPT (3″ NPT optional)
Solids Handling	2″

Pump Dimensions

Pump Performance

Features

- Carbon ceramic mechanical seal
- Oil-filled high efficiency PSC motor
- Uses single-row ball-bearing construction
- Piggy back Ion® digital level control switch has no moving parts (standard)
- 3 year warranty

Revised: 2.08.17 16:29

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

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

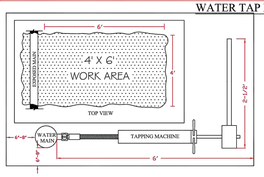
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE WALDEN – 688 GREEN BAY ROAD

CONSTRUCTION DETAILS

FILE NAME: BASE PLAN_RECOVER	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO. 12 of 14
DISC NUM: PMW-001	DRN BY: WDE	SCALE: N/A	DATE: 04.20.2021	

WATER TAP DIAGRAM



1.) MIN. CLEARANCE NEEDED FOR TAPPING MACHINE - 6 Ft. FROM SURFACE OF MAIN.

2.) RATCHET CLEARANCE AT END OF MACHINE IS TO BE AT LEAST 2-1/2" WITH A SEMI-CIRCULAR RADIUS.

3.) CLEARANCE NEEDED BELOW AND IN BACK OF WATER MAIN SUFFICIENT TO PUT TAPPING SLEEVE ON. APPROX. 6" TO 8"

4.) A MINIMUM OF 18" CLEARANCE ON MAIN FOR TAPPING SLEEVE.

5.) TAP TO BE MADE A MINIMUM OF 24" FROM NEAREST BELL POINT, TAP OR REPAIR SLEEVE.

6.) TAPS ARE MADE ON SIDE OF MAIN (AS IN DIAGRAM) OR ON A 45° ANGLE IF WATER MAIN IS AT A DEPTH OF 6 Ft. OR MORE. TAPS WILL BE MADE IN THE CENTER OF THE EXCAVATED AREA.

7.) A ROUNDWAY AND B-BOX ARE SUPPLIED BY VILLAGE, NO OTHER FITTINGS SUCH AS 90° OR 45° BENDS ARE SUPPLIED.

8.) NEW COPPER SERVICE MUST BE AT LEAST 5 Ft. DEEP.

9.) ALL FITTINGS INCLUDING TAP MUST BE SECURELY BLOCKED.

10.) NEW SERVICE INSTALLATION MUST BE IN STRAIGHT LINE TO HOUSE FROM TAP TO ROUNDWAY.

11.) IF EXISTING CURB IS SUSPENDED OVER WATER SERVICE TRENCH, IT MUST BE CUT OUT BEFORE W&E WILL PERFORM THE TAP

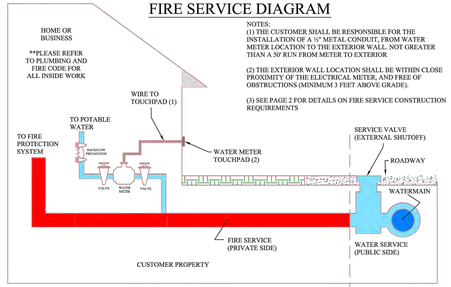
12.) NEW SERVICE INSTALLATION MUST BE COVERED WITH 2 Ft. MIN. OF SAND IN STREET AND AT FOUNDATION OF HOUSE. GOOD QUALITY SPOIL, NO ROCKS, BRICKS, ETC., CAN BE USED IN PARKWAY, OTHERWISE 2 Ft. OF SAND MUST FIRST COVER SERVICE.

13.) OLD CORPORATION STOP MUST BE PLUGGED WITH A COPPER DISK AND CAPPED. OLD B-BOX TO BE REMOVED AS WELL

VILLAGE OF WINNETKA
WATER & ELECTRIC DEPARTMENT
1390 WILLOW RD.
WINNETKA, IL 60093
(847) 716-3558 tel. (847) 716-3599 fax.
www.villageofwinnetka.org

Project Number: WATER TAP SPECIFICATION	Drawn: NAN W/VOW
Sheet: Sheet 1 of 1	Scale: Not To Scale
Date: 11-20-2019	Approved: BLK

FIRE SERVICE DIAGRAM



NOTES:
(1) THE CUSTOMER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A ¾" METAL CONDUIT, FROM WATER METER LOCATION TO THE EXTERIOR WALL. NOT GREATER THAN A 90° BUN FROM METER TO EXTERIOR

(2) THE EXTERIOR WALL LOCATION SHALL BE WITHIN CLOSE PROXIMITY OF THE ELECTRICAL METER, AND FREE OF OBSTRUCTIONS (MINIMUM 3 FEET ABOVE GRADE).

(3) SEE PAGE 2 FOR DETAILS ON FIRE SERVICE CONSTRUCTION REQUIREMENTS

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1390 WILLOW RD.
WINNETKA, IL 60093
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www.villageofwinnetka.org

Project Number: FIRE SERVICE SPECS	Drawn: NAN W/VOW
Sheet: Sheet 1 of 2	Scale: Not To Scale
Date: 11-20-2019	Approved: BLK

FIRE SERVICE REQUIREMENTS (3" OR GREATER)

PROPERTY OWNER RESPONSIBILITIES:

(1) SHALL PROVIDE AND INSTALL A VALVE VAULT AT THE MAIN TO BE TAPPED. THIS INCLUDES PROVIDING THE EXCAVATION. SIZE OF VAULT TO BE BASED ON MAIN SIZE:
a. 48" VAULT FOR MAINS 8" IN DIAMETER OR SMALLER
b. 60" VAULT FOR MAINS 10" IN DIAMETER OR LARGER

(2) THE EXCAVATION SIZE SHALL BE DETERMINED BY THE VAULT SIZE. SHORING PER OSHA REQUIREMENTS SHALL BE PROVIDED BY OWNER. A MINIMUM OF 6 FEET IN FRONT OF THE MAIN MUST BE EXCAVATED TO ALLOW FOR THE TAPPING MACHINE.

(3) SHALL ONLY INSTALL THE FLOOR PORTION OF THE VAULT UNTIL THE TAP IS COMPLETED. TAP LOCATION MUST BE A MINIMUM OF 2 FEET FROM AN EXISTING SERVICE OR BELL.

(4) SHALL PROVIDE BLOCKING FOR THE VALVE AND MAIN. MIN OF 8" CLEARANCE BETWEEN VAULT FLOOR AND BOTTOM OF MAIN

(5) SHALL SUPPLY DUCTILE IRON PIPE, MINIMUM CLASS 55, INTO THE BUILDING. THE DUCTILE IRON PIPE SHALL BE COVERED WITH A MINIMUM 24" OF SAND ABOVE THE PIPE.

(6) SHALL PRESSURE TEST THE WATER SERVICE TO 150 LBS. FOR ONE HOUR, FLUSH THE SERVICE TO REMOVE ANY DEBRIS AND CHLORINATE THE SERVICE ACCORDING TO IEPA REQUIREMENTS. CHLORINATION TEST MUST BE PERFORMED BY A THIRD PARTY AND WITNESSED BY A REPRESENTATIVE FROM THE WATER PLANT

(7) SHALL DISCONNECT THE OLD WATER SERVICE AT THE MAIN AND HAVE IT INSPECTED BY WATER & ELECTRIC. A BUILDING WITH A METER VAULT IN THE STREET, SIDEWALK, OR PARKWAY THAT IS BEING ELIMINATED, SHALL HAVE THE TOP TWO FEET OF THE VAULT REMOVED, THE VAULT SHALL BE FILL WITH SAND, AND THE STREET, SIDEWALK OR PARKWAY SHALL BE RESTORED.

(8) SHALL RESTORE ALL STREET, SIDEWALK, OR PARKWAY EXCAVATIONS ACCORDING TO PUBLIC WORKS DEPARTMENT REQUIREMENTS.

(9) TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.

(10) ITEMS NOT SPECIFICALLY LISTED SHALL FOLLOW THE PUBLIC WORKS AND ENGINEERING DESIGN GUIDELINES DATED JANUARY 27, 2009, SECTION B, WATER MAIN SYSTEM AND SECTION F, STREETS AND PUBLIC RIGHTS-OF-WAY, AND CAN BE OBTAINED AT THE VILLAGE HALL, COMMUNITY DEVELOPMENT DEPARTMENT.

VILLAGE OF WINNETKA, WATER & ELECTRIC DEPARTMENT RESPONSIBILITIES:

(1) SHALL SUPPLY THE TAPPING SLEEVE AND THE VALVE AND WILL PERFORM THE TAP. MEGALUGS TO CONNECT MAIN TO VALVE NOT PROVIDED.

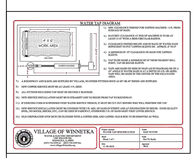
(2) SHALL INSPECT THE SERVICE TO THE BUILDING BEFORE IT IS COVERED WITH SAND.

(3) SHALL OVERSEE THE PRESSURE TEST, CHLORINATION, AND REVIEW THE TEST RESULTS.

VILLAGE OF WINNETKA
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1390 WILLOW RD.
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www.villageofwinnetka.org

Project Number: FIRE SERVICE SPECS	
Drawn: NAN	
Date: 11-20-2019	
Scale: Not To Scale	
Sheet: Sheet 2 of 2	
Approved: BLK	

DRAWING PATH: G:\wbk\STANDARDS\VOW Specs and Standards\Large Water Service Requirements.dwg



R-4999
HEAVY DUTY BOLTED TRENCH WITH DEBRIS CHUTE

Materials: All frames and grates/lids are furnished standard in gray iron, meeting ASTM A48 Class 35-B for heavy-duty use. For extra heavy-duty use or superior durability requirements, see our ductile iron Airport and Port Grating Series on pages 286.

Neenah recommends project designers avoid the use of light duty trench installations because it is likely that applications will be subjected to heavy delivery vehicle traffic at some time. Furthermore, the use of a site could be changed to heavy duty use patterns at some unanticipated future date.

Dimensions in inches

Bolted Catalog No.	A	B	C	Type A	Type C	Type D	Type E	Type P	Type Q
R-4999-XX	8	1-1/2	6		x	x	x	x	
R-4999-BX	10	1-1/2	8		x	x	x	x	
R-4999-CX	12	1-1/2	10		x	x	x	x	x
R-4999-DX	14	1-1/2	12		x	x	x	x	x
R-4999-EX	17	1-1/2	15		x	x	x	x	
R-4999-FX	20	1-1/2	18		x	x	x	x	
R-4999-GX	23	1-1/2	21		x	x*	x		
R-4999-HX	26	1-1/2	24		x	x*	x	x	
R-4999-JX	30	2	27		x	x*	x		
R-4999-KX	33	2	30		x	x*	x		
R-4999-LX	36	2	33		x	x*	x		
R-4999-MX	39	2	36		x	x*	x		
R-4999-NX	45	2	42		x	x*	x		
R-4999-OX	51	2	48		x	x*			

x - Indicates availability.
* Deep Ribs (consult shop drawing for dimensions). Deep Ribs x "B" dimension times 2 or greater.

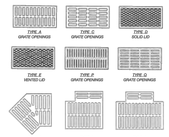


General schematic shown may not apply to all designs. Bar set, rib depths, plate thicknesses, and seating widths vary on different sizes and styles. If your project has design restrictions, contact your sales representative or product engineering.



Illustrating Type C bolted trench. Bolted trench sections are furnished in 24" standard lengths. When bolted trench is furnished, they are shipped assembled – AT NO TIME should the units be disassembled during installation. When removing covers, do not mix or rotate 180 degrees as bolt holes may lose alignment and improper bearing may occur.

Note: In Type A and P grates the slots are perpendicular to the trench run. In Type C and G grates the slots are parallel with the trench run.

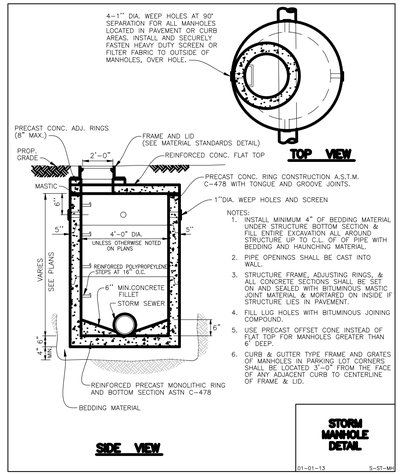


Read Carefully Before Ordering
The various standard trench drains are available with a number of alternatives. It is important to examine all of the variables carefully and specify your requirements fully. Your order will be entered correctly and promptly if it includes the following information:

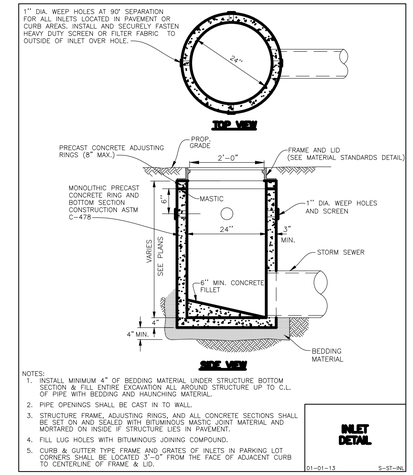
- Complete catalog number
- Frame and pieces, when required
- Type of Lid or Grate, A, C, E, F or Q
- Length of trench sections
- Angles and intersections *
- Load requirements

*Trenches with angles, intersections, size changes or other special requirements require detail drawings prior to ordering. Contact your sales representative or product engineering for assistance.
800-558-5070

Note: 45°, 90° and "T" available in limited sizes and types.

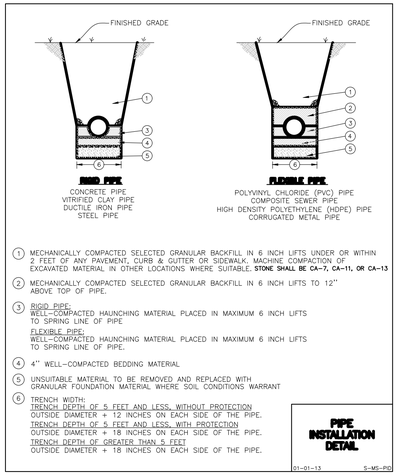


STORM MANHOLE DETAIL
01-01-13 S-ST-MH



NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST IN TO WALL.
3. STRUCTURE FRAME, ADJUSTING RINGS, & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL & MORTARED ON INSIDE IF STRUCTURE LIES IN PAVEMENT.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
5. CURB & GUTTER TYPE FRAME AND GRATES OF INLETS IN PARKING LOT CORNERS SHALL BE LOCATED 3'-0" FROM THE FACE OF ADJACENT CURB TO CENTERLINE OF FRAME & LID.

INLET DETAIL
01-01-13 S-ST-IN



(1) MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB & GUTTER OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE. **STONE SHALL BE CA-7, CA-11, OR CA-13**

(2) MECHANICALLY COMPACTED SELECTED GRANULAR BACKFILL IN 6 INCH LIFTS TO 12" ABOVE TOP OF PIPE.

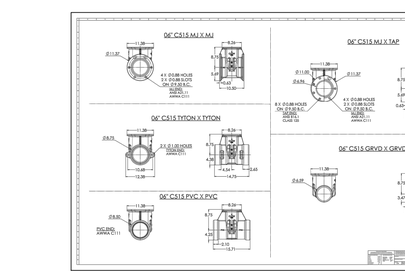
(3) RIGID PIPE:
WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE
FLEXIBLE PIPE:
WELL-COMPACTED HAUNCHING MATERIAL PLACED IN MAXIMUM 6 INCH LIFTS TO SPRING LINE OF PIPE.

(4) 4" WELL-COMPACTED BEDDING MATERIAL

(5) UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR FOUNDATION MATERIAL WHERE SOIL CONDITIONS WARRANT

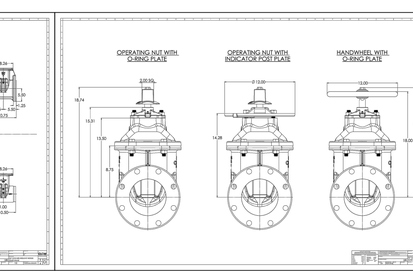
(6) TRENCH WIDTH:
TRENCH DEPTH OF 5 FEET AND LESS, WITHOUT PROTECTION
OUTSIDE DIAMETER + 12 INCHES ON EACH SIDE OF THE PIPE.
TRENCH DEPTH OF 5 FEET AND LESS, WITH PROTECTION
OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.
TRENCH DEPTH OF GREATER THAN 5 FEET
OUTSIDE DIAMETER + 18 INCHES ON EACH SIDE OF THE PIPE.

PIPE INSTALLATION DETAIL
01-01-13 S-MS-PIC



NOTES:
1. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
2. MANHOLE FRAME, ADJ. RINGS & ALL CONCRETE SECTIONS SHALL BE SET ON A PREFORMED BITUMINOUS PLASTIC GASKET (RUB-R-NEK OR EZ STIK)
3. FILL LUG HOLES WITH BITUMINOUS MASTIC JOINT MATERIAL.
4. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.

SANITARY MANHOLE DETAIL
01-01-13 S-SAN-MH



NOTES:
1. INSTALL MINIMUM 4" OF BEDDING MATERIAL UNDER STRUCTURE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING AND HAUNCHING MATERIAL.
2. PIPE OPENINGS SHALL BE CAST INTO WALL WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
3. STRUCTURE FRAME, ADJUSTING RINGS, & ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL.
4. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.

PRESSURE CONNECTION VAULT DETAIL
01-01-13 S-WM-PCVV

STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.

41-2.01 PROTECTION OF WATER MAIN AND WATER SERVICE LINES

41-2.01A GENERAL

Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

41-2.01B HORIZONTAL SEPARATION – WATER MAINS AND SEWERS

(1.) Water mains shall be located at least ten (10) feet (3.1 m) horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

(2.) Water mains may be located closer than ten (10) feet (3.1 m) to a sewer line when:

(a) local conditions prevent a lateral separation of ten (10) feet (3.1 m); and

(b) the water main invert is at least eighteen (18) inches (460 mm) above the crown of the sewer; and

(c) the water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

(3.) When it is impossible to meet (1) or (2) above, both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling. See Standard Drawing No. 18.

WATER AND SEWER SEPARATION REQUIREMENTS (HORIZONTAL SEPARATION)
01-01-13 S-WM-SEP-1

STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.

41-2.01C VERTICAL SEPARATION – WATER MAINS AND SEWERS

(1.) A water main shall be separated from a sewer so that its invert is a minimum of eighteen (18) inches (460mm) above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten (10) feet (3.1m) horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.

(2.) Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction when:

(a) it is impossible to obtain the proper vertical separation as described in (1) above; or

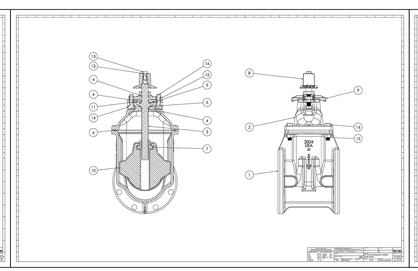
(b) the water main passes under a sewer or drain.

NOTES:
(1) CASING OF EITHER THE WATER MAIN OR SEWER PIPE IS ACCEPTABLE IN LIEU OF PLACING THE SEWER IN WATER MAIN EQUIVALENT PIPE.
(2) THE STORM SEWER CAN BE CONSTRUCTED WITH REINFORCED CONCRETE PIPE USING FLEXIBLE GASKETS JOINTS, (ASTM C361 C443) INSTEAD OF CONSTRUCTING THE STORM SEWER WITH WATER MAIN EQUIVALENT PIPE OR CASING PIPE.

(3.) A vertical separation of eighteen (18) inches (460 mm) between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the main, as shown on the Plans or as approved by the ENGINEER.

(4.) Construction shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least ten (10) feet (3.1 m) See Standard Drawings No. 19-23.

WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)
01-01-13 S-WM-SEP-2



ITEM NO.	COMPONENT	QTY.	SIZE	STANDARD MATERIAL	MATERIAL OPTIONS
1	BODY	1	-	DUCTILE IRON	-
2	COVER	1	-	DUCTILE IRON	-
3	STEM	1	-	C86700	CP9500 (LOW ZINC), 304 SS, 316 SS
4	O-RING	3	#214	EPDM	BUNA-N
5	THRUST BEARING	2		ACETAL	
6	O-RING	1	#445	EPDM	BUNA-N
7	STEM NUT	1	-	C87850	C87610 (LOW ZINC)
8	OPERATING NUT	1	-	CAST IRON	DUCTILE IRON, C86700, 1"-12" DIA. HANDWHEEL
9	O-RING PLATE	1	-	DUCTILE IRON	**INDICATOR POST PLATE
10	WEDGE	1	-	EPDM/DUCTILE IRON	
11	O-RING	1	#335	EPDM	BUNA-N
12	WASHER	1	1/2"	18-8 SS	316 SS
13	CAPSCREW	1	1/2"-13 X 1 1/4"	18-8 SS	316 SS
14	CAPSCREW	2	3/8"-11 X 2"	18-8 SS	316 SS
15	HEX NUT	4	3/8"-11	18-8 SS	316 SS
16	CAPSCREW	4	3/8"-11 X 2 1/4"	18-8 SS	316 SS

- VALVES CONFORM WITH THE FOLLOWING STANDARDS
  - AWWA C515
  - NSF 61
- LOW ZINC BRASS STEM AND STEM NUT AVAILABLE
- 100% DOMESTIC FASTENERS AND ORINGS OPTIONS AVAILABLE
- OPEN LEFT (COUNTERCLOCKWISE) AND OPEN RIGHT (CLOCKWISE) OPTIONS AVAILABLE
- TURNS TO OPEN FROM FULLY CLOSED: 20
- AWWA MAXIMUM ALLOWABLE CLOSING TORQUE 110 FT-LB
- OPTIONAL HANDWHEEL CAN BE SUBSTITUTED FOR STANDARD 2" SQUARE OP. NUTS. NOTE: STANDARD HANDWHEEL SIZE LISTED OUT IN PARTS LIST.

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

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o: 630 300-0933 c: 630 624-0520

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE WALDEN – 688 GREEN BAY ROAD

CONSTRUCTION DETAILS

FILE NAME: BASE PLAN	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO. 13 of 14
DISC NUM: PMW-001	DRN BY: WDE	SCALE: N/A	DATE: 04.20.2021	

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF WINNETKA MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

2. THE VILLAGE OF WINNETKA ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

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

PREPARED BY:
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4320 Winfield Road – Suite 200, Warrenville Illinois 60555
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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

THE WALDEN – 688 GREEN BAY ROAD

CONSTRUCTION DETAILS

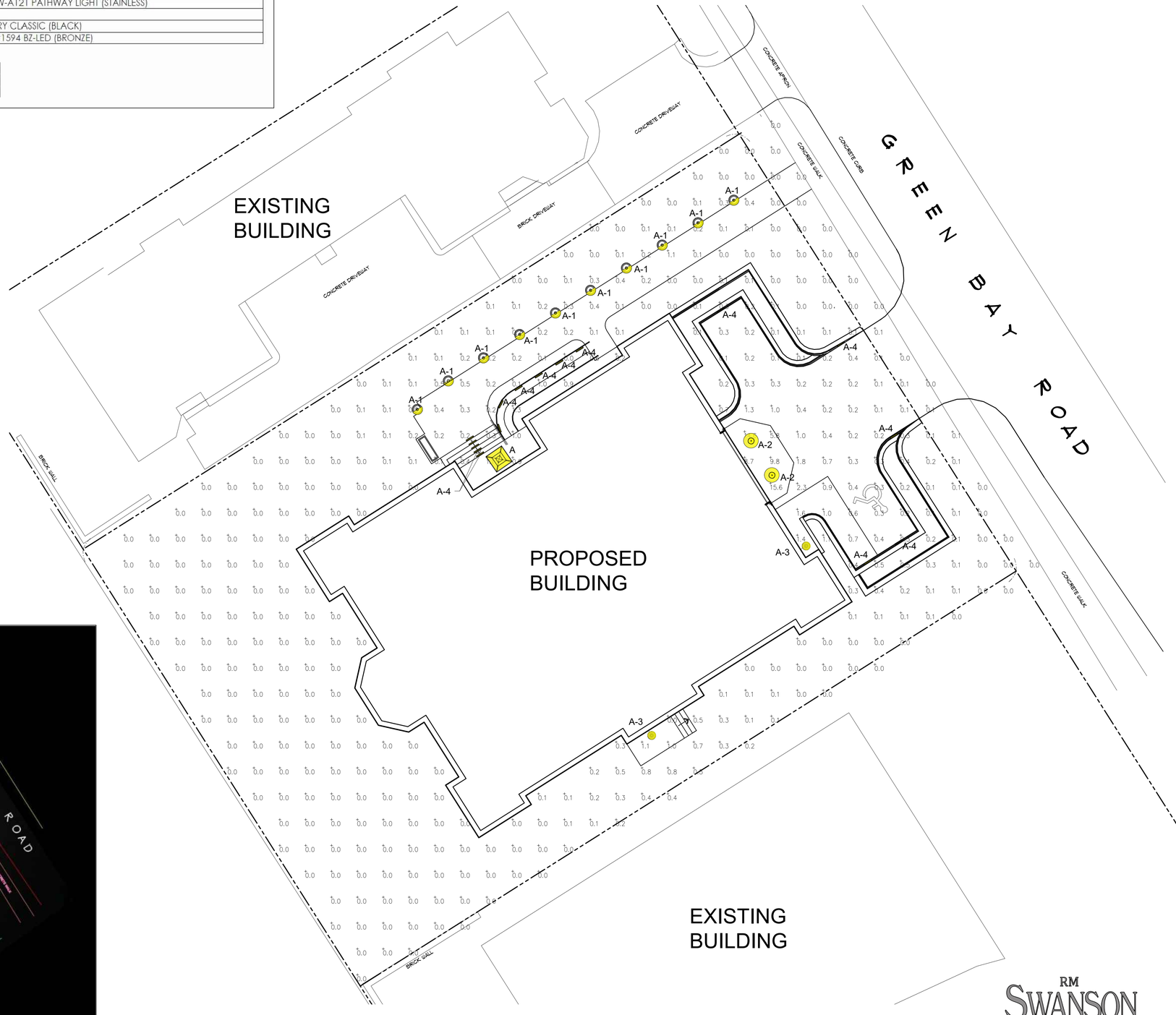
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DISC NUM: PMW-001	DRN BY: WDE	SCALE: N/A	DATE: 04.20.2021	14 of 14

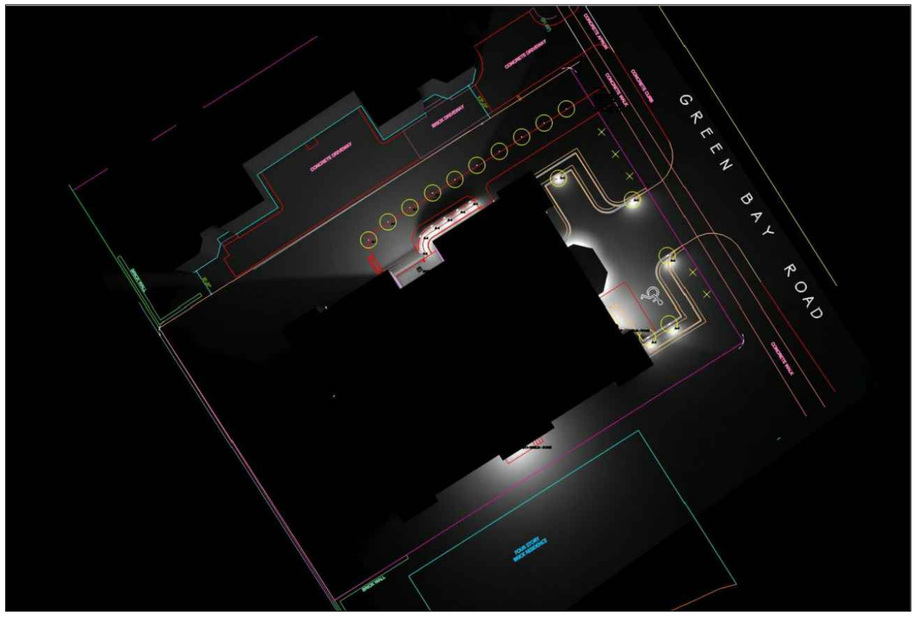
EXHIBIT C

Photometrics Plan

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

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





PHOTOMETRICS PLAN

1/4" = 1'-0"

FINAL PLAN

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

6-22-2021

EXHIBIT D

Landscape Plan



FINAL LANDSCAPE PLAN

1"=10'-0"


NS-Norway Spruce


CP-Chanticleer Pear


SS-Sweetgum


OH-Hydrangea


PY-Japanese Spurge


AR-Arbor Vitae


RB-River Birch


SB-Serviceberry


CB-Caramal Corel Belles


SP-Little Princess Spirea


AW-AW Spirea


RA- Astilbe


BX- Boxwood

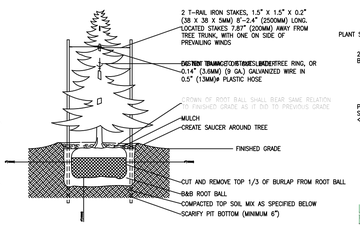

AZ-Crimson Azalea

Plant List

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

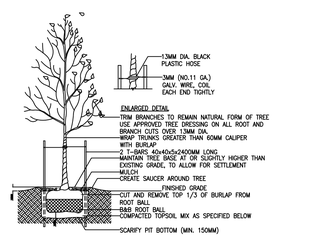
GENERAL NOTES:

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



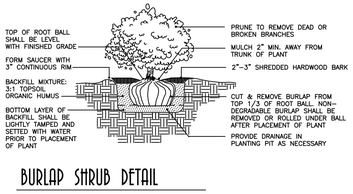
SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, SEE SPEC.

CONIFEROUS TREE DETAIL

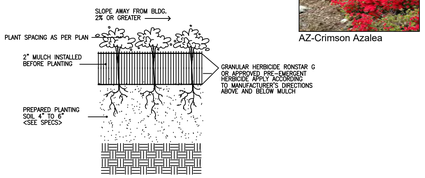


SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED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

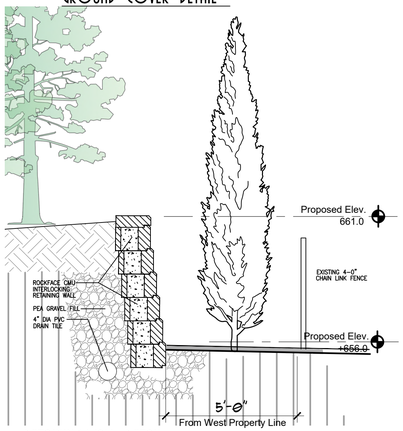
DECIDUOUS TREE DETAIL



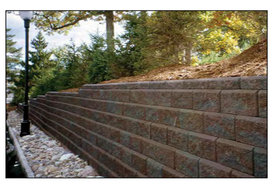
BURLAP SHRUB DETAIL



GROUND COVER DETAIL



RETAINING WALL DETAIL



REPRESENTATIVE PHOTO OF RETAINING WALL

BELGARD "DIAMOND PRO" WALL (VICTORIAN) OR SIMILAR

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

12-10-2020

EXHIBIT E

Tree Preservation Plan



FINAL TREE PRESERVATION PLAN

1"=10'-0"

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

GENERAL NOTES:

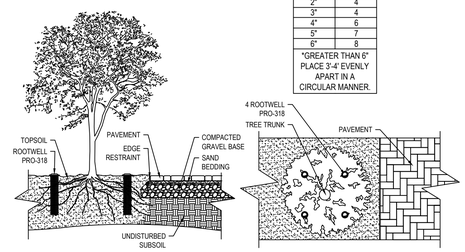
1. ONE TREE-INCH CALIPER TREE WILL BE PLANTED ON THE VILLAGE PARKWAY. THE REMAINING INCHES (28) MUST BE ACCOUNTED FOR THROUGH TREE PLANTING ON THE APPLICANT PROPERTY
2. TREE REPLACEMENT IS REQUIRED AND IS BASED ON THE SPECIES AND CONDITION OF TREES TO BE REMOVED. REQUIRED REPLACEMENT SHALL BE AS FOLLOWS: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

TREE PRESERVATION NOTES:

1. 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.
2. GRADE CHANGES WITHIN THE TREE PROTECTION ZONES OF ANY PROTECTED TREE ARE PROHIBITED
3. NO STOCKPILING OF ANY MATERIAL FOR ANY PERIOD OF TIME WITHIN TREE PROTECTION ZONES
4. NO HEAVY MACHINERY MAY OPERATE WITHIN TREE PROTECTION ZONE DURING ANY PHASE OF CONSTRUCTION PROJECT, INCLUDING AFTER PROTECTIVE TREE FENCING HAS BEEN REMOVED. OPERATING HEAVY MACHINERY WITHIN TREE PROTECTION ZONE WILL RESULT IN A STOP WORK ORDER.

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

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

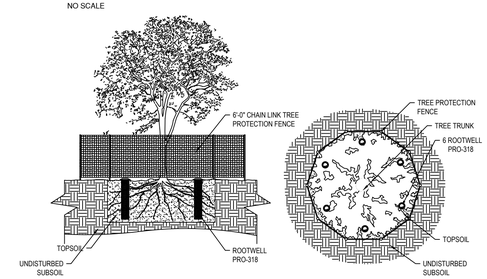


SECTION VIEW PLAN VIEW

MANUFACTURER NOTES:
1. 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
2. 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



SECTION VIEW PLAN VIEW

MANUFACTURER NOTES:
1. 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
2. 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 Wilsonwdw@aol.com

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

June 25, 2021

EXHIBIT F

Final Architectural Plans



THE WALDEN

688 GREEN BAY ROAD
WINNETKA, IL 60093

OWNER
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11418 E. MISSION LN.
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RICK@RMSWANSON.COM

DESIGN-BUILDER
NEWLOOK DESIGN | BUILD + DEVELOPMENT
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WILMETTE, IL. 60091
INFO@NEWLOOKDEVELOPMENT.COM

CONSULTANTS

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COBU ARCHITECTURE STUDIO
111 NORTH AVENUE, SUITE 207
BARRINGTON, IL 60010
PHONE (312) 7410-1260

CIVIL ENGINEER
ESM CIVIL SOLUTIONS, LLC.
4320 WINFIELD ROAD, SUITE 200
WARRENVILLE, IL. 60555
PHONE (630) 7300-0933

MECHANICAL ENGINEER
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BRAYSKI@ONEWORLDCONSULTING.BIZ

STRUCTURAL ENGINEER
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8 E. GALENA BOULEVARD, SUITE 208
AURORA, IL 60506-4161
T.LNDSAY@LINDSAY-SE.COM

SHEET INDEX

GENERAL DRAWINGS
G-001 COVER, INDEX, CODE
G-002 SITE PLAN & UNIT AREAS
G-003 GFA CALCULATION DIAGRAMS
G-004 IMPERMEABLE LOT COVERAGE
G-005 CONTEXT ELEVATIONS

FLOOR PLANS
A-101 LOWER LEVEL PLAN
A-102 FIRST FLOOR PLAN
A-103 SECOND FLOOR PLAN
A-104 THIRD FLOOR PLAN

ROOF PLANS
A-105 ROOF PLAN

BUILDING ELEVATIONS
A-201 EAST ELEVATION
A-202 WEST ELEVATION
A-203 SOUTH ELEVATION
A-204 NORTH ELEVATION

BUILDING SECTIONS
A-301 SECTIONS
A-302 SECTIONS

OCCUPANCY AND EGRESS

OCCUPANCY (IBC TABLE 1004.1.2)

AREA DESIGNATION	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANCY CALCULATION	NUMBER OF OCCUPANTS
UNIT 11	3BR DWELLING UNIT	1:200 GSF	2149 S.F. / 200 =	11
UNIT 12	3BR DWELLING UNIT	1:200 GSF	2147 S.F. / 200 =	11
UNIT 21	3BR DWELLING UNIT	1:200 GSF	2149 S.F. / 200 =	11
UNIT 22	3BR DWELLING UNIT	1:200 GSF	2390 S.F. / 200 =	12
UNIT 31	2BR DWELLING UNIT	1:200 GSF	2896 S.F. / 200 =	15
STORAGE, MECHANICAL, EQUIPMENT	ACCESSORY AREAS	1:300 GSF	787 S.F. / 300 =	3
GARAGE	GARAGE	1:200 GSF	4232 S.F. / 200 =	22
			TOTAL OCCUPANT LOAD	85

MEANS OF EGRESS (IBC CHAPTER 10)

REQUIREMENT	IBC #	REQUIRED/ALLOWED	PROVIDED
EGRESS WIDTH PER PERSON - STAIR	1005.3.1	#VALUE!	
EGRESS WIDTH PER PERSON - OTHER	1005.3.2	#VALUE!	
COMMON PATH OF TRAVEL - R-2	TABLE 1006.2.1	125 FT	xxx FT
COMMON PATH OF TRAVEL - S-2	TABLE 1006.2.1	100 FT	xxx FT
SPACES WITH ONE MEANS OF EGRESS - R-2	TABLE 1006.2.1	<20 OCCUPANTS	xxx OCCUPANTS
SPACES WITH ONE MEANS OF EGRESS - S-2	TABLE 1006.2.1	<30 OCCUPANTS	xxx OCCUPANTS
MINIMUM NUMBER OF EXITS (PER FLOOR)	TABLE 1006.3.1	2	2
MINIMUM STAIR WIDTH	1011.2 EXCEPTION 1	36 IN	36 IN
MINIMUM RAMP WIDTH	1012.5.1	36 IN	36 IN
MINIMUM CLEAR OPENING OF DOORS	1008.1.1	32 IN	32 IN
MAXIMUM TRAVEL DISTANCE - R-2	TABLE 1017.2	250 FT	98 FT
MAXIMUM TRAVEL DISTANCE - S-2	TABLE 1017.2	400 FT	67 FT
CORRIDOR FIRE RESISTANCE RATING	TABLE 1020.1	0.5-HR	1-HR
MINIMUM CORRIDOR WIDTH - WITHIN A DWELLING	TABLE 1020.2	36 IN	36 IN
MINIMUM CORRIDOR WIDTH - WITH AN OCCUPANT LOAD <50	TABLE 1020.2	36 IN	38 IN
MINIMUM CORRIDOR WIDTH - TO ACCESS MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT	TABLE 1020.2	24 IN	xx IN
MINIMUM CORRIDOR WIDTH - OTHER	TABLE 1020.2	44 IN	95 IN
MAXIMUM DEAD END	1020.4	20 FT	15 FT 11 IN

BUILDING HEIGHTS AND AREAS

ALLOWABLE

OCCUPANCY	TYPE OF CONST./ SPRINKLED (IBC TABLE 504.3)	ALLOWABLE EIGHT (FT) (IBC TABLE 504.4)	ALLOWABLE STORIES	ALLOWABLE AREA PER STORY
FIRE AREA A BELOW 3 HR. HORIZONTAL ASSEMBLY GROUP S-2	IB / NFPA 13	180 FT.	12 STORIES	237,000 S.F.
FIRE AREA B ABOVE 3 HR. HORIZONTAL ASSEMBLY GROUP R-2	VB / NFPA 13R	60 FT.	3 STORIES	21,000 S.F.

PROPOSED BUILDING

OCCUPANCY	TYPE OF CONST./ SPRINKLED	PROPOSED HEIGHT (FT)	PROPOSED STORIES	PROPOSED AREA PER STORY
FIRE AREA A BELOW 3 HR. HORIZONTAL ASSEMBLY GROUP S-2	IB / NFPA 13	0 FT.	0 STORIES	xxx S.F.
FIRE AREA B ABOVE 3 HR. HORIZONTAL ASSEMBLY GROUP R-2	VB / NFPA 13R	35 FT.	2-1/2 STORIES	xxx S.F.

CODE INFORMATION

VILLAGE OF WINNETKA, ILLINOIS
BUILDING DEPARTMENT
510 GREEN BAY ROAD
WINNETKA, IL. 60093
PH: (847) 501-6000

GENERAL INFORMATION
PROJECT NAME: THE WALDEN
LOCATION: WINNETKA, IL.

APPLICABLE CODES
2015 INTERNATIONAL BUILDING CODE (IBC) w/ WINNETKA AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE (IMC) w/ WINNETKA AMENDMENTS
2018 ILLINOIS ENERGY CONSERVATION CODE (IECC) w/ WINNETKA AMENDMENTS
2014 NATIONAL ELECTRIC CODE (NEC) w/ WINNETKA AMENDMENTS
2018 ILLINOIS STATE PLUMBING CODE (ISPC) w/ WINNETKA AMENDMENTS
2015 INTERNATIONAL FIRE CODE w/ WINNETKA AMENDMENTS
2018 ILLINOIS STATE ACCESSILILITY CODE
2015 NFPA 101 LIFE SAFETY CODE
2016 NFPA 13 & NFPA 13R AUTOMATIC SPRINKLER SYSTEM STANDARDS
2016 NFPA 72 NATIONAL FIRE ALARM AND SIGNAL CODE
WINNETKA VILLAGE CODE, TITLE 15 - BUILDINGS AND CONSTRUCTION

PROJECT DESCRIPTION
5 RESIDENTIAL DWELLING UNITS, 2-1/2 STORY ABOVE 3 HR. HORIZONTAL ASSEMBLY, WOOD FRAME MIXED USE BUILDING OVER SINGLE LEVEL 10 SPACES, ENCLOSED PARKING SEPARATED BY A PRECAST HORIZONTAL FLOOR / CEILING ON A POURED CONCRETE BASEMENT FOUNDATION. SEE CIVIL PLANS FOR ADDITIONAL SITE PARKING INCLUDING ACCESSIBLE PARKING.

ENVELOPE INSULATION VALUES

PITCHED ROOF	R-45 (CAVITY)
FLAT ROOF	R-38 (CAVITY)
EXTERIOR WALLS	R-21 (CAVITY)
SLAB ON GRADE (4FT)	R-10 (CONTINUOUS)

OCCUPANCY TYPES
THE BUILDING SHALL BE CLASSIFIED AS A MIXED OCCUPANCY - SEPARATED PER IBC SECTION 510 - SPECIAL PROVISIONS
- R-2 OCCUPANCY AT FLOORS 1, 2, 3
- S-2 OCCUPANCY AT THE LOWER LEVEL WITH AN AT GRADE PARKING ENTRANCE
- THE S-2 OCCUPANCY SHALL BE SEPARATED FROM THE R-2 OCCUPANCY ABOVE BY A THREE HOUR FIRE RATED HORIZONTAL ASSEMBLY OF CONSTRUCTION TYPE 1B PER 5010.2 SPECIAL PROVISIONS.

MINIMUM DESIGN LIVE LOADS
REFER TO STRUCTURAL DRAWINGS

FIRE PROTECTION:
FIRE AREA B
R-2 OCCUPANCY SHALL BE FULLY EQUIPPED THROUGHOUT WITH A FIRE SUPPRESSION SYSTEM ENGINEERED AND INSTALLED IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN NFPA 13R FIRE SUPPRESSION SYSTEM AT ALL LEVELS ABOVE THE PARKING FLOOR / CEILING CONSTRUCTION.

FIRE AREA A
S-2 OCCUPANCY SHALL BE FULLY EQUIPPED THROUGHOUT WITH A FIRE SUPPRESSION SYSTEM ENGINEERED AND INSTALLED IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN NFPA 13 FIRE SUPPRESSION SYSTEM ABOVE AND BELOW THE PARKING FLOOR / CEILING CONSTRUCTION.

ACCESSIBILITY
MINIMUM ADAPTABLE/ACCESSIBLE UNIT TYPES:
FHA 'ADAPTABLE' UNITS: 100% = 5 TOTAL UNITS
ICC/ANSI : 0% = 0 TOTAL UNITS

TYPES OF CONSTRUCTION

R-2, CONSTRUCTION TYPE VB (IBC TABLE 601)

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, AND TRUSSES:	0 HR.
BEARING EXTERIOR WALLS:	0 HR.
BEARING INTERIOR WALLS:	0 HR.
NON-BEARING EXTERIOR WALLS AND PARTITIONS:	0 HR. SEE TABLE 602
NON-BEARING INTERIOR WALLS AND PARTITIONS:	0 HR.
HORIZONTAL ASSEMBLIES INCLUDING SUPPORTING BEAMS AND JOISTS:	0 HR.
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS:	0 HR.
FIRE PARTITIONS:	1 HR.
FIRE BARRIERS (4 STORY RATED EXIT ENCLOSURE AND ELEVATOR):	2 HR.
FIRE BARRIERS (3 STORY OR LESS RATED EXIT ENCLOSURE):	1 HR.
FIRE RESISTANCE RATING - EXTERIOR WALLS (IBC TABLE 602):	
TYPE V - A	
< 5'	1 HR.
> 5' < 10'	1 HR.
> 10' < 30'	0 HR.
> 30'	0 HR.
EXTERIOR OPENING REQUIREMENTS (IBC TABLE 705.8):	
FIRE SEPARATION DISTANCE (GREATER THAN 30 FT.)	NO LIMIT

S-2, CONSTRUCTION TYPE IB (IBC TABLE 601)

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, AND TRUSSES:	2 HR.
BEARING EXTERIOR WALLS:	2 HR.
BEARING INTERIOR WALLS:	2 HR.
NON-BEARING EXTERIOR WALLS AND PARTITIONS:	0 HR. SEE TABLE 602
NON-BEARING INTERIOR WALLS AND PARTITIONS:	0 HR.
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS:	N/A
FIRE BARRIERS (4 STORY RATED EXIT ENCLOSURE & ELEVATOR SHAFT):	2 HR.*
FIRE BARRIERS (3 STORY OR LESS RATED EXIT ENCLOSURE):	1 HR.*
FLOOR/CEILING ASSEMBLY BETWEEN THE S-2 PARKING AND THE R-2 OCCUPANCY WILL BE 3 HOUR FIRE RATED, AS REQUIRED BY SPECIAL PROVISIONS SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE.	3 HR.

* WALLS SUPPORTING 3 HOUR FLOOR SYSTEM SHALL HAVE 3 HOUR RATING FOR STRUCTURAL CONTINUITY

MEANS OF EGRESS

1008 MEANS OF EGRESS ILLUMINATION
REQUIRED FOR R-2 CORRIDORS, STAIRWAYS, PASSAGEWAYS, DISCHARGE LEVEL VESTIBULES, AND EXTERIOR LANDINGS

1006 ACCESSIBLE MEANS OF EGRESS
TWO ACCESSIBLE REQUIRED FOR EACH FIRE AREA
ONE ACCESSIBLE REQUIRED FOR EACH DWELLING UNIT PER EXCEPTION #1.

1009.8 TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR

1010.1.1 MINIMUM CLEAR WIDTH OF 32" MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH WIH THE DOOR OPEN 90 DEGREES.

1010.1.2 DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE

1011.2 EGRESS STAIRWAY 36" MINIMUM WIDTH (PER EXCEPTION #1.)

1013.1 EXIT SIGNS - 100 FEET OR VIEWABLE

1013.3 EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

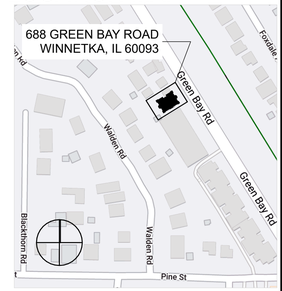
1006.2.1 COMMON PATH OF EGRESS SHALL NOT EXCEED 120 FEET - BUILDING SHALL BE PROTECTED THROUGHOUT WITH APPROVED FIRE PROTECTION SYSTEM NFPA 13

1017.2 TRAVEL DISTANCE 250 FEET - BUILDING SHALL BE PROTECTED THROUGHOUT WITH APPROVED FIRE PROTECTION SYSTEM NFPA 13R

1006.3.1 MIN NUMBER OF EXITS 2 EXITS REQUIRED PER BUILDING

1028.1 EXIT DISCHARGE - EXITS SHALL DISCHARGE DIRECTLY TO EXTERIOR OF BUILDING.

LOCATION MAP



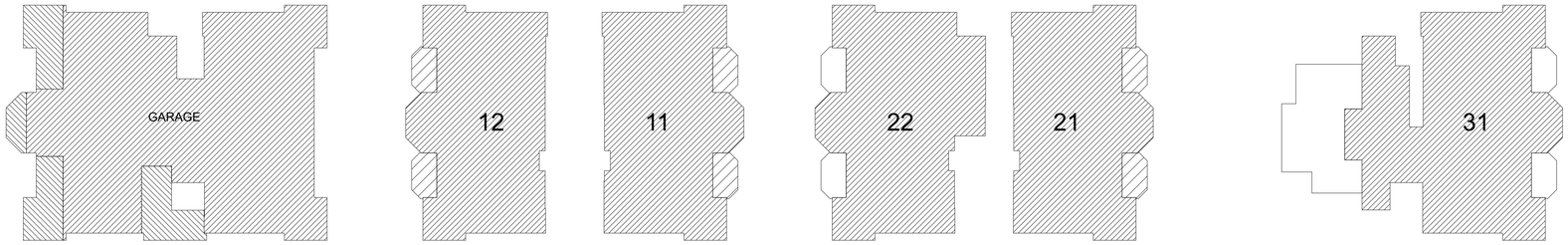
REV.	ISSUED FOR:	DATE:
1	VILLAGE COUNCIL	9/10/21
2	VILLAGE COUNCIL	10/29/21

PROJECT NO:
MODEL FILE:
688 Green Bay 24US Winnetka changes 211203.pln
DRAWN BY:
COPYRIGHT:
NEWLOOK Construction, LLC 2021

SHEET TITLE

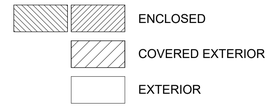
COVER, INDEX, CODE

G-001



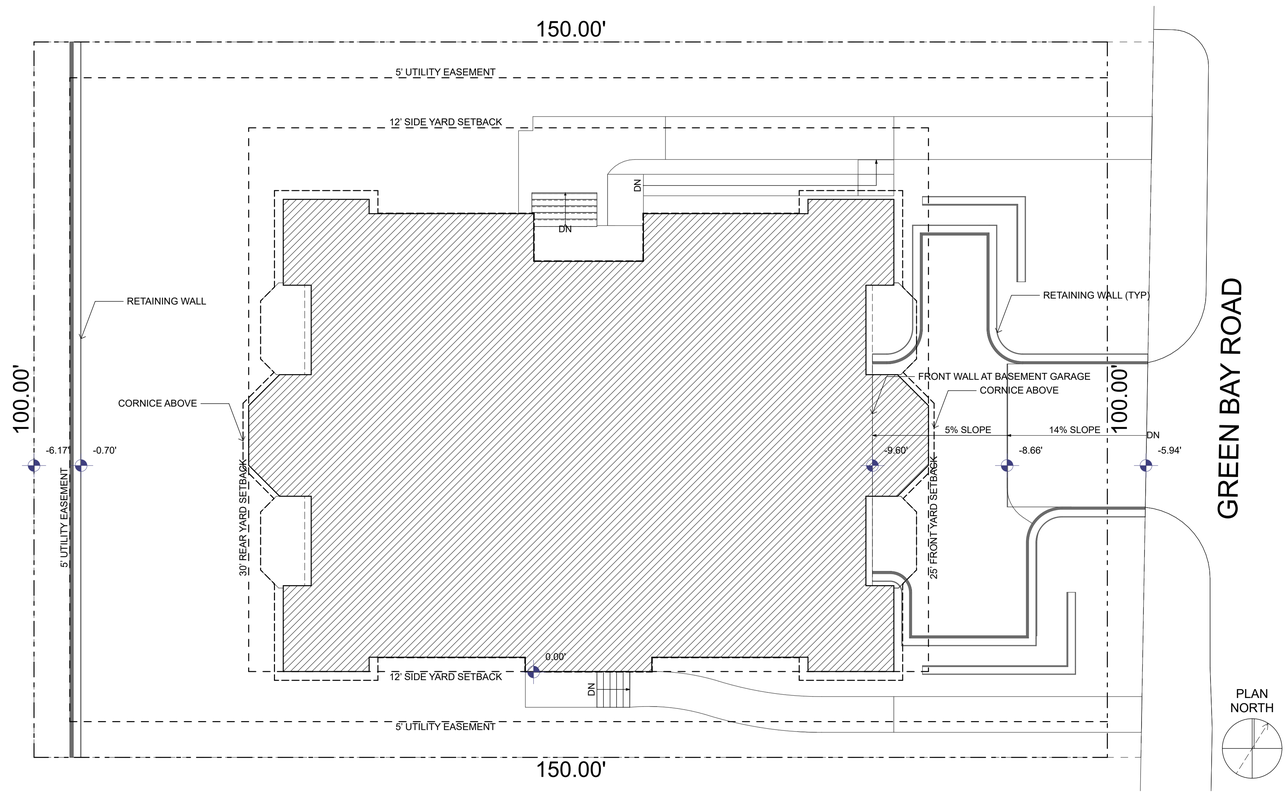
LOWER LEVEL | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR

	GROSS AREA	COVERED EXTERIOR	EXTERIOR
UNIT/OCCUPANCY	AREA	AREA	AREA
11	2,142	168	
12	2,140	168	
21	2,142	168	
22	2,383		168
31	2,854		820
GARAGE	4,204		
STOR/MECH/EQPM	772		



2 UNIT GROSS AREAS

SCALE: 1" = 20'



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'

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3	VILLAGE COUNCIL	12/3/21

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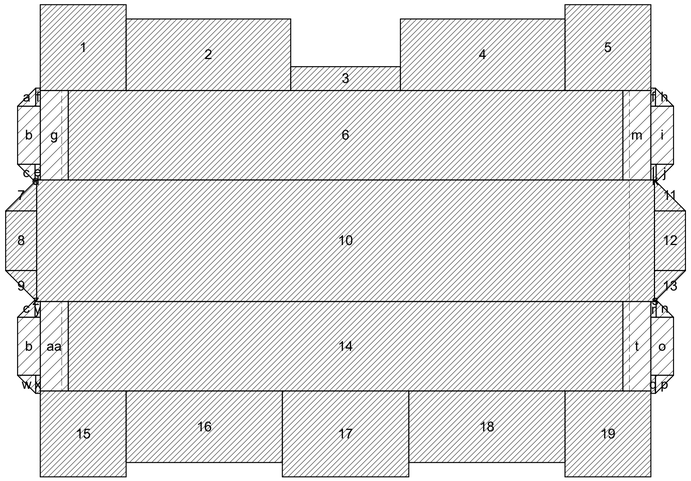
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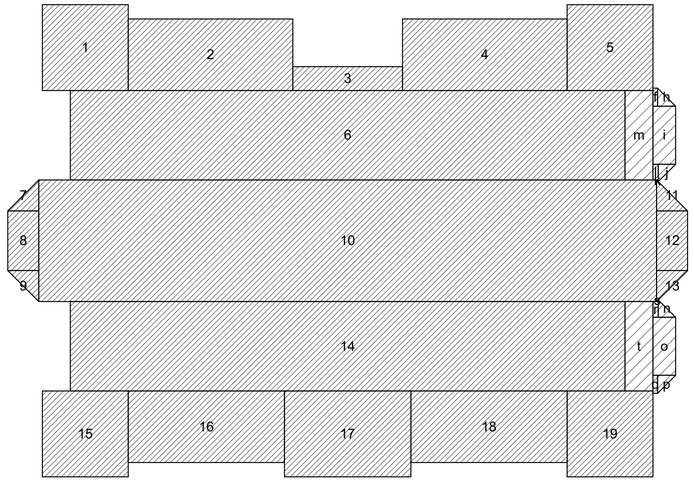
SHEET TITLE

SITE PLAN & UNIT AREAS

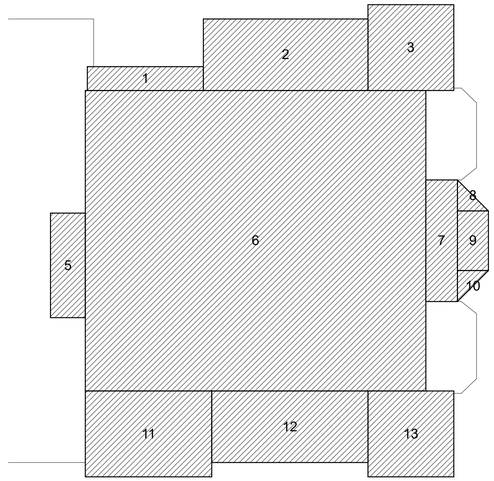
G-002



FIRST FLOOR



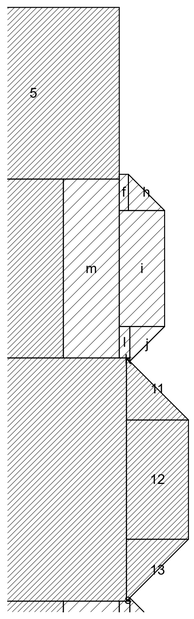
SECOND FLOOR



THIRD FLOOR

ENCLOSED

COVERED EXTERIOR



BALCONY AND BAY, ENLARGED

1ST FLOOR

ID	X DIM	Y DIM		AREA
1	12.0'	12.0'		144
2	23.0'	10.0'		230
3	15.3'	3.3'		51
4	23.0'	10.0'		230
5	12.0'	12.0'		144
6	77.5'	12.5'		969
7	4.3'	4.3'	TRIANG	9
8	4.3'	8.3'		36
9	4.3'	4.3'	TRIANG	9
10	86.3'	17.0'		1,468
11	4.3'	4.3'	TRIANG	9
12	4.3'	8.3'		36
13	4.3'	4.3'	TRIANG	9
14	77.5'	12.5'		969
15	12.0'	12.0'		144
16	21.8'	10.0'		218
17	17.7'	12.0'		212
18	21.8'	10.0'		218
19	12.0'	12.0'		144
a	2.5'	2.5'	TRIANG	3
aa	3.9'	12.5'		49
b	3.2'	8.1'		26
b	3.2'	8.1'		26
c	2.4'	2.4'	TRIANG	3
c	2.4'	2.4'	TRIANG	3
d	0.2'	0.2'	TRIANG	0
e	0.7'	2.2'		2
f	0.6'	2.5'		2
f	0.6'	2.5'		2
g	3.9'	12.5'		49
h	2.5'	2.5'	TRIANG	3
i	3.2'	8.1'		26
j	2.4'	2.4'	TRIANG	3
k	0.2'	0.2'	TRIANG	0
l	0.7'	2.2'		2
m	3.9'	12.5'		49
n	2.4'	2.4'	TRIANG	3
o	3.2'	8.1'		26
p	2.5'	2.5'	TRIANG	3
q	0.6'	2.5'		2
r	0.7'	2.2'		2
s	0.2'	0.2'	TRIANG	0
t	3.9'	12.5'		49
w	2.5'	2.5'	TRIANG	3
x	0.6'	2.5'		2
y	0.7'	2.2'		2
z	0.2'	0.2'	TRIANG	0
				5,587 sq ft

2ND FLOOR

ID	X DIM	Y DIM		AREA
1	12.0'	12.0'		144
2	23.0'	10.0'		230
3	15.3'	3.3'		51
4	23.0'	10.0'		230
5	12.0'	12.0'		144
6	77.5'	12.5'		969
7	4.3'	4.3'	TRIANG	9
8	4.3'	8.3'		36
9	4.3'	4.3'	TRIANG	9
10	86.3'	17.0'		1,468
11	4.3'	4.3'	TRIANG	9
12	4.3'	8.3'		36
13	4.3'	4.3'	TRIANG	9
14	77.5'	12.5'		969
15	12.0'	12.0'		144
16	21.8'	10.0'		218
17	17.7'	12.0'		212
18	21.8'	10.0'		218
19	12.0'	12.0'		144
f	0.6'	2.5'		2
h	2.5'	2.5'	TRIANG	3
i	3.2'	8.1'		26
j	2.4'	2.4'	TRIANG	3
k	0.2'	0.2'	TRIANG	0
l	0.7'	2.2'		2
m	3.9'	12.5'		49
n	2.4'	2.4'	TRIANG	3
o	3.2'	8.1'		26
p	2.5'	2.5'	TRIANG	3
q	0.6'	2.5'		2
r	0.7'	2.2'		2
s	0.2'	0.2'	TRIANG	0
t	3.9'	12.5'		49
				5,419 sq ft

3RD FLOOR

ID	X DIM	Y DIM		AREA
1	16.2'	3.3'		54
2	23.0'	10.0'		230
3	12.0'	12.0'		144
5	4.9'	14.6'		71
6	47.6'	42.0'		1,999
7	4.4'	17.0'		75
8	4.3'	4.3'	TRIANG	9
9	4.3'	8.3'		36
10	4.3'	4.3'	TRIANG	9
11	17.7'	12.0'		212
12	21.8'	10.0'		218
13	12.0'	12.0'		144
				3,202 sq ft

GROSS AREA TOTALS

	AREA
FIRST FLOOR	5,587
SECOND FLOOR	5,419
THIRD FLOOR	3,202
	14,208 sq ft

1 GFA CALCULATION DIAGRAMS

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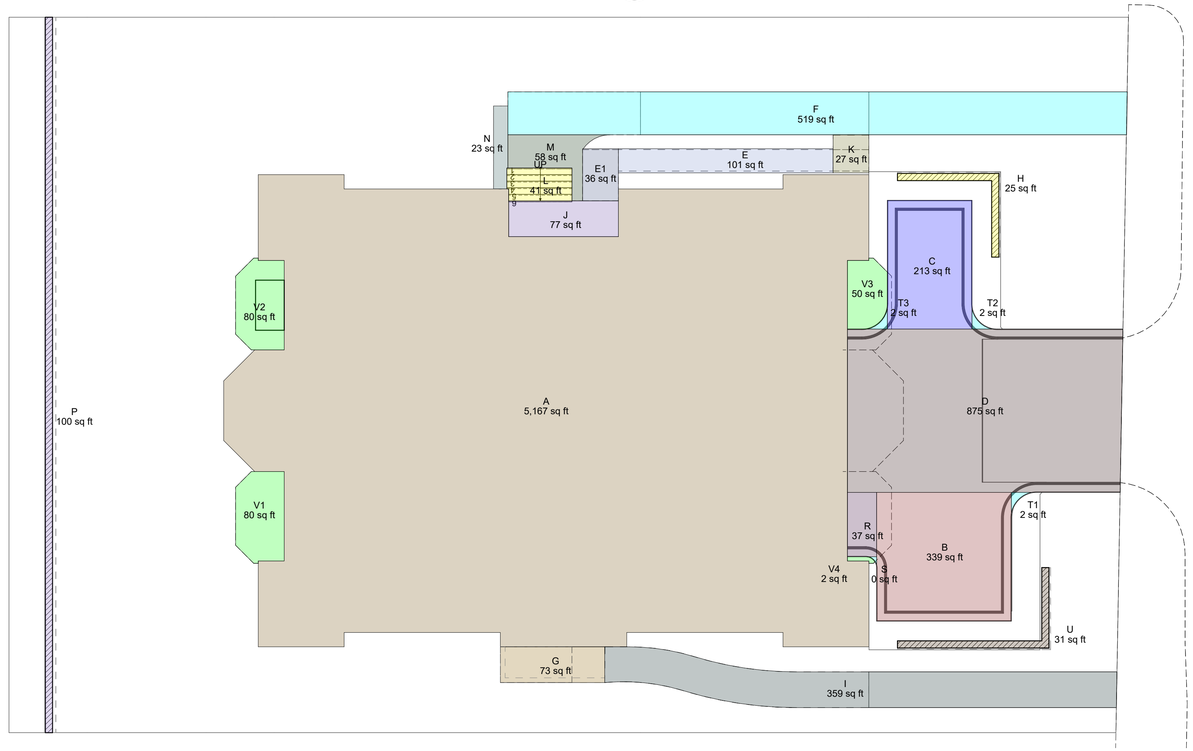
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GFA CALCULATION DIAGRAMS

G-003

ID	DIMENSIONS (FT)	AREA (SF)
A	85.33 x 66.00	5167
B	18.83 x 18.00	339
C	11.83 x 18.00	213
D	38.48 x 22.83	875
E	30.00 x 3.38	101
E1	5.00 x 7.29	36
F	86.54 x 6.00	519
G	14.58 x 5.00	73
H	1.00 x 25.00	25
I	71.59 x 5.00	359
J	15.33 x 5.00	77
K	5.00 x 5.33	27
L	9.08 x 4.58	41
M	14.13 x 9.24	58
N	11.60 x 2.00	23
P	1.00 x 100.00	100
R	4.08 x 9.00	37
S	1.07 x 1.07	0
T1	2.81 x 2.81	2
T2	2.81 x 2.81	2
T3	2.81 x 2.81	2
U	1.00 x 31.00	31
V1	6.79 x 12.83	80
V2	6.79 x 12.83	80
V3	5.58 x 9.92	50
V4	3.89 x 0.92	2
TOTAL IMPERMEABLE AREA		**8,319 SF**
LOT AREA		15,000
ALLOWABLE IMPERMEABLE AREA		9,000 (60%)
		681 SF UNDER 7.6%

2 IMPERMEABLE SURFACE LOT COVERAGE



1 IMPERMEABLE SURFACE AREA

SCALE: 1" = 10'

0 5' 10' 20'

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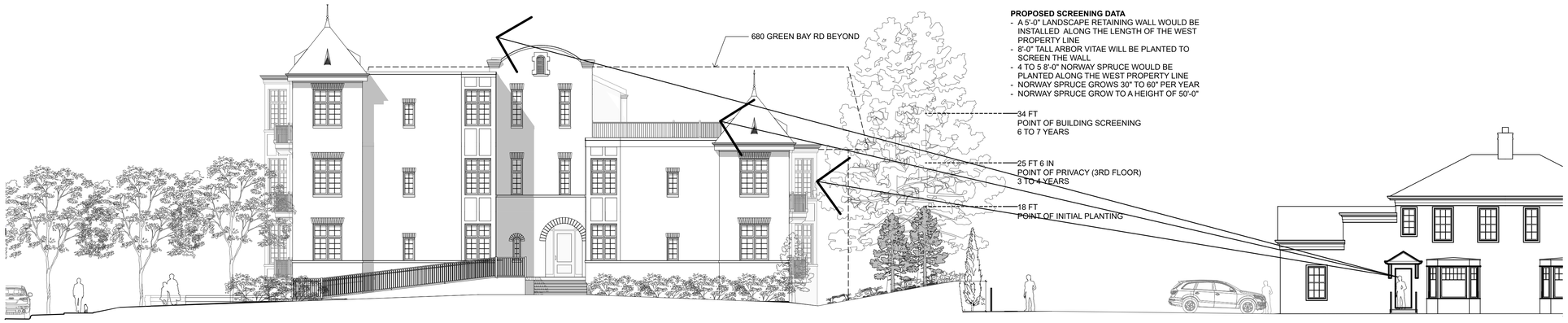
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SHEET TITLE

IMPERMEABLE LOT COVERAGE

G-004



1 NORTH ELEVATION

SCALE: 1" = 10'

0 5' 10' 20'



2 GREEN BAY RD STREET ELEVATION

SCALE: 1" = 10'

0 5' 10' 20'

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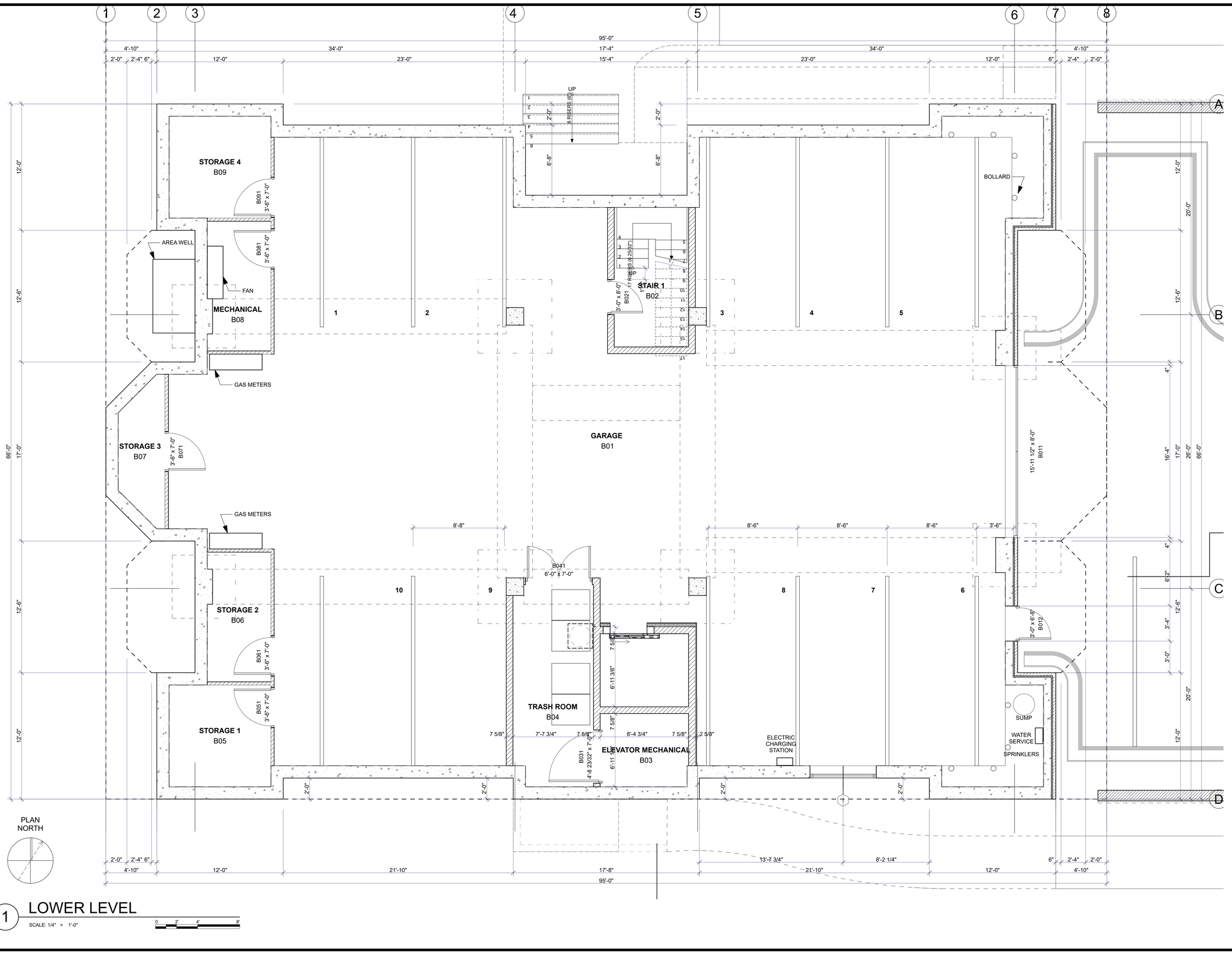
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CONTEXT ELEVATIONS

G-005



1 LOWER LEVEL

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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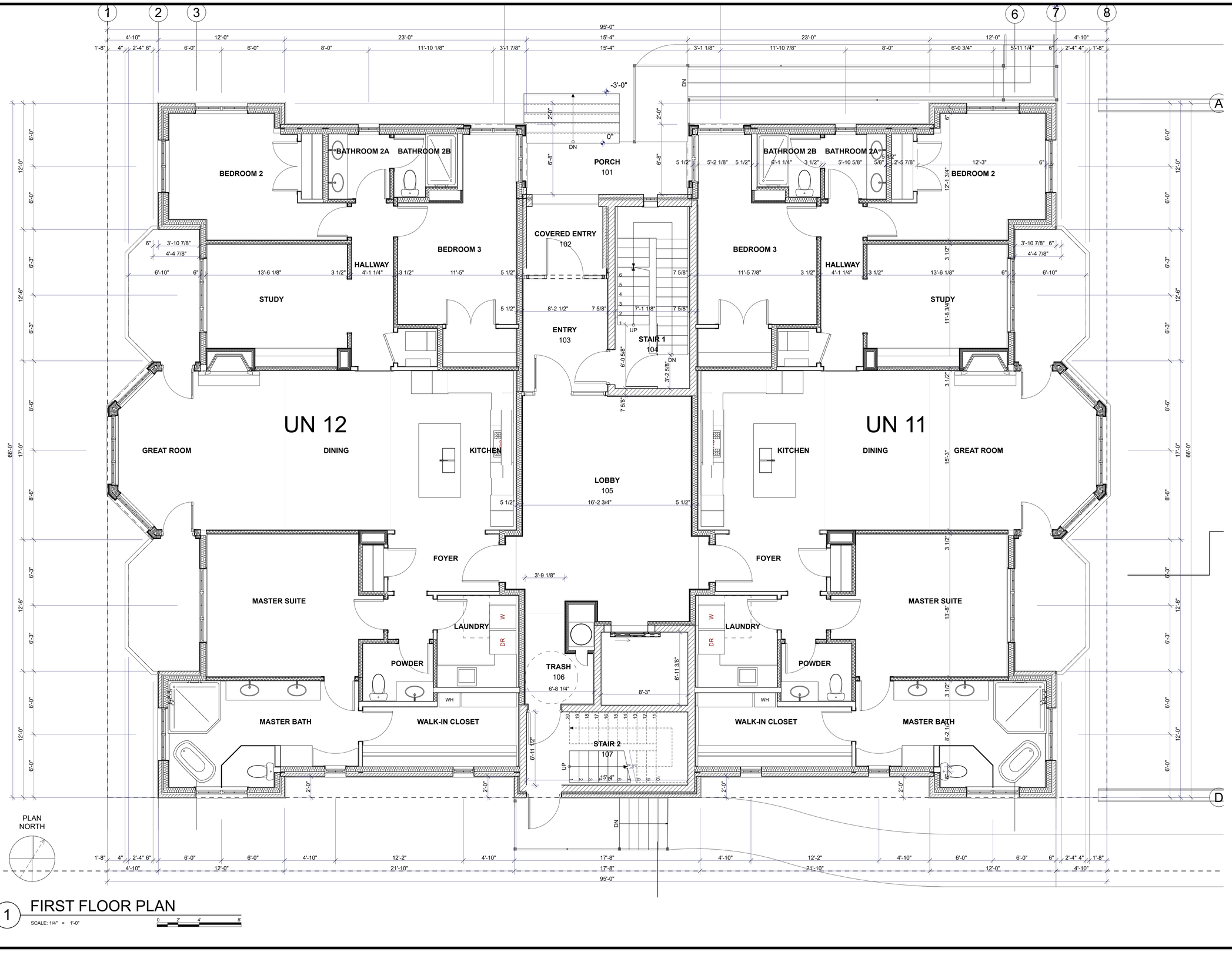
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SHEET TITLE

LOWER LEVEL PLAN

A-101



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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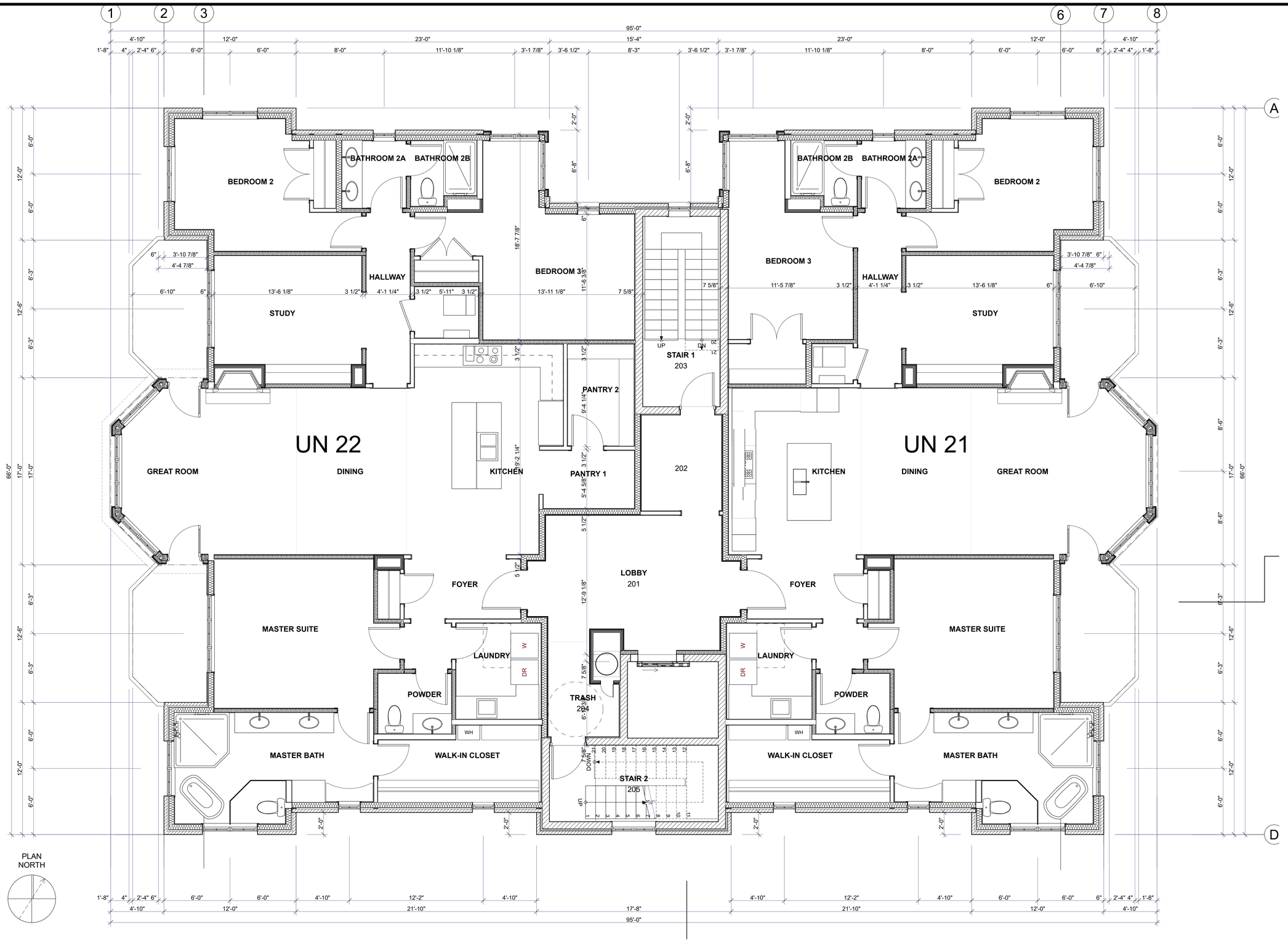
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SHEET TITLE

FIRST FLOOR PLAN

A-102



1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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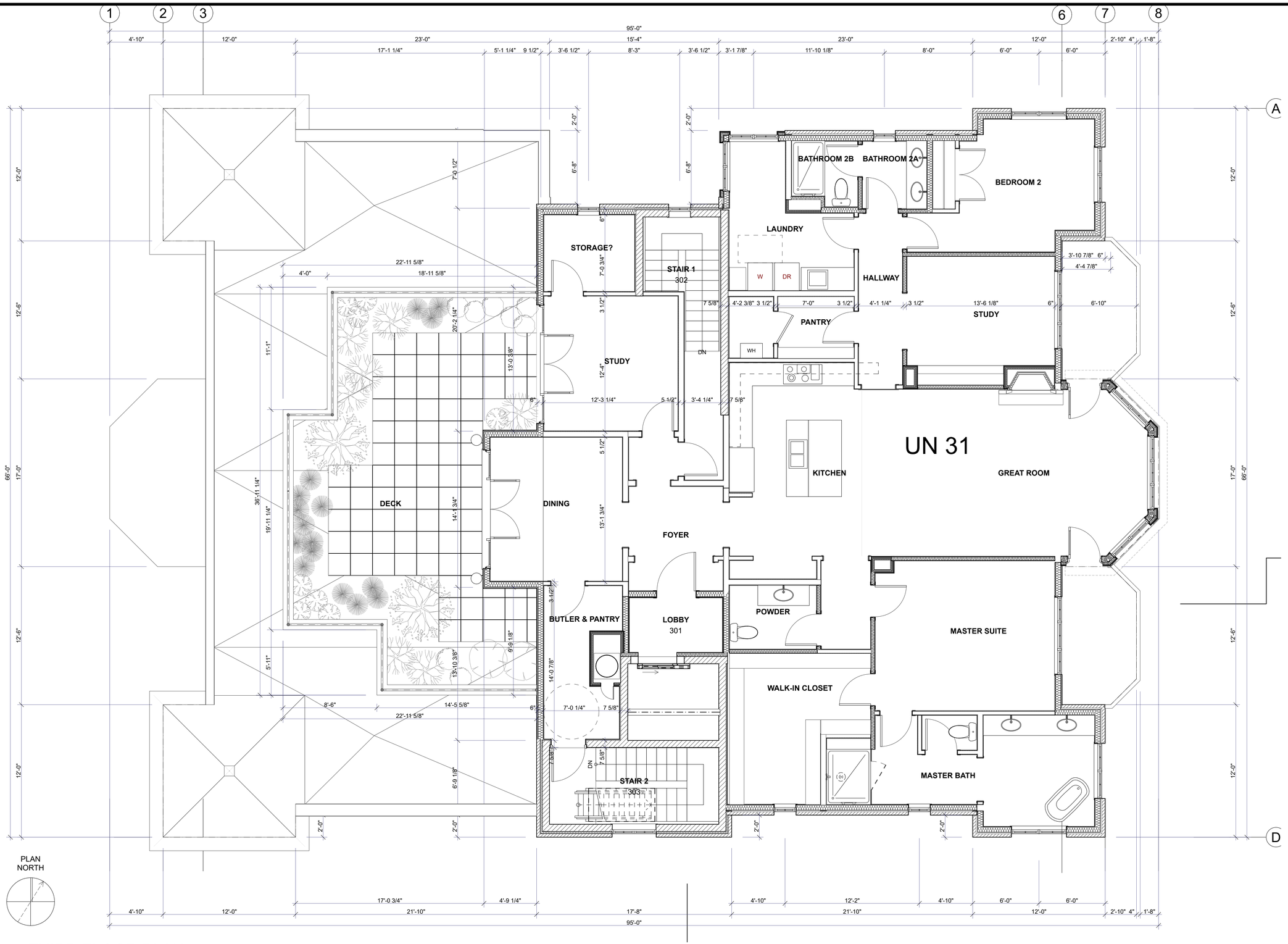
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SECOND FLOOR PLAN

A-103



1 THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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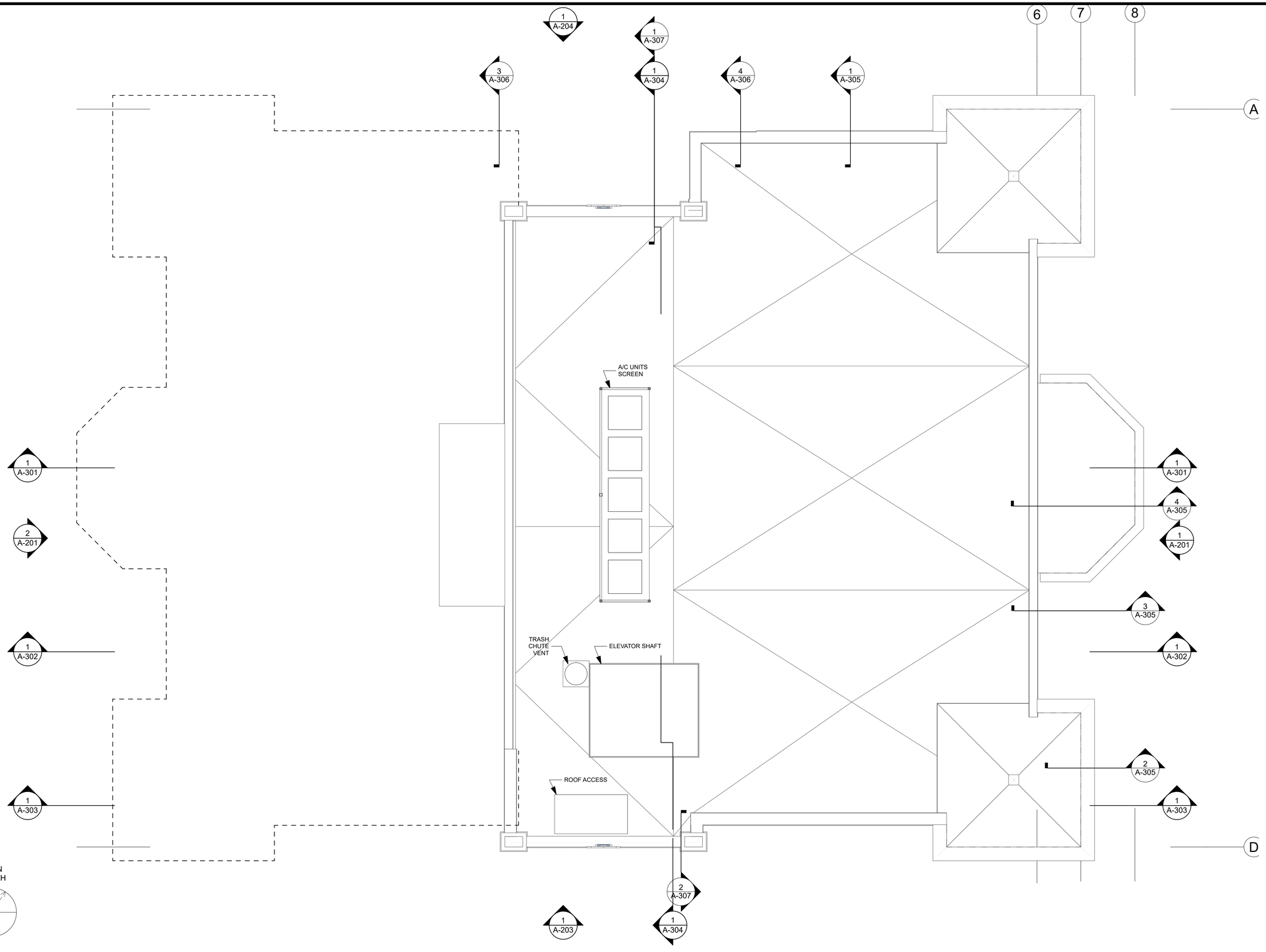
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SHEET TITLE

THIRD FLOOR PLAN

A-104



1 ROOF

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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ROOF PLAN

A-105

KEYNOTES

1 COPPER FINIAL
2 DAVINCI COMPOSITE SLATE ROOF
3 DECORATIVE COPPER VENT
4 COPPER GUTTER AND DOWNSPOUTS
5 BRICK JACK COURSE HEADER
6 ALUMINUM-CLAD SDL CASEMENT WINDOWS, BLACK FRAMES
7 CUT STONE SILL
8 FACE BRICK
9 CUT LIMESTONE SILL
10 FIELD STONE
11 DECORATIVE ALUMINUM RAIL
12 BELGARD "DIAMOND PRO" RETAINING WALL BLOCKS, TAN
13 16'-0 X 8'-0" CARRIAGE-STYLE COMPOSITE VENEER INSULATED OVERHEAD GARAGE DOOR
14 FLUSH STEEL EGRESS DOOR, BLACK
15 4" X 4" ALUMINUM POSTS W/ ALUMINUM GUARD RAIL
16 COMPOSITE FASCIA AND TRIM, BLACK, W/ 6" VERTICAL SIDING, BLACK
17 COMPOSITE FASCIA AND TRIM, BLACK
18 CUT STONE COPING
19 ELEVATOR OVERRUN BEYOND
24 CONCRETE STAIRS
25 42" HIGH LOUVERED EQUIPMENT SCREENING (MATT BLACK)



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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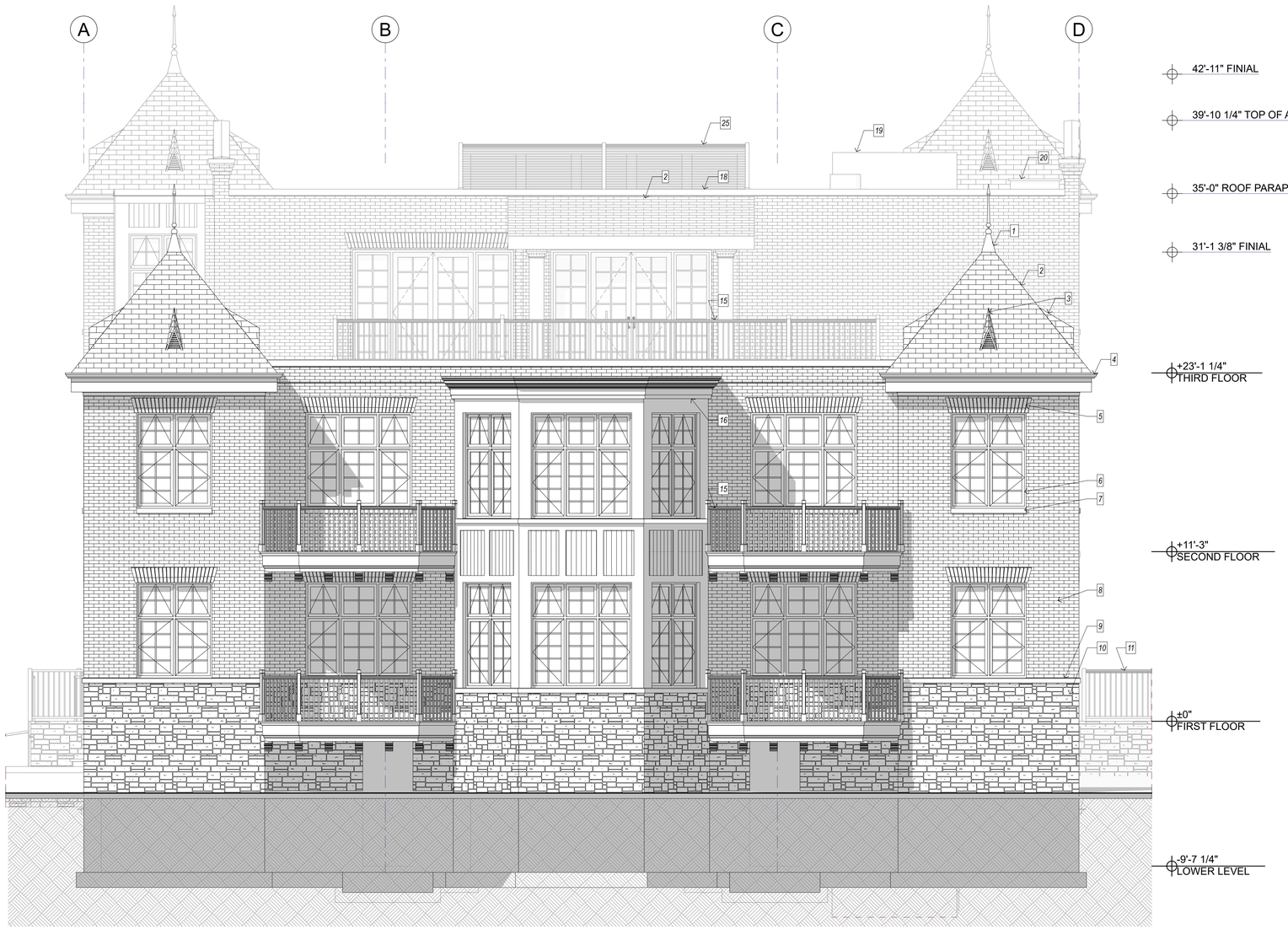
SHEET TITLE

EAST ELEVATION

A-201

KEYNOTES

1 COPPER FINIAL
2 DAVINCI COMPOSITE SLATE ROOF
3 DECORATIVE COPPER VENT
4 COPPER GUTTER AND DOWNSPOUTS
5 BRICK JACK COURSE HEADER
6 ALUMINUM-CLAD SDL CASEMENT WINDOWS, BLACK FRAMES
7 CUT STONE SILL
8 FACE BRICK
9 CUT LIMESTONE SILL
10 FIELD STONE
11 DECORATIVE ALUMINUM RAIL
15 4" X 4" ALUMINUM POSTS W/ ALUMINUM GUARD RAIL
16 COMPOSITE FASCIA AND TRIM, BLACK, W/ 6" VERTICAL SIDING, BLACK
17 COMPOSITE FASCIA AND TRIM, BLACK
18 CUT STONE COPING
19 ELEVATOR OVERRUN BEYOND
20 ROOF ACCESS HATCH BEYOND
25 42" HIGH LOUVERED EQUIPMENT SCREENING (MATT BLACK)



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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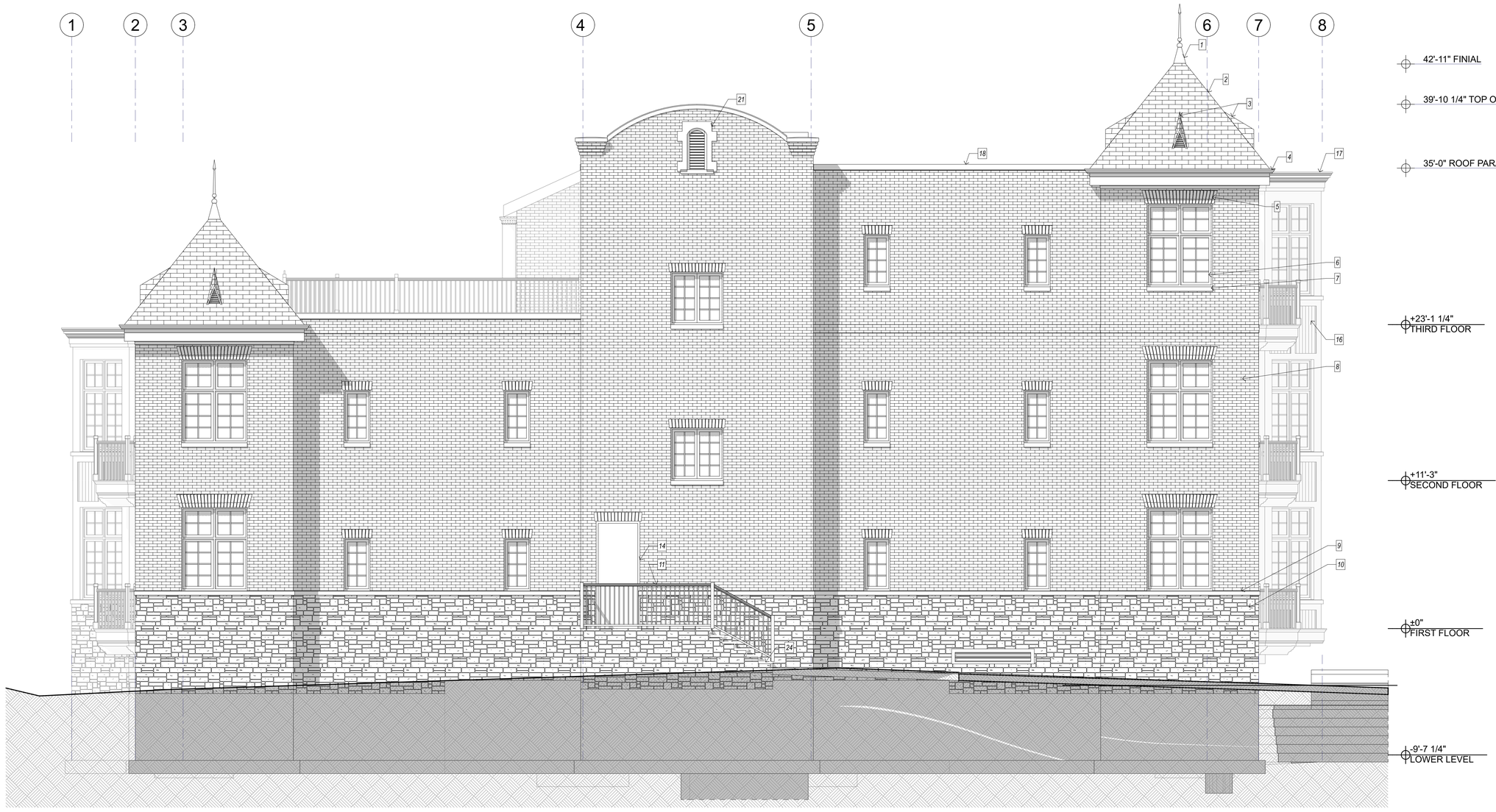
SHEET TITLE

WEST ELEVATION

A-202

KEYNOTES

1 COPPER FINIAL
2 DAVINCI COMPOSITE SLATE ROOF
3 DECORATIVE COPPER VENT
4 COPPER GUTTER AND DOWNSPOUTS
5 BRICK JACK COURSE HEADER
6 ALUMINUM-CLAD SDL CASEMENT WINDOWS, BLACK FRAMES
7 CUT STONE SILL
8 FACE BRICK
9 CUT LIMESTONE SILL
10 FIELD STONE
11 DECORATIVE ALUMINUM RAIL
14 FLUSH STEEL EGRESS DOOR, BLACK
15 4" X 4" ALUMINUM POSTS W/ ALUMINUM GUARD RAIL
16 COMPOSITE FASCIA AND TRIM, BLACK, W/ 6" VERTICAL SIDING, BLACK
17 COMPOSITE FASCIA AND TRIM, BLACK
18 CUT STONE COPING
21 DECORATIVE ALUMINUM-CLAD GABLE VENT WITH CUT STONE TRIM
24 CONCRETE STAIRS



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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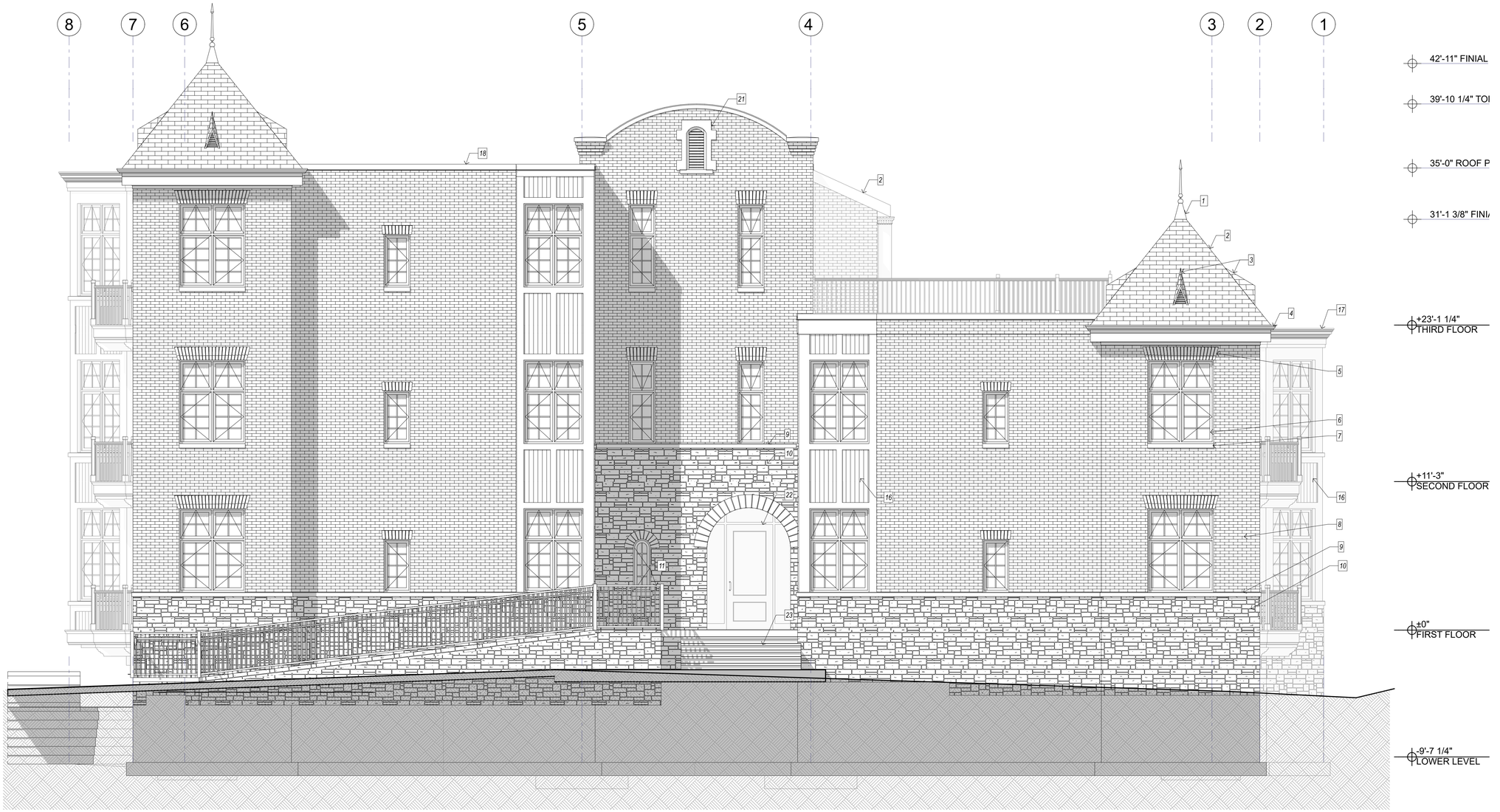
SHEET TITLE

SOUTH ELEVATION

A-203

KEYNOTES

1 COPPER FINIAL
2 DAVINCI COMPOSITE SLATE ROOF
3 DECORATIVE COPPER VENT
4 COPPER GUTTER AND DOWNSPOUTS
5 BRICK JACK COURSE HEADER
6 ALUMINUM-CLAD SDL CASEMENT WINDOWS, BLACK FRAMES
7 CUT STONE SILL
8 FACE BRICK
9 CUT LIMESTONE SILL
10 FIELD STONE
11 DECORATIVE ALUMINUM RAIL
15 4" X 4" ALUMINUM POSTS W/ ALUMINUM GUARD RAIL
16 COMPOSITE FASCIA AND TRIM, BLACK, W/ 6" VERTICAL SIDING, BLACK
17 COMPOSITE FASCIA AND TRIM, BLACK
18 CUT STONE COPING
21 DECORATIVE ALUMINUM-CLAD GABLE VENT WITH CUT STONE TRIM
22 3'-6" X 8'-0" MAHOGANY ENTRANCE DOOR W/ WROUGHT IRON PANEL
23 BRICK PAVER STAIR AND ENTRANCE STOOP



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

NEWLOOK
design | build + development

907 Ridge Rd
Wilmette, IL 60091
224.408.2280
info@newlookdevelopment.com

www.newlookdevelopment.com

CONSULTANTS

The Walden

688 Green Bay Rd.
Winnetka IL 60093

REV.	ISSUED FOR:	DATE:
1	VILLAGE COUNCIL	9/10/21
2	VILLAGE COUNCIL	10/29/21
3	VILLAGE COUNCIL	12/3/21

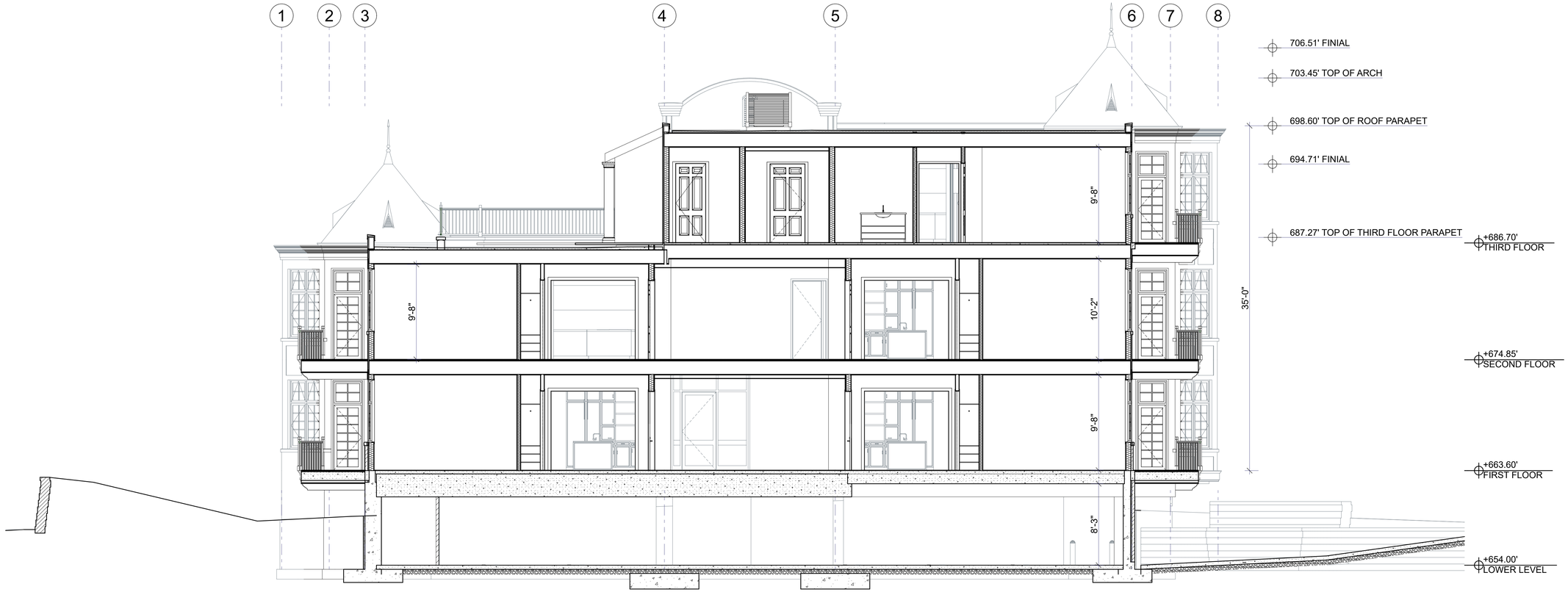
PROJECT NO:
MODEL FILE:
688 Green Bay 24US Winnetka changes 211203.pln
DRAWN BY:

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NEWLOOK Construction, LLC 2021

SHEET TITLE

NORTH ELEVATION

A-204



1 SITE SECTION E-W AT BALCONIES LOOKING N

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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3	VILLAGE COUNCIL	12/3/21

PROJECT NO:

MODEL FILE:
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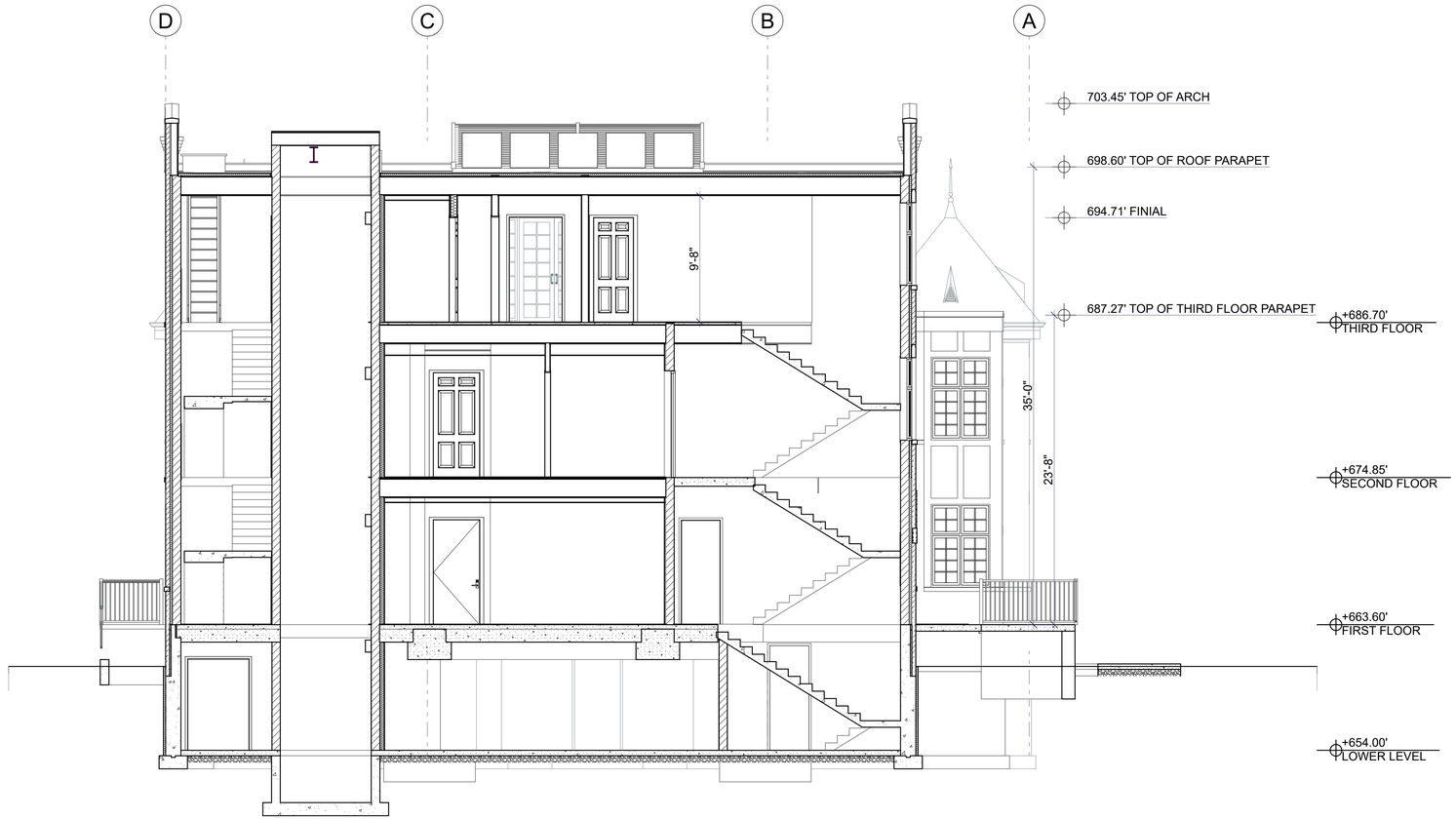
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SHEET TITLE

SECTIONS

A-301



1 SITE SECTION N-S AT LOBBIES LOOKING W

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

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www.newlookdevelopment.com

CONSULTANTS

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688 Green Bay Rd.
Winnetka IL 60093

REV.	ISSUED FOR:	DATE:
1	VILLAGE COUNCIL	9/10/21
2	VILLAGE COUNCIL	10/29/21
3	VILLAGE COUNCIL	12/3/21

PROJECT NO:

MODEL FILE:
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SHEET TITLE

SECTIONS

A-302

Exhibit G
Building Material and Finish Cut Sheets

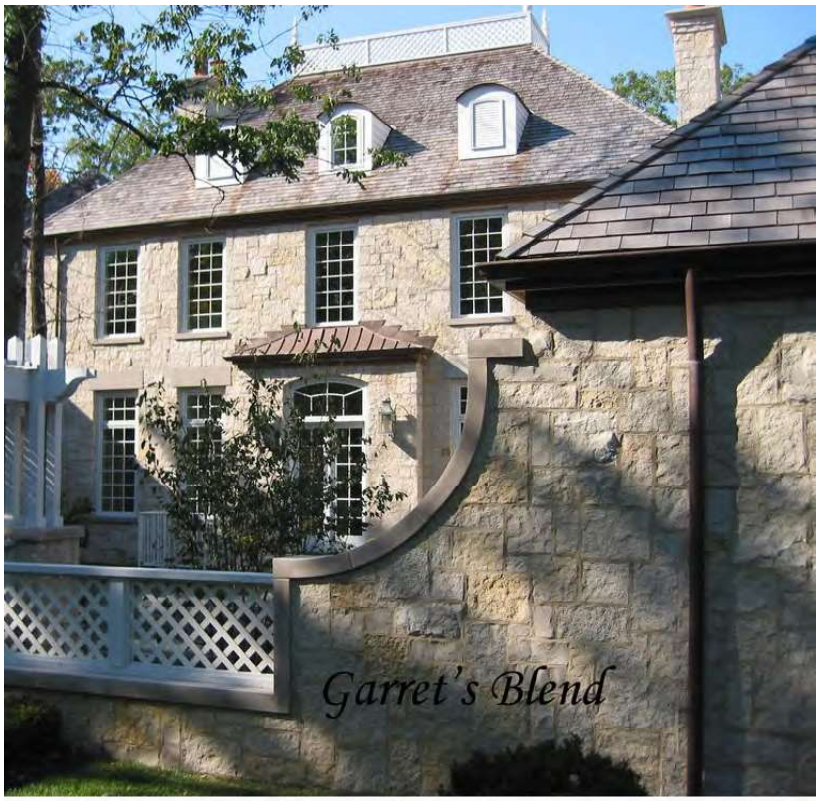


Proposed Casement Window: Simulated Divided Lite Clad (black frame) Double Glazed Insulated



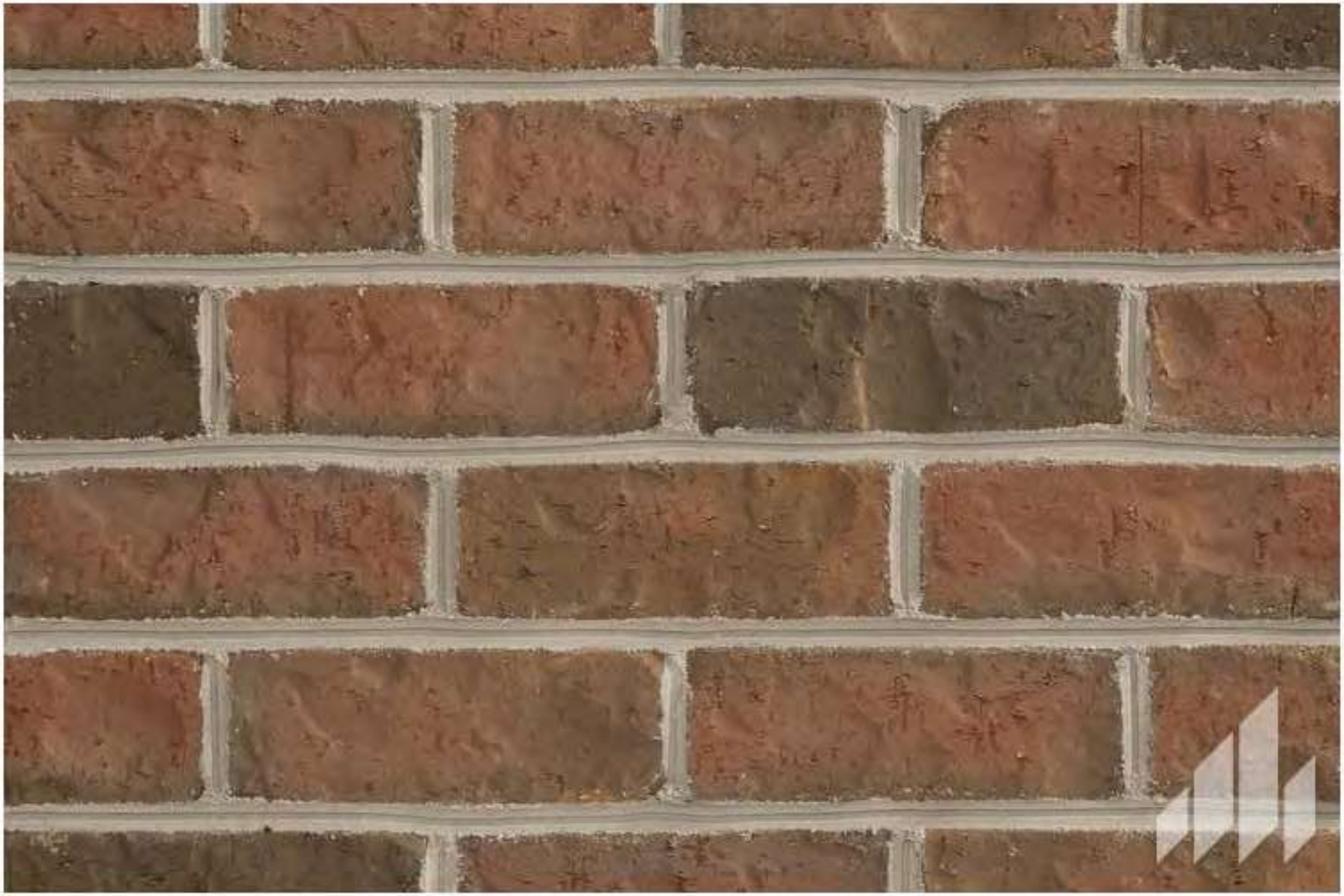
Manufacturer: Da Vinci Roofscapes Inc
Product: Synthetic Slate Roof
Color: Slate Gray
Size: 6″, 9″ & 12″ random widths with 8″ exposure

12-10-2020



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

12-10-2020



PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"

12-10-2020


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



HOLLAND STONE
PRESTIGE

NEW
ASHBURY HAZE
BORDEAUX BEIGE
BOURBON
COTSWOLD MIST

NEW
GASCONY TAN
MIDNIGHT
PEWTER

VERSATILE
SMOOTH
CLASSIC

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

Please refer to page 16 for more information.

60MM



4 x 8 x 2⅜

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



Proposed Stucco Color & Finish



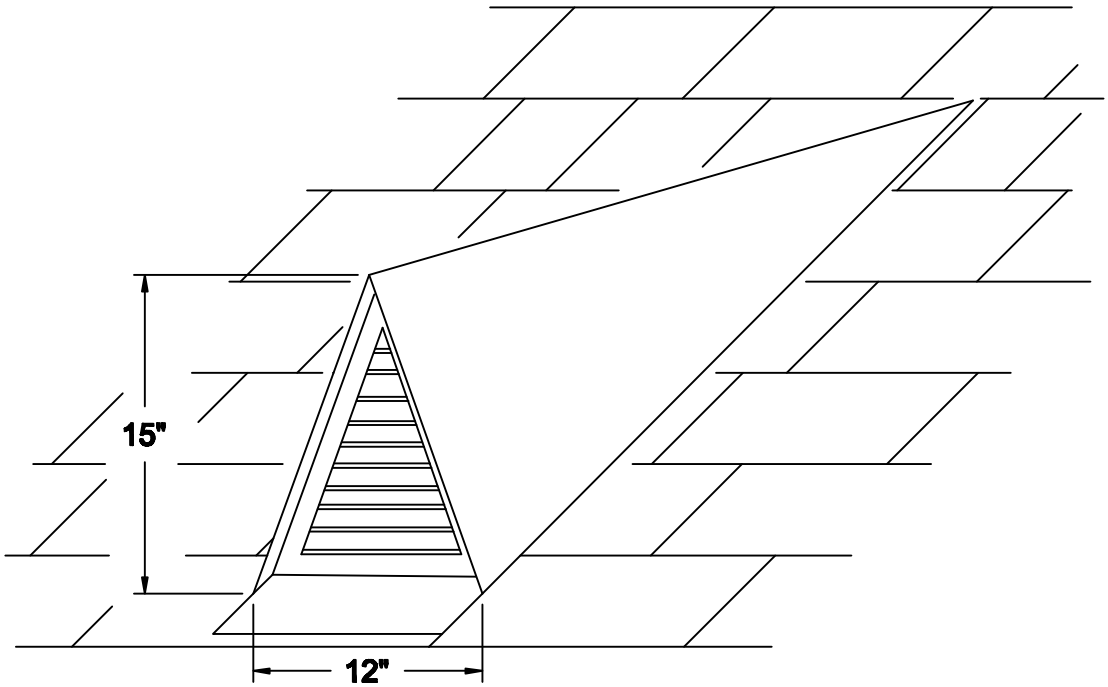
Exterior Trim & Bay Color

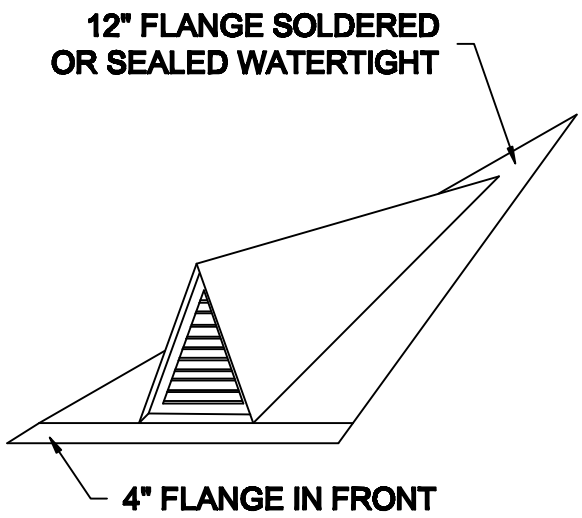
12-10-2020

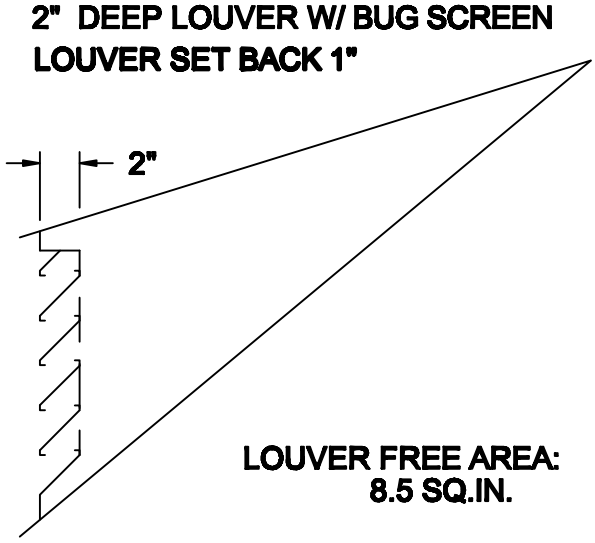

Exterior Trim Color
10-2020
Black Satin
2131-10
Benjimin Moore

LOUVER DORMER
BUTTERFLY

12-10-2020







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.

COPPER CRAFT
A EURAMAX COMPANY

6–03



East Coast Weathervane 36" tall Finial "The Alexander"



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

12-10-2020

Clopay®

CANYON RIDGE®

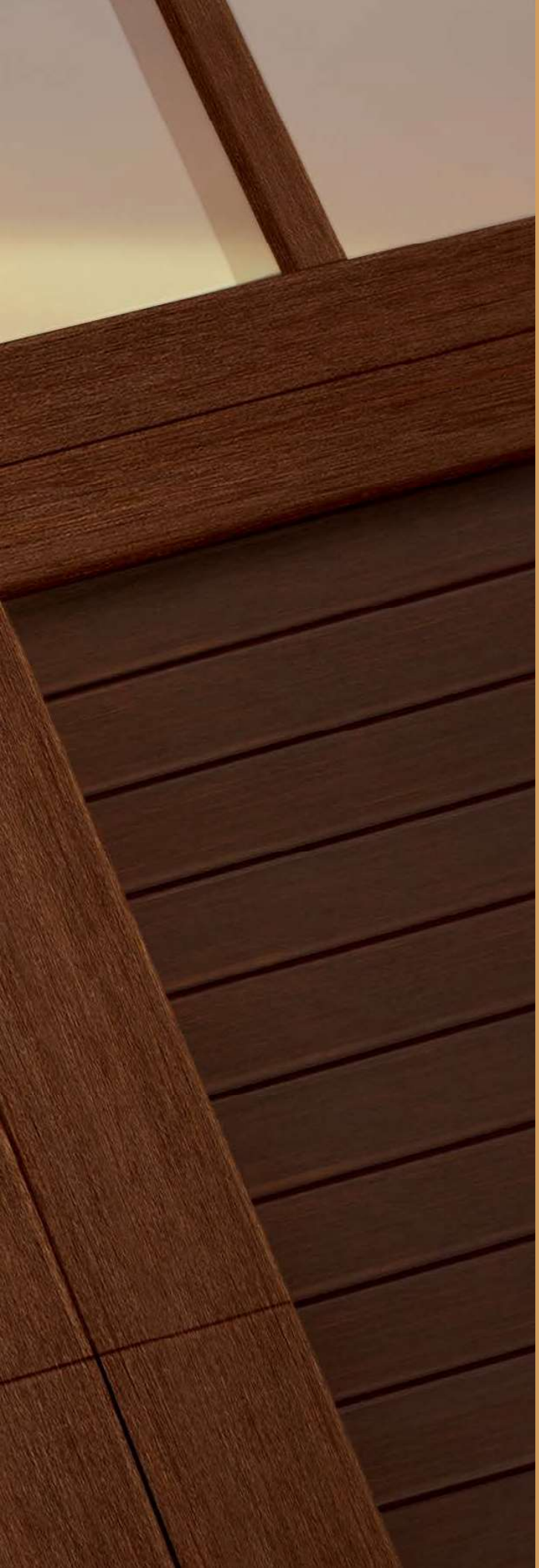
— garage doors —



CARRIAGE HOUSE ▪ LOUVER ▪ MODERN



Canyon Ridge® Louver Design 52; Shown in Walnut Finish with Louver Mahogany Cladding, Mahogany Overlays and REC13 Window Design (Model CAN252LMREC13)



INTELLIGENT BEAUTY

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

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

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

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







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

CANYON RIDGE®

CARRIAGE HOUSE

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

CARRIAGE HOUSE 5-LAYER CONSTRUCTION

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

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



Design 01



Design 22



Design 34

WINDOW/TOP SECTIONS



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

MATERIAL DESIGN OPTIONS

COMPOSITE CLADDING MATERIALS



Clear Cypress (C) | Mahogany (M) | Pecky Cypress (P)

COMPOSITE OVERLAY MATERIALS



Clear Cypress (C) | Mahogany (M)

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



Design 11



Design 12



Design 13



Design 21



Design 23



Design 31



Design 32



Design 33



Design 35



Design 36



Design 37



Design 38

COLORS



Medium Finish



Dark Finish



Walnut Finish



Slate Finish



Black Finish*

White Finish*



Primed (No Finish)

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

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

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

2" POLYURETHANE INSULATION

COMPOSITE OVERLAY DELAMINATION LIMITED 5 YR WARRANTY

EFFICIENCY 20.4 R-VALUE

HARDWARE LIMITED 5 YR WARRANTY

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

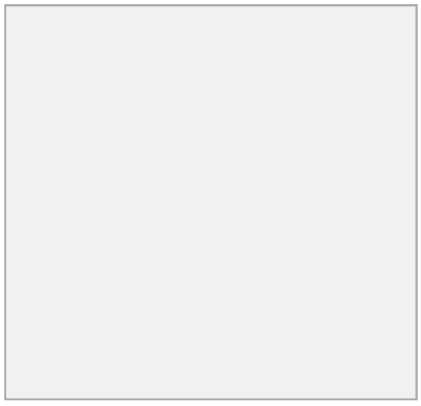


specialty GLASS OPTIONS

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



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



Clear



Frosted



Seeded*



Obscure



Rain

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

decorative HARDWARE

STANDARD



Spade Step Plate



Spade Lift Handles

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

OPTIONAL



Spear Lift Handles



Colonial Lift Handles



Spade Strap Hinge*

Complements Standard Spade Lift Handles and Spade Step Plate



Twisted "L" Handles

Escutcheon Plates



Spear Step Plate



Colonial Step Plate



Decorative Handles with Keyholes



Spear Strap Hinge*



Colonial Strap Hinge*



Ring Door Knocker



Aluminum Grip Handles

(Modern)

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



FOUNDRY CLASSIC

10231TK

SMALL GOOSENECK BARN LIGHT

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

DETAILS	
FINISH:	Textured Black
MATERIAL:	Aluminum

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

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

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

PRODUCT DETAILS:

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



RALEY

1602MB-LL

LARGE HANGING LANTERN

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

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

aspectLED
A WILSON TOOL COMPANY

4900 Constellation Drive
White Bear Lake, MN 55127
888.503.1317
sales@aspectled.com







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

RoHS Compliant

1YR WARRANTY

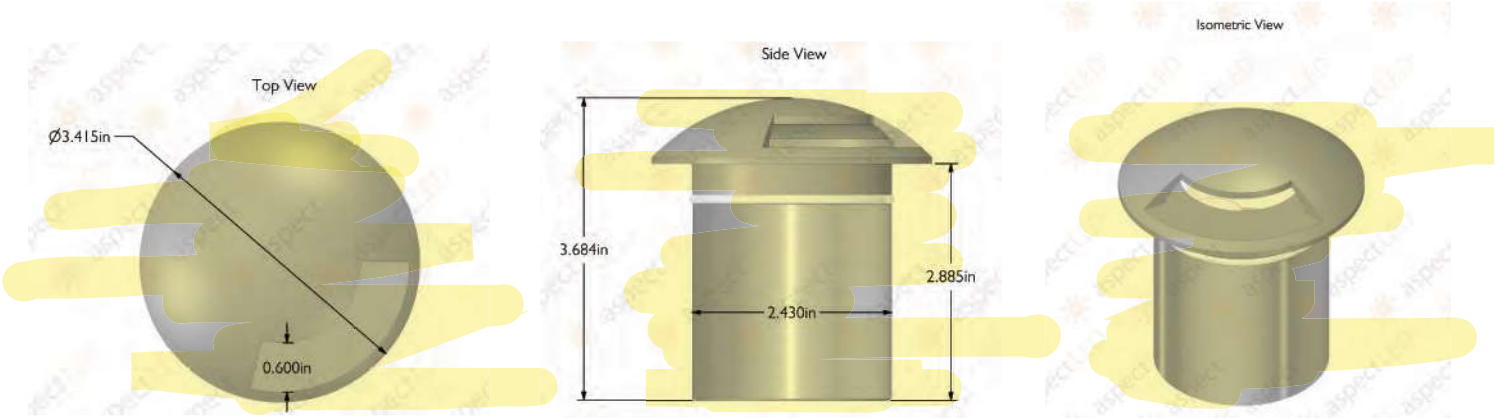
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www.aspectled.com

In-ground Stainless Steel Pathway Light (3W)

MODEL: AL-IG-PW-A21

DIMENSIONS



SKU BUILDER

Model Number		LED Color		Voltage		Wire Lead Length
AL-IG-PW-A21	—		—		—	

*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 fixure.

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

12VDC
24VDC
12VAC

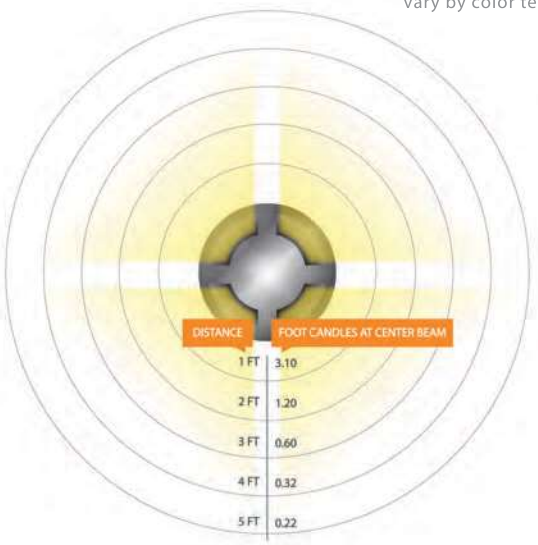
2 Feet - 2FT
25 Feet - 25FT
50 Feet - 50FT
100 Feet - 100FT

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.

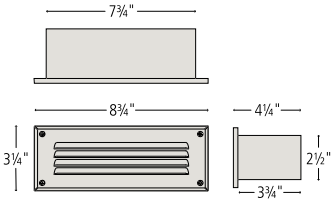


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1594 BZ
1594 BZ-LED
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D





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		

JUNO

5" IC NEW CONSTRUCTION HOUSING
IC20 LEDT24

COMPATIBLE WITH
5RLD SERIES

TITLE 24 MEETS HIGH EFFICACY

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

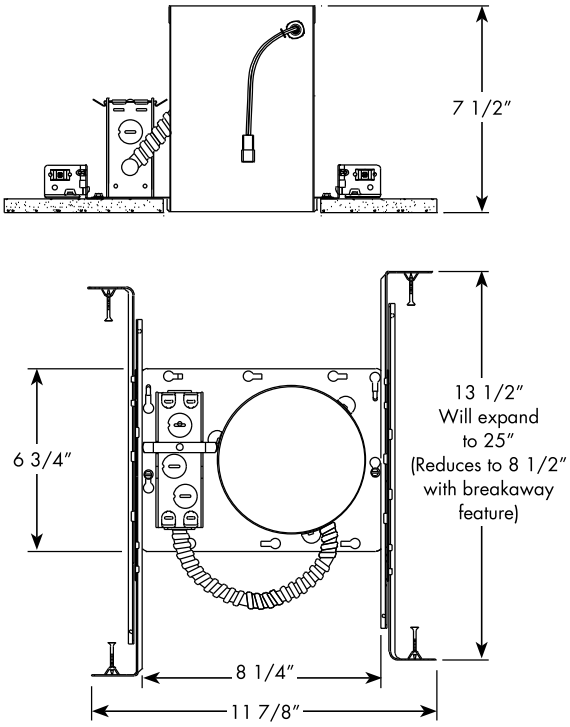
Real Nail 3 Bar Hangers Telescoping Real Nail® 3 system covered under US Patent D552,969 permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Integral T-bar notch and clip secures housing in suspended ceiling grid – no accessory clips required • 24" expansion stop 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) ½" and (1) ¾" 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.

DIMENSIONS



5 5/8" CEILING CUTOUT

PRODUCT CODES

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

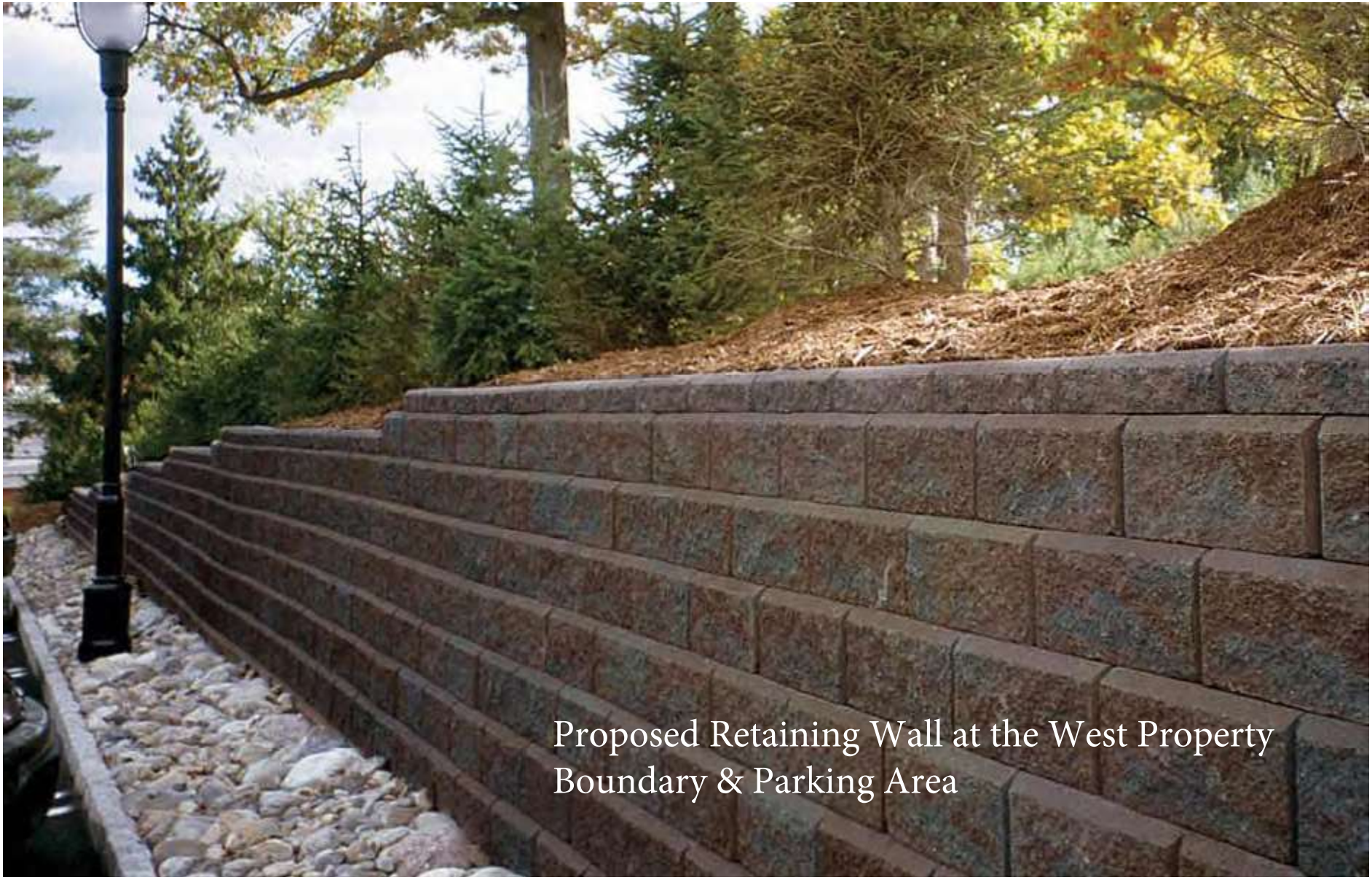
Housing and trim can be ordered together or separate, but will always ship separately.

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.

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Proposed Retaining Wall at the West Property Boundary & Parking Area



DIAMOND PRO STONE CUT

DIAMOND®
SERIES

DIAMOND PRO STONE CUT® | RETAINING WALL

LARGE UNIT



8 x 18 x 12

SMALL & MEDIUM UNITS



8 x 7 x 12



8 x 11 x 12

CORNER



8 x 18 x 9

AVAILABLE COLORS



GASCONY TAN



ASHBURY HAZE

CLASSIC STYLE WITH MULTIPLE INSTALLATION OPTIONS

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

ACCESSORIES | AVAILABLE IN ALL COLORS

UNIVERSAL CAP



3 x 18 / 12 x 13

DIAMOND PRO CAP



4 x 17 / 14 x 10

U START BASE BLOCK®



3½ x 18⁷⁄₁₆ x 12

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

U Start Base Block actual coverage length is 16¹¹⁄₁₆"

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

ENGINEERED SOLUTIONS BY ANCHOR™ WALL SYSTEMS

DIAMOND PRO STONE CUT®

RETAINING WALLS

ENGINEERED SOLUTIONS BY ANCHOR™ WALL SYSTEMS

LEGACY COLLECTION

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

SHAPES & SIZES

Large Unit



8 x 18 x 12

Medium & Small Units



8 x 11 x 12



8 x 7 x 12

Corner



8 x 18 x 9

Cap



4 x 17¼ / 14 x 10

PALLET INFORMATION / ESTIMATING CHART

UNIT	SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	LNFT PALLET (SOLDIER)	LNFT PALLET (SAILOR)	UNITS/ SQFT	WEIGHT/ UNIT LBS	WEIGHT/ LAYER LBS	WEIGHT/ PALLET LBS
LARGE UNIT											
8 X 18 X 12	32	–	4	32	8	–	–	–	77	–	2592
MEDIUM & SMALL UNITS											
8 X 11 X 12	19.23	–	4	32	8	–	–	–	45	–	2464
8 X 7 X 12	12.13	–	4	32	8	–	–	–	34	–	
CORNER											
8 X 18 X 9	32	–	4	32	8	–	–	–	101	–	3200
CAP											
4 X 17¼ /14 X 10	–	–	6	54	9	–	–	–	40	–	2710

ITEM CODES

DIAMOND PRO STONE CUT

COLOR	LARGE UNIT	MEDIUM/SMALL	CORNER	CAP
ASHBURY HAZE	16050766	16050775	16050190	16050430
GASCONY TAN	16050784	16050788	16050570	16050470

Agenda Packet 271

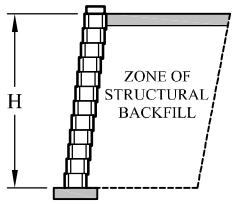
WALLS
PALLET INFORMATION / ESTIMATING CHART

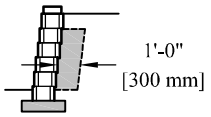
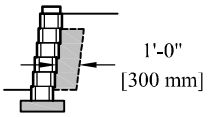
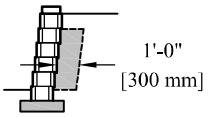
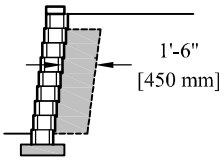
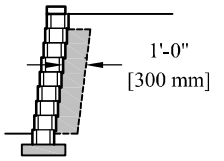
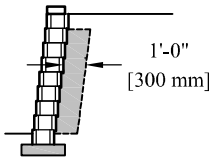
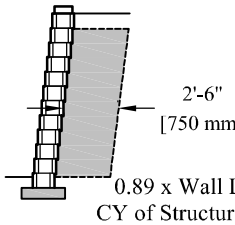
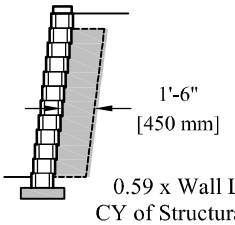
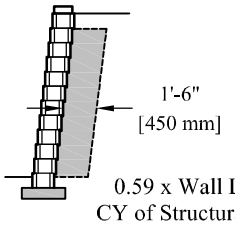
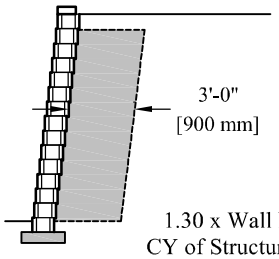
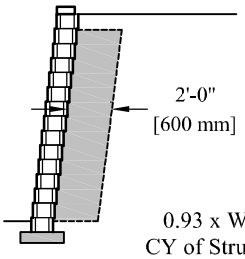
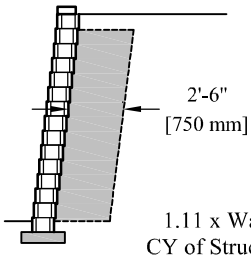
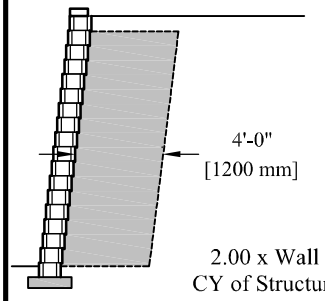
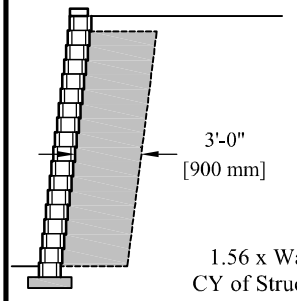
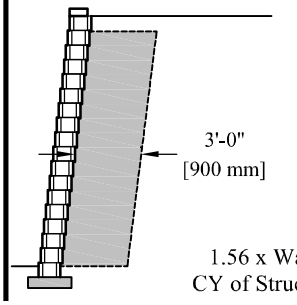
DIAMOND® PRO			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
STRAIGHT		8 x 18 x 12	32	8	4	32	8	1	83	662	2646
BEVELED		8 x 18 x 12	32	8	4	32	8	1	81	648	2590
CORNER		8 x 18 x 9	32	–	4	32	8	–	100	800	3200

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

DIAMOND® ACCESSORIES			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
UNIVERSAL CAP		3 x 18 / 12 x 13	–	–	8	72	9	–	49	441	3525
DIAMOND PRO CAP		4 x 17 / 14 x 10	–	–	6	54	9	–	49	437	2619
U START BASE BLOCK		3½ x 18⁷⁄₁₆ x 12	–	–	7	56	8	–	51	406	2839

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



	Clay and Silt Soils φ = 26° γ = 120 pcf (19 kN/m^3)	Silty / Clayey Sand Soil φ = 30° γ = 120 pcf (19 kN/m^3)	Clean Sand and Gravel Soil φ = 34° γ = 120 pcf (19 kN/m^3)
4'-0" (1200 mm) 6 Courses	 0.22 x Wall Length = CY of Structural Backfill	 0.22 x Wall Length = CY of Structural Backfill	 0.22 x Wall Length = CY of Structural Backfill
6'-0" (1800 mm) 9 Courses	 0.44 x Wall Length = CY of Structural Backfill	 0.33 x Wall Length = CY of Structural Backfill	 0.33 x Wall Length = CY of Structural Backfill
8'-0" (2400 mm) 12 Courses	 0.89 x Wall Length = CY of Structural Backfill	 0.59 x Wall Length = CY of Structural Backfill	 0.59 x Wall Length = CY of Structural Backfill
10'-0" (3000 mm) 15 Courses	 1.30 x Wall Length = CY of Structural Backfill	 0.93 x Wall Length = CY of Structural Backfill	 1.11 x Wall Length = CY of Structural Backfill
12'-0" (3600 mm) 18 Courses	 2.00 x Wall Length = CY of Structural Backfill	 1.56 x Wall Length = CY of Structural Backfill	 1.56 x Wall Length = CY of Structural Backfill

DIAMOND PRO STONE CUT® SYSTEM ESTIMATING FORMULA

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

1. WALL UNIT ESTIMATING

A. STRAIGHT AND BEVELED WALL UNIT ESTIMATING

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

Straight Face: SF x 1 = # units

B. EXPOSED WALL UNITS - ESTIMATING STONE CUT FACE

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

Straight Face: SF ÷ 2 = # units of each size

2. BURIED BASE UNIT ESTIMATING – STONE CUT FACE

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

L ÷ 1.5 = # large units for buried base

3. CAP ESTIMATING

Convert wall length (L) to inches: L x 12 = L in inches (LI). Cap factor (CF) = cap front inches + cap back inches ÷ 2.

LI ÷ CF = # cap

4. LEVELING PAD AGGREGATE ESTIMATING

Leveling pad aggregate is a compactible base material of ¾-inch minus (with fines). The leveling pad extends at least 6 inches in front of and behind the wall units and is at least 6 inches deep after compaction. Wall length in feet (L) ÷ 27 x 1.1 = cubic yards (CY).

CY x 1.6 = tons.

L ÷ 27 x 1.1 = CY

CY x 1.6 = tons

5. DRAINAGE AGGREGATE ESTIMATING

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

SF ÷ 27 x 1.1 = CY

CY x 1.6 = tons

6. CORE FILL AGGREGATE ESTIMATING

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

SF ÷ 35 = tons

7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions

PROJECT ESTIMATING EXAMPLE

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

1. EXPOSED WALL UNITS

100' L x 7.33' H = 733 SF ÷ 2 = 367 large, medium and small Stone Cut units needed

2 BURIED BASE UNITS

100' L ÷ 1.5 = 67 large units for the buried course

TOTAL UNITS REQUIRED

Large units

Wall	367
Base	67
Total	434
Medium units	367
Small units	367

3. CAP UNITS

CF example: 17.25" + 10" = 27.25" ÷ 2 = 13.7

L example: 100' x 12" = 1,200

Project example: 1,200 ÷13.7 = 88 caps

4. LEVELING PAD AGGREGATE

100' L ÷ 27 x 1.1 = 4.1 CY x 1.6 = 6.6 tons

5. DRAINAGE AGGREGATE

800 SF ÷ 16.4 = 49 tons

6. CORE FILL AGGREGATE

800 SF ÷ 35 = 23 tons

7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions.

Exhibit H
Quantitative Summary

QUANTITATIVE SUMMARY

The Walden of Winnetka 23-Dec-21
Proposed 3-story, 5-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 Proiperty 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)	5-Units
Average Residential Unit Floor Area		
Gross Floor Area	12,000 sf (80% of lot area)	14,208 sf (18.4%) over
Building Height	35'-0" (above first floor elev.)	
Roof Parapet (3-story)		35'-0"
Roof Parapet (2-story)		23'-8" (11'-4" under)
Minor Roof Forms (corner tower elements)	3-story	42'-11" (7'-11" over)
Minor Roof Forms (corner tower elements)	2-Story	31'-1" (3'-11" under)
Major Roof Forms (arched element)		39'-10" (4'-10" over)
Building Coverage of Lot	6,000 sf (40%)	5,587 sf (413 sf under)
Impermeable Surface Area	9,000 sf (60%)	8,319 sf (7.6% under)
Front Yard Setback (Building)	25'-0"	25'-0"
Front Yard Setback (Parking)	25'-0"	10'-11"
Rear Yard Setback	30'-0"	30'-0"
Side Yard Setback (south)	12'-0"	12'-0"
Side Yard Setback (north)	12'-0"	22'-0"
Roof Overhangs	18"	8"
Parking	11.25-spaces	12-space +3-street spaces
Below Ground (2-per unit)	10-spaces	10-spaces
On-site Guest Parking	1 1/2-spaces	2-spaces (1 is Handicap)
Street Parking (lot frontage)		3-spaces
Exterior Walls (Difference in plane of walls)	*Articulation not greater than 50'-0" & wall plane at least 4'-0"*	
East Elevation		Meets the Standard
South Elevation		Articulation but not 4'-0"
West Elevation		Meets the Standard
North Elevation		Meets the Standard
Landscaping & Existing Trees		
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		37-Trees (111" gross)
Stormwater Control		

EXHIBIT I

UNCONDITIONAL AGREEMENT AND CONSENT

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

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

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

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

WHEREAS, Ordinance No. M-03-2022, adopted by the Village Council on _____, 2022 (*"**Ordinance**"*), grants the Developer of a final development plan and certain exceptions and modifications from provisions of the Zoning Ordinance to permit the Developer to construct and develop a multi-family residential building; related on-site parking improvements; and related landscape improvements ("***Zoning Approvals***"); and

WHEREAS, Section 12 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Developer has filed, within 10 days following the passage of the Ordinance, Developer's and Property Owner's unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

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

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

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

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

4. The Developer and Property Owner hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance.

[SIGNATURE PAGE FOLLOWS]

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

ATTEST:

SR WINNETKA, LLC,
an Illinois limited liability company

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

CCF WINNETKA, LLC
an Illinois limited liability company

By: _____
Its: _____

By: _____
Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2022, by _____, the _____ of **SR WINNETKA, LLC**, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

Given under my hand and official seal this ____ day of _____, 2022.

_____
Notary Public

My Commission expires:_____

SEAL

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2022, by _____, the _____ of **CCF WINNETKA, LLC**, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

Given under my hand and official seal this ____ day of _____, 2022.

_____
Notary Public

My Commission expires:_____

SEAL

ATTACHMENT 2

RESOLUTION NO. R-09-2022

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
(688-694 GREEN BAY ROAD)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

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

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

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

WHEREAS, the Property is currently divided into two lots of record; and

WHEREAS, on September 15, 2021, the Developer submitted an application to the Village for final approval of a plat of subdivision for the Property ("***Final Plat***"), which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**; and

WHEREAS, the Final Plat proposes to consolidate the Property into a single lot of record; and

WHEREAS, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Village Council considered the Final Plat at its meeting on January 4, 2022; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to approve the Final Plat;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF FINAL PLAT. Pursuant to Sections 16.04.030 and 16.08.010 of the "Winnetka Village Code," as amended, and the Village's home rule authority, the Village Council hereby approves the Final Plat, prepared by Regional Land Services and consisting of one sheet, with a latest revision date of December 3, 2022 in substantially the same form attached to and, by this reference, made a part of this Ordinance as **Exhibit B**.

SECTION 3: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, on behalf of the Village, the Final Plat in substantially the form attached as Exhibit B.

SECTION 4: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat as provided in Section 3 of this Resolution, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Recorder of Deeds.

SECTION 5: EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval according to law.

ADOPTED this ___ day of January, 2022, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 1: THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS. Commonly known as 694 Green Bay Road, Winnetka, Illinois.

PIN: 05-17-412-037-0000

Lot 2: THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS. Commonly known as 688 Green Bay Road, Winnetka, Illinois.

PIN: 05-17-412-038-0000

EXHIBIT B

FINAL PLAT

PLAT OF CONSOLIDATION
THE WALDEN

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

LEGAL DESCRIPTION

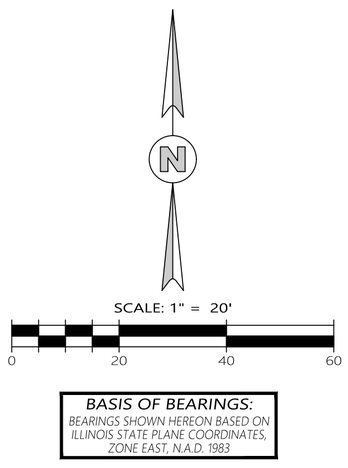
THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.
ALSO
THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 688 AND 694 GREEN BAY ROAD, WINNETKA, IL 60093

PIN NO.: 05-17-412-037-0000 PIN NO.: 05-17-412-038-0000

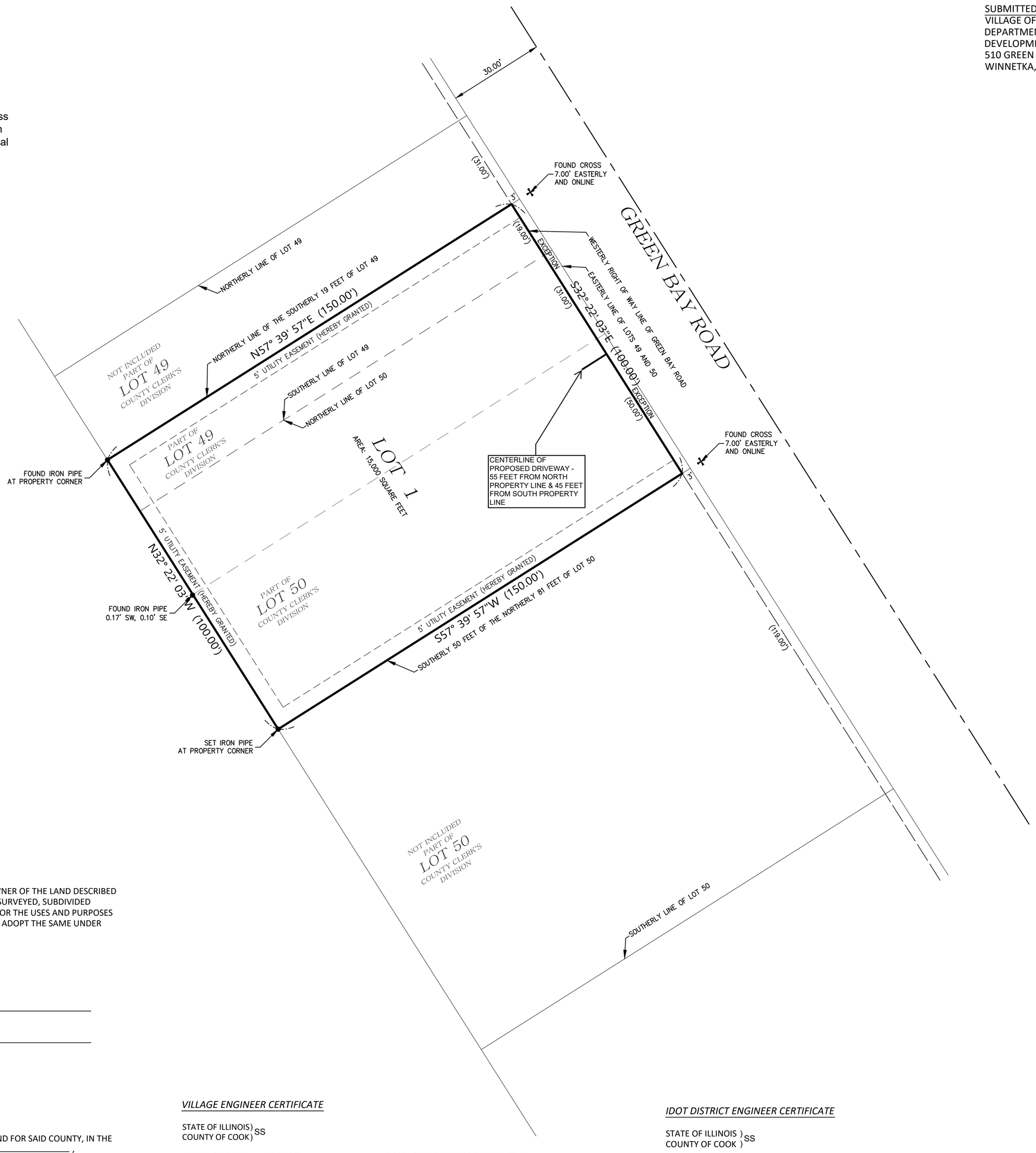
SEND TAX BILL TO:
REVEST PARTNERS, LLC
745 CONSTANCE LANE
DEERFIELD, IL 60015

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



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

VEHICULAR ACCESS NOTES:
1. There shall be, at most, one (1) vehicular access to Green Bay Road from Lot 1, as shown hereon
2. All other vehicular access shall be via internal circulation



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND/OR DEDICATED, AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ , A.D. 2021

_____ _____
OWNER SIGNATURE

_____
ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL,
THIS _____ DAY OF _____ , A.D. 2021, AT _____ , ILLINOIS.

_____
NOTARY PUBLIC

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ , VILLAGE COLLECTOR OF THE VILLAGE OF WINENETKA, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____ , A.D. 2021

_____
VILLAGE COLLECTOR

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY _____ AS MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THE PLAT OF CONSOLIDATION OF SAID PROPERTY AS SHOWN ON THE PLAT HEREON DRAWN.

_____ AS MORTGAGE HOLDER.

BY: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL,
THIS _____ DAY OF _____ , A.D. 2021, AT _____ , ILLINOIS.

_____
NOTARY PUBLIC

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS_____DAY OF_____, A.D 2021 BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

_____
VILLAGE ENGINEER

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND VILLAGE COUNCIL OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS _____DAY OF _____ , A.D. 2021.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

PLANNED DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE OF WINNETKA PLANNED DEVOLOPEMENT COMMISSION AT A MEETING HELD THE _____ DAY OF _____ , A.D. 2021.

BY: _____ ATTEST: _____
CHAIR SECRETARY

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS _____ DAY OF _____ , A.D. 2021 BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

_____
WATER AND ELECTRIC DIRECTOR

PUBLIC UTILITY EASEMENT

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

IDOT DISTRICT ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

DATED THIS _____ DAY OF _____ , A.D. 2021

BY: _____
JOSE RIOS, P.E.
REGION ONE ENGINEER

PERMISSION TO RECORD

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

DATED THIS _____ DAY OF _____ , A.D. 2021

REGIONAL LAND SERVICES, LLC
270 VIDA COURT
SYCAMORE, ILLINOIS 60178

RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 035-003832
LICENSE EXPIRES NOVEMBER 30, 2021

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSES OF SUBDIVIDING IT INTO ONE (1) LOT AS SHOWN HEREON:

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.
ALSO
THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

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

IT, FURTHER CERTIFIES THAT THIS PROPERTY IS SITUATED IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN), AS DESIGNATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C0251J, EFFECTIVE ON AUGUST 19, 2008.

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

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ , A.D. 2021

RUDY P. DIXON
LICENSE NO. 035-003832

ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: NOVEMBER 30, 2021

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

PROFESSIONAL LAND SURVEYOR
RUDY P. DIXON
035-003832
SYCAMORE
ILLINOIS
STATE OF ILLINOIS

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

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

PROJECT NUMBER: 19-0181	DRAWN BY: RWH DATE: 2019-12-11
SCALE: 1" = 20'	CHECKED BY: RPD DATE: 2019-12-11
ORDERED BY: ESM	FIELD WORK COMPLETED DATE: 2019-10-06
PROPERTY ADDRESS: 688-694 N GREEN BAY ROAD WINNETKA, IL	

REV	DESCRIPTION	DATE
4	REVISE EASEMENT LANGUAGE PER VILLAGE	2021-12-03
3	REVISE PER IDOT	2021-11-1
2	VILLAGE COMMENTS	2020-03-10
1	VILLAGE COMMENTS	2020-01-22
0	ISSUED	2019-12-12

ATTACHMENT 3

Swanson Development LLC
Architectural Design • Land Planinng • Project Development

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

October 27, 2021

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

Re: Statement of Conformance 688 Green Bay Rd.

Mr. Schoon,

As a condition of preliminary approval for our proposed Walden multi-family residential project at 688 Green Bay Road we are required to provide all changes that may have been made, or have occurred, in any documents, plan, data, or information submitted since that approval was granted.

Be advised that the following changes have occurred since preliminary approval by the Village Council on April 8, 2021

1. The third floor penthouse floor plan was modified to provide a more dramatic use of the dedicated roof garden space. That alteration was made at the west wall of the unit and resulted in a slight decrease of gross area from 14,219 sf to 14,208 sf. While these modifications change the fenestration somewhat, no part of this wall mass impacts the aesthetic quality of the approved design. In addition, it cannot be seen from any adjacent property. An updated Gross Floor Area Exhibits are attached.

2. The south egress stair wall was modified to reduce the amount of window glazing in respond to concerns raised by adjacent neighbors regarding light pollution.

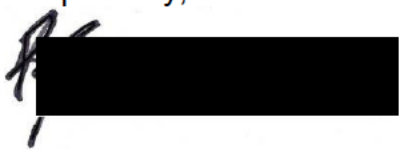
3. As per an agreement with the neighbors, we will be replacing the existing wood fence along the north property line at a shared expense with the adjacent neighbors.

4. We have reduced the impervious surface area on the site from 8,298.8 sf to 8,107.0 sf, which is now 10% less than the allowable impervious area for this site.

5. We remain committed to contributing $18,000.00 for installation of an electric car charging station in the business district as a meaningful compensatory benefit to the community.

No other physical changes have been made to any documents other than those required to provide technical clarity to meet relevant code and regulatory compliance for the proposed site improvements. No substantive changes have been made to the physical composition of the proposed structure including exterior materials, articulation of the façade and landscape design.

Respectfully,



Rick Swanson AIA, NCARB

ATTACHMENT 4

ORDINANCE NO. M-06-2021

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. The ***Preliminary Engineering Plan***, consisting of one sheet, prepared by ESM Civil Solutions, LLC, with a latest revision date of December 14, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit B***;

B. The ***Photometrics Plan***, consisting of one sheet, prepared by R.M. Swanson Architects, dated December 10, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit C***;

C. The ***Landscape Plan***, consisting of one sheet, prepared by prepared by Resource One Landscape Architects, dated December 22, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit D***;

D. The ***Tree Preservation Plan***, consisting of one sheet, prepared by Resource One Landscape Architects, and R.M. Swanson Architects, dated December 10, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit E***;

E. The ***Renderings***, consisting of three sheets, prepared by R.M. Swanson Architects, and not dated, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit F***;

F. The ***Building Elevations and Sections***, consisting of 7 sheets, prepared by R.M. Swanson Architects, dated December 10, 2020, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit G***;

G. The ***Building Floor Plans***, consisting of six sheets, prepared by R.M. Swanson Architects, with latest revision dates of December 10, 2020, and March 3, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit H***;

H. The ***Impermeable Surface Area Plan***, consisting of one sheet, prepared by R.M. Swanson Architects, with latest revision date of December 10, 2020, a copy of

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

I. The ***Gross Floor Area Diagram****,* consisting of three sheets, prepared by R.M. Swanson Architects, with latest revision date of March 3, 2021, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit J****;*

J. The ***Building Material and Finish Cut Sheets****,* consisting of 33 sheets, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit K***;

K. The ***Quantitative Summary***, consisting of one sheet, dated December 22, 2020, which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit L***; and

L. The ***Preliminary Plat of Subdivision****,* consisting of one sheet, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit M***.

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

A. **Maximum Building Size.** An exception from and modification to the maximum building size of 12,000 square feet set forth in Subsection 17.32.010.T of the Zoning Ordinance to allow for a maximum gross floor area of 14,255 square feet.

B. **Building Height.** An exception from and modification to the 35-foot building height limitation of Section 17.32.010.C of the Zoning Ordinance to allow for a maximum building height, as measured pursuant to the Zoning Ordinance, of 42 feet eleven inches.

C. **Exterior Wall Articulation.** An exception from and modification to the standards for exterior wall articulation set forth in Section 17.32.010.M of the Zoning Ordinance to allow for a separation in the plane of walls along the south building wall of only two feet where a minimum of four feet is required.

D. **Principal Roof Form.** An exception from and modification to the standards for roof design set forth in Section 17.32.010.O of the Zoning Ordinance to allow a predominantly flat roof where a flat roof is otherwise prohibited.

E. **Front Yard Setback.** An exception from and modification to the setback limitations of Section 17.32.010.H of the Zoning Ordinance to reduce the front yard setback from 25 feet to nine feet eleven inches.

F. **Limitation of Approval.** The foregoing exceptions and modifications shall be effective only in the event that the Developer obtains approval of a final development plan pursuant to the Planned Development Regulations. In the event that the Developer fails to obtain final plan approval as provided in this Ordinance and the Zoning Ordinance, the conditional

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

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

A. Standard Conditions.

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

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

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

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

D. Electric Vehicle Charging Stations.

1. The Developer shall provide an electric vehicle charging station within the Proposed Development for use by the residents of the proposed building.

2. Prior to issuance of a building permit by the Village, the Developer shall make a payment to the Village in the amount $18,000.00 as a contribution toward the installation of an electric vehicle charging station to be located in the Village's business district.

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

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

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

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

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

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

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

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

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

1. the proposed final plan contains material changes from the Preliminary Development Plan and such conditions are related to such changes;

2. such conditions are related to Village staff recommendations arising from the review of the documents and information submitted as part of the final plan application pursuant to Section 17.58.100.A of the Zoning Ordinance;

3. such conditions are related to details of the building design or materials that were not part of the Preliminary Development Plan; or

4. such conditions are related to changes in or on the immediate vicinity of the Property subsequent to the adoption of this Ordinance and are necessary to protect the public health, safety and welfare.

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

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

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

SECTION 13: EFFECTIVE DATE.

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

1. passage by the Village Council of the Village of Winnetka in the manner required by law;

2. publication in pamphlet form in the manner required by law; and

3. the filing by the Developer for recording in the Office of the Cook County Clerk, of an Unconditional Agreement and Consent, signed by all owners of the Property and the Developer, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent shall be in the form of ***Exhibit N*** attached to, and by this reference made a part of, this Ordinance.

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

PASSED this 8th day of April, 2021, pursuant to the following roll call vote:

AYES: Trustees Apatoff, Cripe, Dearborn, Lanphier, and Swierk

NAYS: None

ABSENT: Trustee Coladarci

APPROVED this 8th day of April, 2021.

Signed:

[redacted]

Village President

Countersigned:

[redacted]

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 15th day of April 2021.

Introduced: March 9, 2021

Passed and Approved: April 8, 2021

EXHIBIT A

Legal Description of the Property

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

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

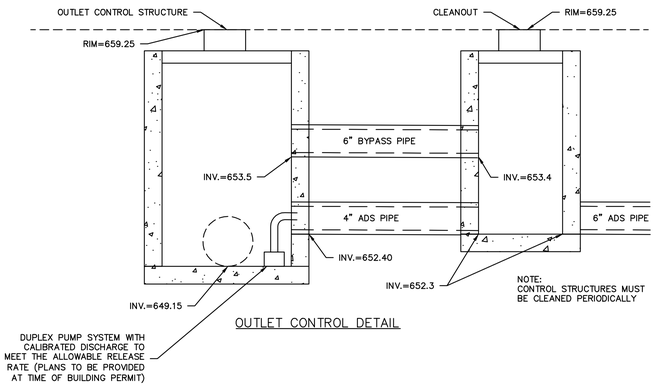
AND

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

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

EXHIBIT B

Preliminary Engineering Plans



OUTLET CONTROL DETAIL

DETENTION SUMMARY

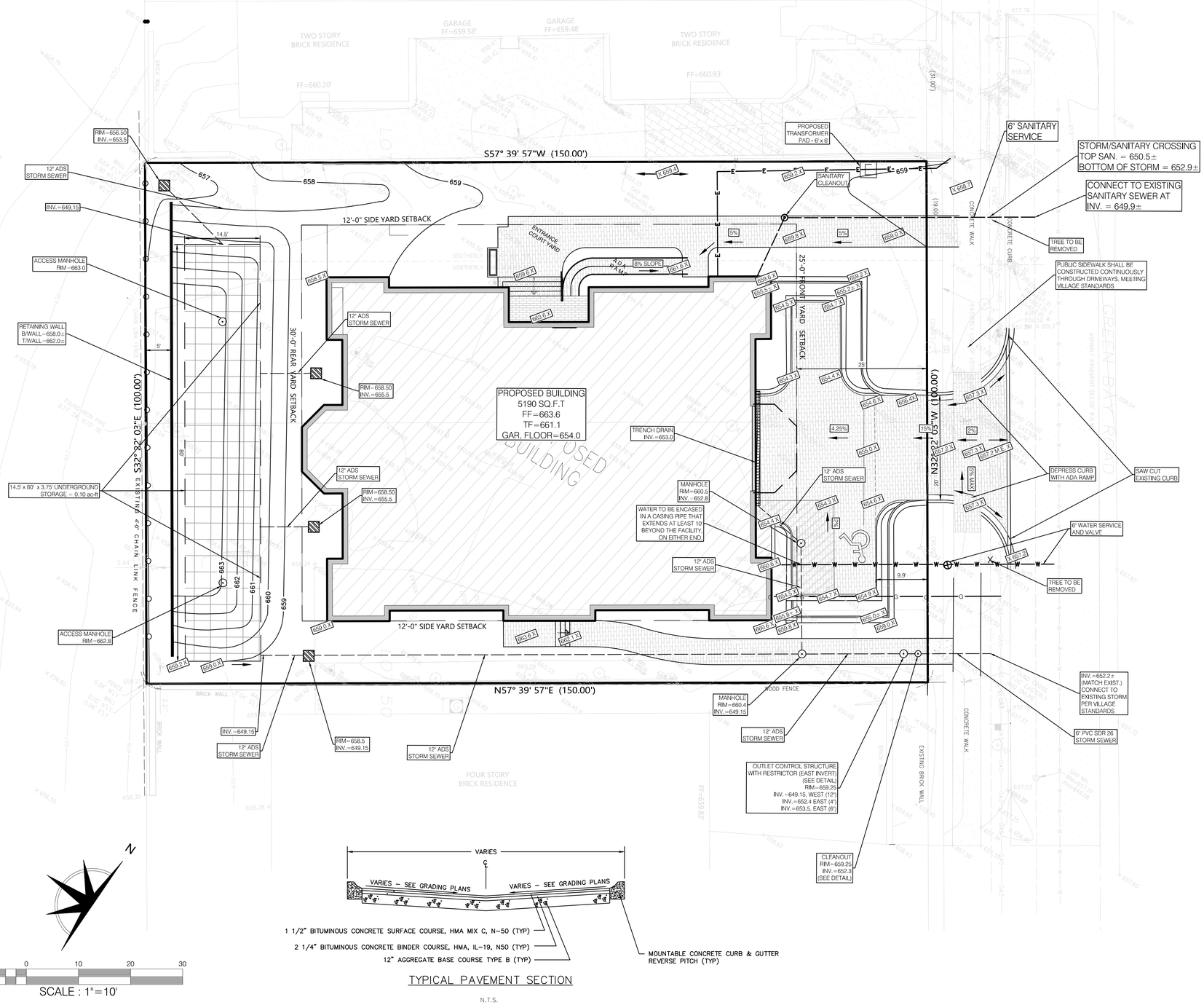
REQUIRED VOLUME = 0.082 AC.-FT (MWRD MODIFIED RATIONAL METHOD)
PROVIDED VOLUME = 0.10 AC.-FT.
- UNDERGROUND STORAGE = 0.10 AC.-FT.
ALLOWABLE RELEASE RATE = Q = 0.15 x 3.6 IN/HR x 0.34 AC. = 0.18 CFS
HIGH WATER LEVEL = 649.15 + 3.75 = 652.9 (GARAGE FLOOR = 654.0)

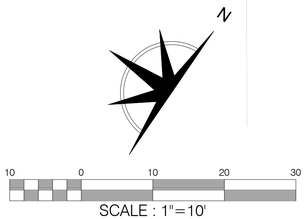
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

LEGEND

	SIGN
	BOLLARD
	AC UNIT
E	ELECTRIC METER
G	GAS METER
C	CLEANOUT
	POWERPOLE
	STORM INLET
ST	STORM MANHOLE
CB	STORM CATCH BASIN
	MANHOLE
S	SANITARY MANHOLE
W	WATER B BOX
	FIRE HYDRANT
W	WATER VALVE
W	WATER VALVE VAULT
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	LIGHT POLE
	ELECTRIC TRANSFORMER
	DECIDUOUS TREE
	CONIFEROUS
	BUSH
M.E.	MATCH EXISTING
	PROPERTY LINE
OHW OHW	OVERHEAD WIRES
	EXISTING SANITARY LINE
	EXISTING STORM LINE
W W W	EXISTING WATERMAIN
674	EXISTING CONTOUR
	CENTERLINE ROAD
B.S.L.	BUILDING SETBACK LINE
	EASEMENT LINE
	EXISTING TREE LINE
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED BRICK PAVERS

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





TYPICAL PAVEMENT SECTION

N.T.S.

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

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

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	01-20-20	CHANGES MADE PER ARCH. COMMENTS	6	11-30-20	REVISED SITE PLAN PER CLIENT; VILLAGE COMMENT
2	01-23-20	REVISED PER VILLAGE LETTER DATED 01-06-20	7	12-14-20	REVISED PER CITY REVIEW DATED 12-02-20
3	02-19-20	REVISED PER VILLAGE LETTER DATED 02-07-20			
4	03-11-20	REVISED PER VILLAGE REVIEW			
5	11-18-20	REVISED SITE PLAN PER CLIENT			

PRELIMINARY ENGINEERING PLAN

THE WALDEN - 688 GREEN BAY ROAD

FILE NAME: LAYOUT PLAN	DSGN. BY: ESM	JOB NO:	FLD. BK:
DISC NUM:	DRN BY: TWA	DATE: 10-29-19	SCALE: 1"=10'

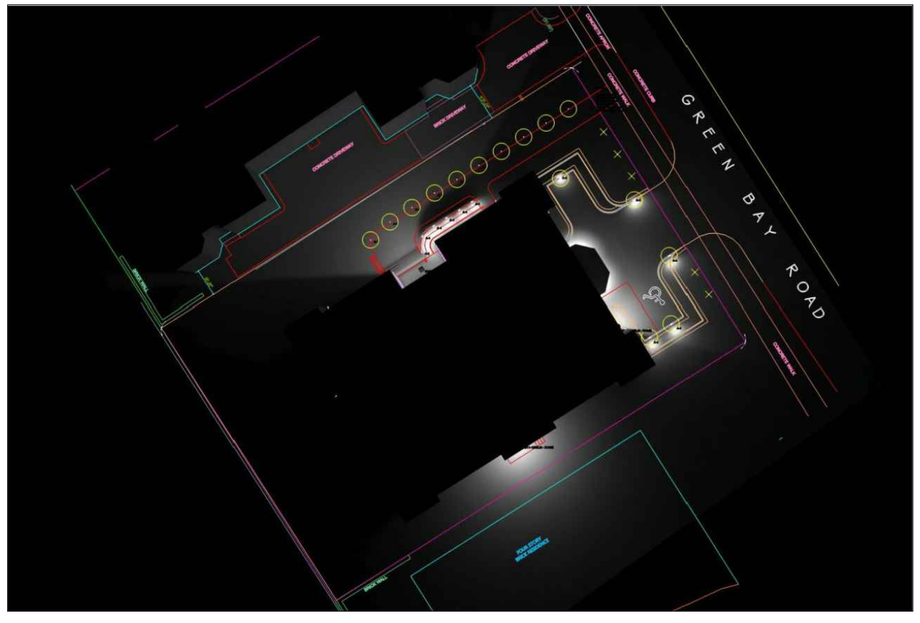
SHEET NO. C1 of C1

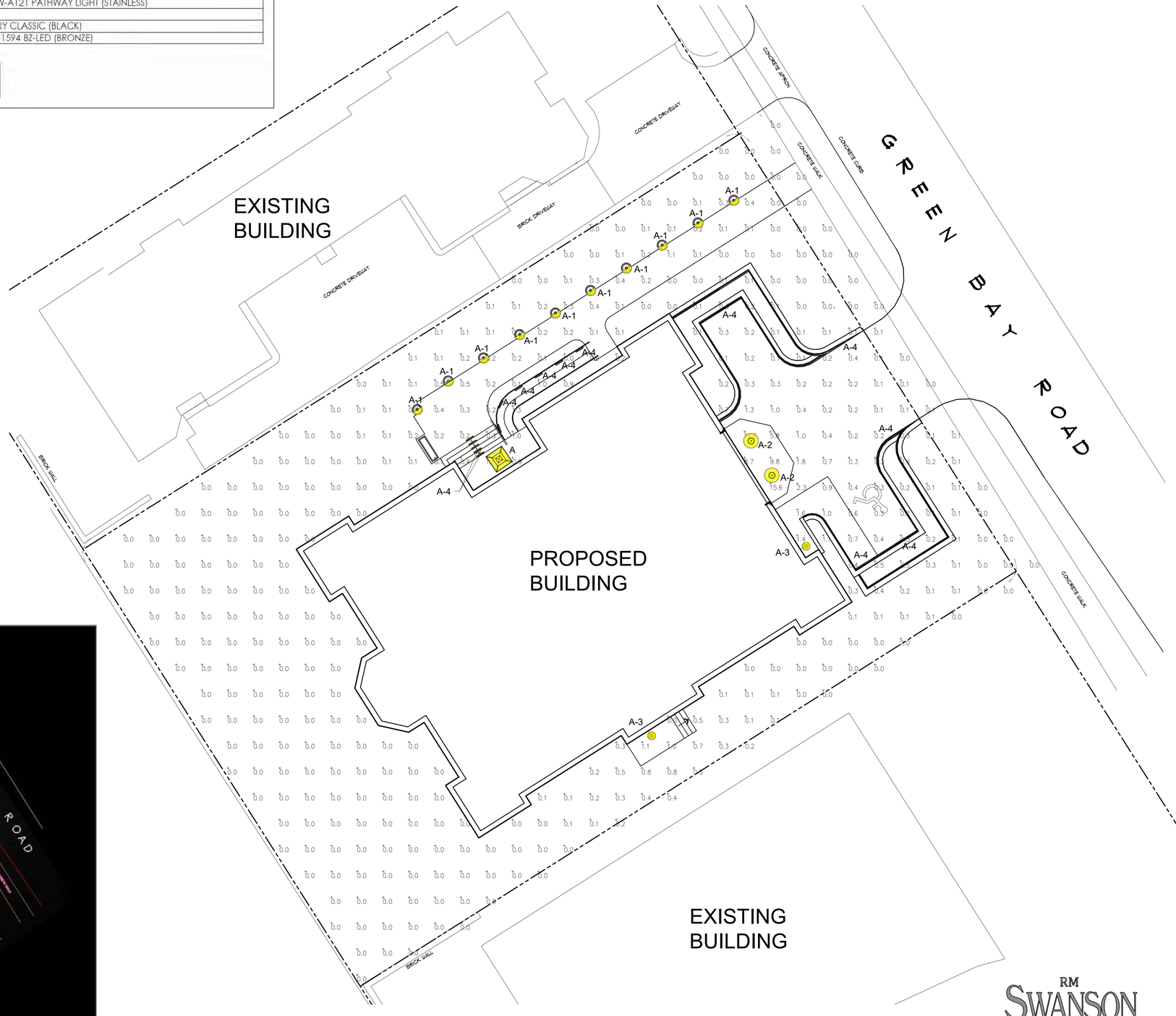
EXHIBIT C

Photometrics Plan

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

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





PHOTOMETRICS PLAN

1/4" = 1'-0"

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

12-10-2020

EXHIBIT D

Landscape Plan



LANDSCAPE PLAN

1"=10'-0"


NS-Norway Spruce


CP-Chanticleer Pear


SS-Sweetgum


OH-Hydrangea


PY-Japanese Spurge


CB-Caramal Corel Belles


SP-Little Princess Spirea


AR-Arbor Vitae


RB-River Birch


SB-Serviceberry


AW-AW Spirea


RA- Astilbe


BX- Boxwood

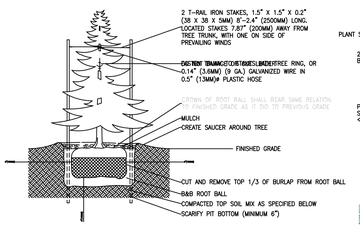

AZ-Crimson Azalea

Plant List

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

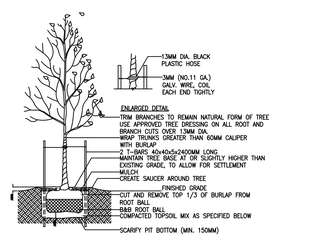
GENERAL NOTES:

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



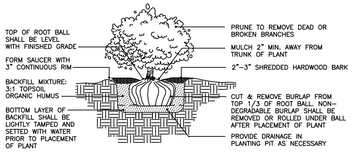
SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, SEE SPEC.

CONIFEROUS TREE DETAIL

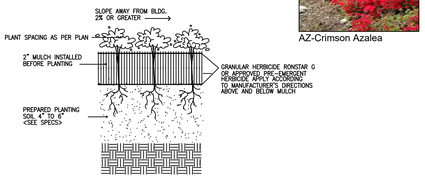


SPECIFICATIONS:
1. TOPSOIL MIX, SEE SPEC.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED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

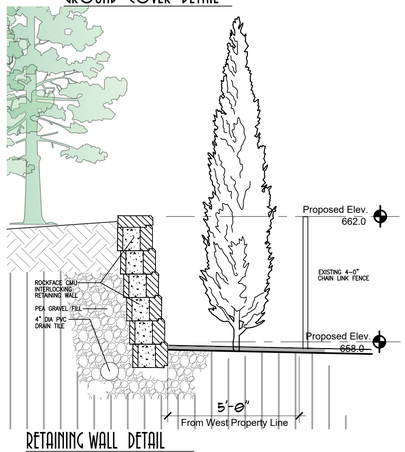
DECIDUOUS TREE DETAIL



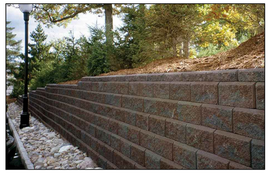
BURLAP SHRUB DETAIL



GROUND COVER DETAIL



RETAINING WALL DETAIL



REPRESENTATIVE PHOTO OF RETAINING WALL

BELGARD "DIAMOND PRO" WALL (VICTORIAN) OR SIMILAR

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

12-22-2020

EXHIBIT E

Tree Preservation Plan



TREE PRESERVATION PLAN

1"=10'-0"

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

GENERAL NOTES:

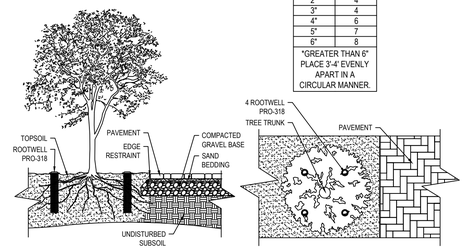
1. ONE TREE-INCH CALIPER TREE WILL BE PLANTED ON THE VILLAGE PARKWAY. THE REMAINING INCHES (28) MUST BE ACCOUNTED FOR THROUGH TREE PLANTING ON THE APPLICANT PROPERTY
2. TREE REPLACEMENT IS REQUIRED AND IS BASED ON THE SPECIES AND CONDITION OF TREES TO BE REMOVED. REQUIRED REPLACEMENT SHALL BE AS FOLLOWS: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

TREE PRESERVATION NOTES:

1. 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.
2. GRADE CHANGES WITHIN THE TREE PROTECTION ZONES OF ANY PROTECTED TREE ARE PROHIBITED
3. NO STOCKPILING OF ANY MATERIAL FOR ANY PERIOD OF TIME WITHIN TREE PROTECTION ZONES
4. NO HEAVY MACHINERY MAY OPERATE WITHIN TREE PROTECTION ZONE DURING ANY PHASE OF CONSTRUCTION PROJECT, INCLUDING AFTER PROTECTIVE TREE FENCING HAS BEEN REMOVED. OPERATING HEAVY MACHINERY WITHIN TREE PROTECTION ZONE WILL RESULT IN A STOP WORK ORDER.

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

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

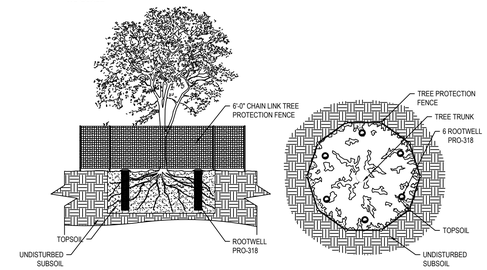


SECTION VIEW PLAN VIEW

MANUFACTURER NOTES:
1. 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
2. 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



SECTION VIEW PLAN VIEW

MANUFACTURER NOTES:
1. 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
2. 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 Wilsonwdw@aol.com

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12-10-2020

EXHIBIT F

Renderings







EXHIBIT G

Building Elevations and Sections



EAST ELEVATION

1/4" = 1'-0"





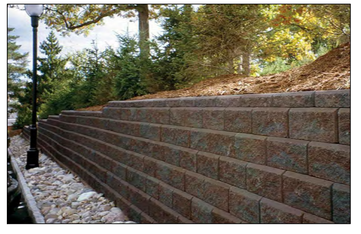














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NORTH ELEVATION

$\frac{1}{4}$" = 1'-0"

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WEST ELEVATION

¼" = 1'-0"

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SOUTH ELEVATION

$\frac{1}{4}$" = 1'-0"

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680 GREEN BAY RD

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

688 GREEN BAY RD

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



PROPOSED BUILDING

681 WALDEN LN RESIDENCE

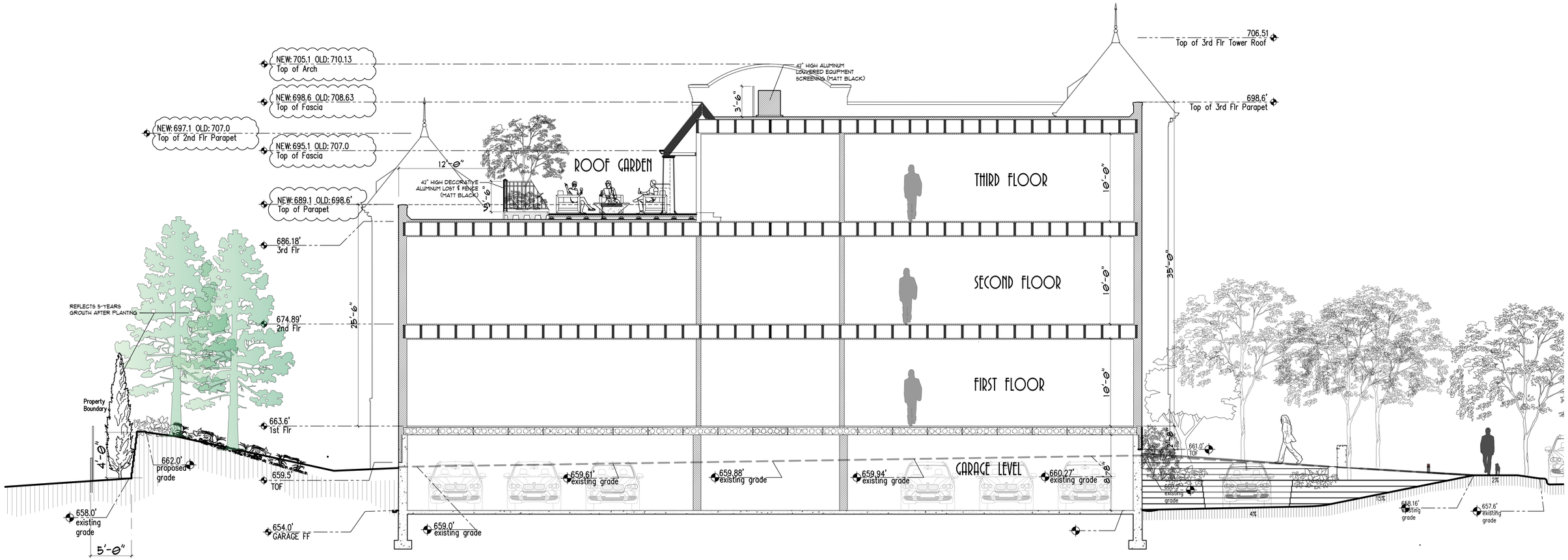
PROPOSED SCREENING DATA

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

SITE VIEW SECTION

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CROSS SECTION BUILDING & SITE

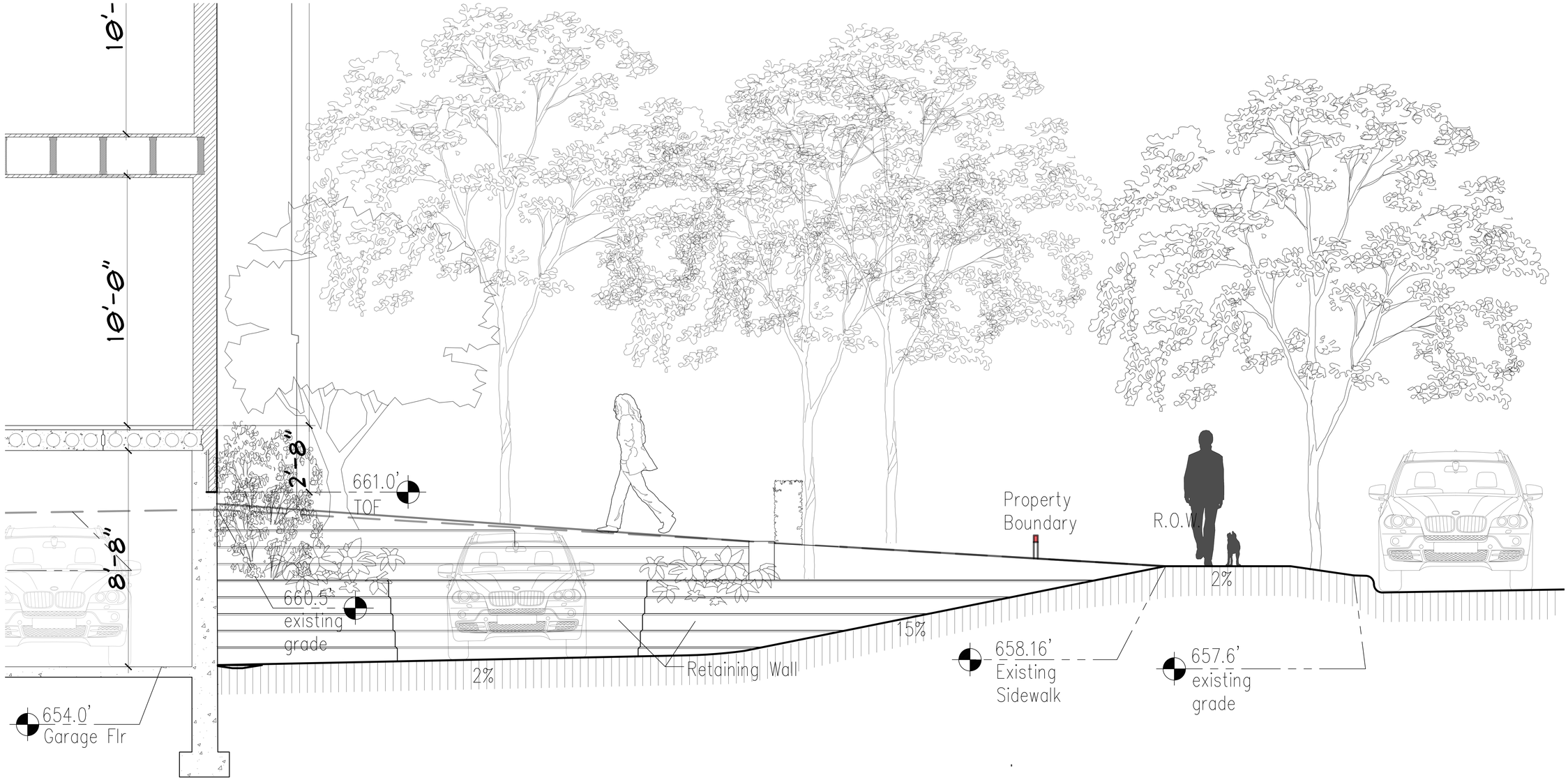
WEST TO EAST

3/16" = 1'-0"

SECTION THRU ENTRANCE DRIVEWAY

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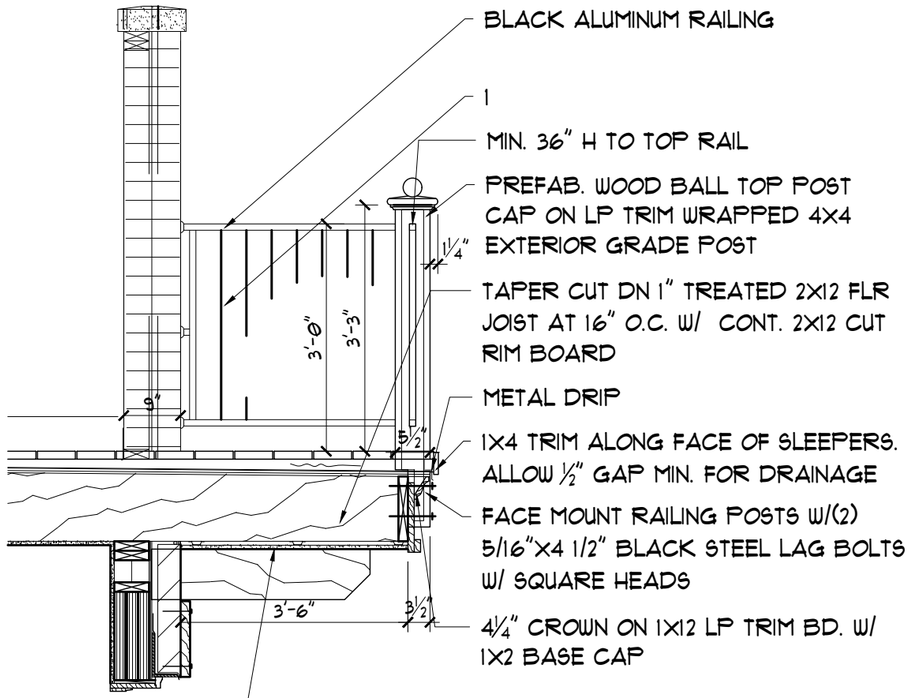


SECTION THRU ENTRANCE DRIVEWAY

LOOKING FROM SOUTH TO NORTH

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10-10-2020



CROSS SECTION AT BALCONY

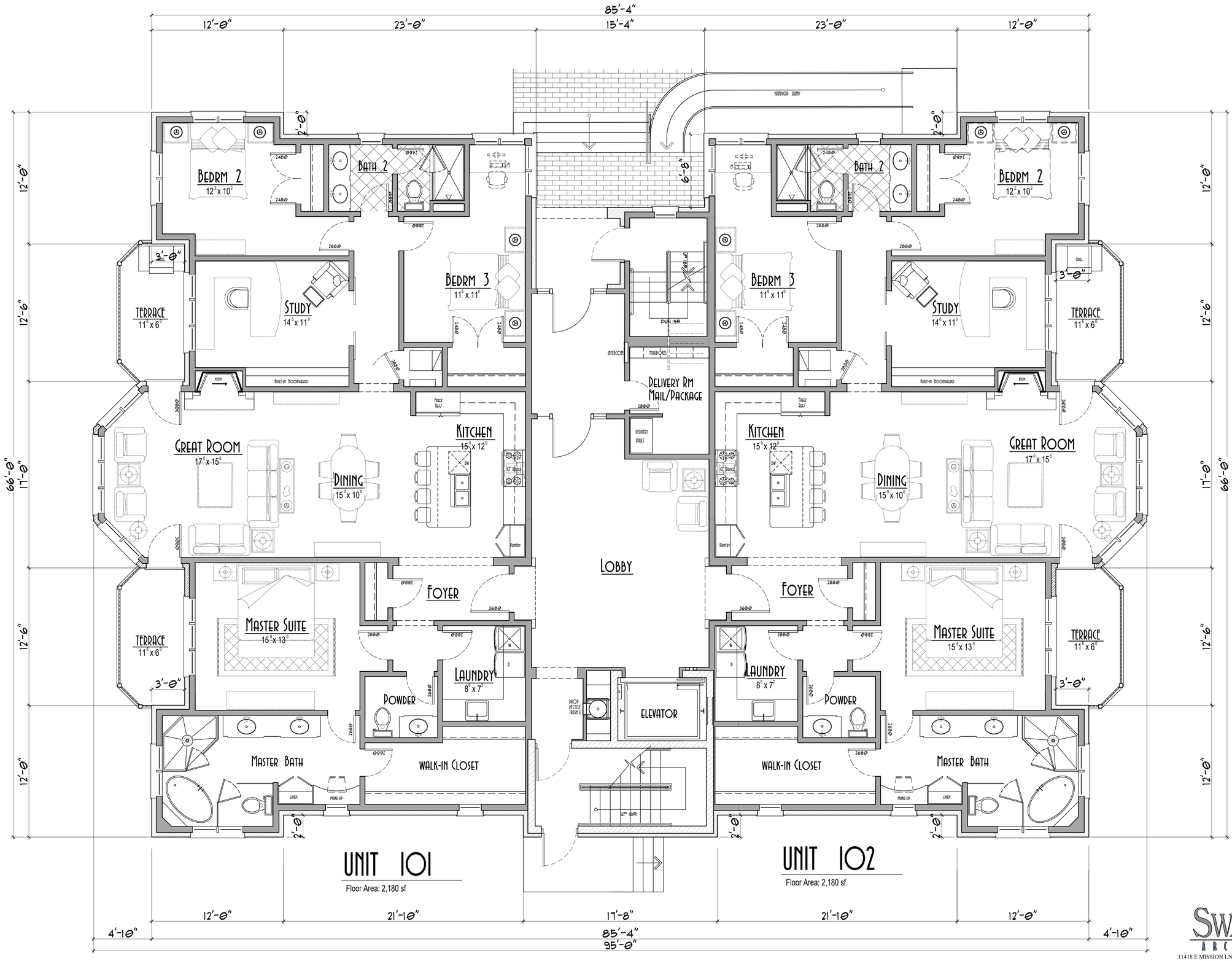
EXHIBIT H

Building Floor Plans

GARAGE PLAN

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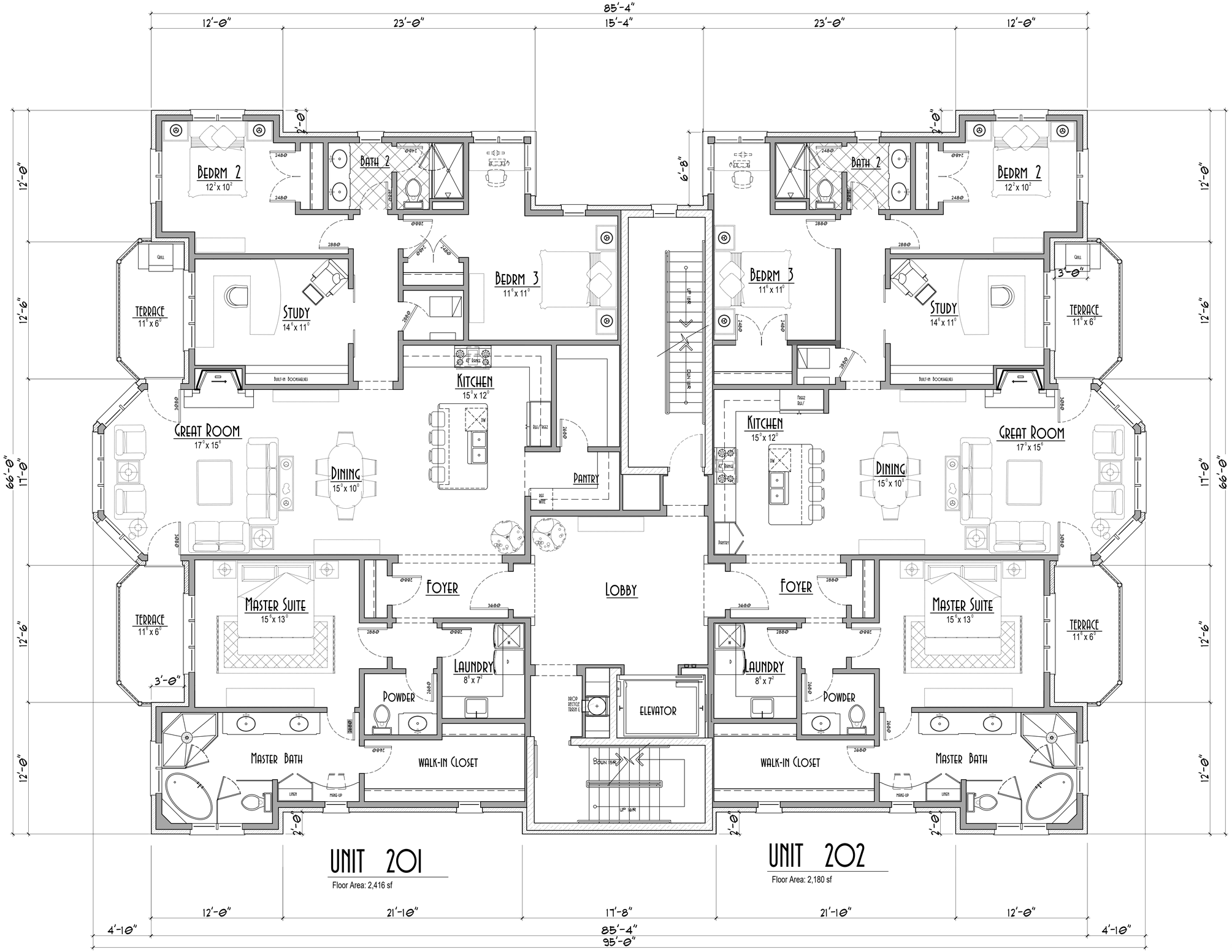
3-3-2021



FIRST FLOOR PLAN

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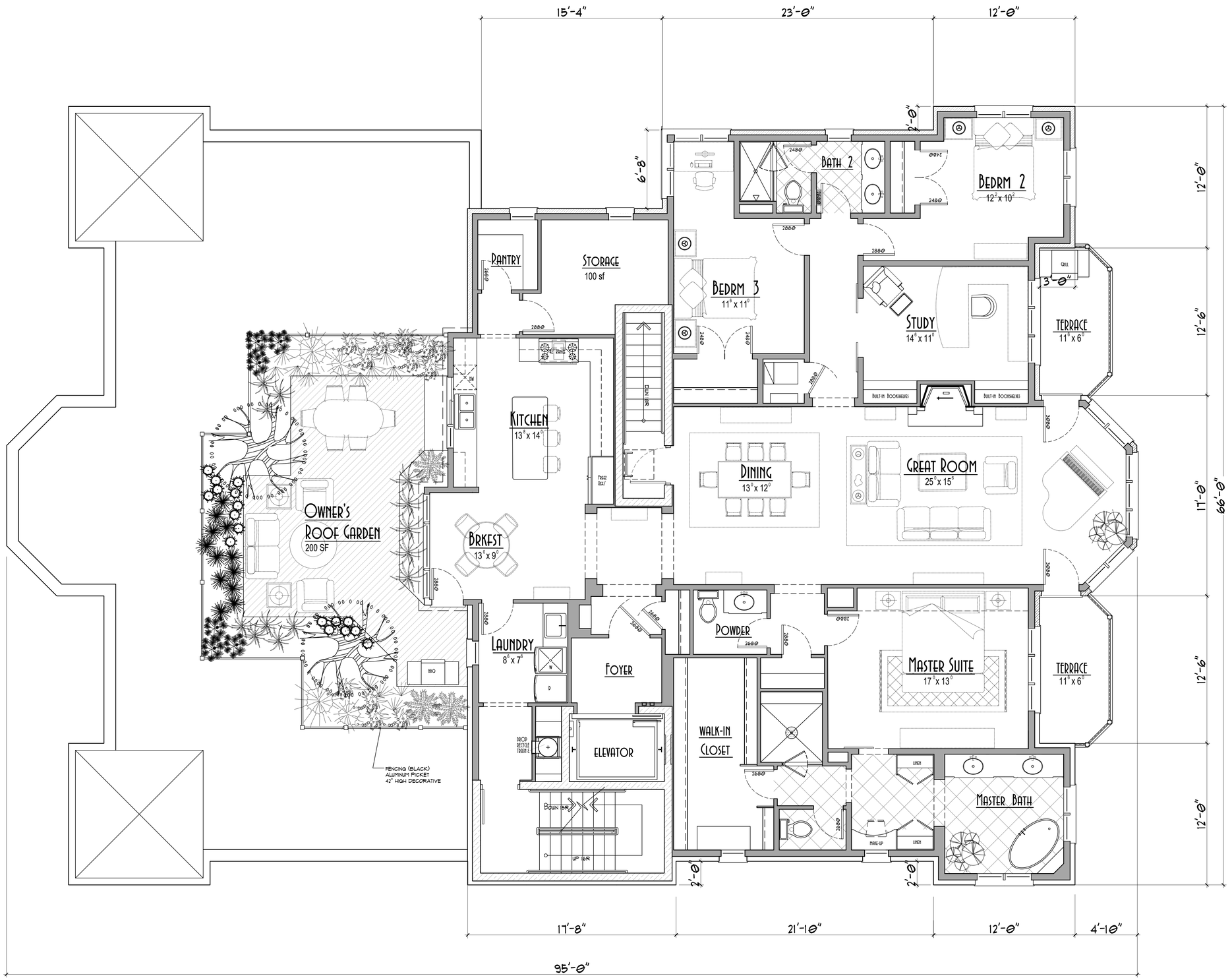
12-10-2020



SECOND FLOOR PLAN

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PENTHOUSE FLOOR PLAN

Gross Floor Area: 2,876 sf

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RM
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ARCHITECTS
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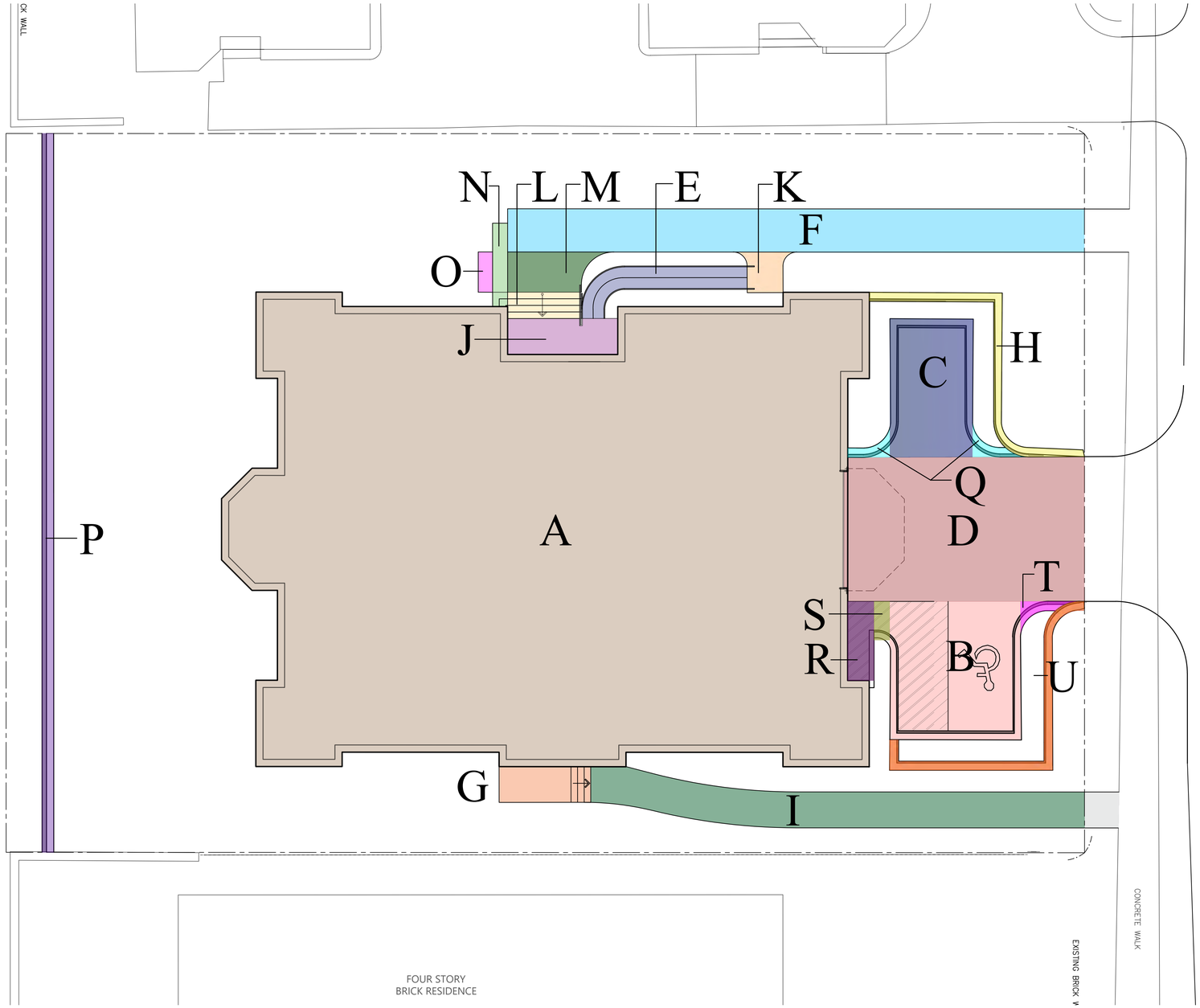
3-3-2021

EXHIBIT I

Impermeable Surface Area Plan

IMPERMEABLE SURFACE LOT COVERAGE MATRIX

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

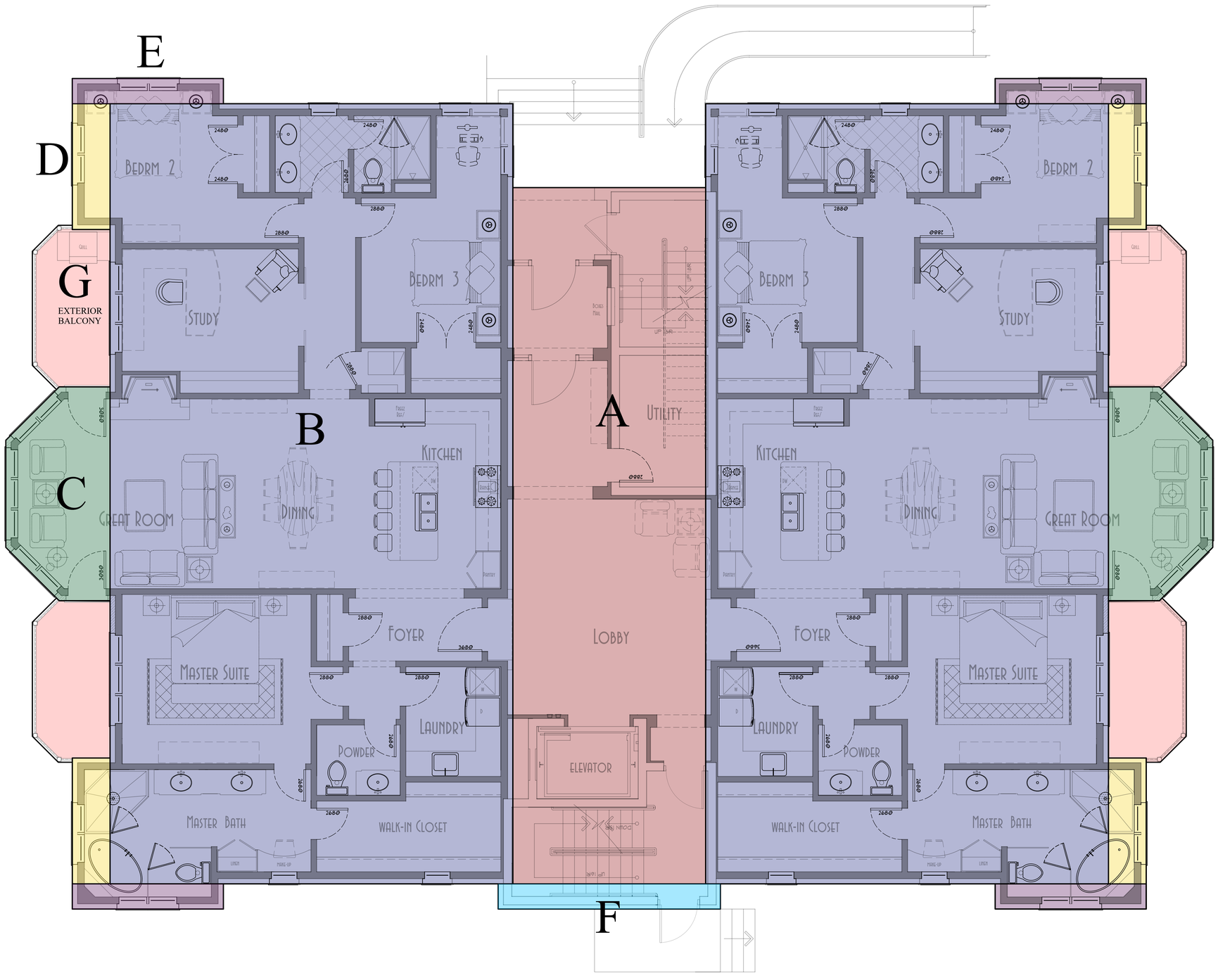


IMPERMIABLE SURFACE AREA

1/4" = 1'-0"

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12-10-2020



FIRST, SECOND, THIRD & ROOF
FLOOR GFA-PROPOSED

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

GROSS FLOOR AREA 1ST & 2ND FLOORS

1/4" = 1'-0"

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12-10-2020



THIRD FLOOR GFA-PROPOSED

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

GROSS FLOOR AREA 3RD FLOOR

1/4" = 1'-0"

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ROOF GFA-PROPOSED

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

GROSS FLOOR AREA ROOF

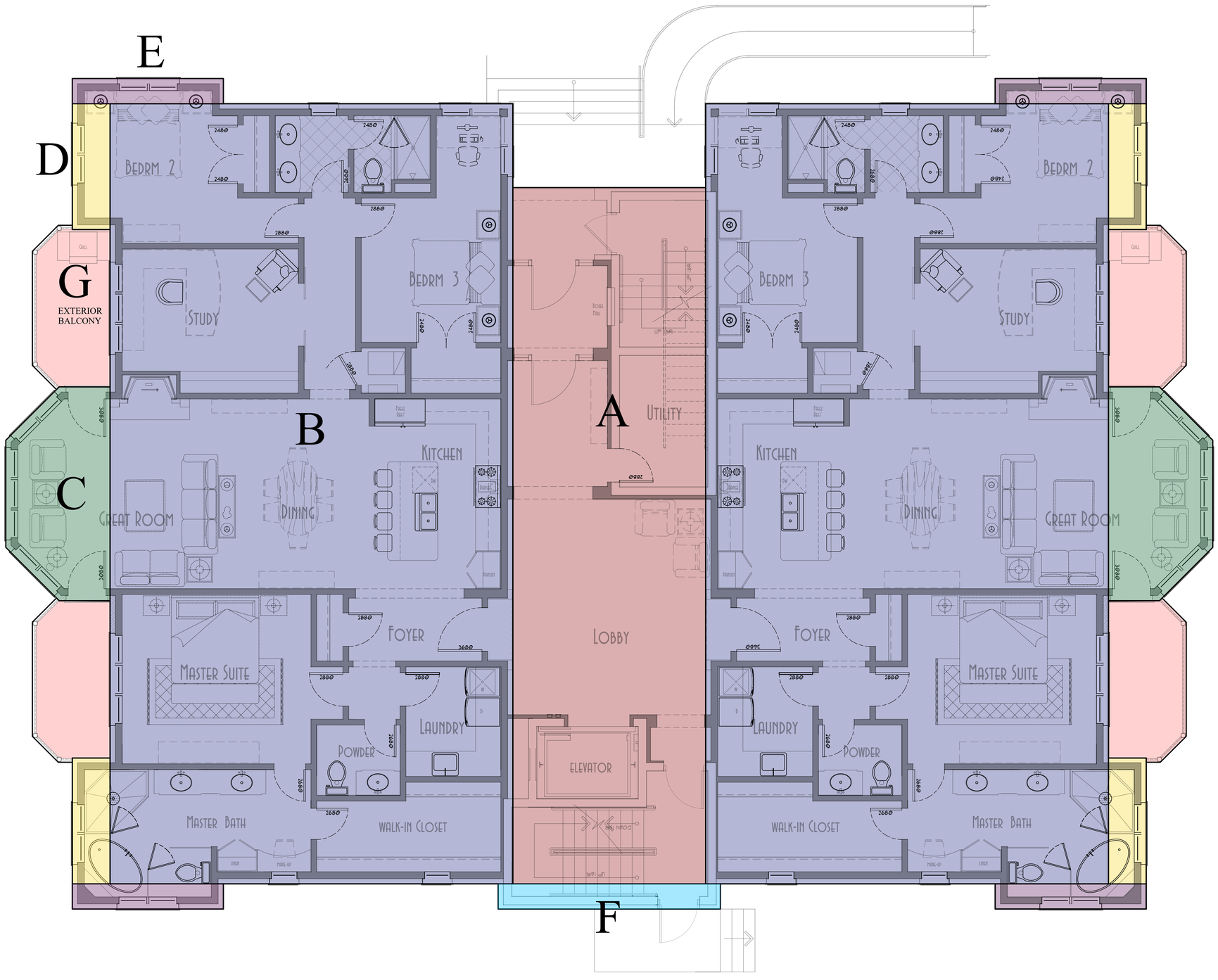
$\frac{1}{4}$" = 1'-0"

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12-10-2020

EXHIBIT J

Gross Floor Area Diagram



FIRST, SECOND, THIRD & ROOF
FLOOR GFA-PROPOSED

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

GROSS FLOOR AREA 1ST & 2ND FLOORS

1/4" = 1'-0"

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3-3-2021



THIRD FLOOR GFA-PROPOSED

PIECE	DIMENSIONS (FT)	GFA AREA (SF)
A	15.3 x 55.3	846.0
B	32.0 x 62.0	1,984.0
C	7.2 x 17.0	122.4
D	3.0 x 10.75 x 2	64.5
E	(12.0 x 2.0) x 2	48.0
F	17.75 x 2.0	35.5
G		(3rd flr not counted)
H	4.O x 10.0	40.0
I	2.O x 13.0	26.0
GROSS 3RD FLOOR AREA:		3,166.4

GROSS FLOOR AREA 3RD FLOOR

1/4" = 1'-0"

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3-3-2021



ROOF GFA-PROPOSED

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

GROSS FLOOR AREA ROOF

1/4" = 1'-0"

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3-3-2021

Exhibit K

Building Material and Finish Cut Sheets



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



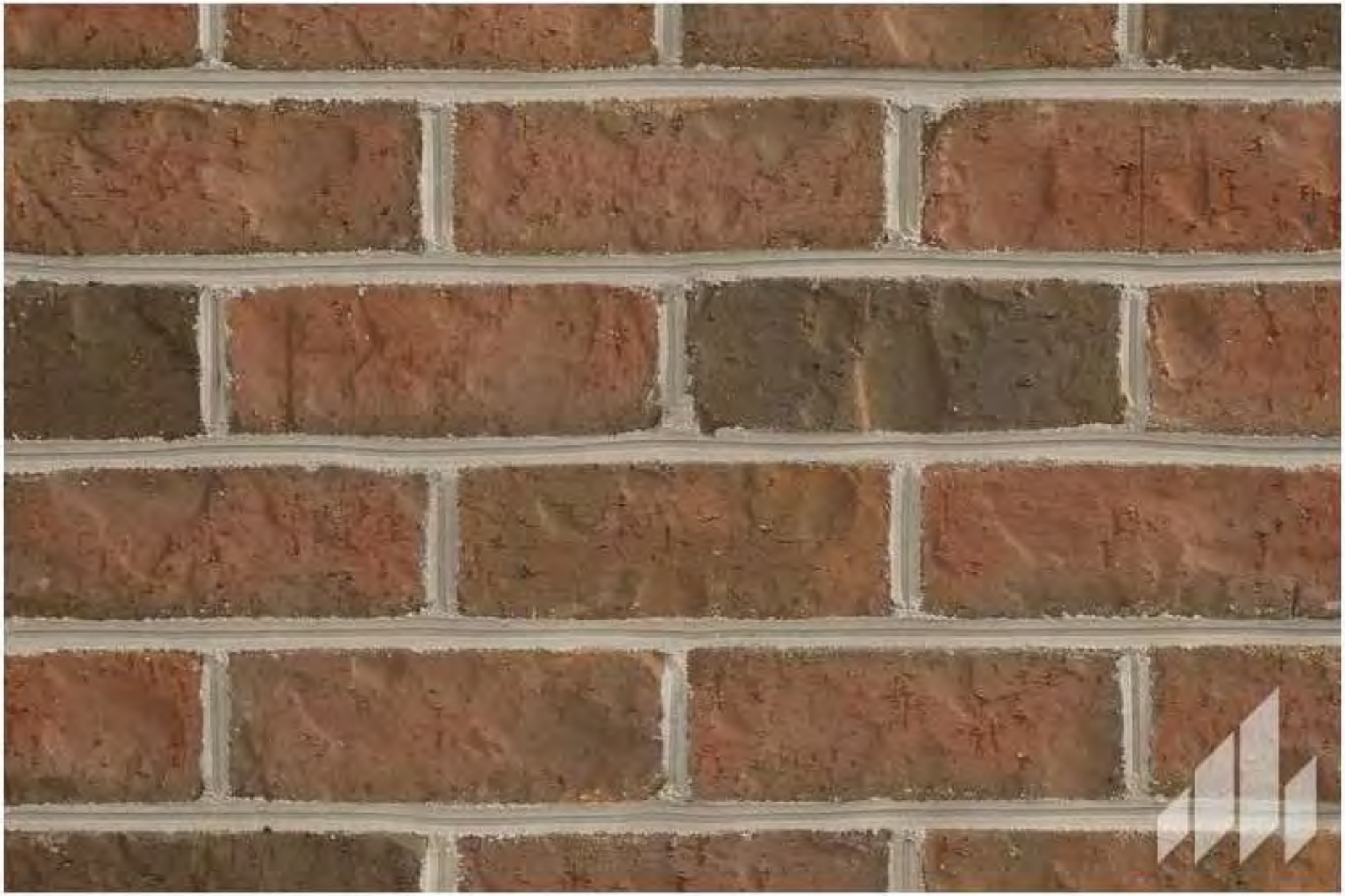
Manufacturer: Da Vinci Roofscapes Inc
Product: Synthetic Slate Roof
Color: Slate Gray
Size: 6″, 9″ & 12″ random widths with 8″ exposure

12-10-2020



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

12-10-2020



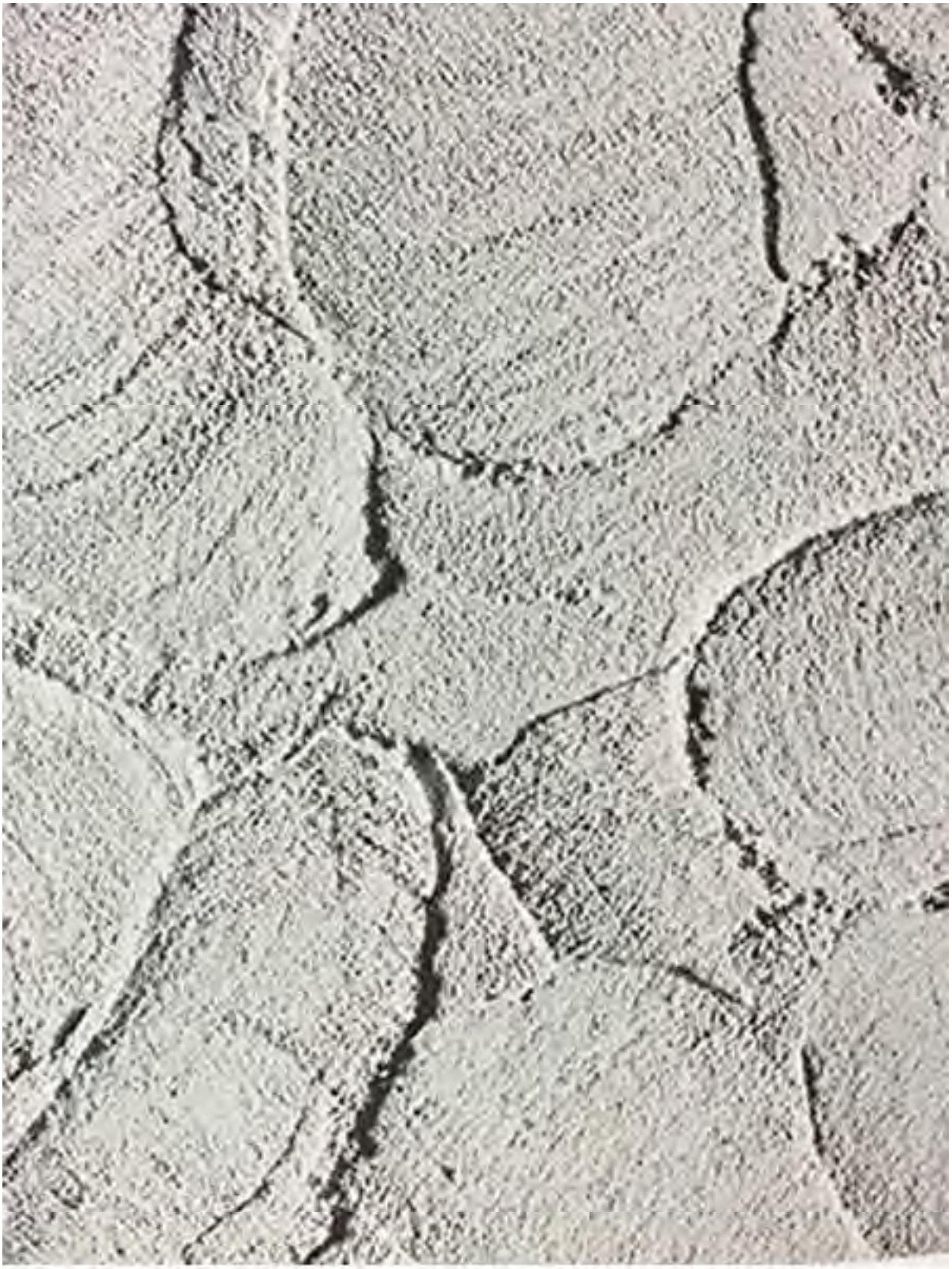
PROPOSED FACE BRICK: GENERAL SHALE "WAKE MANOR"

12-10-2020



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

Agenda Packet 339



Proposed Stucco Color & Finish



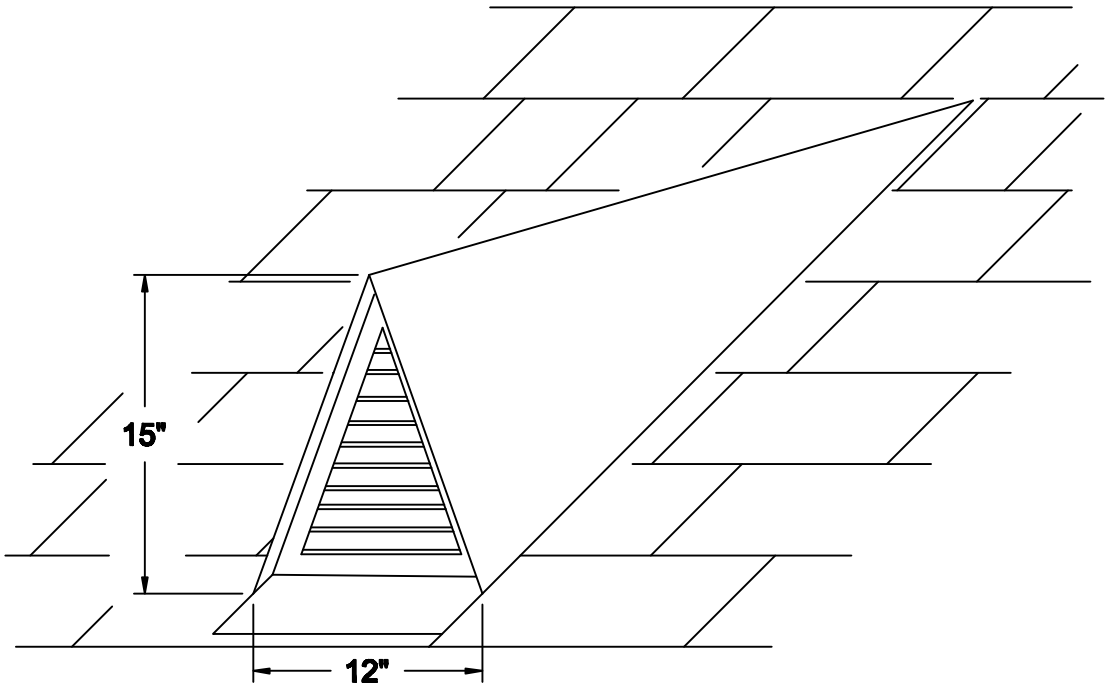
Exterior Trim & Bay Color

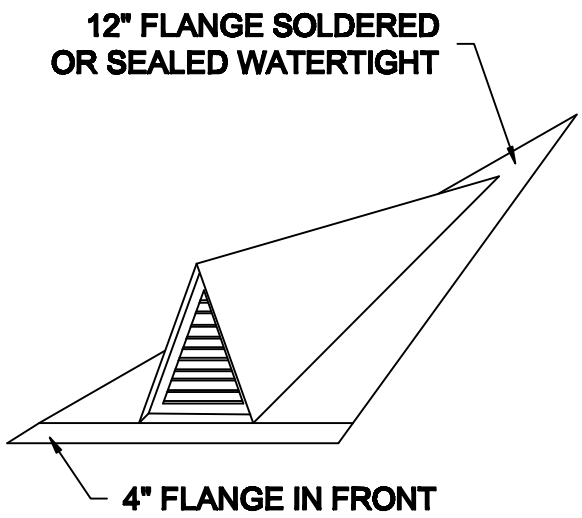
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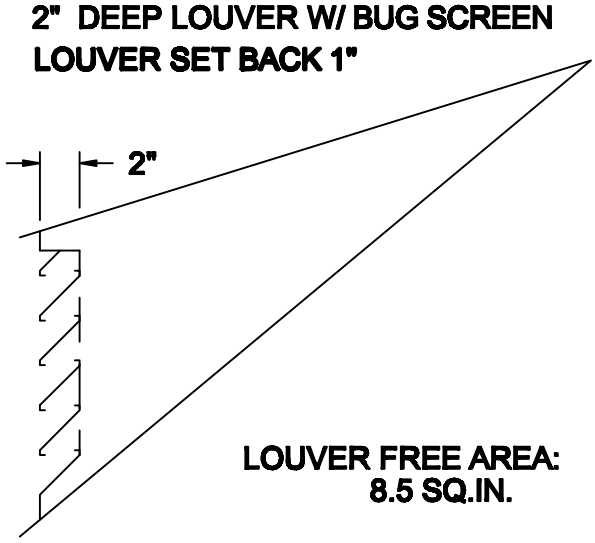

Exterior Trim Color
-10-2020
Black Satin
2131-10
Benjimin Moore

LOUVER DORMER
BUTTERFLY

12-10-2020







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.

COPPER CRAFT
A EURAMAX COMPANY

6–03



East Coast Weathervane 36" tall Finial "The Alexander"



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

12-10-2020

Clopay®

CANYON RIDGE®

— garage doors —





CARRIAGE HOUSE ▪ LOUVER ▪ MODERN



Canyon Ridge® Louver Design 52; Shown in Walnut Finish with Louver Mahogany Cladding, Mahogany Overlays and REC13 Window Design (Model CAN252LMREC13)



INTELLIGENT BEAUTY

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

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

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

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







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

CANYON RIDGE®

CARRIAGE HOUSE

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

CARRIAGE HOUSE 5-LAYER CONSTRUCTION

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

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



Design 01



Design 22



Design 34

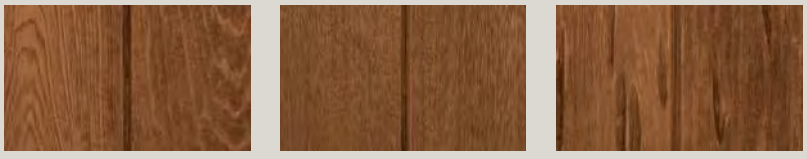
WINDOW/TOP SECTIONS



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

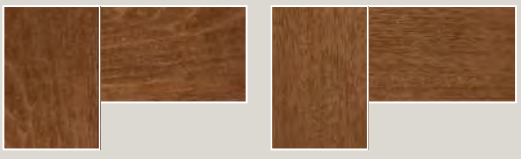
MATERIAL DESIGN OPTIONS

COMPOSITE CLADDING MATERIALS



Clear Cypress (C) | Mahogany (M) | Pecky Cypress (P)

COMPOSITE OVERLAY MATERIALS



Clear Cypress (C) | Mahogany (M)

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


Design 11


Design 12


Design 13


Design 21


Design 23


Design 31


Design 32


Design 33


Design 35


Design 36


Design 37


Design 38

COLORS


Medium Finish


Dark Finish


Walnut Finish


Slate Finish


Black Finish*

White Finish*


Primed (No Finish)

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

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

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

2" POLYURETHANE INSULATION

COMPOSITE OVERLAY DELAMINATION LIMITED 5 YR WARRANTY

EFFICIENCY 20.4 R-VALUE

HARDWARE LIMITED 5 YR WARRANTY

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

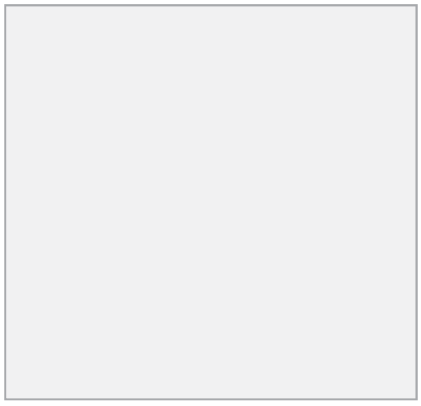


specialty GLASS OPTIONS

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

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





Clear



Frosted



Seeded*



Obscure



Rain

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

decorative HARDWARE

STANDARD



Spade Step Plate



Spade Lift Handles

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

OPTIONAL



Spear Lift Handles



Colonial Lift Handles



Spade Strap Hinge*

Complements Standard Spade Lift Handles and Spade Step Plate



Twisted "L" Handles

Escutcheon Plates



Spear Step Plate



Colonial Step Plate



Decorative Handles with Keyholes



Spear Strap Hinge*



Colonial Strap Hinge*



Ring Door Knocker



Aluminum Grip Handles

(Modern)

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



FOUNDRY CLASSIC

10231TK

SMALL GOOSENECK BARN LIGHT

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

DETAILS	
FINISH:	Textured Black
MATERIAL:	Aluminum

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

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

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

PRODUCT DETAILS:

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



RALEY

1602MB-LL

LARGE HANGING LANTERN

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

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"

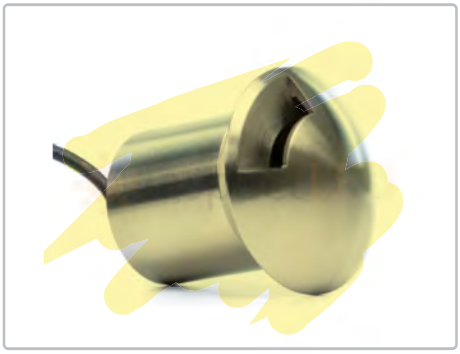
SHIPPING	
CARTON LENGTH:	15"
CARTON WIDTH:	15"
CARTON HEIGHT:	26"
CARTON WEIGHT:	20 lbs.

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

aspectLED
A WILSON TOOL COMPANY

4900 Constellation Drive
White Bear Lake, MN 55127
888.503.1317
sales@aspectled.com







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

RoHS Compliant

1YR WARRANTY

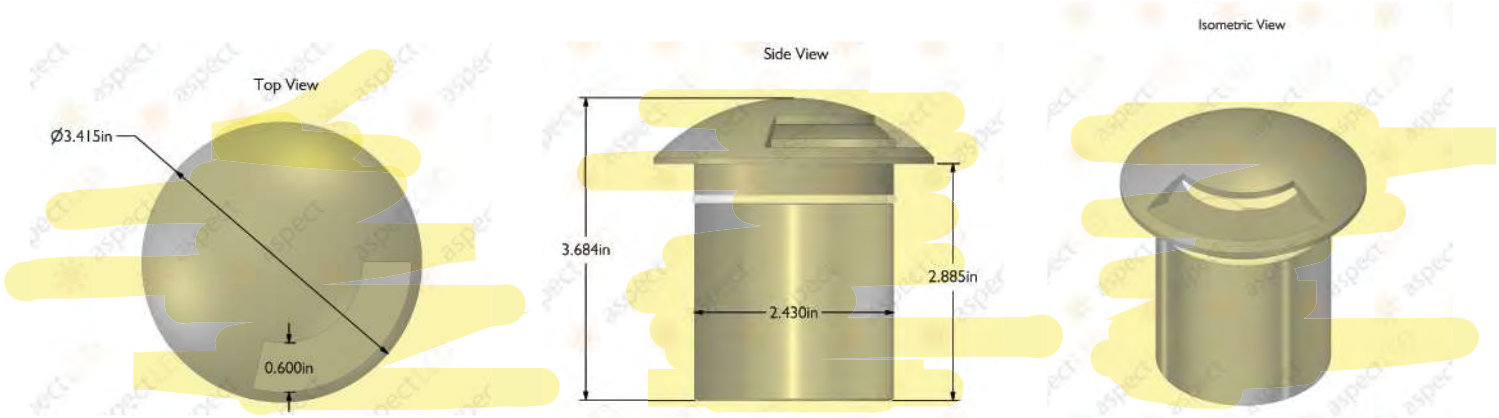
For general information purposes only. Specifications, dimensions and construction subject to change without notice.

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www.aspectled.com

In-ground Stainless Steel Pathway Light (3W)

MODEL: AL-IG-PW-A21

DIMENSIONS



SKU BUILDER

Model Number	LED Color	Voltage	Wire Lead Length
AL-IG-PW-A21			

*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 fixure.

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

Voltage
- 12VDC
- 24VDC
- 12VAC

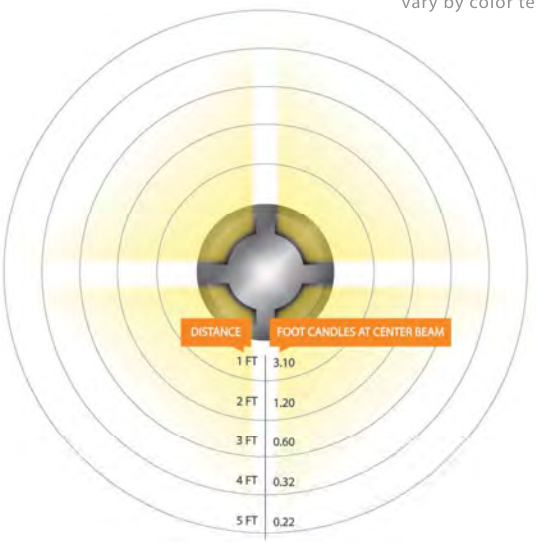
Wire Lead Length
- 2 Feet - 2FT
- 25 Feet - 25FT
- 50 Feet - 50FT
- 100 Feet - 100FT

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.

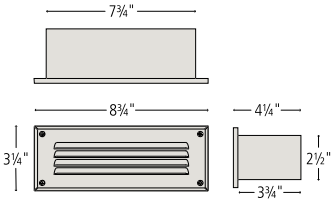


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1594 BZ
1594 BZ-LED
LOUVERED BRICK LIGHT
8¾" W, 3¼" H, 4¼" D





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		

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For an explanation of ratings, see page 12.

JUNO

5" IC NEW CONSTRUCTION HOUSING
IC20 LEDT24

COMPATIBLE WITH
5RLD SERIES

TITLE 24 MEETS HIGH EFFICACY

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

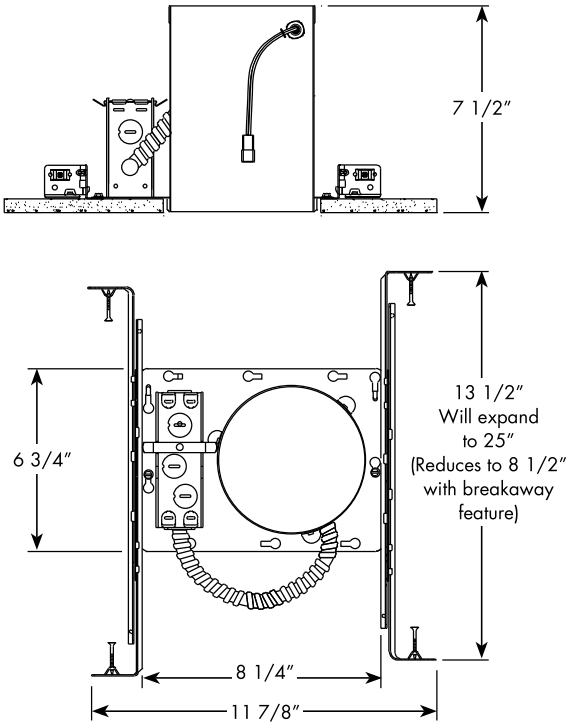
Real Nail 3 Bar Hangers Telescoping Real Nail® 3 system covered under US Patent D552,969 permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Integral T-bar notch and clip secures housing in suspended ceiling grid – no accessory clips required • 24" expansion stop 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) ½" and (1) ¾" 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.

DIMENSIONS



5 5/8" CEILING CUTOUT

PRODUCT CODES

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

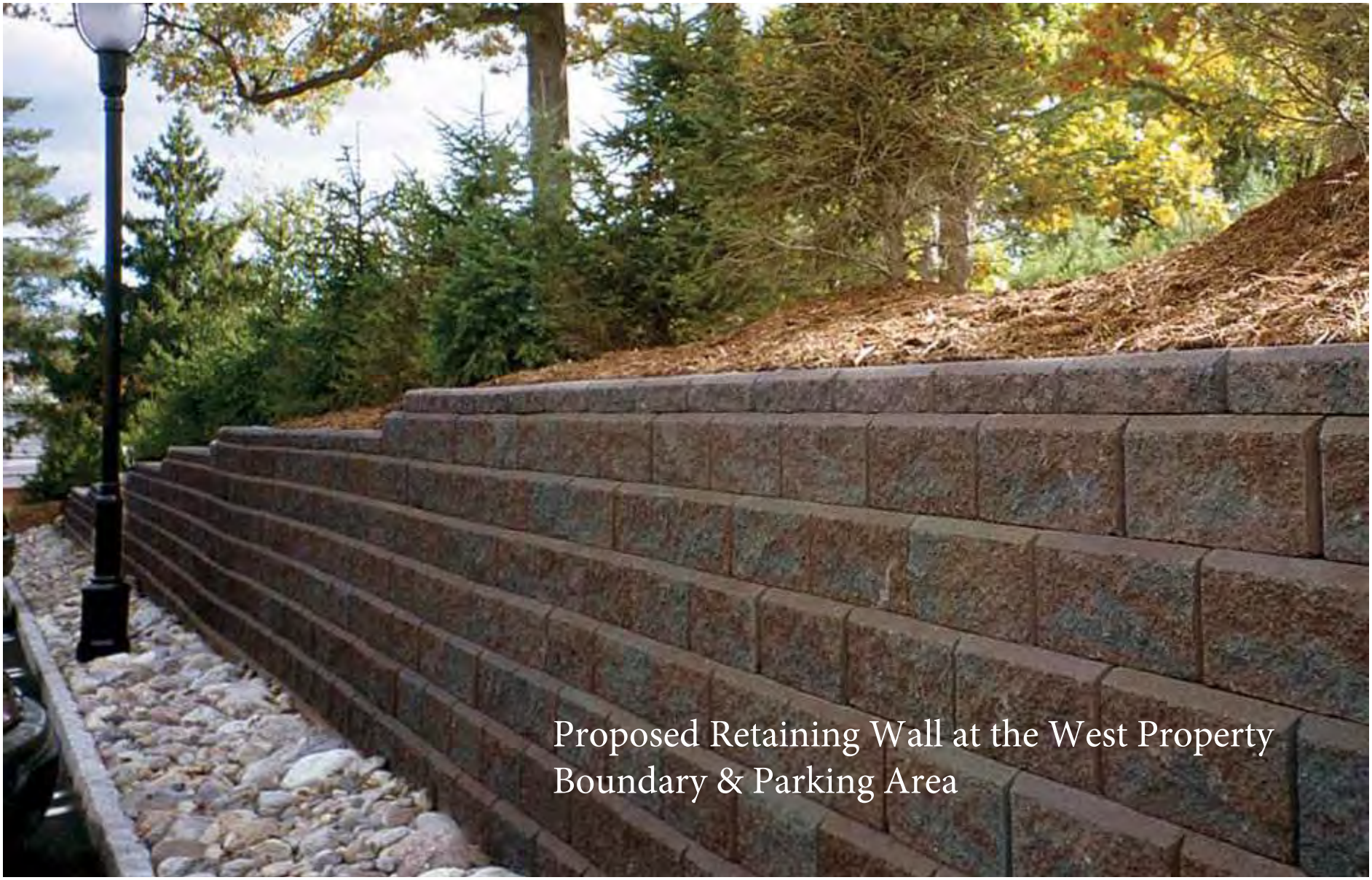
Housing and trim can be ordered together or separate, but will always ship separately.

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.

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Agenda Packet 360



Proposed Retaining Wall at the West Property Boundary & Parking Area



DIAMOND PRO STONE CUT

DIAMOND® SERIES

DIAMOND PRO STONE CUT® | RETAINING WALL

LARGE UNIT



8 x 18 x 12

SMALL & MEDIUM UNITS



8 x 7 x 12



8 x 11 x 12

CORNER



8 x 18 x 9

AVAILABLE COLORS



GASCONY TAN



ASHBURY HAZE

CLASSIC STYLE WITH MULTIPLE INSTALLATION OPTIONS

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

ACCESSORIES | AVAILABLE IN ALL COLORS

UNIVERSAL CAP



3 x 18 / 12 x 13

DIAMOND PRO CAP



4 x 17 / 14 x 10

U START BASE BLOCK®



3½ x 18⁷⁄₁₆ x 12

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

U Start Base Block actual coverage length is 16¹¹⁄₁₆"

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

ENGINEERED SOLUTIONS BY ANCHOR™ WALL SYSTEMS

DIAMOND PRO STONE CUT®

RETAINING WALLS

ENGINEERED SOLUTIONS BY ANCHOR™ WALL SYSTEMS

LEGACY COLLECTION

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

SHAPES & SIZES

Large Unit



8 x 18 x 12

Medium & Small Units



8 x 11 x 12



8 x 7 x 12

Corner



8 x 18 x 9

Cap



4 x 17¼ / 14 x 10

PALLET INFORMATION / ESTIMATING CHART

UNIT	SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	LNFT PALLET (SOLDIER)	LNFT PALLET (SAILOR)	UNITS/ SQFT	WEIGHT/ UNIT LBS	WEIGHT/ LAYER LBS	WEIGHT/ PALLET LBS
LARGE UNIT											
8 X 18 X 12	32	–	4	32	8	–	–	–	77	–	2592
MEDIUM & SMALL UNITS											
8 X 11 X 12	19.23	–	4	32	8	–	–	–	45	–	2464
8 X 7 X 12	12.13	–	4	32	8	–	–	–	34	–	
CORNER											
8 X 18 X 9	32	–	4	32	8	–	–	–	101	–	3200
CAP											
4 X 17¼ /14 X 10	–	–	6	54	9	–	–	–	40	–	2710

ITEM CODES

DIAMOND PRO STONE CUT

COLOR	LARGE UNIT	MEDIUM/SMALL	CORNER	CAP
ASHBURY HAZE	16050766	16050775	16050190	16050430
GASCONY TAN	16050784	16050788	16050570	16050470

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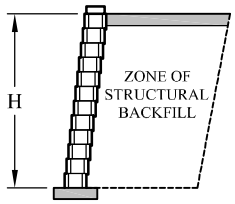
WALLS
PALLET INFORMATION / ESTIMATING CHART

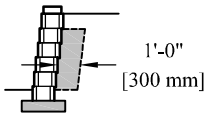
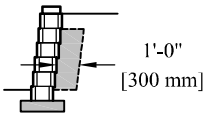
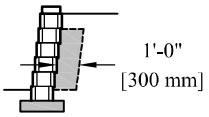
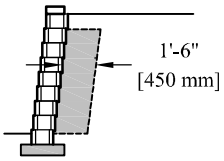
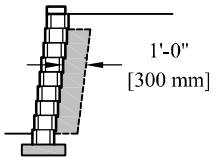
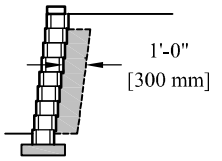
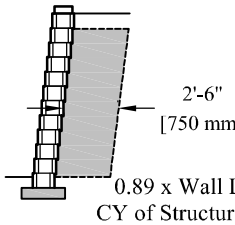
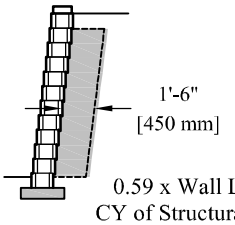
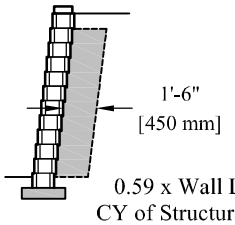
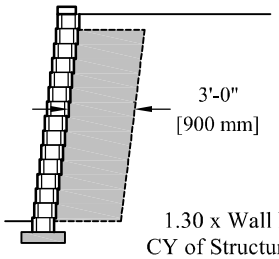
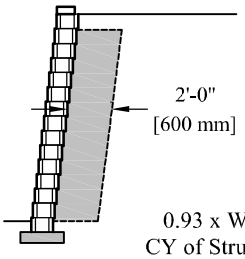
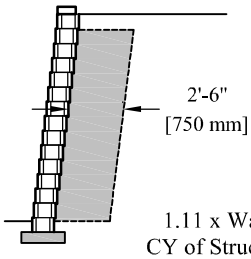
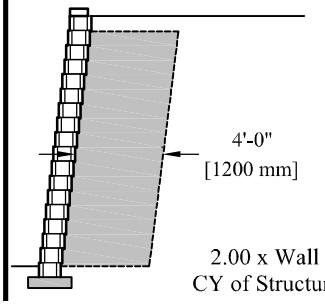
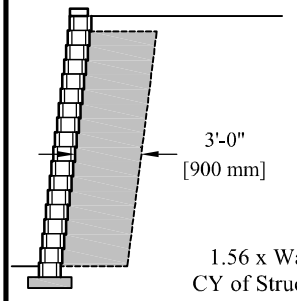
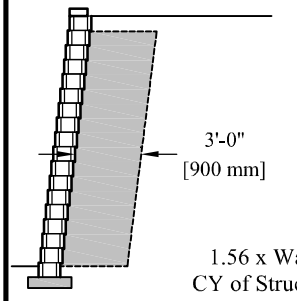
DIAMOND® PRO			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
STRAIGHT		8 x 18 x 12	32	8	4	32	8	1	83	662	2646
BEVELED		8 x 18 x 12	32	8	4	32	8	1	81	648	2590
CORNER		8 x 18 x 9	32	–	4	32	8	–	100	800	3200

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

DIAMOND® ACCESSORIES			SQFT/ PALLET	SQFT/ LAYER	LAYER/ PALLET	UNITS/ PALLET	UNITS/ LAYER	UNITS/ SQFT	WEIGHT/ UNIT	WEIGHT/ LAYER	WEIGHT/ PALLET
UNIVERSAL CAP		3 x 18 / 12 x 13	–	–	8	72	9	–	49	441	3525
DIAMOND PRO CAP		4 x 17 / 14 x 10	–	–	6	54	9	–	49	437	2619
U START BASE BLOCK		3½ x 18⁷⁄₁₆ x 12	–	–	7	56	8	–	51	406	2839

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



	Clay and Silt Soils φ = 26° γ = 120 pcf (19 kN/m^3)	Silty / Clayey Sand Soil φ = 30° γ = 120 pcf (19 kN/m^3)	Clean Sand and Gravel Soil φ = 34° γ = 120 pcf (19 kN/m^3)
4'-0" (1200 mm) 6 Courses	 0.22 x Wall Length = CY of Structural Backfill	 0.22 x Wall Length = CY of Structural Backfill	 0.22 x Wall Length = CY of Structural Backfill
6'-0" (1800 mm) 9 Courses	 0.44 x Wall Length = CY of Structural Backfill	 0.33 x Wall Length = CY of Structural Backfill	 0.33 x Wall Length = CY of Structural Backfill
8'-0" (2400 mm) 12 Courses	 0.89 x Wall Length = CY of Structural Backfill	 0.59 x Wall Length = CY of Structural Backfill	 0.59 x Wall Length = CY of Structural Backfill
10'-0" (3000 mm) 15 Courses	 1.30 x Wall Length = CY of Structural Backfill	 0.93 x Wall Length = CY of Structural Backfill	 1.11 x Wall Length = CY of Structural Backfill
12'-0" (3600 mm) 18 Courses	 2.00 x Wall Length = CY of Structural Backfill	 1.56 x Wall Length = CY of Structural Backfill	 1.56 x Wall Length = CY of Structural Backfill

DIAMOND PRO STONE CUT® SYSTEM ESTIMATING FORMULA

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

1. WALL UNIT ESTIMATING

A. STRAIGHT AND BEVELED WALL UNIT ESTIMATING

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

Straight Face: SF x 1 = # units

B. EXPOSED WALL UNITS - ESTIMATING STONE CUT FACE

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

Straight Face: SF ÷ 2 = # units of each size

2. BURIED BASE UNIT ESTIMATING – STONE CUT FACE

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

L ÷ 1.5 = # large units for buried base

3. CAP ESTIMATING

Convert wall length (L) to inches: L x 12 = L in inches (LI). Cap factor (CF) = cap front inches + cap back inches ÷ 2.

LI ÷ CF = # cap

4. LEVELING PAD AGGREGATE ESTIMATING

Leveling pad aggregate is a compactible base material of ¾-inch minus (with fines). The leveling pad extends at least 6 inches in front of and behind the wall units and is at least 6 inches deep after compaction. Wall length in feet (L) ÷ 27 x 1.1 = cubic yards (CY).

CY x 1.6 = tons.

L ÷ 27 x 1.1 = CY

CY x 1.6 = tons

5. DRAINAGE AGGREGATE ESTIMATING

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

SF ÷ 27 x 1.1 = CY

CY x 1.6 = tons

6. CORE FILL AGGREGATE ESTIMATING

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

SF ÷ 35 = tons

7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions

PROJECT ESTIMATING EXAMPLE

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

1. EXPOSED WALL UNITS

100' L x 7.33' H = 733 SF ÷ 2 = 367 large, medium and small Stone Cut units needed

2 BURIED BASE UNITS

100' L ÷ 1.5 = 67 large units for the buried course

TOTAL UNITS REQUIRED

Large units

Wall	367
Base	67
Total	434
Medium units	367
Small units	367

3. CAP UNITS

CF example: 17.25" + 10" = 27.25" ÷ 2 = 13.7

L example: 100' x 12" = 1,200

Project example: 1,200 ÷13.7 = 88 caps

4. LEVELING PAD AGGREGATE

100' L ÷ 27 x 1.1 = 4.1 CY x 1.6 = 6.6 tons

5. DRAINAGE AGGREGATE

800 SF ÷ 16.4 = 49 tons

6. CORE FILL AGGREGATE

800 SF ÷ 35 = 23 tons

7. GEOSYNTHETIC REINFORCEMENT ESTIMATING

Choose the appropriate estimating chart based on your project conditions.



HOLLAND STONE
PRESTIGE

NEW



ASHBURY HAZE



BORDEAUX BEIGE



BOURBON



COTSWOLD MIST

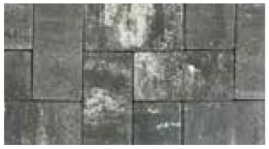
NEW



GASCONY TAN



MIDNIGHT



PEWTER

VERSATILE
SMOOTH
CLASSIC

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

Please refer to page 16 for more information.

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

60MM



4 x 8 x 2⅜

Exhibit L

Quantitative Summary

QUANTITATIVE SUMMARY

The Walden of Winnetka 22-Dec-20
Proposed 3-story, 5-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)	5-Units
Average Residential Unit Floor Area		
Gross Floor Area	12,000 sf (80% of lot area)	14,255 sf (18.7%) over
Building Height	35'-0" (above first floor elev.)	
Roof Parapet (3-story)		35'-0"
Roof Parapet (2-story)		25'-6" (9'-6" under)
Minor Roof Forms (corner tower elements)	3-story	42'-11" (7'-11" over)
Minor Roof Forms (corner tower elements)	2-Story	33'-6" (1'-6" under)
Major Roof Forms (arch pediment)		41'-6" (5'-6" over)
Building Coverage of Lot	6,000 sf (40%)	5,595.3 sf (404.7 sf under)
Impermeable Surface Area	9,000 sf (60%)	8,298.8 sf (7.8% under)
Front Yard Setback (Building)	25'-0"	25'-0"
Front Yard Setback (Parking)	25'-0"	9'-11" (60.33% over)
Rear Yard Setback	30'-0"	30'-0"
Side Yard Setback (south)	12'-0"	22'-0"
Side Yard Setback (north)	12'-0"	12'-0"
Roof Overhangs	18"	8"
Parking	11.25-spaces	12-space +2-street spaces
Below Ground (2-per unit)	10-spaces	10-spaces
On-site Guest Parking	1 1/2-spaces	2-spaces (1 is Handicap)
Street Parking (lot frontage)		2-spaces
Exterior Walls (Difference in plane of walls)	*Articulation not greater than 50-'0" & wall plane at least 4'-0"*	
East Elevation		Meets the Standard
South Elevation		Articulation but not 4'-0"
West Elevation		Meets the Standard
North Elevation		Meets the Standard
Landscaping & Existing Trees		
Total Existing Trees on Property		16-Trees (152"-gross)
Total Trees to be Removed		12-Trees (149"- gross)
Required Replacement Inches		41"
Total Proposed Replacement Trees		37-Trees (111" gross)
Stormwater Control		
Developer to provide a buried stormwater vault under the proposed berm on the west side of the property. We have designed all stormwater to flow East and away from the westerly neighbors.		

Exhibit M

Preliminary Plat of Subdivision

PLAT OF CONSOLIDATION
THE WALDEN

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

SCALE: 1" = 20'
0 20 40 60

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

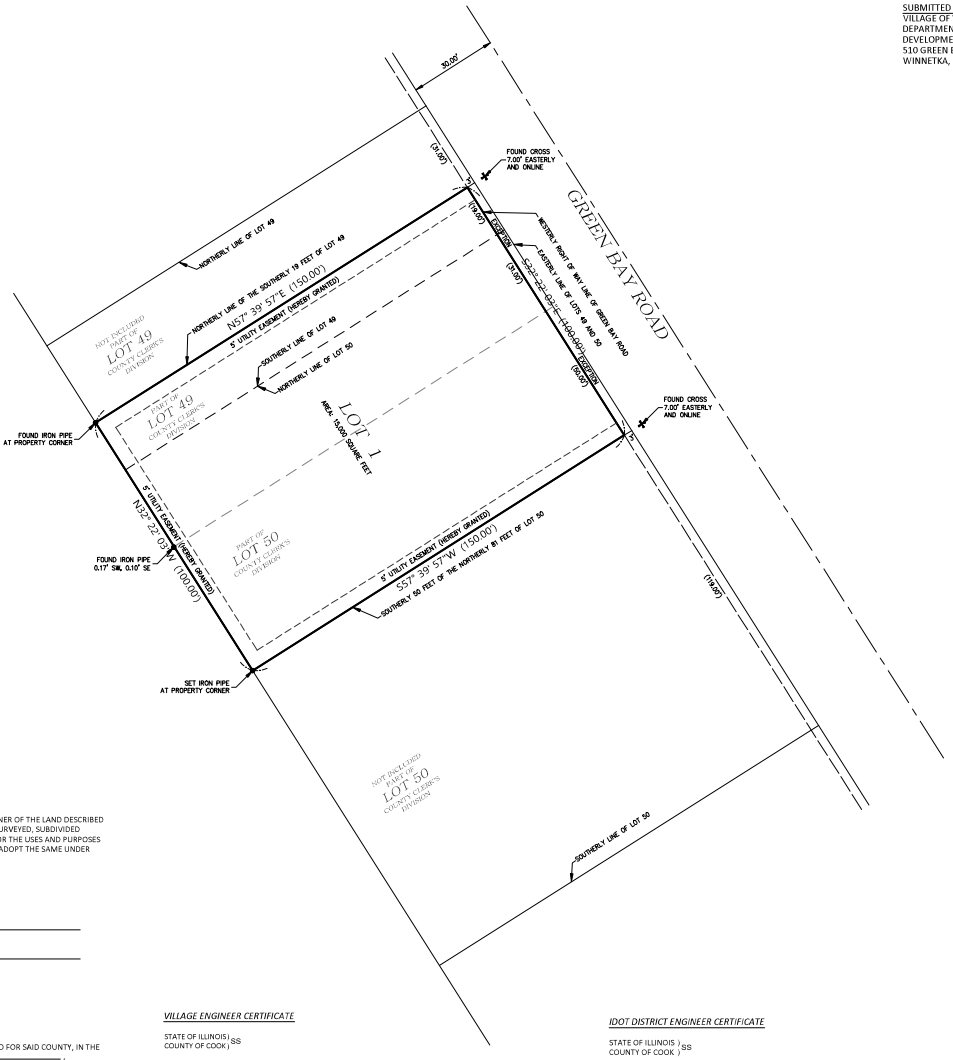
LEGAL DESCRIPTION

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.
ALSO
THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

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

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

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



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND/OR DEDICATED, AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ , A.D. 2020

_____ _____
OWNER SIGNATURE

_____
ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

_____
NOTARY PUBLIC

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____ , VILLAGE COLLECTOR OF THE VILLAGE OF WINENETKA, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____ , A.D. 2020

_____
VILLAGE COLLECTOR

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY _____ AS MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THE PLAT OF CONSOLIDATION OF SAID PROPERTY AS SHOWN ON THE PLAT HEREON DRAWN.

_____ AS MORTGAGE HOLDER.

BY: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

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

_____
NOTARY PUBLIC

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS _____ DAY OF _____ , A.D 2020 BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

_____
VILLAGE ENGINEER

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND VILLAGE COUNCIL OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ , A.D. 2020.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

PLANNED DEVELOPMENT COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE VILLAGE OF WINNETKA PLANNED DEVOLOPEMENT COMMISSION AT A MEETING HELD THE _____ DAY OF _____ , A.D. 2020.

BY: _____ ATTEST: _____
CHAIR SECRETARY

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS _____ DAY OF _____ , A.D. 2020 BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

_____
WATER AND ELECTRIC DIRECTOR

PUBLIC UTILITY EASEMENT

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

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

IDOT DISTRICT ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

DATED THIS _____ DAY OF _____ , A.D. 2020

BY: _____
ANTONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

PERMISSION TO RECORD

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

DATED THIS _____ DAY OF _____ , A.D. 2020

_____
REGIONAL LAND SERVICES, LLC
270 VIDA COURT
SYCAMORE, ILLINOIS 60178

RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 035-003832
LICENSE EXPIRES NOVEMBER 30, 2021

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSES OF SUBDIVIDING IT INTO ONE (1) LOT AS SHOWN HEREON:

THE SOUTH 19 FEET OF LOT 49 AND THE NORTH 31 FEET OF LOT 50 (EXCEPT FROM SAID LOTS THE EASTERLY 3 FEET USED FOR STREET PURPOSES) IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF RAILROAD IN THE VILLAGE OF WINNETKA IN COOK COUNTY, ILLINOIS.
ALSO
THE SOUTH 50 FEET OF THE NORTH 81 FEET OF LOT 50 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PREMISES THE EASTERLY 3 FEET USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS.

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

IT, FURTHER CERTIFIES THAT THIS PROPERTY IS SITUATED IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN), AS DESIGNATED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C0251J, EFFECTIVE ON AUGUST 19, 2008.

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

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

_____
RUDY P. DIXON
LICENSE NO. 035-003832

ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES: NOVEMBER 30, 2021

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

RUDY P. DIXON 035-003832 SYCAMORE ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

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

PROJECT NUMBER	19-0181
SCALE	1" = 20'
ORDERED BY	ESM
PROPERTY ADDRESS	688-694 N GREEN BAY ROAD WINNETKA, IL
DRAWN BY	RWH
DATE	2019-12-11
CHECKED BY	RPD
DATE	2019-12-11
FIELD WORK COMPLETED	
DATE	2019-12-06

REV.	DESCRIPTION	DATE
1	IMAGE CONFIRMED	2020-02-20
2	IMAGE CONFIRMED	2020-03-20
3	ISSUED	2020-03-20

Agenda Packet: 03.16.20

EXHIBIT N

UNCONDITIONAL AGREEMENT AND CONSENT

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

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

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

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

WHEREAS, Ordinance No. M-06-2021, adopted by the Village Council on April 8, 2021 (***"Ordinance"***), grants the Developer approval of its preliminary development plan and certain exceptions and modifications from provisions of the Zoning Ordinance to permit Developer to construct and develop a multi-family residential building; related on-site parking improvements; and related landscape improvements (***"Zoning Approvals"***); and

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

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

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

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

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

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

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

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

ATTEST:

By: _____
Its: _____

SR WINNETKA, LLC,
an Illinois limited liability company

By: [redacted]
Its: Managing Member

ATTEST:

By: _____
Its: _____

CCE WINNETKA, LLC
an Illinois limited liability company

By: [redacted]
Its: Manager

{00119292.6}

ACKNOWLEDGMENTS

STATE OF ~~ILLINOIS~~ Arizona)
) SS.
COUNTY OF ~~COOK~~ Maricopa)

This instrument was acknowledged before me on October 28, ~~2017~~ 2021, by Richard Swanson the managing member of **SR WINNETKA, LLC**, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

Given under my hand and official seal this 28th day of October, 2021.

[redacted]
Notary Public

My Commission expires: July 19, 2024

SEAL

CATHERINE ESPARZA
Notary Public - Arizona
Maricopa County
Commission # 584948
My Comm. Expires Jul 19, 2024

(00119292.6)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me on November 4th, 2021, by Brian R. Lignelli, the manager of **CCF WINNETKA, LLC**, an Illinois limited liability company, and by _____, the _____ of said limited liability company.

Given under my hand and official seal this 4th day of November, 2021.

[redacted]

Notary Public Orlando Winfrey

My Commission expires: 10/17/2023

SEAL

Official Seal
Orlando Winfrey
Notary Public State of Illinois
My Commission Expires 10/17/2023

{00119292.6}