



ORDINANCE NO. 18-1720

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2019 01:26 PM PG: 1 OF 310

**AN ORDINANCE  
GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT  
FOR THE PROPERTY LOCATED AT  
1725 WINNETKA ROAD  
IN THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS**

**PREAMBLE**

A duly noticed public hearing was held by the Plan and Zoning Commission of the Village of Northfield on January 17, 2018 on the application 1725 Winnetka Avenue, LLC ("Developer"), as petitioner with respect to the planned unit development for the property located at 1725 Winnetka Road, and legally described property (the "Property"), to-wit:

**PROPERTY DESCRIPTION**

THAT PART OF LOT 1 IN HAPPS SUBDIVISION OF THE SOUTH 107 ACRES OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER AT THE INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY RIGHT OF WAY LINE OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, (AS MEASURED ALONG SAID SOUTH LINE) THENCE NORTHWESTERLY ALONG EASTERLY LINE OF THE AFORESAID RIGHT OF WAY, A DISTANCE OF 360.18 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF HAPPS SUBDIVISION OF THE SOUTH 107 ACRES OF SAID SOUTHWEST QUARTER, THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 331.74 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF THE LANDMARK OF NORTHFIELD SUBDIVISION, RECORDED AS DOCUMENT 25690960; THENCE SOUTH AT RIGHT ANGLES TO NORTH LINE A DISTANCE OF 45.01 FEET TO A POINT, THENCE EAST PARALLEL WITH NORTH LINE, A DISTANCE OF 6.33 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 304.48 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER THENCE WEST ALONG SOUTH LINE, A DISTANCE OF 250.79 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 94168 SQUARE FEET OR 2.1162 ACRES, MORE OR LESS

COMMONLY KNOWN AS: 1725 WINNETKA ROAD, NORTHFIELD, ILLINOIS  
PROPERTY INDEX NUMBER: 05-19-324-065

RECORDING FEE 1609.00  
DATE 12-3-19 COPIES 6x  
OK BY PC

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Based on the report of proceedings, the staff and the Village Board are aware that the Plan and Zoning Commission and the Architectural Commission of the Village of Northfield have voted to make positive recommendations on the requested approval of a Planned Unit Development to the President and Board of Trustees of the Village of Northfield. The report of proceedings and the Commissions' votes and recommendations have been duly considered by the President and Board of Trustees.

Petitioner has requested 1) a map amendment to rezone the property from an M-1, Light Industrial District to an R-6, Multiple Family Residential District; and 2) a special use permit for a Planned Unit Development containing 28 attached single family residences on approximately 2.16 acres.

The President and Board of Trustees of the Village of Northfield have determined that final approval of the Planned Unit Development, map amendment, and special use permit be granted subject to the conditions set forth in this ordinance.

**NOW, THEREFORE, BE IT ORDAINED**, by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois acting in the exercise of their home rule power:

**SECTION 1:** The following final approvals are hereby granted to the Developer: (1) a map amendment to R-6 Multiple Family Residential; and (2) Special Use for a Planned Unit Development with the associated Zoning Code variations as set forth on Exhibit A, to allow the development of 28 residential units on a 2.16 acre parcel, in accordance with the petitioner's application, most recent addendum dated June 11, 2018 and supporting materials subject to the following conditions:

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1. The Property shall be developed in strict accordance with Exhibit B which includes the submittal entitled "The Northfield Mews, A Luxury Townhome Community", dated June 19, 2018 and Exhibits A – G contained therein.
2. Additional fire hydrants shall be installed as directed by the Fire Department.
3. A stop sign for vehicles exiting onto Winnetka Road shall be installed.
4. Accommodations shall be made for service vehicles to park without blocking a drive aisle.
5. The petitioner shall repair or replace any public sidewalk that the Village Engineer deems necessary to repair or replace due to the construction of the proposed development.
6. The final landscaping and lighting design shall be subject to the approval of the Architectural Commission and any conditions they may require. The Landscape Plan, Fencing Plan, Lighting Plan and Signage Plan shall be attached to and made a part of this Ordinance as Group Exhibit C upon final approval of the Architectural Commission.
7. The petitioner shall enter into a formal agreement with The Landmark Home Owners Association to relocate the existing storm sewer which serves the Landmark complex, prior to the issuance of building permits. The agreement shall be subject to the review and approval of the Village Attorney.
8. The petitioner shall enter into a formal agreement with neighboring property owner to secure over-flow guest parking. The agreement shall be subject to the review and approval of the Village Attorney.
9. All roadways and drive aisles shall be kept clear of snow from curb to curb and snow may not be deposited onto the Winnetka Road right of way.
10. The representations made in the application and supporting documents are binding upon the Petitioners. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield's Zoning Ordinance.
11. The Village of Northfield Health, Fire, and Building Officials shall be granted access to the subject property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances.
12. An approval pursuant to any requested review by a Village consultant, Village staff member, Village Commission or Village Board Committee shall be an approval of only those items specified in any motion, resolution, ordinance, or written report. Such approval shall not be deemed to be an approval of any matter which is

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within the jurisdiction of any other Village consultant, Village staff member, Village Board Committee or Village Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to be an approval of any matter not included in this ordinance by virtue of the fact that such a matter appeared on a supporting document which is not attached as an exhibit to this ordinance or incorporated as an exhibit as part of this ordinance.

13. The petitioner shall comply in all other respects with the ordinances of the Village of Northfield and nothing in this PUD shall be construed as a waiver of any of those requirements.

14. Violation of any condition of this PUD Ordinance shall be cause to revoke said permit by the Corporate Authorities upon ten (10) days proper notice to the Petitioner. Alternatively, the Village Manager shall have the right to assess fines, not to exceed \$750.00 per violation, for violation of this PUD Ordinance. Such assessment of fines may be appealed to the Corporate Authorities by filing written notice of appeal within three (3) days of the assessment.

15. Changes in the project may only be made as follows:

- A. Minor Field Changes. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than 3%. However, not all changes of less than 3% shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final. The foregoing notwithstanding, no reduction whatsoever may be made in the width of the internal drive aisles.
- B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan & Zoning Commission shall be final.
- C. Changes Requiring a Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

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**SECTION 2:** The owner of the subject property and the subject property shall comply in all other respects with the regulations of the Village of Northfield, including but not limited to Appendix A, the Village's Zoning Code and Appendix B, the Village's Subdivision Code, and nothing in this Planned Unit Development ordinance shall be construed as a waiver of any of those requirements.

**SECTION 3:** A copy of the public notice and the report of the Plan and Zoning Commission reporting on the application shall be attached hereto as an Exhibit and form a part of this Ordinance.

**SECTION 4:** This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

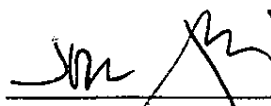
AYES: Kaplan; Lungmus; Gregorio; Goodwin = 4

NAYS: Roszak; Terrill = 2

ABSENT: \_\_\_\_\_

ABSTAIN/RECUSE: \_\_\_\_\_

**PASSED and APPROVED** by me this 19th day of June, 2018

  
\_\_\_\_\_  
Joan Frazier, President  
Village of Northfield

**ATTESTED AND FILED IN THE OFFICE  
OF THE VILLAGE CLERK THIS 19TH DAY OF  
JUNE, 2018.**

  
\_\_\_\_\_  
Stacy Alberts Sigman, Village Clerk

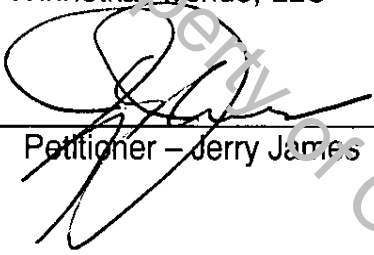
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**PUBLISHED** in pamphlet form this 20th day of June, 2018.

  
\_\_\_\_\_  
Stacy Alberts-Sigman, Village Clerk

**Agreed and Acknowledged:**

1725 Winnetka Avenue, LLC

By:  6/28/18  
\_\_\_\_\_  
Petitioner - Jerry James

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## EXHIBIT A

<b>ZONING</b>	<b>VILLAGE BOARD 6/19/18</b>	<b>R-6 PUD</b>
Minimum Area Per Unit	3,363 SF	5,000
Total Units	28	17
Maximum Building Height	41'6"	35'
Minimum Front Yard Setback	23'	30'
Lot Coverage/Impervious	57,935 (61.5%)	50%
Floor Area Ratio (A)	0.82	.35

Property of Cook County  
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Cook County Clerk's Office

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EXHIBIT.     B    

THE NORTHFIELD MEWS  
A LUXURY TOWNHOME COMMUNITY

RECEIVED

JUN 14 2018

PRESENTED TO

VILLAGE OF NORTHFIELD

# The Village of Northfield

Village Board

June 19, 2018

BY

Edward R. James Partners, LLC  
On behalf of

1725 Winnetka Avenue, LLC





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**Northfield Mews, 1725 Winnetka Avenue  
Document Index for Village Board Review  
6/19/18 Meeting Date**

## **PROPOSAL OVERVIEW/PROJECT DESCRIPTION**

### **EXHIBITS:**

- A Site Plan
- B1 Building Elevations
- B2 Floor Plans
- B3 Building Materials
- C1 Landscape and Hardscape Plans
- C2 Winnetka Road Rendering
- D1 Preliminary Engineering Plans
- D2 Stormwater Management Report
- D3 Fire Truck Turning Movement Exhibit
- D4 Existing Conditions
- D5 Plat of Survey
- E1 Exterior Lighting Plan
- E2 Building Coach Light and Recessed Surface Downlight
- F1 Site Photographs and Site Context Exhibits
- F2 Shadow Study and Building Height Comparison Exhibits
- G Traffic Study
- H1 Original Plan Commission Approval Package 1-17-18 (see Note 1)
- H2 Final Architectural Commission Approval Package 6-11-18 (see Note 2)
- I Letter of Understanding with Landmark Homeowners Association

Note 1: For sake of brevity, the printout of the Plan Commission Approval Package excludes the detailed appendices for the Traffic Study and Stormwater Management Report. However, these appendices are included in the electronic pdf version.

Note 2: The Final Architectural Commission approval package included herein includes the updated Site Plan, updated Building Elevations and Winnetka Road Rendering, and updated Winnetka Road fence detail approved by the Commission. Due to the extent of these changes that were made during the Commission's approval process, the original Project Description has not been reproduced in this submittal package.

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*This submittal has been designed to provide the Board with a quick summary of the proposed plans and zoning request in Section I. The remaining Sections provide additional detail and incorporate the most recent plans reviewed and approved by the Plan Commission and Architectural Commission, on 1-17-18, and 6-11-18, respectively. Where necessary adjustments and updates have been made to correct or modify plans per the Architectural Commission's request, those adjustments have been noted. The intention is to provide as complete and accurate a set of exhibits as possible, understanding the nature of a Planned Development, as well as the fact the Final Plans and Specifications remain to be completed and submitted to the staff and applicable agencies for review and approval.*

*We appreciate the time, effort and attention provided by the staff, the commissions and the Board, and thank you for your consideration of this request. As always, we consider the opportunity to develop in Northfield a privilege and are committed to providing a high quality, beneficial addition to the community if granted your approval.*

*Sincerely,  
Jerry S. James  
President  
EDWARD R. JAMES PARTNERS, LLC  
On behalf of  
1725 Winnetka Avenue, LLC*

COOK COUNTY  
RECORDER OF DEEDS

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## Section I: Overview/Executive Summary

### A. Zoning Approval Request

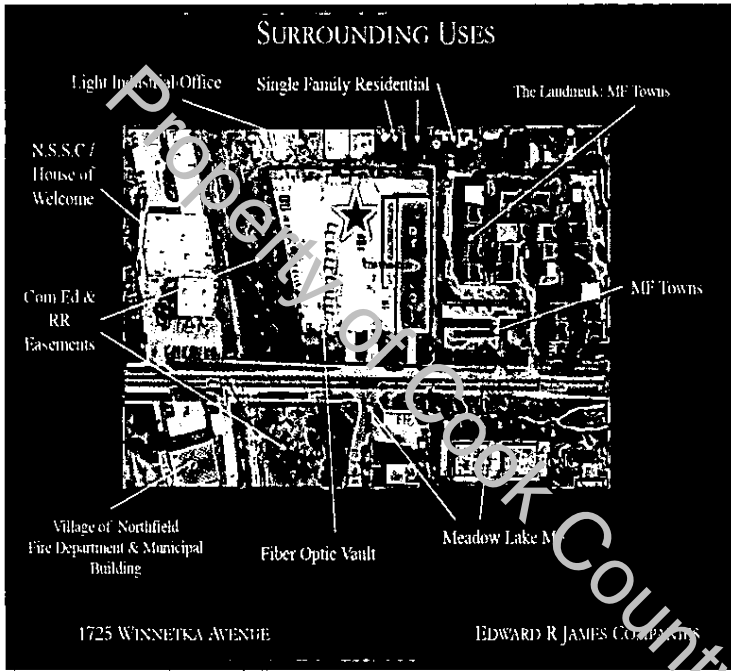
Edward R. James Partners, LLC, on behalf of 1725 Winnetka Avenue, LLC, the owner of the approximate 2.16-acre parcel located at 1725 Winnetka Road, is requesting Board approval of 1) a proposed zoning map amendment to change the current zoning from M-1 to R-6; 2) a proposed Special Use permit for a planned development residential community of 28 townhomes; 3) variances related to the proposed plan enumerated as follows:

Zoning	PC 1-17-18 Approval	AC 6-11-18 Approval	BOARD 6-19-18	R-6 PUD	VARIANCE
Site Area	2.162 acres	2.162	2.162 acres	1.5 Ac Min	NO
Dwelling Type	Townhouse	Townhouse	Townhouse	Special Use	NA
Min. East Perimeter Setback	25'6" / 16'	25' / 18'	25' / 18'	6'	NO
Min. West Perimeter Setback	32'	27'10"	27' 10"	6'	NO
Min. Rear Setback	25'	25'	25'	25'	NO
Min. Rear Interior Separation	NA	NA	NA	NA	NA
Min. Side Interior Separation	8' & 12'	18'4"	18'4"	12'0" combined	NO
Parking (D)	3.82 per unit	2.25 (D)	2.25 (D)	2.0	NO
Minimum Area Per Unit	3,363 SF	3,363 SF	3,363 SF	5,000	YES
Total Units	28	28	28	17	YES
Max. Building Height	41'6"	41'6"	41'6"	35'	YES
Min. Front Yard Setback	15'	23'	23'	30'	YES
Lot Coverage/Impervious (A)	55,750 SF (59%)	55,687 (59%)	57,935 (61.5%)	50%	YES
Floor Area Ratio (A)	0.70	0.79	0.82	.35	YES
Rear Fence (Along the North)	8' high	8' high	8' high	See B below	YES
Winnetka Rd Fence	NA	5'6" / 4'6" / 4'0"	5'6" / 4'6" / 4'0"	See C below	YES
A) Lot Coverage includes building, decks or patios, and all paved areas. FAR includes garages and interior porches (3 or more sides enclosed), excludes decks, patios, and unenclosed porches.					
B) For the rear and side yards, the code permits an 8' fence behind the commercial properties; and 6'4" behind the residential properties. The rear lot line on the north property is adjacent to both types of properties, so a continual 8' fence is proposed.					
C) For the front yard along Winnetka Avenue, the code permits a 5' high fence/column, since at least 80% of the fenced area allows light and view through the area; the proposed entry columns are 5'6".					
D) Parking per code cannot count the apron spaces which were included in the totals in the PC 1-17-18 column. Total parking spaces inclusive of the apron spaces in the Final Proposal are 83 spaces, or a ratio of 2.96 spaces, for comparison to the figure shown for the 1-17-18 plan.					

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## B. BACKGROUND

From 1959 until 2016, Illinois Bell/ATT used the subject property, improved with a single-story building, parking lot, and storage shed to store and service the phone company's local service fleet, equipment and materials. The petitioner solicited ATT about acquiring the property in 2015. This inquiry prompted the Seller to list the property with a broker, who conducted an active marketing effort. A contract to purchase the property was consummated at the beginning of November, 2015. The property was acquired by the petitioner in January 2016.



A Preliminary Plan Review meeting was held on November 19<sup>th</sup>, 2015, where the petitioner presented conceptual plans for a four-story apartment building with underground parking and 60 to 80 units. Although input from the Plan Review Committee was generally positive, subsequent studies and planning indicated that the costs related to enclosed parking would force a greater height, and/or prohibitive costs to go underground. In 2016, the petitioner commenced the design of an alternative townhome community, one of the other residential options discussed in the Corridor Study.

## C. THE VILLAGE'S COMPREHENSIVE PLAN AND LAND USE

The proposed plan is consistent with the Village's Comprehensive Plan, as amended by the Northfield Corridor Study, adopted in March 2016, with respect to both land use and the proposed density, which is lower than the minimum ascribed in the reports.

In 2015, the Village commissioned Teska and Associates and Gewalt Hamilton to complete a study of the Northfield Road corridor that would include the subject ATT property. A committee of residents and property owners was assembled to participate with the staff and the consultants. Gruen Gruen and Associates was hired to provide economic feasibility analysis of the residential redevelopment alternatives being considered, including mid-rise apartments and townhomes. Key observations and recommendations are as follows:

*"While greater than allowed under current residential zoning, a higher intensity of development is required to address the unique development conditions of the site, including the restricted flood plain. The October 2015 report from Gruen Gruen & Associates confirms that a higher density, as suggested with this recommendation is necessary for a financially feasible project. Beyond fiscal concerns, a somewhat more intensive development on this site merits consideration given the multi-family character of uses to the south, the higher traffic volumes on Winnetka Road, and proximity to the Com Ed utility lines to the west." (Page 23, Northfield Road Corridor Study, Adopted March 2016)*

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The second observation suggests a minimum required density of at least 16 units per acre:

- Assuming that the study area is acceptable as a residential location, the results of the real estate economic analysis of prototypical townhome uses at varying densities per acre suggest a density of at least 16 units per acre would be required to encourage the redevelopment of representative properties currently used for industrial and/or office space on properties located on the east side of Northfield Road located between 117 Northfield Road to 289 Northfield Road. If building costs increase above the base case estimates; if as is likely, costs of debt increase; or return requirements are higher because the area is not an established residential location and perceptions of risks could be heightened, a density of 20 units per acre could be required to encourage the redevelopment of typical existing properties (See Chapter V),

*(Page 2, Real Estate Economic Analysis Zoning Options for Northfield Road / A Report to the Village of Northfield, Gruen + Gruen Associates, October 2015)*

The third observation, pertains to minimum townhome densities:

The dollars available to pay for existing property are high enough at 16 to 20 units per acre to suggest the potential for redevelopment of existing uses. The 12 unit density scenario would not generate enough residual land value to support the purchase of the existing uses, demolition of existing improvements, and creation of new townhome uses.

*(Page 36, Real Estate Economic Analysis Zoning Options for Northfield Road / A Report to the Village of Northfield, Gruen + Gruen Associates, October 2015)*

The final plan density submitted for Board Approval, as approved by the Plan Commission, is 28 units, or 12.96 units per acre, representing a 17.65% reduction from the original 34 units at 15.74 units per acre. Although this density is less than the Study notes as the minimum feasible, the proposed operation and ownership of the community as a luxury rental affords the potential opportunity (within limits) to feasibly develop the property by recovering the higher costs over time.

#### D. THE LAND PLAN: PLAN COMMISSION AND ARCHITECTURAL COMMISSION APPROVALS

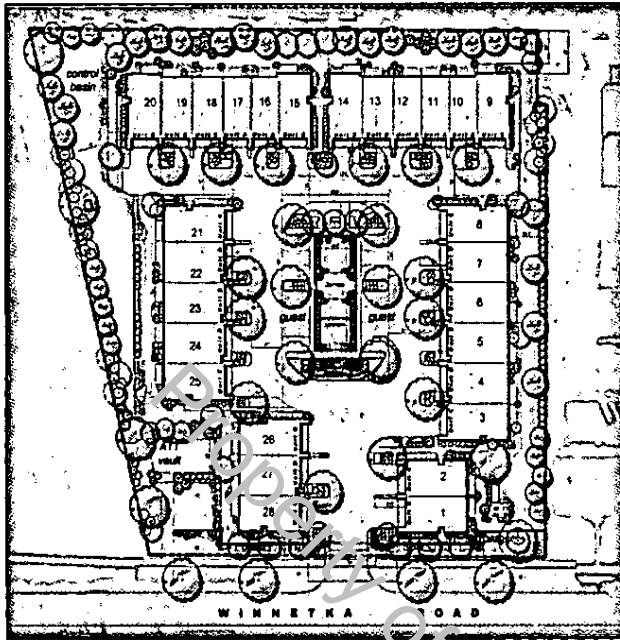
*After three hearings beginning in September of 2017, the petitioner received a positive recommendation from the Plan Commission on January 17, 2018, by a vote of 6-0.*

*Similarly, after three hearings, beginning in September 2017, the petitioner received a unanimous positive recommendation from the Architectural Commission on June 11, 2018.*

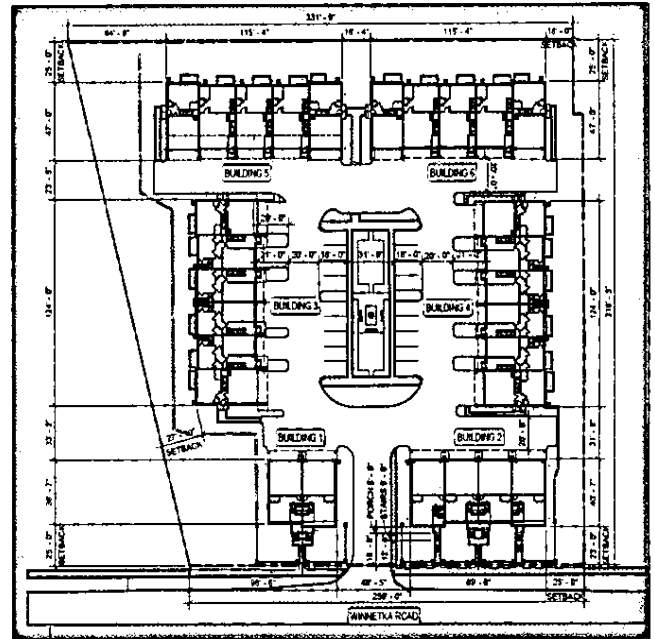
*During the course of the Architectural Commission's review, which spanned three meetings, in response to community concerns and requests by the AC, the site plan approved on 1-17-18 by the Plan Commission (and included within Exhibit H1) was refined to increase the minimum setback along Winnetka from 15' to 23'. This change included adjustments to the orientation of the buildings facing Winnetka Road, together with related changes in the mix of units within each building, and the parking. These adjustments are more fully described in Section 3 and shown below.*

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PC Plan (1-17-18)



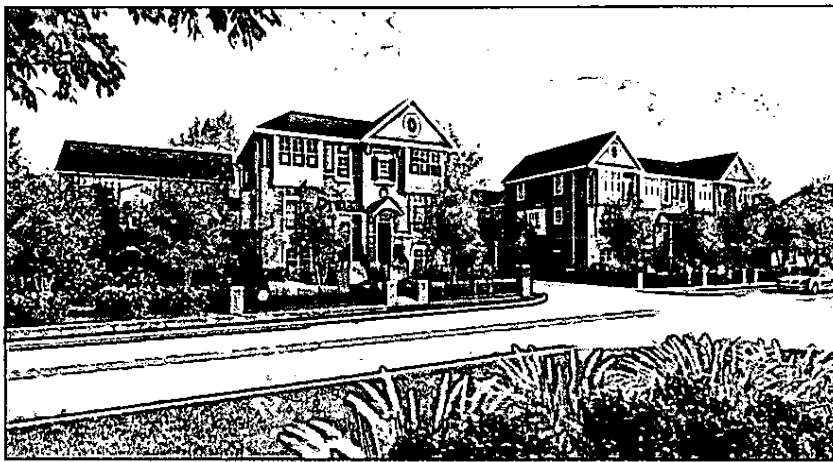
AC Plan (6-11-18)



The updated 6-11-18 land plan (included as Exhibit A) offers the optimal external appearance for the benefit of the community and neighbors by configuring the building orientations so that no garages face the street or neighboring properties. For the most visible portion of the site, there are a total of six homes, each with front doors facing the street. These doors will be accessed by separate sidewalk entrances that are located behind a decorative fence that spans the frontage of this building and is anchored by stone entry columns. The current three curb-cuts along Winnetka Road will be reduced to one, substantially aligned with the Arbor Lane/Meadow Lake access.

## E. THE ARCHITECTURE

As shown in Exhibit B1, the proposed architecture will feature six three-story buildings, clad in stone and James-Hardie lap and shake siding, with composite, architectural grade asphalt shingle roofs. The siding will be gray in tone, with black doors and shutters and white trim. Each unit floor plan (shown in Exhibit

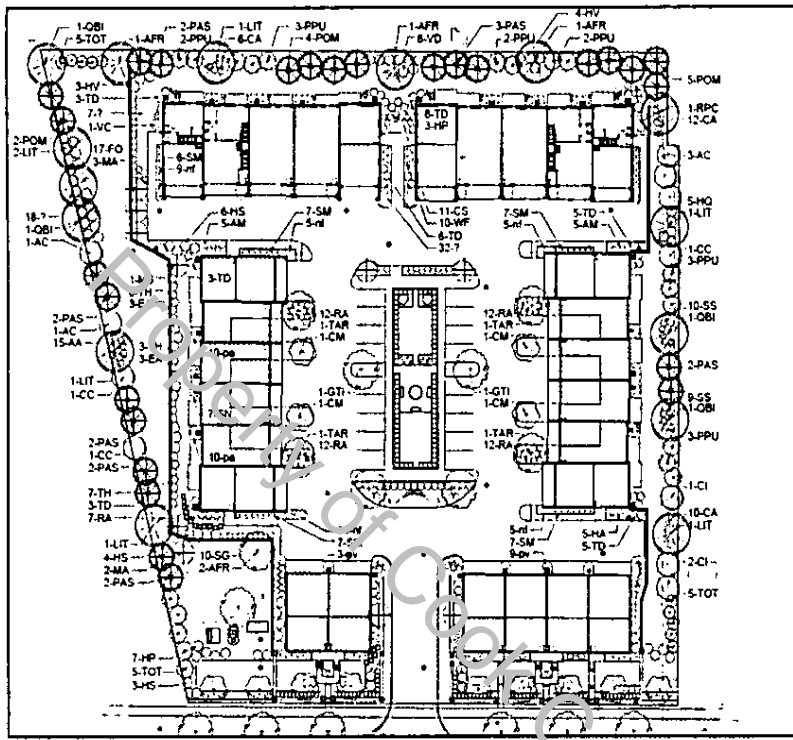


B2) will offer 3 bedrooms and 2.5 baths. 20 of the units will offer two car attached parking; 8 of the units will offer one car attached parking, plus an apron space.



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## F. LANDSCAPING / HARDSCAPE



Katherine Talty Design, a licensed landscaped architect and local resident has been retained to design the landscaping and hardscape, working in concert with the same landscape contractor that completed Hibbard Gardens. The proposed design, included as Exhibit C1, will incorporate a combination of deciduous and coniferous trees, shrubs, and flowering plant materials. Key aspects of the plan are the presence of the underground detention vault in the center of the courtyard. This imposes some limitations on the scale of the plantings (specifically trees)

which have been strategically located in islands and areas outside of the vault. There is a central greenspace in the middle of the courtyard that will feature a fountain, and/or pergola, depending on whether the latter can be constructed with the vault underneath (this may impact the feasibility of footings). The other notable features include a board on board wood fence, 8' feet in height running along the northern perimeter; and a stone column and powder-coated black aluminum fence that will run along the Winnetka Road frontage. This detail will include two 5'5" stone columns that flank the entrance, with signage on the columns featuring bronze plaques with the Northfield Mews logo. Stone columns at 4'6" in height will flank separate sidewalk entries to each of the six units facing Winnetka Road. It should be noted that the landscape plan shown above represents the latest plan reviewed by the Architectural Commission. They have requested that we update the plan to include some additional minor adjustments, including the fence detail and courtyard pergola, which will be reviewed by them in a subsequent meeting.

## G. ENGINEERING: FLOODPLAIN, STORM WATER MANAGEMENT, AND ATT EASEMENT

The property is encumbered by floodplain at the northwest corner of the property, storm water easements along both the east and west perimeters, a perpetual utility easement granted to ATT for a subterranean fiber-optics vault in the southwest corner, and a relatively shallow water table. Although the property is less than three (3) acres, (and therefore, not subject to MWRD requirements for on-site detention), the Village's storm water ordinance, amended last year, requires on-site detention, subject to credits for existing impervious coverage.

The proposed site plan and engineering plan (Exhibit D1) have been designed to 1) comply with the Village's storm water management ordinance by providing for an underground storm water detention

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vault, sized to reflect the available credit for the existing impervious coverage; 2) provide the required compensatory storage in the northwest portion of the property together with the required setback; 3) accommodate the ATT easement in the southwest corner of the property; 4) provide a lift station to address the depth of the off-site sanitary sewer connection; and 5) provide the required perimeter overland storm flows to accommodate water run-off from the adjoining properties. Overall, the site infrastructure will improve the current storm water management in this area through the combination of a reduction in the current impervious surface and the installation of above and below grade improvements to handle storm water.

## H. TRAFFIC IMPACT

The traffic engineering firm, KLOA conducted a review of the 28-unit site plan dated 1-17-18, together with traffic counts to account for the traffic signals at the intersection of Happ and Winnetka Roads. Their findings were presented to the Plan Commission, and the complete traffic study is included as Exhibit G to this proposal. The conclusions of this study are set forth below. KLOA has also reviewed the updated site plan, and stated that it would result in no changes in the conclusions below. They also stated that the ingress/egress patterns for the site will be enhanced with the new site plan, since there are no longer driveways fronting on the main access road.

## 6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed development will generate a limited number of trips during the weekday morning and evening peak hours, approximately 19 and 21 trips, respectively.
- The development generated traffic will not have a significant impact on area roadways.
- The development generated traffic is only approximately one percent of the traffic traversing the intersection of Winnetka Road with Happ Road.
- Providing a full movement access drive off Winnetka Road aligned opposite Arbor Lane will be adequate in accommodating the development generated traffic and will ensure that an efficient access is provided.



**UNOFFICIAL COPY****I. PARKING**

With respect to parking, the table below summarizes the composition of parking, including attached and surface parking, providing an overall ratio of 2.96 spaces per unit, approximately 150% of the required minimum per code.

Garage Space	48
Guest Parking	15
Total For Code	63
Parking Ratio, Per Code	2.25
Minimum Per Code	2.0
Additional Parking:	
Service Space	1
Handicap Spaces	3
Apron Spaces	16
Total Parking	83
Parking Ratio, including Additional Parking	2.96

In addition to the on-site parking, as noted below, if needed, we have secured an agreement with the North Shore Senior Center to use an additional 21 spaces for off-hour special events including holidays. This access will be facilitated through an annually renewable limited easement agreement.

**J. OWNERSHIP AND MANAGEMENT**

The petitioner's intention is to own, operate and self-manage this asset on a long-term basis. There will not be a permanent on-site leasing office, as these activities will be conducted out of the owner's offices currently located at 2550 Waukegan Road, a short distance from the property in Glenview. Ownership will provide for snow removal, refuse service, landscaping, and building maintenance. The units will be separately metered for utilities including electric, gas, cable, and water, so that tenants pay their own bills, based on their own usage.

**K. Target Market**

The audience for this community is expected to include: individuals who require more space than an apartment offers; homeowners who own other homes out of state and who want to maintain a residence without the commitments of homeownership; job transferees; single parents who may need or require residency in this area to stay close to their children; couples wishing to establish residency while preparing for homeownership; and younger empty-nesters. Overall, we believe there is a steady cohort of such users who desire the flexibility that a rental option offers, who at the same time want more space than a traditional apartment offers, along with newer finishes and designs than are available in the market.

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## L. Community Benefits

The proposed plan achieves numerous goals and community benefits, including:

- 1) Substantial aesthetic enhancement of the area by removing the current parking lot, brick garage and storage shed, and replacing this with a residential community defined by enhanced architecture and materials, landscaping and hardscape;
- 2) Improved storm water management for this area;
- 3) Increased Property Tax Base;
- 4) Expanded housing options that offer greater space than traditional apartment units; and newer modern design features and enclosed attached parking - in contrast to existing options;
- 5) Housing within walking distance to the downtown area's retail and dining options, the North Shore Senior Center, the forest preserve, and the New Trier facilities; and
- 6) A plan that furthers the goals and recommendations as set forth in the Village's Northfield Road Corridor Study, adopted in March, 2016.
- 7) Elimination of the Light Manufacturing land use; and elimination of uncertainty over the possible land use for this property, both of which should benefit the surrounding residential properties.

## M. NEIGHBORHOOD AGREEMENTS

The petitioner has worked in cooperation with the North Shore Senior Center and the Landmark Homeowners Association to complete certain agreements related to the proposed the development.

### *North Shore Senior Center / Grant of Limited Parking Easement*

The agreement with the North Shore Senior Center will provide a 10-year, renewable limited easement agreement that will afford the use of 21 parking spaces during the "off hours" of operation, as set forth in the table below.

**"Off Hours" Table:**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
12:00 am - 11:59 pm	12:00am - 8:00am	12:00am - 8:00am	12:00am - 8:00am	12:00am - 8:00am	12:00am - 8:00am	12:00 am - 11:59 pm
	6:00 pm - 11:59 pm	6:00 pm - 11:59 pm	6:00 pm - 11:59 pm	6:00 pm - 11:59 pm	6:00 pm - 11:59 pm	

### *Landmark Homeowners Association Letter of Understanding*

We have met with the President of the LHA and their landscape and forester, together with our forester to agree upon a prescriptive and proactive plan to preserve, protect and if necessary replace the hedge of trees that are located along our eastern border. The signed Letter of Understanding is provided as Exhibit I.

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**N. THE FINAL SUBMITTAL: INDEX OF EXHIBITS FOR REVIEW AND APPROVAL BY THE BOARD**

For purposes of the Board's review and approval, the Table of Contents included in this submittal package summarizes the exhibits that constitute the Final Submittal. For the record, and for reference as desired, we have included copies of (1) the 1-17-18 PZ submittal package (as Exhibit H1 in this Board package), and (2) an updated package of the final AC exhibits approved by the Architectural Commission on 6-11-18 (as Exhibit H2 in this Board package).

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## Section II: Zoning Analysis

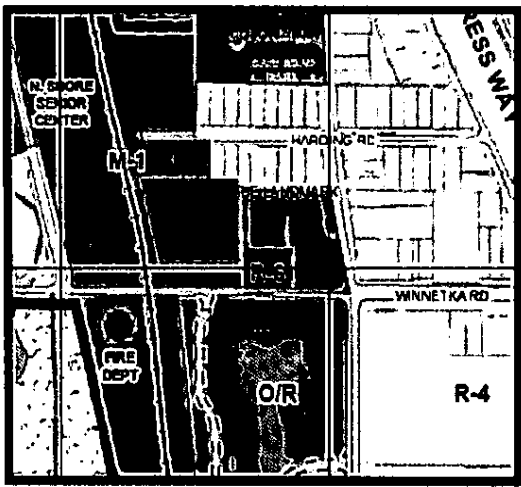
The approximate 2.162-acre parcel is located on the north side of Winnetka Road, between Northfield Road and Happ Road. A Plat of Survey has been included as Exhibit D5. The table and graphics below summarize the current zoning and surrounding uses.

METRIC	INFORMATION
Address	1725 Winnetka Road, Northfield, IL
Size	2.162 Acres
Current Zoning	M-1, Light Industrial
Prior Use	IBT/ATT Parking, Storage, Service Facility
Existing Improvements	One Story Building with office annex; storage shed on north; fiber optic underground vault and related easement; parking lot.
Adjoining Use: North	M-1, R-4
Adjoining Use: South	O/R, Residential
Adjoining Use: East	R-6
Adjoining Use: West	M-1

The property is influenced by an adjoining mix of residential, light manufacturing, as well as institutional uses including the North Shore Senior Center and the North Shore Mosquito Abatement Facility. Notably, the property is also bordered on the west by IBT/ Com Ed overhead utilities; and the Northfield Fire Station to the southwest. Each of these adjacencies impose their own impacts on the site and are reflected in the land plan, the building orientations, and the location of the outdoor deck areas facing the internal courtyard. While the site's general location is desirable, the specific adjacencies impose limits on its suitability for higher-end for sale residential development, as noted in the Gruen report. Similarly, a mid-rise apartment would be challenged by some of these adjoining influences to a much larger degree than townhomes.

### A. NORTHFIELD 2013 ZONING MAP

The Village's 1999 Long Range Plan designated the subject property for a Planned Business Park, together with other properties along Northfield Road. As provided in the Village's 2013 Zoning Map, the subject property's current zoning classification is M-1 Light Manufacturing.



In 2015, the Village organized an Advisory Committee to work with Teska & Associates, Gewait Hamilton, and Gruen Gruen + Associates to assess possible revisions to the Long Range Plan and zoning, with respect to properties along Northfield Road, as well as the subject "AT&T" property. The efforts of the Advisory Committee and the consultants culminated in the March 2016 adoption of the Northfield Road Corridor Plan, which provides specific recommendations for Zoning changes and Land Uses for the subject property, as depicted below.

The Village's adopted plan calls for the subject property to be re-zoned to R-6, and that the land use should be designated as Planned Residential. Consistent

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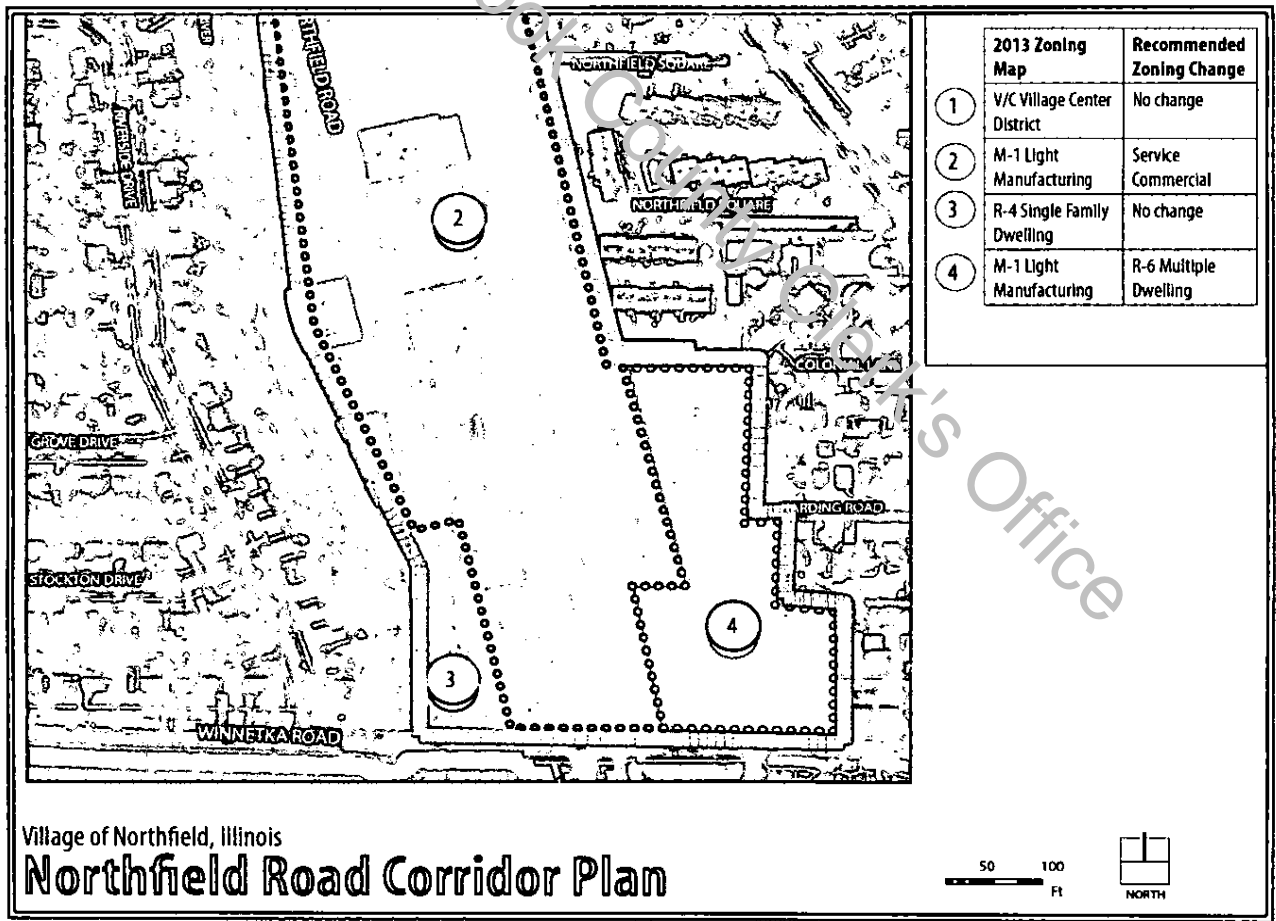
with this recommendation, the proposed plan calls for a zoning change from M-1 Light Industrial to R-6, and requests a Special Permit to allow for Planned Residential development.

The Corridor study went further in providing recommendations and site specific observations with regards to this parcel. We excerpted those sections in the following paragraphs. The underlining has been added to highlight those portions relevant to the proposed plan as further explained below.

**RECOMMENDATION 3: (Page 23, Northfield Road Corridor Plan, Adopted, March 15, 2016)**

Consider redeveloping the current AT&T site into a multi-family development. ....

"While greater than allowed under current residential zoning, a higher intensity of development is required to address the unique development conditions of the site, including the restricting flood plain. The October 2015 report from Gruen Gruen + Associates confirms that a higher density, as suggested with this recommendation, is necessary for a financially feasible project. Beyond fiscal concerns, a somewhat more intensive development on this site merits consideration given the multi-family character of uses to the south, the higher traffic volumes on Winnetka Road, and proximity to the Com-Ed utility lines to the west. Another alternative considered was to redevelop the current AT&T site to an owner occupied townhome development."



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## B. ZONING REQUEST: A COMPARISON OF THE PROPOSED PLAN TO THE R-6 STANDARDS

We are requesting approval of the following from the Village authorities:

- 1) A Zoning Map Amendment to Change the Property's classification from M-1 Light Industrial to R-6, Multi-family Residential District; and
- 2) A Special Use Permit to allow a Planned Development within the aforementioned underlying Zoning District of R-6, Multi-family Residential. The chart below summarizes the proposed zoning standards, along with a comparison to the standards reviewed by the Plan Commission and Architectural Commission:

Zoning	PC 1-17-18 Approval	AC 6-11-18 Approval	BOARD 6-19-18	R-6 PUD Standard	VARIANCE
Site Area	2.162 acres	2.162	2.162 acres	1.5 Ac Min	NO
Dwelling Type	Townhouse	Townhouse	Townhouse	Special Use	NA
Min. East Perimeter Setback	25'6" / 12'	25' / 18'	25' / 18'	6'	NO
Min. West Perimeter Setback	32'	27'10"	27' 10"	6'	NO
Min. Rear Setback	25'	25'	25'	25'	NO
Min. Rear Interior Separation	NA	NA	NA	NA	NA
Min. Side Interior Separation	8' & 12'	18'4"	18'4"	12'0" combined	NO
Parking (D)	3.82 per unit	2.25 (D)	2.25 (D)	2.0	NO
Minimum Area Per Unit	3,363 SF	3,363 SF	3,363 SF	5,000	YES
Total Units	28	28	28	17	YES
Max. Building Height	41'6"	41'6"	41'6"	35'	YES
Min. Front Yard Setback	15'	23'	23'	30'	YES
Lot Coverage/Impervious	55,750 SF (59%)	55,687 (59%)	57,935 (61.5%)	50%	YES
Floor Area Ratio (A)	0.70	0.79	0.82	.35	YES
Rear Fence (Along the North)	8' high	8'high	8'high	See B below	YES
Winnetka Rd Fence	NA	5'6" / 4'6" / 4'0"	5'6" / 4'6" / 4'0"	See C below	YES
A) FAR includes garages and interior balconies					
B) The code permits an 8' fence behind the commercial properties; and 6'4" behind the residential properties.					
C) The code permits a 5' high column, provided that the area is 80% open space; the proposed entry columns are 5'6".					
D) Parking per code cannot count the apron spaces which were included in the totals in the PC 1-17-18 column. Total parking spaces inclusive of the apron spaces in the Final Proposal are 83 spaces, or a ratio of 2.96 spaces, for comparison to the figure shown for the 1-17-18 plan.					

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## C. Planned Development Standards

This section addresses the Zoning Ordinance requirements and objectives for the approval of a Planned Unit Development. The applicable portions of the Zoning Ordinance are shown in italicized print, and responses are shown below.

### *Sec. 17-1: PURPOSE.*

- *"The planned unit development should provide amenities not otherwise required in this appendix A and establish facilities and open space greater than the minimum otherwise required."*

*Response:* The proposed development provides a logical planning response to specific characteristics of this "infill" site, including public utilities on the west; floodplain at the northwest portion of the site; light manufacturing uses to the north; single family residential along the northeast; and attached single family along the east. The disparate nature of these adjacent uses presents challenges to the development of the site that can best be addressed with a planned development approach. As proposed, the number and orientation of the buildings (and the resulting unit count) establish an internal courtyard and a cohesive perimeter that effectively address these adjacent influences while providing a residential enclave that is aesthetically pleasing from the outside as well as within the courtyard.

- *"As a condition for approval, each planned unit development must be compatible with the character and objectives of the zoning district within which it is located and each planned unit development shall be consistent with the objectives of the village's comprehensive plan."*

*Response:* The proposed plan is compatible with the adjoining R-6 neighborhood immediately adjacent and east of the property and offers a continuation of structures that are similar in height and scale along the visible frontage of the property. In addition, the proposed zoning change to R-6 is consistent with the recommendations set forth in the Northfield Road Corridor Plan, adopted by the Village in March, 2016.

### *Sec. 17-3: OBJECTIVES.*

#### *A. A residential planned unit development shall:*

- (1) Offer residential settings that promote appropriate architecture features and encourage the placement of structures in proper relationship to the natural characteristics of the site;*

*Response:* As described in this submittal package, the type, number and orientation of the buildings establish an internal courtyard and cohesive perimeter that coherently and effectively address the site specific conditions (including floodplain and the ATT easement), as well as the adjacent influences, while also providing a residential enclave that is aesthetically pleasing from the outside as well as within, and that is consistent with the scale of housing to the east along the Winnetka Road frontage.

- (2) Preserve natural environmental areas that achieve a sense of spaciousness and counteract the effects of urban monotony, congestion and paving; and*

*Response:* The site plan accounts for the floodplain and offers a configuration that substantially eliminates garage views and the majority of the paved areas, while providing an internal courtyard for occupants whose outdoor areas are oriented to this area. Aside from the floodplain, no other natural environmental areas exist on the site.



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*(3) When located within an established neighborhood, provide harmonious architecture and site design at a scale, character and density that are appropriate to the site and surrounding areas.*

Response: As further described and exhibited in this submittal package, the architecture, site design, density, character and scale will be entirely harmonious with the adjoining residential uses.

## **Sec. 17-4: STANDARDS FOR CONSIDERATION.**

*(1) Site Design. A planned unit development shall be laid out and developed with an integrated overall design concept. The design shall provide for the safe, efficient, convenient and harmonious grouping of structures, uses and facilities. The design of both interior and exterior space shall be appropriate to the intended use and the community.*

Response: The proposed plan reflects more than two years of planning and numerous studies to achieve a harmonious and complementary integration of the new homes with the adjoining properties. Access and circulation within the community and onto Winnetka Road will reduce the number of curb curbs from 3 to 1, in substantial alignment with the curb cut across the street, and will promote the efficient and safe means of ingress and egress.

*(2) Open Space. Common open space in the planned unit development shall be integrated into overall design. Such space shall have a direct functional or visual relationship to the main building(s) and not be isolated either spatially or in character. The following shall not be deemed to be common open space for purposes of this standard: (a) Areas reserved for the exclusive use or benefit of an individual tenant or owner; (b) Dedicated streets, alleys and other public rights of way; (c) Vehicular drives, parking, loading and storage area; or (d) strips of land that are unusable because of their narrowness or irregular shape.*

Response: The size, location, and site conditions inherent to this infill parcel impose limitations on the amount of open space that can be provided, while addressing other requirements such as storm water management. That said, the proposed plan incorporates a central courtyard green accessible to all occupants. The plan will also provide for landscaped and hardscaped perimeter buffers to create an aesthetically pleasing integration of the buildings with the surrounding area. Altogether, the proposed plan will substantially enhance the area, when compared to the current site conditions.

*(3) Functional and Mechanical Features. Storage areas, trash and garbage retainers, mechanical equipment, service areas, loading areas, utility buildings, and similar accessory areas and structures shall be specifically accounted for in the design of the planned unit development. These shall be designed with special planting or other screening methods to ensure that they are unobtrusive and blend seamlessly with the project and surrounding properties.*

Response: Parking, trash, and other such functional and mechanical features will be located internal to the site, and/or appropriately screened by landscaping.

*(4) Visual and Acoustical Privacy. The planned unit development shall provide for reasonable visual and acoustical privacy. Fences, insulation, walls, barriers and landscaping shall be used to reduce noise, enhance aesthetics, provide privacy to occupants and to screen objectionable views.*



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Response: The site plan will incorporate fences along the north and east boundaries, in addition to existing vegetation and supplemental landscaping and hardscape. Landscaping and hardscape will be used to establish the boundaries and buffers along the western and southern perimeters.

*(5) Environmental Conservation. The planned unit development shall conserve and enhance special landscape features on the site such as trees, streams, ponds, wetlands, groves and animal habitat.*

Response: The urban infill nature and current use of the site do not entail any substantive natural features. There is one maple tree on site and some crab apple trees, neither of which are in good enough shape to preserve. The plan respects the existing floodplain in the northwest quadrant of the site. In addition, the petitioner has reached an agreement with the neighboring association that will entail proactive root pruning and other measures to protect the existing tree line along the eastern perimeter.

*(6) Drives, Parking and Circulation. Vehicular and pedestrian circulation shall, in each instance, be the subject of a separately drawn and titled architectural or engineering plan. Special attention shall be given to the location and number of access points to the public streets and the width and access points of interior drives. This shall include general interior circulation patterns, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles and arrangement of parking areas that are safe, convenient and aesthetically pleasing both on site and off site. Designs which integrate improvements in parking, vehicular traffic and pedestrian movements within the area are strongly encouraged.*

Response: The plan consolidates three curbs cuts into one and employs a circular internal drive to provide efficient internal circulation and access for fire/safety vehicles. Guest parking is provided within the courtyard, in addition to apron parking as discussed previously. With respect to fire safety access, please refer to Exhibit D2 for the turning radius exhibits, which show no conflicts.

*(7) Surface Water Drainage. Special attention shall be given to surface drainage to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Systems which improve the general drainage, quality of water runoff and/or detention capacity within a watershed area are strongly encouraged.*

Response: Currently, a substantial portion of the site is paved impervious surface with no designated detention improvements. The proposed plan will offer an underground detention vault and the engineering will be designed to protect neighboring properties from uncontrolled runoff. All of these changes, including compensatory storage at a ratio greater than 1:1, will improve storm water management in the area.

*(8) Comprehensive Plan. The planned unit development shall conform with the planning policies, goals and objectives stated within the village's comprehensive plan.*

Response: As noted previously, the proposed plan complies with the recommendations set forth in the Village's adopted Northfield Road Corridor study, which recommends a change to R-6 Multi-family Residential. The study suggests two four-story buildings, or, in the alternative, a townhome development. The proposed plan contemplates the latter.

*(9) Personal to the Petitioner. Unless specifically stated otherwise, each planned unit development shall be personal and limited to the petitioner. Upon a change in or transfer of ownership, the planned unit development shall lapse. For purposes of this section, change in ownership shall occur when the person to*

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*whom the planned unit development was granted holds less than fifty one percent (51%) ownership interest in the use.*

Response: Understood and agreed.

*(10) Standards Shall Apply. All of the standards for a special use shall be applied unless in conflict with this article. (Ord. 03-1155, 3-18-2003).*

*Sec. 17-5: MANDATORY FINDINGS.*

*In order for the plan and zoning commission to make a positive recommendation and for the corporate authorities to approve an application for a planned unit development, an affirmative finding must be made with respect to each of the following matters:*

*(1) The establishment, maintenance and operation of the planned unit development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

Response: The proposed plan entails a use, configuration, and massing that will comply with the above standard. It is the intention of the petitioner to own and manage the property as a long term investment, and to assure that it is maintained as an attractive luxury rental community.

*(2) The planned unit development will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor diminish or impair property values within the neighborhood.*

Response: The proposed development, with the change from M-1 zoning to R-6 will protect and improve the values of the adjoining residential properties over and above the current and possible new light manufacturing uses that would differ substantially from the adjoining residential uses.

*(3) The planned unit development will not impede the normal and orderly development and improvement of surrounding property for those uses that are specifically permitted in the district.*

Response: The proposed development will neither impede nor adversely impact the normal and orderly development and improvement of surrounding property. To the contrary, the proposed development will offer a substantial improvement to the existing conditions, with a residential use that is entirely compatible with the neighborhood.

*(4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.*

Response: The proposed plan and the engineering will improve the current conditions and comply with the above requirements.

*(5) Ingress and egress either has been or pursuant to mandatory conditions shall be designed to minimize traffic congestion in the public streets.*

Response: The traffic study included as Exhibit G confirms that the proposed development will have no adverse impact on the traffic congestion or safe operation of the public streets.

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*(6) The planned unit development conforms in all respects to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the corporate authorities after considering the recommendations of the plan and zoning commission.*

Response: The proposed plan will meet this requirement.

*(7) Provisions or penalties are in place to assure that the planned unit development is maintained in strict compliance with the minimum standards established by the planned unit development ordinance. This shall be the requirements of an ongoing legal entity such as a homeowners' association, owner or management entity whose responsibilities for the planned unit development requirements run with the land. (Ord. 03-1155, 3-18-2003)*

Response: As noted above, it is the intention of the applicant to own, operate, and maintain the development as a long term investment that will be properly maintained as a luxury rental community. The owner/operator will offer the community a single point of contact to address any community issues or concerns.

#### *Sec. 17-6: USE EXCEPTIONS.*

*The plan and zoning commission may recommend and the village board may authorize specified uses not otherwise permitted by the use regulations of the district in which the development is located, provided that the plan and zoning commission makes each of the following findings:*

*(1) The use for which the exception is proposed is necessary or clearly desirable and is appropriate with respect to the primary purpose of the planned unit development;*

Response: N/A

*(2) The use for which the exception is proposed will not have a negative impact on the surrounding neighborhood or community. (Ord. 03-1155, 3-18-2003)*

Response: N/A

#### *Sec. 17-7: AREA REGULATION VARIATIONS.*

*In the case of any planned unit development, the plan and zoning commission may recommend and the Village Board may authorize any exceptions to the applicable area regulations of this appendix A that they deem appropriate within the boundaries of such planned unit development, provided that:*

*(1) The exception shall be solely for the purpose of promoting an integrated site plan that is no less beneficial to the occupants of such development and neighboring properties than would be obtained under the bulk regulations of this appendix A for buildings developed on discreet zoning lots.*

Response: The plan, with its configuration and unit count will not impose any hardships or detriment to the occupants or the neighboring properties. Conversely, the proposed use and configuration will offer a substantial improvement to the current and possible future uses, were the property to remain in its current condition or re-developed for an M-1 permitted use.

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*(2) All setbacks and yards shall be provided as required by the regulations of the underlying district in which the development is located along the boundaries of the planned unit development. (Ord. 03-1155, 3-18-2003)*

Response: This provision (Sec. 17-7 (2) was amended by the Village Board earlier this year, allowing for setback variations such as those proposed, in conjunction with a planned development. The plan as proposed provides setbacks that substantially exceed the minimum required along the eastern perimeter where the majority of the adjoining residential units are located. The setbacks for the western perimeter exceed the minimum, and along the north, the proposed setbacks comply with the minimum. The only variation to perimeter setbacks is along Winnetka Road, where the proposed minimum setback is 23 feet versus 30 for three of the six units, and 25 feet versus 30 feet for the other three units.

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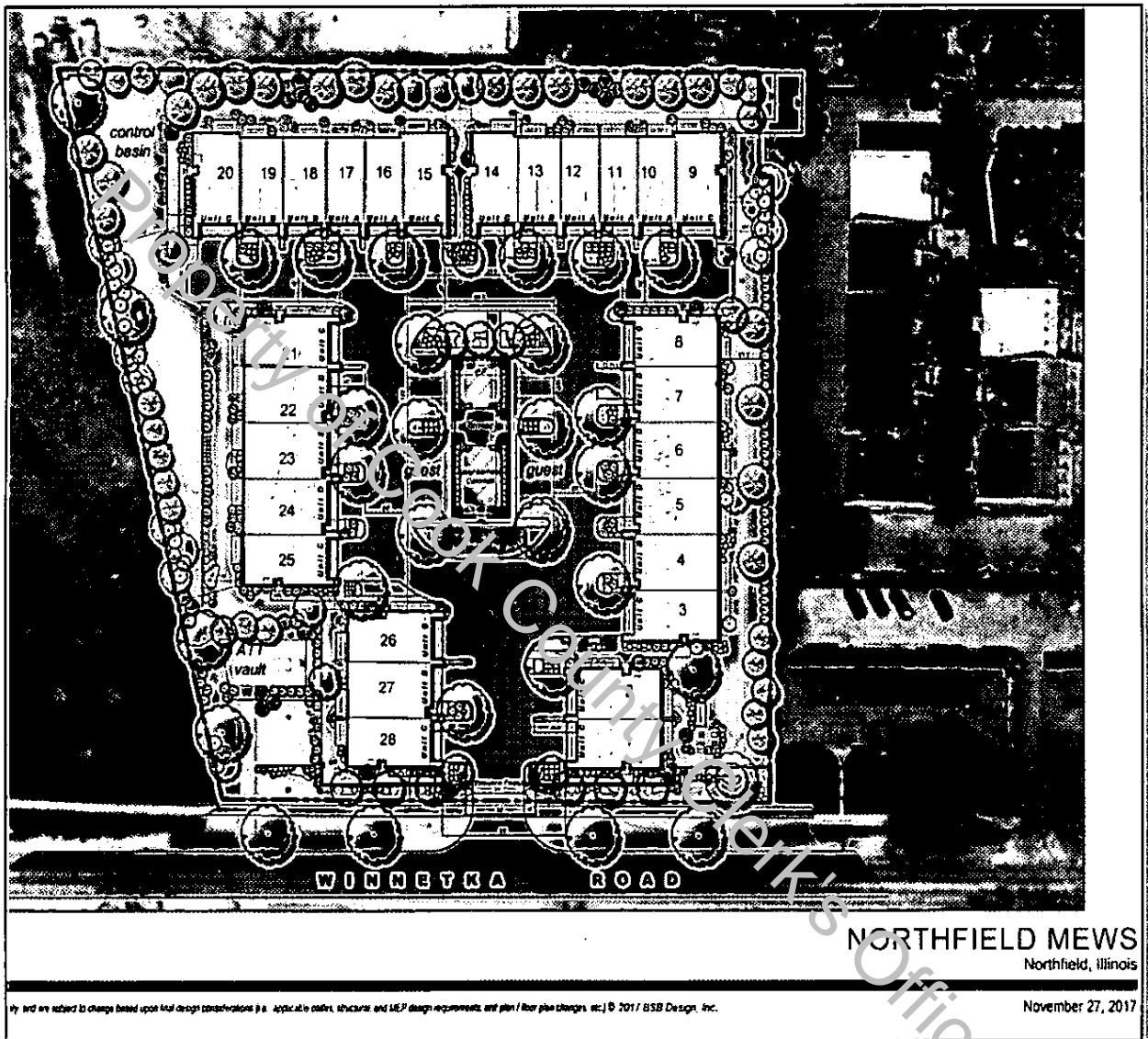
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## Section III: Site Plan

As previously noted, on January 17, 2018, the Plan and Zoning Commission approved the 28-unit site plan shown below.

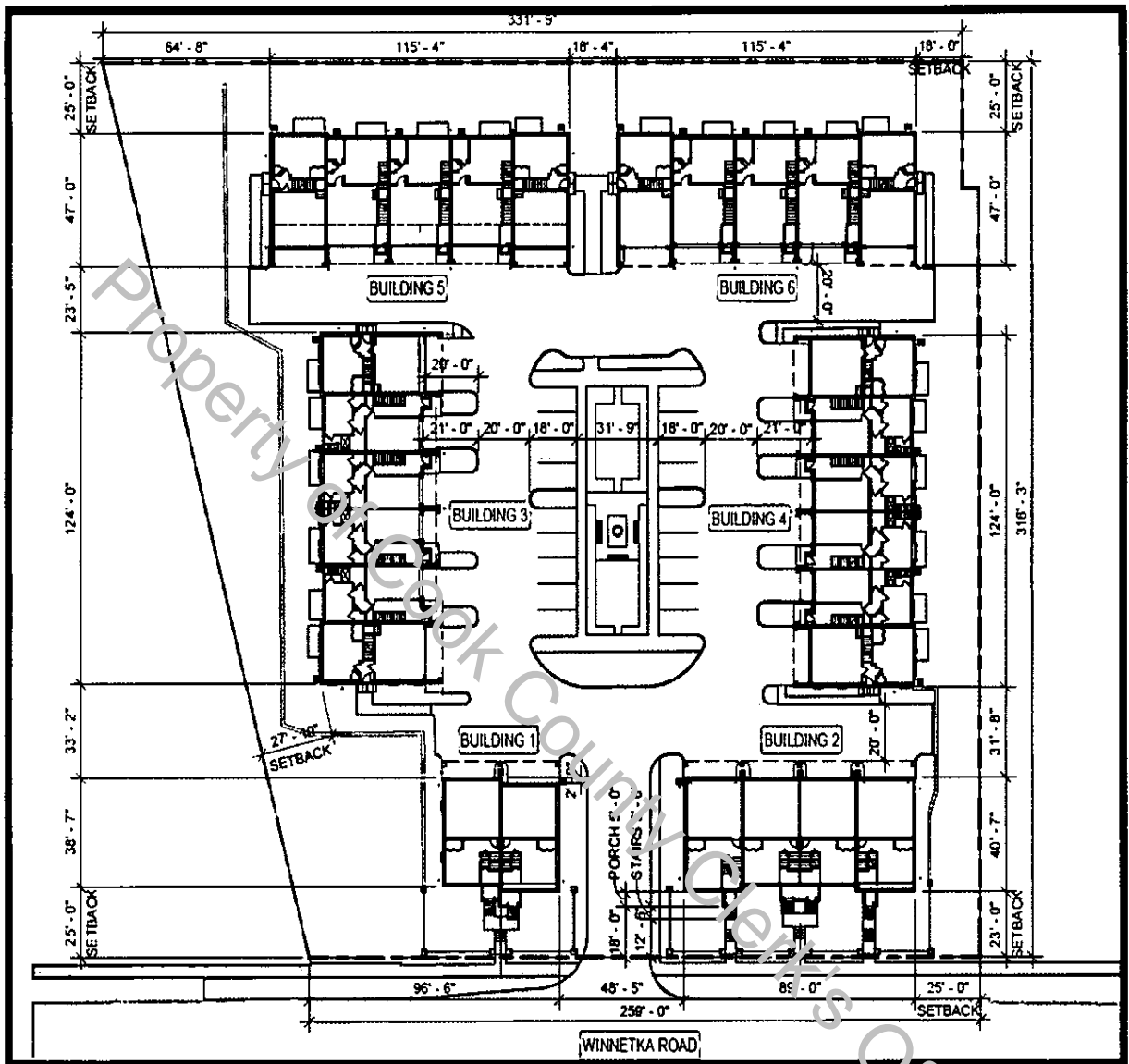


Following this approval, the Architectural Commission reviewed this plan for its architectural character and landscaping. The Architectural Commission expressed concerns regarding the width of the entry, the expanse of visible pavement related to the driveways flanking the entry and commented on the orientation of the two southernmost buildings. In addition, area residents continued to express concerns about the setback, proposed at 15 feet along Winnetka Road.

In response to the concerns and comments from the Architectural Commission, OKW Architects was commissioned to assist us in looking at ways to address the architecture in the context of the site plan, with special attention given to the appearance of the proposed community as related to Winnetka Road and the elevations facing the west. Our efforts with OKW, in response to the Architectural Commission's initial comments resulted in revised architecture and certain adjustments to the plan itself, as reflected

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in the Final Proposed Site Plan below (and included as Exhibit A), which was unanimously approved by the Architectural Commission on June 11, 2018.



Importantly, neither the density, nor the general layout, including the location of the entrance have been changed. Elements that did change are summarized as follows:

1. The orientation of the buildings along Winnetka was modified so that all six homes face Winnetka Road; this eliminated the visibility of any garages, along with the driveways that flanked the entry in the prior plan. The concurrent result was a reduction the amount of exposed pavement from Winnetka Road, and a stronger streetscape overall.
2. The building setback along Winnetka Road was increased from 15' to 23' for three of the 6 units facing Winnetka Avenue; the remaining three units were setback 25' from the ROW.
3. To increase the setbacks along Winnetka Road, the apron parking for the buildings along the North and the South (facing Winnetka) was removed.
4. Whereas the prior plan had the 8 one-car units along the north, the revised plan locates them in the east and west buildings, where apron spaces are still provided, thus assuring that each unit has a minimum of 2 parking spaces designated for their use.



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- 5. The setback along the west was reduced from 32' to 27'10" in order to accommodate the apron spaces and other adjustments above.
- 6. The impervious coverage increased from 59% to 61.5%, and the overall FAR increased from 0.70 to 0.82.

Overall, the plan adjustments, while not changing the overall density or general shape of the plan, offer a much improved "curb appeal" with the front doors facing Winnetka Avenue and the narrower entry. This orientation enhances the privacy of the courtyard while all but eliminating exposure of the garage doors to Winnetka Road.

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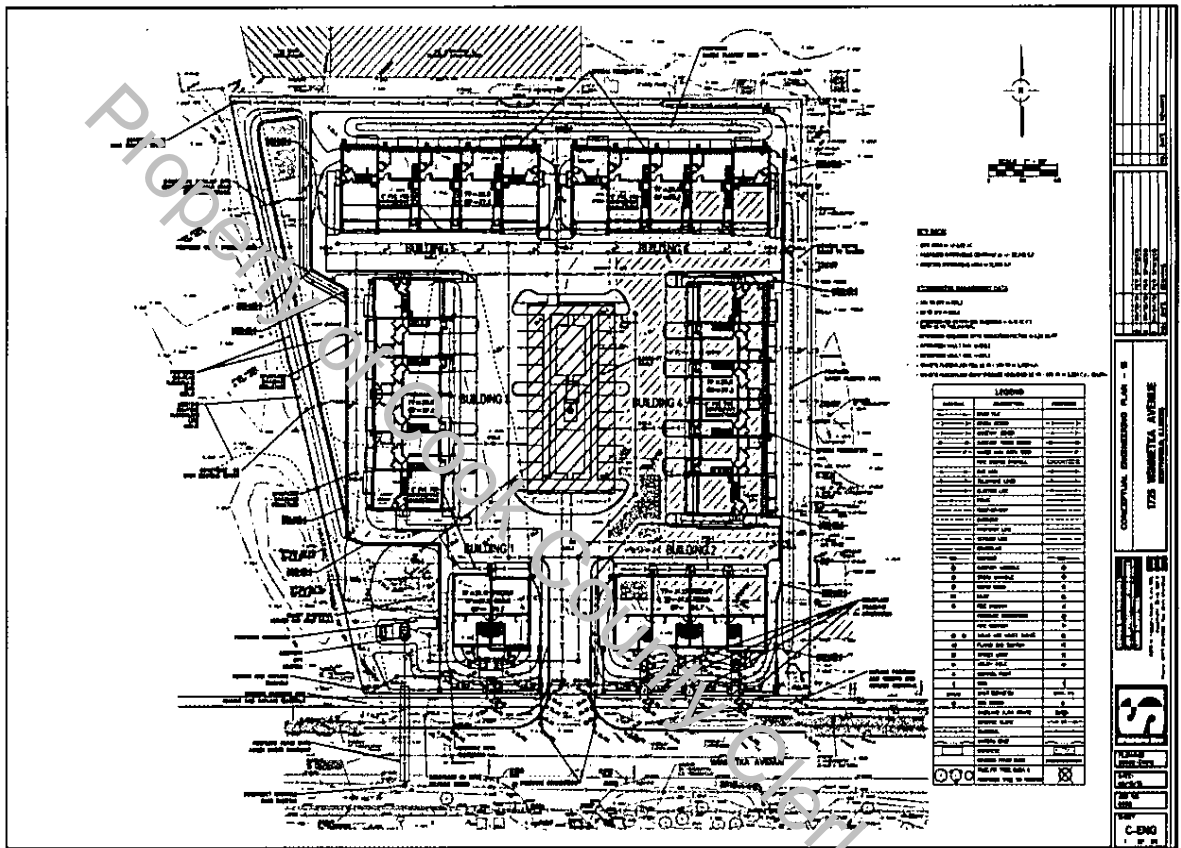
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## Section IV: Engineering and Fire Safety Access

### A. Introduction

Updated preliminary engineering has been submitted to reflect the changes incorporated in the plan reviewed and approved at the 6-11-18 Architectural Commission. This engineering plan is reproduced below and included in larger form as Exhibit D1 to the submittal.



The engineering plans account for adjacent property drainage patterns and additional compensatory storage computations. This information is based on preliminary review and discussion with Village engineering staff and their consultants. The narrative below provides an overview of the proposed services and layout, and specifically addresses the proposed storm water detention system. Utilities are proposed to be privately owned and maintained. The IEPA may require the water main to be publicly owned, in which case a maintenance agreement between the applicant and Village can be prepared.

### B. Notable Site Conditions

The existing site is located on the north side of Winnetka Road, just to the east of the Metra tracks. The site is relatively flat and generally drains from north to south. The site drainage is tributary to an existing 36" storm sewer located in the SW corner of the property. Per the FEMA FIRM Map number 17031C0232J Dated August 19, 2006, the site is located in the regulatory floodplain. This development will fill the existing floodplain and provide compensatory floodplain storage at 112% percent of the volume filled. There is an existing AT&T vault located at the SW corner of the site. The existing underground vault is located in an existing easement and will need to remain in place as part of the development.



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## C. Water & Sanitary Sewer Service

An existing Village 10" water main is located on the north side of Winnetka Road. The site will make two connections the Village water main and provide a looped water main system within the development. The Owner will maintain the on-site water main system. An existing Village 8" sanitary sewer is located on the south side of Winnetka Road. Due to the shallow invert of the existing sewer, a sanitary lift station will be required to serve the development and is planned for location in the SW corner of the property.

## D. Storm Water Detention

A storm water management report was completed by CBEL in November 2017 based on the plan approved by the Plan Commission on 1-17-18. This report is included within the PC Submittal Package included as Exhibit H1. An updated Stormwater Management Report is included Exhibit D2, factoring in the nominal adjustments from the updated Site Plan.

An underground storm water detention vault is proposed in the courtyard. The grading over the vault is slightly elevated over the rest of the site to allow for landscaping. The remainder of the site is approximately 2.5' above the existing street grade of Winnetka Road, which is a typical design standard for residential subdivisions. The site is less than 3 acres in size, and per the MWRD Watershed Management Ordinance, storm water detention is not required for a property under 3 acres. However, an MWRD permit will be required for the improvements in the west floodplain. Also, the Village of Northfield ordinance does require detention be provided for the site. The Village ordinance allows for "Credit for Existing Structures" which would allow the required detention volume to be reduced. The Ordinance allows for the "credits to be applied" based on the following criteria:

*The following credits shall be available in all other zoning districts and under the following circumstances:*

- (1) *The total site area is less than three acres;*

*Response:* The area is approximately 2 acres in size.

- (2) *There is no existing storm water detention facility on the site;*

*Response:* There is not any existing detention provided on the site.

- (3) *There must be a net decrease in the volume and rate of the storm water run-off from the site;*

*Response:* The volume and rate of runoff are reduced based on the current plan. Updated calculations will be provided to support the volume and runoff rate reduction as part of the final engineering.

- (4) *There must be extenuating circumstances, which limit the ability to provide the required storm water detention;*

*Response:* The existing site is encumbered by floodplain, and existing storm sewer easements provide storm water management for adjacent properties. As required by Village ordinance, any floodplain fill will require compensatory storage provided at 112% of the fill volume. The compensatory storage

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area is approximately 0.2 acres in size. This occupies 10% of the site area that could otherwise be used for detention storage. There is also an existing AT&T underground vault and underground infrastructure that encumbers an area of approximately 0.1 acres on the southwest side of the site. These two constraints reduce the development area by approximately 15%. These extenuating circumstances limit the ability to provide the storm water detention and fully develop the site.

(5) *There must be some public benefit provided such as enhanced site improvements;*

**Response:** The proposed architecture, landscape and hardscape will provide a substantial enhancement to this location. In addition, the proposed compensatory storage and storm water management improvements will reduce the impervious surface, decrease the uncontrolled water runoff and provide overall improvement to the management of storm water for the benefit of this area. Finally, the proposed improvements will provide additional housing options in the Northfield Road corridor and increase the property value, adding incremental tax revenue to the Village and other taxing districts.

(6) *The development must demonstrate the need for the requested level of credit for existing impervious areas; and*

**Response:** As listed in point 4 above, the site has several constraints that reduce the developable area. The reduction requested is needed due to the limited space remaining on site to accommodate the detention and still construct a viable project.

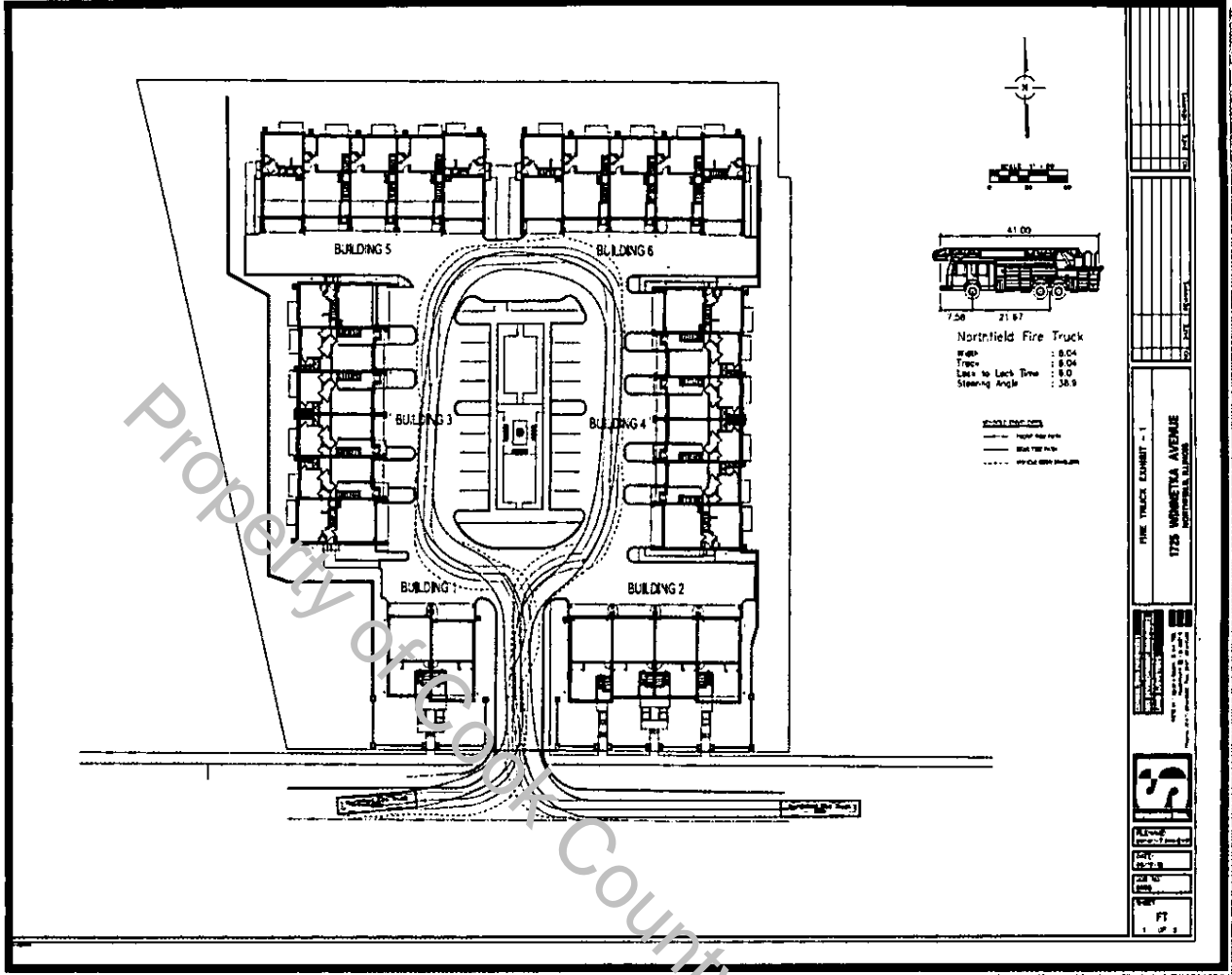
(7) *The development must be in keeping with the Village's Comprehension Plan*

**Response:** As previously addressed in the Site Plan and Proposed Use section, the proposed plan complies with the Village's Northfield Corridor Plan, which recommends a change from the current M-1 Light Manufacturing Zoning District, to R-6 Multi-family Residential.

## E. Fire Safety Access

Our engineer (Spaceco, Inc.) has obtained templates from the Winnetka Fire Department to test for turning movements within the updated 6-11-18 plan reviewed and approved by the Architectural Commission. As shown in Exhibit D3, and reproduced below in smaller form the proposed road geometry facilitates adequate turning movements with no conflicts.

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## Section V: Architecture

Exhibits showing the proposed architecture are reproduced below and included in larger form as exhibits to this submittal (See Exhibits B1 and C2).

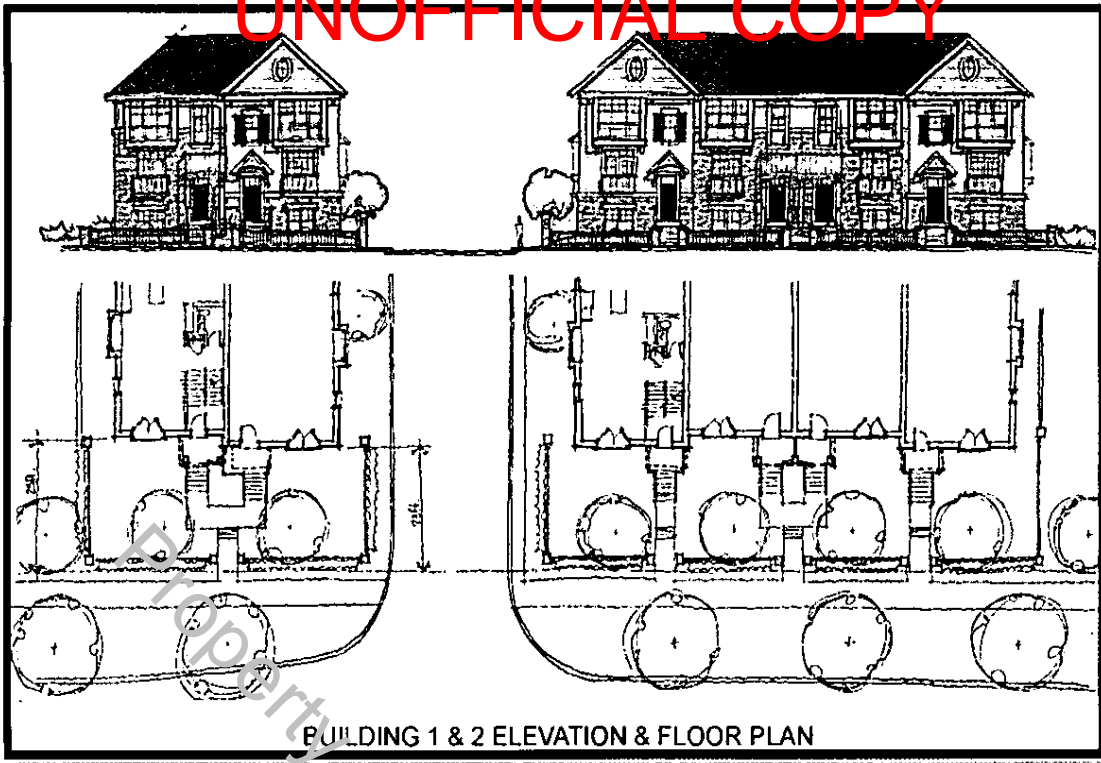


Key elements of the architecture are noted as follows:

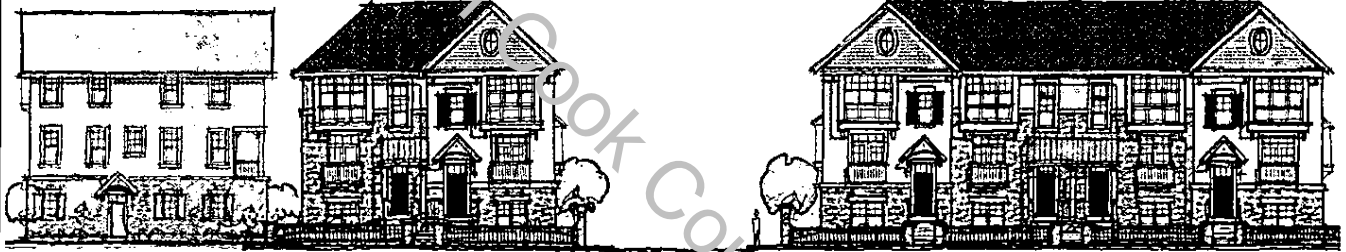
- Buildings 1 and 2 incorporate multiple breaks in the foundation line to accentuate differentiation between the individual units within each building. The two end units flanking the entry drive and the easternmost unit of building 2 have been slid forward by two feet towards Winnetka Rd. These shifts, together with changes in materials within the facades are focused on achieving differentiation, interest, and shadow lines within this most-prominent façade for the community.
- In addition to the above, the gabled roofs for these buildings have been punctuated with gable roofs atop each of the "forward" units, while the other three units are capped by a fascia detail above the top floor head. This composition of roof forms creates an intentional interruption of the main roofline's horizontal extent, further differentiating the units from one another.
- The stone plinth (which the upper walls rest) varies from one to two stories in height, enhancing the differentiation between the units, while maintaining a sense architectural cohesiveness.
- Wall cladding incorporates two different style of siding, including lap in the main sections of the second and third floors, and shake siding in the gable ends. While the texture varies to break up the facades, the color remains consistent, again to maintain cohesiveness.
- With respect to colors, the siding is a gray shade, designed to offer contrast while pulling out some of the gray tones in the natural stone. The trim details are predominantly white, punctuated by dark entry doors and shutters in selected locations.
- Within the courtyard, the elevations incorporate a rhythm of stone piers with recessed panels to articulate and differentiate the courtyard elevations.

Following are additional renderings of the various elevations.

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BUILDING 1 & 2 ELEVATION & FLOOR PLAN



WINNETKA ROAD ELEVATION, BLDG 1, 2, & 3



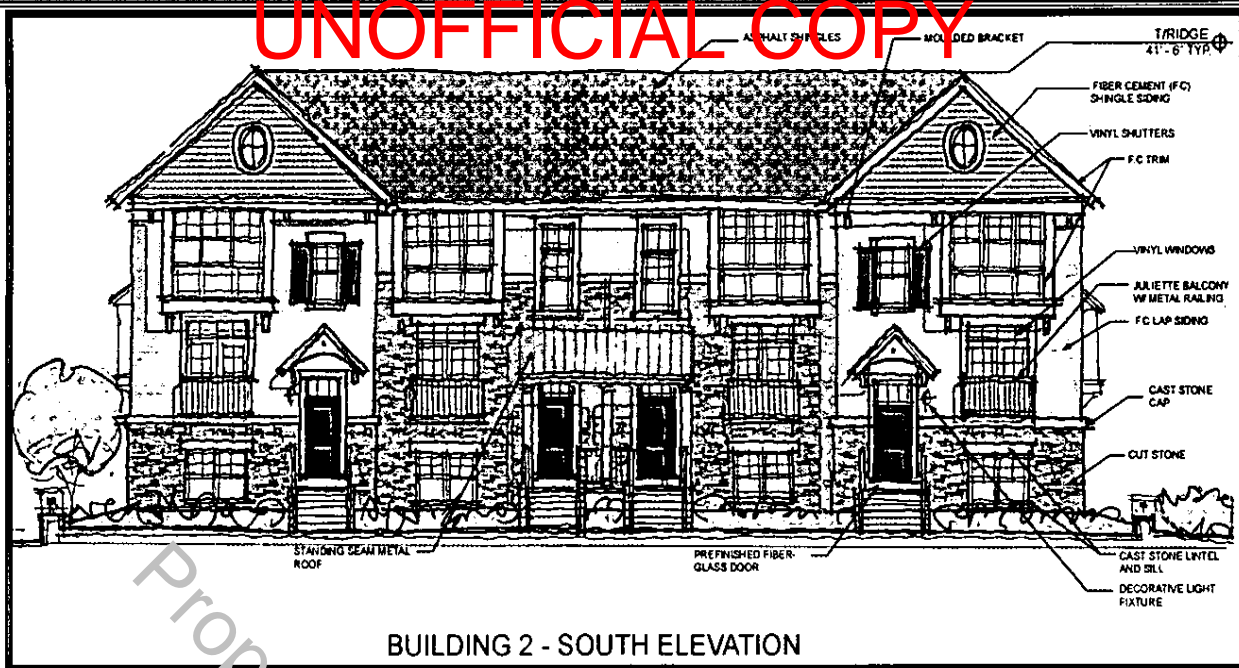
BUILDING 1, 3 & 5 - WEST ELEVATION



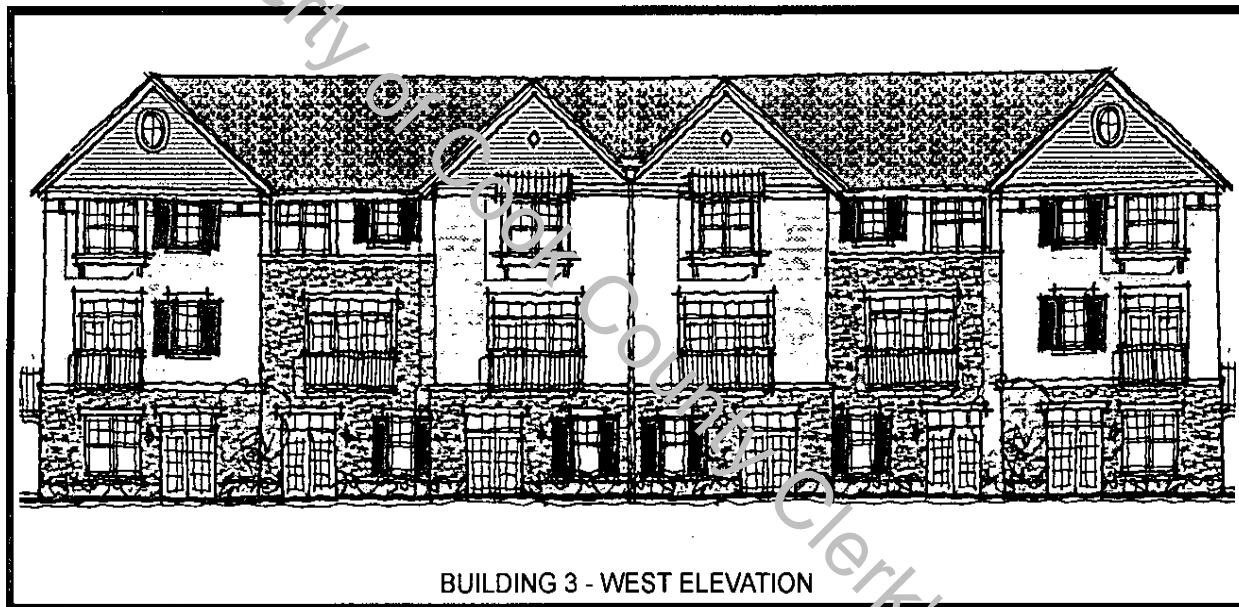
BUILDING 5 & 6 - SOUTH ELEVATION



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BUILDING 2 - SOUTH ELEVATION



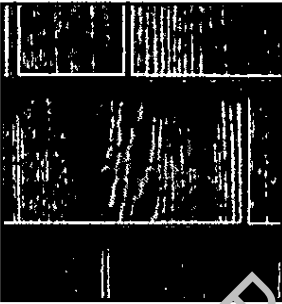
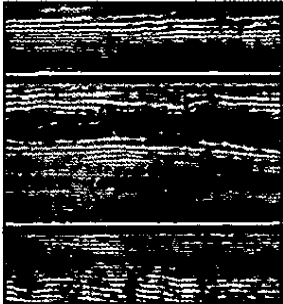
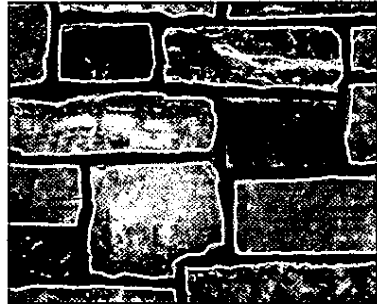
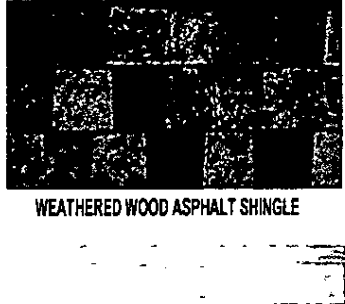




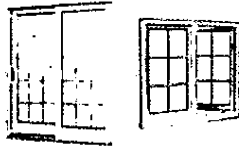


BUILDING 3 - WEST ELEVATION



BUILDING 5 - SOUTH ELEVATION

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**MATERIALS:** The proposed materials for the architecture are summarized below and included as Exhibit B3:

			
GRAY SLATE CEMENTITIOUS SHINGLE SIDING	GRAY SLATE CEMENTITIOUS LAP SIDING	ROCKPORT BLEND STONE BASE W/ GREY MORTAR	WEATHERED WOOD ASPHALT SHINGLE
			
BRACKETS	DECORATIVE LIGHTING	STONE SILL	BLACK METAL RAILINGS
			
WHITE VINYL WINDOWS AND DOORS W/ SIMULATED LITES	METAL STANDING SEAM ROOF	WHITE GUTTER & DOWNSPOUT	

## BLACK SHUTTERS



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MATERIALS INFORMATION				
Element	Material	Manufacturer	Style	Color
Roof Shingles:	Asphalt	Certainteed Landmark or Equal	Architectural	Weathered Wood
Metal Roofing:	Aluminum	PAC Clad or Equal	Standing Seam	Dark Bronze
Gutters:	Aluminum	ACM or Equal	5" K-Style	White
Downspouts:	Aluminum	ACM or Equal	3x4	White
Soffit:	Hardie Board	Hardie	Per plan	White
Fascia:	Hardie Board	Hardie	Per plan	White
Rake:	Hardie Board	Hardie	Per plan	White
Trim:				
Vertical	Hardie Board	5/4"	Per plan	Arctic White
Horizontal	Hardie Board	5/4"	Per plan	Arctic White
Windows	Hardie Board	5/4"	Per plan	Arctic White
Doors	Std Brickmold	Pine Brickmold	Per plan	Arctic White
Columns:	Hardie 1x	Carpenter built	Painted per plan	Arctic White
Siding:				
Hardie Lap	Hardie Lap	Hardie	Lap	Gray Slate
Hardie Shingle	Hardie Shingle	Hardie	Shingle	Gray Slate
Masonry:				
Stone	Stone	Semcostone	TBD	Rock Port Blend
Stone Sills	Cast Stone	Var.	Cast Stone	Limestone Gray
Heads	Var.	Var.	Cast Stone	Limestone Gray
Shutters:	Vinyl	Mid-America or Equal	Per plan	Black
Railings:	Aluminum	TBD	Prefinished	Black
Decking:	Flooring	Treated Lumber over EPDM	5/4 x 6	Treated
Brackets:	Fypon	Fypon	Per plan	White
Windows:	Vinyl	TBD	Single Hung	White
Doors:				
Sliding Glass	Vinyl	TBD	Insulated per Code	White
Garage	B-Label Steel Door	TBD	Insulated Pan per plan	White
Front Entry	Fiberglass	Therma Tru	Per Elevation	Black

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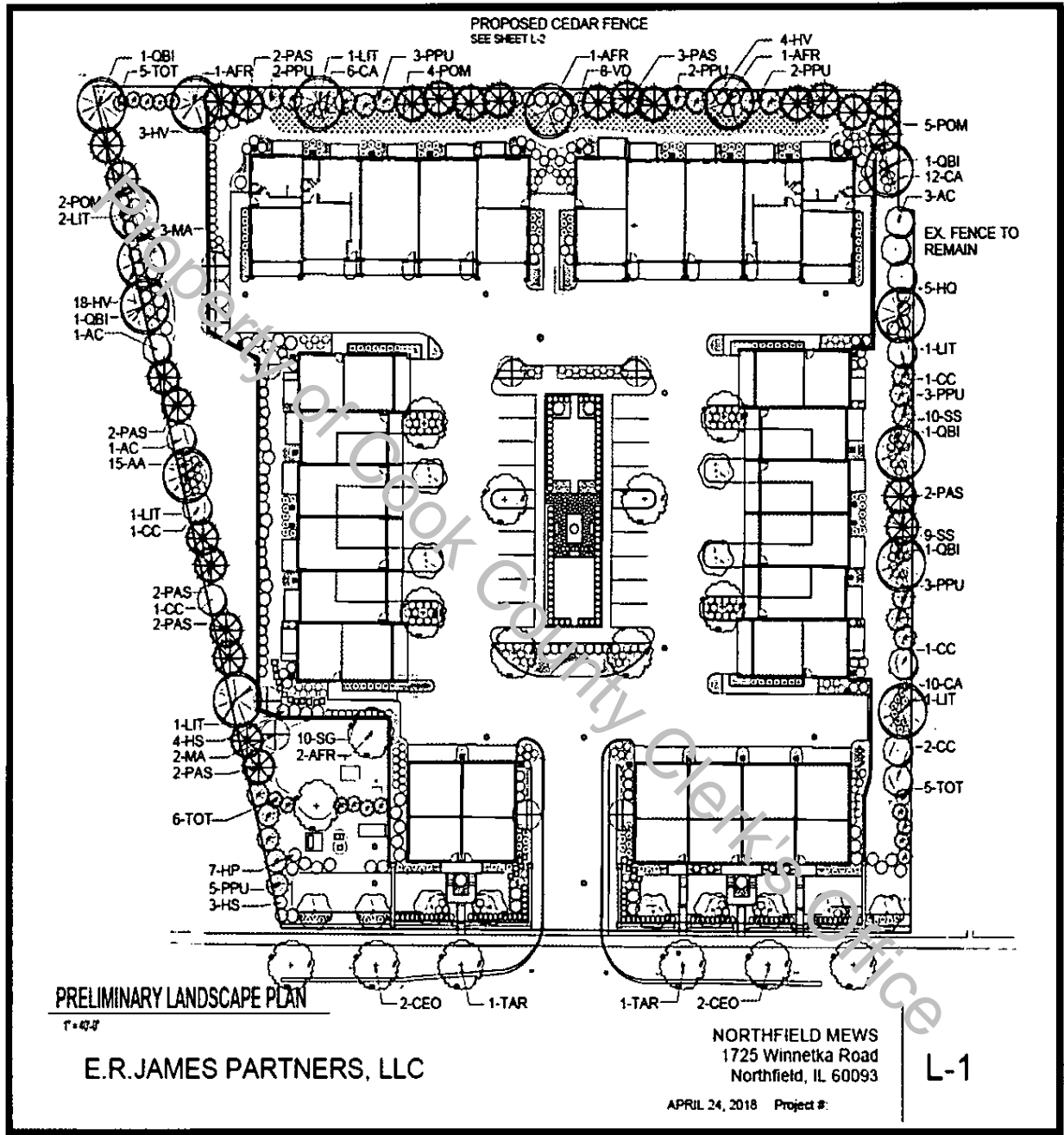
COOK COUNTY  
RECORDER OF DEEDS



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## Section VI: Landscaping, Hardscape, Fencing & Lighting

The proposed landscape and hardscape plans are included as Exhibit C1, and reproduced below.



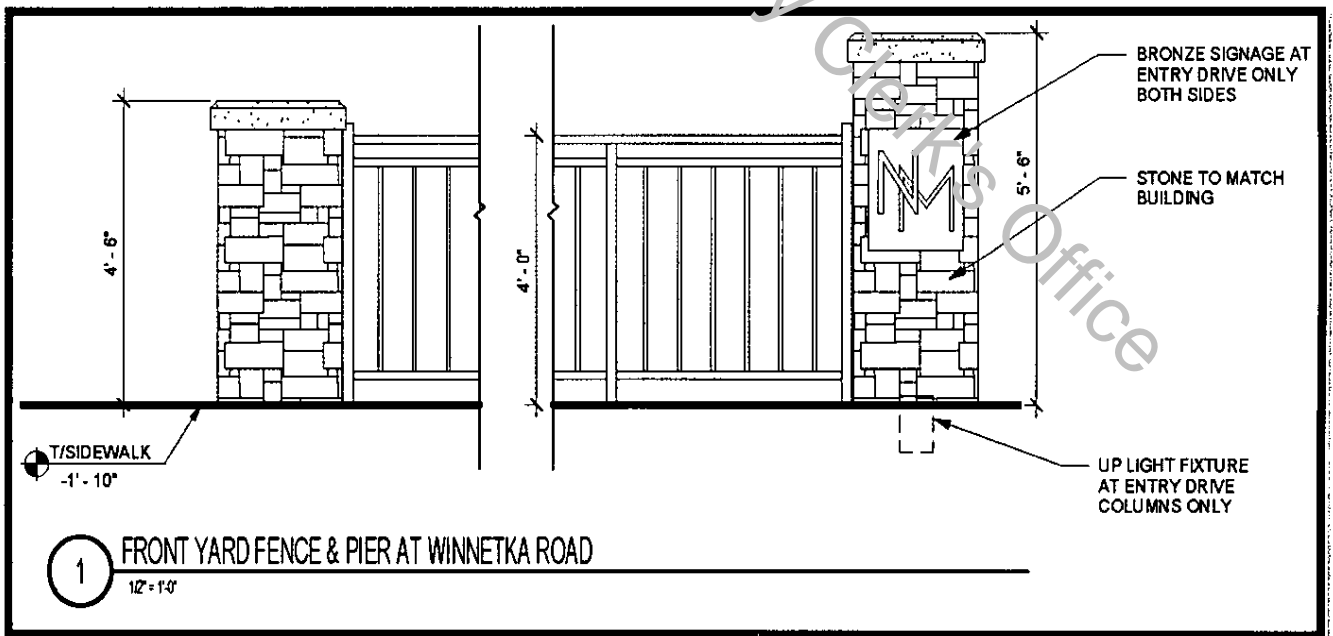
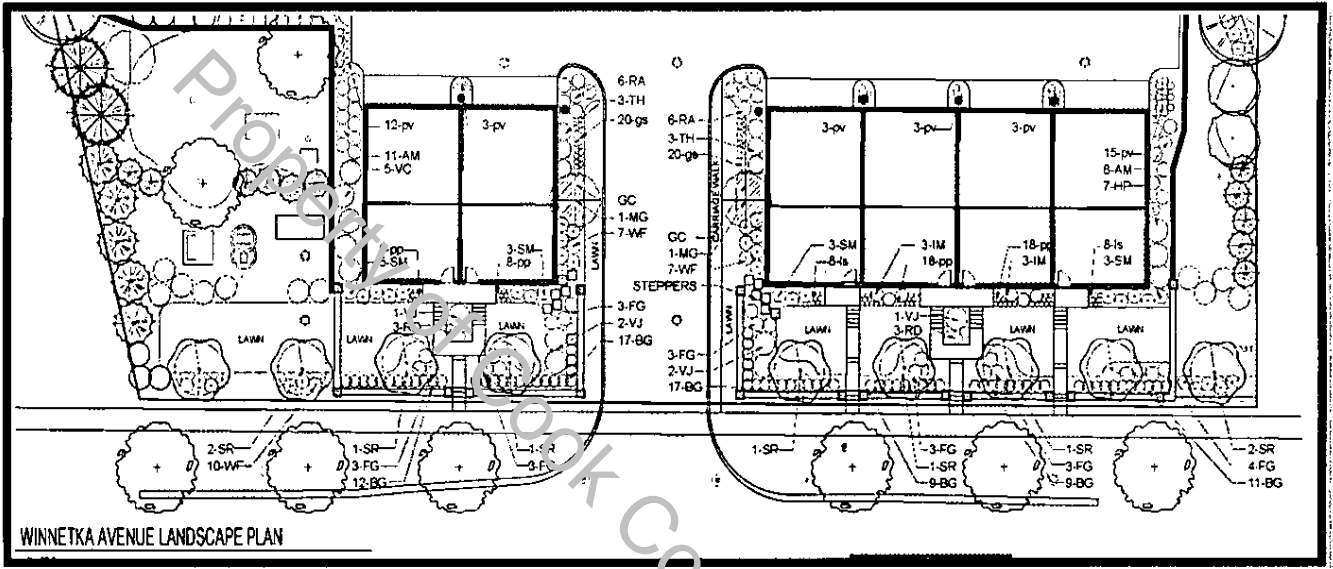
It is important to note that at the 6-11-18 Architectural Commission meeting, it was agreed that the petitioner would update this plan to show the specific foundation adjustments to the buildings along Winnetka Road. This plan, together with the updated lighting plan will be submitted to the Architectural Commission in a subsequent meeting. The anticipated adjustments to the plans will be minor, with no material impacts. As such, and with the understanding that the petitioner would update the plan, as noted above the AC proceeded with the unanimous recommendation to forward the plan to the Board for its consideration.

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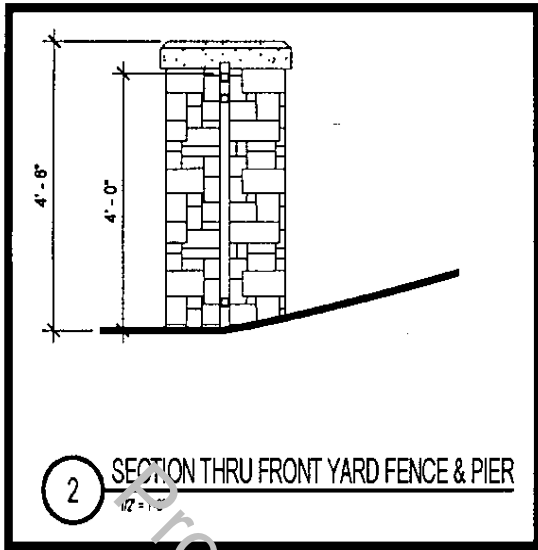
## Summary of Key Elements

A combination of deciduous and coniferous trees, together with bushes and foundation plantings will be used to "marry" the architecture to the land.

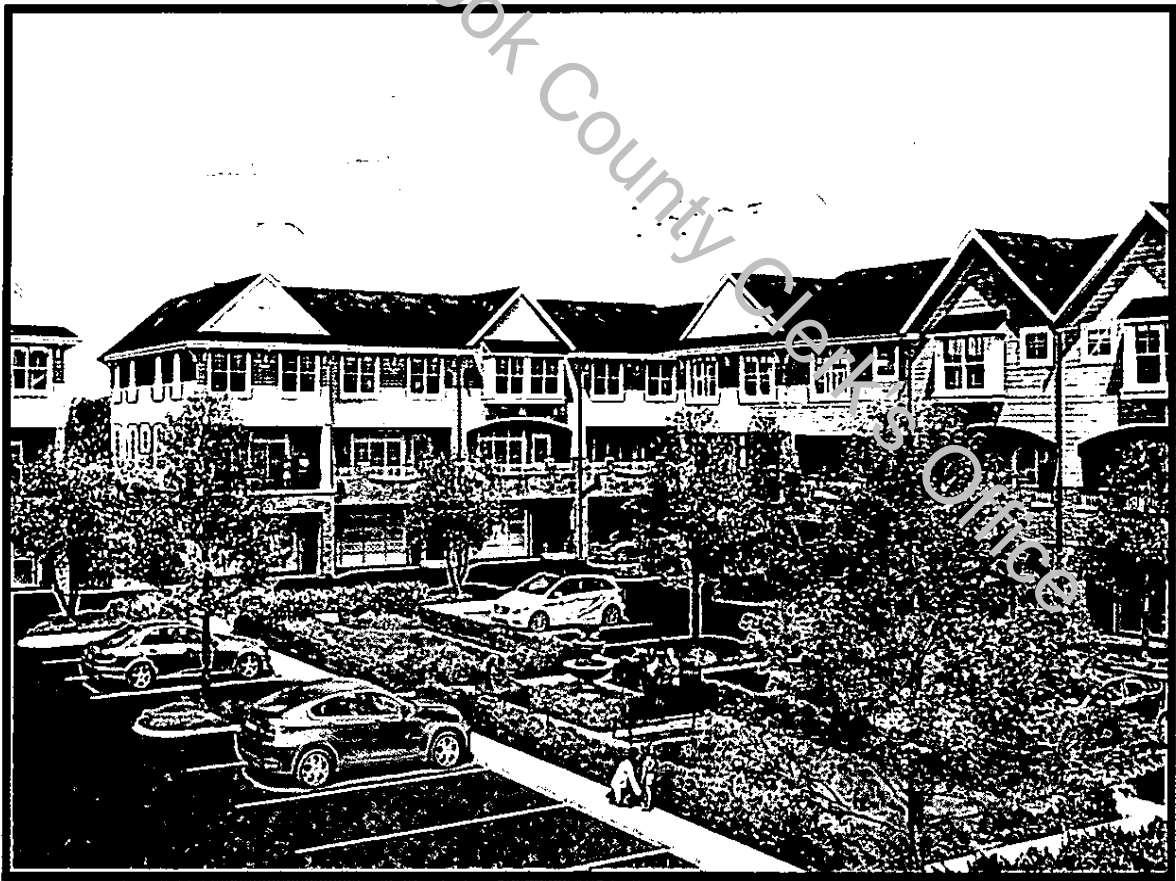
Special emphasis will be given to Winnetka Road frontage where the development is most exposed to the neighborhood. The Winnetka frontage will incorporate a black architectural grade fence with stone columns that match the stone incorporated in the building architecture.



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It is worth noting that the plan is designed to provide an internal auto-court, effectively eliminating the presence of garage doors to the adjoining public frontage. As the image below shows, auto-courts can impose limitations on the degree to which internal landscaping can be planted and maintained effectively. Salt, oils, and snow impose challenges.



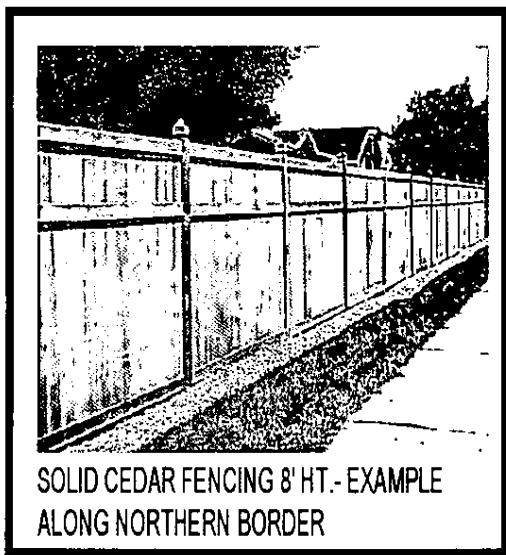
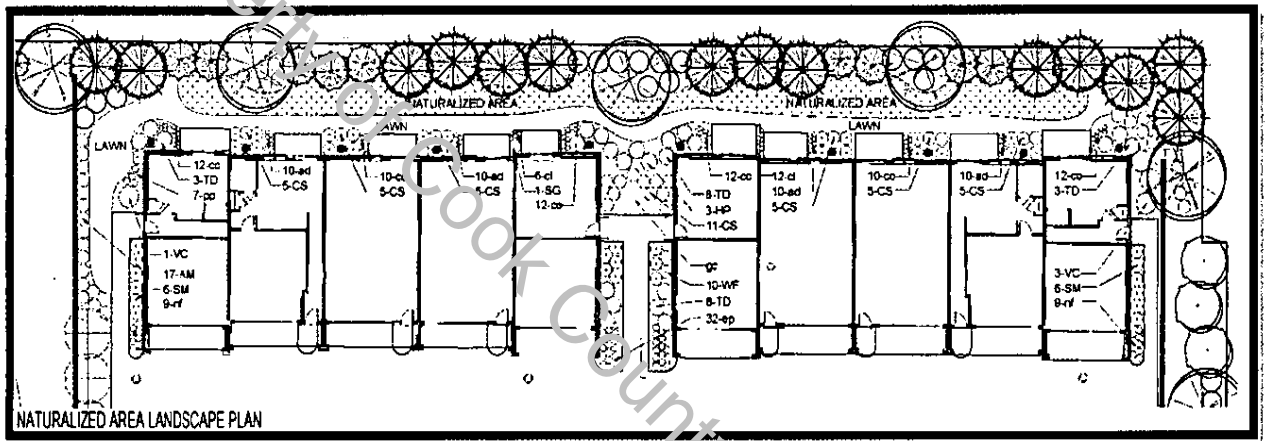
Note: The intention of this exhibit is to show the character of the central courtyard. The architecture in this elevation has since been modified.

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The proposed plan addresses these challenges by placing the front doors on the opposite sides of the garages; and calls for plantings between the garages at the corners. The plan also provides a landscaped center courtyard.

### Northern section of Plan

Along the northern perimeter, the plan calls for the installation of an eight (8') foot high solid board-on-board stained cedar fence. It is our understanding that the requested 8-foot fence height will require a variance for those areas adjacent to residential uses, but not for those areas adjacent to other uses. In any event, we are requesting a variance for fence height to the extent necessary. Plantings will be installed along the base of the fence. Inside the fence, along the north perimeter area the site has been engineered to provide a shallow overland storm water swale. This swale will be delineated by an internal approximately 2 foot high masonry retaining wall that runs the full length of the west, north, and east sides of the site.



At the southwestern corner of the property, the plan calls for the installation of a lift station and back-up generator to provide for the necessary sanitary sewer service. The landscape plan incorporates plantings in this area to screen these facilities.

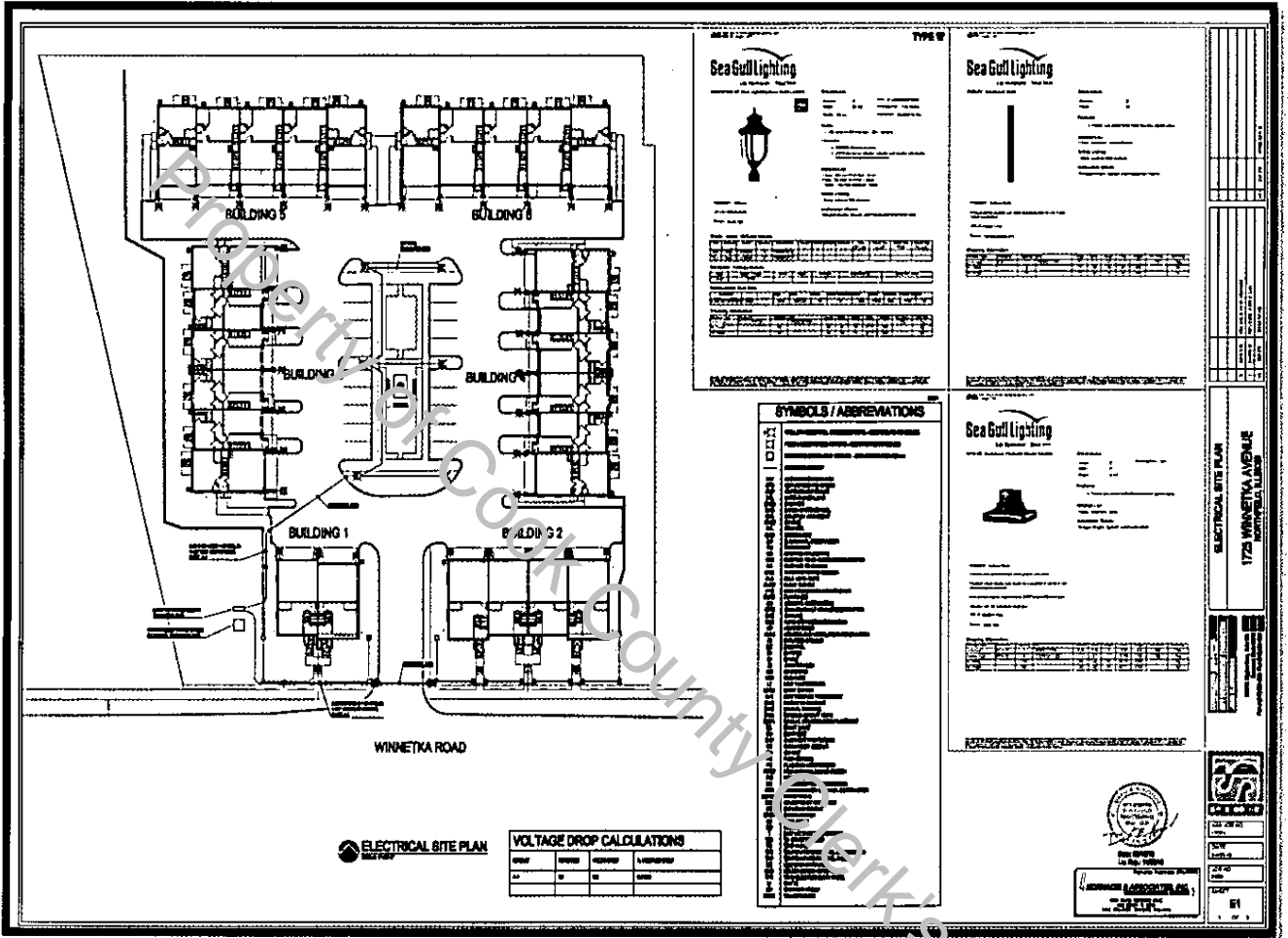
As with each Edward R. James Companies community, we pay particularly close attention to the type, location, and quantity of landscaping and hardscape, and as necessary the final plan landscaping may exceed the approved plan and requirements. This reflects our experience and belief that field adjustments are appropriate and necessary to

address views, privacy concerns and the overall objective of achieving lasting and valuable enhancements.

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## Lighting

The lighting plan below has been included in larger form as Exhibit E1. The plan calls for eight post lanterns as indicated on the plan, along with coach lights at each garage door, along with weather-proof, low-voltage, high-efficiency recessed can lighting above the front door of each unit. The photometrics have been included in the submittal package as part of the lighting exhibit.



It should be noted that this plan has been updated since the 6-11-18 meeting with the Architectural Commissions to reflect the foundation adjustments discussed previously. Also note that the petitioner intends substitute the up light fixture with a fixture mounted to the column above the signage plaque, to minimize the chances for damage or dislocation. At the Architectural Commission's request, the petitioner will present this to the AC for their review in a subsequent meeting.

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# **Exhibit**

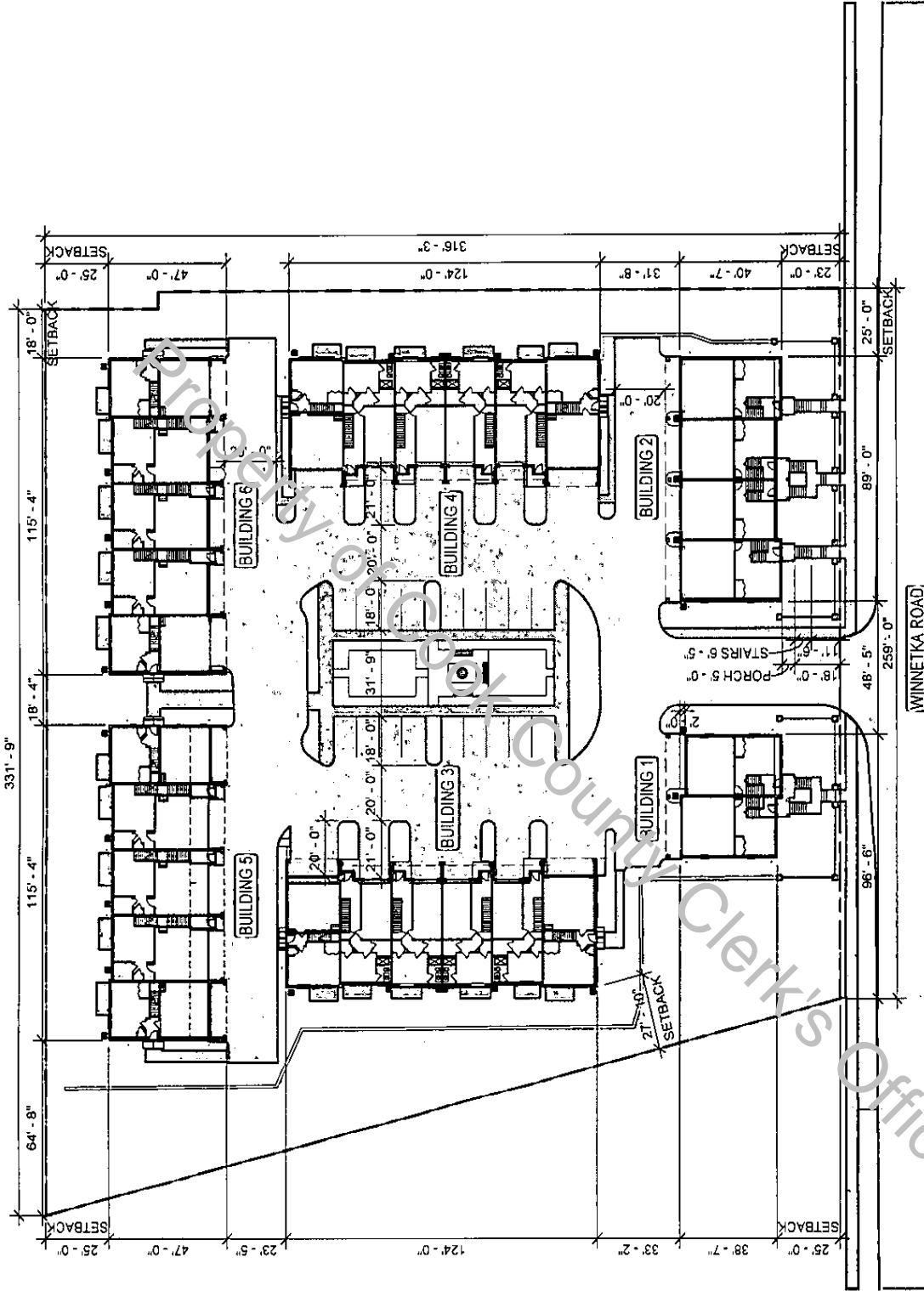
# **A**

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1 SITE PLAN  
1" = 4'-0"



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

E.R. JAMES PARTNERS, LLC

NORTHFIELD TOWNHOMES  
1725 Winnetka Road  
Northfield, IL 60093  
June 14, 2018 Project #: 18026

AC-0.5

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# Exhibit

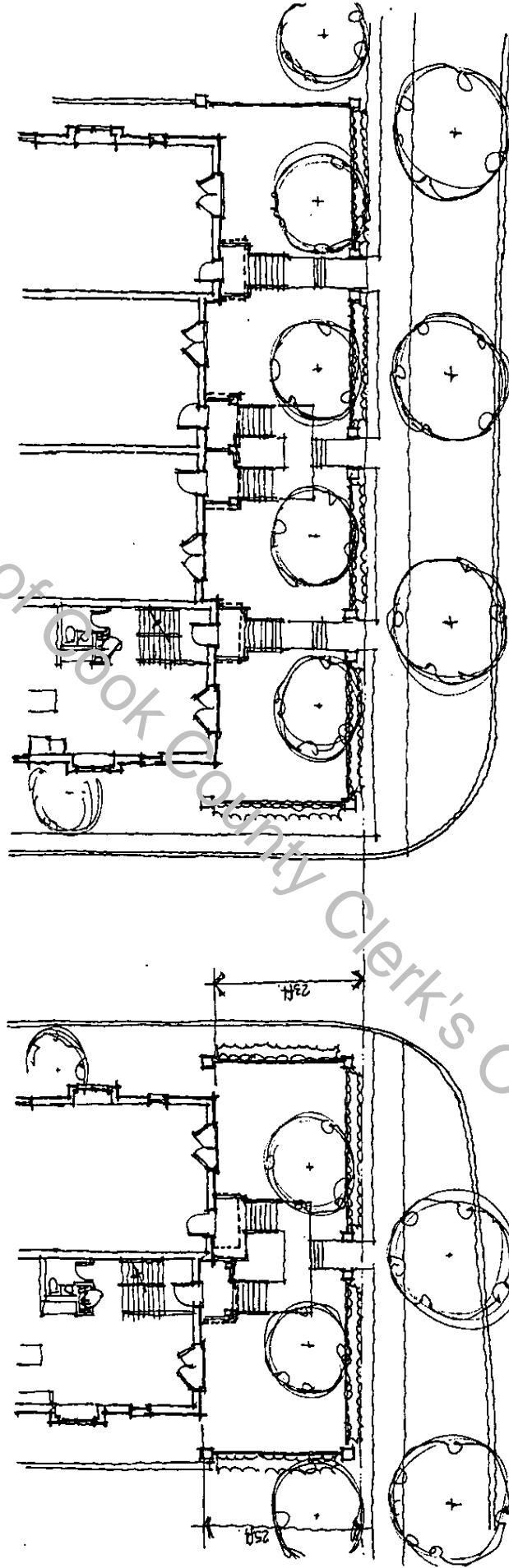
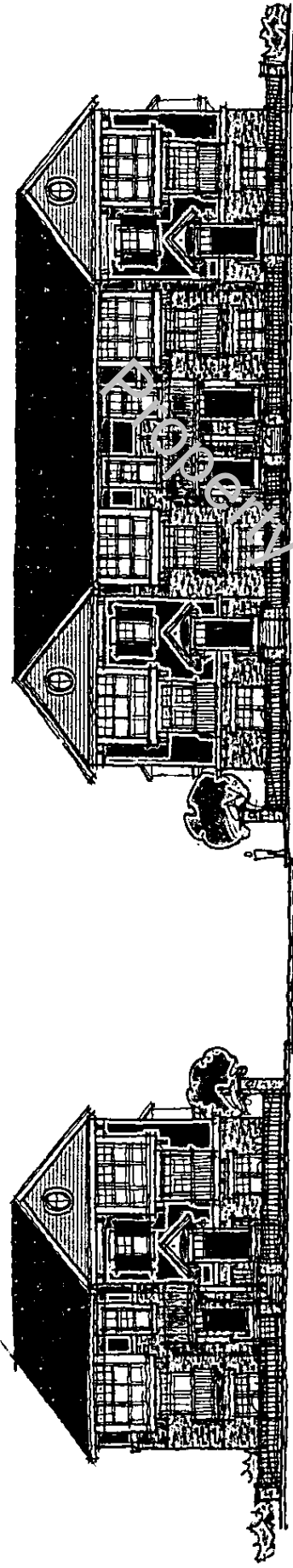
# B1

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BUILDING 1 & 2 ELEVATION & FLOOR PLAN

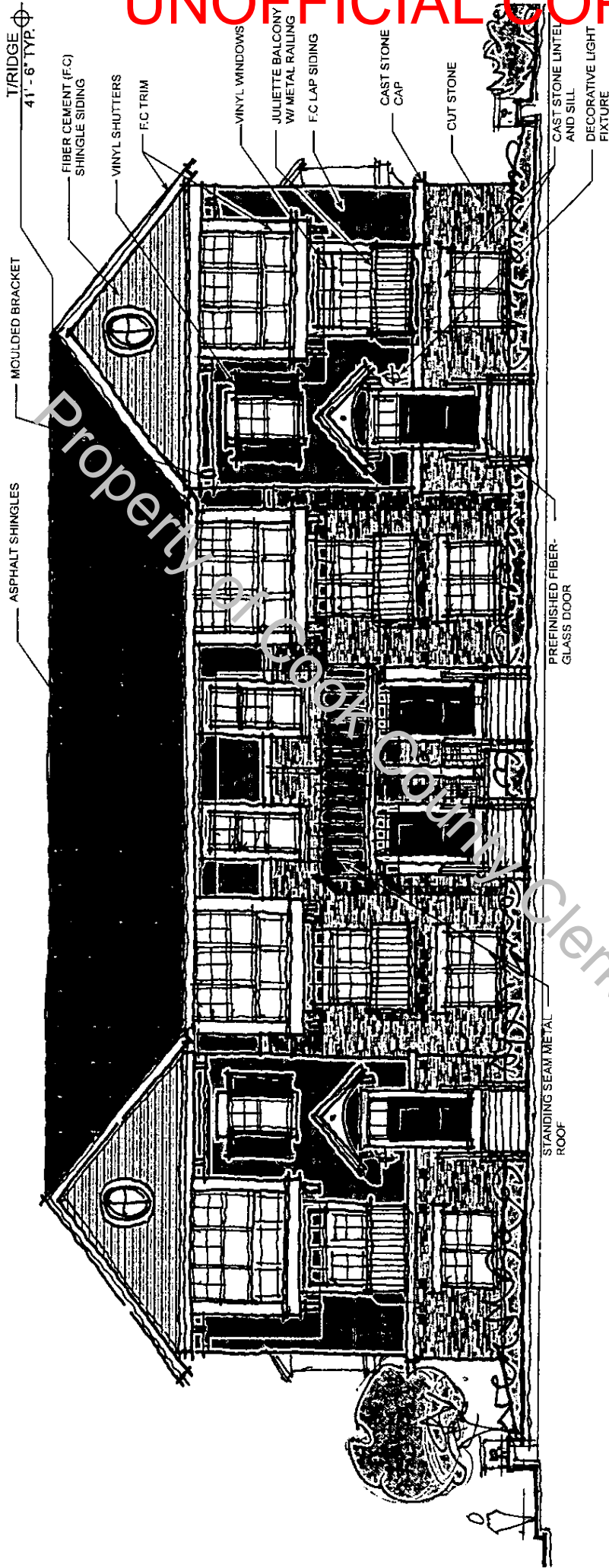


OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

E.R. JAMES PARTNERS, LLC

NORTHFIELD MEWS  
1725 Winnetka Road, Northfield, IL 60093  
June 06, 2018 Project #: 18026

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BUILDING 2 - SOUTH ELEVATION

03

NORTHFIELD MEWS  
1725 Winnetka Road, Northfield, IL 60093  
June 06, 2018 Project #: 18026

E.R. JAMES PARTNERS, LLC

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



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Chicago, IL 60661



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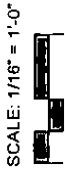
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WINNETKA ROAD ELEVATION, BLDG 1, 2, & 3



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Chicago, IL 60661



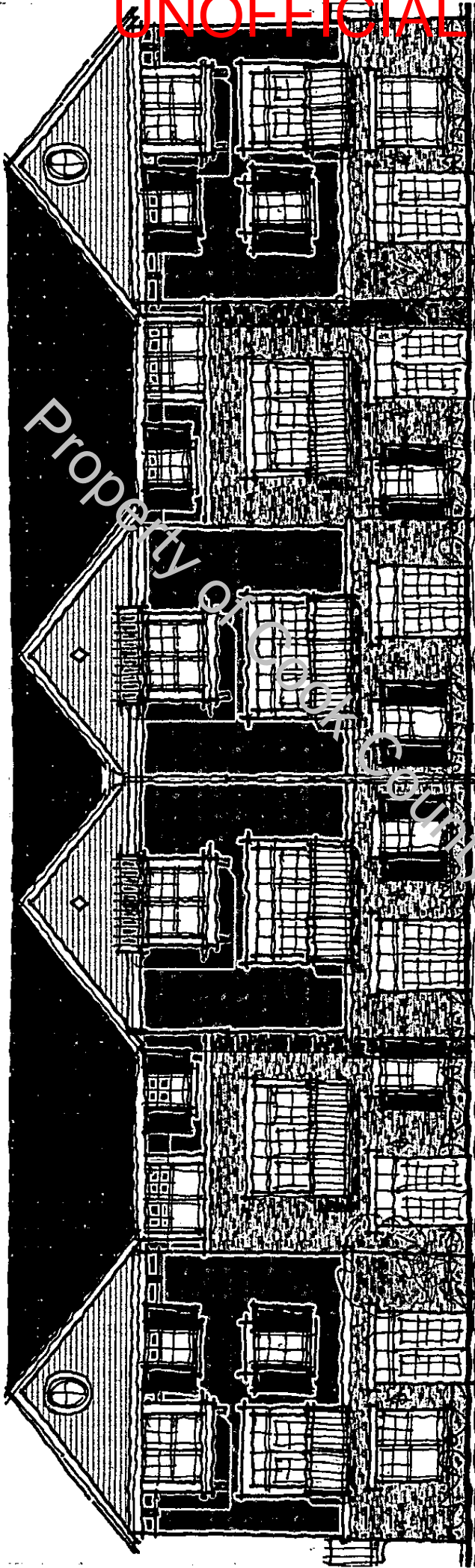
SCALE: 1/16" = 1'-0"

E.R. JAMES PARTNERS, LLC

NORTHFIELD MEWS

1725 Winnetka Road · Northfield, IL 60093  
June 06, 2018 Project #: 18026

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BUILDING 3 - WEST ELEVATION



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



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



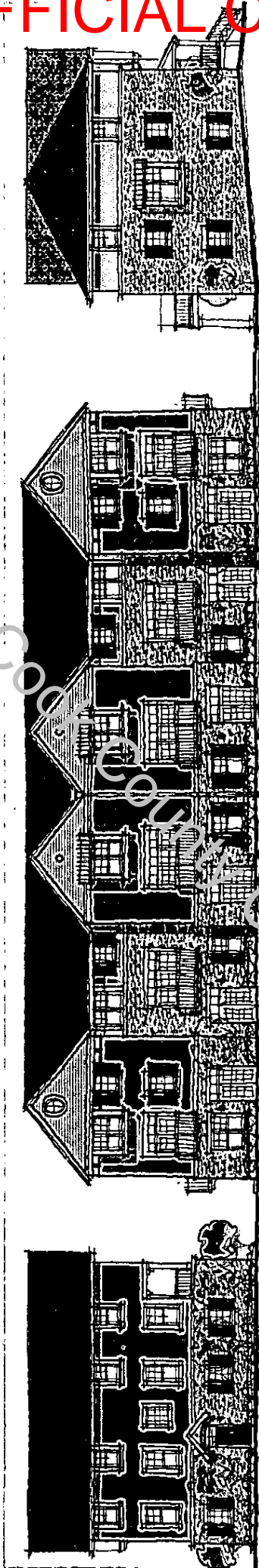
E.R. JAMES PARTNERS, LLC

NORTHFIELD MEWS

1725 Winnetka Road, Northfield, IL 60093  
June 06, 2018 Project #: 18026



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BUILDING 1, 3 & 5 - WEST ELEVATION

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06

NORTHFIELD MEWS  
1725 Winnetka Road . Northfield, IL 60093  
June 06, 2018 Project #: 18026

E.R. JAMES PARTNERS, LLC

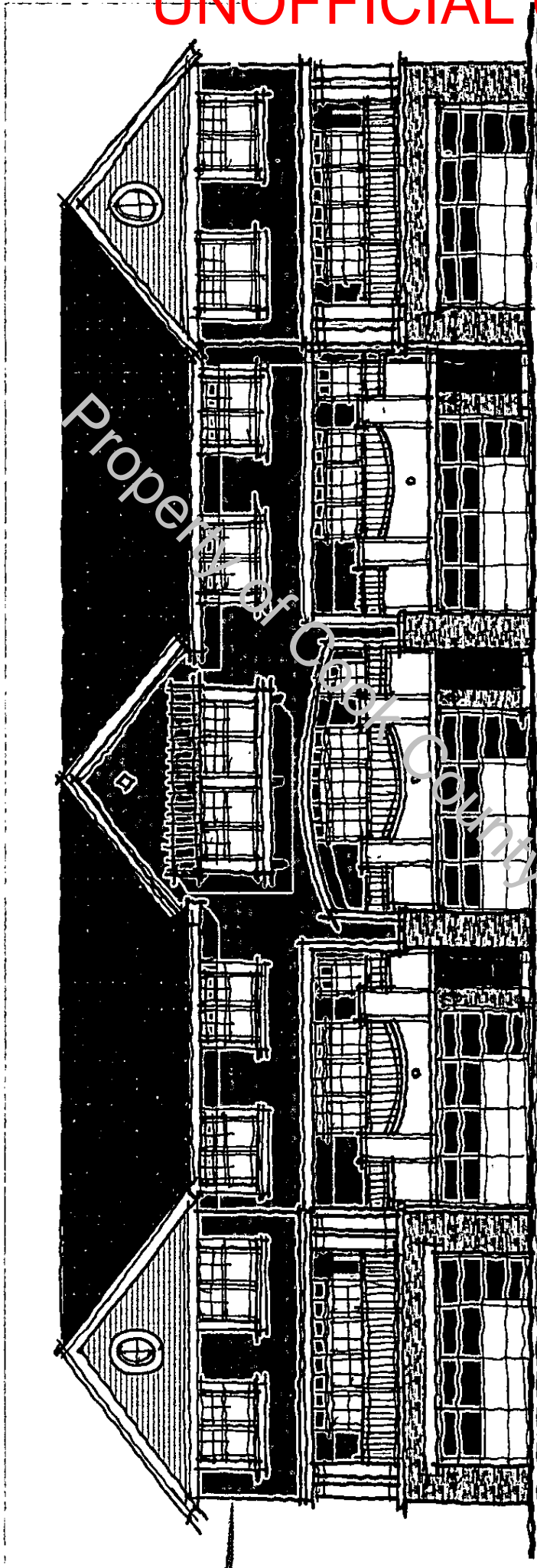
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600 W. Jackson, Suite 250  
Chicago, IL 60661



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BUILDING 5 - SOUTH ELEVATION

07

NORTHFIELD MEWS  
 1725 Winnetka Road - Northfield, IL 60093  
 June 06, 2018 Project #: 18026

E.R. JAMES PARTNERS, LLC

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

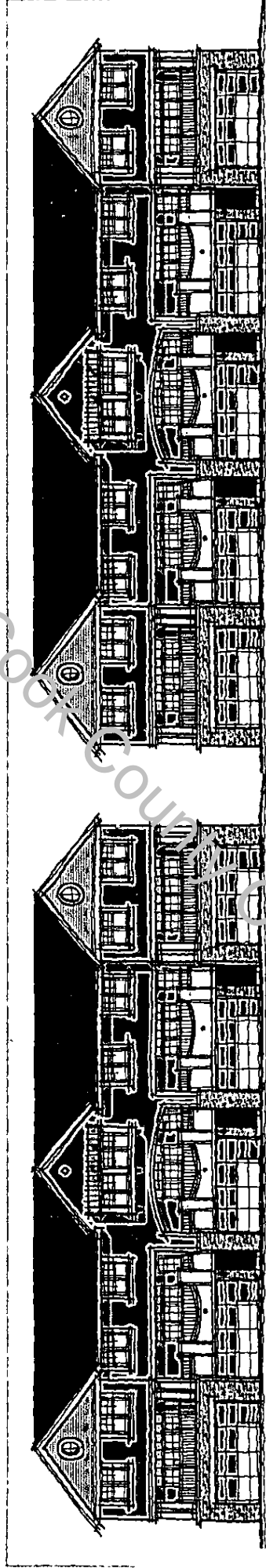


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 Chicago, IL 60661



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BUILDING 5 & 6 - SOUTH ELEVATION

NORTHFIELD MEWS  
1725 Winnetka Road · Northfield, IL 60093  
June 06, 2018 Project #: 18026

08

E.R. JAMES PARTNERS, LLC

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



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



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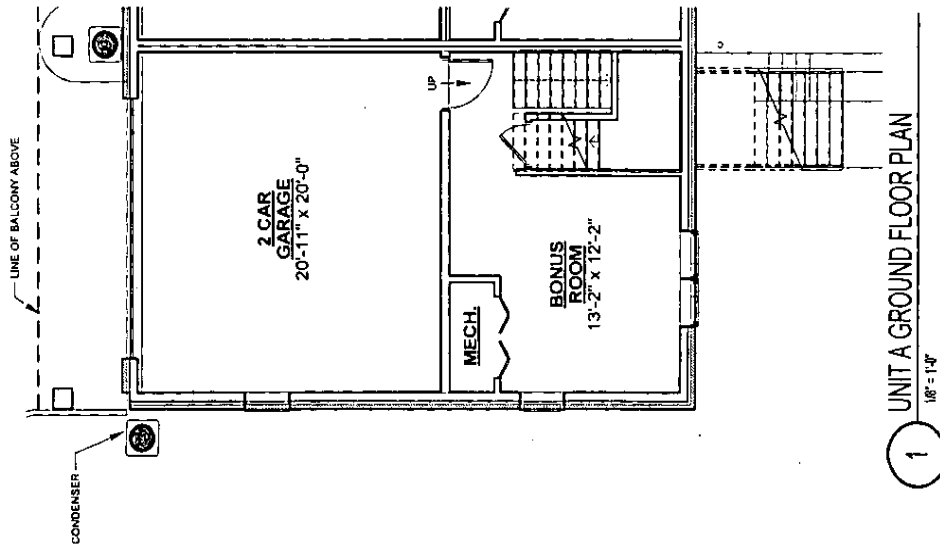
**Exhibit**

**B2**

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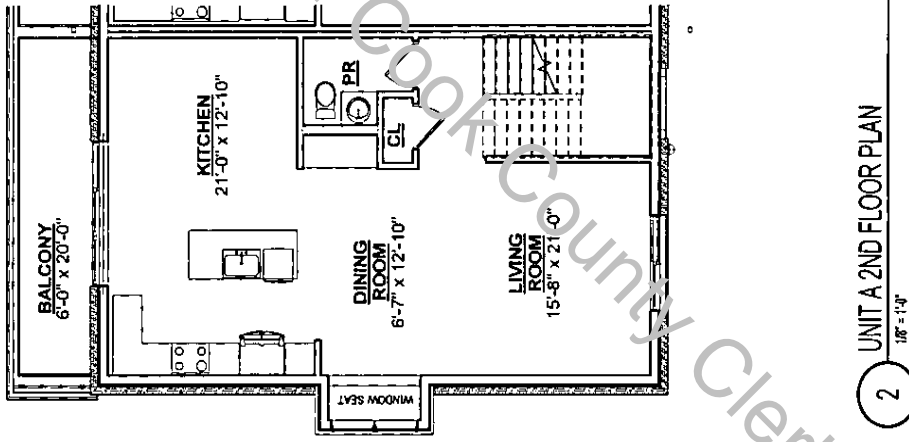
**COOK COUNTY  
RECORDER OF DEEDS**

# UNOFFICIAL COPY

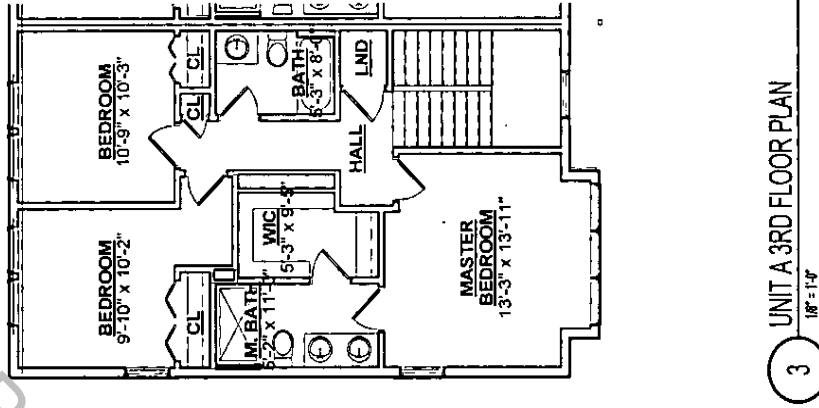
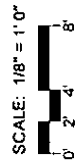


**OKW**  
Architects

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



E.R. JAMES PARTNERS, LLC



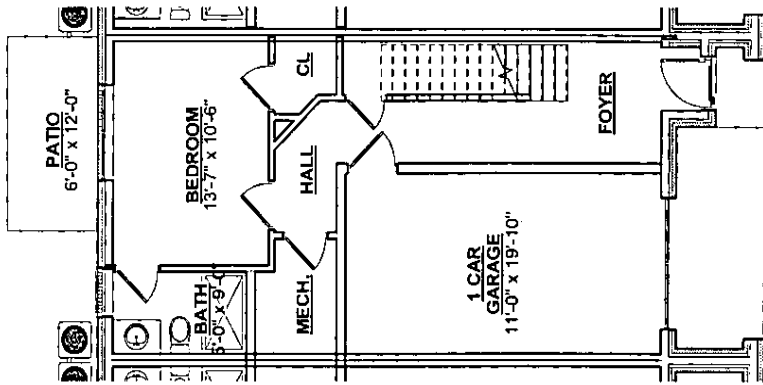
NORTHFIELD TOWNHOMES

1725 Wimperke Road  
Northfield, IL 60063  
April 9, 2018 Project #: 18025

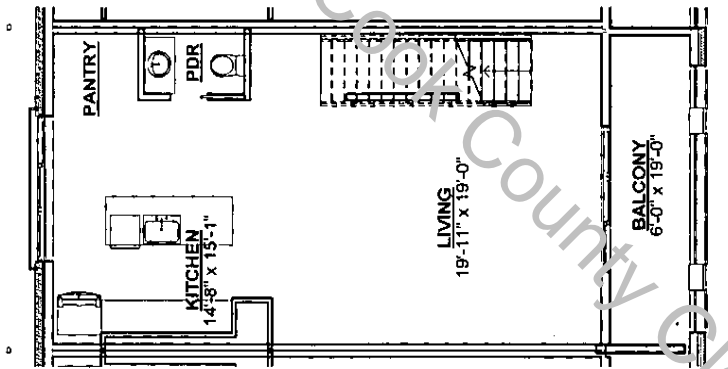
AC-5

# UNOFFICIAL COPY

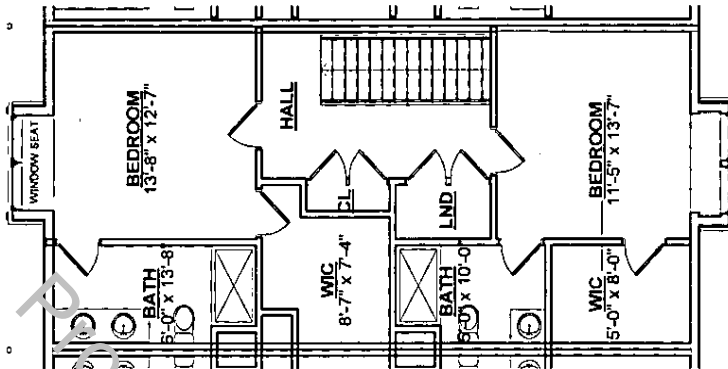
AC-6



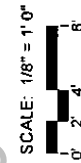
1 UNIT B GROUND FLOOR PLAN  
1/8" = 1'-0"



2 UNIT B 2ND FLOOR PLAN  
1/8" = 1'-0"



3 UNIT B 3RD FLOOR PLAN  
1/8" = 1'-0"



E.R. JAMES PARTNERS, LLC

NORTHFIELD TOWNHOMES  
1725 Winnetka Road  
Northfield, IL 60093  
April 9, 2018 Project #: 18026

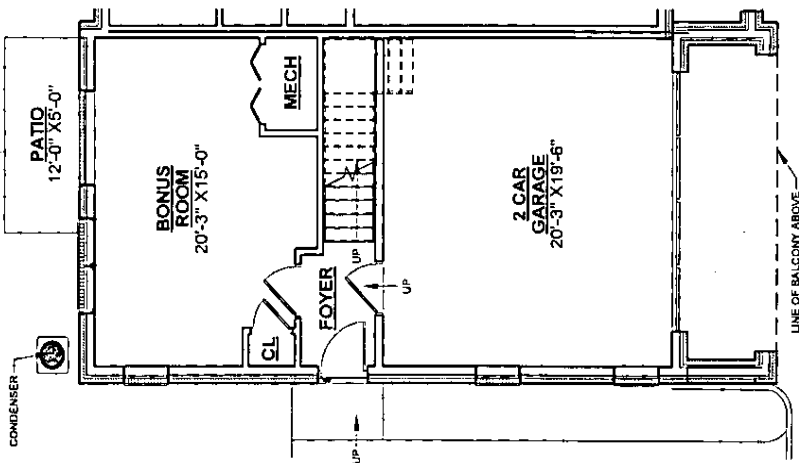
OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661



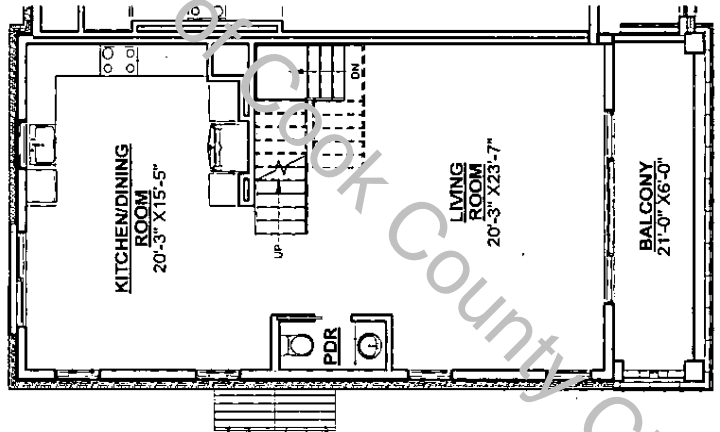
Property of Cook County Clerk's Office



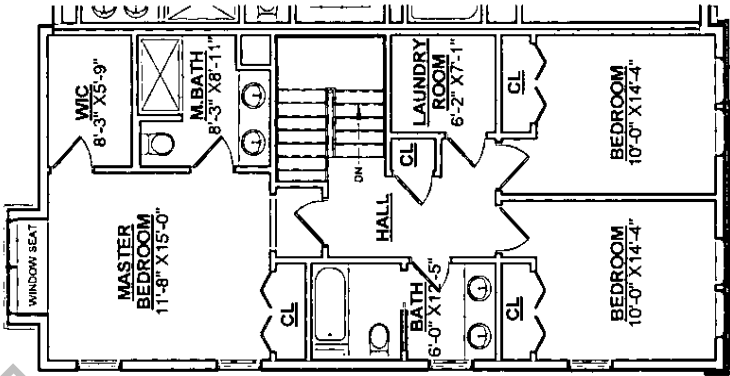
# UNOFFICIAL COPY



1 UNIT C GROUND FLOOR PLAN  
1/8" = 1'-0"



2 UNIT C 2ND FLOOR PLAN  
1/8" = 1'-0"



3 UNIT C 3RD FLOOR PLAN  
1/8" = 1'-0"



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



E.R. JAMES PARTNERS, LLC

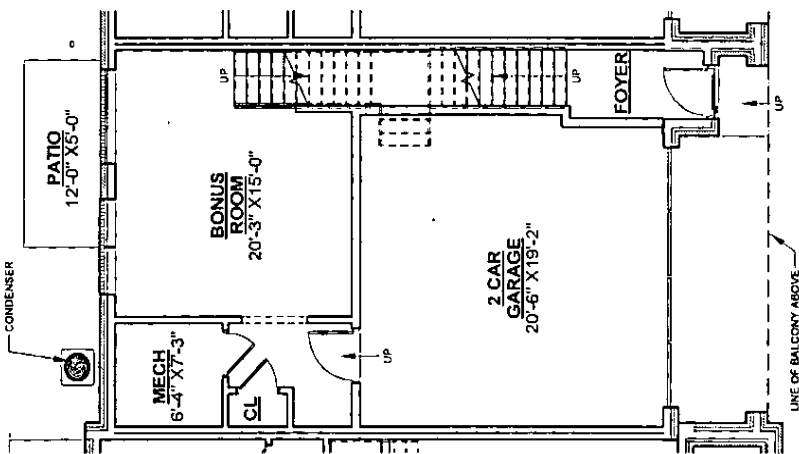
NORTHFIELD TOWNHOMES

1725 Winnetka Road  
Northfield, IL 60093  
April 9, 2018 Project #: 18026

AC-7

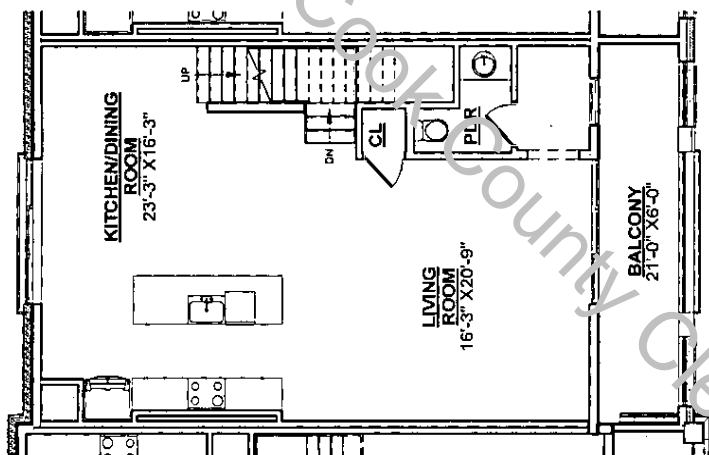
Property of Cook County Clerk's Office

# UNOFFICIAL COPY



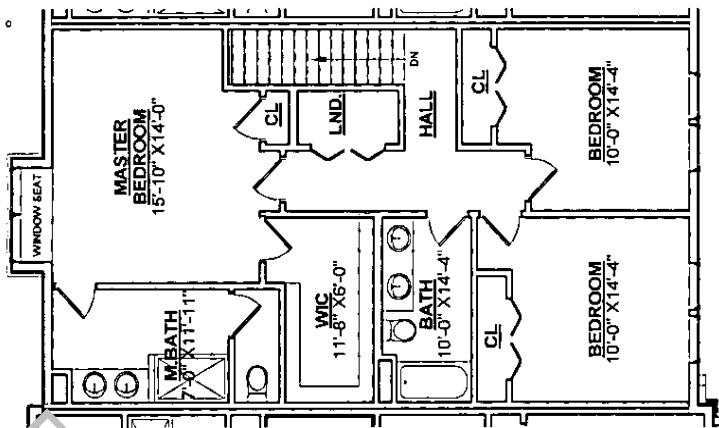
1 UNIT D GROUND FLOOR PLAN

1/8" = 1'-0"



2 UNIT D 2ND FLOOR PLAN

1/8" = 1'-0"



3 UNIT D 3RD FLOOR PLAN

1/8" = 1'-0"



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



E.R. JAMES PARTNERS, LLC

NORTHFIELD TOWNHOMES  
1725 Winnetka Road  
Northfield, IL 60093  
April 9, 2018 Project #: 18026

AC-8

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**COOK COUNTY  
RECORDER OF DEEDS**

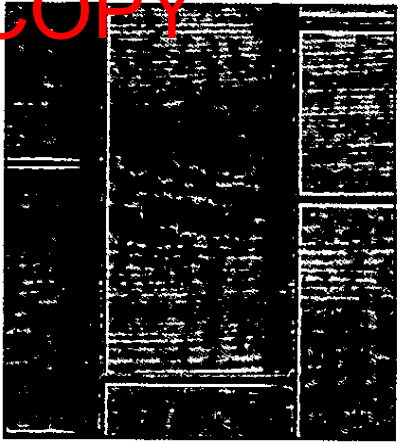
**Exhibit**

**B3**

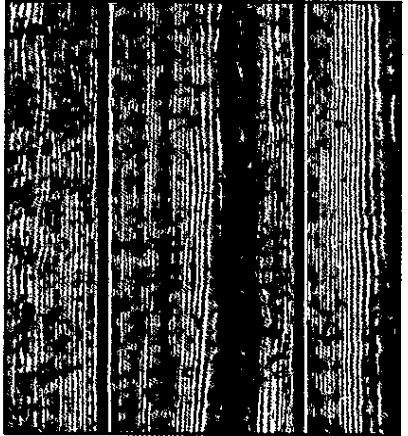
Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

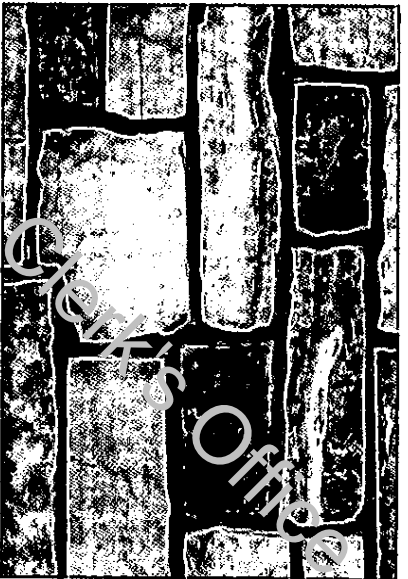
UNOFFICIAL COPY



GRAY SLATE CEMENTITIOUS SHINGLE SIDING



GRAY SLATE CEMENTITIOUS LAP SIDING



ROCKPORT BLEND STONE BASE W/ GREY MORTAR



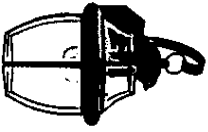
WEATHERED WOOD ASPHALT SHINGLE



WHITE CEMENTITIOUS TRIM



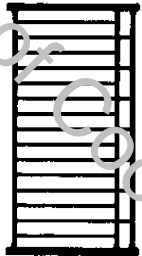
BRACKETS



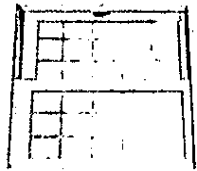
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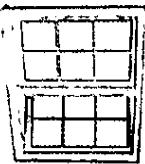
STONE SILL



BLACK METAL RAILINGS



WHITE VINYL WINDOWS AND DOORS W/SIMULATED LITES



METAL STANDING SEAM ROOF



WHITE GUTTER & DOWNSPOUT



OKW ARCHITECTS  
600 W. JACKSON, SUITE 250  
CHICAGO, IL 60661

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City of Chicago Office

E.R. JAMES PARTNERS, LLC

NORTHFIELD MEWS

1725 Wilmeka Road . Northfield, IL 60093  
June 06, 2018 Project #: 18026

09

# UNOFFICIAL COPY

Exterior Elevation Materials		MATERIALS INFORMATION		Style	Color
Element	Material	Manufacturer			
Northfield Townhomes					
Date:	5/24/2018				
Roof Shingles:	Asphalt	Certainteed Landmark or Equal	Architectural	Weathered Wood	
Metal Roofing:	Aluminum	PAC Clad or Equal	Standing Seam	Dark Bronze	
Gutters:	Aluminum	ACM or Equal	5" x Style	White	
Downspouts:	Aluminum	ACM or Equal	3x4	White	
Soffit:	Hardie Board	Hardie	Per plan	White	
Fascia:	Hardie Board	Hardie	Per plan	White	
Rake:	Hardie Board	Hardie	Per plan	White	
Trim:					
Vertical	Hardie Board	5/4"	Per plan	Arctic White	
Horizontal	Hardie Board	5/4"	Per plan	Arctic White	
Windows	Hardie Board	5/4"	Per plan	Arctic White	
Doors	Std Brickmold	Pine Brickmold	Per plan	Arctic White	
Columns:	Hardie 1x	Carpenter built	Painted per plan	Arctic White	
Siding:					
Hardie Lap	Hardie Lap	Hardie	Lap	Gray Slate	
Hardie Shingle	Hardie Shingle	Hardie	Shingle	Gray Slate	
Masonry:					
Stone	Stone	Semestone	TBD	Rock Port Blend	
Stone Sills	Cast Stone	Var.	Cast Stone	Limestone Gray	
Heads	Var.	Var.	Cast Stone	Limestone Gray	
Shutters:	Vinyl	Mid-America or Equal	Per plan	Black	
Railings:	Aluminum	TBD	Prefinished	Black	
Decking:	Floating	Treated Lumber over EPDM	5/4 x 6	Treated	
Brackets:	Fypon	Fypon	Per plan	White	
Windows:	Vinyl	TBD	Single Hung	White	
Doors:					
Sliding Glass	Vinyl	TBD	Insulated per Code	White	
Garage	B-Label Steel Door	TBD	Insulated Pan per plan	White	
Front Entry	Fiberglass	Therma Tru	Per Elevation	Black	

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C1

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# OVERSIZE EXHIBIT

Doc# 1933706134 Fee \$669.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2019 01:26 PM PG: 1 OF 310

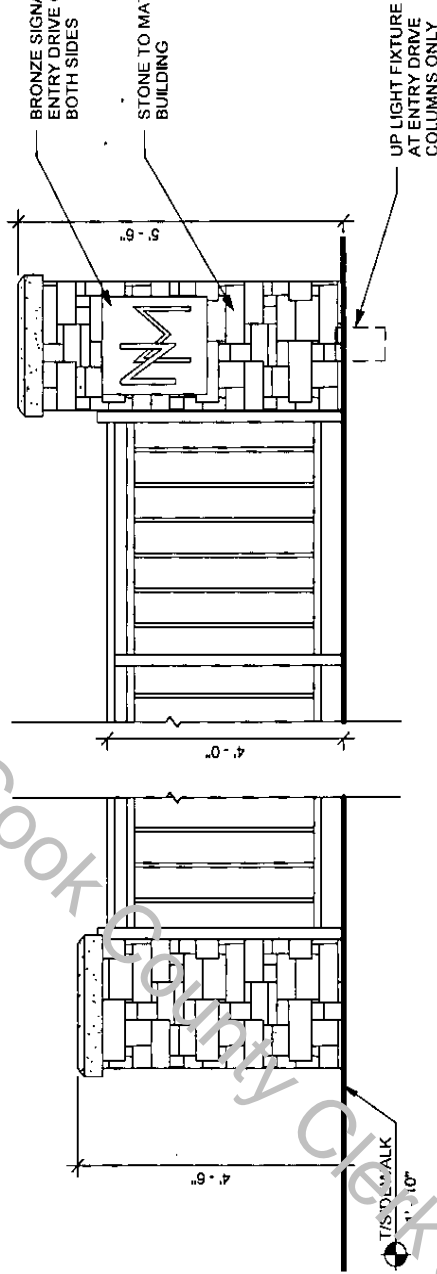
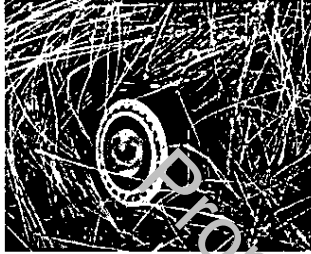
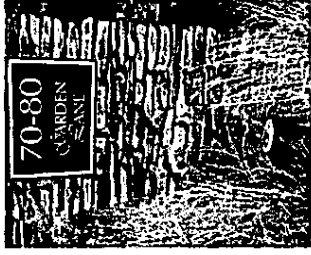
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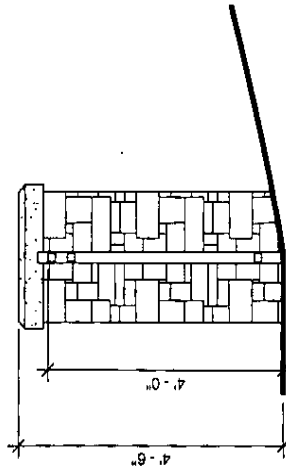
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669.00

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1 FRONT YARD FENCE & PIER AT WINNETKA ROAD 1/2" = 1'-0"



2 SECTION THRU FRONT YARD FENCE & PIER 1/2" = 1'-0"

NORTHFIELD MEWS  
1725 Winnetka Road . Northfield, IL 60093  
June 11, 2018 Project #: 18026

E.R.JAMES PARTNERS, LLC

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



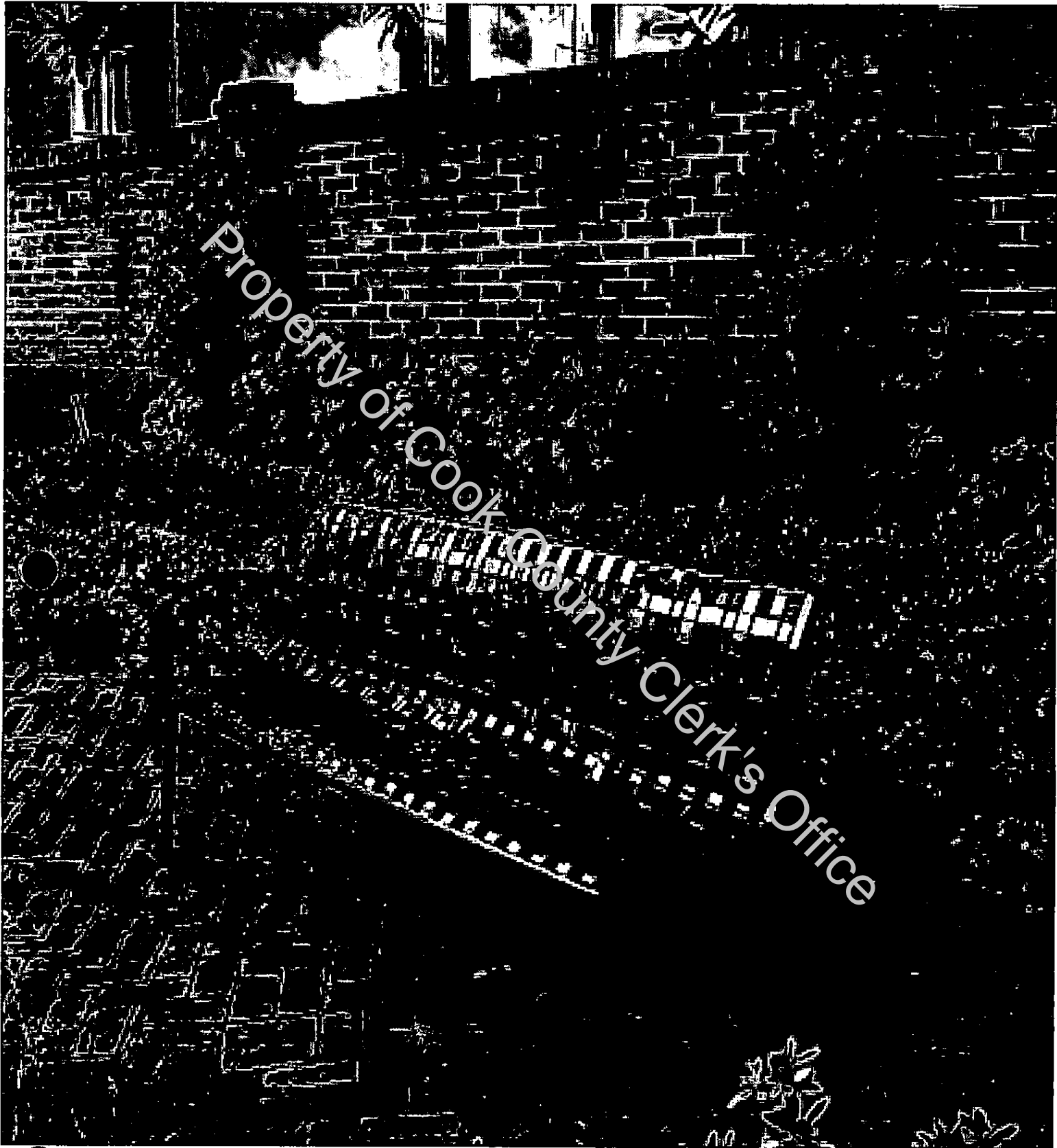
Campania **UNOFFICIAL COPY**  
*Fountains*



**Fonthill Fountain (AS)**  
FT-271 1,245 lbs  
47.00"W x 74.75"H

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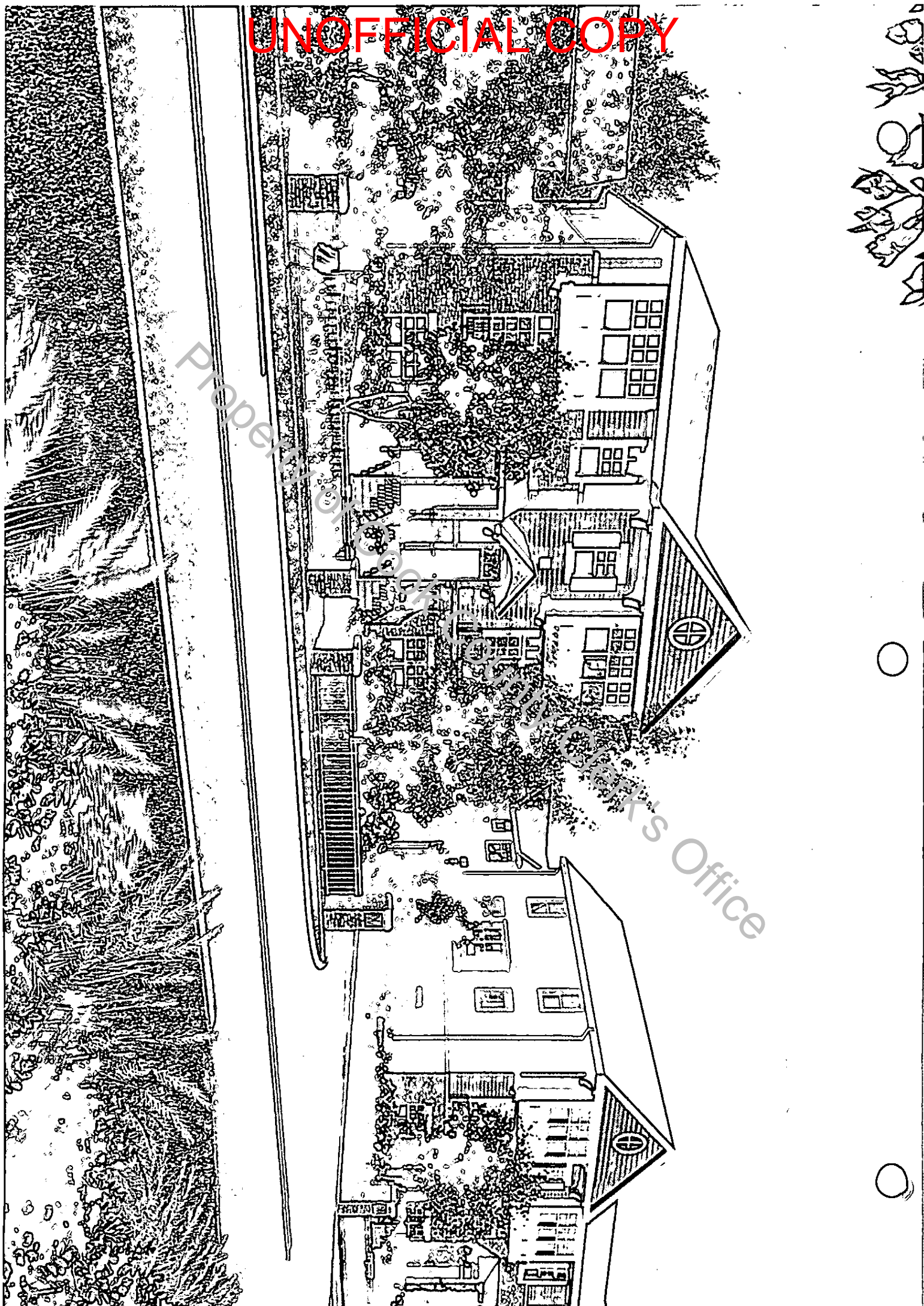
**C2**

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## TECHNICAL MEMORANDUM

April 6, 2018

TO: Brett Duffy, PE – SPACECO, Inc.

FROM: Donald R. Dressel, PE, CFM

SUBJECT: Conceptual Stormwater Management Plan  
1725 Winnetka Rd, Northfield, Cook Co., IL  
(CBBEL Project No. 15-0559)

ATTACHED: Figure 1 – FEMA FIRM  
Figure 2 – Floodplain Map  
Appendix 1 – Detention Storage Calculations & TR-20 Hydrologic Models  
Appendix 2 – Floodplain Fill/Compensatory Storage  
Appendix 3 – Conceptual Engineering Plan – 18

This Technical Memorandum details a conceptual stormwater management plan for the redevelopment of the ±2-acre 1725 Winnetka Road parcel prepared by Christopher B. Burke Engineering, Ltd. (CBBEL). The subject site is located within the Village of Northfield (Village), in Cook County.

The effective August 19, 2008 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 232J shows a portion of the subject site within the Chicago River, North Branch, Middle Fork (CRNB/MF) Zone AE floodplain. During a discussion with the Village Engineer, it was agreed that 10- and 100-year flood elevations for the subject site are 622.6 ft-NAVD88 and 624.3 ft-NAVD88, respectively. The effective FEMA FIRM annotated with the subject site is shown as **Figure 1**.

Since the site is less than 3 acres, no detention storage is required per the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO). However, the Village's Ordinance does require detention storage. Based on the Village's requirements, required detention storage was calculated for site. Using the subject site's topography, the 100-year floodplain was delineated. The proposed land plan will require the filling of the 100-year floodplain. The amount of 100-year floodplain fill volume was determined along with the required compensatory storage.



**CHRISTOPHER B. BURKE** ENGINEERING, LTD.

9575 W Higgins Road, Suite 600, Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

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## TECHNICAL MEMORANDUM

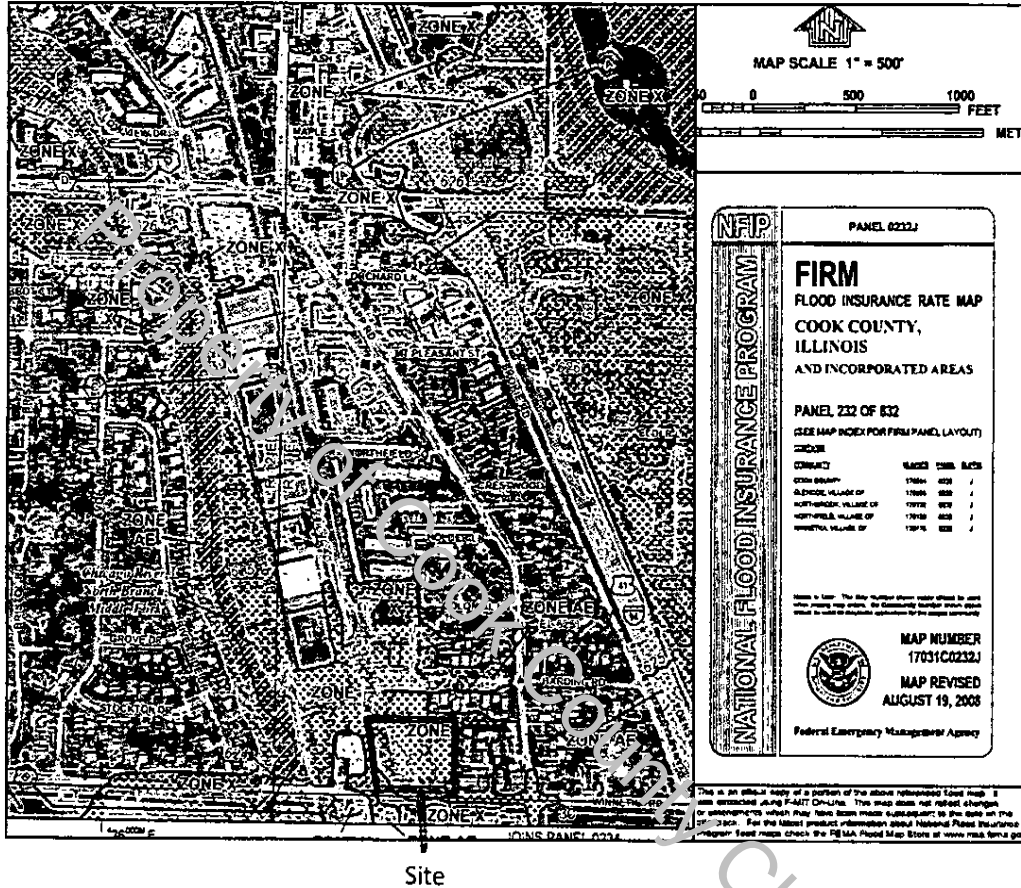


Figure 1 - FEMA FIRM

### Required Detention Storage

Required detention storage for the study area was determined using the NRCS TR-20 methodology. The runoff curve number (RCN) and time of concentration ( $T_c$ ) for the site were calculated to be 92 and 10 minutes, respectively, based on the June 14, 2018 Conceptual Engineering Plan - 18 prepared by SPACECO, Inc.



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## TECHNICAL MEMORANDUM

The Village Engineer has stated the 10-year CRNBMF flood elevation should be applied as the tailwater (TW) condition for calculation of detention storage.

The allowable release rate for the site (Excluding the Compensatory Storage Basin area) is 0.27 cfs (0.15 cfs/acre). The Normal Water Level (NWL) elevation and High Water Level (HWL) elevation for the proposed underground storage were assumed to be 620.5 ft-NAVD88 and 624.0 ft-NAVD88, respectively.

**The required detention storage volume assuming a 10-year TW condition is 0.802 acre-feet.**

The Village Ordinance "Credit for Existing Structures" allows for the required detention volume to be lowered using an adjustment factor. **The adjusted detention storage volume per the formula is 0.319 acre-feet.** The following technical circumstances need to be met to allow the credit:

1. The total site area is less than three (3) acres;  
**Response: The proposed development site is two (2) acres.**
2. There is no existing stormwater detention facility on the site;  
**Response: The existing site has no stormwater detention facility.**
3. There must be a net decrease in the volume and rate of the stormwater run-off from the site;  
**Response: The proposed impervious coverage (57,935 sf) will be less than the existing impervious coverage (72,906 sf), a 21% reduction. This will reduce the volume of stormwater runoff leaving the site. An underground stormwater vault will provide detention storage volume reducing the rate of runoff compared to existing conditions. The existing conditions 100-year peak flow rate of 1.63 cfs will be reduced to 0.79 cfs under proposed conditions with the 0.319 acre-feet of adjusted detention storage volume. Therefore, the 100-year peak flow rate leaving the site will be reduced by 52%.**

A TR-20 hydrologic model was used to determine the required detention storage. **Appendix 1** contains the detention storage calculations and TR-20 hydrologic model input/output. **Appendix 1** also contains the volume reduction and peak flow reduction calculations.

### Floodplain Fill and Compensatory Storage

There is no floodplain fill on the subject site below the 10-year flood elevation (622.6 ft-NAVD88). The 100-year floodplain (624.3 ft-NAVD88) is shown on **Figure 3**. The amount of 100-year floodplain fill was determined to be 5,553 cubic-feet (cf). The Village requires compensatory storage at a ratio of 1.12 to 1, therefore the compensatory storage requirement is 6,220 cf (0.14 acre-feet).



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## TECHNICAL MEMORANDUM

The compensatory storage calculations are included with the design calculations in Appendix 2.

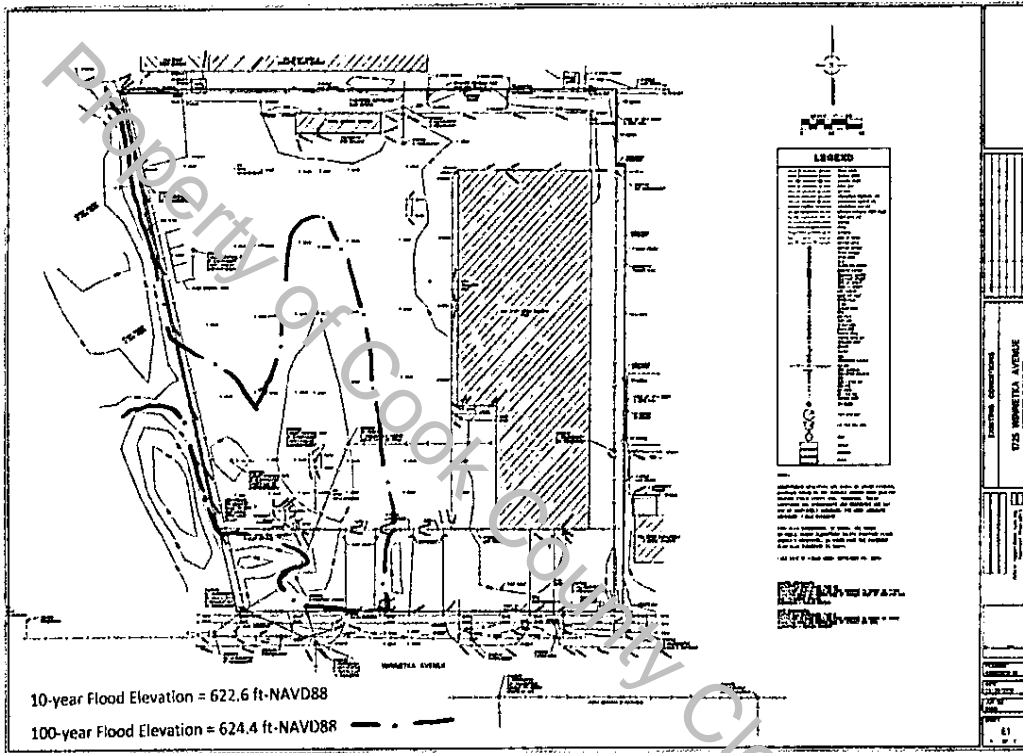


Figure 2 - 100-Year Floodplain

DRD\  
N:\spaceco\150499\Water\Docs\Final SWM150559 1725 Winnetka Rd 06-14-18.docx



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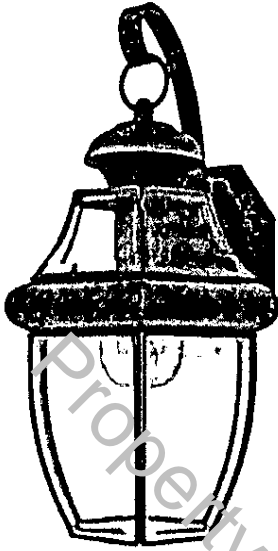
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Northfield Mews – Light Fixture for Homes



**NY8316 - Newbury - One  
Light Medium Wall  
Lantern by Quoizel  
Lighting**

Specs	
Family/Collection:	Newbury
Depth/Extension:	8"
Depth/Extension:	8.00"
Height:	14.00"
Width/Diameter (in):	9.00"
# of Bulbs:	1
Standard Wattage:	150W
Bulb Type:	A19 Medium Base
Bulbs Included:	No
Voltage Rating:	120V
Material:	Brass
Weight:	5 lbs.

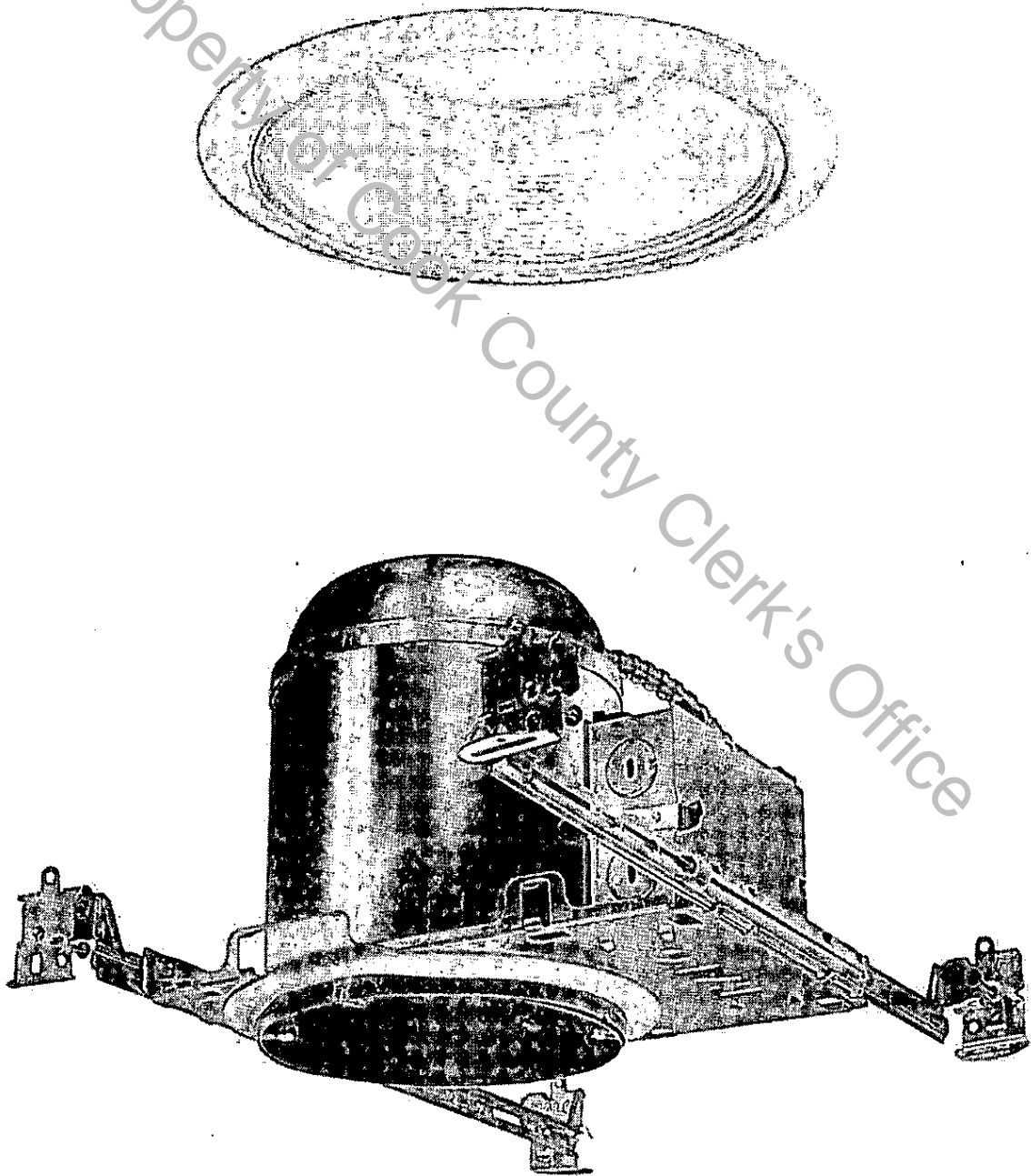
COOK COUNTY  
RECORDER OF DEEDS

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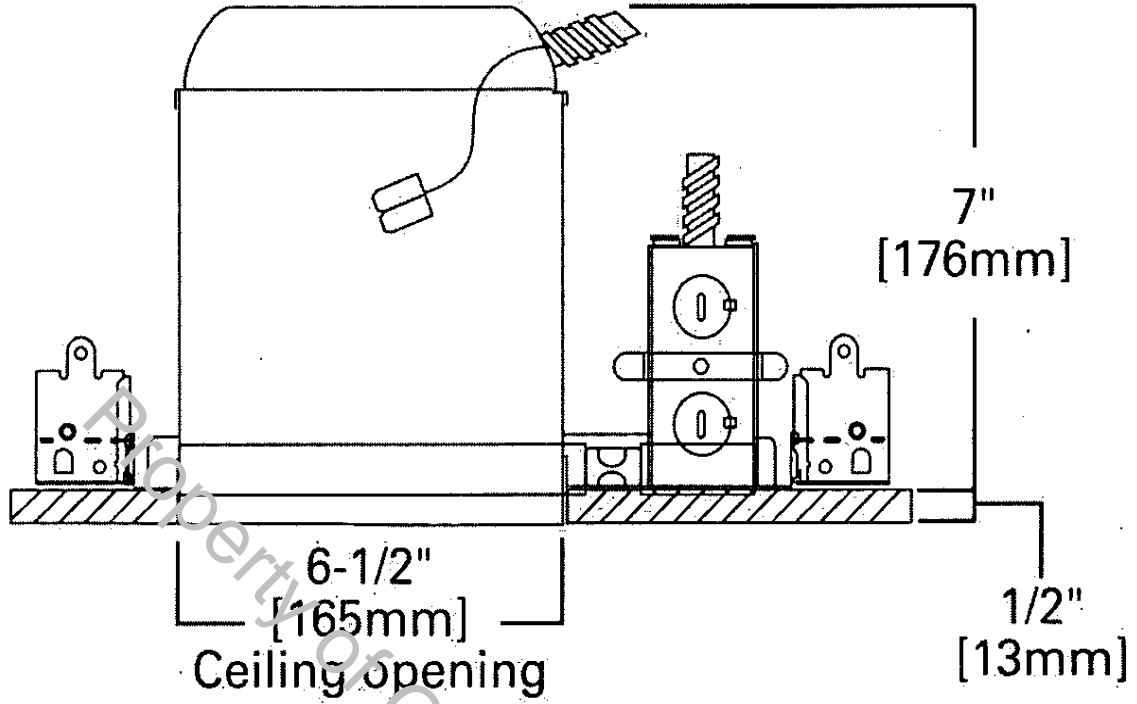


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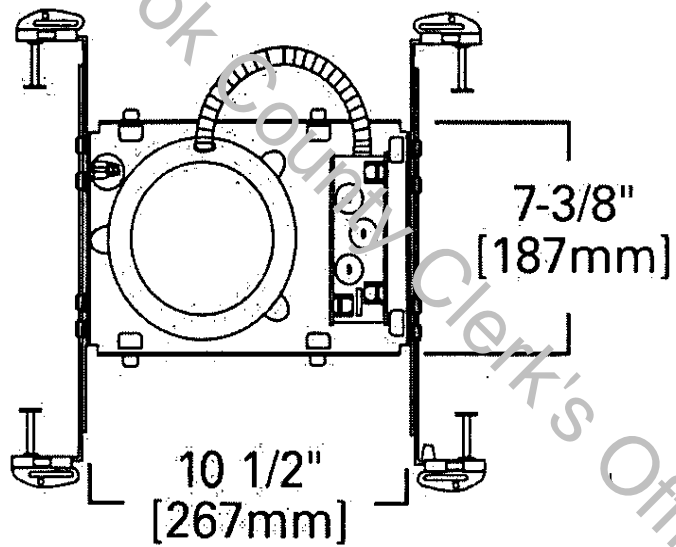
Halo Lighting  
H750 6 in. Aluminum LED Recessed Lighting  
Housing for New Construction Ceiling, T24, IC  
Rated, Air-Tite



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## TOP VIEW



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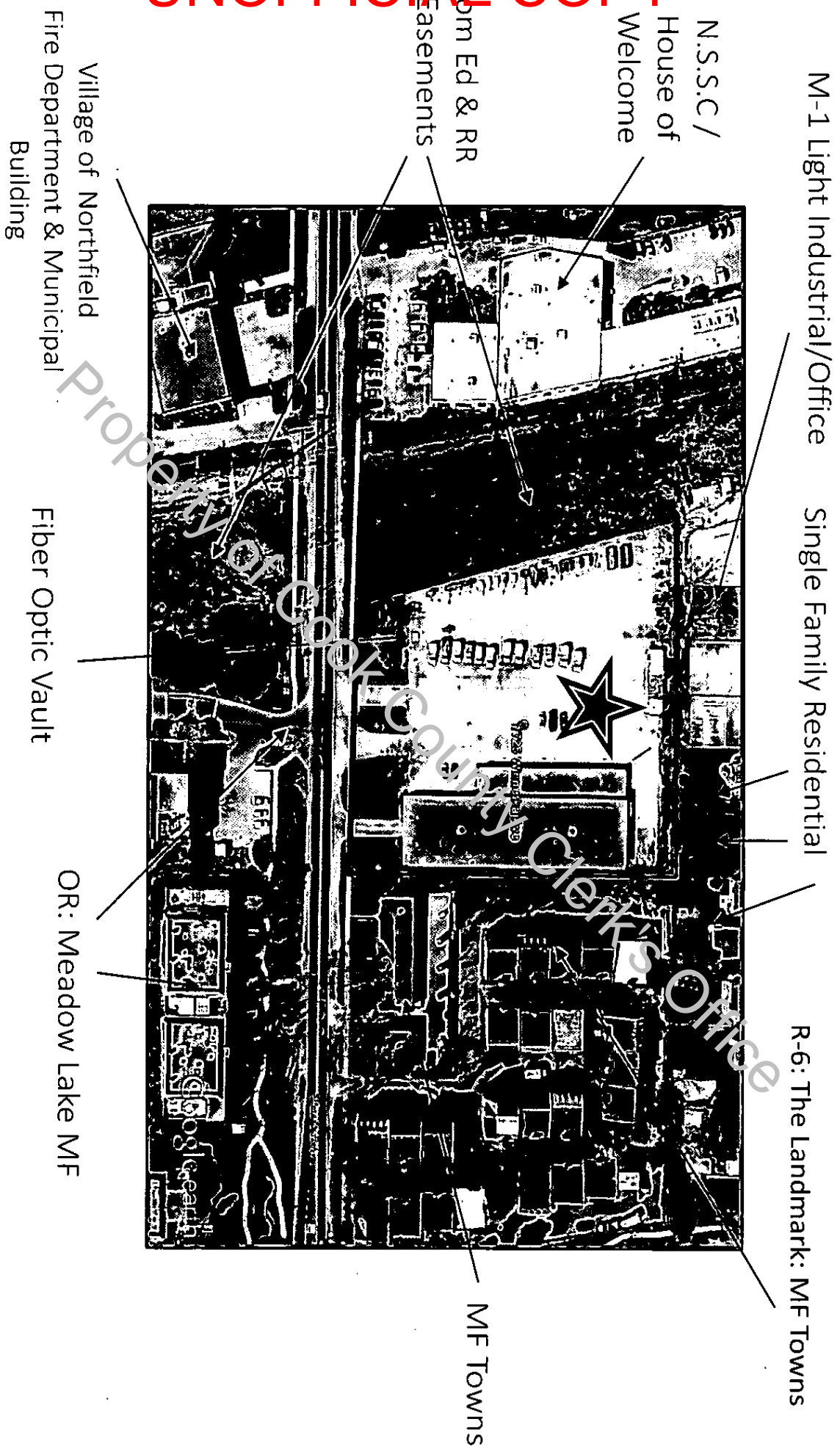
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## 1725 WINNETKA AVENUE AND SURROUNDING USES



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500 W. Jackson, Suite 250  
Chicago, IL 60661



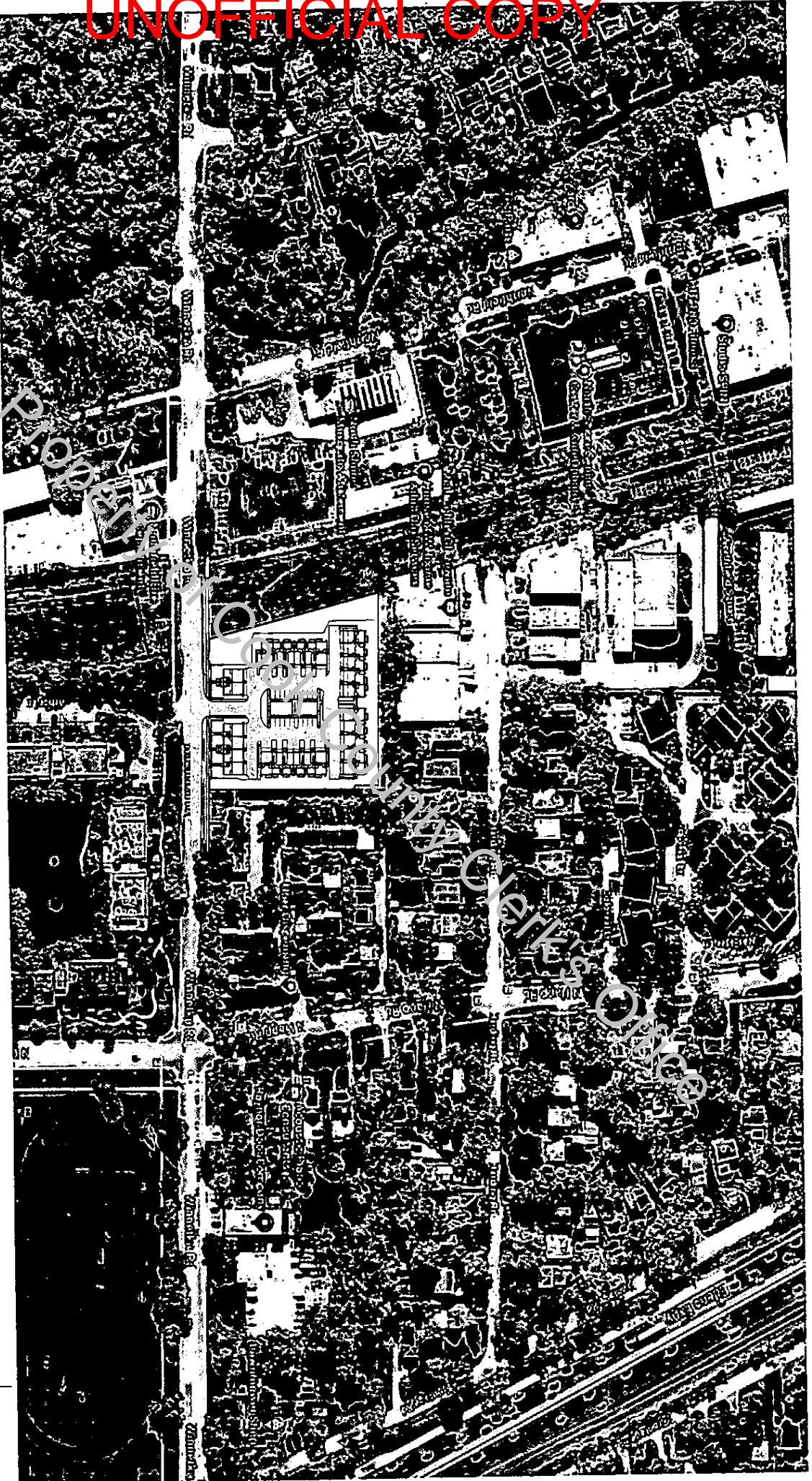
E.R. JAMES PARTNERS, LLC

NORTHFIELD TOWNHOMES

1725 Winnetka Road  
Northfield, IL 60093

April 24, 2018 Project #: 18026

AC-0.3





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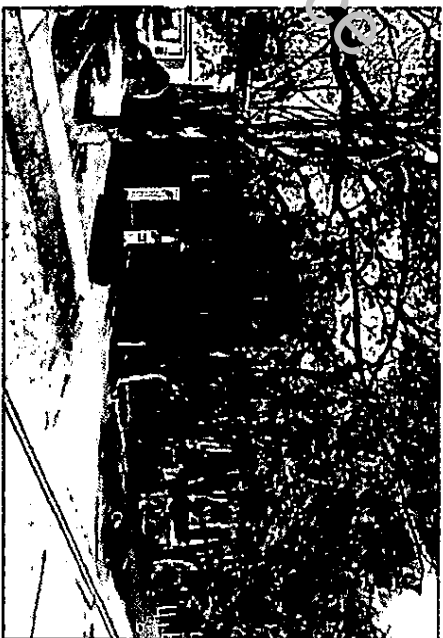
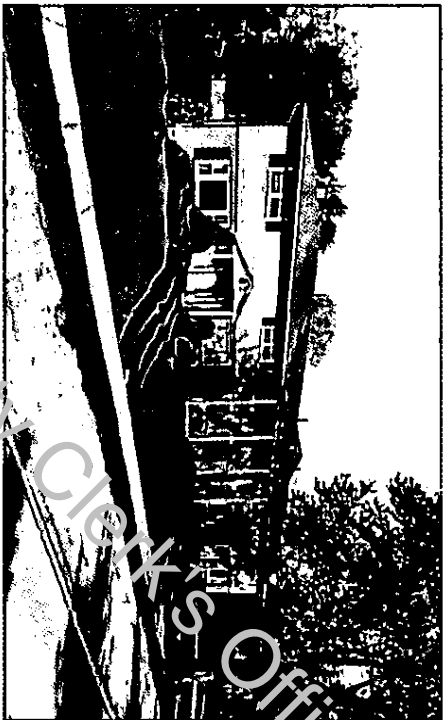
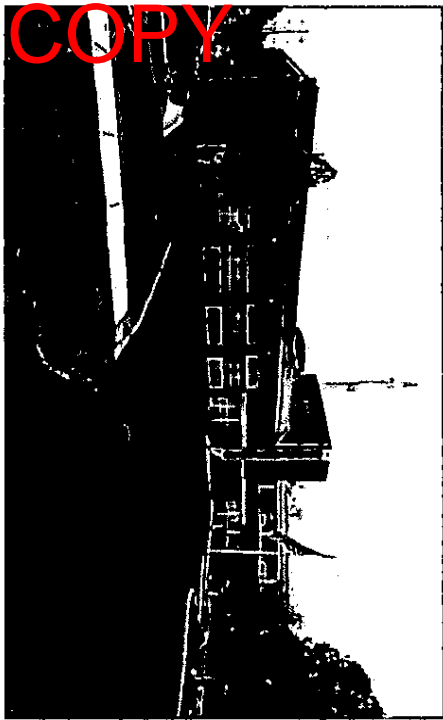


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600 W. Jackson, Suite 250  
Chicago, IL 60661

E.R. JAMES PARTNERS, LLC

NORTHFIELD TOWNHOMES  
1725 Winnetka Road  
Northfield, IL 60093  
April 24, 2018 Project #: 18026

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1725 Winnetka Road – Site Photographs



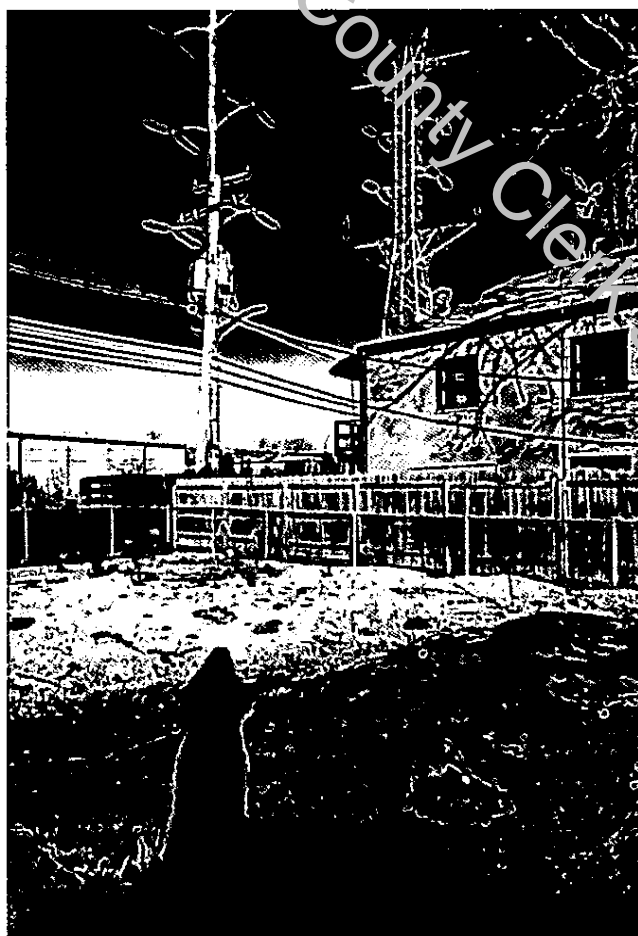
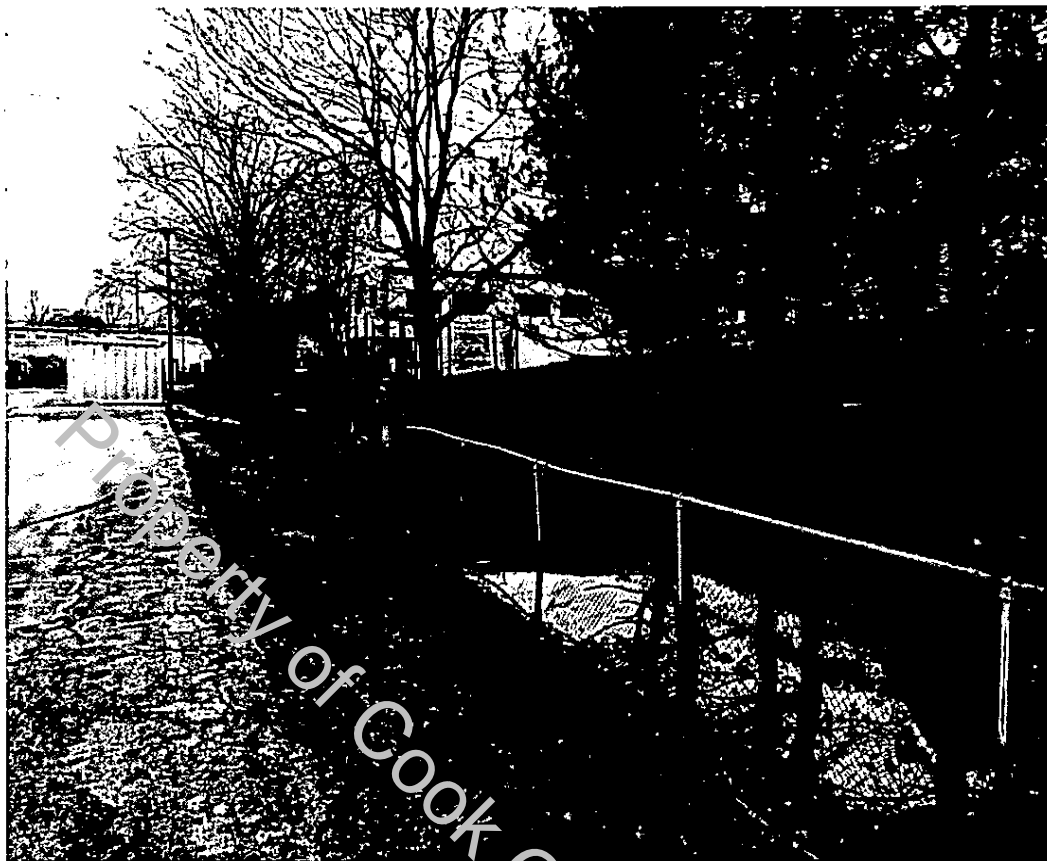
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1725 Winnetka Road – Site Photographs

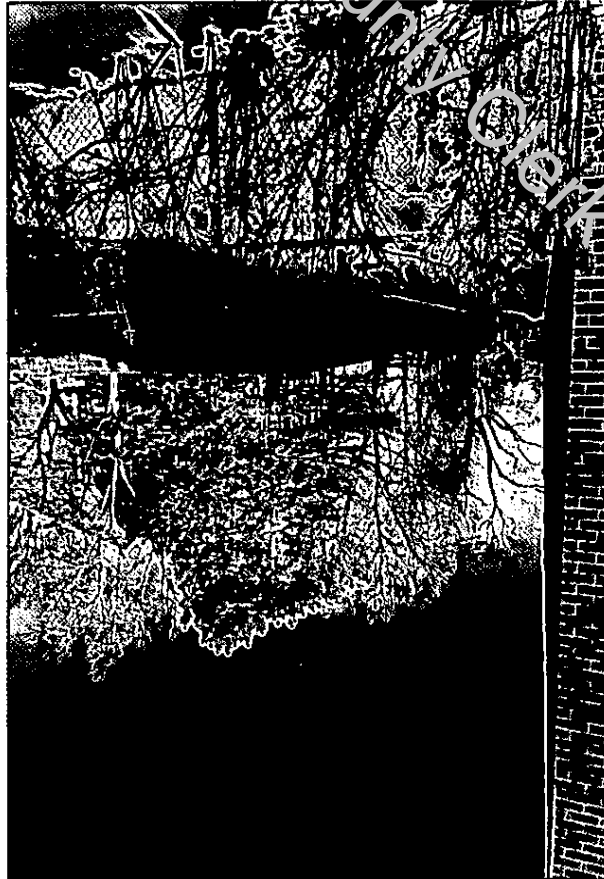
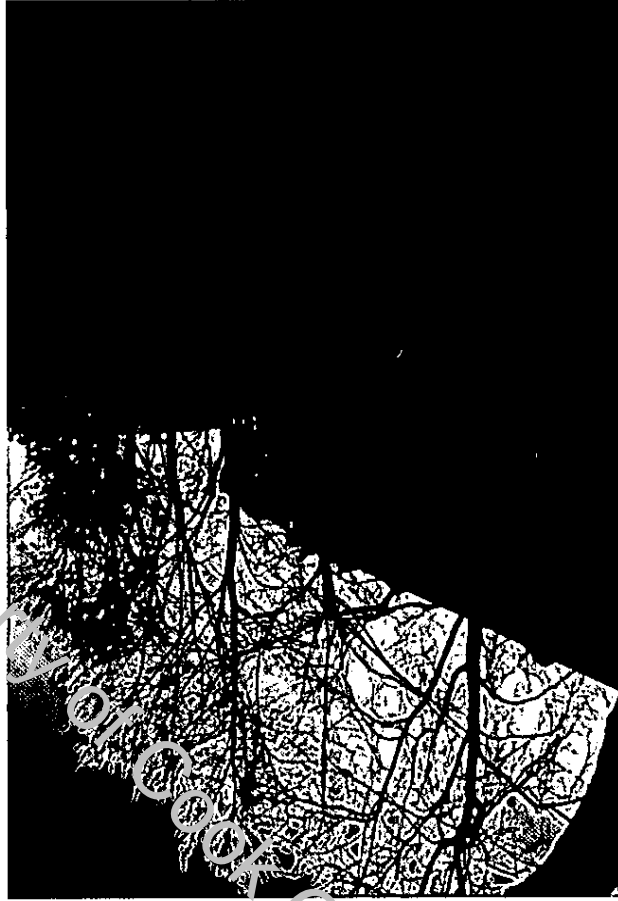


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1725 Winnetka Road – Site Photographs and Adjacent Properties



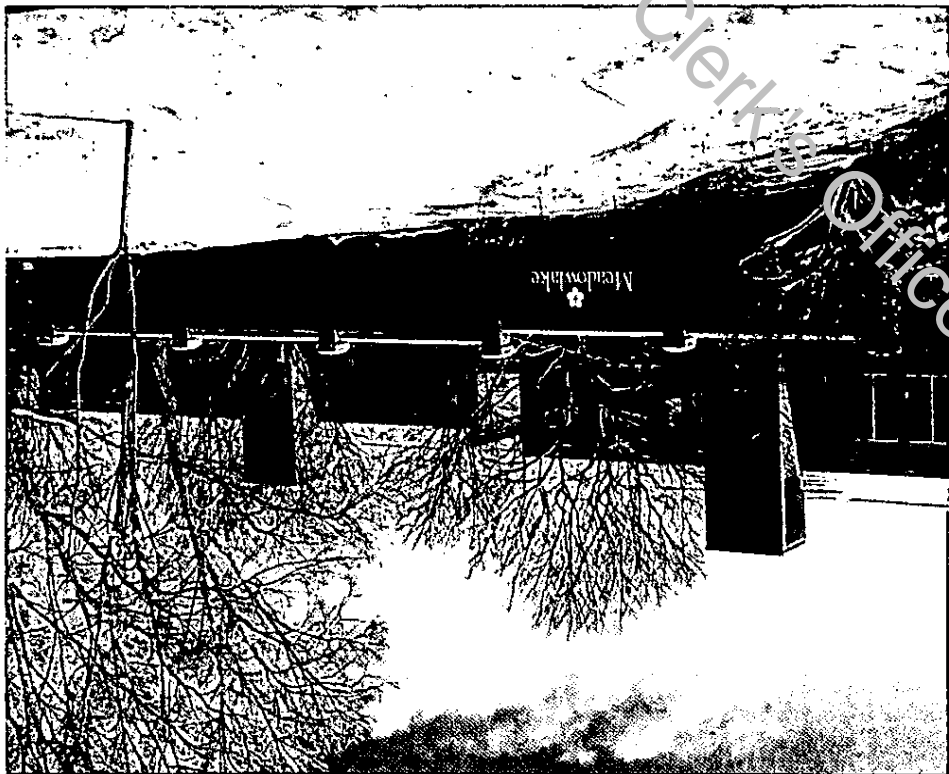
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1725 Winnetka Road – Surrounding Properties – Landmark Townhomes

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1725 Winnetka Road – Surrounding Properties – Meadowlake & Adjacent Rental TH's

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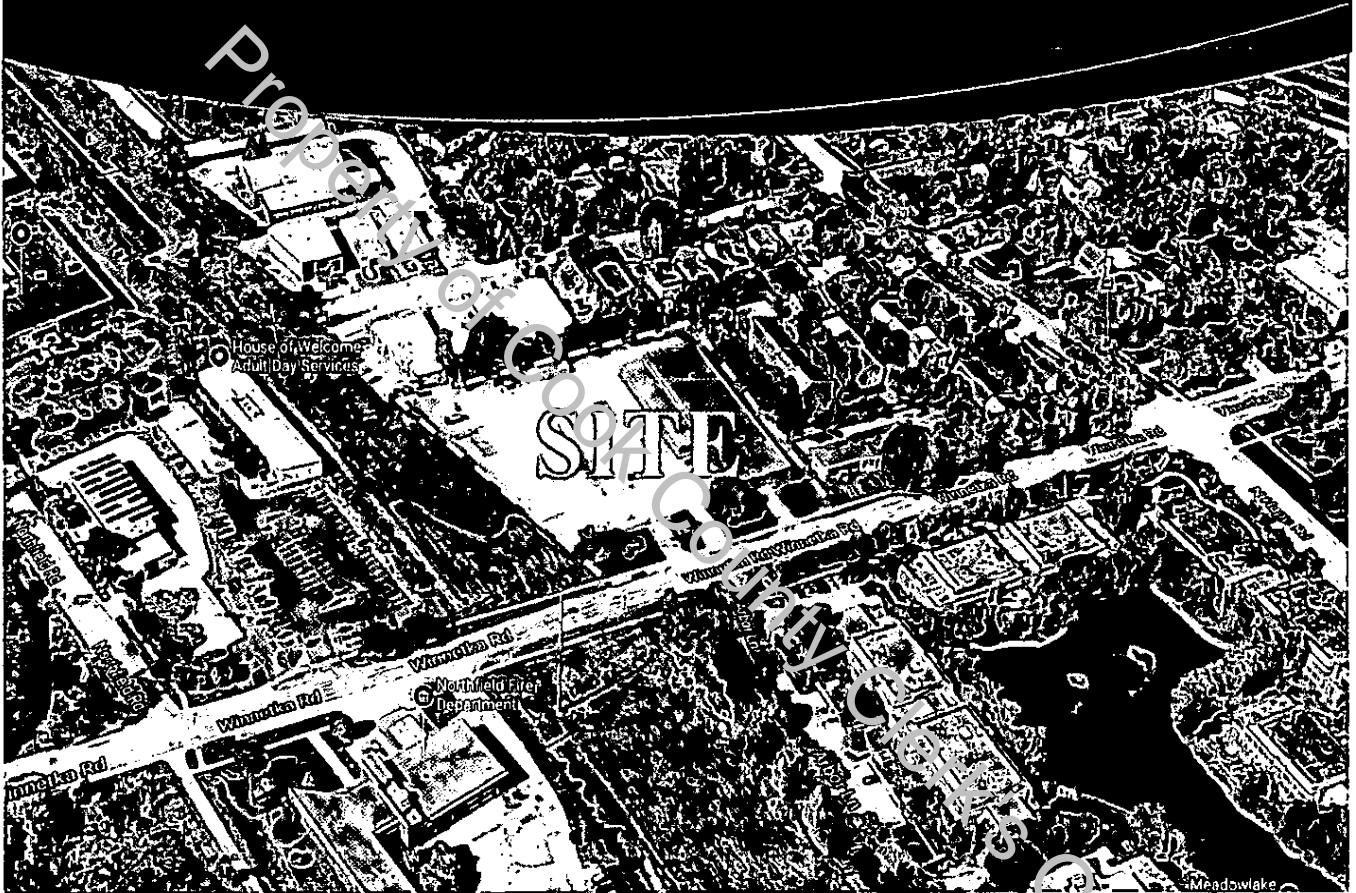
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## Traffic Impact Study Proposed Townhome Development

Northfield, Illinois



Prepared For:



# KLOA

Kerig, Lindgren, O'Hara, Aboona, Inc.

November 27, 2017

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## 1. Introduction

This report summarizes the methodologies, results and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed townhome development to be located in Northfield, Illinois. The site is located on the north side of Winnetka Road west of Happ Road and is currently occupied by a vacant industrial building. As proposed, the site will be developed with 28 townhome units with access provided a single full movement access drive off Winnetka Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

**Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

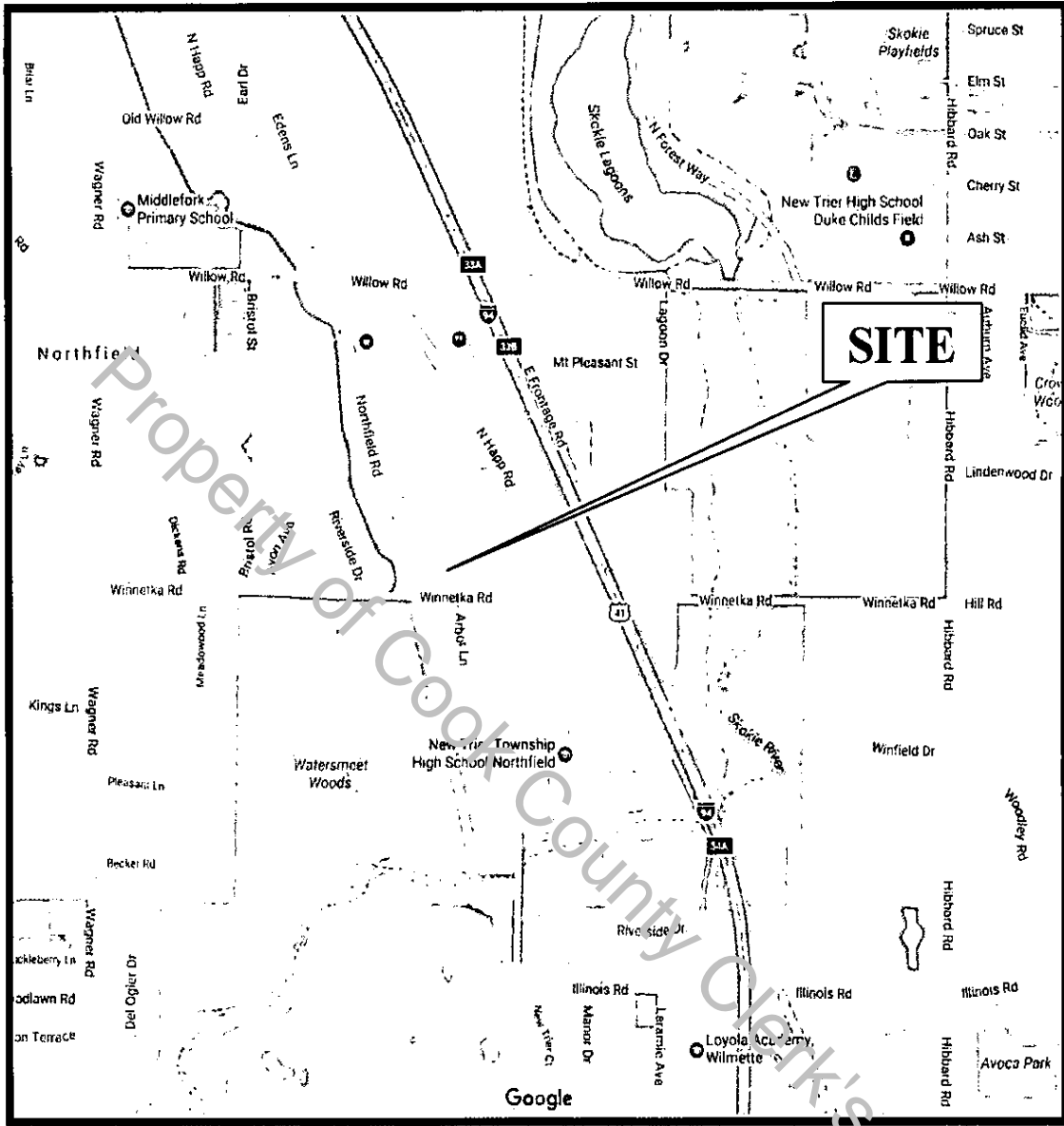
The sections of this report present the following.

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions.

1. Existing Condition - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Future Condition - The future projected traffic volumes include the existing traffic volumes, ambient area growth not attributable to any particular development and the traffic estimated to be generated by the proposed subject development.

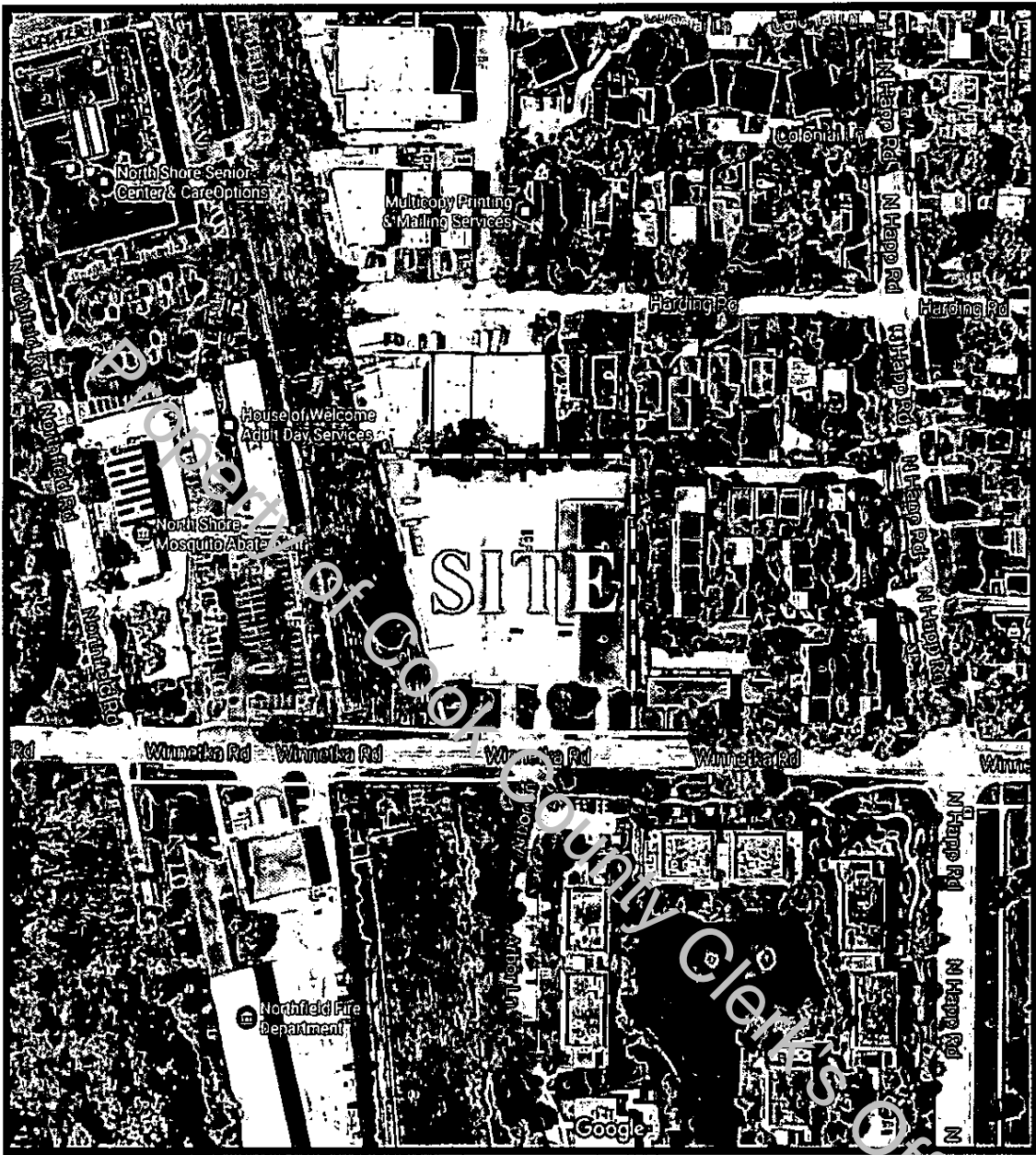
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Site Location

Figure 1

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Aerial View of Site Location

Figure 2

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## 2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on a field visit conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices and existing peak hour traffic volumes.

### Site Location

The site, which is currently occupied by a vacant industrial building, is located on the north side of Winnetka Road, midblock between Northfield Road and Happ Road. Land uses in the vicinity of the site are primarily mixed residential and industrial in all directions with the Landmark Subdivision to the east, Meadowlake Condominiums to the south, Northfield Fire Department to the southwest and the House of Welcome Adult Day Services and North Shore Mosquito Abatement to the west. Located approximately one-third of a mile to the southeast is New Trier High School Northfield Campus.

### Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

*Winnetka Road* is an east-west collector roadway that in the vicinity of the site provides one through lane of each direction west of Happ Road and two lanes in each direction east of Happ Road. At its all-way stop-sign controlled intersection with Happ Road, Winnetka Road provides an exclusive left-turn lane, a shared through/right-turn lane and a high visibility crosswalk on both approaches. At its unsignalized intersection with Northfield Road, Winnetka Road provides a shared through/right-turn lane on the westbound approach and a shared left-turn/through lane on the eastbound approach. The east leg of this intersection provides a high visibility crosswalk connecting to the North Branch Trail. At its unsignalized intersection with Arbor Lane, Winnetka Road provides a shared through/right-turn lane on the eastbound approach and a shared left-turn/through lane on the westbound approach. Winnetka Road is under the jurisdiction of the Cook County Department of Transportation and Highways (CCDTH), carries an annual average daily traffic (AADT) volume of 9,650 vehicles (IDOT AADT 2014) and has a posted speed limit of 35 miles per hour.

It should be noted that the Cook County Department of Transportation and Highways is currently conducting repairs to the Happ Road bridge located approximately one-half mile south of Winnetka Road. These repairs resulted in the closing of the bridge and the provision of a detour in which vehicles utilize the frontage road located 750 feet east of Happ Road. In conjunction with the bridge closure, the intersection of Winnetka Road with Happ Road was restriped to provide an exclusive left-turn lane and a shared through/right-turn lane on the Happ Road approaches and a temporary signal was installed.