

October 18, 2019

Mr. John K. Adler
Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

Re: Optima Wilmette
1210 Central Avenue, Wilmette, IL 60091
Luxury Residential and Commercial Mixed-Use Development
Application for Planned Unit Development

Dear Mr. Adler:

Green Bay Wilmette LLC, an affiliate of Optima, Inc., is pleased to present its request for a Planned Unit Development at 1210 Central Avenue, Wilmette, IL. We are excited to bring Optima's fourth project to the Village of Wilmette.

We created our development plans for the subject property to advance the goals and policies of the Village's Comprehensive Plan and Village Center Master Plan. As our application proceeds through the review process, we look forward to working with the Village's Board of Trustees, Plan Commission, staff and consultants in a collaborative effort to ensure that our project becomes a valuable long-term community asset.

Our project will be a balanced and carefully designed mixed-use, transit-oriented development consisting of 108 luxury residences, approximately 7,347 square-feet of ground floor commercial space along the entirety of the Green Bay Road frontage, wrapping onto Central Avenue, with a below-grade parking garage containing 185 residential parking spaces and 25 public parking spaces.

In planning this development, we have drawn upon our more than 40 years of experience as a fully-integrated developer, architect, general contractor and management company. We seek to create a much-needed housing option for current and future residents of the Village who do not want to own a single-family detached home or be responsible for the routine maintenance required by a single-family home. In addition, the density of our development and attractively-designed commercial space is intended to achieve a critical mass of energy and market activity that will support existing and future businesses and mixed-use redevelopment within the Village Center.

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Our proposed mix of residences is based on our experience with infill locations and our evaluation of the Village's demographics and existing housing options. Our luxury residential program offers residents diversified floor plans and the quality, finishes and amenities commonly found in newly constructed detached single-family and condominium units on the North Shore. These units will provide options that are responsive to lifestyle, technology, financial and life transition considerations. The unit interiors will be designed to reflect, and will contain features that are in keeping with, both current market demand and our and the Village's high standards and traditions.

To achieve the goals that we and the Village share for this type of development, we seek the following exceptions to the Village's Zoning Ordinance, all of which are more-fully described in our enclosed materials:

- to allow for a base building height of six stories and 62' with a modest, enclosed roof-top amenity area (and associated relief with respect height encroachments);
- to increase the maximum permitted area of ground floor residential common space from 600 square feet to 4,415 square feet;
- to provide for a minimum ground floor height of 13';
- to allow a ground floor office use for housing property management activities associated with the building's proposed 108 dwelling units;
- to allow nine ground floor residential units;
- to allow a 7'6" garden wall in certain locations along the western and southern boundaries of the development;
- to provide relief from minimum requirements for façades facing a public street and façade articulation;
- to provide for 34% transparency on the non-primary, southern façade; and
- to provide for pedestrian access solely from adjacent public sidewalks.

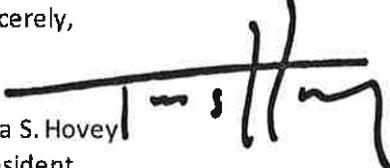
The proposed planned unit development provides a public benefit to the Village by advancing the goals and policies of the Village's Comprehensive Plan and Village Center Master Plan. In particular, the proposed development will, among other things, (i) encourage retail facilities that serve the needs of Village residents, (ii) provide a housing option that complements the traditional single-family character of Wilmette, (iii) provide for non-single family detached housing, (iv) encourage redevelopment of underutilized commercial properties, (v) provide an attractive appearance along public ways, (vi) build upon the District's existing residential dwelling unit base and first-floor commercial uses with quick access to public transportation facilities, (viii) maintain an attractive appearance along public ways, (ix) provide higher density, transit-oriented, multi-family residential opportunities and continued streetscape improvements, (x) promote reinvestment in the District, and (xi) promote redevelopment of vacant, underutilized and inefficient properties with taller building structures.

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The proposed development also will be designed to achieve sustainability certification by Green Globes®. We are aware of the affordable housing goals of the Village and will be working with the Village to further the provision of affordable housing options within the Village.

We consider this project to be a remarkably unique opportunity. We appreciate your ongoing cooperation and look forward to our pre-application meeting and answering any questions you may have.

Sincerely,


Tara S. Hovey
President

cc: David C. Hovey
David C. Hovey, Jr.
Bill Duke
Steven C. Bauer, Meltzer, Purtill & Stelle LLC
Harold W. Francke, Meltzer, Purtill & Stelle LLC

optima[®]

About Optima, Inc.

Brief resume of Optima, Inc. and review of relevant projects



Optima at a glance

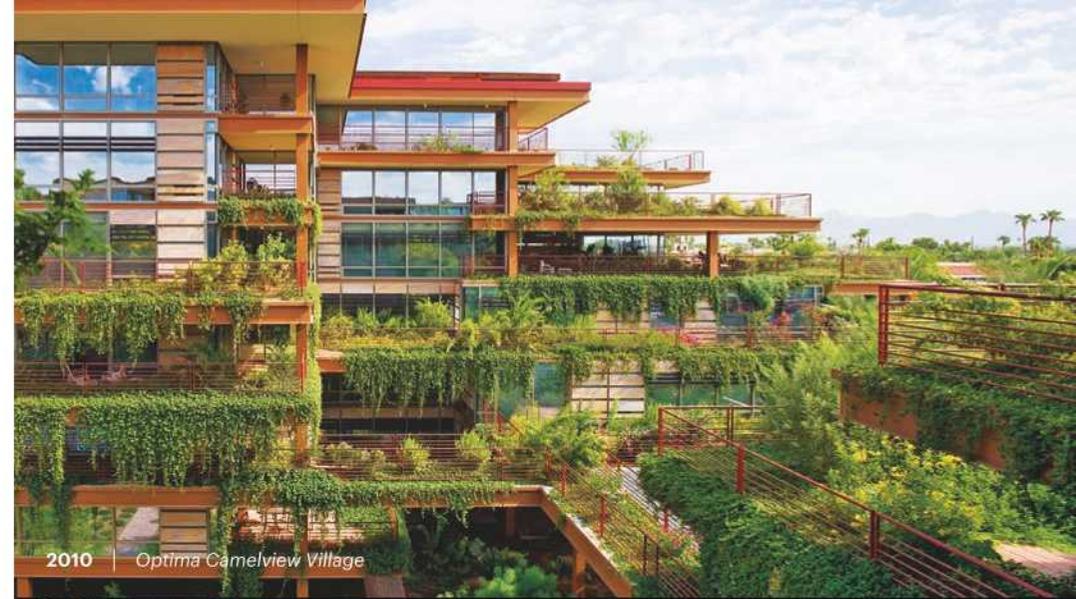
Highlighting what sets us apart.

Optima, Inc. is a privately-held, design-driven real estate development firm with offices in Illinois and Arizona.

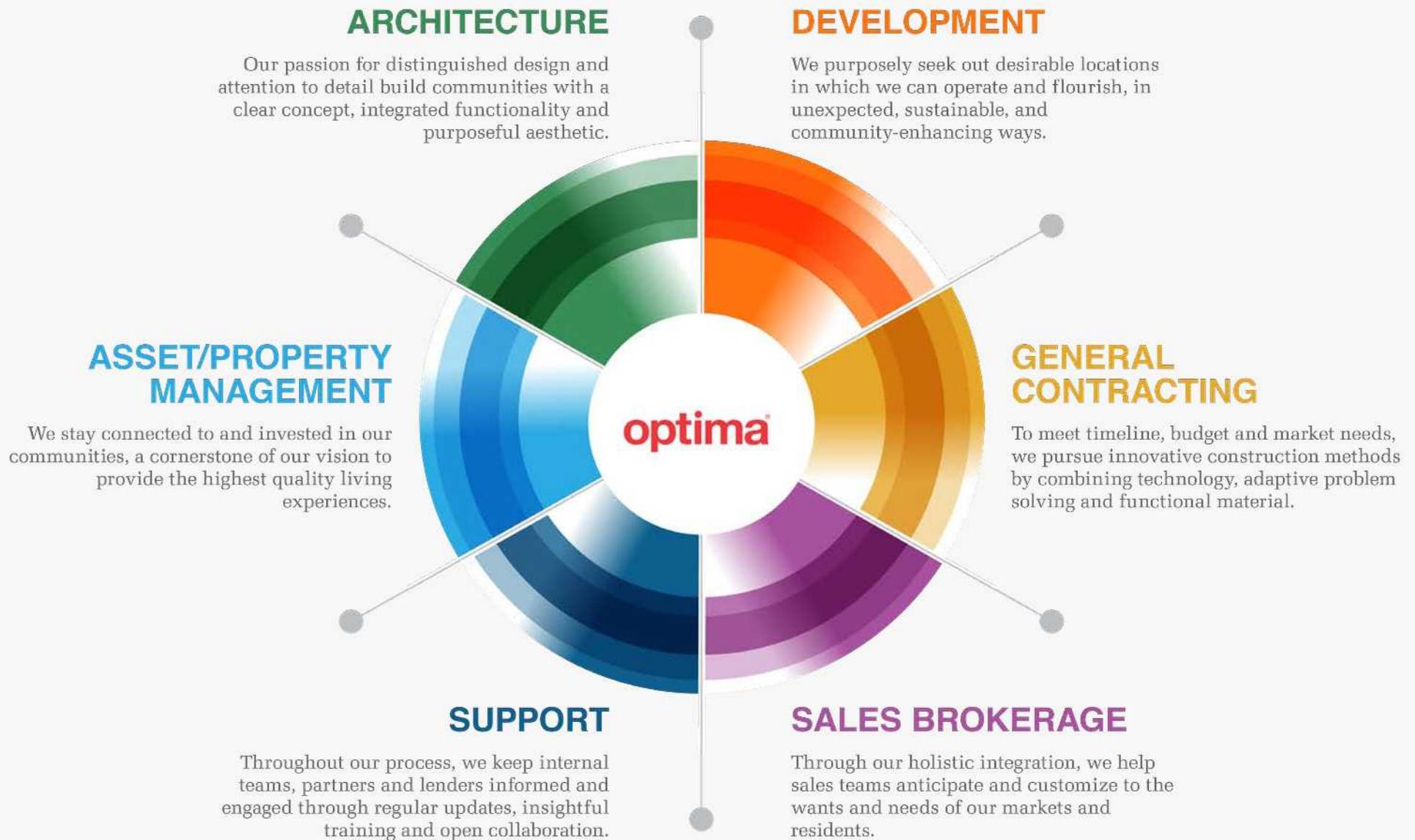
For more than 40 years, Optima has been developing, designing, building and managing striking urban and suburban luxury residential communities. From the beginning, Optima aimed to reinvent housing by integrating the functions involved in new construction within one company. Optima controls and executes every aspect of the process in-house – development, design, construction, sales and management – for a dynamic system that offers greater focus and fluidity.

Optima is committed to delivering extraordinary living through design, innovation, sustainability and management.

-
- **Family-owned and operated business, founded in 1978**
 - **More than 40 years of internationally recognized, award-winning development, design and construction**
 - **Over 6,000 multifamily units within more than 30 projects of varying scale**
 - **Innovative, award-winning single family homes**
 - **Hundreds of thousands of square feet of commercial space**



Optima's Integrated Enterprise

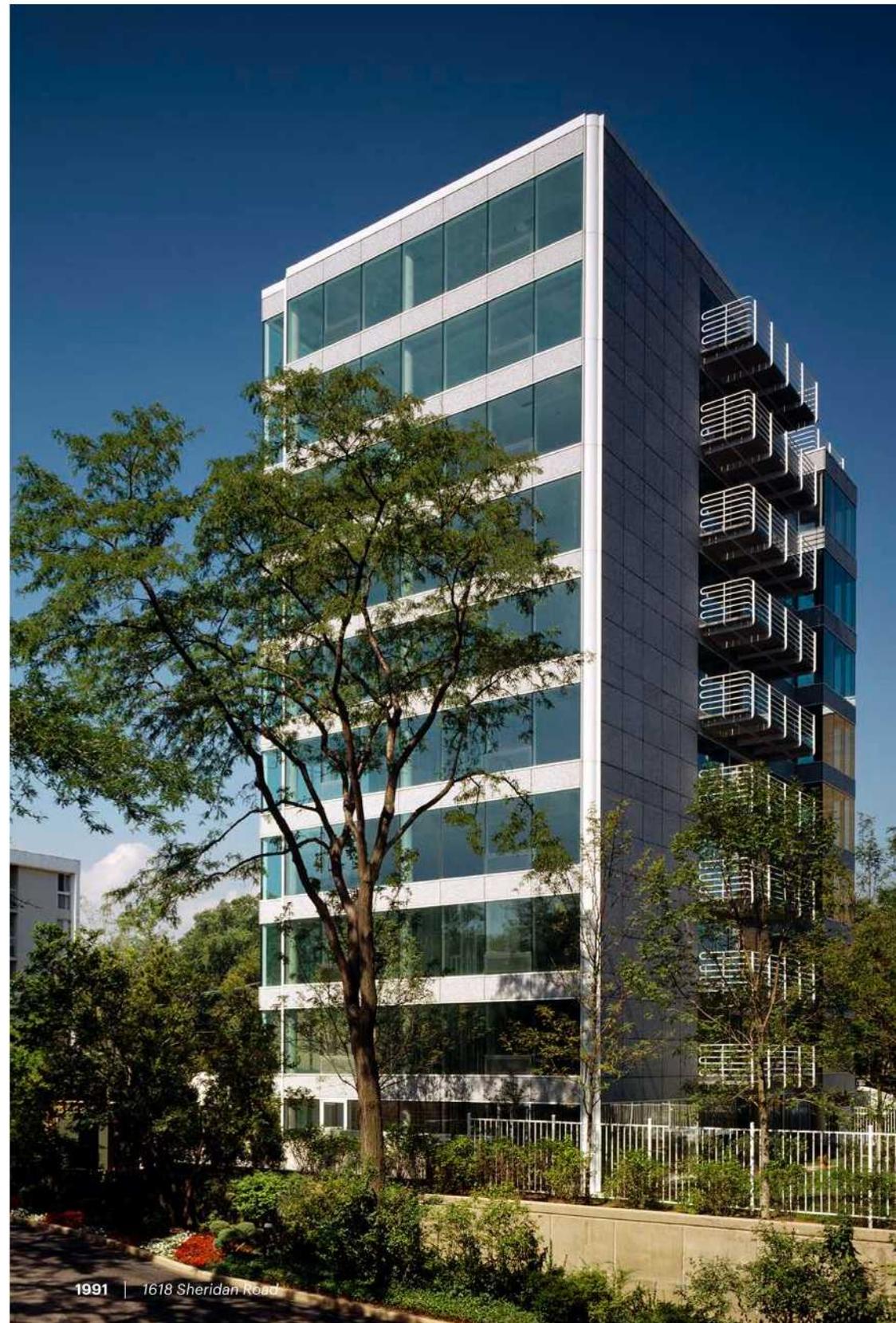


Optima's Portfolio Summary

Summary of our developments dating back to the 1990s

PROJECT DETAILS

1618 Sheridan Rd.	1991	8 units	Wilmette, IL
Optima Center Wilmette	1997	54 units	Wilmette, IL
Lake Courts	1998	44 units	Wilmette, IL
Optima Towers	2002	105 units	Evanston, IL
Optima Views	2003	207 units	Evanston, IL
Optima Horizons	2004	248 units	Evanston, IL
Optima Biltmore Towers	2006	230 units	Phoenix, AZ
Optima Camelview Village	2010	700 units	Scottsdale, AZ
Optima Old Orchard Woods	2010	646 units	Skokie, IL
Optima Chicago Center	2013	325 units	Chicago, IL
Optima Sonoran Village	2013	768 units	Scottsdale, AZ
Optima Kierland Center	2016	738 units	Scottsdale, AZ
Optima Signature	2017	490 units	Chicago, IL



Optima in Wilmette

Optima has a history of success developing in Wilmette

Optima has developed three condominium projects in Wilmette: 1618 Sheridan Road, a boutique ten-story building with only eight units, Optima Center Wilmette, a four-story mixed-use community in the heart of Wilmette's downtown, and Lake Courts, a mixed-use condo community.

1618 SHERIDAN ROAD

- 35,000 total gross square footage
- 8 condominiums at an average size of 2,645 SF
- Individual elevations reflecting the functions, rooms, and views from within were created using a combination of green glass, metal louvers, and granite.

OPTIMA CENTER WILMETTE

- 140,555 total gross square footage
- 20,000 SF of street level retail
- 54 condominiums at an average size of 1,389 SF

LAKE COURTS

- 44 condominiums
- 5,000 SF of commercial space



Project Profile

Optima Signature

Location: 220 E Illinois, Streeterville, IL

Project Type: Multi-family
Completed: 2017

Located just east of the Chicago river in the coveted Streeterville neighborhood of downtown Chicago, adjacent to sister tower Optima Chicago Center, Optima Signature is a 21st century urban solution to multi-family residential design. It rises 57 stories with 490

luxury residential apartments, offering serene views of Lake Michigan to the east and dynamic city views of Chicago in all other directions. Its 60,000 square feet of commercial space include 14,200 square feet of street-level retail.

PROJECT DETAILS

— Mix of studio, one-, two- and three-bedroom rental residences

- Studios 108 units
- 1 Beds 182 units
- 2 Beds 138 units
- 3 Beds 62 units

— Average unit size of 1,002 SF

— 872,205 total gross square footage

— 1.5 acres of amenity space across four floors in the building

— 60,000 SF of commercial space including street-level retail, business suites, and office space

— Stabilized 17 months earlier than original proforma at higher gross and net effective rents than projected



Project Profile

7160 Optima Kierland

Location: 7160 East Kierland Blvd, Scottsdale, AZ

Project Type: Multi-family
Completed: 2016

Located in the heart of North Scottsdale's urban core, 7160 Optima Kierland Center is a ten-story multifamily rental building completed during the first phase of the Optima Kierland development. The tower includes 150 rental units with floor plans that range from studios to three-bedrooms.

Residences feature high-quality designer materials and fixtures, soaring nine- and ten- foot ceilings and high-efficiency windows offering expansive views of the inspiring desert backdrop. Lush hanging gardens and expansive private exterior spaces bring the outdoors into perfect harmony with indoor living.

PROJECT DETAILS

— Mix of studio, one-, two- and three-bedroom rental residences

- Studios 24 units
- 1 Beds 54 units
- 2 Beds 60 units
- 3 Beds 12 units

— Average unit size of 963 SF

— 298,870 total gross square footage

— Rooftop skydeck with resort-style swimming pool, outdoor bar with counter seating, and unsurpassed mountain views

— Commands the highest rents per square foot in the state of Arizona

— Leased up in four months, eight months earlier than proforma

— Stabilized at 98% in 2017 and remained at that occupancy since



SITE DATA		
Optima Wilmette, 1210 Central Avenue, Wilmette, IL 60091		
ZONING ARTICLES	REQUIRED BY ZONING	PROPOSED
ZONING DISTRICT	VILLAGE CENTER DISTRICT	
STREET FRONTAGE DESIGNATION	ARTERIAL	
LOT AREA	NO REQUIREMENT	42,167.1 SF
LOT COVERAGE	NO LIMITATION	30,400 SF OR 72%
F.A.R.	NO LIMITATION	4.92
BUILDING SETBACKS		
FRONT YARD	0'-15'	5'
INTERIOR SIDE YARD	0' UNLESS PEDESTRIAN ACCESS IS PROVIDED	0'
REAR YARD	25' IF ADJACENT TO A RESIDENTIAL DISTRICT	25'
PERMITTED USES	DWELLINGS ABOVE GROUND FLOOR, RETAIL OR RESTAURANTS AT GROUND FLOOR	99 MULTI-FAMILY UNITS ABOVE GROUND FLOOR AND 9 MULTI-FAMILY UNITS, RETAIL, OFFICE AND RESIDENTIAL COMMON AREAS AT GROUND FLOOR
MAXIMUM PERMITTED BUILDING HEIGHT	CORRIDOR HEIGHT DIST 16' MINIMUM 52' MAXIMUM STORIES 1 MINIMUM 4 MAXIMUM	6 STORIES AND 62' WITH AN ENCLOSED AMENITY SPACE ON THE ROOF TO 72'8"
HEIGHT ENCROACHMENTS	PENTHOUSE/ELEVATOR 12.0' MAX ABOVE ALL ALLOWABLE HEIGHT; MECHANICAL EQUIPMENT 6.0' MAX; PARAPETS 2.0' MAX.	MECHANICAL EQUIPMENT: 16'; PENTHOUSE/ELEVATOR: 29'; NO PARAPET
BUILDING MASSING	DESIGN SHALL ILLUSTRATE BOTTOM, MIDDLE & TOP. FRONT YARD MAY INCREASE TO 10.0' IF A COURTYARD PLAZA OR SEATING AREA IS PROVIDED ADJACENT TO PUBLIC STREET & AT LEAST 50% OF THE BUILDING FRONTAGE MUST MEET THE REQUIRED SETBACK.	DESIGN WILL HAVE BOTTOM COMMERCIAL AND TOP RESIDENTIAL FACADES AT FRONT FAÇADE (EAST ELEVATION) AND A PORTION OF THE SOUTH FACADE. MULTIPLE TIERS OF RESIDENTIAL TERRACES OCCUR AT EACH FAÇADE, AS WELL AS AN INTERIOR COURTYARD ON THE NORTH FAÇADE, THAT VISUALLY CREATE DISTINCTIVE COMPONENTS OF EACH FACADE.
FAÇADE FACING PUBLIC STREET	FOR EVERY 25 LINEAR FEET THE ROOF LINES SHALL VARY IN HEIGHT, THE GROUND FLOOR & UPPER HORIZONTAL ELEMENTS SHALL ALIGN & BE GENERALLY CONSISTENT WITH SURROUNDING BUILDINGS.	BUILDING MAINTAINS A CONSISTENT ROOF LINE ON ALL FACADES, DISTINCT FROM ADJACENT BUILDINGS.
FAÇADE ARTICULATION	FACADES OF BUILDINGS THAT FACE THE PUBLIC RIGHT-OF-WAY MUST BE VISUALLY BROKEN INTO BAYS TO AVOID THE APPEARANCE OF LARGE, BLANK WALLS.	MULTIPLE TIERS OF RESIDENTIAL TERRACES OCCUR AT EACH FAÇADE, AS WELL AS AN INTERIOR COURTYARD ON THE NORTH FAÇADE, THAT VISUALLY CREATE DISTINCTIVE COMPONENTS OF EACH FACADE. DIFFERENT MATERIALS ARE USED AT GROUND FLOOR AND ON THE UPPER FLOORS TO FURTHER DIFFERENTIATE THE FAÇADES.
GROUND FLOOR HEIGHT	14.0' MINIMUM	13.0'
GROUND FLOOR TRANSPARENCY	40 PERCENT	100 PERCENT FOR PRIMARY FAÇADE (EAST ELEVATION). 34 PERCENT FOR SOUTH ELEVATION.
PEDESTRIAN ACCESS	DIRECT ACCESS SHALL BE PROVIDED FROM PARKING AREAS TO INDIVIDUAL GROUND FLOOR TENANTS OR SHARED LOBBY AREAS. A SECONDARY BUILDING ENTRY MAY BE USED FOR THIS PURPOSE IF IT PROVIDES ACCESS TO ALL GROUND FLOOR TENANTS AND VERTICAL CIRCULATION SIMILAR TO THE PRIMARY ENTRY.	AS NOTED BELOW, COMMERCIAL PARKING SHALL BE PROVIDED IN A BELOW GRADE GARAGE PROVIDING ELEVATOR ACCESS TO A COMMERCIAL LOBBY FACING GREEN BAY ROAD. PEDESTRIAN ACCESS TO COMMERCIAL TENANTS WILL BE VIA PUBLIC SIDEWALKS ALONG GREEN BAY ROAD AND CENTRAL AVENUE.
PERMITTED PEDESTRIAN ACCESS PATH	A DESIGNATED PEDESTRIAN ACCESS PATH FROM REAR PARKING AREAS TO THE PUBLIC SIDEWALK SHALL BE PROVIDED FOR PARCELS ONE-HUNDRED FIFTY (150) FEET OR MORE IN WIDTH AS FOLLOWS: TWO (2) DEDICATED PEDESTRIAN ACCESS PATHS ARE REQUIRED & SHALL BE 5'0 - 10' IN WIDTH.	REAR PARKING IS NOT PROVIDED. AS NOTED BELOW, COMMERCIAL PARKING SHALL BE PROVIDED IN A BELOW GRADE GARAGE PROVIDING ELEVATOR ACCESS TO A COMMERCIAL LOBBY FACING GREEN BAY ROAD. PEDESTRIAN ACCESS TO COMMERCIAL TENANTS WILL BE VIA PUBLIC SIDEWALKS ALONG GREEN BAY ROAD AND CENTRAL AVENUE.
PEDESTRIAN FRONTAGE DESIGN REGULATIONS	THE FACADES OF THE BOTTOM THREE (3) STORIES SHALL BE WITHIN THE PERMITTED BUILD-TO-ZONE. STORIES ABOVE THE THIRD STORY MAY BE SETBACK BEYOND THE BUILD-TO-ZONE SETBACK.	FRONT FAÇADE (EAST ELEVATION) AT GROUND FLOOR IS SETBACK 5' & UPPER FLOORS HAVE 0' SETBACKS. SIDE YARD (SOUTH ELEVATION) ABUTTING A PUBLIC SIDEWALK HAS A 0' SETBACK.
ROOF TYPES	FLAT, DECORATIVE MANSARD, OR GABLE.	FLAT
ROOF MOUNTED MECHANICAL EQUIPMENT	SHALL BE SCREENED & HEIGHT SHALL MATCH THE TALLEST MECHANICAL EQUIPMENT.	SCREEN WALLS WILL MATCH HEIGHT OF EQUIPMENT BEING SCREENED
OFF STREET PARKING REQUIREMENTS		

RESIDENTIAL	1 SPACE/ONE & TWO BEDROOM - 72 SPACES 1/2 SPACES/ THREE BEDROOM - 54 SPACES	1-	185 SPACES IN GARAGE
COMMERCIAL	3 SPACES/1,000 SF - 22 SPACES FOR 7,347 SF		25 SPACES IN BELOW GRADE GARAGE
TOTAL REQUIRED	148 SPACES		210 SPACES IN BELOW GRADE GARAGE
OFF STREET LOADING REQUIRED			
RESIDENTIAL LOADING	1/50,000 SF		ONE 15.0' X 25.0' PROVIDED
COMMERCIAL LOADING	1/5,000 - 20,000 SF		ONE 15.0" X 25.0' PROVIDED
USE STANDARDS FOR RESIDENTIAL PARKING	NO PARKING REQUIRED BY THE DWELLING UNITS ARE PERMITTED AT GRADE OR WITHIN 8.0' OF GRADE		PARKING PROVIDED IN A TWO LEVEL BELOW GRADE PARKING GARAGE
BICYCLE PARKING			
RESIDENTIAL	1/10 RESIDENTIAL UNITS - 11 SPACES PLUS 1/20 RESIDENTIAL UNITS FOR GUESTS - 6 SPACES		CODE WILL BE MET OR EXCEEDED
COMMERCIAL - RETAIL	1/10 PARKING SPACES PROVIDED, 2 REQUIRED		CODE WILL BE MET OR EXCEEDED
MISCELLANEOUS			
FENCING			7'6" GARDEN WALL AT REAR OF PROPERTY (WEST ELEVATION) AND IN LIMITED LOCATIONS ALONG SOUTH ELEVATION
USE STANDARDS FOR RESIDENTIAL COMMON AREAS	NO RESIDENTIAL COMMON AREAS GREATER THAN 600 SF ARE PERMITTED AT GRADE LEVEL		THE COMMON AREAS ON THE GROUND FLOOR AREA ARE 4,415 SF
SIGNAGE			
PROJECTING SIGNS	INTERNALLY ILLUMINATED BOX SIGNS-NOT PERMITTED		RETAIL SIGNAGE TO BE PANEL TYPE, MOUNTED ABOVE RETAIL DOOR(S), HIGH AND TIGHT TO STOREFRONT.
BUILDING SIGNAGE AREA	WALL SIGNS SHALL NOT EXCEED 30% OF THE SIGNABLE AREA		SIGNAGE WILL COMPLY

PROJECT:

OPTIMA WILMETTE



DATE: 10/18/19

APPLICANT: GREEN BAY WILMETTE LLC
ADDRESS: 1210 CENTRAL AVE

optima[®]

630 VERNON AVE. SUITE E GLENCOE, IL 60022

847-835-8400

PARKING COUNT	
LOWER LEVEL 1 INFORMATION	
PUBLIC ACCESSIBLE PARKING SPACES	2
PUBLIC PARKING SPACES	23
PUBLIC TOTAL	25
RESIDENTIAL ACCESSIBLE PARKING SPACES	5
RESIDENTIAL PARKING SPACES	73
RESIDENTIAL TOTAL	78
LOWER LEVEL 1 TOTAL	103
LOWER LEVEL 2 INFORMATION	
RESIDENTIAL PARKING SPACES	107
RESIDENTIAL TOTAL	107
LOWER LEVEL 2 TOTAL	107
TOTAL PARKING SPACES	210

<u>PARKING REQUIREMENT NOTES:</u>	
<u>RESIDENTIAL PARKING</u>	
(19) 1BR x 1.0 P.S./D.U. =	19 SPACES
(53) 2BR x 1.0 P.S./D.U. =	53 SPACES
(36) 3BR x 1.5 P.S./D.U. =	54 SPACES
TOTAL RESIDENTIAL PARKING REQUIRED =	126 SPACES
TOTAL RESIDENTIAL PARKING PROVIDED =	185 SPACES
<u>PUBLIC PARKING</u>	
7,347 NSF RETAIL x 3/1000 =	22 SPACES
TOTAL PUBLIC PARKING REQUIRED =	22 SPACES
TOTAL PUBLIC PARKING PROVIDED =	25 SPACES
TOTAL REQUIRED PARKING =	148 SPACES

*RESIDENTIAL PARKING RATIO ACHEIVED = 1.71 SPACES PER UNIT

GROSS RETAIL AREA	
	9,248 SF

NET RETAIL AREA	
LEVEL 1	7,347 SF
Grand total	7,347 SF

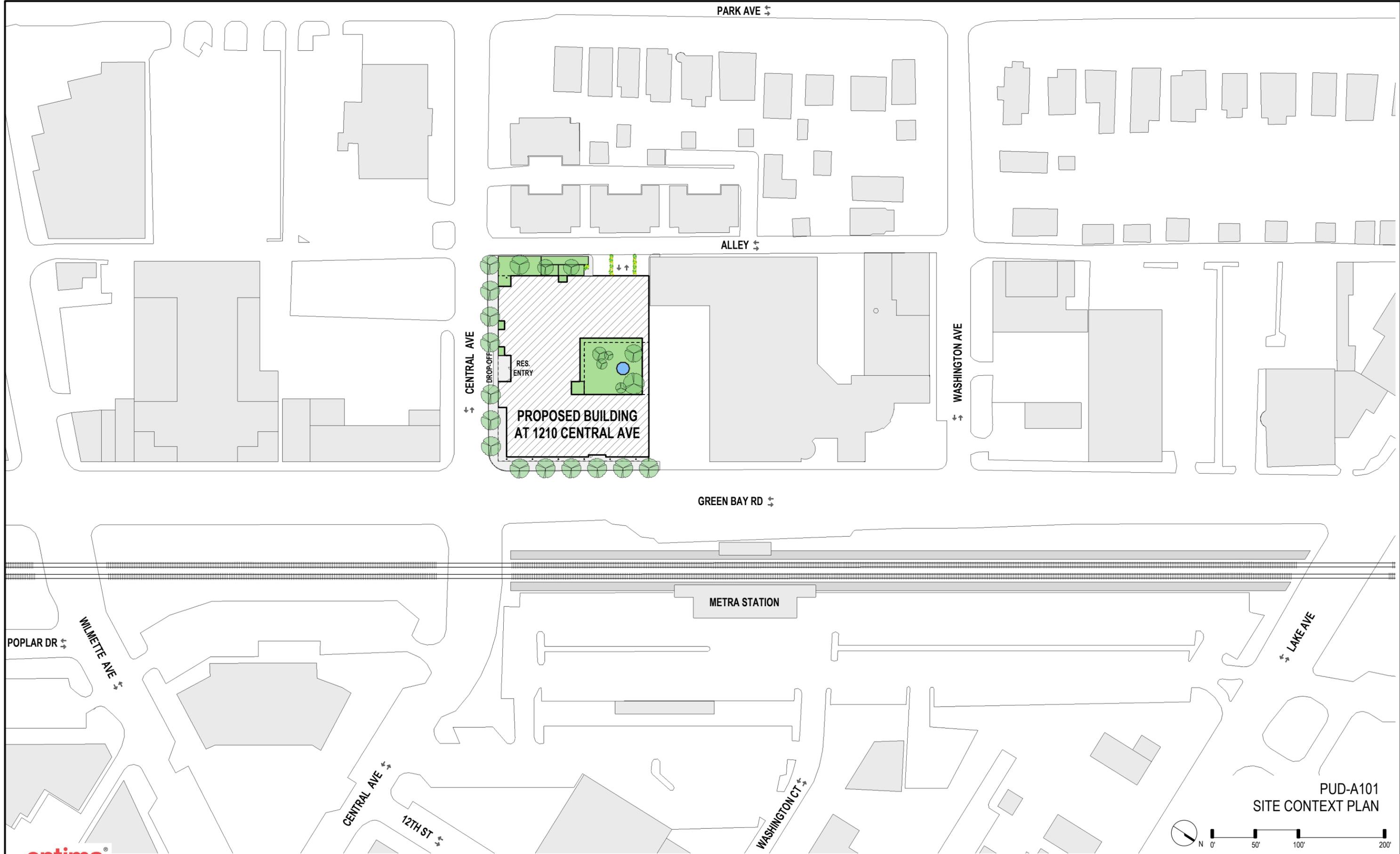
UNIT COUNT AND MIX		
TYPE	COUNT	MIX %
1 BED	19	18%
2 BED	53	49%
3 BED	36	33%
TOTAL UNIT COUNT:	108	

AVERAGE UNIT SIZE	
	1,369 SF

FAR ANALYSIS GRADE LEVEL & ABOVE	
FAR TYPE	AREA (SF)
ENCLOSED SPACE	187,220 SF
OUTDOOR - COVERED	12,275 SF
OUTDOOR - OPEN	4,969 SF
VERTICAL CIRCULATION	3,080 SF
GRAND TOTAL	207,544 SF

TOTAL LOT AREA = 42,167 SF
FAR = 4.92

PUD-A001
BUILDING DATA



PARK AVE ↔
 ALLEY ↔
 CENTRAL AVE ↔
 WASHINGTON AVE ↔
 GREEN BAY RD ↔
 METRA STATION
 WILMETE AVE ↔
 POPLAR DR ↔
 CENTRAL AVE ↔
 12TH ST ↔
 WASHINGTON CT ↔
 LAKE AVE ↔
 PROPOSED BUILDING AT 1210 CENTRAL AVE
 RES. ENTRY
 DROP-OFF

PUD-A101
SITE CONTEXT PLAN



OPTIMA WILMETTE



10/18/19

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400

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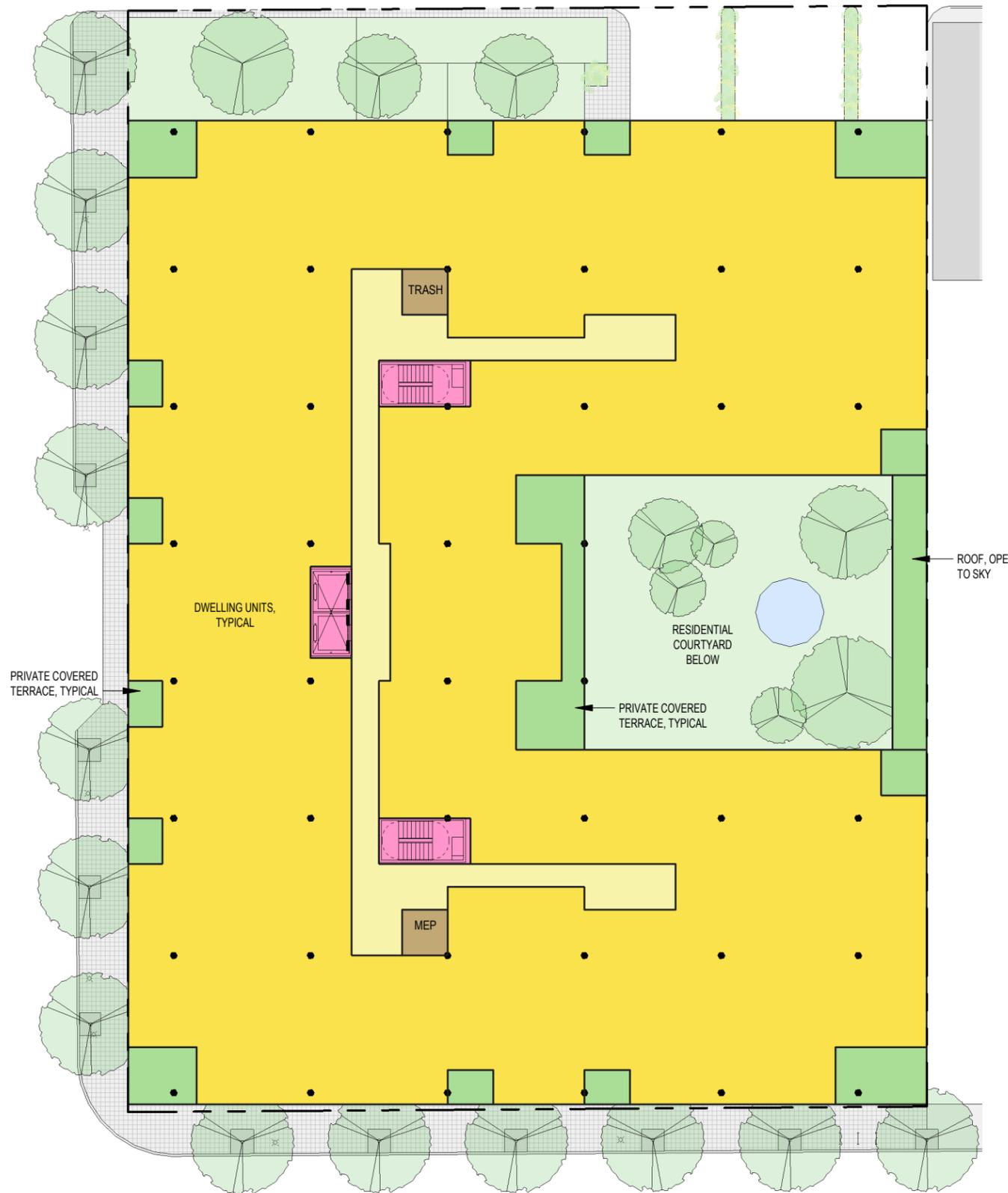


PUD-A201
LEVEL 1 FLOOR PLAN



OPTIMA WILMETTE

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400

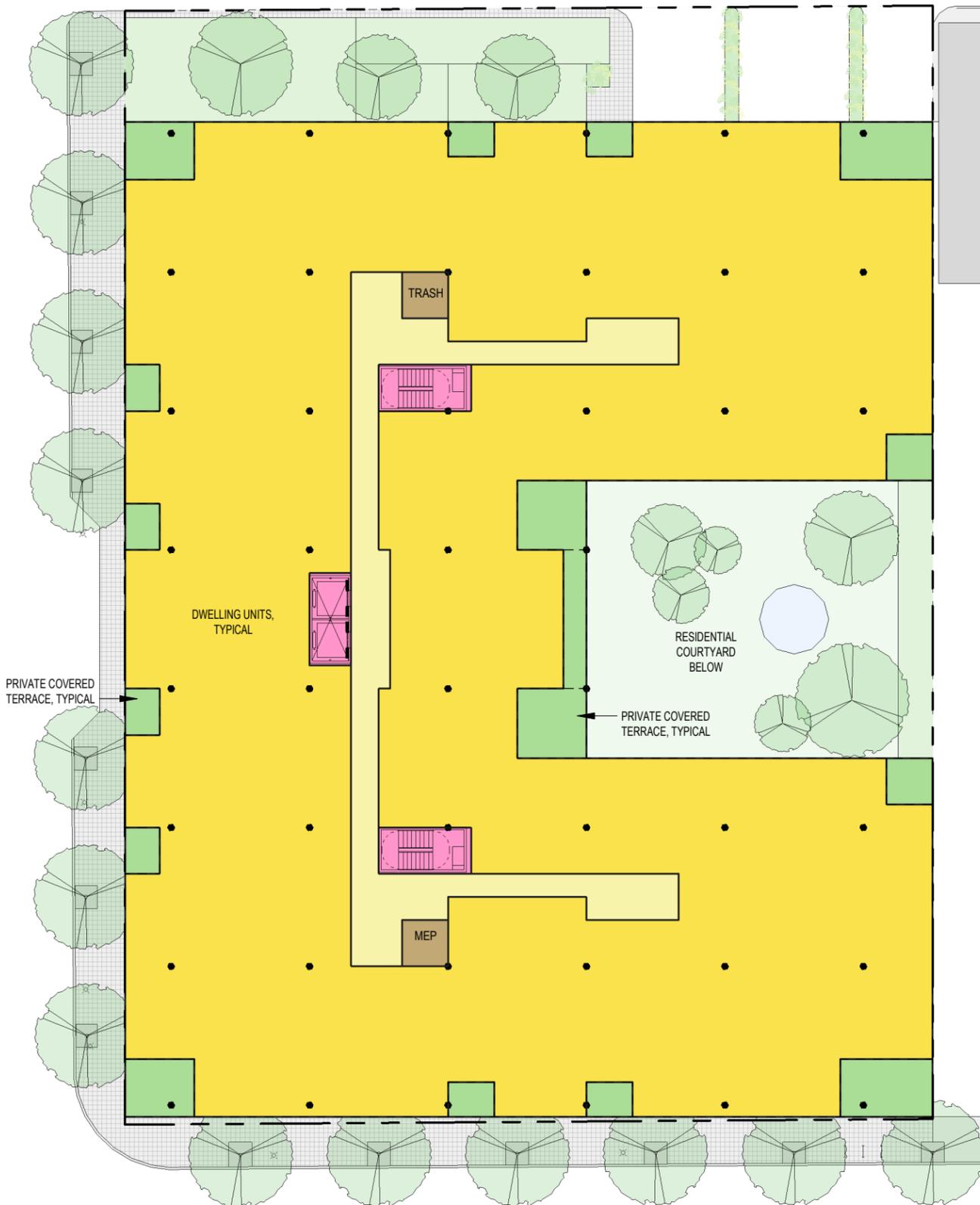


PUD-A202
LEVEL 2 FLOOR PLAN

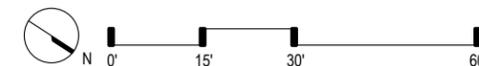


OPTIMA WILMETTE

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400

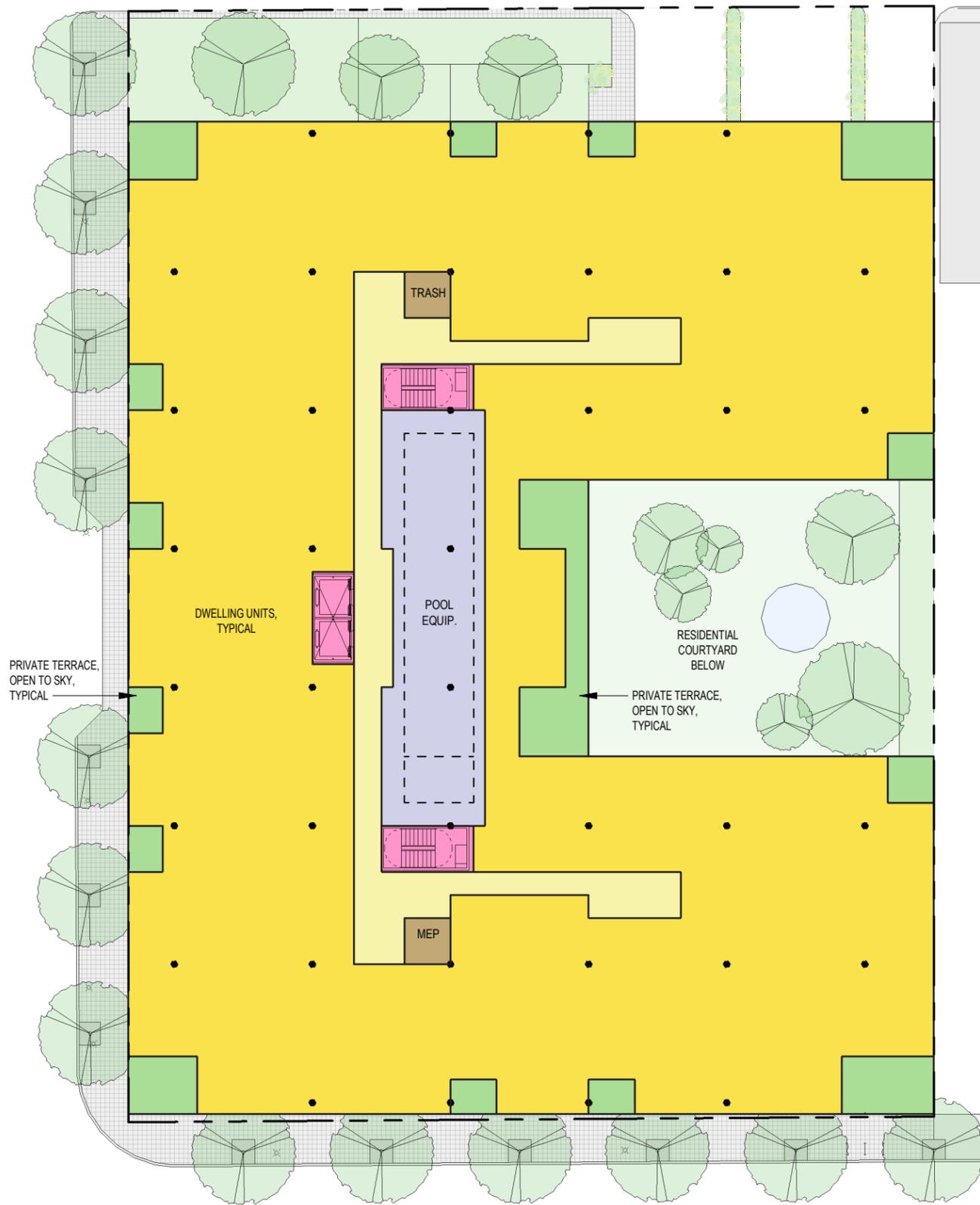


PUD-A203
LEVELS 3-5 FLOOR PLAN



OPTIMA WILMETTE

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400



PRIVATE TERRACE,
OPEN TO SKY,
TYPICAL

DWELLING UNITS,
TYPICAL

TRASH

POOL
EQUIP.

MEP

RESIDENTIAL
COURTYARD
BELOW

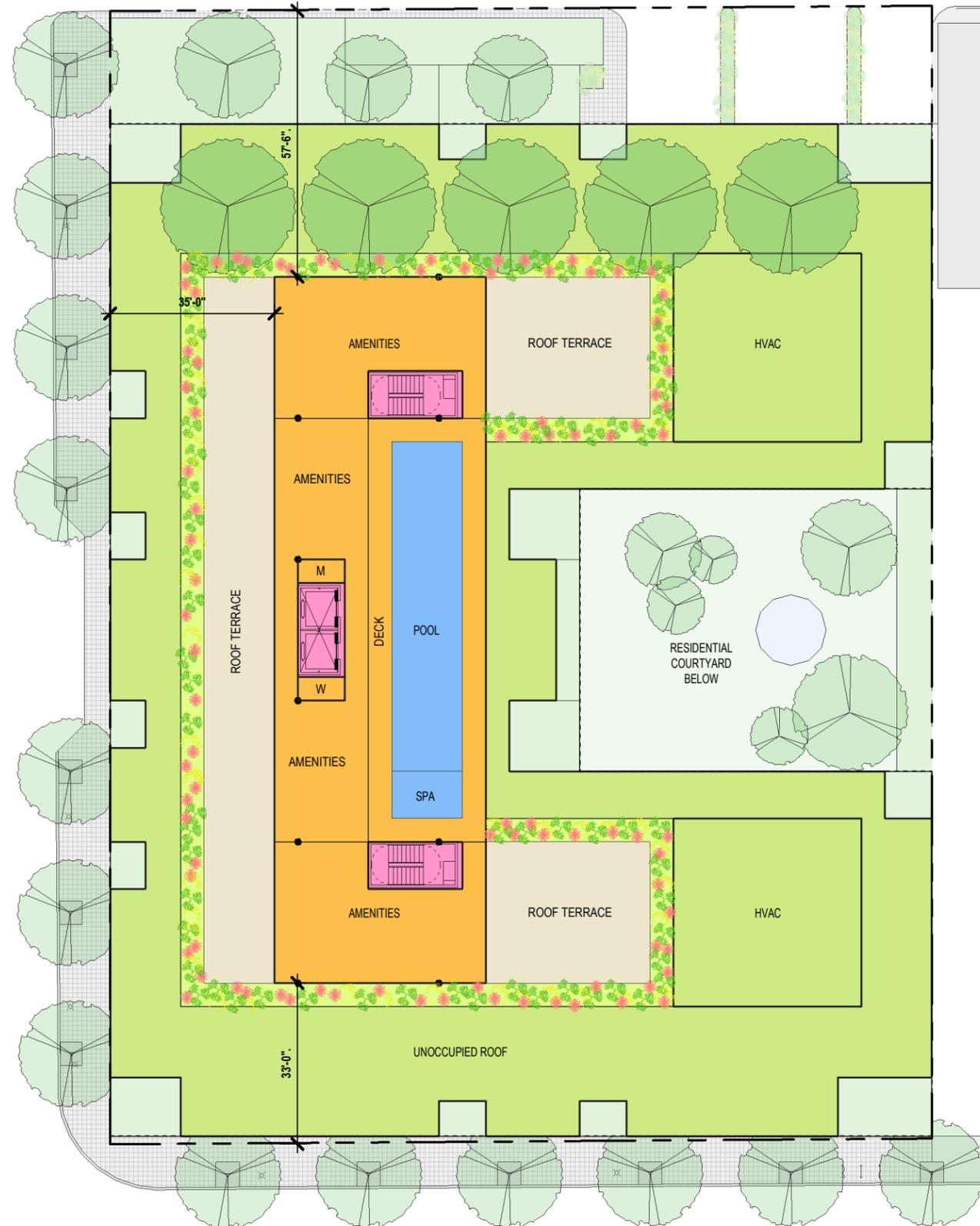
PRIVATE TERRACE,
OPEN TO SKY,
TYPICAL



PUD-A206
LEVEL 6 FLOOR PLAN

OPTIMA WILMETTE

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400

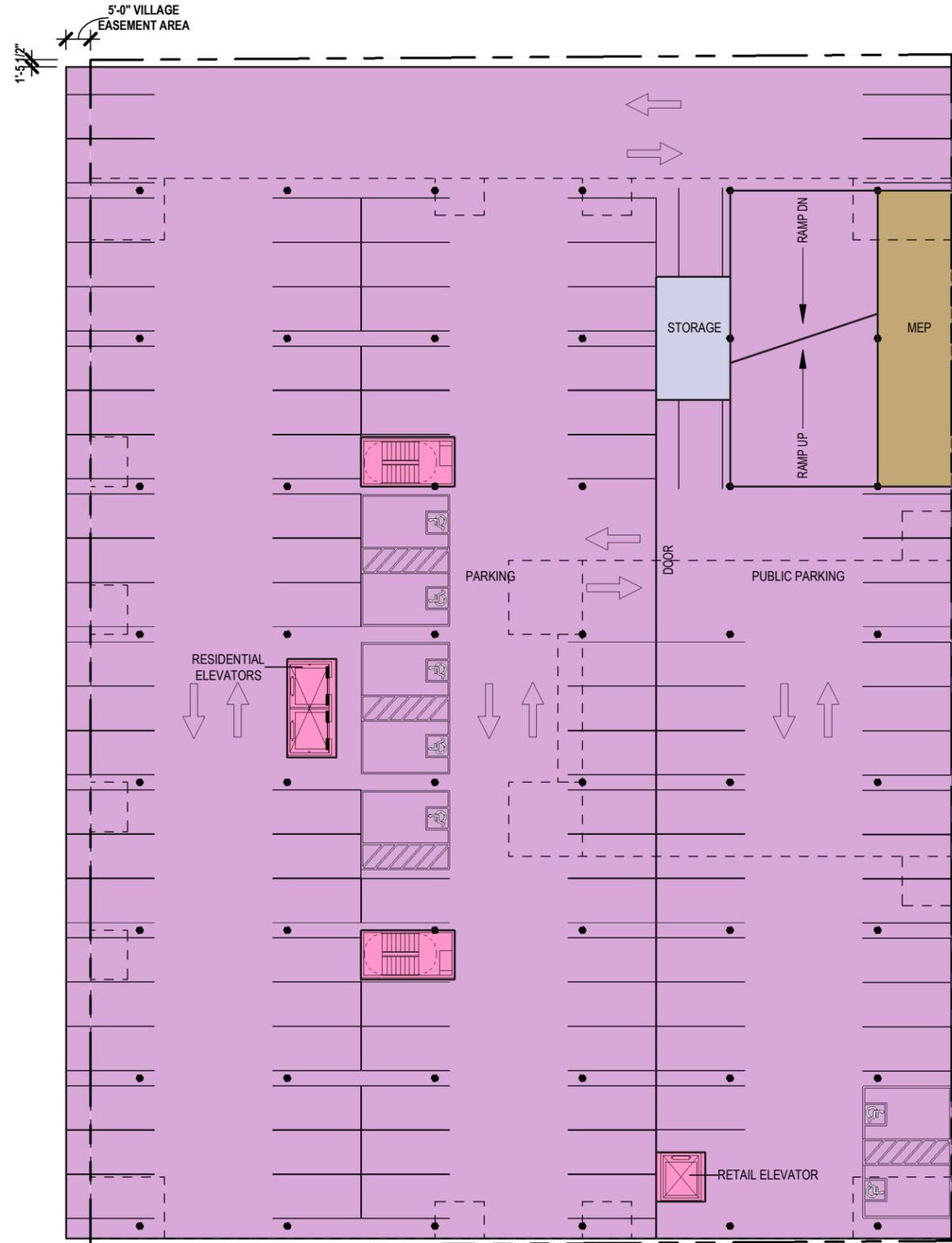


PUD-A207
ROOF PLAN



OPTIMA WILMETTE

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400

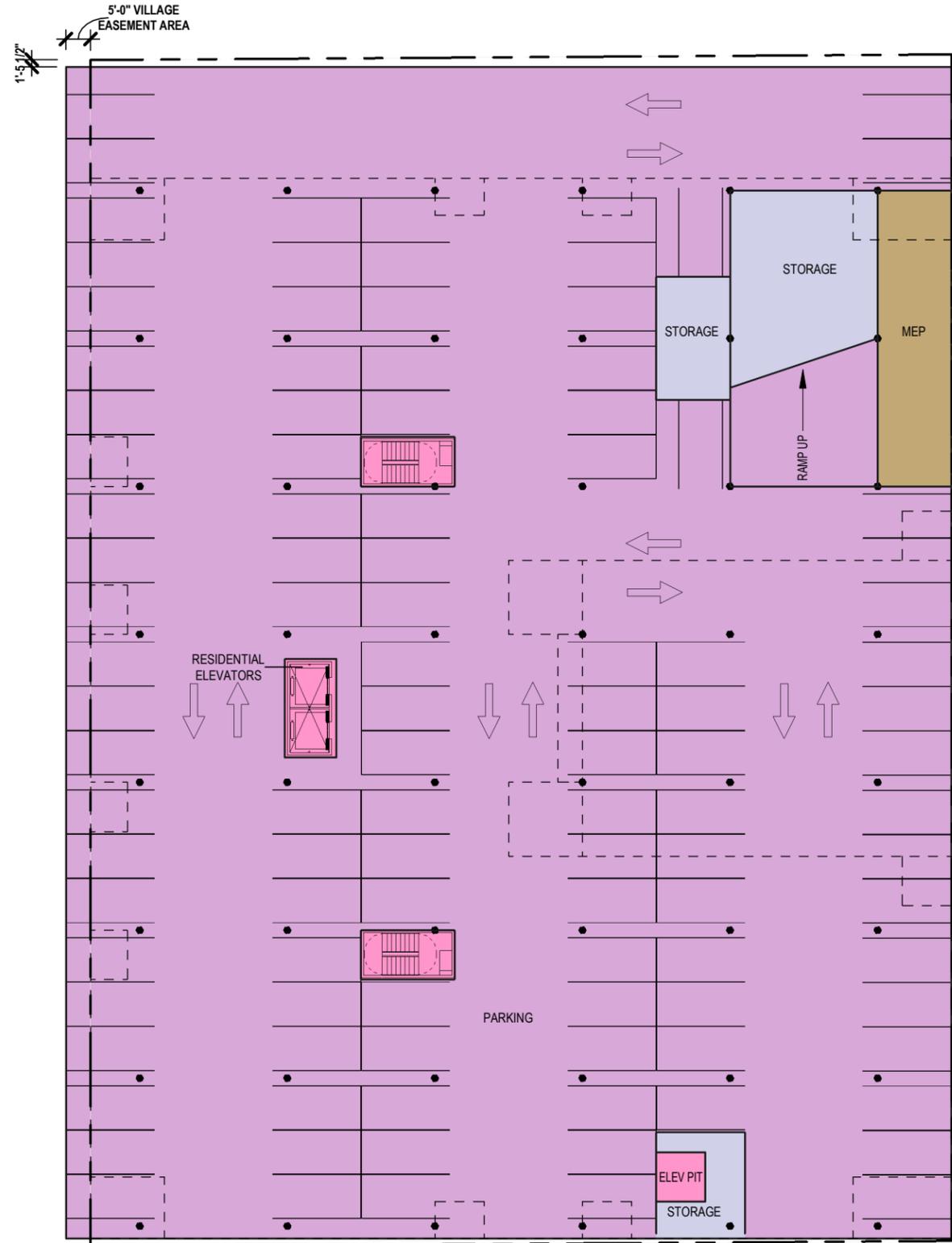


PUD-A208
LOWER LEVEL 1 FLOOR PLAN



OPTIMA WILMETTE

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400



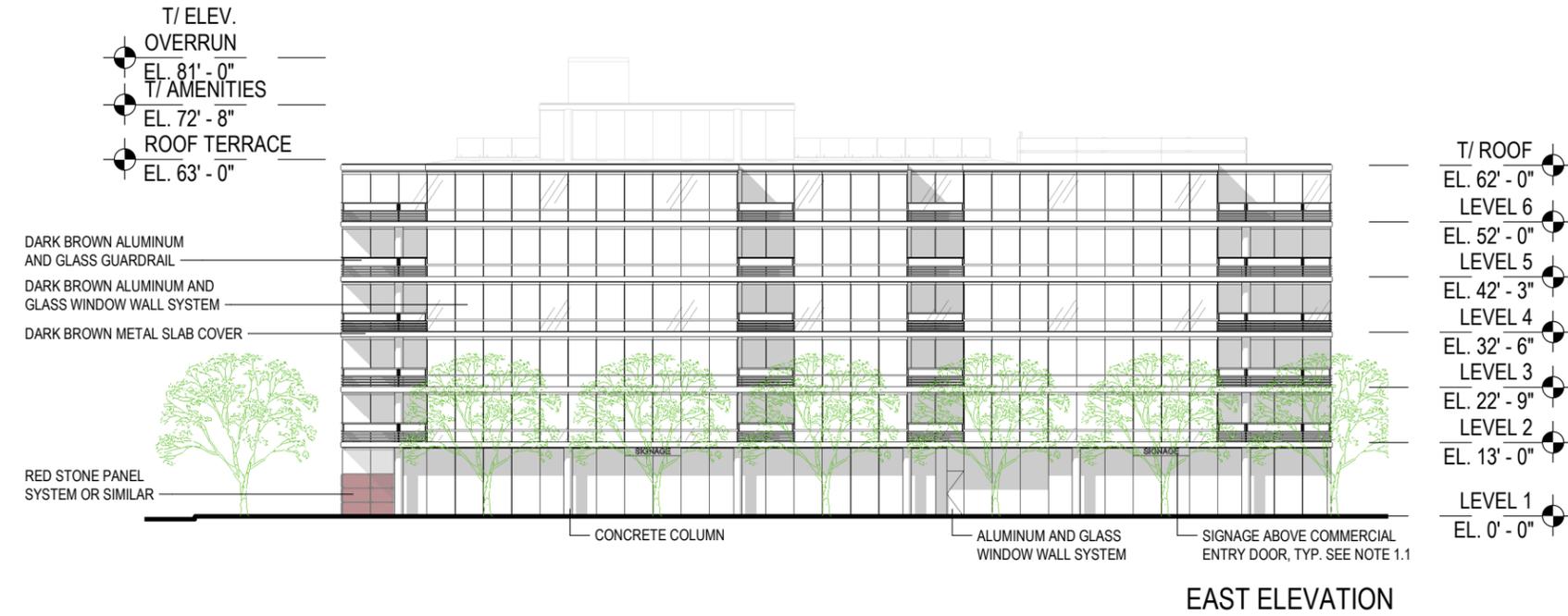
PUD-A209
LOWER LEVEL 2 FLOOR PLAN



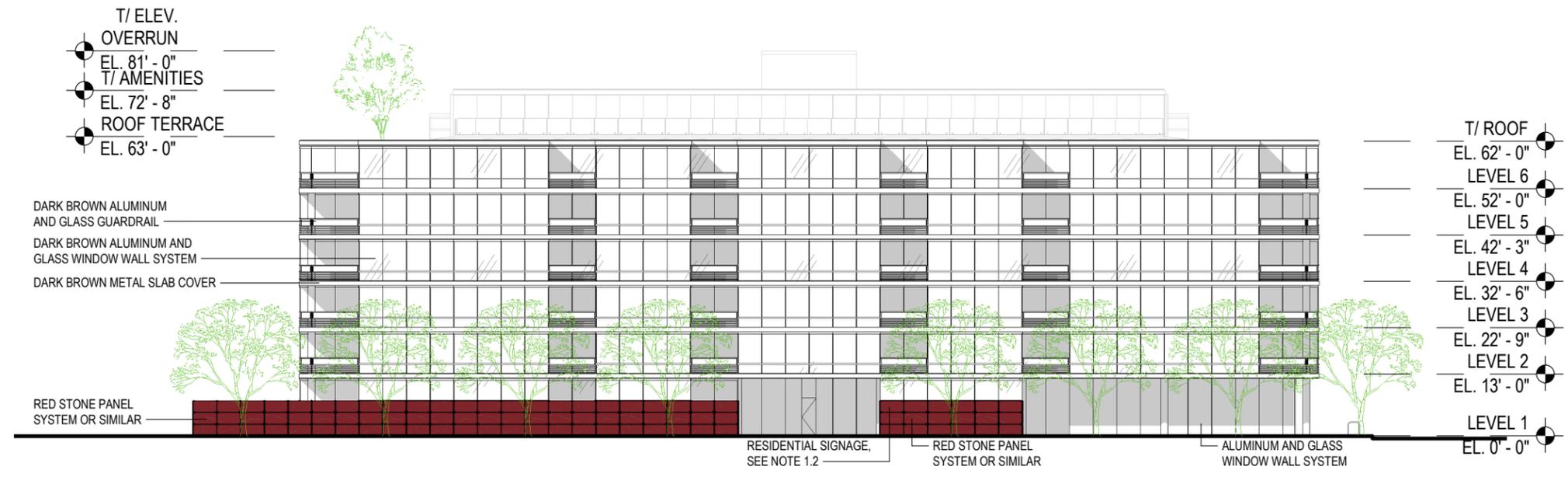
OPTIMA WILMETTE

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400

- NOTES:**
- BUILDING SIGNAGE TO CONFORM W/ VILLAGE SIGNAGE ORDINANCE.
 - RETAIL SIGNAGE TO BE PANEL TYPE, MOUNTED HIGH AND TIGHT TO FACE OF STOREFRONT. SEE EAST ELEVATION.
 - RESIDENTIAL SIGNAGE TO BE RAISED LETTERS ON STONE PANEL.

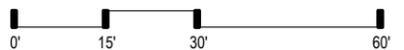


EAST ELEVATION



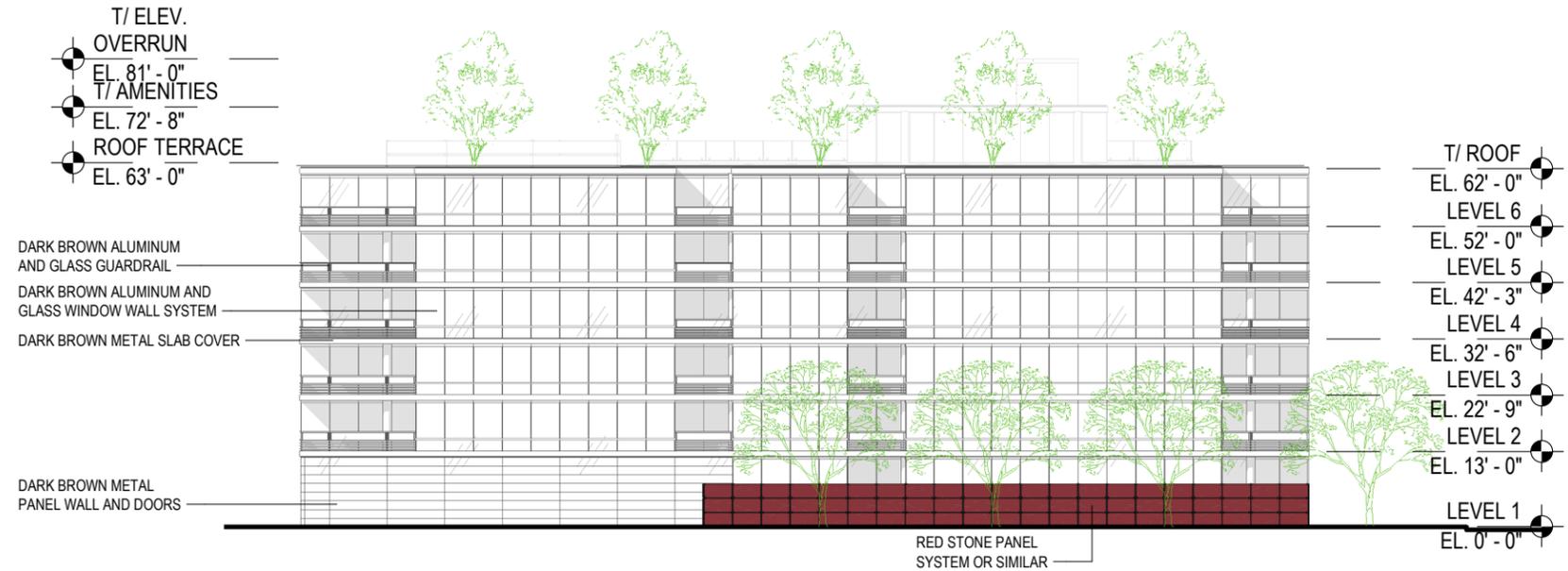
SOUTH ELEVATION

PUD-A311
PRELIMINARY EXTERIOR ELEVATIONS

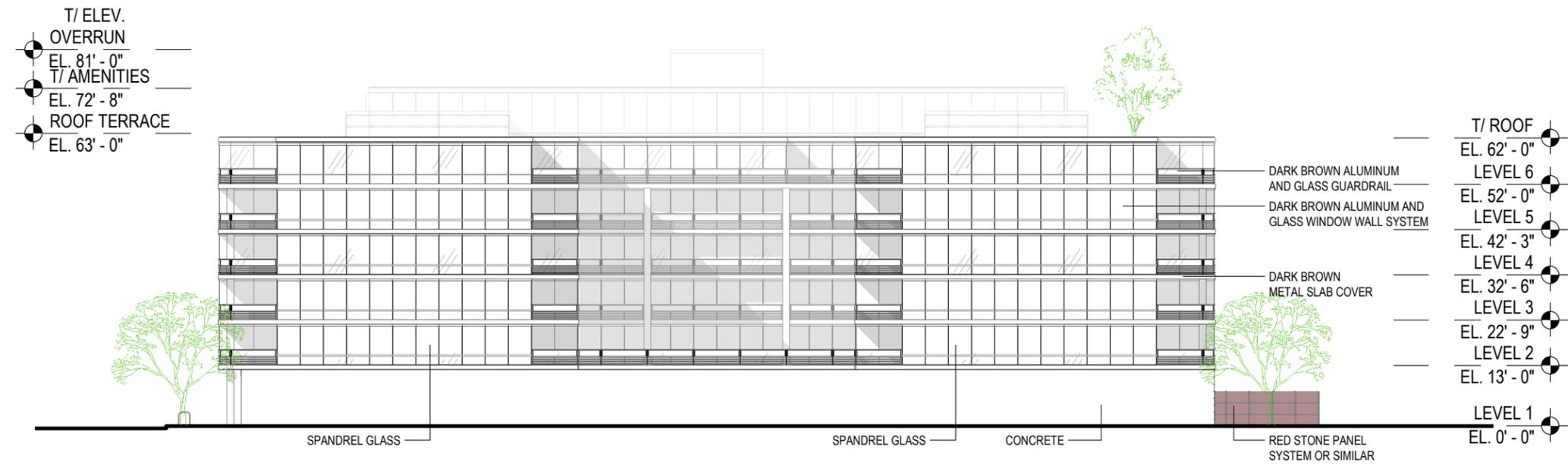


OPTIMA WILMETTE

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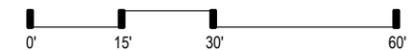


WEST ELEVATION



NORTH ELEVATION

PUD-A312
PRELIMINARY EXTERIOR ELEVATIONS



OPTIMA WILMETTE

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400



10/18/19

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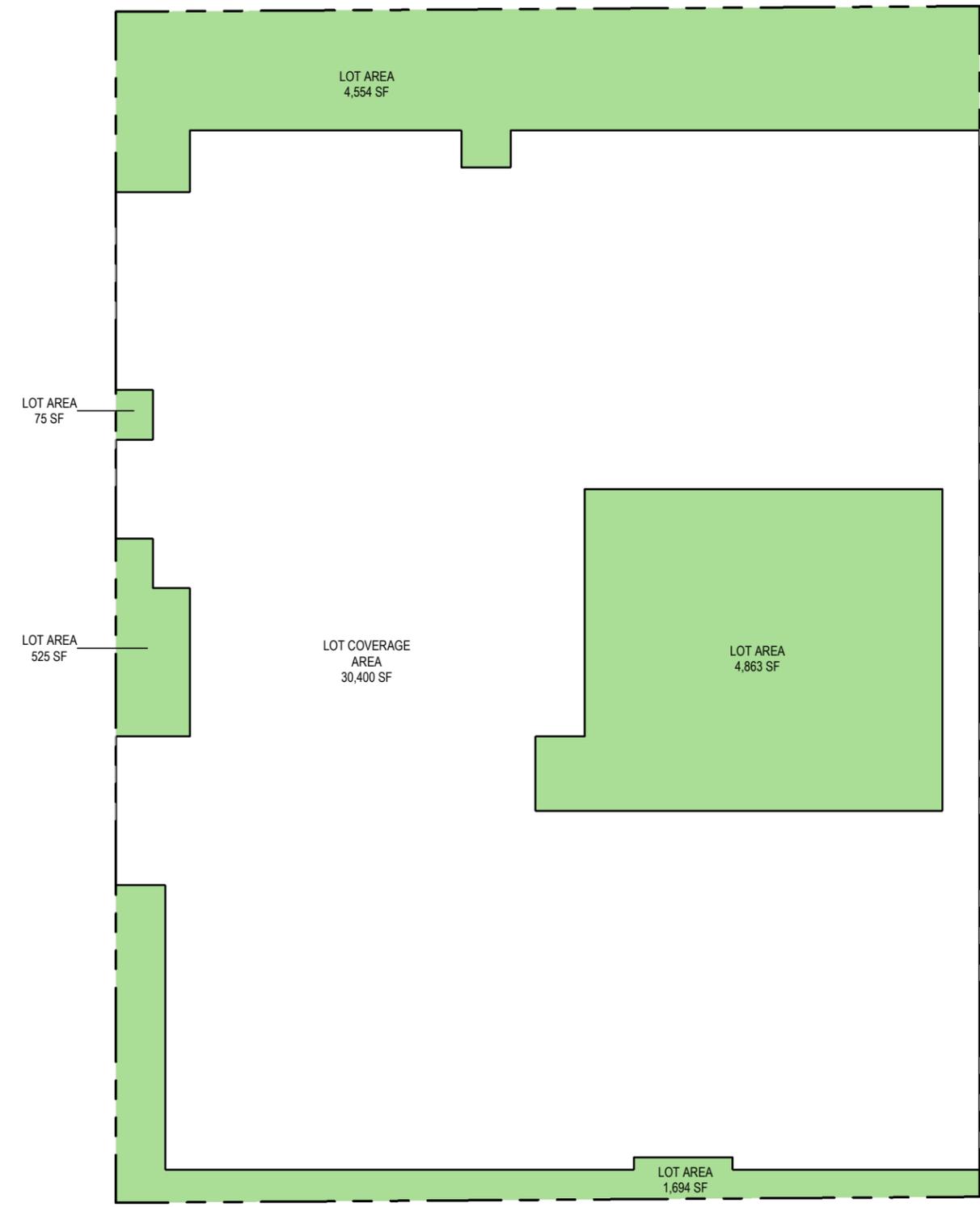


NOTE: HEIGHTS ARE ESTIMATED TO MAIN ROOF HEIGHT

PUD-A901
ROOF HEIGHTS OF ADJACENT PROPERTIES



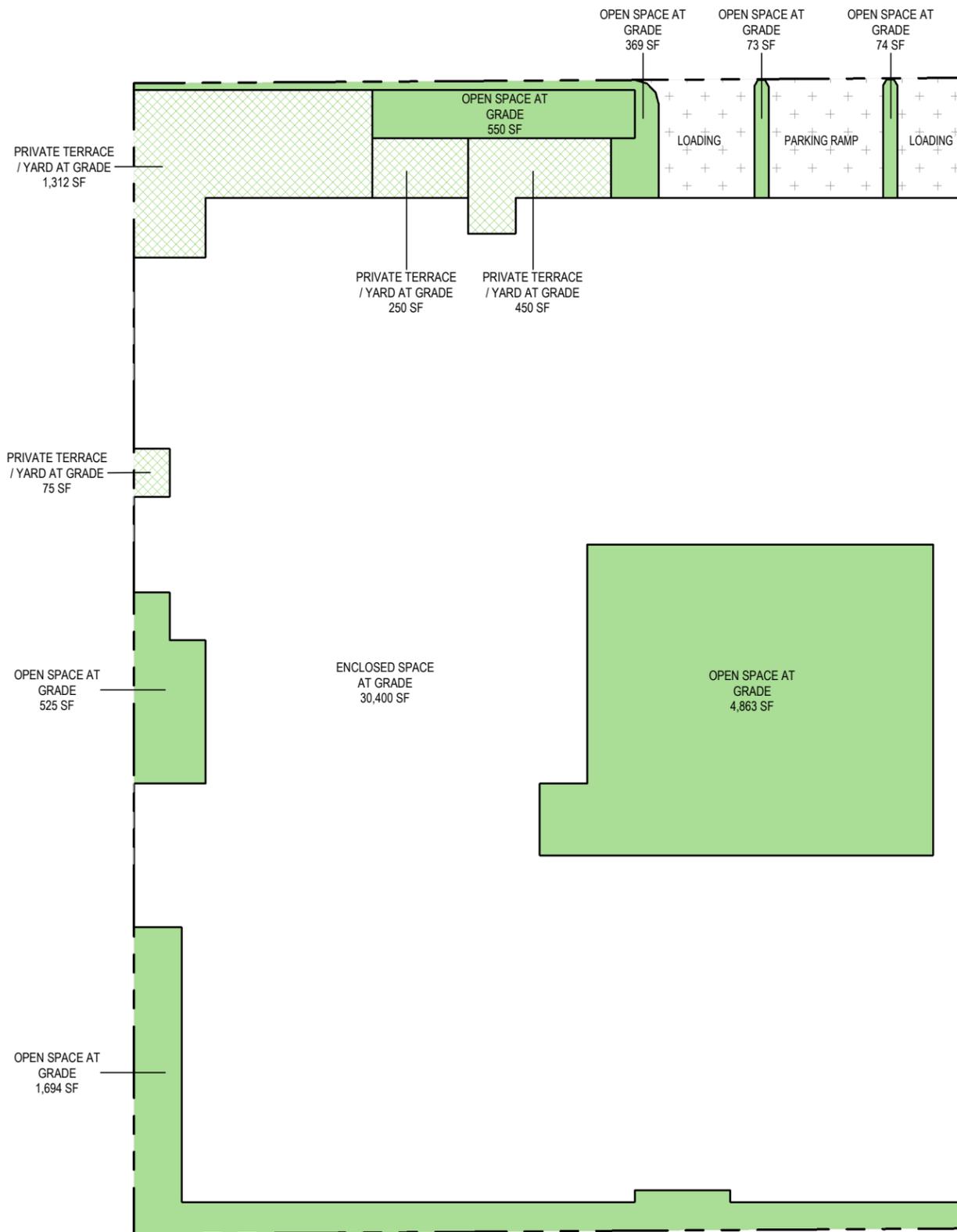
Name	Area
LOT AREA	11,767 SF
LOT COVERAGE AREA	30,400 SF
TOTAL LOT AREA	42,167 SF



PUD-A902
 LOT COVERAGE DIAGRAM



OPTIMA WILMETTE

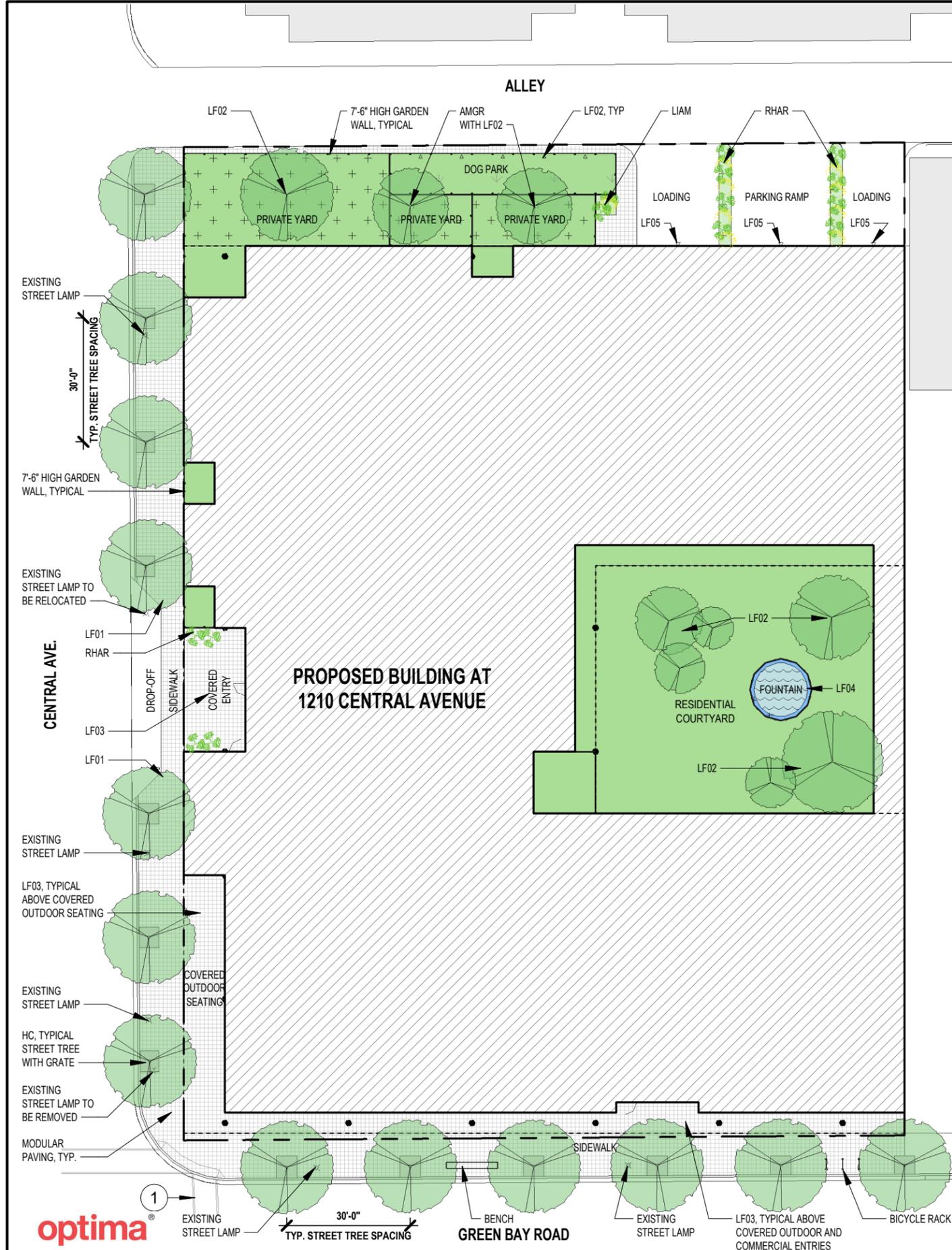


TYPE OF SPACE	AREA	% OF NET LOT SIZE
DRIVEWAY AT GRADE	1,476 SF	3%
ENCLOSED SPACE AT GRADE	30,400 SF	72%
PRIVATE TERRACE / YARD AT GRADE	2,087 SF	5%
OPEN SPACE AT GRADE	8,205 SF	19%
NET LOT SIZE	42,167 SF	

PUD-A903
USABLE OPEN SPACE DIAGRAM



OPTIMA WILMETTE



EXTERIOR LIGHTING SCHEDULE								
CODE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	LAMP	COLOR TEMP	LOCATION	COMMENTS
LF01	LIGHT BOLLARD	HAWK LIGHTING	2003B-380LED	BLACK	LED	3000K	WALKWAYS	BASIS FOR DESIGN. EXT. RATED, 15" FLAT TOP
LF02	LANDSCAPE LIGHT	FX LUMINAIRE	FX LUM-MU	BRONZE	LED	3000K	TREE / PLANTER BEDS	BASIS FOR DESIGN. EXT. RATED
LF03	CEILING CAN LIGHT	MAXIM LIGHTING	86104ABZ	BRONZE	LED	3000K	UNDERSIDE OF SLAB	BASIS FOR DESIGN. EXT. RATED
LF04	FOUNTAIN LIGHT	HAYWARD	COLORLOGIC	N/A	LED	3000K	FOUNTAIN	BASIS FOR DESIGN. WET RATED, MULTICOLORED
LF05	FLOOD LIGHT	LUMARK	XTOR3B-Y	BRONZE	LED	3000K	WALL MOUNTED	BASIS FOR DESIGN. EXT. RATED



EXAMPLE OF LF01

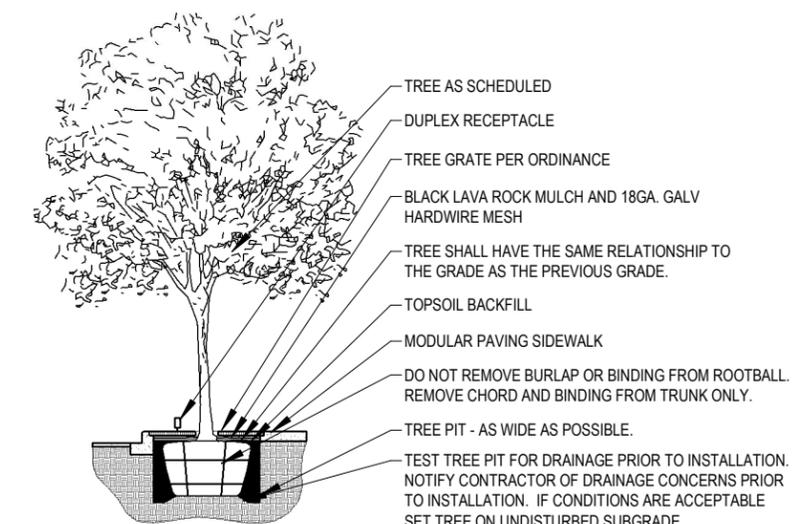


EXAMPLE OF LF02



EXAMPLE OF LF03

SITE LIGHT FIXTURE TYPES



TYPICAL PARKWAY TREE IN GRATE DETAIL

PLAN KEY NOTES

- 1 ALL STREETScape ELEMENTS TO BE COORDINATED WITH THE VILLAGE'S MASTER STREETScape PLAN

PLANT LIST					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	TOTAL	COMMENTS
HC	GLEDITSIA TRIANCANTHOS INERMIS	THORNLESS HONEY LOCUST	4" CAL.	11	BRANCHED UP 6'
AMGR	AMELANCHIER GRANDIFLORA	APPLE SERVICEBERRY	2" CAL.	6	BRANCHED UP 6'
LIAM	LIGUSTRUM AMURENSE 'CHEYENNE'	PRIVET	3'	-	WHITE FLOWER COLOR
RHAR	RHUS AROMATIC 'GROW LOW'	GROW LOW SUMAC	1.5	-	

PUD-A911
LANDSCAPE & LIGHTING PLAN - GRADE LEVEL



OPTIMA WILMETTE

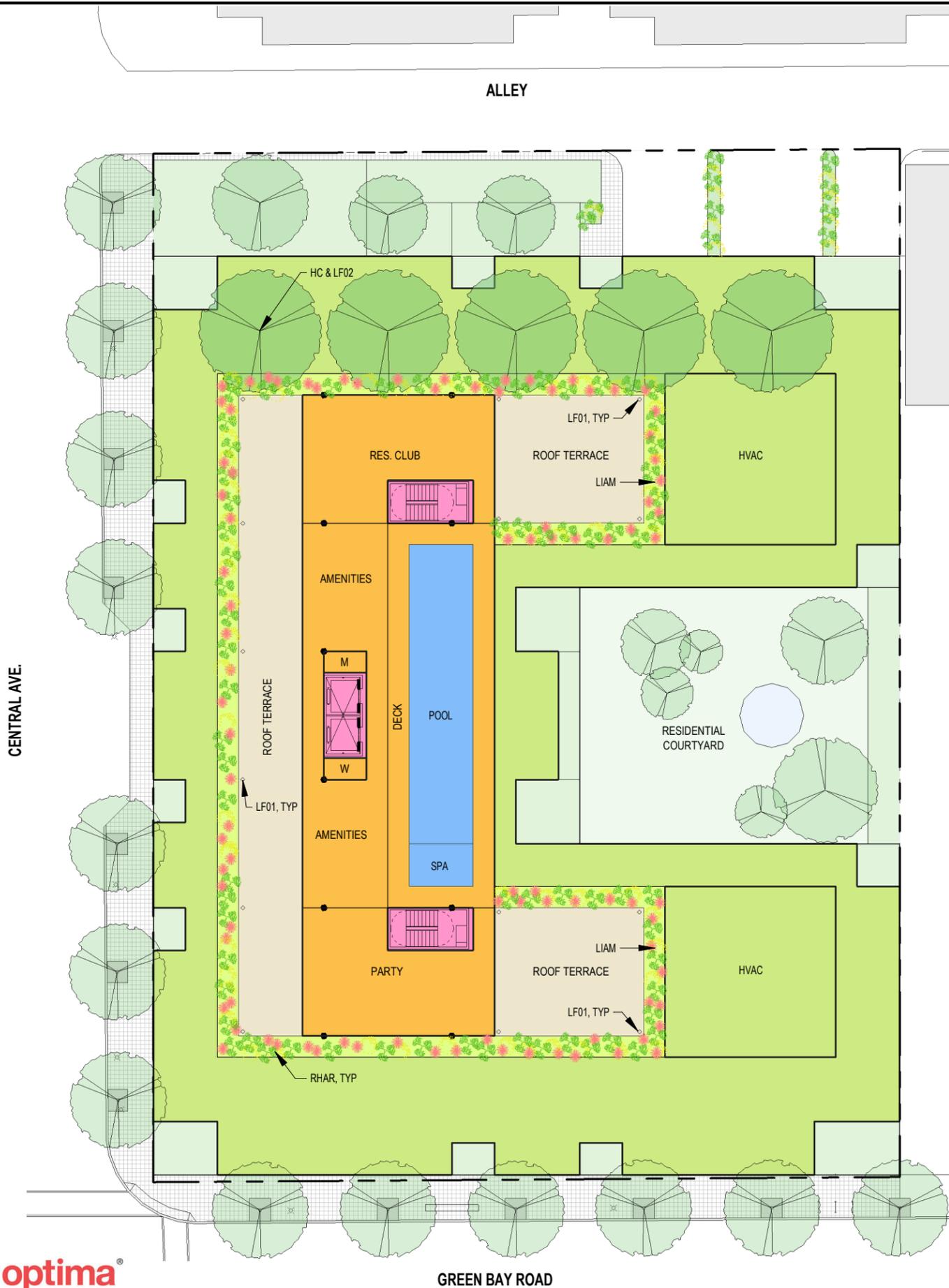
630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400



10/18/19

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EXTERIOR LIGHTING SCHEDULE								
CODE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	LAMP	COLOR TEMP	LOCATION	COMMENTS
LF01	LIGHT BOLLARD	HAWK LIGHTING	2003B-380LED	BLACK	LED	3000K	WALKWAYS	BASIS FOR DESIGN. EXT. RATED, 15" FLAT TOP
LF02	LANDSCAPE LIGHT	FX LUMINAIRE	FX LUM-MU	BRONZE	LED	3000K	TREE / PLANTER BEDS	BASIS FOR DESIGN. EXT. RATED
LF03	CEILING CAN LIGHT	MAXIM LIGHTING	86104ABZ	BRONZE	LED	3000K	UNDERSIDE OF SLAB	BASIS FOR DESIGN. EXT. RATED
LF04	FOUNTAIN LIGHT	HAYWARD	COLORLOGIC	N/A	LED	3000K	FOUNTAIN	BASIS FOR DESIGN. WET RATED, MULTICOLORED
LF05	FLOOD LIGHT	LUMARK	XTOR3B-Y	BRONZE	LED	3000K	WALL MOUNTED	BASIS FOR DESIGN. EXT. RATED



PLANT LIST					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	TOTAL	COMMENTS
HC	GLEDITSIA TRIANCANTHOS INERMIS	THORNLESS HONEY LOCUST	4" CAL.	11	BRANCHED UP 6'
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LIAM	LIGUSTRUM AMURENSE 'CHEYENNE'	PRIVET	3'	-	WHITE FLOWER COLOR
RHAR	RHUS AROMATIC 'GROW LOW'	GROW LOW SUMAC	1.5'	-	

PUD-A912
LANDSCAPE & LIGHTING PLAN - ROOF LEVEL



OPTIMA WILMETTE

630 VERNON AVE. SUITE E GLENCOE, IL 60022 847-835-8400



10/18/19

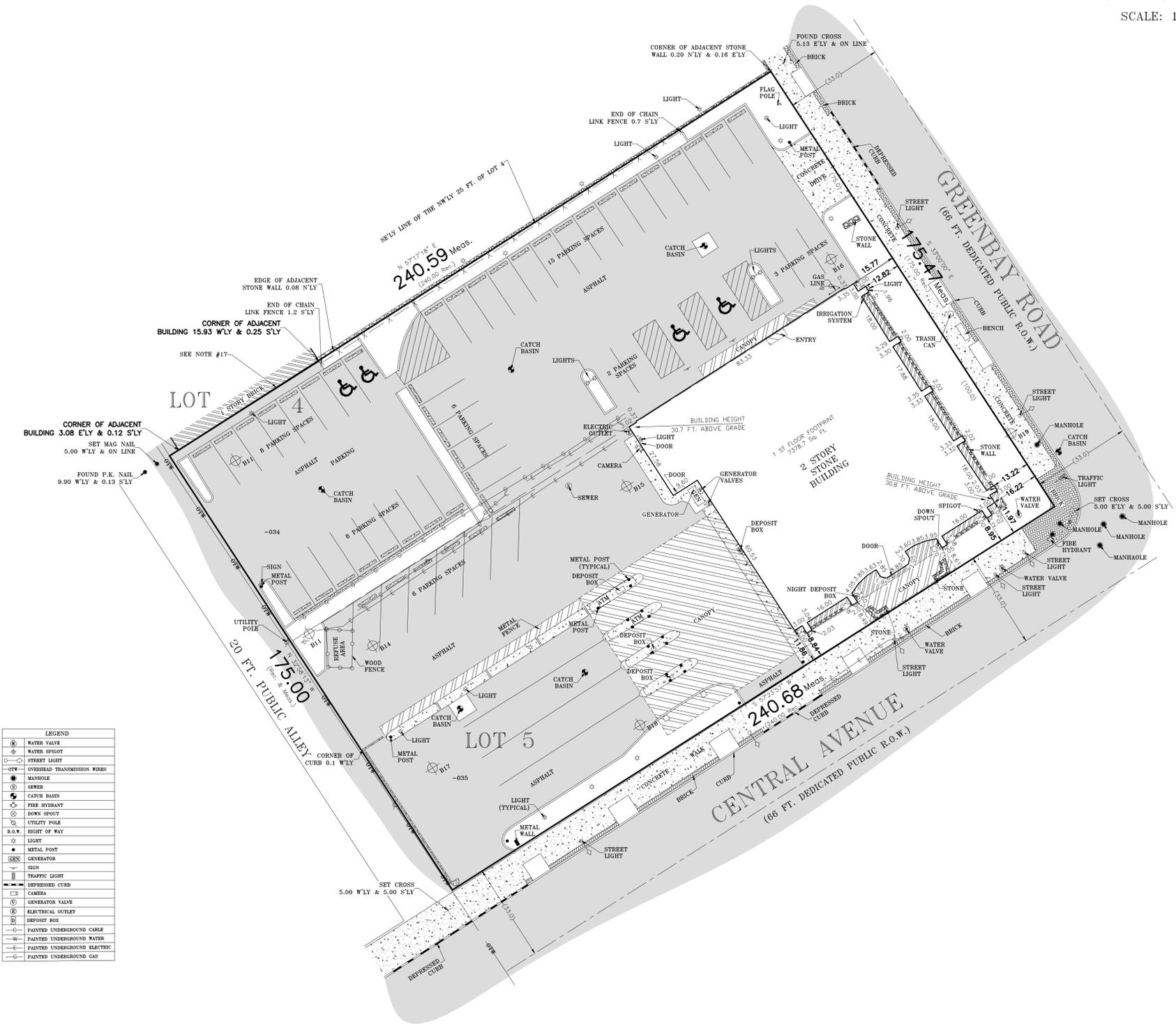
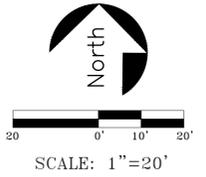
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ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

LOT 4 (EXCEPT THE NORTHWESTERLY 25 FEET THEREOF) AND ALL OF LOT 5 IN BLOCK 4 IN THE VILLAGE OF WILMETTE IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1210 CENTRAL AVENUE, WILMETTE, ILLINOIS
P.I.N. 05-34-101-034 AND 05-34-101-035



LEGEND	
(W)	WATER VALVE
(S)	WATER SPOUT
(L)	STREET LIGHT
(O-T)	OVERHEAD TRANSMISSION WIRES
(M)	MANHOLE
(S)	SEWER
(C)	CATCH BASIN
(F)	FIRE HYDRANT
(D)	DOWN SPOUT
(U)	UTILITY POLE
(R.O.W.)	RIGHT OF WAY
(L)	LIGHT
(M)	METAL POST
(G)	GENERATOR
(S)	SIGN
(T)	TRAFFIC LIGHT
(C)	DEPRESSED CURB
(C)	CAMERA
(V)	GENERATOR VALVE
(E)	ELECTRICAL OUTLET
(D)	DEPOSIT BOX
(-)	PAINTED UNDERGROUND CABLE
(-)	PAINTED UNDERGROUND WATER
(-)	PAINTED UNDERGROUND ELECTRIC
(-)	PAINTED UNDERGROUND GAS



GENERAL NOTES:

- UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES. FOR ACTUAL LOCATION OF UTILITIES, SHOWN OR NOT SHOWN, CALL I.U.L.L.E. AT 1-800-862-0123.
- THE LISTED OWNERS OF THE ADJACENT LAND TO THE WEST ARE: DYGOS JOHN/DYGOS DOROTHY, PROPERTY INDEX NUMBER IS 05-34-101-041, RICHARD B. EGEN, PROPERTY INDEX NUMBER IS 05-34-101-042, TRUST NUMBER 0002378289, INDEX PROPERTY INDEX NUMBER IS 05-34-101-043, ANITA S. GERBER TRUST, PROPERTY INDEX NUMBER IS 05-34-101-045 AND MARK J. WEINSTEIN, PROPERTY INDEX NUMBER 05-34-101-044. TO THE NORTH ARE ARON ALLEN/ARON LANA, PROPERTY INDEX NUMBER IS 05-34-101-049 AND 05-34-101-032.
- THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, KNOWN AS FILE NUMBER NCS-955437-CH2, WITH A COMMITMENT DATE OF MARCH 15, 2019.
- PROPERTY INDEX NUMBER FOR THIS PROPERTY ARE: 05-34-101-035 AND 05-34-101-034.
- PROPERTY IS SHOWN IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN PER A NON-PRINTED FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.S) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL 255 OF 832, MAP NUMBER 17081C0555J WITH AN EFFECTIVE DATE OF AUGUST 19, 2006.
- TOTAL AREA SURVEYED 42,167.1 SQUARE FEET MORE OF LESS OR 0.9680 ACRES MORE OR LESS.
- PARCEL HAS DIRECT ACCESS TO AND FROM GREENBAY ROAD AND CENTRAL AVENUE, BOTH LEGALLY OWNED AND PUBLICLY DEDICATED, USED AND MAINTAINED RIGHT OF WAYS.
- SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION PER TABLE A, ITEM 16.
- SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT OF WAY LINES CONTEMPLATED OR PROPOSED PER TABLE A, ITEM 17.
- SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL PER TABLE A, ITEM 18.
- PROPERTY HAS 46 REGULAR PAINTED PARKING SPACES AND 4 PAINTED HANDICAP SPACES.
- IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.

- BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT.
- COMPARE ALL POINTS AND LEGAL DESCRIPTION BEFORE ANY TRANSACTION OR CONSTRUCTION, AND AT ONE REPORT ANY DISCREPANCIES TO THE SURVEYOR FOR EXPLANATION AND OR CORRECTION.
- SOUTHERLY FACE OF ADJACENT BUILDING ENCLOSES NORTHERLY LINE 0.12 SOUTHERLY AND 0.25 SOUTHERLY. SEE DRAWING.
- PER SCHEDULE B, PART 2, ITEM 2, "ENVIRONMENTAL DISCLOSURE DOCUMENT CONTAINING THE LAND AND OTHER PROPERTY WAS RECORDED OCTOBER 6, 1994 AS DOCUMENT 9488607". NOT A SURVEY RELATED MATTER.
- BUILDING HEIGHT AND SQUARE FOOT OF FOOTPRINT ADDED ON 09/12/19.



TO: JOHN J. SWISS
FIRST AMERICAN TITLE INSURANCE COMPANY
INTERNATIONAL BANK OF CHICAGO
GREENBAY WILMETTE LLC

THIS IS TO CERTIFY THAT THIS MAO OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 13, 14, 16, 17 AND 18 OF 2016 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/06/19. PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS

4TH DAY OF JUNE A.D. 2019

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO. 190796

Professional Design Registration #184-002795

Preferred SURVEY, INC.
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	05/06/19	FLD CREW:	AM2/7/5
Land Area Surveyed	42,167.1 Sq. Ft.	CAD:	MD
Drawing Revised	REVISED: 10/14/19		

