



Village of Winnetka

Zoning Board of Appeals Regular Meeting

February 13, 2023 at 7:00 PM
Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. January 9, 2023, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 23-01-SU: 310 Green Bay Road - North Shore Country Day School:** An application submitted by North Shore Country Day School seeking approval of an amendment to an existing Special Use Permit, which allowed construction of additions to the Upper School Building, and zoning variations to allow renovation of the existing school gymnasium and construction of an addition to the existing gymnasium consisting of an additional gymnasium and multi-purpose space. The requested amendment would allow renovation of the existing Mac Gymnasium and construction of an addition to the existing gymnasium located on the southeast corner of the school campus. The variations would permit the proposed addition to exceed (i) the maximum permitted gross floor area; and (ii) the maximum permitted building height of 2-1/2 stories. The Village Council has final jurisdiction on this request.
5. **New Business**
 - a. March 13, 2023, Meeting - Quorum Check
6. **Public Comments**
7. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
JANUARY 9, 2023**

Zoning Board Members Present:

Matt Bradley, Chairman
Kate Casale MacNally
Mark Haller
Lynn Hanley
Mike Nielsen
Todd Vender

Zoning Board Members Absent:

Max Weigandt

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:00 p.m.

Public Comment:

No comments were made at this time.

Approval of Minutes:

a. December 12, 2022, Regular Meeting Minutes

Chairman Bradley asked for a motion to approve the December 12, 2022, meeting minutes. A motion was made by Ms. Casale MacNally and seconded by Ms. Hanley. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen, Vender

NAYS: None

Community Development Report:

Mr. Schoon provided the Board with an update with regard to 484 Elder Lane and 488 Elder Lane as well as the status of the Comprehensive Plan draft document, a copy of which he would provide a weblink to everyone. He also stated that next week, the Village Council would be reviewing an amended, revised concept plan for the One Winnetka property before it went through the formal planned development process.

Continued Cases:

a. **Case No. 22-30-V2: 232 Sheridan Road (Continued from the December 12, 2022, meeting):** An amended application submitted by Amy and William Franzen seeking approval of zoning variations to allow construction of an addition to the existing residence at 232 Sheridan Road. The requested variations would permit the addition to (i) exceed the maximum permitted roofed lot coverage; (ii) exceed the maximum permitted gross floor area; (iii) provide less than the minimum required corner yard setback from the private road easement along the north property line; (iv) provide less than the minimum required rear yard setback from the west property line; (v) exceed the maximum permitted width for a front-facing attached garage; and (vi) exceed the maximum permitted width for a front-facing attached garage door. The plans have been amended to reduce the requested variations for

1 **roofed lot coverage, gross floor area, rear yard setback, and front-facing attached garage width. The**
2 **Village Council has final jurisdiction on this request.**

3 Ms. Klaassen noted the plans were amended to reduce roofed lot coverage (RLC), gross floor area (GFA),
4 rear yard setback and the width of the front-facing garage and identified the Board's concerns from the
5 December 2022 meeting. She referred to the amended plans and explained in detail the proposed plan
6 changes and reductions in the variations being requested. Ms. Klaassen then identified the net increase
7 in RLC and GFA for the current proposal when compared to the original proposal.
8

9 Ms. Klaassen informed the Board of two additional emails received from neighbors, which were
10 distributed to the Board. She then stated following the applicant's presentation, the Board may wish to
11 make a motion to recommend approval or denial of the request with a draft motion provided on page
12 nos. 14 and 15. Ms. Klaassen then asked if there were any questions.
13

14 Chairman Bradley also asked if there were any questions. Ms. Hanley asked for further explanation
15 regarding the second floor addition which Ms. Klaassen provided to the Board. Ms. Casale MacNally
16 referred to the proposed home gym and master bedroom on the second floor and questioned the deck's
17 structural integrity and whether structural engineering plans were available. Ms. Klaassen responded they
18 do not have that level of detail for a variation application and suggested that the applicant may be able
19 to address those questions. No additional questions were raised at this time.
20

21 Chairman Bradley swore in those speaking to this matter. William Franzen, the applicant, and John
22 Franzen, the architect, introduced themselves to the Board. John explained the property's history to the
23 Board and the reasoning for certain aspects of the request along with the property's difficulties and
24 hardships. He also addressed the standards. John then described the reductions in the proposal which
25 reduced the amount of the GFA and RLC variations as well as the reductions made to the garage. He
26 concluded the request would not affect many people, improve the home and create reasonable return.
27

28 William Franzen noted four of the requests are due to the easement and if the garage was not considered
29 front-facing, they would get the 200 square-foot bonus. He added that the flag pole portion of an adjacent
30 lot between their lot and the property to the south would never be developed. William noted the home
31 gym would be built over the additional garage bay as well as the master bathroom and would not be a
32 problem structurally.
33

34 Chairman Bradley asked if there were any questions. Ms. Casale MacNally clarified her question in terms
35 of building the master bath and home gym where the existing porch trellis is. John Franzen explained how
36 that alternative would not make the home symmetrical with the home to the south and would not align
37 with the surrounding homes. Mr. Haller questioned certain measurements on the Mitchell's property to
38 the south, and John Franzen responded the coping and block on the applicant's home is 9 inches higher
39 than the Mitchell's.
40

41 Ms. Hanley asked William Franzen if he considered not having the home gym and William responded they
42 did not and noted it can be used in the future as a master bedroom. Ms. Hanley stated the home gym
43 elimination would only result in a variation for the garage. William described how they view that space as
44 important to their reasonable return. Ms. Hanley stated the lot is small and the applicant has to work with
45 the amount of space they have when the home gym can be considered a fifth bedroom. William further
46 explained how the easement portion of their lot is not counted toward their buildable lot area.
47

Chairman Bradley described the applicant's revised plans and concessions as well done and addressed the concerns in reducing the variance amounts. He then described the property as extraordinarily unique and referred to the neighbors' endorsements of the project. Chairman Bradley referred to the applicant's phrasing of the home gym and stated he appreciated the considerable pare back from the previous request. He then asked the applicant if he would consider further reducing the home gym's GFA although its proposed measurements are not oversized. John Franzen responded by describing the applicant's desire in choosing to lay out the space that way. William Franzen informed the Board they discussed several options in attempts to reduce the amount of space to the bare minimum needed.

Chairman Bradley asked if there were any other questions. No additional questions were raised at this time. He then called the matter in for discussion noting no members of the public are present to comment.

Mr. Haller stated he appreciated the adjustments made and the description of the home gym as important as it would be if it was classified as a home office. He stated the home's character would remain and referred to the fact the neighbors are in support of the request. Mr. Haller then stated he is sympathetic in terms of the private easement issue and would be in favor of the request. Mr. Nielsen also stated he would be in favor of recommending approval and referred to the amount of the GFA overage. Ms. Hanley referred to her issue in connection with GFA while she appreciated the garage situation she was concerned with the bootstrapping in of additional square footage with the garage addition. The Board Members discussed treating easements as not being unique. Ms. Hanley reiterated her concern related to the GFA overage.

Ms. Casale MacNally stated the applicant intentionally purchased this particular property and she is aware of the difficulties in maneuvering with regard to parking, garage access, etc. She agreed with Ms. Hanley's comments with regard to the GFA variation and stated the applicant was aware of the property's limitations. Ms. Casale MacNally added the property is not atypical when compared to the surrounding properties and stated she also had difficulty with the GFA variation.

Mr. Vender described the property as very unique although he was not aware of the easement issue. He stated the combination of old and historic and preserving such homes although the description of the space as a home gym may seem to make it not necessary. Mr. Vender also referred to the neighbors' support of the project which would be an improvement and fit in with neighboring properties. He concluded he would be in favor of the request.

Mr. Haller noted the existing bedrooms are not gracious in terms of size and commented on the reference to the additional space as a home gym. Ms. Hanley confirmed she is not opposed to the home gym and added the home is not small and the applicant should work within the limits given.

Chairman Bradley took a straw poll with Ms. Hanley and Ms. Casale MacNally leaning toward against recommending approval. He then asked for a motion to recommend approval of the request as noted on page no. 14. A motion to recommend approval was made by Mr. Vender and seconded by Mr. Nielsen. A vote was taken and the motion passed, 4 to 2:

AYES: Bradley, Haller, Nielsen, Vender

NAYS: Casale MacNally, Hanley

New Business

a. February 13, 2023, Meeting - Quorum Check

The Board Members discussed their availability.

Adjournment:

Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Casale MacNally and seconded by numerous Board members. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen, Vender

NAYS: None

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: FEBRUARY 9, 2023
SUBJECT: 310 GREEN BAY ROAD – NORTH SHORE COUNTRY DAY SCHOOL -
SPECIAL USE PERMIT AND VARIATIONS (CASE NO. 23-01-SU)

INTRODUCTION

On February 13, 2023, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by North Shore Country Day School (the “Applicant”), as the owner of the property located at 310 Green Bay Road (the “Subject Property”). The Applicant is proposing renovation of the existing school gymnasium and construction of an addition to the existing gymnasium consisting of an additional gymnasium and multi-purpose space located on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit** that allowed construction of additions to the Upper School building. The requested amendment would allow renovation of the existing Mac Gymnasium and construction of an addition to the existing gymnasium located on the southeast corner of the Subject Property, which is located in the R-5 Single-Family Residential Zoning District; and
2. Approval of the following **zoning variations**:
 - a. **Gross Floor Area (GFA)** of 241,598.62 square feet, whereas a maximum of 144,190.75 square feet is permitted, a variation of 97,407.87 square feet (67.55%) [Section 17.30.040 – Maximum Building Size] [Note: The existing improvements currently consist of 217,653.62 square feet of GFA. The proposed addition would add 23,945 square feet]; and
 - b. **Building Height** of three-stories, whereas a maximum of 2½-stories is permitted [Section 17.30.080 – Height of Buildings and Structures] [Note: The existing gymnasium currently consists of three-stories].

Additionally, this application is subject to review by the Plan Commission (PC) regarding the special use permit. The PC is scheduled to consider the request on February 22, 2023. The Applicant has also submitted an application for a Certificate of Appropriateness for the proposed improvements. The Design Review Board considered the Certificate of Appropriateness on January 19, 2023, and by a vote of 4-0 recommended approval of the design of the proposed building and site improvements.

A sign has been posted on the Subject Property indicating the time and date of the ZBA public hearing. A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on January 26, 2023. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant or amend a Special Use Permit or to grant a variation to exceed the permitted number of stories.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 14.2 acres (619,025 square feet) in size, is located on the north side of Elder Lane, south of Willow Road, between Forest Street and Green Bay and Church Roads, and contains North Shore Country Day School (see Figure 1). The Subject Property has four front yards, with street frontage along Willow Road to the north, Elder Lane to the south, Green Bay and Church Roads to the east, and Forest Street to the west.

The Comprehensive Plan designates the Subject Property as appropriate for “Public/Semi-Public” uses. The property is zoned R-5 Single Family Residential, and it is bordered by R-5 Single Family Residential to the south, east, and west, and B-2 Multifamily Residential to the north (see Figure 2).

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant’s use of the Subject Property as a school is generally consistent with the Comprehensive Plan land use designation and the R-5 zoning district.



Figure 1 – Aerial Map

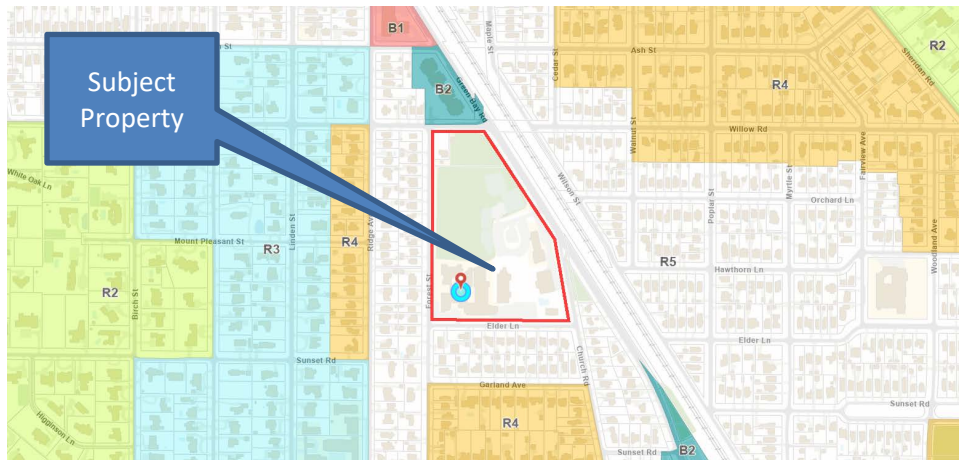


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

North Shore Country Day School began operating on the Subject Property in 1919. There have been several additions and various other improvements to the school and Subject Property over the years. The McCarty Gymnasium (the “Mac Gym”) was constructed in 1960. There are two (2) previous zoning cases on file for the Subject Property:

1. Ordinance M-8-2003 was adopted in February 2003 by the Village Council, granting an amendment to a special use permit and a variation to allow construction of a second-story addition above the library and construction of a lobby, stairway, and elevator addition. The approved variation was to exceed the permitted gross floor area (GFA); and
2. Ordinance M-3-2010 was adopted in May 2010 by the Village Council, granting an amendment to a special use permit and variations to allow construction of additions to the Upper School. The approved variations were for (a) GFA; and (b) building height.

The Ordinances listed above are included in this report as Attachment E.

Figure 3 below and Figures 4 through 6 on the following pages are current photos of the site where the improvements are proposed.



Figure 3 – Subject Property – Southeast Corner of Campus along Church Road



**Figure 4 – Subject Property – North and East Elevations of Mac Gym
Looking Southwest from Green Bay Road**



Figure 5 – Subject Property – South Elevation of Leicester Hall Looking From Elder Lane



**Figure 6 – Existing Mac Gym – North and West Elevations
Looking from Interior Campus to the Southeast**

PROPOSED PLAN

The proposed improvements include: (1) extensive renovation of the Mac Gym located along the east property line of the Subject Property; and (2) construction of an addition to the Mac Gym consisting of a second gymnasium and multi-purpose space. The proposed renovation of the Mac Gym is intended to improve accessibility, security, fire protection, and to modernize the HVAC systems. The proposed second gym would provide additional space for physical education classes as well as an indoor space for the lower and middle schools to use during inclement weather for recess. Additionally, the new and renovated facilities would improve the programmatic needs of their fitness center and training room for their student-athletes. Lastly, the additional gym would also provide more practice space for the volleyball and basketball teams, which are currently limited in their practice times.

Leicester Hall, located on the southeast corner of the Subject Property and currently used as the school administration offices, would be removed to accommodate the proposed addition. Leicester Hall is identified in Figures 3 and 5 on previous pages of this report. The existing outdoor swimming pool located between the Mac Gym and Leicester Hall would also be removed to accommodate the proposed addition. Figure 7 on the following page illustrates the existing Mac Gym, removal of Leicester Hall, as well as the existing covered entry to the Mac Gym, in comparison to the proposed addition.



Figure 7 – Proposed Demolition and Proposed Building Footprint

The proposed plan represents a net increase in gross floor area (GFA) of 23,945 square feet, as well as a net increase of 13,018 square feet of roofed lot coverage and 6,717 square feet of impermeable lot coverage. The proposed addition basically doubles the size of the existing gym facilities. The main entrance on the west side of the building would receive an extended atrium hallway that would run the entire length of the building and addition, providing multi-purpose space to the facilities. The main entrance to the gym facilities would remain on the west side.

The proposed addition would provide a setback of 33 feet from Elder Lane and 45.92 feet from Church Road. Similar to the existing Mac Gym, which consists of three-stories, the proposed addition would also consist of three-stories. The height of the addition would measure 47.5 feet from the lower level, along the east elevation (Church/Green Bay Roads). For reference, the existing Mac Gym is 44.17 feet in height.

In order to accommodate the proposed building addition, two (2) parking spaces located in the south parking lot, also known as the “Student Lot,” would be removed. This parking lot is accessed from Elder Lane and is immediately west of the proposed addition; it can be seen in Figures 8 and 13 later in this report. The Applicant has provided a Campus Transportation Review conducted by traffic consultant Kimley Horn (Attachment C). Based on their observations of traffic conditions documented during multiple morning arrival and afternoon dismissal periods, the traffic consultant concluded:

“...the current traffic management plan functions effectively and was not observed to result in meaningful impact on the campus and surrounding neighborhood. Additionally, no modifications to the current plan are recommended as part of the proposed gym project.”

The Village Engineer, James Bernahl, has reviewed the submitted traffic study and agrees with its conclusions and findings that permitting this amended special use will not result in impairment of increased parking, drop-off, or pick-up issues in and around the Subject Property. Along with Kimley Horn,

Mr. Bernahl recommends the Applicant continue to enhance campus parking, access, and circulation patterns in balance with the school's space, programming, and other objectives. Mr. Bernahl has prepared a memo with his conclusions, which is included in this report as Attachment D.

Excerpts of the proposed site plan, floor plans, and architectural renderings of the proposed improvements are provided on the following pages as Figures 8 through 13. The complete set of plans are provided in the application materials, which are included in this report as Attachment B.

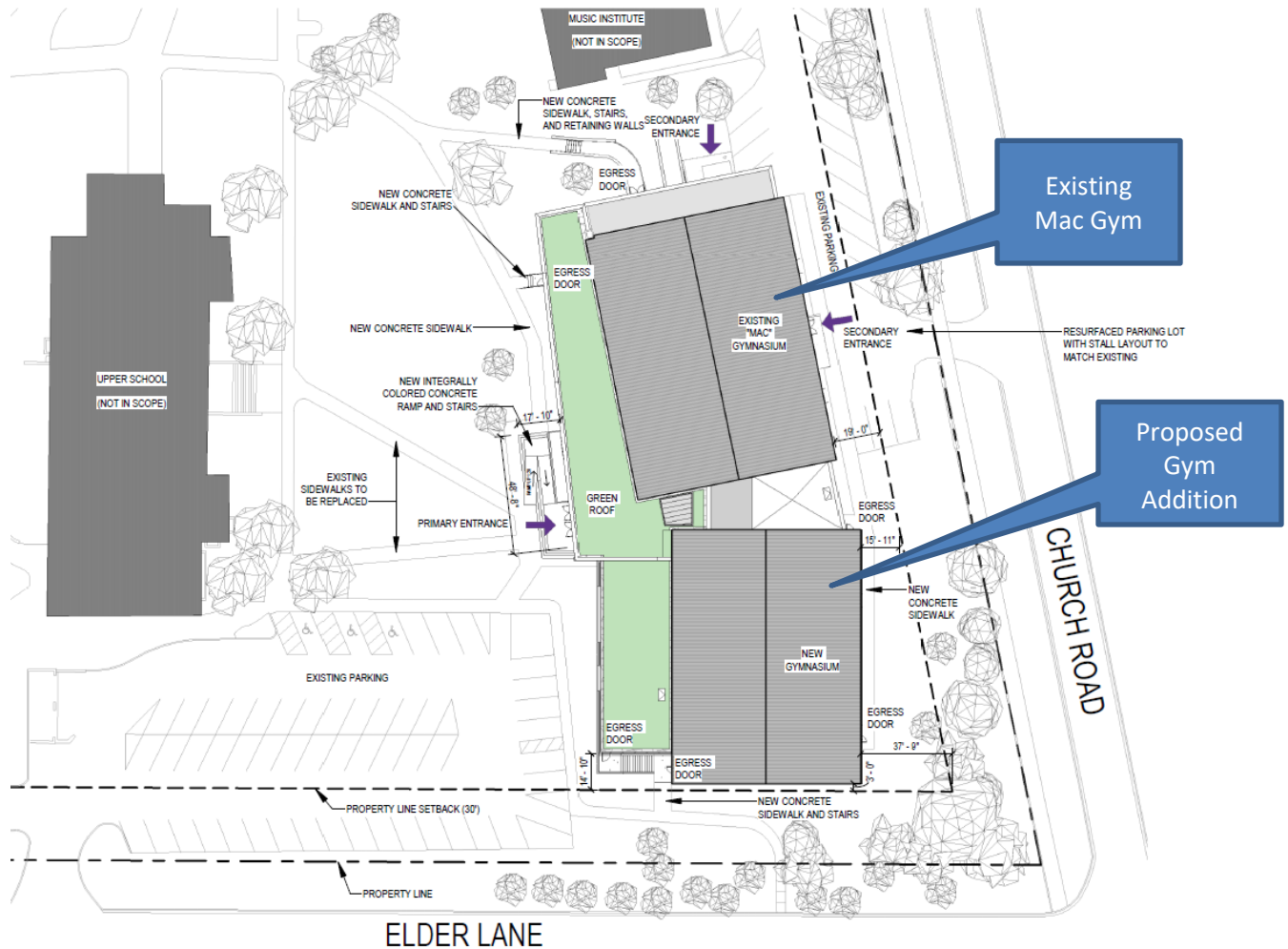


Figure 8 – Excerpt of Proposed Site Plan

As explained in the attached written materials provided by the Applicant (Attachment B), landscape improvements are also proposed as part of the site improvements. First, it is important to note that the existing arborvitae along the southeast corner of the Subject Property (Figure 5) would remain, to preserve the screening currently provided for the neighbors on Elder Lane. Additional deciduous trees, arborvitae, and spruce plantings of varying heights are proposed along the south side of the proposed addition to provide a second layer of landscape buffer from the residential neighbors. The east side of the building (Church/Green Bay Roads) would have deciduous ornamental trees that reach 12-15 feet in height to soften the exposure of the exposed building wall, while still allowing desired light into the building.

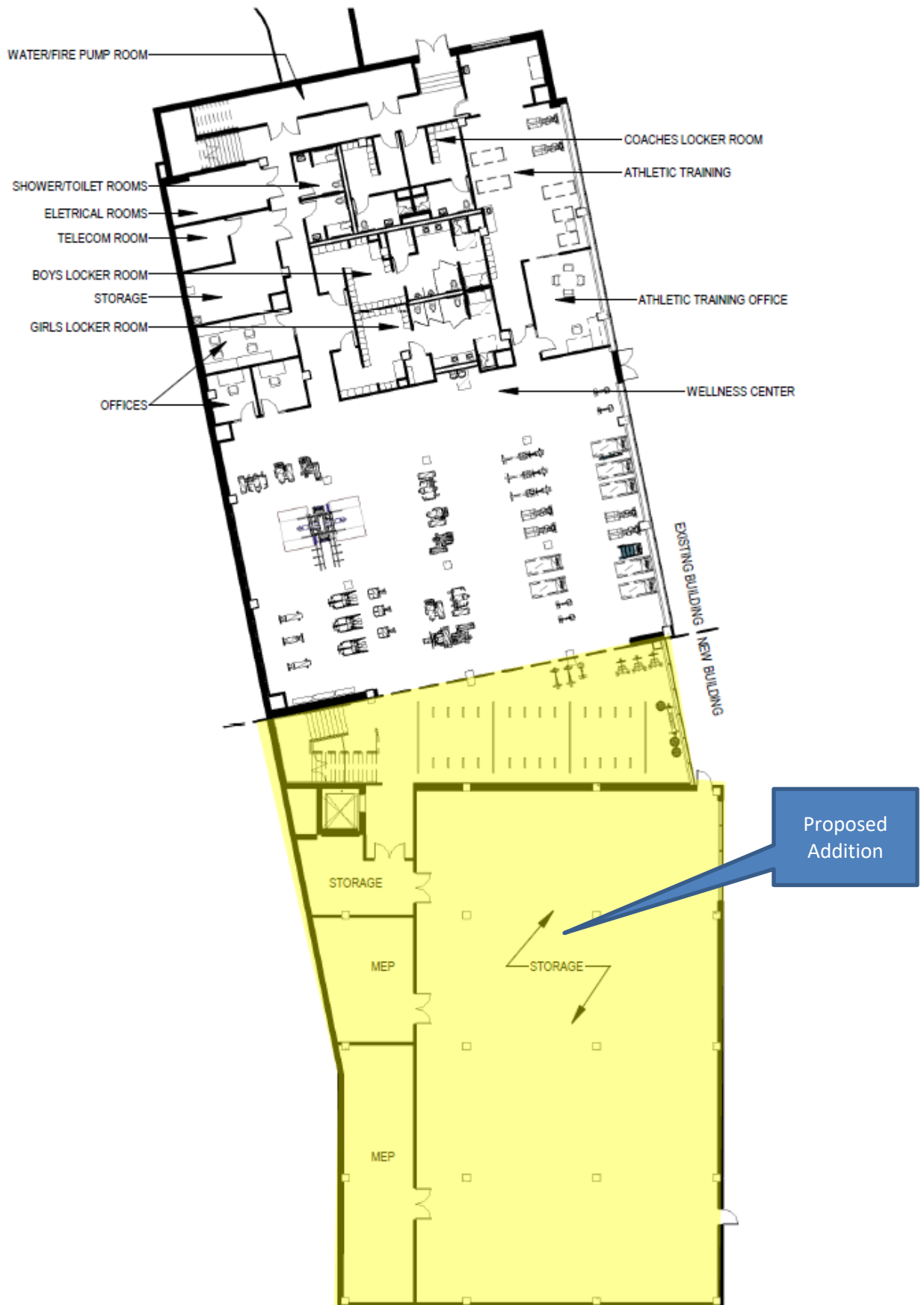


Figure 9 – Proposed Lower Level Floor Plan

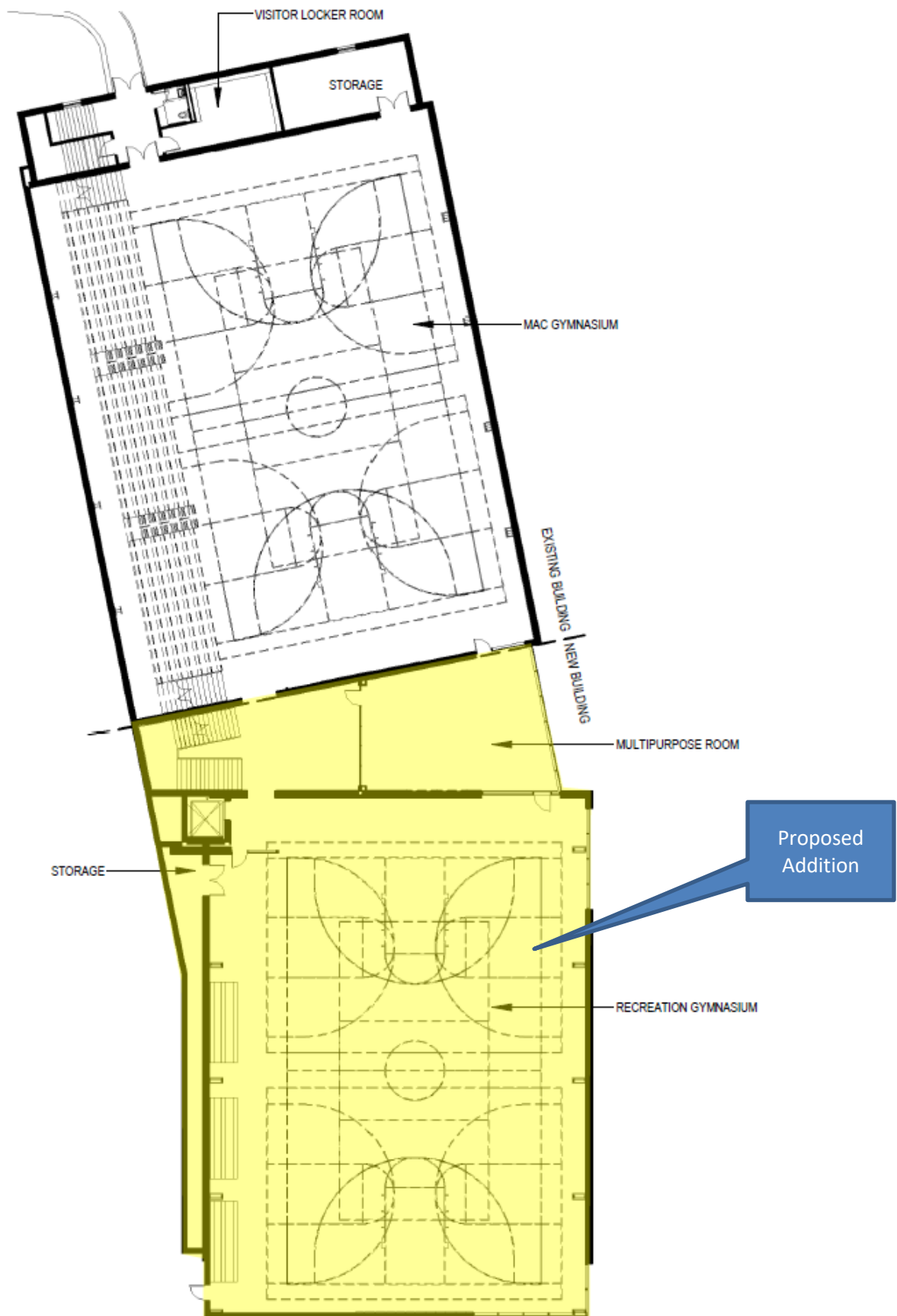


Figure 10 – Proposed Main Level Floor Plan

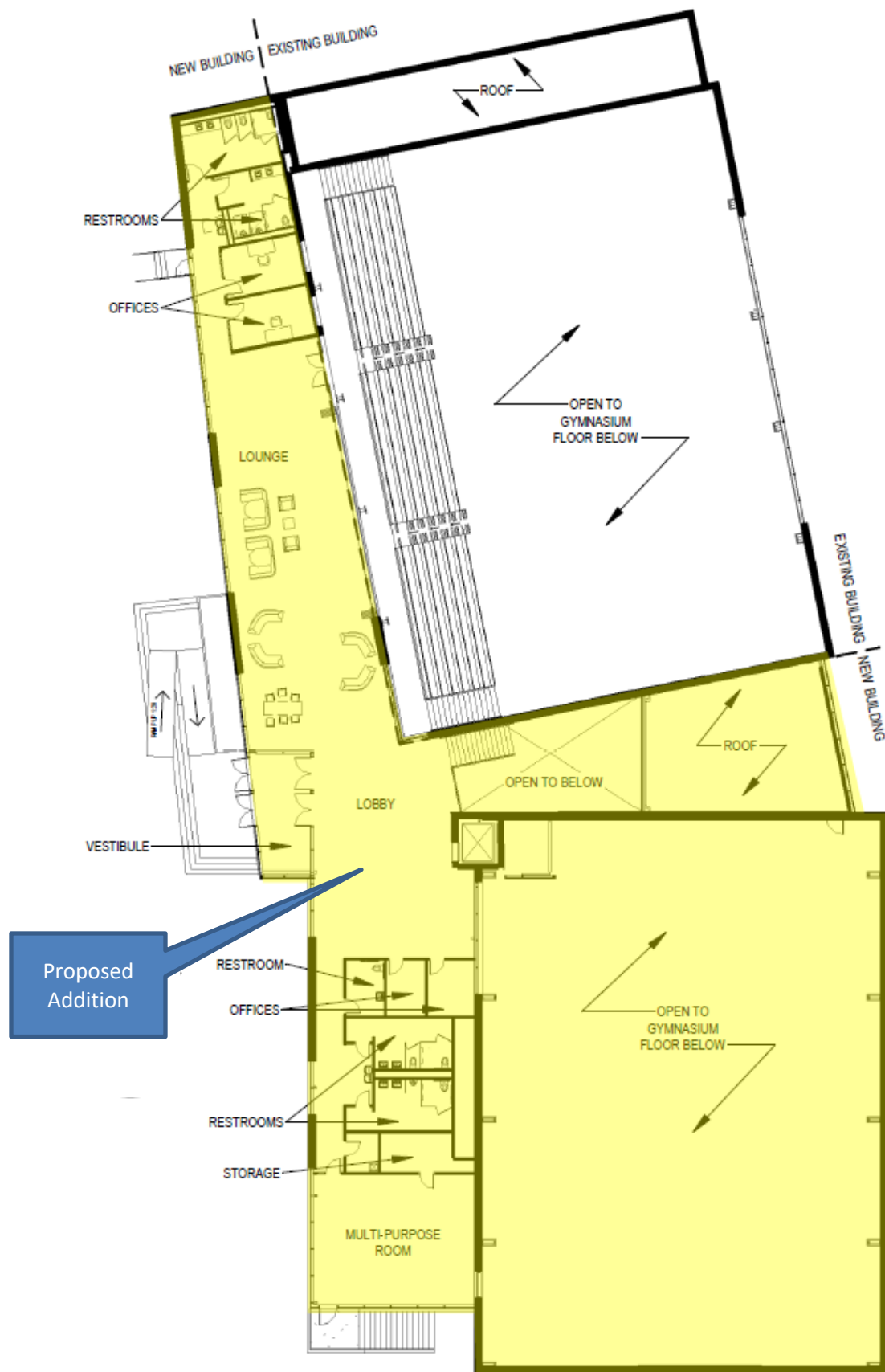


Figure 11 – Proposed Upper Level Floor Plan



Figure 12 – Rendering of Proposed East Elevation (Church/Green Bay Roads)



Figure 13 – Rendering of Proposed West Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, it is worth noting that the Applicant has submitted preliminary civil engineering plans. Village Engineering staff has reviewed these plans and found the improvements comply with the Village stormwater regulations, including the provision of stormwater detention which will be provided by an underground stormwater structure located to the east of the new gymnasium. If this application is ultimately approved by the Village Council, the Applicant will submit a building permit application, which will include final civil engineering plans that will be reviewed by Village Engineering staff.

Figure 14 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area and the orange represents the 500-year flood area.

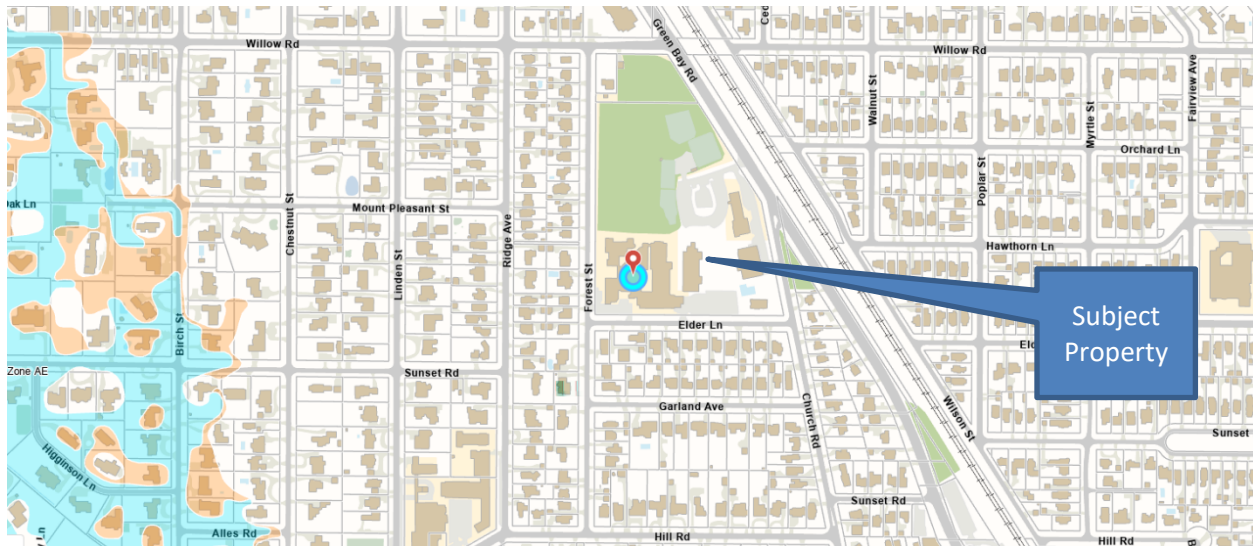


Figure 14 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-5 zoning district (Attachment A). Two variations are being requested to allow the proposed addition: (1) gross floor area; and (2) building height.

Maximum Building Size (GFA). The site currently contains 217,653.62 square feet of GFA, exceeding the maximum permitted GFA by 73,462.87 square feet (50.95%). The increase in GFA with the proposed addition is 23,945 square feet; bringing the total GFA to 241,598.62 square feet, whereas a maximum of 144,190.75 square feet is permitted, a variation of 97,407.87 square feet (67.55%).

Building Height (stories). The existing Mac Gym is three-stories and 44.17 feet in height. The proposed addition would also be three-stories and measure 47.5 feet in height from the lower level along Church Road, whereas a maximum of 60 feet and 2½-stories is permitted. Although the building would comply with the maximum permitted measurement of height in feet zoning relief is required to allow the building to exceed 2½-stories.

FINDINGS

The ZBA is charged with evaluating Special Uses for consistency with the six standards for granting specials use permits, as well as the eight standards for granting of zoning variations.

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit and variations meet the standards for granting the requested Special Use Permit and zoning variations. Does the ZBA find that the requested amendment to an existing Special Use Permit and variations meet the standards for granting such special use and variations; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the requested amendment to the existing special use that allowed additions to the Upper School on the Subject Property granted by Ordinance M-3-2010 and the following zoning variations: (1) gross floor area; and (2) building height to allow renovation of the existing school gymnasium and construction of an addition to the existing

gymnasium consisting of an additional gymnasium and multi-purpose space located on the Subject Property, based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed building addition and site improvements are consistent with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
 - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.
2. The requested zoning variations to allow:
 - a. Gross floor area (GFA) of 241,598.62 square feet, whereas a maximum of 144,190.75 square feet is permitted, a variation of 97,407.87 square feet (67.55%) [Section 17.30.040 – Maximum Building Size]; and
 - b. Building height of three-stories, whereas a maximum of 2½-stories is permitted [Section 17.30.080 – Height of Buildings and Structures].

are **in harmony** ~~**[not in harmony]**~~ with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met** ~~**[have not been met]**~~:

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

7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

[The amendment to the special use for the gymnasium addition and the requested variations should only be approved subject to the following conditions...]

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

Attachment C: Campus Transportation Review Prepared by Kimley Horn (submitted by Applicant)

Attachment D: Village Engineer Bernahl January 26, 2023, Memo

Attachment E: Ordinance M-8-2003, adopted February 18, 2003
Ordinance M-3-2010, adopted May 18, 2010

ATTACHMENT A

ZONING MATRIX

ADDRESS: 310 Green Bay Road - North Shore Country Day School

CASE NO: 23-01-SU

ZONING: R-5

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	8,900 SF	619,025 SF	N/A	N/A	OK
Min. Average Lot Width	70 FT	585.31 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	1,057.6 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	154,756.25 SF (1)	96,750 SF	109,768 SF	13,018 FT	OK
Max. Gross Floor Area	144,190.75 SF (1)	217,653.62 SF	241,598.62 SF	23,945 FT	97,407.87 (67.55%) VARIATION
Max. Impermeable Lot Coverage	309,512.5 SF (1)	237,295 SF	244,012 SF	6,717 SF	OK
Min. Front Yard (Willow/North)	30 FT	31.06 FT	31.06 FT	0 FT	OK
Min. Front Yard (Green Bay/Church/East)	30 FT	50.08 FT (3)	45.92 FT	-4.16 FT	OK
Min. Front Yard (Elder/South)	30 FT	28.32 FT (4)	28.32 FT	0 FT	EXISTING NONCONFORMING
Min. Front Yard (Forest/West)	30 FT	21.96 FT (5)	21.96 FT	0 FT	EXISTING NONCONFORMING

NOTES:

(1) Based on lot area of 619,025 s.f.

(2) Variation amount is the difference between proposed and requirement.

(3) Setback to existing Mac Gym.

(4) Setback to existing Lower School. Proposed gym addition would provide a setback of 33 feet.

(5) Setback to existing residence.

(6) Variation required to permit a building height of 3-stories, whereas a maximum of 2 1/2-stories is permitted.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 23-01-SUProperty InformationSite Address: 310 N. GREEN BAY RD. WINNETKA, IL 60093Applicant InformationName: NORTH SHORE COUNTRY DAY SCHOOLPrimary Contact: CINDY HOOPERAddress: 310 N. GREEN BAY RD.City, State, ZIP: WINNETKA, IL 60093Phone No. 847.441.3352Email: CHOOOPER@NSCDS.ORGArchitect InformationName: KAHLER SLATERPrimary Contact: MARSHALL BUTLERAddress: 125 S. CLARK ST, SUITE 675-2City, State, ZIP: CHICAGO, IL 60603Phone No. 312.319.2953Email: MBUTLER@KAHLERSLATER.COMOwner InformationName: NORTH SHORE COUNTRY DAY SCHOOLPrimary Contact: CINDY HOOPERAddress: 310 N. GREEN BAY RD.City, State, ZIP: WINNETKA, IL 60093Phone No. 847.441.3352Email: CHOOOPER@NDCDS.ORGAttorney InformationName: MPS LAWPrimary Contact: HAROLD FRANCKEAddress: 1515 E. WOODFIELD RD., SUITE 250City, State, Zip: SCHAUMBURG, IL 60173Phone No. 847.330.6068Email: HFRANCKE@MPSLAW.COMApplicant Signature: Date: 12-19-2022Property Owner Signature: Date: 12-19-2022Printed Name of Owner: TOM FLEMMING

David Schoon
Director of Community Development
Village of Winnetka
Green Bay Road
Winnetka, IL 60093

Dear David,

On behalf of North Shore Country Day School, I am pleased to be submitting to you our applications to the Zoning Board of Appeals, Plan Commission and Design Review Board for the renovation of our McCarty Gymnasium and construction of a new gymnasium on the North Shore Country Day campus.

Academic excellence has been central to North Shore Country Day's mission since the school's founding in 1919. In 2019, the North Shore Board of Trustees, in furtherance of that mission, adopted a campus master plan that had as its focus a renovation of its existing gymnasium (Mac McCarty Gymnasium) and construction of a new gymnasium.

The renovation of the McCarty Gymnasium would update the building constructed in 1960. This renovation will provide critical improvements for life safety including a comprehensive fire protection system and creation of strategic security access points. The renovated spaces will have improved accessibility and egress for people of all ages. Modernizing the HVAC systems will allow for optimal indoor air quality and climate control. The new and renovated facilities will also improve programmatic needs for our fitness center and training room for our student-athletes.

The additional gym would serve our current students JK-12 by providing additional space for lower and middle school physical education class, as well as offering smaller group spaces for the upper school wellness classes we offer like yoga and tai chi. The additional gym would also provide students in the lower and middle schools an indoor space during inclement weather for mid-day recess. Finally the additional gym will provide more practice space for our volleyball and basketball teams, who are currently limited in the amount of times they can practice each week. This means the athletes will be better able to improve and compete by practicing more times per week, and at more reasonable times than is currently true.

As our conceptions of fitness and wellness evolve in schools, we want to make sure that we are providing appropriate spaces for those programs. We know so much more today about the critical link between wellness (physical, social, emotional) and learning; any excellent school must augment its offerings in these areas and embed this programming into the daily routine of

the school day for students. Updating and augmenting these spaces will ensure that North Shore Country Day continues to be a leader in the independent school community, while we also address the very real deficiencies in the current building.

North Shore Country Day has retained the architectural firm of Kahler Slater to help design a space that serves all of these critical needs. The firm specializes in educational health and wellness facilities and has a national reputation for excellence and innovation. The architectural plans for the renovation of the McCarty Gym and construction of an additional gymnasium on the southeast side of the campus are in keeping with the school's commitment to partnership with its neighbors in terms of size, design and appearance. North Shore has made efforts from the start of our project planning to link the school, the architects and the builders so that disruption and confusion will be minimized for the school community and our neighbors.

North Shore Country Day has engaged Valenti Builders as our General Contractor. Valenti Builders is the construction company that was responsible for the school's upper school renovation in 2010 and library renovation in 2019 and has deep experience working in the Village of Winnetka and residential settings. Valenti Builders recognizes the need for a detailed construction plan and will be working on the specifics for issues including staging, traffic management, parking, and student circulation during the construction project. Every effort will be made to minimize the impact of construction on the school's neighbors.

Completion of the proposed McCarty Gym project will allow North Shore Country Day to achieve its educational vision for our JK - 12 students' health and wellness needs and help our school remain a recognized example of educational excellence in Winnetka. We look forward to working with you, the Village Council, the Village's advisory commissions and boards and its neighbors in bringing this exciting plan to fruition.

Very truly yours,

A solid black rectangular box used to redact the signature of Tom Flemma.

Tom Flemma
Head of School

**SPECIAL USE PERMIT STANDARDS
NORTH SHORE COUNTRY DAY SCHOOL**

1. That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare.

Response:

The proposed addition to North Shore Country Day will not be detrimental to nor will it endanger the public health, safety, comfort, morals or general welfare of the Village or its inhabitants. In fact, by constructing improvements that will enhance the safety and security of the school's population (for example, installation of automatic sprinkler systems throughout the existing gymnasium).

Accessibility will be improved as part of these improvements with the installation of a ramp into building at the main entry and the installation of a stretcher compliant elevator which will connect all floors of the building.

2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity.

Response:

North Shore Country Day School has been in existence at its current location for the past 103 years. An addition to the school along with its continued use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity of the school or to the residential uses that are permitted by right in the R-5 Single-Family Residential District.

Property values in the surrounding neighborhood have consistently risen notwithstanding North Shore's existence at its present location. There is no reasonable basis to suspect that a 37,897 square foot addition to the campus will substantially diminish or impair property values in the immediate vicinity of the school as no material change in existing land uses or conditions will result from such improvement. In fact, maintaining the functionality of the school through the construction of the proposed addition and building improvements will help maintain stability and stable property values in the surrounding neighborhood.

3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern.

Response:

The normal and orderly development or improvement of residential properties in the immediate vicinity of North Shore Country Day has never been impeded by North Shore's existence at its present location. There is no reason to anticipate that a 37,897 square foot addition to the campus would now impede such development.

4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular congestion in the public ways.

Response:

North Shore Country Day will establish a plan and program for construction vehicle access, material delivery and construction employee parking that will be sensitive to the existence of surrounding residential uses. The school will require, to the greatest extent possible, internalization of such access and parking.

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

Response:

Parking, utilities, access roads, drainage, stormwater detention and other facilities necessary to the operation of the proposed addition to the school already exist or will be provided in accordance with Village Code requirements.

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

Response:

Subject to North Shore's companion application for variation for an increase in the maximum permitted Gross Floor Area, the proposed addition will conform in all respects to the applicable regulations of the Zoning Ordinance and all other Village Ordinances and Building Codes.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 23-01-SU

Property Information

Site Address: 310 GREEN BAY RD. WINNETKA, IL 60093

Owner Information

Name: NORTH SHORE COUNTRY DAY
Address: 310 GREEN BAY ROAD
City, State, ZIP: WINNETKA, IL 60093
Email: CHOOOPER@NSCDS.ORG

Primary Contact: CINDY HOOPER
Phone No. 847.441.3352

Date property acquired by owner: 01/01/1919

Architect Information

Name: KAHLER SLATER
Primary Contact: MARSHALL BUTLER
Address: 125 S. CLARK ST., SUITE 675-2
City, State, ZIP: CHICAGO, IL 60603
Phone No. 312.319.2953
Email: MBUTLER@KAHLERSLATER.COM

Attorney Information

Name: MPS LAW
Primary Contact: HAROLD FRANCKE
Address: 1515 E. WOODFIELD RD., SUITE 250
City, State, Zip: SCHAUMGURG, IL 60173
Phone No. 847.330.6068
Email: HFRANCKE@MPSLAW.COM

Nature of any restrictions on property: NONE

Brief explanation of variation(s) requested (attach separate sheet providing additional details):
MODIFICATION TO INCREASE FAR AND IMPERMEABLE AREA TO THE
CAMPUS FOR A GYMNASIUM RENOVATION AND ADDITION.

Property Owner Signature: _____

Date: 12-19-2022

**RESPONSES TO STANDARDS FOR GRANTING OF ZONING VARIATIONS
NORTH SHORE COUNTRY DAY SCHOOL**

North Shore Country Day ("Applicant"), in connection with its application for zoning variations for the captioned property ("Property"), respectfully submits the following responses to the standards governing the Zoning Board of Appeals' grant of zoning variations:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation in that district:

Response:

The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the zoning regulations due to the fact that the bulk regulations of the R-5 zoning district, which is the zoning district in which the Property is located, are principally intended to govern the construction, maintenance and improvement of single-family residences and Applicant's use of the Property (i.e., a Junior Kindergarten through Grade 12 elementary and high school) is an institutional use.

The purpose of the proposed addition is to upgrade and update athletic facilities on the Property and improve building safety and security, both of which will help maintain the academic reputation of, and assure long term viability of, North Shore Country Day's academic programs and physical plant.

Finally, there are no viable alternative locations on the Property to build the improvements Applicant is seeking to construct to meet the needs of its student body which are continuously evolving at North Shore Country Day and at other schools in the area.

2. That the plight of the owner is due to unique circumstances;

Response:

The plight of Applicant is due to unique circumstances which are related to the Property and not Applicant's status as its owner.

Applicant has established and operated an institutional use on the Property, which sits in the R-5 single-family residential zoning district, since 1919 (i.e., for over 100 years). The maximum building size limitations of that zoning district, which are principally intended to control the construction of residential structures, would effectively prevent the construction, renovation, or expansion of Applicant's buildings, notwithstanding the provisions of the Zoning Ordinance which make schools permitted special uses in the R-5 Zoning District. For this reason, improvements to the North Shore Country Day campus over the years have been considered by the Village through the special use and zoning variation approval processes. The last ordinance the Village adopted in furtherance of the improvement of the Property--Ordinance No. M-3-2010--limits the amount of gross floor area that can be constructed on the Property, making it impossible for Applicant to improve the Property with the building improvements Applicant now seeks to construct.

In addition, the irregular shape and topography of the Property have led to its being developed with most of its buildings clustered at the southeast and southwest

corners of the Property (See depiction of campus included at Exhibit 2 in the Campus Transportation Review report prepared by Kimley-Horn dated December 2022).

Finally, the health and wellness of Applicant's students are top educational priorities. The school currently lacks sufficient indoor spaces for its health and wellness programs. In addition, the existing space requires modernization for life-safety, security, and indoor air quality reasons. These are circumstances which are unique to the Property given its location in the R-5 single-family residential zoning district.

3. That the variation, if granted, will not alter the essential character of the locality;

Response:

The variations, if granted, will not alter the essential character of the locality.

As noted above, North Shore Country Day has existed in its current location, which is generally a residential neighborhood, since 1919. The proposed improvements have been located and designed to be in scale with existing campus buildings and with a sensitivity to the residential uses situated on Elder Lane and Church Road. Building materials will be used and landscaping will be added which will obscure the newly constructed improvements, to the extent possible, from properties situated on the south side of Elder Lane and the east side of Church Road.

In short, the essential character of the area as residential, with an established institutional use nearby, will not be altered by the construction of the improvements Applicant is seeking to construct.

4. That an adequate supply of light and air to adjacent property will not be impaired;

Response:

The building improvements Applicant seeks to construct on the Property will be set back from the Elder Lane and Church Road property lines more than the 30 feet the Zoning Ordinance requires for these portions of the Property. As a result, their construction will not impair an adequate supply of light and air to adjacent property.

5. That the hazard from fire and other damages to the property will not be increased:

Response:

The hazard from fire or other damages to the Property will not be increased if the proposed improvements are constructed. In fact, the risk of such hazards will be diminished as the building improvements which are being proposed for construction will comply with all current building code requirements, including fire and life safety requirements. Those requirements include the installation of a new automatic sprinkler system, a new fire hydrant and a new fire pump.

6. That the taxable value of land and buildings throughout the Village will not diminish;

Response:

The taxable value of land and buildings throughout the Village will not diminish if the request for variations is approved and the new gymnasium improvements are constructed. In fact, the values of surrounding properties will be maintained, and possibly enhanced, by the continuing presence of an improved North Shore Country Day campus, around which many families with school-age children seek to live. The improvement of existing homes and the construction of new homes in the neighborhood have not been impeded over time by the presence and improvement of the North Shore Country Day campus.

7. That the congestion in the public streets will not increase;

Response:

Congestion in the public streets will not increase if the request for variations is approved and the new gymnasium improvements are constructed. Those improvements have been designed to meet the ever-increasing needs, desires and requirements of the existing North Shore Country Day student body. As noted in the aforementioned Campus Transportation Review report, the construction and use of the proposed improvements will not interfere with the current morning arrival and afternoon dismissal activities of the school; nor will they produce a meaningful impact on existing traffic conditions in the neighborhood.

It should also be noted that Applicant will establish a plan and program for construction related traffic, both delivery and worker parking, and require, to the greatest extent possible, internalization of construction of that traffic and parking.

8. That the public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired;

Response:

The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not be otherwise impaired if the request for variations is approved and the new gymnasium improvements are constructed. Adequate parking, utilities, access roads, drainage, and other facilities necessary for the proposed improvements either exist or will be provided in accordance with Village Code requirements.

December 22, 2022



NORTH SHORE COUNTRY DAY SCHOOL
GYM EXPANSION PLAN – SITE LANDSCAPE CONCEPT
WINNETKA, ILLINOIS

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PROJECT NARRATIVE

Fr: S. Freres - Lakota

To: Cindy Hooper, Campus Facilities Director, NSCDS
Marshall Butler, Kahler Slater Architects
Ryan Pliska, Kahler Slater Architects
M. Harty, Lakota

RE: Landscape Concept Plan Narrative – North Shore Country Day School Gym Expansion Plan

North Shore Country Day Planned Gym Expansion Site Landscape Concept Plan Narrative

The following is a brief description of the Proposed Site Landscape concept plan for the planned Gym Expansion Initiative at North Shore Country Day School (NSCDS) in Winnetka. The Project site is located in the Southeast corner of the campus along the Church and Elder Streets intersection. The Planned Gym expansion has long been envisioned as a critical master plan reinvestment strategy for meeting school, and its current and future student bodies academic, social, and recreational needs and expectations in the private educational marketplace.

The planned gymnasium expansion is presented by the design team in two phases but may be implemented in one continuous construction process dependent on funding. This descriptive landscape narrative focuses on the desired site and landscape design character of the building in both its campus and neighborhood context. We recognize the need for this new facility and supportive site landscape features to be harmonious with the surrounding single-family neighborhood character while balancing the planning framework of the school's existing campus plan and its unique facilities, open space, and pedestrian network.

This narrative describes the full Phase 2 – Site Plan.

Internal Campus Landscape Design Character.

The Main Entry to the new gym expansion, focuses on the campus Main Quad or open space. Similar to all buildings on the campus facing central open spaces, a simple low and open landscape character has been envisioned for the new Gym expansion.

This new west facing building façade seeks to blend a simple clean and lower profile form that respects the clean, structured open lawn character of the quadrangle. Minimal existing trees will be impacted by the construction activities as the new building moves from the existing gym footprint to the south in a similar location of the existing Leicester House. The landscape character along this “front door to the campus” provides simple connected concrete walkway and entry points that open to the lawn on the west but are softened with a low profile organized native plant scheme along the base of the building façade. A low maintenance plant palette of large grouping of grasses, monoculture perennial color pockets, simple low deciduous or evergreen shrub massing, and groupings of narrow form vertical juniper are provided to respect the openness of the building façade and maximize internal light penetration.

The building’s north façade provides a greatly simplified pallet of similar plant species, with the inclusion of larger deciduous shrubs to buffer blank wall areas. This portion of the building is mainly characterized as a service corridor and secondary access points.

External Campus (Neighborhood) Landscape Design Character.

As noted previously the new gym expansion plan extends from the current gym footprint to the southeast corner of the campus in what is roughly the location of Leicester House. The south and east façade of the new building, while designed to be in scale with the existing gym and Leicester house, address the campus edge residential street frontages of Elder Lane and Church Street. Here, our landscape plan strategies focus on the “outside in view” of the new facility. Our landscape concept plan emphasizes an approach to effective use of year-round or selective screening for both the Elder Lane and Church Street streetscapes respectively.

Elder Lane Street Frontage

The South building façade while accentuated with glass components at its west and east corners, and parapet line is predominantly a simple masonry wall. Large specimen, low branched columnar English Oaks or Maples are tightly aligned to screen and soften any viewsheds from adjacent neighbors. These deciduous but tightly branched trees and supplemental climbing hydrangea along the buildings base wall form the secondary line of visual buffering. In other words, they are used adjacent to the building to break down its mass and scale. This strategy seeks to provide a secondary or taller level of buffer to manage viewsheds from second floor portions of our immediate neighbor’s homes.

More importantly, our primary landscape buffer strategy protects and maintains the current mature arborvitae hedge along Elder Street and the campus Southeast corner. This continuous 15-20’ height evergreen hedge with mixed deciduous ornamental trees maintains the blocked current streetscape condition for our neighbors. Our plan will further supplement the hedge with new evergreen trees on the streetside and campus side of these existing arborvitae to fill gaps and provide a new level of solid screening as existing material ages and thins. This strategy seeks to maintain the solid level of opacity that exists today and provides first floor and partial second floor buffered views from our immediate neighbors. A campus pedestrian access point is maintained in its current location along Elder.

Church Street Frontage

While a solid screening strategy is desired for Elder Lane and the immediate corner portions of the Church Street frontage, our landscape concept suggests selective screening accomplished through the use of deciduous

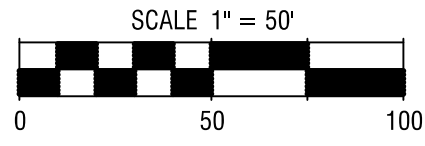
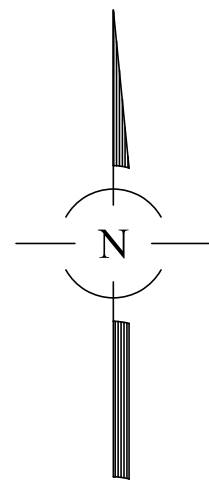
ornamentals trees. These mid-size trees reaching maturity heights of 12-15 feet are used to both accent and soften solid wall elements along south portions of the East facade and create defined open view or entry points at the main glass atrium and entry points. Tree-form serviceberry trees underplanted with liriop groundcover and accentuated with Dwarf Quickfire Hydrangea run parallel to the buildings base and sidewalk entry areas. These open canopy trees with exceptional seasonal color and flower displays are intended to soften the buildings masonry base character and allow for all ground level and transom window areas to provide ample light penetration into interior spaces.

As with our earlier note, the plant palette has been chosen for simplicity, durability, and ease of maintenance.

PLAT OF SURVEY

PROPERTY DESCRIPTION:

BLOCK 5, 6, 7 AND 8, AND VACATED DILLER STREET (EXCEPT FROM SAID BLOCK 8, THAT PART CONVEYED TO THE VILLAGE OF WINNETKA, BY DOCUMENT NUMBER 9200542, AND ACCEPT STREET), ALL IN JOHN C. GARLAND'S ADDITION TO WINNETKA, IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

BOUNDARY SURVEY NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

LAST DATE OF FIELD WORK: DECEMBER 16, 2022.

PROPERTY SURVEYED: 619,025 SQ. FT. OR 14,211 ACRES, MORE OR LESS.

PIN (COOK):

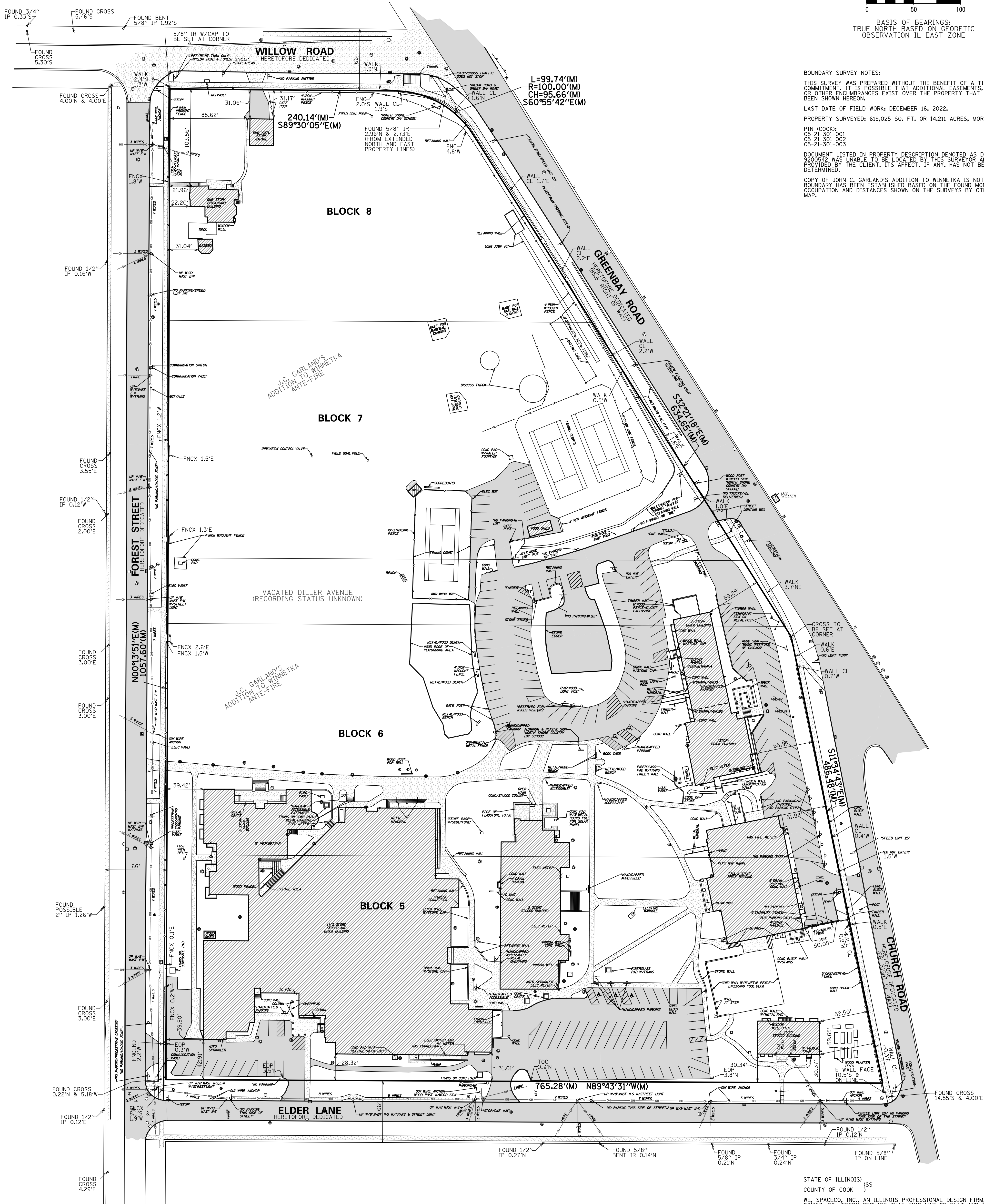
05-21-301-001

05-21-301-002

05-21-301-003

DOCUMENT LISTED IN PROPERTY DESCRIPTION DENOTED AS DOCUMENT 9200542 WAS UNABLE TO BE LOCATED BY THIS SURVEYOR AND NOT PROVIDED BY THE CLIENT. ITS AFFECT, IF ANY, HAS NOT BEEN DETERMINED.

COPY OF JOHN C. GARLAND'S ADDITION TO WINNETKA IS NOT AVAILABLE. BOUNDARY HAS BEEN ESTABLISHED BASED ON THE FOUND MONUMENTS, OCCUPATION AND DISTANCES SHOWN ON THE SURVEYS BY OTHERS AND TAX MAP.



LEGEND

	STORM SEWER		SANITARY MANHOLE		HAND HOLE		CUT CROSS
	STORM MANHOLE		SANITARY SEWER		STREET LIGHT		PK (MAG) NAIL
	COMBINED SEWER		CATCH BASIN		UTILITY POLE		RAILROAD SPIKE
	WATER MAIN		INLET		TRAFFIC SIGNAL		SOIL BORING
	GAS MAIN		FLARED END SECTION		TRAFFIC SIGNAL BOX		SPRINKLER HEAD
	UNDERGROUND TELEPHONE LINE		ELECTRIC MANHOLE		BOLLARD		SIGN
	UNDERGROUND ELECTRIC LINE		TELEPHONE MANHOLE		UNIDENTIFIED MANHOLE		CONTOUR
	CATV		TELEPHONE UPRIGHT		SPOT ELEVATION		RIGHT-OF-WAY MONUMENT
	OH (OH)		ELECTRIC UPRIGHT		O&G (O&G)		O&G (O&G)
	FO (FO)		CABLE TV UPRIGHT		O&G (O&G)		O&G (O&G)
	FIBER OPTIC LINE		PRE-HORIZON VALVE AND VAULT		O&G (O&G)		O&G (O&G)
	RAILROAD		WATER VALVE		O&G (O&G)		O&G (O&G)
	FENCE		BRICK		O&G (O&G)		O&G (O&G)
	GUARDRAIL		AUXILIARY VALVE		O&G (O&G)		O&G (O&G)
	EDGE OF WATER		GAS VALVE		O&G (O&G)		O&G (O&G)
	WETLAND LIMITS				O&G (O&G)		O&G (O&G)

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00151, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 21st DAY OF DECEMBER 2022, IN ROSEMONT, ILLINOIS.

GABRIELA PTASINSKA
3883 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
ROSEMONT, ILLINOIS

GABRIELA PTASINSKA, L.P.L.S., No. 035-3893
LICENSE EXPIRES: 11-30-2024
GPT@spacecoinc.com

REVISIONS:



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 12/21/2022

JOB NO: 11678

FILENAME: 11678SUR-01

SHEET 1 OF 1

PREPARED FOR:
NORTH SHORE COUNTRY DAY
310 GREEN BAY ROAD
WINNETKA, IL 60093

NORTH SHORE COUNTRY DAY

MAC GYMNASIUM RENOVATION & ADDITION



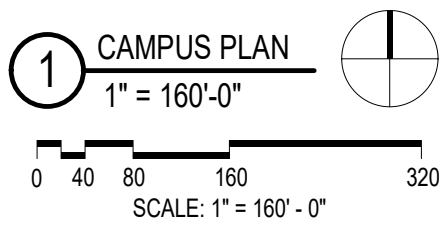
COVER SHEET

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Kahler Slater

NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1000 | 01/30/2023



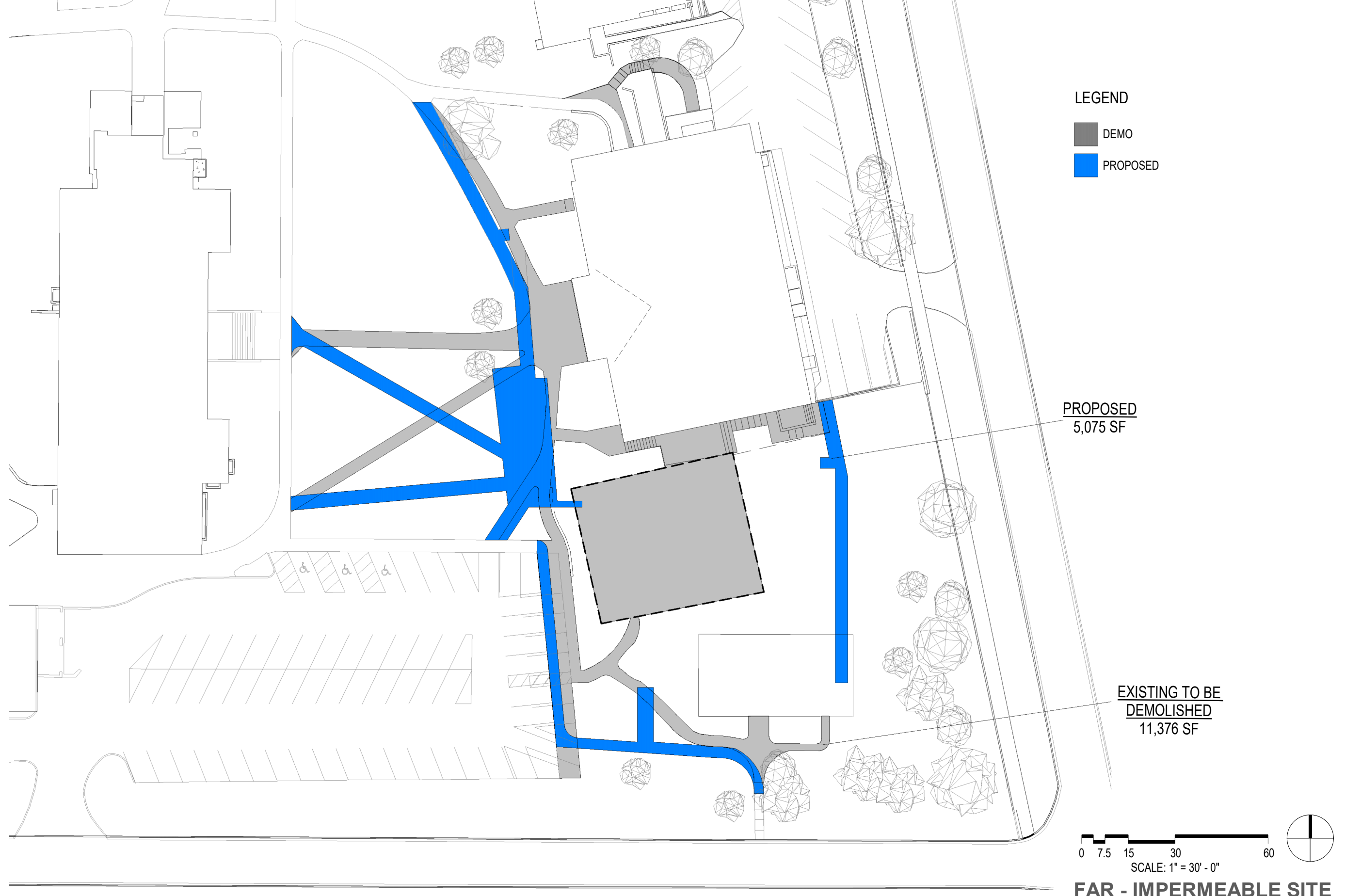
MUSIC INSTITUTE
UPPER SCHOOL

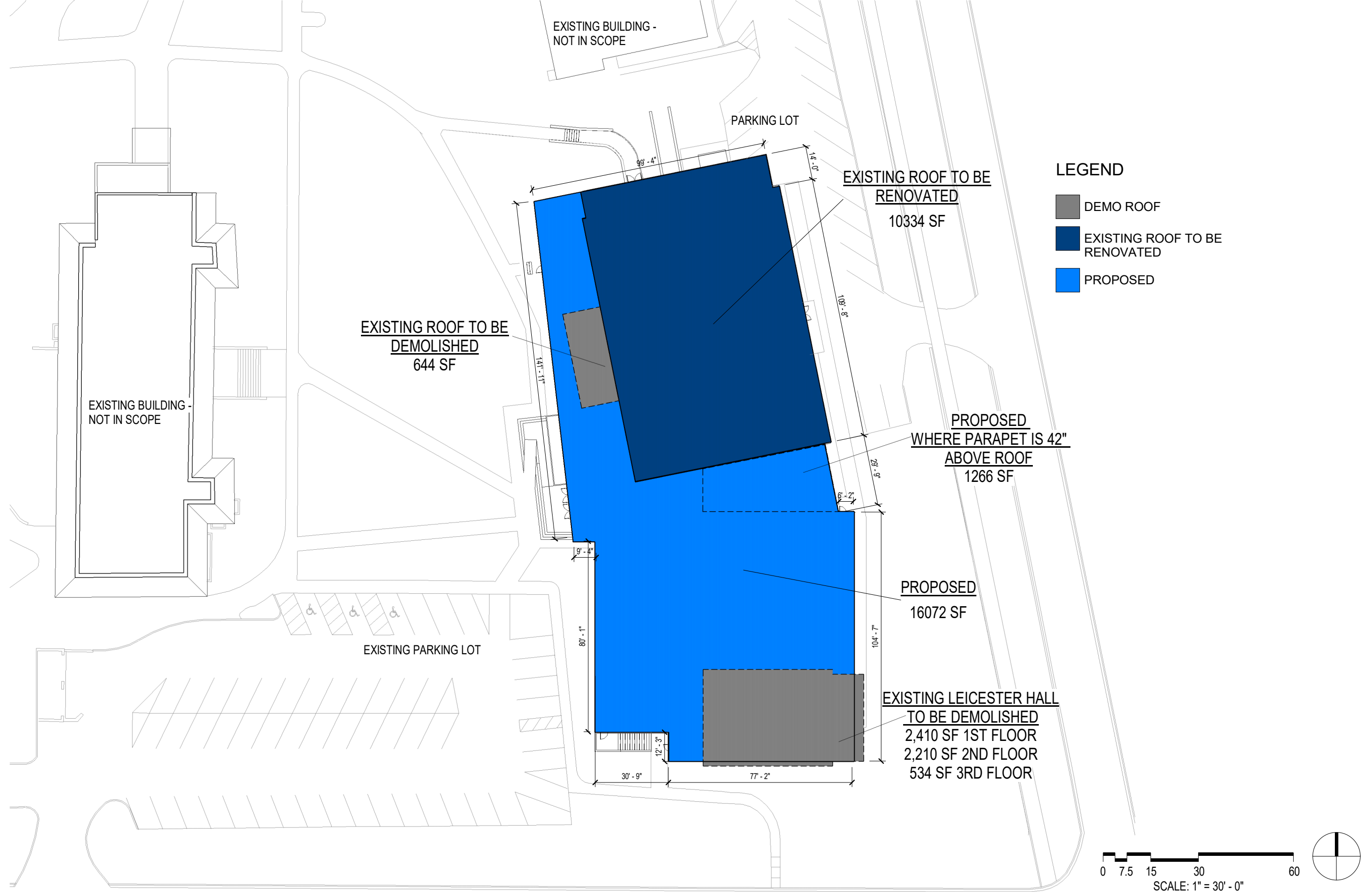
EXISTING GYMNASIUM

PROPOSED ADDITION

SITE CONTEXT

ASK-1001 | 01/30/2023





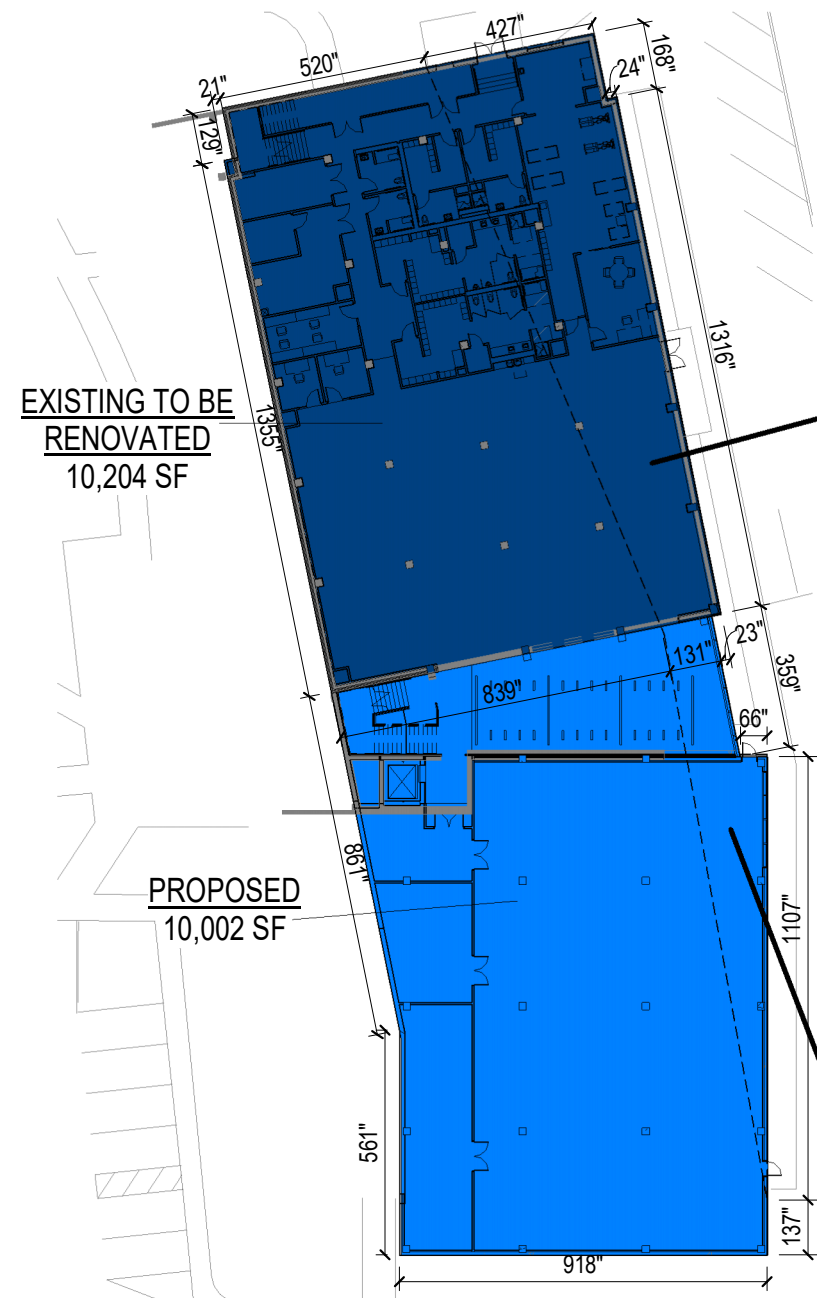
FAR - IMPERMEABLE BUILDING

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Kahler Slater

NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1003 | 01/30/2023



ABOVE 4' PERIMETER OF EXISTING BASEMENT:
 $427" + 24" + 168" + 1316" + 23" + 131" = 2,089" / 12 = 174'-1"$

TOTAL PERIMETER OF EXISTING BASEMENT:
 $2,089 + 839" + 1355" + 21" + 129" + 520" = 4,953" / 12 = 412'-9"$

AREA OF EXISTING BASEMENT:
 10,204 SF

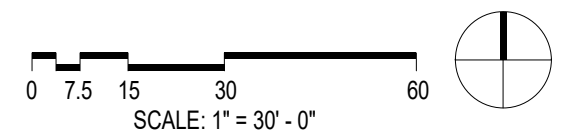
AREA OF EXISTING BASEMENT FAR:
 $10,204 \times (2,089" / 4,953") = \underline{4,303.69 \text{ SF}}$

ABOVE 4' PERIMETER OF PROPOSED BASEMENT:
 $131" + 359" + 66" + 1107" = 1,663" / 12 = 138'-7"$

TOTAL PERIMETER OF PROPOSED BASEMENT:
 $1,663" + 137" + 914" + 561" + 861" + 839" = 4,975" / 12 = 414'-7"$

AREA OF PROPOSED BASEMENT:
 10,002 SF

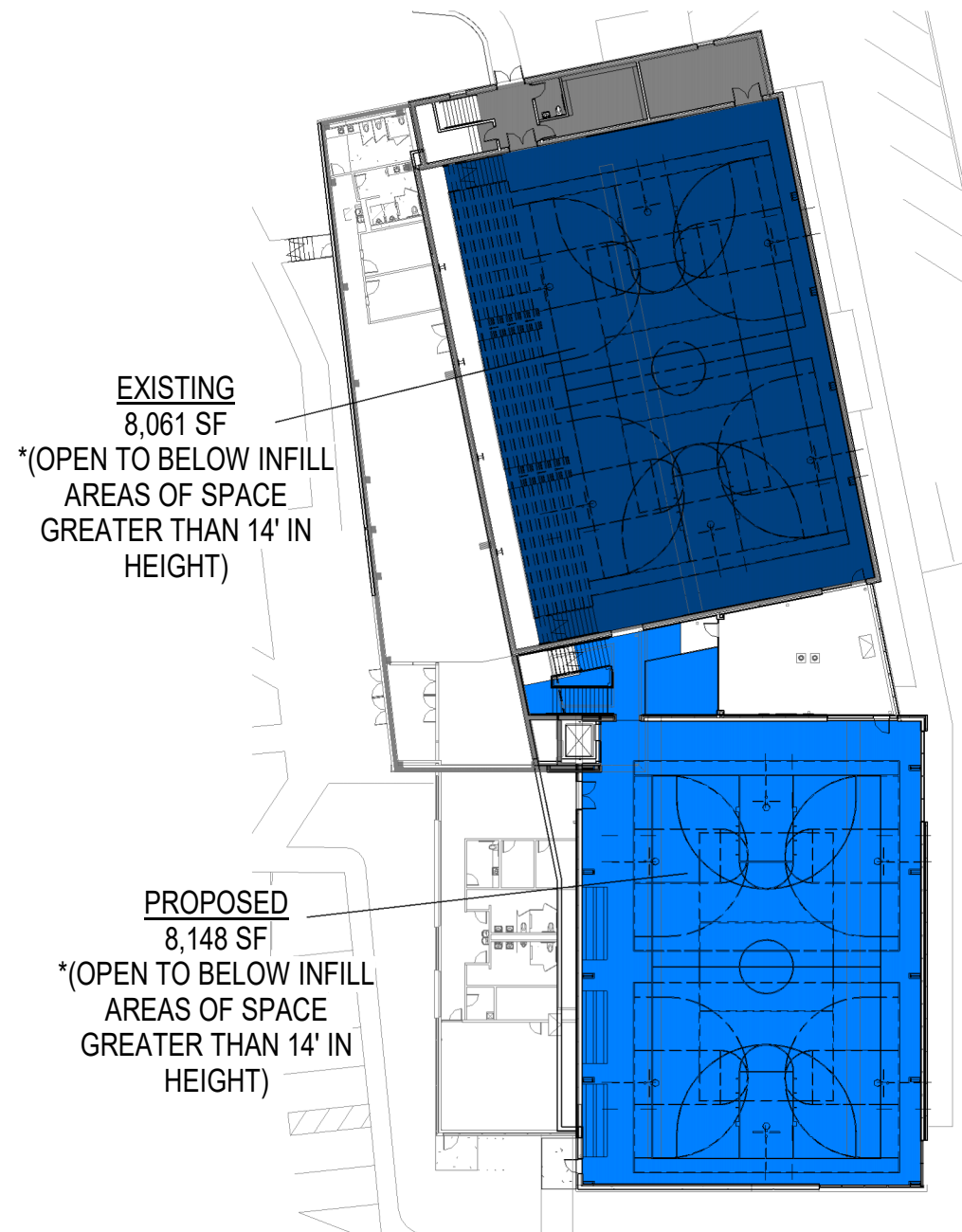
AREA OF PROPOSED BASEMENT FAR:
 $10,002 \times (1,663" / 4,975") = \underline{3,343.38 \text{ SF}}$



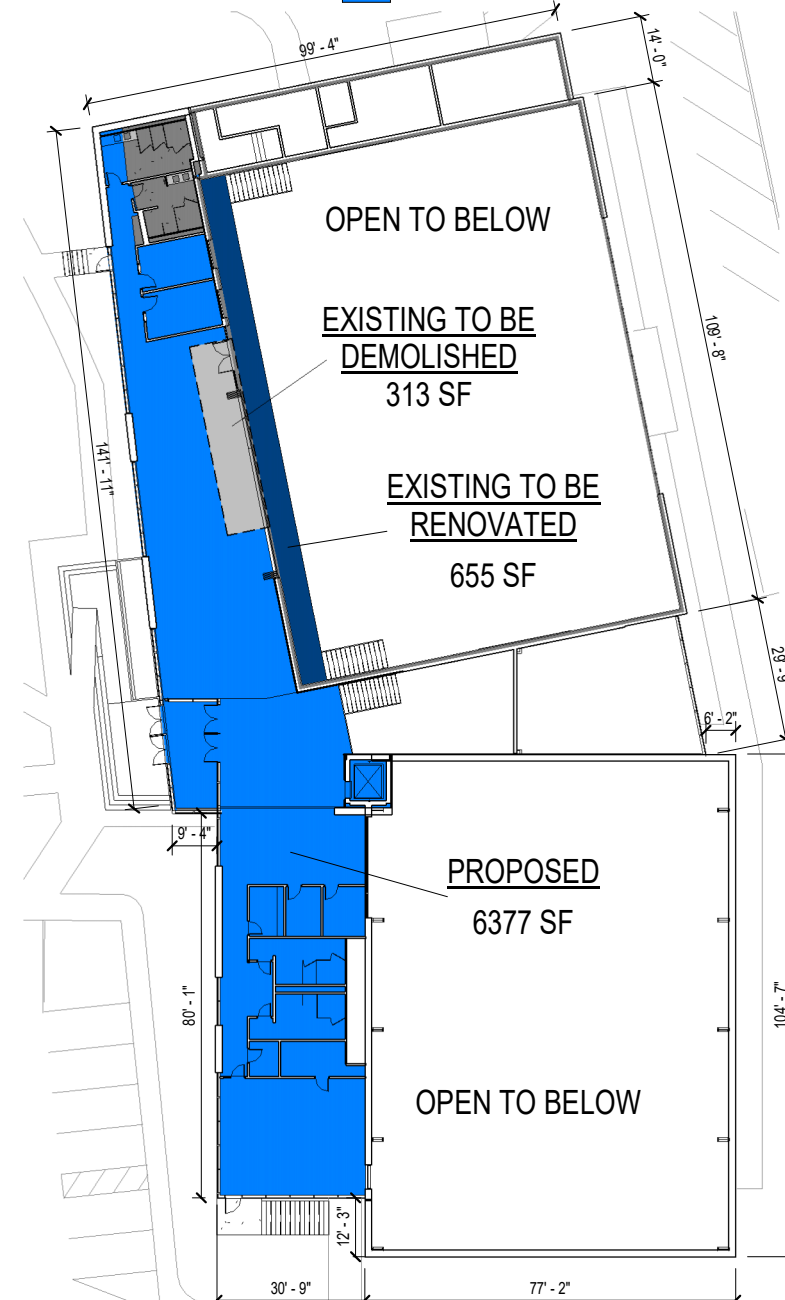
FAR - BASEMENT CALCULATION

LEGEND

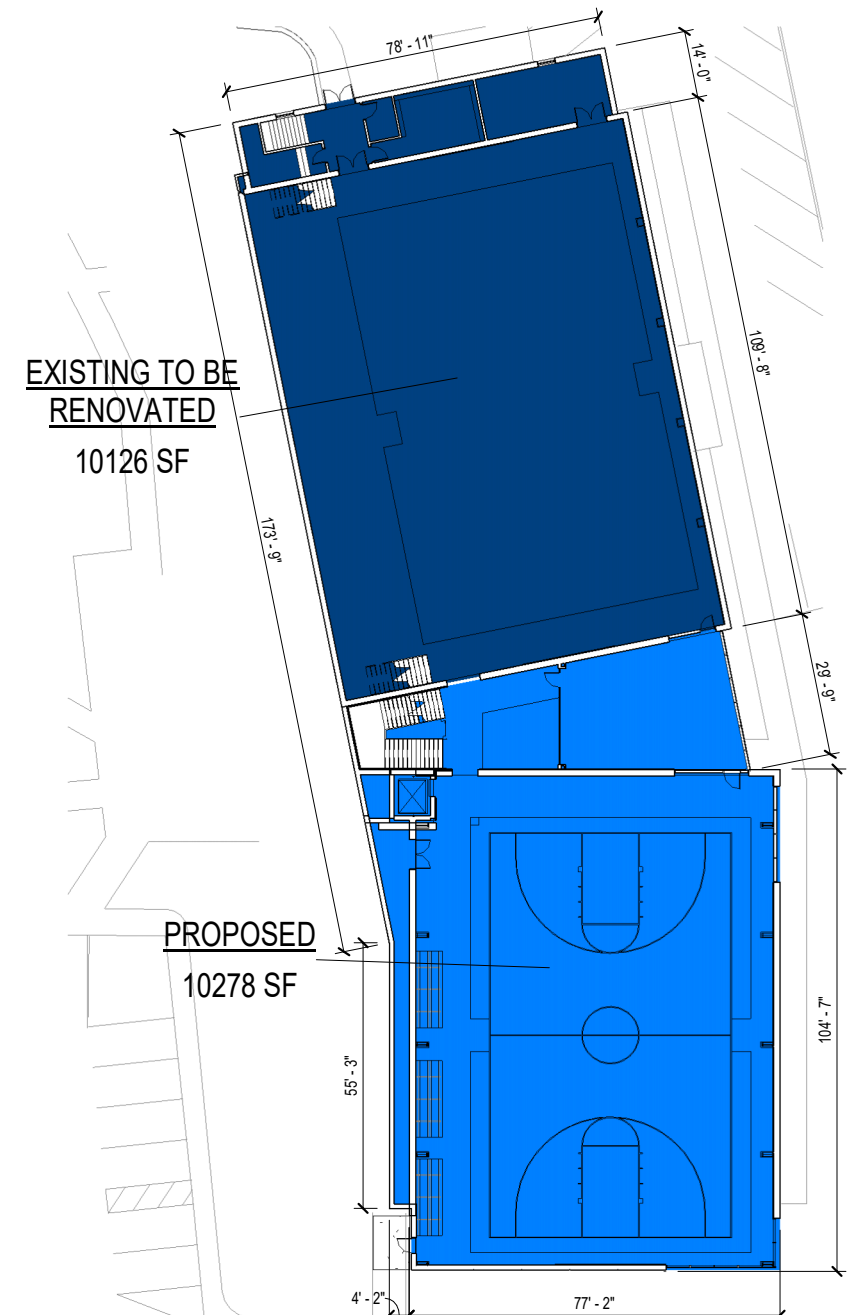
- EXISTING TO BE DEMOLISHED
- EXISTING TO BE RENOVATED
- PROPOSED



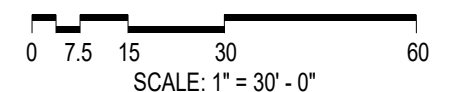
3 02 UPPER LEVEL - OPEN TO BELOW
1" = 40'-0"



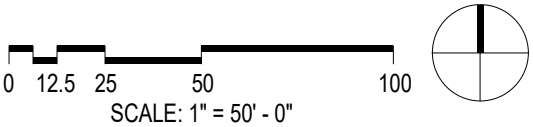
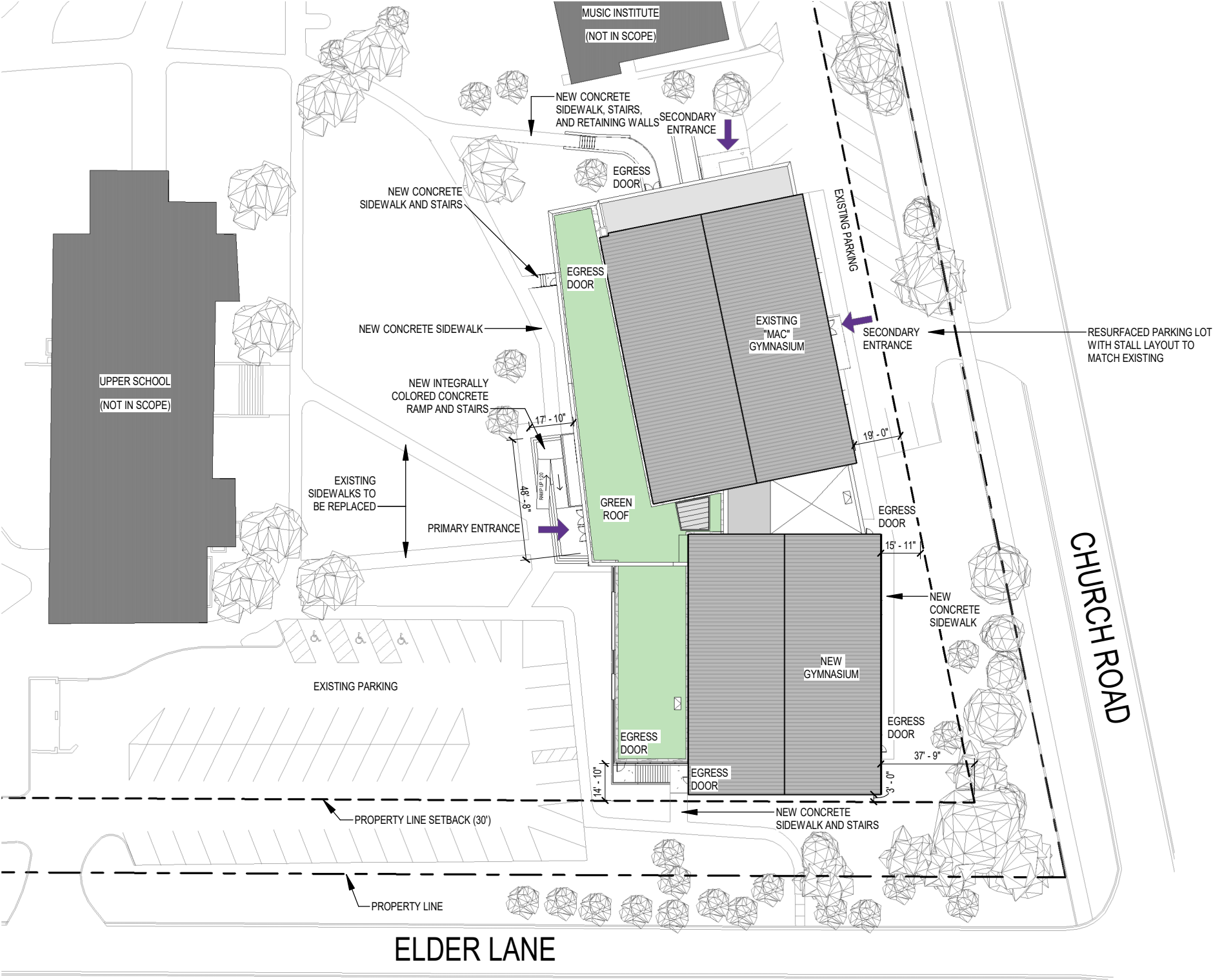
2 02 UPPER LEVEL
1" = 40'-0"



1 01 MAIN LEVEL
1" = 40'-0"



FAR - FLOOR PLAN CALCULATIONS



SITE PLAN



MAIN ENTRY - WEST



NORTHWEST CORNER



SOUTH ELEVATION



WEST ELEVATION



NORTHEAST CORNER

EXISTING BUILDING

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1007 | 01/30/2023



ACROSS ELDER LANE



DOWN CHURCH ROAD



ACROSS CHURCH ROAD

NEIGHBORHOOD CONTEXT

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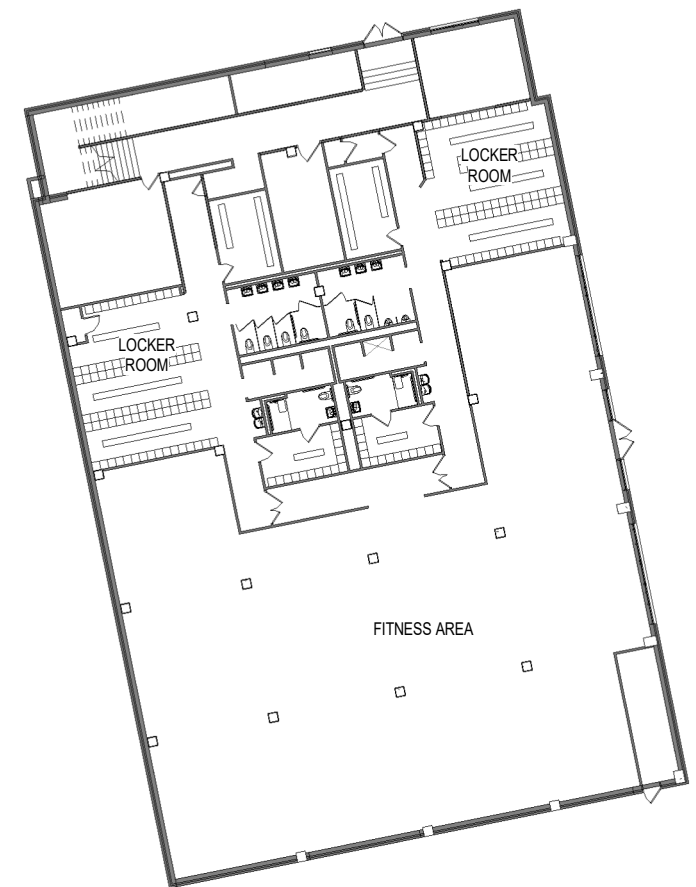
NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1008 | 01/30/2023



2 LOWER LEVEL
1" = 30'-0"

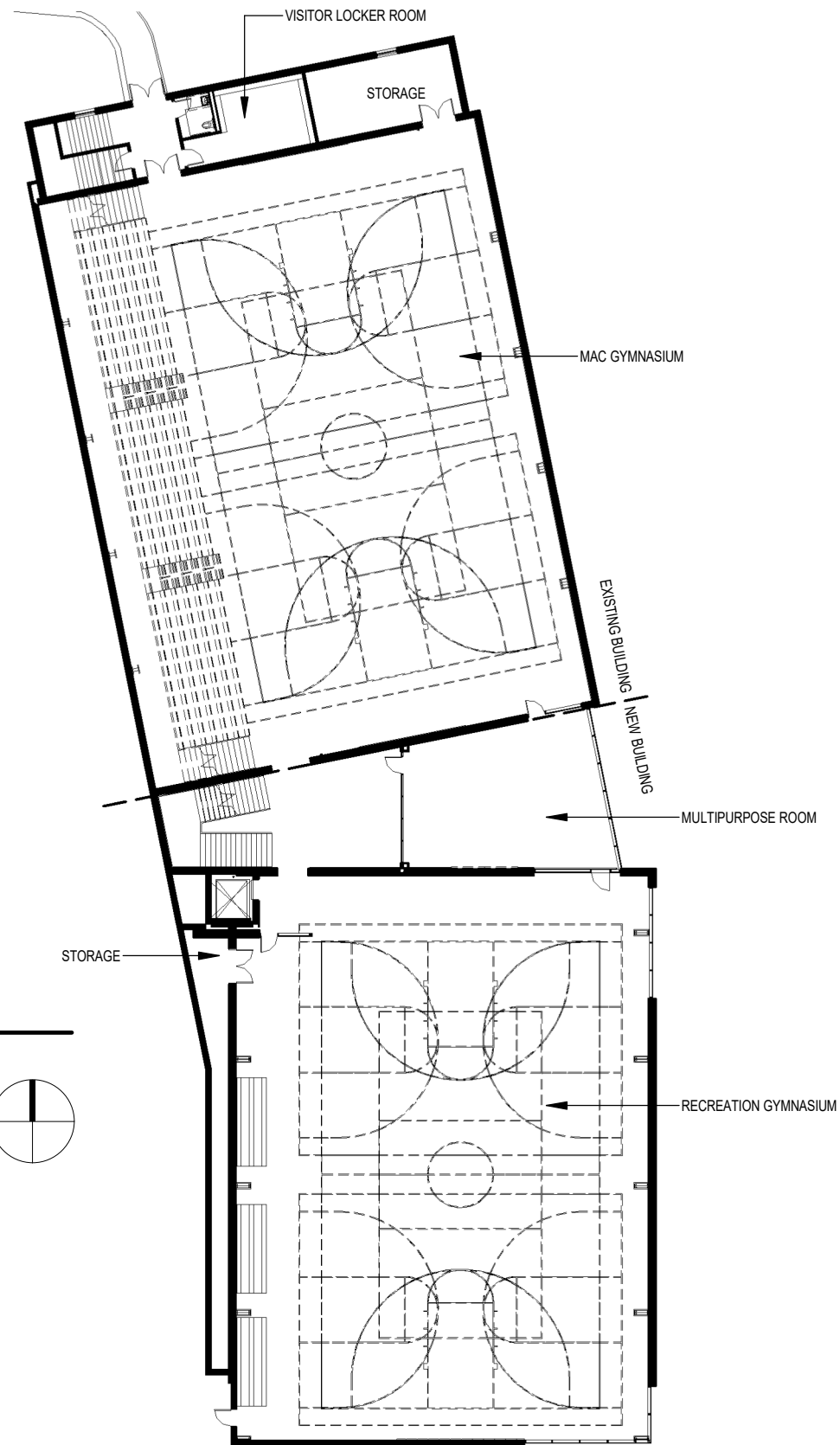
0 7.5 15 30 60
SCALE: 1" = 30' - 0"



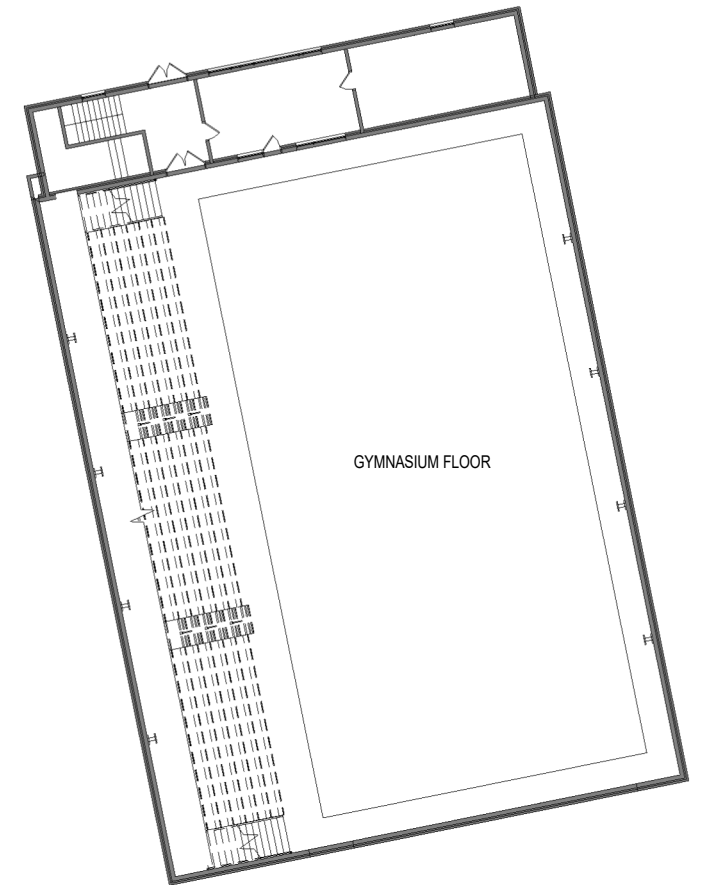
1 EXISTING PLAN - LOWER LEVEL
1" = 30'-0"

0 7.5 15 30 60
SCALE: 1" = 30' - 0"

LOWER LEVEL PRESENTATION

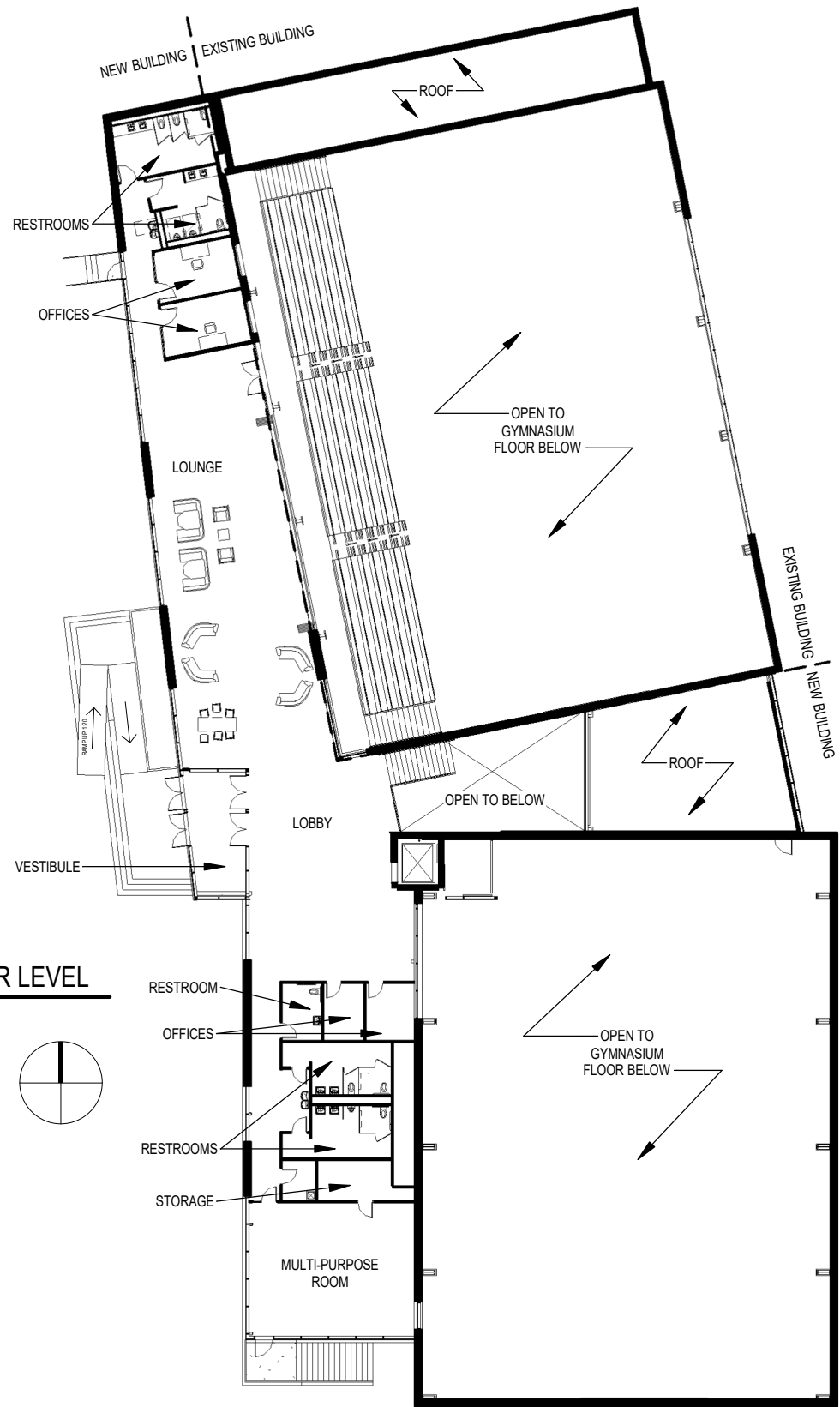


2 MAIN LEVEL
 1" = 30'-0"
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 SCALE: 1" = 30' - 0"

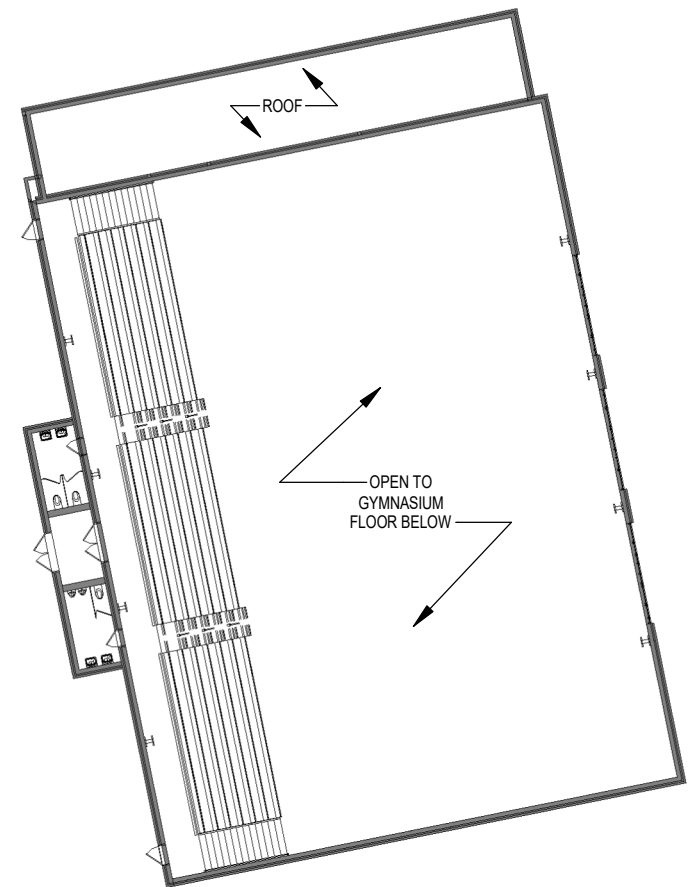
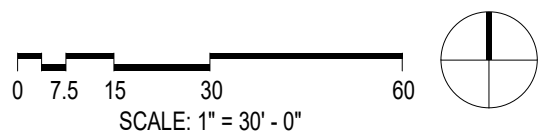


1 EXISTING PLAN - MAIN LEVEL
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 SCALE: 1" = 30' - 0"

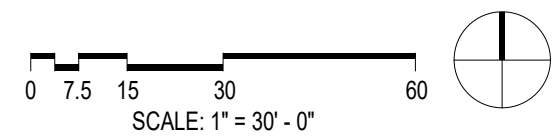
MAIN LEVEL PRESENTATION



2 PROPOSED PLAN - UPPER LEVEL
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1 EXISTING PLAN - UPPER LEVEL
1" = 30'-0"



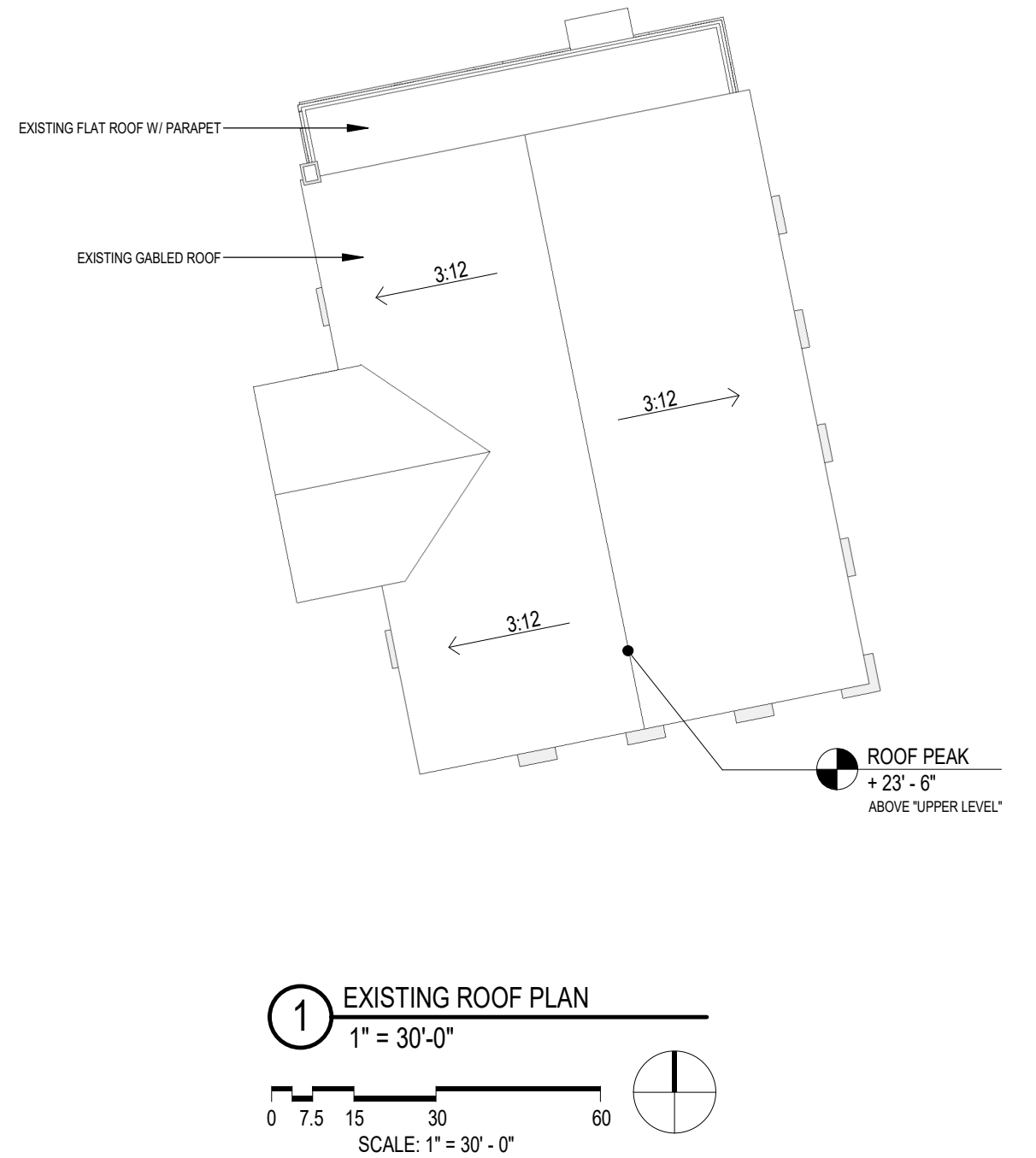
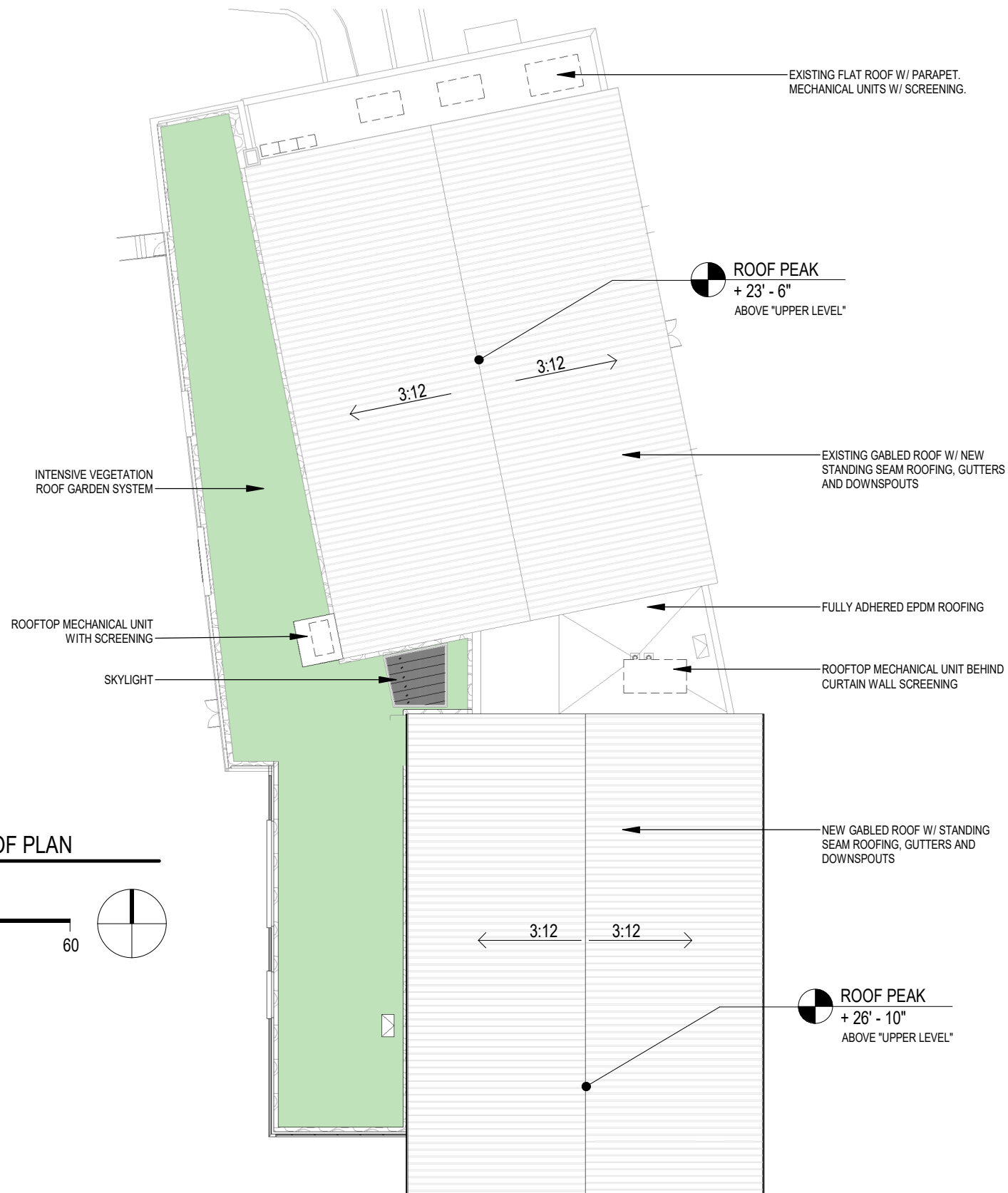
UPPER LEVEL PRESENTATION

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1011 | 01/30/2023



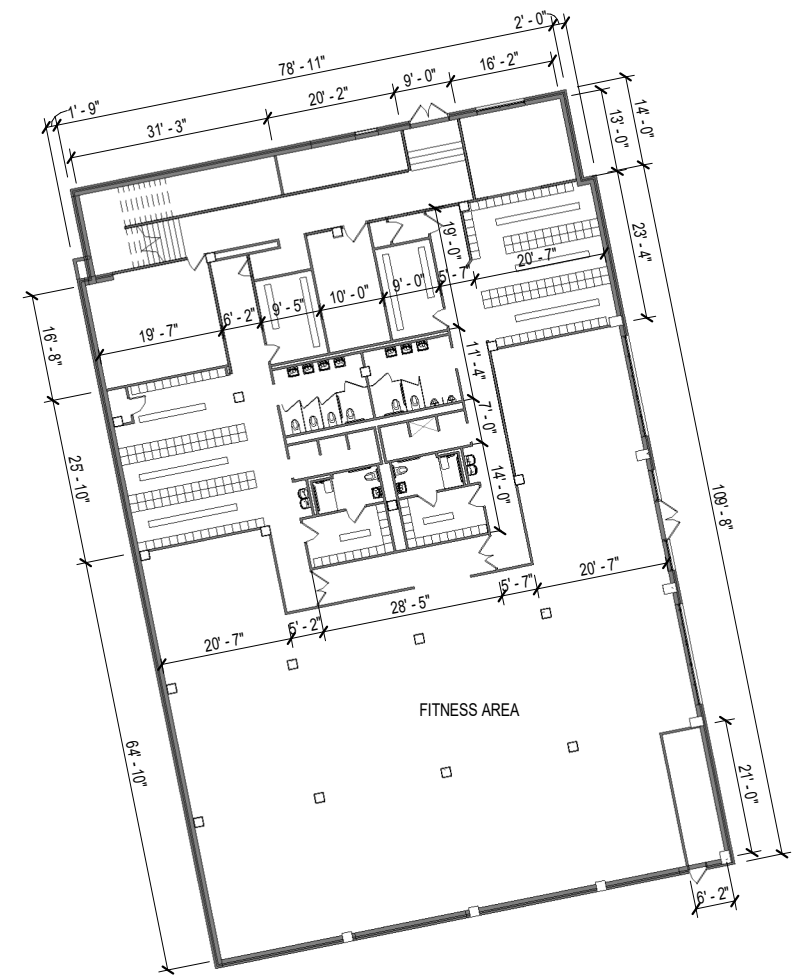
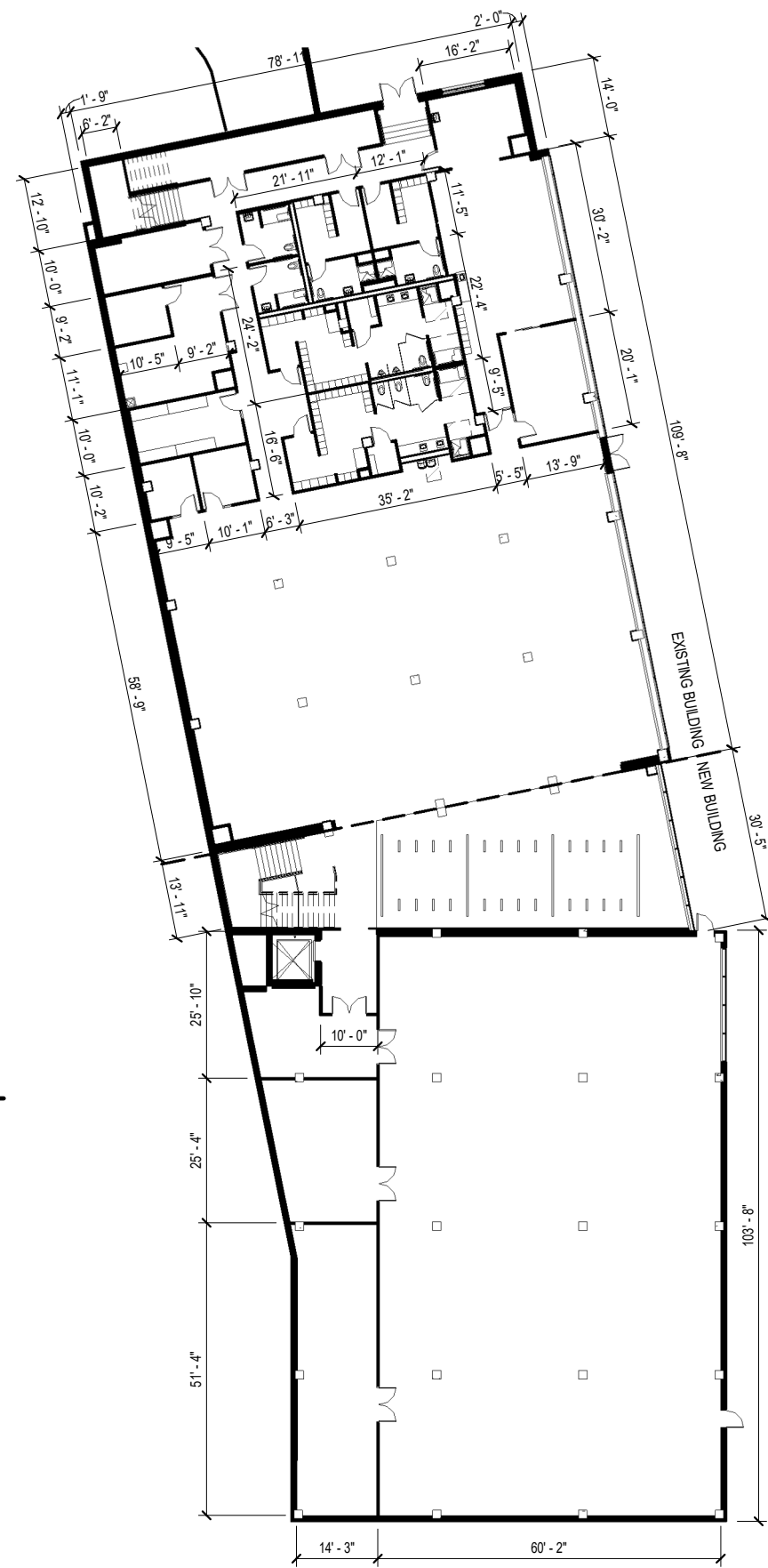
ROOF PLAN PRESENTATION

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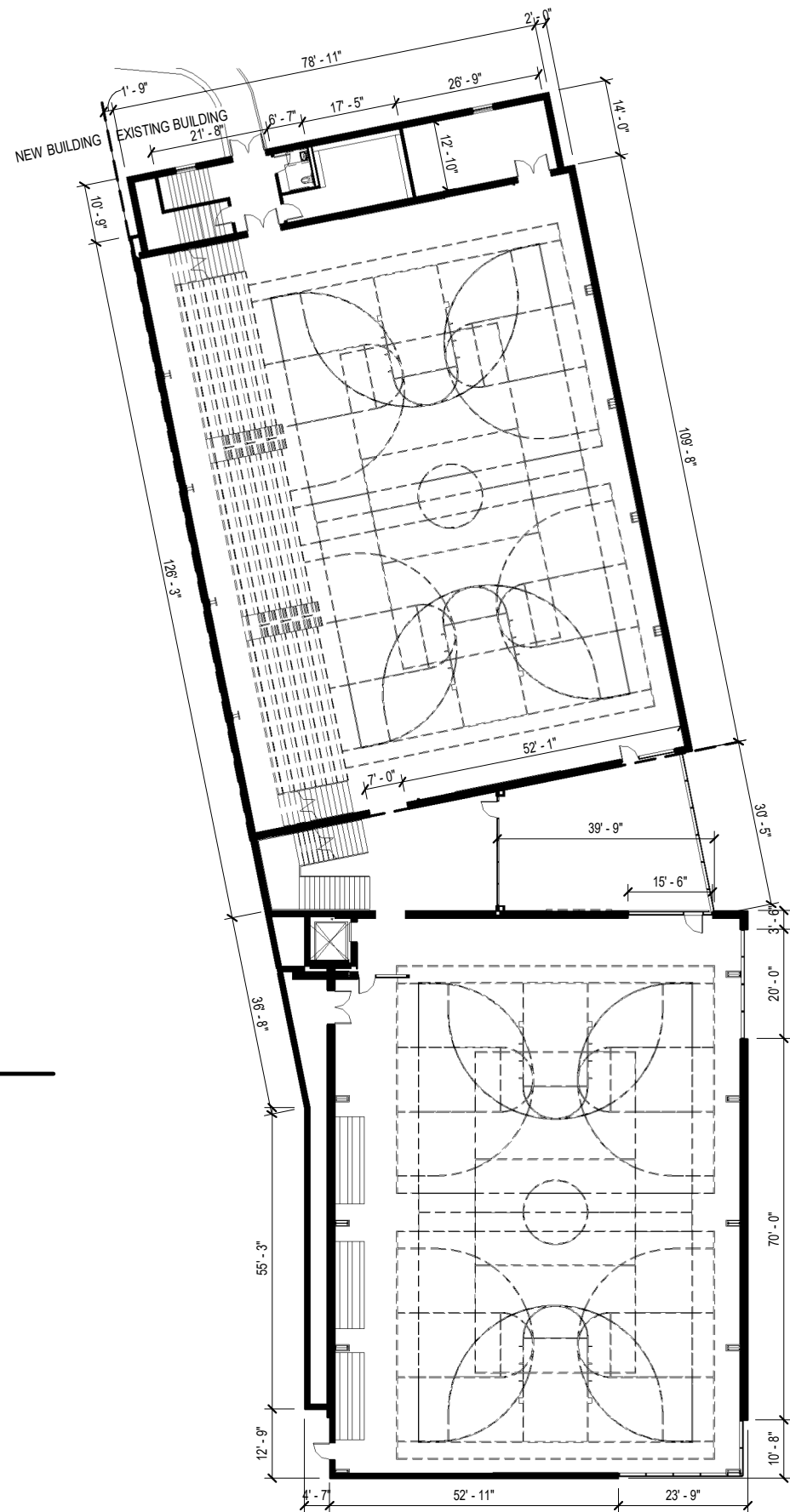
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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

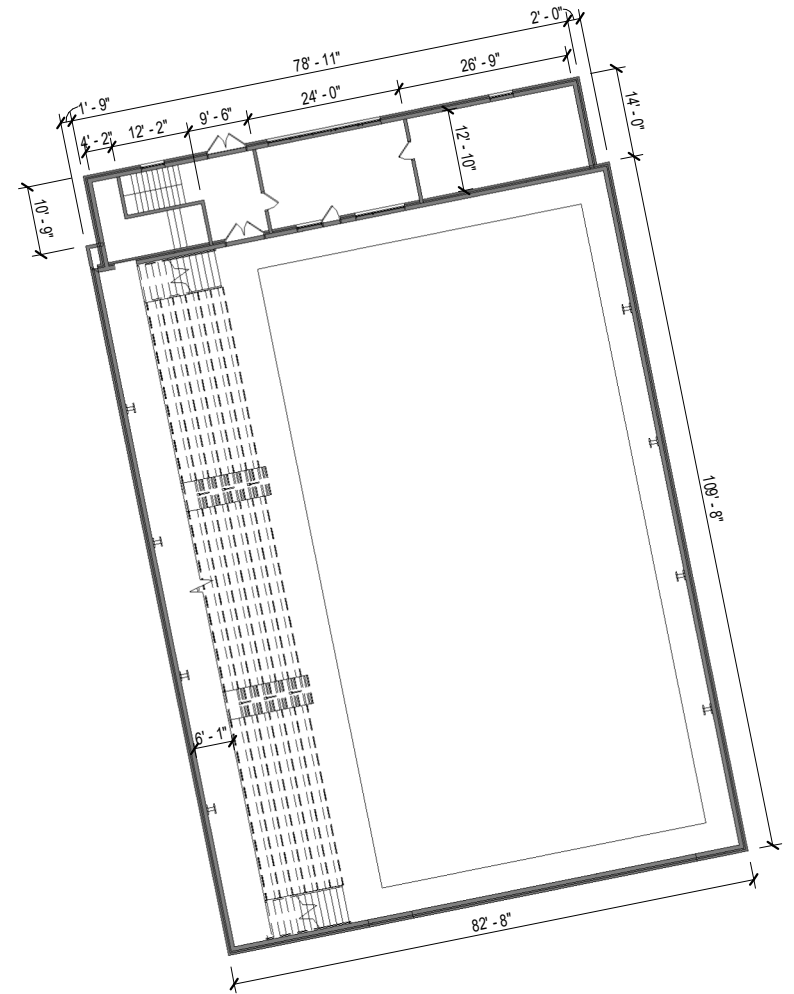
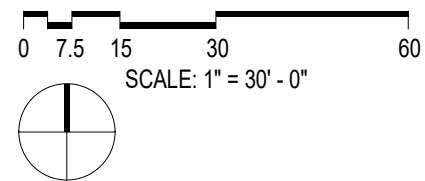
ASK-1012 | 01/30/2023



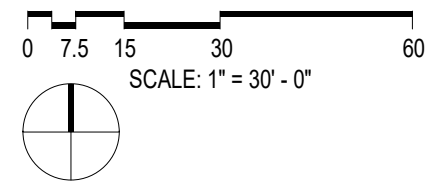
LOWER LEVEL - DIMENSIONED



2 MAIN LEVEL
1" = 30'-0"



1 EXISTING PLAN - MAIN LEVEL
1" = 30'-0"



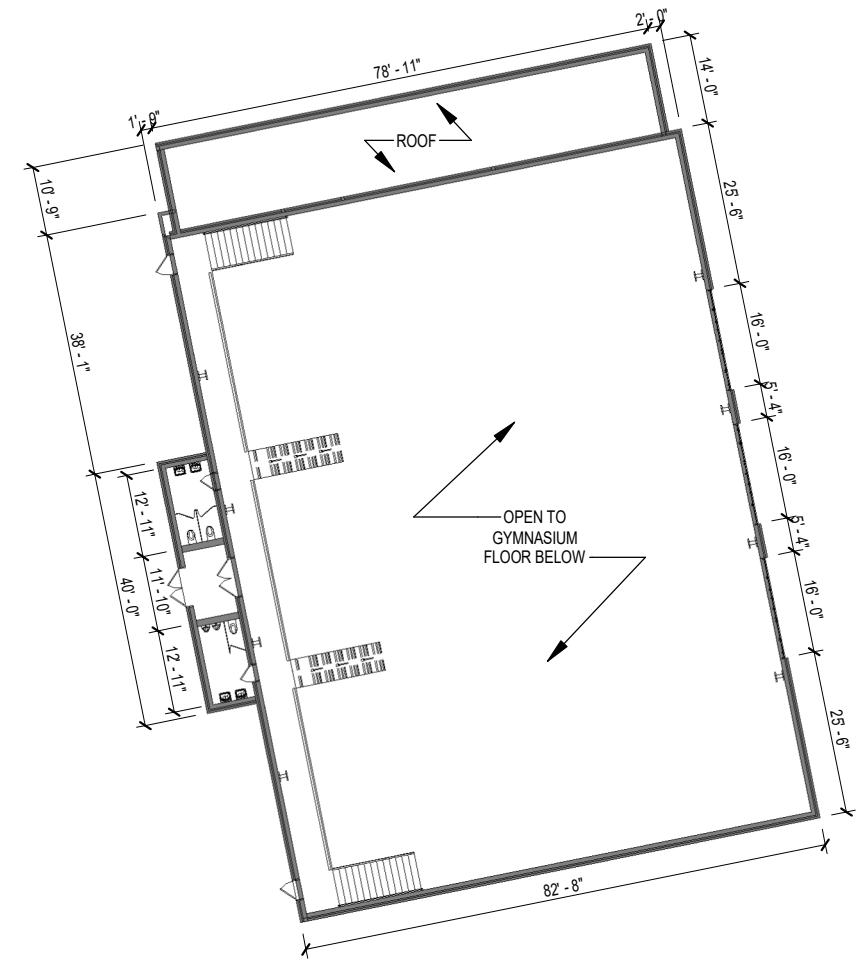
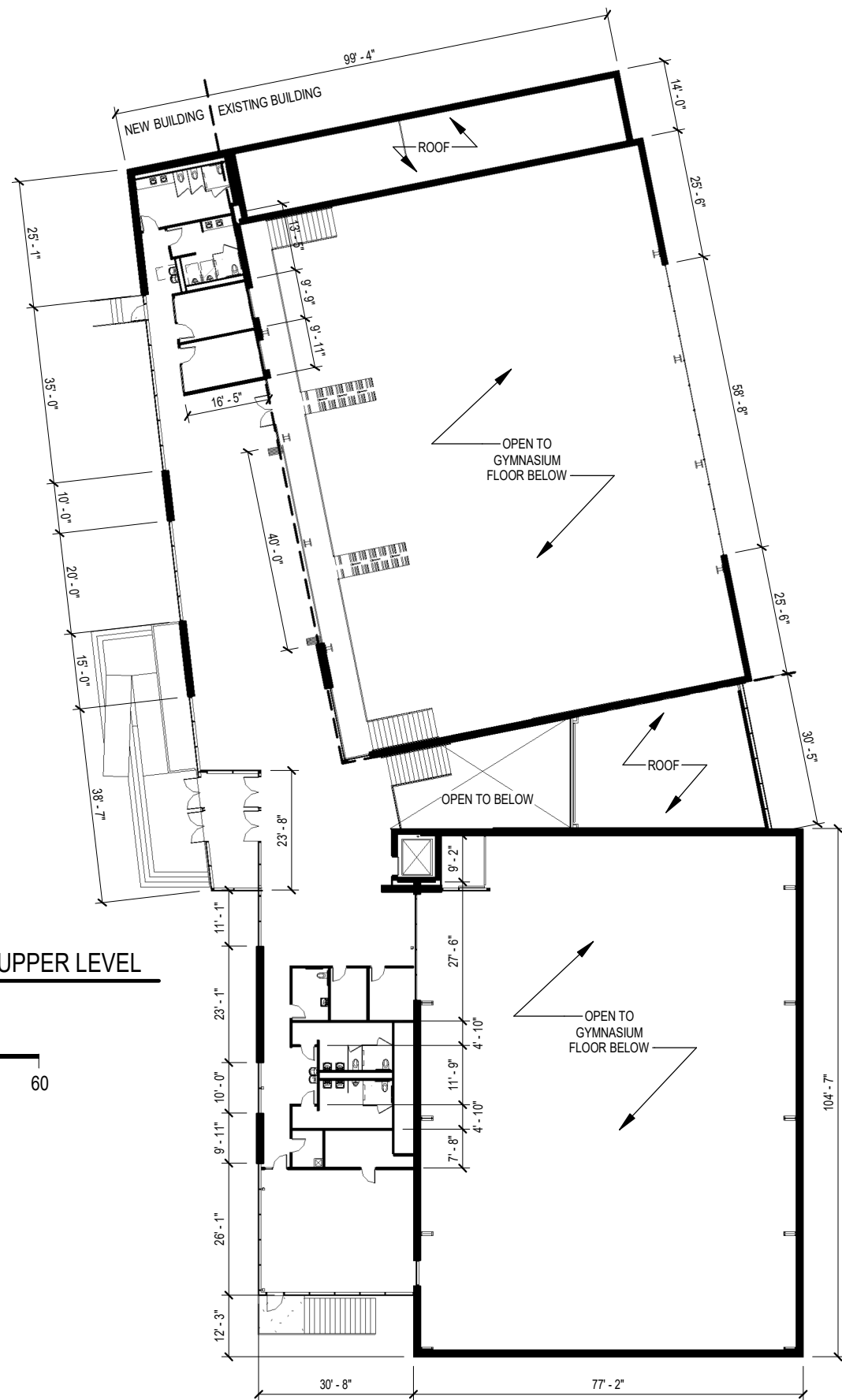
MAIN LEVEL - DIMENSIONED

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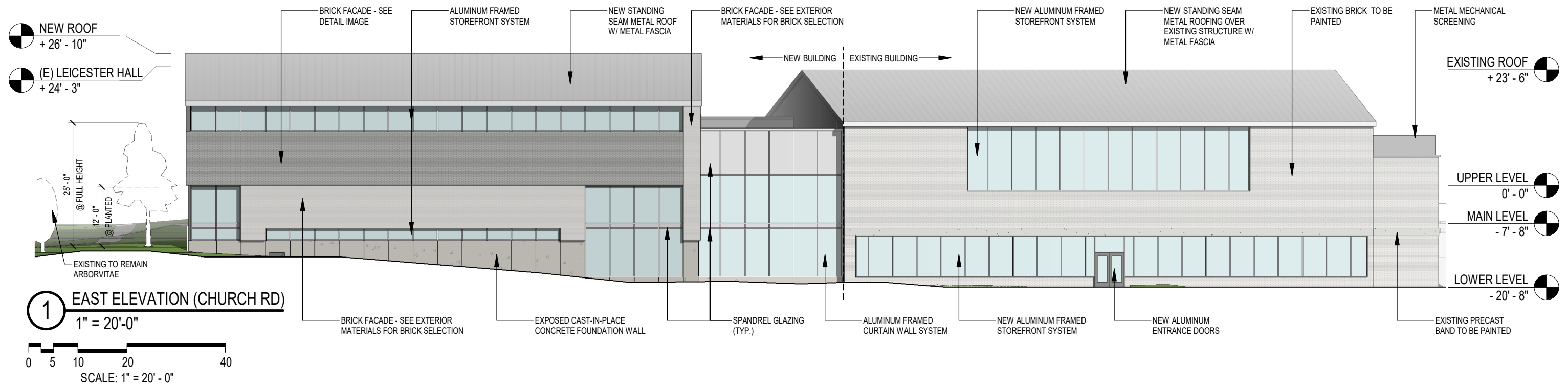
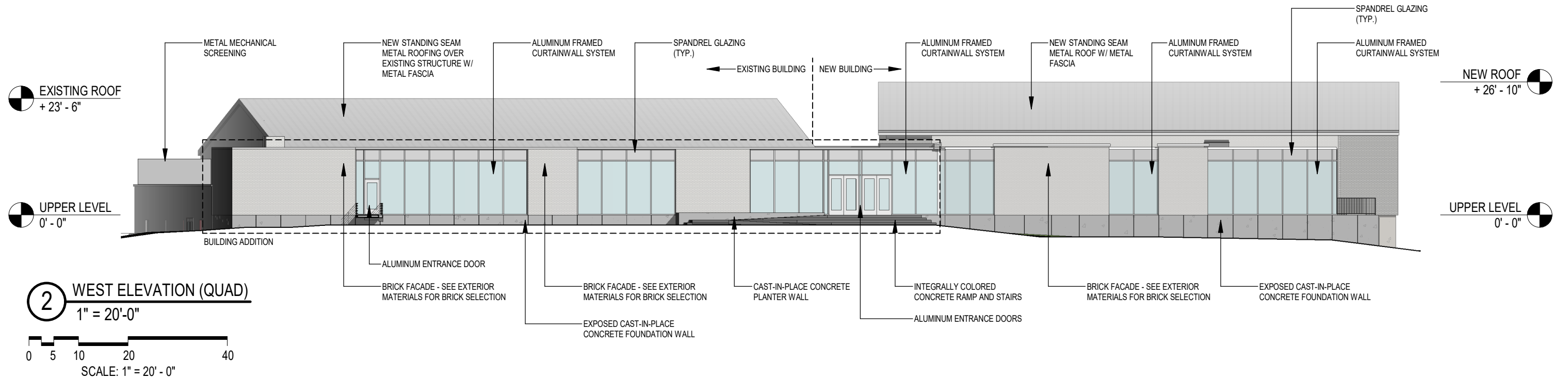
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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1014 | 01/30/2023



UPPER LEVEL - DIMENSIONED



EXTERIOR ELEVATIONS

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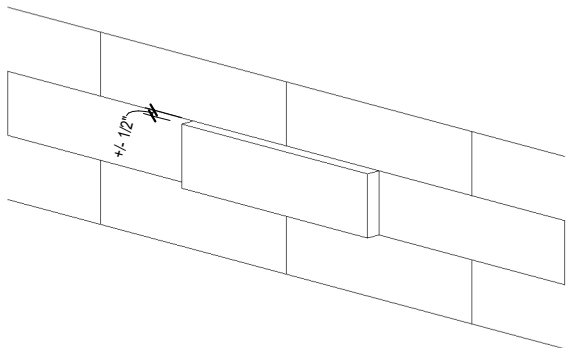
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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

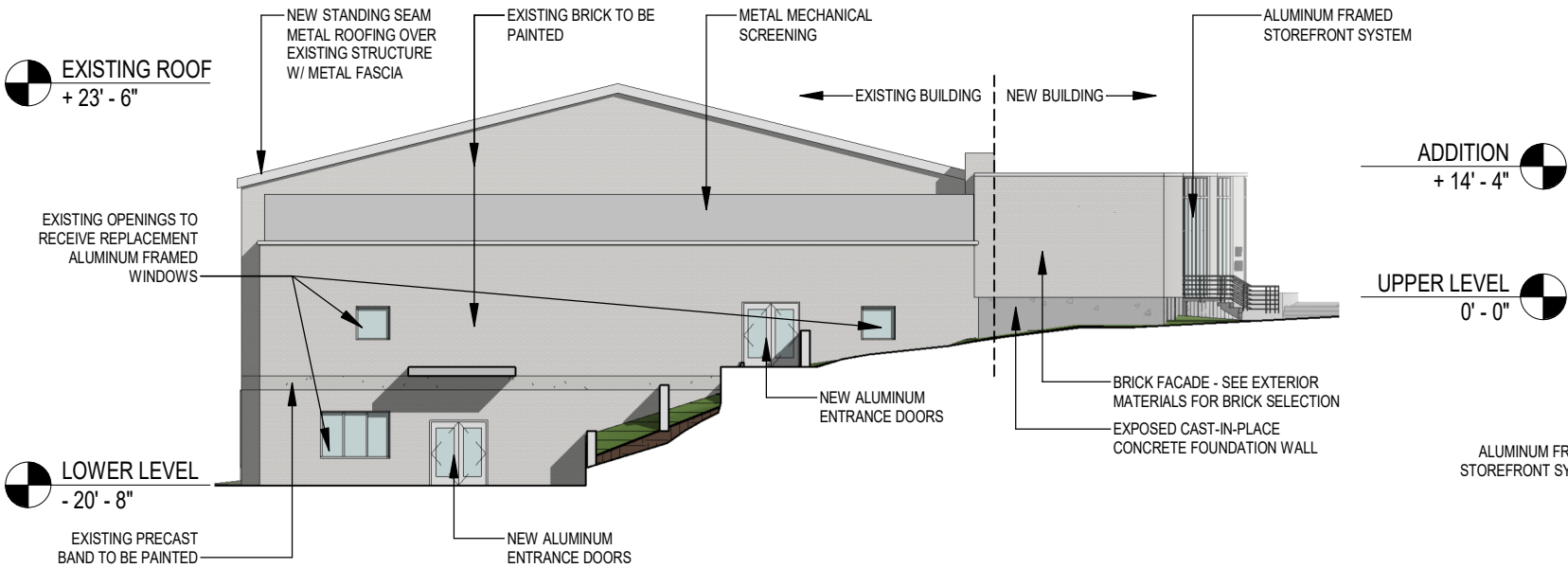
ASK-1016 | 01/30/2023



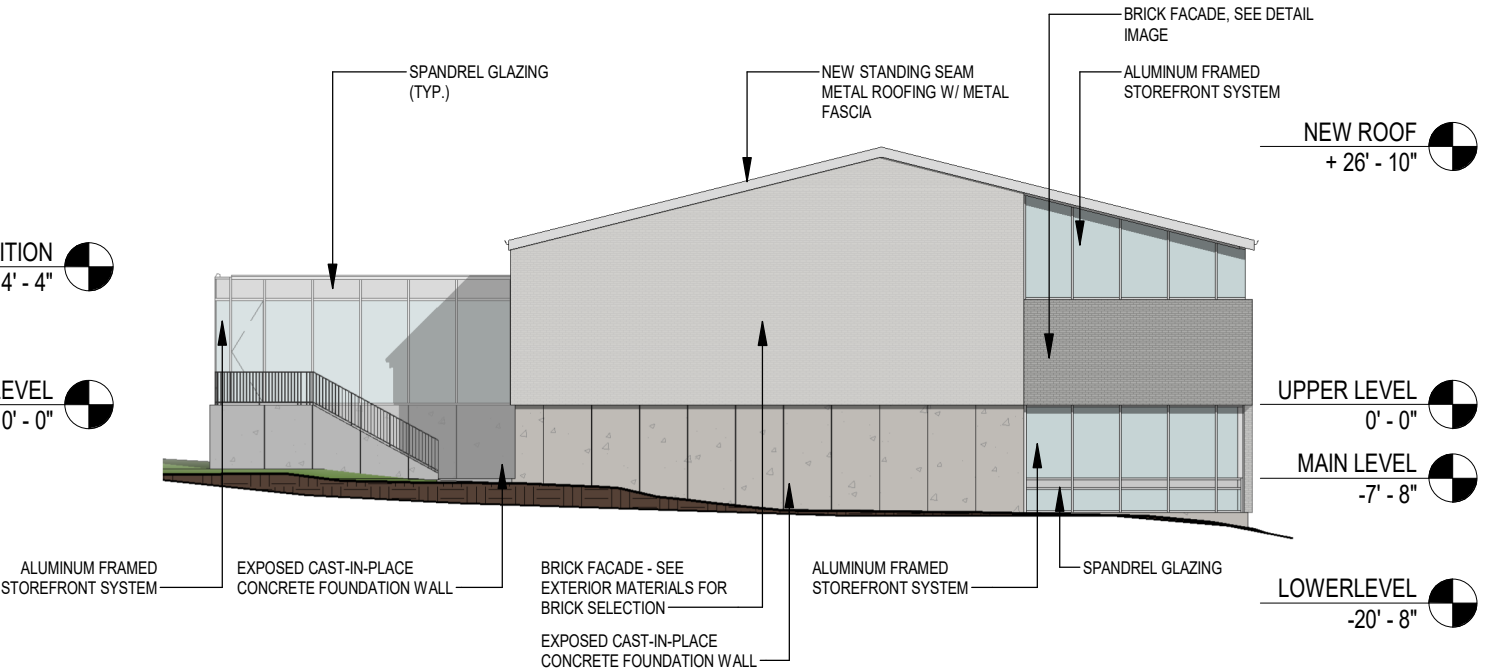
ALTERNATING BRICK COURSES
AS SHOWN ARE LAID PROUD OF
FACE OF WALL



3 BRICK DETAILING - EXAMPLE OF PATTERN ONLY
1/8" = 1'-0"



1 NORTH ELEVATION
1" = 20'-0"
SCALE: 1" = 20' - 0"



2 SOUTH ELEVATION (ELDER LN)
1" = 20'-0"
SCALE: 1" = 20' - 0"

EXTERIOR ELEVATIONS



IMAGE SHOWN FOR REFERENCE ONLY

BRICK
TYPICAL BRICK THROUGHOUT PROJECT
BELDON FACE BRICK
SHERWOOD GRAY VELOUR



IMAGE SHOWN FOR REFERENCE ONLY

EXISTING BRICK
"GRAY WASH" PAINT ON EXISTING BRICK
SHERWIN WILLIAMS EVENING SHADOW (7662)



IMAGE SHOWN FOR REFERENCE ONLY

CONCRETE FOUNDATION WALL
EXPOSED CONCRETE FOUNDATION WALL
GROUT-CLEANED FINISH

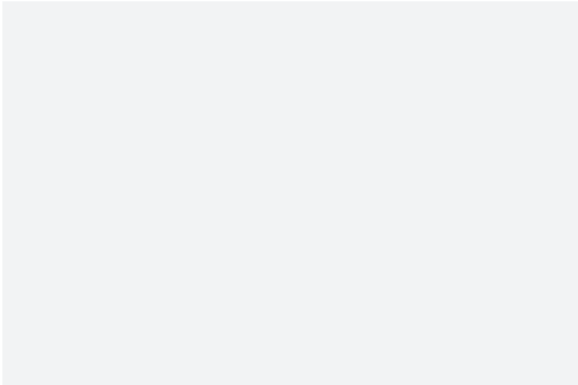


IMAGE SHOWN FOR REFERENCE ONLY

WALL COPING, FASCIA, GUTTERS AND FLASHINGS
FIRESTONE BONE WHITE AS BASIS OF DESIGN

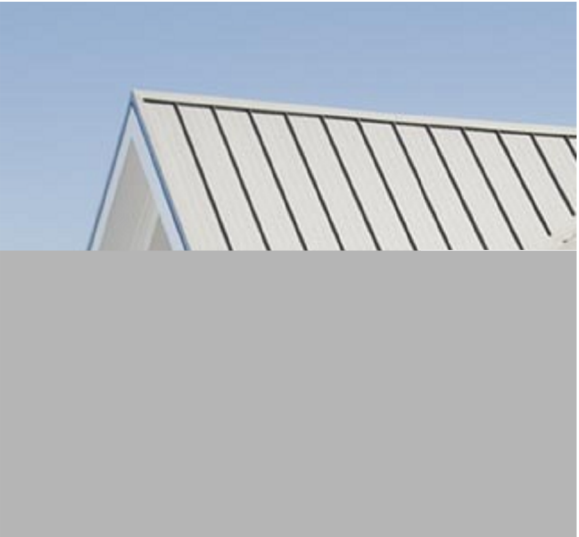


IMAGE SHOWN FOR REFERENCE ONLY

STANDING SEAM ROOFING
NEW ROOF FOR EXISTING AND NEW CONSTRUCTION
CITYSCAPE AS COLOR BASIS OF DESIGN

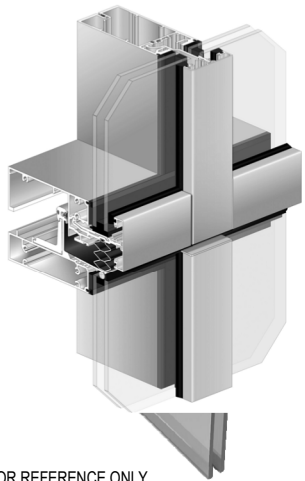


IMAGE SHOWN FOR REFERENCE ONLY

CURTAIN WALL AND STOREFRONT FRAMING
CURTAIN WALL AND STOREFRONT THROUGHOUT PROJECT
KAWNEER AS BASIS OF DESIGN
WHITE FINISH



IMAGE SHOWN FOR REFERENCE ONLY

GLAZING
STANDARD AND SPANDREL GLAZING
LOW-E STANDARD GLAZING
GRAY SPANDREL

EXTERIOR MATERIALS



WEST ELEVATION

EXTERIOR RENDERING



EAST ELEVATION

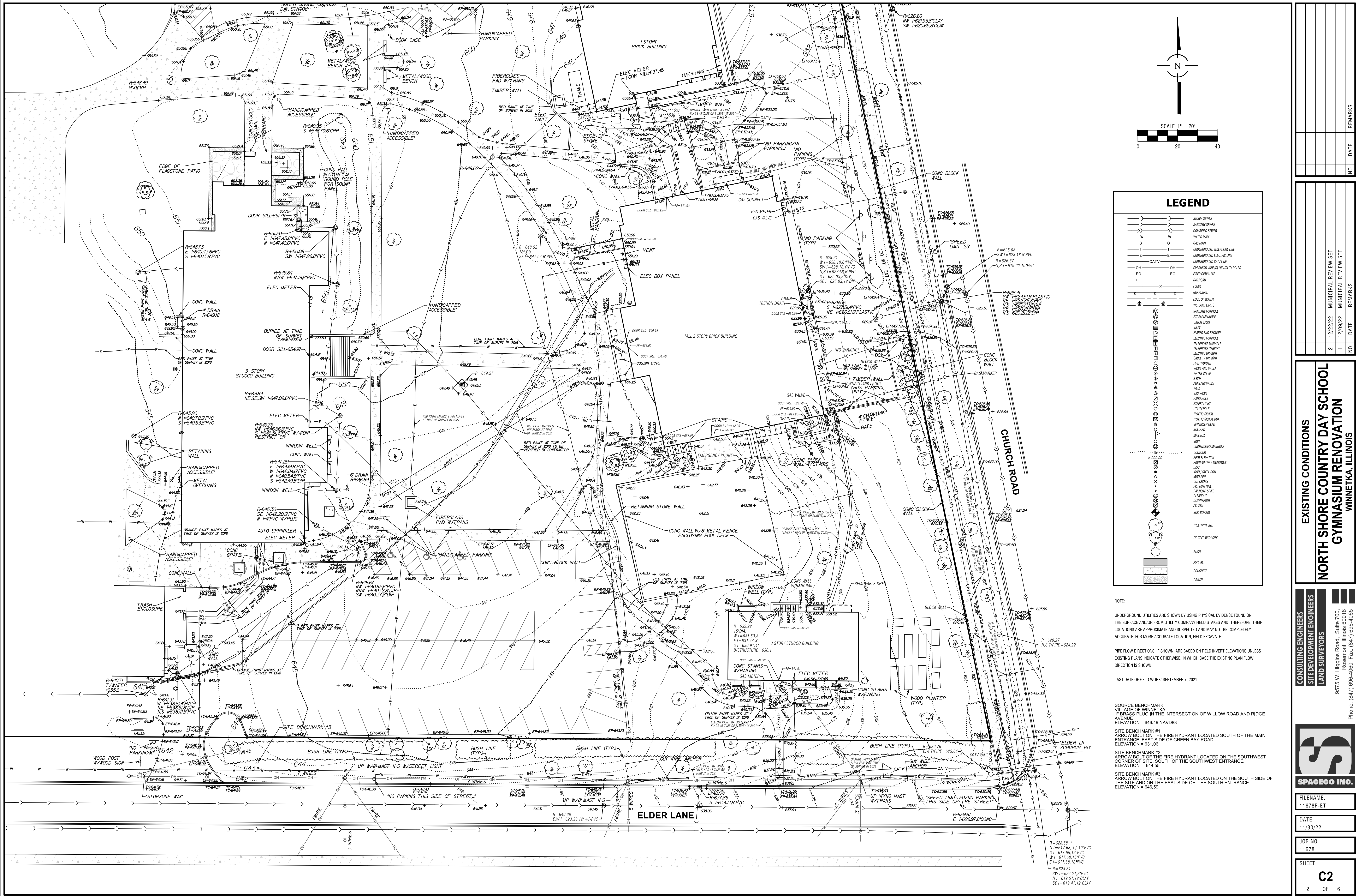
EXTERIOR RENDERING

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

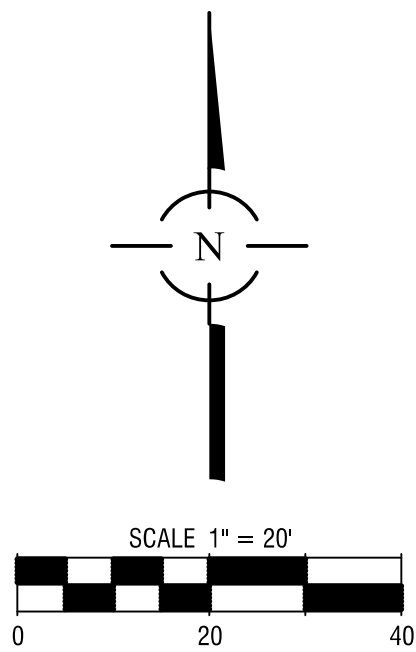
ASK-1020 | 01/30/2023



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NO.	DATE	REMARKS	
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1	12/09/22	MUNICIPAL REVIEW SET	
NO.	DATE	REMARKS	

CONSULTING ENGINEERS	11678P-ET
SITE DEVELOPMENT ENGINEERS	11678P-ET
LAND SURVEYORS	11678P-ET
DATE:	11/30/22
JOB NO.	11678
SHEET	C2

2 OF 6



	ASPHALT REMOVE/REPLACE
	CONCRETE SIDEWALK/ STAIRS

[illegible]

2	12/22/22	MUNICIPAL REVIEW SET	
1	12/09/22	MUNICIPAL REVIEW SET	
NO.	DATE	REMARKS	

PRELIMINARY GEOMETRIC PLAN

NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION
WINNETKA, ILLINOIS

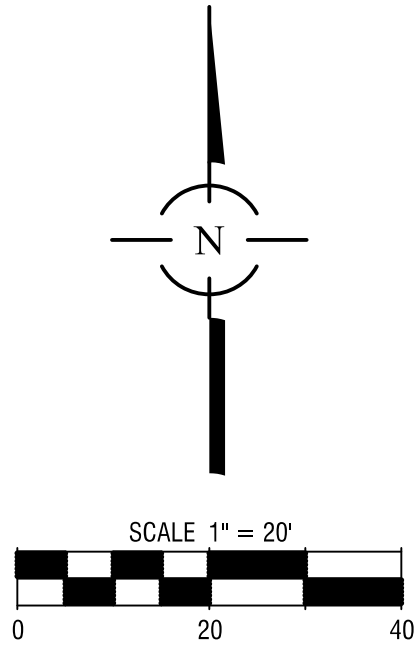
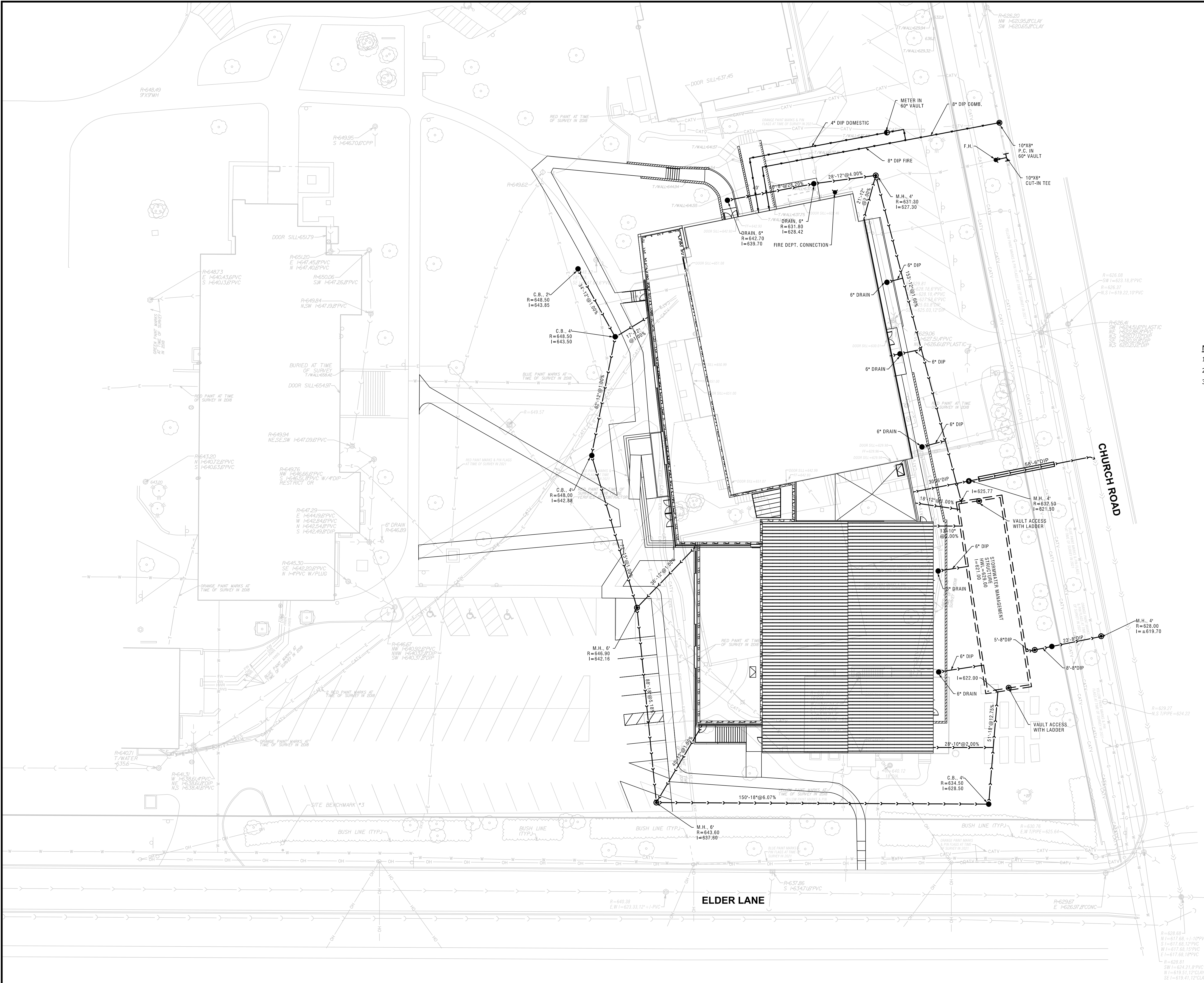
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME:
11678P-GM
DATE:
11/30/22
JOB NO.
11678
SHEET
C4
4 OF 6





STORM STRUCTURE LEGEND

C.B. = CATCH BASIN
M.H. = MANHOLE
V.V. = VALVE VAULT
F.H. = FIRE HYDRANT

— SANITARY SEWER
— STORM SEWER
— WATER MAIN

- NOTES:
- 1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
 - 2. ALL SANITARY SEWERS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
 - 3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.

NOTE: WATER SERVICE DESIGN
EXTERIOR SPLIT OF FIRE AND DOMESTIC SERVICES, WITH EXTERIOR METER VAULT, HAS BEEN REVIEWED AND APPROVED BY DIRECTOR OF WATER AND ELECTRIC.

NO.	DATE	REMARKS

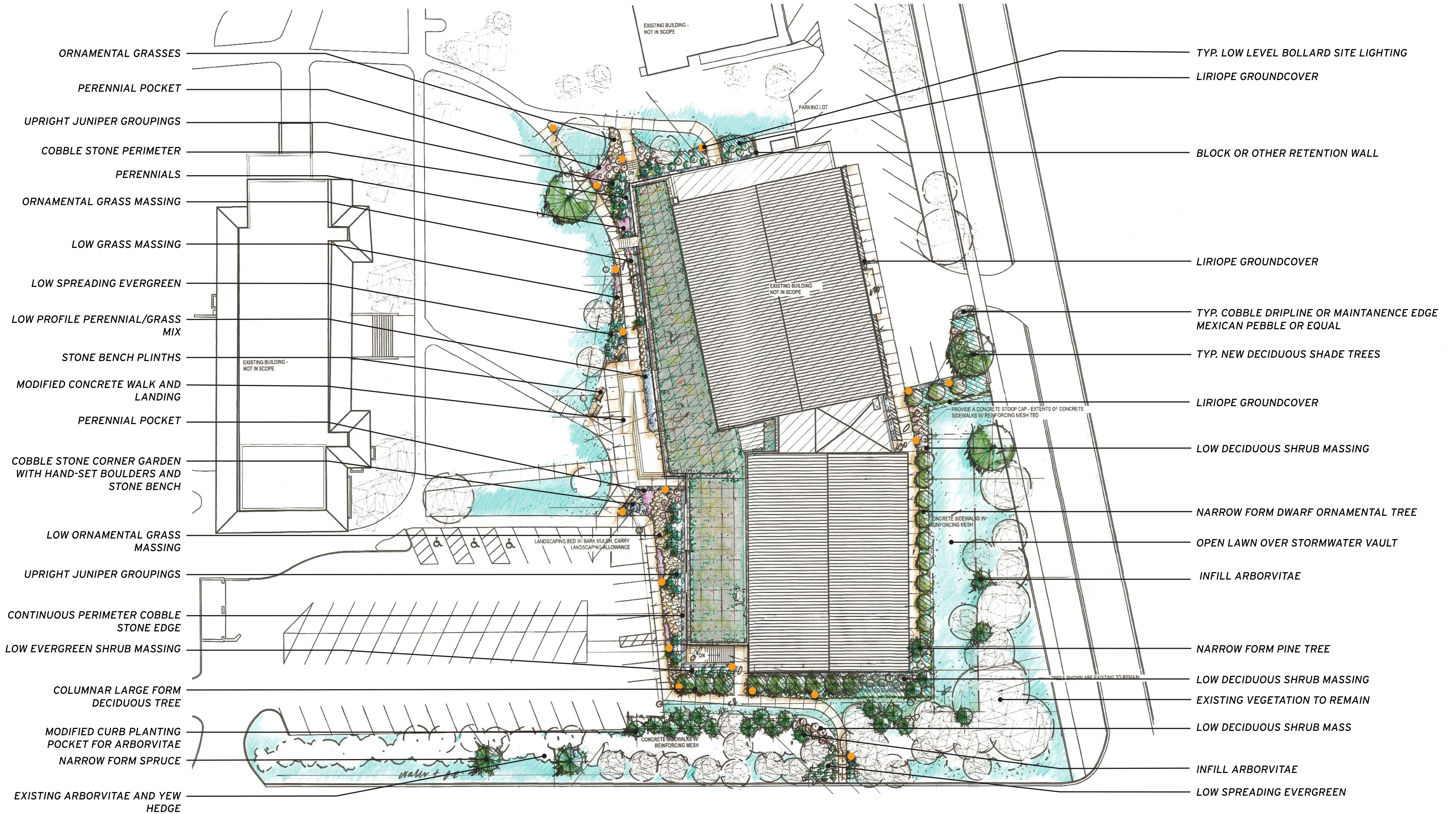
NO.	DATE	REMARKS
2	12/22/22	MUNICIPAL REVIEW SET
1	12/09/22	MUNICIPAL REVIEW SET

PRELIMINARY UTILITY PLAN
NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION
WINNETKA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME: 11678P-UT
DATE: 11/30/22
JOB NO. 11678
SHEET C6 6 OF 6



GYMNASIUM EXPANSION PROJECT

OVERALL LANDSCAPE CONCEPT PLAN

WINNETKA, ILLINOIS

PREPARED FOR:
NORTH SHORE COUNTRY DAY SCHOOL

PROJECT TEAM:
KAHLER SLATER

THE
LAKOTA
GROUP.

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DECIDUOUS TREES



ACCOLADE ELM



LONDON PLANE TREE



PRINCETON SENTRY GINKGO

COLUMNAR DECIDUOUS TREES



ENGLISH OAK



ENGLISH OAK

ORNAMENTAL TREES



AUTUMN BRILLIANCE SERVICEBERRY

EVERGREEN TREES



FAIRVIEW JUNIPER



WESTERN ARBORVITAE



VANDERWOLF LIMBER PINE

DECIDUOUS SHRUBS



KODIAK ORANGE DIERVILLA



LIMELIGHT HYDRANGEA



BLACK CHOKEBERRY

EVERGREEN SHRUBS



FLOWER CARPET RED ROSE



CHICAGOLAND GREEN BOXWOOD



CHINESE JUNIPER



HINOKI CYPRESS

GYMNASIUM EXPANSION PROJECT

CHARACTER IMAGERY | TREES & SHRUBS

WINNETKA, ILLINOIS

DECEMBER 22, 2022

PREPARED FOR:
NORTH SHORE COUNTRY DAY SCHOOL

PROJECT TEAM:
KAHLER SLATER

THE
LAKOTA
GROUP.
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PERENNIALS



SUMMER BEAUTY ALLIUM



THREADLEAF BLUESTAR



RUSSIAN SAGE



AUTUMN MOOR GRASS



KARL FOERSTER GRASS



FOUNTAIN GRASS

GROUNDCOVERS



PRAIRIE DROPSEED



CHOCOLATE CHIP AJUGA



CREEPING LILYTURF

BOLLARD



COBBLE EDGE



GREEN ROOF



North Shore Country Day School

Campus Transportation Review

Winnetka, Illinois



December 2022

Kimley»Horn

INTRODUCTION

North Shore Country Day School (NSCDS), located in Winnetka, Illinois, plans to enhance and expand indoor athletic facilities on campus with renovation of the existing MAC Gym and construction of a second gym to its south in the southeastern portion of the campus. The school campus is bounded by Church Road and Green Bay Road on the east, Elder Lane on the south, Forest Street on the west, and Willow Road on the north as depicted with the surrounding area on Exhibit 1. Planning of the campus improvements presents an opportunity to review current campus access and circulation and identify whether related improvements should be incorporated into the plans. Kimley-Horn and Associates, Inc. (Kimley-Horn) was engaged by NSCDS to perform an evaluation of current transportation conditions at the campus, focusing on the morning arrival and afternoon dismissal of students.

This report outlines the methodology of the transportation review, documents observations of school arrival and dismissal transportation conditions, and summarizes key findings and transportation planning considerations for the campus.



BACKGROUND INFORMATION

This section provides an overview of the school's transportation characteristics including school bell times; student drop-off and pick-up locations; parking areas for staff, students, and visitors; and details of the surrounding street network serving the NSCDS campus.

School Characteristics

Parking for Faculty/Staff, Students, and Visitors is provided in four locations on campus. School parking is not permitted on adjacent streets. The main parking lot is referred to as the Circle Lot, accessible via Green Bay Road, provides 93 total spaces. This lot serves faculty/staff and visitor parking, drop-off/pick-up activity for Middle/Upper School students, and parking use by the Music Institute of Chicago. The adjacent Tennis Lot to the immediate north includes capacity for 10 vehicles.

The Student Lot in the southern portion of the campus includes 59 spaces for student parking in addition to serving as a second Middle/Upper School drop-off/pick-up zone. The Student Lot is accessible via Elder Lane. To its west in the southwestern corner of the campus is a Staff Lot with capacity for 17 faculty/staff vehicles which enter from Elder Lane and exit to Forest Street.

Finally, the East Lot is a 39-space lot used by faculty/staff on the east side of the campus. Additionally, Music Institute of Chicago staff and visitors often park in this lot. The lot uses a one-way southbound circulation accessible from the Main Access just west of Green Bay Road with its exit to Church Road. In addition to faculty/staff parking, school buses are parked at the far southern end of the lot.

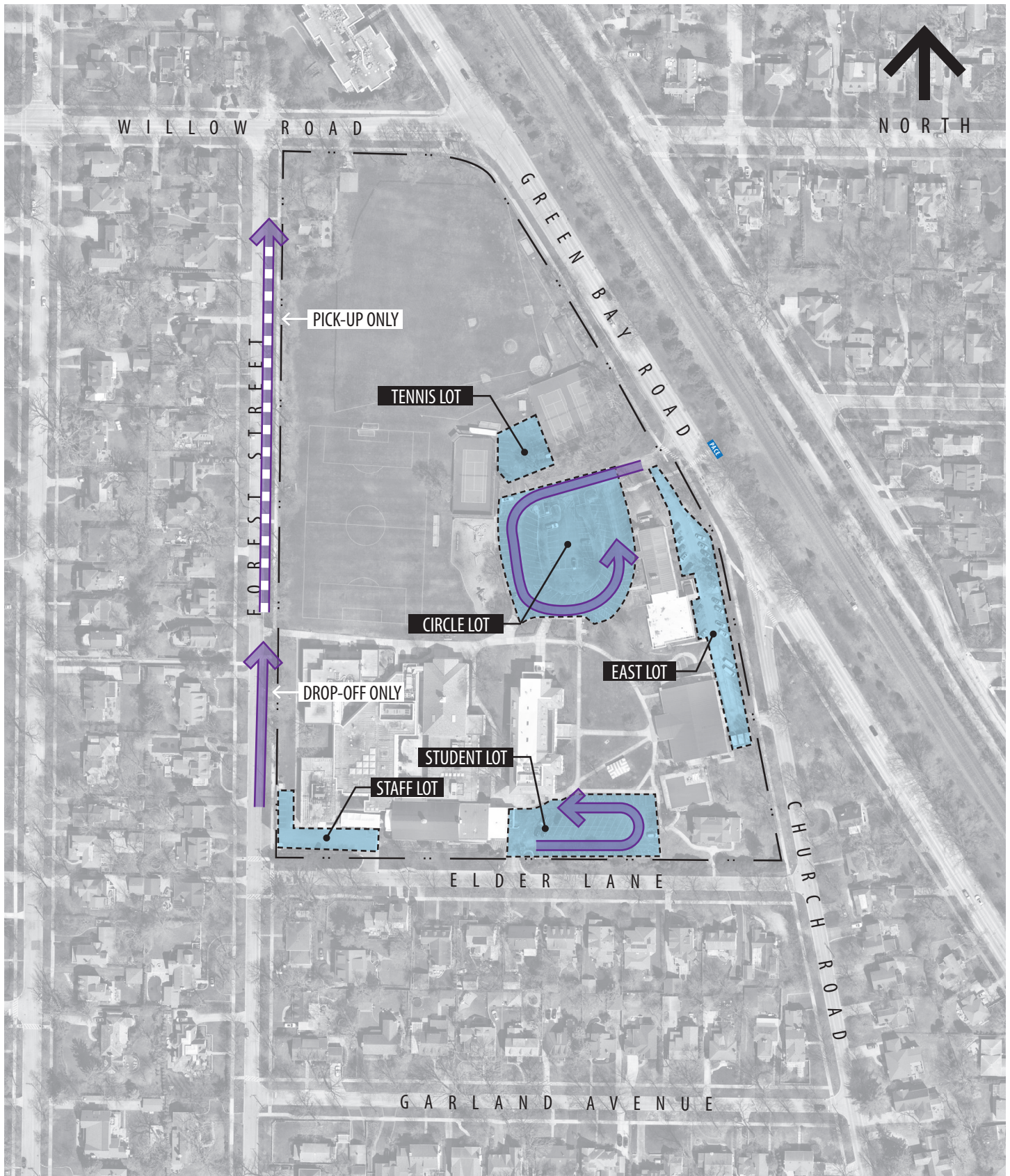
Exhibit 2 illustrates the NSCDS campus parking and student drop-off/pick-up locations.

Campus Area Street System

Green Bay Road is a north-south roadway defining the northern portion of the campus's eastern boundary. In the site vicinity, Green Bay Road provides two travel lanes in each direction with shared left and right-turn movements at Willow Road, Church Road, and the NSCDS Access. . Green Bay Road maintains a 35 mph posted speed limit (20 mph school zone) and is under Illinois Department of Transportation (IDOT) jurisdiction.

Church Road is a two-lane north-south street extending south from Green Bay Road along the southern portion of the school campus's eastern boundary. At its angled "T" intersection with Green Bay Road, Church Road is under stop sign control. Church Road maintains right-of-way at Elder lane and access driveways in the campus vicinity. Parking is prohibited along both sides of Church Road in the site vicinity. Under Village of Winnetka jurisdiction, Church Road maintains a 25 mph speed limit.

Elder Lane is a two-lane local street along the southern campus boundary between Church Road and Forest Street. The approaches of Elder Lane at each "T" intersection include a single lane under stop sign control. Campus access to the Student Lot and Employee Lot are provided on the north side of the street with residential driveways along the south side of the street. Elder Lane has a 20 mph school zone speed limit posted while under Village of Winnetka jurisdiction.



LEGEND



CAMPUS PARKING LOT



STUDENT DROP-OFF / PICK-UP LOADING ZONE

PACE

BUS SHELTER

Forest Street is a two-lane north-south roadway, extending south from Willow Road, defining the western boundary of the NSCDS Campus. The east side of Forest Street along the school frontage is largely designated as a No Parking / Loading Zone with No Parking segment just north of Elder Lane and south of Willow Road. Parking/Standing/Stopping is prohibited on the west side of the street during the morning arrival (8-10 AM) and afternoon dismissal (2-4 PM), coinciding with student drop-off and pick-up activity.

At its “T” intersection with Willow Road, Forest Road provides a single lane with stop sign control. A mid-block crosswalk is provided just south of Talley’s Alley with a pedestrian walkway connecting Forest Street with the NSCDS Campus with Ridge Avenue one block west of the school. An exit-only access driveway for the NSCDS Employee Lot is provided approximately 60n feet (measured center-center) north of Elder Lane. Forest Street has a 25 mph posted speed limit (20 mph school zone) and is under Village of Winnetka jurisdiction.

Willow Road is an east-west roadway with one lane in each direction boundary. At its “T” intersection with Green Bay Road, Willow Road widens to provide a separate left-turn lane and right-turn lane under stop sign control. Willow Road has a 25 mph posted speed limit under Village of Winnetka jurisdiction.

Transit Service

NSCDS is served by both train and bus routes. A brief overview of available transit options used to access campus is summarized below.

Pace Bus

Pace Bus Route 213 maintains northbound and southbound services along Green Bay Road adjacent to the campus with bus stops located on Green Bay Road just south of the school access (northbound with a shelter) and just south of Church Road (southbound). **Image 1** provides a view of the northbound bus stop and a marked crosswalk on Green Bay Road.



Image 1. Looking east across Green Bay Road to the northbound stop/shelter for Pace Bus Route 213 just south of the NSCDS Access.

Metra

Two Metra stations along the Union Pacific North Line are within walking distance or a short shuttle ride to/from campus and are used, largely depending on which direction the rider is originating. Riders from the south typically use the Indian Hill station location on Green Bay Road just north of Winnetka Avenue. Riders from the north typically use the Winnetka station located just south of Elm Street.

OBSERVATION SUMMARY

Kimley-Horn performed observations at NSDS to review access, circulation, and traffic conditions during student arrival and dismissal periods. Observations were conducted on two days, May 4 and 11, 2022, during the morning arrival (7:15–8:30 AM) and afternoon dismissal (2:30–3:30 PM) periods. These time periods coincide with the morning and afternoon bells along with the associated arrival, staging, and departure of traffic on the adjacent streets. These dates were intended to represent typical busy school days. It should be noted that weather conditions were generally sunny with seasonal temperatures conducive to walking and biking to school. A summary of key observations is detailed below.

Overall Observations

- **Parking lots are separated and disconnected**
Student drop-off and pick-up activity is distributed across the campus, which is helpful to broaden traffic impacts and avoid concentration of queuing and traffic activity on any one intersection.
- **High-value green/open spaces and topography prevent vehicular connections and circulation between lots**
The campus green and open spaces are valuable assets for campus character, views, outdoor education opportunities, athletic and recreational use, and safe and comfortable pedestrian circulation that is not impacted by vehicular traffic. These are all positives. As such, all traffic circulation and queuing associated with parking and drop-off/pick-up activity is somewhat constrained to separate areas. This is not necessarily a negative, but it does limit opportunities for access and traffic circulation modifications.
- **Parking is tight on campus, but doesn't appear to spill over into the neighborhood**
The campus appears to accommodate its parking demand on campus without impacting neighbors, but there is very little excess capacity for additional parking and spaces are limited for visitors.
- **Morning arrival and afternoon dismissal is well-run and generally without significant impacts to neighbors**
Observations of drop-off activity in the mornings and pick-up activity in the afternoons indicate that, while busy, is well-organized, staffed, and operated with neighborhood impacts quite limited. The greatest extent of external impacts was observed with queues building up along Forest Street and Elder Lane prior to dismissal. These queues subside relatively quickly and

occur prior to typical evening commute peak hours when non-school traffic volumes in the area are higher than when the school day ends.

- **Queuing occurs along adjacent streets, but is generally a short-term condition and still allows neighborhood access/circulation**

Non-school traffic, which is generally low in volume during the period leading up to school dismissal in the afternoon, is able to circulate through the area, including along Forest Street and Elder Lane that experience vehicles staging while parents and caregivers wait to pick up students.

- **Main entrance (Circle Lot) feels busy and inconsistent with desired character for a campus entrance**

The Circle Lot serves as both an important student drop-off/pick-up location and a parking area for visitors, staff, and some visitors to the Music Institute of Chicago. As a main vehicular entry to the campus, this area could be more formalized and reconfigured to best accommodate multiple purposes, including its role as the front door to the campus.

Key Observations by Location

A summary of key observations noted at the primary school drop-off/pick-up zones is outlined below.

FOREST STREET (LOWER SCHOOL)

Morning Drop Off

- Traffic flows well. Vehicles were not observed stacking back to Elder Lane. The maximum observed queue was 11 vehicles, although the queue was typically much shorter.
- Students tend to get out only at the head of the queue, although sometimes (e.g., older students or when time gets closer to morning bell) students will exit 2-3 cars back.
- Limited southbound traffic was observed

Afternoon Pick Up

- Vehicles begin queuing early. The head of the queue is pushed north towards Willow Road. The maximum observed queue reached 66 vehicles along Forest Street, Elder Lane, and Garland Avenue.
- The dismissal period is well run with staff assigning the next vehicles in the queue to colored cones (R-O-Y-G-B-V) for pick-up and then coordinating children to those respective cones. Vehicles generally have a placard with student's name on the dash/visor to aid staff in matching students with vehicles.
- Queues subside reasonably quickly with the east curb generally clear by 3:07 PM, approximately 17 minutes after dismissal.
- Sometimes a vehicle remains parked on the west side of Forest Street, but staff organize pick-up cones and queuing to allow vehicles to pass (southbound) or bypass areas where there are parked vehicles.

Images 2-4 present observed conditions during the morning arrival and afternoon dismissal periods.



Image 2. Vehicles dropping off students along the east side of Forest Street in the morning

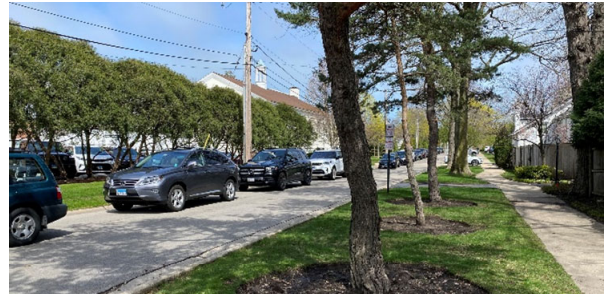


Image 3. Vehicles stage westbound along Elder Lane before the afternoon dismissal for Lower School students on Forest Street



Image 4. NSCDS staff assist with pedestrians crossing Forest Street at Talley's Alley during the afternoon dismissal period

CIRCLE LOT / TENNIS LOT (MIDDLE + UPPER SCHOOL)

Morning Drop Off

- Traffic flows well through the lot.
- Up to 8 vehicles are observed actively dropping off students at the peak time (approximately 7:55 AM).
- 83 cars parked in the Circle Lot plus 10 cars parked in the Tennis Lot.

Afternoon Pick Up

- Parents begin waiting in the lot by 2:40 PM (1 vehicle) with 86 parked cars in the Circle Lot and 9 cars parked in the Tennis Lot.

- Up to 9 vehicles are observed waiting/picking up at the peak (3:09 PM). Additionally, a couple of parents are using a parking space to wait rather than queuing around the perimeter of the lot.
- Some vehicles in the lot are associated with Music Institute of Chicago staff or visitors.
- A visiting bus from University of Chicago Lab School dropped off a team in the lot for a game. Vehicles picking up students were to bypass around the bus. After dropping the team, the bus exited the campus and parked elsewhere.

STUDENT LOT (MIDDLE + UPPER SCHOOL)

Morning Drop Off

- No traffic flow issues are observed in this lot. Activity consists of a mix of students being dropped off and students parking over time. Some students arrive later as they have first period open.
- 41 vehicles are parked in the lot by 8:45 AM.

Afternoon Pick Up

- Vehicles queue along Elder Lane to pick up both along Forest Street for the Lower School and to enter the Student Lot for the Upper School. The dismissal bell schedule associated with these two areas are a little staggered so the queue from Forest Street starts to subside when the queue from the Student Lot peaks. Vehicles queued on Elder Lane are observed to leaving openings at driveways for access.
- Up to 16 vehicles queued in the Student Lot with a spillover of up to 5 vehicles observed on Elder Lane
- Elder Lane is not officially a one-way westbound street, but the traffic flow generally functions as such during the pick-up period. Traffic exiting the lot was observed to turn right (to the west) on Elder Lane.
- If any vehicles (e.g., landscape trucks) are parked along the south side of the street, this can negatively impact traffic flow, particularly for neighbors.
- A NSCDS bus was observed using the Student Lot to pick up the track team for an away event. This occurred after the majority of student pick-up activity had subsided and only a few vehicles remained in the lot waiting for students.
- **Image 5** illustrates vehicles queueing within the aisle of the Student Lot before dismissal.



Image 5. Vehicles queue in the aisle of the Student Lot while waiting for afternoon dismissal

EAST LOT

- The lot is generally full during the day with faculty and staff parkers.
- Music Institute of Chicago parkers access spaces later in the day when available.
- Some spaces at the far south end of the lot are occupied by school vans/buses.
- The parking lot feels tight and generally uncomfortable to circulate through. However, the lot was not observed to be used for typical school morning drop-off and afternoon pick-up activity.

PLAN EVALUATION

The proposed gym renovation and construction of a second gym are located on the southeastern portion of the NSCDS campus. With the distributed parking and student drop-off/pick-up locations across the campus, the project does not interfere with current morning arrival and afternoon dismissal activity. As such, the proposed gym project is not expected to yield a meaningful impact on traffic conditions during morning arrival and afternoon dismissal of students on Forest Street, in the Center Lot, and within the Student Lot.

SUMMARY

The traffic management strategy for student drop-off and pick-up activity and overall transportation circulation at NSCDS was reviewed to evaluate effectiveness and to identify if plan adjustments are recommended as part of the school's plans for renovated and expanded gym facilities. Based on observations of traffic conditions documented during multiple morning arrival and afternoon dismissal periods, the current traffic management plan functions effectively and was not observed to result in meaningful impacts on the campus and surrounding neighborhood. Additionally, no modifications to the current plan are recommended as part of the proposed gym project.

All schools generate a concentrated level of traffic activity surrounding the arrival and departure of students that will have some level of traffic impact compared to other times of day (e.g., elevated traffic volumes, staged vehicles in the afternoon awaiting school dismissal, curbside drop-off and pick-up activity, pedestrians and bicyclists to and from the school, etc.). With an approach that staggers school bells and distributes student loading zones across three locations, traffic conditions are effectively managed to limit impacts on adjacent streets. Even though streets like Elder Lane and Forest Street experience queued vehicles prior to and during the afternoon pick-up period, this condition is temporary and the school's regular communications with school families to reinforce elements of the traffic plan help to minimize traffic impacts.

NSCDS should continue to actively monitor traffic conditions on and around campus and maintain coordination with neighbors and the Village to address issues that may arise and adjust the plan elements accordingly. Further, considering the constraints of the campus, NSCDS should also explore opportunities as part of any future campus planning efforts to enhance campus parking, access, and circulation patterns in balance with the school's space, programmatic, and other objectives.

Memorandum

To: Winnetka Plan Commission
CC: Ann Klaassen
From: James J. Bernahl, Director of Engineering/Village Engineer
Date: January 26, 2023
Re: Special Use Permit Application – 310 Green Bay Road: Kimley-Horn and Associates, Inc. – North Shore Country Day School Campus: Transportation Review

I have reviewed the Special Use permit application by North Shore Country Day School (NSCDS) to enhance and expand indoor athletic facilities on campus with renovation of the existing MAC Gym and construction of a second gym to its south in the southeastern portion of the campus. The proposed location is on the west side of Green Bay Road near the intersection of Church Road and Green Bay Road. Among the conditions to be satisfied for a Special Use to be granted is the following:

“That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;”

To demonstrate compliance with the above, a parking study was performed in May, 2022, by Kimley-Horn and Associates, Inc., to determine the availability of parking to meet employee and client needs for the proposed Special Use. The study methodology included identifying total parking capacity in the vicinity of the project, current parking availability on site, and proposed parking demand for the Special Use.

On-street parking is primarily limited or prohibited on the adjoining side roads which include Willow Road, Green Bay Road, Church Road, Elder Lane, and Forest Street. Most of the permissible temporary parking is on Elder Lane and Forest Street but designated as “No parking, stopping, or standing” except for allowable pick-up times. Pick-up times are designated between (8-10 AM) and (2-4 PM).

Kimley-Horn completed parking counts on Wednesday, May 4, 2022, and Wednesday, May 11th. The report indicated that “These time periods coincide with the morning and afternoon bells along with the associated arrival, staging, and departure of traffic on the adjacent streets. These dates were intended to represent typical busy school days. It should be noted that weather conditions were generally sunny with seasonal temperatures conducive to walking and biking to school.”

Some of the Observations made by Kimley-Horn included:

- Parking lots are separated and disconnected.
- High-value green/open spaces and topography prevent vehicular connections and circulation between lots.
- Parking is tight on campus but doesn't appear to spill over into the neighborhood.
- Morning arrival and afternoon dismissal is well-run and generally without significant impacts to neighbors.
- Queuing occurs along adjacent streets but is generally a short-term condition and still allows neighborhood access/circulation.
- Main entrance (Circle Lot) feels busy and inconsistent with desired character for a campus entrance.

Kimley-Horn provided an overview of their observations of each of the primary drop-off/pick-up zones which includes pick-up for lower grade levels, middle grade, and upper schools. The information provided is consistent with staff observations at these primary locations. Of the three primary pick-up locations Forest Street is considered to be the most impactful to the neighborhood. NSCDS continues to monitor and keep the drop-off and pick-up zones well-staffed to ensure minimal delays to the residents.

The proposed gym renovation and construction of a second gym are located on the southeastern portion of the NSCDS campus. With the distributed parking and student drop-off/pick-up locations across the campus, Kimley-Horn believes that the project does not interfere with current morning arrival and afternoon dismissal activity. As such, the proposed gym project is not expected to yield a meaningful impact on traffic conditions during morning arrival and afternoon dismissal of students on Forest Street, in the Center Lot, and within the Student Lot.

Kimley-Horns conclusions are:

Kimley-Horn and the applicant have identified the parking demand associated with the proposed use. They identified parking demand based on anticipated staffing and future uses of the proposed improvement. Based on the proposed improvement it is suggested that no modifications to the current traffic plan are recommended as part of the proposed gym project. It is recommended that NSCDS should continue to actively monitor traffic conditions on and around campus and maintain coordination with neighbors and the Village to address issues that may arise and adjust the plan elements accordingly.

It is agreed that considering the constraints of the campus, NSCDS should also explore opportunities as part of any future campus planning efforts to enhance campus parking, access, and circulation patterns in balance with the school's space, programmatic, and other objectives.

I have reviewed Kimley-Horn and Associates, Inc. data and conclusions and concur with the findings that permitting this special use will not result in impairment of increased parking, drop-off, or pick-up issues in and around NSCDS. As noted in the report by Kimley-Horn based on NSCDS constraints of the campus it is recommended that NSCDS continue to enhance campus parking, access, and circulation patterns in balance with the school's space, programmatic, and other objectives.

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS (310 Green Bay Road)

WHEREAS, the North Shore Country Day School is the owner of the following described real estate (the "Subject Property"):

Block 5,6,7 and 8 and vacated Diller Street (except from said Block 8, that part conveyed to Village of Winnetka, by Document #9200542, and except street) all in John C. Garland's Addition to Winnetka, in the Southwest Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian in the Village of Winnetka, Cook County, Illinois.

commonly known 310 Green Bay Road, Winnetka, Illinois, and located in the R-5 Single Family Residential Zoning District, provided in Chapter 17.12 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, on November 14, 2002, the North Shore Country Day School (the "Applicant") filed an application for a special use permit pursuant to Section 17.12.020(C)(2) of the Winnetka Zoning Ordinance, to allow the expansion and reconfiguration of its existing facilities, consisting of (a) the addition of 19,323 square feet of floor area in campus buildings by adding a second story to the existing library and (b) the construction of a 1,300 square-foot lobby, stairway and elevator addition along the side of the building facing Elder Lane; and

WHEREAS, on November 14, 2002, the Applicant also filed an application for a variation from Section 17.30.040 of the Winnetka Zoning Ordinance to allow a maximum building size of 206,593 square feet, which exceeds the maximum allowable building size of 144,365 square feet, resulting in a variation request of 62, 228 square feet (43.1%); and

WHEREAS, on December 18, 2002, on due notice thereof, the Plan Commission met to consider the proposed building addition and related changes to the existing special use and, by the unanimous vote of the 11 members then in attendance, found the special use, as modified by the proposed building and site plans, to be consistent with *Winnetka 2020*, the Winnetka Comprehensive Plan; and

WHEREAS, on December 9, 2002, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the requested special use and variations and, by the unanimous vote of the five members then present, has recommended that the requested variation and special use be granted; and

WHEREAS, on December 19, 2002, the Design Review Board reviewed the proposed building and site alterations and issued favorable comment; and

WHEREAS, North Shore Country Day School is a private school that has been located on the Subject Property since 1919, prior to the enactment of the Village's Zoning Ordinance; and

WHEREAS, North Shore Country Day School has served grades 1 through 12 since its inception; and

WHEREAS, the Subject Property has five street frontages: Willow Road on the north; Green Bay Road and Church Road, which form an angled east lot line that extends due southeast; Elder Lane along the south; and Forest Street along the west; and

WHEREAS, the Subject Property is a 16 acre campus improved with buildings containing classrooms for lower grades, middle grades and upper grades, an arts center, a cafeteria, a library, a gymnasium, an auditorium, athletic fields, and parking and student drop-off areas; and

WHEREAS, most of the buildings on the campus are located at the south end of the Subject Property, with the largest concentration at the southwest corner, along Elder Lane and Forest Street; and

WHEREAS, the School has an enrollment of approximately 450 students, with approximately one third of the students being residents of Winnetka and approximately two thirds residing within the boundaries of the New Trier High School District; and

WHEREAS, private schools having a curriculum equivalent to a public elementary or public high school are permitted special uses in the R-5 Single Family Residential Zoning District, pursuant to Section 17.12.020(C) of the Winnetka Zoning Ordinance; and

WHEREAS, pursuant to Section 17.56(K) of the Winnetka Zoning Ordinance, the North Shore Country Day School is a lawful special use; and

WHEREAS, the proposed addition will add a second floor above the existing, one-story library building; and

WHEREAS, the existing science facilities are 25 years old and do not have sufficient space and equipment to meet the needs of the hands-on, discovery-based approach to science education that is the result of advances in technology and teaching methods over the last quarter of a century; and

WHEREAS, the new lobby and entrance proposed for the south side of the building will have an area of approximately 1300 square feet and will allow the lower school and middle school offices to be located near the main entrance areas, thereby improving internal flow, accessibility and building accessibility; and

WHEREAS, the proposed school expansion is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of supporting educational excellence and the enrichment of Winnetka's religious and cultural environment; and

WHEREAS, the proposed school expansion is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of limiting commercial, institutional and residential development within the Village to minimize the potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in the Village's infrastructure and other community resources; and

WHEREAS, the proposed school expansion is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of

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

WHEREAS, the proposed school expansion is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of protecting residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns; and

WHEREAS, the proposed school expansion is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of maintaining the quiet ambience of residential neighborhoods; and

WHEREAS, the proposed school expansion is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of recognizing the critical importance of educational, religious and other community institutions to Village residents; and

WHEREAS, the proposed school expansion is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of maintaining an atmosphere in which diverse cultural, educational and religious organizations may flourish; and

WHEREAS, subject to the terms and conditions of this ordinance, the proposed school expansion is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of engaging in a public process that balances institutional goals and minimizes adverse impacts on the character of the adjacent residential neighborhood; and

WHEREAS, the proposed school expansion is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of recognizing that standards of educational excellence may change with time, thus necessitating changes in physical resources; and

WHEREAS, the proposed school expansion is consistent with the objectives of the Winnetka Comprehensive Plan, *Winnetka 2020*, of ensuring safe and attractive access to educational and community institutions and of pursuing improvements that address public safety as well as traffic, congestion and parking; and

WHEREAS, the proposed school expansion is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of encouraging the preservation of open space inside and outside the Village; and

WHEREAS, subject to the terms and conditions of this ordinance, the proposed school expansion is consistent with the recommendation of the Winnetka Comprehensive Plan, *Winnetka 2020*, of encouraging governmental and non-governmental institutions to work with their constituents, neighbors and the Village to minimize the impact of traffic and parking on surrounding residential streets and to develop on-site solutions where appropriate; and

WHEREAS, subject to the terms and conditions of this ordinance, the proposed school expansion is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of ensuring that proposals don't have an adverse impact on the residential character of the surrounding residential neighborhoods; and

WHEREAS, the proposed expansion of the existing special use will neither endanger nor be detrimental to the public health, safety, comfort, morals or general welfare, in that: (a) the building expansion and renovations will bring it into full compliance with the Americans with Disabilities Act, (b) the new lobby entrance at the south of the building will improve building security, (c) the second floor addition is intended to meet the needs of the School for an up-to-date science learning facility to accommodate its existing enrollment; and (d) the building expansion will address security issues raised in a facilities evaluation conducted by the School as required by the Independent Schools Association of the Central States; and

WHEREAS, there is no evidence that the proposed expansion of the existing special use will either substantially diminish or impair property values in the immediate vicinity or be substantially injurious to the use and enjoyment of land in the immediate vicinity for uses permitted by right in that zoning district, in that (a) the neighborhood around the School has developed, without impediment, in the presence of the School, and (b) the proposed building expansion lies almost entirely within the existing building footprint and is intended to accommodate the existing enrollment; and

WHEREAS, the proposed expansion of the existing special use will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district, in that the School has been located in the neighborhood for over eighty years, during which time the neighborhood has steadily and fully developed; and

WHEREAS, adequate measures have been or will be taken to provide ingress and egress in a manner that minimizes pedestrian and vehicular traffic congestion in the public ways, in that (a) the proposed building expansion is limited almost entirely to the existing building footprint, (b) the proposed building expansion does not encroach into or otherwise interfere with existing parking areas, and (c) the proposed building expansion does not alter the established patterns of ingress and egress; and

WHEREAS, adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the expanded special use either exist or will be provided, in that (a) the proposed expansion is intended to accommodate the existing enrollment and staff, and (b) existing parking, utilities, established access drives, drainage and other infrastructure for the existing use will not be altered; and

WHEREAS, subject to the terms and conditions of this ordinance, the special use, as expanded by the proposed building expansion, conforms in all other respects to the applicable zoning regulations and other applicable Village ordinances and Codes; and

WHEREAS, the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the zoning regulations, in that (a) the Subject Property has been established as the site of a school facility since 1919, and (b) the purpose of the proposed addition is to upgrade and update science facilities and to improve building security, both of which will help to maintain the school's academic reputation and assure long term viability of the School's academic programs and physical plant; and

WHEREAS, the plight of the applicant is due to unique circumstances, in that (a) the irregular shape and topography of the Subject Property have lead to the development of the property with most of its buildings clustered at the southwest corner, (b) the maximum building size limitations of the R-5 Zoning District are based on single-family residential standards, and (c) strict application of the maximum building size limitations would prevent the construction and expansion of a school building, notwithstanding the express statement of the Zoning Ordinance that makes schools permitted uses in the R-5 Zoning District; and

WHEREAS, the variation, if granted, will not alter the essential character of the neighborhood, in that (a) the School has been an established fixture in the neighborhood since 1919, (b) the proposed science facility addition will add a second floor to the existing building, and (c) the proposed science addition has been designed to be obscured to the extent possible from adjoining properties, thereby maintaining the established appearance of the facilities; and

WHEREAS, the requested variation will not impair an adequate supply of light and air because (a) the second floor addition is nestled among the existing two-story buildings, (b) both additions are set well back from the existing building lines that face Elder Lane and Forest Street, and (c) the proposed height of the additions will be no greater than the surrounding two-story campus buildings; and

WHEREAS, the requested variation will not increase the hazard from fire and other dangers to the Subject Property because the building additions (a) will comply with all applicable building and fire protection codes and (b) will include the installation of a fire suppression system; and

WHEREAS, the requested variation will not diminish the taxable value of land and buildings throughout the Village, because the proposed additions (a) will not have a significant impact on the appearance of the School's campus in the neighborhood, (b) will not generate additional traffic and (c) will improve the condition and appearance of the Subject Property while not interfering with the use of other properties in the Village; and

WHEREAS, the proposed building additions will not increase congestion in the public streets because (a) the proposed building additions are designed to accommodate the existing enrollment, and (b) neither the parking areas nor campus access patterns will be changed; and

WHEREAS, there is no evidence that the proposed building additions will otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of the Village; and

WHEREAS, subject to the terms and conditions of this ordinance, the requested variation is in harmony with the general purpose and intent of the Winnetka Zoning Ordinance, in that the building additions that require the variation will: (a) foster the goals and policies of the Comprehensive Plan, (b) protect the scale and character of existing neighborhood from the encroachment of incompatible uses and structures having excessive bulk or inadequate open space, (c) assure that the buildings and structures are compatible with the character of the zoning district, (d) conform with building height and setback requirements, (e) preserve the existing open space on the Subject Property, (f) assure the development and redevelopment of the established neighborhood in a manner consistent with its established character by assuring that the building addition maintains its existing scale and appearance in the neighborhood and protects established trees and landscaping, and (g) protect the justifiable reliance of the Village's taxpayers, in general, and the residents in the immediate vicinity of the Subject Property, in particular, on the continuation of existing, established land use patterns.

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

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

SECTION 2: Pursuant to Section 17.12.020(C)(2) of the Winnetka Zoning Ordinance and subject to the terms and conditions hereinafter set forth, a special use permit is hereby granted to the Subject Property, commonly known North Shore Country Day School, located at 310 Green Bay Road Winnetka, Illinois, and located in the R-5 Single-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, to allow the expansion and reconfiguration of its existing facilities, consisting of (a) the addition of 19,323 square feet of floor area in campus buildings by adding a second story to the existing library and (b) the construction of a 1,300 square-foot lobby, stairway and elevator addition along the side of the building facing Elder Lane, as depicted in the plans and elevations submitted with the application.

SECTION 3: Subject to the terms and conditions hereinafter set forth, a variation from Section 17.30.040 of the Winnetka Zoning Ordinance is hereby granted to the Subject Property, commonly known North Shore Country Day School, located at 310 Green Bay Road Winnetka, Illinois, and located in the R-5 Single-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, to allow a maximum building size of 206,593 square feet, which exceeds the maximum allowable building size of 144,365 square feet, resulting in a variation of 62, 228 square feet (43.1%), all to allow (a) the addition of 19,323 square feet of floor area in campus buildings by adding a second story to the existing library and (b) the construction of a 1,300 square-foot lobby, stairway and elevator addition along the side of the building facing Elder Lane, as depicted in the plans and elevations submitted with the application.

SECTION 4: The special use and variations granted herein are subject to the following conditions:

A. The proposed construction shall commence within 12 months after the effective date of this Ordinance.

B. Prior to the issuance of any building permits, the North Shore Country Day School shall enter into a development agreement with the Village that shall contain provisions regarding: (1) construction traffic and staging areas; (2) parking for construction workers; (3) parking and traffic patterns for staff parking and student drop-off and pick-up during the construction period; (4) ingress and egress for fires and other emergencies that may occur while the building is under construction; and (5) any of the topics set forth in Section 15.32.080.K of the Winnetka Village Code that apply to the circumstances of the applicant's project.

C. Final design approval of building, landscaping, lighting and signage

D. The North Shore Country Day School shall extend its best efforts to communicate with residents whose homes are within 250 feet of the Subject Property (the Neighbors), in a good-faith effort to develop a plan for managing and, to the extent reasonably possible, reducing the impact of school-related traffic along Elder Lane and Forest Street. The School shall report the results of such efforts for consideration by the Council at the same time that the final development agreement is presented to the Council for its consideration. The Council reserves the right, in the exercise of its discretion, to consider and impose requirements pertaining to taking final action on the development agreement.

SECTION 5 : The stipulations, conditions and restrictions set forth in the foregoing Section 4 of this Ordinance may be modified or revised from time to time by the Village Council following public notice and hearing, following the procedures specified in Section

17.56 of the Winnetka Village Code for processing special use applications.

SECTION 6: This Ordinance shall take effect immediately upon passage, approval and posting.

ADOPTED this 18th day of February, 2003, pursuant to the following roll call vote:

AYES: Trustees Aquilino, Greenough, Powell, Presser and Woodbury

NAYS: None

ABSENT: Trustee Brower (recused)

Signed:

s/s Michael F. Duhl

Village President

Countersigned:

s/s Douglas G. Williams

Village Clerk

Introduced: February 4, 2003

Posted: February 5, 2003

Passed and Approved: February 18, 2003

Posted: February 19, 2003

ORDINANCE NO. M-3-2010

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

(310 Green Bay Road)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970, pursuant to which it has the authority, except as limited by said Section 6 of Article VII, to exercise any power and perform any function pertaining to the government and affairs of the Village; and

WHEREAS, the Council of the Village of Winnetka ("Village Council") find that establishing standards for the use and development of lands and buildings within the Village and establishing and applying criteria for variations from those standards are matters pertaining to the affairs of the Village; and

WHEREAS, the property commonly known as 310 Green Bay Road, Winnetka, Illinois (the "Subject Property"), is legally described as follows:

Block 5,6,7 and 8 and vacated Diller Street (except from said Block 8, that part conveyed to Village of Winnetka, by Document #9200542, and except street) all in John C. Garland's Addition to Winnetka, in the Southwest Quarter of Section 21, Township 42 North, Range 13, East of the Third Principal Meridian in the Village of Winnetka, Cook County, Illinois; and

WHEREAS, the Subject Property is located in the R-5 Zoning District provided in Chapter 17.12 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, on November 2, 2009, the owner of the Subject Property, North Shore Country Day School (the "Applicant"), filed an application for a special use permit pursuant to Section 17.12.020(C)(2) of the Winnetka Zoning Ordinance, to amend the site plan for the Subject Property to allow the construction of two additions to the Upper School building along Willow and Elder, consisting of a three-story addition to the north side and a four-story addition to the south side, which together would add a total of 7,264.12 square feet of gross floor area to the building (the "Initial Plan"); and

WHEREAS, the Initial Plan also requested the following variations from the requirements of the Lot, Space, Bulk and Yard Regulations for Single Family Residential Districts established by Chapter 17.30 of the Zoning Ordinance: (a) a variation from the Maximum Building Size limitations of Section 17.30.040 to allow the gross floor area to be increased from 206,593 square feet to 213,857.12 square feet, which would exceed the maximum of 144,365.32 square feet permitted, resulting in a variation of 69,491.8 square feet (48.14%); and (b) a variation from the 2½-story building height limitation of Section 17.30.080 to permit a building height of three stories for the north addition and four stories for the south addition; and

WHEREAS, following meetings with the Village Council and with neighboring property owners and residents, the Applicant submitted the following amendments to its proposal (collectively, the "Amended Plan"): (a) partial floor plans for the south building addition, dated March 29, 2010; and (b) revised building elevations dated April 7, 2010; and

WHEREAS, pursuant to the Amended Plan, the Applicant now seeks the following variations: (a) a variation from the maximum building size limitations of Section 17.30.040 of the Zoning Ordinance to allow the construction of additions to the Upper School totaling 11,060.62 square feet, resulting in a total gross floor area of 217,653.62 square feet, whereas a maximum of 144,365.32 square feet is permitted, a variation of 73,288.3 square feet (50.76%); and (b) a variation from the 2½-story building height limitations of Section 17.30.080 of the Zoning Ordinance to allow a building height of 44.58 feet and three stories for the north addition and a building height of 56.75 feet and four stories for the south addition; and

WHEREAS, North Shore Country Day School is a private school that has been located on the Subject Property since 1919, prior to the enactment of the Village's Zoning Ordinance; and

WHEREAS, North Shore Country Day School has served grades 1 through 12 since its inception; and

WHEREAS, the Subject Property is generally located at the northeast corner of Elder Lane and Forest Street, and has five street frontages: Willow Road on the north; Green Bay Road and Church Road, which form an angled east lot line that extends due southeast; Elder Lane along the south; and Forest Street along the west; and

WHEREAS, the Subject Property is a 16-acre school campus improved with buildings containing classrooms for lower grades, middle grades and upper grades, an arts center, a cafeteria, a library, a gymnasium, an auditorium, athletic fields, and parking and student drop-off areas; and

WHEREAS, most of the buildings on the campus are located at the south end of the Subject Property, with the largest concentration at its southwest corner, along Elder Lane and Forest Street; and

WHEREAS, private schools having a curriculum equivalent to a public elementary or public high school are permitted special uses in the R-5 Single Family Residential Zoning District, as provided in Section 17.12.020(C) of the Winnetka Zoning Ordinance; and

WHEREAS, pursuant to Section 17.56.010(K) of the Winnetka Zoning Ordinance, the North Shore Country Day School is a lawful special use; and

WHEREAS, on February 18, 2003, the Winnetka Village Council enacted Ordinance

M-8-2003, which granted a special use permit and a variation of 62,228 square feet (43.1%) from Section 17.30.040 of the Winnetka Zoning Ordinance to increase the gross floor area to 144,365 square feet so as to permit the construction of an addition of a second story to the existing library and the construction of a lobby, stairway and elevator; and

WHEREAS, the Upper School building is located in the southern portion of the Subject Property, along Elder Lane and has a gross floor

area of 26,617 square feet, which constitutes less than 13% of the total building volume on the campus; and

WHEREAS, the Upper School building was built in the 1920's and is in need of modernization to meet modern educational standards, to meet accessibility standards and to enhance security and life safety aspects in the building; and

WHEREAS, the Amended Plan does not alter the height of the proposed additions to the Upper School building, which would consist of: (a) a four-story, 56.75-foot high addition on the south side of the building, along Elder Lane, that would house an entrance, vestibule, elevator and stair tower; and (b) a three-story, 44.58-foot high addition on the north side of the building, facing the athletic field and Willow Road, that would include the new main entrance vestibule, and

WHEREAS, the difference in the height of the proposed additions is attributable to the topography of the Subject Property, which slopes downward from the north to the south, and to the need to have an enclosure for building mechanicals on the roof of the south addition; and

WHEREAS, pursuant to the Amended Plan, the proposed additions would add a total of 3,037.88 square feet of roofed lot coverage to the Subject property and would add 2,411.88 square feet of impermeable surface; and

WHEREAS, as with the Initial Plan, the Applicant's Amended Plan proposes to expand and reconfigure the interior facilities in order to: (a) reorient the main entrance of the Upper School from the east elevation, facing Church Road, to the north elevation, facing the athletic fields and Willow Road; (b) renovate the first floor interior space to include a security checkpoint, office, classrooms, faculty spaces, restrooms and a community gathering space; (c) renovate the second floor interior space to include the addition of classrooms, seminar rooms and an open area gathering space; and (d) add classroom and meeting spaces on the third level; and

WHEREAS, on November 18, 2009, on due notice thereof, the Plan Commission met to consider the building addition and related changes to the existing special use as proposed in the Initial Plan and, following the recusal of one member, the remaining nine members then in attendance found the special use, as modified by the proposed building and site plans, to be consistent with *Winnetka 2020*, the Winnetka Comprehensive Plan; and

WHEREAS, on December 14, 2009, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the special use and variations requested pursuant to the Initial Plan and, by the unanimous vote of the six members then present, recommended that the requested variation and special use be granted; and

WHEREAS, on November 19, 2009, December 17, 2009, and January 21, 2010, the Design Review Board reviewed the proposed building and site alterations as proposed in the Initial Plan and expressed concern regarding the scale, massing and materials of the proposed additions; and

WHEREAS, at the Village Council's rescheduled regular meeting on February 4, 2010, the Council considered the proposed amendments to the special use and the recommendations and comments of the Plan Commission, Zoning Board of Appeals and Design Review Board, and directed the Applicant to provide more information to neighbors of the Subject Property and to submit revised exterior elevations to the Design Review Board for further comment; and

WHEREAS, on February 18, 2010, the Design Review Board reviewed modified elevations that reduced the height of the parapet wall on the proposed south addition by one foot and that modified building finish materials, and then unanimously voted to recommend approval of the revised plans; and

WHEREAS, the Village Council considered the modified application at its regular meeting on March 2, 2010, at which time the Council (i) heard further comment from the Applicant, neighboring property owners and other persons from the general area, (ii) introduced this Ordinance, (iii) authorized the Applicant to proceed with the installation of the mobile classrooms, and (iv) encouraged further communication between the Applicant and the neighboring property owners; and

WHEREAS, in accordance with the Village Council's directive, the Applicant had further meetings with neighboring property owners and eventually submitted its Amended Plan; and

WHEREAS, on April 15, 2010, the Design Review Board considered the Amended Plan and, by the unanimous vote of the five members then in attendance, has recommended that the Amended Plan be approved, subject to the condition that the applicant return to the Design Review Board for further consideration of landscaping plans and trash enclosure details; and

WHEREAS, because the Amended Plan expanded the scope of the variation requests, the Amended Plan required further public hearing by the Zoning Board of Appeals on the variations; and

WHEREAS, the Amended Plan did not alter the Applicant's special use request and thus did not require further proceedings before either the Zoning Board of Appeals or the Plan Commission; and

WHEREAS, on May 10, 2010, on due notice thereof and following the recusal of one of the six members then present, the Zoning Board of Appeals conducted a public hearing on the Amended Plan, as it pertains to the variations, and the six participating members unanimously recommended that the variations requested by the Amended Plan be granted; and

WHEREAS, all of the proceedings before the Zoning Board of Appeals and the Plan Commission included questioning of the applicant by members of the Zoning Board of Appeals and the Plan Commission; and

WHEREAS, the proceedings of the Zoning Board of Appeals and Plan Commission conformed with all requirements of their procedural rules, the Winnetka Village Code and applicable statutes of the State of Illinois and no interested parties were barred from cross-examining witnesses or otherwise participating in the proceedings; and

WHEREAS, no owners of property located within 250 feet of the Subject Property have filed written objections to the special use application; and

WHEREAS, the proposed addition will improve security, bring the facilities up to code with regard to fire safety and ADA requirements

and modernize the classroom facilities; and

WHEREAS, the existing heating facilities are inadequate to accommodate the addition and there is currently no air conditioning in the building and therefore the proposed rooftop unit will be a more energy efficient system that may qualify for LEED silver status; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of preserving and enhancing those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of supporting educational excellence and the enrichment of the Village's religious and cultural environment; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of limiting commercial, institutional and residential development within the Village to minimize the potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in the Village's infrastructure and other community resources; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of ensuring that commercial, institutional, and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of protecting residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of maintaining the quiet ambience of residential neighborhoods; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of using high quality design and materials when constructing public improvements; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of recognizing the critical importance of educational, religious and other community institutions to Village residents; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of maintaining an atmosphere in which diverse cultural, educational and religious organizations may flourish; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of engaging in a public process that balances institutional goals and minimizes adverse impacts on the character of the adjacent residential neighborhood; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of recognizing that standards of educational excellence may change with time, thus necessitating changes in physical resources; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the objectives of the Winnetka Comprehensive Plan, *Winnetka 2020*, of ensuring safe and attractive access to educational and community institutions and of pursuing improvements that address public safety as well as traffic, congestion and parking; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of preserving or expanding the quantity, quality and distribution of open space and recreational opportunities and protecting the Village's natural features and environmental resources; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed amended special use is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, preserving significant trees and encouraging new tree planting on public and private properties to the greatest extent possible; and

WHEREAS, subject to the terms and conditions of this Ordinance, the Village Council accepts the Plan Commission's finding that the proposed special use is consistent with the recommendation stated in Section 4.3.6 of the Comprehensive Plan to ensure that proposals do not have an adverse impact on the residential character of the surrounding residential neighborhoods, and

WHEREAS, subject to the terms and conditions of this Ordinance, the Village Council accepts the Plan Commission's finding that the proposed amended special use is consistent with the Comprehensive Plan's objectives and recommendations stated in Section 4.3.6 of the Comprehensive Plan to encourage governmental and non-governmental institutions to work with their constituents, neighbors and the Village to minimize the impact of traffic and parking on surrounding residential streets and develop on-site solutions where appropriate and to foster greater cooperation among all institutions in the joint use of their recreational facilities; and

WHEREAS, when completed in accordance with the terms and conditions of this Ordinance, the building addition project proposed by the amended Plan, considered as a whole, will be consistent with the Winnetka Comprehensive Plan, *Winnetka 2020*; and

WHEREAS, subject to the terms and conditions of this Ordinance, the proposed expansion of the existing special use will neither endanger nor be detrimental to the public health, safety, comfort, morals or general welfare, in that: (a) the proposed building expansion

and renovations will bring the Upper School building into full compliance with both the Americans with Disabilities Act and modern fire safety codes, (b) the new entrance at the north of the building will provide improved building security, and (c) the second floor addition is intended to meet the needs of the Applicant for an up-to-date gathering space to accommodate its existing enrollment; and

WHEREAS, there is no evidence that the proposed expansion of the existing special use will either substantially diminish or impair property values in the immediate vicinity or be substantially injurious to the use and enjoyment of land in the immediate vicinity for uses permitted by right in that zoning district, in that; (a) the neighborhood around the School has developed, without impediment, in the presence of the School since it was established in 1919, and (b) the vertical height of the proposed building additions will be less than the applicable Zoning Ordinance height limitation of 60 feet; and

WHEREAS, the proposed expansion of the existing special use will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district, in that the School has been located in the neighborhood for more than 90 years, during which time the neighborhood, including the adjacent residential area, has steadily and fully developed; and

WHEREAS, adequate measures have been or will be taken to provide ingress and egress in a manner that minimizes pedestrian and vehicular traffic congestion in the public ways, in that; (a) the proposed building expansion does not encroach into or otherwise interfere with existing parking areas, and (b) the proposed building expansion does not alter the established patterns of ingress and egress to and from the Subject Property; and

WHEREAS, adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the expanded special use either exist or will be provided, in that; (a) the proposed expansion is intended to accommodate the existing enrollment and staff, and (b) existing parking, utilities, established access drives, drainage and other infrastructure for the existing use will not be altered; and

WHEREAS, subject to the terms and conditions of this Ordinance, the amended special use, as effected by the building expansion proposed in the Amended Plan, conforms in all other respects to the applicable zoning regulations and other applicable Village ordinances and Codes; and

WHEREAS, the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the zoning regulations, in that (a) the Subject Property has been established as the site of a school facility since 1919, and (b) the purpose of the proposed addition is to upgrade and update classroom facilities and to improve building security, both of which will help to maintain the school's academic reputation and assure long term viability of North Shore Country Day School's academic programs and physical plant; and

WHEREAS, the plight of the Applicant is due to unique circumstances, in that (a) the irregular shape and topography of the Subject Property have led to its being developed with most of its buildings clustered at the southwest corner, (b) the maximum building size limitations of the R-5 Zoning District are based on single-family residential standards which were not designed to address schools and similar institutional uses, and (c) strict application of the maximum building size limitations would effectively prevent the construction, renovation or expansion of the school's buildings, notwithstanding the express statement of the Zoning Ordinance that makes schools permitted uses in the R-5 Zoning District; and

WHEREAS, the variations requested pursuant to the Amended Plan, if granted, will not alter the essential character of the neighborhood, in that (a) the School has been an established fixture in the neighborhood since 1919, (b) the north addition is located on the interior of the Subject Property and is set back nearly 900 feet from the Willow Road street frontage, (c) the setback of the south addition will exceed 110 feet and will be narrower than the Upper School building, (d) will not alter the configuration of the Subject Property in relation to the Elder Lane street frontage, and (e) the proposed expansion project has been designed to maintain the established appearance of the facilities, by locating the proposed additions and using building materials and landscaping so as to make the additions blend in with the existing building and to obscure the additions to the extent possible from adjoining properties; and

WHEREAS, the variations requested pursuant to the Amended Plan will not impair an adequate supply of light and air because the proposed height of the additions will not exceed 60 feet in height, which is the maximum allowed by the Zoning Ordinance, and will be set back more than 110 feet from Elder Lane and more than 750 feet from Willow Road; and

WHEREAS, the variations requested pursuant to the Amended Plan will not increase the hazard from fire and other dangers to the Subject Property because the building additions: (a) will comply with all applicable building and fire protection codes and (b) will include the installation of a fire suppression system; and

WHEREAS, the variations requested pursuant to the Amended Plan will not diminish the taxable value of land and buildings throughout the Village, because the proposed additions: (a) will not generate additional traffic and (b) will improve the condition and appearance of the Subject Property while not interfering with the use of other properties in the Village; and

WHEREAS, the proposed building additions will not increase congestion in the public streets because: (a) the proposed building additions are designed to accommodate the existing enrollment, and (b) neither the parking areas nor campus access patterns will be changed; and

WHEREAS, the proposed building additions will benefit the public health, safety, comfort, morals or general welfare of the Village, in that it will improve the building's functionality by bringing it up to modern standards for educational facilities and will meet applicable accessibility standards; and

WHEREAS, subject to the terms and conditions of this ordinance, the variations requested pursuant to the Amended Plan are in harmony with the general purpose and intent of the Winnetka Zoning Ordinance, in that the building additions that require the variation will: (a) foster the goals and policies of the Comprehensive Plan; (b) protect the scale and character of the existing neighborhood from the encroachment of incompatible uses and structures having excessive bulk or inadequate open space; (c) assure that the buildings and structures are compatible with the character of the zoning district; (d) conform with setback requirements; (e) preserve the existing open space on the Subject Property; (f) assure the development and redevelopment of the established neighborhood in a manner consistent with its established character by assuring that the building addition maintains its existing scale and appearance in the neighborhood and

protects established trees and landscaping; and (g) protect the justifiable reliance of the Village's taxpayers, in general, and the residents in the immediate vicinity of the Subject Property, in particular, on the continuation of existing, established land use patterns.

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

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

SECTION 2: Subject to the terms and conditions hereinafter set forth, the Subject Property, commonly known as 310 Green Bay Road and located in the R-5 Single-Family Residential District provided in Chapter 17.12 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code is hereby granted a special use permit pursuant to Section 17.12.020(C)(2) of the Winnetka Zoning Ordinance, to allow the expansion and reconfiguration of its existing facilities by the construction of a three-story addition to the north side and a four-story addition to the south side, which together would add a total of 11,060.62 square feet of gross floor area to the building, to accommodate two new stair enclosures, an elevator, and entries on the north and south elevations of the building, in accordance with the plans and elevations submitted with the application for special use, as modified by the Amended Plans.

SECTION 3: Subject to the terms and conditions hereinafter set forth, the following variations from requirements of the Lot, Space, Bulk and Yard Regulations for Single Family Residential Districts established by Chapter 17.30 of the Zoning Ordinance are hereby granted to the Subject Property, commonly known as North Shore Country Day School, located at 310 Green Bay Road, Winnetka, Illinois, and located in the R-5 Single-Family Residential Zoning District provided in the Winnetka Zoning Ordinance: (a) a variation from the Maximum Building Size limitations of Section 17.30.040 to permit a total gross floor area of 217,653.62 square feet, whereas a maximum of 144,365.32 square feet is permitted, resulting in a variation of 73,288.30 square feet (50.76%); and (b) a variation from the building height restrictions of Section 17.30.080 to permit a building height of three stories for the north addition and four stories for the south addition, whereas a maximum of 2 ½ stories is allowed, all to allow the reorientation of the entrance from the east elevation to the north, the renovation of the first floor interior space to include a security checkpoint, office, classrooms, faculty spaces, restrooms and a community gathering space, the renovation of the second floor interior space to include the addition of classrooms, seminar rooms and an open area gathering space, and the addition of classroom and meeting spaces on level three, as depicted in the Amended Plans, dated March 29, 2010, and April 7, 2010.

SECTION 4: The special use and variations granted herein are subject to the following conditions:

A. The proposed construction shall commence within 12 months after the effective date of this Ordinance.

B. The applicant shall comply with the following recommendations of the KLOA Parking Study:

North Shore Country Day School ("NSCDS") shall provide additional traffic assistants to direct and manage the traffic flow and enforce the policies and procedures. Suggested locations for the additional traffic assistants include: along the circle parking lot; at the Elder Lane/Upper School parking lot access drive intersection, at the Elder Lane/Forest Street intersection and along Forest Street.

NSCDS shall work with the Village to install a "Do Not Block Intersection" sign on the northbound approach of the Forest Street/Elder Lane intersection.

NSCDS shall replace the current sign at the Upper School access drive that indicates that only one-way westbound traffic is permitted on Elder Lane between 7:45 and 8:15 AM and 2:45 and 3:15 PM. The replacement sign shall clearly prohibit left turn movements from the access drive to Elder Lane between 7:45 and 8:15 AM and between 2:45 and 3:15 PM. The form, wording and placement of the replacement sign shall be subject to the approval of the Village Engineer, who shall apply industry standards.

NSCDS, under the direction of the Village, shall continue to monitor the intersection of Forest Street at Willow Road to determine if future mitigation measures are necessary.

NSCDS shall continue to encourage students to walk, bike or carpool to school

NSCDS shall continue to refine and implement the education and awareness program and the neighbor outreach.

The circle parking lot shall be repaved and restriped to include center striping delineating the two lanes.

C. The final landscaping plans and details for the trash enclosure shall be subject to the consideration and approval by the Design Review Board. Notice of the meetings at which such issues are to be considered shall be issued by the Director of Community Development to the properties that are within the direct line of sight of the landscaped areas of the Subject Property. The decision of the Design Review Board shall be subject to appeal to the Village Council.

D. The air conditioning units for the proposed addition shall comply with Section 15.44.050 of the Village Code and shall be placed in such a location and equipped with such sound attenuation devices as necessary to comply with those standards. As a condition for the issuance of the Certificate of Occupancy, North Shore Country Day School shall provide all necessary technical documentation, prepared and signed by a qualified professional, necessary to demonstrate compliance with said standards.

SECTION 5 : The stipulations, conditions and restrictions set forth in the foregoing Section 4 of this Ordinance may be modified or revised from time to time by the Village Council following public notice and hearing, following the procedures specified in Section 17.56 of the Winnetka Village Code for processing special use applications.

SECTION 6: Notwithstanding the foregoing, the Village reserves the right, at any time in the course of the construction, to modify the requirements of Section 4.B of this Ordinance or to impose such other traffic, engineering, parking and safety measures as the Village Engineer, Chief of Police, Fire Chief or Director of Community Development, in the exercise of their professional judgment, may deem necessary to maintain safe access to and ingress and egress from the Subject property and to otherwise protect the public safety and welfare in the course of construction.

SECTION 7: That the mobile classroom units shall be removed within 60 days after the certificate of occupancy for the Upper School

building is issued; provided that the Director of Community Development shall have the authority to extend the time for removal up to 120 days if weather conditions necessitate such delay or if the delay is necessary to minimize the impact of removal and transportation of the units on the adjacent neighborhood and on school activities. _

SECTION 8: That, except as specifically provided herein, the variations and special use permit granted pursuant to Ordinance M-8-2003, and any conditions imposed for those variations and special use permit, shall continue in effect without change.

SECTION 9: This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 10: This Ordinance shall take effect immediately upon passage, approval and posting.

PASSED this 18th day of May, 2010, pursuant to the following roll call vote:

AYES: Trustees Greable, Johnson, Pedian, Poor, Rintz, Spinney

NAYS: None

ABSENT: None

APPROVED this 18th day of May, 2010.

Signed:

s/Jessica B. Tucker

Village President

Countersigned:

s/Douglas G. Williams

Village Clerk

Introduced: March 2, 2010

Posted: March 3, 2010

Passed and Approved: May 18, 2010

Posted: May 19, 2010