



Village of Winnetka

Plan Commission Regular Meeting

February 22, 2023 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. January 25, 2023, Special Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - 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. The requested amendment would 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 southeast corner of the school campus. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. March 1, 2023, Special Meeting - Quorum Check
 - b. March 14, 2023, Special Joint Plan Commission/Village Council Meeting Regarding Comprehensive Plan - Quorum Check
 - c. March 22, 2023, Regular Meeting - Quorum Check
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 PLAN COMMISSION
SPECIAL MEETING MINUTES
JANUARY 25, 2023**

Members Present:

Bridget Orsic, Chairperson
Jonathan Alt
Matthew Bradley
Mamie Case
Layla Danley
Chris Foley
John Golan
Liz Kunkle

Non-Voting Members Present:

Tina Dalman

Village Staff:

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

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 6:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of Minutes:

a. December 21, 2022, Regular Meeting Minutes.

Chairperson Orsic asked if there were any comments or corrections or for a motion to approve the December 21, 2022, meeting minutes. A motion was made by Ms. Case and seconded by Mr. Bradley to approve the December 21, 2022, meeting minutes. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Alt, Bradley, Case, Danley, Foley, Kunkle, Orsic

NAYS: None

NON-VOTING: Dalman

Public Comments:

No comments were made at this time.

Community Development Report:

Mr. Schoon confirmed there is no Community Development Report.

Comprehensive Plan:

a. Review of Draft Comprehensive Plan.

Mr. Schoon stated the Village has worked closely with the consultants on the draft Comprehensive Plan and identified the members of the consultant team not available for this meeting. He then asked for any comments or corrections relating to the draft, to direct them to the Village staff. Mr. Schoon stated the Commission is being asked for their comments following the consultants' presentation. Chairperson Orsic stated in terms of order and for typographical corrections, they should be emailed to the Village staff unless they are substantive.

1 Siraj Asfahani stated the presentation would represent an overview regarding the Comprehensive Plan's
2 current content which originated from the Existing Conditions Report, the Visioning Goals and Initiatives
3 that were developed with the Commission during a series of working sessions, and Land Use Strategy
4 section and the Implementation section which will be reviewed for the first time by the Commission this
5 evening. He described the three stage planning approach undertaken noting engagement was a core step
6 throughout the process. Mr. Asfahani referred to the Vision Statement which was supported by ten pillars
7 which categorize the goals and initiatives.

8
9 Mr. Asfahani reviewed the Future Land Use Strategy and compared the differences between the proposed
10 future land use map with that in the 1999 Comprehensive Plan. He summarized the differences between
11 land use classifications and map designations between the two maps, with most changes on the map
12 occurring in or near the business districts and along north Green Bay Road.

13
14 Mr. Asfahani then referred to the public/semi-public land use category from the 1999 Comprehensive
15 Plan which is now identified as an institutional category. He referred to the map identifying North Shore
16 Country Day School and the New Trier campus as examples. Mr. Bradley asked if the name change
17 represented a better way of defining the use or is it only semantics. Mr. Asfahani responded for this
18 particular category; it is a more common designation. He then referred to the slide which defined what
19 is encapsulated by the institutional land use category. Chairperson Orsic asked if the Village defined what
20 fell into the institutional use category and questioned how parks would fall into this category. Mr. Asfahani
21 later responded that parks do not fall within the institutional use category. They fall within the open space
22 category and that we will need to clarify that throughout the plan. Mr. Alt referred to the change in the
23 designation of parking to multiuse and asked if they are attempting to demonstrate the best/highest use
24 for the parcel. Mr. Asfahani stated they are to consider what they want the Village to be in the next 20
25 years in terms of potential uses.

26
27 Mr. Asfahani identified the land use categories which remained and which categories are merged in the
28 new Comprehensive Plan. Mr. Bradley referred to institutional uses and questioned the consequence of
29 combining uses into a single category when in the future a use no longer existed and referred to a scenario
30 that had Sacred Heart School no longer being in operation, which is in the single-family residential zoning
31 district. Mr. Schoon stated if for example the proposed use was something other than a single family
32 residence or institutional use, the applicant would have to request an amendment to the Comprehensive
33 Plan land use map and to rezone the property to a zoning district to allow such use. He stated for a
34 property zoned single family residential that the future land use map designates as appropriate for
35 another land use, the zoning would not change with the adoption of the Comprehensive Plan. A specific
36 request would need to be made to rezone the property.

37
38 Chairperson Orsic commented the draft felt heavily drafted toward zoning. Mr. Schoon stated the land
39 use map related to what they want future uses to be and is not specifically directed toward zoning. He
40 informed the Commission they have a future land use map today. Mr. Asfahani stated in the existing and
41 proposed future land use map, he described the change as minimal with the goal being to provide
42 flexibility. Mr. Bradley stated all of the schools existed in 1999 when the land use map was addressed in
43 the Comprehensive Plan with the goal to improve it to create a category of uses. Mr. Schoon further
44 explained the reasoning behind the category change and how the zoning implementation would occur.
45 Chairperson Orsic questioned what they are solving by re-categorizing. Mr. Asfahani responded they are
46 defining a character and not necessarily solving for the issue of institutions. He added there is a section in
47 the Comprehensive Plan which relates to institutional uses running into zoning relief issues. Ms. Dalman
48 provided further clarification regarding the distinction between a future land use classification in a

1 comprehensive plan and the zoning of a property. Mr. Asfahani went on to state when considering items
2 for re-categorization, they must keep in mind that some of the uses are adjacent to single family homes.

3
4 Mr. Asfahani then referred the Commission to samples of Pillars to elaborate how the structure appeared
5 in the draft document. Mr. Asfahani referred to an example as Pillar One, its Vision Statement and the
6 fact that each Pillar is supported by existing conditions analyses which helped them get to the goals they
7 are aiming for and what they heard from the community such as from the Open House, etc. Mr. Asfahani
8 then referred to Pillar One's six defined goals that they worked on with the Commission. He then referred
9 to Initiative 1.2.1 as an example of an initiative and described how the initiatives were set up and text
10 which provided additional background information.

11
12 Ms. Kunkle described the document as beautiful and referred to the text which represented additional
13 information. She suggested for those initiatives without bold text, additional explanatory information be
14 inserted. Ms. Danley referred to page 116 as example initiative nos. 3.1.1 and 3.3.2 and the manner in
15 which they are identified as being referenced. Mr. Asfahani stated the Comprehensive Plan is not meant
16 to be dissected in that manner and noted a lot of the documents correlate heavily. He stated it was the
17 most efficient way in terms of addressing it. Ms. Danley suggested the initiative number or page number
18 should be added. Mr. Asfahani explained that they attempted to be cognizant of the document length and
19 for instances where it did not merit additional explanation, they did not include it.

20
21 Ms. Kunkle stated in furtherance of Ms. Danley's continuity questions, she referred to the Implementation
22 section and asked why not put each implementation piece at the end of each Pillar. Mr. Asfahani
23 responded they discussed that option with Village staff and the Implementation section was meant to be
24 a workbook with the ability to update it instead of having to flip through 300 pages. Mr. Alt described the
25 Implementation section as the executive summary and suggested they consider what they need to
26 accomplish over the next few years. Mr. Schoon agreed with the comments made and stated they identify
27 them as low, medium and high priorities with several of them being interrelated and described several
28 examples of where certain items would be addressed simultaneously.

29
30 Ms. Kunkle suggested with regard to high priority items, they discussed the same issues on the
31 Environmental and Forestry Commission as to what items are in process. She also stated while a lot of the
32 items are priorities, they all do not have to be done in the next three years while identifying items which
33 are in the works. Ms. Danley stated if there are items which are not considered high priority, the
34 Commission Members should identify them. Mr. Asfahani reiterated the implementation chart is meant
35 to be updated as opportunities come up. Chairperson Orsic agreed with Mr. Asfahani's comment in that
36 the document would be allowed to be updated.

37
38 Mr. Asfahani then referred to Pillar Eight which identified case studies to show how they have happened
39 in other communities and have had an impact. He noted the communities they selected were comparable
40 to Winnetka in terms of planning.

41
42 Andy Cross stated he spent his career as a city planner and has worked with a lot of Comprehensive Plans
43 which lacked implementation. He stated the idea is to keep the implementation plan as the actual
44 workbook for the Village to review regularly in order to measure progress. He referred to an illustration
45 of how the format is laid out with bold text direction to salient fact with the goal for it to be a more
46 concise, readable format. He also referred to the implementation partners included in the document
47 which are needed to help the Plan come to fruition.

1 Mr. Asfahani stated the last piece of the Comprehensive Plan represented funding sources which are not
2 identified in the document noting there are grant opportunities and other examples. He then asked if
3 there were any questions.

4
5 Mr. Alt questioned how grants are chased now. Mr. Schoon responded those efforts are coordinated by
6 the Finance Director which has a list of grants the Village is currently pursuing with the appropriate
7 departments. Mr. Asfahani noted some of the initiatives also stress identifying grants.

8
9 Chairperson Orsic asked the Commission Members for general feedback first. She agreed the document
10 is beautiful and is reflective of their discussions. Chairperson Orsic noted there are some inconsistencies
11 and identified an example as a lack of housing for the number of people in the Village when businesses
12 have increased during Covid. Ms. Danley referred to page 71 which discussed the vacancy rate as an
13 example of contradictory statements. Mr. Cross indicated some of the data may be dated. Mr. Asfahani
14 stated when the data was initially pulled together, it was done with 2019 in mind. He then stated when
15 we started working on the plan after the start of pandemic, the Existing Conditions Report was updated.
16 Mr. Asfahani then stated vacancy rates were determined by a snapshot in time. He agreed the wording
17 can be amended so that it is not contradictory on pages the Commission Members identified. Ms. Danley
18 referred to page 145 with regard to schools being within walking distance and the comment below that
19 children get rides to school which should be clarified. The Commission Members discussed ways in which
20 it can be rectified. Mr. Bradley referred to instances which would be temporal in plans such as this in
21 terms of wording clarification. Mr. Asfahani reiterated incorrect wording can be clarified. Mr. Schoon
22 provided additional explanation in terms of what the Commission Members are interpreting as
23 inconsistencies. The Commission Members discussed ways in which the language relating to property
24 rentals can be tied to the content. Mr. Asfahani stated notations were made at the bottom of the
25 document indicating that the analyses represented a point in time. Ms. Kunkle suggested with regard to
26 the Existing Conditions Report being incorporated, to the extent possible within the text, to make sure
27 that it is a 2019 data point compared to 2022 or 2023. Mr. Schoon provided the Commission Members
28 with background in terms of the initial information presentation done in 2021 and attempts to keep the
29 data updated. He agreed inconsistencies should be corrected or the points they are attempting to convey
30 need to be clearer. Mr. Asfahani asked for the Commission Members to point out any other
31 inconsistencies in the document.

32
33 Mr. Bradley commented the document was well done and well presented. He stated in 2021, he brought
34 up his concerns with the initiatives presented in an order implying importance in terms of their
35 significance. Mr. Bradley suggested a line be inserted that the initiatives are not being presented in a
36 certain order. He then stated the inconsistencies would not be extremely upsetting to the reader. Mr.
37 Bradley referred to quotes that were provided which is in some places and not in others and as an example
38 referred to the comment "We need to promote smaller homes for empty nesters and homebuyers" as a
39 comment from community conversation which applied to the Pillar with the implication that would be
40 promoted over other items in that section. He then referred to the Vibrant Business Section Pillar and the
41 comment that they are either growing business or going out of business in comparison to Pillar One
42 relating to being stewards over good business. It was agreed these quotes would be removed.

43
44 Mr. Alt agreed with Mr. Bradley's comments in that their attempts to show that they are listening to the
45 community comes across as the highlight on the page. Chairperson Orsic referred to Goal 1.4 on page 81
46 and stated the words "parks" and "Institutional" are interchangeable when they are talking about zoning.
47 She also suggested word searches be done to ensure that interchangeable items be referred to similarly.
48

1 Chairperson Orsic asked the Commission Members if they would like to discuss any items in Chapter 1
2 with the exception of typographical errors which do not change the context. She then referred to page 28
3 relating to negative commentary from long term residents. Chairperson Orsic suggested those references
4 should be identified as opinions and Mr. Asfahani agreed. The Commission Members discussed whether
5 to take the references out versus leaving them in. Chairperson Orsic suggested clearly noting the
6 comments as "Community Conversation." Mr. Asfahani stated the Comprehensive Plan was done
7 differently than for other communities' Comprehensive Plans in that they wanted to highlight targeted
8 particular Winnetka persona groups and agreed it could be color coded similarly. Ms. Kunkle referred to
9 Chapter 2 and Pillar 6 on page 7 and referred to the "quality of life" phrase and its intersection with Pillar
10 6. She suggested changing "lifestyle" at the end of the mission statement to "quality of life." Ms. Kunkle
11 then agreed the document was well done and described the photos in the document as striking and well
12 balanced with the amount of text and making it an engaging document.

13
14 Mr. Alt referred to Chapter 3 and page 52 and corrected the address in the photo of Good Grapes. Ms.
15 Case stated she would provide notes on a few other photos which are mislabeled to staff. Chairperson
16 Orsic referred to Chapter 3 on page 46 and the Plan overview which appeared negative and which was
17 identified as having good bones. Mr. Asfahani responded the point to be made was that they have a strong
18 foundation on which to build and was not meant to be negative, but it was agreed to change the wording.
19 Chairperson Orsic then referred to "Proud Tradition and Bold Ambition" and the statement in bold which
20 stated, "Winnetka needs a plan" and its negative connotation. Ms. Danley stated they can say they have
21 a plan and change the wording to be forward thinking or its time to update the plan. Mr. Alt suggested
22 dropping the line completely. The Commission Members agreed.

23
24 Chairperson Orsic referred to Pillar One on page 48 and referred to the fact there was no mention of the
25 lakefront which makes the Village unique. She suggested adding the wording "unlimited access to natural
26 assets and recreational opportunities." Chairperson Orsic also stated under "Future Land Use" on page
27 50, she suggested adding "...and natural assets" to the end of the statement "The future land use strategy
28 also emphasizes the preservation, conservation and enhancement of the Village's business districts and
29 surrounding traditional neighborhood blocks." She then stated in the second paragraph on page 53, she
30 questioned whether open space and parks become interchangeable if "institutional" is changed
31 throughout the document. Mr. Asfahani agreed with the suggestions. Mr. Bradley suggested in the Future
32 Land Use legend, the wording is close together and suggested different colors to be used to differentiate
33 them. Ms. Kunkle stated to better understand why they are changing the designations on parking lots, she
34 referred to page 56 and the land behind the Community House which is currently a parking lot, the
35 discussion relating to parking being a longstanding issue for residents on page 113, she suggested that
36 when they point out necessary public parking, they are taking into particular consideration the Community
37 House needs.

38
39 Chairperson Orsic referred to page 64 and Goal 1.4 and questioned whether this is a place where the
40 beaches and lakes be recognized as a natural community asset expanding the existing goal or adding it as
41 a new goal. Mr. Asfahani stated it is addressed as a Pillar. The Commission Members discussed whether
42 the lakefront is considered as a neighborhood and the fact the Village does not own Lake Michigan. Mr.
43 Bradley stated the word "lakefront" is the first word in Winnetka's overall vision. Mr. Schoon stated since
44 the Commission last discussed the Comprehensive Plan, Chairperson Orsic is stating there has been a lot
45 more discussion relating to the lakefront than before, and she is questioning how they insert the lakefront
46 and if it should be identified as an asset to the community. He stated that staff and the consultants are
47 waiting on direction from the Commission regarding if and how it would like to do that. Ms. Danley asked
48 the consultant to provide the Commission with direction as to where it should fall in the Comprehensive

1 Plan.

2
3 Mr. Bradley suggested it be written into Goal 1.4 that the Village will consider that institutional uses and
4 open spaces are compatible with the residential neighborhoods in which they are located and the Future
5 Land Guide will describe what those open space and institutional uses are. The Commission agreed and
6 stated that examples of what is included in each land use category be listed in the goal.

7
8 Ms. Danley referred to page 79 and the focus on independent housing and senior living facilities and the
9 three to ten year priority for it, she informed the Commission she read several articles on senior
10 independent dedicated housing with a huge need for it within the next 10-20 years and after that, the
11 dedicated housing would no longer serve a purpose due to demographic contraction. She suggested it be
12 addressed as a lower priority as opposed to a medium priority. Ms. Danley then referred to page 233
13 Initiative 1.1 which related to the review of codes and regulations to ensure they do not present obstacles
14 for residents renovating their homes and demolition and asked if those items should become a higher
15 priority whereas on page 234, she referred to Initiative 1.2.5 which should change from medium to a low
16 priority.

17
18 Mr. Asfahani asked if there were any other comments on Pillar One. Chairperson Orsic stated with regard
19 to entitlements for zoning, she asked specifically what that meant. Mr. Schoon responded it is a term for
20 rezoning of a property, granting a special use or variation which is a land use entitlement. Chairperson
21 Orsic then referred to Initiative 1.6.4 on page 85 and asked how the elimination of required building
22 components or systems such as means of access and mechanical systems is done. Mr. Schoon responded
23 for means of access, for a certain building code type, access is required for a residential use that may not
24 be required for a commercial use and eliminating that type of access would make it harder for the use to
25 be converted back to a residential use. No additional comments were made at this time.

26
27 Chairperson Orsic then referred to Pillar Two. Theresa Lucas stated the Village website indicated the
28 meeting started at 7pm and they missed the Public Comments section and asked if they could speak to
29 this section. Chairperson Orsic agreed to let audience members speak and then asked for public
30 comments. She swore in those speaking to this matter.

31
32 Theresa Lucas, owner of Good Grapes, 821 Chestnut Court, stated she reviewed the Business District
33 section of the Comprehensive Plan and would like to provide comment on a few themes. She stated with
34 regard to the discussion on the number of new businesses, etc., generating foot traffic for a new business
35 takes time and resources and between districts, it takes even more time. Ms. Lucas commented the
36 increased number of new businesses seemed like a high amount of turnover to her with the type of
37 business use not changing significantly in terms of the mix according to the Comprehensive Plan. She
38 suggested the Village perform exit interviews to determine why businesses are leaving to provide insight
39 and allow for improvement.

40
41 Ms. Lucas then described West Elm as a village within a village and referred to store diversity which
42 attracted different consumer segments. She then stated with regard to resident feedback in the
43 Comprehensive Plan, it asked what would cause you to come into the business districts more frequently
44 and referred to the examples of delis and bakeries. Ms. Lucas then suggested the Village target those
45 types of businesses and for the younger demographic, they stated they cannot afford to shop at the
46 women's stores in town. She referred to customers' comments relating to the ability to find affordable,
47 repeatable input. Ms. Lucas also referred to the post office redevelopment frequently mentioned in the
48 Comprehensive Plan and the discussion regarding possible replacements which was based only on the

1 building and not parking for example which represented a disconnect. She then stated none of the West
2 Elm business owners are in favor of the current redevelopment proposed project for the post office site
3 and distributed a letter to the Commission signed by 27 business owners. Ms. Lucas stated the proposal
4 does not address the parking issue in West Elm for businesses .
5

6 Ms. Lucas then referred to the parking requirements for new development such as One Winnetka as well
7 as the figures relating to the amount of current parking available for existing businesses which are used
8 by both residential and commercial tenants which are not zoned. She then stated the Village invested a
9 lot of money into streetscape which eliminated parking spaces and stated businesses cannot survive based
10 on current households in the Village. Ms. Lucas then stated businesses which pull from a wide
11 geographical demographic validated the high priority on parking. She stated the new Comprehensive Plan
12 did not address current parking issues which would become more severe if the post office development
13 parking issues are not addressed and she did not see how Goal 2.4 relating to retaining existing successful
14 businesses can be achieved without addressing parking issues and should allow for businesses' input. Ms.
15 Lucas stated people will not come to areas which are known for difficulty in terms of parking and asked
16 for the Commission to not support the post office redevelopment if parking is not addressed.
17

18 Stephanie Hochschild, owner of the Book Stall, stated that she agreed with Ms. Lucas' comments relating
19 to parking. She referred to their competition with online retailers and stated in order to have a vibrant
20 downtown, the needs of local retailers need to be kept in mind.
21

22 Chairperson Orsic then swore in Jeffrey Liss, 640 Winnetka Mews. Mr. Liss first thanked the Commission
23 for their work and agreed with the parking concerns raised. He stated public parking should be a separate
24 consideration apart from parks and beachfront properties. Mr. Liss stated parking in Winnetka has always
25 been in short supply and referred to those who do not shop in East Elm and other locations due to the
26 lack of parking. He stated if parking is combined with a multi-use facility, it would be something a
27 developer can play with and suggested the default is that parking must be preserved with the burden
28 being on the developer. Mr. Liss also referred to the neighborhood and housing sections which discuss
29 new construction conforming to neighborhood characteristics and commented Winnetka should not be a
30 Brigadoon. He then referred to several new construction homes which are strikingly different than others
31 and the conforming to neighborhood characteristic wording would prevent new architecture from coming
32 to Winnetka when they should be encouraging new architecture and design.
33

34 There were no additional public comments.
35

36 Chairperson Orsic stated the Commission would take a five minute break.
37

38 Chairperson Orsic stated the Commission would now resume their discussion relating to Pillar Two. Ms.
39 Danley referred to page 242 and the first initiative under Goal 2.5 discussing streetscape improvement
40 efforts in the business districts. She questioned the effect on business owners and how decisions on
41 streetscape were made. Ms. Dalman stated the business owners were consulted with the streetscape
42 program although some of them have changed over time. Mr. Asfahani indicated it is implied that the
43 community voice is crucial and they feel the need to point it out in the document and it can definitely be
44 included. Mr. Alt stated during the discussions, he was surprised they did not opt for more parking as the
45 standard during the discussions with The Lakota Group. He stated the result was a balanced approach to
46 suggest that parking is an issue which they should take a look at holistically. Ms. Dalman stated the public
47 comments received relating to parking were strong and suggested they be considered during the
48 document drafting. She then stated it is rare that variations are given to developments for parking

1 requirements. Mr. Bradley stated the Pillar wording meant to support business districts as being vibrant
2 and is not to be the business districts' primary solve for growing their business and they cannot solve
3 every business's need to grow to maximum viability and sales. Mr. Asfahani stated if parking is taken as
4 their priority, they would contradict other Pillars in the community vision and it related to balance. He
5 then referred to the public comment made relating to special events and stated it can be mentioned as
6 an addition to one of the initiatives to keep that in mind while they are considering daily parking needs.
7 Mr. Bradley stated with regard to Pillar One, the same concept should apply to other Pillars as well and to
8 keep in mind in terms of the key demand considerations on page 94 as it related to vibrant business
9 districts. Mr. Asfahani agreed with Mr. Bradley's suggestion to be made to Pillars One and Two. No
10 additional comments were made at this time on Pillar Two.

11
12 Chairperson Orsic then referred to Pillar Three and referred to the lakefront issues and where it should
13 be integrated. Ms. Kunkle suggested it be integrated into Pillar Three and referenced in more than one
14 Pillar such as placemaking for example. The Commission Members discussed the use of the natural
15 resource wording and its placement in the document. Chairperson Orsic suggested the wording be
16 included in the Pillar's mission statement. Mr. Asfahani agreed with Chairperson Orsic's suggestion. Mr.
17 Bradley referred to the case studies on page 116 and their previous discussion regarding them being
18 uniquely situated on the lakefront and the number of beaches. No additional comments were made at
19 this time on Pillar Three.

20
21 Chairperson Orsic then referred to Pillar Four. Ms. Case commented this section read differently than the
22 rest of the Pillars. Ms. Danley commented it may have read differently since they have the integration of
23 a lot of these things throughout the Plan and the items in this Pillar have not been discussed previously in
24 the document. The Commission Members discussed moving the Pillar. Ms. Danley indicated they do not
25 want sustainability to appear to be the last issue and questioned a manner in which it can appear to be
26 the last thing they talked about. Mr. Bradley stated it should be noted that the Pillars are not in priority
27 order. Ms. Danley suggested wording to be added to note that since the Pillar touched on the remaining
28 Pillars, that identified its order in the Plan. Ms. Kunkle agreed with the suggestion that the Pillar be moved
29 to the back of the Plan and made sense conceptually. Mr. Asfahani noted the Vision Statements are
30 introduced for all of the Pillars on page nos. 48 and 49. The Commission Members then discussed moving
31 the Pillar and took a straw poll in terms of its movement. The Commission decided not to move it at this
32 time.

33
34 Chairperson Orsic then referred to Pillar Five. The Commission Members referred to their previous
35 discussion relating to removing high school students' concerns with housing. Mr. Asfahani explained the
36 reasoning for its inclusion. He then stated if the wording read too negative, it can be removed. Mr. Bradley
37 referred to their previous whole child discussion in the Vision Statement and suggested the growth
38 journey be followed and to adequately word the child's descriptions. Chairperson Orsic referred to page
39 149 and Initiative 5.2.2 and the ZBA's frustration at considering variations for institutional uses for special
40 use permits for additions, etc. Ms. Case stated people move next to schools and then complain about the
41 school's impact. She stated they are suggesting to allow administrative changes for schools so they do not
42 have to go through the public comment process. Mr. Asfahani confirmed no changes are to be made to
43 Pillar Five. Chairperson Orsic stated her concern related to requests not going through the process for
44 items being changed to institutional uses. Mr. Asfahani reminded the Commission of the discussion which
45 said to use the word "consider" at the beginning of the sentence with the Village to go through the
46 exercise. Ms. Case asked for an example of Initiative 5.3.2 on page 52. Mr. Cross responded it was
47 displaying District 36 work in the West Elm district. Mr. Asfahani stated it also related to activating vacant
48 storefronts. No additional comments were made at this time on Pillar Five.

1 Chairperson Orsic then referred to Pillar Six and the discussion relating to well-connected parks and open
2 spaces and questioned what that meant. Mr. Asfahani responded it referred to access and possible trail
3 connections. Chairperson Orsic then referred to page 154 and suggested adding the wording "natural
4 resources." The Commission Members discussed removing the word "unlimited" in terms of access.
5 Chairperson Orsic referred to page 155 and suggested adding the beaches and lakefront, etc. wording.
6 She also referred to page 157 under Community Open Space and suggested eliminating the names of the
7 two agencies managing various parts of the beaches, water, etc. Mr. Schoon stated these are public parks
8 and open spaces and related to who is responsible for them. Chairperson Orsic stated her concern is the
9 Plan wording being used in the future relating to possible future controversies. Mr. Schoon stated a plan
10 was adopted to ensure the long term lakefront enhancement and asked the Commission Members if they
11 feel the wording is loaded. Mr. Asfahani stated the Park District Vision Statement stated to maximize
12 access to the lake and to include wording stating the Park District adopted a plan. Mr. Asfahani confirmed
13 the reference to the Park District's lakefront can be changed to Winnetka's lakefront. The Commission
14 Members discussed the Community Open House results and the preference for an expanded marina. The
15 Commission Members also discussed positioning themselves in terms of the gaps in Initiative 6.4.4. Ms.
16 Danley then referred to Initiative Nos. 6.1.4 and 6.2.2 relating to the special use process. Mr. Bradley
17 referred to page 158 relating to the language on parkland level of service analysis, etc. Mr. Asfahani
18 responded the language was greatly summarized from the original draft submitted for staff review. Mr.
19 Bradley asked how the analysis fit into the context of the goals and their implementation. Mr. Asfahani
20 responded the analysis was done to determine how much deficiency or surplus there was in providing
21 parks and open space to the community and to determine if they were serving the entire Winnetka
22 community in all the different locations. He stated, unlike Winnetka, most communities ran deficient on
23 both. No additional comments were made at this time on Pillar Six.

24
25 Chairperson Orsic then referred to Pillar Seven. Ms. Kunkle stated with regard to the paragraph relating
26 to the history of storm water management, she suggested one sentence be added to bring the first
27 paragraph more current following the adoption and implementation of the storm water master plan. She
28 also referred to page 174 relating to the IMEA and suggested language for the last paragraph to clarify
29 whether it is a municipally owned utility and to reference St. Charles and Naperville as examples of other
30 municipally owned electric utilities. No additional comments were made at this time on Pillar Seven.

31
32 Chairperson Orsic then referred to Pillar Eight. Ms. Danley referred to page 192 and the Community Open
33 House results relating to bike lane separation. Mr. Asfahani responded the trail can be separated in certain
34 sections in terms of bikers and walkers. Ms. Kunkle referred to Initiative 8.3.5 on page 200 and asked for
35 the Northfield reference to be clarified. Ms. Danley referred to Initiative 8.3.6 on page 200 and asked for
36 the language from the prior discussion be clarified to include "and deemed safe". No additional comments
37 were made at this time on Pillar Eight.

38
39 Chairperson Orsic then referred to Pillars Nine and Ten. The Commission Members stated they previously
40 revisited Pillar Ten substantially.

41
42 Chairperson Orsic then referred to Implementation and questioned how the Commission should address
43 it. Mr. Asfahani responded Ms. Danley previously referred to the chart as it related to a specific
44 implementation strategy she wanted to discuss. He asked the Commission Members for specific
45 comments that merit discussion. Mr. Bradley commented the level of priority and timeframe for
46 implementation are not consistent between the Chapter introduction and how they are used in the charts.
47 He stated in the Implementation section, it is not consistent in terms of how the priorities are described
48 in terms of high priority such as time or length of time for achievement and asked the consultants to

1 provide the Commission with guidance. Mr. Asfahani described it as an art more than a science and when
2 a priority is considered high, it may be considered as quickly implementable than what would reflect in a
3 shorter time frame. He stated the reference is that something has been initiated and did not necessarily
4 have to finish in that time frame. Mr. Cross stated this is the most important part of everything they have
5 done, and they should consider the time since the meeting has ran so long. Mr. Bradley suggested the
6 Commission Members revisit the Implementation section as homework to provide comments to the
7 consultants for consideration at the next meeting.

8
9 Mr. Schoon stated they need to have a formal public hearing on the Comprehensive Plan before a
10 recommendation is made to the Village Council and if the Commission Members are not ready to make a
11 recommendation, then the Plan can be continued to the next meeting.

12
13 The Commission Members agreed to discuss the Commission Members' markup of the Implementation
14 section at the February 15, 2023, special meeting and hold the public hearing at that time.

15
16 **Public Comment:**

17 Mr. Liss stated he is not clear on the procedure the Commission Members adopted and asked if another
18 draft would be presented on February 15th and if a draft would be made available to the public prior to
19 that date. The Commission Members confirmed that is correct. He suggested the document cover be a
20 different color and asked if a redlined document would be made available. Mr. Schoon responded he
21 would look into it.

22
23 **New Business:**

- 24 a. Special Meeting Quorum Check - February 15, 2023.

25 The Commission Members discussed their availability.

- 26
27 b. Next Regular Meeting Quorum Check – February 22, 2023.

28 The Commission Members discussed their availability.

29
30 **Adjournment:**

31 Chairperson Orsic asked for a motion to adjourn. A motion to adjourn was made by Mr. Bradley and
32 seconded by several Commission Members. A vote was taken, and the motion unanimously passed, 8 to
33 0:

34
35 AYES: Alt, Bradley, Case, Danley, Golan, Foley, Kunkle, Orsic

36 NAYS: None

37 NON-VOTING: Dalman

38
39 The meeting was adjourned at 9:45 p.m.

40
41 Respectfully submitted,

42
43 Antionette Johnson

44 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: FEBRUARY 16, 2023
SUBJECT: 310 GREEN BAY ROAD - NORTH SHORE COUNTRY DAY SCHOOL
SPECIAL USE PERMIT (CASE NO. 23-01-SU)

INTRODUCTION

On February 22, 2023, the Plan Commission (PC) 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.

As will be discussed later in this report, the Applicant has also submitted a variation application for the following variations, to allow the proposed building addition: (a) gross floor area; and (b) building height. The Zoning Board of Appeals considered the special use permit and variation requests on February 13, 2023, and recommended, by a vote of 5-0, approval of the requested relief for the proposed improvements. Additionally, the Applicant has submitted an application for a Certificate of Appropriateness, which was considered by the Design Review Board (DRB) on January 19, 2023. By a vote of 4-0, the DRB 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 Plan Commission public hearing. A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on February 2, 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.

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 (Attachment A). 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

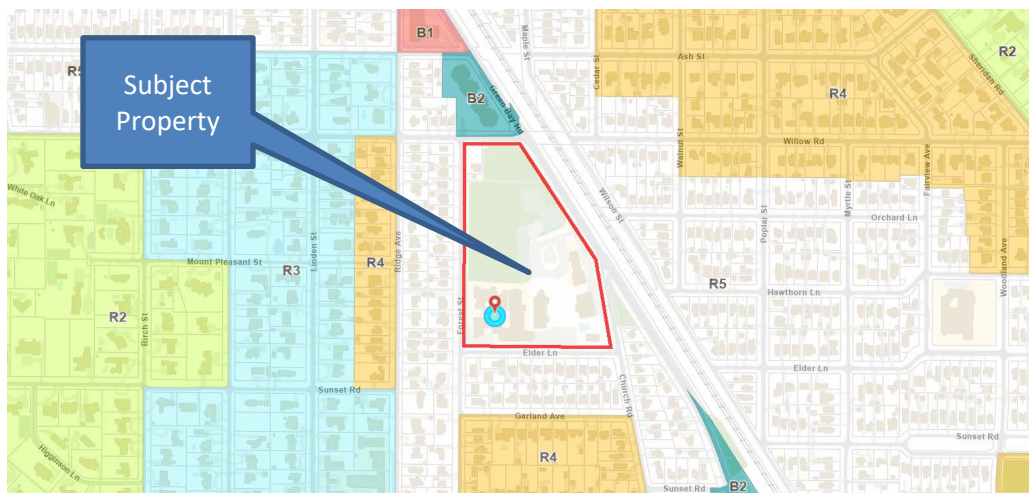


Figure 2 – Zoning Map

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 F.

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 D). 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 E.

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 C.

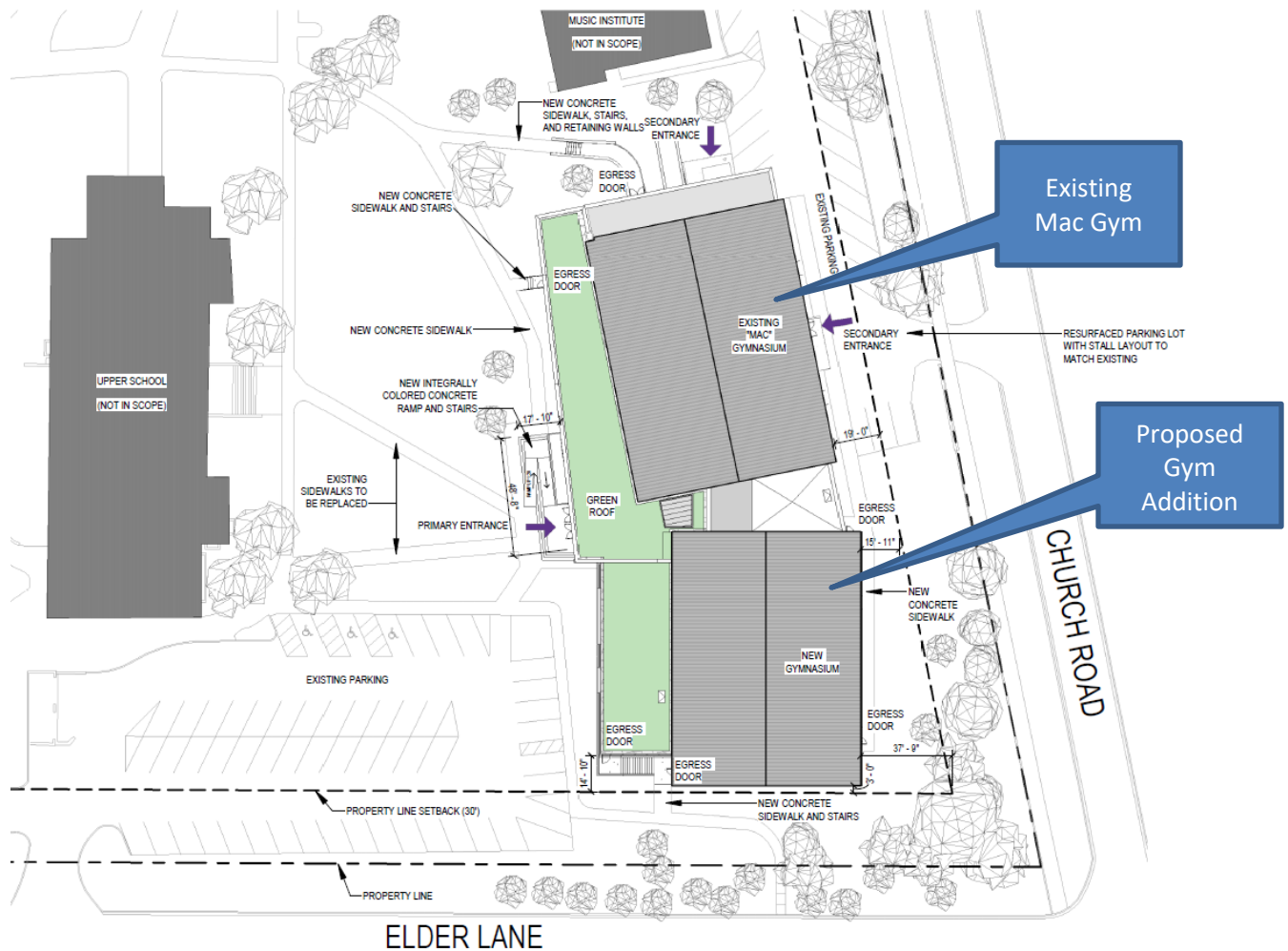


Figure 8 – Excerpt of Proposed Site Plan

As explained in the attached written materials provided by the Applicant (Attachment C), 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.

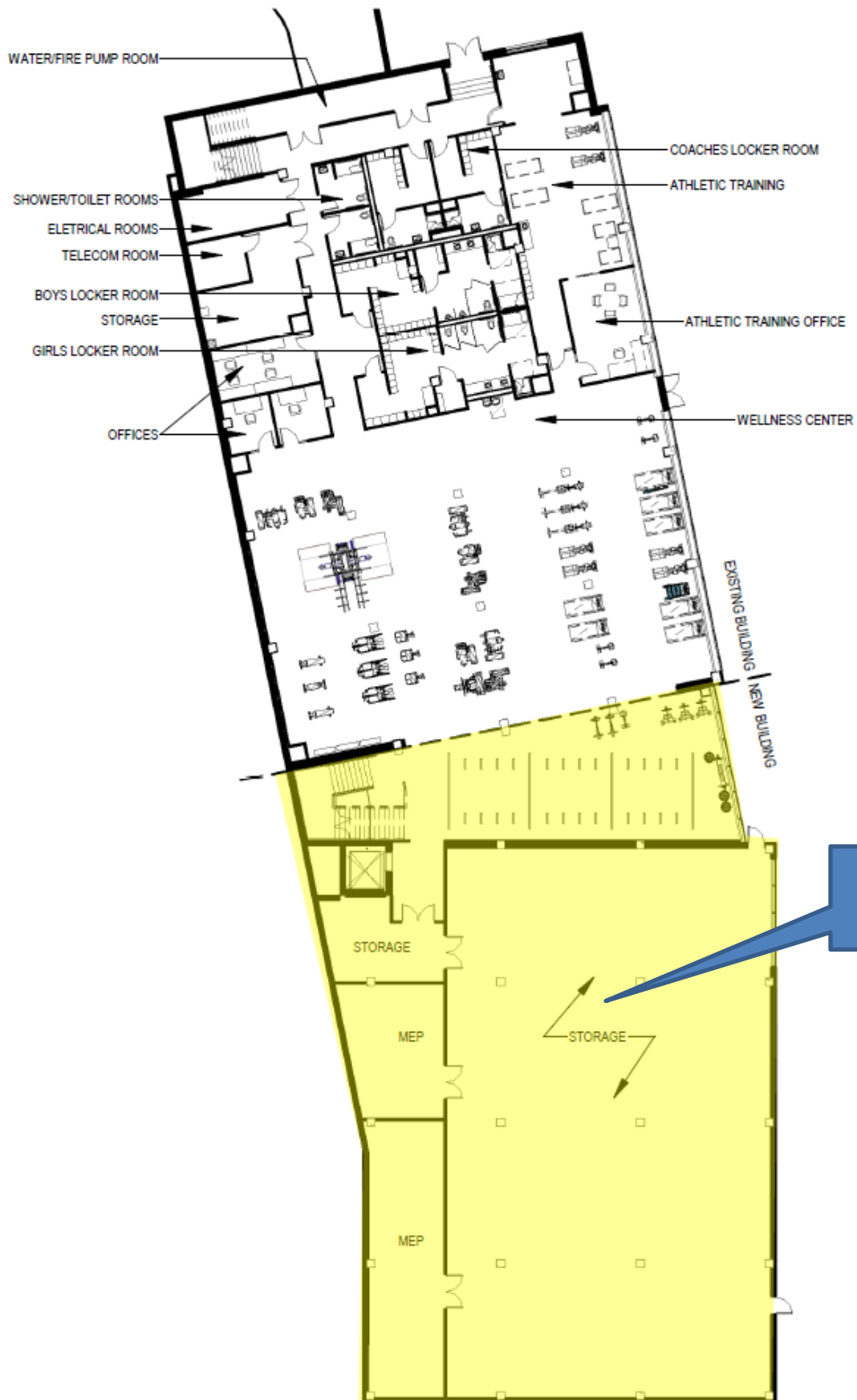


Figure 9 – Proposed Lower Level Floor Plan

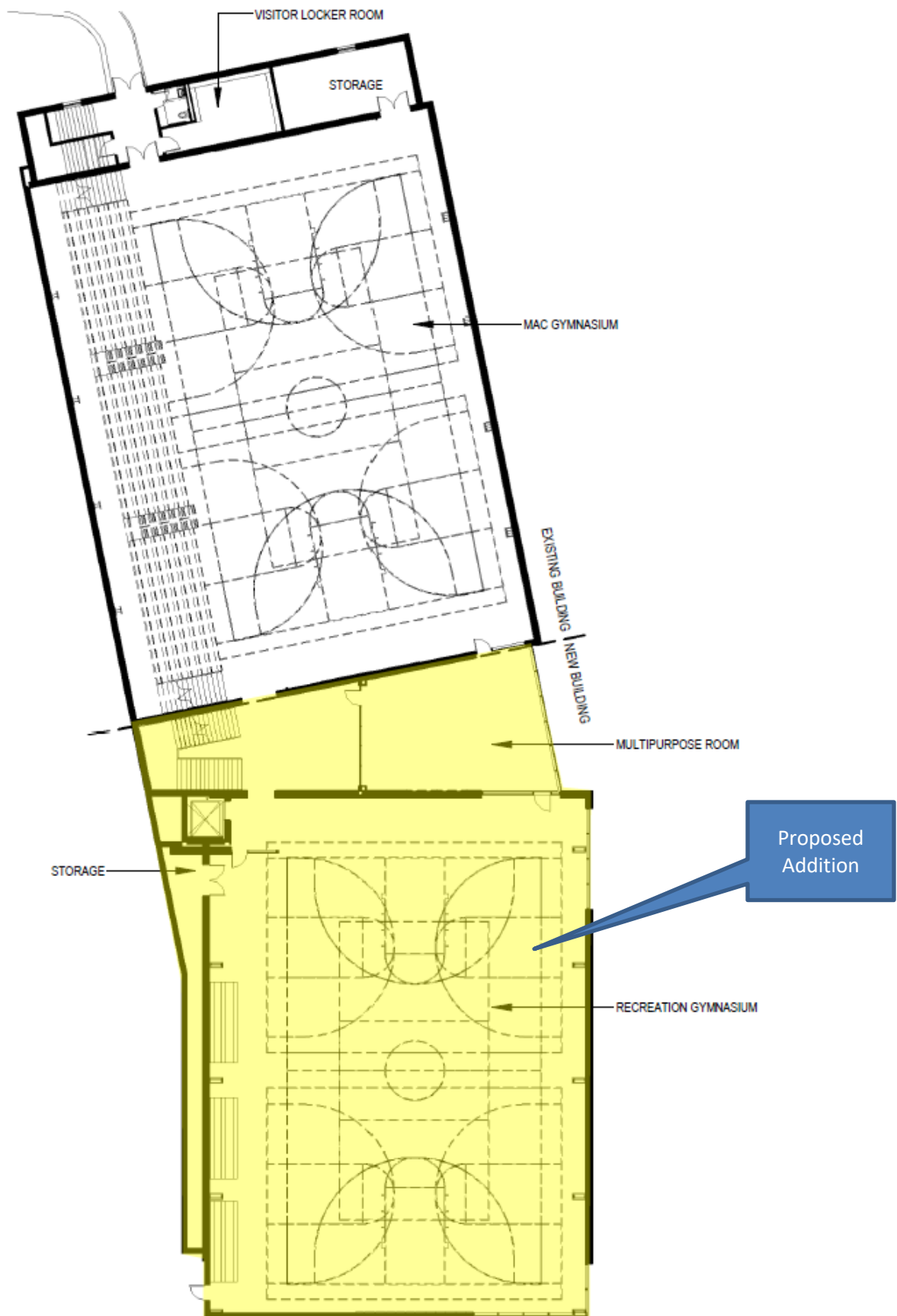


Figure 10 – Proposed Main Level Floor Plan

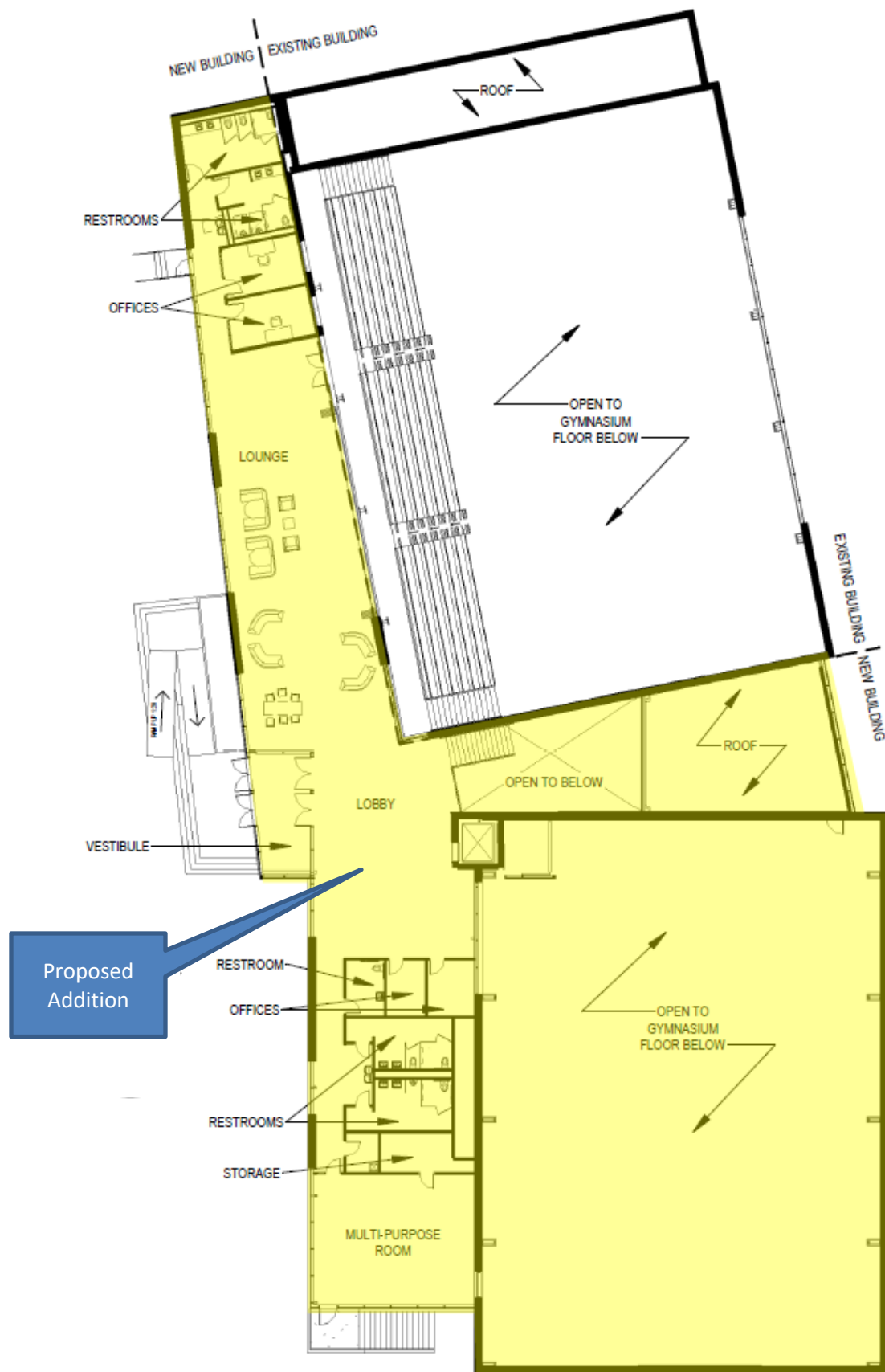


Figure 11 – Proposed Upper Level Floor Plan



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



Figure 13 – Rendering of Proposed West Elevation

The Applicant has also 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.

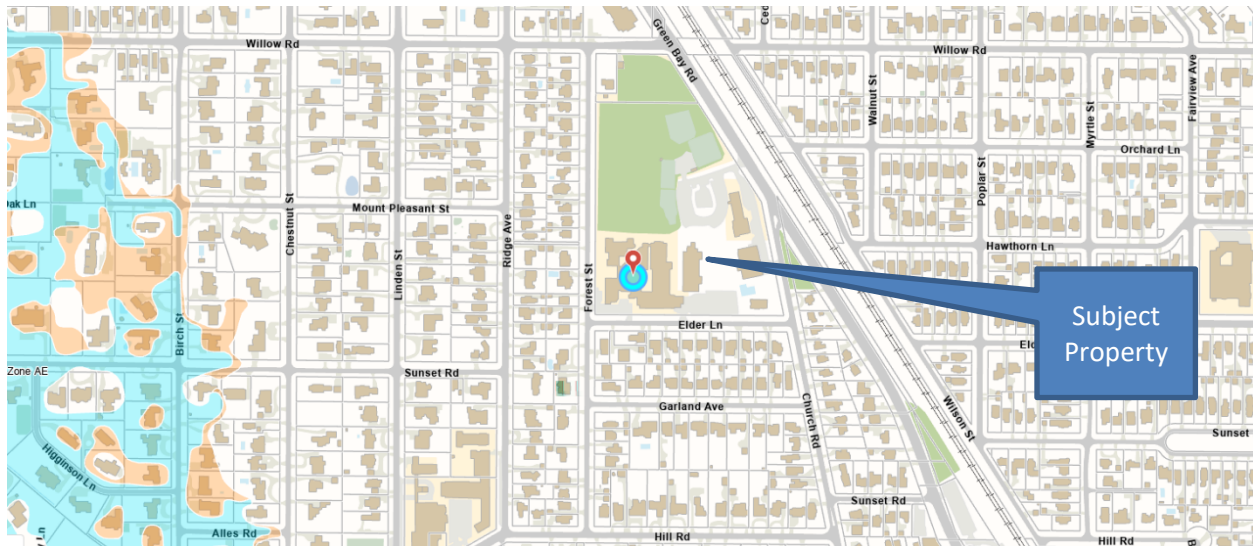


Figure 14 - GIS Floodplain Map

ZONING RELIEF

Although not part of the Plan Commission’s consideration, it should be noted that two variations are being requested to allow the proposed addition to (i) exceed the maximum permitted gross floor area (GFA); and (ii) exceed the maximum permitted building height of 2½-stories. The existing improvements on the Subject Property are already nonconforming with respect to the permitted GFA and building height. More specifically, the existing Mac Gym is three-stories and 44.17 feet in height. The proposed addition would also consist of 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.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

As previously mentioned, the Zoning Board of Appeals (ZBA) considered the request on February 13, 2023. There were no public comments received prior to the ZBA meeting or at the meeting regarding this application. After hearing from the Applicant, the Board discussed the request and the impact on the neighbors. The Board encouraged the Applicant to continue to be a good neighbor and be mindful of the impacts the construction will have on neighbors. Ultimately, the ZBA voted 5-0 to recommend approval of the request without any conditions.

The Design Review Board (DRB) considered a Certificate of Appropriateness for the proposed improvements on January 19, 2023. After hearing from the Applicant and a representative of the Music Institute, the Board recommended approval by a vote of 4-0.

The Applicant has also submitted a demolition permit application for Leicester Hall. As described earlier in this report, Leicester Hall would be removed to accommodate the proposed addition. The Landmark Preservation Commission (LPC) considered the demolition application on February 6, 2023, and by a vote of 5-0 required the Applicant to conduct a Historical Architectural Impact Study (HAIS). The Applicant has submitted the HAIS, which is scheduled for consideration by the LPC on March 6, 2023.

The Plan Commission is charged with evaluation Special Uses for consistency with the Comprehensive Plan, as well as the six standards for granting special use permits. One of the objectives of the Comprehensive Plan is to “ensure that commercial, institutional and residential development is

appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.” The draft recommendation below lists other relevant objectives from the Comprehensive Plan. An excerpt of the Comprehensive Plan is included in this report as Attachment B.

FINDINGS & RECOMMENDATION

The Plan Commission is to consider whether or not the requested amendment to the existing special use granted by Ordinance M-3-2010 to allow renovation and expansion of the existing McCarty gymnasium for the private school on the Subject Property is consistent with the Village’s Comprehensive Plan and with the Village’s special use permit standards.

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

The Plan Commission recommends **approval [denial]** of the requested amendment to the existing special use granted by Ordinance M-3-2010 **to allow renovation and expansion of the existing McCarty gymnasium on the Subject Property**, based on the following findings of fact:

1. The proposed improvements **are [are not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “Public/Semi-Public” development and consistent with the following objectives of Chapter II of the Comprehensive Plan:
 - a. to “Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood”;
 - b. to “Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village”;
 - c. to “Recognize the critical importance of educational, religious and other community institutions to Village residents”;
 - d. to “Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood”; and
 - e. to “Recognize that standards of educational excellence may change with time, thus necessitating changes in physical and financial resources.”
2. The proposed improvements **are [are not]** consistent with the Standards for granting of Special Use Permits as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;

- d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
- e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
- f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

[The amendment to the special use for the gymnasium renovation and expansion should only be approved subject to the following conditions...]

ATTACHMENTS

Attachment A: Comprehensive Plan Land Use Map
Attachment B: Comprehensive Plan Excerpt (Chapter II – Goals and Objectives)
Attachment C: Application Materials
Attachment D: Campus Transportation Review Prepared by Kimley Horn (submitted by Applicant)
Attachment E: Village Engineer Bernahl January 26, 2023, Memo
Attachment F: Ordinance M-8-2003, adopted February 18, 2003
Ordinance M-3-2010, adopted May 18, 2010

Village of WINNETKA

Comprehensive Plan Update: 2020

Land Use Plan

Map
6

LEGEND

- Single Family Residential
- Townhouse Residential
- Multi-Family Residential
- Commercial / Retail
- Mixed Use

(may include all
permitted uses)

- Office
- Park / Open Space
- Public / Semi-Public
- Transportation / Utilities
- Public Parking
- Green Bay Road Corridor
- Planning Sub-Area
- Unincorporated Area

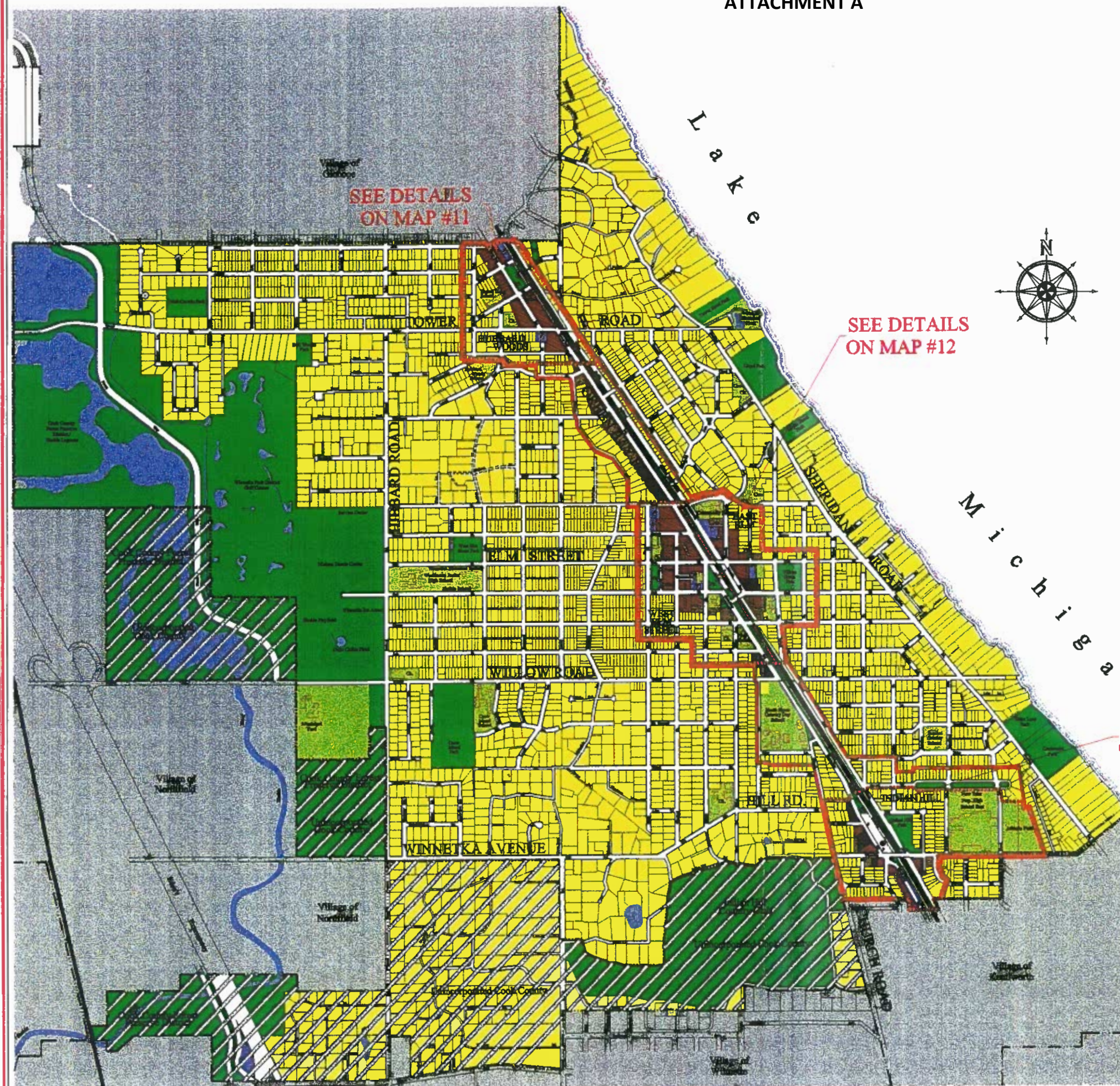
- Village of Winnetka
- Other Municipal Boundaries
- Road
- Private Road
- Unimproved R.O.W.
- Railroad
- Property Line
- Lake / River
- Adjacent Municipality
- Pedestrian Tunnel
- Railroad Station

Not to Scale

This base map has been prepared by Thompson Dyke & Associates, Ltd. using AutoCAD files obtained from the Village of Winnetka for properties within the corporate boundaries and supplementing it with additional information from other sources. It is deemed accurate for general planning purposes only.

November 16, 1999

THOMPSON DYKE & ASSOCIATES, LTD.		
	Local Planning	899 South Blvd, Suite 510
	Landscape Architecture	Winnetka, Illinois 60093-4025
	Urban Planning	Telephone 847.272.6280 E-Mail: tda@thomson.com Fax: 847.272.9871



CHAPTER II: VISION, GOALS AND OBJECTIVES

2.1 A 2020 VISION FOR WINNETKA

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

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

2.2 COMMUNITY GOALS

Purpose and Formulation Procedure

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

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

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

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

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

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

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

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

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

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

2.3 VILLAGE CHARACTER AND APPEARANCE

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

Objectives

1. Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.
2. Place overhead utility lines underground along major streets: Willow, Sheridan, Green Bay, Hibbard, Winnetka/Hill, Elm and Tower by 2010. Place other utility lines underground, beginning with parks and open spaces, after the major streets are completed.
3. Recognize the critical role of the Village's historic architecture in defining Winnetka's unique character in public, institutional, commercial and residential areas and encourage its preservation.
4. Require the screening and buffering of off-street parking lots while considering the safety of pedestrians and motorists.
5. Continue to implement and supplement the Village's tree planting program on all public rights-of-way. Encourage tree planting on private property.
6. Encourage landscaping of public and private properties that complements and enhances the mature character of existing plantings and provides a buffer as an alternative to walls and fences.
7. Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village.
8. Strictly enforce the Village's sign regulations and minimize the number of regulatory signs.
9. Encourage and cooperate with METRA to improve the appearance and function of the three train stations in the Village and to improve the appearance of the railroad right-of-way.
10. Encourage and cooperate with PACE to improve the appearance, safety and function of bus stop shelters.

11. Reduce and control light pollution, preserving property rights for natural light and controlling the use and location of artificial lighting.
12. Reduce and control noise pollution.
13. Use high quality design and materials when constructing public improvements. Enhance the beauty of the improvements with appropriate decorative details, artwork or sculpture.

2.4 RESIDENTIAL AREAS

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

GENERAL RESIDENTIAL OBJECTIVES

1. Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations.
2. Require any new residential development and redevelopment to provide adequate and appropriate landscaping and, where appropriate, to preserve existing vegetation.
3. Encourage residential development that provides an appropriate transition between low-density and higher-density areas.

SINGLE-FAMILY RESIDENCE OBJECTIVES

1. Preserve the predominant defining character of Winnetka as a community for owner-occupied high quality single-family residences. Maintain the proportion of single-family detached housing in excess of 80 percent of the total Village housing units.
2. Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods.
3. Protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns.
4. Encourage the preservation of older houses that contribute to the character of the neighborhood through additions and improvements as an alternative to new house construction.
5. Maintain the quiet ambience of residential neighborhoods.

MULTIPLE-FAMILY RESIDENCE OBJECTIVES

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

- residents of all ages.
2. Ensure that the density of multiple-family development provides an appropriate transition to adjacent single-family neighborhoods.
 3. Ensure that multiple-family buildings complement adjacent single-family residences in scale and architectural style and that architectural styles complement the historic character of the village.
 4. Require that multiple-family development be of high quality materials and design, combined with adequately screened or underground parking and substantial landscaping.
 5. Encourage an appropriate number of rental units compatible with the predominantly single-family residential character of the Village.
 6. Study the possibility of bringing an assisted-care facility for senior citizens to Winnetka.

2.5 LOCAL GOVERNMENT

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

Objectives

1. Encourage local governmental bodies to help implement the community goals and objectives in this document.
2. Maintain and encourage the location of public buildings in the Village Center to provide centralized and convenient services.
3. Maintain and upgrade the Village's infrastructure in keeping with Village character and high community standards.
4. If the water plant and electric plant are no longer needed to provide electric power or water service to the Village, a re-use plan should be drafted for the property to serve public purposes.
5. Ensure that municipal buildings and properties exhibit design excellence that respects the character and enhances the appearance of the Village.
6. Ensure that the closed landfill on Willow Road is effectively managed and attractively landscaped.
7. Encourage on-going study and cooperation to bring the latest telecommunication technologies to the Village, while preserving the Village's appearance.

2.6 EDUCATIONAL AND COMMUNITY INSTITUTIONS

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

Objectives

1. Recognize the critical importance of educational, religious and other community institutions to Village residents.
2. Maintain an atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced.
3. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.
4. Recognize that standards of educational excellence may change with time, thus necessitating changes in physical and financial resources.
5. Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking.
6. Cooperate with school districts to make school facilities available for other community needs and emphasize this dual use in future planning and design.
7. Encourage the continued vitality of the Winnetka Community House as a community facility for a variety of programs accessible to all residents.
8. Encourage the preservation of the excellent facilities, central location and availability of the Winnetka-Northfield Public Library District resources.

2.7 PARKS, OPEN SPACE, RECREATION AND ENVIRONMENT

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

Objectives

1. Increase the amount of property that is designated as public or private open space to preserve the natural character of the community.
2. Provide, where possible, open space (public, semi-public or private) between low-density and higher-density land uses.
3. Preserve and enhance natural features such as ravines, woodlands, bluffs, beaches and the Lake Michigan shoreline.

4. Preserve significant trees and encourage new tree planting on public and private properties to the greatest extent possible.
5. Support the development of recreational facilities to meet the needs of residents of all ages.
6. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.
7. Encourage the Cook County Forest Preserve District to improve the natural appearance of the public right-of-way and the property adjacent to Willow Road, Forest Way and Tower Road, west of Forest Way.
8. Foster greater cooperation among all institutions--private and public--in the joint use of their recreational facilities.
9. Encourage the preservation of open space inside and outside the Village.

2.8 TRANSPORTATION

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

Objectives

1. Improve major streets, especially their intersections, to enhance traffic flow, safety and appearance, as well as use by pedestrians and bicyclists.
2. Ensure safe, efficient and convenient access to all areas of the Village.
3. Develop comprehensive programs to promote traffic safety and to slow traffic.
4. Explore ways to decrease the flow of regional traffic through the Village.
5. Promote alternatives to motor vehicles such as bicycling and walking.
6. Enhance and expand the Village's bike route system.
7. Restrict "cut-through" truck traffic in residential neighborhoods and regional truck traffic on village thoroughfares.
8. Ensure good condition of streets, curbs and sidewalks.
9. Encourage the maintenance and improvement of a rapid and comfortable commuter service to and from all three Village train stations.
10. Foster improvement in public transportation and cooperate with adjacent communities in anticipating future needs and means.

11. Provide for adequate parking in commercial areas. Require people who work in the commercial districts to park in employee-designated off-street or underground parking areas.
12. Provide adequate off-street or underground parking for Winnetka commuters.
13. Enhance the overall appearance and environmental quality of public rights-of-way, including the railroad right-of-way.
14. Provide ease of access to the Edens Expressway (Interstate 94).

2.9 GROWTH MANAGEMENT

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

Objectives

1. Ensure that development proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, on-site parking, traffic patterns, congestion, open space, storm water management and Village infrastructure.
2. Ensure that annexation of properties will not adversely affect the Village's ability to service existing residences and businesses. Continue to review those unincorporated areas within the jurisdictional planning area that draw upon Village services and resources and ensure that any proposed annexation is compatible with the character of the Village.
3. Ensure that the Village keeps informed about neighboring communities' plans for growth, changes in existing infrastructure or for new infrastructure.

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,



Tom Flemma
Head of School

**RESPONSES TO STANDARDS FOR GRANTING OF SPECIAL USE PERMIT
NORTH SHORE COUNTRY DAY SCHOOL**

North Shore Country Day ("Applicant"), in connection with its application for a special use permit for the captioned property ("Property"), respectfully submits the following responses to the standards governing the Plan Commission's grant of a special use permit:

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 building improvements Applicant seeks to construct will not be detrimental to nor endanger the public health, safety, comfort, morals or general welfare of the Village or its inhabitants. In fact, by constructing improvements which further the safety and security of the school's population and visiting members of the public (for example, installation of automatic sprinkler systems throughout the existing gymnasium) and improvements which improve student and public accessibility (for example, installation of a ramp into the gymnasium at its main entry and the installation of a stretcher compliant elevator which will connect all floors of the gymnasium) the public health, safety and general welfare will be enhanced.

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 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 the school's existence at its present location. There is no reasonable basis to suspect that a 23,963 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 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 the school's existence at its present location. There is no reason to anticipate that a 23,963 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:

The Campus Transportation Review report prepared by Kimley-Horn dated December 2022 concludes that congestion in the public streets will not increase if the requested special use 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 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.

In addition, Applicant 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:

Adequate parking, utilities, access roads, drainage, stormwater detention and other facilities necessary to the operation of the proposed building improvements 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.

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

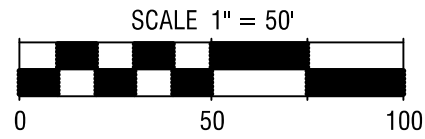
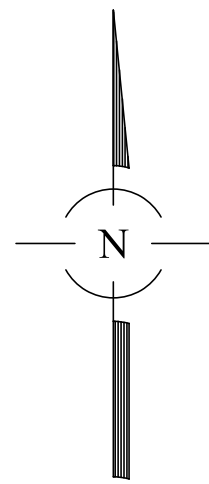
ornamentals trees. These mid-size trees reaching maturity heights of 12-15 feet are used to both accent and soften solid wall elements along south portions of the East facade and create defined open view or entry points at the main glass atrium and entry points. Tree-form serviceberry trees underplanted 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.

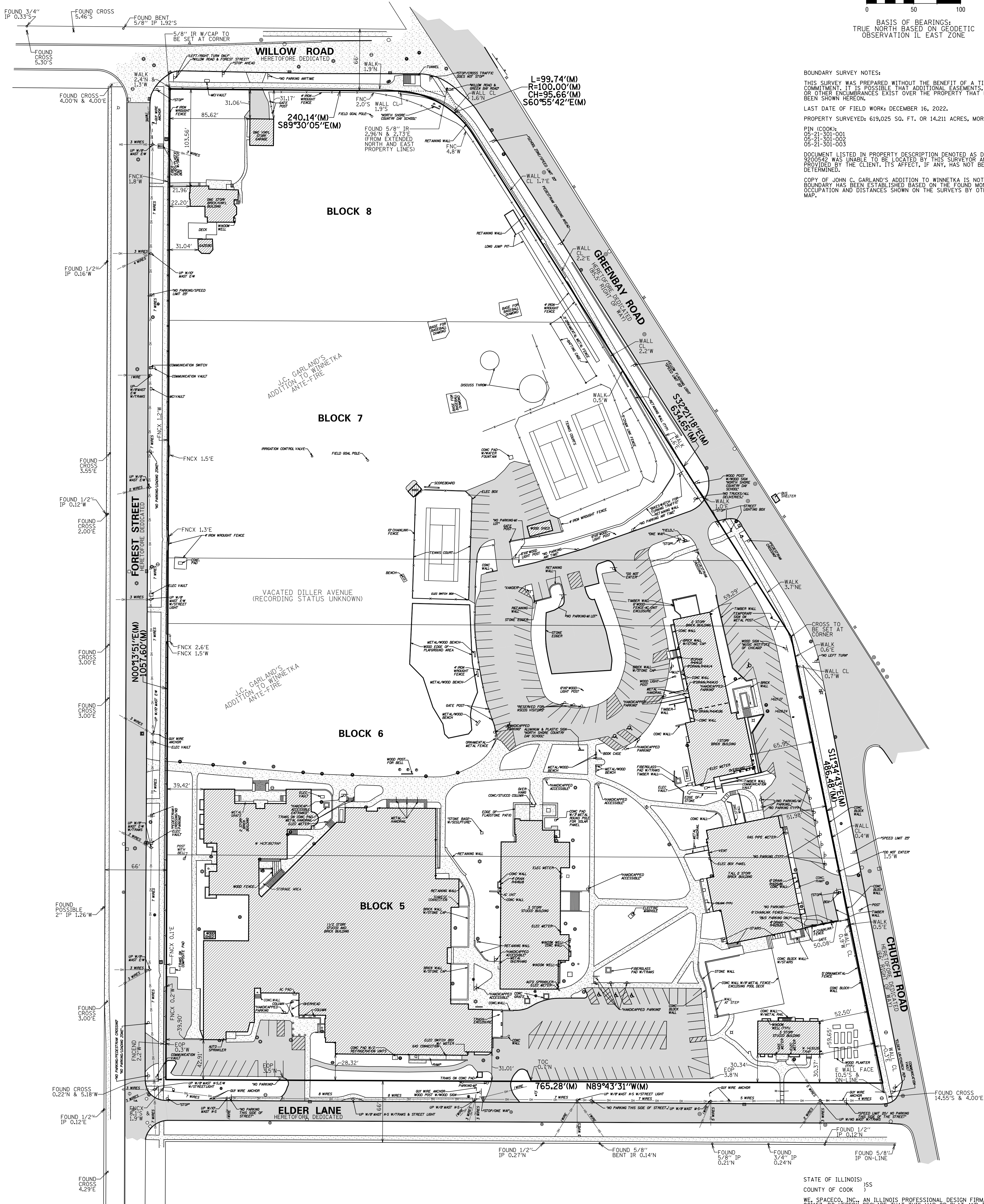
PROPERTY SURVEYED: 619,025 SQ. FT. OR 14.211 ACRES, MORE OR LESS.

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		ELECTRIC UPRIGHT		O&G (OIL & GAS) MONUMENT		O&G (OIL & GAS) MONUMENT
	FO		PRE-HORIZON VALVE AND VAULT		O&G (OIL & GAS) MONUMENT		O&G (OIL & GAS) MONUMENT
	FIBER OPTIC LINE		WATER VALVE		O&G (OIL & GAS) MONUMENT		O&G (OIL & GAS) MONUMENT
	RAILROAD		BRICK AUXILIARY VALVE		O&G (OIL & GAS) MONUMENT		O&G (OIL & GAS) MONUMENT
	FENCE		GAS VALVE		O&G (OIL & GAS) MONUMENT		O&G (OIL & GAS) MONUMENT
	GUARDRAIL				O&G (OIL & GAS) MONUMENT		O&G (OIL & GAS) MONUMENT
	EDGE OF WATER				O&G (OIL & GAS) MONUMENT		O&G (OIL & GAS) MONUMENT
	WETLAND LIMITS				O&G (OIL & GAS) MONUMENT		O&G (OIL & GAS) MONUMENT

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:

SPACECO INC.



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



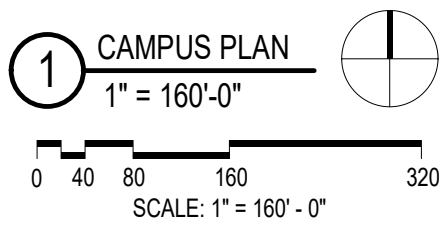
COVER SHEET

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1000 | 01/30/2023



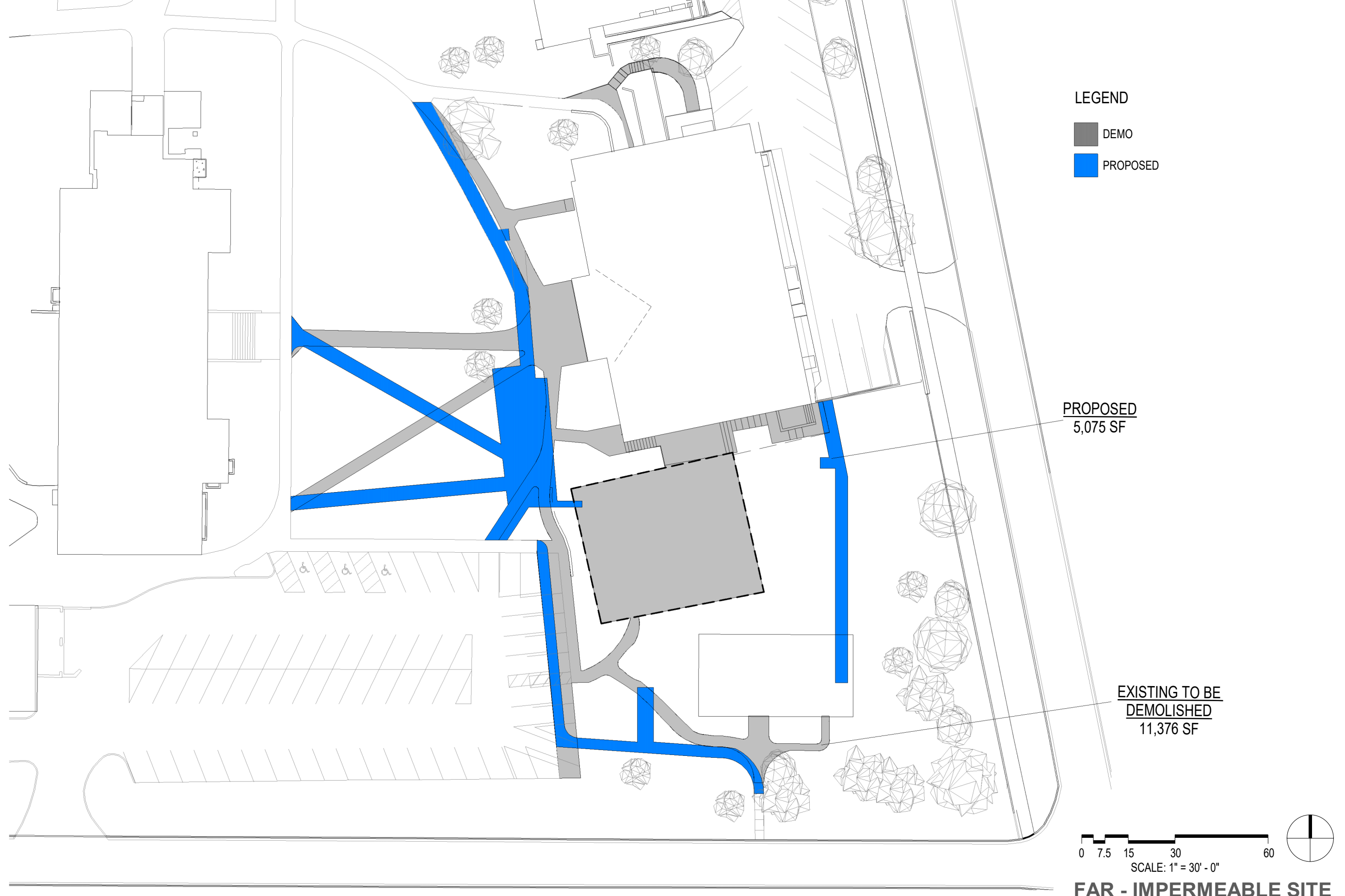
MUSIC INSTITUTE
UPPER SCHOOL

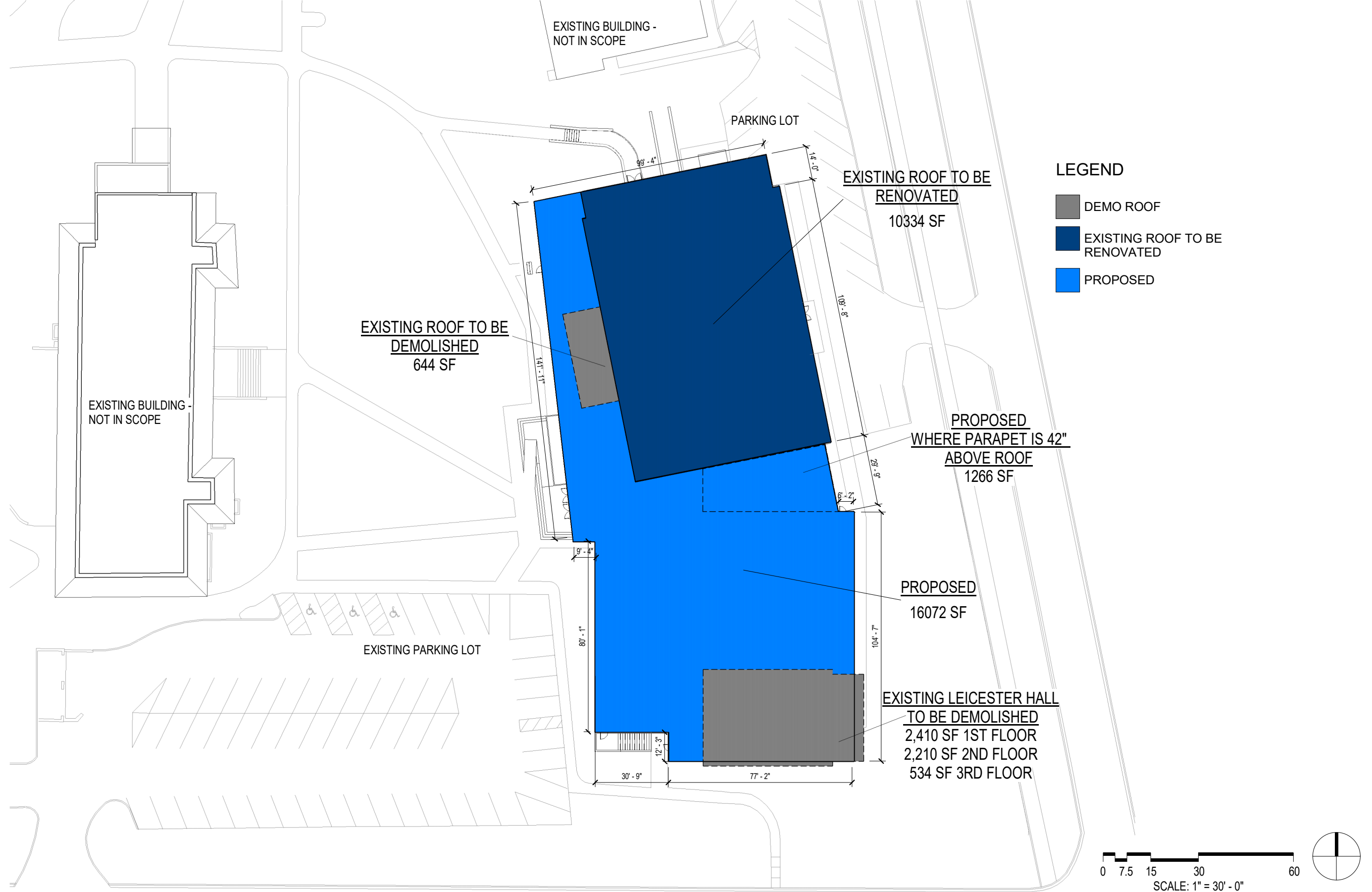
EXISTING GYMNASIUM

PROPOSED ADDITION

SITE CONTEXT

ASK-1001 | 01/30/2023





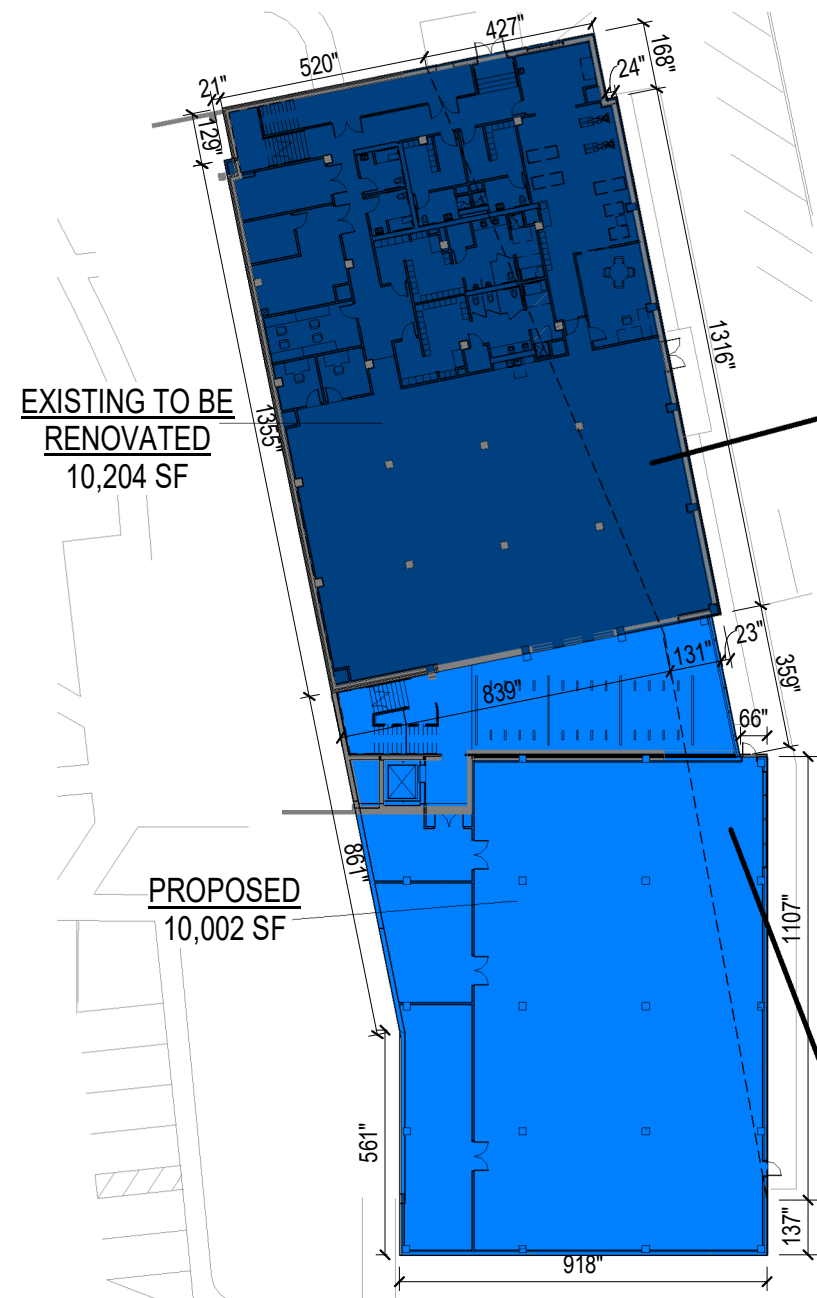
FAR - IMPERMEABLE BUILDING

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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

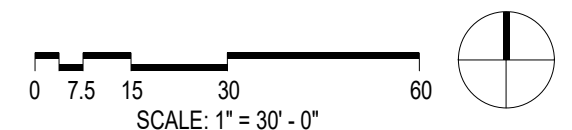
AREA OF EXISTING BASEMENT FAR:
 $10,204 \times (2,089'' / 4,953'') = \underline{4,303.69 \text{ SF}}$

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

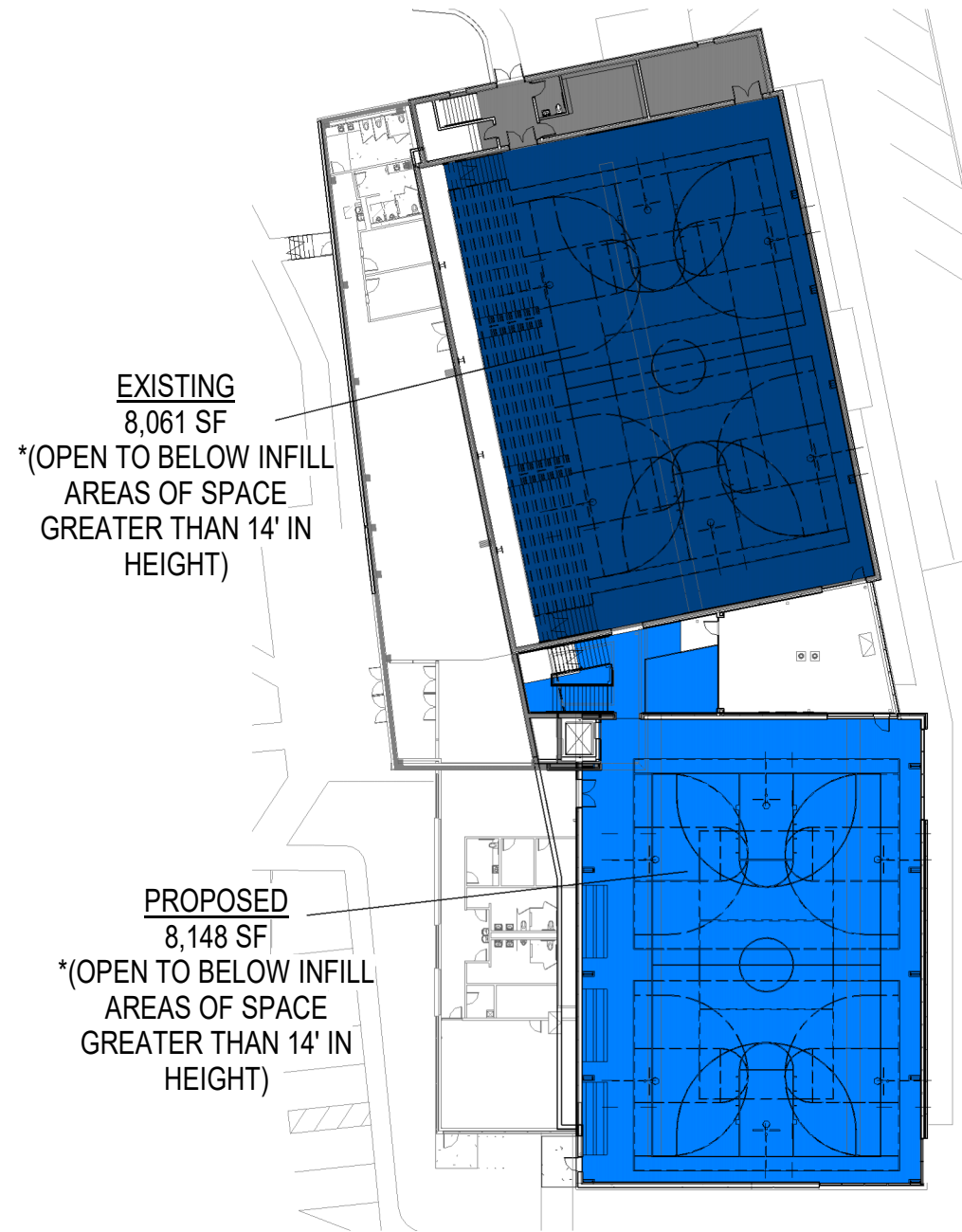
AREA OF PROPOSED BASEMENT FAR:
 $10,002 \times (1,663'' / 4,975'') = \underline{3,343.38 \text{ SF}}$



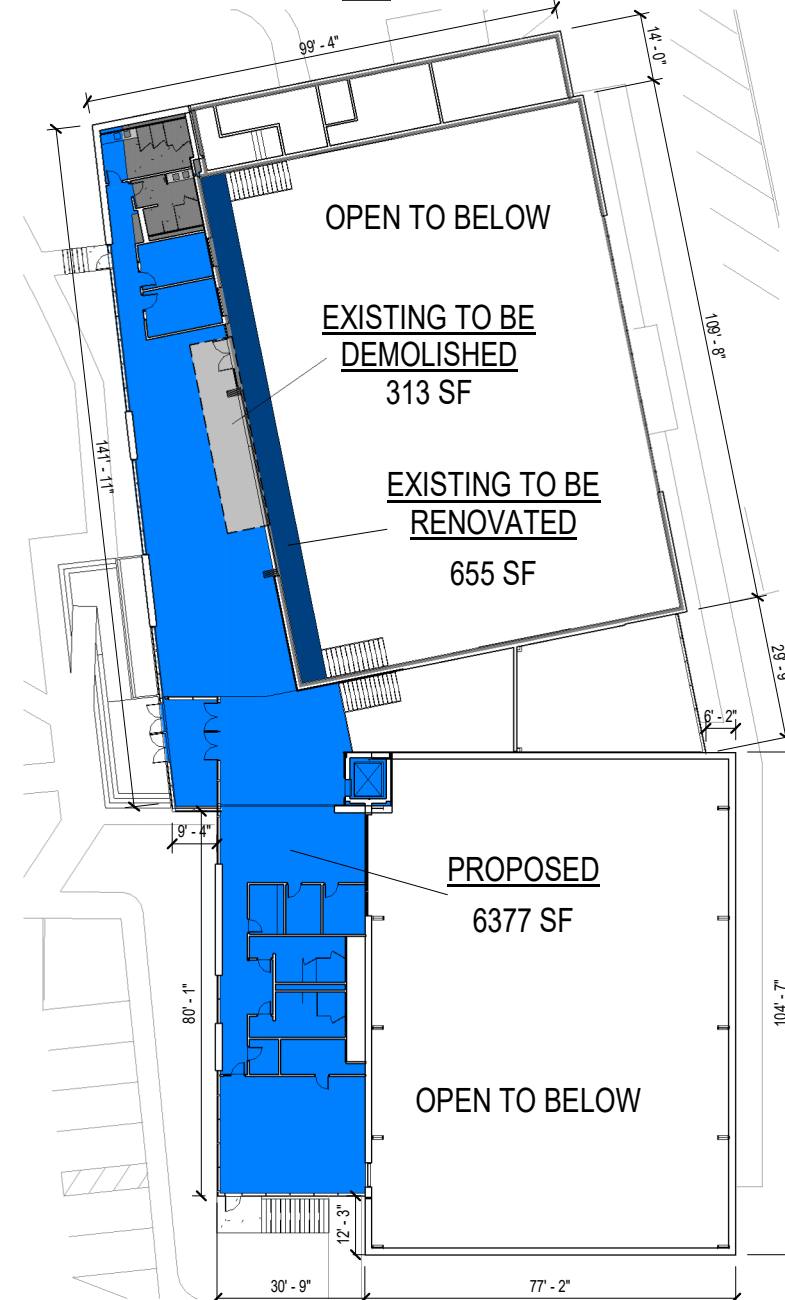
FAR - BASEMENT CALCULATION

LEGEND

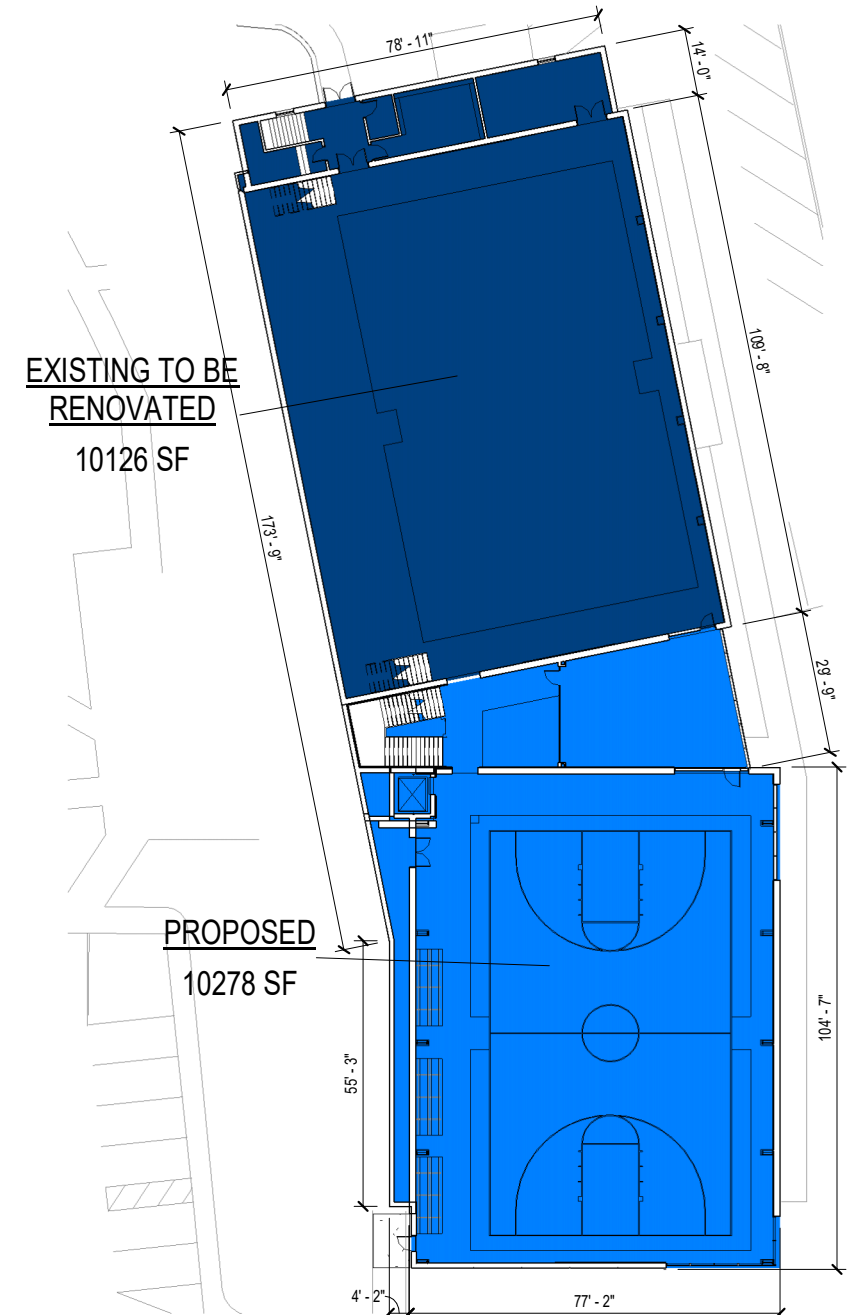
- EXISTING TO BE DEMOLISHED
- EXISTING TO BE RENOVATED
- PROPOSED



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

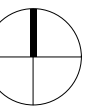


2 02 UPPER LEVEL
1" = 40'-0"

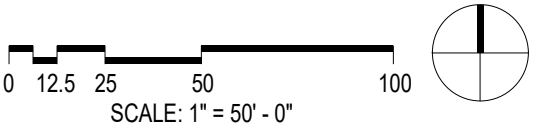
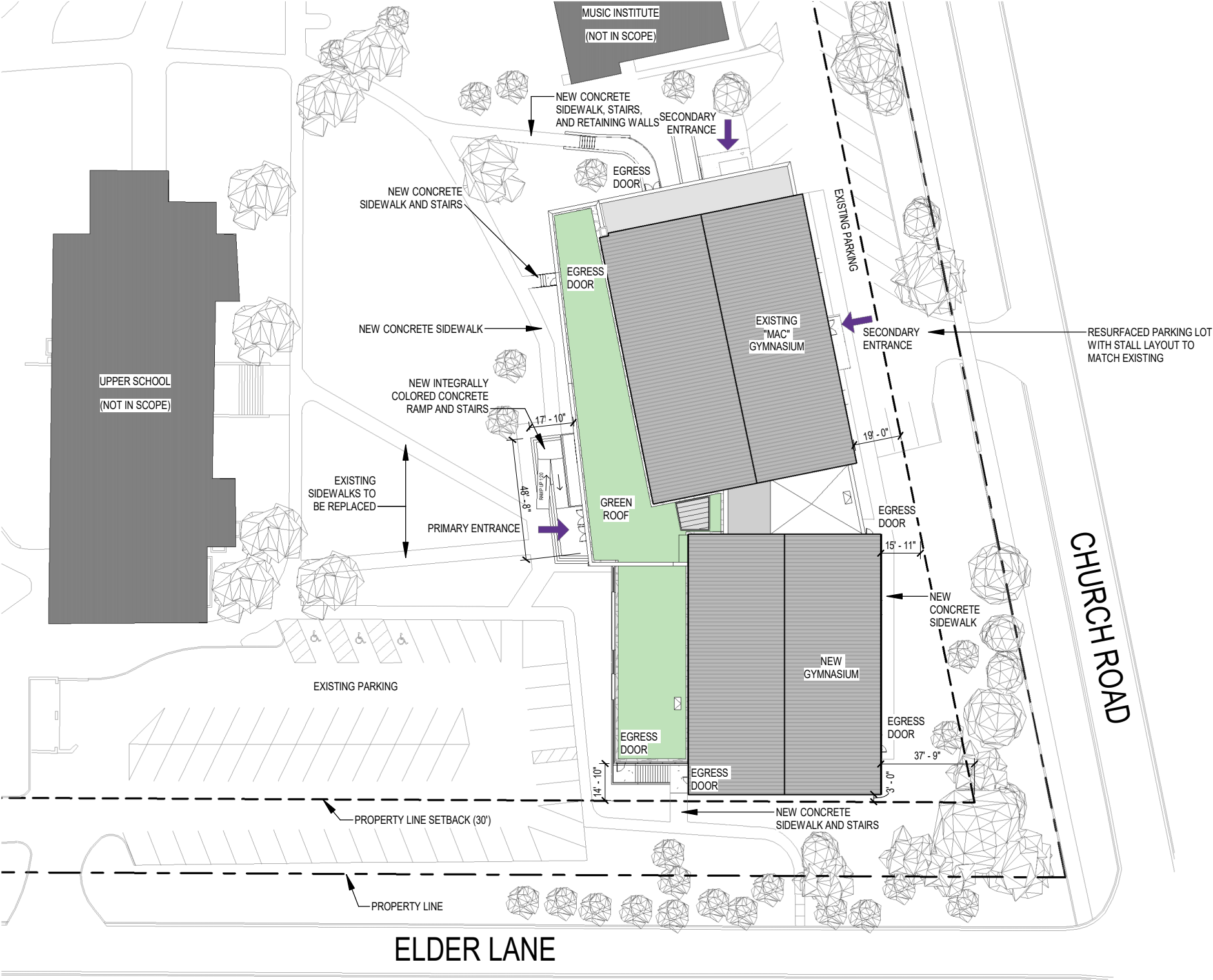


1 01 MAIN LEVEL
1" = 40'-0"

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

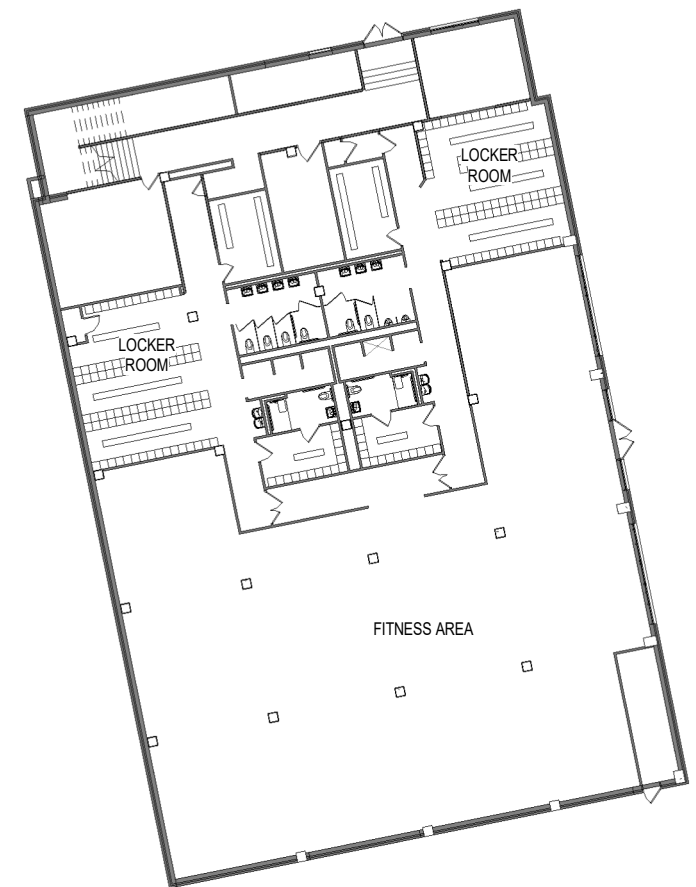


ACROSS CHURCH ROAD



2 LOWER LEVEL
1" = 30'-0"

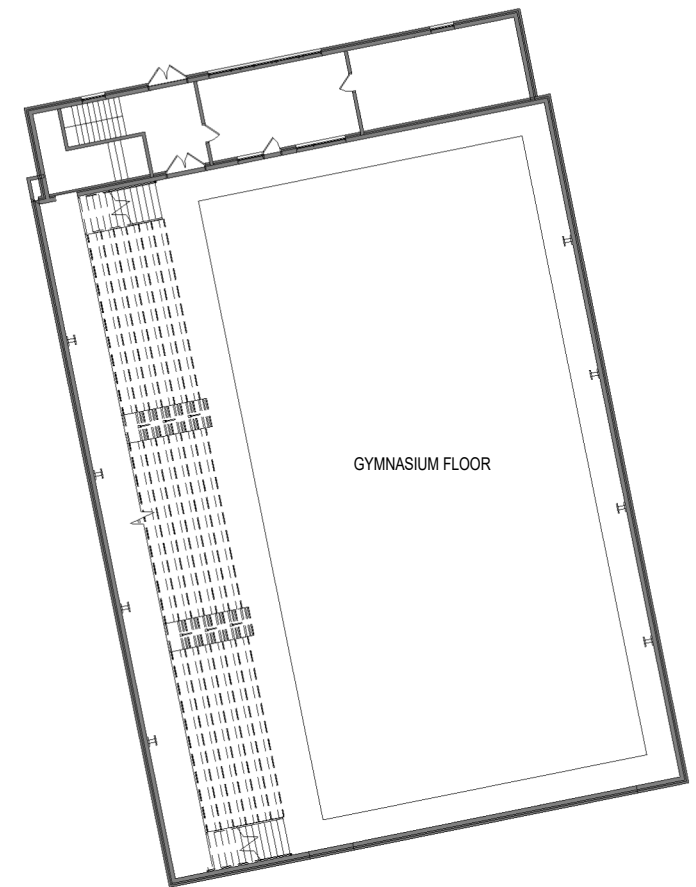
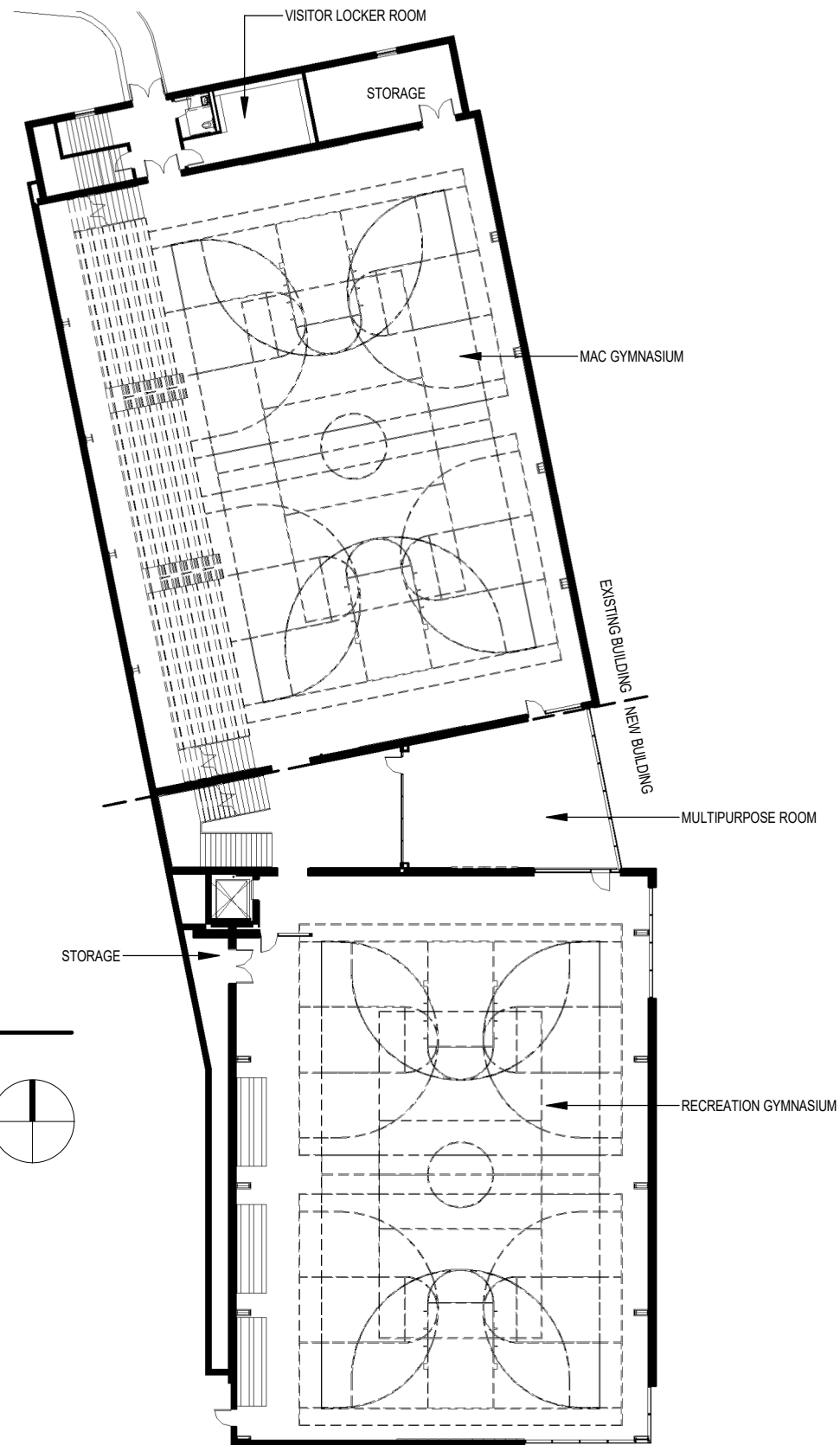
0 7.5 15 30 60
SCALE: 1" = 30' - 0"



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

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

LOWER LEVEL PRESENTATION



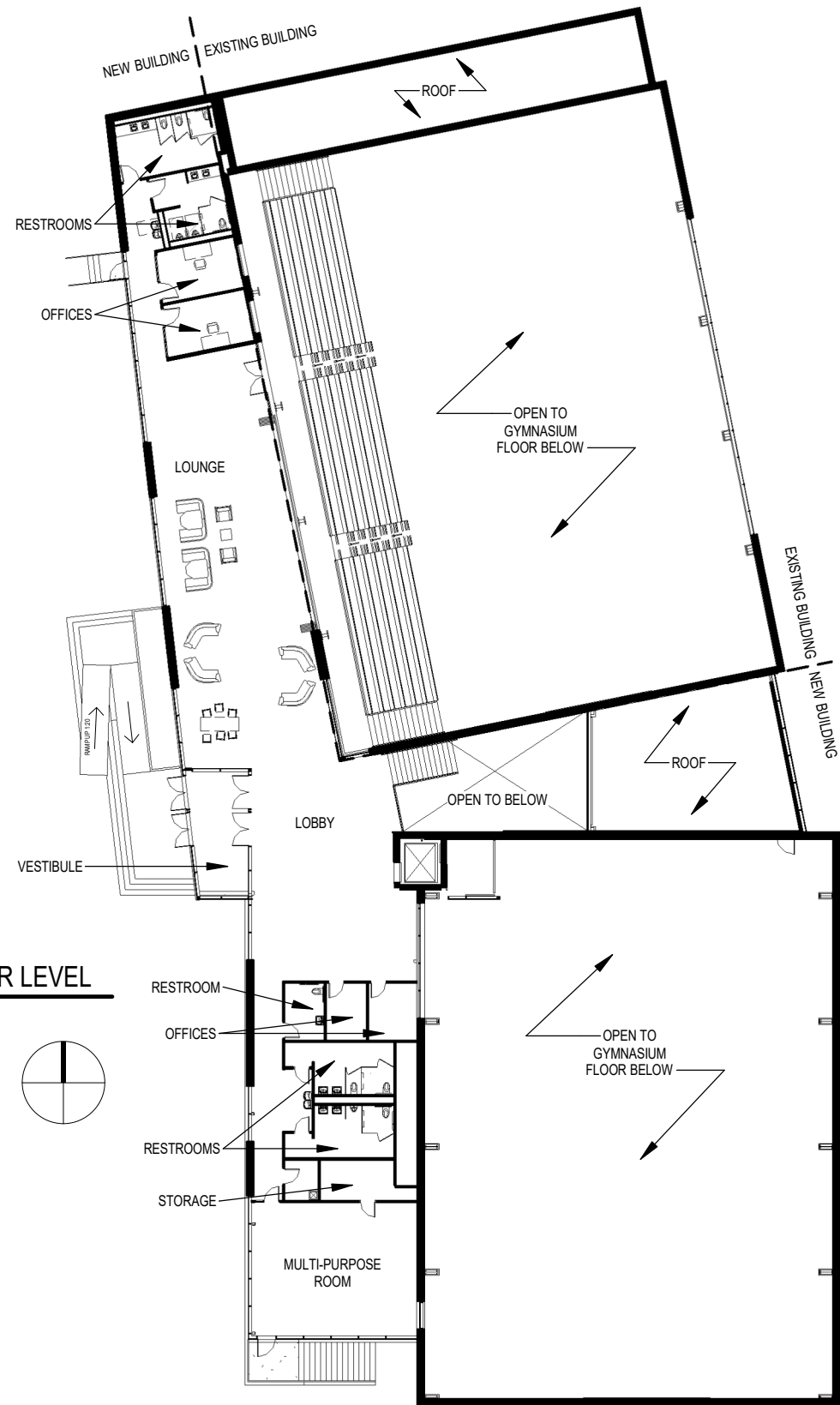
MAIN LEVEL PRESENTATION

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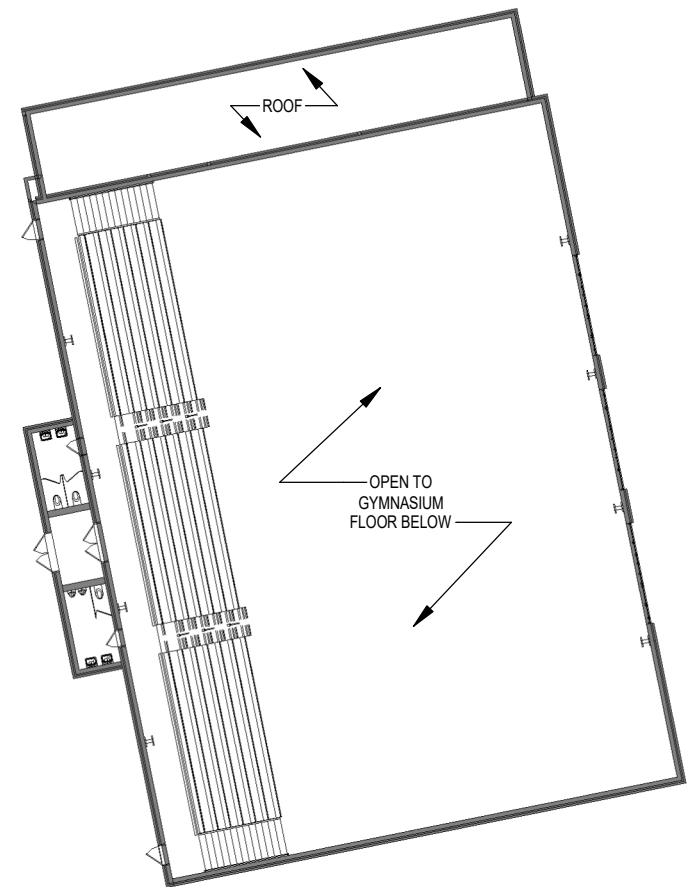
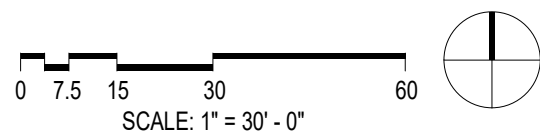
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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

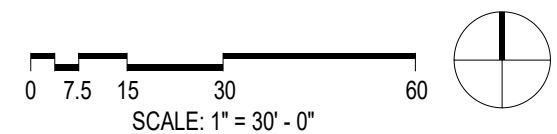
ASK-1010 | 01/30/2023



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1 EXISTING PLAN - UPPER LEVEL
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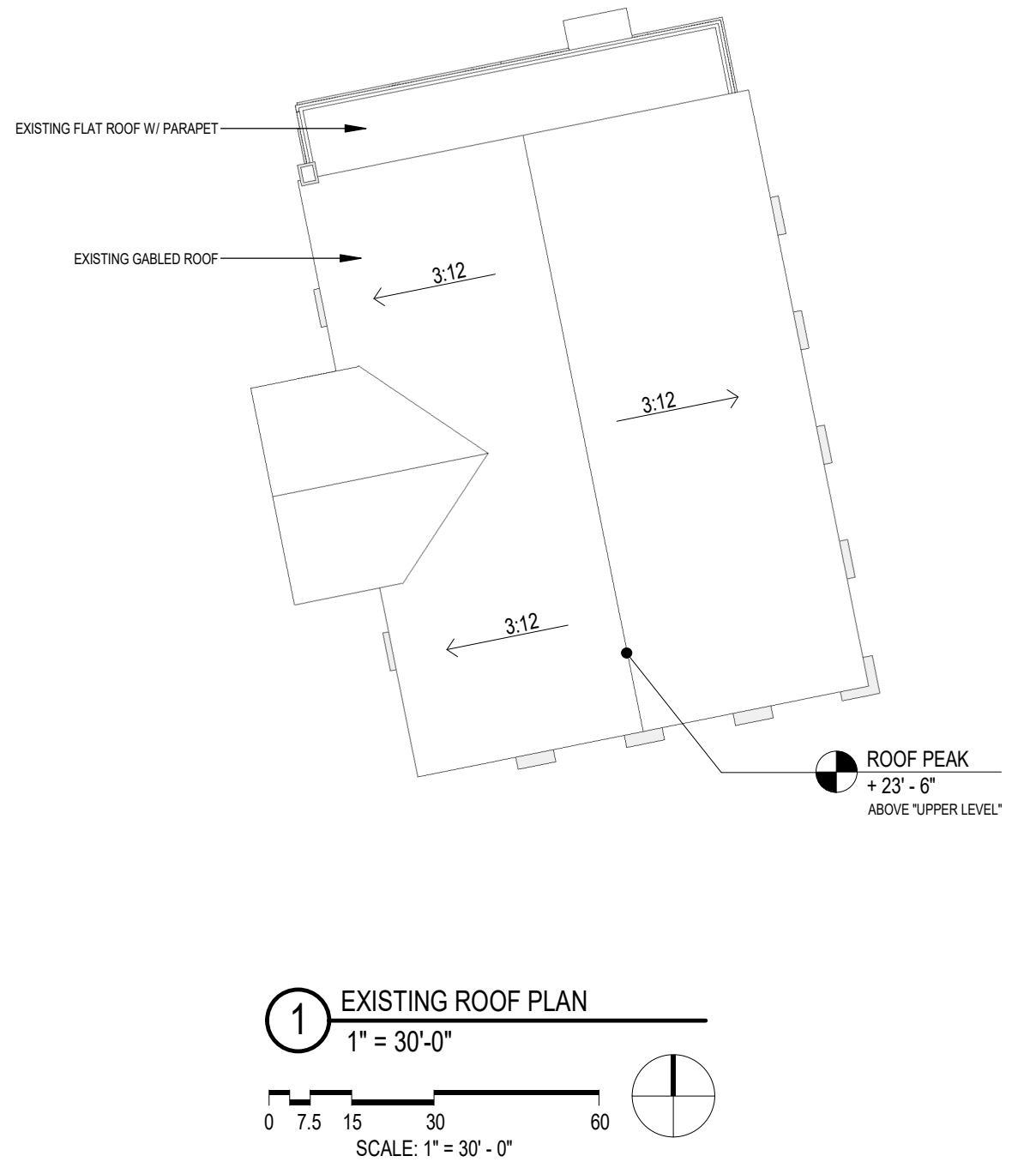
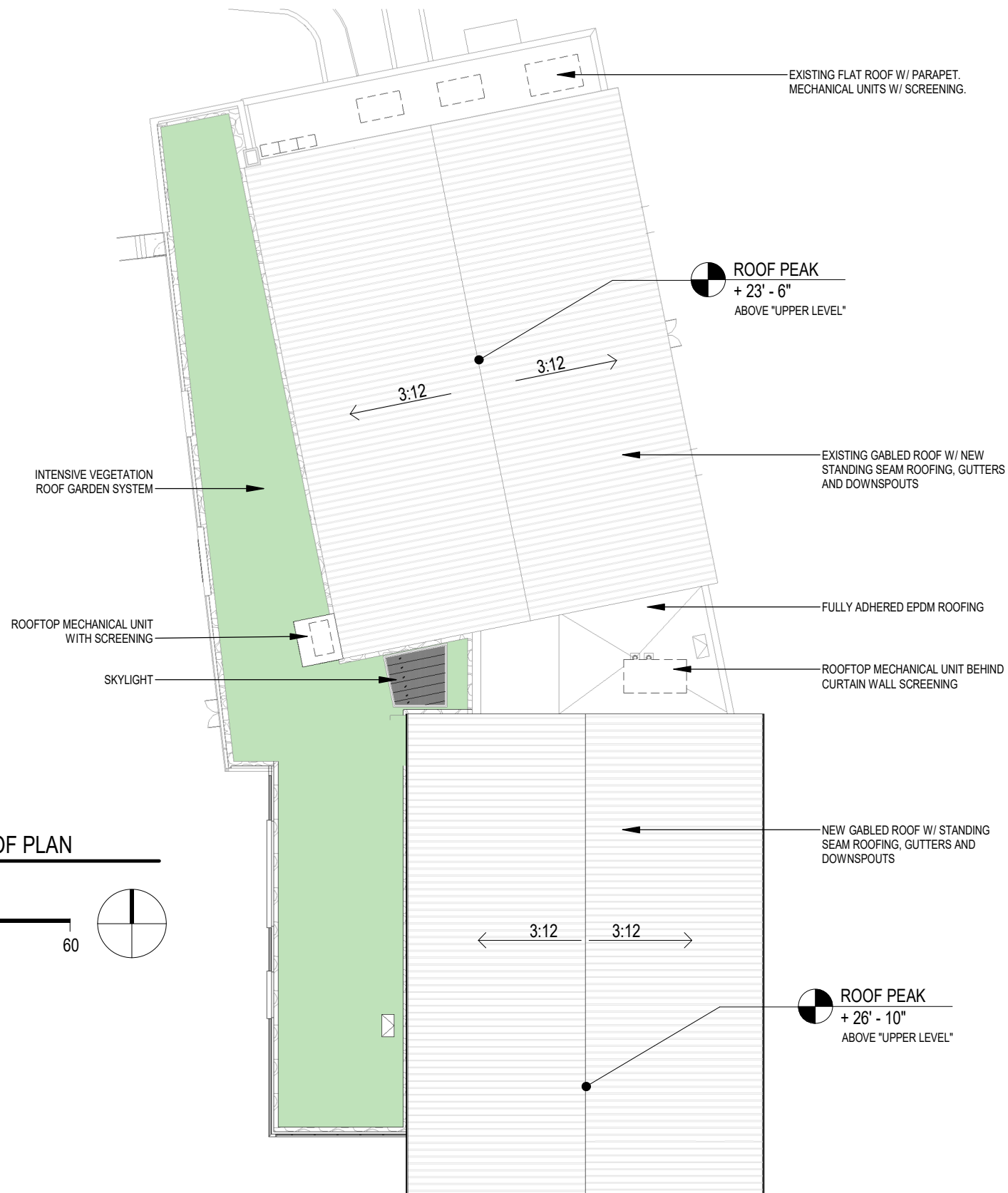
UPPER LEVEL PRESENTATION

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1011 | 01/30/2023



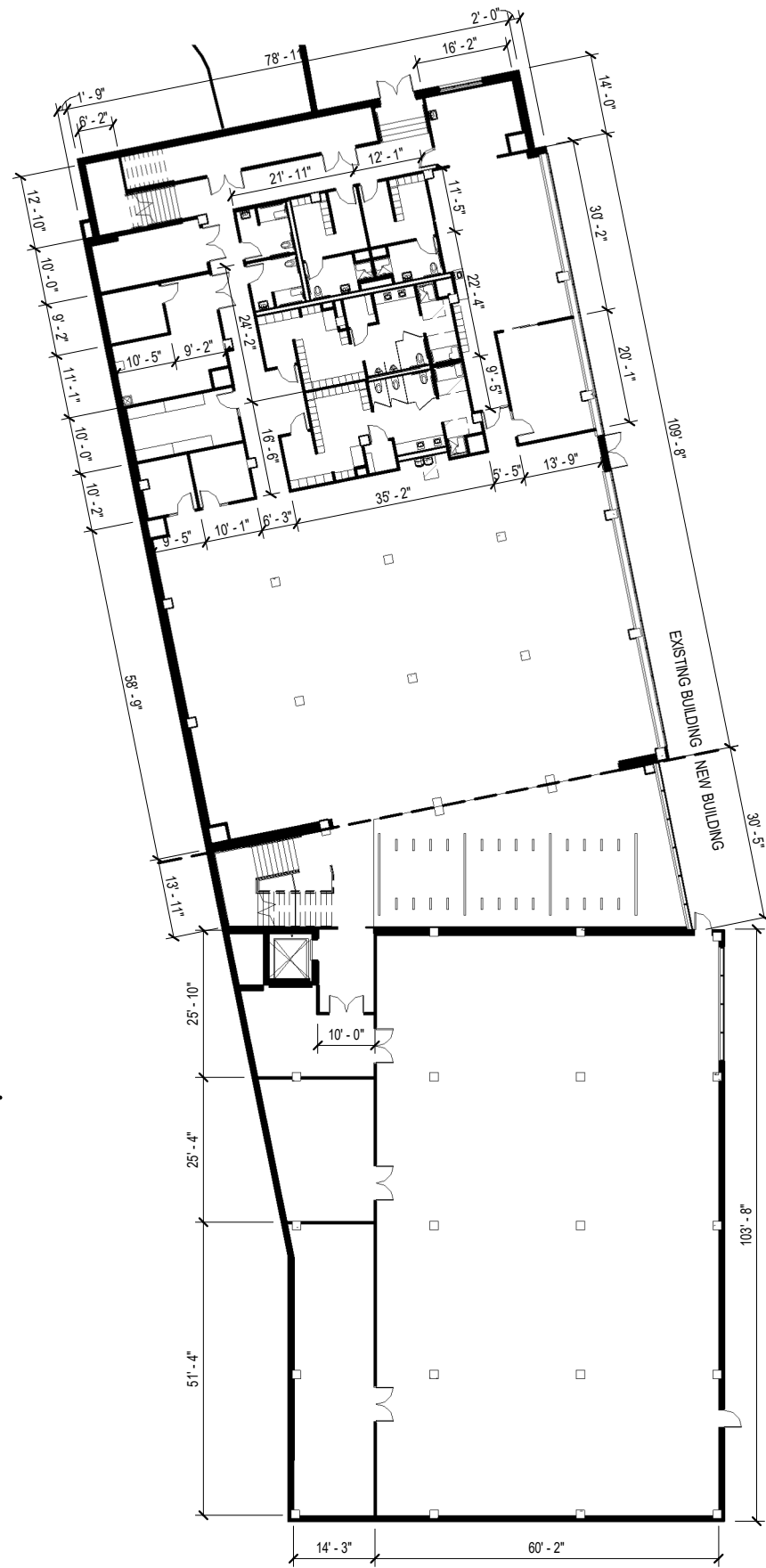
ROOF PLAN PRESENTATION

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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

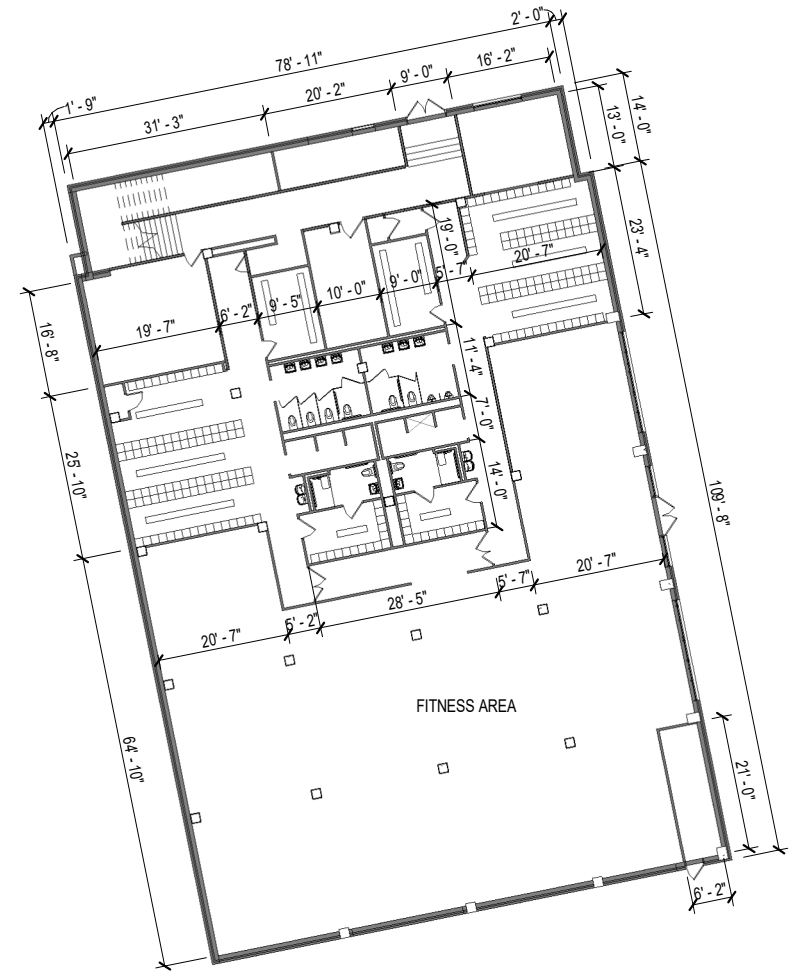
ASK-1012 | 01/30/2023



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SCALE: 1" = 30' - 0"

North arrow pointing up.



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SCALE: 1" = 30' - 0"

North arrow pointing up.

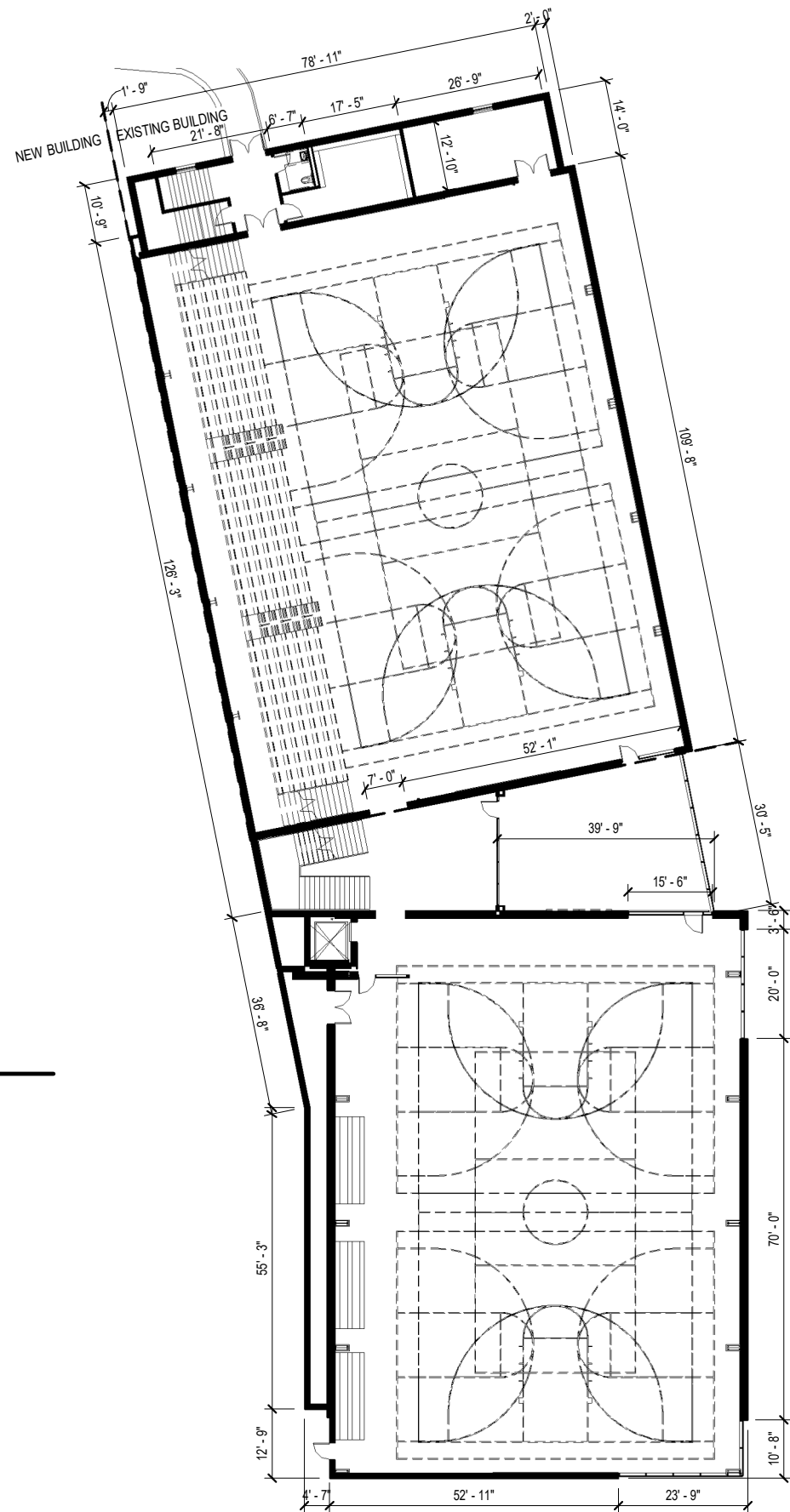
LOWER LEVEL - DIMENSIONED

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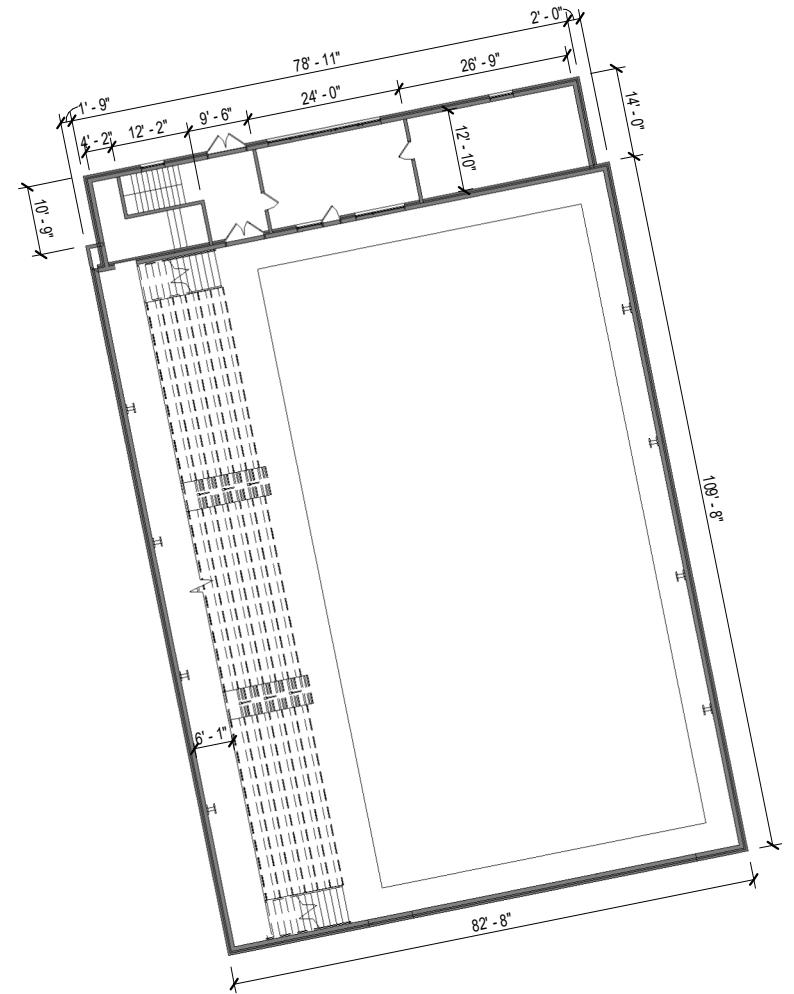
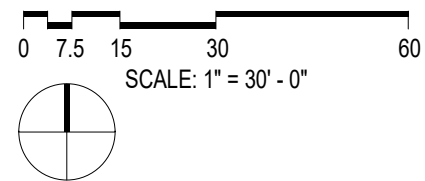
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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

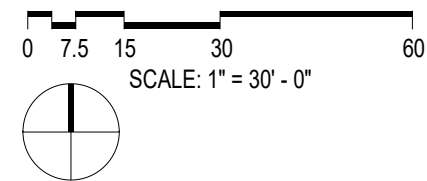
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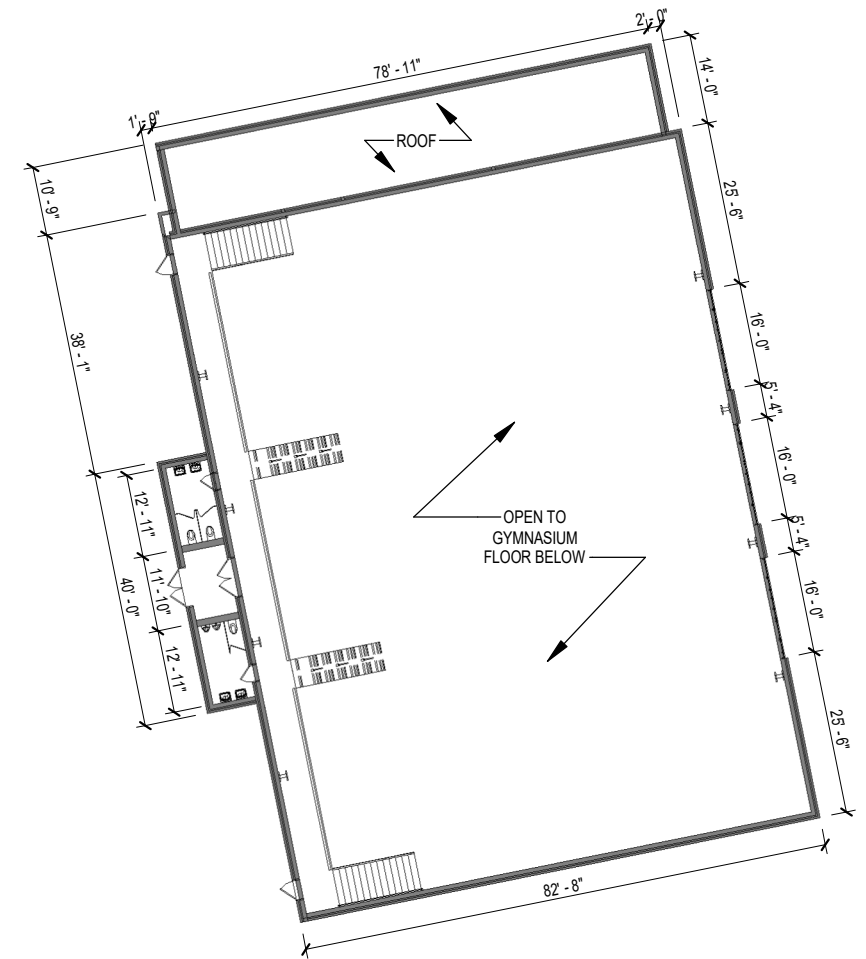
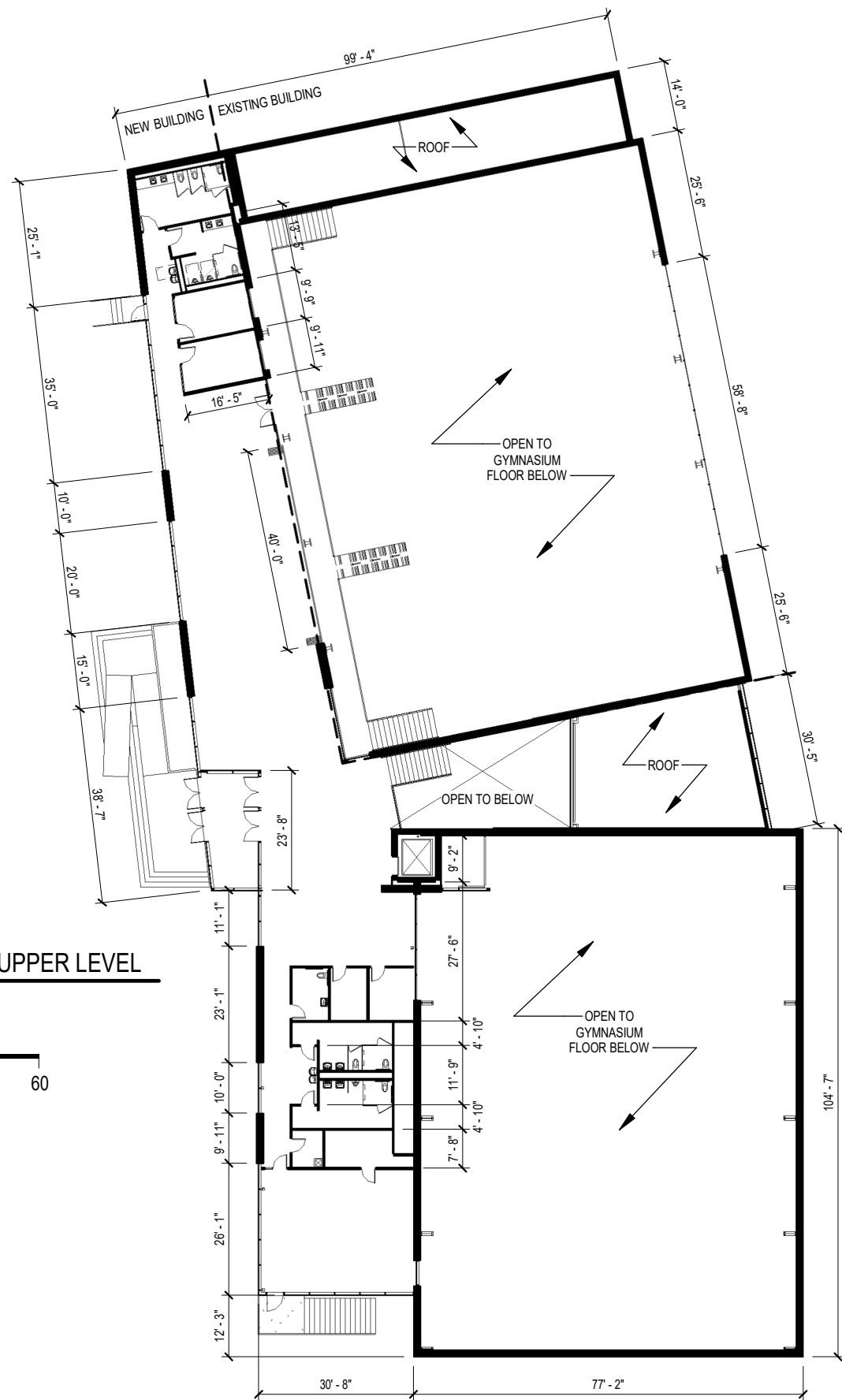
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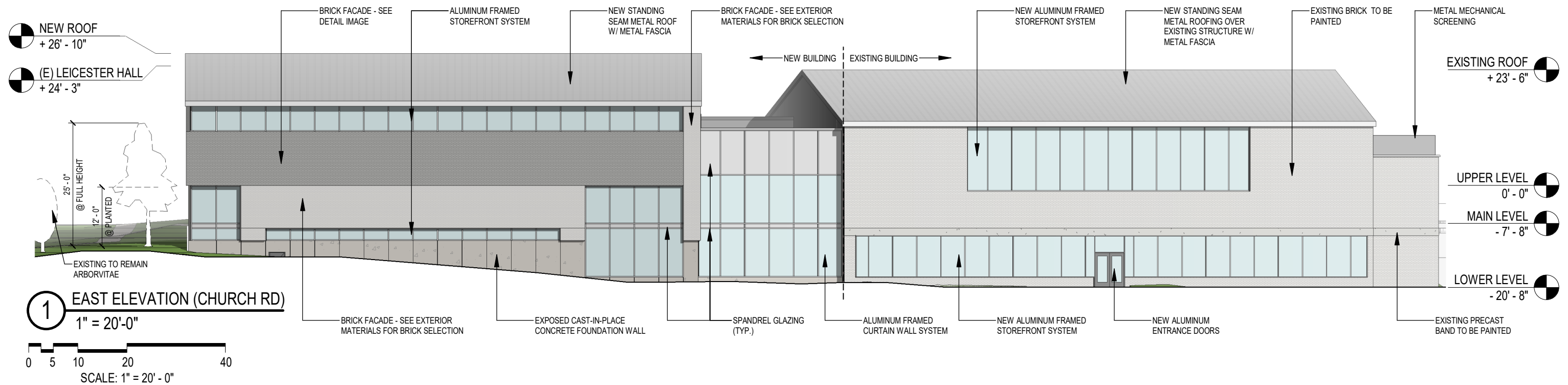
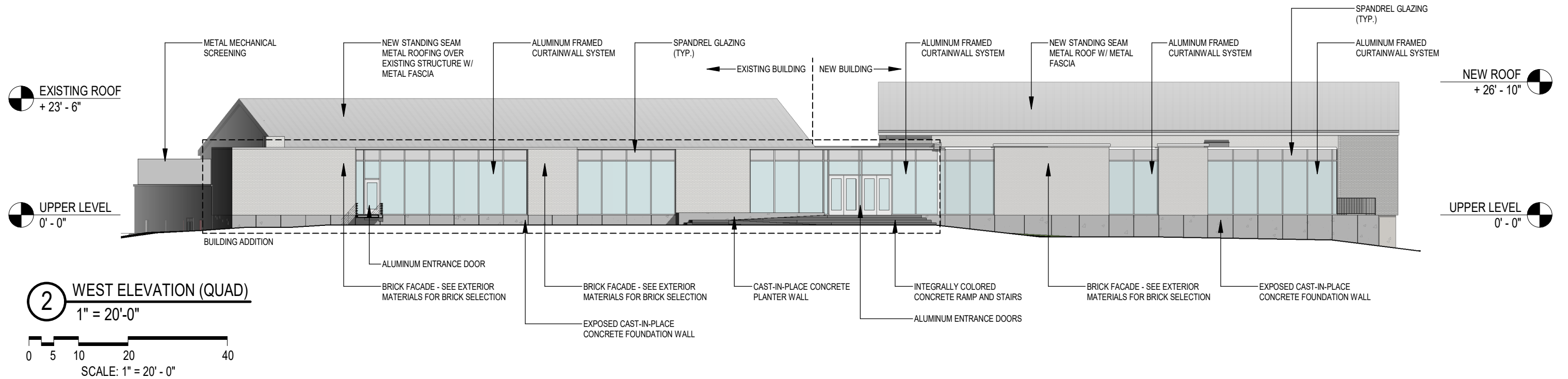
1 EXISTING PLAN - MAIN LEVEL
1" = 30'-0"



MAIN LEVEL - DIMENSIONED



UPPER LEVEL - DIMENSIONED



EXTERIOR ELEVATIONS

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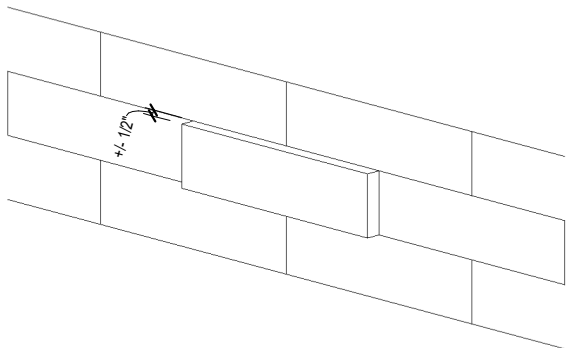
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NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

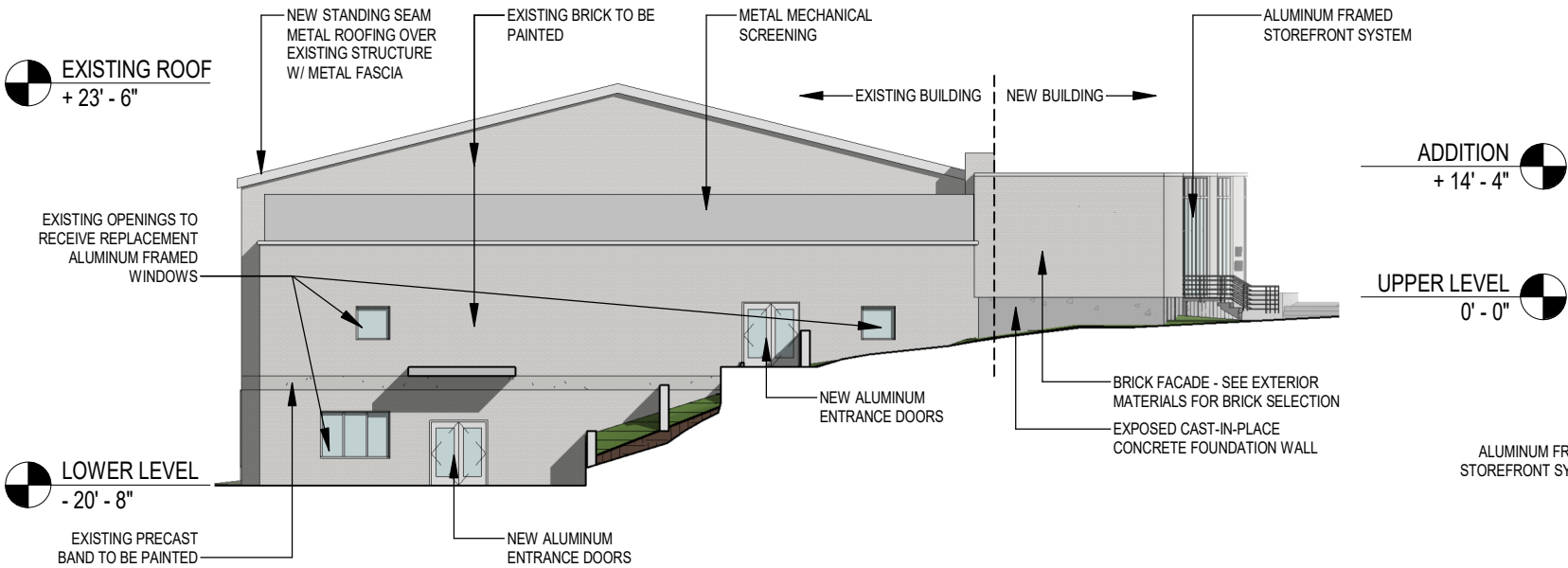
ASK-1016 | 01/30/2023



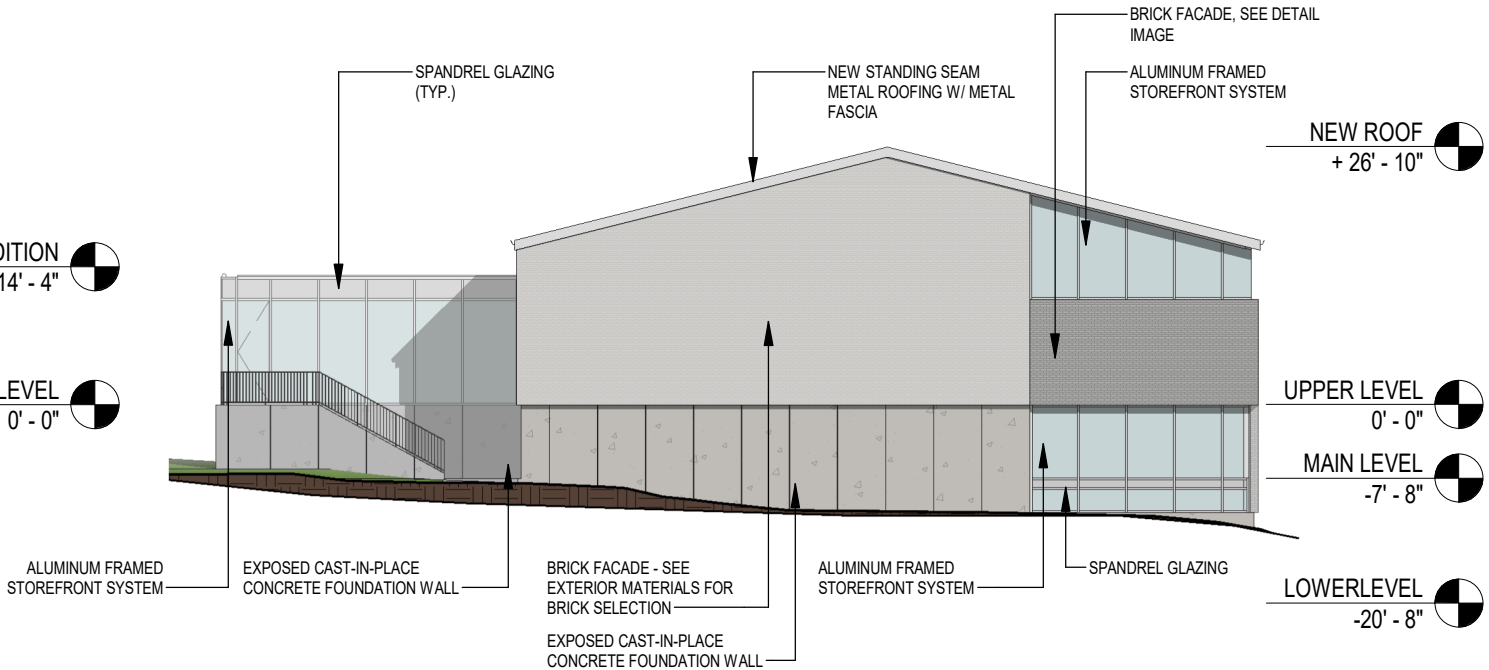
ALTERNATING BRICK COURSES
AS SHOWN ARE LAID PROUD OF
FACE OF WALL



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

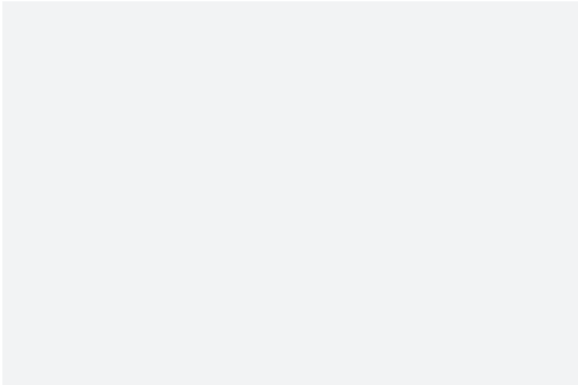


IMAGE SHOWN FOR REFERENCE ONLY

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

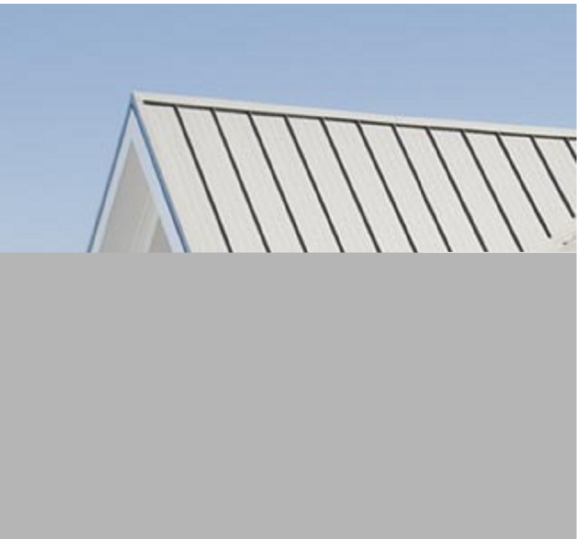


IMAGE SHOWN FOR REFERENCE ONLY

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

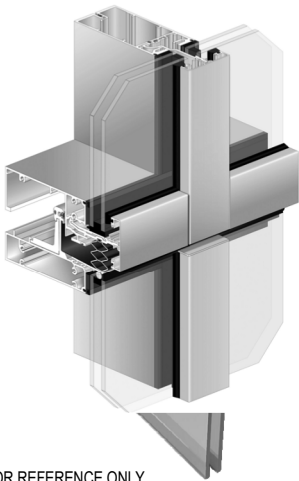


IMAGE SHOWN FOR REFERENCE ONLY

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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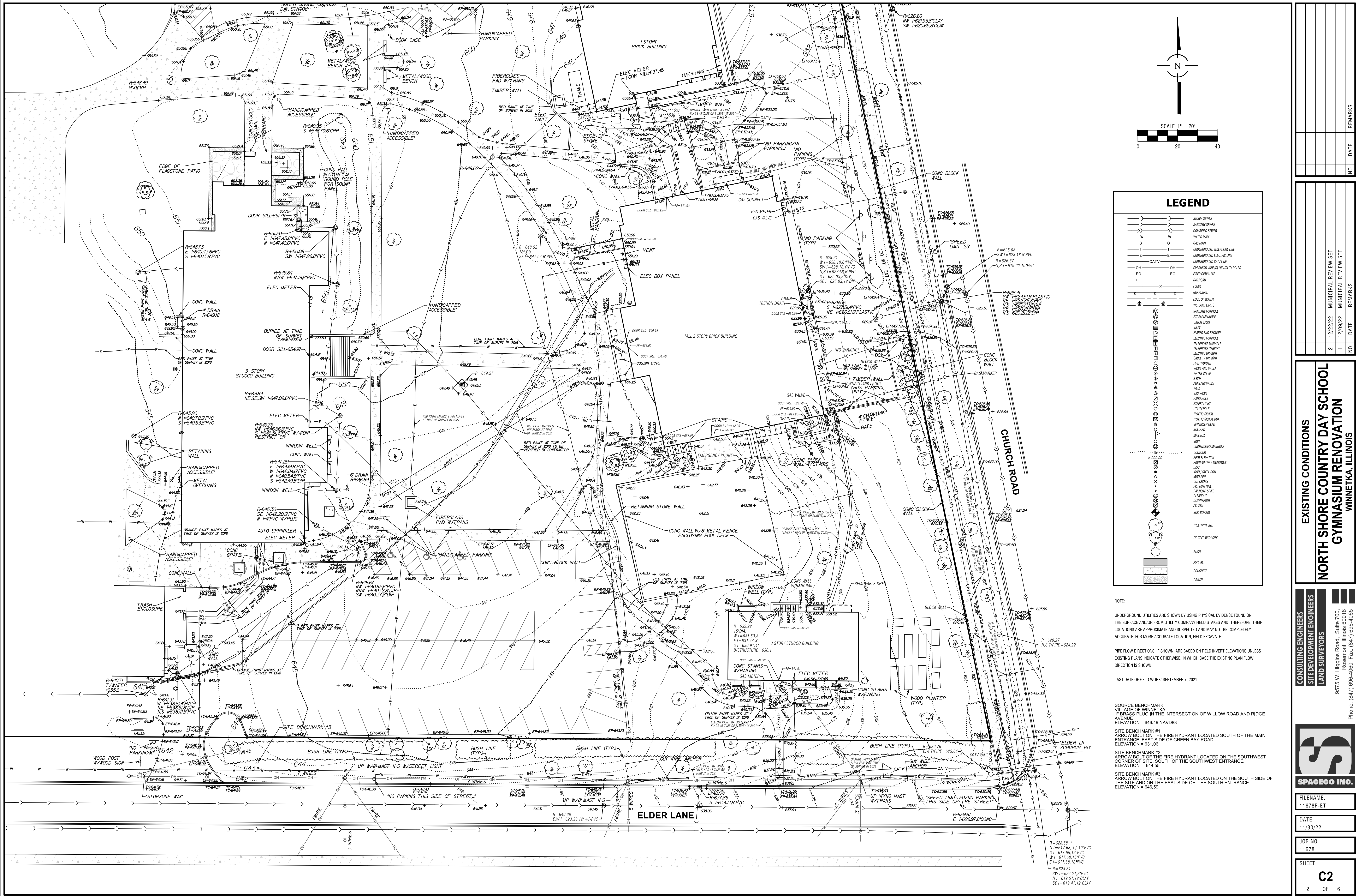
Kahler Slater

NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION & ADDITION

ASK-1020 | 01/30/2023

PROJECT NO:11678

OF 6



NO.	DATE	REMARKS

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

EXISTING CONDITIONS

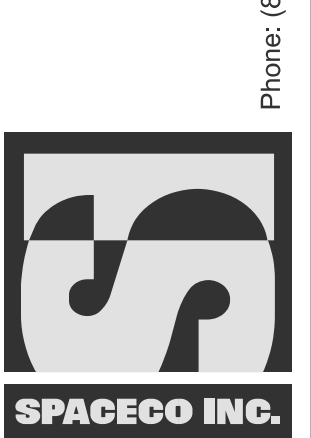
NORTH SHORE COUNTRY DAY SCHOOL

GYMNASIUM RENOVATION

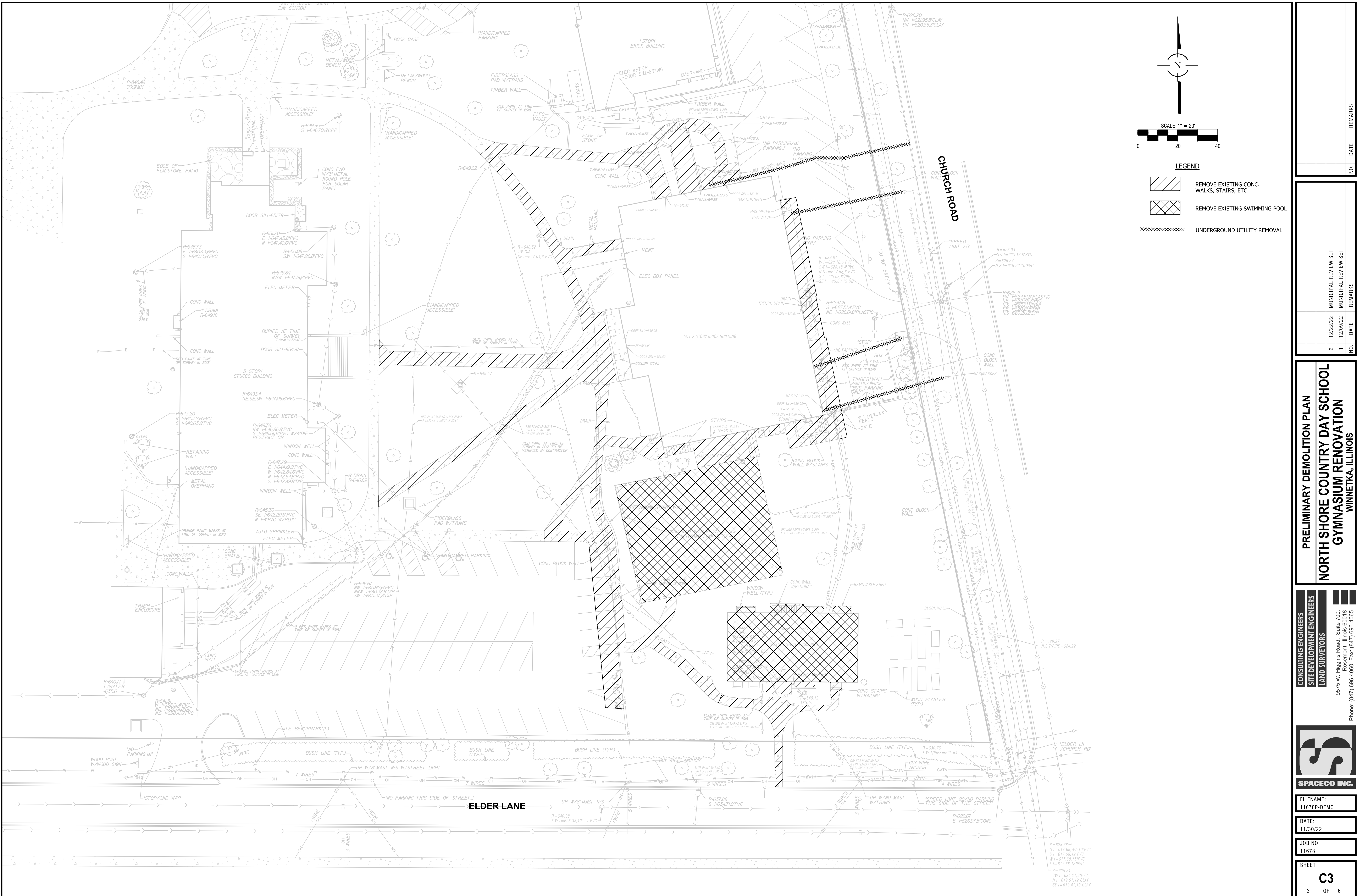
WINNETKA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
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9575 W. Higgins Road, Suite 700,
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FILENAME:	11678P-ET
DATE:	11/30/22
JOB NO.	11678
SHEET	C2
2	OF 6



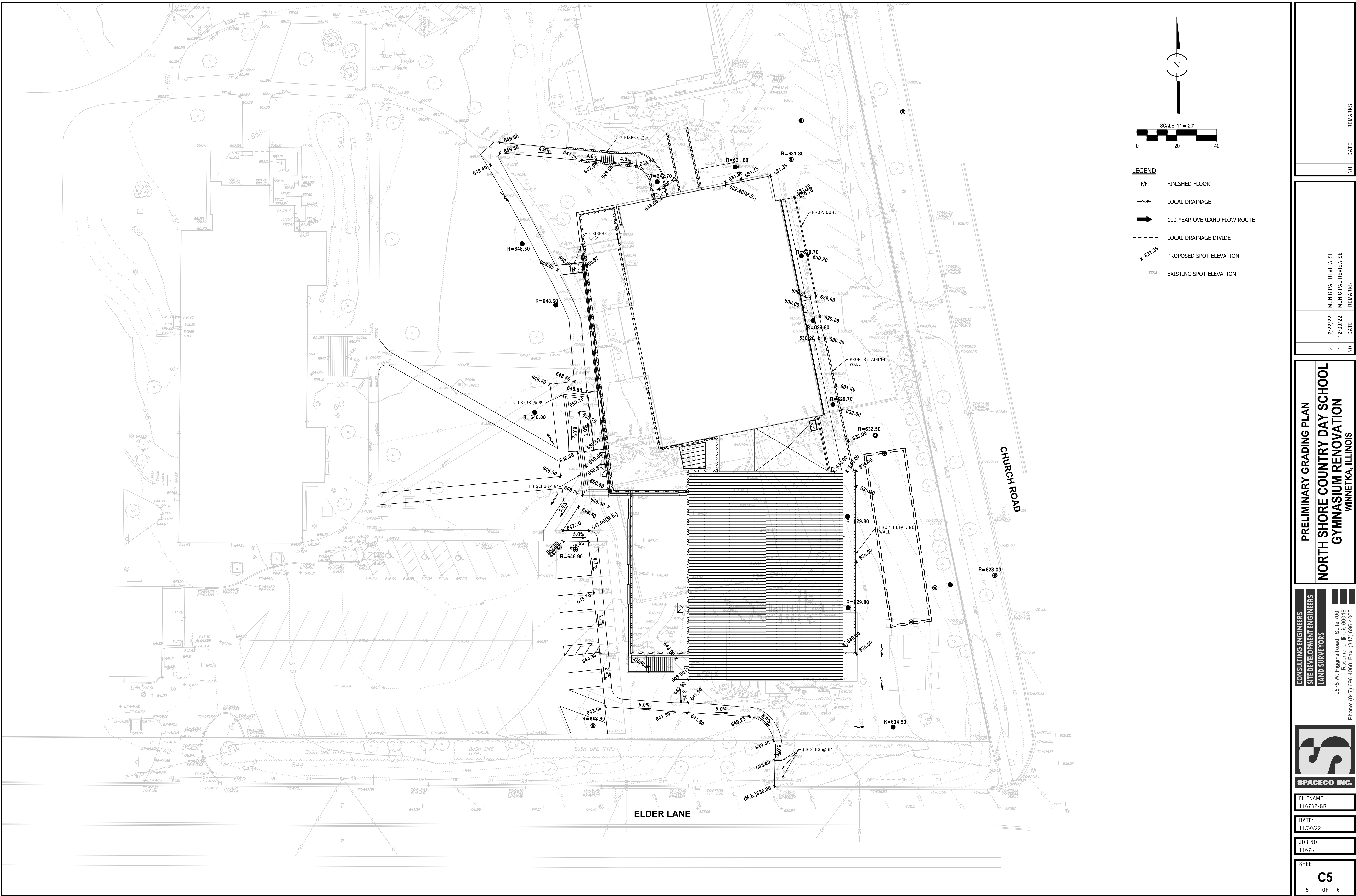
PRELIMINARY DEMOLITION PLAN
NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION
WINNETKA, ILLINOIS

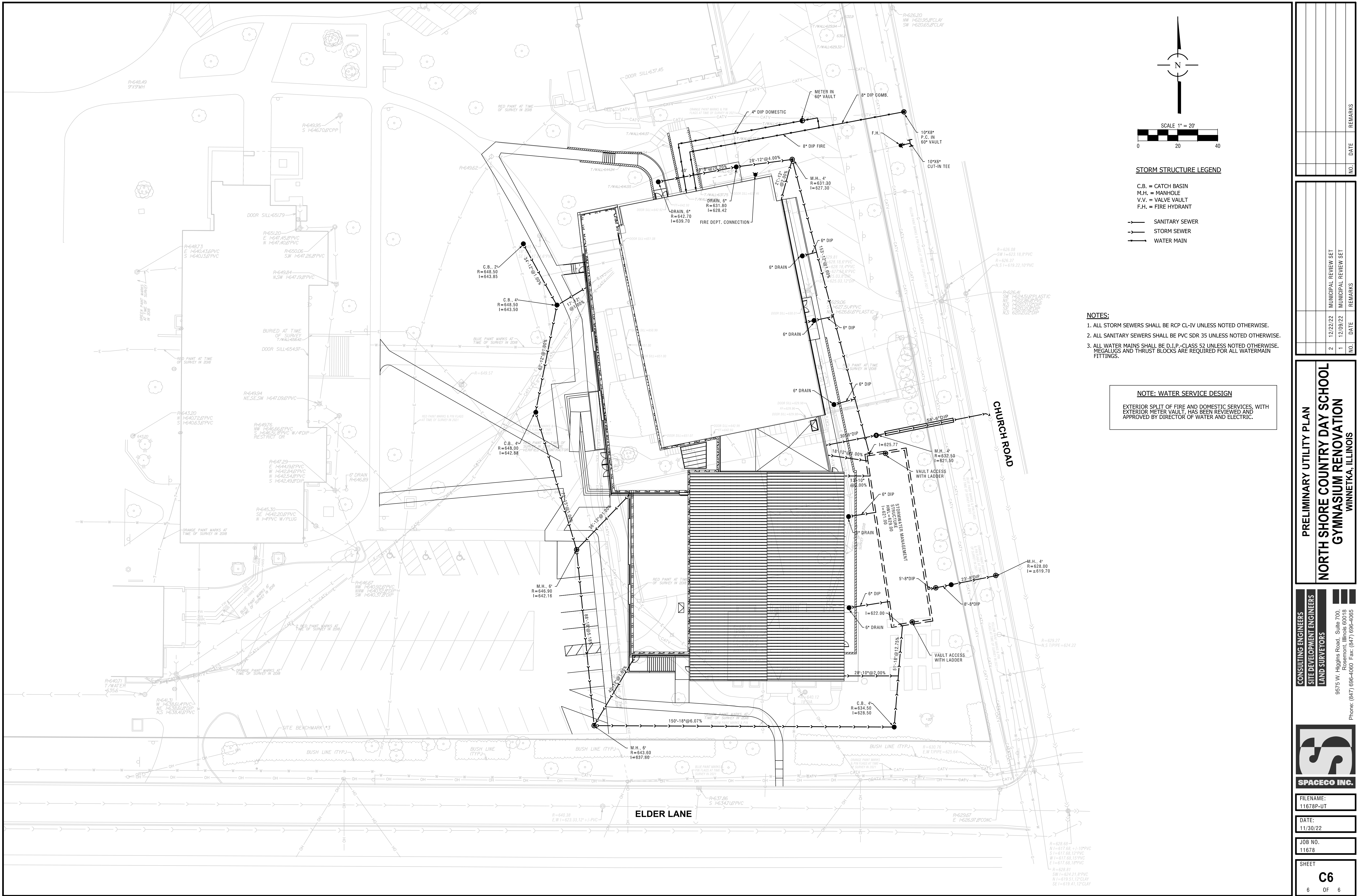
CONSULTING ENGINEERS
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Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME: 11678P-DEMO
DATE: 11/30/22
JOB NO. 11678
SHEET C3 3 OF 6





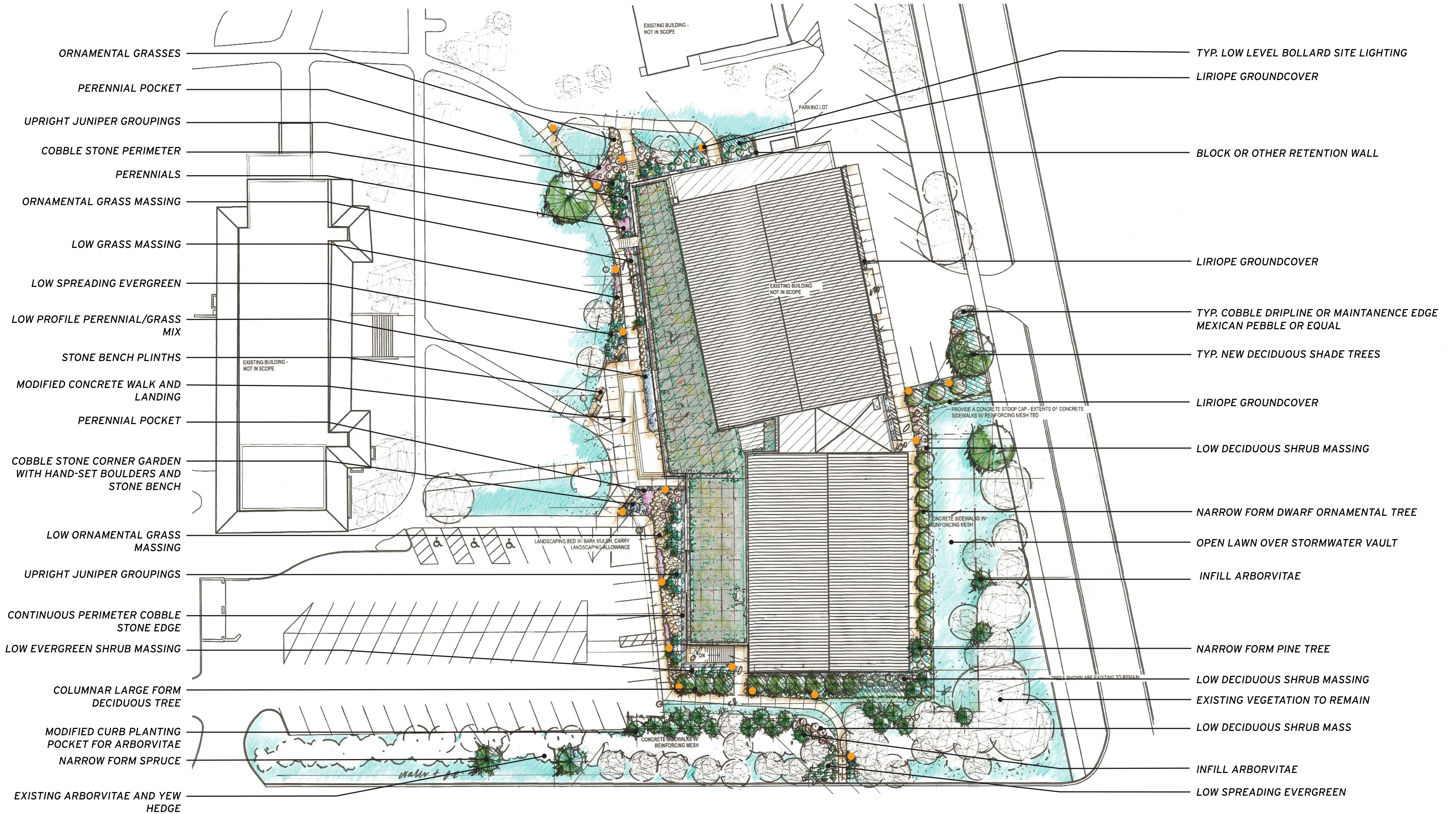


PRELIMINARY UTILITY PLAN
NORTH SHORE COUNTRY DAY SCHOOL
GYMNASIUM RENOVATION
WINNETKA, ILLINOIS

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



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

ORNAMENTAL GRASSES



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.

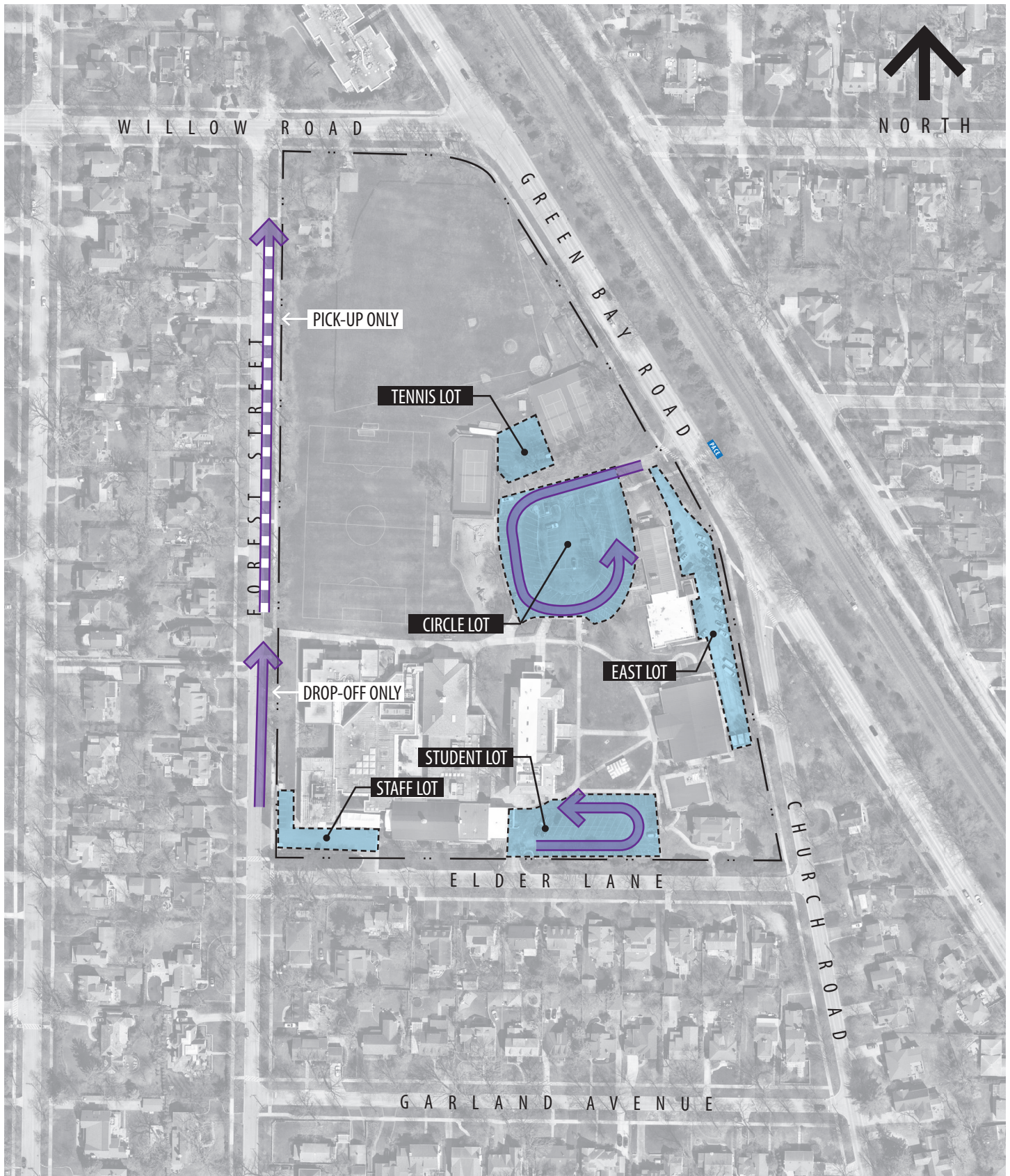
Exhibit 2 illustrates the NSCDS campus parking and student drop-off/pick-up locations.

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

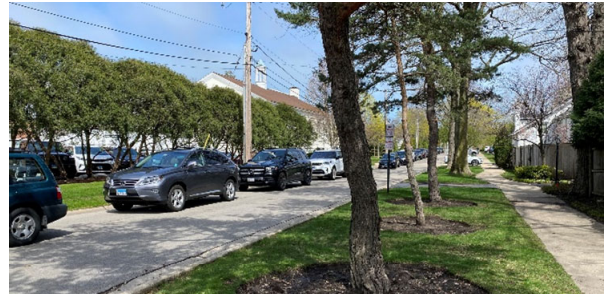


Image 3. Vehicles stage westbound along Elder Lane before the afternoon dismissal for Lower School students on Forest Street



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