



Village of Winnetka

Plan Commission Regular Meeting

September 27, 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. July 13, 2023, Special Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 23-15-SD: Crow Island Elementary School (1112 Willow Road) and Crow Island Woods Park (1140 Willow Road):** An application submitted by Winnetka Public School District 36 and the Winnetka Park District seeking approval of a Final Plat of Subdivision to allow a two-lot resubdivision of 1112 Willow Road and 1140 Willow Road. The request also requires a finding of "No Material Increased Adverse Impact" for existing improvements on Proposed Lot 1 (1112 Willow Road - Crow Island School) which (a) observe less than the minimum required front yard setback from Willow Road; and (b) observe less than the minimum required corner yard setback from Glendale Avenue. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. October 25, 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
JULY 13, 2023**

Members Present:

Layla Danley, Chairperson
Matthew Bradley
Mamie Case
Chris Foley
John Golan
Liz Kunkle

Members Absent:

Jonathan Alt

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 Danley at 7:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of April 26, 2023, Meeting Minutes:

Chairperson Danley asked for a motion to approve the April 26, 2023, meeting minutes. A motion to approve the April 26, 2023, meeting minutes was made by Ms. Case and seconded by Mr. Foley. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Case, Danley, Foley, Golan, Kunkle

NAYS: None

NON-VOTING: Dalman

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon stated that One Winnetka would be presented to the Planned Development Commission next week and noted the DRB recommended approval of the project's design. He also provided the Commission with an update in connection with the ordinances the Village Council is considering regarding the lakefront and provided the Commission with summaries of each ordinance. Mr. Schoon noted for the bluff ordinance, any permit issued by July 6, 2023 could proceed. Trustee Dalman noted the ordinance as presented may be reconsidered or adopted as is, and she referred to the number of homeowners expressing serious concerns relating to a moratorium. Mr. Schoon also stated the Village is looking to hire a third-party coastal engineer as a consultant to assist with the study of regulations. He advised the Commission that there are three permits pending for work along the bluff.

New Applications:

a. **Case No. 23-07-SU: 564 Lincoln Avenue - Compass Real Estate Office:** An application seeking approval of a Special Use Permit submitted by Compass Illinois, Inc., as the prospective lessee of the property located at 564 Lincoln Avenue to allow a real estate office in the C-2 General Retail Commercial

1 **Overlay District. The property is currently owned by 562-72 Lincoln Avenue, LLC. The Village Council has**
2 **final jurisdiction on this request.**

3 Ms. Klaassen stated the request is for a special use to occupy one of the commercial spaces in the
4 Winnetka Galleria building in the commercial overlay district. She stated the applicant would be relocating
5 into this space and identified the applicant's previously occupied and currently occupied spaces as well as
6 the former tenant of the Subject Property. Ms. Klaassen then referred to illustrations of neighboring
7 spaces, the proposed floor plans and the number of staff and agent occupants of the proposed space. She
8 stated in terms of parking, there would be eight parking spaces on the lower level of the Subject Property
9 with the applicant indicating that their parking demand would be met with their overflow parking using
10 the public parking lot on Lincoln. Ms. Klaassen added the applicant indicated there would be a pop-up
11 retailer in the area identified in yellow in the illustration and identified the office's area in the overlay
12 district.

13
14 Ms. Klaassen stated the Commission is to consider the special use standards and noted no public comment
15 has been received by staff. She stated following the applicant's presentation and Commission discussion,
16 a Commission Member may wish to make a motion to recommend approval or denial as indicated on page
17 nos. 12 and 13 of the agenda packet. Ms. Klaassen then asked if there were any questions.

18
19 Mr. Golan asked if Coldwell Banker (the former tenant of the space) ever had pop-ups in this location and
20 questioned how the Village collected tax revenue. Ms. Klaassen responded that Coldwell Banker did have
21 pop-ups in the space. She explained that initially there was an issue with the pop-up space actually being
22 utilized so Village staff met with Coldwell Banker. Ms. Klaassen explained that after that meeting Coldwell
23 Banker did lease the space to pop-up retailers. She stated that tax revenue would be generated similar
24 to that of any other retailer. Chairperson Danley asked if there were any other questions. No additional
25 questions were raised at this time.

26
27 Chairperson Danley then swore in those speaking to this matter. Cal Bernstein, attorney for the applicant,
28 thanked the Commission for holding the special meeting and stated there was previously a Coldwell
29 Banker tenant in this location with their intent being to utilize half of that space. He referred to previous
30 experiences with pop-up retailers. He also referred to Pillar 2 of the Comprehensive Plan which would be
31 met with the proposal with the special use being desired and needed by the community. Mr. Bernstein
32 stated allowing Compass to move to this location would also help existing successful businesses.

33
34 Jonathan Satz, Compass's Director of Corporate Real Estate, identified their history and how their offices
35 came to be combined in their current location with plans to look for a new long-term home. He stated the
36 new combined space would measure 4,500 square feet which would house 50 agents who work primarily
37 out of the office. Mr. Satz estimated there would be 5-10 people in the office at one time and stated their
38 desire is to have a strong footprint in the marketplace in a brick and mortar location. He also described
39 the office's parking for employees and agents which would satisfy most of their parking needs. Mr. Satz
40 stated they planned to direct clients to street parking or the lot behind the building and described the
41 nature of virtual closings with limited visitor parking demand. He also described their planned
42 continuation for the pop-up retail space.

43
44 Mr. Bernstein addressed the standards noting the use would be less intensive and their plan to lease eight
45 parking spaces on-site which would satisfy the parking requirements and meet their needs. He stated the
46 use would also promote continuity and their continued use of pop-up retailers which would help existing
47 retailers. Mr. Bernstein stated granting the special use would allow existing business to do better and
48 provide economic benefit to the entire community. He then asked the Commission to recommend

1 approval of the special use and asked if there were any questions.

2
3 Chairperson Danley asked if the landlord's representative is present and how long the property has been
4 on the market. Mr. Bernstein responded the landlord is not present. Steve Hudson, 670 Ardsley,
5 responded Coldwell Banker left the office a year ago and the property has been vacant since then.
6 Chairperson Danley asked if there were any other questions. Mr. Golan stated the request met the
7 standards and referred to standard no. 7. He added the Village would like to see more foot traffic. Mr.
8 Bernstein referred to the number of agents accessing the space on a regular basis which would provide
9 the balance of foot traffic and benefit the overlay district while not putting too much burden on it. Mr.
10 Bradley questioned the mix of agents between the old Lincoln Avenue site and Spruce Street site. Mr. Satz
11 responded it would depend on the point in time noting there are not a lot of agents in the office for weekly
12 meetings which are hybrid. He added they did not previously use a lot of the retail parking spaces with
13 public parking being used for overflow.

14
15 Trustee Dalman stated the landlord would have been able to answer questions relating to the amount of
16 time the property was vacant, retail solicitation efforts and address problems relating to the prior real
17 estate tenant. Mr. Satz responded they would sell Compass merchandise along with items sold at other
18 stores and the website. Chairperson Danley suggested the space be broken up with agents in the rear of
19 the building and to have retail in the front. Mr. Satz referred to the building's history in terms of retail
20 users. Ms. Case stated current uses which are not retailers were approved as special uses during a
21 different economic time and identified the standards which were not satisfied. Chairperson Danley also
22 stated she had questions for the landlord. Ms. Case referred to the regret of approving the Coldwell
23 Banker special use in 2018. Mr. Satz stated they understand the Commission's concerns and that the
24 landlord would be present at the Village Council meeting to address the concerns raised.

25
26 Chairperson Danley then called the matter in for discussion. Ms. Case referred to the Valentina retail space
27 and the retail corridor on Lincoln with the proposed use breaking up the retail corridor. She suggested the
28 landlord find a more appropriate tenant and referred to the standards which were not met compared to
29 those which are. Ms. Case added 50 agents in the office on Mondays for meetings would park on the
30 street.

31
32 Mr. Bradley referred to special uses which are allowed by right and stated he agreed with efforts that the
33 landlord should attempt to obtain a retail tenant and referred to the amount of time the property was
34 marketed to such a tenant. He stated if the standards are met for a special use applicant, they should
35 consider that use. Mr. Bradley also stated he is less concerned with parking issues and they would not
36 have a lot of agents in the office. He stated this request is not similar to others such as Engel & Völkers
37 and referred to the amount of foot traffic generated by the use with him tending to be in support of the
38 request due to its location at the end of the overlay district.

39
40 Chairperson Danley stated if they are to reach a consensus, the Commission has to agree as to whether
41 the standards have been met. Mr. Bradley added the pop-up retailer would also help generate retail use.
42 Trustee Dalman reminded the Commission that they previously discussed in connection with the Coldwell
43 Banker approval, when the pop-up went dark, the Commission had no authority in that regard and
44 whether they should impose conditions that should be met. Mr. Schoon confirmed each application is to
45 be evaluated on its own merits whether it is for the same type of use or not. Ms. Case stated she is not
46 in favor of the request and the approval would be for a use that would be there forever. She added a real
47 estate office should not be in such a prominent location. Mr. Bradley referred to the Commission's
48 previous discussions relating to similar uses in similar locations.

1
2 Chairperson Danley stated she also is not in favor of the request and that standard nos. 7 and 8 have not
3 been met and the use would not bring vibrancy to the area in terms of it being a real estate use compared
4 to retail. Mr. Golan stated the request is different from the Valentina space, and the request is for a
5 location at the end of the retail corridor. He also questioned whether the residential real estate market is
6 so vibrant as to need 5,000 square feet of space for advertising. Mr. Bradley suggested there is a way for
7 the applicant to occupy the space in terms of reaching a compromise with the landlord and stated he
8 would be in favor of the request.
9

10 Mr. Foley stated he agreed with both sides of the argument and referred to the property's history. He
11 then stated he is more cognizant of the vacant storefront and the request is consistent with the previous
12 use and would not be inconsistent with uses in the immediate vicinity. Mr. Foley also stated the
13 application is consistent with several of the standards and he is on fence in terms of recommending
14 approval.
15

16 Ms. Kunkle stated her initial reaction was that the request was consistent and after hearing the discussion,
17 she agreed the Commission should hear from the landlord before a decision is made and the comments
18 with regard to its location at the edge of the overlay district. She also agreed with the suggestion of having
19 the real estate space in the back of the building. The Commission Members discussed alternatives and
20 whether options were explored that did not require a special use. They also discussed whether conditions
21 should be placed on the recommendation.
22

23 Mr. Golan asked Mr. Bernstein to explain how the use would be a great addition for the community. Mr.
24 Bernstein responded the applicant is a thriving business and noted their current lease is expiring. He
25 referred to similar uses directly to the north and agreed with the suggestion to have the landlord present
26 to address the Commission's concerns. He reiterated the space was formerly a real estate office and stated
27 they addressed parking as their main concern in their presentation. Mr. Bernstein also stated 4,500 square
28 feet is a large space for a retailer which would be problematic for a retail use as opposed to the space
29 remaining vacant compared to the applicant's use.
30

31 Chairperson Danley informed the applicant the Commission is in favor of keeping the business here and
32 asked Mr. Bernstein if they looked at other spaces. Mr. Satz stated they have been looking for space since
33 2017 and described another potential space which would have had parking difficulties, as well as other
34 alternative locations. Chairperson Danley asked the applicant if they worked with the Village's Economic
35 Development Coordinator. Mr. Satz responded they primarily worked with their own commercial brokers
36 and with Hoffmann and referred to the upfront capital costs for property conversion. He added they
37 preferred first floor space.
38

39 Chairperson Danley asked if there were any other questions. No additional questions were raised at this
40 time.
41

42 Ms. Kunkle disagreed with the characterization that the space would be a big billboard and stated they
43 need to bring people and customers in the Village. She also stated they may have learned from the
44 previous pop-up retail use, and that she is concerned with regard to the longevity of the special use nature
45 and not having control over it in the future. Ms. Kunkle stated the use would bring agents and additional
46 customers into the business district with there being sufficient parking.
47

48 Chairperson Danley asked the Commission Members if they were prepared to vote. Mr. Golan stated the

1 applicant has a good understanding of the issues they would face when they go to the Village Council.
2 Chairperson Danley referred to the issues related to previous pop-up retailers. Mr. Foley stated he would
3 be less enamored with including conditions. Mr. Bradley referred to the difficulty of parking on Lincoln if
4 all of the spaces were retail and the issue is striking a balance between retail and non-retail uses. He also
5 questioned how pop-up retail would be policed.

6
7 Mr. Golan suggested a motion be made to recommend approval that the request met the criteria with
8 the exception of standard nos. 7 and 10. Chairperson Danley stated the motion should apply to all of the
9 standards. A straw poll of the Commission Members' positions was taken.

10
11 Mr. Bradley moved to recommend approval of the special use to the Village Council as indicated on page
12 nos. 12 and 13 of the agenda packet. The motion was seconded by Ms. Kunkle. A vote was taken and the
13 motion passed, 4 to 2:

14 AYES: Bradley, Golan, Foley, Kunkle

15 NAYS: Case, Danley

16 NON-VOTING: Dalman

17
18 **New Business.**

19 a. July 26, 2023, Meeting – Quorum Check.

20 Mr. Schoon confirmed there are no agenda items for the July 2023 meeting. The Commission Members
21 discussed their availability in August.

22
23 Ms. Case referred to the height of a fence on Meadow Road. Mr. Schoon explained the fence height
24 requirements to the Commission. Ms. Case also asked for hard copies of the Comprehensive Plan. Mr.
25 Schoon responded hard copies can be provided for those who would like them.

26
27 **Adjournment:**

28 Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Ms. Kunkle and
29 seconded by several Commission Members. A vote was taken and the motion unanimously passed, 6 to
30 0:

31 AYES: Bradley, Case, Danley, Foley, Golan, Kunkle

32 NAYS: None

33 NON-VOTING: Dalman

34 The meeting was adjourned at 8:34 p.m.

35
36 Respectfully submitted,

37
38 Antionette Johnson

39 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: SEPTEMBER 22, 2023
SUBJECT: 1112 & 1140 WILLOW ROAD – FINAL PLAT APPROVAL
CROW ISLAND SCHOOL SUBDIVISION (CASE NO. 23-15-SD)

INTRODUCTION

On September 27, 2023, the Plan Commission is scheduled to hold a public hearing on an application submitted by Winnetka Public School District 36, as the owner of the property located at 1112 Willow Road, and the Winnetka Park District, as the owner of the property located at 1140 Willow Road, (collectively the “Subject Property”). Winnetka Public School District 36 along with the Winnetka Park District (collectively the “Applicant”), has filed an application seeking the following approvals as part of a Final Subdivision Plat approval to relocate the lot line dividing the two properties:

1. A finding of “No Material Increased Adverse Impact” for:
 - a. The existing elementary school at 1112 Willow Road (Proposed Lot 1), which observes less than the minimum required front yard setback from Willow Road;
 - b. The existing elementary school playground equipment at 1112 Willow Road (Proposed Lot 1), which observes less than the minimum required corner yard setback from Glendale Avenue; and
2. Any other subdivision relief necessary for the Final Plan approval.

This application is limited to the subdivision request and the existing improvements, no proposed improvements to the Subject Property are included in this request. The Plan Commission is charged with making a recommendation to the Village Council regarding the subdivision, including the requested relief described above, for the existing improvements.

A mail notice was sent to property owners within 250 feet in compliance with the Village Code. The hearing was also properly noticed in the *Winnetka Talk* on September 7, 2023. Additionally, public notice signs were posted on the Subject Property informing the public of the Plan Commission meeting. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is located on the south side of Willow Road, between Glendale and Euclid Avenues, and currently consists of two buildable lots. The property at 1112 Willow Road contains Crow Island Elementary School and 1140 Willow Road contains Crow Island Woods Park, which includes the Schmidt-Burnham Log House and a park shelter. The area of each lot is as follows:

1. 1112 Willow Road (Crow Island School): 239,872 square feet (5.5 acres)
2. 1140 Willow Road (Crow Island Woods Park): 780,525 square feet (17.9 acres)

The existing parcels and improvements are identified below in Figure 1.

The Comprehensive Plan designates the school parcel (1112 Willow Road) as appropriate for institutional land uses. The Crow Island Woods Park parcel (1140 Willow Road) is designated as appropriate for open space. An excerpt of the Comprehensive Land Use Map is provided below in Figure 2.

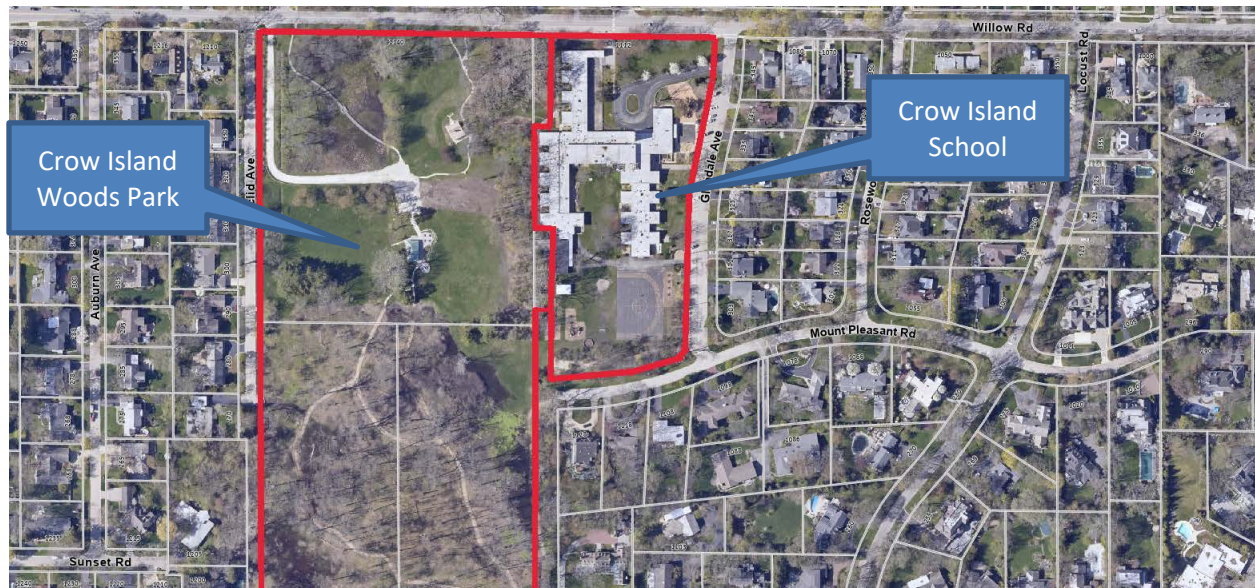


Figure 1 – Existing two lots

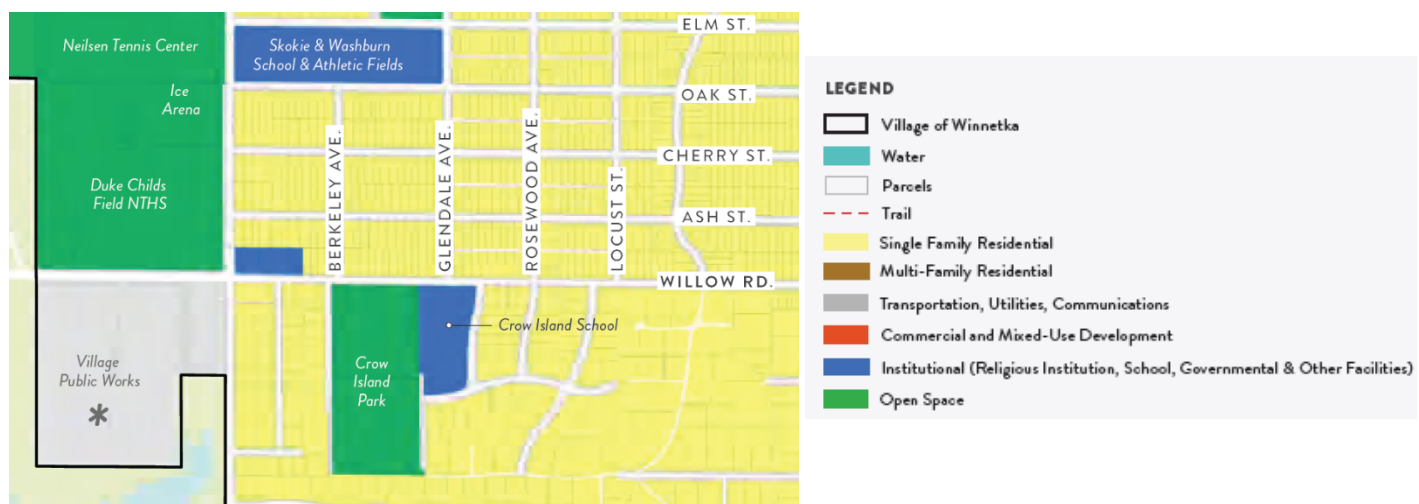


Figure 2 – Comprehensive Plan Land Use Map

The Subject Property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the south, R-5 Single Family Residential to the north, and R-4 Single Family Residential to the east and west. In addition to single-family residential uses, the R-2 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-2 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.

Additionally, the Zoning Ordinance allows nonessential public uses, such as public parks owned and operated by the Park District, as special uses in all zoning districts.

Given the Subject Property is located on the boundary of two Comprehensive Plan land use designations, the Applicants' respective uses of the Subject Property for a public elementary school and a public park are generally consistent with the Comprehensive Plan land use designations and the R-2 zoning district.

GENERAL DESCRIPTION OF PROPOSED PLAT OF SUBDIVISION

As described in the written narrative provided by the Applicant and included in **Attachment A**, the Winnetka Park District is conveying portions of the Crow Island Woods Park parcel to Winnetka Public School District 36. The additional land acquired by District 36 will accommodate a proposed building addition to the existing school building. There would be two portions of the Park District parcel that would be conveyed to District 36. One portion is located immediately south of the west wing of the existing school building and would accommodate the proposed three classroom and gymnasium addition for which the District will submit the necessary applications for approval at a later date. The other portion would consist of the existing school playground located northwest of the school. The two areas are outlined in red below in Figure 3. In total, District 36 would acquire approximately 34,550 square feet of additional lot area.

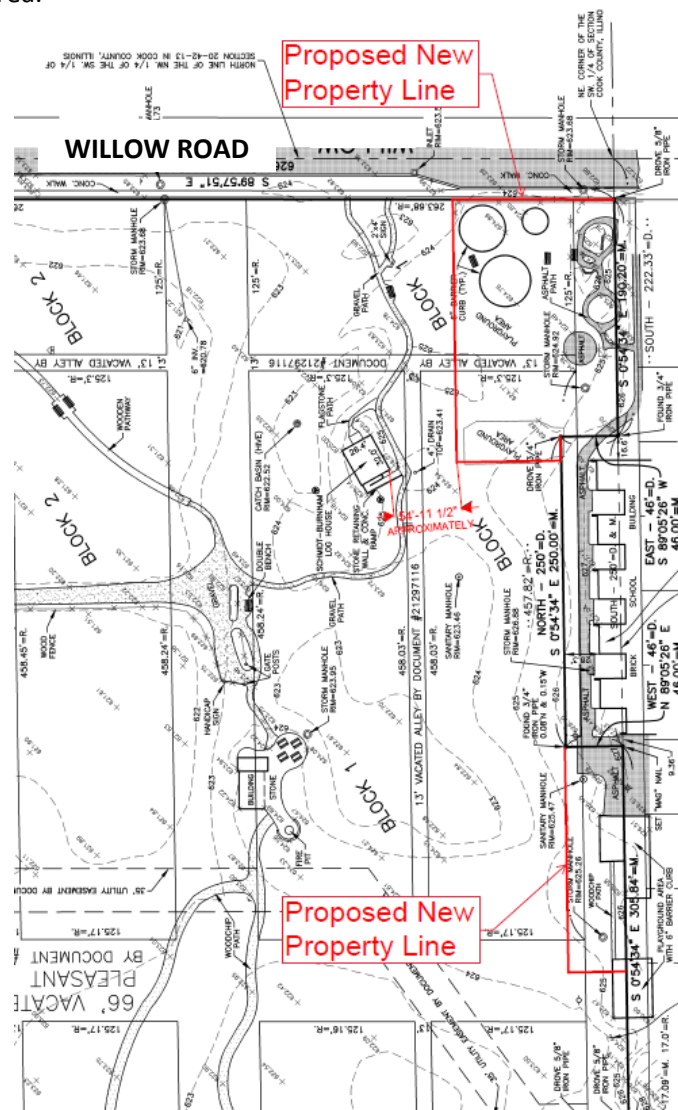


Figure 3 – Except of Plat of Survey Representing Areas to be Conveyed

The new lots of record would measure:

- 274,422 square feet (6.3 acres) - Proposed Lot 1 – Crow Island School
- 745,975 square feet (17.1 acres) Proposed Lot 2 – Crow Island Woods Park

The proposed subdivision is represented below in Figure 4. An excerpt of the proposed *Crow Island School Subdivision* is provided in Figure 5 on the following page.

To date, District 36 has not submitted a special use permit for the proposed building addition to the existing school. On January 7, 2020, the Village Council adopted two resolutions related to the Village stormwater project: (i) Resolution No. R-1-2020 approving an intergovernmental cooperation agreement regarding stormwater improvements at Crow Island School between the Board of Education of Winnetka School District 36 and the Village of Winnetka (“IGA”); and (ii) Resolution No R-2-2020 approving variations related to improvements at Crow Island School in conjunction with Village stormwater improvements. The IGA ensures a level of cooperation and coordination that is necessary to maximize flood relief and to enhance the facilities on the school district property. Given part of the Village stormwater project will be constructed on open space owned by District 36 at Crow Island School and that District 36 is anticipating improvements to Crow Island School, Resolution No. R-2-2020, grants certain baseline zoning variations for the proposed school improvements, such as lot coverage, gross floor area, and the minimum side yard setback.

Additionally, Chapter 17.76 of the Zoning Ordinance establishes special procedures for a public agency that (i) is serving all or part of the Village; and (ii) has entered into an intergovernmental agreement with the Village related to construction of stormwater improvements. The special procedures allow for such a public agency requesting zoning and other relief that is required to be approved by the Village Council and that the Village Council be the public body to conduct the necessary public hearings on special use permits, certificates of appropriateness, and zoning relief. Therefore, once District 36 submits the necessary permit applications for the proposed improvements at Crow Island School, the Village Council will conduct the public hearings for the request, not the advisory bodies (i.e., Plan Commission, Zoning Board of Appeals, Design Review Board). Public notice of the Village Council public hearing (including notice publication, sign posting, mailing, and website notice) will be provided once District 36 submits the necessary applications and the public hearing is scheduled.



Figure 4 – Proposed subdivision (neighborhood map view)

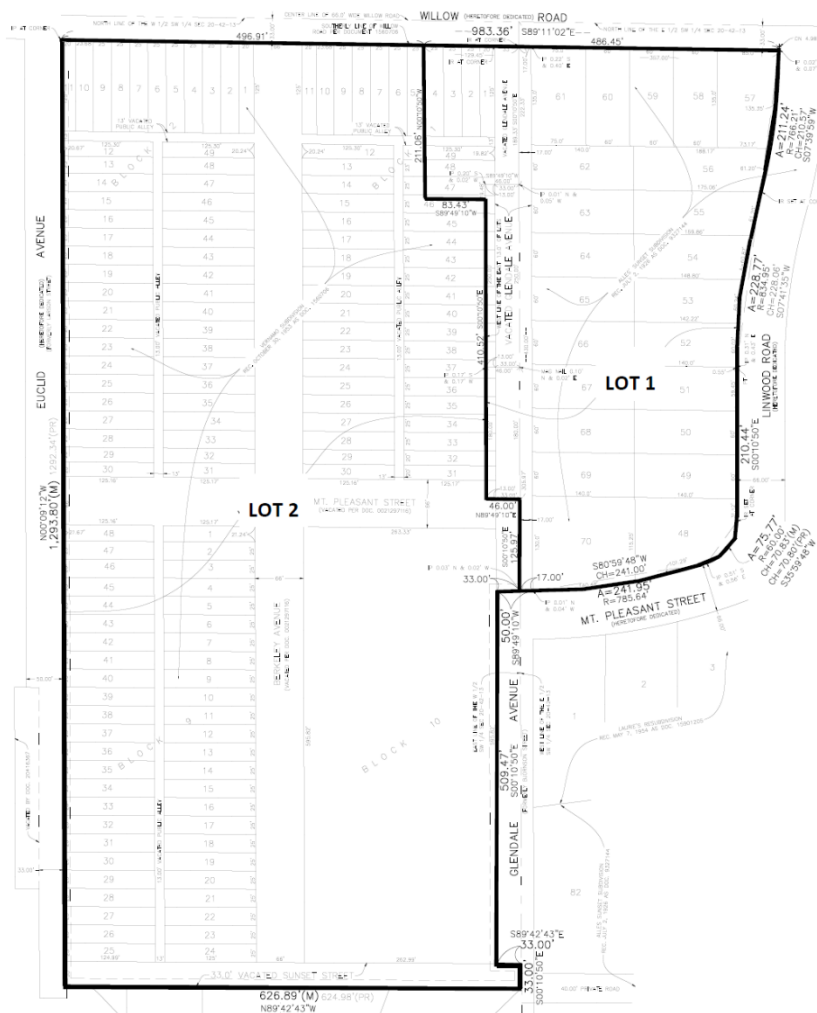


Figure 5 – Excerpt of Proposed Crow Island School Subdivision Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-2 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-2 zoning district provides for larger, wider lots compared to most other residential zoning districts, with the R-2 zoning district's purpose statement describing the district as demonstrating a "small estate" character.

Residential Zoning Hierarchy

A comparison of the Village's five different residential zoning classifications (Table 1 on following page) shows the hierarchy of zoning standards throughout the Village's residential neighborhoods, ranging from larger "estate" character lots in portions of the Village, to smaller, more intensive developed areas.

Surrounding Zoning

Neighboring properties to the south of the Subject Property are similarly zoned for larger lot sizes called for in the R-2 zoning district (minimum lot area of 24,000 square feet). Lots to the north, south, and east have been laid out at a smaller size and are zoned R-4 Single Family Residential and R-5 Single Family Residential allowing for smaller lot sizes called for in the R-4 zoning district (minimum lot area of 12,600 square feet) and R-5 zoning district (minimum lot area of 8,400 square feet), as depicted on the following page in Figure 6.

Table 1 Residential Zoning Hierarchy	R-1 (“estate” character)	R-2 (“small estate” character)	R-3 (“moderately intense” suburban character)	R-4 (“relatively intense” suburban character)	R-5 (“relatively intense” suburban character)
Minimum Lot Area	48,000 s.f.	24,000 s.f.	16,000 s.f.	12,600 s.f.	8,400 s.f.
Minimum Lot Width	150 ft.	100 ft.	75 ft.	60 ft.	60 ft.
Minimum Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Minimum Rear Setback	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.

Table 1 – Residential Zoning Hierarchy

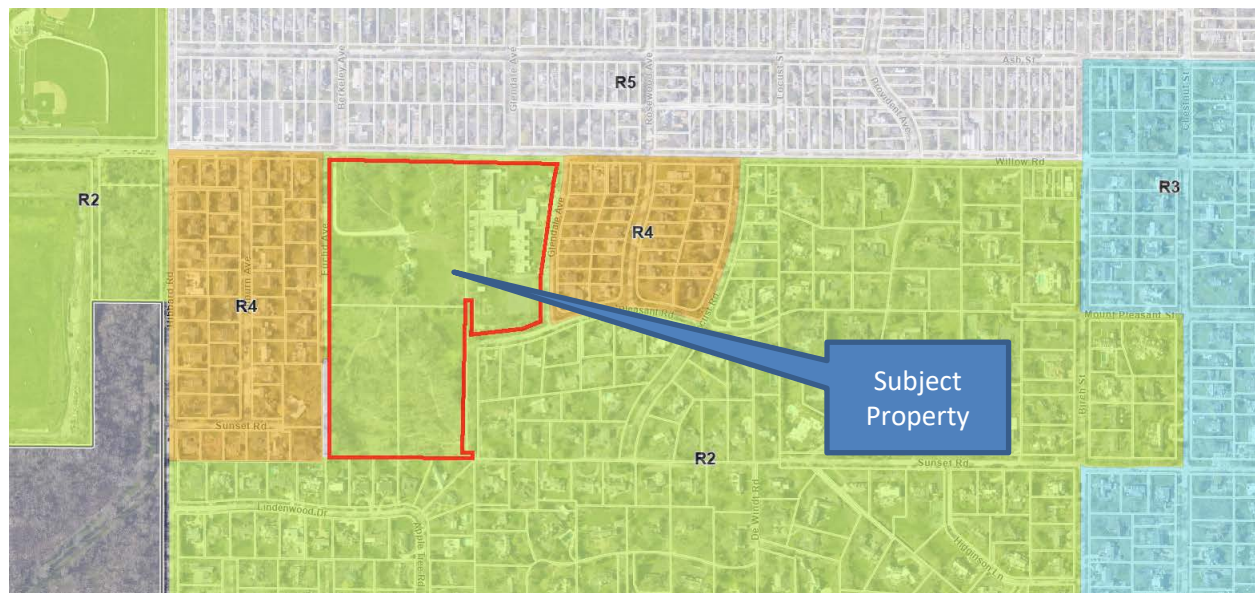


Figure 6 – Area Zoning Map

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to assure compliance with basic minimum quantitative measures including, but not limited to (a) minimum lot area, (b) minimum lot width, and (c) minimum lot depth.

The proposed *Crow Island School Subdivision* **fully complies** with minimum lot area, lot width and lot depth requirements as summarized in Table 2 on the following page.

Table 2 R-2 Zoning Standards		Proposed Lot 1 Crow Island School	Proposed Lot 2 Crow Island Woods Park
Minimum Lot Area (Interior lot)	24,000 square feet	274,422 sq. ft. (6.3 acres) COMPLIES	745,975 sq. ft. (17.1 acres) COMPLIES
Minimum Lot Width (average)	100 feet	367.09 feet COMPLIES	576.58 feet COMPLIES
Minimum Lot Width (at front street line)	20 feet	317.72 feet COMPLIES	496.94 feet COMPLIES
Minimum Lot Depth	200 ft.	747.55 feet COMPLIES	1,293.8 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries	60' x 181.5'	COMPLIES	COMPLIES

Table 2 – R-2 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

Even though the Park District is an “open space” use and District 36 is an “institutional” use, both are located within the R-2 Single Family Residential zoning district and are therefore required to comply with zoning standards and regulations more suitable for single family development.

The allowable size of buildings on a residential lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be granted by both the Plan Commission and Zoning Board of Appeals.

Staff evaluation of the proposed *Crow Island School Subdivision* is summarized in Tables 3 and 4 on pages 8 and 9 of this report, and which summary indicates the extent to which the proposed resubdivided lots comply with (or fall short of) zoning standards.

Table 3 – Zoning Setback Requirements		<i>Proposed Lot 1 Crow Island School</i>	<i>Proposed Lot 2 Crow Island Woods Park</i>	<i>Existing Lot Crow Island School</i>	<i>Existing Lot Crow Island Woods Park</i>
SETBACK REQUIREMENTS	Minimum Required Front Yard (Willow Road)	50 feet	50 feet	50 feet	50 feet
	Front yard provided by existing structures	31.57 feet	+184 feet	31.57 feet EXISTING NONCONFORMITY	+184 feet
	Minimum Required Corner Yard	50 feet	50 feet	50 feet	50 feet
	Corner yard provided by existing structures	6.25 feet	+317 feet	6.25 feet EXISTING NONCONFORMITY	+317 feet
	Minimum Required Through Lot or Third Street Front Yard	50 feet	50 feet	50 feet	50 feet
	Through lot or third street front yard provided by existing structures	+50 feet	No structures in proximity	+50 feet	No structures in proximity
	Minimum Required Side Yard	12 feet	12 feet	12 feet	12 feet
	Side yard provided by existing structures	24.11 feet	+139 feet	9.44 feet EXISTING NONCONFORMITY	54.96 feet
	Minimum Required Rear Yard	N/A	25 feet	N/A	25 feet
	Rear yard provided by existing structures	N/A	No structures in proximity	N/A	No structures in proximity

Table 3 – Zoning Setback Requirements

Table 4 – Zoning Building Size Requirements		<i>Proposed Lot 1 Crow Island School</i>	<i>Proposed Lot 2 Crow Island Woods Park</i>	<i>Existing Lot Crow Island School</i>	<i>Existing Lot Crow Island Woods Park</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	64,932 sq. ft.	173,389 sq. ft.	56,985.56 sq. ft.	181,335.75 sq. ft.
	GFA provided by existing structures	55,686.2 sq. ft.	2,539.6 sq. ft.	55,686.2 sq. ft.	2,539.6 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	68,605.5 sq. ft.	186,493 sq. ft.	59,968 sq. ft.	195,131.25 sq. ft.
	RLC provided by existing structures	54,667.2 sq. ft.	1,694.8 sq. ft.	54,667.2 sq. ft.	1,694.8 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	137,211 sq. ft.	372,987.5 sq. ft.	119,936 sq. ft.	390,262.5 sq. ft.
	ILC provided by existing structures	118,876 sq. ft.	17,910 sq. ft.	118,876.2 sq. ft.	17,910 sq. ft.

Table 4 – Zoning Building Size Requirements

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code and are subject to review by the Plan Commission and approval by the Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Ordinance. According to Section 16.12.010 Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. The proposed subdivision complies with the vast majority of the minimum subdivision standards, however, as described below, there are existing improvements that will remain that require relief from the subdivision standards.

Pre-existing zoning nonconformity (finding of No Material Increased Adverse Impact required) – Two existing nonconformities **will remain** on the school parcel (Lot 1). The existing school building provides a nonconforming front yard setback of 31.57 feet from Willow Road, whereas the required setback is 50 feet. Also, the existing playground equipment on the school parcel provides a nonconforming corner yard setback of 6.25 feet from Glendale Avenue, whereas the required setback is 50 feet. These two existing nonconformities that will remain are highlighted (in blue) in Table 3 on the previous page.

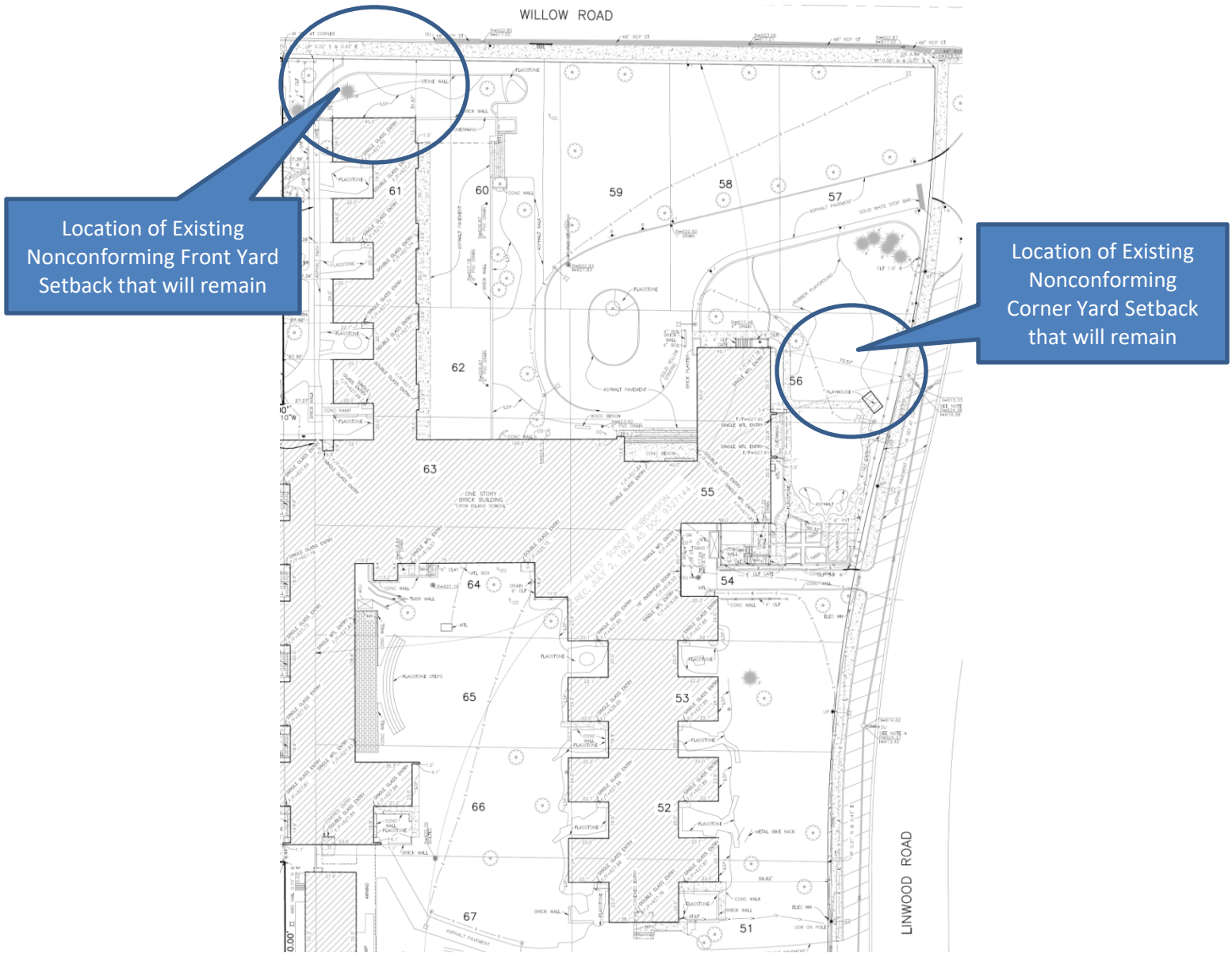


Figure 7 – Excerpt of Crow Island School Plat of Survey

Pursuant to Section 16.12.010(D) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and *“shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare.”*

Table 3 also highlights (in green) one existing nonconformity on the existing school parcel that would be eliminated due to the increase in lot area and lot width. Currently, the west side of the school provides a side yard setback of 9.44 feet, whereas the minimum required setback is 12 feet. Given the land to be conveyed is on the west side of the school, the lot expansion provides for a greater setback from the proposed west lot line of the school lot (Proposed Lot 1) to the existing building.

In terms of conformance with the Comprehensive Plan, the proposed subdivision conforms with the Comprehensive Plan as the Land Use Map designates the Subject Property as appropriate for institutional uses and open space uses, which are the proposed uses of the resubdivided lots.

STORMWATER

The proposed subdivision consists of relocating the lot line dividing two properties. As previously mentioned, District 36 intends to construct building additions to the existing school building. These improvements, along with any additional impermeable lot coverage, will be evaluated by Village Engineering staff for compliance with Village floodplain development regulations, stormwater regulations, and the IGA previously referenced in this report.

For reference, Figure 8 below represents the Subject Property's proximity to the 100-year flood plain. The cyan represents the 100-year flood area and the orange represents the 500-year flood area.

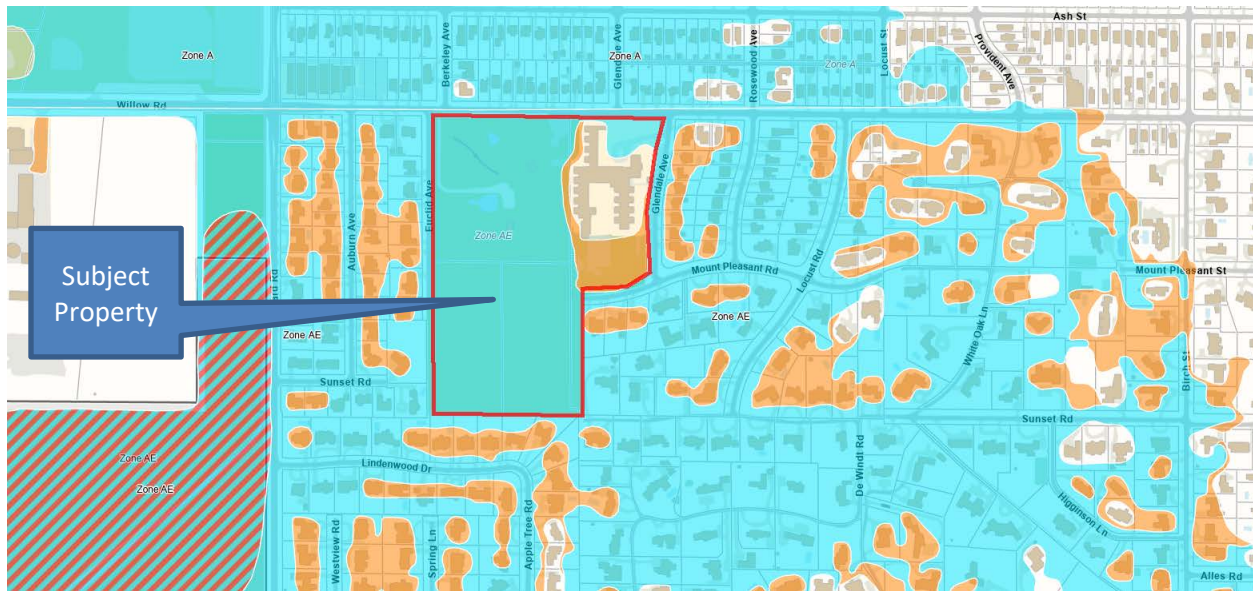


Figure 8 – GIS Floodplain Map

CURRENT CONSIDERATION BY PLAN COMMISSION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with the final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters. The Village Water & Electric Department is requiring an easement to cover the existing underground water and electric utilities that service the Schmidt-Burnham Log House and the Crow Island Woods Park shelter. The majority of the easement would be located within the southern portion of land being conveyed to District 36, with a small portion to the north of the easement being located on land currently owned by District 36. The general location of the required easement is depicted in Figure 9 on the following page.

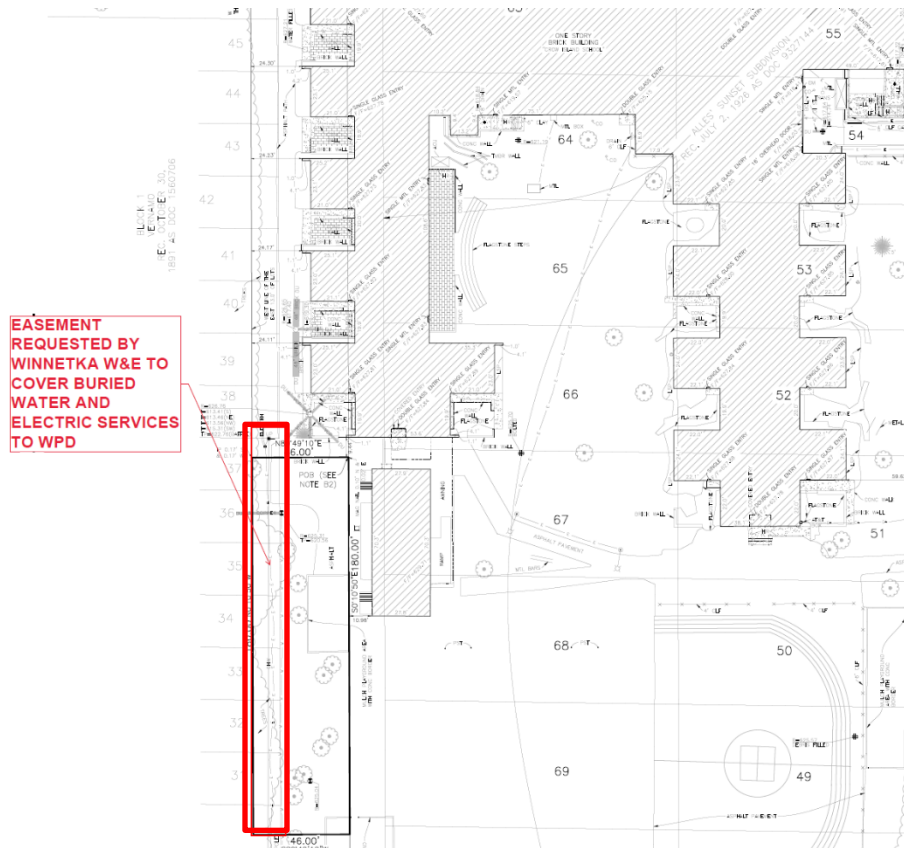


Figure 9 – Sketch of Utility Easement

The Engineering Department is currently reviewing the proposed plat of subdivision to determine whether any additional utility easements are necessary for a public storm sewer and sanitary main along a portion of the west lot line of proposed Lot 1 (District 36 lot).

PLAT FORMATTING – SIGNATURE BLOCKS

All the necessary signature blocks are provided on the plat of subdivision.

RECOMMENDATION

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

The Plan Commission **finds [does not find]**

1. That the proposed Crow Island School Subdivision Final Plat relocating the lot line dividing 1112 Willow Road and 1140 Willow Road **meets [does not meet]** the Subdivision Code standards for approving such final plat; and
2. A *“Finding of No Material Increased Adverse Impact upon the public health, safety, or welfare”* with respect to the existing zoning nonconformities for the existing improvements on the 1112 Willow Road parcel (Lot 1):
 - a. the existing elementary school observes a front yard setback of 31.57 from Willow Road, versus the required front yard setback of 50 feet; and
 - b. the existing playground equipment observes a corner yard setback of 6.25 feet from Glendale Avenue, versus the required corner yard setback of 50 feet.

Based upon these findings, the Plan Commission **recommends [does not recommend]** that the proposed Crow Island School Subdivision be approved subject to the following conditions:

1. In a format acceptable to the Village Water & Electric Department and the Village Attorney; a utility easement shall be provided along a portion of the west lot line of Lot 1;
2. In a format acceptable to the Village Engineering Department and the Village Attorney; a utility easement shall be provided along a portion of the west lot line of Lot 1, if necessary; and
3. Final review and approval of the plat by the Village Attorney prior to recordation of the plat.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Subdivision (Crow Island School Subdivision)

ATTACHMENT A

Village of Winnetka
SUBDIVISION/CONSOLIDATION APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 23-15-SD

Property Information

Site Address: 1112 Willow Road, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-20-303-001-0000

Property Owner Information

Name: Winnetka Public
Schools District #36

Primary Contact: Brad Goldstein

Address: 1135 Oak St.

City, State, Zip: Winnetka, IL 60093

Phone No. 847-501-2522

Email: bradgoldstein@winnetka36.org

Date owner acquired property: 07/01/1938

Architect Information

Name: Perkins and Will Inc

Primary Contact: Rick Young

Address: 410 Michigan Ave.

City, State, Zip: Chicago, IL 60611

Phone No. 312-755-4757

Email: rick.young@perkinswill.com

Surveyor Information

Company Name: TFW Survey and
Mapping, Inc.

Primary Contact: Tim O'Brien

Address: 1761 N. Dilley Road, Ste. 105

City, State, Zip: Gurnee, IL 60031

Phone No. 847-548-6600 x203

Email: tob@tfwsurvey.com

Attorney Information

Name: Hodges Loizzi

Primary Contact: James Levi

Address: 3030 Salt Creek Ln., Suite 202

City, State, Zip: Arlington Heights, IL 60005

Phone No. 847-670-9000

Email: jlevi@hlerk.com

Property Owner Signature: _____

Date: _____

8-22-2023

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. **23-15-SD**

Property Information

Site Address: Crow Island Woods, 1140 Willow Road, Winnetka, Illinois, 60093
Parcel Identification Number(s) (PIN): 05-20-302-001-0000: 05-20-309-001-0000: 05-20-310-001-0000

Property Owner Information

Name: Winnetka Park District

Primary Contact: Costa Kutulas
Address: 540 Hibbard Road
City, State, Zip: Winnetka, Illinois, 60093
Phone No. 847-501-2052
Email: ckutulas@winpark.org

Date owner acquired property: 05/21/1919

Architect Information

Name: N/A

Primary Contact: _____
Address: _____
City, State, ZIP: _____
Phone No. _____
Email: _____

Surveyor Information

Company Name: Heritage Land Consultants, LLC.

Primary Contact: Terry Vanalstine
Address: 758 Ridgeview Drive
City, State, Zip: McHenry, Illinois, 60050
Phone No. 815-344-3252
Email: N/A

Attorney Information

Name: Ancil Glink

Primary Contact: Adam B. Simon
Address: 175 E. Hawthorne Parkway, Suite 145
City, State, Zip: Vernon Hills, Illinois, 60061
Phone No. 847-247-7400
Email: asimon@ancelglink.com

Property Owner Signature

Date: 07/28/2023



1235 Oak Street • Winnetka, IL 60093
phone 847-446-9400 • fax 847-446-9408

August 23, 2023

Ms. Ann Klaassen
Assistant Director
Village of Winnetka Community Development
510 Green Bay Rd.
Winnetka, IL 60093

Dear Ms. Klaassen:

Attached please find materials for your review regarding the Subdivision of Plat for two parcels of land owned by the Winnetka Park District that is intended to be conveyed to Winnetka Public Schools District 36. This application is being submitted in advance of approval in order to be prepared for our fall bidding period. One parcel is on the southwest corner of Crow Island School, located at 1112 Willow Road. On this parcel we intend to build a three classroom addition, as well as a gymnasium. The other parcel is currently on the northeast corner of Crow Island Woods, and has been under an agreement utilizing an easement, and currently is being used by Crow Island School as a playground.

It is the intention of both parties to approve this agreement in September. The Winnetka Park District Board will review this at their September 7, 2023 Committee of the Whole meeting, and have indicated that they will approve an agreement to convey these parcels of land at their regular meeting on September 21, 2023. This will then be brought to the School Board to consider for approval on September 26, 2023. Administration of both entities have been given every indication that this will be passed by both Boards.

Please let me know if you have any additional questions or concerns regarding this, and let me know if this process can proceed given this information and the materials provided. The School District is looking to move forward with the bidding process for the work in October, and having the land conveyance approved by the Village of Winnetka will be a key factor in the timing of this. I appreciate your assistance in this matter, and look forward to hearing from you.

Sincerely,

Brad Goldstein
CFO

A Community of Learners

Memo

Date: 8.22.2023

To: Kelly Tess

From: Rick Young

Re: Subdivision of Plat
Application

Subdivision of Plat Application

The following is a written narrative intended to accompany the Subdivision of Plat Application being submitted by the Winnetka Park District and The Winnetka Public Schools District 36.

Written Narrative

The Winnetka Park District is conveying a portion of the Crow Island Woods lot to The Winnetka Public Schools District 36 for the Crow Island Elementary School. This land conveyance will support a building addition of three classrooms and a gymnasium to the school in a more efficient and effective manner. The addition at this location will extend south from the southwest wing of the school, and will be more compact as well as further away from the eastern neighbors along Willow Road than would be possible without the conveyed land. This land conveyance will be an extension of the westernmost property line of the Crow Island Elementary School as depicted in the drawings and diagrams included with the application. It will also include the area to the northwest of the school where the current Crow Island School playground exists.

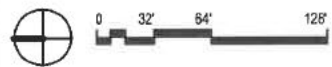
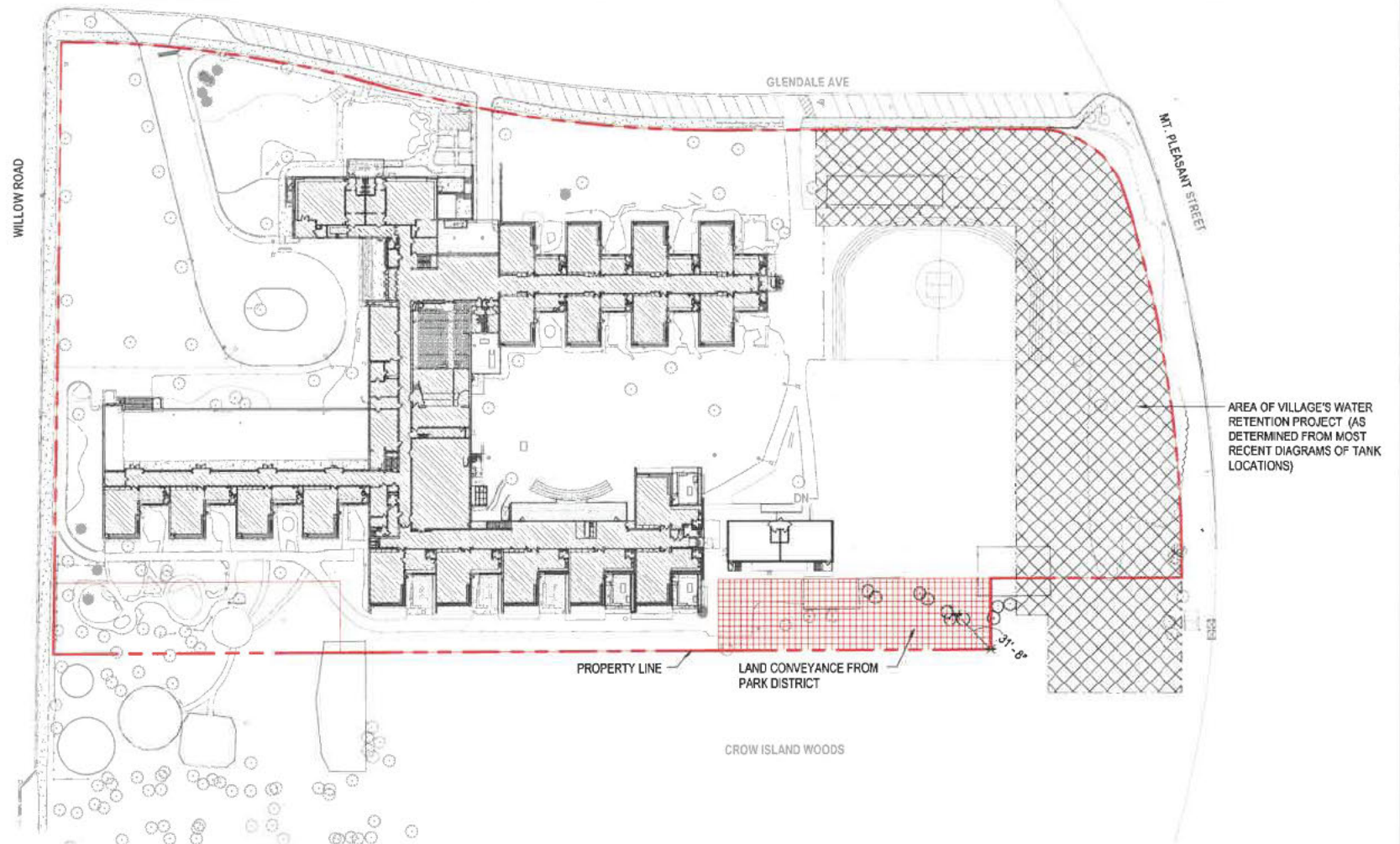


Perkins&Will **Pepper
Construction**



EXISTING SITE

Crow Island ES Capital Improvements

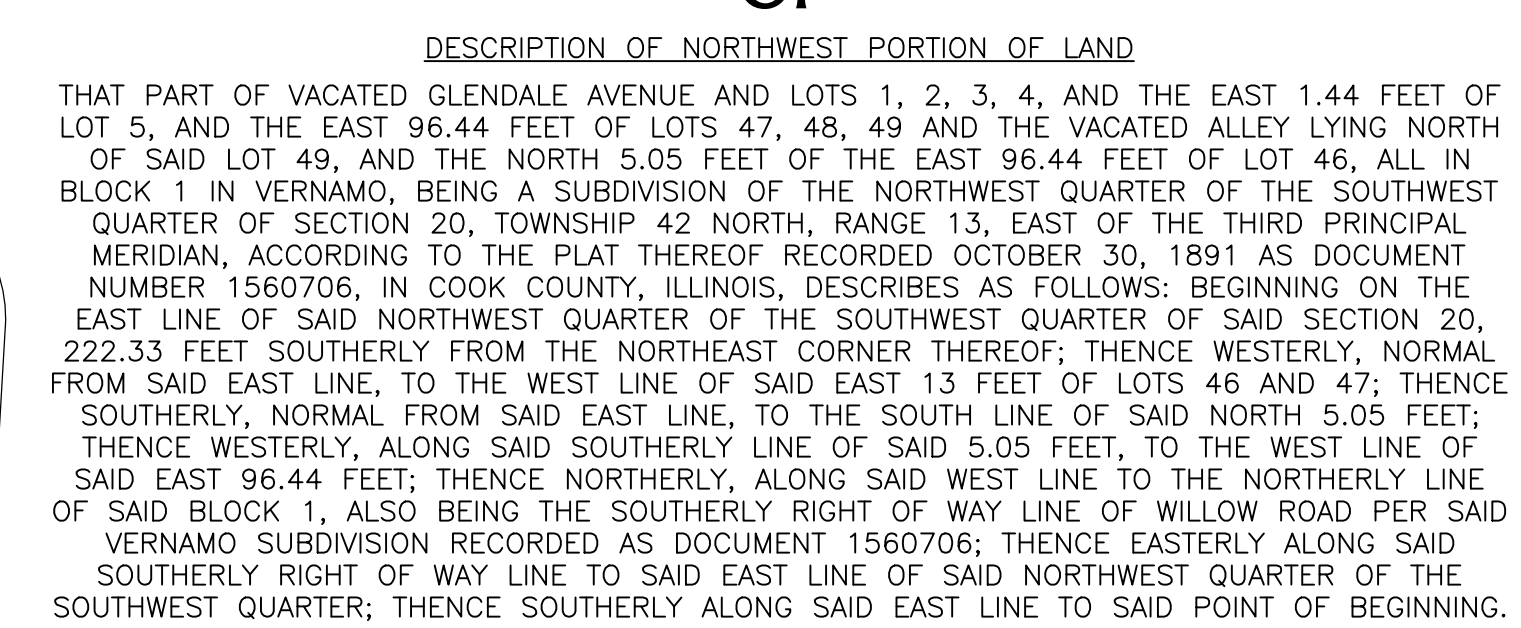


Perkins&Will **Pepper Construction**



SITE PLAN

Crow Island ES Capital Improvements



-  = BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES
-  = EVERGREEN VARIETY WITH UMBRELLA WIDTH IN FEET
-  = ORANGE PIN FLAG
-  = ELECTRIC PIN FLAG
-  = BB-O CONCRETE CURBING
-  = BB-12 CONCRETE CURBING
-  = DEPRESSED CURBING
-  = CONCRETE
-  = BRICK
-  = UNDERGROUND GAS LINE
-  = UNDERGROUND WATER LINE
-  = UNDERGROUND ELECTRIC LINE

NOTE A:
UNABLE TO DETERMINE PIPE SIZE AND TYPE DUE TO
RESURFACING OF INTERIOR OF MANHOLE. PIPE NOT VISIBLE.

NOTE B2:
POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 20-42-13, 472.33' SOUTH OF THE
NORTHEAST CORNER.

BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF CONCRETE FOUNDATION WALLS.

EASEMENTS AND BUILDING LINES AS SHOWN HEREON (OR THE VACATION OF THE SAME)
ARE DERIVED FROM RECORD PLATS OF SUBDIVISION AND OTHER PUBLIC DOCUMENTS

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ITEM 3: A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0251K EFFECTIVE DATE: SEPTEMBER 10, 2021 THAT THE TRACT SURVEYED FALLS WITHIN ZONE "AE" (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "AE" DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

ITEM 7(a): NO BUILDINGS FOUND WITHIN EITHER SURVEYED AREA.

ITEM 9: NO PARKING AREA FOUND WITHIN EITHER SURVEYED AREA

ITEM 19: TFW SURVEYING AND MAPPING, INC. HAS INSURANCE.

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN.

CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE
POLICY NO. 22010186GU COMMITMENT DATE: SEPTEMBER 20, 2022 PRINTED DATE:

JANUARY 6, 2023
PIN AS LISTED IN THE TITLE COMMITMENT: 05-20-303-001-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS

[CTIC #1 - A 8] ARE GENERAL IN NATURE AND ARE NOT SHOWN HEREON

[CTIC #B 9 - H 15] AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE
[CTIC #I 16] DOCUMENT 1916218081, RECORDED JUNE 11, 2019 (ORDINANCE - SEE

[CTIC #J 17 - K 18] DO NOT AFFECT THE SUBJECT PROPERTY

NOTE T1: DOCUMENT 1916218081 DOES NOT AFFECT THE SUBJECT PROPERTY

TAX ID NOTE: TAX ID 05-20-303-001-0000 INCLUDES ADDITIONAL PROPERTY THAT IS NOT SURVEYED HEREON.

NOTE:
TEW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A

BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY

DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE

EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT

AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY
DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE
PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING

THE INTENT OF THIS AGREEMENT IS TO BE THAT THE PARTIES HERETO SHALL

THE INTENT OF THIS SURVEY IS TO SHOW A OR ABOVE GRADE IMPROVEMENTS ONLY.
IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS
NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE

PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR

LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

STATE OF ILLINOIS }
}SS

COUNTY OF LAKE

THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE PROFESSIONAL SERVICE CONCERNS

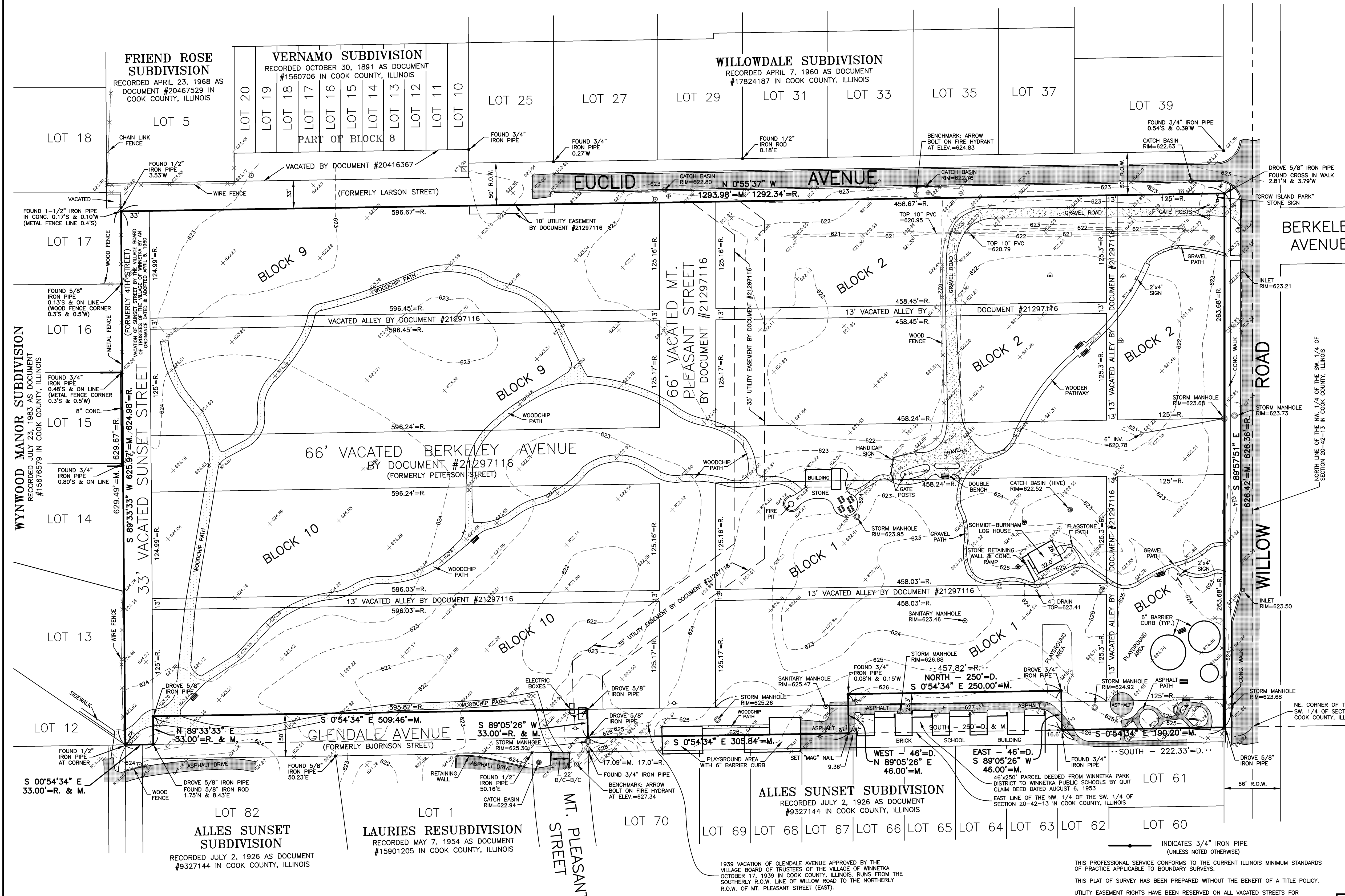
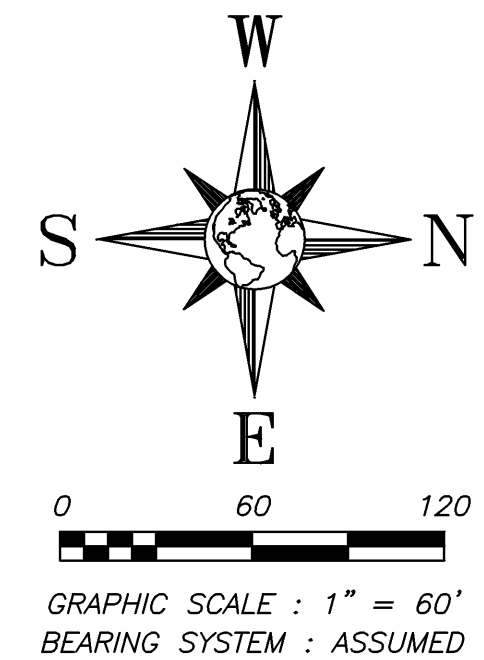
035-3295
PROFESSIONAL


 CERTIFIED AT GURNEE, ILLINOIS THIS 11TH DAY OF JANUARY, 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295

LICENSE EXPIRES NOVEMBER 30, 2024

CROW ISLAND PARK PLAT OF SURVEY & TOPOGRAPHY



LEGAL DESCRIPTION:

ALL OF BLOCKS 1, 2, 9 AND 10 IN VERNAMO SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS,

AND ALSO: THE VACATED 13.00 FOOT WIDE ALLEY WAYS LYING WITHIN SAID BLOCKS 1, 2, 9 AND 10 OF VERNAMO SUBDIVISION AND VACATED BERKLEY AVENUE (FORMER KNOWN AS PETERSON STREET) AND VACATED MOUNT PLEASANT STREET, LYING BETWEEN AND ADJACENT TO SAID BLOCKS 1, 2, 9 AND 10 OF VERNAMO SUBDIVISION, ALL OF SAID VACATED STREETS AND ALLEYS WERE VACATED BY THE VILLAGE BOARD OF THE VILLAGE OF WINNETKA, ACCORDING TO THE PLATS THEREOF RECORDED NOVEMBER 22, 2002 AS DOCUMENT NUMBER 2129716 IN COOK COUNTY, ILLINOIS,

AND ALSO: THAT PART OF VACATED SUNSET AVENUE FROM THE EASTERLY RIGHT-OF-WAY OF EUCLID AVENUE TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, LYING NORTH OF THE NORTH LINE OF WYNWOOD MANOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1953 AS DOCUMENT NUMBER 15676579 IN COOK COUNTY, ILLINOIS AND LYING SOUTH OF SAID BLOCKS 9 AND 10 IN VERNAMO SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS.

ALL OF CROW ISLAND PARK CONTAINING 17.9124 ACRES, MORE OR LESS, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

LEGEND

- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ POWER POLE ANCHOR
- ⊕ UTILITY MANHOLE
- ⊕ COMED BOX
- ⊕ UTILITY BOX
- ⊕ GAS VALVE
- ⊕ WATER VALVE VAULT
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER
- ⊕ CLEANOUT
- ⊕ STORM MANHOLE
- ⊕ CATCH BASIN
- ⊕ INLET
- ⊕ SIGN
- ⊕ BIRDHOUSE
- ⊕ 6' BENCH
- ⊕ PICNIC TABLE

STATE OF ILLINOIS S.S.
COUNTY OF McHENRY

WE, HERITAGE LAND CONSULTANTS, LLC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT DRAWN IS A REPRESENTATION OF SAID SURVEY AND THE TOPOGRAPHY IS BASED UPON ILLINOIS EAST N.A.D. 83-03 DATUM. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT McHENRY, ILLINOIS
THIS 26th DAY OF NOVEMBER, 2008

TERRY L. VAN ALSTINE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3055
LICENSE EXPIRES : 11-30-2010

SHEET 1 OF 2

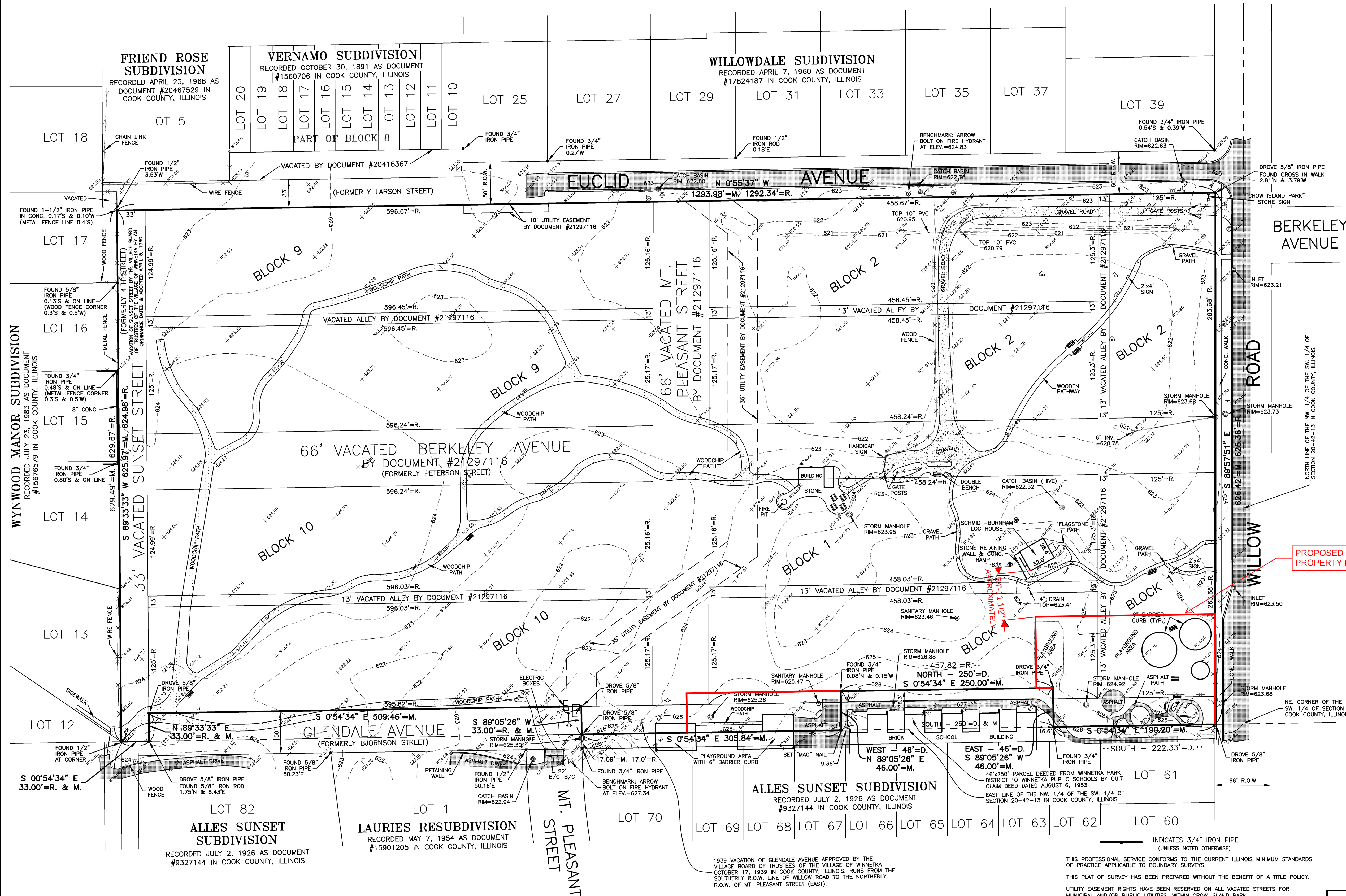
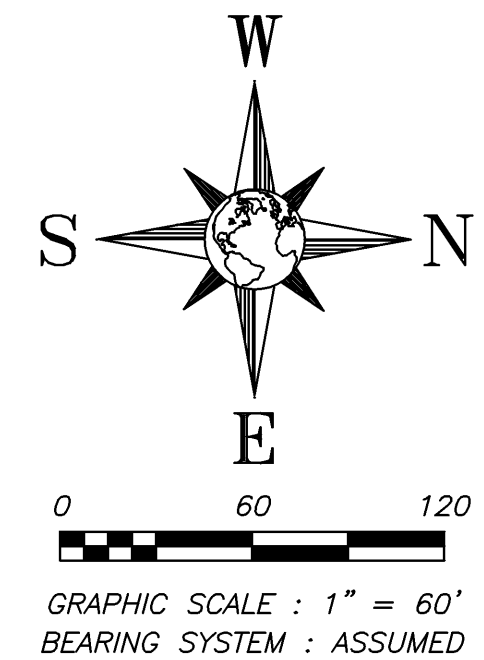
CROW ISLAND PARK SURVEY & TOPOGRAPHY

SCALE : 1" = 60'		REVISIONS	
DATE : 11-26-2008			
DATE OF FIELD WORK: 10-15-2008			
DISK: 081126 FILE NO. 0825STOP			
DISK: 08255 PAC. NO. 0825SP			
PREPARED FOR:		ADDRESS:	
WINNETKA PARK DISTRICT		WILLOW ROAD	
		WINNETKA, ILLINOIS	
DRAWN BY: BHP	CHECKED BY: TVA	JOB NO. 2008-255 TOP	



CROW ISLAND PARK GROSS
AREA = 17.9124 AC.±

CROW ISLAND PARK PLAT OF SURVEY & TOPOGRAPHY



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LEGEND

- ⊕ LIGHT POLE
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- ⊕ CATCH BASIN
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- ⊕ SIGN
- ⊕ BIRDHOUSE
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- ⊕ PICNIC TABLE

STATE OF ILLINOIS S.S.
COUNTY OF McHENRY

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GIVEN UNDER MY HAND AND SEAL AT McHENRY, ILLINOIS
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TERRY L. VAN ALSTINE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3055
LICENSE EXPIRES : 11-30-2010

SHEET 1 OF 2

CROW ISLAND PARK SURVEY & TOPOGRAPHY

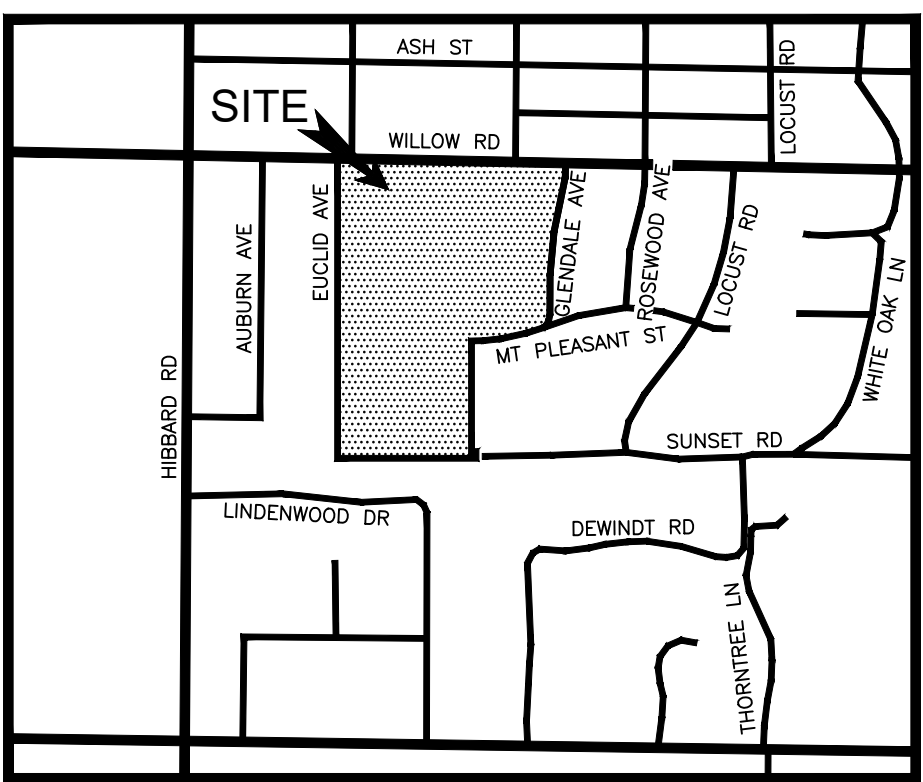
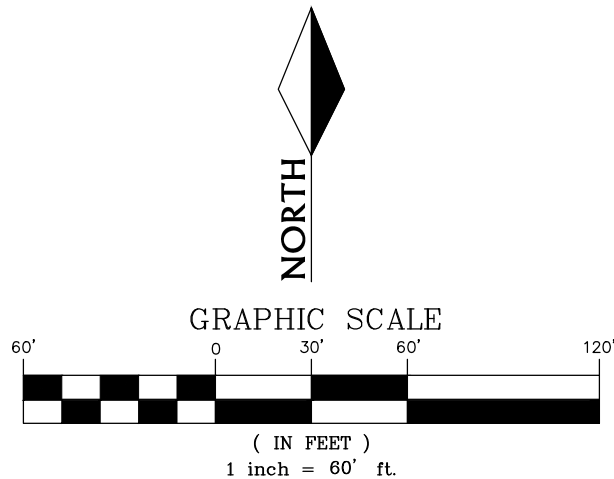
SCALE : 1" = 60'	REVISIONS
DATE : 11-26-2008	
DATE OF FIELD WORK: 10-15-2008	
DISK: 081126 FILE NO. 0825STOP	
DISK: 08255 PAC. NO. 0825SP	
PREPARED FOR: WINNETKA PARK DISTRICT	ADDRESS: WILLOW ROAD WINNETKA, ILLINOIS
DRAWN BY: BHP	CHECKED BY: TVA
	JOB NO. 2008-255 TOP



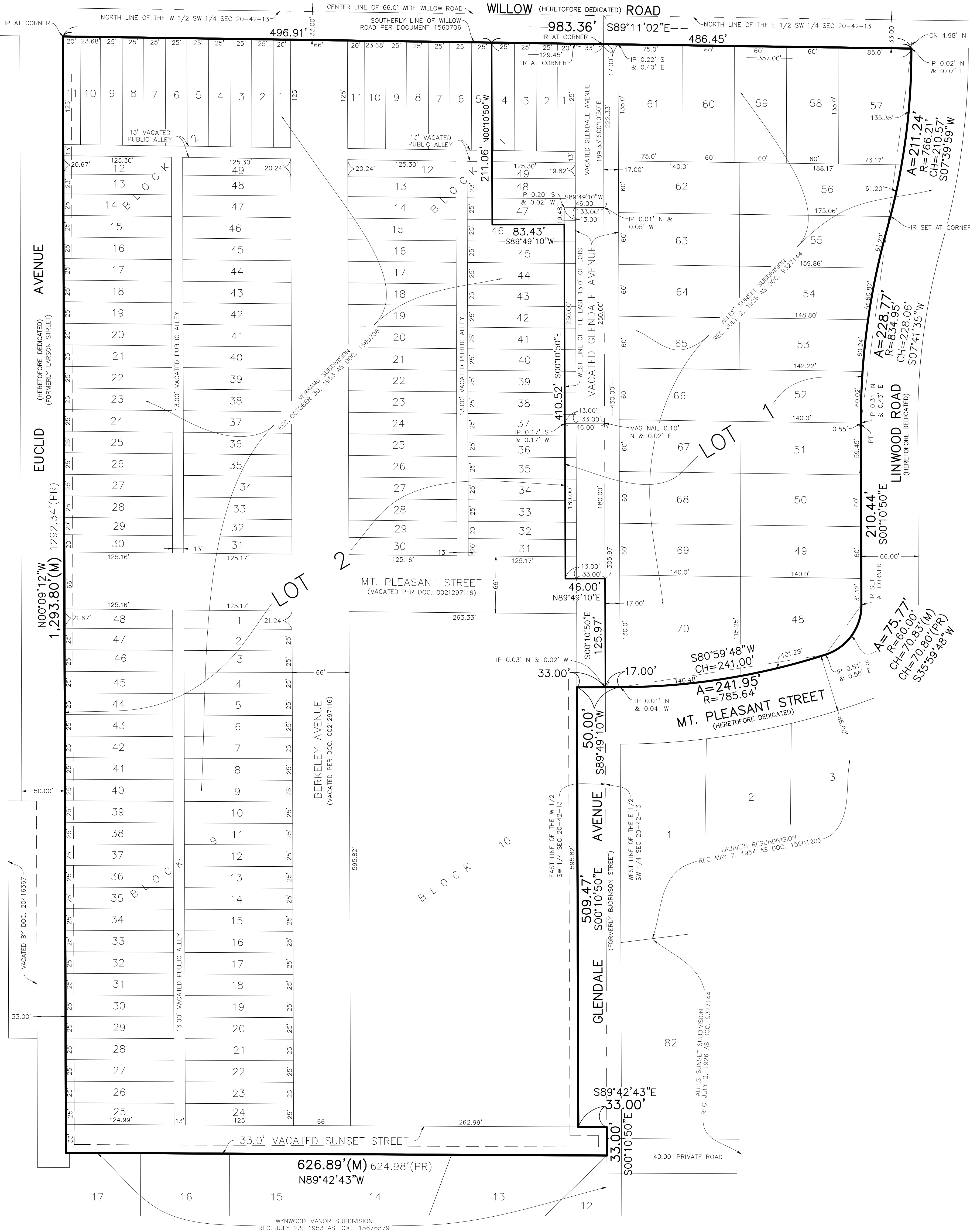
CROW ISLAND PARK GROSS
AREA = 17.9124 AC.±

CROW ISLAND SCHOOL SUBDIVISION OF

BEING A RESUBDIVISION IN SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



VICINITY MAP
(NOT TO SCALE)



AREA OF LOT 1 = 274,422 SQ.FT. OR 6.300 ACRES
AREA OF LOT 2 = 745,975 SQ.FT. OR 17.125 ACRES
TOTAL AREA = 1,020,397 SQ.FT. OR 23.425 ACRES

REVISED: SEPTEMBER 7, 2023 (PROPOSED LOT ADDRESSES)
REVISED: JULY 31, 2023 (NEW LOT LIMITS NWX)
DATE: JULY 13, 2023 (230733)
ORDER NO: 230733
PROJ. NO: 2104
FOR: WINNETKA PUBLIC SCHOOL DISTRICT 36
PROJ. NAME: CROW ISLAND SCHOOL SUBDIVISION

PAGE 1 OF 2
SEE PAGE 2 FOR CERTIFICATES

TFW SURVEYING & MAPPING INC
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
1761 NORTH DILLEY'S ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

LEGEND:	
M	= MEASURE
PR	= PREVIOUSLY RECORDED
CN	= CROSS NOTCH
IP	= IRON PIPE
IR	= IRON ROD

STREET ADDRESS AS OCCUPIED:
1112 & 1140 WILLOW RD
WINNETKA, IL 60093
PIN: 05-20-302-001-0000
05-20-309-001-0000
05-20-310-001-0000
05-20-303-001-0000

OWNER'S CERTIFICATE OF PROPOSED LOT 1

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND NOT INDIVIDUALLY BUT AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID INSTITUTION, NOT INDIVIDUALLY BUT AS OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____,
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

CROW ISLAND SCHOOL
1112 WILLOW ROAD
WINNETKA, ILLINOIS 60093

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
(TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20 ____

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____, 20____

OWNER'S CERTIFICATE OF PROPOSED LOT 2

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND NOT INDIVIDUALLY BUT AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID INSTITUTION, NOT INDIVIDUALLY BUT AS OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____,
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE
TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

PARK DISTRICT PROPERTY PER COOK COUNTY GIS
397 EUCLID AVENUE
347 EUCLID AVENUE
347 BERKLEY AVENUE
WINNETKA, ILLINOIS 60093
* THE PARK DISTRICT NOTES CROW ISLAND PARK AS 1140 WILLOW ROAD.
COOK COUNTY ASSESSOR HAS A DIFFERENT ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
(TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20 ____

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____, 20____

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____ ATTEST: _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

EASEMENT PROVISIONS

NO NEW EASEMENTS GRANTED HEREON.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

APPROVED BY THE VILLAGE OF WINNETKA PLAN COMMISSION

AT A MEETING HELD, THE _____ DAY OF _____, A.D. 20 ____.

BY: _____ ATTEST: _____
CHAIR SECRETARY

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION

DATED THIS _____ DAY OF _____, A.D. 20 ____.

VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE DIRECTOR OF THE WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

WATER AND ELECTRIC DIRECTOR

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE DIRECTOR OF THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S NAILS ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE PUBLIC UTILITIES UNLESS OTHERWISE NOTED. BEARINGS SHOWN HEREON ARE BASED ON AN STATE PLAIN COORDINATES SYSTEM AND ARE INTENDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY CLERK RECORDING DIVISION. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 14th DAY OF JULY, A.D. 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

ALL OF BLOCKS 1, 2, 9 AND 10 IN VERNAMO SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS,

AND ALSO: THE VACATED 13.00 FOOT WIDE ALLEY WAYS LYING WITHIN SAID BLOCKS 1, 2, 9 AND 10 OF VERNAMO SUBDIVISION AND VACATED BERKLEY AVENUE (FORMER KNOWN AS PETERSON STREET) AND VACATED MOUNT PLEASANT STREET, LYING BETWEEN AND ADJACENT TO SAID BLOCKS 1, 2, 9 AND 10 OF VERNAMO SUBDIVISION, ALL OF SAID VACATED STREETS AND ALLEYS WERE VACATED BY THE VILLAGE BOARD OF THE VILLAGE OF WINNETKA, ACCORDING TO THE PLATS THEREOF RECORDED NOVEMBER 22, 2002 AS DOCUMENT NUMBER 2129716 IN COOK COUNTY, ILLINOIS,

AND ALSO: THAT PART OF VACATED SUNSET AVENUE FROM THE EASTERLY RIGHT-OF-WAY OF EUCLID AVENUE TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, LYING NORTH OF THE NORTH LINE OF WYNWOOD MANOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1953 AS DOCUMENT NUMBER 15676579 IN COOK COUNTY, ILLINOIS AND LYING SOUTH OF SAID BLOCKS 9 AND 10 IN VERNAMO SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS.

THAT PART OF VACATED GLENDALE AVENUE LYING NORTH OF THE NORTH LINE OF MT. PLEASANT STREET AND SOUTH OF THE SOUTH LINE OF WILLOW ROAD IN VERNAMO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS.

---TOGETHER WITH---

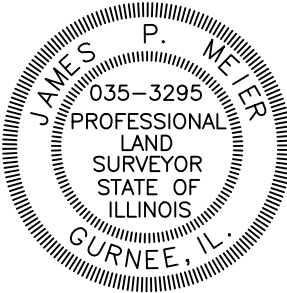
LOTS 48 TO 70, BOTH INCLUSIVE AND THE EAST 17.0 FEET OF VACATED GLENDALE AVENUE, LYING WEST OF AND ADJOINING LOTS 61 TO 70, BOTH INCLUSIVE, IN ALLES' SUNSET SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1926 AS DOCUMENT NUMBER 9327144, IN COOK COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WINNETKA, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "Ae" (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FIRM, MAP NUMBER 17031C0251K, DATED SEPTEMBER 10, 2021.

CERTIFIED AT GURNEE, ILLINOIS THIS 14th DAY OF JULY, A.D. 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2024



STREET ADDRESS AS OCCUPIED:
1112 & 1140 WILLOW RD
WINNETKA, IL 60093
PIN: 05-20-302-001-0000
05-20-309-001-0000
05-20-310-001-0000
05-20-303-001-0000

SUBMITTED BY AND RETURN PLAT TO:
VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT
510 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093

SEND FUTURE TAX BILLS TO:

REVISED: SEPTEMBER 7, 2023 (PROPOSED LOT ADDRESSES)
REVISED: JULY 31, 2023 (NEW LOT LIMITS NWX)
DATE: JULY 13, 2023 (230733)
ORDER NO: 230733
PROJ. NO: 2104
FOR: WINNETKA PUBLIC SCHOOL DISTRICT 36
PROJ. NAME: CROW ISLAND SCHOOL SUBDIVISION

PAGE 2 OF 2
SEE PAGE 1 FOR SUBDIVISION MAP

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