



Village of Winnetka

Zoning Board of Appeals Regular Meeting

February 12, 2024 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. November 13, 2023, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 24-01-SU: 1095 Gage Street - Sacred Heart School:** An application seeking approval of an amendment to an existing Special Use Permit, which allowed construction of an addition on the west side of the existing school building at 1095 Gage Street, and zoning variations. The requested amendment would allow improvements to the existing playground located on the north side of the existing school building. The variations would permit the proposed improvements to (i) exceed the maximum permitted impermeable lot coverage; (ii) provide less than the minimum required rear yard setback from the northerly property line; (iii) provide less than the minimum required side yard setback from the westerly property line; and (iv) exceed the maximum permitted height for a fence. The Village Council has final jurisdiction on this request.
5. **New Business**
 - a. March 11, 2024, Regular Meeting - Quorum Check
6. **Public Comments**
7. **Adjournment**

NOTICE

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

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

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
NOVEMBER 13, 2023**

Zoning Board Members Present: Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kate Casale MacNally
Mike Nielsen
Todd Vender

Zoning Board Members Absent: None

Village Staff: David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:00 p.m. Ms. Klaassen took roll call of the Board Members present.

Approval of Minutes:

a. July 10, 2023, Regular Meeting Minutes.

Chairman Bradley asked for a motion to approve the July 10, 2023, meeting minutes. A motion was made by Ms. Casale MacNally and seconded by Ms. Hanley. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

Community Development Report:

Mr. Schoon provided the Board Members with an update on 258 Ridge. He also informed the Board the Village Council would have another study session tomorrow regarding steep slope lakefront regulations as well as amendments to the zoning and subdivision code in connection with new large lot creation via the plat of consolidation process.

New Cases:

a. **Case No. 23-19-V2: 889 Sheridan Road: An application seeking approval of a zoning variation to allow construction of a pickleball court at 889 Sheridan Road. The requested variation would permit the pickleball court to provide less than the minimum required corner yard setback from the south property line along Tower Road. The Village Council has final jurisdiction on this request.**

Ms. Klaassen identified the property's location, zoning classification and trapezoid lot shape as well as photos. She then identified the pickleball court's proposed location, size and setback along Tower Road which required a variation. Ms. Klaassen stated the request included the installation of two light poles and referred to an illustration of a typical pickleball court and light poles. She stated one email was received from a neighbor and provided to the Board. Ms. Klaassen stated a draft recommendation is included on page 11 and asked if there were any questions.

Ms. Casale MacNally referred to page 3 and the May 2023 building permit application referred to in the Property History and Previous Zoning Applications section of the staff report and asked if the proposal

1 was contemplated in conjunction with the May 2023 application. Ms. Klaassen responded the applicant
2 submitted the building permit application for the pickleball court in August 2023. Ms. Casale MacNally
3 then asked if the lighting would not be problematic on Tower Road if they are on at night. Ms. Klaassen
4 responded all properties are allowed to have lights but they are required to direct light onto their own
5 property and the applicant would be required to provide glare shields. Mr. Haller asked if no other
6 neighbor comments were received and referred to neighbors directly across from the property. Ms.
7 Klaassen confirmed no additional comments from other neighbors were received and confirmed notice
8 was mailed to property owners within 250 feet. Chairman Bradley referred to the Board's consideration
9 of what is being installed in the corner yard setback and asked if there was any Village Council guidance
10 on the treatment of pickleball court noise on private properties. He referred to the amount of noise which
11 would result with the project. Ms. Klaassen responded there have been no other pickleball requests which
12 needed variation relief and confirmed this is the first of such an application. Mr. Haller questioned the
13 noise ordinance. Ms. Klaassen responded there is not a specific decibel limit.

14
15 Chairman Bradley swore in those speaking to this matter. Gary Frank, the architect, and Aaron Bruder,
16 the civil engineer, introduced themselves to the Board. Mr. Frank confirmed the pickleball court is only an
17 issue due its location in the required setback. He stated the variation is being requested due to the location
18 and there is no space for it to be located to the east. Mr. Frank described the proposed location as the
19 clearest space on the property with there being impediments such as power lines and the storm sewer in
20 other locations. He described the proposed location as being hidden by pine trees and the flattest part of
21 the property. Mr. Frank then stated with regard to lighting, he identified Village street lights at the
22 intersection with the proposed light fixtures being diminished by the street lights.

23
24 Chairman Bradley asked if there were any questions. Ms. Casale MacNally referred to sheet V-1-5 and the
25 tree line and questioned how the pickleball court would be positioned. Mr. Frank identified the north area
26 which showed the rationale of why that location could not be used. Ms. Casale MacNally asked if the site
27 south of the pool was considered. Mr. Frank responded that location would have required a variation and
28 there is a steep incline toward the beach which represented a fall hazard. He noted Sheridan Road is
29 located 150 feet away from the court area and the trees would also provide a buffer. Mr. Bruder stated
30 mature trees in that location made its consideration a non-starter.

31
32 Ms. Hanley referred to the aerial image and the driveway toward Sheridan Road. Mr. Bruder confirmed
33 that portion of the driveway has been eliminated. Ms. Hanley asked if that is the utility easement location.
34 Mr. Bruder confirmed the easements ran to the north of the prior driveway. Mr. Frank stated they are not
35 technically utility easements; the utilities were installed to service the home built in 2001. Ms. Hanley
36 asked if the court can be moved toward the front yard setback line and referred to sheet V-1-3. Mr.
37 Bruder and Mr. Frank explained the rationale for the court's positioning in detail.

38
39 Chairman Bradley asked if there was any public comment. No public comments were made at this time.
40 He then called the matter in for discussion and referred to the standards on page 6. Ms. Hanley stated
41 she had no problem with the request and referred to the property's difficult shape and there are no
42 neighbors to the north as well as the limited area within which to locate the court without a variation. She
43 stated the request met the standards. Mr. Haller stated it would be difficult for the request to meet the
44 standards with the request possibly setting a precedent and he did not see the essentiality of the request.
45 Mr. Vender referred to the effect on the neighbors, specifically the neighbor across the street and stated
46 he is not concerned with precedent. He also stated he did not find the overall request difficult and would
47 be inclined to support it. The Board Members discussed the front yard alternative location. Chairman
48 Bradley referred to the amount of noise attributed to pickleball and agreed the request is only being

presented to the Board due to its setback location. He stated the request would also not be precedent setting and referred to the comments relating to the effect on neighbors. Chairman Bradley then stated the standards have been met with the exception of the reasonable return standard and he would be in support of the application. Ms. Casale MacNally stated she would not support the application and identified standard nos. 1, 3, 7 and 8 as giving her pause. She referred to safety issues and congestion. Mr. Nielsen questioned how the situation can be improved and referred to the unsuitable alternative locations. He stated he agreed with Ms. Casale MacNally in that several of the standards are not met and he is undecided.

Chairman Bradley asked the applicants to address the Board's comments specifically relating to the standards causing concern. Mr. Frank referred to congestion and noted there is a fence on the south property line with there being no impact on the court's location in that area. He also stated moving it 5 feet to the north would not change the effect. Mr. Bruder stated the court's location would replace the previous driveway's location and would reduce vehicular contact in that location. Mr. Frank then referred to the public health and safety standard and stated the request would not impact anyone noting if the south property owners were concerned, they would have voiced their opinion. He referred to altering the locality standard and noted the west side driveway was removed. Mr. Frank stated moving the court to the north would result in a more devastating impact and also result in removing the tree line. He described the proposed location as the least impactful location. Mr. Frank then stated with regard to reasonable return, the project would increase the property value for the homeowner. Mr. Frank reiterated if the pickleball court was in a conforming location, they would not be before the Board and referred to the lot's unique configuration. No additional questions were raised at this time.

Chairman Bradley took a straw poll of the Board's position and asked for a motion to recommend approval as indicated on page 6. Ms. Hanley moved to recommend approval of the request. Mr. Nielsen seconded the motion. A vote was taken and the motion passed, 4 to 2:

AYES: Bradley, Hanley, Nielsen, Vender

NAYS: Casale MacNally, Haller

b. Case No. 23-20-V2: 84 Abbottsford Road: An application seeking approval of zoning variations to allow construction of additions to the existing residence at 84 Abbottsford Road. The requested variations would permit the additions to (i) exceed the maximum permitted roofed lot coverage; (ii) exceed the maximum permitted gross floor area; (iii) provide less than the minimum required corner yard setback from the private road easement along the north property line; and (iv) perform structural changes necessary to provide new window openings in the legally nonconforming south side building wall. The Village Council has final jurisdiction on this request.

Ms. Klaassen identified the property's location, zoning classification and size noting there is a recorded easement which she identified. She explained how the lot is considered a corner lot and that the easement area is eliminated from the nonconforming lot area. Ms. Klaassen then identified the proposed addition, porch location and elevations in illustrations and described the proposed addition's features and square footage. She explained how the window replacement required a variation due to its placement in a nonconforming wall. Ms. Klaassen noted no public correspondence was received regarding this application and stated a draft motion is included on page 9. She then asked if there were any questions. A Board Member asked what the minimum lot width on a non-corner lot in the R-5 district is. Ms. Klaassen responded 60 feet. Ms. Casale MacNally asked for further clarification on the windows in the south elevation. Mr. Haller referred to Figure A-8. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Michael Venechuk, the architect, stated the applicant decided to remodel the home to make it more usable for today's standards by enlarging the small mudroom by 6 square feet, the existing screened porch and second floor bedroom over existing first floor space. He stated the home is slightly over allowable roofed lot coverage and GFA making any modifications require modest variations. Mr. Venechuk stated having a private road affected the setback by 2 feet. He then described the reasoning behind the new windows in the south building wall, noting the request met the remainder of the zoning requirements.

Chairman Bradley asked if there were any questions. Mr. Nielsen asked if the home is being fully rehabbed. Mr. Venechuk stated the second floor bedrooms would be reworked.

Chairman Bradley asked if there were any comments from the public. No comments were made at this time. He then called the matter in for discussion.

Mr. Haller stated he would be in favor of the request and described how the modest request would improve the older, smaller home. He also referred to the odd shaped lot and amount of driveway easement. Mr. Nielsen agreed the standards have been met with any modifications requiring a variation. He stated he appreciated the window explanation and stated he would be in favor of the request. Ms. Casale MacNally stated she would be in favor of the request. Ms. Hanley stated there would be a minimal increase in nonconformity given the amount of work being done and she would be in favor. Mr. Vender stated he is also in favor. Chairman Bradley stated he is in favor of the request and specifically referred to the unique circumstances standard. He then asked for a motion to recommend approval as indicated on page 49. Ms. Casale MacNally moved to recommend approval of the request. Mr. Nielsen seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

c. Case No. 23-21-V2: 717 Park Avenue: An application seeking approval of a zoning variation to allow construction of an addition to the existing residence at 717 Park Avenue. The requested variation would permit the addition to provide less than the minimum required front yard setback from the easterly property line along Park Avenue. The Village Council has final jurisdiction on this request.

Ms. Klaassen identified the property's location, zoning classification and irregular shape and explained the dramatic change in topography on the lot. She noted the lot is legal nonconforming with respect to the lot depth and referred to the home's illustrations and proposed improvements in the setback. Ms. Klaassen then described the proposed improvements and various elevations. She noted no public correspondence was received and a draft motion is included on pages 93 and 94 of the packet and asked if there were any questions. Ms. Casale MacNally referred to Figure 6 of the steps being 2 feet from the lot line. Ms. Klaassen confirmed the steps are that close to the lot line and explained there have been four previous front yard setback variations for the home, though not for the original construction. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Jan Wesemann, the homeowner, and Alan Nasel, the general contractor, introduced themselves to the Board. Mr. Nasel stated they discovered the bad roof condition after the home was purchased and decided to address other issues. He identified the master bedroom, roofline and windows and described how they would be modified. Mr. Nasel stated the home predated the street and was built in 1910 and was a coach home for the home on Prospect. He also identified the easement which belonged to Ms. Wesemann and described the difficulties with the street and easement. Ms. Wesemann stated they also discovered the air conditioning needed to be replaced

1 which required going through the roof. Mr. Nasel and Ms. Wesemann described how the property is not
2 visible from the street.

3
4 Chairman Bradley noted the Board's only concern related to the stairway and setback. Mr. Haller asked if
5 the proposal of the staircase is to let the dog out with minimal effort in terms of access. Ms. Wesemann
6 confirmed that and stated it would also provide a view and described the French doors and deck to be
7 installed. Ms. Casale MacNally asked if the backyard is fenced. Ms. Wesemann responded there is
8 temporary fencing at the bottom of the patio. No additional questions were raised at this time.

9
10 Chairman Bradley asked for public comment. No comments were made at this time. He then called the
11 matter in for discussion.

12
13 Mr. Vender referred to its location and the amount of work being done. Mr. Nielsen stated he would be
14 in favor. Ms. Hanley commented she really liked the home and appreciated the applicant updating the
15 home. She agreed the home is well hidden and referred to the lot's irregularity and stated the request is
16 a small ask. Ms. Hanley concluded she is in favor of the request. Ms. Casale MacNally agreed with Ms.
17 Hanley's comments. Mr. Haller agreed with the comments made. Chairman Bradley stated the standards
18 have been met and described the property as extraordinarily unique. He referred to the amount of the
19 existing nonconformity and commented the design plans make good sense. Chairman Bradley then asked
20 for a motion to recommend approval. Mr. Haller moved to recommend approval of the request. Ms.
21 Hanley seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:

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

23 NAYS: None

24
25 **d. Case No. 23-13-TX: 808 Oak Street: An application seeking approval of (i) a Text Amendment to**
26 **the Zoning Ordinance, (ii) Special Use Permits, and (iii) a zoning variation to allow construction of a four-**
27 **story, three-unit, multi-family residential building at 808 Oak Street. The text amendment would allow**
28 **residential uses in the C-2 General Retail Commercial Zoning District (the "C-2 District"), on the ground**
29 **floor that are less than 50 feet from the front street line, as a special use. The special use permits would**
30 **allow (a) a residential use in the C-2 District, on the ground floor and less than 50 feet from the front**
31 **street line; and (b) off-street parking at street level. The variation would permit the proposed building**
32 **to provide more than the maximum permitted front yard setback from the north property line along**
33 **Oak Street. The Village Council has final jurisdiction on this request.**

34 Ms. Klaassen identified the property's location and zoning classification and described the lot's size and
35 ingress/egress. She referred to the land use map and outlined appropriate uses for the site and the site's
36 photos. Ms. Klaassen noted the application did not include commercial space and described the proposed
37 multi-family residential building and the text amendment and special use requests for residential uses
38 within the front 50 feet of the lot line. She then referred to the additional development standards
39 suggested by the Applicant with respect to the requested text amendment which include that the lot shall
40 be along the south side of Oak Street between Chestnut Street and Green Bay Road/Linden Street and the
41 width of the lot makes it physically impractical to provide both a commercial space within 50 feet from
42 the street lot line and to provide any portion of the number of required parking spaces. Ms. Klaassen
43 described the project's proposed setbacks and various building elements, parking spaces and its access.
44 She outlined the special use permit to allow parking on the site at the street level. Ms. Klaassen noted the
45 recessed garage entry would provide a break in the garage door's visual nature and to allow light and air
46 to the neighboring property to the west and provide depth for vehicles to sit onsite while waiting for the
47 garage door to open. She then described the proposed residential units, their sizes, the terrace, interior
48 courtyard, various building elevations and noted the building complied with the height requirement. Ms.

1 Klaassen then referred to renderings of the building's views from various locations, the interior courtyard
2 and rear elevation.

3
4 Ms. Klaassen stated the DRB first considered the request in September 2023 with the Board finding the
5 building to be more modern and noted their concern with the front vertical slats. She stated the
6 application was continued to address the comments and revised renderings were submitted to the DRB,
7 she noted that the DRB ultimately recommended approval of the design. Ms. Klaassen stated the Village
8 Council heard the initial request with respect to the requested text amendment in August 2023, at that
9 time the Council decided the ZBA and Plan Commission would conduct public hearings relating to the text
10 amendment, special uses, and variation. She then stated one additional email from the public was
11 received since the packet was provided to the Board and referred to the draft motion on page nos. 132
12 through 134 and asked if there were any questions.

13
14 Ms. Hanley asked who drafted the text amendment language. Ms. Klaassen responded the applicant
15 provided draft language. Mr. Schoon noted the Village Attorney would review it. Ms. Hanley described
16 the text amendment language as vague by referring to the language regarding the physical impracticality
17 of providing a commercial use on the lot due to the lot's width. She commented the request appeared to
18 be spot zoning.

19
20 Chairman Bradley asked if the proposed text amendment language is to allow as a special use residential
21 uses on the ground floor in the commercial C-2 district less than 50 feet from the street frontage. Ms.
22 Klaassen confirmed that is correct. Mr. Schoon stated they worked with the applicant in terms of
23 narrowing the text amendment request as they did not know if the community would be open to having
24 residential on the first floor anywhere in the commercial districts. He stated it is not actually spot zoning
25 and it is being limited to where it can occur and the features the property needed to be eligible for that
26 use. He described suggested limitations in terms of where that type of use could go. Chairman Bradley
27 asked if there were any other properties in the C-2 General Retail District that would otherwise meet the
28 relief such that they could apply for a special use. The Board Members discussed which areas would
29 qualify. Mr. Schoon provided the Board with a further explanation of spot zoning. The Board Members
30 discussed at length how the proposed text amendment would in effect apply only to one lot.

31
32 Chairman Bradley swore in those speaking to this matter. Paul Konstant and Heather Niehoff introduced
33 themselves to the Board. Ms. Niehoff provided the Board with background in terms of the site
34 interpretation and what they felt was appropriate with regard to the design and the rationale behind the
35 case for the text amendment, special uses, and zoning variation. She described the site in the C-2 District
36 as tricky and referred to the uses of the surrounding zoned parcels. She stated the proposed four story
37 building would add vibrancy, vitality and support neighboring businesses and described the three
38 bedroom, 3,400 square foot units and required parking. Ms. Niehoff further described the architecture
39 and the site's difficulties as well as the vertical louvers. She described the neighboring buildings and their
40 efforts in terms of being respectful of the surrounding neighbors.

41
42 Ms. Niehoff stated in terms of the proposed building's design, she referred to the proposed building's
43 illustrations and the fact that subterranean parking would not be feasible due to the lack of width noting
44 parking is required to be enclosed inside a residential building. She described how the courtyard would
45 be aligned with that of the neighboring building and described the green roof and its amenities. Ms.
46 Niehoff referred to various elevations which held the street wall and described the proposed landscaping,
47 the green roof, recessed parking entry and the day/night views as well as other projects which used the
48 screen wall element.

1 Ms. Niehoff stated with regard to the text amendment, it was important to provide the ability for the
2 block to provide residential uses which they discussed with the Village in terms of how it should be worded
3 as well as how to limit it in terms of possible future proposals. She described the block as a filter between
4 purely residential districts to the west and buildings including multi-family to the east and represented
5 how they proposed the text amendment be worded.

6
7 Ms. Niehoff stated the lot's width represented a hardship and reiterated the reasons for the difficulty in
8 having a purely commercial building on the lot. She stated the elimination of retail on this site would not
9 disrupt the block's continuity and that underground parking could possibly compromise the adjacent
10 buildings' structure. Ms. Niehoff then referred to their response to the special use standards which they
11 felt were met. She stated in connection with the front yard setback zoning variation, the parking garage
12 entrance was set back for safety, security and vehicular and pedestrian safety. Mr. Konstant stated the
13 way the building was designed created a fence between the two properties and served to mitigate the
14 issues.

15
16 Chairman Bradley asked if there were any questions. Ms. Casale MacNally referred to the second floor
17 green spaces and asked if they would be open to the building residents or would only be visual in nature.
18 Mr. Konstant responded they would be visual. Ms. Casale MacNally asked how the residential lobby would
19 be used and Mr. Konstant responded it would be used as a lounge space.

20
21 Chairman Bradley described the proposal as an elegant building and asked for clarification with regard to
22 not being able to have underground parking. Ms. Niehoff and Mr. Konstant further described the inability
23 in terms of installing a ramp down as well as the turning radius and having six spaces underground. Mr.
24 Konstant noted they have received six commitments for the three proposed condominium units which
25 would be priced between \$1.5 and \$2 million. Mr. Haller referred to the Design Review Board's comments
26 relating to the vertical slats and asked if it was an essential part of the view and referred to the proposed
27 material and whether or not they would consider using a wood tone. Mr. Konstant responded they
28 considered different materials and decided on the proposed material. He said he would consider a wood
29 tone but they have code requirements to consider. No additional questions were raised at this time.

30
31 Chairman Bradley asked for public comment and swore in those speaking to this matter. Bill
32 Schermerhorn, building manager for both the 800 Oak and 812 Oak buildings, stated the development
33 would be good for the community and commented the applicant did a beautiful job in considering the
34 812 Oak neighbor. He agreed the lot is challenging and the proposal was not completely thought through
35 and specifically referred to their light shafts at 800 Oak where their views would be completely covered.
36 Mr. Schermerhorn also referred to vents on the side of their building which need to be dealt with as well
37 as the existing transformers, shed and curb cut in the front. He also referred to how water would flow
38 with the buildings being so close together. Mr. Schermerhorn stated the drawings are not accurate and
39 asked for these issues to be addressed.

40
41 Richard Myer, 812 Oak, stated they participated in the development process with different Boards and
42 approval was given by a limited number of DRB members. He stated he is concerned with the approval of
43 material which is specifically determined not acceptable in the Design Guidelines. Mr. Myer agreed the
44 lot is complicated and required creativity and they have only received reasons and excuses in terms of
45 getting a building built to extract value out of the lot as opposed to what the public is being asked to give
46 up in connection with what they are supposed to preserve in terms of Village character. He concluded
47 creativity is lacking on both sides with regard to the development.

1 Jennifer Coaker, 800 Oak, agreed with Mr. Schermerhorn's comments and stated she did not think the
2 proposal would work and referred to the effect on their views. She also referred to the trees removed and
3 lack of sunlight planned to be projected toward the proposed trees. Ms. Coaker stated the proposal would
4 result in their building losing value and would have a significant effect on greenery as well as the effect of
5 garbage bins and trucks in the rear. No additional comments were made at this time.

6
7 Mr. Konstant stated accommodations were made for trash removal at the rear of the building and with
8 regard to ventilation, they would make accommodations for rerouting the vents. He stated for the light
9 wells, there is not much that can be done in that regard and noted there would be enough light for the
10 trees. Mr. Konstant then described the lot's history for the Board. Mr. Schoon also provided information
11 relating to the lot's history. The Board Members and applicants further discussed the lot's zoning and
12 history.

13
14 Chairman Bradley then called the matter in for discussion. He referred to the special use and text
15 amendment and asked for the Board's comments. The Board Members discussed the text amendment.
16 Mr. Schoon clarified the Board's role relating to the text amendment approval, its language and
17 applicability to this lot and similar lots.

18
19 Chairman Bradley took a straw poll as to whether the Board would recommend a residential use inside of
20 the C-2 General Retail Commercial District with specific language to be determined. The Board Members
21 agreed they would be in favor. Chairman Bradley then stated with regard to the special use permit, he
22 referred to the applicant's proposed language. A Board Member questioned whether the lot's width and
23 length should be mentioned. Mr. Schoon suggested the following language and referred to Item 1,
24 paragraph (5) on page 133: "Dwelling units at the ground floor less than 50 feet from the front street line
25 in the C-2 General Retail Commercial District. The lot on which the dwelling units are located shall be no
26 wider than 35 feet." The Board Members agreed with the suggested language. The Applicant indicated
27 agreement.

28
29 Chairman Bradley then referred to the Board's review of the special use permit standards on page 133
30 (a)-(f) as well as the off-street parking and its compliance with the special use standards noting the
31 applicant's testimony stated it is impossible to construct underground parking and the front yard setback
32 variation. Ms. Hanley noted the injurious neighboring standard should be considered although a 4-story
33 building in this district could be built by right and she otherwise did not have an issue with the special use
34 request. Ms. Casale MacNally referred to the public comments and correspondence submitted and stated
35 she has some concern with regard to standard (a) (public health and safety in the area) as well as standard
36 (d). She then referred to the drainage issue raised by Mr. Schermerhorn. Chairman Bradley then referred
37 to the zoning variation and asked for a motion to approve the amended text amendment language as
38 stated earlier by Mr. Schoon, the special use permits, and the front yard setback. A motion to recommend
39 approval of the applicant's request with the amended text amendment language stated earlier by Mr.
40 Schoon was made by Ms. Hanley and seconded by Ms. Casale MacNally. A vote was taken and the motion
41 unanimously passed, 6 to 0:

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

43 NAYS: None

44
45 **New Business:**

46 a. December 11, 2023, Regular Meeting - Quorum Check.

47 Mr. Schoon stated there are no items scheduled for the December 11 meeting, so a quorum check was
48 unnecessary.

Public Comments:

No comments were made at this time.

Adjournment:

Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made and seconded. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

The meeting adjourned at 10:05 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: FEBRUARY 8, 2024
SUBJECT: SACRED HEART SCHOOL – 1095 GAGE STREET
SPECIAL USE PERMIT & VARIATIONS (CASE NO. 24-01-SU)

INTRODUCTION

On February 12, 2024, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Divine Mercy Parish (the “Applicant”), on behalf of the Catholic Bishop of Chicago, as the owner of the property located at 1095 Gage Street (the “Subject Property”). The Applicant is proposing improvements to the existing playground 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 a two-story addition on the west side of the existing school building on the Subject Property. The requested amendment would allow improvements to the existing playground located on the north side of the Subject Property, which is located in the B-1 Multifamily Residential Zoning District; and
2. Approval of the following **zoning variations**:
 - a. **Impermeable Lot Coverage (ILC)** of 44,806 square feet, whereas a maximum of 34,874.4 square feet is permitted, a variation of 9,931.6 square feet (28.48%) [Section 17.32.010 – Intensity of Use of Lot] [Note: The site currently contains 42,794 square feet of ILC. The proposed improvement would add 2,012 square feet];
 - b. **Rear Yard Setback** of 8 feet from the northerly property line, whereas a minimum of 30 feet is required, a variation of 22 feet (73.33%) [Section 17.32.010 – Rear Yard Setback] [Note: The existing play equipment currently provides a rear yard setback of 7.4 feet];
 - c. **Side Yard Setback** of 8 feet from the westerly property line, whereas a minimum of 12 feet is required, a variation of 4 feet (33.33%) [Section 17.32.010 – Side Yard]; and
 - d. **Fence Height** of 8 feet, whereas a maximum height of 6.5 feet above natural grade is permitted, a variation of 1.5 feet (23.08%) [Section 17.32.020 Exceptions].

A sign has been posted on the Subject Property indicating the time and date of the ZBA public hearing. A mail notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on January 25, 2024. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in **Attachment D**.

The Village Council has final jurisdiction on this request as only the Council has the authority to (i) grant or amend a Special Use Permit; and (ii) grant any variation that is related in any way to a special use.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 1.33 acres (58,124 square feet) in size, is located on the northerly side of Gage Street between Green Bay Road and Gordon Terrace and contains Sacred Heart School (see Figure 1).

The Comprehensive Plan designates the Subject Property as appropriate for “Institutional (Religious Institution, School, Governmental & Other Facilities)” uses. The property is zoned B-1 Multifamily Residential, and it is bordered by R-5 Single Family Residential to the north, west, and south, as well as B-1 Multifamily to the south, and C-2 General Retail Commercial to the east. (see Figure 2).

In addition to multi-family residential uses, the B-1 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the B-1 District include (a) parking lot; (b) day care center; (c) institution of an educational, philanthropic or eleemosynary nature; and (d) planned developments.

The Applicant’s use of the Subject Property as a school is generally consistent with the Comprehensive Plan land use designation and the B-1 zoning district.



Figure 1 – Aerial Map

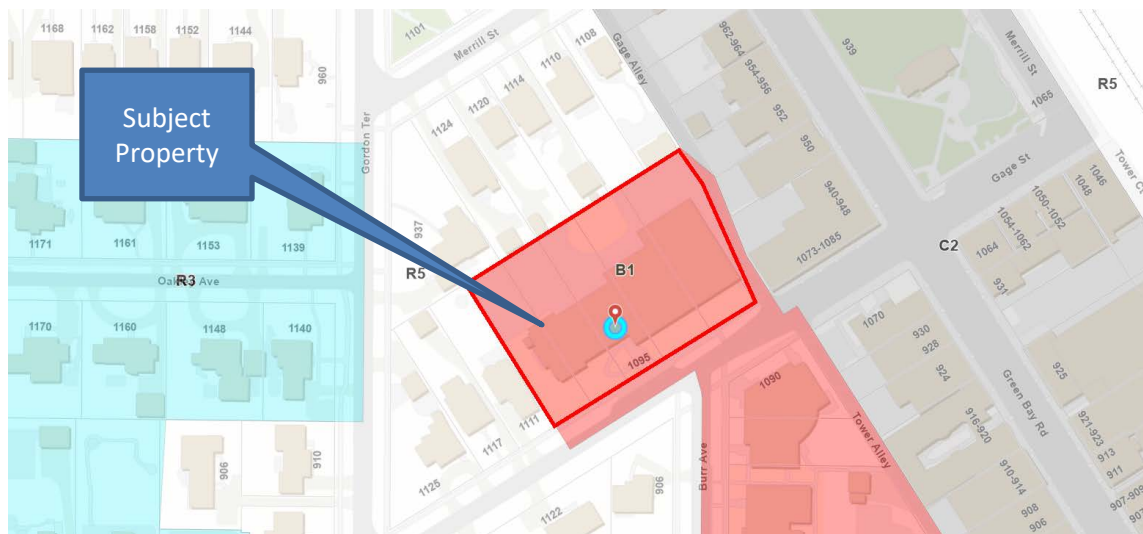


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Sacred Heart School was constructed in 1951. There have been various other improvements to the school and Subject Property over the years, including construction of two additions, one in 1951 and the other in 2004. There are three (3) previous zoning cases on file for the Subject Property:

1. In 1923, ZBA Case No. 67 was denied by the ZBA to allow construction of an apartment building for teachers in the “A” Residence District;
2. In 1951, ZBA Case No. 775 was approved by the ZBA for an intensity of use variation to allow an addition to the school; and
3. Ordinance M-23-2003 (**Attachment C**) was adopted in June 2003 by the Village Council, granting a special use permit and variations to allow construction of an addition on the west side of the existing school building. The approved variations were for impermeable lot coverage and principal roof form to allow a flat roof.

Figures 3 through 6 below and on the following pages are current photos of the site provided by the Applicant where the improvements are proposed.



Figure 3 – Subject Property – Playground – Looking East



Figure 4 – Subject Property – Playground – Looking Northwesternly



Figure 5 – Subject Property - Playground – Looking North



Figure 6 – Subject Property – Looking West

PROPOSED PLAN

The Applicant's proposed plan consists of redevelopment of the existing play area on the north side of the existing school. The proposed improvements include:

- Replacement of the existing play equipment, including relocating basketball hoops;
- Installation of rubberized play surface;
- Installation of artificial turf field;
- Replacement of perimeter fencing; and
- Installation of landscape buffers.

The existing play equipment, which is setback 7.4 feet from the north property line, would be replaced with new equipment in generally the same location that would provide a rear yard setback from the north property line of 14.33 feet. The proposed equipment would be in a palette of red and gray. The tallest piece of equipment would be 16 feet in height.

The existing woodchip play surface would be replaced with a rubberized, poured-in-place surface in a color combination of red and gray. The play surface would measure 2,600 square feet and provide a setback of 8 feet from the north property line. There are two existing trees within the existing woodchip area that the Applicant intends to maintain.

Nearly the entire site north of the school building currently consists of asphalt; the only exception to this is the woodchip play surface where the existing play equipment is located. The Applicant is proposing replacing a large portion of the asphalt in the northwest corner of the site with an artificial turf field measuring 7,500 square feet. The turf field would provide setbacks of 8 feet from both the north and west property lines.

A 3-foot wide landscape buffer is proposed along the perimeter of the site, as well as two additional larger landscape buffers towards the northeast corner of the site and southwest of the proposed turf field. The proposed landscaping includes arbor vitae to provide a visual buffer for the residential neighbors.

Additionally, two shade-trees would be planted on the site, one in each of the larger landscape buffers.

The existing basketball hoops along the north property line would be removed and replaced with new basketball hoops and painted striping east of the play equipment and closer to the school building.

The Applicant is also proposing replacement of the existing perimeter fencing on the Subject Property. The existing chain-link fence along the west property line would be replaced with a new 6-foot high fence that would increase to 8 feet in height north of the school building. The proposed fence would be a solid composite/vinyl in gray or a wood-like color. The proposed 8-foot fence would continue along the vast majority of the north property line, before reducing to a 6-foot high fence at the northeast corner of the Subject Property. Currently, there is chain-link fencing and a gate that extends from the north property line to the northeast corner of the school that encloses the play area from the alley along the east property line; this fence would be replaced with a 6-foot high chain-link fence.

An excerpt of the proposed site plan and renderings of play equipment intended to represent the general design of the playground are provided below and on the next pages as Figures 7 through 9. The exact equipment is subject to change but would be in the same location as identified in the site plan below and will not exceed 16 feet in height. The complete set of plans are provided in the application materials, which are included in this report as **Attachment B**.

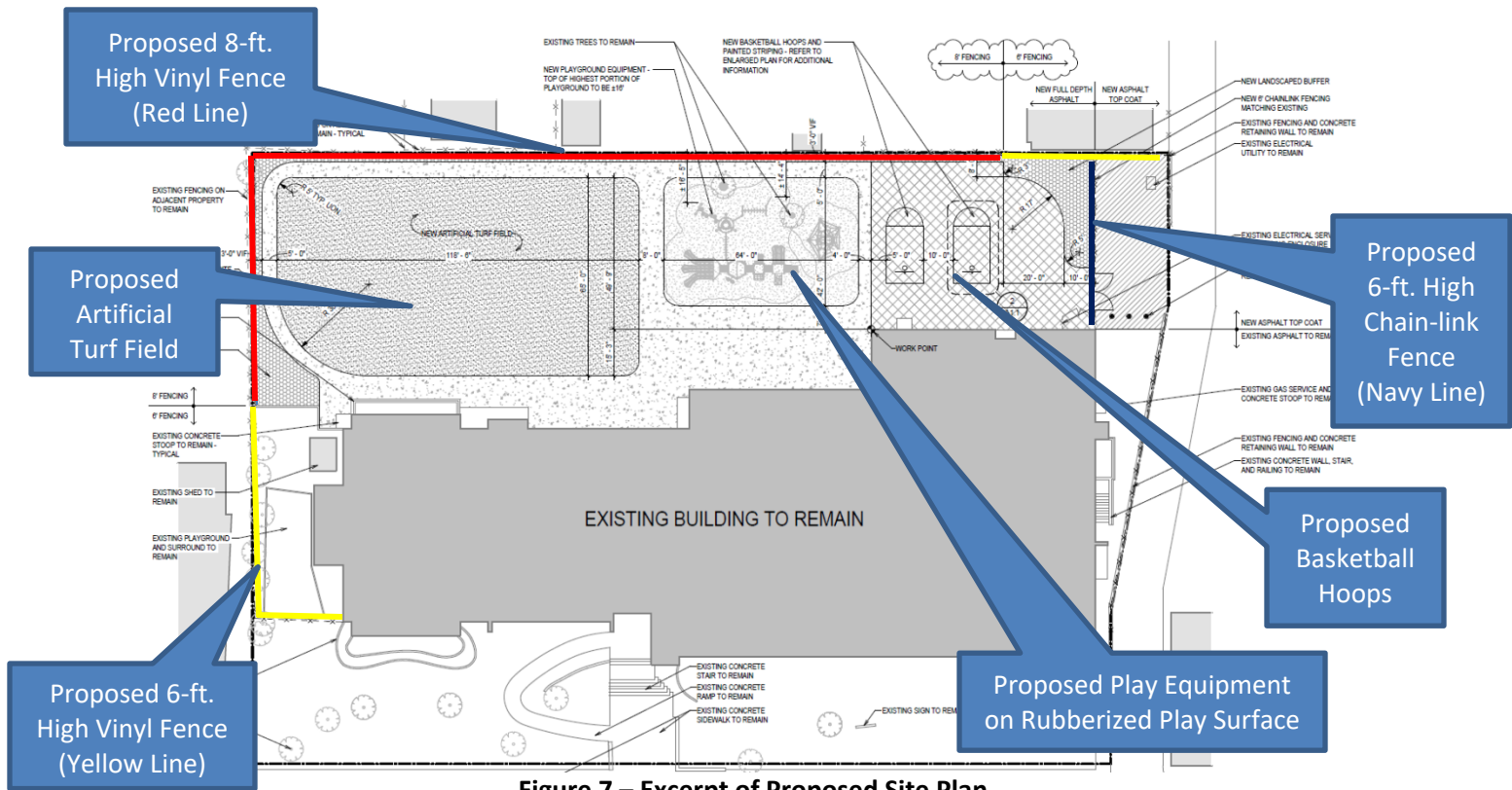


Figure 7 – Excerpt of Proposed Site Plan



Figure 8 – Rendering of Play Equipment



Figure 9 – Rendering of Play Equipment

REQUESTED ZONING RELIEF

Impermeable Lot Coverage (ILC). The maximum permitted ILC in the B-1 District is 60% of the lot area. The maximum allowed ILC on the Subject Property is 34,874.4 square feet. The site currently contains 42,794 square feet of ILC, exceeding the maximum permitted ILC by 7,919.6 square feet (22.71%). The increase in ILC with the proposed playground improvements is 2,012 square feet; bringing the total ILC to 44,806 square feet, whereas a maximum of 34,874.4 square feet is permitted, a variation of 9,931.6 square feet (28.48%).

Page 8

Rear Yard Setback (North). The existing play equipment, which is to be replaced, currently provides a rear yard setback of 7.4 feet. The new play equipment would provide a rear yard setback of 14.33 feet. The proposed rubberized play surface and artificial turf field would provide a rear yard setback of 8 feet, whereas a minimum of 30 feet is required, a variation of 22 feet (73.33%). The B-1 zoning regulations require a rear yard setback of 30 feet when the rear lot line abuts the rear of a parcel that is zoned for single-family residential use. As noted earlier in this report and identified in Figure 2, the rear yard of the Subject Property is abutting the rear of parcels located in the R-5 Single-Family Residential Zoning District.

Side Yard Setback (West). The proposed artificial turf field would provide a side yard setback of 8 feet, whereas a minimum of 12 feet is required, a variation of 4 feet (33.33%).

Fence Height. The proposed perimeter fencing along a portion of the west property line and the majority of the north property line would be 8 feet in height, whereas the maximum permitted height is 6.5 feet above natural grade, a variation of 1.5 feet (23.08%).

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Design Review Board is scheduled to consider a Certificate of Appropriateness for the proposed improvements on February 15, 2024.

The Plan Commission is scheduled to consider the Special Use Permit on February 28, 2024.

FINDINGS

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

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

Move to recommend **approval [denial]** of the requested amendment to the existing special use that allowed a two-story addition on the west side of the existing school building on the Subject Property granted by Ordinance M-23-2003 and the following zoning variations: (1) impermeable lot coverage; (2) rear yard setback; (3) side yard setback; and (4) fence height to allow improvements to the existing playground located on the Subject Property, based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed playground improvements are consistent with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district

or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

- c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
- d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
- e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
- f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

2. The requested zoning variations to allow:

- a. Impermeable Lot Coverage (ILC) of 44,806 square feet, whereas a maximum of 34,874.4 square feet is permitted, a variation of 9,931.6 square feet (28.48%) [Section 17.32.010 – Intensity of Use of Lot];
- b. Rear Yard Setback of 8 feet from the northerly property line, whereas a minimum of 30 feet is required, a variation of 22 feet (73.33%) [Section 17.32.010 – Rear Yard Setback];
- c. Side Yard Setback of 8 feet from the westerly property line, whereas a minimum of 12 feet is required, a variation of 4 feet (33.33%) [Section 17.32.010 – Side Yard]; and
- d. Fence Height of 8 feet, whereas a maximum height of 6.5 feet above natural grade is permitted, a variation of 1.5 feet (23.08%) [Section 17.32.020 Exceptions].

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

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

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

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

Attachment C: Ordinance M-23-2003, adopted June 17, 2003

Attachment D: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 1095 Gage Street - Sacred Heart School

CASE NO: 24-01-SU

ZONING: B-1

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	N/A	58,124 SF	N/A	N/A	OK
Min. Average Lot Width	60 FT	290.62 FT	N/A	N/A	OK
Min. Lot Depth	N/A	200 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	23,249.6 SF (1)	21,124 SF	21,124 SF	0 FT	OK
Max. Gross Floor Area	46,499.2 SF (1)	40,486.59 SF	40,486.59 SF	0 FT	OK
Max. Impermeable Lot Coverage	34,874.4 SF (1)	42,794 SF	44,806 SF	2,012 SF	9,931.6 SF (28.48%) VARIATION
Min. Front Yard (Gage/South)	25 FT	32.54 FT	32.54 FT	0 FT	OK
Min. Side Yard (East/Alley)	12 FT	5.13 FT	5.13 FT	0 FT	EXISTING NONCONFORMING
Min. Side Yard (West)	12 FT	8 FT	8 FT	0 FT	4 FT (33.33%) VARIATION
Min. Rear Yard (North)	30 FT	7.4 FT	8 FT	0.6 FT	22 FT (73.33%) VARIATION

NOTES:

(1) Based on lot area of 58,124 s.f.

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

(3) Variation required to allow a fence 8 feet in height, whereas a maximum height of 6.5 feet above natural grade is permitted, a variation of 1.5 feet (23.08%).

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 24-01-SUProperty InformationSite Address: 1095 Gage StreetApplicant Information

Name: Rev. Steven M Lanza
Primary Contact: Michelle Wasielewski
Address: 1077 Tower Road
City, State, ZIP: Winnetka, IL 60093
Phone No. [REDACTED] (Michelle cell)
Email: mwasieleski@divinemergynorthshore.org

Architect Information

Name: CVG Architects
Primary Contact: Matt Cronin
Address: 1245 East Diehl Road, Suite 101
City, State, ZIP: Naperville, IL 60563
Phone No. 630-357-2023
Email: mcronin@cvgarchitects.com

Owner Information

Name: Rev. Steven M Lanza/Catholic Bishop of Chicago
Primary Contact: Rev. Steven M Lanza
Address: 1077 Tower Road
City, State, ZIP: Winnetka, IL 60093
Phone No. [REDACTED] (Fr Steve cell)
Email: slanza@divinemergynorthshore.org

Attorney Information

Name: NA
Primary Contact: _____
Address: _____
City, State, Zip: _____
Phone No. _____
Email: _____

Applicant Signature: [REDACTED]Date: 1-4-24Property Owner Signature: [REDACTED]Date: 1-4-24Printed Name of Owner: Steven M. Lanza



charles vincent george
ARCHITECTS

January 10, 2024

Village of Winnetka
Department of Community Development
510 Green Bay Road, First Floor
Winnetka, IL 60093

Re: Sacred Heart School, Divine Mercy Parish
1095 Gage Street, Winnetka, IL 60093
Special Use Permit Application, CVG project # 2023-271

To Whom it May Concern,

The following letter provides an overview of the scope of the site improvement work at Sacred Heart School, located at 1095 Gage Street, and clarifies how the work conforms with the Village of Winnetka's Special Use Permit Standards.

The project consists of the redevelopment of the existing play area to the north of the school. The existing playground will be upgraded with new equipment and a premium play surface consisting of rubber mulch or poured in place rubber. A sizable area of the existing asphalt play area will be replaced with a turf play field, which the gravel base of will be utilized for stormwater control and improved drainage on site. The perimeter fencing will be replaced for a consistent, finished look, and areas for new landscaping have been provided throughout the site, including a landscape buffer along the new fence line, and two larger landscaping buffers at the edges of the work zone.

Special Use Standard #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.*

The proposed scope of work involves upgrades to existing site features without any change in use. These upgrades will not impact the existing operation of the site and offer an improvement on the existing conditions. These upgrades include improvements in safety through fencing and playground equipment replacement, as well as aesthetic enhancements with new equipment.

Special Use Standard #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.*

The proposed scope of work does not impact the use of the site and provides improved fencing and landscape buffers with the neighboring properties. The new turf field will accommodate the stormwater from the site and is an improvement on the existing drainage systems. The proposed upgrades represent an enhancement on the existing conditions both on site, and for properties in the immediate vicinity.

Special Use Standard #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.*

The proposed scope of work offers upgrades to the existing use and does not impede any other properties. The proposed scope enhances the existing conditions both on site, and properties in the immediate vicinity.

Special Use Standard #4: *That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways.*

No changes to the pedestrian or vehicular traffic are proposed or associated with this improvement. The playground is for student use only and is not intended to be open to the public during off hours.

Special Use Standard #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.*

No changes to parking, utilities, site access, or other facilities are proposed as part of the work. Existing site drainage will be reconfigured to utilize the gravel base of the turf field. Grading of the site will be reconfigured to keep stormwater on site and minimize or eliminate any existing impact to neighboring properties.

Special Use Standard #6: *That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.*

All improvements will follow the applicable Village ordinances and codes. The proposed site improvements represent enhancements to the existing site elements, while maintaining the existing function, use, and character of the site.

It is our hope that we have demonstrated the proposed upgrades will offer an improvement on the existing site conditions, while having very little impact on the overall function of the site or adjacent properties. Upgrades to equipment, fencing, landscaping, and stormwater systems offer benefits to both Sacred Heart School and the neighboring properties.

Please do not hesitate to contact us if you have any questions, or if any additional information should be necessary.

Sincerely,

A black rectangular redaction box covering the signature of Matthew D. Cronin.

Matthew D. Cronin, AIA
Charles Vincent George Architects, Inc.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 24-01-SU

Property Information

Site Address: 1095 Gage Street

Owner Information

Name: Rev. Steven M Lanza/Catholic Bishop of Chicago

Address: 1077 Tower Road

City, State, ZIP: Winnetka, IL 60093

Email: slanza@divinemergynorthshore.org

Primary Contact: Rev. Steven M Lanza

Phone No. [REDACTED]

Date property acquired by owner: _____

Architect Information

Name: CVG Architects

Primary Contact: Matt Cronin

Address: 1245 E Diehl Road, Suite 101

City, State, ZIP: Naperville, IL 60563

Phone No. 630-357-2023

Email: mcronin@cvgarchitects.com

Attorney Information

Name: N/A

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): ^{Redevelopment of the}
existing playground area to the north of the school. The existing playground equipment will be replaced
and a significant area of the asphalt play surface will be replaced with a turf play field. Perimeter fencing will be upgraded,
existing asphalt will be resurfaced, and new landscaping will be provided throughout. Please refer to included plans for additional information.

Property Owner Signature: [REDACTED]

Date: 1-9-24



charles vincent george
ARCHITECTS

January 10, 2024

Village of Winnetka
Department of Community Development
510 Green Bay Road, First Floor
Winnetka, IL 60093

Re: Sacred Heart School, Divine Mercy Parish
1095 Gage Street, Winnetka, IL 60093
Zoning Variation Application, CVG project # 2023-271

To Whom it May Concern,

The following letter provides an overview of the scope of the site improvement work at Sacred Heart School, located at 1095 Gage Street, and clarifies how the work conforms with the Village of Winnetka's Zoning Variation Standards.

The project consists of the redevelopment of the existing play area to the north of the school. The existing playground will be upgraded with new equipment and a premium play surface consisting of rubber mulch or poured in place rubber. A sizable area of the existing asphalt play area will be replaced with a turf play field, which the gravel base of will be utilized for stormwater control and improved drainage on site. The perimeter fencing will be replaced for a consistent, finished look, and areas for new landscaping have been provided throughout the site, including a landscape buffer along the new fence line, and two larger landscaping buffers at the edges of the work zone.

Zoning Variation Standard #1: *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district.*

The existing play area is in need of upgrades and repair, in order to bring the play area up to today's standards and create an area for the student to play that is commensurate with other modern playgrounds a modification to the existing special use is required. The scope of these improvements does not represent a change in use of the site.

Zoning Variation Standard #2: *The plight of the Owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.*

The proposed site improvements cannot be performed without a zoning variance. The scope of these improvements is upgrades to the existing playground area and does not represent a change in use of the site. Enhancements to the playground equipment and overall play area aim to improve the conditions for Sacred Heart School, while also benefiting the surrounding properties.

Zoning Variation Standard #3: *The variation, if granted, will not alter the essential character of the locality.*

The proposed scope of work offers an improvement to the existing conditions including a new, consistent perimeter fence, modern playground equipment, and increased landscaping. The new turf field will create a better surface for students to play on while also improving the stormwater drainage system of the site. These improvements are in line with the character of Winnetka and the surrounding area.

Zoning Variation Standard #4: *An adequate supply of light and air to adjacent property will not be impaired.*

The proposed scope of work will not impact light or air to adjacent properties.

Zoning Variation Standard #5: *The hazard from fire and other damages to the property will not be increased.*

The proposed scope of work will not impact the hazard from fire and other damages to the property.

Zoning Variation Standard #6: *The taxable value of the land and buildings throughout the Village will not diminish.*

New playground equipment, fencing, landscaping, and a turf field represents an improvement of the site. These upgrades, along with the redeveloped stormwater management, will not negatively impact the taxable value of the land and buildings throughout the Village. The scope of work aims to create additional value for Sacred Heart School and the surrounding properties.

Zoning Variation Standard #7: *The congestion in the public street will not increase.*

No changes to the pedestrian or vehicular traffic on the public street are proposed or associated with this improvement. The playground is for student use only and is not intended to be open to the public during off hours.

Zoning Variation Standard #8: *The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.*

The proposed scope of work involves upgrades to existing site features without any change in use. These upgrades will not impact the existing operation of the site and offer an improvement on the existing conditions. These upgrades include improvements in safety through fencing and playground equipment replacement, as well as aesthetic enhancements with new equipment.

It is our hope that we have demonstrated the proposed upgrades will offer an improvement on the existing site conditions, while having very little impact on the overall function of the site or adjacent properties. Upgrades to equipment, fencing, landscaping, and stormwater systems offer benefits to both Sacred Heart School and the neighboring properties.

Please do not hesitate to contact us if you have any questions, or if any additional information should be necessary.

Sincerely,

A black rectangular redaction box covering the signature of Matthew D. Cronin.

Matthew D. Cronin, AIA
Charles Vincent George Architects, Inc.



EXISTING SITE (VIEW NORTHEAST)

DIVINE MERCY PARISH AND SACRED
HEART SCHOOL
1095 GAGE STREET - WINNETKA, IL
JANUARY 10, 2024 | project 2023271



EXISTING SITE (VIEW NORTHWEST)



DIVINE MERCY PARISH AND SACRED
HEART SCHOOL
1095 GAGE STREET - WINNETKA, IL
JANUARY 10, 2024 | project 2023271

EXISTING SITE (PLAYGROUND)



DIVINE MERCY PARISH AND SACRED
HEART SCHOOL
1095 GAGE STREET - WINNETKA, IL
JANUARY 10, 2024 | project 2023271

EXISTING SITE (BUILDING ELEVATION)



DIVINE MERCY PARISH AND SACRED
HEART SCHOOL
1095 GAGE STREET - WINNETKA, IL
JANUARY 10, 2024 | project 2023271

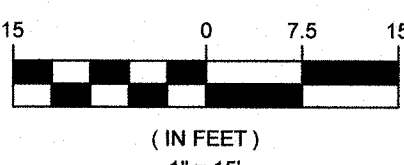
EXISTING SITE (VIEW EAST)

LEGEND

- Storm CB
San Clean Out
Water MH
Water Buffalo Box
Water Fire Hydrant
Utility Pole
Guy Anchor
Electric MH
Electric Light Pole
Electric Ground Light
Gas Buffalo Box
Tree - Deciduous
Tree - Evergreen
Sign Post
Bumper Post
Unclassified Manhole
Hose Connection
Iron Pipe
Cut Cross
Cut Notch
Flag Pole
UTILITY Mark - Gas
UTILITY Mark - Electric
UTILITY Mark - Telephone
UTILITY Mark - Water
UTILITY Mark - Sewer

A=ASPHALT ELEVATION
GR=GRAVEL ELEVATION
FFE=FINISHED FLOOR ELEVATION
W=WALK ELEVATION
C=CONCRETE ELEVATION
TOE=TOP OF SLOPE ELEVATION
TOB=TOP OF BANK ELEVATION
C=CURB ELEVATION
G=GUTTER ELEVATION
EL=ELEVATION
TW=TOP OF WALL ELEVATION
BK=BRICK ELEVATION

GRAPHIC SCALE



REVISED JUNE 5, 2023 #2023-31220 (BB)
REVISED TREE SITE MAY 4, 2023 PER EMAIL DATED MAY 2, 2023

ORDERED BY: ARCHDIOCESE OF CHICAGO	CHECKED: LB	DRAWN: R
ADDRESS: 1095 GAGE STREET		
GREMLEY & BIEDERMANN		
PLCS CORPORATION LICENSE NO. 184-005332 1505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO: 2023-31106-001	DATE: APRIL 21, 2023 SCALE: 1"=10' 15' FEET	PAGE NO. 1 OF 1

©:CAD/2023/2023-31106/2023-31106-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

No dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2023 "All Rights Reserved"

SURVEY NOTES:

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

SURVEY NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF, AND IS SUBJECT TO, ALL RESTRICTIONS AND MATTERS APPEARING OF RECORD AS MIGHT BE DISCLOSED BY A CURRENT TITLE COMMITMENT.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0251K, EFFECTIVE DATE SEPTEMBER 10, 2021.

BENCHMARK:
3"x3" BOX CUT ON WLY SIDE OF 2"x2" CONCRETE BASE FOR TRAFFIC LIGHT.
ELEVATION: 667.09
LOCATED AT SE CORNER OF TOWER ROAD AND GREEN BAY ROAD.

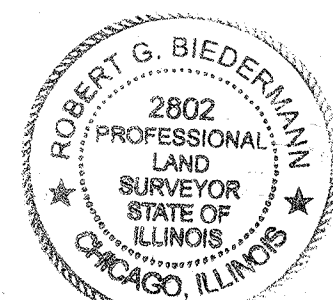
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 14 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 8, 2023.

DATE OF PLAT JUNE 8, 2023.

BY:

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802



GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

1505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

LOTS 15 TO 19, BOTH INCLUDED AND THAT PART OF LOT 20 LYING WESTERLY OF A LINE COMMENCING IN THE SOUTHERLY LINE 31 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER, THENCE NORTHERLY 48.49 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE, THENCE NORTHERLY TO A POINT 50 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF LOT 20 IN BLOCK 3 IN JARED GAGE'S SUBDIVISION OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 68,124 SQUARE FEET OR 1.334 ACRES MORE OR LESS.





1245 E. Diehl Rd. Suite 101
Naperville, Illinois 60563
P | 630.357.2023
cvgarchitects.com

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE _____

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ISSUE AND/OR REVISIONS:

[illegible]

PROJECT:

SITE IMPROVEMENTS

DIVINE MERCY PARISH AND SACRED HEART SCHOOL

1095 GAGE STREET

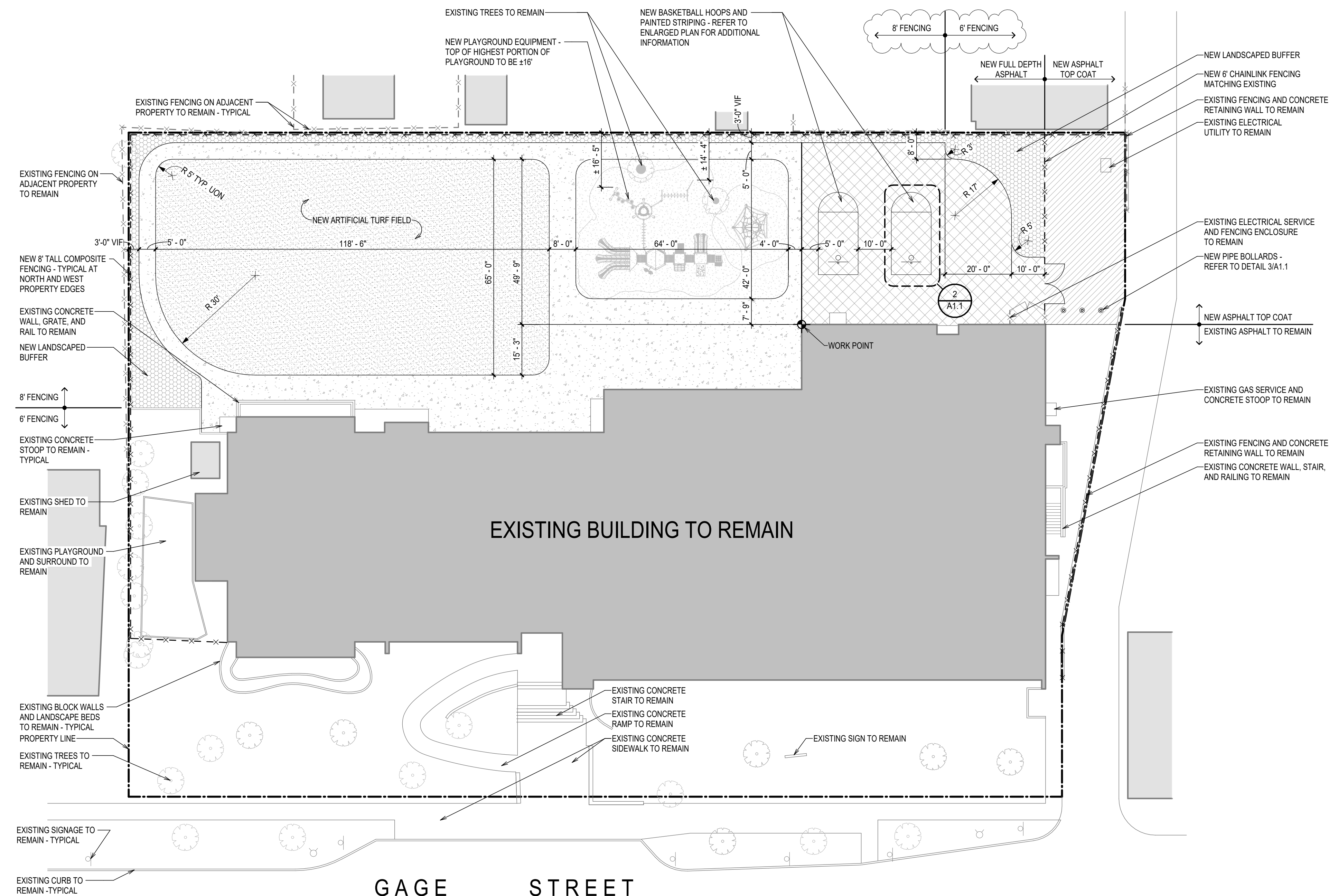
WINNETKA, IL 60093

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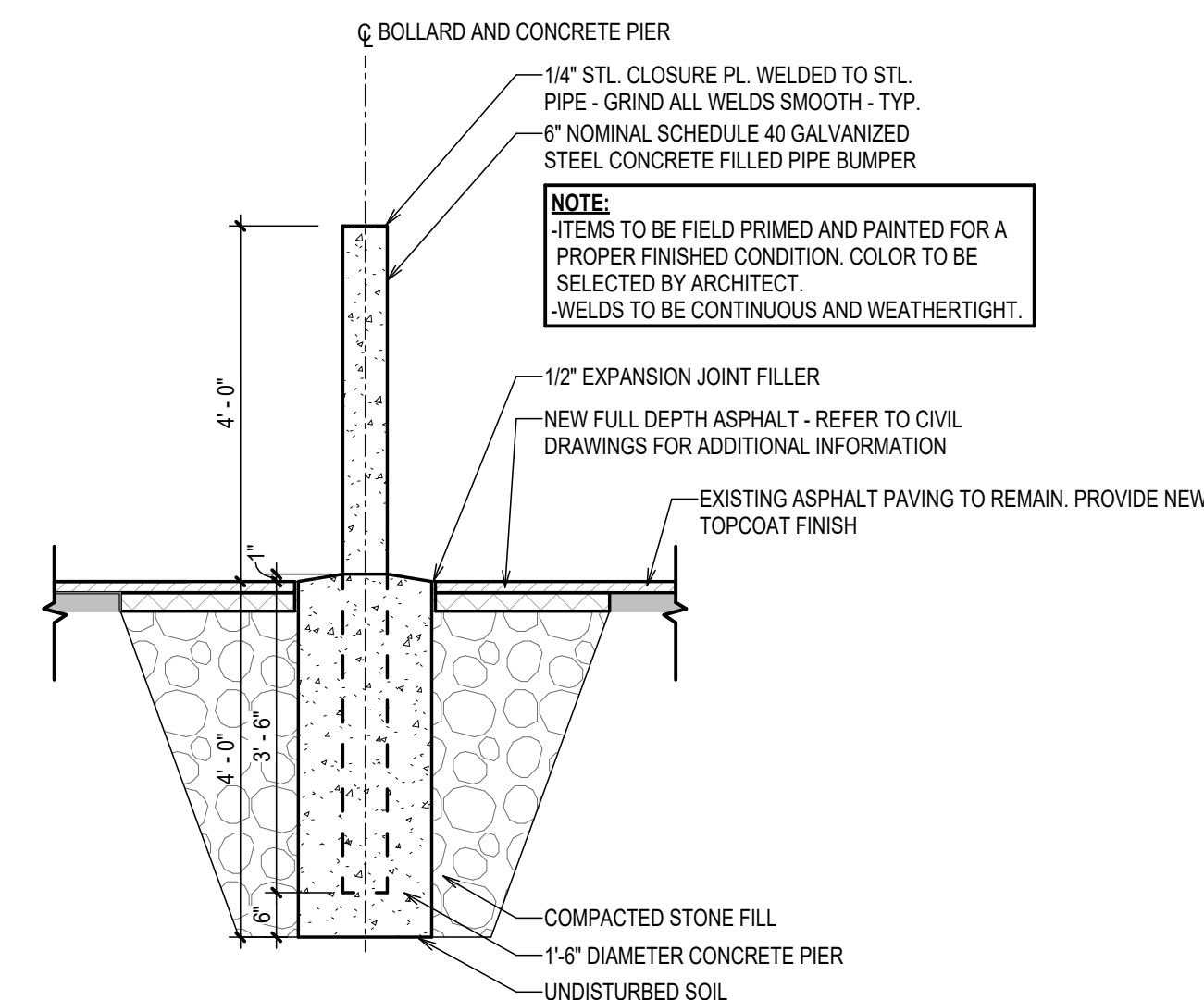
THE ARCHDIOCESE OF CHICAGO

TITLE:
ARCHITECTURAL SITE PLAN

DATE: 11/10/2024	PROJECT # 2023271
PRINCIPAL: BFG	SHEET: A1.1
PROJECT MGR: MDC	DRAWN BY: CEM



 **2** **ENLARGED BASKETBALL KEY PLAN**
A1.1 SCALE: 1" = 10'-0" 



3
A1.1

DETAIL - PIPE BOLLARD

SCALE: 1/2" = 1'-0"

OVERALL SITE PLAN LEGEND

-  ARTIFICIAL TURF FIELD
-  EXISTING BUILDING ON SITE TO REMAIN
-  EXISTING BUILDING ON ADJACENT PROPERTY TO REMAIN
-  NEW ASPHALT PAVING
-  NEW ASPHALT TOPCOAT ON EXISTING ASPHALT TO REMAIN
-  NEW CONCRETE PAVING
-  NEW POURED RUBBER PLAYGROUND SURFACE

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

(708) 588-4055
WMOJobStart@mwrld.org

PRELIMINARY ENGINEERING PLANS
SACRED HEART SCHOOL

1095 GAGE ST
WINNETKA, IL 60093



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF WINNETKA
1390 WILLOW ROAD
WINNETKA, IL 60093
TEL: (847) 716-3568
CONTACT: JIM BERNAHL, P.E., CFM

MWRD LOCAL SEWERS
6001 W. PERSHING RD
CICERO, IL 60804
TEL: (708) 488-7851
CONTACT: JAWAD RAHMAN

PUBLIC WORKS DEPARTMENT
VILLAGE OF WINNETKA
1390 WILLOW ROAD
WINNETKA, IL 60093
TEL: (847) 716-3568
CONTACT: MARK JANECK

COMMUNITY DEVELOPMENT DEPARTMENT
VILLAGE OF WINNETKA
510 GREEN BAY ROAD FIRST FLOOR
WINNETKA, IL 60093
TEL: (847) 716-3527
CONTACT: DAVID SCHOON

ELECTRIC DEPARTMENT
VILLAGE OF WINNETKA
1390 WILLOW ROAD
WINNETKA, IL 60093
TEL: (847) 716-3558
CONTACT: BRIAN KEYS

NATURAL GAS COMPANY
NORTH SHORE GAS
130 E RANDOLPH ST # 300
CHICAGO, IL 60601
TEL: (866) 556-6007

TELEPHONE
AT&T
225 W RANDOLPH ST SUITE 2950
CHICAGO, IL 60606
TEL: (888) 333-6651

PROJECT TEAM

OWNER'S REPRESENTATIVE
SACRED HEART
CONTACT: J.D. BRYNES, III
EXECUTIVE MANAGING DIRECTOR
GLOBAL CORPORATE SERVICES GROUP
NEWMARK
TEL: (312) 224-3207
EMAIL: JD.BRYNES@NMK.COM

GEOTECH
GEOCON PROFESSIONAL SERVICES, LLC.
22774 CITATION RD, UNIT A
FRANKFORT, IL 60423
TEL: (815) 806-9986
CONTACT: JOE ABU-BAKR, P.E.

ARCHITECT
CHARLES VINCENT GEORGE ARCHITECTS
1245 E DIEHL RD, SUITE 101
NAPERVILLE, IL 60562
TEL: (630) 357-2023
CONTACT: MATT CRONIN, AIA

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOHN.GROSS@KIMLEY-HORN.COM
CONTACT: JOHN GROSS, P.E. LEED AP BD+C

SURVEYOR
GREMLEY & BIEDERMANN
4505 NORTH ELSTON AVENUE
CHICAGO, IL 60630
TEL: (773) 685-5102
CONTACT: INFO@PLCS-SURVEY.COM

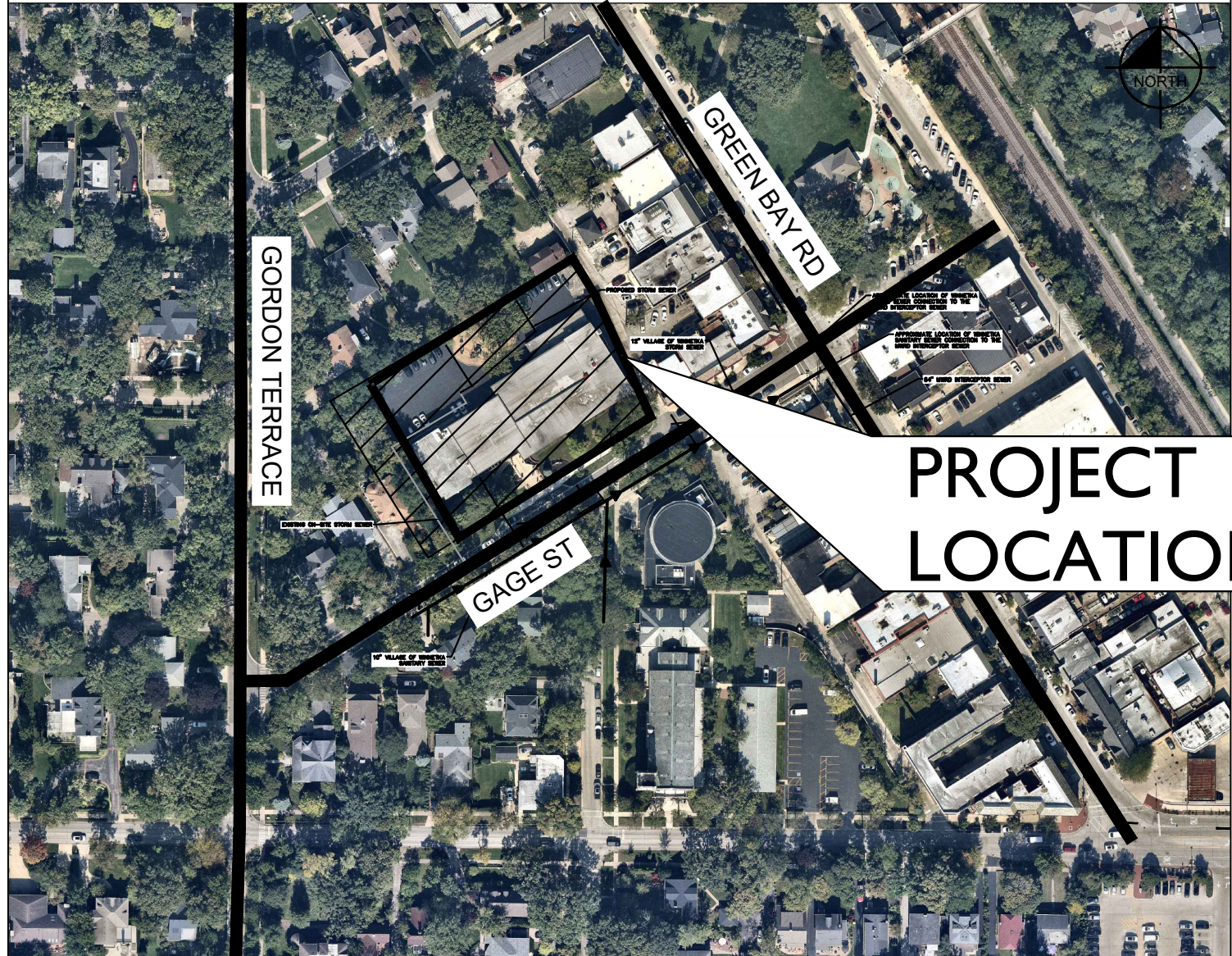
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-3442
EMAIL: CHRIS.WILSON@KIMLEY-HORN.COM
CONTACT: CHRIS WILSON, PLA

LEGAL DESCRIPTION

LOTS 15 TO 19, BOTH INCLUDED AND THAT PART OF LOT 20 LYING WESTERLY OF A LINE COMMENCING IN THE SOUTHERLY LINE 31 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER; THENCE NORHTERLY 48.49 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE; THENCE NORHTERLY TO A POINT 50 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF LOT 20 IN BLOCK 3 IN JARED GAGE'S SUBDIVISION OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOCATION MAP

(NOT TO SCALE)



PROJECT
LOCATION

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 3"x3" BOX CUT ON WLY SIDE OF 2" DIA.
CONCRETE BASE FOR TRAFFIC LIGHT.
ELEVATION=667.09
LOCATED AT SE CORNER OF TOWER ROAD AND GREEN BAY ROAD.

Sheet List Table

Sheet Number	Sheet Title
C0.0	TITLE SHEET
C0.1	MWRD ROUTING MAP
C1.0	GENERAL NOTES
C1.1	MWRD NOTES
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	MWRD PLAN
C7.1	MWRD OPERATIONS AND MAINTENANCE PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

DRAINAGE CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IS SUCH SURFACE WATER DRAINAGE WILL CHANGE, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 2nd DAY OF FEBRUARY, A.D., 2024.

John Gross
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-072176
MY LICENSE EXPIRES ON NOVEMBER 30, 2025



PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOHN GROSS, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CHARLES VINCENT GEORGE ARCHITECTS BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 2ND DAY OF FEBRUARY, A.D., 2024.

John Gross
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-072176
MY LICENSE EXPIRES ON NOVEMBER 30, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SACRED HEART
SCHOOL

TITLE SHEET

SACRED HEART
SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE:
1/10/24
KHA PROJECT NO.
268-230-002
SHEET NUMBER

C0.0

Drawing name: K:\GIS\DEA\26823002_CVG_CIGS Winnetka\2 Design\CAD\PlanSheets\C0.0 - TITLE SHEET.dwg Feb 02, 2024 11:53am by Joseph.Dikola
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GORDON TER

MERRILL ST

GAGE ST

GREEN BAY RD

BURR AVE

TOWER RD

EXISTING ON-SITE STORM SEWER

10" VILLAGE OF WINNETKA
SANITARY SEWER

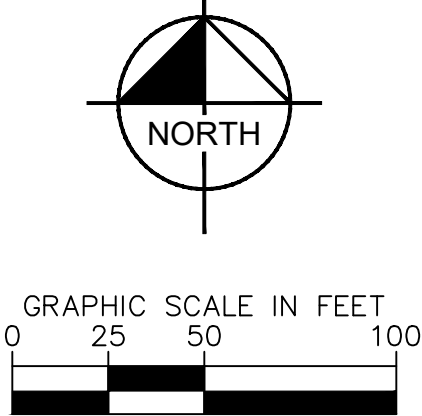
PROPOSED STORM SEWER

12" VILLAGE OF WINNETKA
STORM SEWER

APPROXIMATE LOCATION OF WINNETKA
STORM SEWER CONNECTION TO THE
MWRD INTERCEPTOR SEWER

APPROXIMATE LOCATION OF WINNETKA
SANITARY SEWER CONNECTION TO THE
MWRD INTERCEPTOR SEWER

54" MWRD INTERCEPTOR SEWER



MWRD MAP LEGEND

- EXISTING WATERWAY
- EX. SANITARY SEWER (PRIVATE)
- PR. SANITARY SEWER (PRIVATE)
- MWRD INTERCEPTOR
- EX. STORM SEWER (OWNED BY VILLAGE)
- PR. STORM SEWER (PRIVATE - TRIBUTARY TO EX. VILLAGE OUTFALL)

KHA PROJECT NO. 268-230-002		SHEET NUMBER	
ORIGINAL ISSUE: 1/10/24		C0.1	
SACRED HEART SCHOOL 1095 GAGE ST WINNETKA, IL 60093		MWRD ROUTING MAP	
SACRED HEART SCHOOL		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 WINNETKA, IL 60093 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	
SCALE: AS NOTED	DESIGNED BY: JMD	REVISIONS	
DRAWN BY: EC	CHECKED BY: JWG	DATE	
REVISED PER VILLAGE COMMENTS		BY	
REVISED PER VILLAGE COMMENTS		JMD	
1/19/24		JMD	
2/2/24		JMD	

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- * VILLAGE OF _____ MUNICIPAL CODE;
- * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
- * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG)

2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL 3.U.I.T.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF ESTABLISHING OR LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL

VITRIFIED CLAY PIPE

REINFORCED CONCRETE SEWER PIPE

CAST IRON SOIL PIPE

DUCTILE IRON PIPE

POLYVINYL CHLORIDE (PVC) PIPE

6-INCH TO 15-INCH DIAMETER SDR 26

18-INCH TO 27-INCH DIAMETER F/DY=46

HIGH DENSITY POLYETHYLENE (HDPE)

WATER MAIN QUALITY PVC

4-INCH TO 36-INCH

4-INCH TO 12-INCH

14-INCH TO 48-INCH

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL

POLYPROPYLENE (PP) PIPE

12-INCH TO 24-INCH DOUBLE WALL

30-INCH TO 60-INCH TRIPLE WALL

PIPE SPECIFICATIONS

ASTM C-700

ASTM C-76

ASTM A-74

ANSI A21.51

ASTM D-3034

ASTM F-679

ASTM D-3350

ASTM D-3035

ASTM D-2241

AWWA C900

AWWA C905

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:

- a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
- b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
- c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMANS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

JOINT SPECIFICATIONS

ASTM C-425

ASTM C-443

ASTM C-564

ANSI A21.11

ASTM D-3212

ASTM D-3212

ASTM D-3261,F-2620 (HEAT FUSION)

ASTM D-3212,F-477 (GASKETED)

ASTM D-3139

ASTM D-3139

ASTM D-3139

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E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:

- a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
- b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A PUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

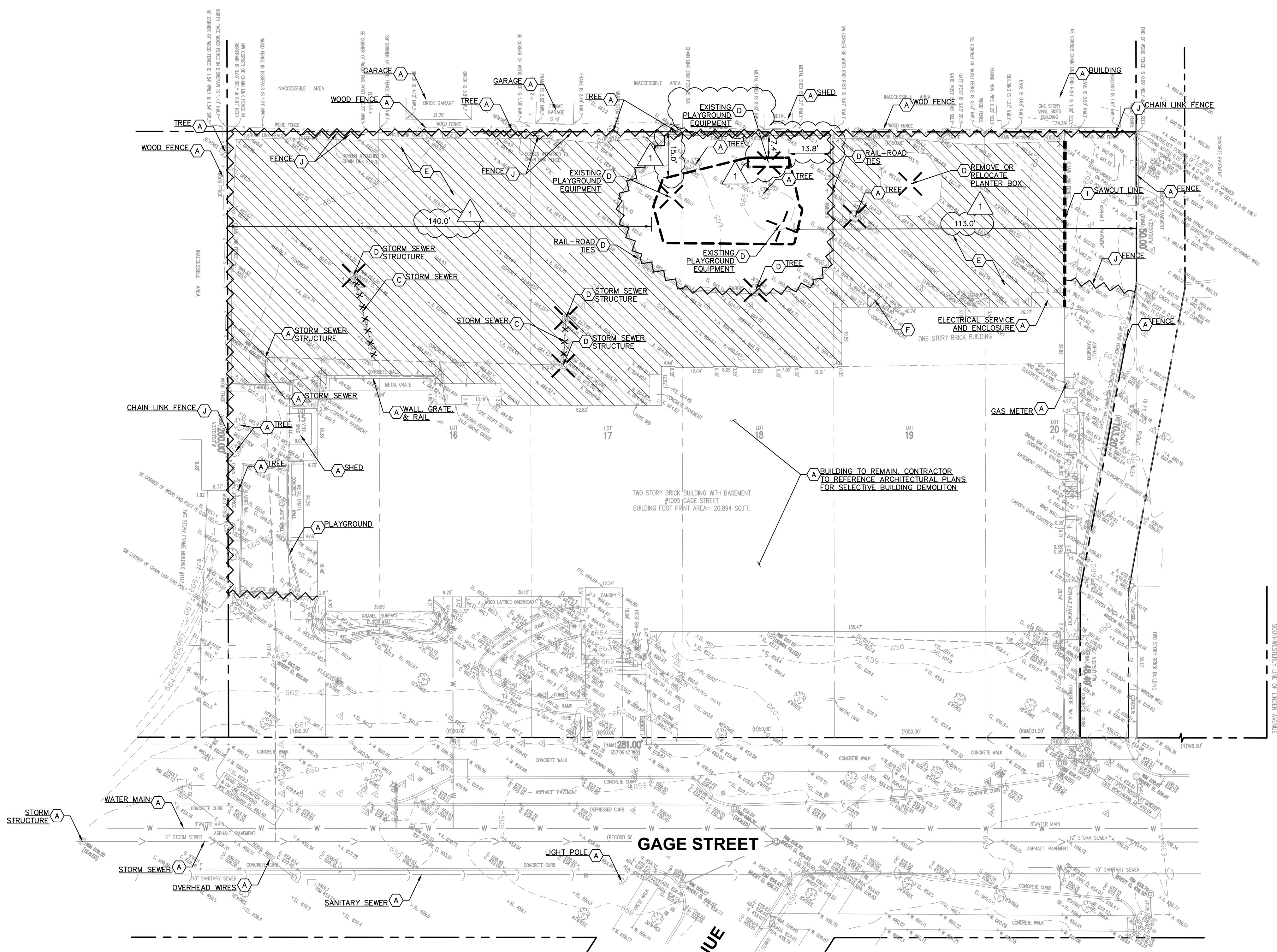
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

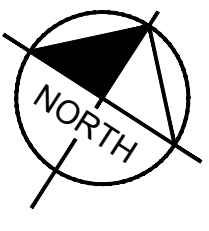
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

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Drawing name: K:\GIS\DEM\26823002_C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg Date: 02/24/2024 11:30am by: Joseph D. Molo
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GRAPHIC SCALE IN FEET
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DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
- CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 80% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LESTONITE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
- WRITTEN PERMISSION FROM ADJACENT PROPERTY REQUIRED PRIOR TO REMOVAL OF EXISTING TREES ALONG PROPERTY LINE.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND

- | | |
|-------------------------|---|
| (A) | ITEM TO REMAIN, PROTECT DURING CONSTRUCTION |
| (B) - - - - - | CURB REMOVAL |
| (C) - X - X - | UTILITY REMOVAL |
| (D) X X | ITEM TO BE REMOVED |
| (E) [Hatched Box] | FULL-DEPTH ASPHALT PAVEMENT REMOVAL |
| (F) [Cross-hatched Box] | CONCRETE REMOVAL |
| (G) [Diagonal Lines] | BUILDING REMOVAL |
| (H) [Stippled Box] | ASPHALT 1.5" MILL |
| (I) - - - - - | SAWCUT LINE |
| (J) [Wavy Line] | FENCE REMOVAL |

AS NOTED
DESIGNED BY: JMD

Kimley»Horn

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4201 WINDLE ROAD, SUITE 600
WINNETKA, IL 60093
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

EC
DRAWN BY: EC

JWG
CHECKED BY: JWG

EXISTING CONDITIONS & DEMOLITION PLAN

SACRED HEART SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE:
1/10/24

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268-230-002

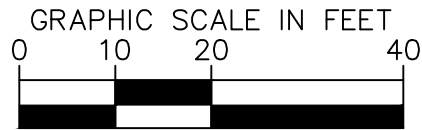
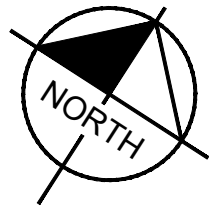
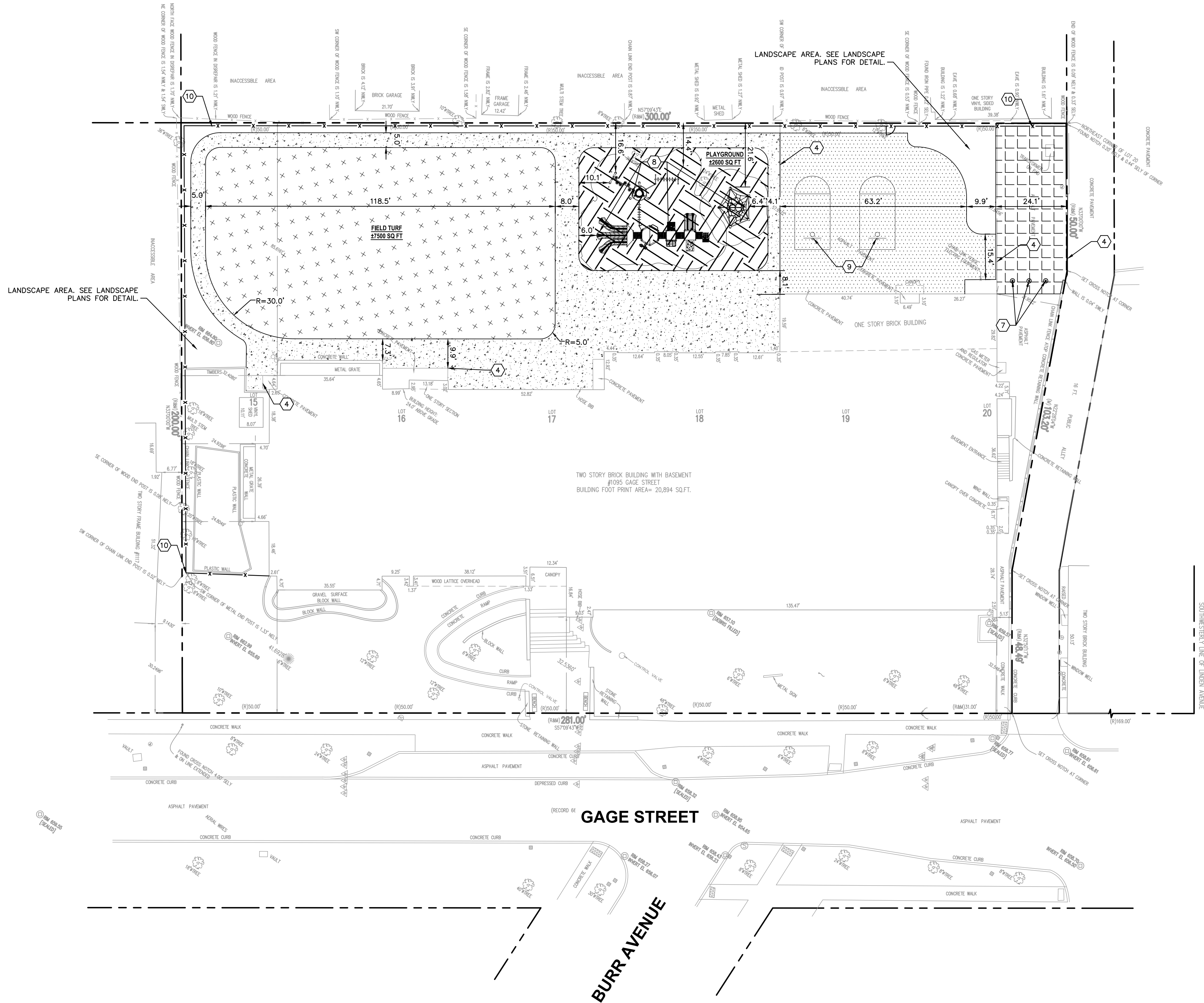
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2/2/24

REVISED PER VILLAGE COMMENTS
1/19/24

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Drawing name: K:\GIS\LDE\26820002_CVG_CIGS Winnetka\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 SITE PLAN Feb 02, 2024 11:53am by: Joseph D'Alao
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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

- 1 B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- 2 DEPRESSED CURB AND GUTTER
- 3 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 5 3'-FT TRANSITION CURB
- 6 2' WIDE TACTILE WARNING STRIP
- 7 BOLLARD, TYP. (SEE DETAILS)
- 8 PLAYGROUND EQUIPMENT (SEE ARCHITECTURAL PLANS)
- 9 BASKETBALL HOOP AND STRIPING (SEE ARCHITECTURAL PLANS)
- 10 FENCE (SEE ARCHITECTURAL PLANS)

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- POUR-IN-PLACE RUBBER SURFACE
SEE LANDSCAPE PLAN FOR DETAILS
- CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- SYNTHETIC TURF
REFER TO CONSTRUCTION DETAILS & TURF SUPPLIER FOR TURF SECTION DETAILS
- 1.5" MILL AND RESURFACE
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 1703100251K, THE SITE IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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4201 WINFIELD ROAD, SUITE 600
WINNETKA, IL 60093
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: JMD

DRAWN BY: EC

CHECKED BY: JWG

SACRED HEART
SCHOOL

SITE PLAN

SACRED HEART
SCHOOL

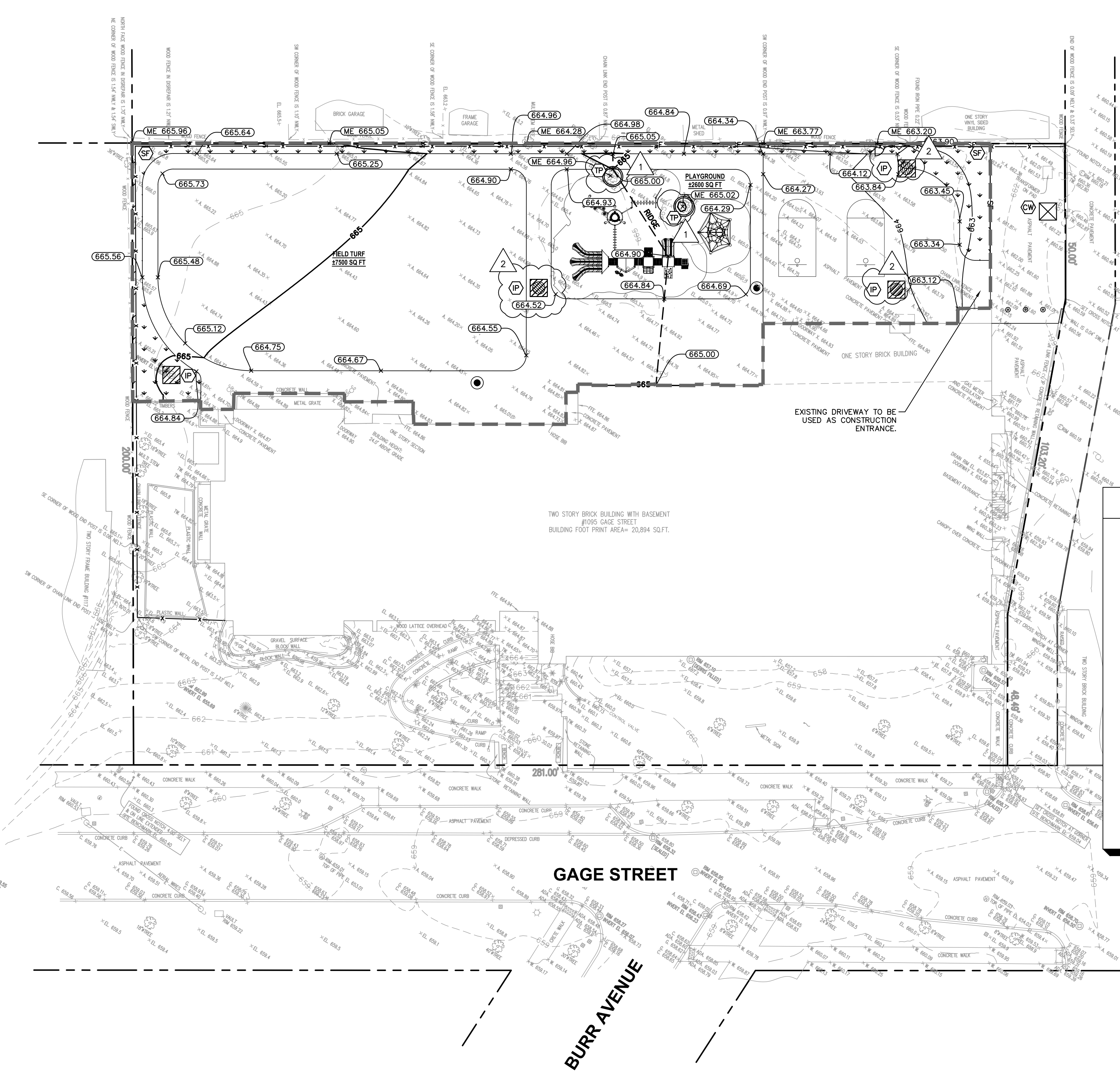
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Drawing name: K:\GIS_LDE\26823002_CVG_C04 - EROSION CONTROL PLAN.dwg C4.0 EROSION CONTROL PLAN Feb 02, 2024 11:54am by JosephD\Joia
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EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLAN SHALL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S1500N APPROVED EQUALS) ON ALL SLOPE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
- SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

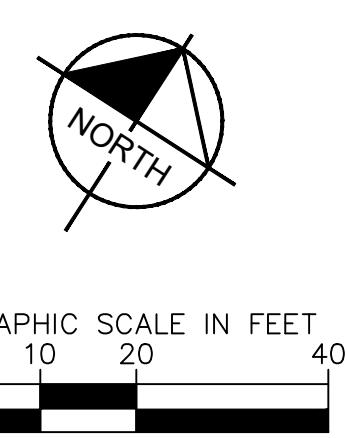
EROSION CONTROL LEGEND

- | | |
|--|--|
| | TS TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS) |
| | EB TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7) |
| | SF SILT FENCE (SEE EROSION CONTROL DETAILS) |
| | IP INLET PROTECTION (SEE EROSION CONTROL DETAILS) |
| | CW CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR) |
| | RR RIP RAP (SEE DETAILS) |
| | TP TREE PROTECTION FENCING (SEE DETAILS) |
| | SS TEMPORARY SOIL STOCKPILE |
| | LD LIMITS OF DISTURBANCE |
| | XXX EXISTING CONTOURS |
| | XXX PROPOSED CONTOURS |

EROSION CONTROL SCHEDULE AND SEQUENCING:

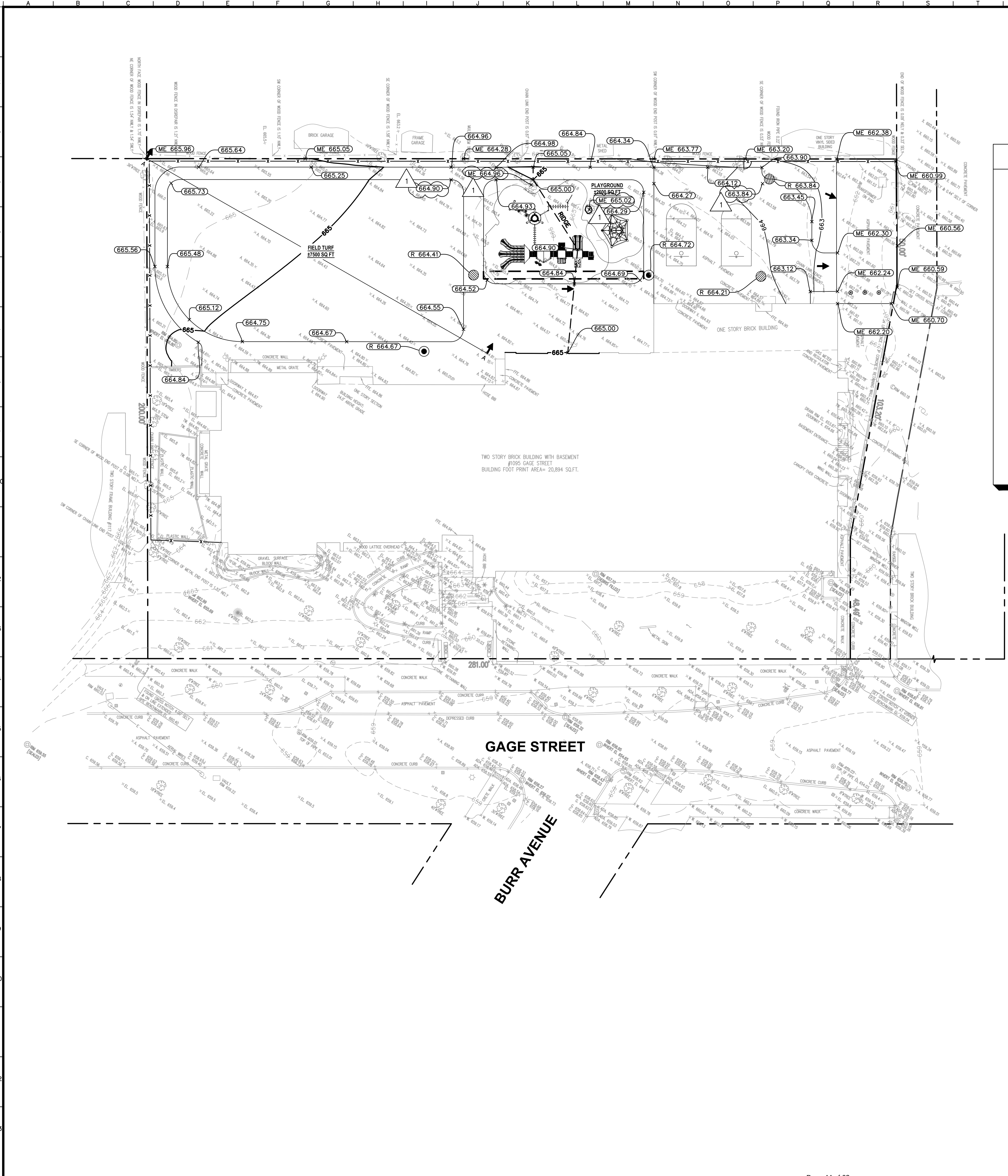
- | | |
|--|--|
| I. ROUGH GRADING | CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. AS NEEDED, TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION. |
| II. UTILITY INSTALLATION | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED. |
| III. PAVING | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT. |
| IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING | ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY. |

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



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SACRED HEART SCHOOL EROSION CONTROL PLAN				
ORIGINAL ISSUE: 1/10/24 KHA PROJECT NO. 268-230-002 SHEET NUMBER C4.0				
REVISED PER VILLAGE COMMENTS 2/2/24 JMD				
REVISED PER VILLAGE COMMENTS 1/19/24 JMD				
DATE DATE BY				

Drawing name: K:\GIS\DEV\26823002_CVG_CIGS Winnetka\2 Design\CAD\PlanSheets\C5.0 - GRADING PLAN.dwg Date: 02/24/2024 11:54am by: Joseph.Dalida
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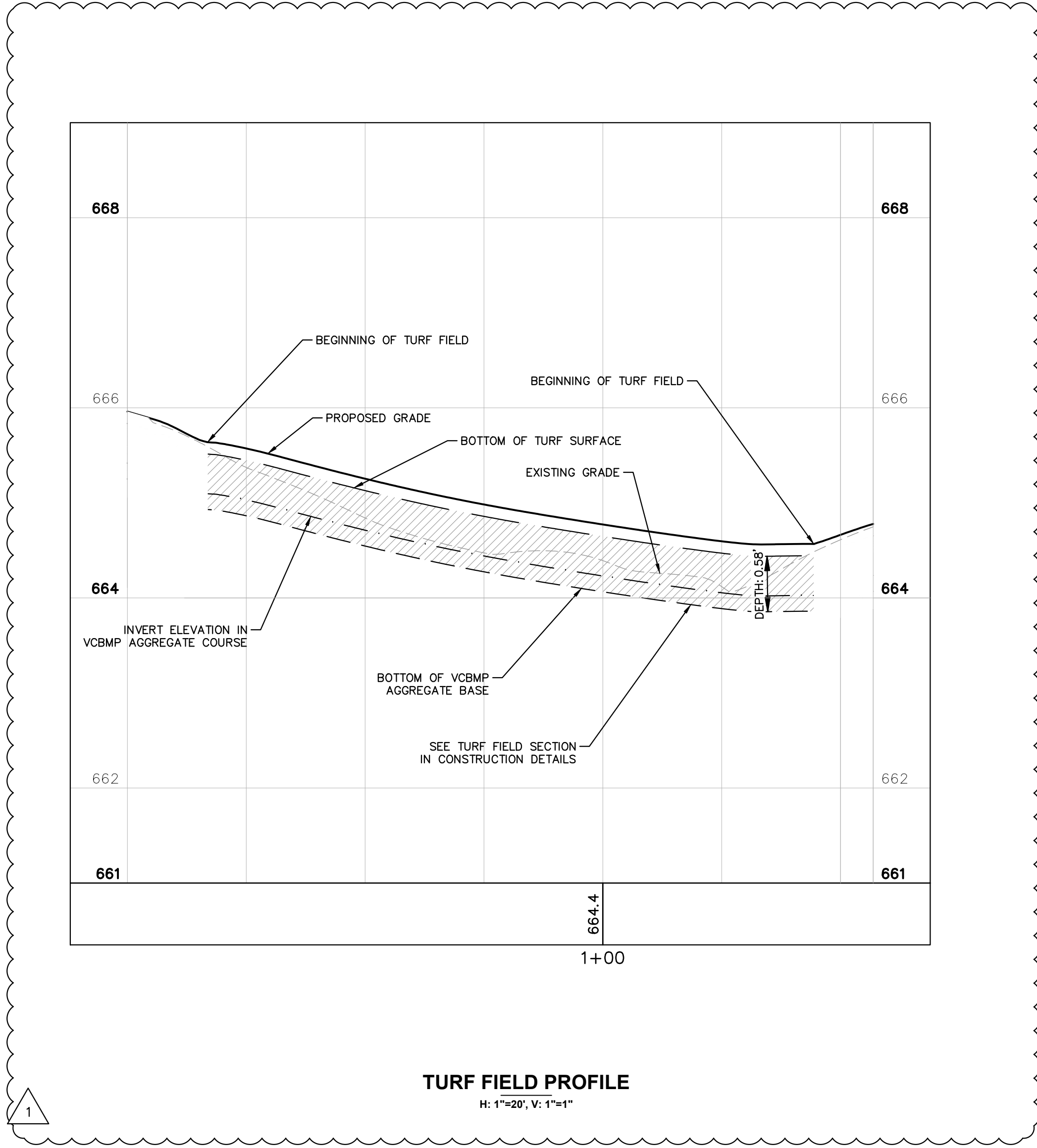


GRADING LEGEND

TP = TOP OF PAVEMENT	PROPOSED CONTOUR
EP = EDGE OF PAVEMENT	EXISTING CONTOUR
FL = FLOW LINE	RIDGE LINE
TC = TOP OF CURB	SLOPE AND FLOW DIRECTION
ME = MATCH ELEVATION	100-YEAR OVERLAND OVERFLOW ROUTE
TF = TOP OF FOUNDATION	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
R = RIM ELEVATION	PROPOSED SWALE
TW = TOP OF WALL	PROPOSED RETAINING WALL
FG = FINISHED GRADE	REVERSED PITCH CURB AND GUTTER
TS = TOP OF STAIRS	ACCESSIBLE ROUTE
BS = BOTTOM OF STAIRS	RIP RAP (SEE DETAILS)

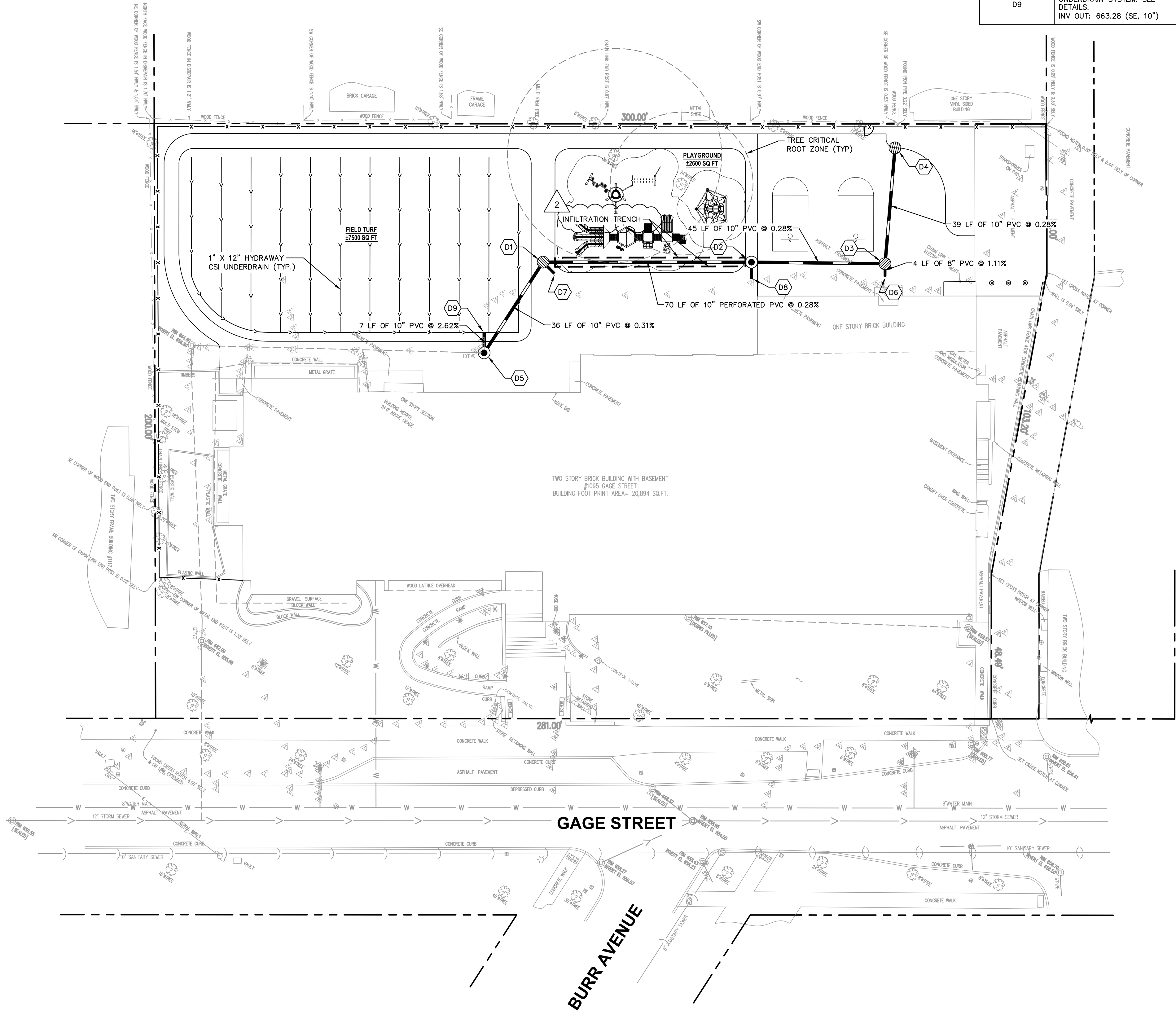
GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.



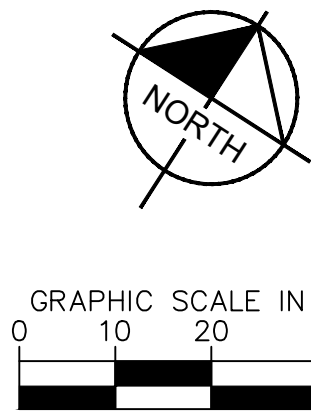
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DESIGNED BY:	JMD	
DRAWN BY:	EC	
CHECKED BY:	JWG	
SACRED HEART SCHOOL 1095 GAGE ST WINNETKA, IL 60093		
GRADING PLAN		
ORIGINAL ISSUE: 1/10/24 KHA PROJECT NO. 268-230-002 SHEET NUMBER C5.0		
REVISED PER VILLAGE COMMENTS 2/2/24 JMD DATE BY		

Drawing name: K:\GIS\LDE\26823002_CVG_CGS Winnetka\2 Design\PlanSheets\06.0 - UTILITY PLAN.dwg Date: 02/24/2024 11:55am by: Joseph D'Alaia
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MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D6	CONTRACTOR TO INVESTIGATE ROOF DRAIN CONNECTION LOCATION AND CAPTURE FLOW INTO PROPOSED PIPE NETWORK AS NECESSARY INV OUT: 660.83 (NW, 8")
D7	STORM STUB FOR FUTURE BUILDING CONNECTION, STUB TO BE GROUTED PER VILLAGE OF WINNETKA STANDARDS INV OUT: 660.55 (W, 8")
D8	STORM STUB FOR FUTURE BUILDING CONNECTION, STUB TO BE GROUTED PER VILLAGE OF WINNETKA STANDARDS INV OUT: 660.70 (NW, 8")
D9	STUB CONNECTION TO UNDERDRAIN SYSTEM. SEE DETAILS INV OUT: 663.28 (SE, 10")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	4' DIA. CLOSED LID MH RIM: 664.41 INV IN: 660.46 (NE, 10") INV IN: 660.46 (E, 8") INV OUT: 660.46 (S, 10")
D2	4' DIA. CLOSED LID CB RIM: 664.72 INV IN: 660.66 (NE, 10") INV IN: 660.66 (SE, 8") INV OUT: 660.66 (SW, 10")
D3	4' DIA. OPEN LID MH RIM: 664.21 INV IN: 660.78 (NW, 10") INV IN: 660.78 (SE, 8") INV OUT: 660.78 (SW, 10")
D4	2' DIA. INLET INV OUT: 660.89 (SE, 10")
D5	4' DIA. CLOSED LID MH RIM: 664.67 INV IN: 660.35 (N, 10") INV IN: 663.10 (NW, 10")



UTILITY NOTES

- ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

— W —	W	EX. WATER LINE
— W —	W	EX. HYDRANT
— W —	W	EX. WATER VALVE
— W —	W	EX. SANITARY SEWER LINE
— W —	W	EX. SANITARY SEWER MANHOLE
— W —	W	EX. STORM DRAIN LINE
— W —	W	EX. STORM STRUCTURE/INLET
— W —	W	EX. GAS LINE
— W —	W	EX. GAS METER
— W —	W	EX. UNDERGROUND ELECTRIC LINE
— W —	W	EX. ABOVE GROUND ELECTRIC LINE
— W —	W	EX. UNDERGROUND TELEPHONE LINE
— W —	W	EX. LIGHT POLE
— W —	W	PROPOSED UNDERGROUND ELECTRIC LINE
— W —	W	GAS LINE (BY GAS COMPANY)
— W —	W	PROPOSED PHONE LINE
— W —	W	PROPOSED STORM WATER LINE
— W —	W	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
— W —	W	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
— W —	W	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
— W —	W	PROPOSED FLARED END SECTION
— W —	W	PROPOSED SANITARY SEWER LINE
— W —	W	PROPOSED SANITARY MANHOLE
— W —	W	PROPOSED STORM/SANITARY CLEANOUT
— W —	W	PROPOSED WATER LINE
— W —	W	PROPOSED VALVE VAULT
— W —	W	PROPOSED VALVE BOX
— W —	W	PROPOSED FIRE HYDRANT
— W —	W	PROPOSED LIGHT POLE
— W —	W	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
— W —	W	RIP RAP (SEE DETAILS)

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WINNETKA, IL 60093
PHONE: 630-487-5550
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SCALE:

DESIGNED BY: JMD

DRAWN BY: EC

CHECKED BY: JWG

SACRED HEART
SCHOOL

UTILITY PLAN

SACRED HEART
SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE:
1/10/24
KHA PROJECT NO.
268-230-002
SHEET NUMBER

C6.0

MWRD STATISTICS

1. PROPERTY AREA	1.34 ACRES
2. PROJECT AREA BOUNDARY	0.48 ACRES
3. VCBMP TRIBUTARY AREA	0.38 ACRES
4. VOLUME CONTROL REQUIRED	0.017 AC-F
5. VOLUME CONTROL PROVIDED	0.028 AC-F

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WARRENVILLE, IL 60555
PHONE: 630-487-5550
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SACRED HEART
SCHOOL

MWRD PLAN

SACRED HEART
SCHOOL

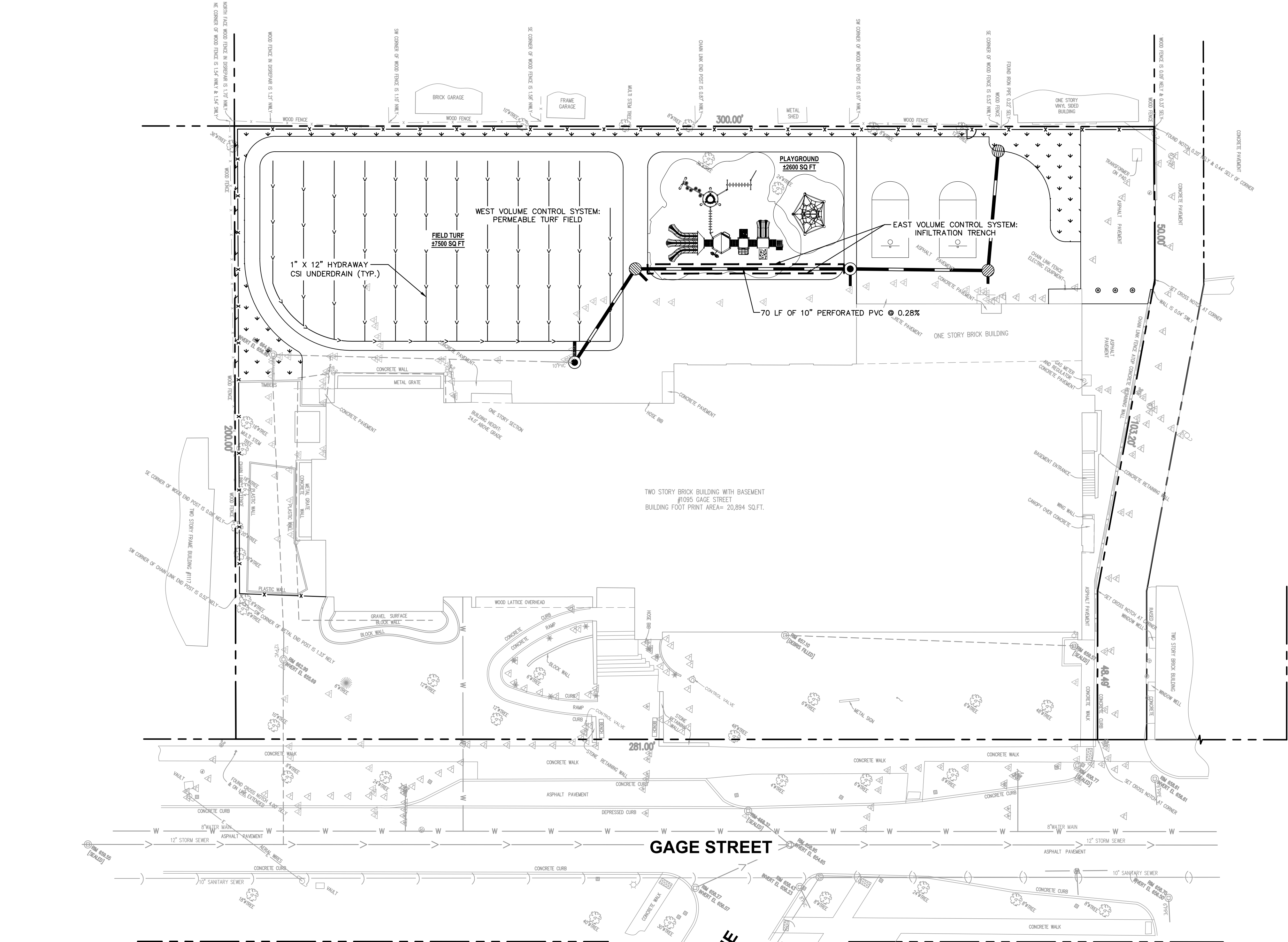
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ORIGINAL ISSUE:	1/10/24
KHA PROJECT NO	268-230-002
SHEET NUMBER	

C7.0

Drawing name: K:\GIS\LD\A\26823002_CVC_GCS Winnetka\2 Design\CAD\PlanSheets\C7.1 - MWRD OPERATIONS AND MAINTENANCE PLAN.dwg Date: 02/02/2024 11:55am by: Joseph Dabala
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SITE SUMMARY	
1. PROPERTY ADDRESS	1095 GAGE STREET WINNETKA, IL
PROPERTY INDEX NUMBERS	05-17-120-010-0000 05-17-120-011-0000 05-17-120-012-0000 05-17-120-013-0000 05-17-120-014-0000
2. TOTAL CONTIGUOUS OWNERSHIP	1.34 ACRES
3. DETENTION REQUIRED	0 AC-FT
4. DETENTION PROVIDED	0 AC-FT
5. VOLUME CONTROL REQUIRED	0.017 AC-FT
6. VOLUME CONTROL PROVIDED*	0.028 AC-FT



LEGAL DESCRIPTION

LOTS 15 TO 19, BOTH INCLUDED AND THAT PART OF LOT 20 LYING WESTERLY OF A LINE COMMENCING IN THE SOUTHERLY LINE 31 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER; THENCE NORTHERLY 48.49 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE; THENCE NORTHERLY TO A POINT 50 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF LOT 20 IN BLOCK 3 IN JARED GAGE'S SUBDIVISION OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE IN FEET
0 10 20 40

RESPONSIBLE PARTY

SACRED HEART SCHOOL
1095 GAGE STREET
WINNETKA, IL 60093

CONTACT:
TEL:

UTILITY LEGEND

PROPOSED STORM SEWER LINE
PROPOSED STORM STRUCTURE
100-YEAR OVERLAND OVERFLOW ROUTE
VEGETATIVE CONTROL

MAINTENANCE PLAN

GENERAL MAINTENANCE
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:

1. LITTER AND DEBRIS SHALL BE CONTROLLED.
2. LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
3. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
4. RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY OF SIMILAR SIZE AND SHAPE.
5. ROADS SHALL BE SEPT, VACUUMED AND OR WASHED ON A REGULAR BASIS.

INFILTRATION TRENCH/VOLUME CONTROL MAINTENANCE
PROPERLY DESIGNED AND INSTALLED INFILTRATION TRENCH SYSTEMS REQUIRE LITTLE MAINTENANCE.

THE FOLLOWING MAINTENANCE TASKS SHOULD BE PERFORMED MONTHLY:

1. CLEAR LEAVES AND DEBRIS FROM OVERFLOW ROUTE.

THE FOLLOWING MAINTENANCE TASKS SHOULD BE PERFORMED TWICE PER YEAR:

1. PERMEABLE SURFACE SHALL BE CLEANED WITH A LOW PRESSURE POWER WASHER.

THE FOLLOWING MAINTENANCE TASKS SHOULD BE PERFORMED ONCE PER YEAR:

1. INSPECT FACILITY AND PRETREATMENT AREAS FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS ETC.

NOTE: ANY ADDITIONAL MAINTENANCE PROCEDURES RECOMMENDED BY THE POUR-IN-PLACE RUBBER SURFACE MANUFACTURER SHALL BE FOLLOWED

PERMEABLE TURF VOLUME CONTROL FACILITY
WEEKLY MAINTENANCE

PREVENT CONTAMINATION FROM ROUTINE LANDSCAPE MAINTENANCE SUCH AS GRASS CLIPPINGS FROM MOWING, HEDGE TRIMMING, MULCHING PLANT BEDS, ETC. BY IMPLEMENTING THE FOLLOWING JOINT OPENING CLEANING PROCEDURES IMMEDIATELY AFTER CONTAMINATION OCCURS:

- HAND BROOM DEBRIS FROM THE TURF SURFACE.
- BLOW DEBRIS FROM THE TURF SURFACE WITH BACKPACK BLOWER TYPE DEVICE, COLLECT AND DISPOSE.

MONTHLY MAINTENANCE

OBSERVE ANY COLLECTION AREAS OF DEBRIS, DIRT, TOPSOIL, MULCH, ETC. AFTER SEASON EVENTS SUCH AS SNOWFALL, RAIN STORMS, LEAF LITTER, ETC. AND INVESTIGATE IF CLOGGING IS OCCURRING. IMMEDIATELY RESTORE INFILTRATION USING THE FOLLOWING CLEANING OPTIONS:

- BREAK UP ANY CRUST COVERING THE TURF MATERIAL WITH HAND BROOM FOR SMALLER AREAS OR MECHANICALLY WITH A ROTARY SWEEPER FOR LARGER AREAS.
- REMOVE DEBRIS MATERIAL.
- MECHANICALLY SWEEP TURF SURFACE.

YEARLY MAINTENANCE

ESTABLISH A SEASONAL MAINTENANCE SCHEDULE THAT INCLUDES THE FOLLOWING:

- SWEEP ENTIRE PERMEABLE TURF SURFACE WITH APPROPRIATE PREVENTATIVE SWEEPING DEVICES.
- INSPECT FACILITY AND PRETREATMENT AREAS FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS ETC.

NOTE: ANY ADDITIONAL MAINTENANCE PROCEDURES RECOMMENDED BY THE TURF MANUFACTURER SHALL BE FOLLOWED

STORMWATER COLLECTION SYSTEM
THE OWNER SHALL PERFORM MONTHLY INSPECTION OF ALL COMPONENTS OF THE COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLE

1. REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES.
2. RESET COVERS/LIDS ON AS-NEEDED BASIS.
3. REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS

1. VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
2. STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT. CLEAN OUT AS NECESSARY.
3. RESTORE RIPRAP AT OUTFALL IF EROSION IS OBSERVED.
4. REPLANT AND RESEED ANY ERODED AREAS.

OVERLAND FLOW ROUTES (DITCHES/SWALES)

1. ANNUAL VISUAL INSPECTION SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED. THE SLOPE AND CROSS-SECTIONAL ARE OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION.
2. REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH.
3. SEED AND SOO ANY ERODED AREAS.
4. REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY.
5. PROVIDE REGULAR MOWING TO CONTROL VEGETATION.

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SACRED HEART SCHOOL

MWRD OPERATIONS AND MAINTENANCE PLAN

ORIGINAL ISSUE:
1/10/24
KHA PROJECT NO.
268-230-002
SHEET NUMBER
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REVISED PER VILLAGE COMMENTS
2/2/24
REVISED PER VILLAGE COMMENTS
1/19/24
DATE
BY



N.T.S



- ASPHALT MILLING AND REPLACEMENT CROSS SECTION**



- TURF SECTION**



1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED CONES WHICH ARE COLORED VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

FLUSH WITH TOP OF CURB AND TOP OF SIDEWALK

6"

VARIABLE

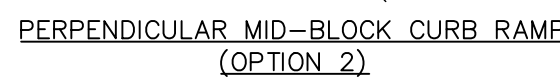
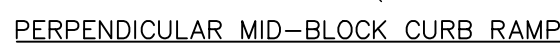
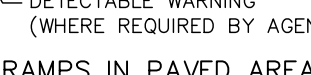
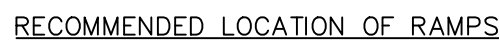
RAMP THICKNESS

50 R (2)

RAMP

DETAIL OF SIDE CURB

(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



N.T.S

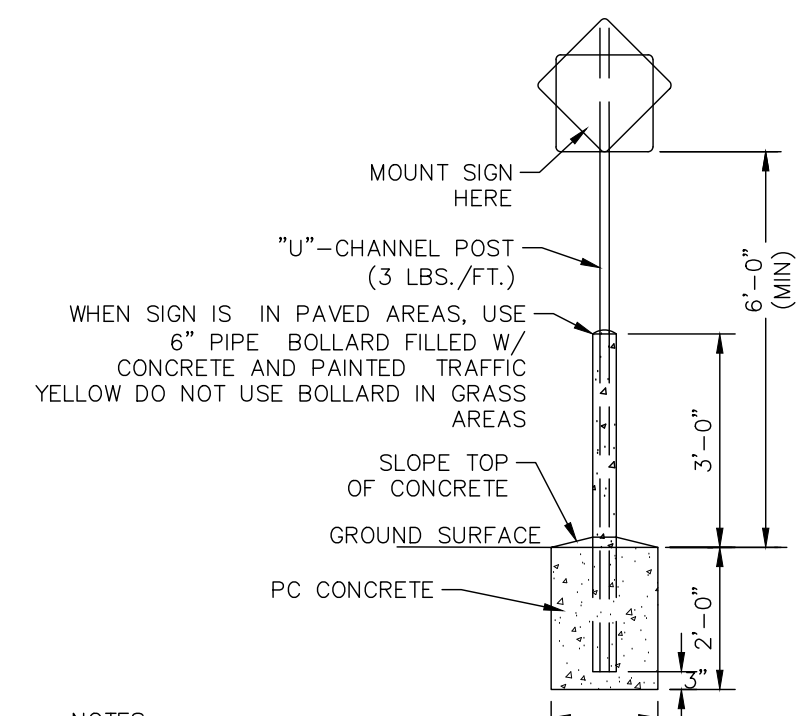


TECHNICAL GUIDANCE MANUAL

INFILTRATION TRENCH DETAIL

10/4/11

STD. DWG.



NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF
TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S
"MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL
CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN
ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

NTS



SACRED HEART
SCHOOL

CONSTRUCTION DETAILS

SACRED HEART
SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE:

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268-230-002

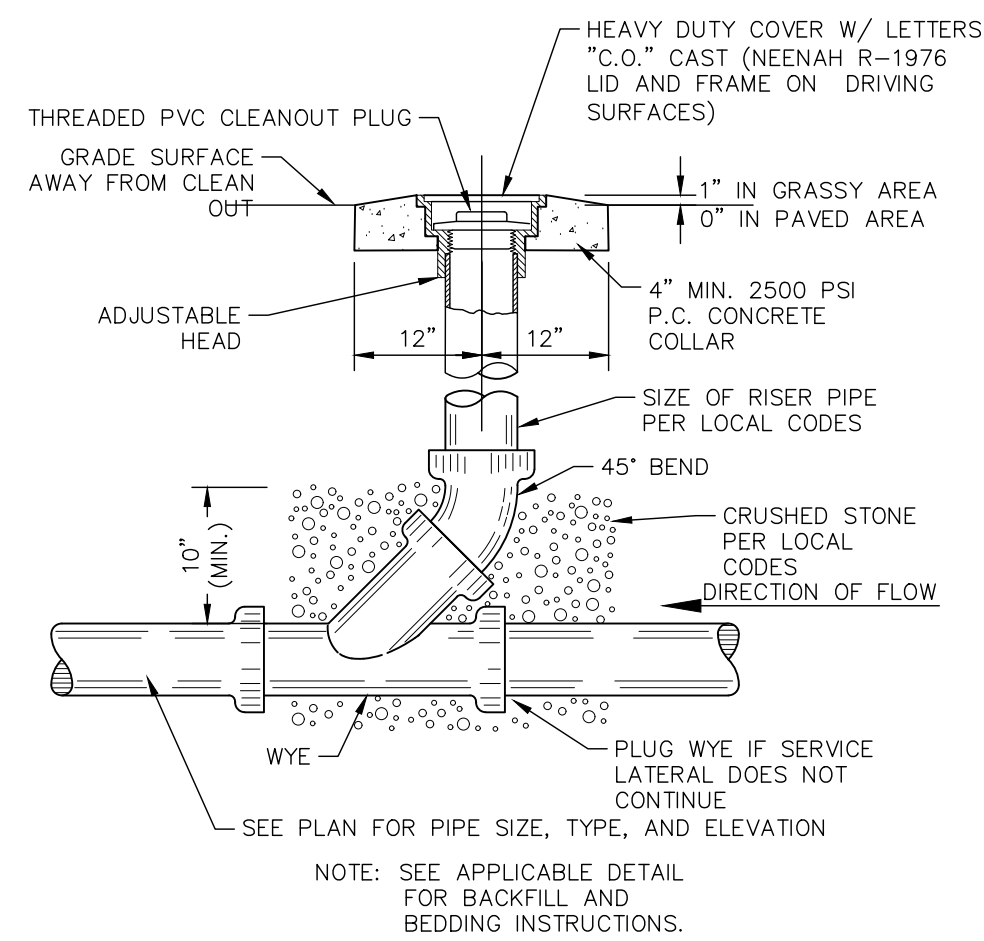
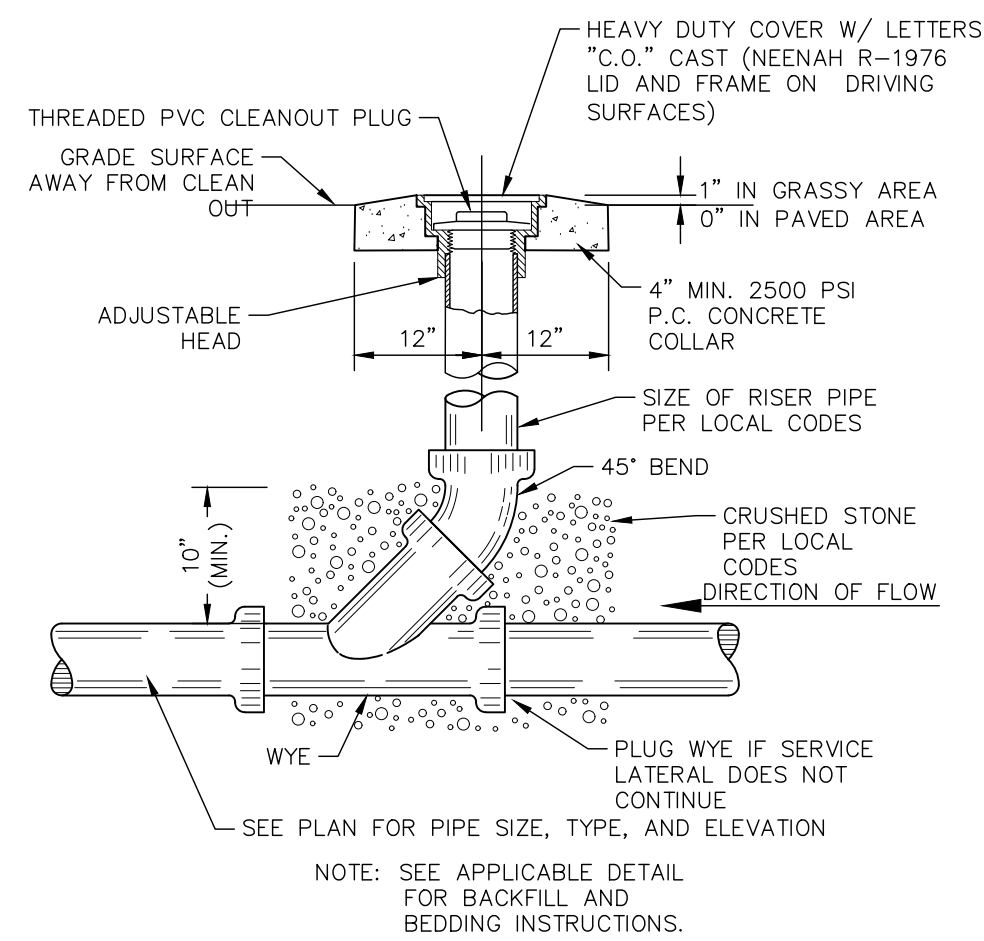
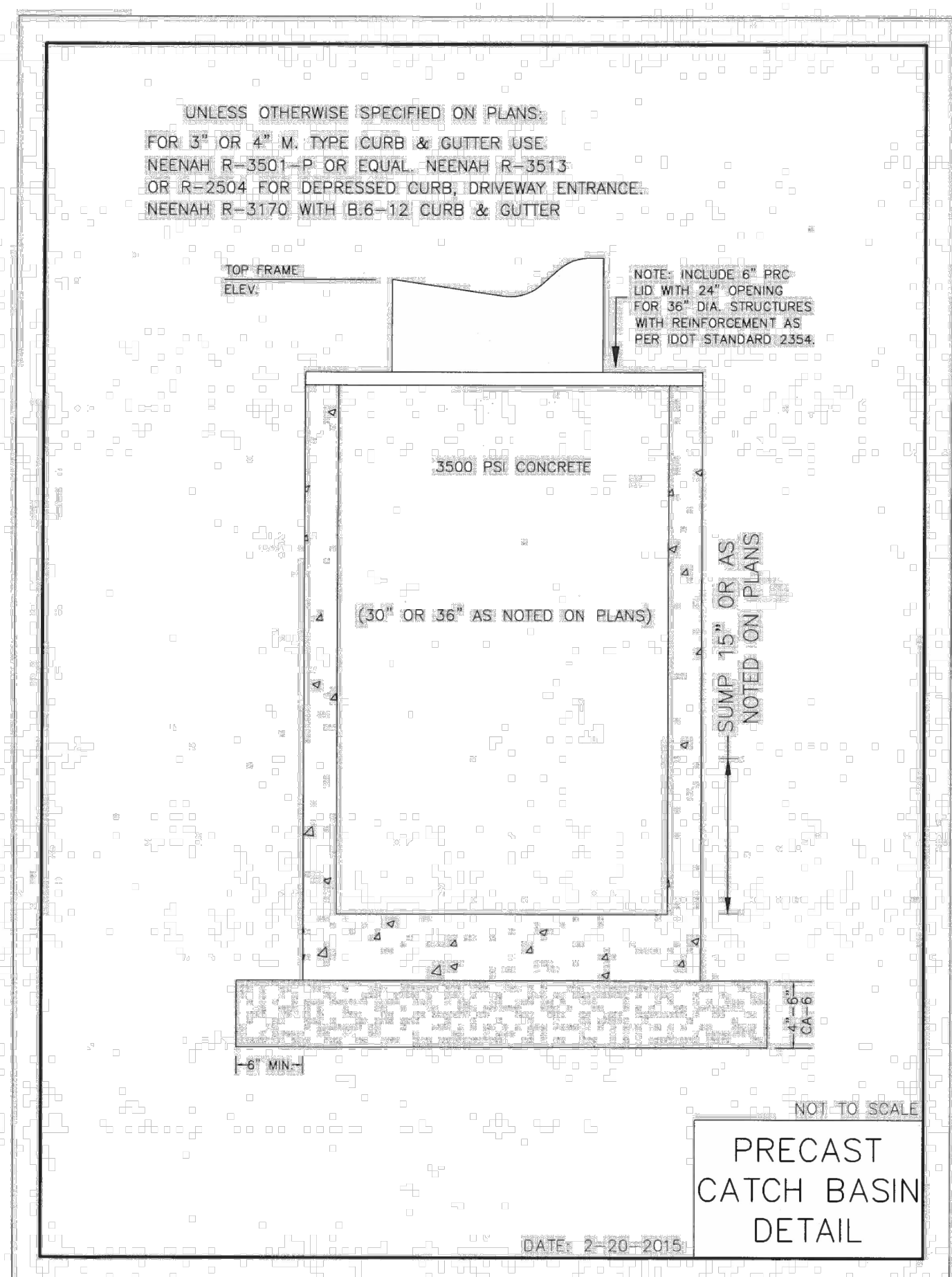
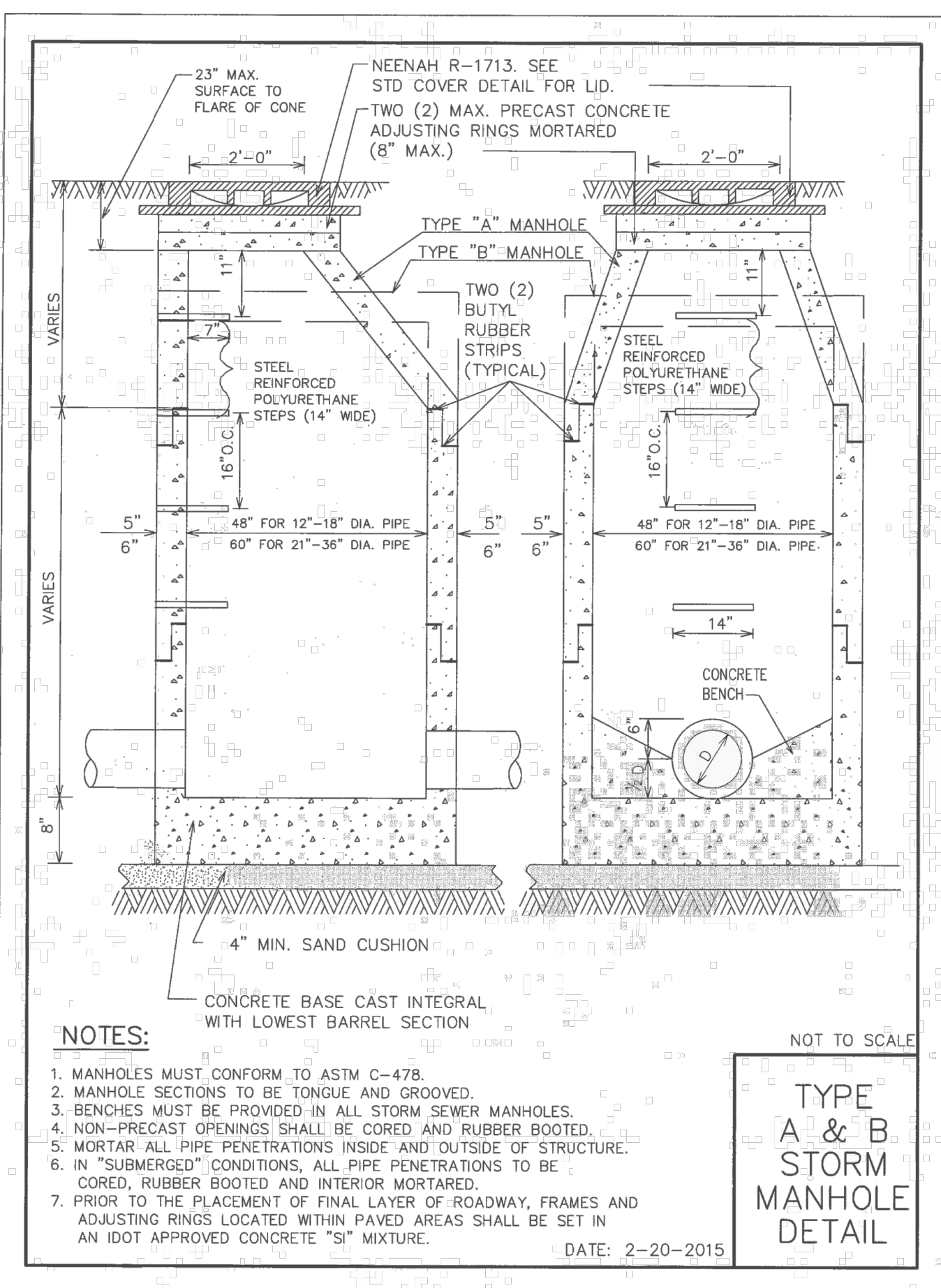
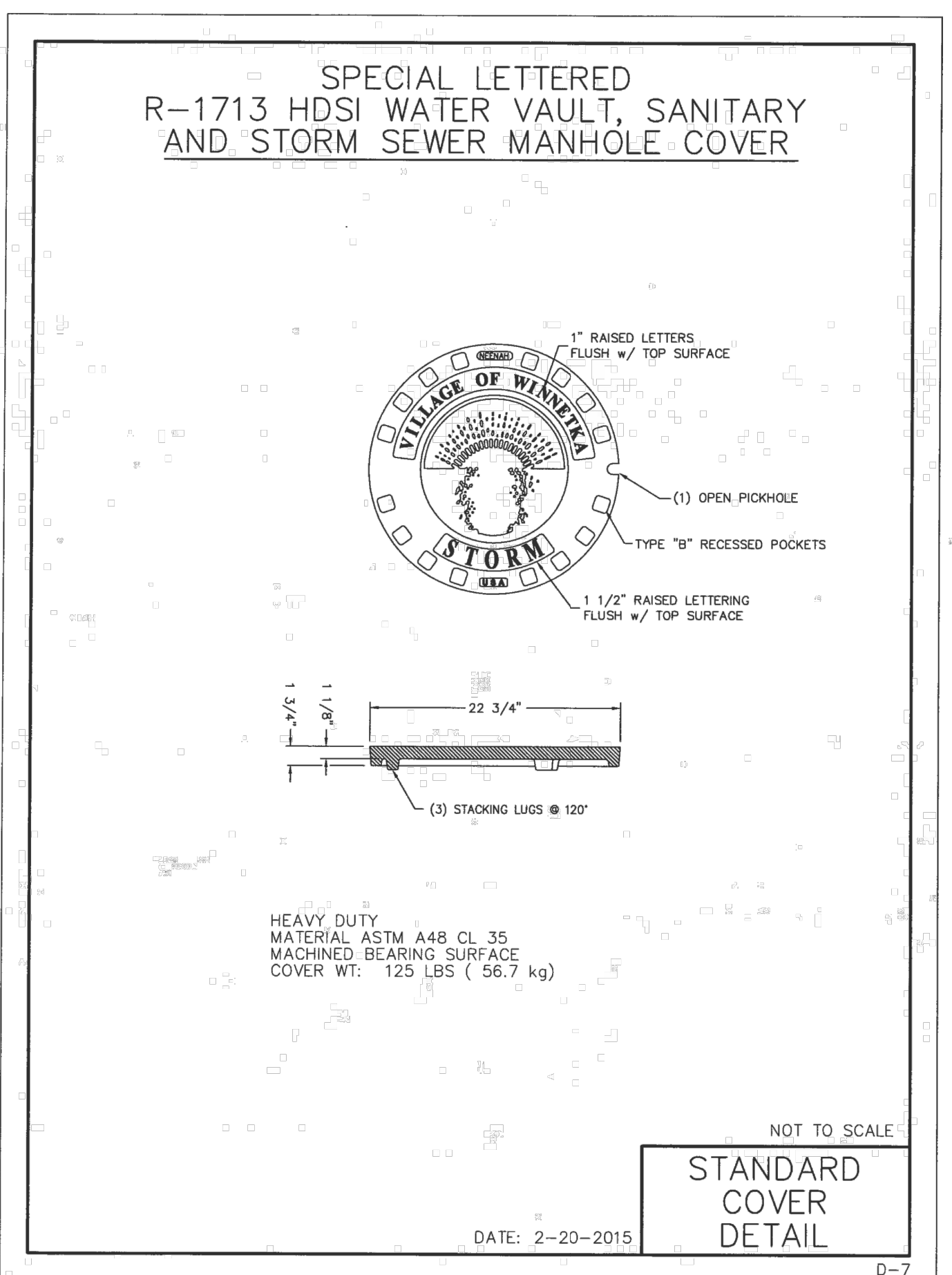
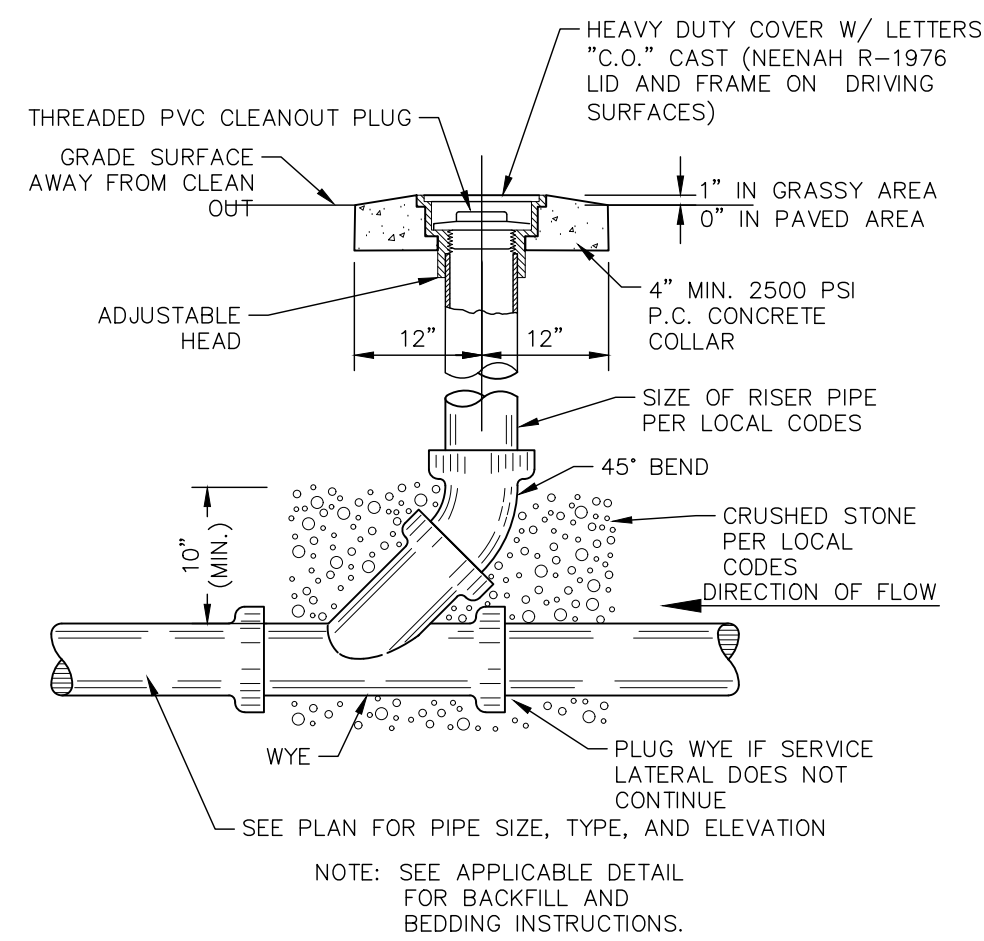
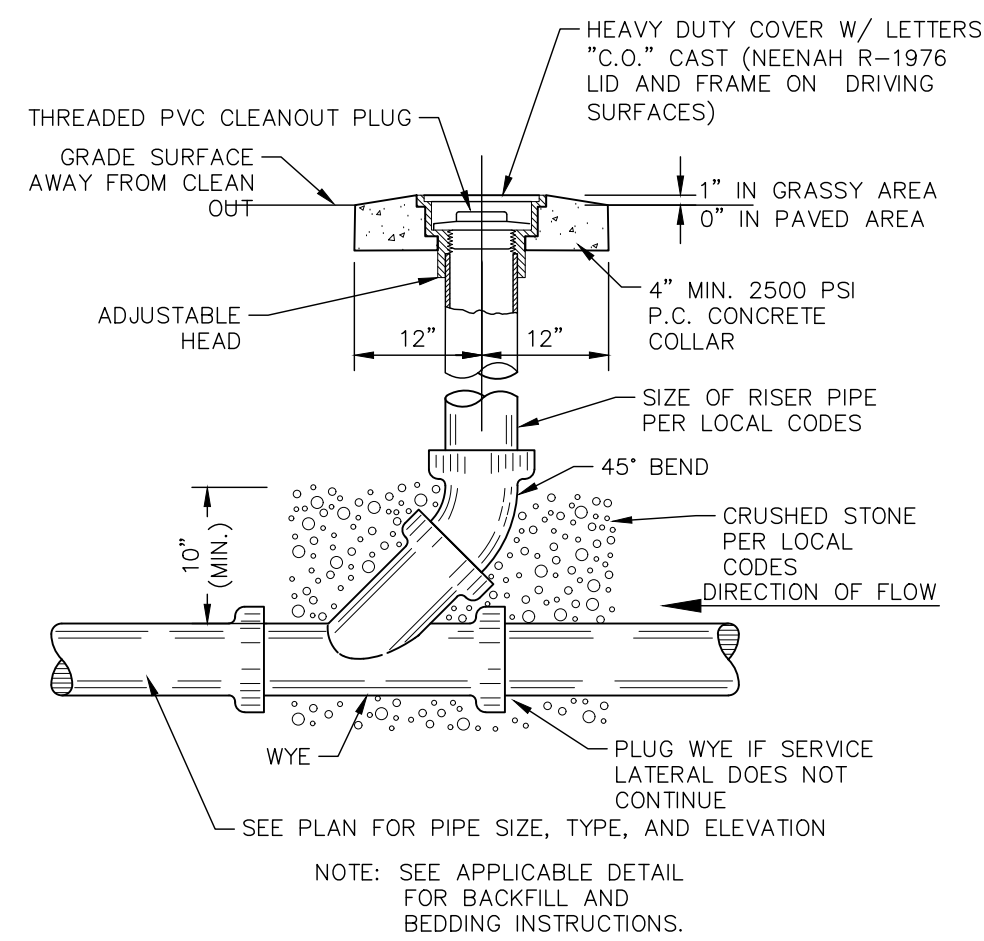
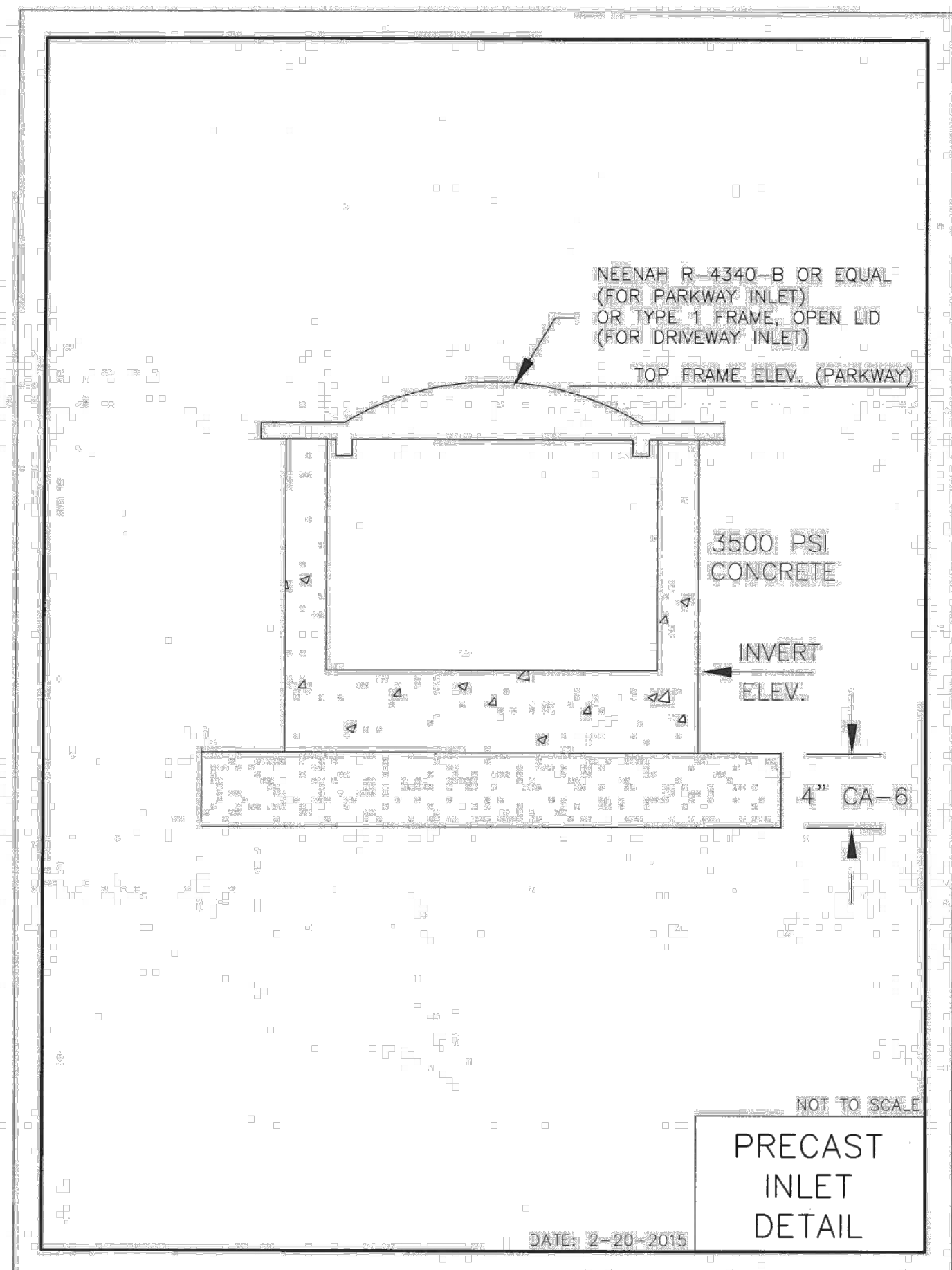
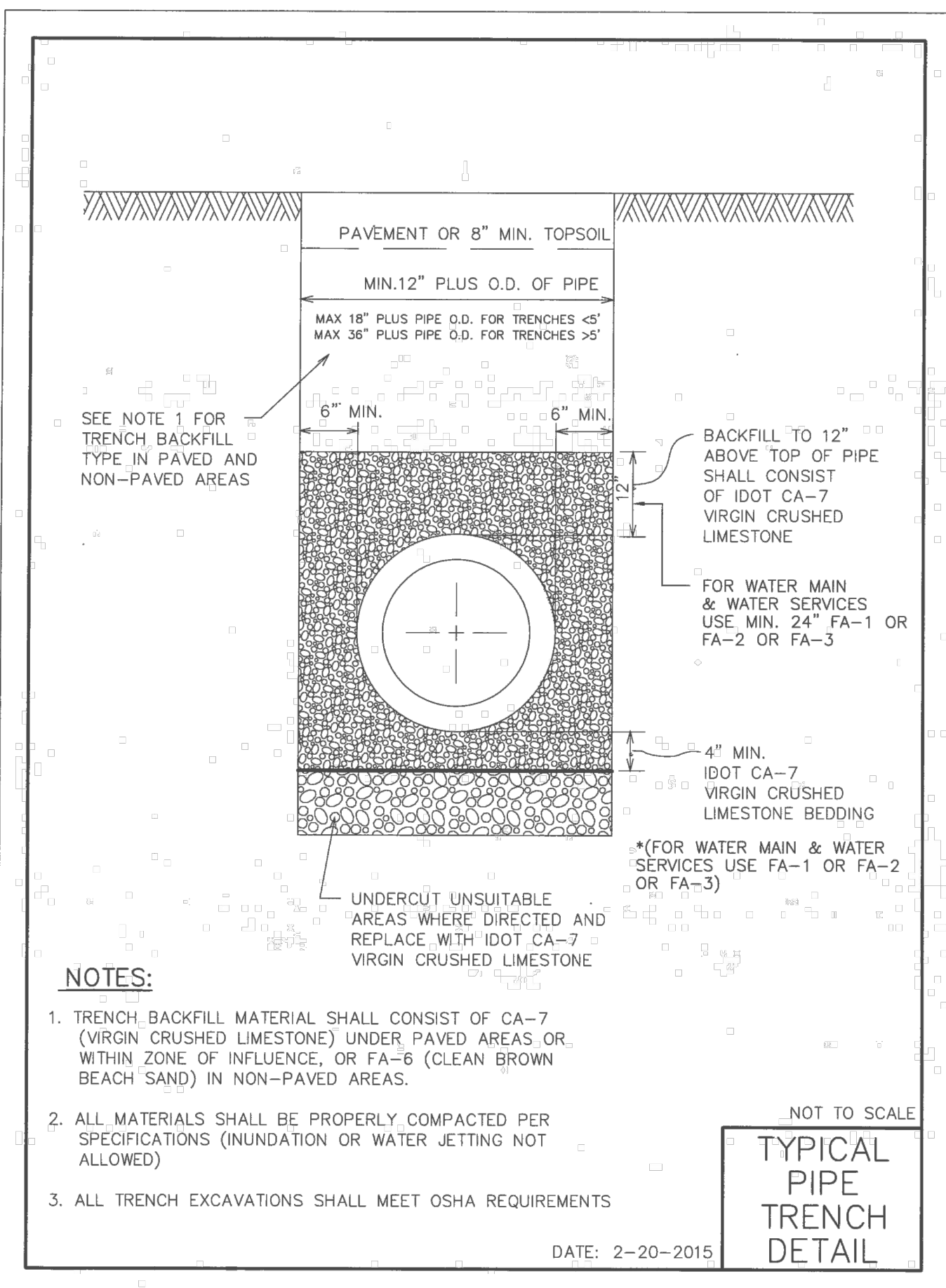
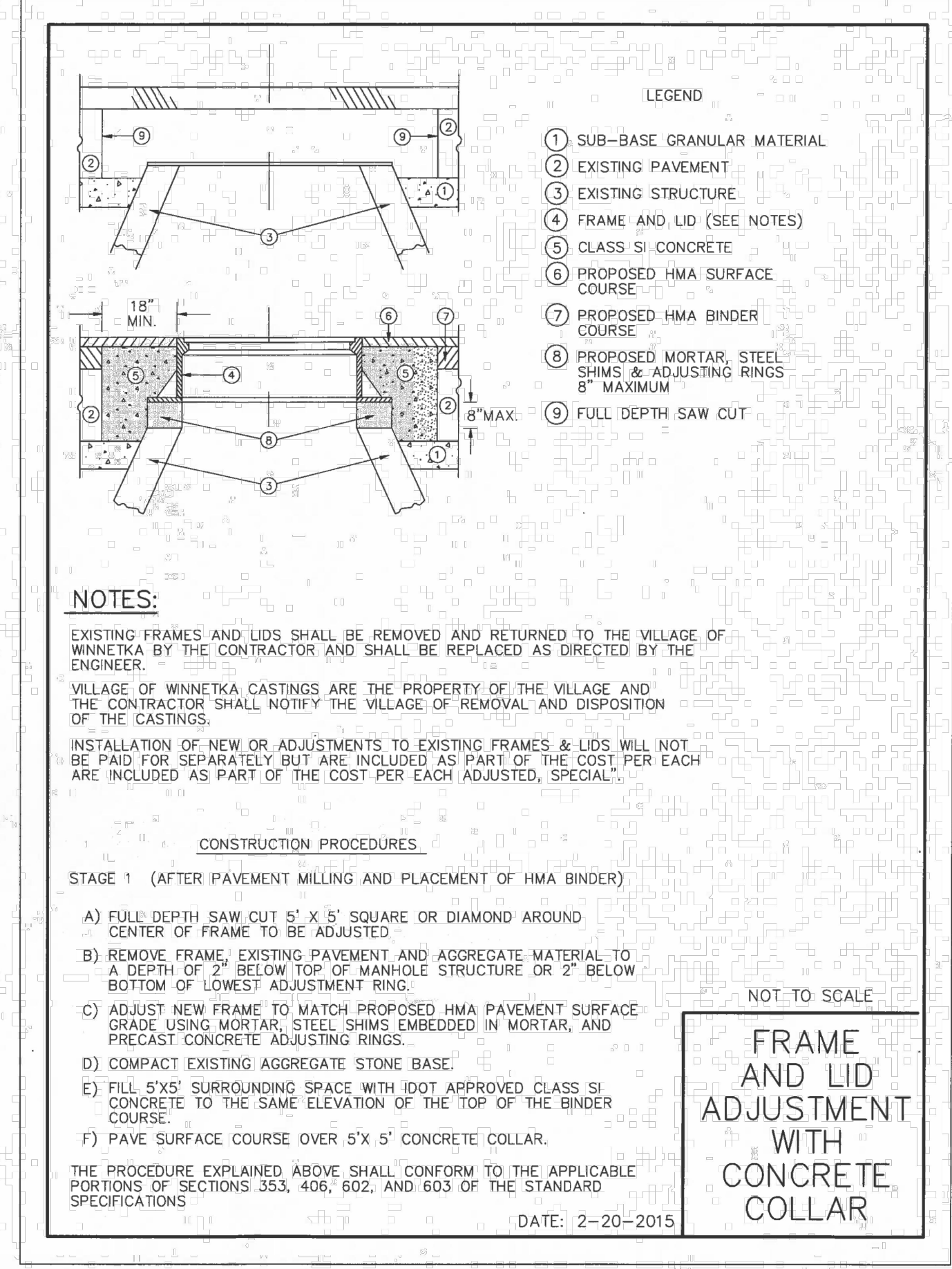
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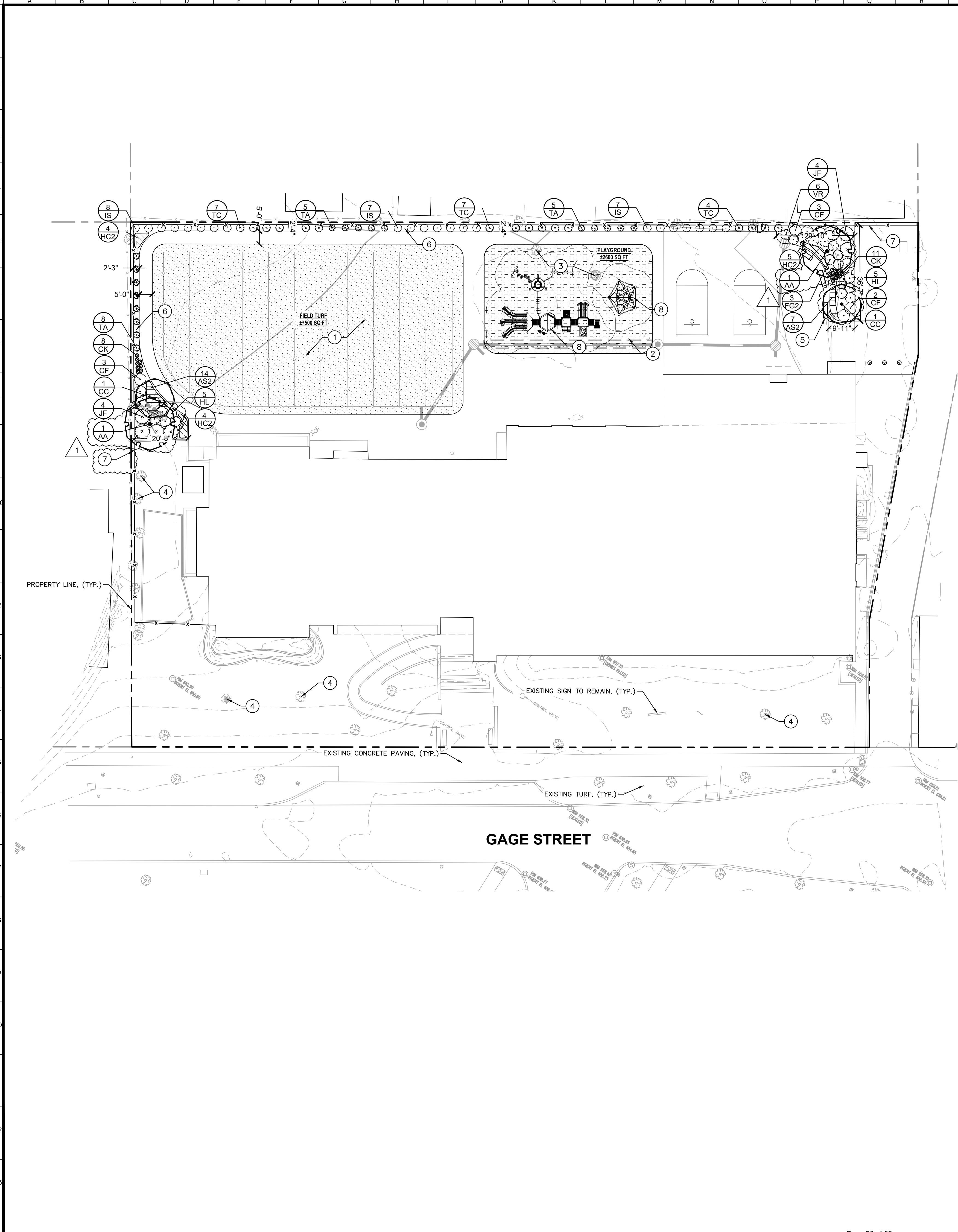
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SCALE: AS NOTED	DESIGNED BY: JMD	DRAWN BY: EC	CHECKED BY: JWG
Kimley»Horn			
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SACRED HEART SCHOOL			
CONSTRUCTION DETAILS			
SACRED HEART SCHOOL 1095 GAGE ST WINNETKA, IL 60093			
ORIGINAL ISSUE: 1/10/24 KHA PROJECT NO. 268-230-002 SHEET NUMBER C8.1			
REVISED PER VILLAGE COMMENTS 2/2/24 JMD			
REVISED PER VILLAGE COMMENTS 1/19/24 JMD			
REVISIONS			
DATE			
BY			

Drawing name: K:\GIS\LDE\26823002_CVG_CIGS Winnetka\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 LANDSCAPE PLAN Feb 02, 2024 11:56am by: Joseph D'Alao
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KEY NOTES

1

SYNTHETIC TURF

2

POUR IN PLACE RUBBER SURFACE, DEPTH PER PLAYGROUND EQUIPMENT MANUFACTURER'S REQUIREMENTS. DO NOT EXCAVATE BELOW TREE ROOT DEPTH.

3

EXISTING TREE IN PLAYGROUND TO REMAIN. CONTRACTOR TO PROTECT TREE IN PLACE. CONDITIONS OF TREE AND ROOT STRUCTURES TO BE REPORTED TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ADDITIONAL PRECAUTIONS ARE REQUIRED. ALL TREE ROOTS TO BE PROTECTED IN PLACE OR PRUNED PER ANSI STANDARDS FOR TREE CARE.

4

EXISTING TREES TO REMAIN

5

BENCH: BELSON OUTDOORS
TRADITIONAL RECYCLED PLASTIC BENCH
MODEL: FLG-P
6' LENGTH WITH BACK
BACK/SEAT COLOR: CHARCOAL
FRAME COLOR: BLACK

6

PLANTS BEDS TO BE HARDWOOD MULCH TO FENCE LINE, TYP.

7

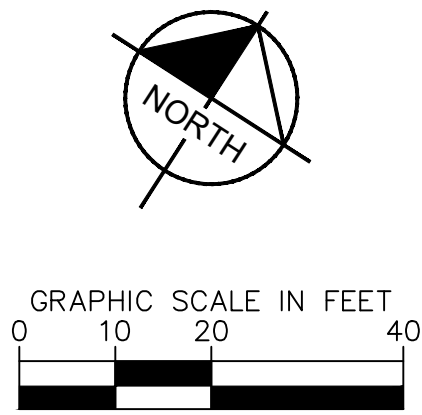
PROPOSED FENCE, SEE CIVIL PLANS FOR LAYOUT.
HEIGHT VARIES, SEE ARCHITECTURAL PLANS FOR DETAIL.

8

PLAYGROUND EQUIPMENT, BY OTHERS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AA	2	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	2.5" CAL. MIN.	
ORNAMENTAL TREES						
	CC	2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5" CAL. MIN.	SINGLE STEM
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS						
	CF	8	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	3 GAL.	SEE PLAN	18" HT. MIN.
	VR	6	DIERVILLA RIVULARIS 'SMNDRSF' / KODIAK® BLACK HONEYSUCKLE	5 GAL.	SEE PLAN	18" HT. MIN.
	FG2	3	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	3 GAL.	SEE PLAN	18" HT. MIN.
	HL	10	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	3 GAL.	SEE PLAN	24" HT. MIN.
EVERGREEN SHRUBS						
	IS	22	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	3 GAL.	SEE PLAN	18" HT. MIN.
	JF	8	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.	SEE PLAN	24" HT. MIN.
	TA	18	THUJA OCCIDENTALIS 'ANNA VAN VLOTEN' / ANNA'S MAGIC BALL® ARBORVITAE	2 GAL.	SEE PLAN	12" HT. MIN.
	TC	18	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHIEF™ ARBORVITAE	5 GAL.	SEE PLAN	18" HT. MIN.
ORNAMENTAL GRASSES						
	CK	19	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	SEE PLAN	12" HT. MIN.
PERENNIALS						
	AS2	21	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	1 GAL.	24" O.C.	
	HC2	13	HEMEROCALLIS X 'CHICAGO FIRE' / CHICAGO FIRE DAYLILY	1 GAL.	30" O.C.	



NOTE: THIS IS FOR PRELIMINARY DESIGN INTENT ONLY. PLANT SELECTION, QUANTITIES, AND LOCATIONS ARE SUBJECT TO CHANGE.

Kimley»Horn

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WINNETKA, IL 60093
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SCALE: AS NOTED

DESIGNED BY: JMD

DRAWN BY: EC

CHECKED BY: JWG

SACRED HEART SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

LANDSCAPE PLAN

SACRED HEART SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24

KHA PROJECT NO. 268-230-002

SHEET NUMBER

L1.0

REVISED PER VILLAGE COMMENTS

2/2/24

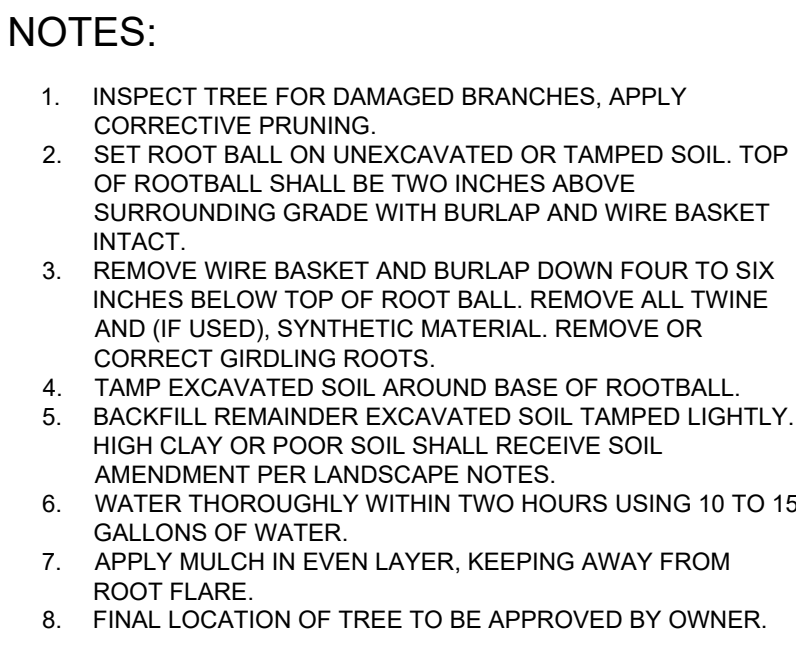
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REVISIONS

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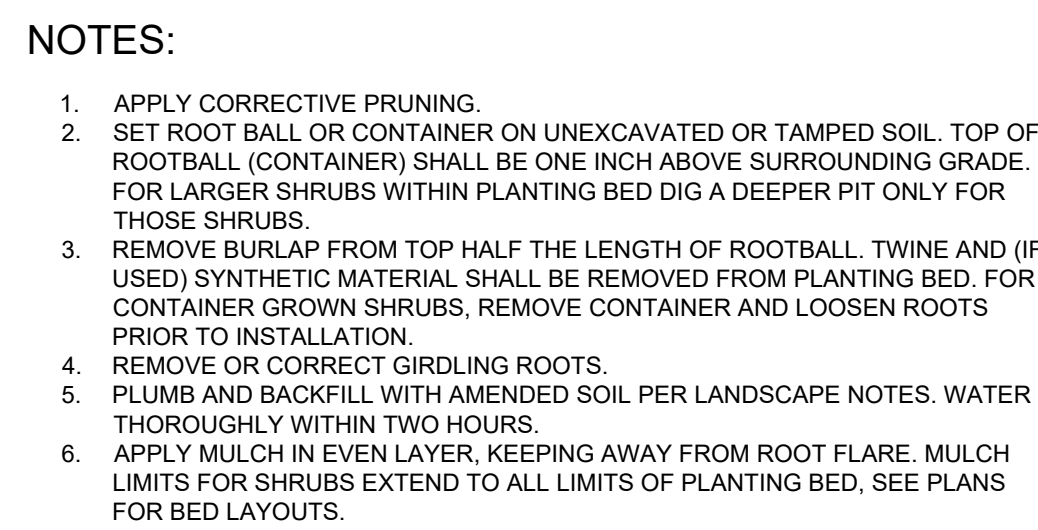
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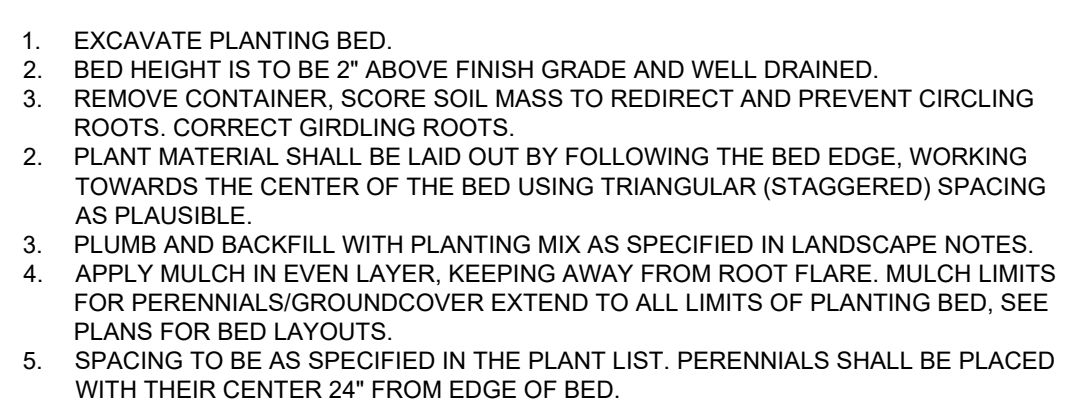
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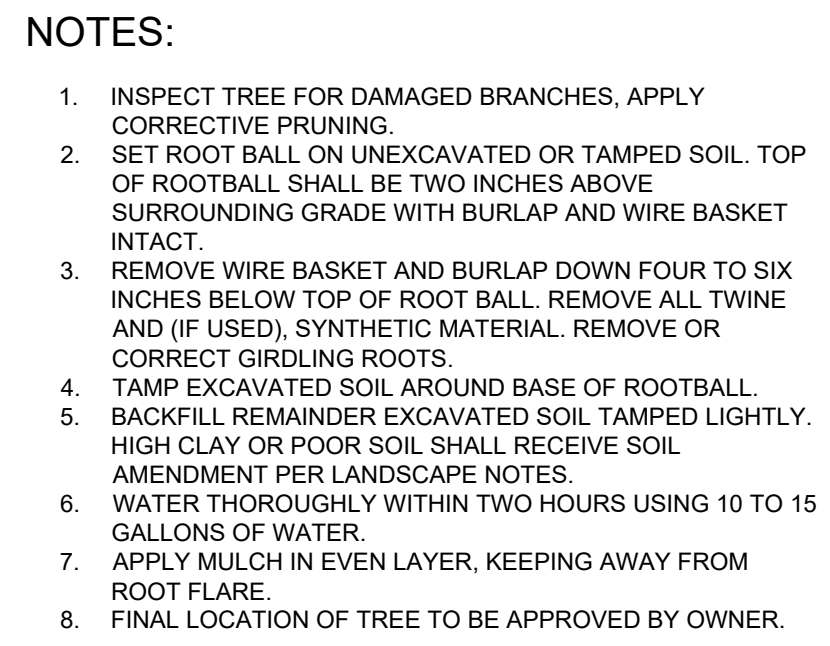
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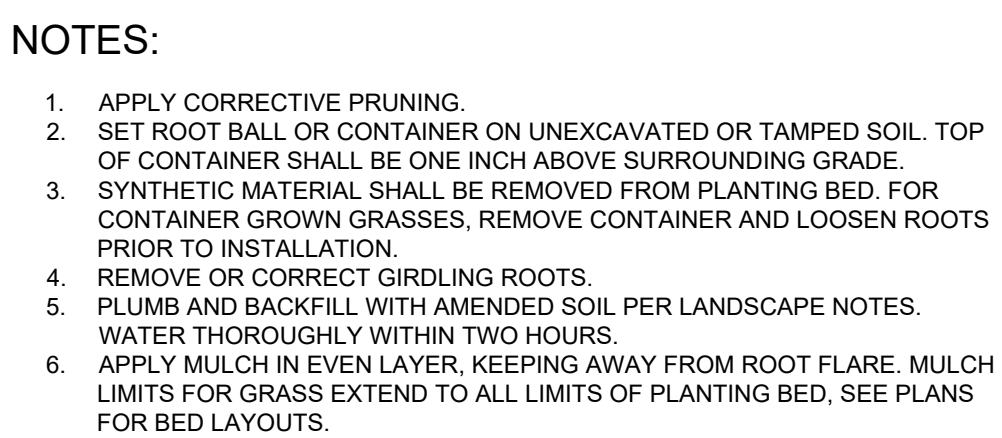
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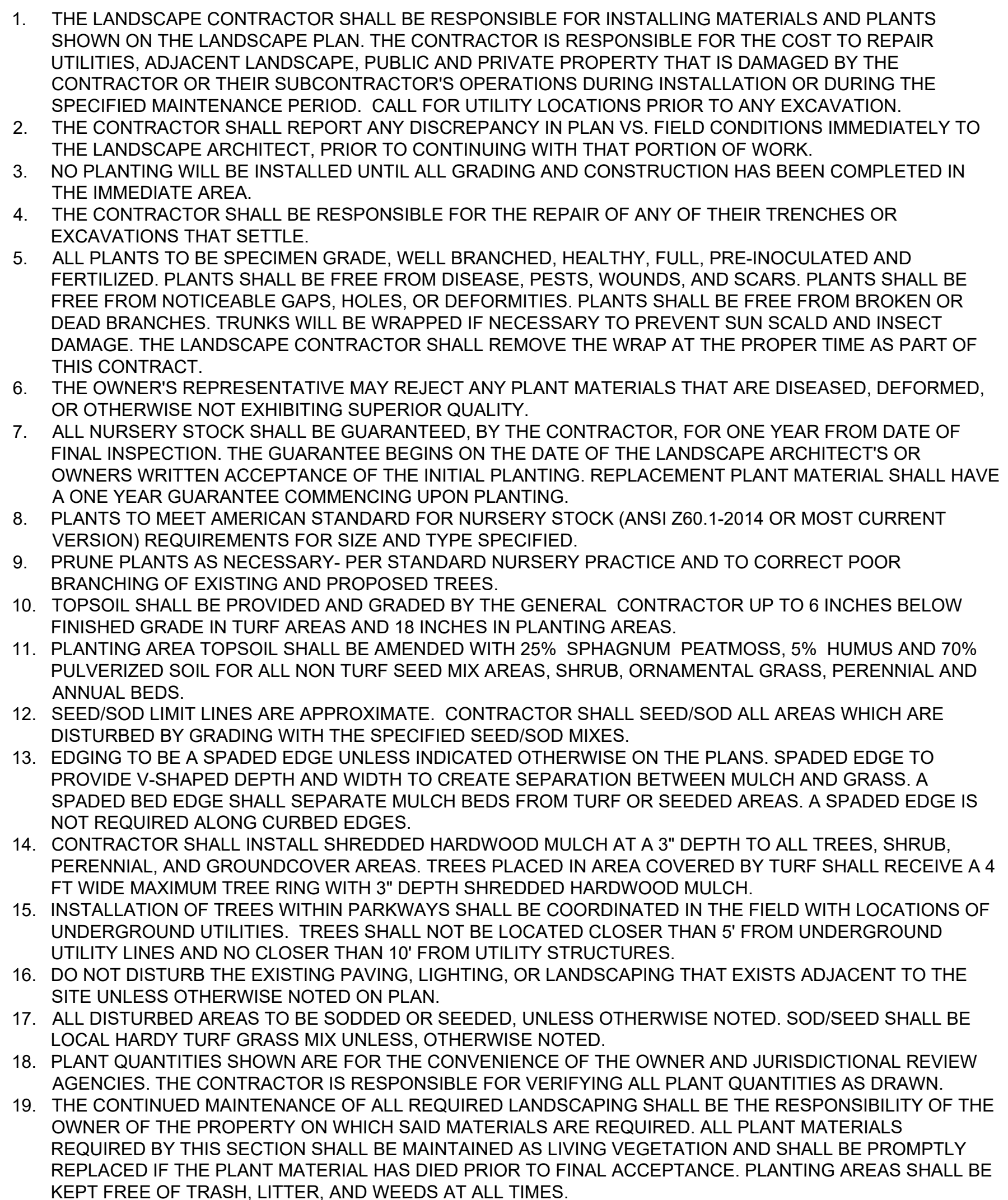


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4/21 - 4/21



L2.0



NOTE:

- PLAYGROUND EQUIPMENT IS INTENDED TO REPRESENT THE GENERAL DESIGN OF PLAYGROUND. EXACT EQUIPMENT IS SUBJECT TO CHANGE.
- COLORS ARE A REPRESENTATION OF THE PREFERRED COLOR SCHEME. COLORS OF EXACT ITEMS IS SUBJECT TO CHANGE.

PLAYGROUND PHOTOGRAPHS

DIVINE MERCY PARISH AND SACRED
HEART SCHOOL
1095 GAGE STREET - WINNETKA, IL
JANUARY 10, 2024 | project 2023271





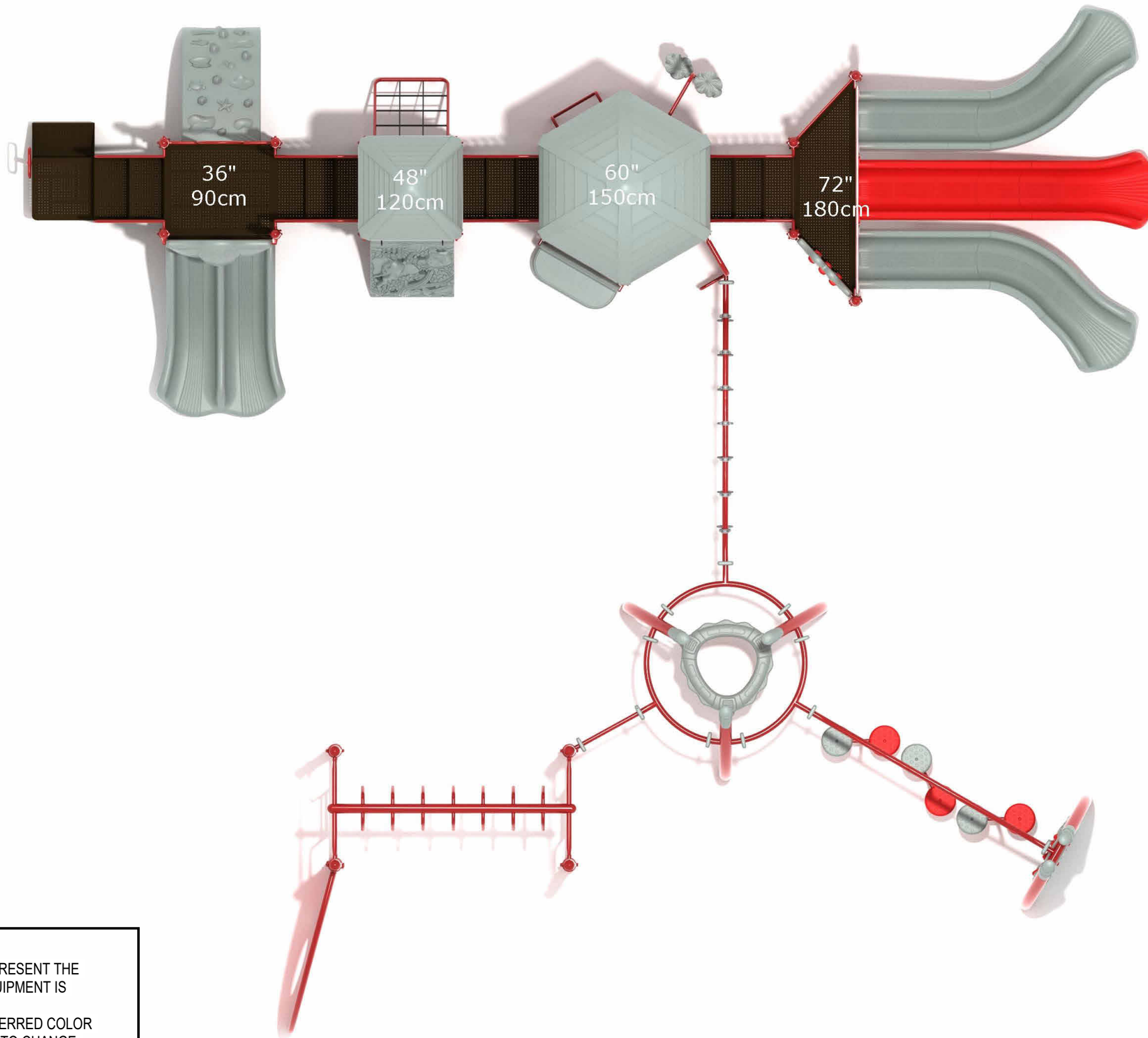
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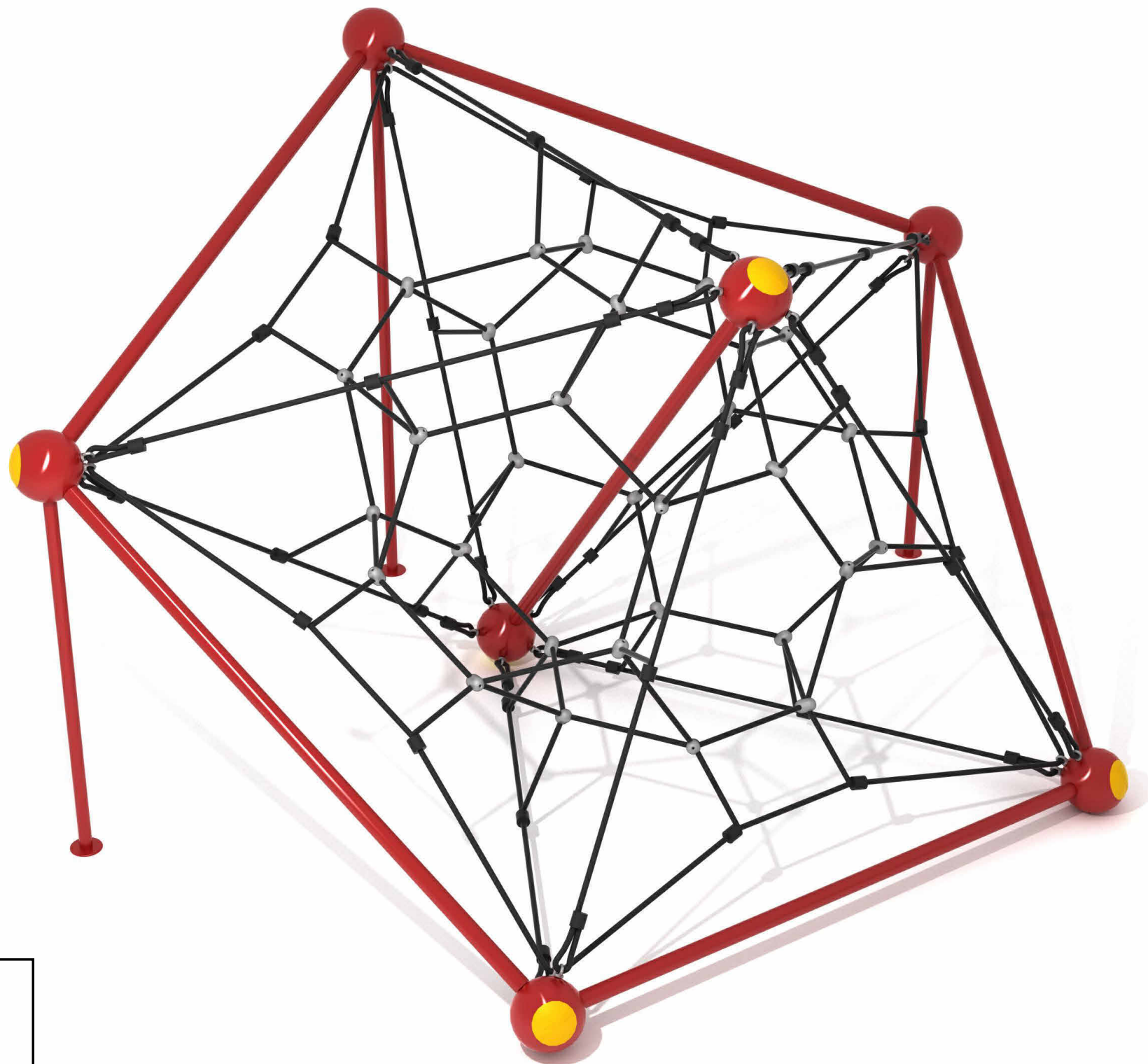


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PLAYGROUND PHOTOGRAPHS



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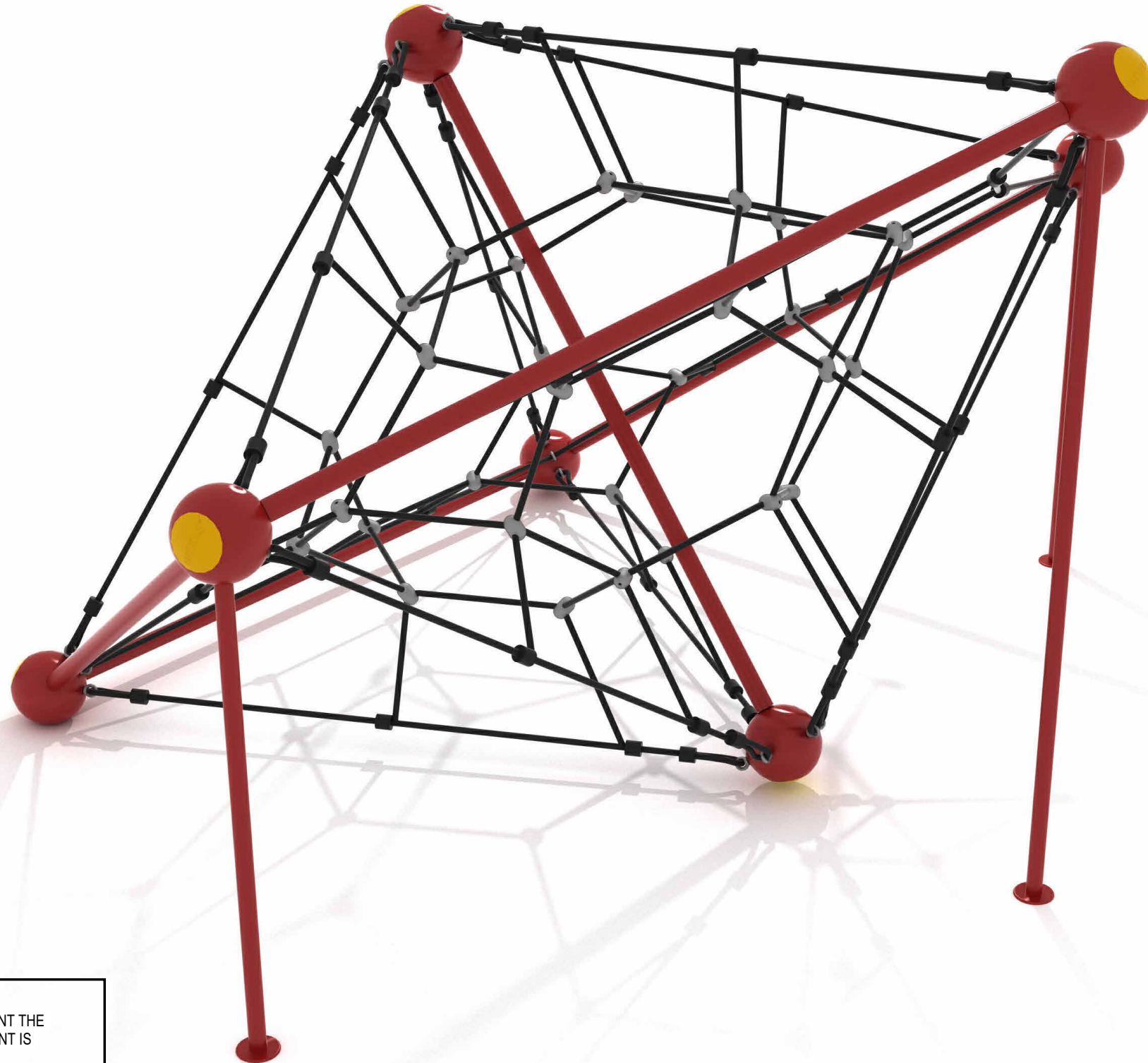
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PLAYGROUND PHOTOGRAPHS



charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023



NOTE:

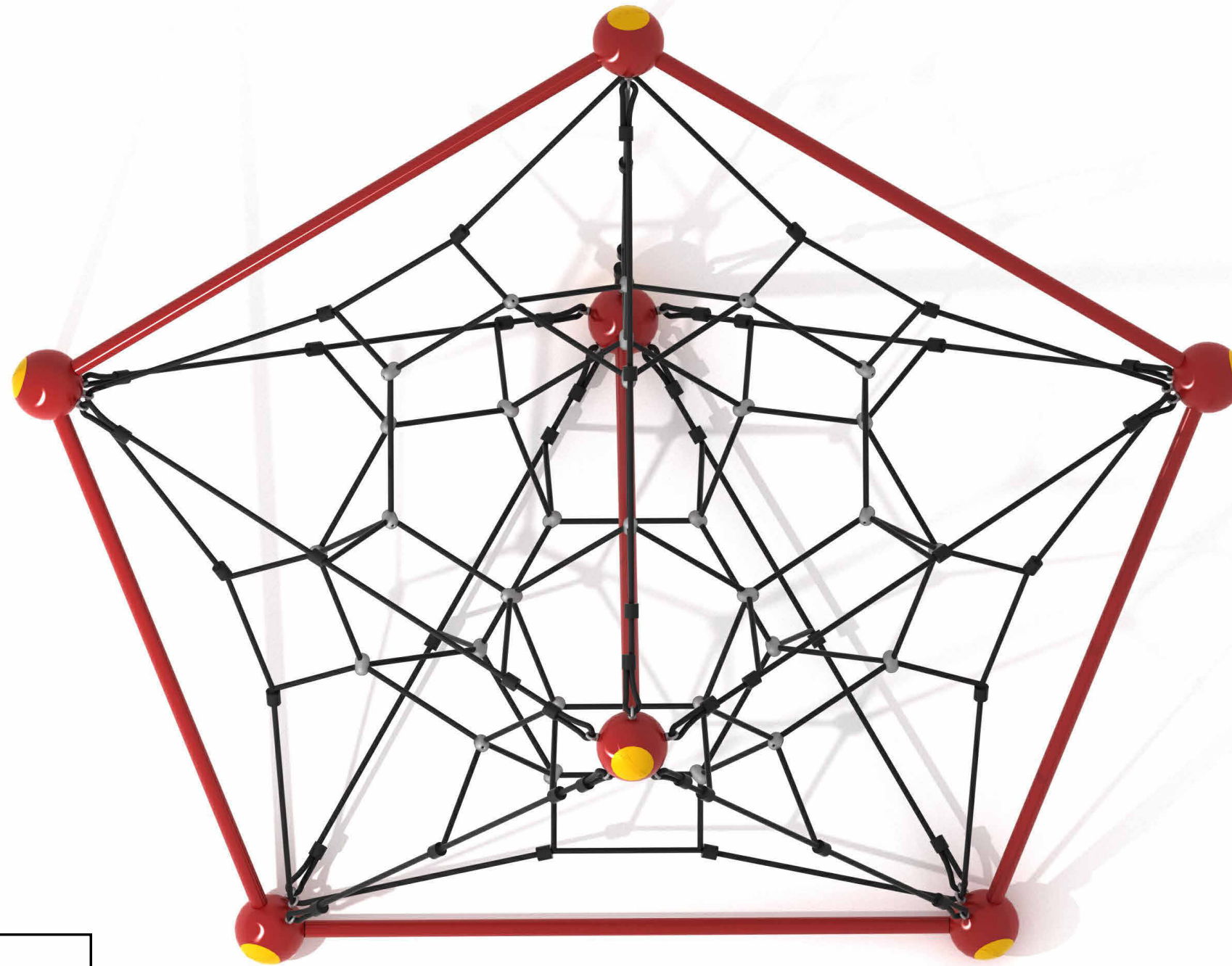
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PLAYGROUND PHOTOGRAPHS

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS (Sacred Heart School - 1095 Gage Street)

WHEREAS, the Catholic Bishop of Chicago, a corporation sole (the “Archdiocese of Chicago”), is the owner of the following described real estate (the “Subject Property”):

Lots 15, 16, 17, 18, 19, and 20 except that part of said Lot 20 lying easterly of the westerly line of the 16 foot alley in Block 3 of Jared Gage’s Subdivision according to the plat thereof recorded as Document No. 12387 on February 8, 1872, in the East ½ of the Northwest ¼ of Section 17, township 42 North, Range 13 East of the Third Principal Meridian, Village of Winnetka, Cook County, Illinois,

commonly known as 1095 Gage Street, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District, provided in Chapter 17.32 of the Winnetka Zoning Ordinance, Title 17 of the Winnetka Village Code; and

WHEREAS, Sacred Heart Church, which is part of the Archdiocese of Chicago, operates Sacred Heart School, a Catholic elementary school, on the Subject Property; and

WHEREAS, Sacred Heart School consists of a school building, playground and paved parking area, all of which have been located on the Subject Property since 1951; and

WHEREAS, on February 3, 2003, Sacred Heart Church (“Applicant”) filed an application for a special use permit pursuant to Section 17.32.010.B.2c of the Winnetka Zoning Ordinance, to allow the construction of a two-story addition to the west side of the school building, adding seven classrooms, an elevator and other improvements that will bring the school into compliance with the Americans with Disabilities Act; and

WHEREAS, on February 3, 2003, the Applicant also filed an application for the following variations from Chapter 17.32 of the Winnetka Zoning Ordinance: (a) a variation from the intensity of use of lot provisions of Section 17.32.010.F to allow an impermeable surface area of 42,238.78 square feet, which exceeds the maximum of 35,030.40 square feet, resulting in a variation of 7,208.38 square feet (20.58%); and (b) a variation from the principal roof form requirements of Section 17.32.010.O, to allow both the addition and temporary, mobile classrooms to have a flat roof rather than a required pitch of between 35° and 60°; and

WHEREAS, on April 23, 2003, 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 nine members then present, has recommended that the special use permit be granted, finding that it is consistent with *Winnetka 2020*, the Winnetka Comprehensive Plan; and

WHEREAS, on May 12 2003, 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 six members then present, has recommended that the requested variation and special use be granted; and

WHEREAS, on March 20, 2003, and April 17, 2003, the Design Review Board reviewed the proposed building addition and site alterations and has issued favorable comment; and

WHEREAS, Section 17.32.020.B2.c of the Winnetka Zoning Ordinance allows educational institutions, such as Sacred Heart School, as special uses in the B-1 Multi-Family Residential Districts, subject to meeting the conditions set forth in Chapters 17.32 and 17.56 of the Zoning Ordinance; and

WHEREAS, the Subject Property is located on the north side of Gage Street, with its north and west property lines being adjacent to single family residential uses in the R-5 Single-Family Residential Zoning District, and its east property line being adjacent to a public alley that adjoins the commercial properties on the west side of Green Bay Road north of Gage Street; and

WHEREAS, Burr Avenue terminates at Gage Street opposite the easterly portion of the Subject Property, with the Subject Property being located opposite single family residential uses in the R-5 Single-Family Residential Zoning District on the west side of Burr Avenue and south side of Gage Street, and being located opposite the Sacred Heart Church property that lies along the south side of Gage Street on the east side of Burr Avenue; and

WHEREAS, the proposed building addition for Sacred Heart School is part of a plan of Applicant to expand its facilities by adding to the school building and by constructing a new parish center on Applicant’s property on the east side of Burr Avenue between Gage Street and Tower Road; and

WHEREAS, all of the properties that form the Sacred Heart Church campus are located in the B-1 Multi-Family residential District; and

WHEREAS, the Subject Property is improved with school building that includes a cafeteria/gymnasium/auditorium, paved parking area and two playgrounds; and

WHEREAS, although most of the school building is two stories high, with some lower level rooms, the west wing of the school, which contains two classrooms, is a single story high and has no lower level; and

WHEREAS, there are approximately 1,200 families in the parish; and

WHEREAS, the Applicant’s primary educational programs go through the 8th grade and include the parish school, Sacred Heart School, with approximately 275 students, and a religious education program, with an enrollment of approximately 560 public school students; and

WHEREAS, the religious education program uses the same classrooms as the parochial school but, due to a lack of classroom space, meets in both the school and the parish center and divides the program into a Sunday morning session for lower and middle grades and

Wednesday evening sessions for upper grades; and

WHEREAS, in the 50 years since the school was built, educational programming has changed, and there is insufficient space to meet current educational standards and programming needs; and

WHEREAS, due to a lack of space, (a) the library is now used as a classroom and a lower corridor functions as the library, (b) music and art are combined in a single room and (c) the school band meets in the boys locker room; and

WHEREAS, the proposed building addition will replace the one-story west wing of the school with a two-story addition with a full lower level; and

WHEREAS, the proposed improvements also include the addition of a ramp and an elevator to bring the building into compliance with the Americans with Disabilities Act; and

WHEREAS, the proposed school addition 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 addition, which will have substantially the same footprint as the existing school building, 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 addition 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 addition 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 addition 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 addition 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, the Applicant has met with neighbors in an attempt to minimize the impact of the proposed special use on the immediate vicinity, in furtherance of 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 addition 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 addition 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, because the expanded school will maintain substantially the same footprint as the existing school building, the proposed school addition 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, the proposed school addition 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, the proposed school addition is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of ensuring that proposals do not 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 addition is intended to meet the needs of the Applicant for adequate educational space for its existing parochial school and religious education programs; (c) the school improvements will include full sprinkler systems; and (d) the building expansion will remove obstacles to student traffic in the building by providing rooms for educational activities that are currently conducted in building corridors; 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 addition lies almost entirely within the existing building footprint; 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, as the School has been located in the neighborhood for over 50 years, during which time the adjacent neighborhood has steadily and fully developed; and

WHEREAS, adequate measures have been 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; (c) the proposed building expansion does not alter the established patterns of ingress and egress; (d) the proposed building expansion is not expected to increase school enrollment; and (e) the school has implemented an effective method of controlling school-generated traffic during times

peak student drop-off and pick-up times; 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 addition, 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; (b) the Village of Winnetka is a mature community and no alternative sites of sufficient size are available for the Applicant's facilities; and (c) the Applicant's educational ministry, which is primarily achieved through its parish school and religious education program, will be substantially impaired without the proposed building addition; and

WHEREAS, strict application of the Zoning Ordinance creates practical difficulties and particular hardships because: (a) there is no contiguous land available to expand the school; (b) the variation is being requested from zoning limitations based on multi-family residential standards that do not apply to educational uses; (c) the proposed addition has been designed to be the same height and have the same roof form as the main portion of the existing building; and (d) strict application of the Zoning Ordinance to the Subject Property would preclude any expansion to the building; and

WHEREAS, the plight of the Applicant is due to unique circumstances, because, in addition to the practical difficulties and particular hardships described above, the Applicant's use of the Subject Property is for the furtherance of its educational ministry rather than the private comfort, convenience or monetary benefits that typically attach to residential and commercial uses of property; and

WHEREAS, the variations, if granted, will not alter the essential character of the neighborhood, in that: (a) the school has been an established fixture in the neighborhood for over 50 years; (b) the proposed building addition reflects only a minor expansion of the building footprint, with most of the impermeable surface resulting from the reconfiguration of the front entrance to meet accessibility requirements; and (c) the proposed building addition has been designed to be the same height as the main portion of the building, with matching building materials and a matching roof line, thereby maintaining, to the extent possible, the established appearance of the facilities; and

WHEREAS, the requested variations will not impair an adequate supply of light and air because the second floor addition complies with applicable building height and setback limitations; and

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

WHEREAS, the requested variations will not diminish the taxable value of land and buildings throughout the Village, because the proposed building addition: (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 addition will not increase congestion in the public streets because: (a) the proposed building addition is designed to accommodate the existing enrollment; (b) neither the parking areas nor campus access patterns will be changed; and (c) the Applicant has implemented an effective method of controlling school-generated traffic during peak student drop-off and pick-up times; 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.

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 17.32.010.B.2.c 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 as Sacred Heart School, 1095 Gage Street, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, to allow the construction of a two-story addition to the west side of the school building, adding seven classrooms and an elevator and other improvements that will bring the school into compliance with the Americans with Disabilities Act as depicted in the plans and elevations submitted with the application.

SECTION 3: Subject to the terms and conditions hereinafter set forth, the following variations from Chapter 17.32 of the Winnetka Zoning Ordinance are hereby granted to the Subject Property, commonly known as Sacred Heart School, 1095 Gage Street, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, to allow the construction of a two-story addition with a footprint of 1,130.10 square feet and a floor area of 4,204.98 square feet: (a) a variation from the intensity of use of lot provisions of Section 17.32.010.F to allow an impermeable surface area of 42,238.78 square feet, which exceeds the maximum of 35,030.40 square feet, resulting in a variation of 7,208.38 square feet (20.58%); and (b) a variation from the principal roof form requirements of Section 17.32.010.O, to allow the addition and proposed temporary, mobile classrooms to have a flat roofs rather than a required pitch of between 35° and 60°, all 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. Prior to the issuance of any building permits, the Applicant 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. If construction of the building addition is scheduled to take place during the same time periods as the construction of the new parish center that is the subject of Ordinance M-24-2003, the development agreement requirements of both projects may be included in a single development agreement that will address both the school addition and the new parish center.

- B. Final design approval of building, landscaping, lighting and signage.
- C. The proposed construction shall commence within 12 months after the effective date of this Ordinance; and
- D. The mobile classrooms shall be removed after the completed addition is occupied.

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.

PASSED this 17th day of June, 2003, pursuant to the following roll call vote:

AYES: Trustees Abell, Brower, Presser and Webster

NAYS: None

ABSENT: Trustees Greenough and Woodbury

Signed:

s/s Michael F. Duhl

Village President

Countersigned:

s/s Douglas G. Williams

Village Clerk

Introduced: June 3, 2003

Posted: June 4, 2003

Passed and Approved: June 17, 2003

Posted: June 18, 2003

ATTACHMENT D

From: [REDACTED]
To: [Planning](#)
Subject: Case No. 24-01-SU
Date: Sunday, February 4, 2024 11:05:22 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi -

I am writing to register my support for the above (Sacred Heart School - Playground Improvements). I live at 1148 Oakley Ave.

Thanks-
Jackie McLaughlin