



Village of Winnetka

Plan Commission Regular Meeting

February 28, 2024 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. January 24, 2024, Regular Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - 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. The requested amendment would allow improvements to the existing playground located on the north side of the existing school building. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. March 27, 2024, Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

**WINNETKA PLAN COMMISSION MEETING MINUTES
JANUARY 24, 2024**

Members Present:

Layla Danley, Chairperson
Matthew Bradley
Mamie Case
Chris Enck
Chris Foley
Liz Kunkle
Cyrus Subawalla

Members Absent:

Jonathan Alt

Non-Voting Members Absent:

Tina Dalman

Village Staff:

David Schoon, Director of Community Development
Christopher Marx, Associate Planner
Courtney Willits, Village Attorney from Elrod Friedman

Call to Order & Roll Call:

The meeting was called to order by Chairperson Danley at 7:01 p.m. Roll call of the Commission Members was taken.

Approval of November 29, 2023 Special Meeting Minutes:

Chairperson Danley asked for a motion to approve the November 29, 2023, special meeting minutes. A motion was made by Ms. Case to approve the November 29, 2023, special meeting minutes. The motion was seconded by Mr. Bradley. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Bradley, Case, Danley, Enck, Foley, Subawalla

NAYS: None

Ms. Kunkle arrived at the meeting at this time.

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon stated with regard to the 808 Oak application, the Village Council approved the request as well as the special use permit for North Shore Events. He also provided a summary of the Chase Bank building planned development application with the item being continued to the February 21, 2024, special Planned Development Commission meeting. Mr. Schoon then stated the Village Council continued the steep slope regulation discussions with the item being continued to the February 6, 2024, meeting.

Case No. 23-22-SU 565 Lincoln Avenue – Chase Bank: An application submitted by JP Morgan Chase Bank (the “Applicant”), as the lessee of the property located at 565 Lincoln Avenue (the “Subject Property”), to allow a financial counseling office to be located on the Subject Property. The property is currently owned by 563 Lincoln Ave LLC at 825 Green Bay Road, Suite 100, Wilmette, IL 60091.

Mr. Marx stated the special use permit application was submitted by Chase Bank for 565 Lincoln Avenue to allow a financial counseling office to temporarily locate in the retail overlay district. He identified the

1 property's location, zoning classification and the former occupant and stated the space has been vacant
2 since 2022. Mr. Marx identified and described the surrounding businesses in an illustration and stated
3 the Applicant is going through the redevelopment process with their current building site at 791 Elm Street
4 and then described the request to temporarily locate its private wealth service business in the space which
5 would measure approximately 1,500 square feet and which would not have typical banking services. He
6 stated there would be approximately 6 employees at the site with sporadic gatherings and meetings, and
7 the Applicant planned to operate in the space for approximately two years. Mr. Marx then identified the
8 floor plan and stated with regard to parking, there would be two parking spaces located behind the
9 building for clients with other off-street parking spaces that belong to the building which may be available.

10
11 Mr. Marx stated written comment was included as Attachment B and the Applicant's supplemental
12 information provided reasoning as to why they want to occupy the space as well as a letter from the
13 property owner in support of the request. He then stated page nos. 12-14 identified the items the
14 Commission is to consider, and the Applicant is available to answer questions. No questions were raised
15 at this time.

16
17 Chairperson Danley asked for the Applicant's presentation and swore in those speaking to this matter.
18 Karl Camillucci of Taft Stettinius & Hollister introduced himself to the Commission and stated he is
19 representing the Applicant. He referred to the Applicant's response to the standards which he
20 summarized for the Commission. Mr. Camillucci then stated they have provided additional materials and
21 noted if the special use application is not approved, they would not pursue the use and occupancy of the
22 Lincoln and Elm location. He also stated the property owner affirmed it has marketed the property for
23 retail and service uses with no interest. Mr. Camillucci stated while they understood the preference for a
24 retail use in this location, since the proposed use is temporary, small, and vacant, it is not currently
25 contributing to the retail district and there would be no effect on the surrounding retail uses and would
26 be an improvement over the current vacant condition and enhance pedestrian traffic.

27
28 Mr. Camillucci summarized the special use standards the Applicant addressed in their application. He
29 stated he hoped the Commission would recommend approval of the special use request and asked if there
30 were any questions and introduced the members of the team.

31
32 Chairperson Danley also asked if there were any questions. Mr. Bradley referred to the way the property
33 would be designed for their use over the two-year period and referred to it being designed for future
34 applicants which would make it easier for office uses to want to occupy the space. He then asked if the
35 Applicant would ensure it be returned to a blank space to ensure the next occupant would be more
36 inclined to use the space for retail. Mr. Camillucci described the improvements as minor which would not
37 be difficult to remove. He added the Village retained the power to evaluate any future proposed use to
38 determine if it is appropriate for the subject location. Mr. Camillucci suggested discussions be held with
39 the property owner to return the space to its original use such as wall removal. Mr. Bradley suggested it
40 be a condition of the special use approval. Chairperson Danley agreed with Mr. Bradley's comments
41 regarding attaching conditions to the approval recommendation.

42
43 Ms. Case asked the Applicant why they selected the proposed space in the middle of the vibrant retail
44 district and referred to the amount of people who would visit the space and the limited amount of parking
45 available. Mr. Camillucci explained the reasoning for the space selection is due to its proximity to the Elm
46 Street location and Metra as well as the fact they do not need a large space.

47
48 Chairperson Danley swore in Chris Perdsock. Chris Perdsock, JPMorgan Chase, agreed with Mr.

1 Camillucci's comments relating to the site selection. Mr. Camillucci informed the Commission of the
2 number of employees in the location and client meetings, which would be held by appointment only.
3 Traffic and the parking impact would be less severe than is anticipated. Mr. Foley asked if there would be
4 an administrative person on staff.

5
6 Chairperson Danley swore in Jaime Freeman. Jaime Freeman of the JPMorgan Chase North Shore Private
7 Group responded stated there would be an office manager and greeter onsite daily and described their
8 meeting schedules. She stated that their current office team of approximately 25 people would office in
9 Evanston in the interim. She noted all of their employees have Winnetka "A" parking passes and the on-
10 site parking spaces being made available for clients. Ms. Freeman also stated team meetings would be
11 held offsite in various locations in the community. Chairperson Danley asked when they plan to take
12 possession of the property. Mr. Perdzock responded they planned to begin construction in April and to
13 take occupancy in late July.

14
15 Mr. Enck asked if the space would have a retail component. Mr. Perdzock responded the retail branch
16 would temporarily be relocated to the Spruce Street location with a small satellite branch. Ms. Kunkle
17 stated she did not have major concerns with the request since it is temporary and contingent with drawing
18 traffic to the area with the East Elm business district being appreciative of it. She also stated she is
19 concerned with the parking explanation. Ms. Kunkle agreed with the suggestion of the space reverting
20 back to its current condition and stated she would be in favor of the request. No additional comments
21 were made at this time.

22
23 Chairperson Danley asked if there was any public comment. No comments were made at this time.
24 Chairperson Danley then called the matter in for discussion.

25
26 Mr. Bradley stated he would be in favor of supporting the request and referred to whether consideration
27 of nearby locations was done of available C-2 commercial sites. He agreed the request represented an
28 opportunity to fill a long vacant space. Mr. Bradley then stated while the request did not align with
29 standard nos. 7, 8 and 9, the request would bring to the Village the desired continuity and added that
30 parking would not be an issue. Ms. Case agreed with some of Mr. Bradley's comments and reiterated her
31 concern with the Applicant's choice for this location as opposed to locations at the end of the retail overlay
32 district. She then stated even though the space occupancy is temporary, she suggested a condition be
33 included to require the space be returned to its original condition with a sunset clause to limit the
34 temporary occupancy and for the Applicant to come back before the Commission for an extension. She
35 then stated she would be in favor of the request. Mr. Foley stated he understood the connection between
36 this request and the construction on Elm and Green Bay Road and commended the Applicant for
37 remaining in the Village which would help in terms of Village continuity. He also stated the application
38 would provide a use in the empty storefront and the request is consistent with the special use standards
39 and proposed conditions. Mr. Subawalla referred to the timeline and commented that the remainder of
40 the request is straightforward. Mr. Enck stated the way in which the space would be configured may result
41 in a future retail user having the front for commercial/retail and the back half for storage and if the
42 kitchenette is left in place, it may appeal to a future renter and make it more appealing.

43
44 Chairperson Danley stated she is also in favor of recommending approval of the request with conditions.
45 She then referred to a possible future argument in terms of a future potential office tenant referring to
46 the Applicant's approval. Chairperson Danley suggested they mitigate that argument in terms of
47 conditions. Ms. Kunkle suggested two conditions, the first of which is that it does not open the door for
48 automatic special uses and second, to return the space to its current "vanilla box" condition.

1 Mr. Schoon stated what he has heard from the Commission is that upon vacating the space, the
2 Commission is suggesting the Applicant return the space to a vanilla box and to place a term limit on the
3 special use approval. He suggested the Commission make the condition that the special use would end
4 requiring the Applicant to vacate after a certain period of time after a certificate of occupancy is granted
5 for the new Elm Street and Green Bay Road building. Mr. Schoon suggested the Commission work with
6 the Applicant in terms of the time-period after the certificate of occupancy is obtained that the applicant
7 must vacate the building. The Applicant informed the Commission they planned to use the existing
8 plumbing and to return it to a vanilla box would not be beneficial. Mr. Bradley suggested the space be
9 returned to its current condition. The Commission Members clarified their position for the Applicant. Mr.
10 Camillucci suggested a period of three-four months after the certificate of occupancy is issued for the Elm
11 Street location would be helpful to ensure a smooth transition into the space. The Commission Members
12 agreed with a six-month time period.

13
14 Chairperson Danley asked for a motion to recommend approval of the request as stated on page nos. 13
15 and 14 with the following conditions: (i) upon vacating the space, the Applicant will remove the dividing
16 walls west of the restroom and (ii) the term for the special use will expire six months after the certificate
17 of occupancy is issued for the new Chase Bank building at 791 Elm Street. A motion to recommend
18 approval as stated on page nos. 13 and 14 with the conditions stated by the Chairperson was made by Mr.
19 Bradley. Mr. Foley seconded the motion. A vote was taken, and the motion unanimously passed, 8 to 0:

20 AYES: Bradley, Case, Danley, Enck, Foley, Kunkle, Danley, Subawalla

21 NAYS: None

22
23 **February 28, 2024, Meeting – Quorum Check.**

24 The Commission Members discussed their availability.

25
26 **Adjournment:**

27 Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Mr. Bradley and
28 seconded by Ms. Kunkle. A vote was taken and the motion unanimously passed, 8 to 0:

29 AYES: Bradley, Case, Danley, Enck, Foley, Kunkle, Danley, Subawalla

30 NAYS: None

31
32 The meeting was adjourned at 8:02 p.m.

33
34 Respectfully submitted,

35
36 Antionette Johnson

37 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: FEBRUARY 22, 2024
SUBJECT: SACRED HEART SCHOOL – 1095 GAGE STREET – SPECIAL USE PERMIT
(CASE NO. 24-01-SU)

INTRODUCTION

On February 28, 2024, the Plan Commission 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.

As will be discussed later in this report, the Applicant has also submitted a variation application for the following variations, to allow the proposed improvements: (a) impermeable lot coverage; (b) rear yard setback; (c) side yard setback; and (d) fence height. The Zoning Board of Appeals considered the special use permit and variation requests on February 12, 2024, and recommended by a vote of 6-0, approval of the requested relief for the proposed improvements. Additionally, the Applicant submitted an application for a Certificate of Appropriateness, which was considered by the Design Review Board (DRB) on February 15, 2024. By a vote of 5-0, the DRB recommended approval of the design of the proposed improvements.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission 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 February 1, 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 grant or amend a Special Use Permit.

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 (see Figure 2). 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 3).

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 – Comprehensive Plan Land Use Map – Winnetka Futures 2040

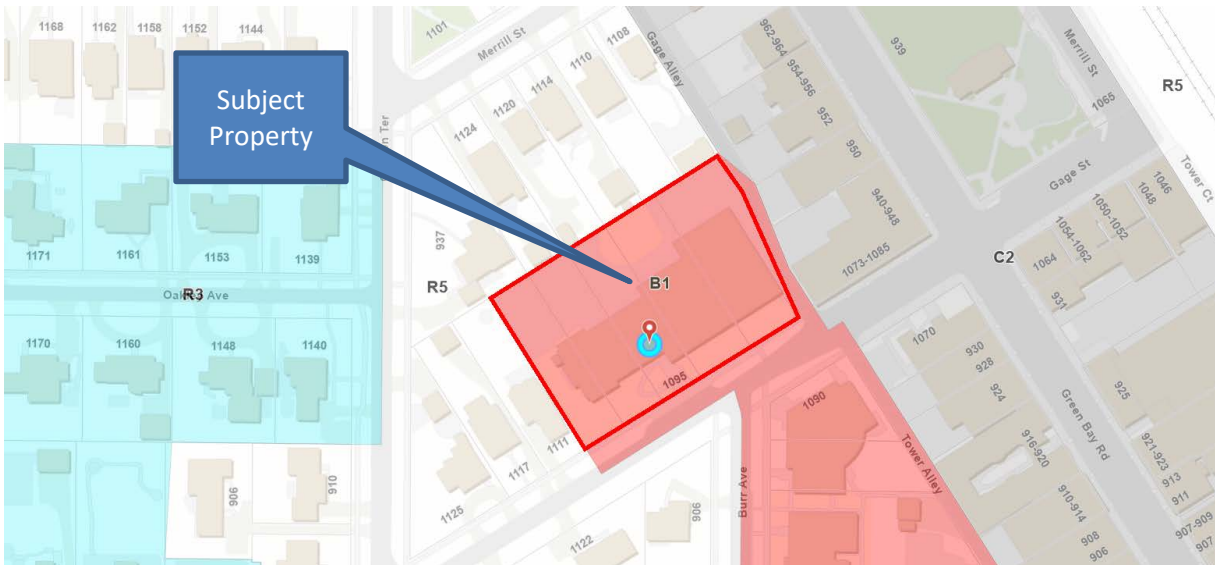


Figure 3 – Zoning Map

In addition to the Comprehensive Plan Future Land Use Map, the Winnetka Futures 2040 Plan contains vision statements and goals that are relevant to the proposed application, including the following:

Quality Livable Neighborhoods Vision Statement: A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all of its residents and create a unique and powerful sense of place.

Goal 1.4: The Village will continue to ensure institutional uses, such as schools, religious institutions, and the Public Library, are compatible with the residential neighborhoods in which they are located.

Educational Excellence Vision Statement: A community with a strong heritage rooted in education that acknowledges the whole student, fosters creativity and confidence, inspires lifelong learning, and develops civic responsibility.

Goal 5.1: Recognizing that educational excellence is one of the primary reasons residents choose Winnetka, the Village will support the community's public school districts, private schools, and other educational organizations by fostering a culture of student engagement and lifelong learning as well as supporting the health and safety of students.

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 4 through 7 below and on the following page are current photos of the site provided by the Applicant where the improvements are proposed.



Figure 4 – Subject Property – Playground – Looking East



Figure 5 – Subject Property – Playground – Looking Northwesterly



Figure 6 – Subject Property - Playground – Looking North



Figure 7 – 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 on the next pages as Figures 8 through 10. 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**.

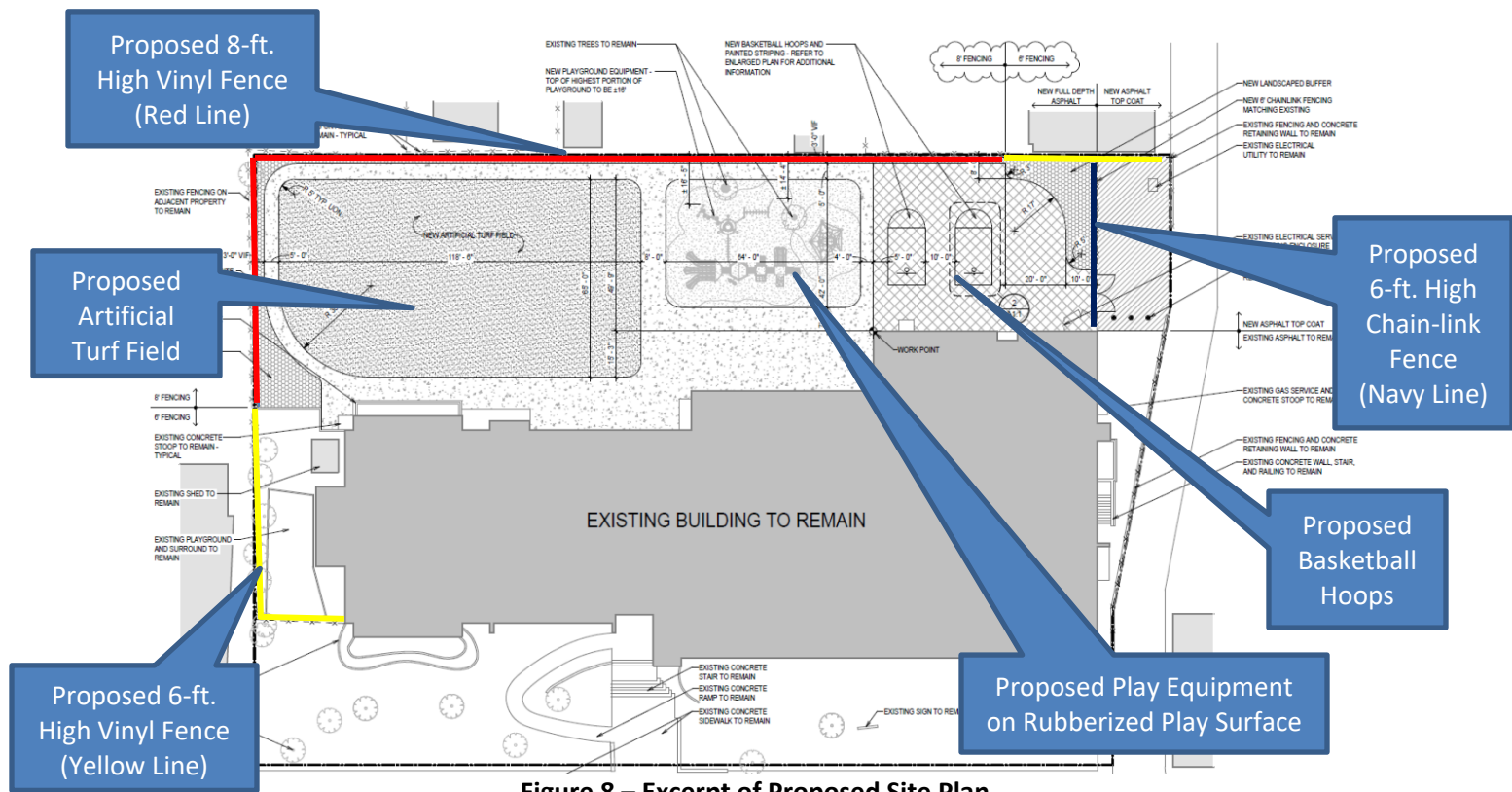


Figure 8 – Excerpt of Proposed Site Plan



Figure 9 – Rendering of Play Equipment

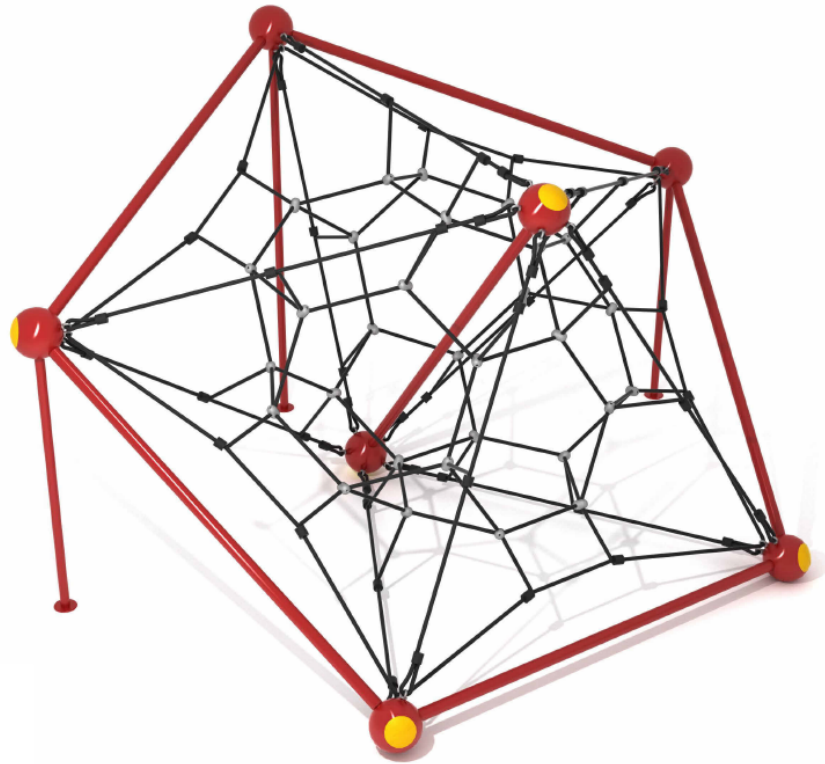


Figure 10 – Rendering of Play Equipment

The Applicant is currently working with Village Engineering staff to comply with the Village stormwater regulations, which includes managing the stormwater on-site. Part of the Applicant's stormwater management plan includes installation of an infiltration system below the proposed artificial turf field and rubberized play surface. Final Engineering approval is pending submittal and review of the final engineering plans necessary for the proposed improvements. The Applicant is also working to obtain the necessary permits from the Metropolitan Water Reclamation District (MWRD). Figure 11 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.



Figure 11 - GIS Floodplain Map

ZONING RELIEF

Although not part of the Commission's consideration, it should be noted that four variations are being requested to allow the proposed playground improvements to (i) exceed the maximum permitted impermeable lot coverage (ILC); (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 of 6.5 feet for a fence. The existing improvements on the Subject Property are already nonconforming with respect to the maximum permitted ILC and the minimum required side yard setback.

It is important to note that the Applicant intends to provide the necessary infiltration system under the proposed artificial turf and rubberized play surface to qualify for a 25% allowance in the calculation of the ILC of the turf and rubberized play surface. As of the date of this memo, the final design of the infiltration system hasn't been determined, therefore the areas of each surface have been included in the calculation of ILC at 100%. Once the final design is determined, the Village Engineering Department will verify whether the proposed infiltration system meets the required standards to qualify for the 25% allowance. If the allowance applies, the proposed ILC would be reduced and would represent a decrease of nearly 517 square feet from the existing nonconforming ILC.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

As noted earlier in this report, the Zoning Board of Appeals (ZBA) considered the request on February 12, 2024. After hearing from the Applicant and no members of the public, the ZBA discussed the request. The Board strongly encouraged the Applicant to install an infiltration system that meets the necessary engineering standards to qualify for the 25% impermeable lot coverage (ILC) allowance in order to reduce the existing nonconforming ILC on the site, however, the majority of the Board members did not find that it should be a condition of recommending approval. Ultimately, by a vote of 6-0, the ZBA recommended approval of the request without any conditions.

The Design Review Board (DRB) considered the Certificate of Appropriateness for the proposed improvements on February 15, 2024. After hearing from the Applicant, the DRB heard public comment from one member of the public, who expressed overall support of the project but concern with stormwater flowing to the north as well as the aesthetic of the proposed vinyl fence as viewed from the adjacent residential properties to the north of the Subject Property. The Applicant explained that the proposed stormwater management plan and 3-foot landscape buffer around the perimeter of the site will improve the stormwater management. The Applicant also informed the DRB that it is willing to work with the neighbors on the design of the vinyl fence. After discussing the request, by a vote of 5-0, the DRB recommended approval of the request.

FINDINGS & RECOMMENDATION

The Plan Commission is charged with evaluating Special Uses for consistency with the Comprehensive Plan, as well as the six standards for granting special use permits. As outlined earlier in this report, one of the goals of the Comprehensive Plan is for the Village to "continue to ensure institutional uses, such as schools, religious institutions, and the Public Library, are compatible with the residential neighborhoods in which they are located." The draft recommendation on the following page lists another relevant goal from the Winnetka Futures 2040 Plan. Excerpts of the Comprehensive Plan are included in this report as Attachment A.

The Plan Commission is to consider whether or not the requested amendment to the existing special use, granted by a previous ordinance, to allow improvements to the existing playground located on the north

side of Sacred Heart School is consistent with the Village's Comprehensive Plan and with the Village's special use permit standards.

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

The Plan Commission recommends **approval [denial]** of the requested amendment to the existing special use granted by Ordinance M-23-2003 **to allow improvements to the existing playground located on the north side of the existing school building on the Subject Property**, based on the following findings of fact:

1. The proposed playground improvements **are [are not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "Institutional (Religious Institution, School, Governmental & Other Facilities)" and **is [is not]** consistent with the following goals of Pillar 1: Quality Livable Neighborhoods and Pillar 5: Educational Excellence of the Winnetka Futures 2040 Comprehensive Plan:
 - a. "The Village will continue to ensure institutional uses, such as schools, religious institutions, and the Public Library, are compatible with the residential neighborhoods in which they are located" (Goal 1.4); and
 - b. "Recognizing that educational excellence is one of the primary reasons residents choose Winnetka, the Village will support the community's public school districts, private schools, and other educational organizations by fostering a culture of student engagement and lifelong learning as well as supporting the health and safety of students" (Goal 5.1).
2. The proposed playground improvements **are [are not]** consistent with the Standards for granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
 - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

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

ATTACHMENTS

Attachment A: Comprehensive Plan Excerpts (Pillars 1 and 5)

Attachment B: Application Materials

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

Attachment D: Public Correspondence

PILLAR 1:

Quality Livable Neighborhoods

Vision Statement: *A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all of its residents and create a unique and powerful sense of place*

Goal 1.1: The Village will encourage renovation of existing homes and construction of new homes to be contextually consistent with existing single-family housing in its neighborhood.

Goal 1.2: The Village will continue to explore housing diversity and address the housing gap to provide a supply that supports changing demographic needs and ensures a variety of product types, options, and costs available to seniors, empty nesters, families, and young residents.

Goal 1.3: The Village will maintain and enhance the walkable and bicycle-friendly nature of the community's neighborhoods.

Goal 1.4: The Village will continue to ensure institutional uses, such as schools, religious institutions, and the Public Library, are compatible with the residential neighborhoods in which they are located.

Goal 1.5: The Village will continue to support its policies and residents' efforts that maintain and enhance inviting, neighborly, and sustainable outdoor spaces in our residential neighborhoods and the public parkways.

Goal 1.6: The Village will encourage multi-family unit development in and near the downtown commercial districts.

Goal 1.7: The Village will continue to ensure that open space uses, such as Park District parks, beaches, and facilities, are compatible with the residential neighborhoods in which they are located.

Winnetka Futures 2040 Plan includes ten Community Pillars. The following section describes Winnetka's vision for **Pillar 1: Quality Livable Neighborhoods**. A summary of the existing conditions analysis along with community input received over the course of the process are shared in the next few pages. Following that is a list of actionable initiatives for each of the goals listed above.

Note that the order of goals and initiatives does not reflect their level of priority.

PILLAR 5:

Educational Excellence

***Vision Statement:** A community with a strong heritage rooted in education that acknowledges the whole student, fosters creativity and confidence, inspires lifelong learning, and develops civic responsibility.*

Goal 5.1: Recognizing that educational excellence is one of the primary reasons residents choose Winnetka, the Village will support the community’s public school districts, private schools, and other educational organizations by fostering a culture of student engagement and lifelong learning, as well as supporting the health and safety of students.
Goal 5.2: The Village will seek to collaborate with education-focused organizations to find synergies and efficiencies by sharing facilities, resources, and other assets.
Goal 5.3: The Village will create a child-friendly environment that supports safety and independence.

Winnetka Futures 2040 Plan includes ten Community Pillars. The following section describes Winnetka’s vision for **Pillar 5: Educational Excellence**. A summary of the existing conditions analysis along with community input received over the course of the process are shared in the next few pages. Following that is a list of actionable initiatives for each of the goals listed above.

Note that the order of goals and initiatives does not reflect their level of priority.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 24-01-SUProperty InformationSite Address: 1095 Gage StreetApplicant InformationName: 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.orgArchitect InformationName: 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.comOwner InformationName: 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.orgAttorney InformationName: 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.



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

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

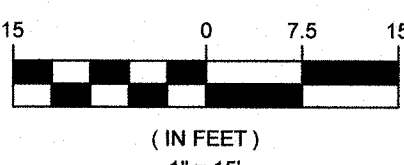
EXISTING SITE (VIEW EAST)

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



GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 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 58,124 SQUARE FEET OR 1.334 ACRES MORE OR LESS.



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 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO: 2023-31106-001	DATE: APRIL 21, 2023	PAGE NO. 1 OF 1
SCALE: 1 INCH = 15 FEET		
G:\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: 657.09
LOCATED AT SE CORNER OF TOWER ROAD AND GREEN BAY ROAD.

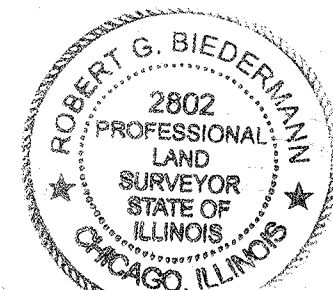
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 14 AND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





P | 630.357.2023
cvgarchitects.com

PRELIMINARY NOT FOR CONSTRUCTION

COPYRIGHT:

THE ATTACHED DRAWINGS ARE COPYRIGHTED AND ARE FOR INFORMATIONAL PURPOSES ONLY. CHARLES VINCENT GEORGE ARCHITECTS, INC. IS NOT BEING ASSURED THAT THE DRAWINGS WILL NOT, OR HAVE NOT BEEN AFFECTED BY ANY FILE CONVERSION OR PRINTING PROCESS AND CANNOT THEREFORE BE RESPONSIBLE FOR THEIR CONTENTS. IF THE DRAWINGS ARE TO BE USED BY A THIRD PARTY FOR ANY PURPOSE, THE THIRD PARTY SHALL BE WHOLLY RESPONSIBLE FOR ENSURING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. ALL UNAUTHORIZED PRINTING AND/OR DISTRIBUTION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT FROM CHARLES VINCENT GEORGE ARCHITECTS, INC.

PROJECT:

SITE IMPROVEMENTS

DIVINE MERCY PARISH AND SACRED HEART SCHOOL

1095 GAGE STREET

WINNETKA, IL 60093

FOR

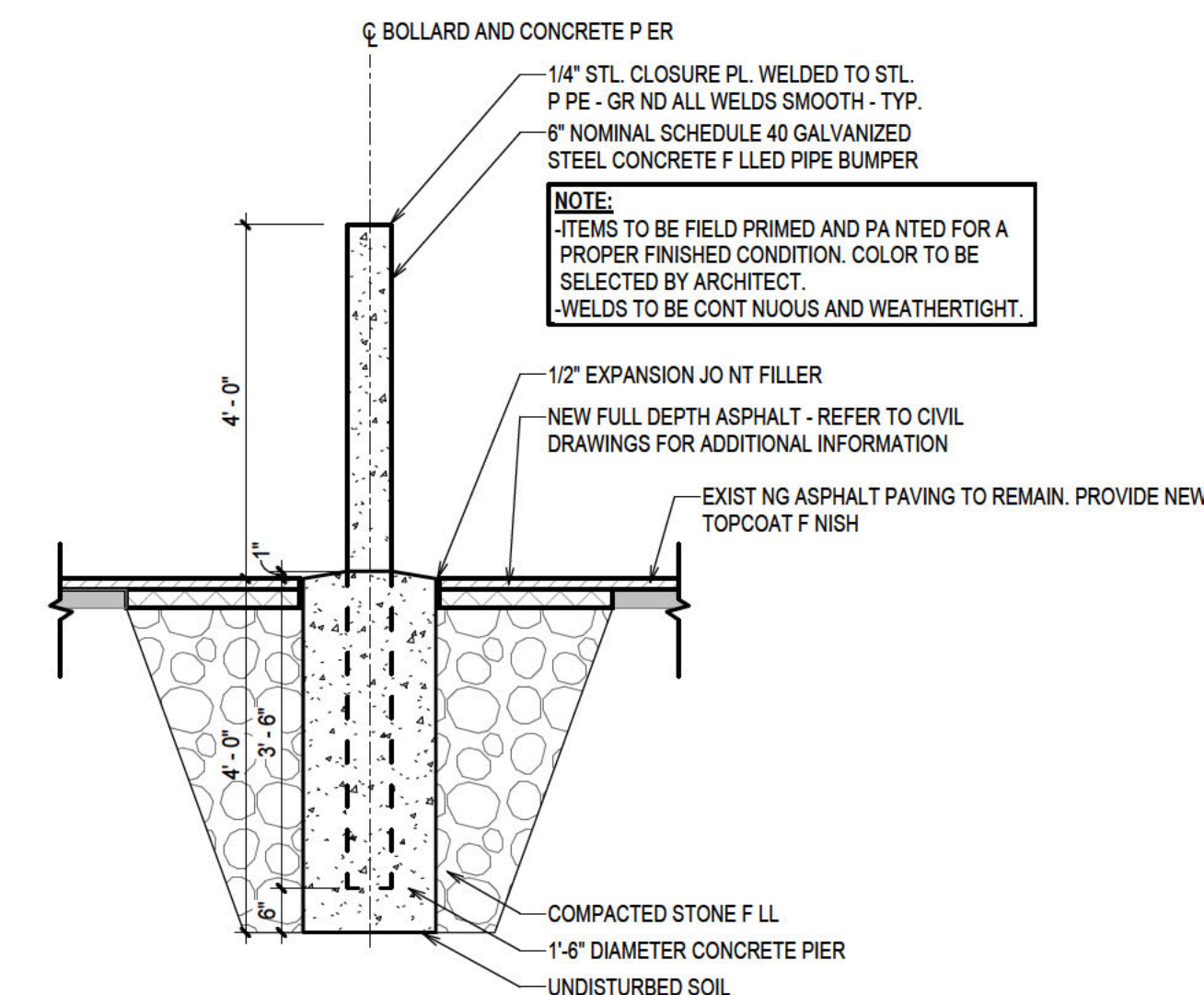
THE ARCHDIOCESE OF CHICAGO

A1.1



	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

 **2** **ENLARGED BASKETBALL KEY PLAN**
A.1.1 SCALE: 1" = 10'-0" 



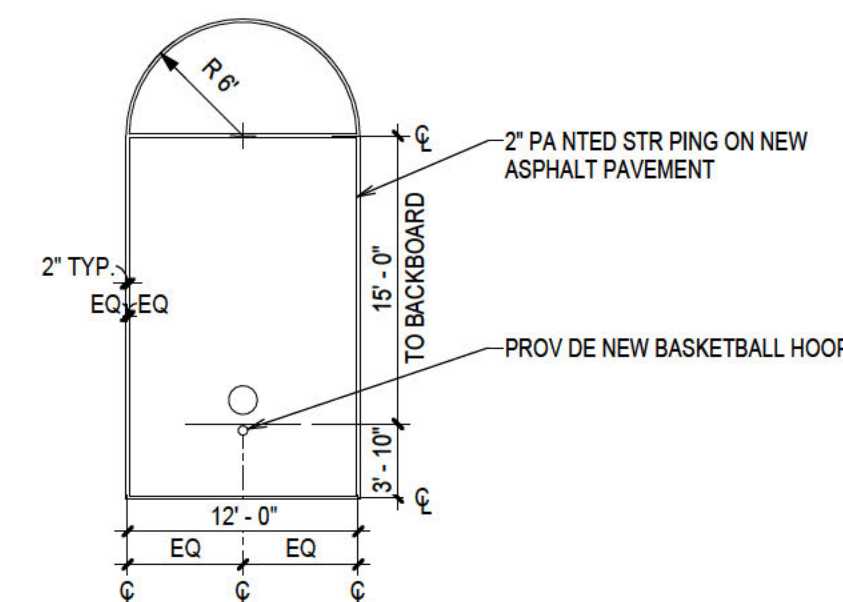
3
A1.1

DETAIL - PIPE BOLLARD

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

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION / LOCATIONS OF EXISTING STRUCTURES / UTILITIES PRIOR TO BEGINNING WORK ON THE SITE. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. REFER TO CIVIL DRAWINGS FOR COMPLETE SCOPE OF SITE WORK INCLUDING UTILITIES, SIDEWALKS, ETC. REFER TO ELECTRICAL DRAWINGS FOR SITE ELECTRIC WORK.



P (708) 588-4055
E WMOJobStart@mwrd.org

1095 GAGE ST
WINNETKA, IL 60093



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

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@NMRK.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

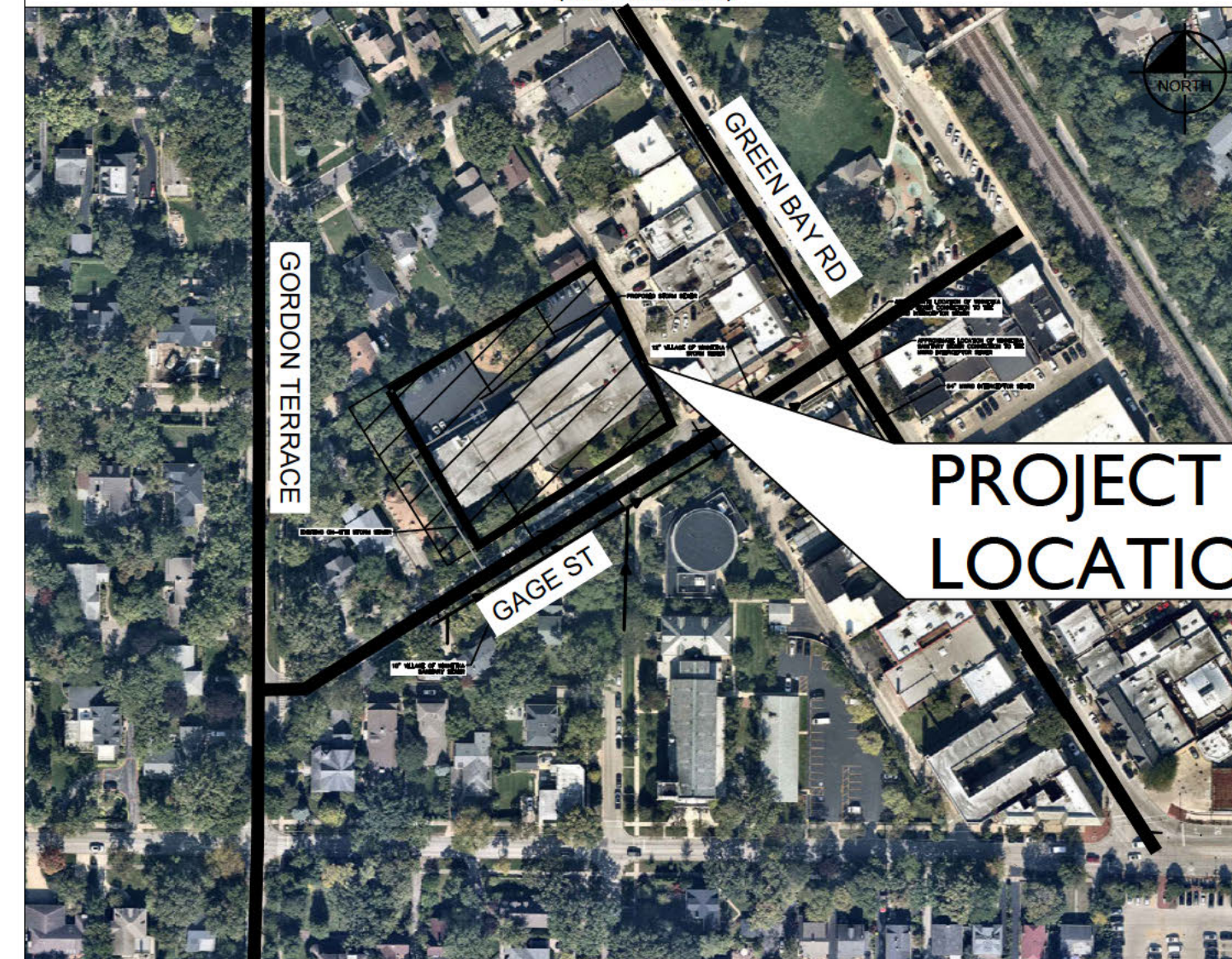
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOHN.GROSS@KIMLEY-HORN.COM
CONTACT: JOHN GROSS, P.E. LEED AP BD+C

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

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.

(NOT TO SCALE)



SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

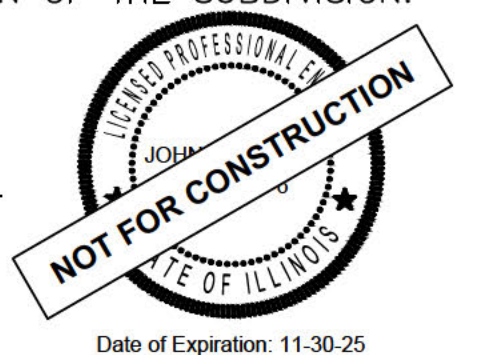
SBM #1 3"x3" BOX CUT ON WLY SIDE OF 2" DIA.
CONCRETE BASE FOR TRAFFIC LIGHT.
ELEVATION=667.09
LOCATED AT SE CORNER OF TOWER ROAD AND GREEN
BAY ROAD.

Sheet 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

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.

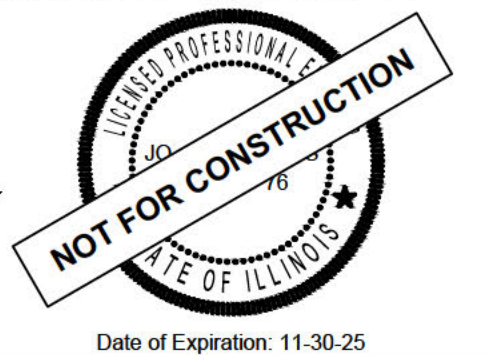

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-072176
MY LICENSE EXPIRES ON NOVEMBER 30, 2025



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.

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



Kimley»»Horn

DESIGNED BY: JMD
DRAWN BY: EC

SACRED HEART
SCHOOL

TITLE SHEET

**SACRED HEART
SCHOOL**
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE:

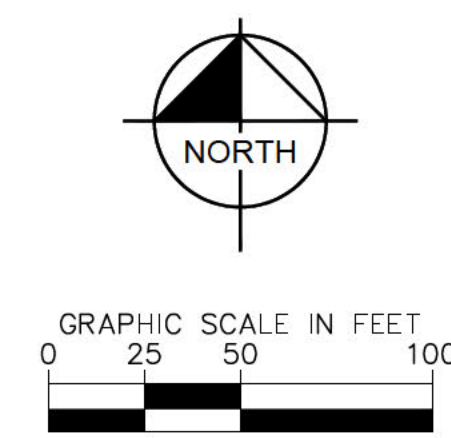
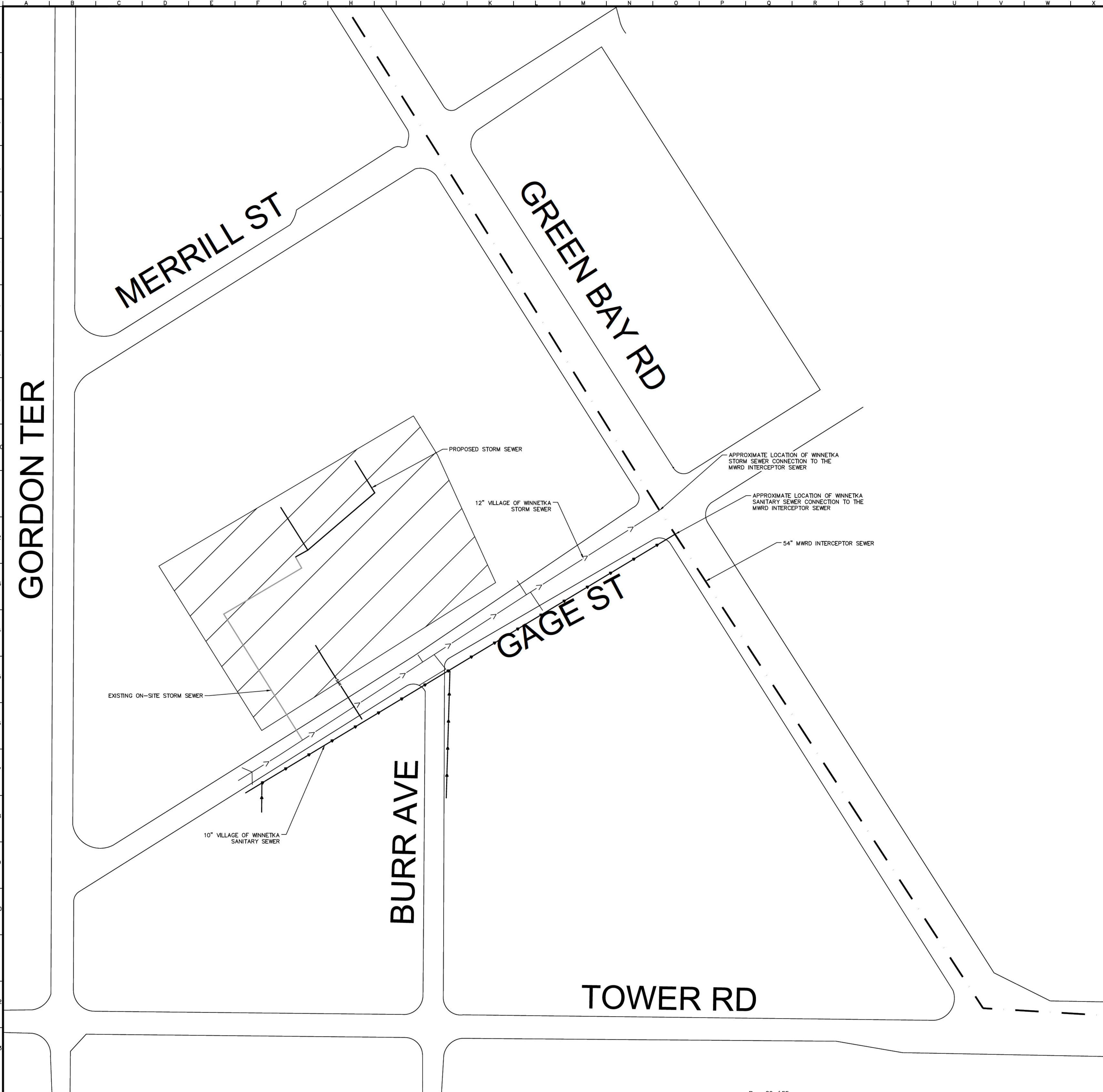
1710/24	
A PROJECT NO.	

SHEET NUMBER

C0.0

Drawing name: K:\QHS\DEV\2802-0202_CDC Winnetka\2 Design CAD\PlotSheets\C0.0 - TITLE SHEET.dwg
C0.1 WRD ROUTING MAP Feb 02, 2024 11:53am
by Joseph Dabala

This document, including all contents and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

[illegible]

Drawing name: C:\HS-LDE\A\268230002_CVC_CDS Winnetka\2 Design\CAD\PlanSheets\C1.0 - GENERAL NOTES.dwg C1.0 GENERAL NOTES Feb 02, 2024 12:41pm by Joseph.DaSilva
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and is intended to be used for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

- EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:
GREMLEY & BIEDERMANN
4505 NORTH ELSTON AVENUE
CHICAGO, IL 60630
TEL: (773) 685-5102
COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.
- COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONTRADICT THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.
- THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
 - "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
 - REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.
 - E. THE NATIONAL ELECTRIC CODE.
 - F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREES TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.
- EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- NOTIFICATION OF COMMENCING CONSTRUCTION:
 - A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.
 - B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.
- ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.
- LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.
- ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
- REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.
- THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.
- WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAID IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.
- ANY FIELD TIES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND 8-INCHES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. ANY ADJUSTMENTS TO THE FINISHED GRADE WILL NOT ALLEVATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.
- HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE REPAIRED BY THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.
- IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LESTONITE. CRUSHED MATERIAL IN ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.
- THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE FOR THE ITEM. PLANS FOR THE SITE DETAILED, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DETAILED DURING CONSTRUCTION. UNLESS APPROVED IN WRITING BY THE OWNER.
- AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
- AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.
- THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE CONTRACTOR'S SUBCONTRACTORS OR SUPPLIER. THE CONTRACTOR SHALL PERMIT THE TESTING AGENCY THROUGH THE MUNICIPALITY OR ENGINEER TO COMPLETE THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL MAINTAIN ALL REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES PROVIDED BY THE OWNER.
- THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.
- ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.
- ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.
- ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- PROVIDE SMOOTH VERTICAL CURVES BETWEEN HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.
- WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES PROVIDED BY THE OWNER.
- BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

- GENERAL
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
 - ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.
 - THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.
 - THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNUSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINISH GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.
 - PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE. THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
- EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:
GEOTEC PROFESSIONAL SERVICES, LLC
22774 CITATION RD, UNIT A
FRANKFORT, IL 60423
TEL: (815) 808-8988
CONTACT: JOE ABU-BAKR, P.E.
- TOPSOIL EXCAVATION INCLUDES:
 - EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
 - PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.
 - TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.
 - TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
- MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.
- EARTH EXCAVATION INCLUDES:
 - EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
 - PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED 2.0 PERCENT OF TOPSOIL OR OTHER UNSUITABLE MATERIALS SHALL BE DIRECTLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
 - STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS OTHERWISE SPECIFIED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
 - COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS. SIDEWALK AND CURB AND GUTTER SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.
- UNUSUITABLE MATERIAL: UNUSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. MATERIAL TO BE REMOVED SHALL BE REMOVED TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.
- MISCELLANEOUS. THE CONTRACTOR SHALL:
 - SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
 - SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
 - ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
 - BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
- TESTING AND FINAL ACCEPTANCE
 - THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)
 - ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND

PAVING NOTES

- GENERAL
 - PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.
 - COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.
 - IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SIGMENT DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.
 - SUBGRADE PREPARATION
 - EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.
 - PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
 - SCARIFY, DISC, AND AERATE.
 - REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
 - REMOVE AND REPLACE WITH GRANULAR MATERIAL.
 - USE OF GEOTEXTILE FABRIC.
 - PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
 - PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.
 - CONCRETE WORK
 - ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX INCHES THICK. CONCRETE SHALL BE PLACED IN A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT SPECIFICATIONS FOR THE TYPE AND THICKNESS OF THE GUTTER FLAG. THE GUTTER FLAG BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER, PRE-MOLDED FIBER EXPANSION JOINTS, WITH 3/4-INCH DIAMETER BY 18-INCH LONG EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES.
 - CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.
 - THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
 - CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND PROVIDE FIBER PRE-EMBEDDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.
 - CONCRETE CURING AND PROTECTION SHALL BE PER IDOT STANDARDS. TWO (2) COATS OF IDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
 - THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
 - REMOVED PAVEMENT MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.
 - THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, HMA BINDER COURSE, TYPE B, HMA SURFACE COURSE, MIX N50, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
 - ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE IDOT APPROVED.
 - PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WATERWEAR EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINISH GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC. THE TACK COAT SHALL BE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER IDOT STANDARDS.
 - SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.
 - TESTING AND FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE MATERIALS/TESTING ENGINEER.
 - PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.
 - WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY IDOT STANDARDS.
 - FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.
 - ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.
- SIGNAGE AND PAVEMENT MARKING NOTES
 - ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS.
 - SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.
 - POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE IDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).
 - SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH IDOT STANDARDS.
 - PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND MODIFIED URETHANE ON CONCRETE OR AS APPROVED BY IDOT.
 - PAVEMENT MARKINGS ON BIKER PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH IDOT STANDARDS.
 - COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE.
 - THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING. MODIFIED URETHANE MARKINGS SHALL BE INSTALLED DURING CONDITIONS OF DRY WEATHER AND WHEN THE PAVEMENT TEMPERATURE IS 40 DEGREES FAHRENHEIT AND RISING.
- ADA GENERAL NOTES
 - CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.
 - ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 - ANY COMPONENTS OF THE PROJECT SERVING MULTI-FAMILY DWELLINGS IN BUILDINGS THAT HAVE (4) OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESSIBLE AREAS SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
 - CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

STORM SEWER NOTES

- STORM SEWER PIPE, ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN, UNLESS OTHERWISE NOTED ON THE PLANS. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

PIPE SIZE	CODE	PIPE MATERIAL
12"-60"	RCP	REINFORCED CONCRETE PIPE (ASTM C76); SEE IDOT SPECS FOR PIPE CLASS
3"-12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
18"-48"	HDPE	HIGH DENSITY POLYETHYLENE PIPE
3"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
- BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.
- ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
- COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.
- STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE. SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE USED.
- A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
- THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.
- CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
- THE STORM SEWER SHALL BE TELEVIEWED IF REQUIRED BY THE MUNICIPALITY.
- MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.
- ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE MUNICIPALITY REQUIREMENTS.

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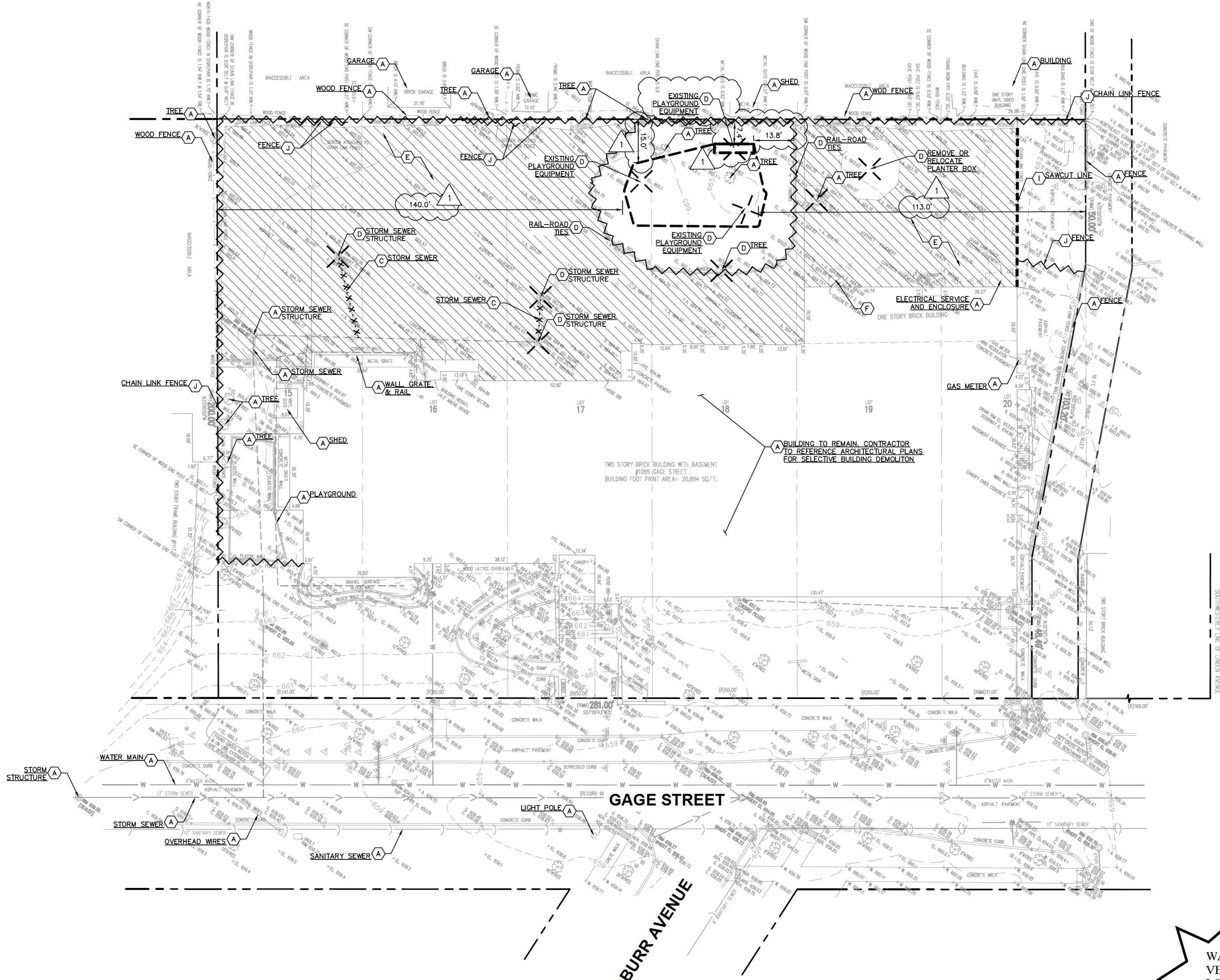
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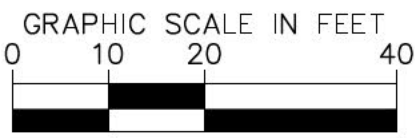
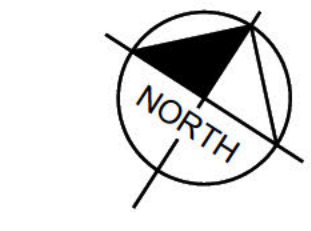
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Drawing name: K:\GIS\JULIE\26823002_CVC_005 Winetka\2 Design\PlanSheets\2 DEMOLITION PLAN.dwg Date: 02/24/2024 11:30am by: Joseph D. Kline
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WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



Call Before You Dig
JULIE
1-800-892-0123

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 CAPPED 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 90% 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.

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) [diagonal lines] | FULL-DEPTH ASPHALT PAVEMENT REMOVAL |
| (F) [cross-hatch] | CONCRETE REMOVAL |
| (G) [solid black] | BUILDING REMOVAL |
| (H) [stippled] | ASPHALT 1.5" MILL |
| (I) --- | SAWCUT LINE |
| (J) ~~~ | FENCE REMOVAL |

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BY		DATE		JMD	

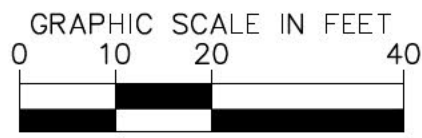
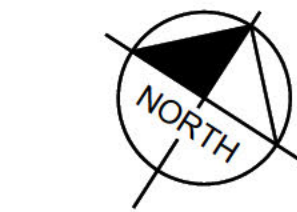
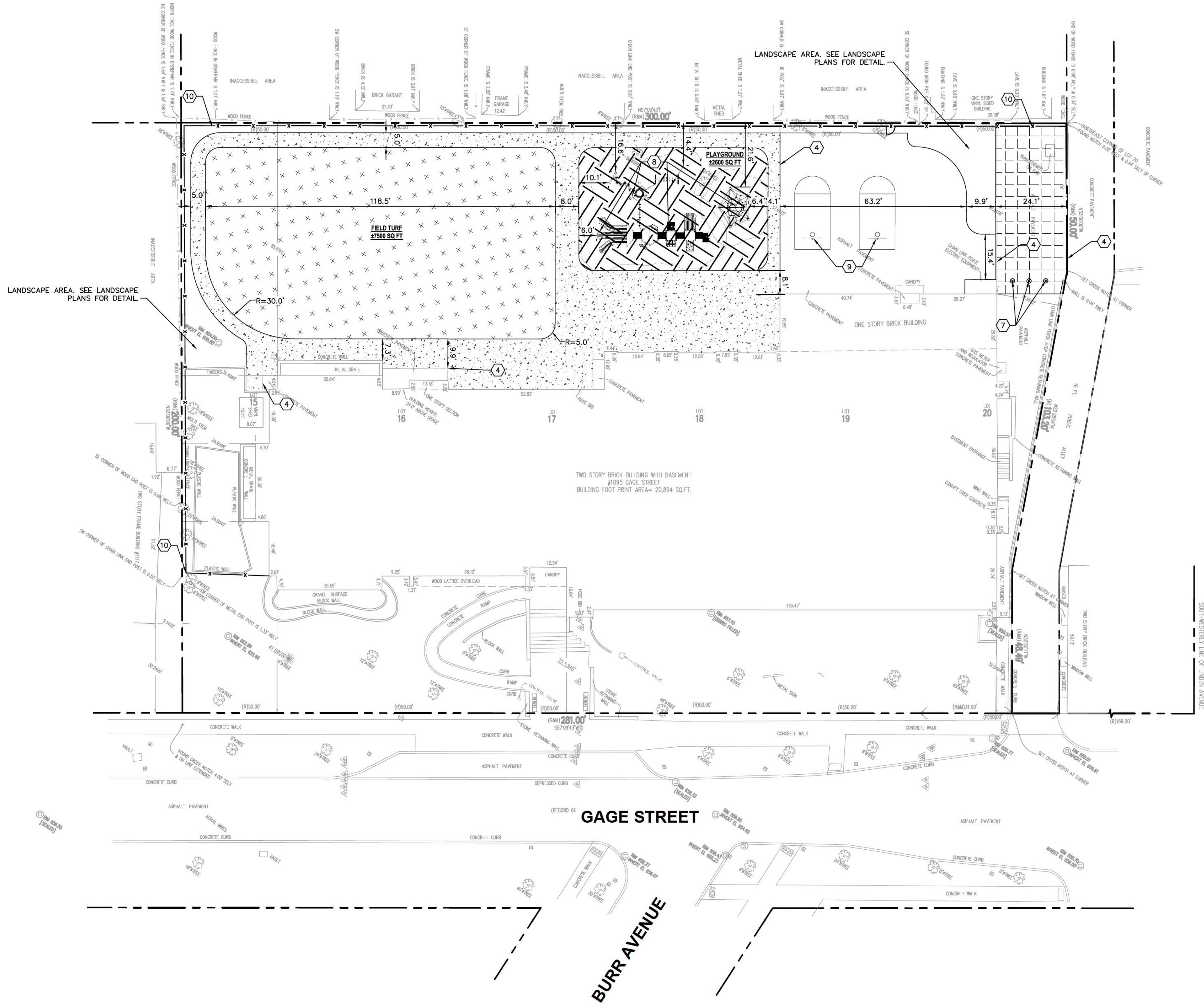
EXISTING CONDITIONS & DEMOLITION PLAN

SACRED HEART SCHOOL

SHEET NUMBER

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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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SCALE: AS NOTED

DESIGNED BY: JMD

DRAWN BY: EC

CHECKED BY: JWG

SACRED HEART
SCHOOL

SITE PLAN

SACRED HEART
SCHOOL

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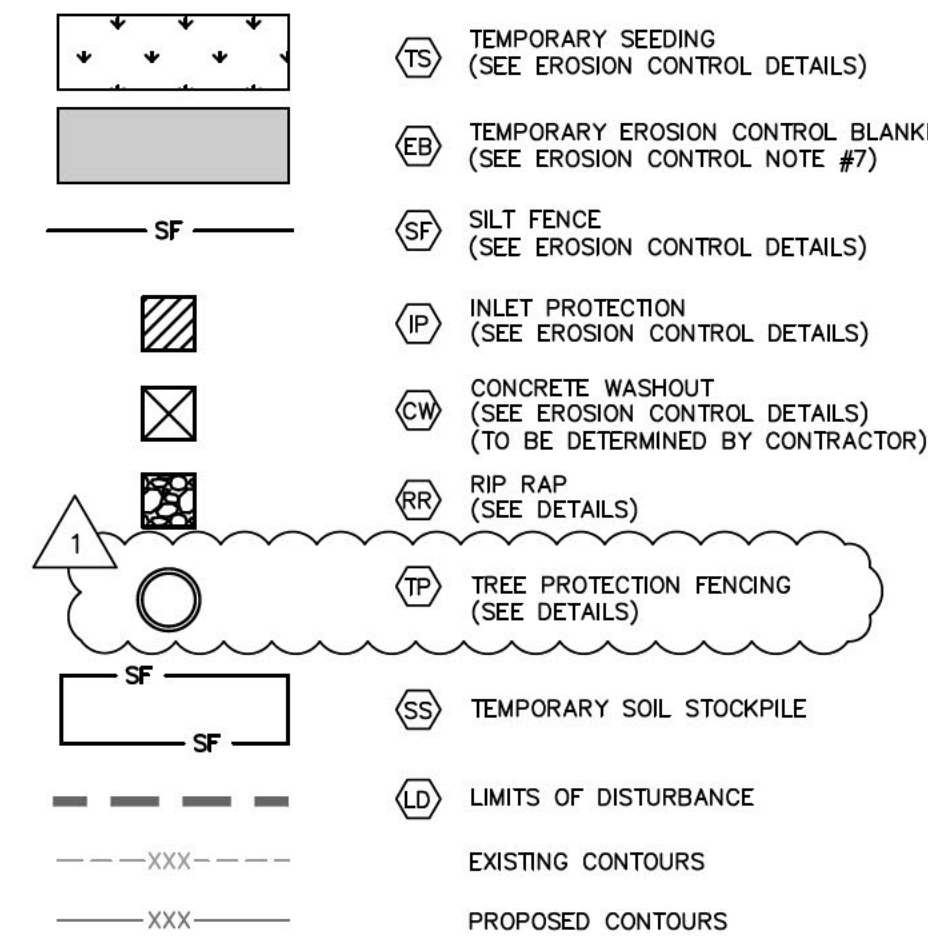
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EROSION CONTROL NOTES

1. 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
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. 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 STABILIZATION IS COMPLETED. STABILIZATION SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. 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.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES SHALL BE REPORTED IMMEDIATELY TO THE AGENCY AND THE 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.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN 15050N OR APPROVED EQUIV) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. 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.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. 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.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL WHERE THERE SEDIMENT ACCUMULATED ON 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 WEATHER. REPAIRS TO ANY EXISTING ACCESS RESTRICTIONS OR 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.
12. 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 PRACTICES LIKE A DESIGNATED SITE EXIT OR ACCESS ROUTE. 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.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. 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 KIM 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST BE TREATED BY A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DRAINAGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE, THE SITE IS CONSIDERED TO BE SNOW COVER. STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 20.2. 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.

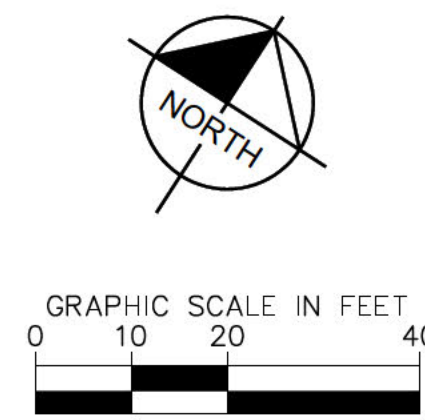
EROSION CONTROL LEGEND



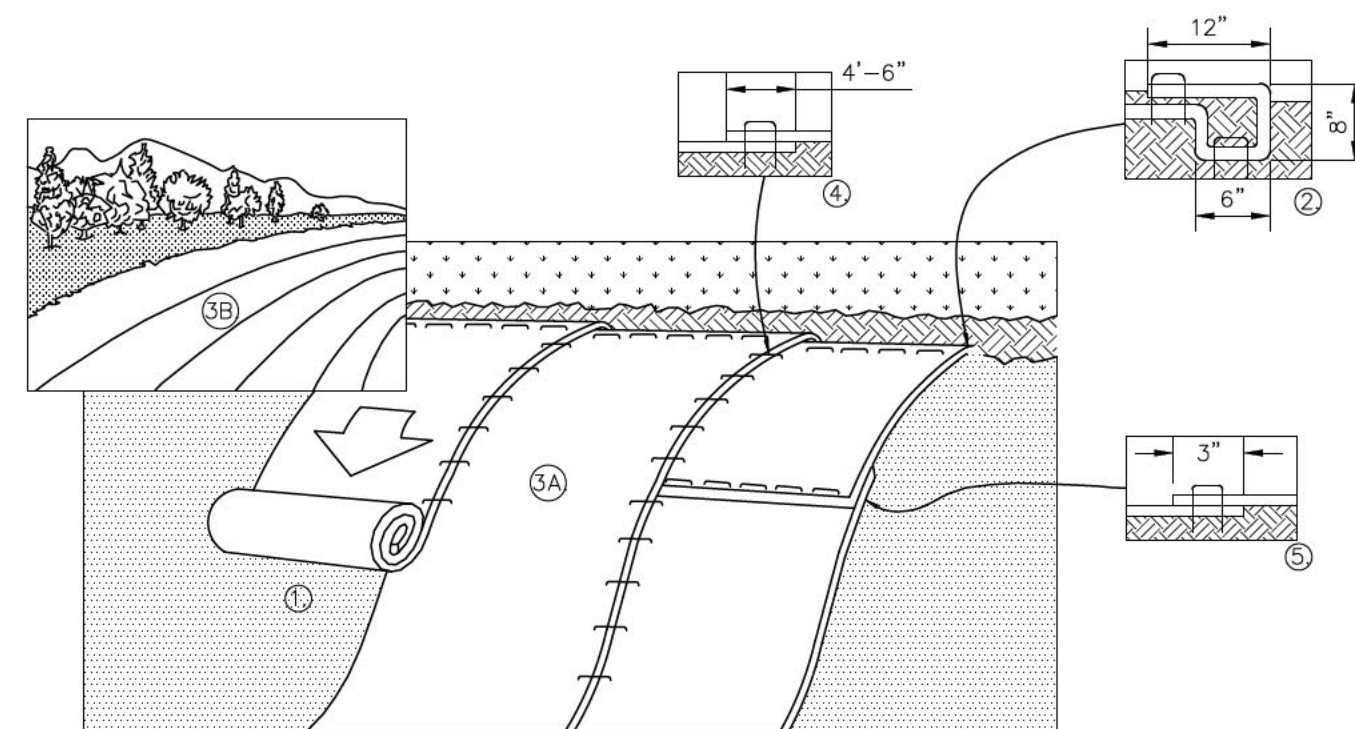
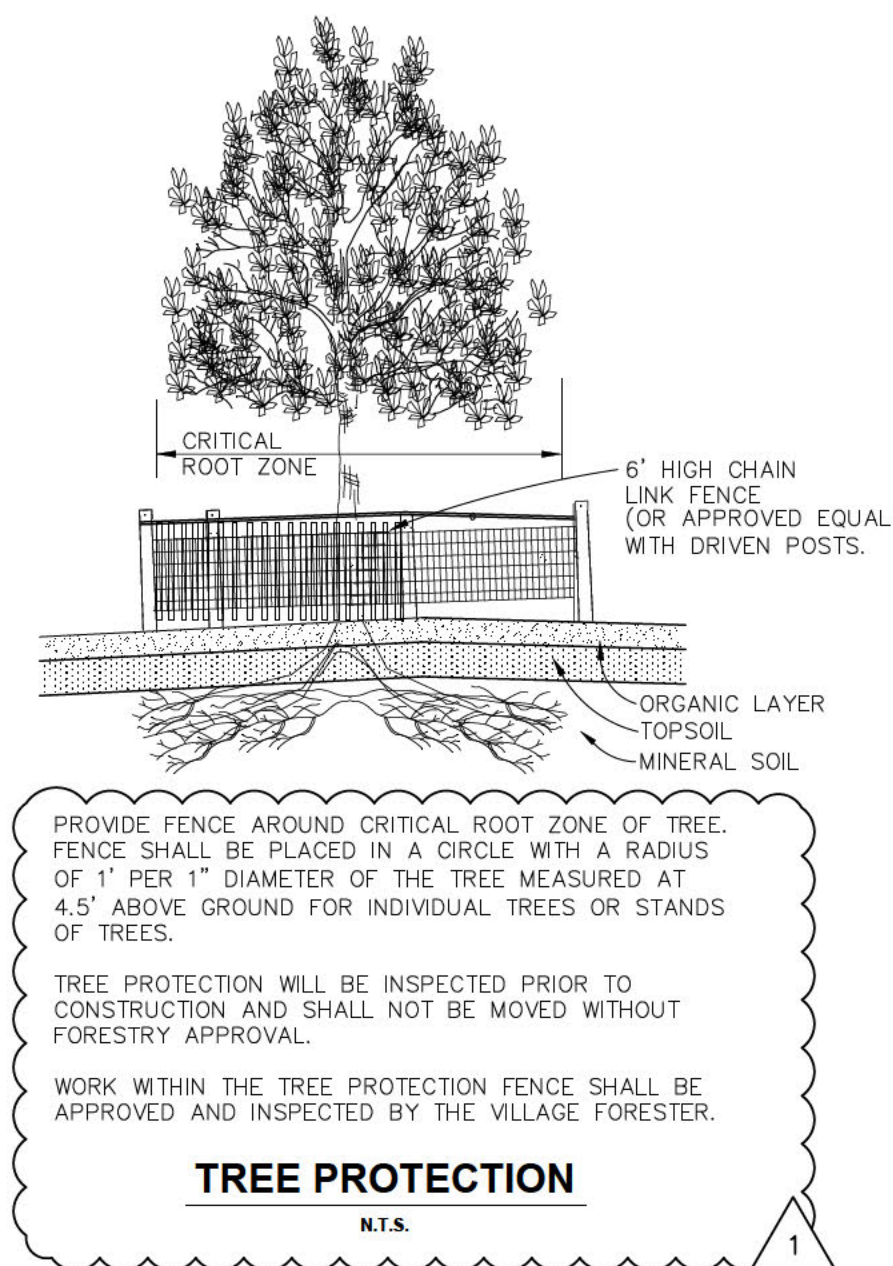
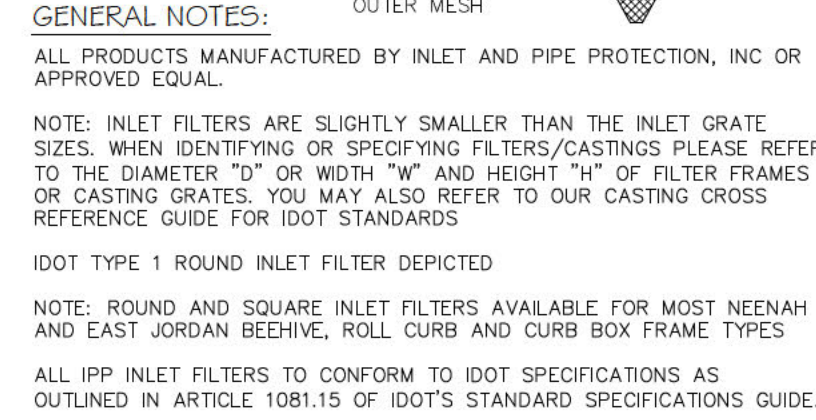
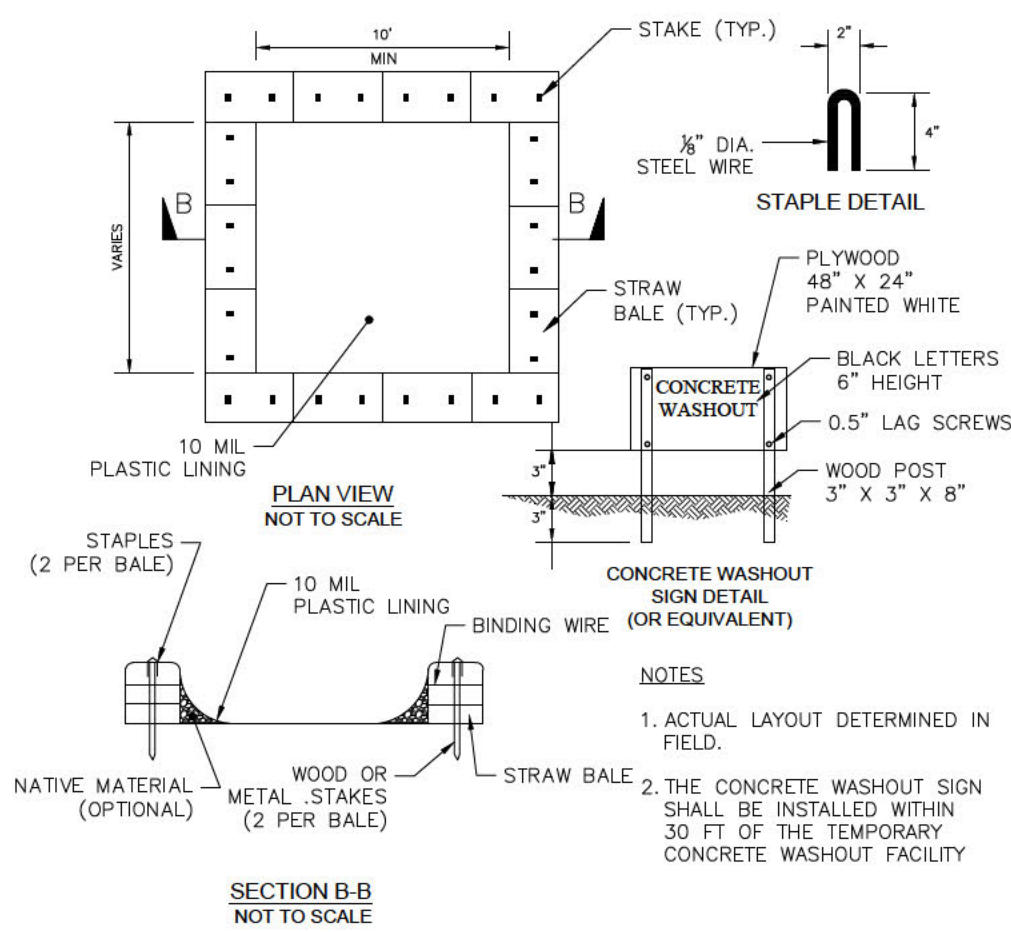
EROSION CONTROL SCHEDULE AND SEQUENCING:

- | | | |
|--|--|---|
| 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. | DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. |
| 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. | 20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS: |
| III. PAVING | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT. | 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 21 ST 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. |
| 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. | 20.2. 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 21 ST DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED. |

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 SEQUENCING. ANY CHANGING NEEDS OR REQUIREMENTS FOR ADDITIONAL 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OF THE AUTHORITY HAVING JURISDICTION, AND ALL OTHER APPLICABLE LAWS.



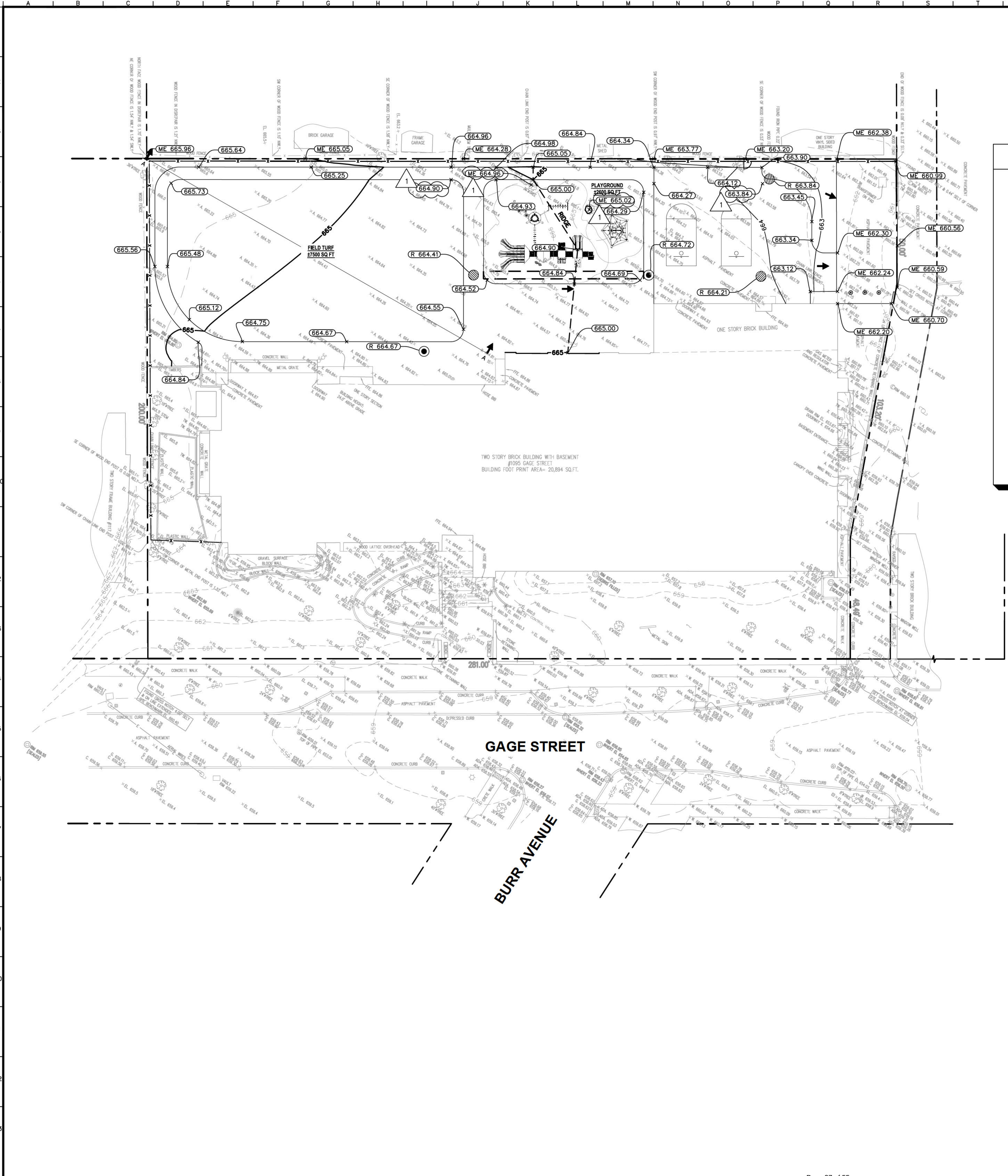
SACRED HEART SCHOOL		EROSION CONTROL PLAN		 SACRED HEART SCHOOL		SCALE: AS NOTED DESIGNED BY: JMD DRAWN BY: EC CHECKED BY: JWG		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 CHICAGO, IL 60656 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM		1095 GAGE ST WINNETKA, IL 60093		ORIGINAL ISSUE: 1/10/24 KHA PROJECT NO. 268-230-002 SHEET NUMBER		2/2/24 JMD 1/19/24 JMD REVISIONS No. DATE BY	
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[illegible]

A	KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE	C	SPRING OATS 100 LBS/ACRE	*	WATERING NEEDED DURING JUNE AND JULY
		D	WHEAT OR CEREAL RYE 150 LBS/ACRE	**	WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD
B	KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE	E	SOD		
		F	STRAW MULCH 2 TONS/ACRE		

SEEDING CHART

Drawing name: K:\CHS_LDE\26823002_CVC_QCS Winetka\2 Design\PlanSheets\C5.0 - GRADING PLAN\Grading C5.0 GRADING PLAN Feb 02, 2024 11:54am by Joseph D'Alia
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GRADING LEGEND

XXX

XXXX

RIDGE

X.XX%

AR

TP = TOP OF PAVEMENT

EP = EDGE OF PAVEMENT

FL = FLOW LINE

TC = TOP OF CURB

ME = MATCH ELEVATION

TF = TOP OF FOUNDATION

R = RIM ELEVATION

TW = TOP OF WALL

FG = FINISHED GRADE

TS = TOP OF STAIRS

BS = BOTTOM OF STAIRS

PROPOSED CONTOUR

EXISTING CONTOUR

RIDGE LINE

SLOPE AND FLOW DIRECTION

100-YEAR OVERLAND OVERFLOW ROUTE

DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE

PROPOSED SWALE

PROPOSED RETAINING WALL

REVERSED PITCH CURB AND GUTTER

ACCESSIBLE ROUTE

RIP RAP (SEE DETAILS)

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.

3. 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.

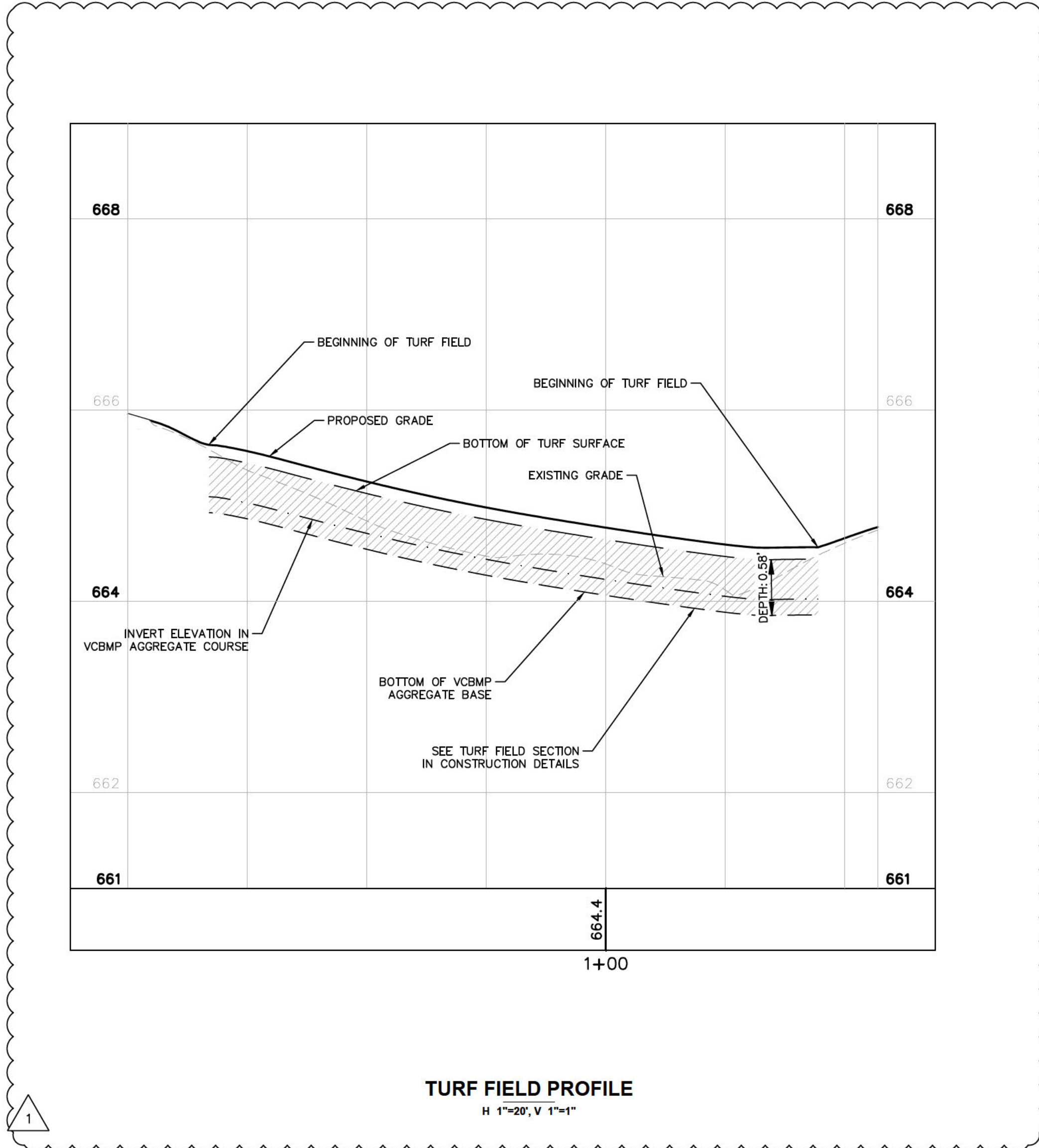
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.

5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.

6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.

7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.

8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.



Call Before You Dig

1-800-892-0123

GRAPHIC SCALE IN FEET

0 10 20 40

Call Before You Dig

1-800-892-0123

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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

GRADING PLAN

SACRED HEART SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24

KHA PROJECT NO. 268-230-002

SHEET NUMBER

C5.0

REVISED PER VILLAGE COMMENTS

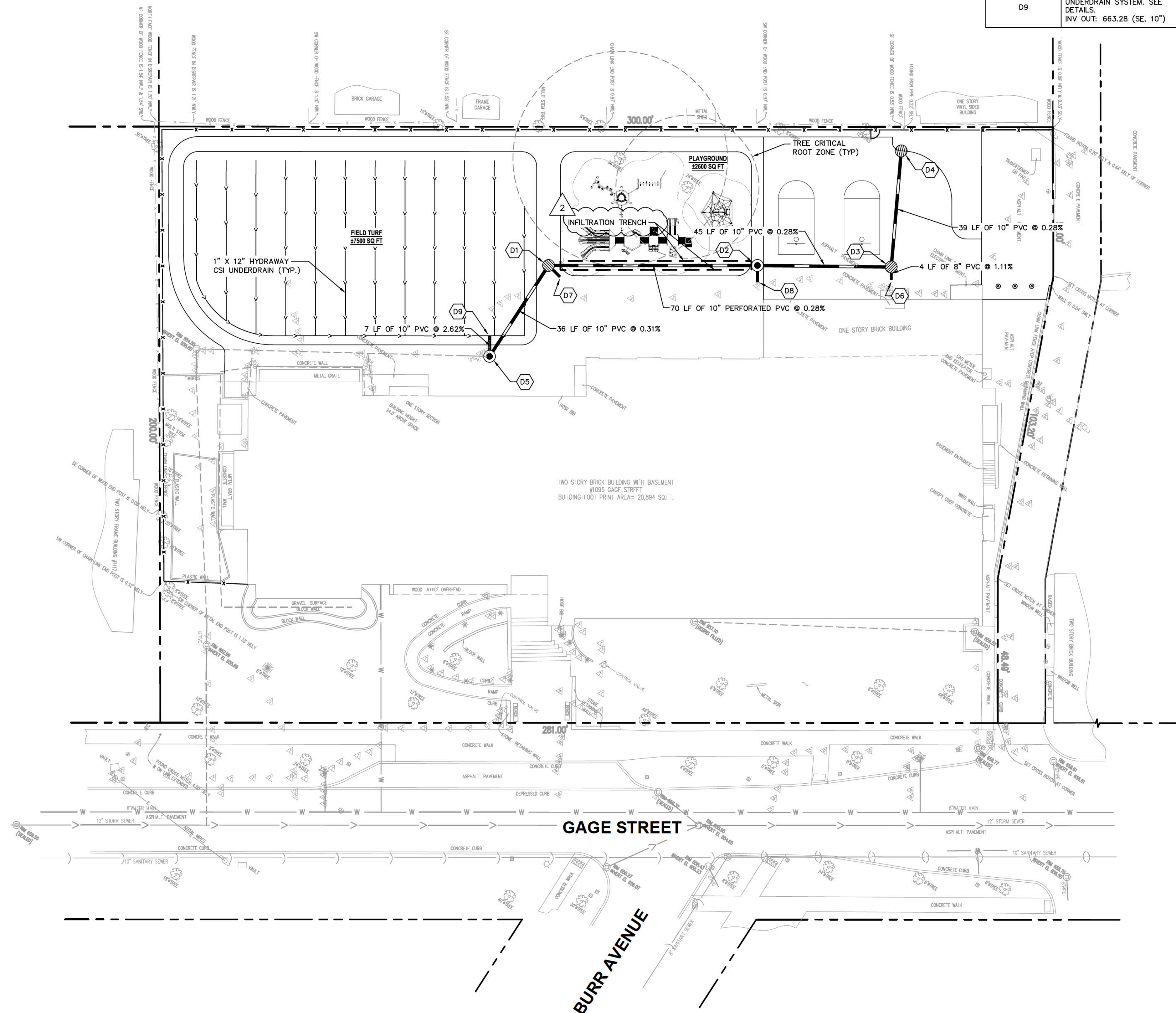
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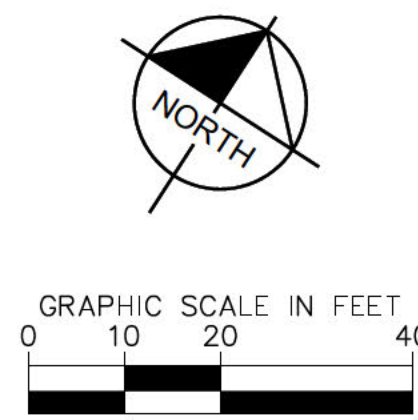
JMD

DATE



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 RIM: 663.94 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

1. ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. 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.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. 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.
6. 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.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL LOCATE, EXPOSE, 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 THE OWNER 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.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXPOSURE AND LOCATING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXISTING AND NEW TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

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

Kimley»»Horn

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WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: JMD

CHECKED BY: JWG

SACRED HEART
SCHOOL

UTILITY PLAN

SACRED HEART
SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

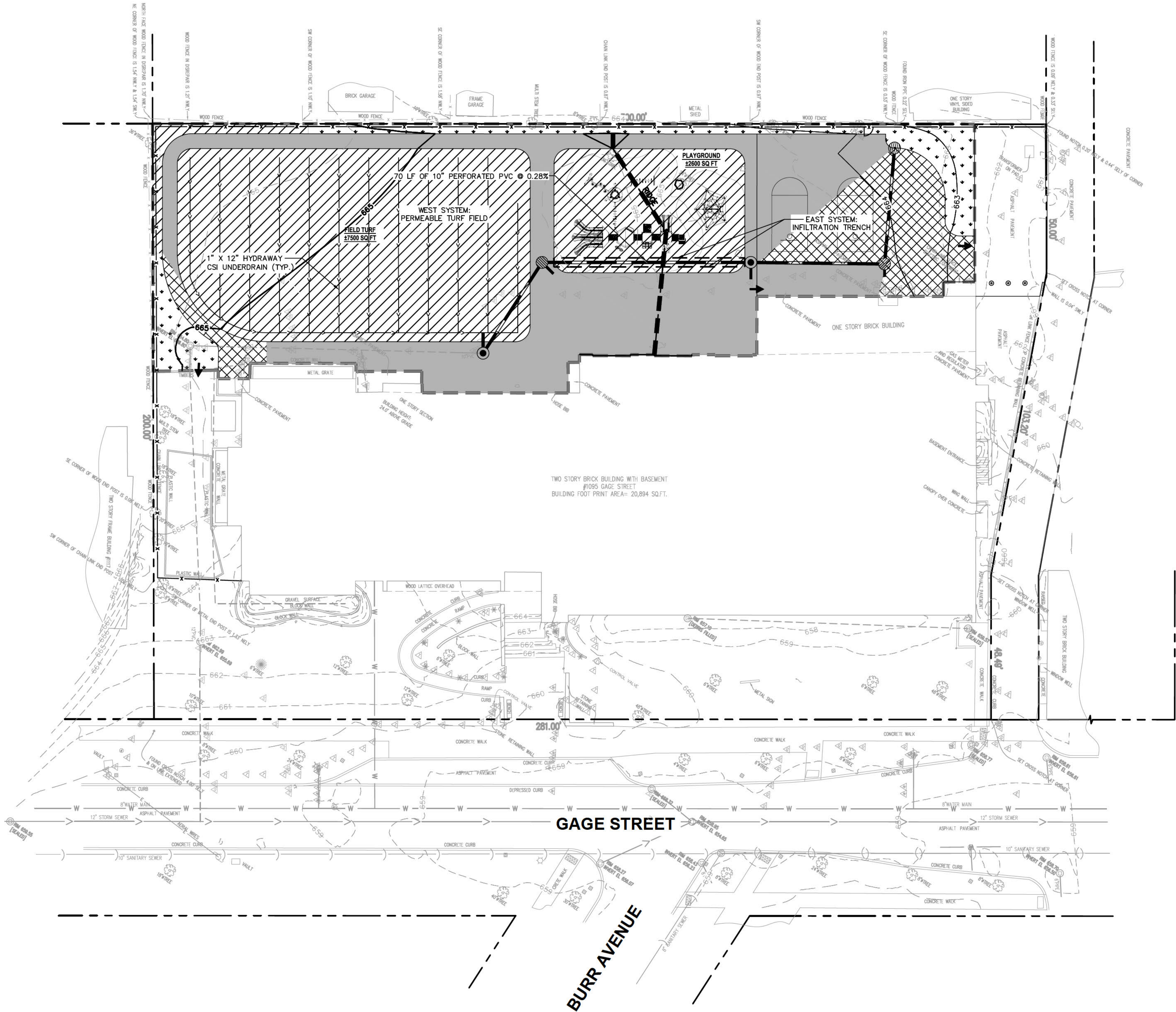
ORIGINAL ISSUE:

1/10/24
KHA PROJECT NO
068 070 000

SHEET NUMBER

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Drawing name: K:\CHS_LDE\26823002_CVC_CGS Winnetka\2 Design\PlanSheets\C7.0 - MWRD PLAN.dwg C7.0 MWRD PLAN Feb 02, 2024 11:55am by: Joseph DaDala
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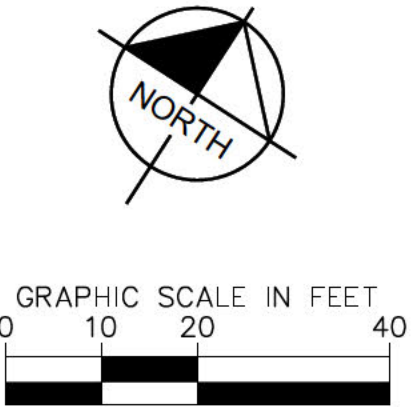


DRAINAGE LEGEND

	TRIBUTARY IMPERVIOUS AREA	=	0.15 ACRES
	TRIBUTARY PERVIOUS AREA	=	0.23 ACRES
	UNRESTRICTED IMPERVIOUS AREA	=	0.05 ACRES
	UNRESTRICTED PERVIOUS AREA	=	0.05 ACRES
	100-YEAR OVERLAND OVERFLOW ROUTE		
	SYSTEM BREAK LINE		
	LIMITS OF DISTURBANCE		

MWRD STATISTICS

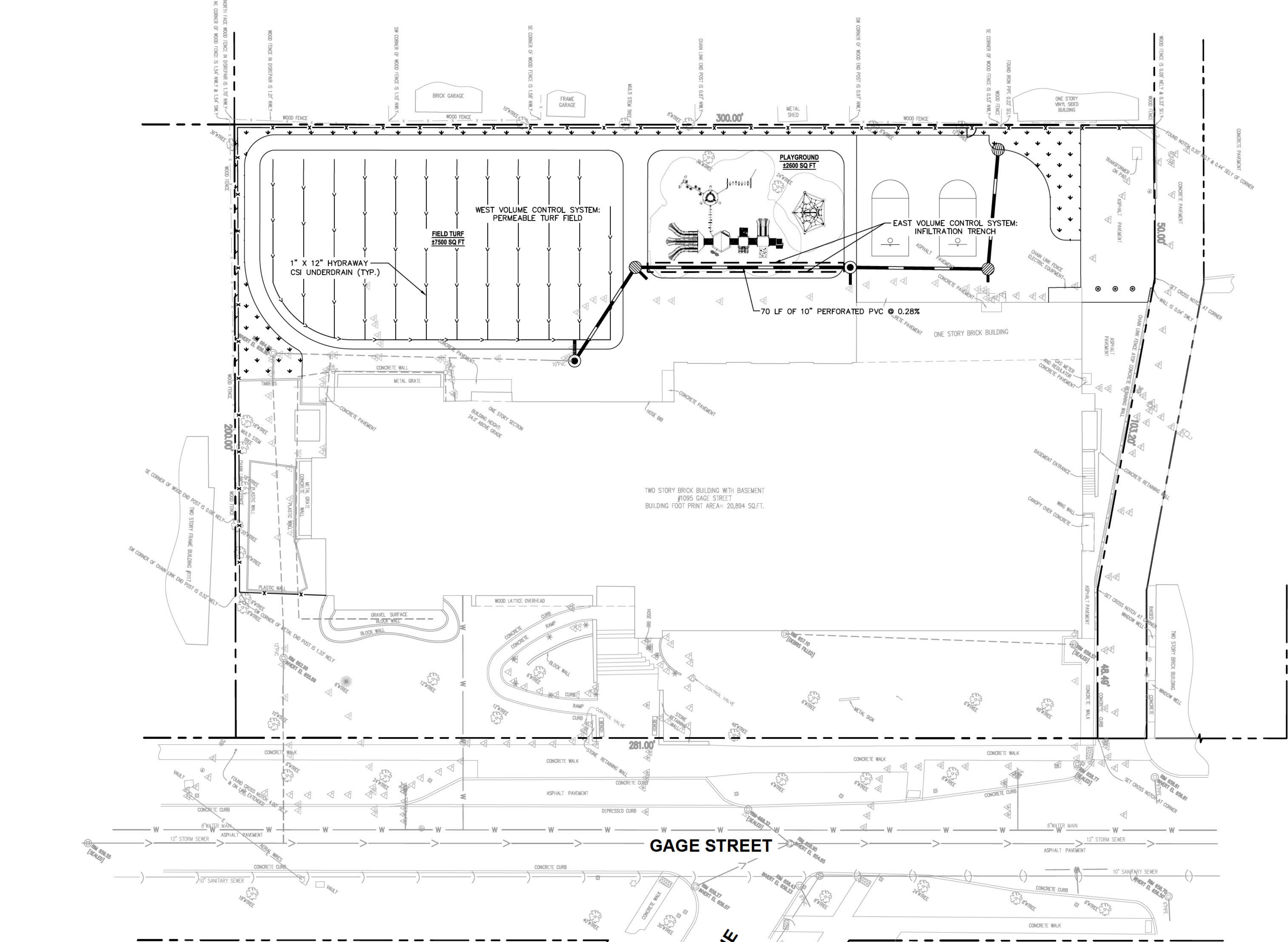
1. PROPERTY AREA	1.34 ACRES
2. PROJECT AREA BOUNDARY	0.48 ACRES
3. VCBMP TRIBUTARY AREA	0.38 ACRES
4. VOLUME CONTROL REQUIRED	0.017 AC-FT
5. VOLUME CONTROL PROVIDED	0.028 AC-FT



SACRED HEART SCHOOL 1095 GAGE ST WINNETKA, IL 60093	MWRD PLAN	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	DESIGNED BY: JMD	SCALE: AS NOTED	No.
				DRAWN BY: EC	CHECKED BY: JWG	
ORIGINAL ISSUE: 1/10/24	KHA PROJECT NO. 268-230-002	REVISED PER VILLAGE COMMENTS		2/2/24	JMD	
SHEET NUMBER	REVISED PER VILLAGE COMMENTS		1/19/24	JMD	DATE	
C7.0		BY				

Drawing name: K:\GIS\DWG\26823002_CVC_QCS Winnetka\2 Design\CAD\PlanSheets\C7.1 - MWRD OPERATIONS AND MAINTENANCE PLAN.dwg Feb 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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4201 WINTER 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

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE:
1/10/24
KHA PROJECT NO.
268-230-002
SHEET NUMBER
C7.1

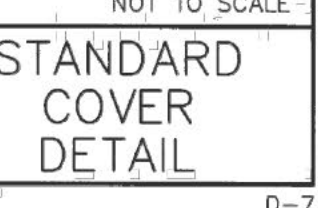
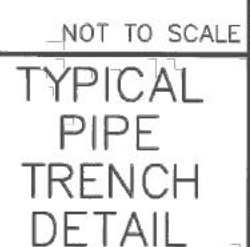
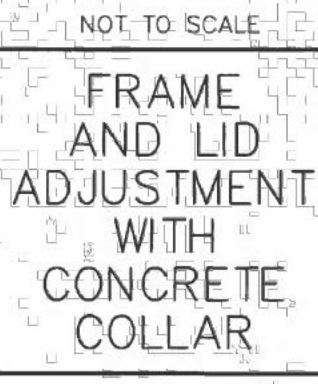
OPERATIONS AND MAINTENANCE PLAN

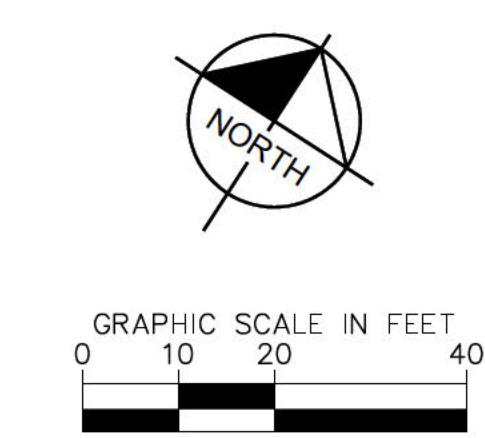
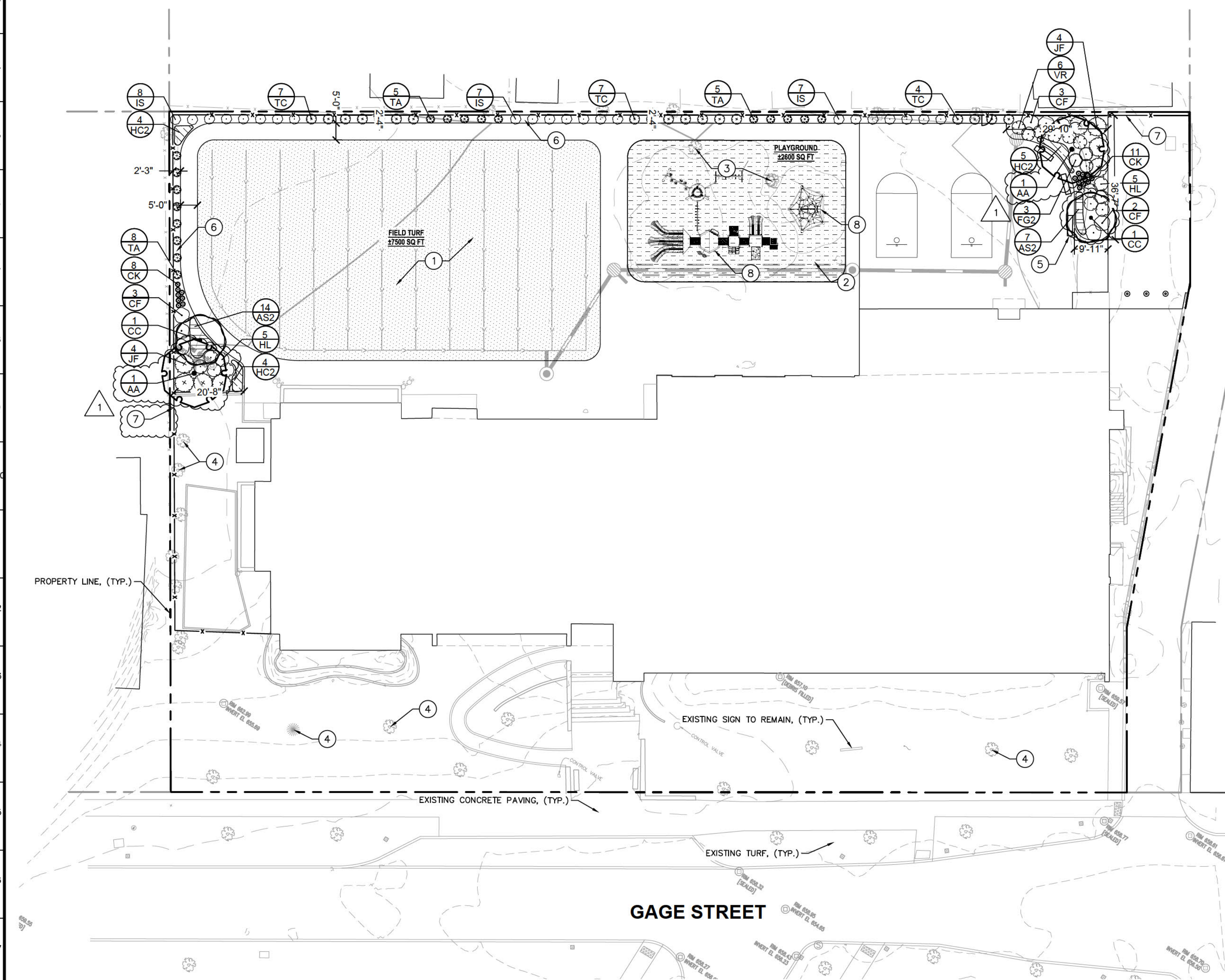
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ORIGINAL ISSUE:	1/10/24
KHA PROJECT NO.	268-230-002
SHEET NUMBER	

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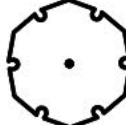
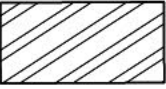
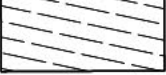


NOTE: THIS IS FOR
PRELIMINARY DESIGN
INTENT ONLY. PLANT
SELECTION, QUANTITIES,
AND LOCATIONS ARE
SUBJECT TO CHANGE.

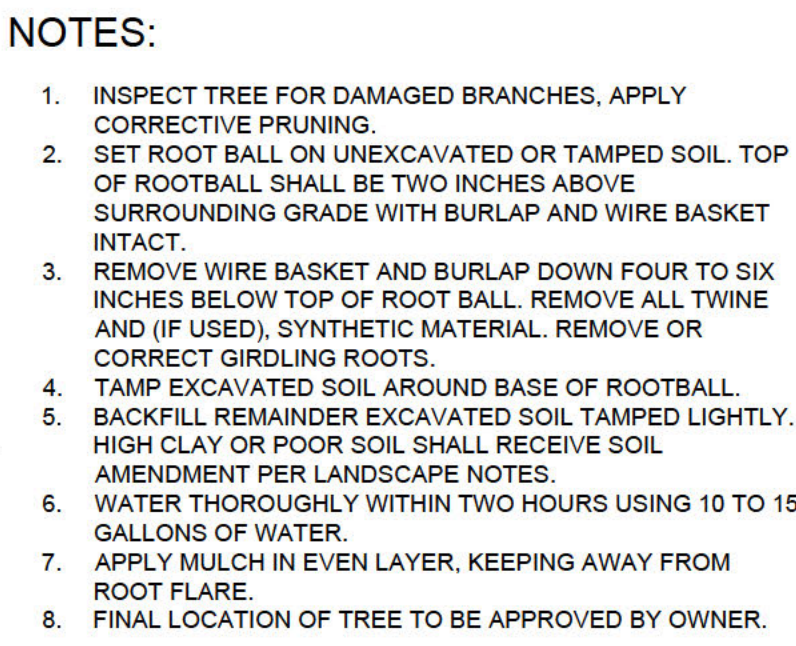
KEY NOTES

- 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 PL6-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

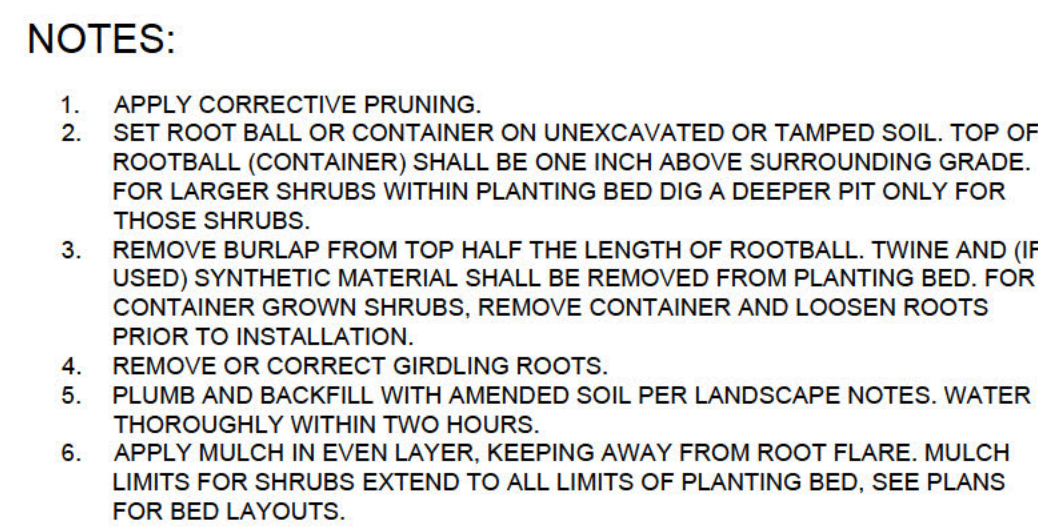
PLANT SCHEDULE

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.	

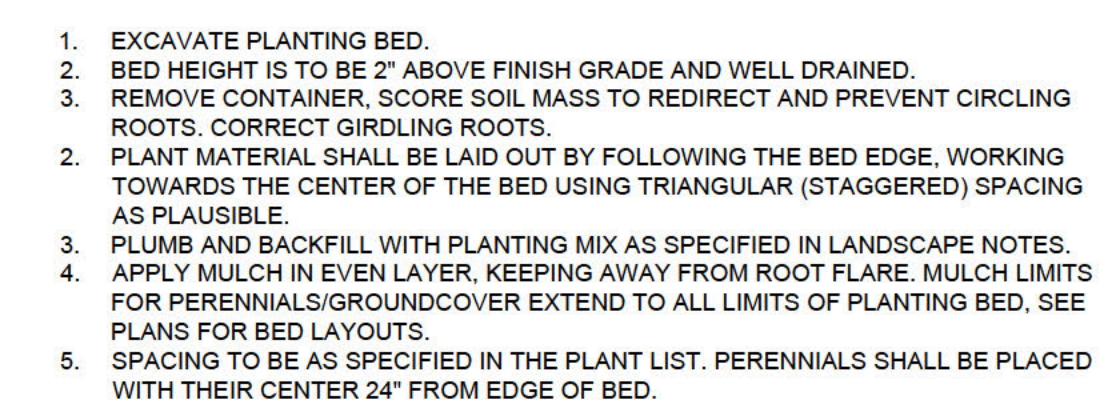
L1.0	SHEET NUMBER	KHA PROJECT NO. 268-230-002	ORIGINAL ISSUE: 1/10/24
SACRED HEART SCHOOL 1095 GAGE ST WINNETKA, IL 60093		LANDSCAPE PLAN	
		SACRED HEART S C H O O L	
SCALE: AS NOTED			
DESIGNED BY: JMD			
DRAWN BY: EC			
CHECKED BY: JWG			
Kimley»Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. REGISTERED PROFESSIONAL ENGINEER WARRENVILLE, ILLINOIS 60059 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	
No.	REVISIONS		DATE
	REVISED PER VILLAGE COMMENTS		2/2/24 JMD
	REVISED PER VILLAGE COMMENTS		1/19/24 JMD



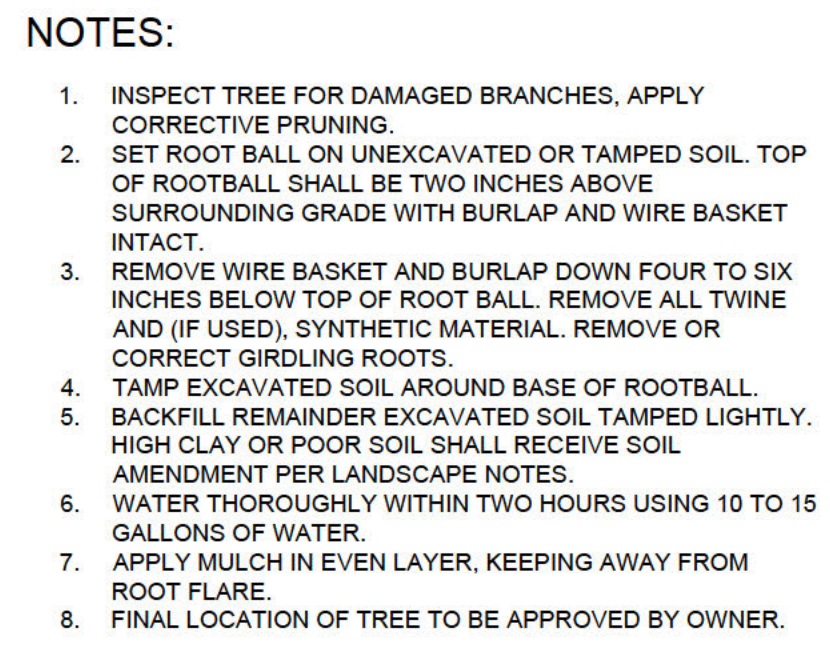
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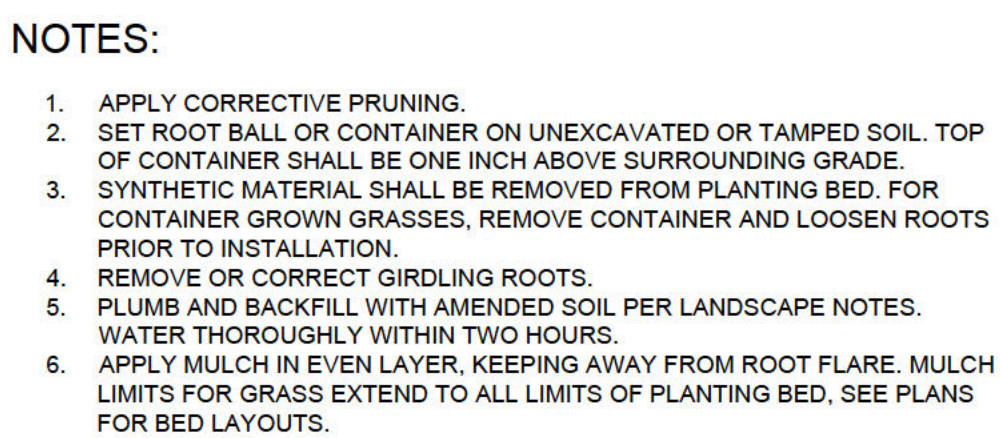
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1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL GRASS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

[illegible]



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





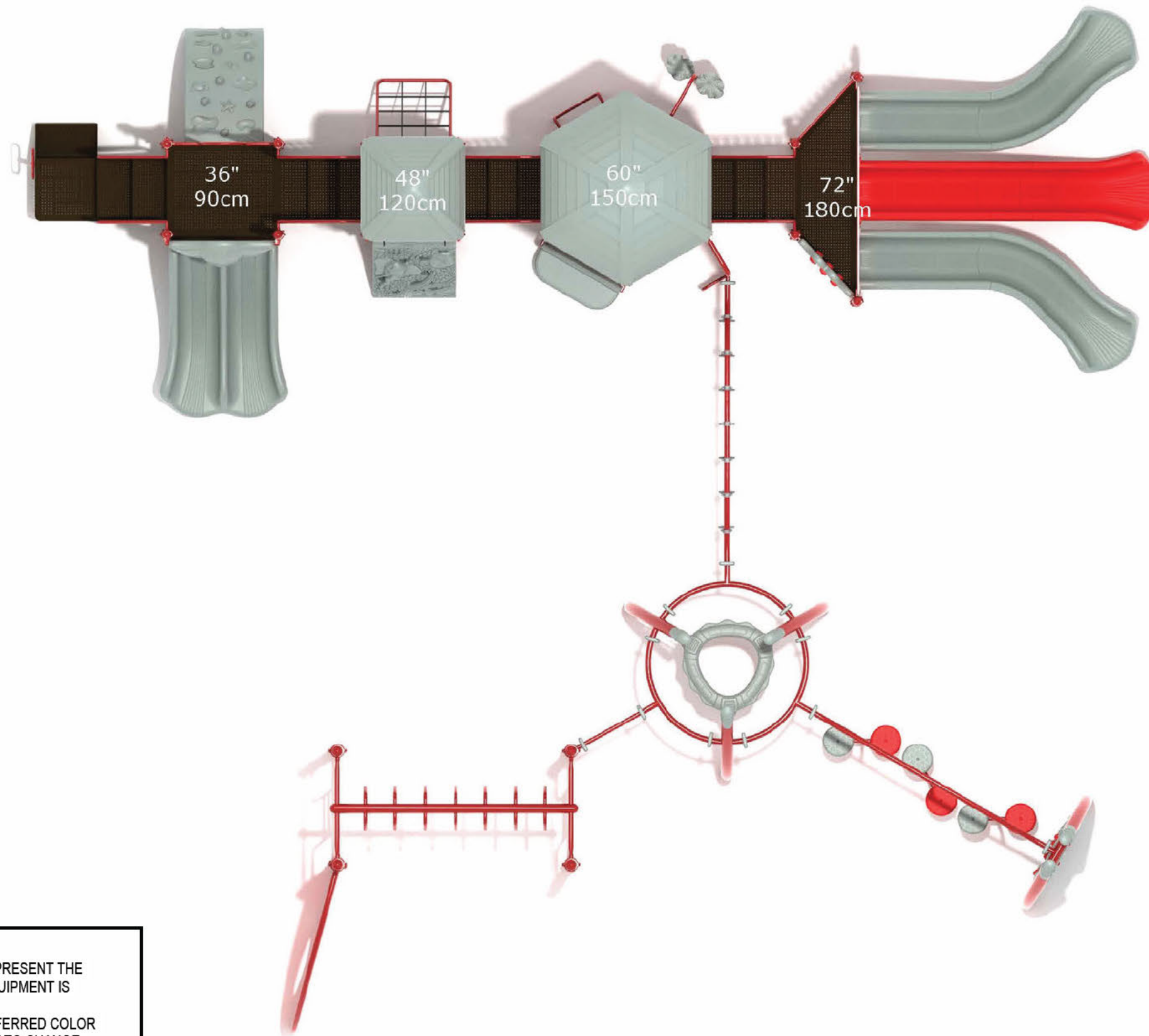
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**DIVINE MERCY PARISH AND SACRED
HEART SCHOOL**
1095 GAGE STREET - WINNETKA, IL
JANUARY 10, 2024 | project 2023271

PLAYGROUND PHOTOGRAPHS



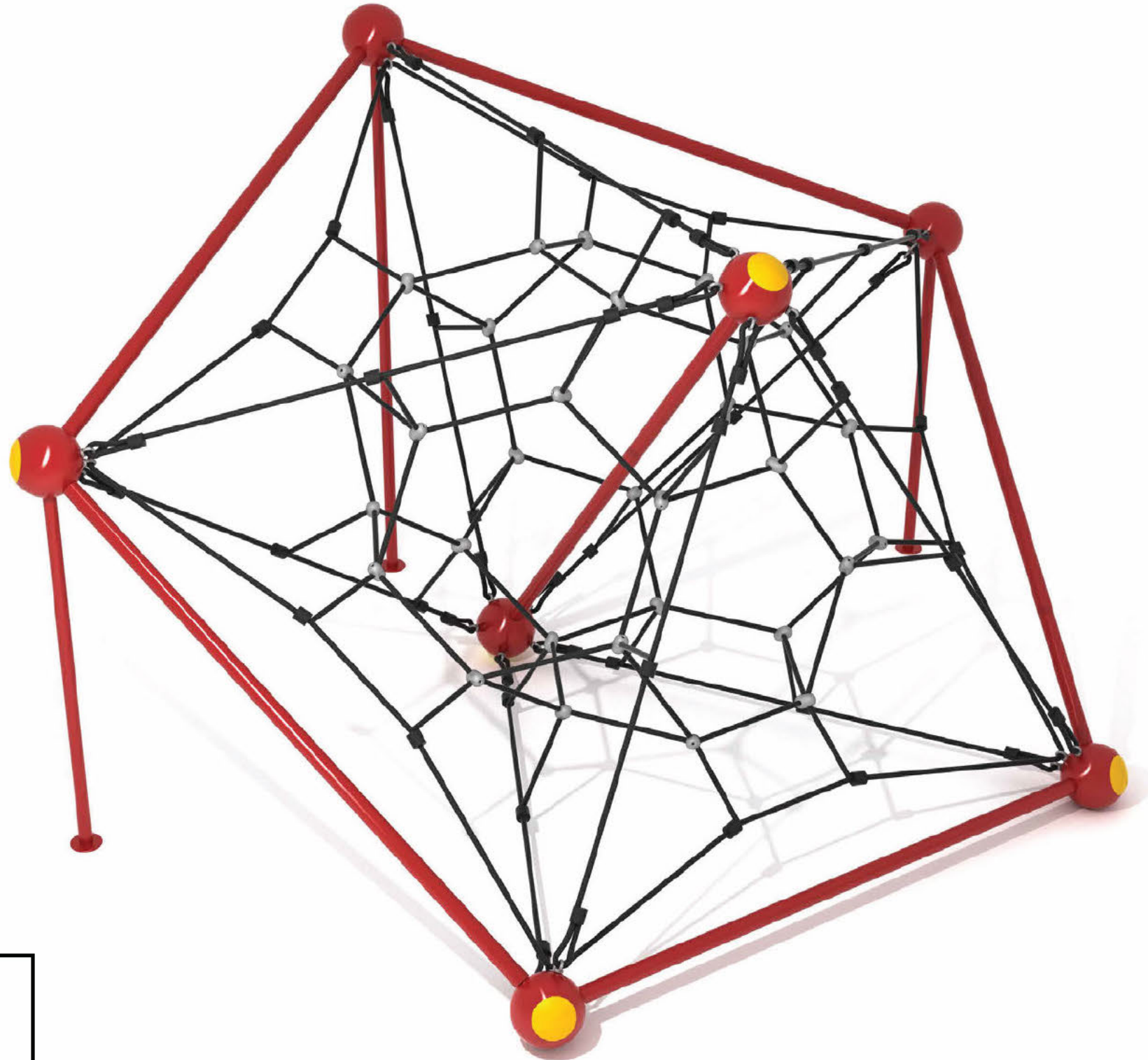


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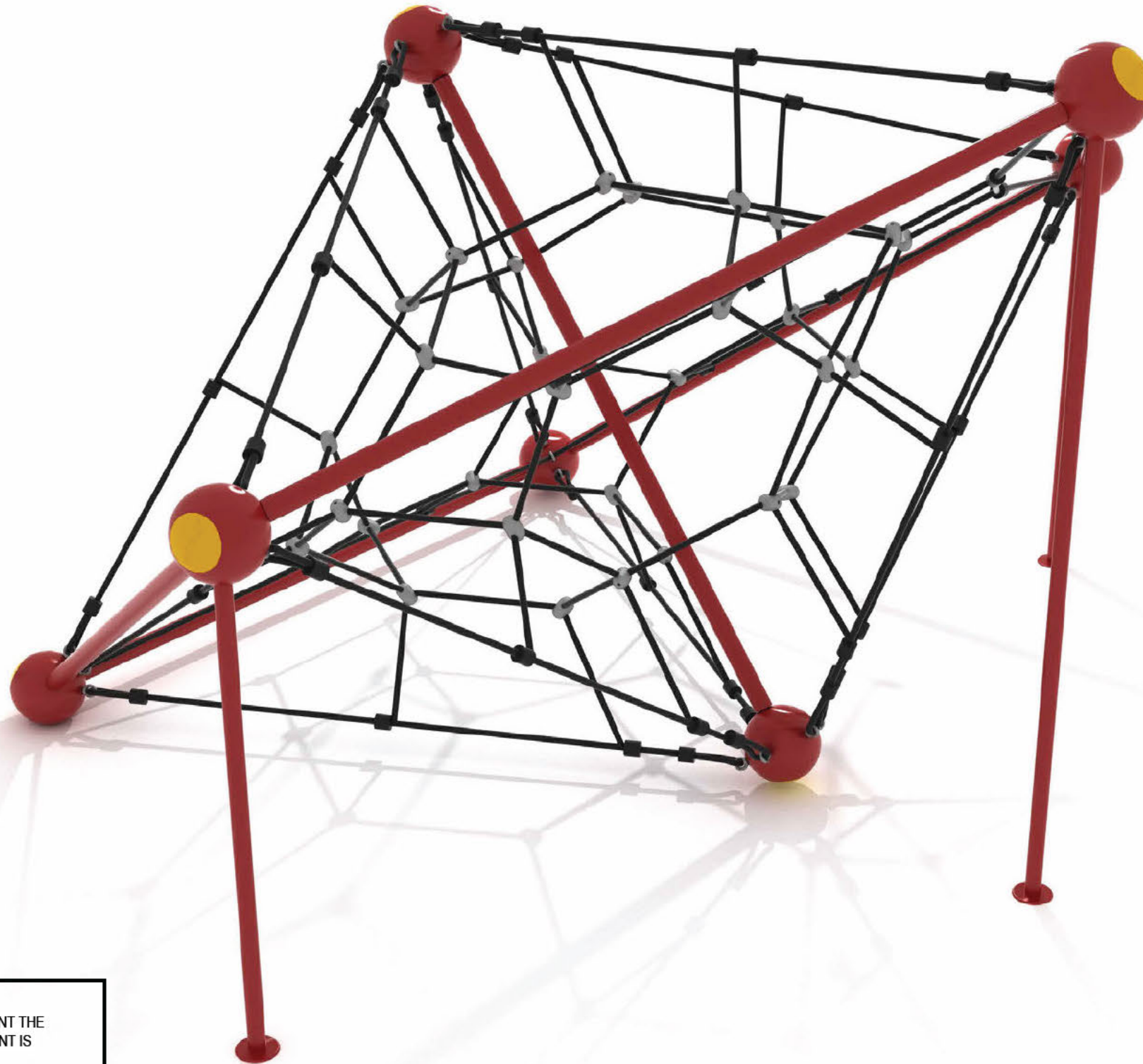
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DIVINE MERCY PARISH AND SACRED
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1095 GAGE STREET - WINNETKA, IL
JANUARY 18, 2024 | project 2023271

PLAYGROUND PHOTOGRAPHS



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



NOTE:

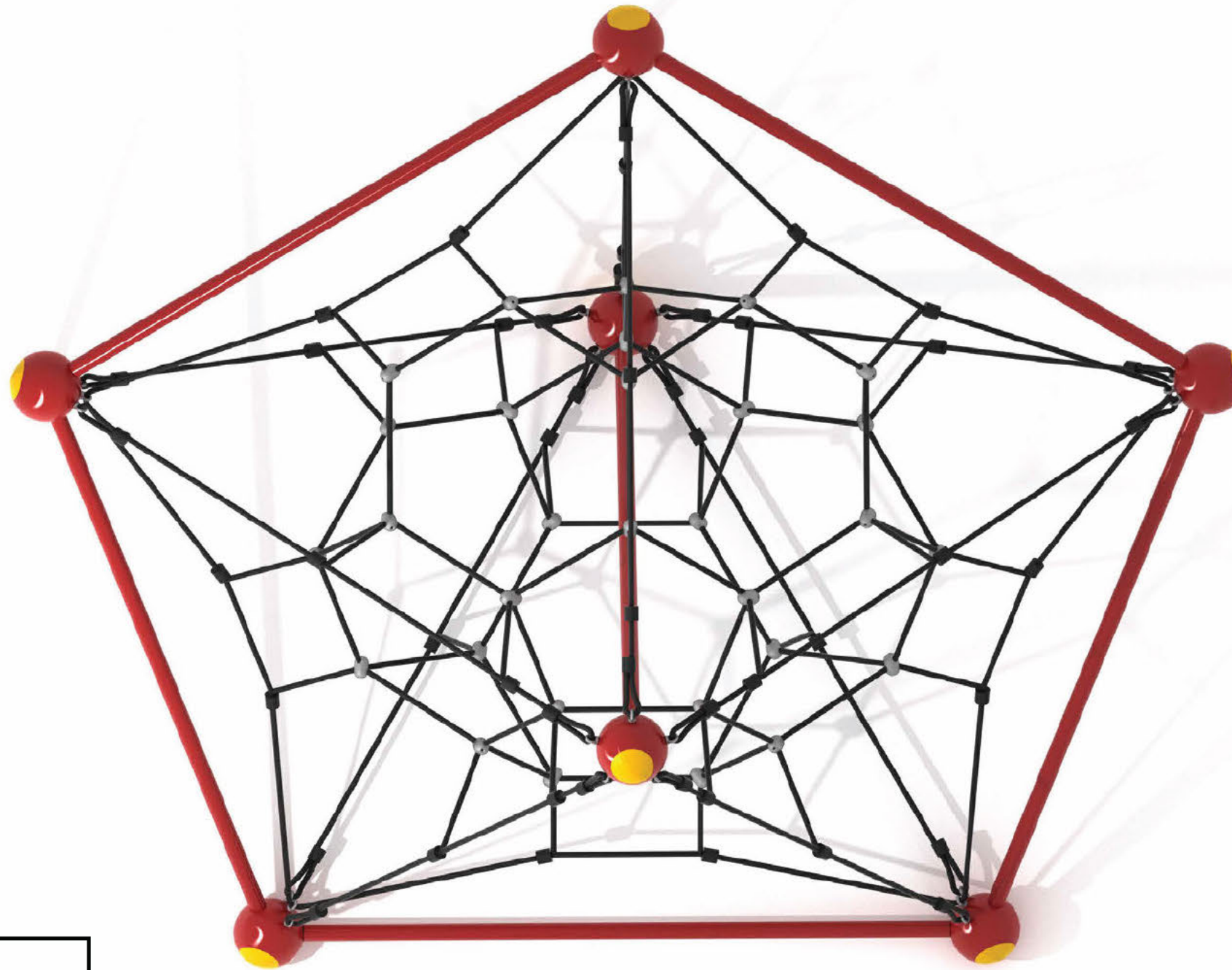
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AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION IN THE APPLICATION OF THE ZONING ORDINANCE OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS (Sacred Heart School - 1095 Gage Street)

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