



Village of Winnetka

Design Review Board/Sign Board of Appeals Special Meeting

March 20, 2024 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. February 15, 2024, Regular Meeting Minutes
4. **New Applications**
 - a. **Case No. 24-05-DR: 191 Linden Street - Saints Faith, Hope, and Charity Church:** A Certificate of Appropriateness to allow the installation of two new condenser units on the one-story flat rooftop of the church on the southeast corner of the church property.
 - b. **Case No. 24-06-DR: 586 Lincoln Avenue - United States Postal Service:** A Sign Permit to allow installation of a wall sign on the Lincoln Avenue frontage.
 - c. **Case No. 24-02-SU: 1110 Chatfield Road - Hubbard Woods Elementary School:** A Certificate of Appropriateness to allow improvements to existing playgrounds. The Village Council has final jurisdiction on this request.
5. **Other Business**
 - a. April 18, 2024, Regular Meeting - Quorum Check
6. **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 Design Review Board/Sign Board of Appeals Meeting Minutes
February 15, 2024**

Members Present:

Katie Moor, Chairperson
Fritz Duda
Colin Kennedy
Heather Niehoff
Michael Ritter

Members Absent:

Paul Konstant
Maggie Meiners

Village Staff:

Ann Klaassen, Assistant Director of Community
Development
Davorka Kirincic, Building and Code Enforcement
Manager

Call to Order & Roll Call:

Chairperson Moor called the meeting to order at 7:05 p.m. Roll call of the Board Members was taken.

Public Comments:

No comments were made at this time.

Approval of Minutes:

Chairperson Moor requested a motion to approve the January 18, 2024, meeting minutes. A motion to approve the January 18, 2024, meeting minutes was made by Mr. Duda and seconded by Mr. Ritter. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Duda, Kennedy, Moor, Niehoff, Ritter

NAYS: None

New Applications:

a. **Case No. 24-03-DR: 912 Green Bay Road - Lana Jewelry: A Certificate of Appropriateness and Sign Permit to allow the existing window, door, and projecting signs, as well as the storefront gold vinyl border around all the windows to remain.**

Ms. Kirincic outlined the details of the applicant's request. She referred to site photos and explained the previous wall sign approval the applicant received in March 2023. Ms. Kirincic then described the borders, signage, and logo recently installed without a sign permit. She identified the application's aspects which required the Board's review and approval as opposed to administrative approval. Ms. Kirincic then identified and described the projecting signage that was installed and the aspects that complied with code requirements. She also described the borders installed on the window's interior and required Board approval. Ms. Kirincic then outlined the four factors the Board should consider in approving the Certificate of Appropriateness and asked if there were any questions. No questions were raised at this time.

Chairperson Moor asked for the applicant's presentation. Lana Bramlette introduced herself to the Board and stated that the landlord required them to install the black projecting sign to be consistent with other tenants, which she did not know required Board approval. She then described her business

1 and history to the Board. Ms. Bramlette explained the need for the border to keep people from walking
2 into the glass.

3
4 Chairperson Moor asked if there were any questions. No questions were raised at this time. She then
5 asked for a motion. Ms. Niehoff moved to approve the Sign Permit and Certificate of Appropriateness
6 for the request as presented. Mr. Duda and Mr. Kennedy seconded the motion. A vote was taken, and
7 the motion unanimously passed, 5 to 0:

8 AYES: Duda, Kennedy, Moor, Niehoff, Ritter

9 NAYS: None

10
11 **b. Case No. 24-04-DR: 851 Spruce Street - JPMorgan Chase Bank: A Sign Permit to allow**
12 **installation of a wall sign.**

13 Ms. Kirincic provided the proposed wall sign's description to the Board, which would be posted on the
14 Spruce Street elevation. She also described the sign's measurements, which are code compliant, and its
15 lettering, coloring, etc. Ms. Kirincic stated that while the proposed wall sign met the wall sign standards,
16 she referred to its proposed location at 7 feet above the ground and explained that the Design
17 Guidelines recommend 8 feet above the ground but explained that it is not a Sign Code requirement.
18 She then asked if there were any questions. No questions were raised at this time.

19
20 Mike Brodin of Olympik Signs introduced himself to the Board and stated he represented the applicant.
21 He noted that the sign would be non-illuminated and would have standard-size lettering.

22
23 Chairperson Moor asked for a motion to approve. Mr. Duda moved to approve the request as
24 presented. Mr. Kennedy seconded the motion. A vote was taken, and the motion unanimously passed,
25 5 to 0:

26 AYES: Duda, Kennedy, Moor, Niehoff, Ritter

27 NAYS: None

28
29 **c. Case No. 24-01-SU: 1095 Gage Street - Sacred Heart School: A Certificate of Appropriateness to**
30 **allow improvements to the existing playground located on the north side of the existing school**
31 **building. The Village Council has final jurisdiction on this request.**

32 Ms. Klaassen identified the property's location and site photos provided by the applicant. She also
33 identified the basketball hoops to be removed and the play equipment, wood chip surface and asphalt
34 to be removed and replaced. Ms. Klaassen described in detail the proposed development and
35 improvements for the play equipment and the installation of a rubberized play surface, artificial turf
36 field, perimeter fencing replacement and landscape buffer installation. She then referred to the
37 proposed play equipment's renderings and rubberized play surface. Ms. Klaassen stated it is important
38 to note zoning relief as well as an amendment to an existing special use permit are necessary for the
39 proposed improvements with the applicant intending to provide the necessary infiltration system
40 beneath the turf field and rubberized surface in order to receive a 25% impermeable lot coverage
41 allowance which would result in a decrease in the existing nonconforming impermeable lot coverage.
42 She stated the application was presented to the ZBA which voted 6-0 to recommend approval with the
43 Plan Commission scheduled to consider the special use permit at their next meeting on February 28,
44 with all of the recommendations going to the Village Council for final consideration.

45
46 Ms. Klaassen referred to the Certificate of Appropriateness considerations for the Board to review. She
47 then stated following the applicant's presentation and Board discussion, she identified the next steps

1 the Board may take on the application noting a draft motion is included on page 47. Ms. Klaassen asked
2 if there were any questions.

3
4 Ms. Niehoff asked for the vinyl fence detail which Ms. Klaassen identified in the packet for the Board. No
5 additional questions were raised at this time. Chairperson Moor asked for the applicant's presentation.

6
7 Matt Cronin of CVG Architects and Joe D'Aloia of Kimley-Horn introduced themselves to the Board. Mr.
8 Cronin informed the Board several open houses were held for the neighbors to provide feedback which
9 was positive. Chairperson Moor asked for the reasoning for chain link fencing in one area. Mr. Cronin
10 outlined the reasoning in terms of security and visual access. No additional questions were raised at this
11 time.

12
13 Chairperson Moor asked for a motion to recommend approval as indicated on page 47. Ms. Niehoff
14 moved to recommend approval of the request as presented. Chairperson Moor first asked for public
15 comment.

16
17 Mr. Mickey Archambault, 1120 Merrill Street, stated he lived to the north of the playground and agreed
18 the school and team held open houses which were favorable. He then stated with regard to the way
19 storm water flowed to the north, it was understood rainwater flow would be reconfigured and
20 incorporated into the plan. Mr. Archambault also commented on the proposed fencing material and
21 asked if further input from the neighbors can be included.

22
23 Mr. D'Aloia described the portions of the rear that would be reconfigured and confirmed water would
24 be held onsite with the project being an overall improvement for stormwater management. He
25 confirmed water to the neighboring properties would be minimized. Mr. Cronin then outlined the
26 reasoning for the fence material selection which related to maintenance and that the vinyl fence would
27 provide better separation between the playground and the neighbors. He then stated they would be
28 open to discussions with regard to alternative fence designs. Mr. Archambault responded he would be
29 opposed to a straight, vinyl industrial fence in terms of its visual appearance and agreed a wood fence
30 would not be a good solution due to maintenance issues.

31
32 Chairperson Moor asked if additional open houses would be held for the neighbors for material
33 selection. Mr. Cronin responded the applicant would be happy to consider it if required. No additional
34 comments were raised at this time.

35
36 Chairperson Moor again asked for a motion to recommend approval of the request as presented. Ms.
37 Niehoff moved to recommend approval of the request as indicated on page 47. Mr. Duda seconded the
38 motion. A vote was taken, and the motion unanimously passed, 5 to 0:

39 AYES: Duda, Kennedy, Moor, Niehoff, Ritter

40 NAYS: None

41
42 **Other Business.**

43 a. **March 21, 2024, Meeting – Quorum Check.**

44 The Board Members discussed their availability for alternative meeting dates. Ms. Kirincic confirmed
45 that the next meeting would be held on March 20, 2024, due to the Village Council meeting in the
46 Council Chambers on March 21, 2024, due to the election on March 19, 2024, which would otherwise be
47 the regular meeting date of the Village Council.

Adjournment:

Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Mr. Duda and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Duda, Kennedy, Moor, Niehoff, Ritter

NAYS: None

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: MARCH 15, 2024
SUBJECT: 191 LINDEN STREET (SAINTS, FAITH, HOPE AND CHARITY CHURCH)
CERTIFICATE OF APPROPRIATENESS (CASE NO. 24-05-DR)

INTRODUCTION

On March 20, 2024, the Design Review Board is scheduled to consider an application submitted by Saints, Faith, Hope and Charity Church (the "Applicant"), the owner of the property located at 191 Linden Street (the "Subject Property"), for consideration of a Certificate of Appropriateness to allow the installation of two new condenser units on the rooftop of the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is located on the north side of Hill Road, between Linden Street and Ridge Road, contains Saints Faith, Hope and Charity Church and School, and is in the R-3 Single-Family Residential District.

CURRENT REQUEST

The Applicant is seeking approval to install two new condenser units on the one-story flat roof of the church at the southeast corner. The condenser units would be on the flat roof as far inward from the 2-foot perimeter parapet wall. The units are 2'-6" tall and would sit 24 inches above the roof's surface for a total height of 4'-6". The units are 4' and 13'-9" long. As described by the Applicant in the written explanation included in the application materials (**Attachment A**), establishing a highly compact arrangement would make the two units nearly unseen from 60 feet away at ground level. At 100 feet away (which distance corresponds to the centerline of Hill Road), only the top 15 inches or less of the condensers would be visible.

The condenser units would be painted to match the color of the limestone to assure the most discreet intervention- minimizing the visual change to the church structure while still allowing the church to install the required new air-conditioning system. **Figure 1** on the following page identifies the Subject Property. **Figure 2** identifies the location of the proposed condenser units on the rooftop. **Figures 3** through **5** show condenser unit visibility from the street at East and South elevations.

The Applicant has provided a written explanation of why the existing air-conditioning system needs to be replaced and two new condenser units on the flat portion of the rooftop, photos of the subject units, a site plan showing the location and specifications of the same, which are all available in the application materials included in Attachment A.

General Location of
Proposed Condensers on
Rooftop

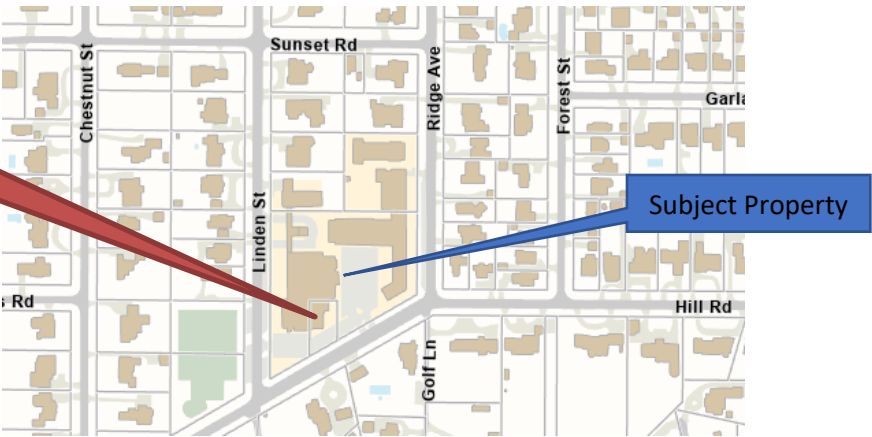


Figure 1 – Subject Property – Location Map

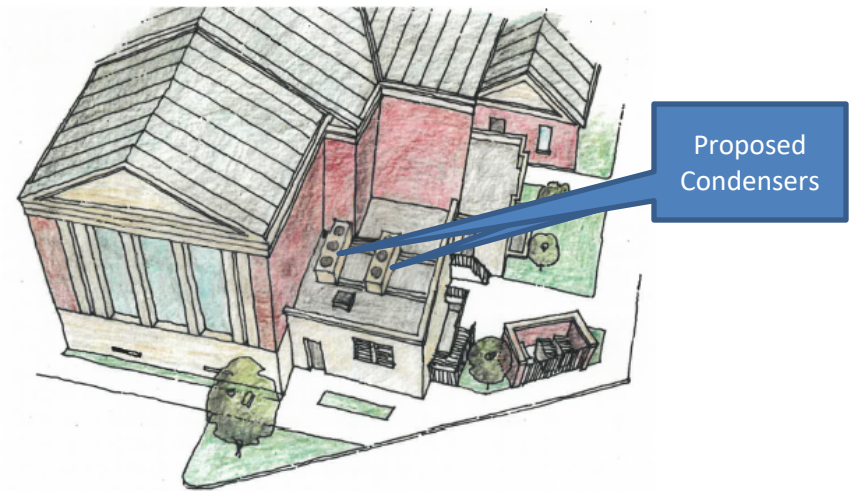


Figure 2 – Subject Property – Aerial Perspective Sketch of Rooftop

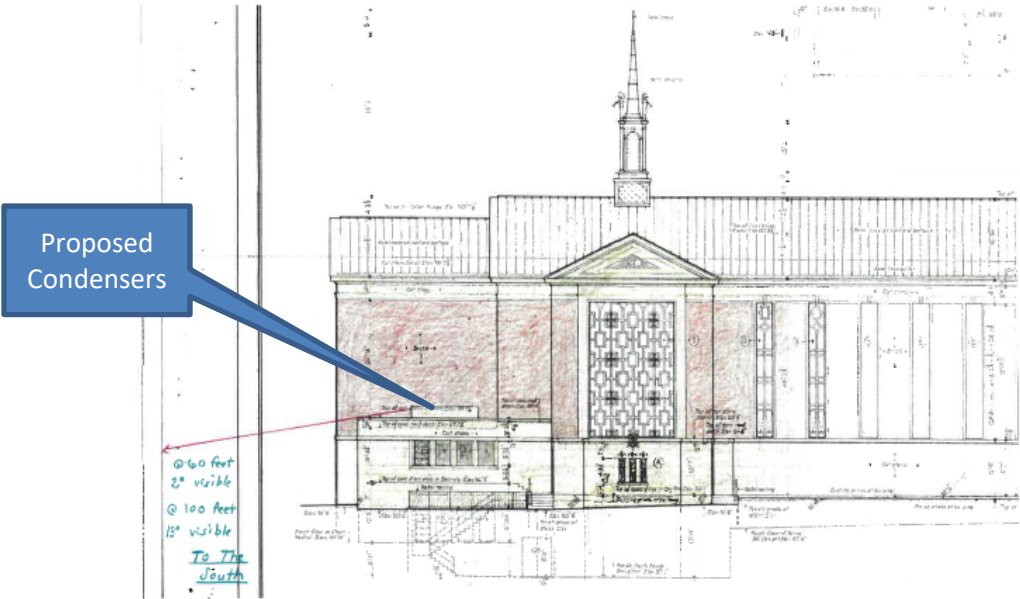


Figure 3 – Subject Property – East Façade/Proposed condenser units' visibility from the South

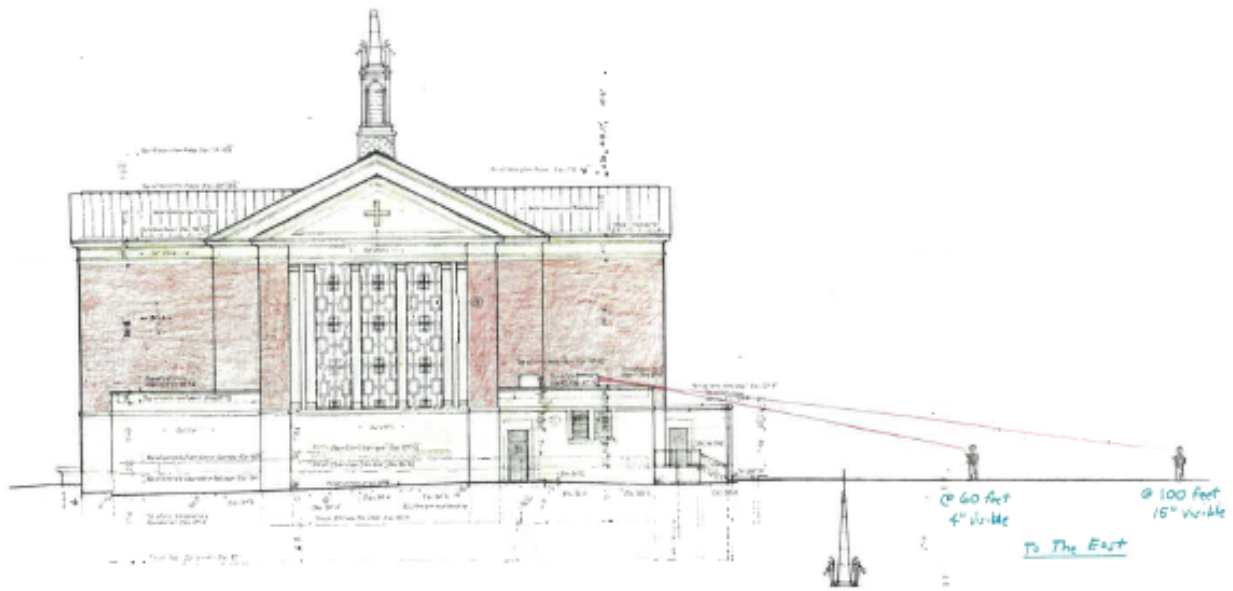


Figure 4 – Subject Property – South Façade/Proposed condenser units’ visibility from the East



Figure 5 – Rendering of Proposed Condenser Units as Seen from Hill Road

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the Design Review Board is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

“(1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;”

“(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;”

“(3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and”

“(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.”

The Board will need to determine if the proposed new rooftop condenser units comply with the above standards.

DESIGN GUIDELINES ANALYSIS

The Village’s Design Guidelines provide general guidance on aesthetics and placement of mechanical equipment for commercial and institutional buildings. In terms of location, the Guidelines state that mechanical equipment must not be visible from pedestrian view. Additionally, rooftop equipment should be located either in the center of the roof or in one corner away from the street elevation so as not to be visible from the primary or secondary approach. The Guidelines also suggest that rooftop equipment that cannot be located out of view should be screened by walls constructed of materials sympathetic to those of the primary façade.

SUMMARY

The Applicant requests that the DRB find the proposed rooftop condenser units appropriate and compatible with the Design Guidelines and approve as proposed. Should the DRB approve the Certificate of Appropriateness, the Applicant would first need to obtain an approved Building Permit from the Community Development Department prior to installation of the condenser units.

ATTACHMENTS

Attachment A: Application Materials

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 191 Linden Street, Winnetka, IL 60093

Name of Business(es): Saints Faith, Hope & Charity Church, Father Martin

O'Donovan

Application is hereby made for the following work (please check all that apply):

- ☐ Sign Sign Permit Application attached? ☐
☐ Awning Awning Permit Application attached? ☐
☒ Other (general description) New rooftop condenser units (2)

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): The church will be installing a new air-conditioning system. The equipment will be located in the basement mechanical room with the exception of two condenser units to be located on a flat roof portion of the church. A full description is provided in the PDF package submitted with this application.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 191 Linden Street (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

SIGNED

PRINTED NAME(S)

ADDRESS

PHONE NO.

EMAIL

Father Martin O'Donovan

191 Linden Street

847. 446. 7646

modonovan@faithhope

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	<u>Thomas Norman Rajkovich Architect, Ltd.</u>
CONTACT NAME	<u>Thomas Rajkovich</u>
ADDRESS	<u>518-526 Davis St., Suite 206</u> <u>Evanston, IL 60201</u>
PHONENO.	<u>847. 332. 2782</u>
EMAIL	<u>tnr@tnr-arch.com</u>

COA 2024 - 125

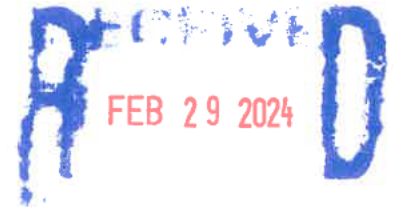


FEB 29 2024

REQUEST FOR APPROVAL OF NEW ROOFTOP CONDENSER UNITS FOR A NEW AIR-CONDITIONING SYSTEM

SAINTS FAITH, HOPE AND CHARITY CHURCH

191 Linden Street
Winnetka, Illinois 60093



To the Members of the Village of Winnetka Design Review Board:

The subject property is Saints Faith, Hope and Charity Church, located at 191 Linden Street, at the south end of the block bounded by Linden, Hill and Ridge Roads.

The church was dedicated in 1962 and designed by noted Cincinnati church architect Edward Schulte. The structure accommodates up to 1,000 people for services. At the time of its construction, the church included a system providing 80 tons of air-conditioning capacity.

That original air-conditioning system has passed its useful lifespan. Only one of the two large chilled water units in the basement (40 tons) is currently functional and that unit requires the harvesting of replacement parts from the non-functioning unit. As a result, the system has been operating at half its designed capacity for a number of years.

A review of the system by a mechanical engineer resulted in a recommendation to replace the entire system.

The single functional unit in the basement is at risk of complete failure in a high demand situation and the system itself - which is a long-outdated, early technology for air-conditioning - should be updated with a new system which is significantly more energy efficient and effective at meeting the required cooling demands.

90% of the new system's equipment will be contained in the existing basement mechanical room. The new system will require two exterior condenser units to be located outside the basement and proximate to the mechanical room, which is located at the southeast corner of the church building. Exterior condenser units are the industry standard today.

The selected mechanical contractor, Air Comfort Corporation, a structural engineer and members of the church's Facilities Committee subsequently undertook an evaluation of possible locations for the condenser units.

We first considered locations at ground level, close to the southeast corner of the church. The length and width of the two condensers and current building setback lines along Hill Road would have required the demolition of the existing dumpster enclosure at that location and the construction of an appreciably larger structure capable of enclosing both the dumpsters and the condensers. That new structure would need to be approximately two and one-half times the dimension of the existing enclosure.

(2)

The other option the team evaluated was to locate the condensers on the one-story flat roof portion of the church structure at that same southeast corner. A structural engineer was retained to review the existing structure to determine the load-bearing capacity of the existing masonry construction. The engineer determined the location could readily support the weight of the two units.

The next step was to establish minimum clearances for the condensers to determine their location on the roof, with the driving objective being to hold those units as far inward from the 2' perimeter parapet wall as possible. Here, our intent was to allow the parapet wall to screen the units from view from ground level, minimizing to the greatest extent possible any visual change to the beautiful church structure.

The units are 2'-6" tall and must sit 24" above the surface of the roof, for a total height of 4'-6". The units are 4' wide and 13'-9" long. The plan drawing of the roof by the structural engineer, which we include, depicts the definitive physical location of those units.

By establishing a highly compact arrangement, the two units will be nearly unseen from 60' away at ground level. At 100' away (which distance corresponds to the centerline of Hill Road), only the top 15" or less of the condensers will be visible. We include "line-of-sight" diagrams in our presentation depicting this geometry which was determined mathematically.

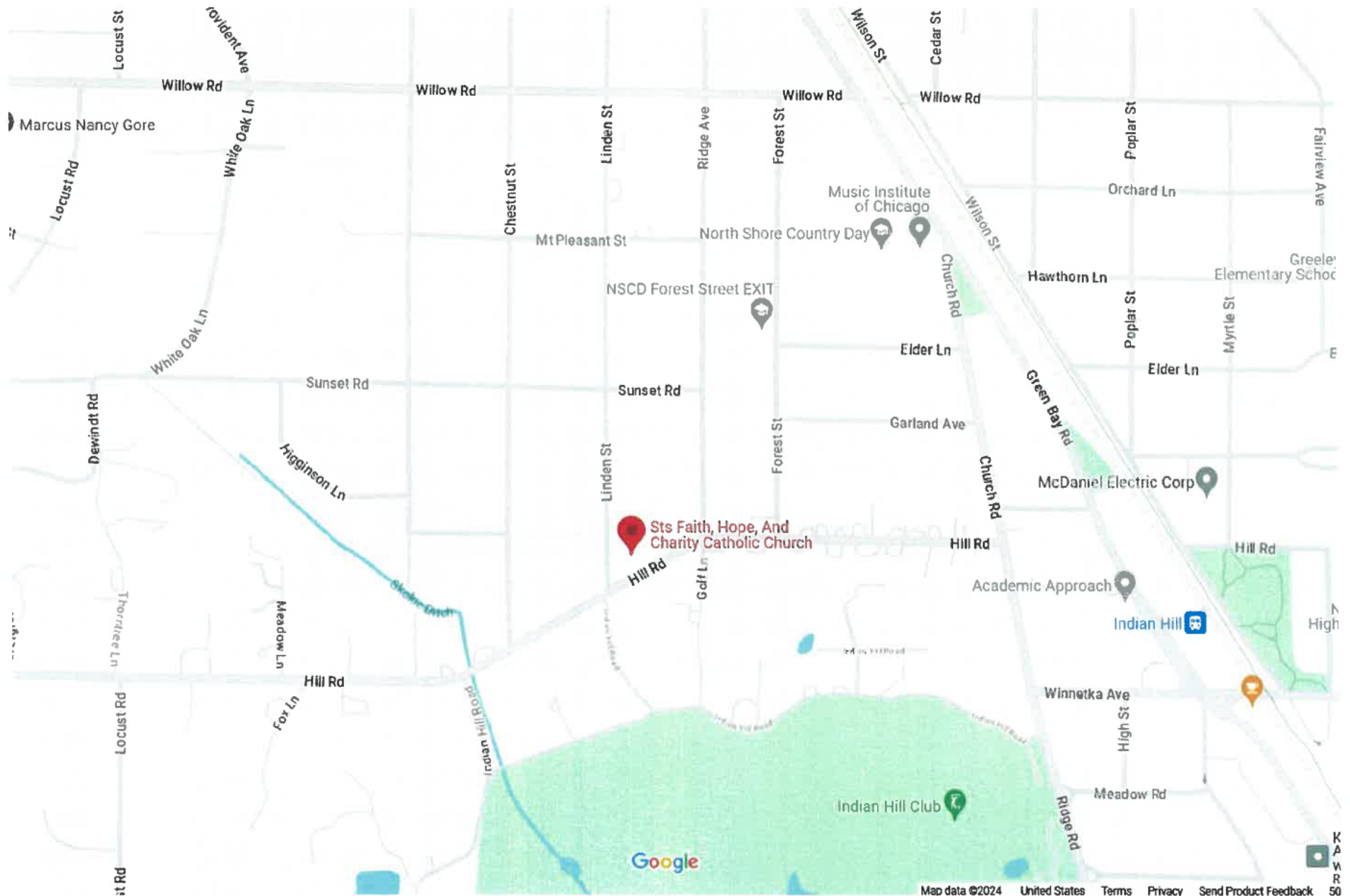
The sides of the condenser units are flat panels with no grilles or louvers. The top surface has grilles over the three round fans that direct air upward. That surface and the fans will not be seen from ground level. We include a cut sheet of the units showing their dimensions and appearance. The units will be electrostatically painted in a paint color that matches the limestone of the parapet and walls of the church at that location to blend the units with the existing architecture.

As part of our review of this location, we considered surrounding the two units with a louvered "screen". Because of the units' size and the required 7' spacing between them, we concluded that the louvered screen would, in fact, be completely undesirable because it would be far more visually intrusive.

The screen would be required to be mounted on brackets 3' – 4' away from the face of the units, resulting in an east-west screen length of 23' (4' space at wall + 4' unit + 7' space between units + 4' unit + 4' at corner) and 21'-9" (4' at corner + 13'-9" unit + 4' at north) north-south. That screen would consequently be appreciably closer to the parapet wall than the condensers themselves, resulting in an appreciably greater visibility of its height when seen from ground level.

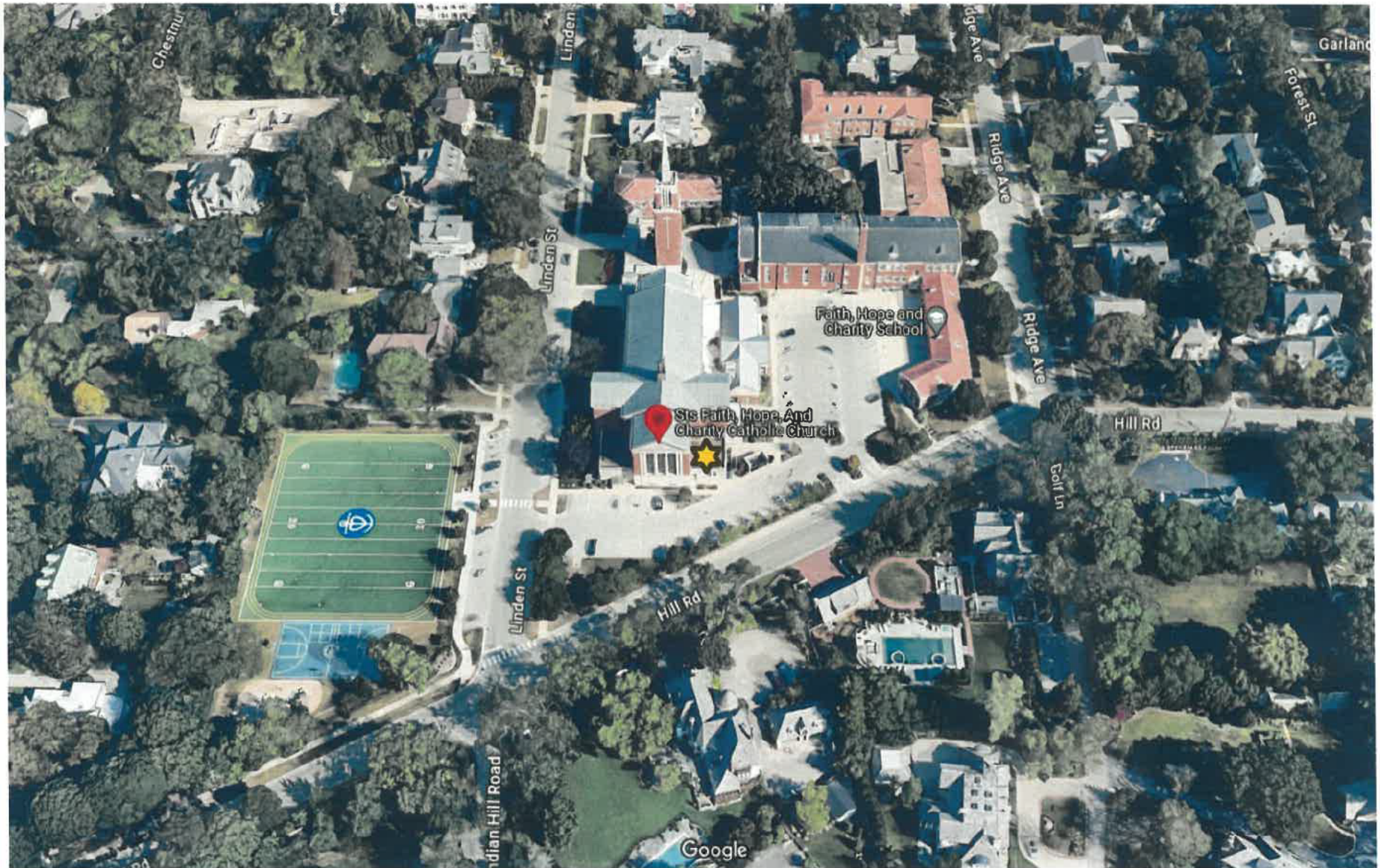
The comparison is this: Two units of 4' width across their face seen from the south (8' total) vs. a 23' wide screen and the 13'-9" length seen from the east vs. a 21'-9" wide screen.

We are therefore proposing setting the two condenser units in the locations shown without the louvered screening, with the units painted to match the color of the limestone, to assure the most discreet intervention – minimizing the visual change to the church structure while still allowing the church to install the required new air-conditioning system.

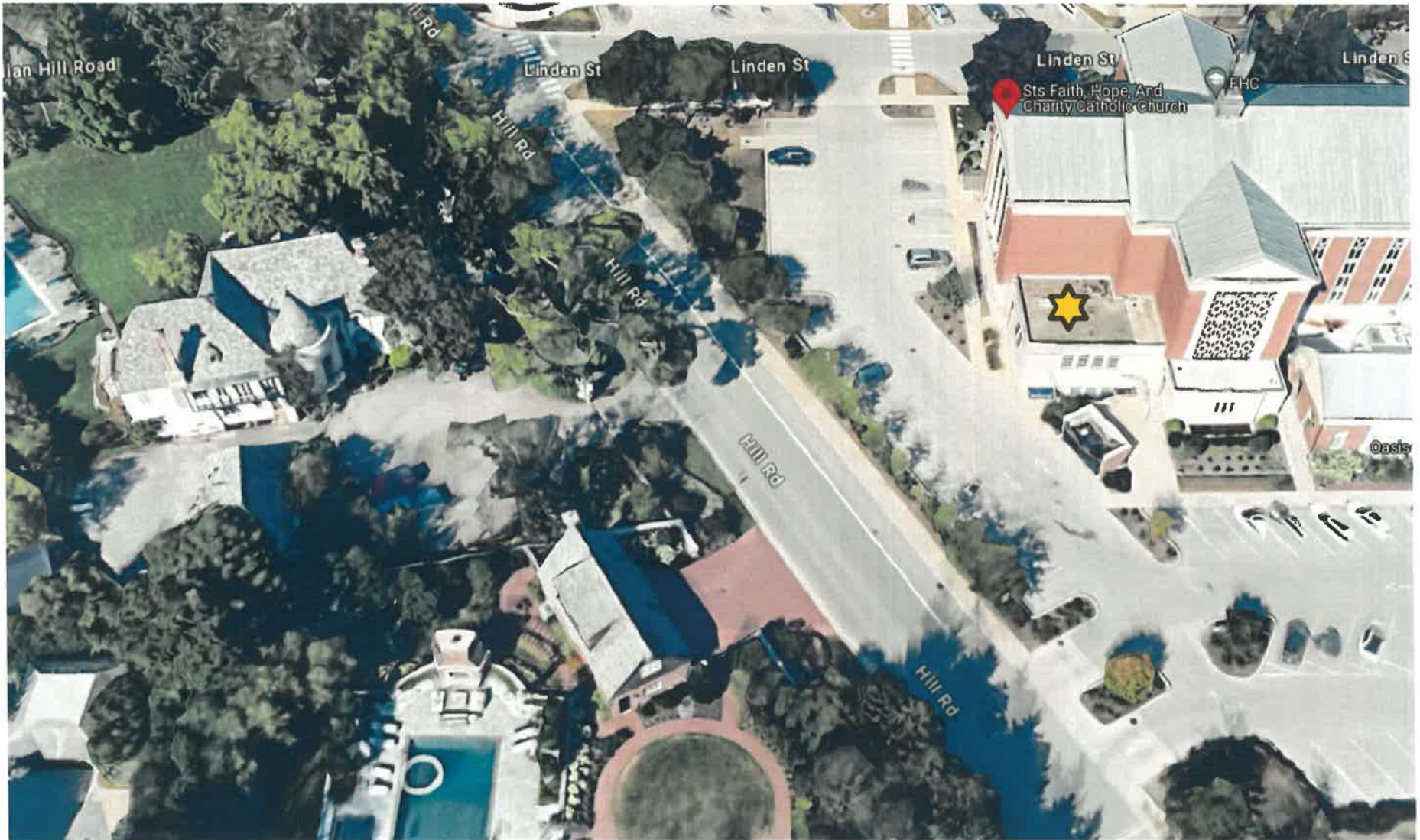


PROJECT LOCATION PLAN

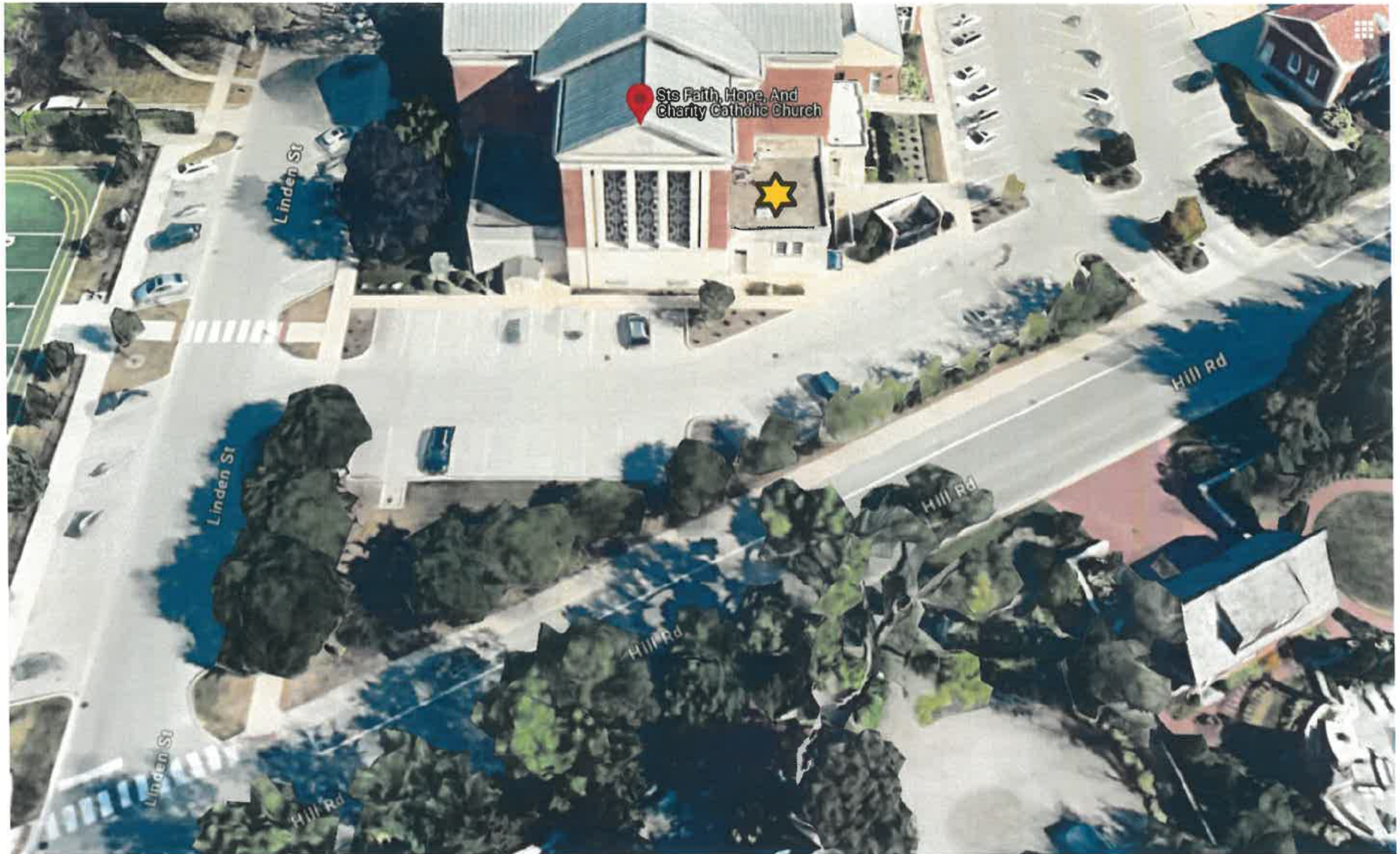
SAINTS FAITH, HOPE AND CHARITY CHURCH - 191 LINDEN STREET



AERIAL VIEW of PROJECT SITE
SHOWING LOCATION of ROOFTOP CONDENSERS



AERIAL VIEW of PROJECT SITE LOOKING WEST
SHOWING AREA TO SOUTH OF CONDENSER LOCATION



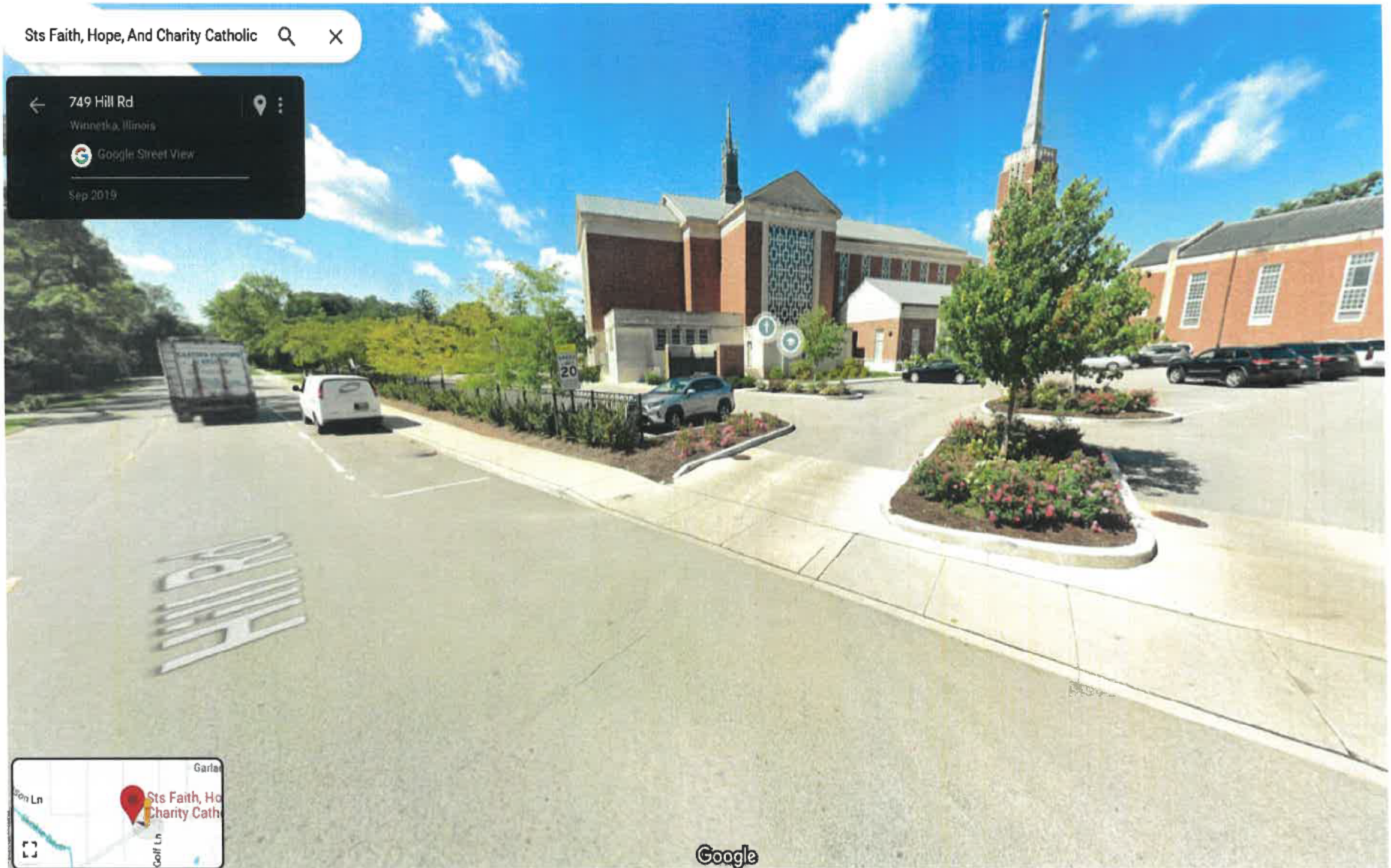
AERIAL VIEW of PROJECT SITE LOOKING NORTH
SHOWING LANDSCAPE SCREENING



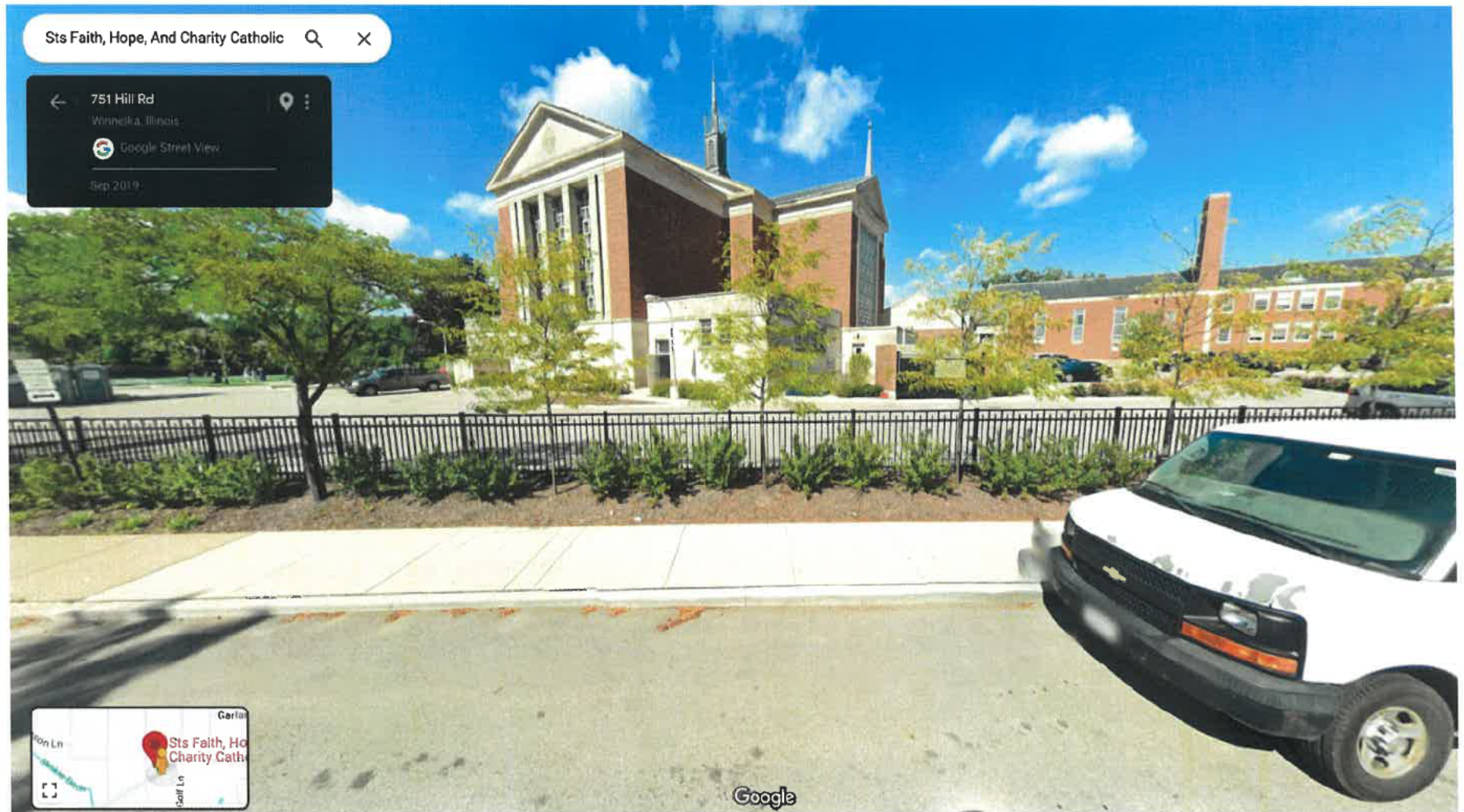
STREET VIEW LOOKING WEST ON HILL ROAD



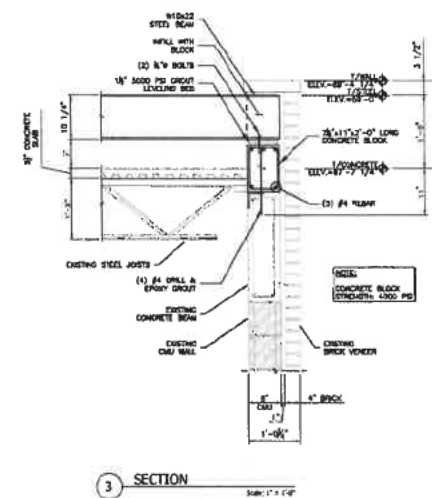
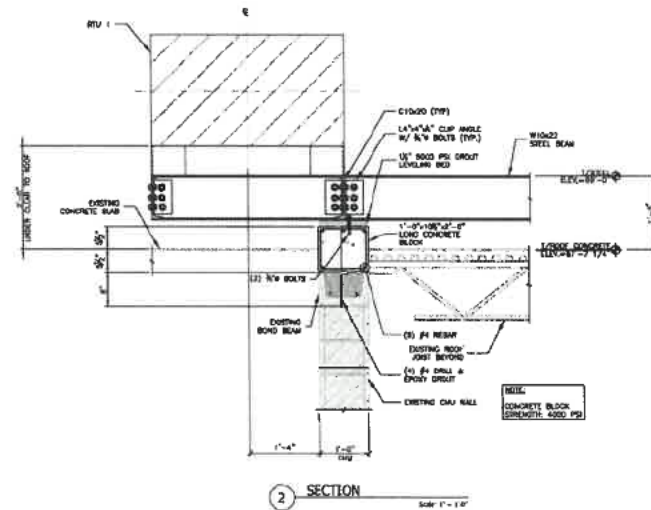
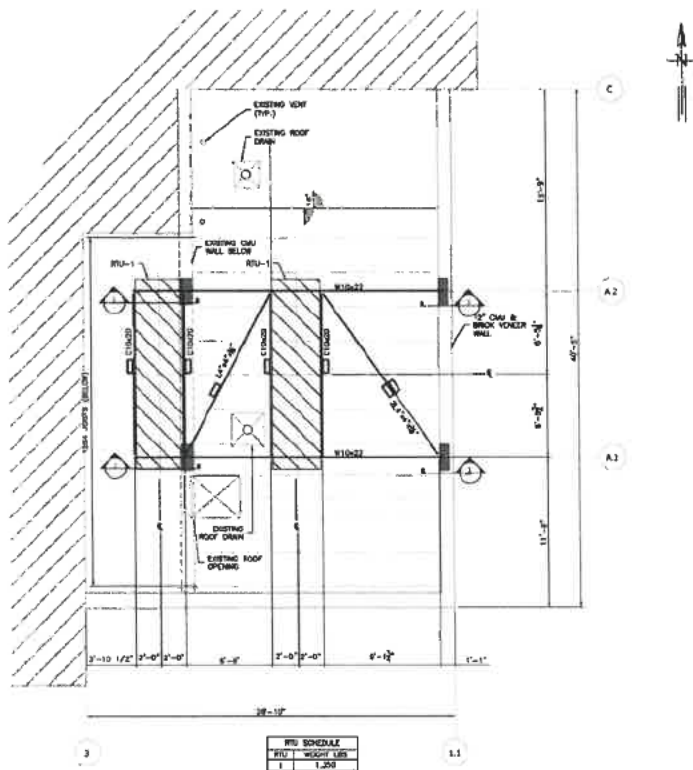
STREET VIEW LOOKING WEST ON HILL ROAD



STREET VIEW LOOKING NORTHWEST FROM HILL ROAD



STREET VIEW LOOKING NORTH FROM HILL ROAD



FOR REVIEW ONLY
NOT FOR CONSTRUCTION



J. V. Henik, Inc.

Structural Design
Restoration Engineering
Forensic Investigation
2200 East Devon Avenue
Suite 284
Des Plaines, IL 60018
Phone: 847.823.9830
Fax: 847.823.9830
info@jvhenninc.com
www.jvhenninc.com

PROJECT REVISIONS
No. DATE REVISION
1 3/28/2024 FOR REVIEW

DESIGNED BY: JVB
CHECKED BY: JVB

191 LINDEN ST.
WINNETKA, IL 60093

PROJECT No. 23072

DRAWING NAME
ROOF PLAN &
SECTIONS

2-28-24

DRAWING No. S-201

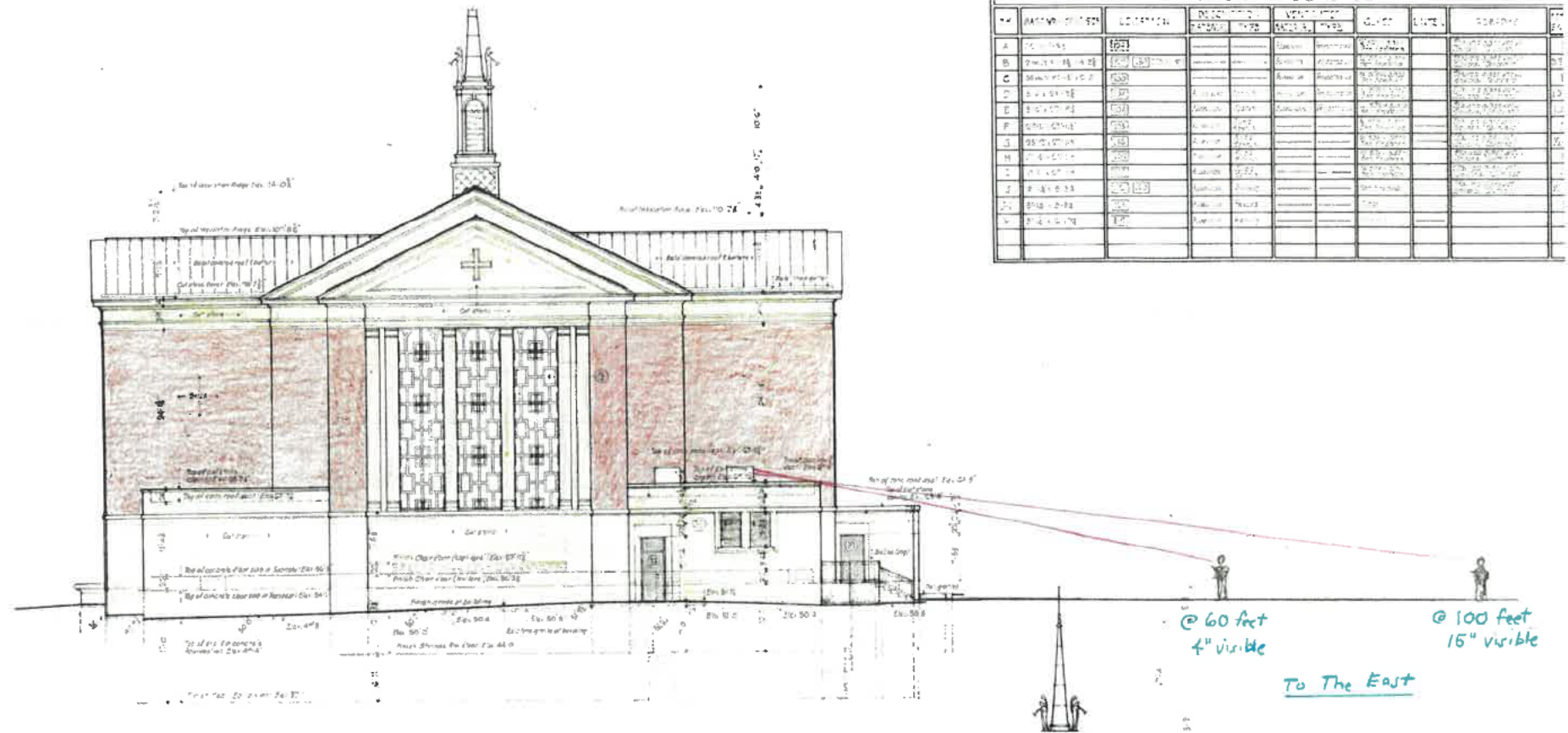
CONDENSER UNITS LOCATION / STRUCTURAL DRAWING



AERIAL PERSPECTIVE SKETCH of ROOFTOP
SHOWING LOCATION of CONDENSERS and SUPPORT BEAMS

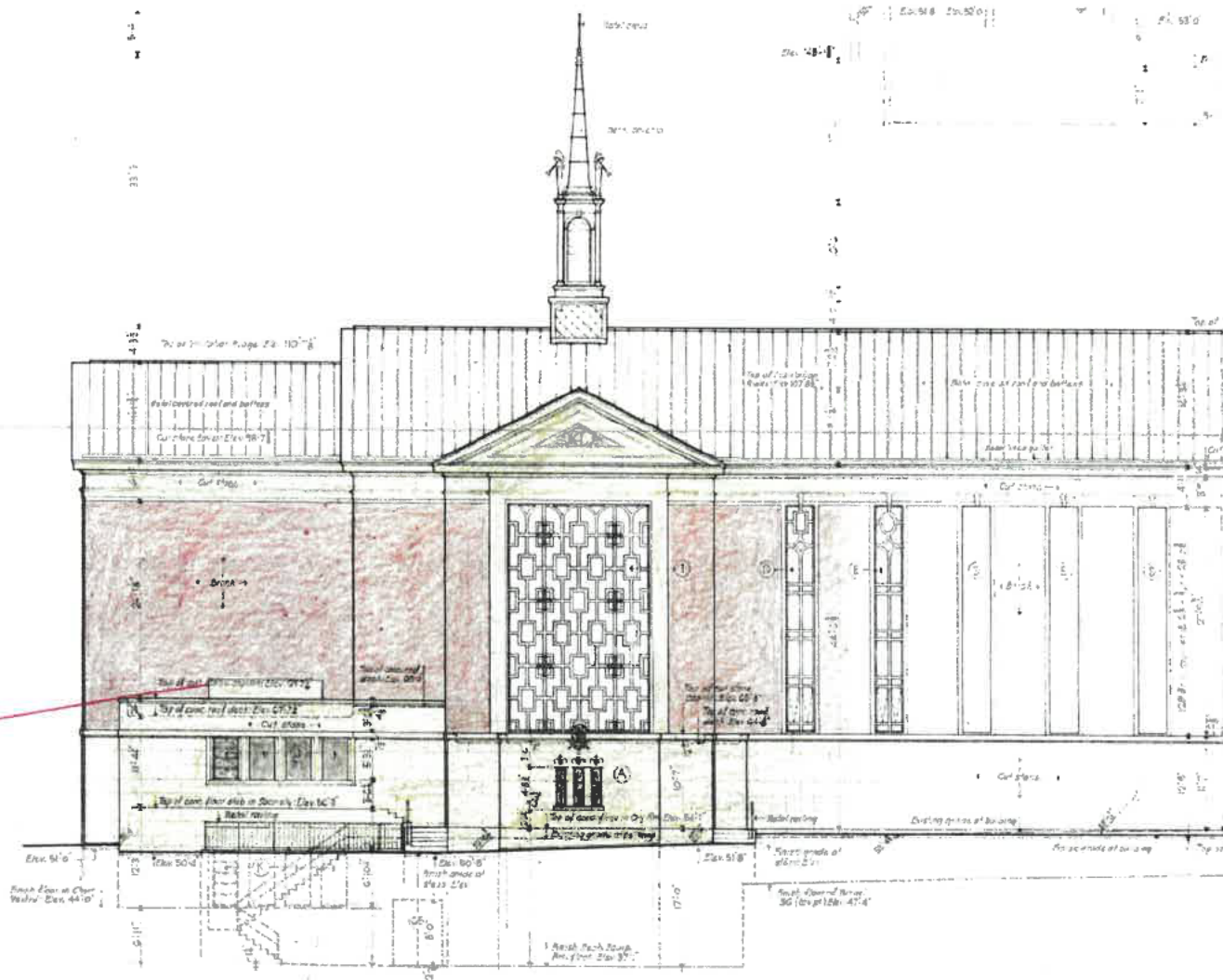


NEW CONDENSER UNIT(S) AS SEEN FROM SOUTHEAST
(FROM CENTERLINE OF HILL ROAD)



SOUTH ELEVATION CONDENSER UNIT VISIBILITY FROM THE EAST

@ 60 feet
 2" visible
 @ 100 feet
 13" visible
To The
South



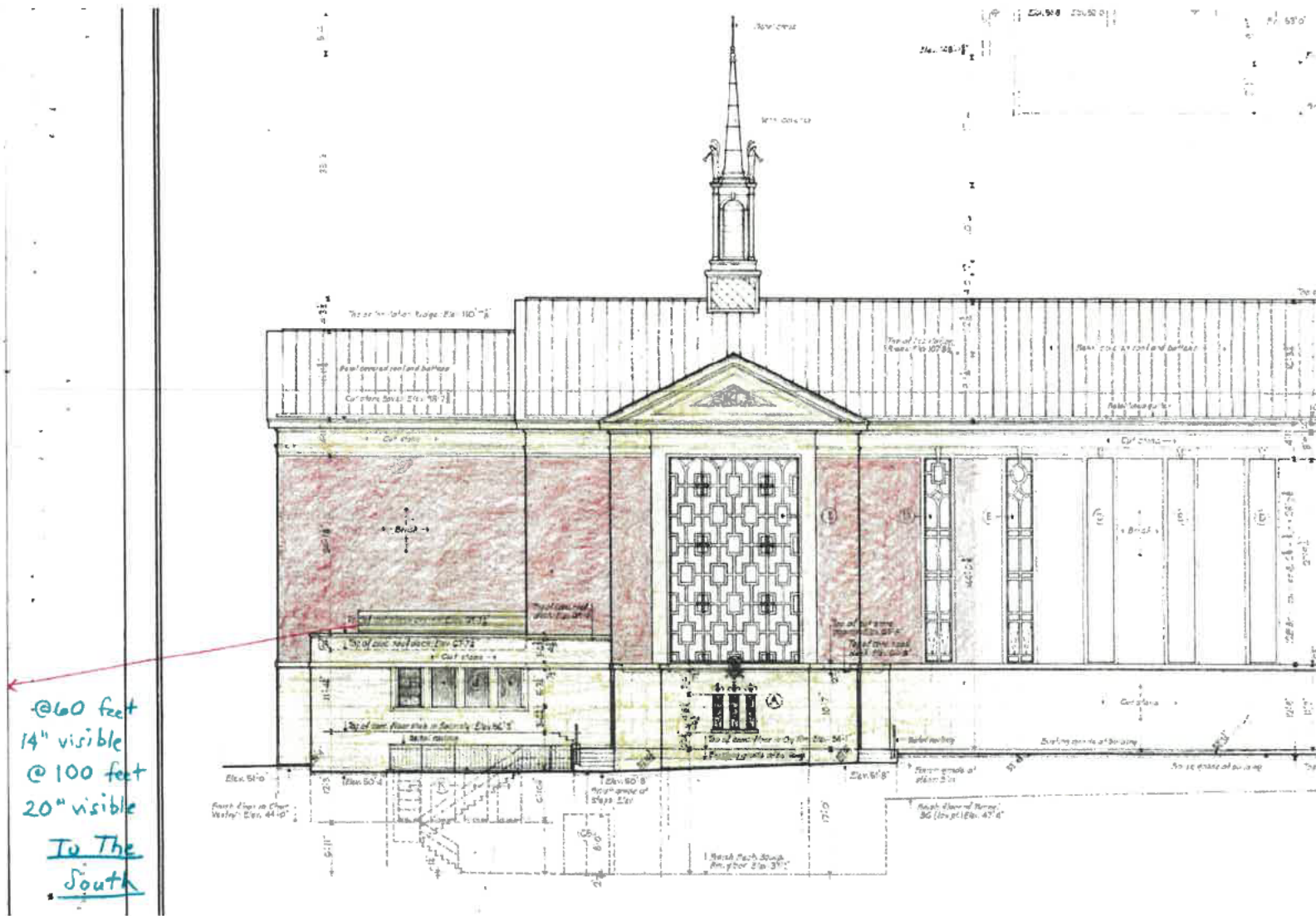
EAST ELEVATION

CONDENSER UNIT VISIBILITY FROM THE SOUTH



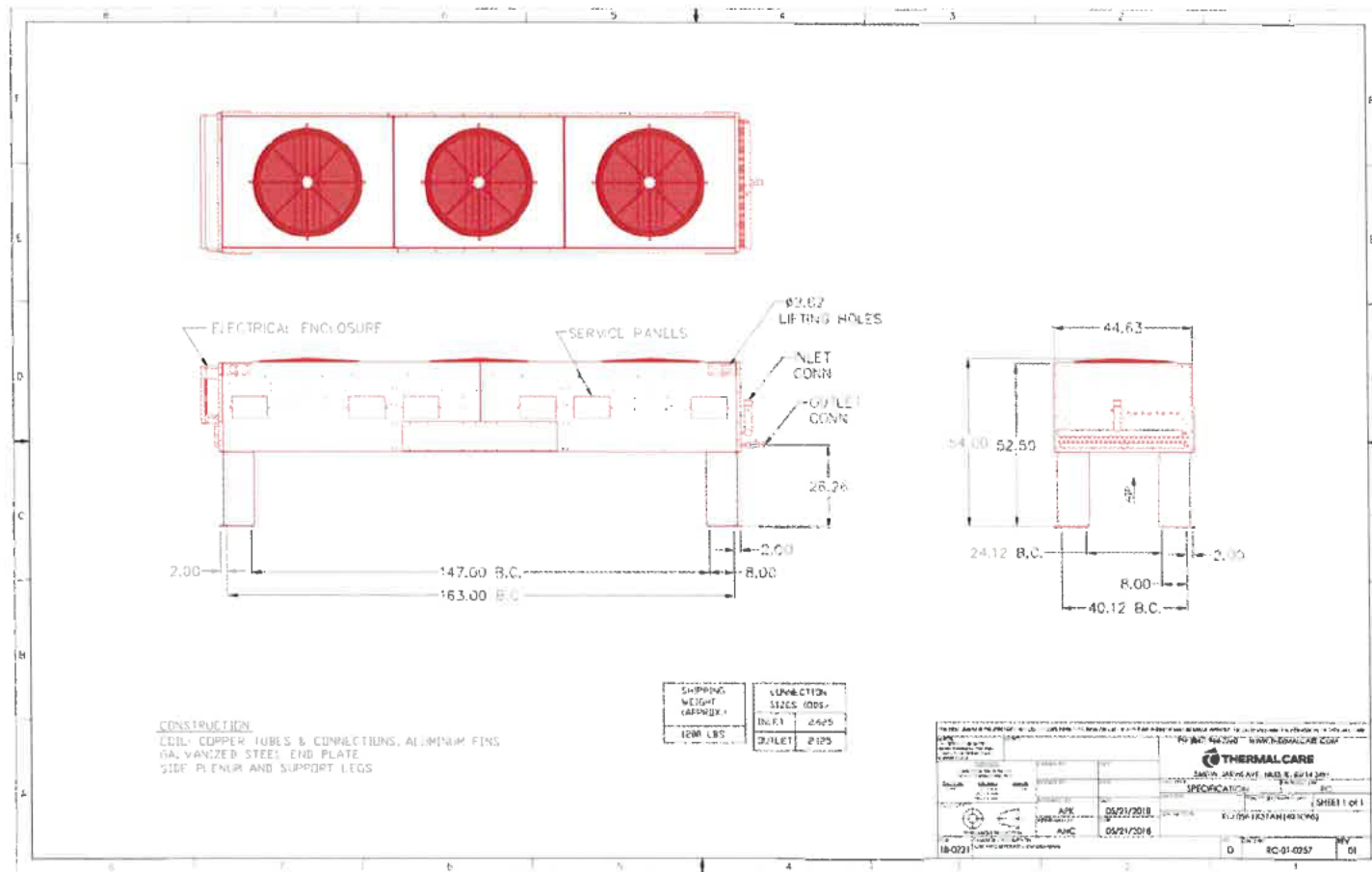
CONDENSER UNITS WITH LOUVERED SCREEN ENCLOSURE

AS SEEN FROM SOUTHEAST FROM CENTERLINE OF HILL ROAD
(BLUE LINES DEPICT ACTUAL CONDENSER UNITS)



EAST ELEVATION

CONDENSER UNIT LOUVERED SCREEN VISIBILITY FROM THE SOUTH
(APPRECIABLY MORE EXPANSIVE AND VISIBLE ABOVE PARAPET)



CONDENSER UNIT CUT SHEET

FANS VENT UPWARD FROM HORIZONTAL/TOP SURFACE OF UNIT

NO VENTS OR LOUVERS ON VERTICAL FACES

UNITS WILL BE ELECTROSTATICALLY PAINTED TO MATCH COLOR
OF BUILDING LIMESTONE PARAPET



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: MARCH 15, 2024
SUBJECT: 586 LINCOLN AVENUE - UNITED STATES POSTAL SERVICE
WALL SIGN PERMIT (CASE NO. 24-06-DR)

INTRODUCTION

On March 20, 2024, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by the *United States Postal Service* (the "Applicant") as lessee of commercial space located at 586 Lincoln Avenue (the "Subject Property"). The Applicant is seeking approval to install a wall sign on the Lincoln Avenue frontage of the Subject Property as a new post office location.

The Subject Property is located on the west side of Lincoln Avenue between Elm and Pine Streets. It is zoned C-2 General Retail Commercial District and was previously occupied by Jameson Realty Company. **Figures 1 and 2** below and on the following page identify the Subject Property. **Figure 3** identifies the proposed wall sign location on the building's exterior façade as well as details of the proposed sign.

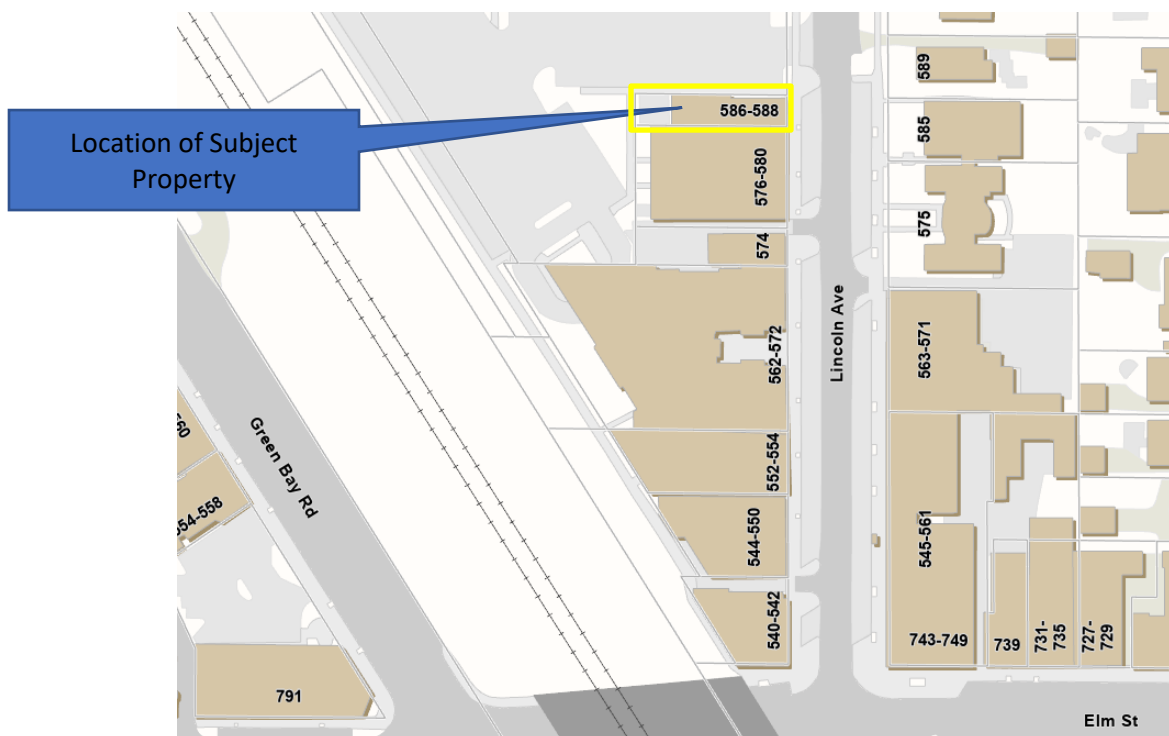


Figure 1 – Subject Property – Location Map

New Post Office storefront



Figure 2 – Subject Property
Storefront of the new post office location - View from Lincoln Avenue

CURRENT REQUEST

The Applicant seeks approval for a new wall sign to identify the relocated post office. Also, the Applicant will install incidental door and window signs showing office hours. These signs are less than 2" tall and do not require a sign permit. The proposed wall sign will feature the business name, as shown in the illustrations below.

Proposed wall sign is:

- Non-illuminated aluminum and acrylic sign;
- Wall-mounted sign has USPS logo lettering;
- 3M vinyl applied graphics in Bristol blue color;
- 18.5 square feet of sign area, and
- 7.5 feet above grade.

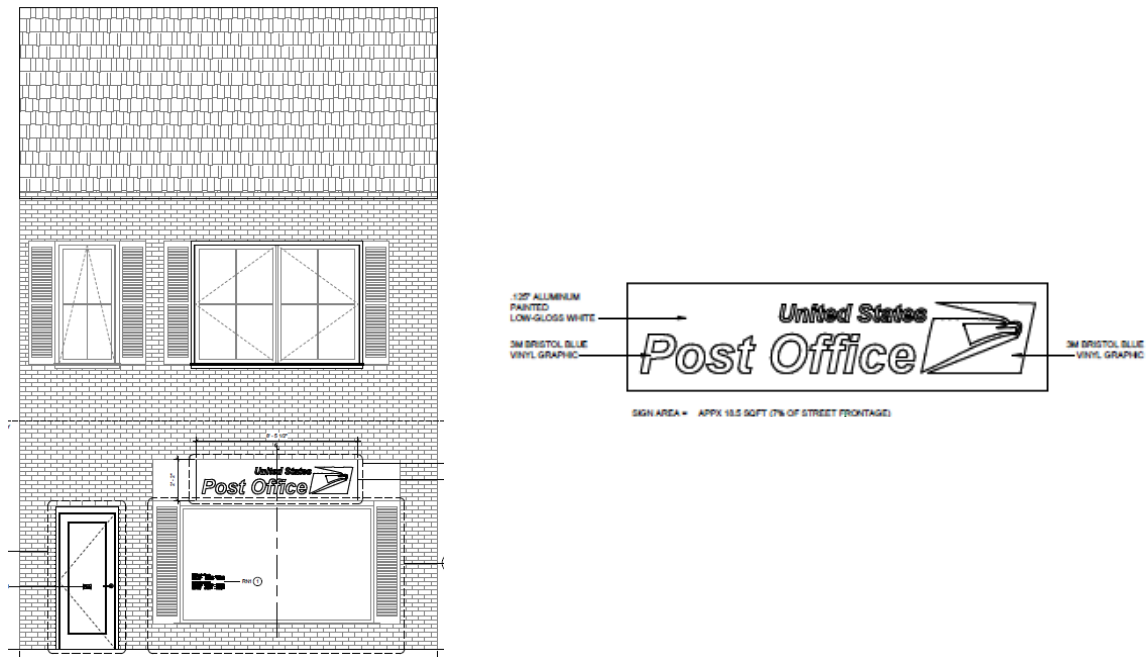


Figure 3 - Proposed Wall Sign on the Lincoln Avenue Frontage and Detail of Wall Sign

A copy of the Applicant's application materials is included in **Attachment A**.

SIGN CODE ANALYSIS

Section 15.60.120 of the Village Sign Code establishes commercial district wall sign standards.

Wall sign standards

- Sign may only contain the business name, a three-word generic description of the types of products or services offered, and the occupant's logo or trademark;
- Sign may not exceed 70 square feet in area;
- Shall be placed substantially parallel to the surface of the wall;
- Shall not be located above the second-floor windowsill level and shall not be higher than fourteen (14) feet above grade if there is no second floor window sill; and
- For a building that contains more than one type of sign (e.g. wall, window, awning, etc.) a sign shall not exceed 15% of the street exposure.

The proposed wall sign meets all the above standards for wall signs.

DESIGN GUIDELINES ANALYSIS

When reviewing the design of any signs, the Board is to consider the following standards and criteria of Section 15.60.150(F) of the Sign Code.

F. Standards and Criteria for Issuance. The following factors and characteristics relating to the safety and appearance of signage shall govern the Board's evaluation of design submittals:

- 1. The sign area shall be in proportion and scale to the building or to other buildings or signs in the surrounding area;*
- 2. A signage package for a business establishment that includes a number of signs and graphics shall have an overall plan that demonstrates the compatibility of the design and colors of all the signs that are part of that package;*
- 3. The amount of text and graphics contained in or on any sign or group of signs shall be limited so that it results in a clear and readable design;*
- 4. Signs and graphics shall have a harmonious relationship with nearby signs, buildings, and the neighborhood and shall be designed not to affect adjacent structures adversely. In this respect, the sign shall relate to its building, structure, and neighborhood in terms of size, shape, material, color, texture, lettering, location, arrangement, lighting, and the like;*
- 5. Colors shall be used with restraint; excessive brightness shall be avoided; and*
- 6. The additional provisions of this chapter, as specified in this chapter, shall be part of the criteria of the design review process.*

The Board should also consider the Village Design Guidelines to approve the proposed signage. The Village's Design Guidelines provide guidance on the design and appropriate placement of wall signs.

See Attachment B.

- *The sign should harmonize with the building and reflect the character of the building*

style;

- *Sign Materials should be limited to painted wood, canvas, architectural glass, and metal;*
- *Sign color must harmonize with the building upon which it is mounted and adjacent structures;*
- *The height of the sign is restricted to 75% of the sign band or 14 inches – whichever is less;*
- *Sign should be located at least 8 feet above grade, but no more than 15 feet above grade, with a height measurement of no more than 14 inches; and*
- *Sign should be externally illuminated or highlighted where possible.*

SUMMARY

The Applicant requests that the DRB find the proposed wall sign appropriate and compatible with the Design Guidelines and approve the Sign Permit as submitted. Should the DRB find the proposed sign to be appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to the installation of the sign.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION



FEB 29 2024

Tenant/Lessee

Name of Business United States Postal Service		Primary contact name Joseph Piccinnini	Phone No. 201.320.9859
Project Address 586 Lincoln Avenue			
City Winnetka	State IL	Zip Code 60093	Email Joseph.C.Piccinnini@usps.gov

Sign Company

Name of Sign Company Gable Signs		Primary contact name Eduardo Dacosta	Phone No. (410) 255-6400
Street Address 7440 Fort Smallwood Rd			
City Baltimore	State MD	Zip Code 21226	Email eduardodacosta@gablecompany.com

Property Owner

Name of Company Hoffmann		Primary contact name Jenn Epstein	Phone No. 8475123191
Street Address: 568 Lincoln Ave			
City Winnetka	State IL	Zip Code 60093	Email jepstein@hoffmanncre.com

Sign type(s):
(check all that apply)

☐ window graphics
 ☒ wall-mounted sign
 ☐ ground-mounted sign
 ☐ projecting sign
 ☐ other _____

Additional description of sign type and materials

The proposed USPS wall mounted sign is constructed of aluminum sheet metal painted in low gloss white color. The wall mounted sign has a USPS logo and lettering consisting of 3M vinyl applied graphics in bristol blue color. The stores operational hour and door pull/push signage consists of 3M vinyl applied graphics in bristol blue color.

SBC2024-151

OFFICE USE ONLY: PERMIT FEE (\$80/\$195 per sign) ALL FEES ARE WAIVED

CONDITIONS OF APPROVAL: _____

February 29, 2024

Joseph Piccinnini, R.A.
Project Manager
USPS Facilities Design & Construction

Attn.: Davorka Kirincic,

Re: 586 Lincoln Ave
Winnetka, IL, 60093

Dear Davorka Kirincic,

The United States Postal Service intends to perform work at the above location.

In accordance with the Postal Accountability and Enhancement Act, the Postal Service is providing your municipality with an opportunity to review and comment on this project. If the municipality is interested in reviewing the proposed signage for the above location, please reply to this letter within seven (7) days of the date of receipt. Upon receiving your notification of your intent to review. You will have thirty (30) days from the date you receive the documents provide the Postal Service with written comments. These comments will be reviewed and considered for incorporation into the project, and a written response will be provided.

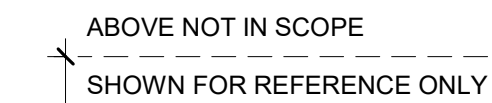
Please note that under the Postal Accountability and Enhancement Act the Postal Service remains exempt from paying fees for plan reviews, permits, and inspections. If you choose to conduct reviews and/or inspections, the Postal Service will not be able to reimburse you for these services.

Please acknowledge receipt of this message within 3 business days.

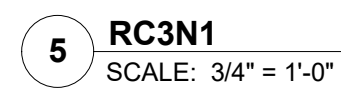
If you have any questions, please call me at (201) 320-9859. Thank you for your cooperation.

Sincerely,

Joseph Piccinnini, R.A.
Project Manager



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



6 RN1
SCALE: 3/4" = 1'-0"



7 J10-A1
SCALE: 3/4" = 1'-0"

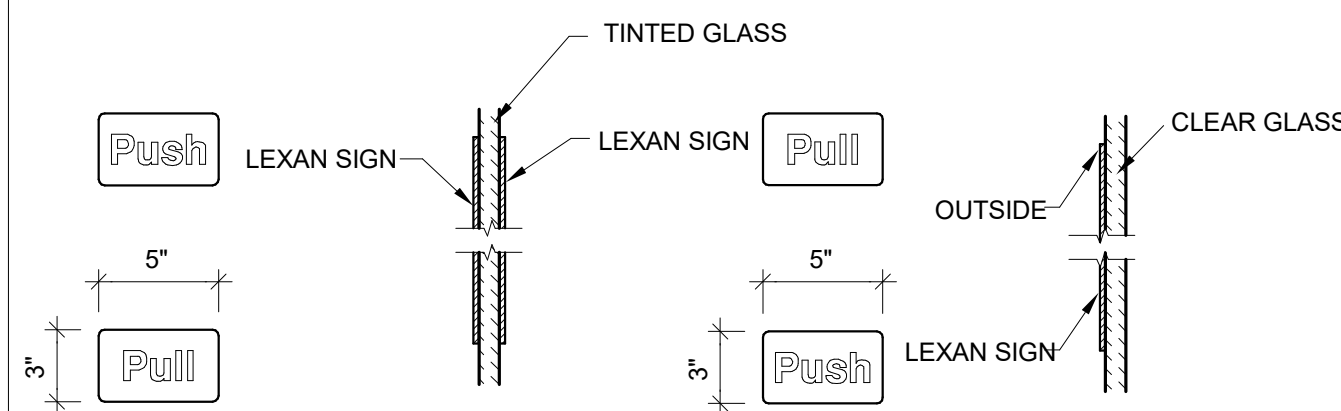


SIGN TYPE	RN1	RN3
A	VARIES	5 1/4"
B	VARIES	VARIES
C	1"	2"
D	3/4"	1 1/4"
E	1/2"	—
F	2"	—

1	Details BUILDING IDENTIFICATION VINYLS - STATION ID AND HOURS				Proc. Ch. Sect. Para. Detail			
					G 2 - 7 - 5 d1			
Cad File: ..sps\library\details\G2-7-5d1.dwg		Scale: 1"=1'-0"		0 1/2" 1'		Last Revised: 8/17/2013		

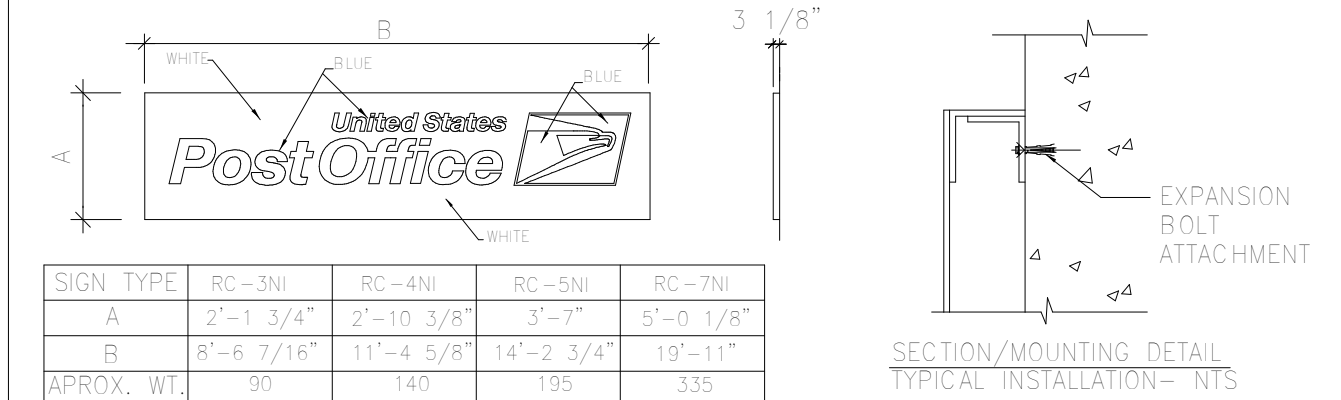
NOTE:

1. SELECT SIGN FOR DOOR SWING TO CALL OUT PROPER PUSH / PULL MOVEMENT.	5. APPLY SECOND SIGN AS PER ABOVE PROCESS. ALIGN SIGN TO EXACT ALIGNMENT FROM OPPOSITE SIDE OF GLASS.
2. REMOVE PROTECTIVE FILM ON D/F ADHESIVE AT BK OF SIGN.	6. IF CLEAR GLASS IS ON DOOR, ONLY INSTALL ONE SIGN PER DOOR ON OUTSIDE OF GLASS. ALL AIR BUBBLES MUST BE REMOVED FROM UNDER SIGN.
3. PRESS SIGN FIRMLY INTO PLACE AT PROPER LOCATION AS SPECIFIED BY A/E	
4. ROLL AIR BUBBLES OUT FROM BEHIND SIGN.	

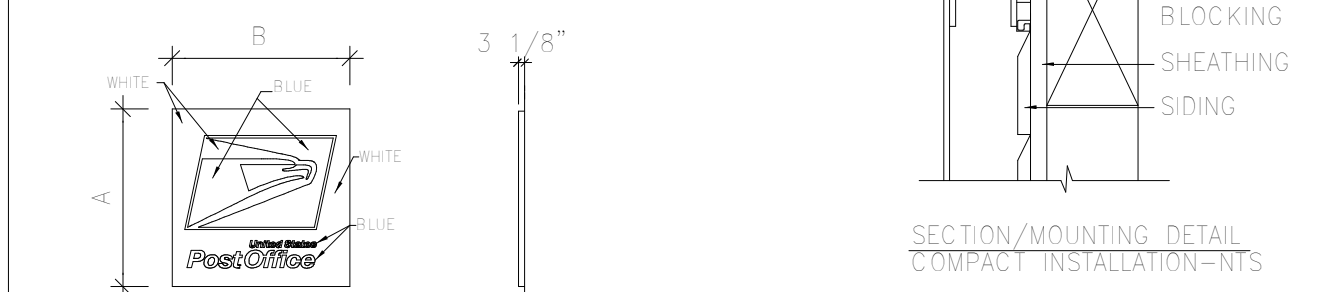


<u>SIGN TYPE 'J10-A1'</u>	<u>INSTALLATION DETAIL</u>	<u>SIGN TYPE 'J10-A1'</u>	<u>INSTALLATION DETAIL</u>
	NTS		NTS

2	Detail: BUILDING IDENTIFICATION PUSH / PULL DOOR SIGN		G 2 - 7 - 5 w				
	CAD File: ..sps\library\details\G2-7-5w.dwg	Scale: 1-1/2"=1'-0"	Last Revised: 12/17/1999				



SIGN TYPE	RC-3NI	RC-4NI	RC-5NI	RC-7NI
A	2'-1 3/4"	2'-10 3/8"	3'-7"	5'-0 1/8"
B	8'-6 7/16"	11'-4 5/8"	14'-2 3/4"	19'-11"
APPROX. WT.	90	140	195	335



SIGN TYPE	RD-5NI	RD-6NI	RD-7NI	RD-8NI	RD-10NI
A	4'-3 7/8"	5'-1 5/8"	5'-11 3/8"	6'-9 1/4"	8'-4 3/4"
B	5'-0"	5'-11 1/4"	6'-10 5/8"	7'-9 7/8"	9'-8 5/8"
APROX. WT.	85	110	140	175	245

3	BUILDING IDENTIFICATION RETAIL NON-ILLUMINATED CABINETS	G 2 - 7 - 5 c2
	Details File: ..\pslibrary\details\G2-7-5c2.dwg Scale: 1/8"=1'-0" 	Last Revised: 8/17/2017

d. Building Signage

Commercial signs should reflect the character of the building style, while expressing each store's individuality. There are several prominent sign styles that are appropriate to Winnetka: surface mounted, pin-mounted, interior, decal and projecting blade signs. Sign materials are limited to painted wood, canvas, architectural glass and metal. Sign color must harmonize with the building upon which it is mounted and adjacent structures. Lettering color can be unique to the image of the retailer/user. Metal sign and plaque material such as brushed bronze, antique bronze, aluminum, stainless steel and painted cast iron or similarly appearing materials are preferred. Highly reflective metallic signs are not allowed. Signs should be lit by marquee or spot lighting; neon lighting is not permitted. Spot lighting should be minimal and unobtrusive and, per the Village Code, the source of illumination shall not be visible from any street, sidewalk or dwelling. Simplified industrial light fixtures are not permitted. Contextual solutions are recommended. The majority of the signs will be mounted within the building's sign band, defined as the wall area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" above grade and a maximum of 15'-0" above grade. (MC-01-2023, amended, 01/17/2023)

Signs must comply with the general provisions of the Winnetka Sign Ordinance as well as design provisions contained within these Design Guidelines.

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.
2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)



Figure 38

3. Projecting blade commercial signs can be round, square or vertical, mounted from the face of the building at the second floor level between the windows or at the head of the storefront and are oriented to pedestrian scale. The signs are to be mounted on fixed hardware; no swinging or chain-mounted signs are allowed. The dimensions of the sign are not to exceed 6 square feet (36" high and 24" deep) (See figure 41). If illuminated, the signs should be lit with an unobtrusive light source.

*Figure 39 & 40
MC-01-2023, Removed, 01/17/2023*



Figure 41

4. Incidental wall signs such as building management identification and directory signs should be integrated into a single sign and be constructed of brushed bronze, antique bronze or painted cast iron. Such signs should not be placed on the prominent street front facade and should be directed to public residential entries (MC-01-2023, amended, 01/17/2023)



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: MARCH 14, 2024
SUBJECT: HUBBARD WOODS ELEMENTARY SCHOOL - 1110 CHATFIELD ROAD
CERTIFICATE OF APPROPRIATENESS (CASE NO. 24-02-SU)

INTRODUCTION

On March 20, 2024, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by Winnetka Public School District 36 (the "Applicant"), as the owner of the property located at 1110 Chatfield Road (the "Subject Property"). The Applicant is proposing improvements to existing playgrounds located on the Subject Property and requests approval of a Certificate of Appropriateness.

A mail notice has been sent to property owners within 250 feet of the Subject Property, in compliance with Village Code. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Applicant has also submitted an application seeking approval of an amendment to an existing Special Use Permit that allowed construction of an addition on the southwest corner of the existing school building on the Subject Property, which is located in the R-4 Single-Family Residential Zoning District, as well as a variation application to (i) exceed the maximum permitted impermeable lot coverage; and (ii) provide less than the minimum required front yard setback from the westerly property line along Hamptondale Avenue. The Zoning Board of Appeals considered the special use permit and variation requests on March 11, 2024, and recommended by a vote of 6-0, approval of the requested relief for the proposed improvements. The Plan Commission is scheduled to consider the special use permit on April 3, 2024.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 2.92 acres (127,273 square feet) in size, is located on the south side of Chatfield Road between Gordon Terrace and Burr Avenue and contains Hubbard Woods Elementary School (see Figure 1). The Subject Property has three front yards, with street frontage along Chatfield Road to the north, Burr and Laurel Avenues to the east, and Gordon Terrace and Hamptondale Avenue to the west.

The Comprehensive Plan designates the Subject Property as appropriate for "Institutional (Religious Institution, School, Governmental & Other Facilities)" uses. The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north, east, and west, and R-2 Single Family Residential to the southeast and southwest (see Figure 2).

In addition to single-family residential uses, the R-4 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-4 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant's use of the Subject Property as a school is generally consistent with the Comprehensive Plan land use designation and the R-4 zoning district.

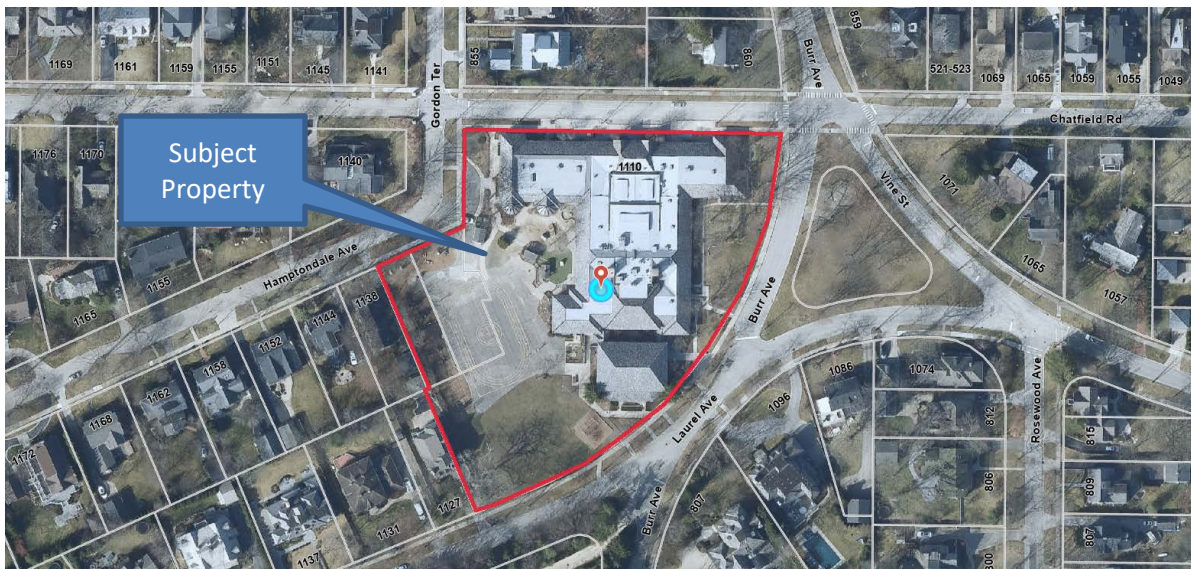


Figure 1 – Aerial Map

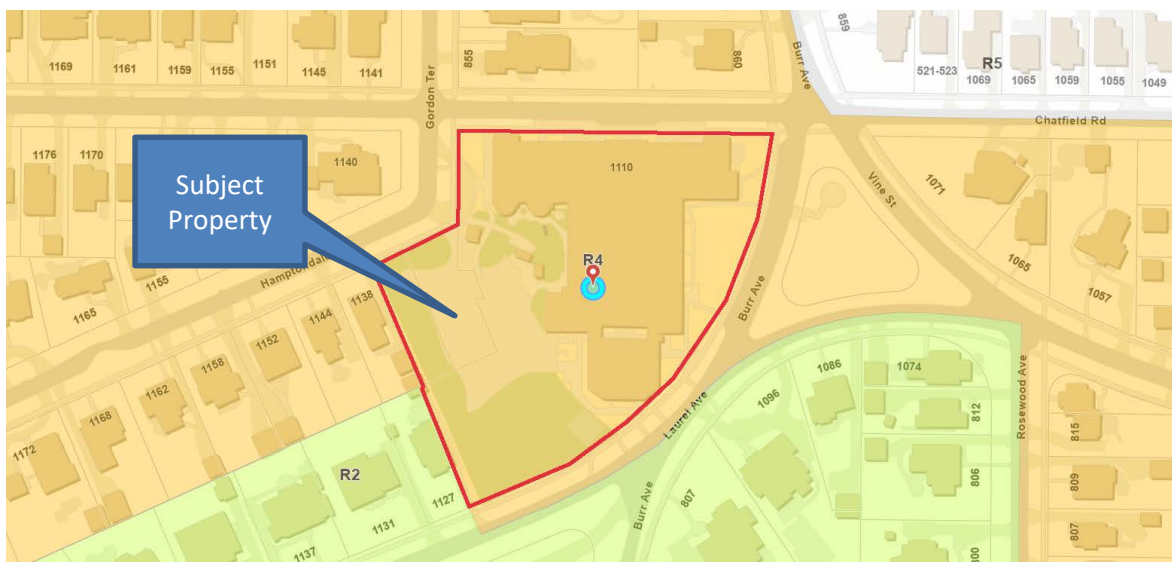


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Hubbard Woods School was constructed circa 1911. There have been several additions and various other improvements to the school and Subject Property over the years. There are twelve (12) previous zoning cases on file for the Subject Property:

1. In 1927, ZBA Case No. 282 was approved for a front yard setback variation to allow an addition to the school;

2. In 1953, ZBA Case No. 788 was approved for a front yard setback variation to allow an addition to the school;
3. Ordinance M-287-90 was adopted in February 1990 by the Village Council, granting a special use permit and variations to allow construction of an addition on the south side of the existing school building. The approved variations were for (a) GFA; (b) roofed lot coverage; (c) impermeable lot coverage; and (d) front yard setback from Laurel and Burr Avenues;
4. Ordinance M-472-96 was adopted in October 1996 by the Village Council, granting a special use permit and variations to allow a temporary mobile classroom structure and playground improvements. The approved variations were for GFA and roofed lot coverage;
5. Ordinance M-481-96 was adopted in January 1997 by the Village Council, granting a front yard setback variation to allow play equipment;
6. In 1997, ZBA Case No. 97-14-SU was a request to allow a temporary mobile classroom that would have exceeded the maximum permitted GFA. The application was withdrawn;
7. Ordinance M-528-98 was adopted in June 1998 by the Village Council, granting an amendment to a special use permit and variations to allow the construction of three one-story additions to the existing school building. The approved variations were for (a) GFA; (b) roofed lot coverage; and (c) impermeable lot coverage;
8. Ordinance M-578-99 was adopted in June 1999 by the Village Council, granting a front yard setback variation to allow play equipment within the minimum required front yard setback along Hamptondale Avenue;
9. Ordinance M-18-2006 was adopted in August 2006 by the Village Council, granting variations to allow playground improvements, a new storage shed, and an Outdoor Environmental Learning Area. The approved variations were for (a) GFA; (b) roofed lot coverage; and (c) impermeable lot coverage;
10. Ordinance M-5-2017 was adopted in May 2017 by the Village Council, granting a special use permit and a front yard setback variation to allow playground improvements within the minimum required front yard setback along Hamptondale Avenue;
11. Ordinance M-07-2022 was adopted on April 19, 2022, by the Village Council, granting an amendment to a special use permit, variations, and a certificate of appropriateness to allow improvements to an existing playground located on the north and west side of the Subject Property. The approved variations were for impermeable lot coverage and the side yard setback from the west property line. The playground improvements approved with the adoption of M-07-2022 were never constructed; and
12. Ordinance M-07-2023 (**Attachment B**) was adopted on April 18, 2023, by the Village Council, granting an amendment to a special use permit, variations, and a certificate of appropriateness to allow construction of an addition to the existing school building and site improvements on the Subject Property. The approved variations were for (a) GFA; (b) roofed lot coverage; and (c) impermeable lot coverage (ILC). Prior to the Village Council's consideration of M-07-2023, the Applicant rescinded its application for an amendment to a special use permit and variations for the playground improvements approved in 2022. Therefore, the ILC approved with the adoption of Ordinance M-07-2023 did not include the area of the rubberized play surface proposed in 2022.

Figures 3 and 4 on the following page are current photos of the site where the improvements are proposed.



Woodchip Play Surface to be Replaced with Rubberized Poured-in-Place Surface

Figure 3 – Subject Property – Kindergarten Playground
(Play equipment in foreground to remain)



Existing Play Surfaces to be Replaced with Synthetic Turf

Figure 4 – Upper Play Area



Figure 5 – Subject Property – Looking North

(Photo taken in 2023, prior to commencement of current construction project)

PROPOSED PLAN

The Applicant is proposing improvements to three separate play areas on the Subject Property: (i) the kindergarten play area, which is the play area closest to Hamptondale Avenue, (ii) the west play area located along the southwesterly property line adjacent to single-family residences, and (iii) the upper play area, which is located next to the building (see Figure 6). The specific improvements for each play area are described below.

Kindergarten Play Area: The existing woodchip play surface would be replaced with a poured-in place rubber play surface, measuring 2,600 square feet. The existing play equipment would remain the same and in its current location. The poured-in-place surface would be setback 4'-2" from the westerly property line along Hamptondale Avenue.

West Play Area: Approximately 7,300 square feet of existing asphalt located towards the center of the Subject Property would be removed and converted into lawn area. The existing play equipment and woodchip play surface would be removed. New play equipment installed on a poured-in-place rubber play surface would be located in a new play area, south and east of the existing play area (see Figure 7). The proposed equipment would be in a palette of green and brown and supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. The tallest piece of play equipment would be 12 feet in height. This new play area would measure 4,340 square feet and be setback 30 feet from the southeasterly property line along Laurel Avenue and 23'-10" from the southwesterly property line.

Upper Play Area: The existing synthetic turf would be replaced with new synthetic turf and slightly reconfigured, along with the concrete paths. The existing bridge would be relocated within the play area and the existing covered gazebo/ pergola structures would remain. In addition to a new sand box, a few small pieces of play equipment are proposed.

In total, the proposed playground improvements represent a net increase in impermeable lot coverage of 1,395 square feet.

Landscape Plan: Ordinance M-07-2023 (**Attachment B**), which approved the addition that is currently under construction, includes the following condition:

“D. Landscape Plan. The Applicant agrees to install and maintain landscaping to buffer the walls of the mechanical equipment and refuse container enclosure pursuant to a landscape plan that is approved by the Design Review Board. The Applicant must obtain the approval of such a landscape plan at the same time the Applicant applies for Village approval to install new playground equipment on the Subject Property.”

The Applicant has provided a landscape plan and master plant list for the DRB’s consideration. The proposed plan includes extensive landscaping along the southwesterly property line, which is shared with the adjacent residential neighbors, as well as landscaping to screen the mechanical equipment and refuse container enclosure, as required by Ordinance M-07-2023. The plantings proposed to buffer the mechanical and refuse container enclosure include: (a) two (2) pagoda dogwood trees; (b) three (3) dense yews; and (c) a total of ten (10) Annabelle hydrangeas. An excerpt of the landscape plan is provided in Figure 9, the full landscape plan and the master plant list is provided in **Attachment A**.

Excerpts of the existing and proposed site plans, and renderings of the proposed equipment are provided below and on the next pages as Figures 6 through 11. The complete set of plans, as well as photos of the three existing play areas are provided in the application materials, which are included in this report as **Attachment A**.

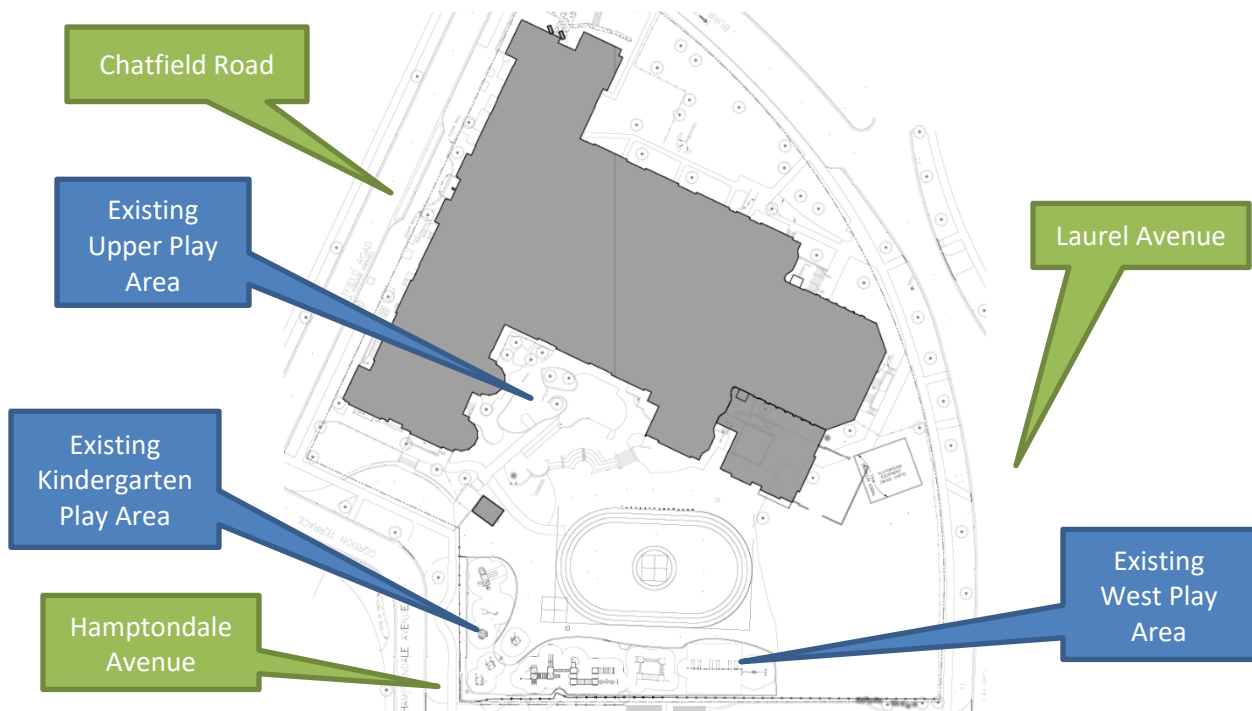


Figure 6 – Existing Site Plan

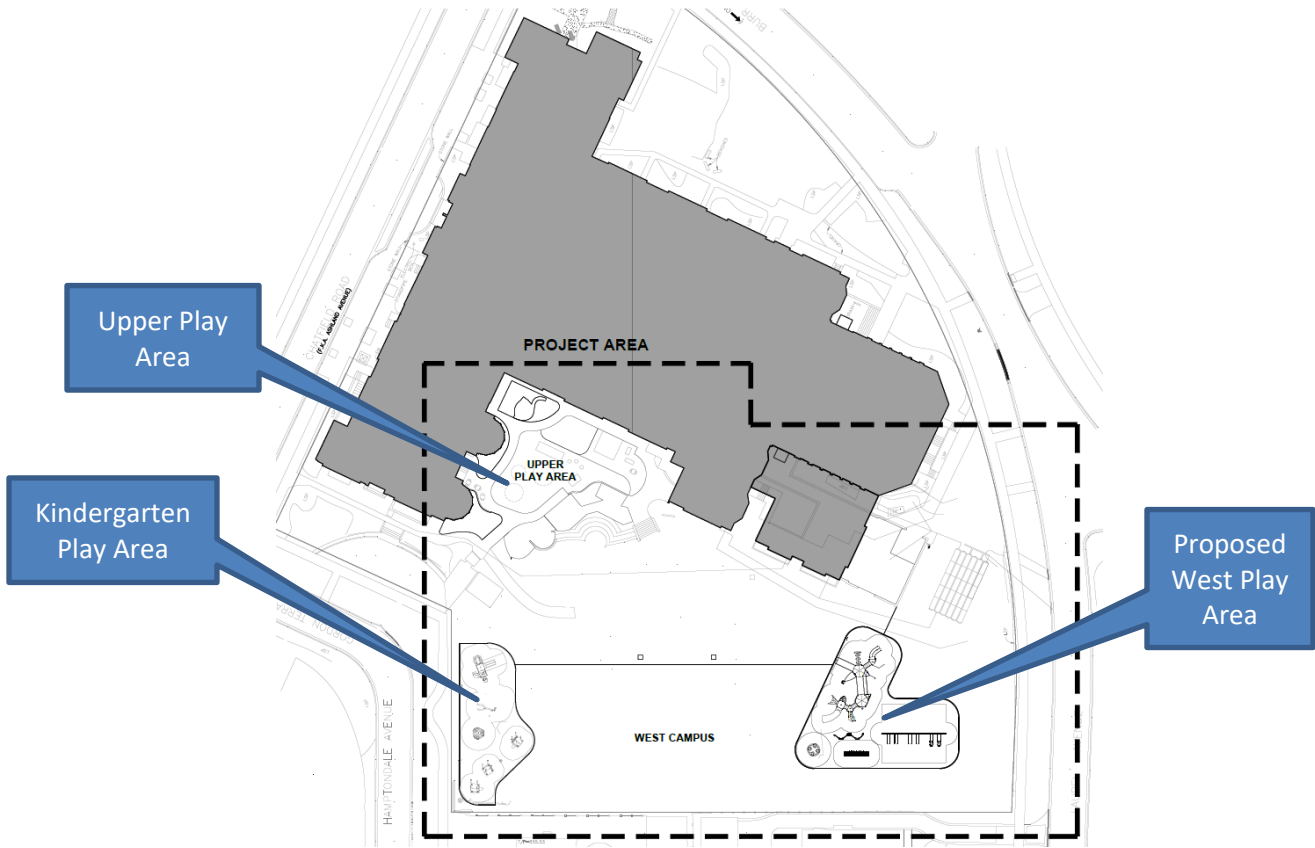


Figure 7 – Proposed Location Plan

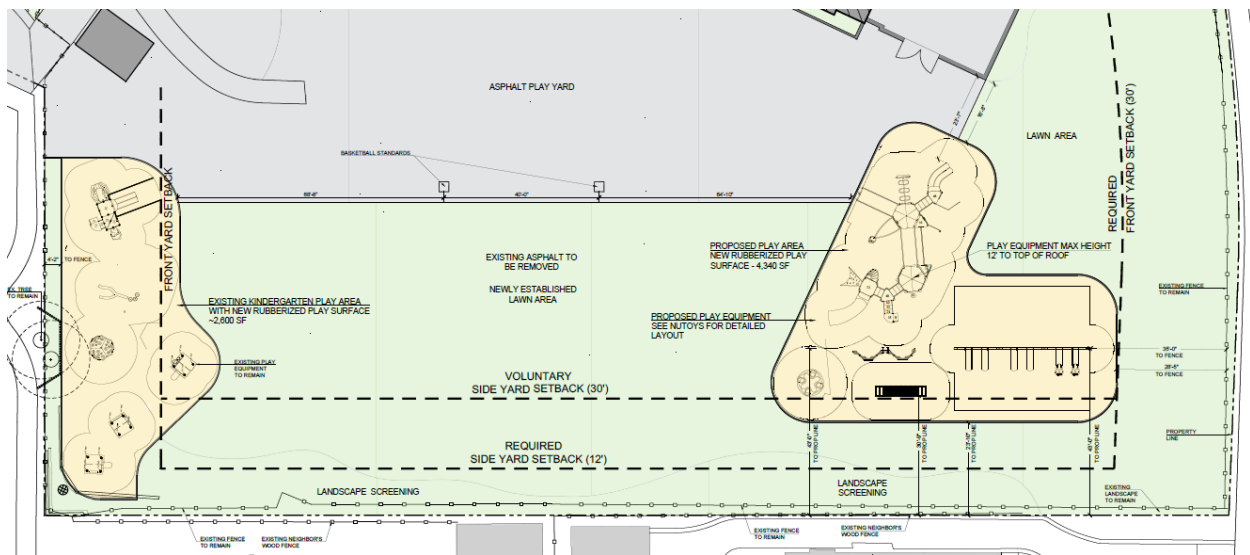


Figure 8 – Proposed Site Plan – West Campus



Figure 9 – Proposed Landscape Plan



Figure 10 – Rendering of Proposed Play Equipment – West Play Area

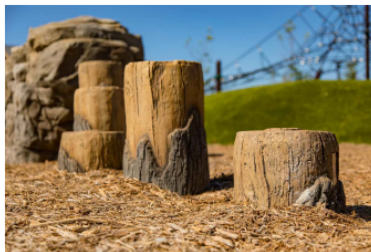


Figure 11 – Proposed Play Equipment – Upper Play Area

ZONING RELIEF

Although not part of the DRB's consideration, it should be noted that two variations are being requested to allow the proposed playground improvements to (i) exceed the maximum permitted impermeable lot coverage (ILC); and (ii) provide less than the minimum required front yard setback from Hamptondale Avenue. The existing improvements on the Subject Property are already nonconforming with respect to the maximum permitted ILC and the minimum required front yard setback from Hamptondale Avenue.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the DRB is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

"(1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;"

"(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;"

"(3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and"

"(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity."

The Board will need to determine if the proposed playground improvements to the existing playgrounds at Hubbard Woods Elementary School located at 1110 Chatfield Road comply with the above standards.

RECOMMENDATION

At the March 20, 2024, DRB meeting, the Board is scheduled to consider the design of the Applicant's proposed playground improvements to the existing playgrounds, as well as the proposed landscape plan which includes providing a landscape buffer of the mechanical and refuse container enclosure on the Subject Property.

After hearing from the Applicant and the public, the Board may decide to take action on one or two options:

- 1) Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board; or
- 2) Adopt a motion to recommend approval or a motion to recommend denial of a certificate of appropriateness for the design of the proposed playground improvements to the existing playgrounds, as well as the proposed landscape plan which includes a landscape buffer of the mechanical and refuse container enclosure at Hubbard Woods Elementary School located at 1110 Chatfield Road.

If the Board wishes to adopt a motion to recommend approval or denial, a Board member will want to make a motion such as the following:

Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed playground improvements for the existing playgrounds and the landscape plan which includes a landscape buffer of the mechanical and refuse container enclosure at Hubbard Woods Elementary School located at 1110 Chatfield Road**, subject to the following conditions:

A. [If the Board chooses to place conditions as part of its recommendation of approval, it will want to include the conditions here.]

The Board's findings are based on evidence in the record, or a public document, and upon the following findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
- (2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*
- (3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and*
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Ordinance M-07-2023, adopted April 18, 2023

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 1110 Chatfield Road, Winnetka, IL 60093

COA2024-081

Name of Business(es): Hubbard Woods School

Application is hereby made for the following work (please check all that apply):

- ☐ Sign Sign Permit Application attached? ☐
☐ Awning Awning Permit Application attached? ☐
☒ Other (general description) Campus site improvements, Play equipment and safety surfacing

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Reconfiguration of active campus including the replacement and relocation of the west play area, removal of existing asphalt to provide additional green space, renovation of upper play area adjacent to the building and the replacement of EWF (wood chip surfacing) with poured-in-place rubberized safety surface.

I/We hereby certify that as consultant (Lessee/Owner) of the property located at 1110 Chatfield Road (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED Kathryn M Talty
PRINTED NAME(S) Kathryn Talty
ADDRESS 1926 Waukegan Road, Suite 340
PHONE NO. 847-612-5154
EMAIL kathryn@ktlandarch.com

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM Kathryn Talty Landscape Architecture
CONTACT NAME Kathryn Talty
ADDRESS 1926 Waukegan Road, Suite 340
Glenview, IL 60093
PHONE NO. 847-612-5154
EMAIL kathryn@ktlandarch.com



Hubbard Woods School Playground Enhancements

Project narrative

School District 36 respectfully submits this application for a zoning variance and special use permit to enhance existing outdoor recreational areas on its Hubbard Woods School campus. As part of this project, the District seeks to remove a portion of its asphalt play yard to increase the amount of lawn area, replace vintage play equipment that has aged past its useful life, replace the engineered fiber woodchips with poured-in-place rubber safety surfacing and renovate the upper play area space adjacent to the building.

Currently, Hubbard Woods School has three separate play areas that will be affected by this enhancement, referred to as the Kindergarten, west and upper play area. All existing play equipment will be removed from the west play area and the space will be incorporated into a new lawn and landscaped border that runs the length of the west property line. The west play area will be relocated to the south and setback a substantial 30' from both the side and front property lines. Both the west and Kindergarten play areas will have poured-in-place rubber play surfacing under the equipment in accordance with all safety requirements. The upper play area will be renovated with new synthetic turf surfacing, a small sandbox, a minimal amount of permanent play equipment and reconfigured concrete paths. The exiting pergola structures will be maintained.

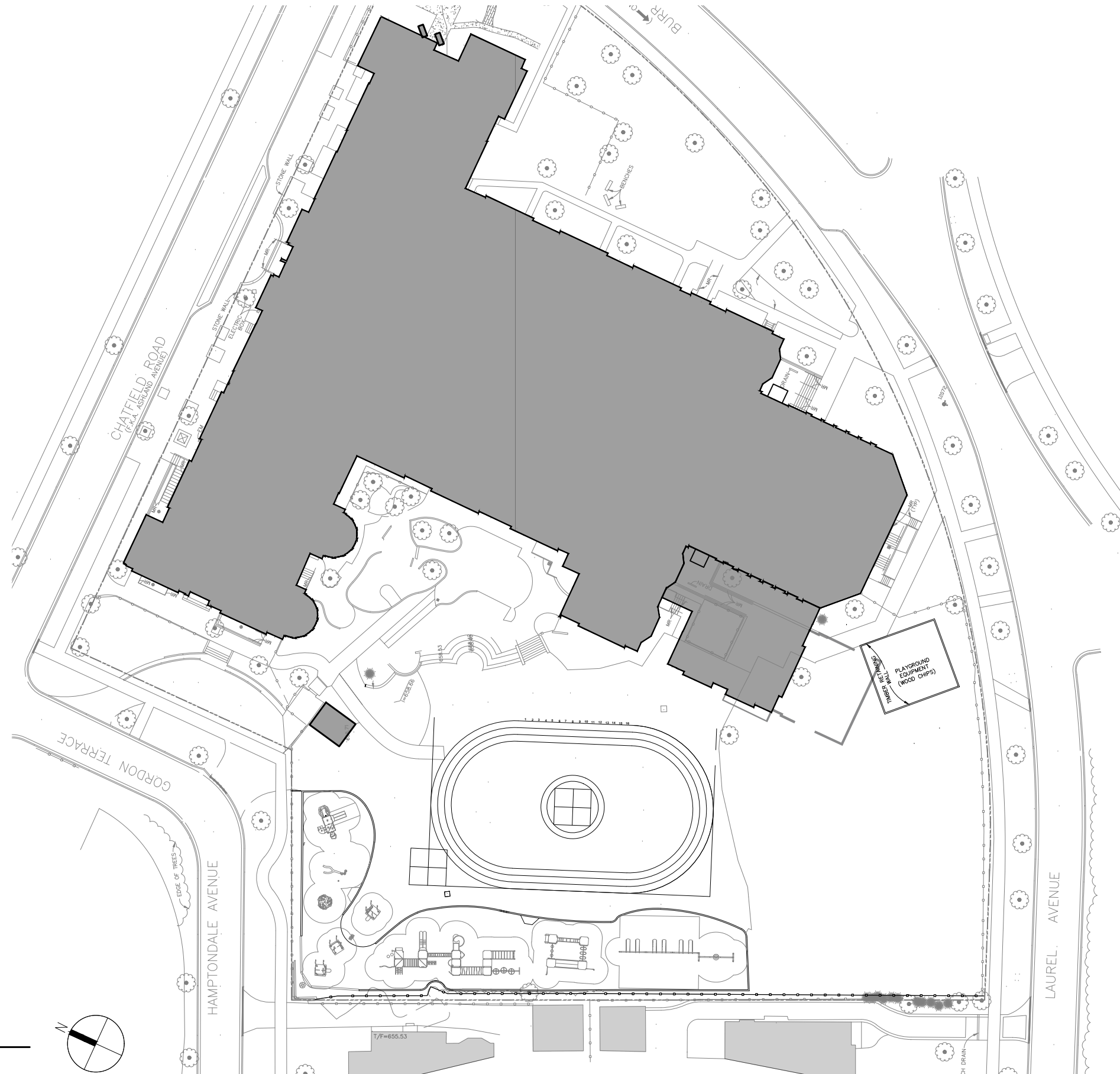
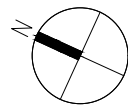
The principal of Hubbard Woods School gathered input from a group of teachers, students and parents representing all grade levels instructed at the school. Attention was focused on adding play pieces that allow the greatest opportunity for inclusive play, serving all the students at Hubbard Woods. Consideration of adjacent neighbors was a priority in determining the relocation of the west play area and layout of the new play equipment. Substantial landscaping has been added to the perimeter to further buffer the school's outdoor activities. The District met with the adjacent neighbors to garner their feedback and the new plans were met favorably.

A comprehensive grading and stormwater management plan prepared by Eriksson Engineering accompanies this application and will be submitted to the Village Engineering Department as part of the permit process.

The District seeks approval to install this play equipment during the school's summer break with a planned commencement of June 2024. Depending on the outcome of the competitive bid process and related budgetary constraints, the project may be installed in phases.

EXISTING CONDITIONS

SCALE: 1" = 50'-0"



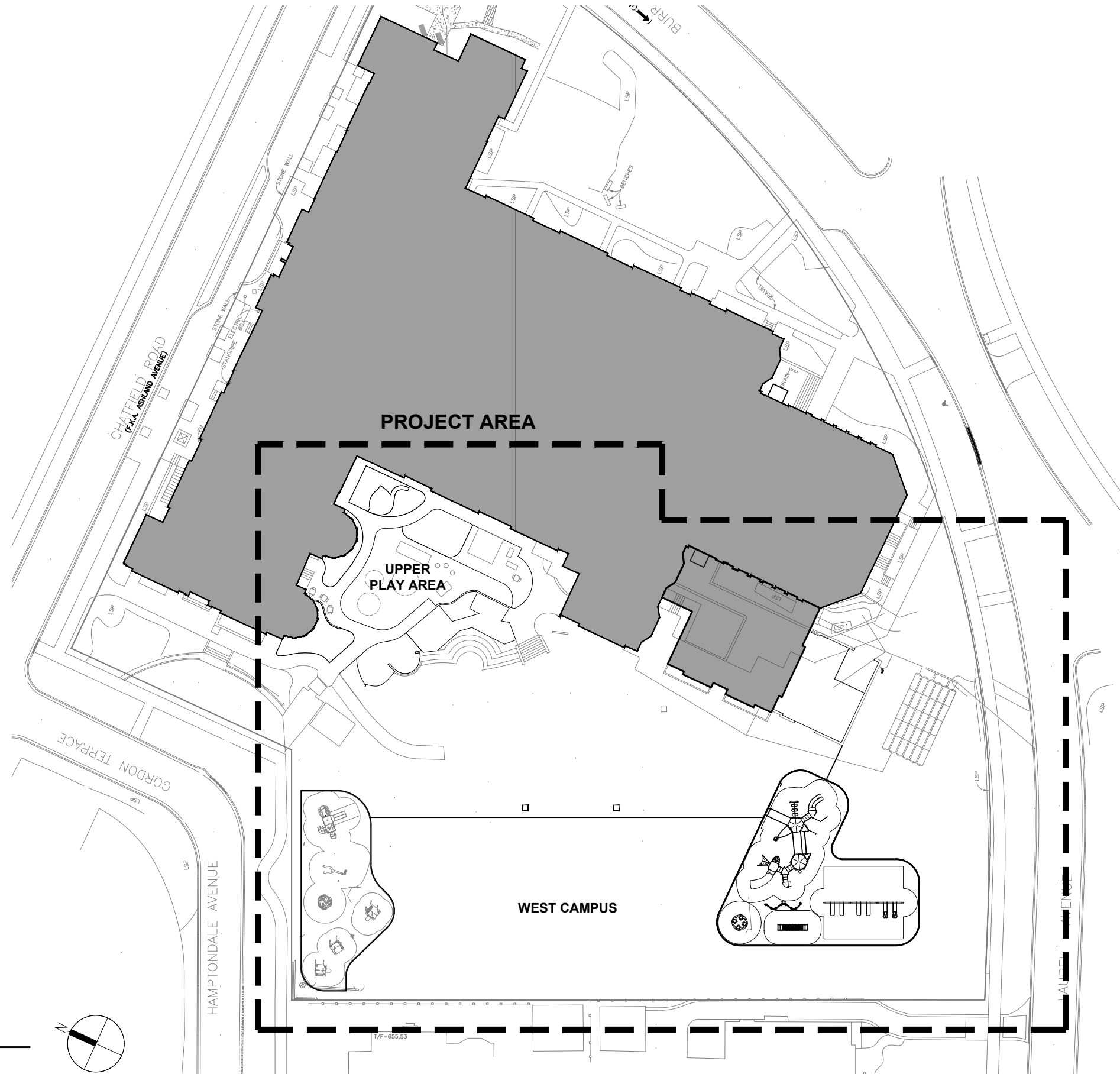
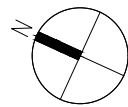
PLAY AREA IMPROVEMENTS

WINNETKA, ILLINOIS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

PROJECT LOCATION PLAN

SCALE: 1" = 50'-0"





SURFACE AREA CALCULATIONS - UPPER PLAY AREA	
 PLAY AREA TO BE REMOVED: (IMPERMEABLE)	- 3,932 SF
 PROPOSED PLAY AREA: (IMPERMEABLE)	+ 3,932 SF
TOTAL CHANGES TO IMPERVIOUS AREA:	0

SURFACE AREA CALCULATIONS - WEST CAMPUS	
 ASPHALT TO BE REMOVED: (IMPERMEABLE)	- 7,304 SF
 PLAY AREA TO BE REMOVED: (PERMEABLE)	
 PROPOSED ASPHALT: (IMPERMEABLE)	+ 1,665 SF
 PROPOSED RUBBERIZED PLAY SURFACE: (IMPERMEABLE)	+ 7,034 SF
TOTAL CHANGES TO IMPERVIOUS AREA:	+1,395 SF



SITE PHOTOS
EXISTING EQUIPMENT TO BE REPLACED

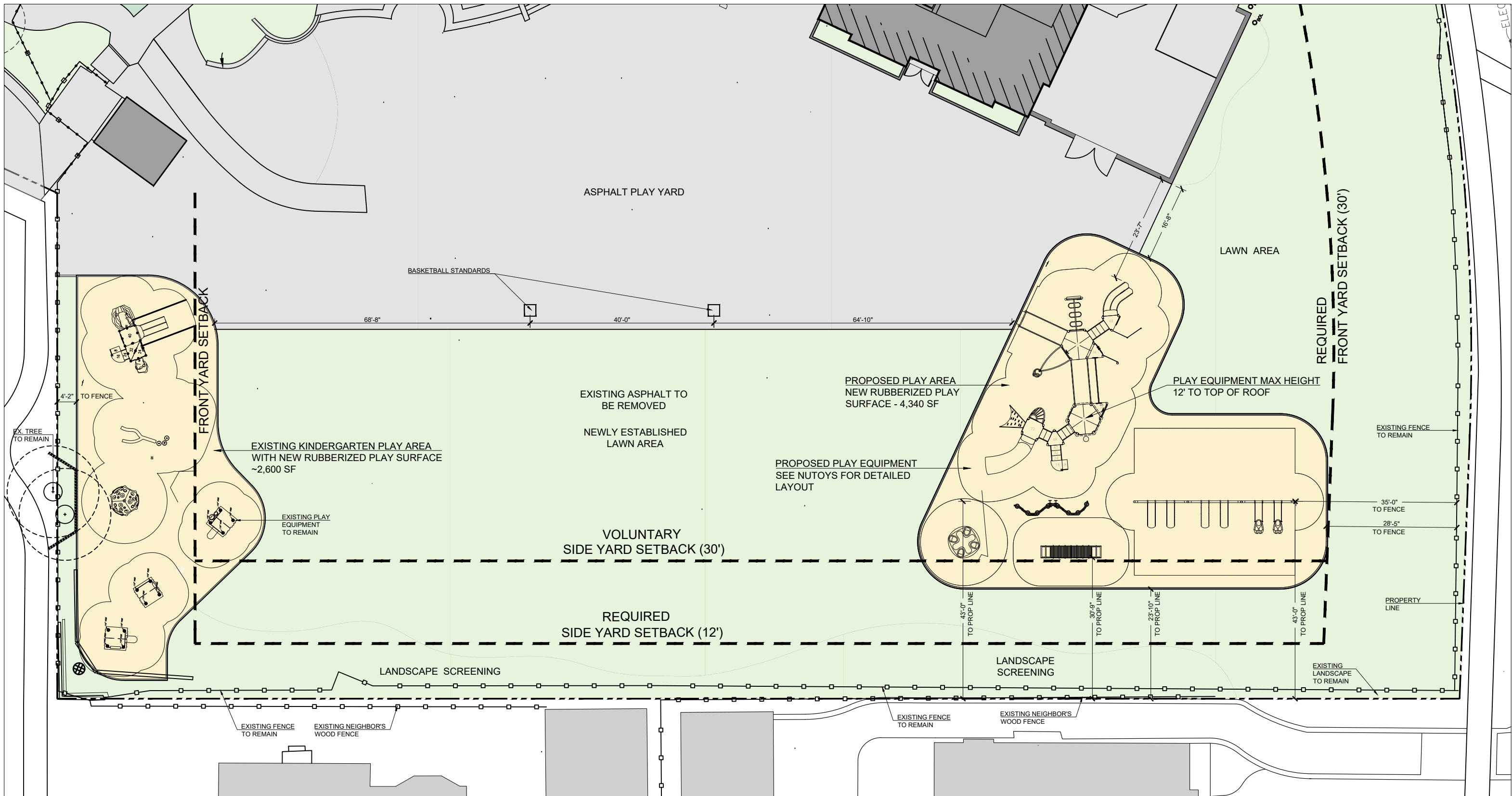


SITE PHOTOS
EXISTING EQUIPMENT TO BE REMAIN



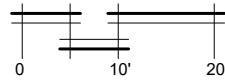
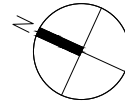
SITE PHOTOS
SITE CONDITIONS





SITE PLAN - WEST CAMPUS

SCALE: 1" = 20'-0"



PLAY AREA IMPROVEMENTS

WINNETKA, ILLINOIS

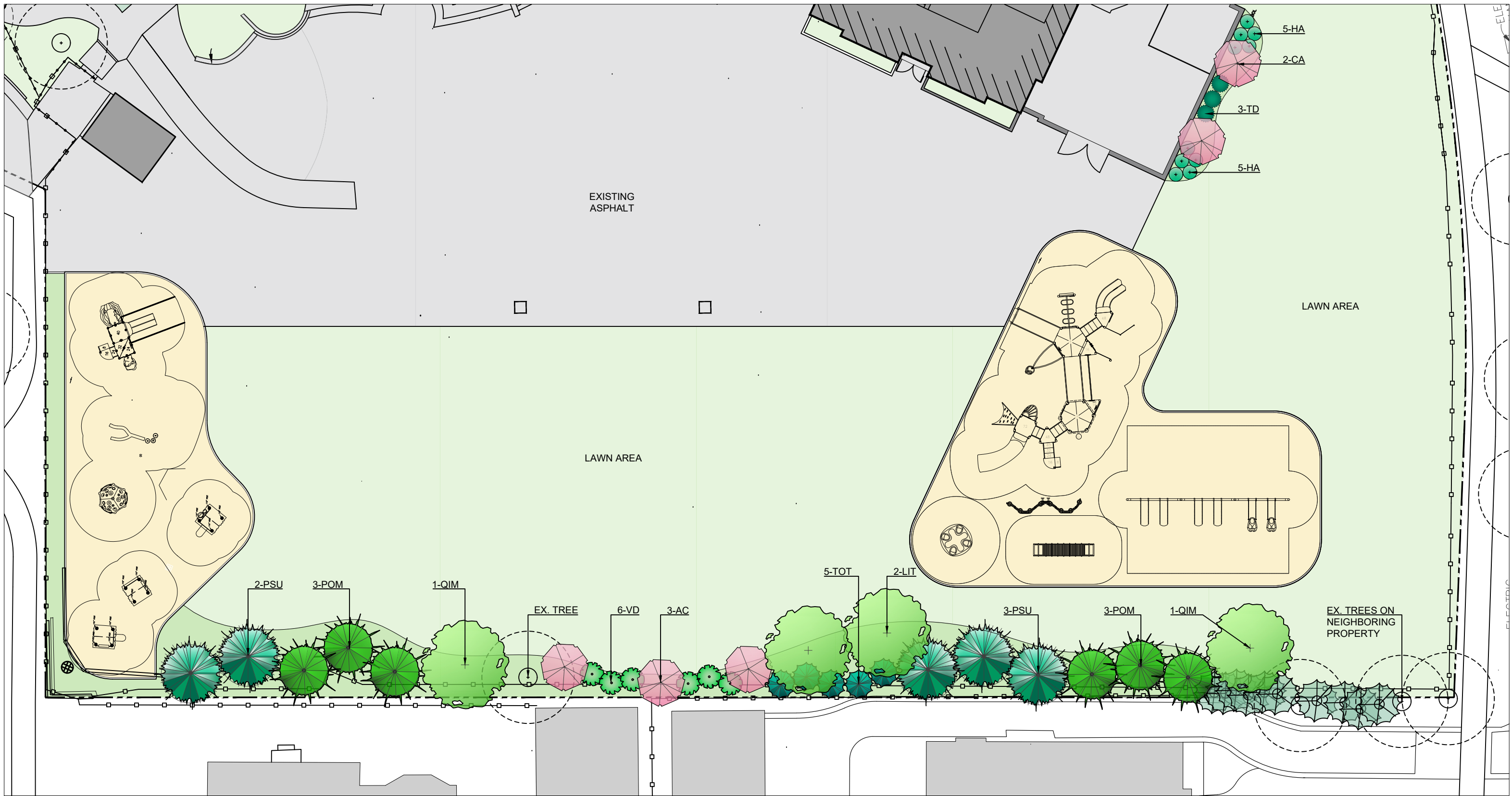
SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.612.5154 | www.ktlandarch.com



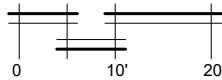
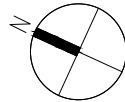






LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PLAY AREA IMPROVEMENTS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

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SHADBLOW SERVICEBERRY



PAGODA DOGWOOD



SHINGLE OAK



TULIP TREE



ARROWWOOD VIBURNUM



ANNABELLE HYDRANGEA



DENSE YEWE

Master Plant List						
Shade Trees						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
GBI	1	GINKGO BILOBA	GINKGO	3" BB		URBAN, MALE SPEC. ONLY
LIT	2	LIRODENDRON TULIPIFERA	TULIP TREE	3" BB	NATIVE	MOIST
QIM	2	QUERCUS IMBRICARIA	SHINGLE OAK	3" BB		
Evergreen Trees						
POM	4	PICEA OMORIKA	SERBIAN SPRUCE	8' BB		URBAN
PSU	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' BB		
TOT	6	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6' BB		
Ornamental Trees						
AC	3	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' BB	NATIVE	MOIST SOIL
CA	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	8' BB	NATIVE	
Evergreen Shrubs						
TD	3	TAXUS x MEDIA 'DENSII'	DENSE YEWE	24" BB		
Deciduous Shrubs						
HA	10	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5 GAL	NATIVE	
VD	6	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVE	



TECHNY ARBORVITAE



DOUGLAS FIR



SERBIAN SPRUCE



SITE PHOTOS
EXISTING TREES TO BE REMOVED (2)



SITE PHOTOS
EXISTING STRUCTURES TO REMAIN



SITE PHOTOS
EXISTING BRIDGE TO BE RELOCATED



SITE PHOTOS
EXISTING PLAY SURFACE TO BE REPLACED



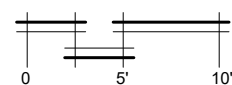
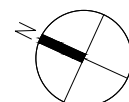
PLAY AREA IMPROVEMENTS

WINNETKA, ILLINOIS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL



EXISTING UPPER PLAYGROUND
SCALE: 1" = 10'-0"



PLAY AREA IMPROVEMENTS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

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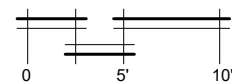
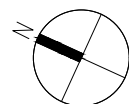
14

DATE: 02-23-24



SITE PLAN - UPPER PLAY AREA

SCALE: 1" = 10'-0"



UPPER PLAY AREA IMPROVEMENTS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

WINNETKA, ILLINOIS

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Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

15

DATE: 02-23-24



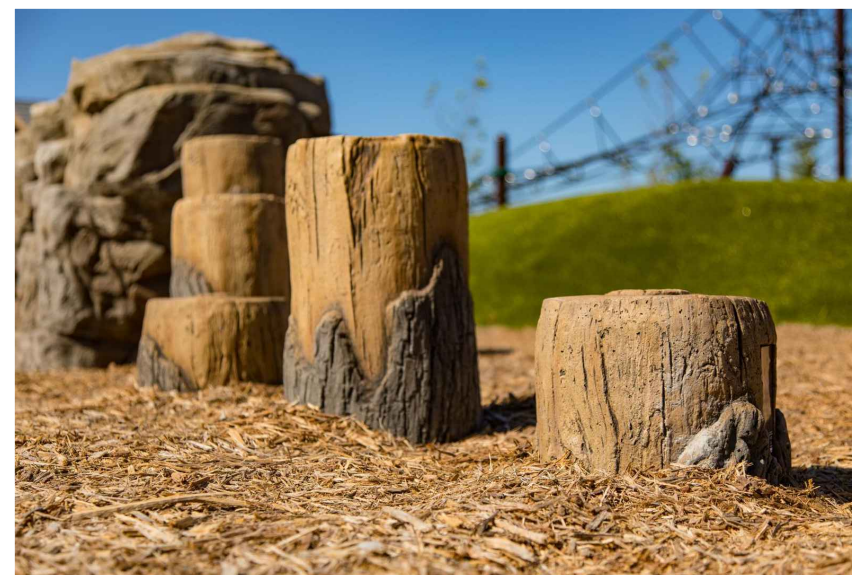
PROJECT TABLE SET
COMMUNITY PLAYTHINGS®



OUTDOOR PLAY KITCHEN
COMMUNITY PLAYTHINGS®



LOG TUNNEL
LANDSCAPE STRUCTURES®



LOG STEPPERS
LANDSCAPE STRUCTURES®



SANDBOX COVER
PLAYGROUND EQUIPMENT USA®

[illegible]

I, the undersigned, do hereby certify that I am the duly appointed, qualified and Deputy Village Clerk of the Village of Winnetka, Cook County, Illinois (the "Village") and as such officer I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the Council (the "Village Council") thereof.

I do further certify that attached hereto is a full, true, and complete copy of an Ordinance entitled:

ORDINANCE NO. M-07-2023

AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE, VARIATIONS FROM THE WINNETKA ZONING ORDINANCE, AND A CERTIFICATE OF APPROPRIATENESS FOR THE DESIGN OF ADDITIONS AND SITE IMPROVEMENTS WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (1110 Chatfield Road)

Adopted by the Winnetka Village Council on April 18, 2023.

I do further certify that the deliberations of the Council on the adoption of said Ordinance were taken openly; that the vote on the adoption of said Ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting; that said meeting was called and held in strict accordance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and that the Council have complied with all of the applicable provisions of said Act, their procedural rules and the Village charter in the adoption of said Ordinance.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village this 18th day of APRIL 2023.

[SEAL]



By: 
Berina Gradjan
Deputy Village Clerk

**AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE, VARIATIONS
FROM THE WINNETKA ZONING ORDINANCE, AND A CERTIFICATE OF
APPROPRIATENESS FOR THE DESIGN OF AN ADDITION AND
SITE IMPROVEMENTS WITHIN THE
R-4 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
(1110 CHATFIELD ROAD)**

WHEREAS, Winnetka Public School District 36 ("*Applicant*") is the record title owner of the parcel of real property commonly known as 1110 Chatfield Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("*Subject Property*"); and

WHEREAS, the Subject Property is located within the R-4 Single-Family Residential Zoning District of the Village ("*R-4 District*"), measures approximately 2.92 acres in size, and is currently improved with a school building ("*School Building*"); and

WHEREAS, the Applicant desires to construct an addition to the School Building ("*Addition*"), exterior mechanical equipment and refuse container enclosure, HVAC improvements, a front entry ramp, and various security upgrades (collectively, "*Proposed Improvements*"); and

WHEREAS, pursuant to Section 17.16.020(C)(2) of the Winnetka Zoning Ordinance ("*Zoning Ordinance*"), a public school is not permitted within the R-4 District without a special use permit; and

WHEREAS, the Village Council previously approved an Ordinance M-287-90 in February of 1990 granting the Applicant a special use for the Subject Property ("*Original Special Use Permit*"), which Original Special Use Permit use has been amended various times, including, without limitation, by Ordinances M-472-96, M-528-98, M-5-2017, M-07-2022 (the Original Special Use Permit as amended by the various amendments is the "*Special Use Permit*"); and

WHEREAS, pursuant to Section 17.30.030 of the Zoning Ordinance, the maximum permitted roofed lot coverage on the Subject Property shall not exceed 31,818.25 square feet; and

WHEREAS, pursuant to Section 17.30.030 of the Zoning Ordinance, the maximum impermeable lot coverage on the Subject Property shall not exceed 63,636.5 square feet; and

WHEREAS, pursuant to Section 17.30.040 of the Zoning Ordinance, the maximum building size on the Subject Property is 31,087.79 square feet of gross floor area; and

WHEREAS, to permit construction of the Proposed Improvements, the Applicant filed an application for: (i) a special use permit amendment pursuant to Sections 17.16.020(C)(2) of the Zoning Ordinance to allow the Proposed Improvements to be constructed on the Subject Property within the R-4 District ("*Special Use Permit Amendment*"); (ii) a variation from the maximum permitted roofed lot coverage limitation in Section 17.30.030 of the Zoning Ordinance for the School Building and all other improvements on the Subject Property to have a total roofed lot

coverage of 49,531.58 square feet, a variation of 17,713.33 square feet (55.67%); (iii) a variation from the maximum impermeable lot coverage limitation in Section 17.30.030 of the Zoning Ordinance for the School Building and all other improvements on the Subject Property to have a total impermeable lot coverage of 81,078.21 square feet, a variation of 17,441.71 square feet (27.41%); (iv) a variation for the maximum building size limitation in Section 17.30.040 of the Zoning Ordinance for the School Building and all other improvements on the Subject Property to have a total building size of 55,333.74 square feet of gross floor area, a variation of 24,245.95 square feet (77.99%) (collectively, the ***"Variations"***); and (v) a certificate of appropriateness pursuant to Section 15.40.010 of the Village Code (***"Certificate of Appropriateness"***) (the Special Use Permit Amendment, Variations, and Certificate of Appropriateness are, collectively, the ***"Requested Relief"***); and

WHEREAS, on March 13 2023, after due notice thereof, the Zoning Board of Appeals conducted a public hearing on the proposed Special Use Permit Amendment and Variations and, by a vote of seven in favor and zero opposed, recommended that the Village Council approve the Special Use Permit Amendment and Variations; and

WHEREAS, on March 16, 2023, after due notice thereof, the Winnetka Design Review Board (***"Design Review Board"***) conducted a public hearing to consider the Certificate of Appropriateness for the Proposed Improvements; and

WHEREAS, on March 16, 2023, the Design Review Board, by a vote of four in favor and zero opposed, recommended the Village Council approve the Certificate of Appropriateness subject to the condition set forth in Section 5.D of this Ordinance; and

WHEREAS, on March 22, 2023, after due notice thereof, the Plan Commission conducted a public hearing on the Special Use Permit Amendment and, by a vote of five in favor and zero opposed, recommended that the Village Council approve the Special Use Permit Amendment; and

WHEREAS, the Village Council has determined that: (i) the Variations are in harmony with the general purpose and intent of the Zoning Ordinance and are in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Variations have been sought; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit Amendment satisfies the standards for the approval of special use permits within the R-4 District set forth in Chapter 17.56 of the Zoning Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the construction and operation of the Proposed Improvements on the Subject Property within the R-4 District is in the best interest of the Village and its residents;

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

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

SECTION 2: APPROVAL OF SPECIAL USE PERMIT AMENDMENT. Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Special Use Permit Amendment is hereby granted, pursuant to Chapter 17.56 and Section 17.16.020(C)(2) of the Zoning Ordinance and the home rule powers of the Village, to allow the Proposed Improvements on the Subject Property within the R-4 District.

SECTION 3: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Variations from Sections 17.30.030 and 17.030.040 of the Zoning Ordinance to allow the construction of the Proposed Improvements on the Subject Property are hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 4: APPROVAL OF CERTIFICATE OF APPROPRIATENESS. Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Certificate of Appropriateness is granted for the Subject Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 5: CONDITIONS. The approvals granted by Sections 2, 3, and 4 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

- A. **Commencement of Construction.** The Applicant must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.
- B. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements and the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.
- C. **Reimbursement of Village Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.
- D. **Landscape Plan.** The Applicant agrees to install and maintain landscaping to buffer the walls of the mechanical equipment and refuse container enclosure pursuant to a landscape plan that is approved by the Design Review Board. The Applicant must obtain the approval of such a landscape plan at the same time the Applicant applies for Village approval to install new playground equipment on the Subject Property.

E. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements on the Subject Property must be in strict accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

1. The Site Plan prepared by Perkins & Will, consisting of one sheet, and with a latest revision date of January 30, 2023, attached to and, by this reference made a part of this Ordinance as **Exhibit B**;
2. The Floor and Roof Plans prepared by Perkins & Will, consisting of three sheets, and with a latest revision date of January 30, 2023, attached to and, by this reference made a part of this Ordinance as **Exhibit C**;
3. The Front Entry Plan & Details prepared by Perkins & Will, consisting of one sheet, and with a latest revision date of January 30, 2023, attached to and, by this reference made a part of this Ordinance as **Exhibit D**;
4. The Addition Plan & Details and Exterior Elevations prepared by Perkins & Will, consisting of two sheets, and with a latest revision date of January 30, 2023, attached to and, by this reference made a part of this Ordinance as **Exhibit E**;
5. The Equipment Enclosure Plan & Details prepared by Perkins & Will, consisting of one sheet, and with a latest revision date of January 30, 2023, attached to and, by this reference made a part of this Ordinance as **Exhibit F**;
6. The Addition Exterior Materials prepared by Perkins & Will, consisting of one sheet, and with a latest revision date of January 30, 2023, attached to and, by this reference made a part of this Ordinance as **Exhibit G**;

SECTION 6: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 7: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2, 3, and 4 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2, 3, and 4 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning

district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 8: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 9: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 10: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit H** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 10.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

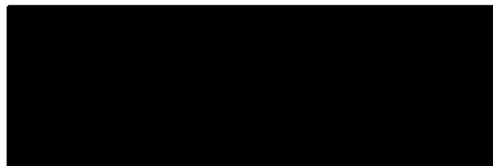
PASSED this 18th day of April, 2023, pursuant to the following roll call vote:

AYES: Trustees Apatoff, Cripe, Dalman, Dearborn, Handler, and Swierk

NAYS: _____

ABSENT: _____

APPROVED this 18 day of April, 2023.



Village President

Countersigned:



Village Clerk

Published by authority of the
President and Board of Trustees
of the Village of Winnetka,
Illinois, this 19 day of April,
2023.

Introduced: April 18, 2023

Passed and Approved: April 18, 2023

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Those parts of Block 8 in County Clerk's Division according to the plat thereof recorded as Document No. 178081 filed on April 27, 1878, in the Southwest $\frac{1}{4}$ of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, Village of Winnetka, Cook County, Illinois described as follows: Lots 1, 2, 3, 4, 5 and 12 in said Block 8 in County Clerk's Division and that part of Lot 11 in said Block 8 in County Clerk's Division lying Easterly of a line forming an angle of 24 degrees 56 minutes to the left at the point of intersection with the East line of the Northwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ of Section 17, 678.00 Feet South of the Northeast corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17.

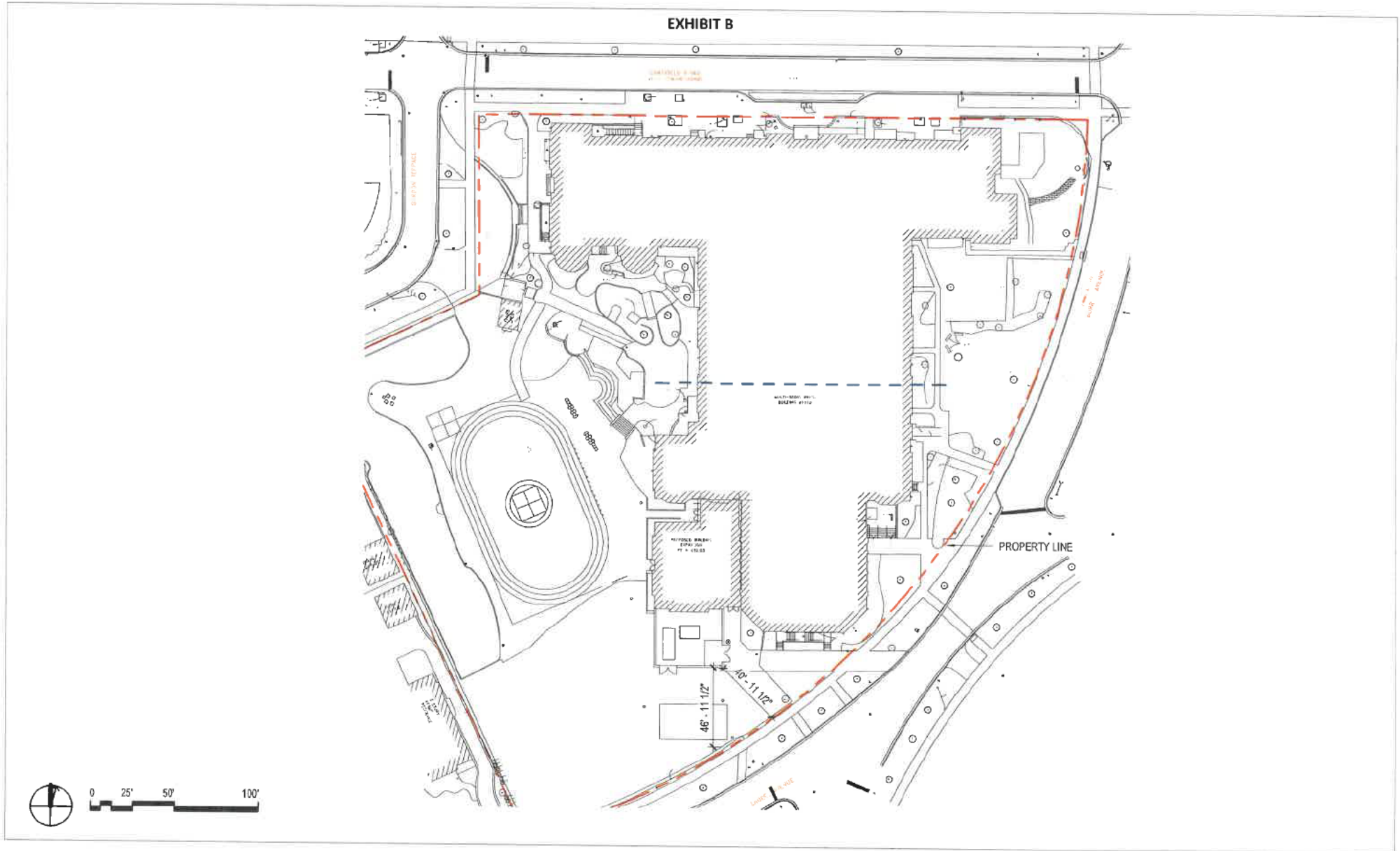
Commonly known as 1110 Chatfield Road, Winnetka, Illinois.

PINS: 05-17-307-012-0000, 05-17-307-013-0000, and 05-17-307-024-0000

EXHIBIT B

SITE PLAN

(SEE ATTACHED EXHIBIT B)



HUBBARD WOODS

SITE PLAN
 Scale: 1/8" = 1'-0"

Perkins&Will
 01/30/23

EXHIBIT C

FLOOR AND ROOF PLANS

(SEE ATTACHED EXHIBIT C)

EXHIBIT C

TOTAL FLOOR AREA = 18,198 SF

$18,198 \times (511.5/692) =$
 $18,198 \times .739 = 13,448.322$

13,448 SF LEVEL 00 AREA TO BE
COUNTED IN GFA

ADDITION
850.69 SF

**ADDITION DOUBLE
HEIGHT**
2202.06 SF

**MECHANICAL
EQUIPMENT ENCLOSURE**
1363.92 SF

EXISTING LEVEL 00
2752.05 SF

INTERIOR COURTYARD, 150'-10" EXPOSED PERIMETER ABOVE GRADE > 4'

360'-8" EXPOSED PERIMETER ABOVE GRADE > 4'

150'-10" + 360'-8" = 511'-6" TOTAL EXPOSED
PERIMETER OF BASEMENT, ABOVE GRADE > 4',
SHOWN IN RED

180'-6" LF PERIMETER NOT ABOVE GRADE

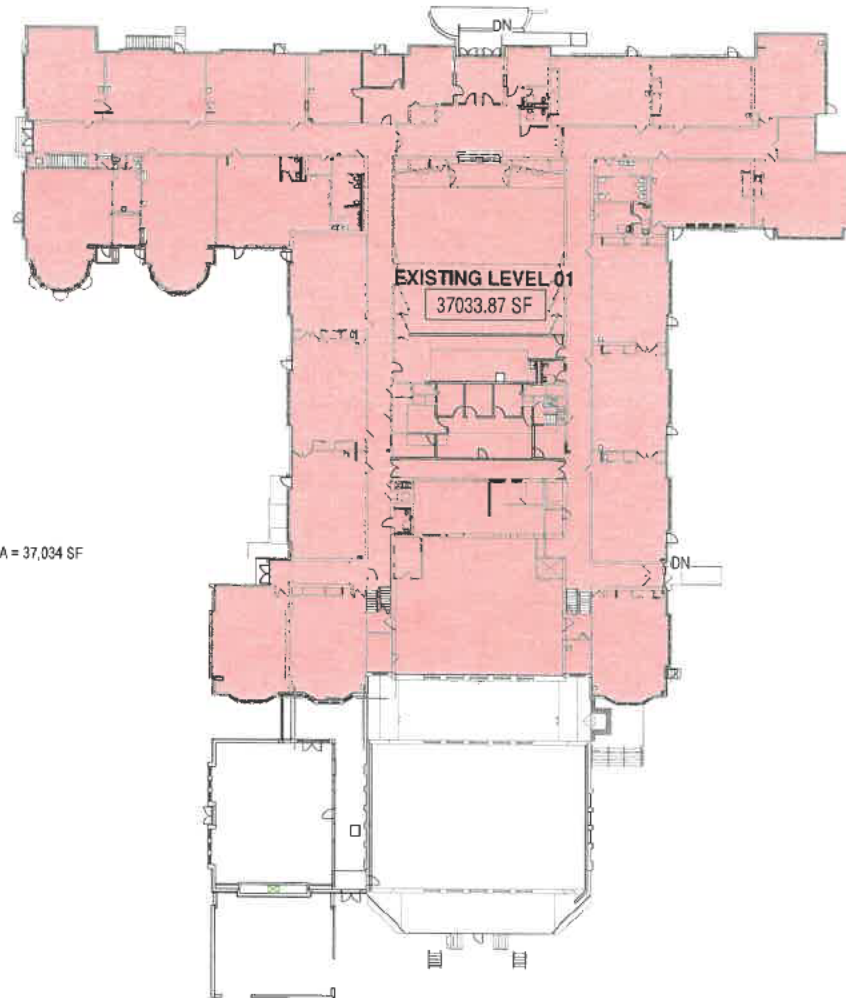
511'-6" + 180'-6" = 692'-0" TOTAL BASEMENT
PERIMETER

**EXISTING LEVEL 00
DOUBLE HEIGHT**
4413.37 SF

**LEVEL
00
TOTAL
PERIM
ETER =**

LEVEL 00 - AREA AND PERIMETER PLAN

Scale: 3/16" = 1'-0"

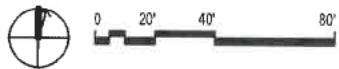
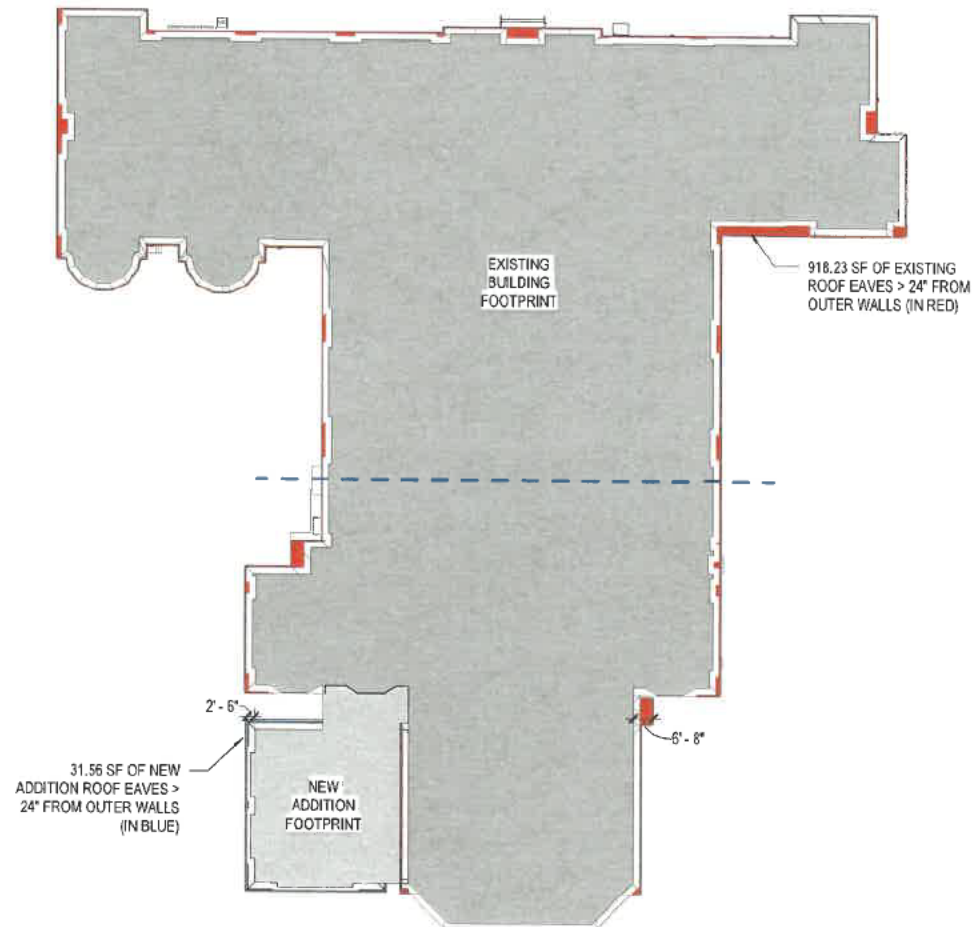


HUBBARD WOODS

LEVEL 01 - AREA PLAN

Scale: 3/2" = 1'-0"

Perkins&Will
01/30/23



HUBBARD WOODS

ROOF PLAN

File 33-0434-0
Scale 3/8"=1'-0"

Perkins&Will

01/30/23

EXHIBIT D

FRONT ENTRY PLAN & DETAILS

(SEE ATTACHED EXHIBIT D)

EXHIBIT D

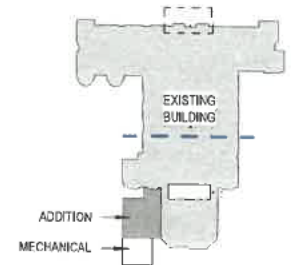
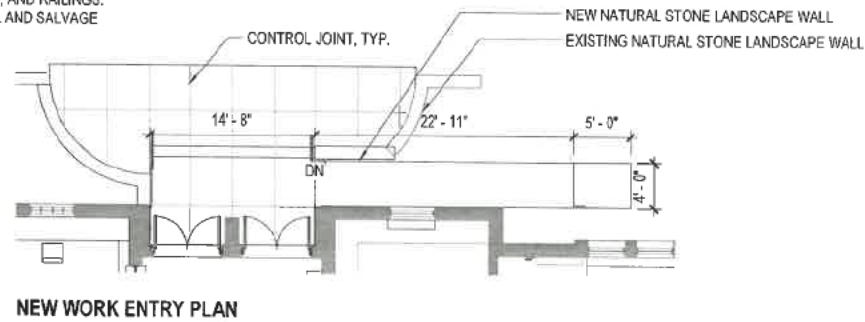
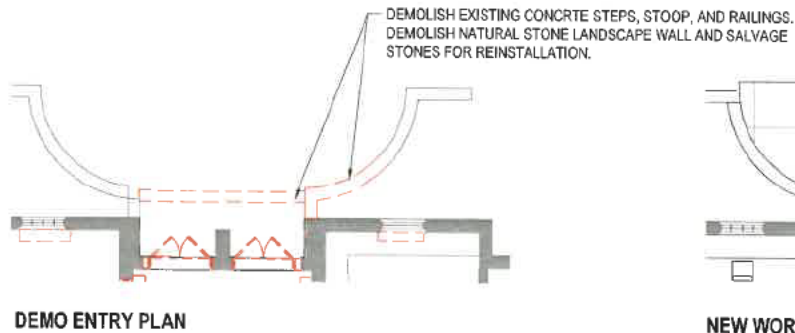
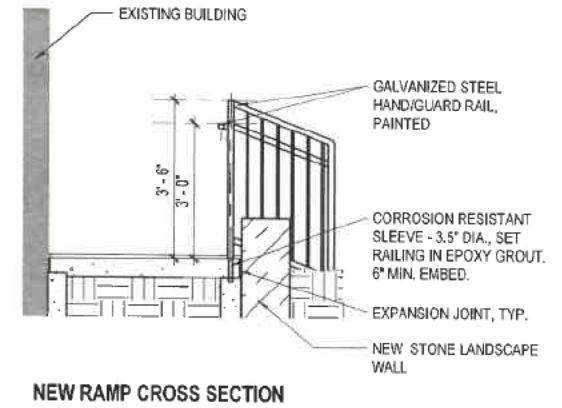
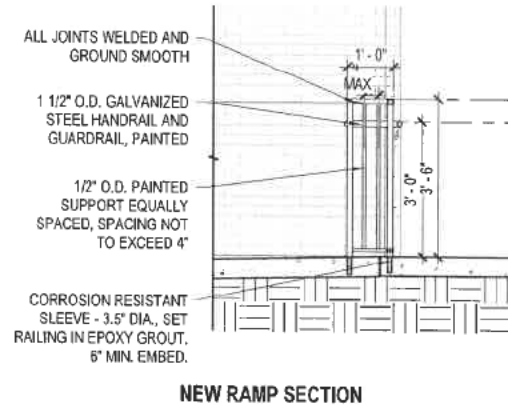
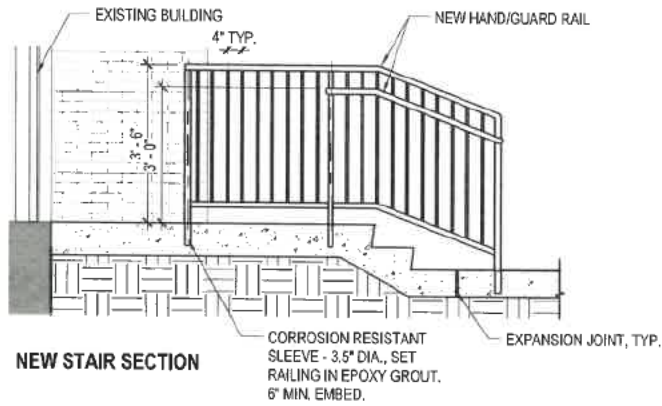
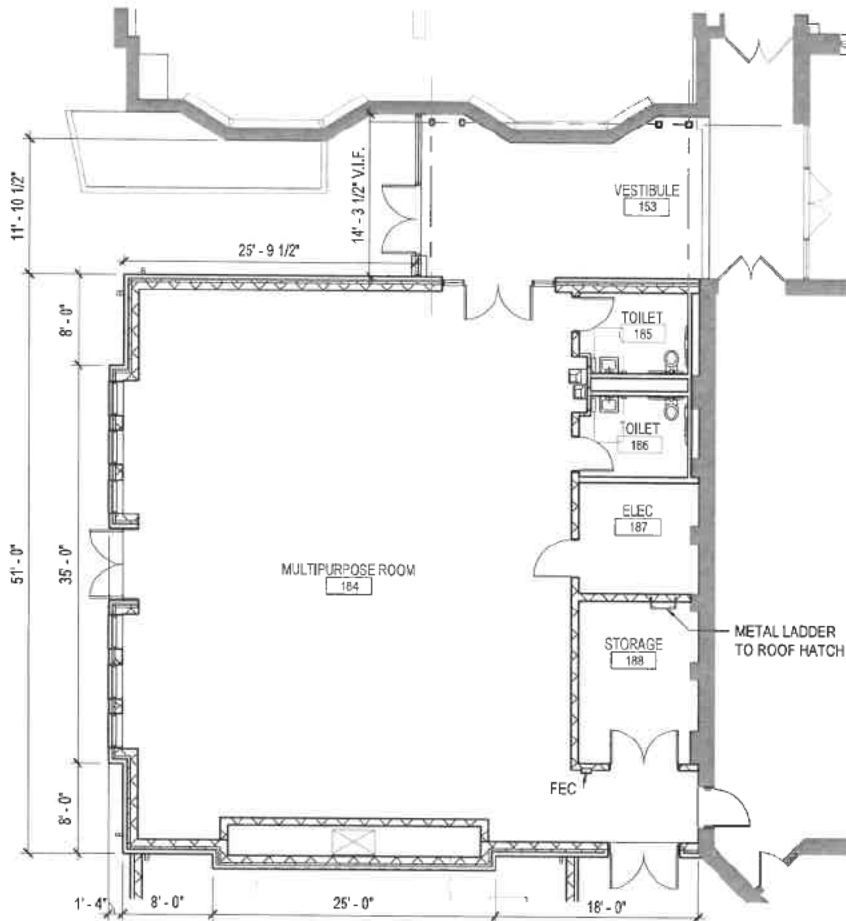


EXHIBIT E

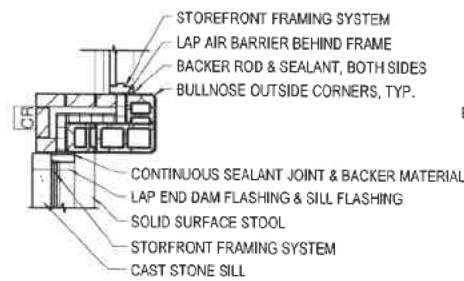
ADDITION PLAN & DETAILS AND EXTERIOR ELEVATIONS

(SEE ATTACHED EXHIBIT E)

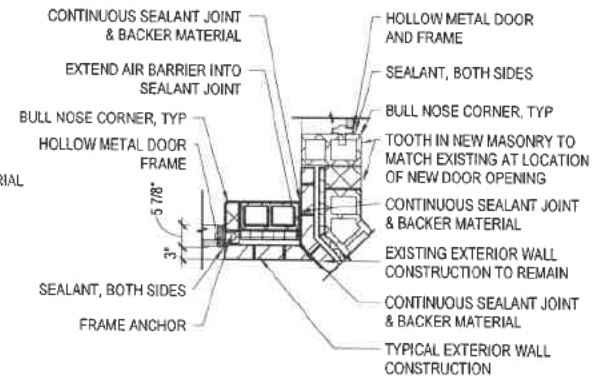
EXHIBIT E



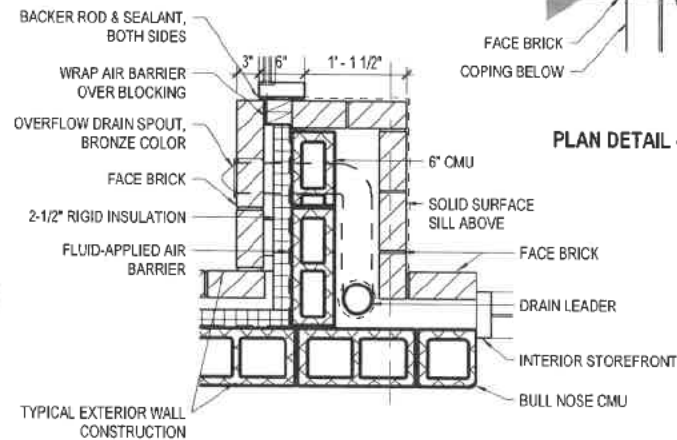
NEW ADDITION PLAN



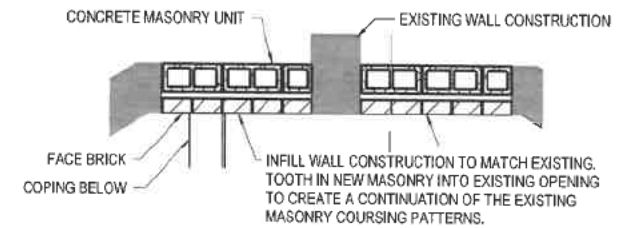
PLAN DETAIL - ADDITION ENTRY



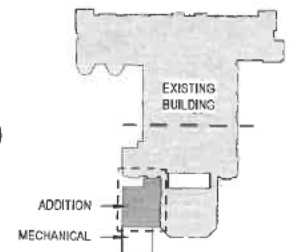
PLAN DETAIL - EXTERIOR JOINT AT NEW / EXISTING

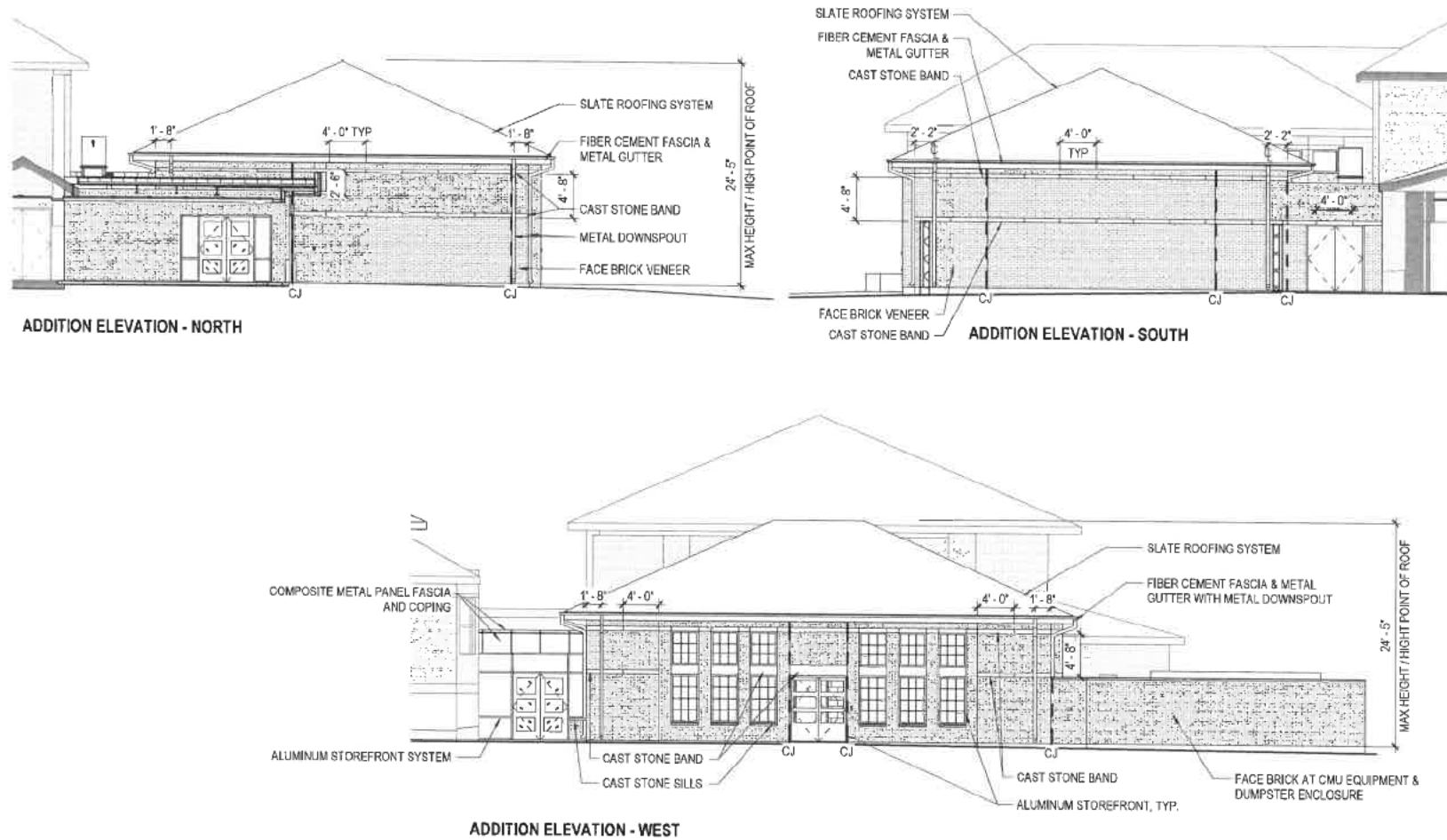


PLAN DETAIL - DRAIN LEADER AT ENTRY



PLAN DETAIL - WINDOW INFILL





HUBBARD WOODS

ADDITION EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

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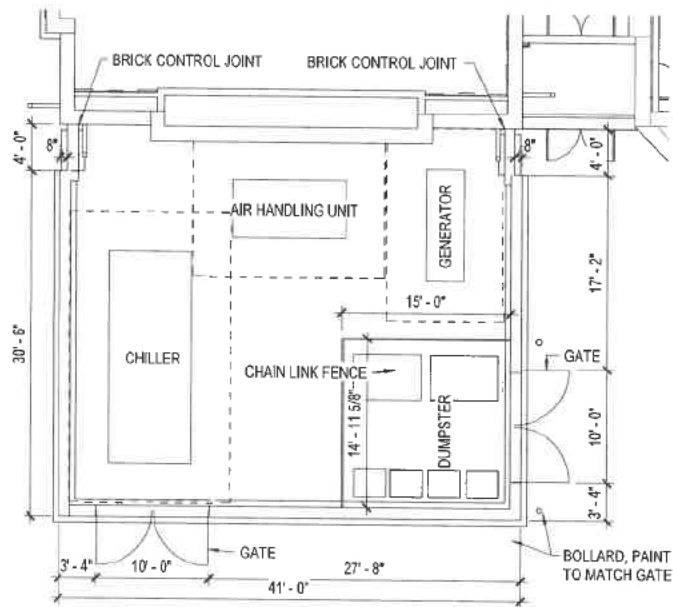
Perkins&Will
01/30/23

EXHIBIT F

EQUIPMENT ENCLOSURE PLAN & DETAILS

(SEE ATTACHED EXHIBIT F)

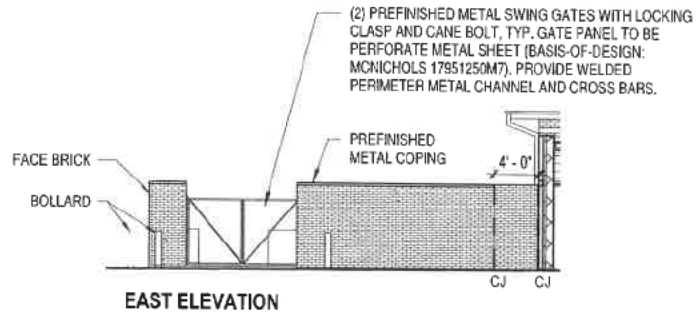
EXHIBIT F



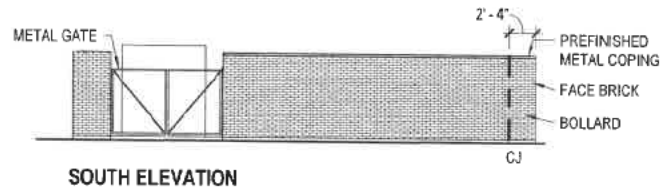
NEW EQUIPMENT ENCLOSURE PLAN



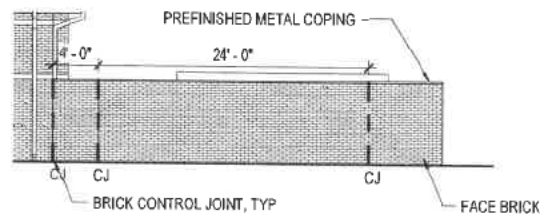
HUBBARD WOODS



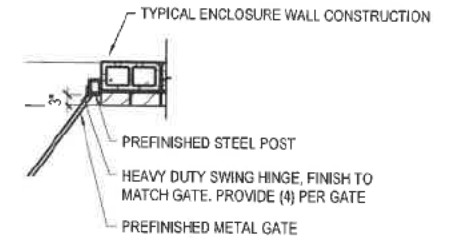
EAST ELEVATION



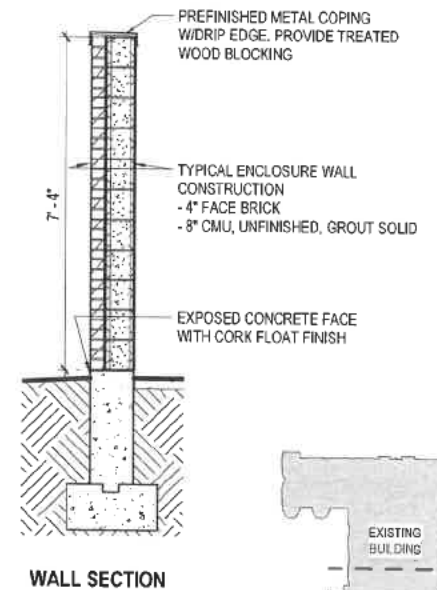
SOUTH ELEVATION



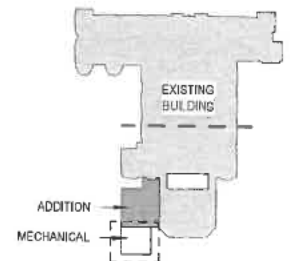
WEST ELEVATION



DOOR CONNECTION DETAIL



WALL SECTION



EQUIPMENT ENCLOSURE PLAN & DETAILS

Scale as indicated

Perkins&Will

01/30/23

EXHIBIT G

ADDITION EXTERIOR MATERIALS

(SEE ATTACHED EXHIBIT G)

EXHIBIT G

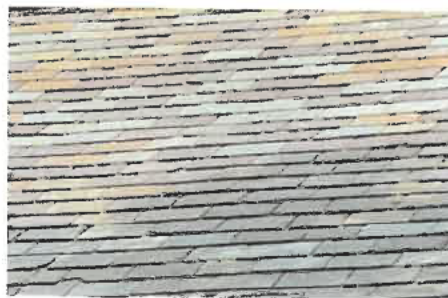


EXHIBIT H
UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("*Village*");

WHEREAS, Winnetka Public School District 36 ("*Applicant*") is the record title owner of the parcel of real property commonly known as 1110 Chatfield Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("*Subject Property*"); and

WHEREAS, the Subject Property is located within the R-4 Single-Family Residential Zoning District of the Village ("*R-4 District*"), measures approximately 2.92 acres in size, and is currently improved with a school building ("*School Building*"); and

WHEREAS, the Applicant desires to construct an addition to the School Building ("*Addition*"), exterior mechanical equipment and refuse container enclosure, HVAC improvements, a front entry ramp, and various security upgrades (collectively, "*Proposed Improvements*"); and

WHEREAS, to permit construction of the Proposed Improvements, the Applicant filed an application for: (i) a special use permit amendment pursuant to Sections 17.16.020(C)(2) of the Zoning Ordinance to allow the Proposed Improvements to be constructed on the Subject Property within the R-4 District ("*Special Use Permit Amendment*"); (ii) a variation from the maximum permitted roofed lot coverage limitation in Section 17.30.030 of the Zoning Ordinance for the School Building and all other improvements on the Subject Property to have a total roofed lot coverage of 49,531.58 square feet, a variation of 17,713.33 square feet (55.67%); (iii) a variation from the maximum impermeable lot coverage limitation in Section 17.30.030 of the Zoning Ordinance for the School Building and all other improvements on the Subject Property to have a total impermeable lot coverage of 81,078.21 square feet, a variation of 17,441.71 square feet (27.41%); (iv) a variation for the maximum building size limitation in Section 17.030.040 of the Zoning Ordinance for the School Building and all other improvements on the Subject Property to have a total building size of 55,333.74 square feet of gross floor area, a variation of 24,245.95 square feet (77.99%) (collectively, the "*Variations*"); and (v) a certificate of appropriateness pursuant to Section 15.40.010 of the Village Code ("*Certificate of Appropriateness*") (the Special Use Permit Amendment, Variations, and Certificate of Appropriateness are, collectively, the "*Requested Relief*"); and

WHEREAS, Ordinance No. M-07-2023, adopted by the Village Council on April 18, 2023 ("*Ordinance*"), grants the Requested Relief; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief for the Subject Property or its adoption of the Ordinance, and that the Village's approvals are not, and will not be, in any way, deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Requested Relief for the Subject Property.

5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: May 1, 2023

ATTEST:

WINNETKA PUBLIC SCHOOL DISTRICT 36

By: 

By: 

Its: Adm. Asst. to CFO

Its: CFO