Village of Winnetka
Village Council Regular Meeting

April 2, 2024 at 7:00 PM
Village Hall
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Quorum**
   a. April 9, 2024 Study Session
   b. April 16, 2024 Regular Meeting
4. **Public Comments**
5. **Reports**
6. **Establishment of Consent Agenda**
7. **Approval of Consent Agenda**
   a. Approval of Village Council Minutes
      i. March 5, 2024 Regular Meeting
      ii. March 12, 2024 Study Session
   b. Approval of Warrant List Dated March 8, 2024 - March 21, 2024
   c. Resolution No. R-24-2024: Approving an Outdoor Dining Agreement with Paradise Food Italia LLC D/B/A Tocco (Adoption)
   d. Resolution No. R-38-2024: Upholding the Landmark Preservation Commission Issuance of a Demolition Delay Pursuant to Section 15.52.070 of the Village Code for 518 Elder Lane (Adoption)
8. **Ordinances and Resolutions**
   a. Ordinance No. M-02-2024: Granting an Amendment to a Special Use Permit, Variations from the Winnetka Zoning Ordinance, and a Certificate of Appropriateness for the Construction of Improvements to an Existing Playground within the B-1 Multi-Family Residential District (Sacred Heart School - 1095 Gage Street) (Introduction/Adoption)

NOTICE

All agenda materials are available at villageofwinnetka.org *(Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor).*

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all 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, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

b. Ordinance No. M-01-2024: Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka) (Adoption)

c. Resolution No. R-35-2024: Approving a Development Agreement (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka) (Adoption)

d. Resolution No. R-37-2024: Approving a Final Plat of Subdivision (1112 AND 1140 Willow Road)

e. Resolution No. R-36-2024: Granting an Amendment to a Special Use Permit and a Certificate of Appropriateness for the Construction of a Building Addition to an Existing School with the R-2 Single Family Residential District (Crow Island School - 1112 Willow Road) (Public Hearing & Adoption)

9. Old Business

10. New Business

11. Appointments

12. Closed Session

13. Adjournment

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
March 5, 2024
(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, March 5, 2024, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:01 PM. Village Manager Rob Bahan called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Robert Dearborn, Kim Handler, and Bridget Orsic. Absent: None. Also present: Assistant Village Manager Kristin Kazenas, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Freidman, Community Development Director David Schoon, and approximately 19 persons in the audience.

2) Pledge of Allegiance. President Rintz led the group in the Pledge of Allegiance.

3) Quorum.

   a) March 12, 2024 Study Session All of the Council members present said they expect to attend.

   b) Thursday, March 21, 2024 Regular Meeting All of the Council members present said they expect to attend with the exception of Trustee Dalman.

4) Public Comment.

   i. Ted Wynnychenko addresses Council regarding the Bertling-Hill-Woodland pathway vacation and lakefront access.

   ii. Rocky Flinterman and Terry Dason provide information regarding the 2024 Winnetka Farmer's Market including specification and vendors.

5) Reports.

   a) Landmark Preservation Awards Presentation.

      Each Spring, the Landmark Preservation Commission accepts nominations for the annual preservation award program, honoring construction projects preserving the history and charming characteristics of the Village. LPC Chairman Jack Coladarci presents the awards for restoration; 500 Maple Street, 656 Ardsley Road, 740 Ardsley Road, and rehabilitation; 1100 Pelham Road.

   b) Trustees. No report.

   c) Attorney. No report.

   d) Manager. No report.

   e) Village President. No report.

6) Establishment of the Consent Agenda.

   Trustee Albinson seconded by Trustee Apatoff moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.

   Approval of the Consent Agenda

a) Approval of Village Council Minutes

i. February 6, 2024 Special Closed Session

ii. February 6, 2024 Regular Meeting

b) Approval of Warrant List Dated February 9, 2024 – February 22, 2024 in the amount of $1,345,795.01.

c) Resolution No. R-21-2024: Approving an Extension Agreement for Professional Services with Strand Associates Inc. for Engineering and Other Related Work Related to Design and Construction Services for the Water Plant (Adoption)

d) Resolution No. R-22-2024: Rejecting all Bids, Waiving Bidding Requirements, and Awarding a Contract to Siemens Industry, Inc. for the Purchase of a 15KV Circuit Breaker (Adoption)

e) Resolution No. R-23-2024: Approving a Contract with the Okonite Company for the Purchase of 15KV Underground Cable (Adoption)

f) Resolution No. R-26-2024: Approving a Non-Exclusive License Agreement for the Use of the Elm Street Train Station Parking Lot and Station Park for a Farmers Market (Adoption)

g) Resolution No. R-29-2024: Awarding a Contract to Total Elevator Service LLC for the Elevator Modernization Project (Adoption)

h) Resolution No. R-30-2024: Approving a Contract with Northern Divers USA, Inc. for Intake Cleaning and Video Inspection (Adoption)

i) Resolution No. R-31-2024: Waiving Bidding Requirements and Awarding a Contract to Bosak Ford for the Purchase of a Vehicle (Adoption)

j) Resolution No. R-32-2024: Extending a Contract with Christy Webber & Company for Landscape Maintenance Services (Adoption)

k) Approval of Annual Outdoor Seating Area Permits (Adoption)

l) Approval of Amended Village Council Meeting Schedule for 2024

Trustee Albinson seconded by Trustee Apatoff, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

7) Ordinances and Resolutions.

a) Ordinance No. MC-04-2024: Amending Chapter 15.60 of the Winnetka Village Code Concerning Window Sign Regulations (Introduction/Adoption)

The Design Review Board unanimously recommended that Village Council amend the Village Code to permit staff to administratively approve the placement of window signage applied to both the interior and exterior of a window.

Trustee Dearborn, seconded by Trustee Albinson, moved to waive introduction of Ordinance No. MC-04-2024. By voice vote, the motion carried unanimously.

Trustee Albinson, seconded by Trustee Handler, moved to adopt Ordinance No. MC-04-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman,

Dearborn, Handler, and Orsic. Nays: None. Absent: None.

b) Resolution No. R-24-2024: Approving an Outdoor Dining Agreement with Paradise Food Italia LLC D/B/A Tocco (Adoption)

While key provisions of the outdoor dining agreement for Tocco are consistent with last year, Assistant Village Manager Kristin Kazenas reviews changes to the agreement that address concerns regarding customer access to street parking, volume of music, and musical acts impacting both sides of Chestnut Court.

The agreement will permit music in the outdoor seating area on Wednesdays, Saturdays, and Sunday, however, the music levels must comply with Village Code and may not cause a public nuisance. Additionally, the agreement provides updates regarding parking concerns and elimination of street closure during April and October due to weather conditions.

Public Comment.

Bruno Abate, owner of Tocco, expresses gratitude for working in the Village and hopes that he and neighboring businesses can cordially work alongside one another.

Marie, Tocco employee, commends Council for granting accommodations regarding parking and ensures that Tocco will monitor noise levels while the agreement is in effect.

Bella Kaminsky, owner of Bellas Day Spa, addresses Council regarding concerns related to parking, noise level, and disruption of business operations as a result of outdoor dining.

Teresa Lucas expresses concerns regarding Tocco and its outdoor dining agreement.

Council discusses parking concerns specific to Tocco, Bellas Day Spa, Good Grapes, and neighboring Chestnut Court businesses, and agreement terms and conditions.

Trustee Dearborn suggests memorializing expectations regarding the outdoor dining agreement, incorporate protection of impacted Chestnut Court businesses, further consideration of parking, musician setup, and permitted window of outdoor setup.

Council defers the item to the March 21st meeting. Without objection, the item is deferred.

c) Resolution No. R-25-2024: Approving an Outdoor Dining Agreement with Good Grapes, LLC (Adoption)

Good Grapes has submitted a request for an outdoor dining agreement consistent with the previous year's agreement. Assistant Village Manager Kristin Kazenas informs Council of updates such as allowing music during permitted times while ensuring the music must comply with Village Code and not create a public nuisance, reduction of parking spaces, elimination of street closure during April and October due to weather conditions.

Teresa Lucas addresses Council regarding the benefits of street closure, business scheduled events, and matters related to parking.

Council discusses the agreement terms and conditions.

Trustee Orsic, seconded by Trustee Apatoff, moved to adopt Resolution No. R-25-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

d) Resolution No. R-27:2024: Approving a Non-Exclusive Agreement for Use of Winnetka Property for the Winnetka Music Festival (Adoption)

Trustee Handler recused herself from the discussion.

Assistant Village Manager Kristin Kazenas addresses Council regarding the approval of an agreement for the Winnetka Music Festival co-sponsored by the Village of Winnetka and the Winnetka-Northfield-Glencoe Chamber of Commerce. The agreement is consistent with the prior year agreement with the exception of the date update scheduled for Friday, June 14, 2024, and Saturday, June 15, 2024.

Scott Myers presents information about the Music Fest and Village wide provided support.

Council discusses the importance of interactions with impacted businesses by the Music Fest.

Public Comment

John Phelan addresses concerns related to 711 Elm Street closure and concerns regarding residential parking at the condominiums.

Trustee Apatoff, seconded by Trustee Albinson, moved to adopt Resolution No. R-27-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

e) Resolution No. R-28:2024:Approving an Agreement with A. Lamp Concrete Contractors, Inc. for the 2024 Street Rehabilitation and Public Improvement Project (Adoption)

Assistant Village Engineer Obaid Khalid addresses Council regarding the 2024 Street Rehabilitation and Public Improvement Project annual infrastructure maintenance and improvements including roadway resurfacing, reconstruction, and patching, sidewalk improvements, Village alley maintenance, underground utility improvements, and water main replacements.

Additionally, Mr. Khalid provides information related to the impacted streets, scope of work, matters related to bidding, and project costs and annual cost increases.

Council discusses matters related to the FY budget, cost fluctuations and implications, and staff anticipated cost projections. Village Manager Rob Bahan advises Council on variability related to the marketplace and impacts on labor costs.

Trustee Dalman, seconded by Trustee Apatoff, moved to adopt Resolution No. R-28-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

8) Old Business. None.

9) New Business. None.

10) Appointments: None.

11) Closed Session for the Purpose of Discussing Pending and Probable or Imminent Litigation pursuant to Sections 2(c)(11) of the Open Meetings Act.

Trustee Dalman, seconded by Trustee Albinson, moved to adjourn to Closed Session for the Purpose of Discussing Pending and Probable or Imminent Litigation pursuant to Sections 2(c)(11) of the Open Meetings Act. Under the motion, when the Council adjourns the closed session, the open meeting will automatically and immediately adjourn as well without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent:

None.

12) Adjournment. The Closed Session meeting adjourned at 9:12 p.m.

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Recording Secretary

MINUTES
WINNETKA VILLAGE COUNCIL
STUDY SESSION
March 12, 2024

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, March 12, 2024 at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:01 PM. Village Manager Bahan called the roll of the Village Council. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Bob Dearborn, Kim Handler and Bridget Orsic. Absent: None. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Ben Schuster, Deputy Village Clerk Berina Gradjan, and approximately 3 persons in the audience.

2) Public Comment.
   i) Ted Wynnychenko addresses Council on the Village's involvement and leadership regarding climate matters.
   ii) Teresa Lucas suggests that any affiliated members of organizations state their roles during any public commentary.

3) Discussion.

   a) Post Office Plaza – General Discussion on Next Steps

   President Rintz and Council discuss the future development of the Post Office Plaza. Council discusses the costs and benefits of either utilizing international state-of-the-art cutting-edge architects to lead the process or utilizing a well respected but local firm. President Rintz engaged with Jeanne Gang, the founding partner of Studio Gang, and recognizes the work the Village would benefit from with her experience. However, President Rintz also emphasizes the recognition of the involvement of the community with the overall development of the Post Office site.

   Council discusses the importance of utilizing practitioners with developing the public space, understanding the community and the various challenges of creating a vision of a complex development while implementing historic elements that will enhance the community. Council consensus was to continue discussion with Studio Gang.

   Public Comment.

   Teresa Lucas commends the engagement with Jeanne Gang, based upon her previous experience in Glencoe.

   b) Park District Update and Discussion

   President Rintz, and Trustee Rob Apatoff, attended a meeting with the Park District on matters related to the Elder/Centennial project to be brought forth before Village Council for approvals as a whole. The Park District was provided two options, an intergovernmental agreement with the Village, or go through the special use permit process which requires the Park District to go through the Design Review Board, Plan

Development Commission, Zoning Board of Appeals, and the Village Council for final approval.

Village Attorney Ben Schuster provides information regarding the Village Code; application for zoning relief, required standards, and public hearings.

Council discusses the potential of two application submissions, Elder and Centennial, or a consolidated project, implementation of an intergovernmental agreement on the stormwater pipe, application and hearing process, assigning liaisons for both the Park District and Village Council regarding communication, and matters related to stormwater.

Public Comment.

Ted Wynnychenko addresses Council regarding Park District matters are Centennial Beach, the transfer of land to private ownership, and encourages the Council and Park District to have a collaborative approach.

4) Adjournment. Trustee Dearborn, seconded by Trustee Dalman moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 8:21 pm.

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Recording Secretary

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated March 8, 2024 - March 21, 2024

PRESENTER: Robert M. Bahan

AGENDA DATE: April 2, 2024

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The Warrant List Dated March 8, 2024 - March 21, 2024

RECOMMENDATION:
Consider Approving the Warrant List Dated March 8, 2024 - March 21, 2024.

ATTACHMENTS:
None

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-24-2024: Approving an Outdoor Dining Agreement with Paradise Food Italia LLC D/B/A Tocco (Adoption)

PRESENTER: Kristin Kazenas

AGENDA DATE: April 2, 2024

CONSENT: Yes

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
During 2020 and 2021, in response to the COVID-19 pandemic, expanded temporary outdoor seating was authorized, including the closure of Chestnut Court for outdoor dining. In March 2022, the Council held a study session to review options for approval of the seasonal closure of public streets for outdoor dining. In June 2022, the Council approved an Outdoor Dining Agreement with Paradise Foods Italia LLC dba Tocco for use of the south side of Chestnut Court for outdoor dining in the summer and fall of 2022. In February 2023, the Council approved an Outdoor Dining Agreement with Paradise Foods Italia LLC dba Tocco for use of the north side of Chestnut Court for outdoor dining in the spring, summer, and fall of 2023. The 2024 agreement was reviewed by Council at the March 5th Council meeting, and approval of the Resolution was deferred to the April 2nd Council meeting to allow sufficient time to update the agreement to incorporate the feedback from the Council.

EXECUTIVE SUMMARY:
At the March 8, 2022 Village Council Study Session, Council reviewed various options for a new policy to consider and approve requests to close public streets for outdoor dining. Council consensus was to implement a new approval process for outdoor dining via a license agreement. This option balanced the efficiency and transparency of the approval process with the opportunity for public input. In addition, each request would be considered on its own merits, since some streets may not be suitable for closure due to traffic concerns and access to other businesses. Routine use of public sidewalks for outdoor dining will continue to be approved by the Council with the existing Outdoor Seating Permit process.

Paradise Foods Italia LLC dba Tocco submitted a request to close the south side of Chestnut Court between May 1 and September 30, 2024 on Tuesday through Saturday from 5:00 PM to 10:00 PM, and on Sunday from 4:30 PM to 10:00 PM. Staff met with key stakeholders on Chestnut Court to address concerns about customer access to parking, the volume of outdoor musicians, and multiple musical acts on both sides of Chestnut Court. Although the key provisions of the license agreement are consistent with last year. there were some changes to the agreement to address these concerns. This year, the agreement outlines that the Restaurant may play music in the Outdoor Service Area during the permitted times on Wednesdays, Saturdays, and Sunday only and that the music must comply with the Village Code Section 9.16.010 and not create a public nuisance. References to operation during the COVID-19 pandemic were removed. The licensed area was reduced to exclude the two parking spaces on the southeast end of Chestnut Court. Finally, the street closure during April

and October was eliminated since weather conditions were not consistently conducive to outdoor dining during these months.

The Village attorney drafted an Outdoor Dining Agreement which contains provisions for insurance requirements - the Village is named as an additional insured with a minimum liability limit of $1,000,000 per occurrence and $2,000,000 for the general aggregate. An insurance certificate evidencing this coverage has been provided.

At the March 5th Council Meeting, Council requested amendments to the draft 2024 license agreement as follows:

- Addition of a "flex parking space" between 5 PM and 6 PM on Monday to Saturday - the eastern-most parking space in the Outdoor Service Area will be setup for outdoor dining only if the parking space is unoccupied. Any car parked in the flex parking space must move no later than 6 PM on Monday to Saturday. Parking enforcement will also begin at 6 PM. This change is primarily to accommodate the businesses on Chestnut Court who are open until 6 PM on Mondays to Saturdays.
- Addition of a provision that the Restaurant may not store or place any items or entertainment in front of adjacent businesses without the written consent of the business owner.
- Addition of a provision that the Restaurant must follow the Village's parking provisions, including restrictions on employee parking (Zone A parking permits must park in Zone A spaces.)
- Addition of a provision that the Restaurant must follow the rules in the Outdoor Seating Area Permit, and keep a five-foot walkway clear for pedestrians on the public right of way at all times.
- Addition of an exception for music on Saturday, July 20 and Saturday, September 14 due to outdoor music programming on the north side of Chestnut Court.

These provisions have been added to the revised Outdoor Dining Agreement - see Attachment 1. In addition, Attachment 2 contains a copy of the agreement with the highlighted changes from the March 5th Council meeting.

The owner of Tocco, Mr. Bruno Abate, has agreed with the revisions and has signed the revised agreement.

RECOMMENDATION:
Consider adoption of Resolution No. R-24-2024 approving an Outdoor Dining Agreement with Paradise Foods Italia LLC dba Tocco.

ATTACHMENTS:
1. Resolution No. R-24-2024 Approving an Outdoor Dining Agreement with Paradise Food Italia LLC DBA Tocco
2. Tocco Outdoor Dining Agreement - Changes from March 5 Highlighted

RESOLUTION NO. R-24-2024

A RESOLUTION APPROVING AN OUTDOOR DINING AGREEMENT WITH PARADISE FOOD ITALIA LLC D/B/A TOCCO

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Paradise Food Italia LLC (***"Restaurant"***) is the operator of the food and beverage establishment known as Tocco located at 507 Chestnut Street in the Village; and

WHEREAS, the Restaurant seeks to provide outdoor service of food and beverages for onsite consumption, within a portion of the public right-of-way, from May 1 to September30, 2024 (***"Outdoor Service"***); and

WHEREAS, outdoor dining brings vitality to the Village's downtown business districts; and

WHEREAS, the Village and Restaurant desire to enter into an Outdoor Dining Agreement to permit the Restaurant to provide Outdoor Service (***"Outdoor Dining Agreement"***); and

WHEREAS, the Village Council has determined that it will serve and be in the best interests of the Village and its residents to enter into the Outdoor Dining Agreement with the Restaurant;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF OUTDOOR DINING AGREEMENT. The Village Council hereby approves the Outdoor Dining Agreement by and between the Village and Restaurant in substantially the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE OUTDOOR DINING AGREEMENT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and seal, on behalf of the Village, the final Outdoor Dining Agreement.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 2nd day of April, 2024, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____

Signed

_____
Village President

Countersigned:

_____
Village Clerk

EXHIBIT A

OUTDOOR DINING AGREEMENT

OUTDOOR DINING AGREEMENT

THIS OUTDOOR DINING AGREEMENT ("***Agreement***"), dated as of this 2nd day of April, 2024, (***"Effective Date"***), by and between the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation (***"Village"***), and **PARADISE FOOD ITALIA LLC*,*** an Illinois limited liability company (***"Restaurant"***).

W I T N E S S E T H:

WHEREAS, outdoor dining brings a vitality to the Village's downtown business districts; and

WHEREAS, the Restaurant is the operator of the Food and Beverage Establishment – Tocco located at 507 Chestnut Street in the Village ("***Property***"); and

WHEREAS, the Restaurant seeks to provide outdoor service of food and beverages for onsite consumption (***"Outdoor Service"***) during the spring, summer, and fall of 2024; and

WHEREAS, the Village Council has approved the Restaurant's request to use a portion of the public right-of-way for Outdoor Service provided that the Restaurant execute and agree to the terms of this Agreement;

NOW, THEREFORE, the Restaurant voluntarily declares that the Property, the Outdoor Service Area (as defined below), all portions thereof, and all improvements constructed thereon or therein, are and shall be held, used, and occupied subject to the following restrictions and provisions:

1. Outdoor Service shall be provided only on the area depicted in **Exhibit A** (***"Outdoor Service Area"***).

2. The Restaurant acknowledges and agrees that in providing Outdoor Service, it will comply with all applicable federal, State, and local laws, statutes, ordinances, regulations, and orders, including, without limitation, any operational guidance concerning Outdoor Service promulgated by the Governor, Illinois Department of Public Health, Illinois Department of Commerce and Economic Opportunity, or other State agency (collectively, ***"Requirements of Law"***).

3. The Restaurant acknowledges and agrees that, by allowing the Restaurant to provide Outdoor Service in the Outdoor Service Area, the Village is not vesting any rights in the Restaurant to any additional zoning or permit approvals, regardless of expenditures incurred by the Restaurant in improving the Outdoor Service Area.

4. The Restaurant acknowledges and agrees that it may setup and use for Outdoor Service the Outdoor Service Area only during the following times between the following dates May 1, 2024 and September 30, 2024:

- Tuesday through Saturday: 5:00 p.m. to 10:00 p.m.
- Sunday: 4:30 p.m. to 10:00 p.m.

(collectively, ***"Permitted Times"***.) The Restaurant may not place, setup, store, or use any of its tables, chairs, or other personal property on the Outdoor Service Area or on the public right of way during any time except during the Permitted Times. The Restaurant may not store or place any items or place entertainment in front of adjacent businesses without the written consent of that business owner. The eastern-most parking space within the Outdoor Service Area is considered a "flex parking space" (see Exhibit A) and can be used for outdoor dining starting at 5 PM Monday – Saturday only if the space is unoccupied at that time. If a car is parked in the flex parking space between 5 PM and 6 PM, the set up for outdoor dining in the flex parking space may commence as soon as the spot is unoccupied. A car in the flex space must move no later than 6 PM Monday – Saturday and 4:30 PM on Sunday. Parking enforcement for the flex space will start at 6 PM Monday – Saturday and at 4:30 PM on Sunday.

5. The Restaurant acknowledges and agrees that: (i) it has confirmed that its general liability insurance, and if it serves alcohol, its dram shop insurance, provides coverage for Outdoor Service in the Outdoor Service Area; and (ii) it will maintain such insurance during all times it engages in Outdoor Service.

6. The Restaurant shall not be allowed to park or use any food trucks, trailers, or other vehicles to prepare or serve food or beverages in or near the Outdoor Service Area without the prior written approval of the Village and compliance with all permitting and other regulations of the Village.

7. The Restaurant must follow the Village's parking regulations at all times. All employee and business vehicles that display a Zone A parking permit must park in Zone A parking spaces only.

8. The Restaurant must follow the rules outlined in their approved Outdoor Seating Area Permit. The Restaurant must keep a five-foot walk-way clear for pedestrians on the public right of way at all times.

9. The Restaurant may play music in the Outdoor Service Area during the Permitted Times on Wednesdays, Saturdays, and Sundays only, except for Saturday, July 20, and Saturday, September 14. The Restaurant must follow Village code Section 9.16.010 which states that "no person shall erect, contrive, cause, continue, maintain or permit to existing any public nuisance within the Village or within the police jurisdiction of the Village" including but not limited to "any sound or noise which because of its volume level, duration and character annoys, disturbs, injures or endangers the comfort, health, peace, repose or safety of reasonable persons of ordinary sensibilities within the Village." (Section 9.16.020 D.8)

10. The Restaurant hereby agrees to release, indemnify, and hold harmless the Village, its agents, servants, officials, attorneys, and employees from and against any and all injuries, damages, claims, liabilities, demands, causes of action, losses, suits, expenses, liabilities, and judgments of any and all nature and kind whatsoever, including without limitation costs, expenses, and attorneys' fees, arising out of, occasioned by, connected with, or in any way attributable to: (a) this Agreement; or (b) any action or inaction taken by the Village pursuant to or in connection with this Agreement or the use of the Outdoor Service Area for Outdoor Service.

11. Applicant must provide a policy of insurance that names the Village of Winnetka as an additional insured with Applicant, with minimum liability limits of $2,000,000 for the general aggregate and $1,000,000 for each occurrence. The certificate of insurance must be approved by the Finance Director prior to utilizing the Outdoor Service Area.

12. The Restaurant acknowledges and agrees that:

A. The Village shall have the right at any time, in its absolute discretion, and without prior or written notice to the Restaurant: (i) to terminate this Agreement; (ii) to enforce any applicable Requirement of Law; (iii) to require the Restaurant to immediately terminate Outdoor Service and restore the Outdoor Service Area to its condition prior to its use for Outdoor Service at Restaurant's sole cost and expense, normal wear and tear excepted; and (iv) to adopt additional orders or ordinances which may impact the Restaurant's ability to provide Outdoor Service or use of the Outdoor Service Area.

B. The Restaurant will not challenge any actions taken by the Village in accordance with Section and 9.A of this Agreement.

13. The individual signing this Agreement represents and warrants that they have been authorized to sign this Agreement on behalf of the Restaurant and bind the Restaurant.

IN WITNESS WHEREOF, the Restaurant and the Village have caused this Agreement to be executed by duly authorized representatives on the date first above written.

PARADISE FOOD ITALIA LLC, an Illinois limited liability company

By: _____

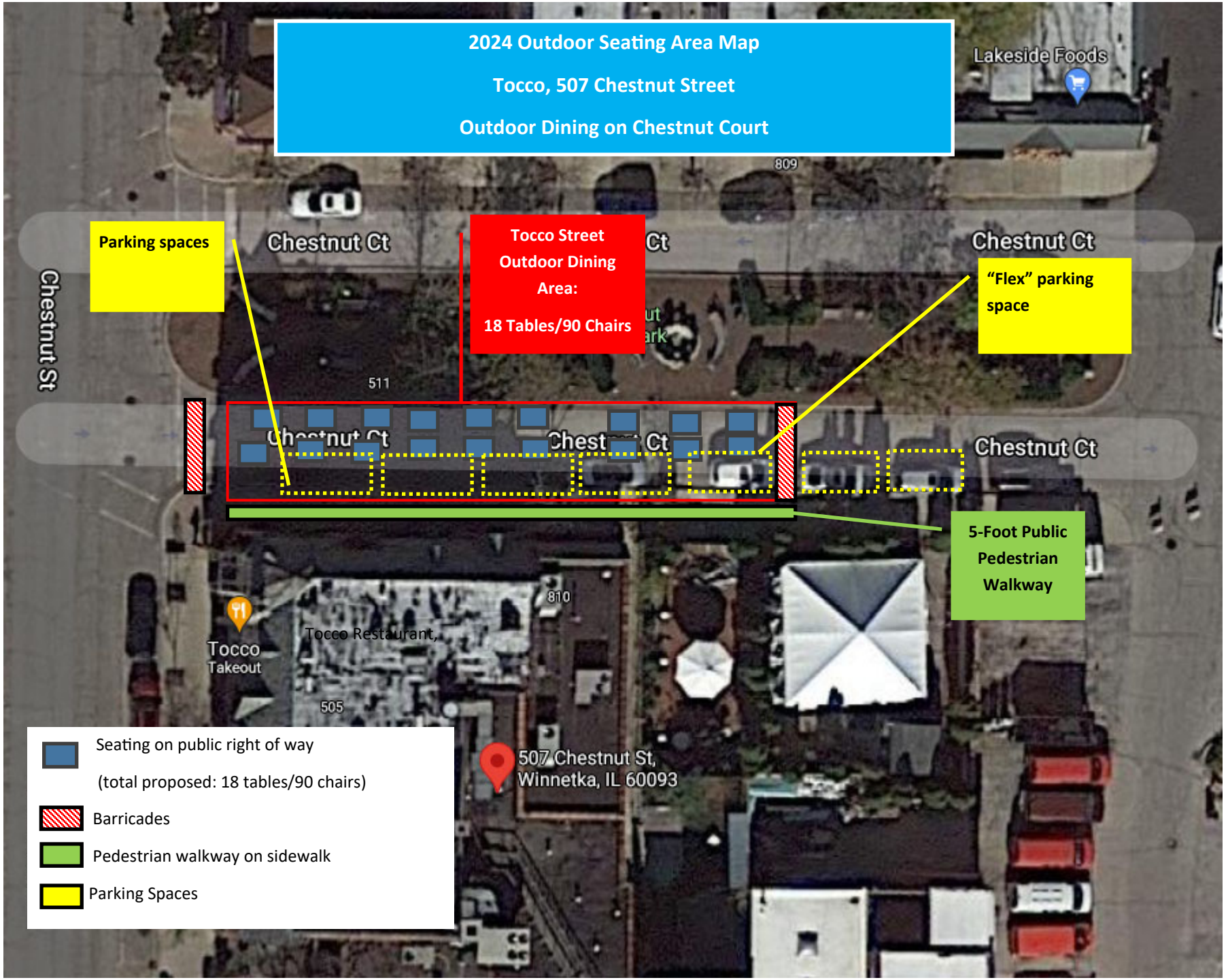
Its: _____

VILLAGE OF WINNETKA, an Illinois home rule municipal corporation

By: _____
Robert Bahan, Village Manager

EXHIBIT A

DEPICTION OF AREA DESIGNATED FOR OUTDOOR SERVICE


2024 Outdoor Seating Area Map
Tocco, 507 Chestnut Street
Outdoor Dining on Chestnut Court
Lakeside Foods
809
Parking spaces
Chestnut Ct
Tocco Street Outdoor Dining Area:
18 Tables/90 Chairs
Chestnut Ct
"Flex" parking space
Chestnut St
511
Chestnut Ct
Chestnut Ct
5-Foot Public Pedestrian Walkway
810
Tocco Restaurant,
Tocco
Takeout
505
507 Chestnut St,
Winnetka, IL 60093
Seating on public right of way
(total proposed: 18 tables/90 chairs)
Barricades
Pedestrian walkway on sidewalk
Parking Spaces

OUTDOOR DINING AGREEMENT

THIS OUTDOOR DINING AGREEMENT ("***Agreement***"), dated as of this __2__ day of __April_, 2024, (***"Effective Date"***), by and between the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation (***"Village"***), and **PARADISE FOOD ITALIA LLC*,*** an Illinois limited liability company (***"Restaurant"***).

W I T N E S S E T H:

WHEREAS, outdoor dining brings a vitality to the Village's downtown business districts; and

WHEREAS, the Restaurant is the operator of the Food and Beverage Establishment – Tocco located at 507 Chestnut Street in the Village ("***Property***"); and

WHEREAS, the Restaurant seeks to provide outdoor service of food and beverages for onsite consumption (***"Outdoor Service"***) during the spring, summer, and fall of 2024; and

WHEREAS, the Village Council has approved the Restaurant's request to use a portion of the public right-of-way for Outdoor Service provided that the Restaurant execute and agree to the terms of this Agreement;

NOW, THEREFORE, the Restaurant voluntarily declares that the Property, the Outdoor Service Area (as defined below), all portions thereof, and all improvements constructed thereon or therein, are and shall be held, used, and occupied subject to the following restrictions and provisions:

1. Outdoor Service shall be provided only on the area depicted in **Exhibit A** (***"Outdoor Service Area"***).

2. The Restaurant acknowledges and agrees that in providing Outdoor Service, it will comply with all applicable federal, State, and local laws, statutes, ordinances, regulations, and orders, including, without limitation, any operational guidance concerning Outdoor Service promulgated by the Governor, Illinois Department of Public Health, Illinois Department of Commerce and Economic Opportunity, or other State agency (collectively, ***"Requirements of Law"***).

3. The Restaurant acknowledges and agrees that, by allowing the Restaurant to provide Outdoor Service in the Outdoor Service Area, the Village is not vesting any rights in the Restaurant to any additional zoning or permit approvals, regardless of expenditures incurred by the Restaurant in improving the Outdoor Service Area.

4. The Restaurant acknowledges and agrees that it may setup and use for Outdoor Service the Outdoor Service Area only during the following times between the following dates May 1, 2024 and September 30, 2024:

- Tuesday through Saturday: 5:00 p.m. to 10:00 p.m.
- Sunday: 4:30 p.m. to 10:00 p.m.

(collectively, ***"Permitted Times"***.) The Restaurant may not place, setup, store, or use any of its tables, chairs, or other personal property on the Outdoor Service Area or on the public right of way during any time except during the Permitted Times. The Restaurant may not store or place any items or place entertainment in front of adjacent businesses without the written consent of that business owner. The eastern-most parking space within the Outdoor Service Area is considered a "flex parking space" (see Exhibit A) and can be used for outdoor dining starting at 5 PM Monday – Saturday only if the space is unoccupied at that time. If a car is parked in the flex parking space between 5 PM and 6 PM, the set up for outdoor dining in the flex parking space may commence as soon as the spot is unoccupied. A car in the flex space must move no later than 6 PM Monday – Saturday and 4:30 PM on Sunday. Parking enforcement for the flex space will start at 6 PM Monday – Saturday and at 4:30 PM on Sunday.

5. The Restaurant acknowledges and agrees that: (i) it has confirmed that its general liability insurance, and if it serves alcohol, its dram shop insurance, provides coverage for Outdoor Service in the Outdoor Service Area; and (ii) it will maintain such insurance during all times it engages in Outdoor Service.

6. The Restaurant shall not be allowed to park or use any food trucks, trailers, or other vehicles to prepare or serve food or beverages in or near the Outdoor Service Area without the prior written approval of the Village and compliance with all permitting and other regulations of the Village.

7. The Restaurant must follow the Village's parking regulations at all times. All employee and business vehicles that display a Zone A parking permit must park in Zone A parking spaces only.

8. The Restaurant must follow the rules outlined in their approved Outdoor Seating Area Permit. The Restaurant must keep a five-foot walk-way clear for pedestrians on the public right of way at all times.

9. The Restaurant may play music in the Outdoor Service Area during the Permitted Times on Wednesdays, Saturdays, and Sundays only, except for Saturday, July 20, and Saturday, September 14. The Restaurant must follow Village code Section 9.16.010 which states that "no person shall erect, contrive, cause, continue, maintain or permit to existing any public nuisance within the Village or within the police jurisdiction of the Village" including but not limited to "any sound or noise which because of its volume level, duration and character annoys, disturbs, injures or endangers the comfort, health, peace, repose or safety of reasonable persons of ordinary sensibilities within the Village." (Section 9.16.020 D.8)

10. The Restaurant hereby agrees to release, indemnify, and hold harmless the Village, its agents, servants, officials, attorneys, and employees from and against any and all injuries, damages, claims, liabilities, demands, causes of action, losses, suits, expenses, liabilities, and judgments of any and all nature and kind whatsoever, including without limitation costs, expenses, and attorneys' fees, arising out of, occasioned by, connected with, or in any way attributable to: (a) this Agreement; or (b) any action or inaction taken by the Village pursuant to or in connection with this Agreement or the use of the Outdoor Service Area for Outdoor Service.

11. Applicant must provide a policy of insurance that names the Village of Winnetka as an additional insured with Applicant, with minimum liability limits of $2,000,000 for the general aggregate and $1,000,000 for each occurrence. The certificate of insurance must be approved by the Finance Director prior to utilizing the Outdoor Service Area.

12. The Restaurant acknowledges and agrees that:

A. The Village shall have the right at any time, in its absolute discretion, and without prior or written notice to the Restaurant: (i) to terminate this Agreement; (ii) to enforce any applicable Requirement of Law; (iii) to require the Restaurant to immediately terminate Outdoor Service and restore the Outdoor Service Area to its condition prior to its use for Outdoor Service at Restaurant's sole cost and expense, normal wear and tear excepted; and (iv) to adopt additional orders or ordinances which may impact the Restaurant's ability to provide Outdoor Service or use of the Outdoor Service Area.

B. The Restaurant will not challenge any actions taken by the Village in accordance with Section and 9.A of this Agreement.

13. The individual signing this Agreement represents and warrants that they have been authorized to sign this Agreement on behalf of the Restaurant and bind the Restaurant.

IN WITNESS WHEREOF, the Restaurant and the Village have caused this Agreement to be executed by duly authorized representatives on the date first above written.

PARADISE FOOD ITALIA LLC, an Illinois limited liability company

By: _____

Its: _____

VILLAGE OF WINNETKA, an Illinois home rule municipal corporation

By: _____
Robert Bahan, Village Manager

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-38-2024: Upholding the Landmark Preservation Commission Issuance of a Demolition Delay Pursuant to Section 15.52.070 of the Village Code for 518 Elder Lane (Adoption)

PRESENTER: David Schoon

AGENDA DATE: April 2, 2024

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
March 21, 2024 - Village Council heard appeal regarding the Landmark Preservation Commission's issuance of a demolition delay for 518 Elder Lane

EXECUTIVE SUMMARY:
On April 2, 2024, the Village Council is scheduled to consider Resolution No. R-38-2024, A Resolution Upholding the Landmark Preservation Commission Issuance of a Demolition Delay Pursuant to Section 15.52.070 of the Village Code for 518 Elder Lane.

At the March 21, 2024, Village Council meeting, the Council heard an appeal regarding the issuance of the demolition delay for the property at 518 Elder Lane (the "Subject Property") by the Landmark Preservation Commission (LPC). Matan Aharoni, as the manager of the 518 Elder Lane LLC (the "Owner" and "Applicant"), submitted an appeal in accordance with Section 15.52.070 of the Village Code which allows the Applicant to appeal the decision of the issuance of the order. At the March 21, 2024, meeting the Applicant presented its appeal to the Village Council, and the Council heard from two members of the public who spoke in support of the Council upholding the LPC's decision. After hearing from the Applicant and members of the public, the Council discussed the appeal and directed staff to prepare a resolution upholding the LPC's decision to issue the demolition delay for the 581 Elder Lane.

RECOMMENDATION:
Consider adoption of Resolution No. R-38-2024: Upholding the Landmark Preservation Commission Issuance of a Demolition Delay Pursuant to Section 15.52.070 of the Village Code for 518 Elder Lane.

ATTACHMENTS:
1. Resolution No. R-38-2024: Upholding the LPC Issuance of a Demolition Delay Pursuant to Section 15.52.070 of the Village Code

RESOLUTION NO. R-38-2024

A RESOLUTION UPHOLDING THE LANDMARK PRESERVATION COMMMISSION ISSUANCE OF A DEMOLITION DELAY PURSUANT TO SECTION 15.52.070 OF THE VILLAGE CODE FOR 518 ELDER LANE

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, 518 Elder Lane, LLC (***"Owner"***) owns the property commonly known as 518 Elder Lane, Winnetka Illinois (***"Subject Property"***); and

WHEREAS, the Owner submitted an application to the Landmark Preservation Commission requesting to demolish the structure located on the Subject Property (***"Structure"***); and

WHEREAS, on November 6, 2023, the Landmark Preservation Commission (***"LPC"***) conducted a preliminary review of the Structure and by a unanimous vote of 4-0, and in accordance with Section 15.52.040 of the "Winnetka Village Code," as amended (***"Village Code"***), the LPC determined it required submission of a Historical Architectural Impact Study (HAIS) based on the finding that the Structure had sufficient architectural or historical merit; and

WHEREAS, on February 5, 2024, the LPC reviewed the HAIS and determined it was necessary to impose a 270-day demolition delay in an attempt to provide an opportunity to explore alternatives to demolition, based on the findings that the Structure is architecturally significant (***"LPC Decision"***); and

WHEREAS, pursuant to Section 15.52.070.A of the Winnetka Village Code (***"Village Code"***), the Owner appealed the LPC Decision (***"Appeal"***); and

WHEREAS, pursuant to Section 15.52.060.C of the Village Code, the Village Council shall consider certain standards for consideration of architectural or historical significance; and

WHEREAS, on March 21, 2024, the Village Council heard and considered testimony from the Owner, considered the provisions of Section 15.52.060 of the Village Code, and deliberated on the Appeal; and

WHEREAS, the Village Council has found and determined that the LPC Decision should be upheld, as the Structure meets one of the standards set forth in Section 15.52.060.C of the Village Code, which is the Structure is architecturally significant because it exemplifies an architectural style once common in the Village, given that the Structure is an Arts & Crafts style house with Prairie style elements that was designed by noted architect George Maher.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

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

SECTION 2: LPC DECISION UPHELD. In accordance with and pursuant to Section 15.52.060 of the Village Code and the home rule powers of the Village, the Village Council hereby denies the Appeal for the Subject Property and upholds the LPC Decision.

SECTION 3: EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 2nd day of April, 2024, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. M-02-2024: Granting an Amendment to a Special Use Permit, Variations from the Winnetka Zoning Ordinance, and a Certificate of Appropriateness for the Construction of Improvements to an Existing Playground within the B-1 Multi-Family Residential District (Sacred Heart School - 1095 Gage Street) (Introduction/Adoption)

PRESENTER: David Schoon

AGENDA DATE: April 2, 2024

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
None

EXECUTIVE SUMMARY:
On April 2, 2024, the Village Council is scheduled to consider Ordinance No. M-02-2024, An Ordinance Granting an Amendment to a Special Use Permit, Variations from the Winnetka Zoning Ordinance, and a Certificate of Appropriateness for the Construction of Improvements to an Existing Playground within the B-1 Multifamily Residential Zoning District at 1095 Gage Street (Sacred Heart School). The Ordinance is in response to an application submitted by Divine Mercy Parish (the "Applicant"), on behalf of the Catholic Bishop of Chicago, as the owner of the property located at 1095 Gage Street (the "Subject Property"). (**Attachment 1**) The Applicant is proposing improvements to the existing playground located on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit** that allowed an addition to the existing school building on the Subject Property. The requested amendment would allow improvements to the existing playground located on the north side of the Subject Property, which is located in the B-1 Multifamily Residential Zoning District; and
2. Approval of the following **zoning variations:**
    1. **Impermeable Lot Coverage (ILC)** of 44,806 square feet, whereas a maximum of 34,874.4 square feet is permitted, a variation of 9,931.6 square feet (28.48%) [Section 17.32.010 – Intensity of Use of Lot] [Note: The site currently contains 42,794 square feet of ILC. The proposed improvement would add 2,012 square feet];
    2. **Rear Yard Setback** of 8 feet from the northerly property line, whereas a minimum of 30 feet is required, a variation of 22 feet (73.33%) [Section 17.32.010 – Rear Yard Setback] [Note: The existing play equipment currently provides a rear yard setback of 7.4 feet];.
    3. **Side Yard Setback** of 8 feet from the westerly property line, whereas a minimum of 12 feet is required, a variation of 4 feet (33.33%) [Section 17.32.010 – Side Yard]; and

4. **Fence Height** of 8 feet, whereas a maximum height of 6.5 feet above natural grade is permitted, a variation of 1.5 feet (23.08%) [Section 17.32.020 Exceptions].

The project consists of the redevelopment of the existing play area north of the existing school building. The proposed improvements include:

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

The Village Engineering Department has reviewed the proposed plan and finds the proposed stormwater management plan acceptable. Final Engineering approval is pending submittal and review of the final engineering plans, which are required upon submittal of the necessary permits for the proposed improvements. The Applicant is also working to obtain the necessary permits from the Metropolitan Water Reclamation District (MWRD).

It is important to note that the Applicant intends to provide the necessary infiltration system under the proposed artificial turf and rubberized play surface to qualify for a 25% allowance in the calculation of the ILC of the turf and rubberized play surface. The final design of the infiltration system hasn't been determined; therefore, the areas of each surface have been included in the calculation of ILC at 100%. Once the final design is determined, the Village Engineering Department will verify whether the proposed infiltration system meets the required standards to qualify for the 25% allowance. If the allowance applies, the proposed ILC would be reduced to 42,277.25 square feet, which would represent a decrease of nearly 517 square feet from the existing nonconforming ILC.

RECOMMENDATION:
Given all three advisory bodies unanimously recommended approval of the request, the Council may wish to (a) consider waiving introduction of Ordinance No. M-02-2024 and consider adoption of the Ordinance, OR (b) consider only Introduction of Ordinance No. M-02-2024.

ATTACHMENTS:
1. Ordinance No. M-02-2024: Granting an Amendment to Special Use, Zoning Variations, and a Certificate of Appropriateness for Construction of Playground
2. February 8, 2024, ZBA Staff Report and Attachments, and February 12, 2024, ZBA Meeting Minutes
3. February 15, 2024, DRB Meeting Minutes
4. February 28, 2024, PC Meeting Minutes

ORDINANCE NO. M-02-2024

AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT, VARIATIONS FROM THE WINNETKA ZONING ORDINANCE, AND A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF IMPROVEMENTS TO AN EXISTING PLAYGROUND WITHIN THE B-1 MULTIFAMILY RESIDENTIAL DISTRICT (1095 Gage Street)

WHEREAS, Divide Mercy Parish **(**"***Applicant***"), submitted an application on behalf of the Catholic Bishop of Chicago ("***Owner"*** who is the record title owner of the property commonly known as 1095 Gage Street, 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 B-1 Multi-Family Residential District of the Village ("***B-1 District***"); and

WHEREAS, the Subject Property consists of approximately 1.33 acres and is improved with a school building, a playground located on the north side of the Subject Property ("***Playground***"), and accessory structures; and

WHEREAS, the Playground consists of outdoor playground equipment ("***Existing Equipment***"), including basketball hoops, which is divided into multiple play areas, with one play area located on the northwesterly side of the Subject Property consisting primarily of asphalt ("***Asphalt Play Area***"), and another play area located on the north side of the Subject Property with wood chip-based play surface and accessory improvements ("***Woodchip Play Area***"); and

WHEREAS, the Owner operates a private school known as the Sacred Heart School ("***School***") on the Subject Property; and

WHEREAS, in June 2003, the Village Council approved Ordinance No. M-23-2003 ("***Special Use Ordinance***") granting the Owner a special use permit to allow for a two-story addition on the west side of the existing school building on the Subject Property ("***Special Use Permit***"); and

WHEREAS, the Owner proposes to construct improvements to the Playground by: (i) removing the Existing Equipment and installing new playground equipment ("***Proposed Equipment***"); (ii) relocating the basketball hoops; (iii) removing the wood chip-based play surface and installing a rubberized play surface in the Woodchip Play Area; (iv) replacing a large portion of the asphalt located in the Asphalt Play Area and replacing it with an artificial turf field; and (iv) making other ancillary improvements to the Playground, including replacing the perimeter fencing and installing landscape buffers (collectively, the "***Proposed Improvements***"); and

WHEREAS, pursuant to Section 17.56.090 of the Winnetka Zoning Ordinance ("***Zoning Ordinance***"), no special use may be enlarged or extended by structural alteration of a building or other structure without amending the special use permit; and

WHEREAS, the Owner desires to amend the Special Use Permit to allow for the construction and operation of the Proposed Improvements; and

WHEREAS, pursuant to Section 17.32.010 of the Zoning Ordinance, the maximum total area of impermeable lot coverage for the Subject Property is 38,874.4 square feet; and

WHEREAS, pursuant to Section 17.32.010 of the Zoning Ordinance, the minimum rear yard setback from the north property line is 30 feet; and

WHEREAS, pursuant to Section 17.32.010 of the Zoning Ordinance, the minimum side yard setback from the west property line is 12 feet; and

WHEREAS, pursuant to Section 17.32.020 of the Zoning Ordinance, the maximum fence height is 6.5 feet above natural grade; and

WHEREAS, the Applicant filed an application on behalf of the Owner for: (i) a variation from Section 17.32.010 of the Zoning Ordinance to increase the total area of impermeable surfaces on the Subject Property from approximately 42,794 square feet to approximately 44,806 square feet; (ii) a variation from Section 17.32.010 of the Zoning Ordinance to increase the rear yard setback from the northerly properly line from 7.4 feet to eight feet; (iii) a variation from Section 17.32.010 of the Zoning Ordinance to decrease the side yard setback from the westerly property line to eight feet; (iv) a variation from Section 17.32.020 to increase the fence height to eight feet, all to permit the construction of the Proposed Improvements (collectively, the "***Variations***"); (v) an amendment to the Special Use Permit pursuant to Sections 17.32.010 and Chapter 17.56 of the Zoning Ordinance to allow the construction and operation of the Proposed Improvements on the Subject Property within the B-1 District ("***Special Use Permit Amendment***"); and (vi) a certificate of appropriateness pursuant to Section 15.40.010 of the Winnetka Village Code ("***Village Code***") (the Variations, Special Use Permit Amendment, and Certificate of Appropriateness are, collectively, the "***Requested Relief***"); and

WHEREAS, on February 12, 2024, after due notice thereof, the Zoning Board of Appeals ("***ZBA***") conducted a public hearing on the Requested Relief and, by a vote of six in favor and none opposed, recommended that the Village Council approve the Requested Relief subject to the conditions set forth in this Ordinance; and

WHEREAS, pursuant to Sections 17.60.040, 17.60.050, and Chapter 17.56 of the Zoning Ordinance, the ZBA heard evidence and made certain findings in support of recommending approval of the Variations and the Special Use Permit Amendment; and

WHEREAS, on February 15, 2024, after due notice thereof, the Design Review Board of the Village met to consider a Certificate of Appropriateness for the Proposed Improvements, and by a vote of five in favor and none opposed, recommended the issuance of a Certificate of Appropriateness for the Proposed Improvements; and

WHEREAS, on February 28, 2024, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special Use Permit Amendment and, by a vote of five in favor and none 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 B-1 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 B-1 District is in the best interest of the Village and its residents; and

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 1 as the findings of the Village Council of the Village of Winnetka, 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 17.32.010 of the Zoning Ordinance and the home rule powers of the Village, to allow the construction and operation of the Proposed Improvements on the Subject Property within the B-1 District.

SECTION 3: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the following variations are hereby granted with respect to the Subject Property, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village:

A. Area of Impermeable Surfaces. A variation from Section 17.32.010 of the Zoning Ordinance to permit a total of 4,806 square feet of impermeable surface.

B. Rear Yard Setback. A variation from Section 17.32.010 of the Zoning Ordinance to permit a rear yard setback of eight feet from the northerly property line.

C. Side Yard Setback. A variation from Section 17.32.010 of the Zoning Ordinance to permit a side yard setback of eight feet from the westerly property line.

D. Fence Height. A variation from Section 17.32.020 of the Zoning Ordinance to permit a fence height of eight feet from above natural grade.

SECTION 4: APPROVAL OF CERTIFICATE OF APPROPRIATENESS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions 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 Owner with the following conditions:

A. Commencement of Construction. The construction of the Proposed Improvements must commence 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. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements at 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 Engineering (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

1. The Proposed Site Plan prepared by Charles Vincent George Architects, consisting of one sheet, and with a latest revision date of January 10, 2024, attached to and, by this reference made a part of this ordinance as **Exhibit B**;

2. The Preliminary Engineering Plans, prepared by Kimley Horn, consisting of sixteen sheets, and with a latest revision date of February 2, 2024, attached to and, by this reference made a part of this ordinance as **Exhibit C**; and

3. The Playground Photos prepared by Charles Vincent George Architects, consisting of six sheets, and with a latest revision date of January 10, 2024, attached to and, by this reference made a part of this ordinance as **Exhibit D**.

E. Continued Effect of Special Use Permit. The Special Use Permit, as amended by this Special Use Permit Amendment, remains in full force and effect; provided, however, that in the event of any conflict between the Special Use Permit and the

Special Use Permit Amendment, the provisions of the Special Use Permit Amendment will control.

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

SECTION 7: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant or Owner 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 and Owner 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 be amended from time to time. 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: FUTURE AMENDMENT OF SPECIAL USE PERMIT. Any future amendments to the Special Use Permit Amendment granted in Section 2 of this Ordinance that may be requested by the Applicant or Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 9: 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 and Owner with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit E** 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 and Owner does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 9.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.

PASSED this 2 day of April, 2024, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2024.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2024.

Introduced: _____, 2024

Passed and Approved: _____, 2024

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

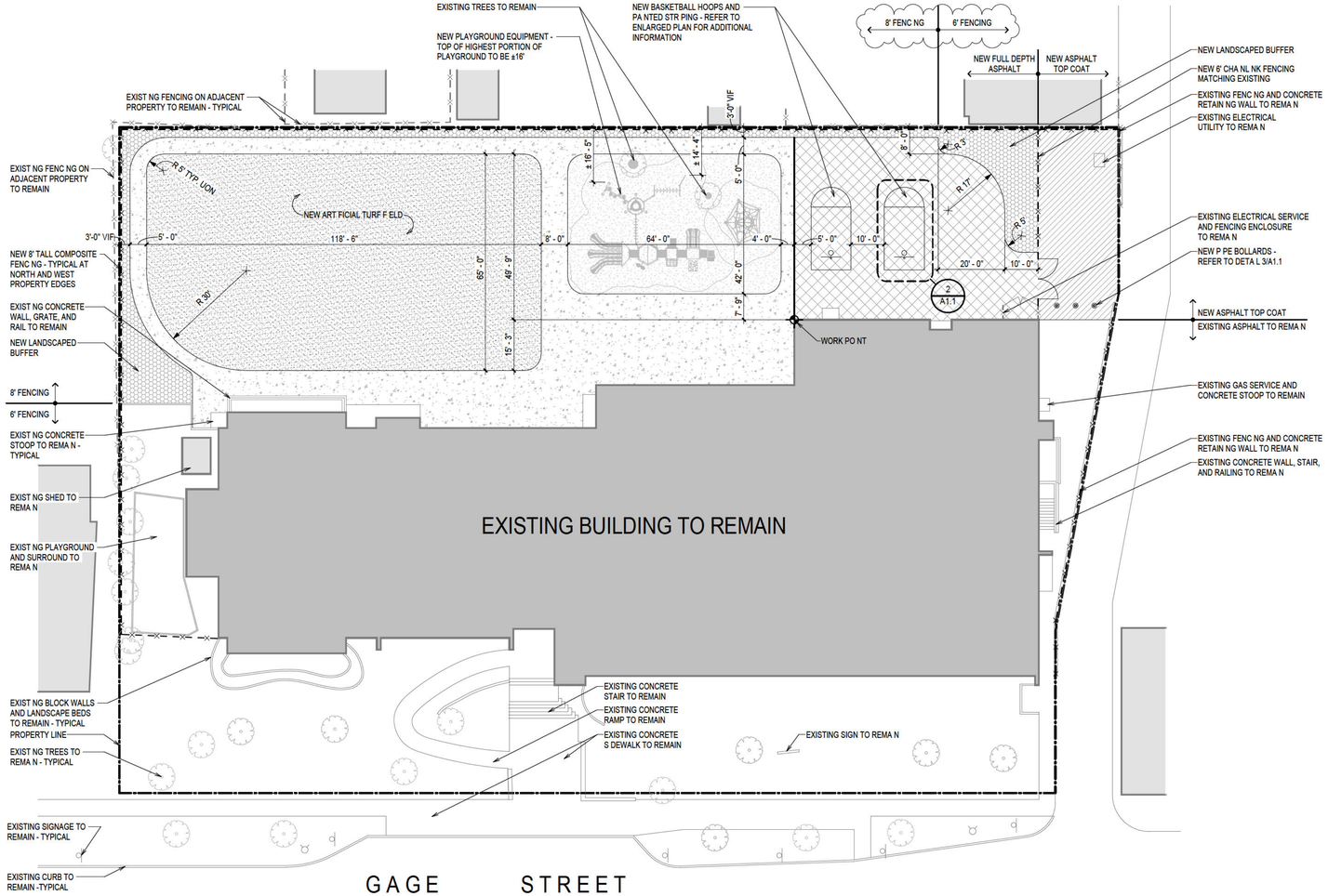
LOTS 15 TO 19, BOTH INCLUDED AND THAT PART OF LOT 20 LYING WESTERLY OF A LINE COMMENCING IN THE SOUTHERLY LINE 31 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER; THENCE NORTHERLY 48.49 FEET AT RIGHT ANGLES TO THE SOUTHERLY LINE; THENCE NORTHERLY TO A POINT 50 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF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

Commonly known as 1095 Gage Street, Winnetka, Illinois.

PINs: 05-17-120-014-0000,
05-17-120-013-0000,
05-17-120-012-0000,
05-17-120-011-0000, and
05-17-120-010-0000

EXHIBIT B

PROPOSED SITE PLAN



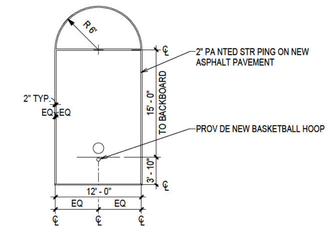
OVERALL SITE PLAN
SCALE: 1" = 20'-0"
NORTH

OVERALL SITE PLAN LEGEND

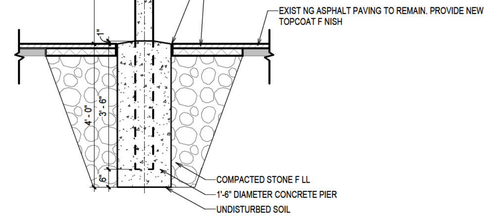
- ARTIFICIAL TURF F ELD
- EXISTING BUILDING ON SITE TO REMAIN
- EXISTING BUILDING ON ADJACENT PROPERTY TO REMAIN
- NEW ASPHALT PAVING
- NEW ASPHALT TOPCOAT ON EXIST NG ASPHALT TO REMAIN
- NEW CONCRETE PAV NG
- NEW POURED RUBBER PLAYGROUND SURFACE

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL NFORMATION / LOCATIONS OF EXISTING STRUCTURES / UTILITIES PRIOR TO BEGINN NG WORK ON THE SITE. NOTIFY ARCHITECT MMEDIATELY OF ANY DISCREPANCIES.
2. REFER TO CIVIL DRAWINGS FOR COMPLETE SCOPE OF SITE WORK INCLUDING UTILIT ES, SIDEWALKS, ETC. REFER TO ELECTRICAL DRAW NGS FOR SITE ELECTRIC WORK.



2 / A1.1 ENLARGED BASKETBALL KEY PLAN
SCALE: 1" = 10'-0"
NORTH
0' 5' 10' 20'



3 / A1.1 DETAIL - PIPE BOLLARD
SCALE: 1/2" = 1'-0"

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

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

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ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
	1/10/2024	SPECIAL USE PERMIT

PROJECT:

SITE IMPROVEMENTS
DIVINE MERCY PARISH AND SACRED HEART SCHOOL
1095 GAGE STREET
WINNETKA, IL 60093
FOR
THE ARCHDIOCESE OF CHICAGO

TITLE:
ARCHITECTURAL SITE PLAN

DATE:	PROJECT #
1/10/2024	2023271

PRINCIPAL	SHEET
BFG	A1.1
PROJECT MGR: MDC / DRAWN BY: CEM	

EXHIBIT C

PRELIMINARY ENGINEERING PLANS

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

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

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

PRELIMINARY ENGINEERING PLANS

SACRED HEART SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

UTILITY AND GOVERNING AGENCY CONTACTS

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

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

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

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

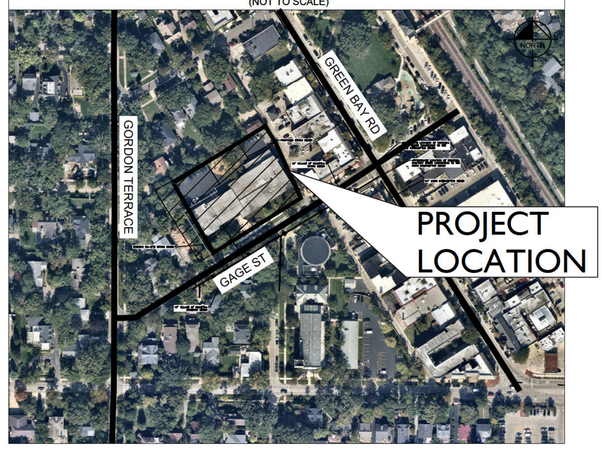
ELECTRIC DEPARTMENT
VILLAGE OF WINNETKA
1390 WILLOW ROAD
WINNETKA, IL 60093
TEL: (847) 716-3558
CONTACT: BRIAN KEYS

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

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

LOCATION MAP

(NOT TO SCALE)



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C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
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C6 0	UTILITY PLAN
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C8.0	CONSTRUCTION DETAILS
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L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

PROJECT TEAM

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

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

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

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

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

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

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 3"X3" BOX CUT ON WLY SIDE OF 2" DIA. CONCRETE BASE FOR TRAFFIC LIGHT.
ELEVATION=667.09
LOCATED AT SE CORNER OF TOWER ROAD AND GREEN BAY ROAD.

LEGAL DESCRIPTION

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

DRAINAGE CERTIFICATION

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

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

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

LICENSED PROFESSIONAL ENGINEER JOHN GROSS 062-072176 STATE OF ILLINOIS
NOT FOR CONSTRUCTION
Date of Expiration: 11-30-25

PROFESSIONAL ENGINEER'S CERTIFICATION

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

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

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

LICENSED PROFESSIONAL ENGINEER JOHN GROSS 062-072176 STATE OF ILLINOIS
NOT FOR CONSTRUCTION
Date of Expiration: 11-30-25

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
2	REVISED PER VILLAGE COMMENTS	1/19/24	JMD

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

TITLE SHEET

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C0.0

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Drawing name: K:\GHS_LDEV\268230002_CVG_CICS Winnetka\2 Design\CAD\PlanSheets\C0.0 – TITLE SHEET.dwg C0.1 MWRD ROUTING MAP Feb 02, 2024 11:53am by: Joseph.DAlola
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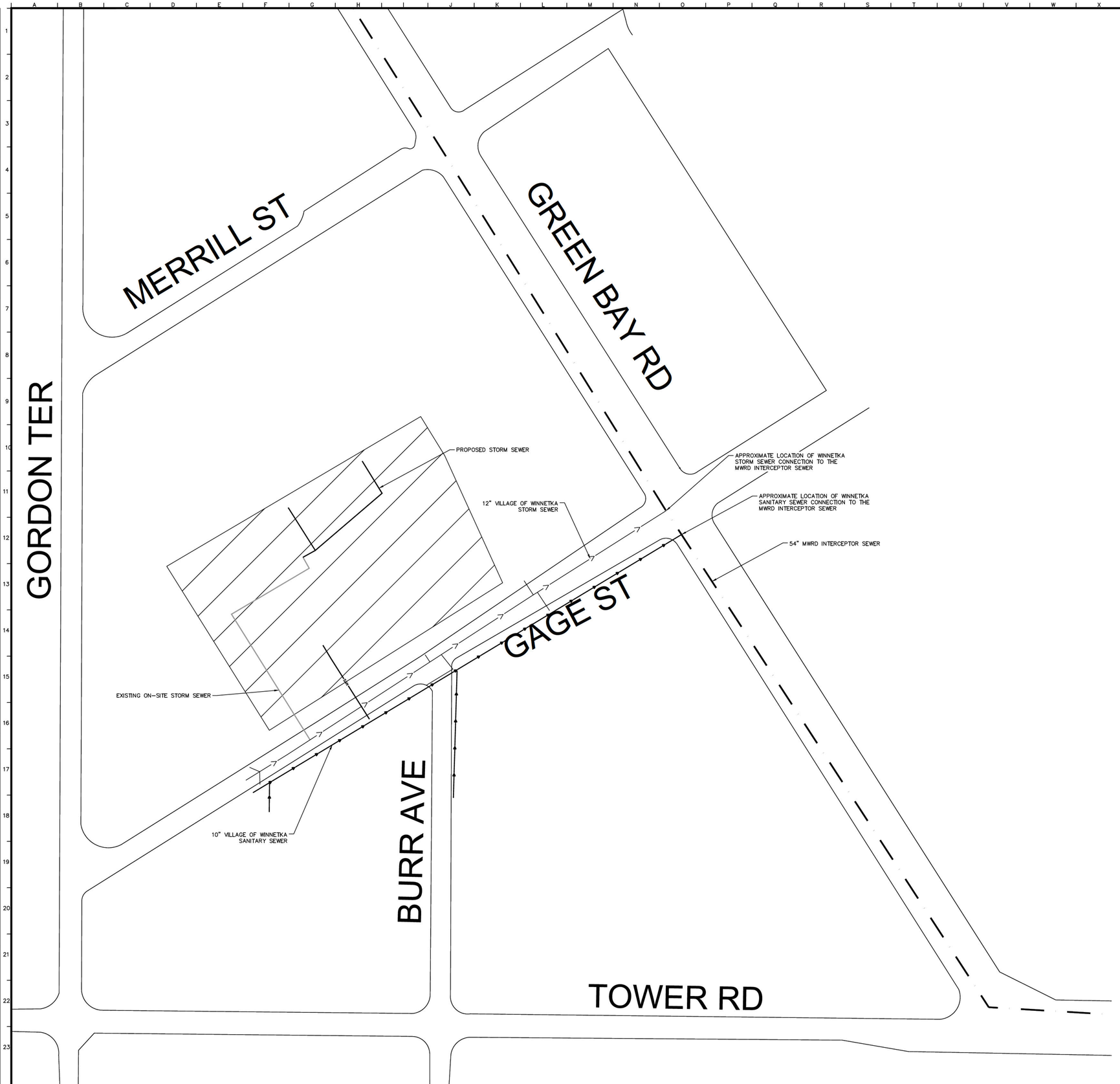

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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

MWRD MAP LEGEND

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	1/19/24	JMD
2	REVISED PER VILLAGE COMMENTS	2/2/24	JMD

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

MWRD ROUTING MAP

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C0.1

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   GREMLEY & BIEDERMANN
   4505 NORTH ELSTON AVENUE
   CHICAGO, IL 60630
   TEL: (773) 685-5102

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE SHALL IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL REQUEST WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OR PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND COVERING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY EMPLOYEE OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

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

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   2.2. PRIOR TO THE

A. REFERENCED SPECIFICATIONS

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

B. NOTIFICATIONS

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

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

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

C. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

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

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

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

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

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

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

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

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

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

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

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

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

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

E. EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	1/19/24	JMD
2	REVISED PER VILLAGE COMMENTS	2/2/24	JMD

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9500
WWW.KIMLEY-HORN.COM

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SACRED HEART SCHOOL

MWRD NOTES

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ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C1.1

Drawing name: K:\CHS_LOEV\268230002_CVE_CDCS Winnetka\2 Design\CAD\PlanSheets\C1.0 - GENERAL NOTES.dwg C1.1 MWRD NOTES Feb. 02, 2024 11:53am by Joseph.DAlola
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Drawing name: K:\CHS_LDEV\268230002_CVS_CICS Winnetka\2 Design\CAD\PlanSheets\C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg - C2.0 EXISTING CONDITIONS & DEMOLITION PLAN - Feb 02, 2024 - 11:53am - by: Joseph.DAbio
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DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. WRITTEN PERMISSION FROM ADJACENT PROPERTY REQUIRED PRIOR TO REMOVAL OF EXISTING TREES ALONG PROPERTY LINE.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) · X · X · UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) ASPHALT 1.5" MILL
- (I) SAWCUT LINE
- (J) FENCE REMOVAL

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630 487 9594
WWW.KIMLEY-HORN.COM

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SACRED HEART SCHOOL

EXISTING CONDITIONS & DEMOLITION PLAN

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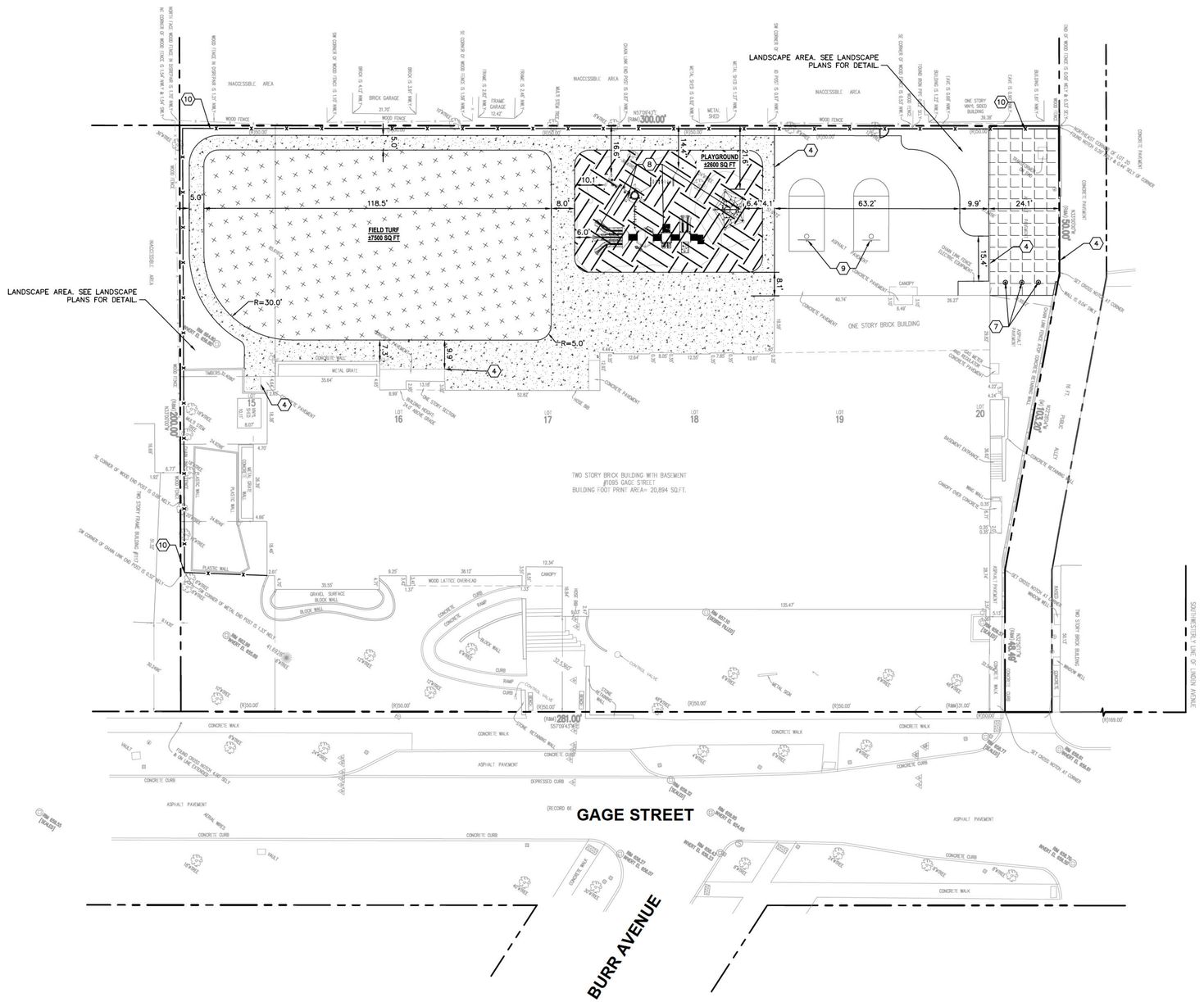
ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER C2.0



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GENERAL NOTES

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

KEY NOTES

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

PAVING AND CURB LEGEND

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

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0251K, THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9900
WWW.KIMLEY-HORN.COM

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SITE PLAN

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ORIGINAL ISSUE: 1/10/24
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Drawing name: K:\CHS_LDEV\268230002_CVG_CICS Winnetka\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 SITE PLAN Feb 02, 2024 11:53am by: Joseph.DiAlo
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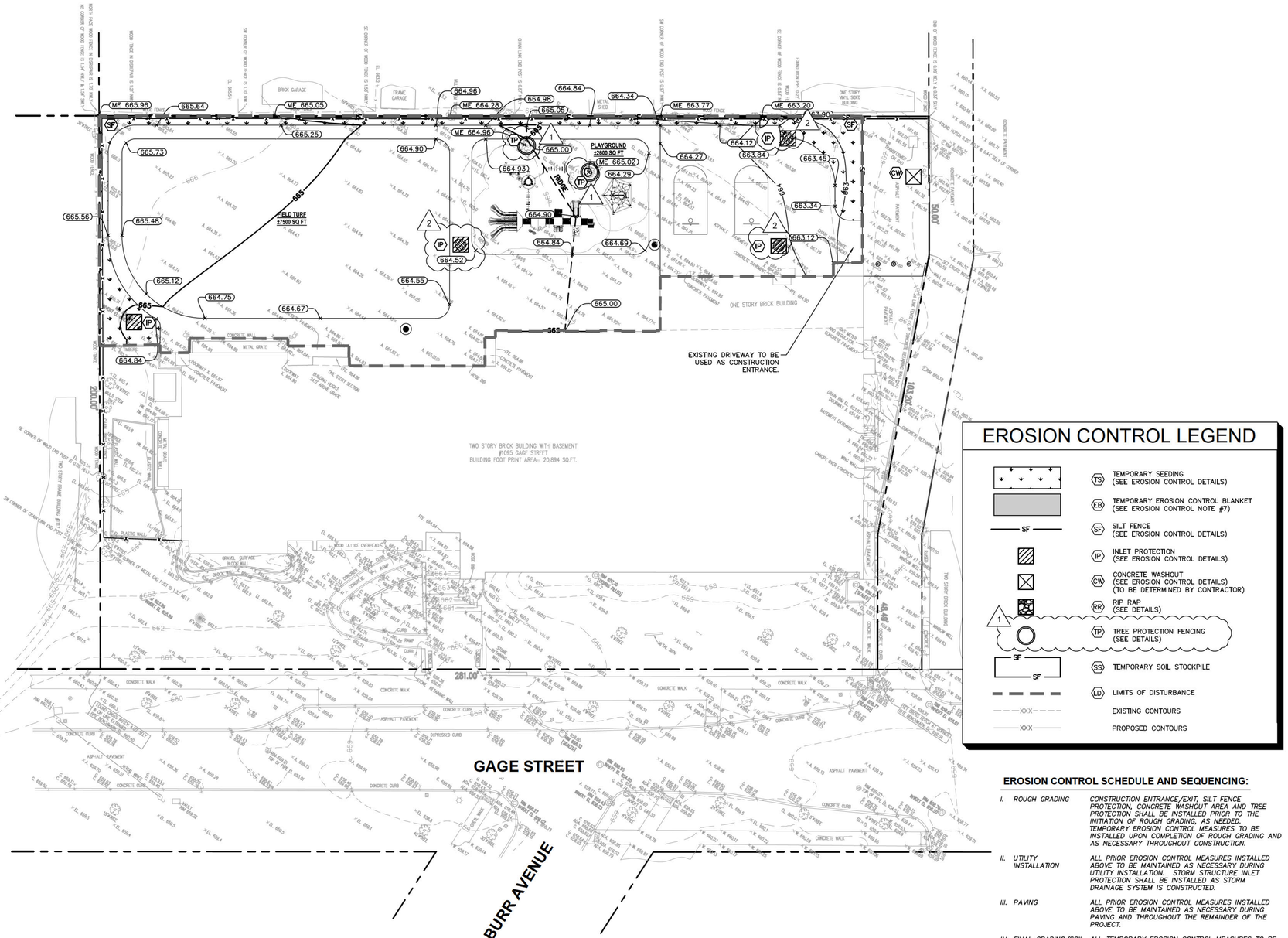

EROSION CONTROL LEGEND

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

EROSION CONTROL SCHEDULE AND SEQUENCING:

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

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

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

EROSION CONTROL PLAN

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C4.0

Drawing name: K:\CHS_LDEV\268230002_CVG_DTC\ Winnetka\2 Design\CAD\PlanSheets\C4.0 - EROSION CONTROL PLAN.dwg Feb 02, 2024 - 11:54am by: Joseph.DAlia
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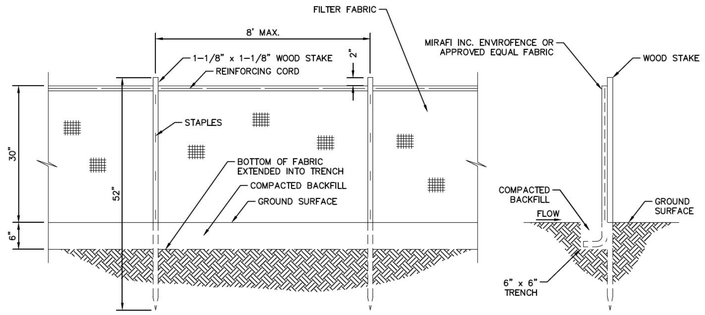
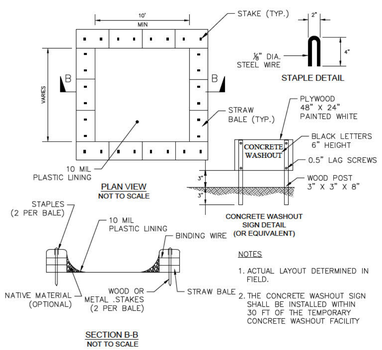
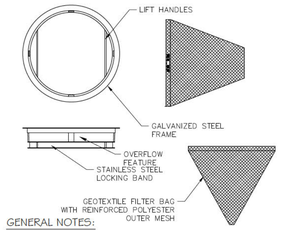


SEDIMENTATION/SILT FENCE (SF)
N.T.S.



CONCRETE WASHOUT (CW)
N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

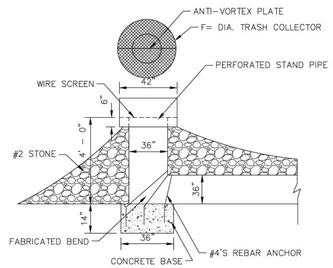
NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

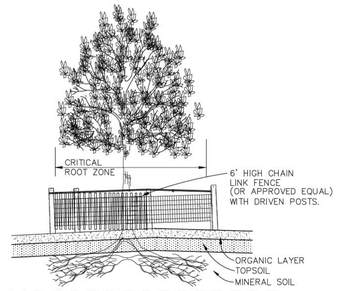
NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION (IP)
N.T.S.



TEMPORARY STANDPIPE DETAIL
N.T.S.



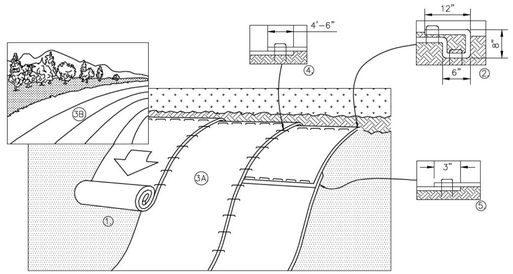
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION WILL BE INSPECTED PRIOR TO CONSTRUCTION AND SHALL NOT BE MOVED WITHOUT FORESTRY APPROVAL.

WORK WITHIN THE TREE PROTECTION FENCE SHALL BE APPROVED AND INSPECTED BY THE VILLAGE FORESTER.

TREE PROTECTION
N.T.S.

1



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

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DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

EROSION CONTROL DETAILS

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C4.1

Drawing name: K:\CHS_LDEV\268230002_CVG_CDCS Winnetka\2 Design\CAD\PlanSheets\C4.0 - EROSION CONTROL PLAN.dwg C4.1 EROSION CONTROL DETAILS Feb 02, 2024 11:54am by Joseph.DAlola
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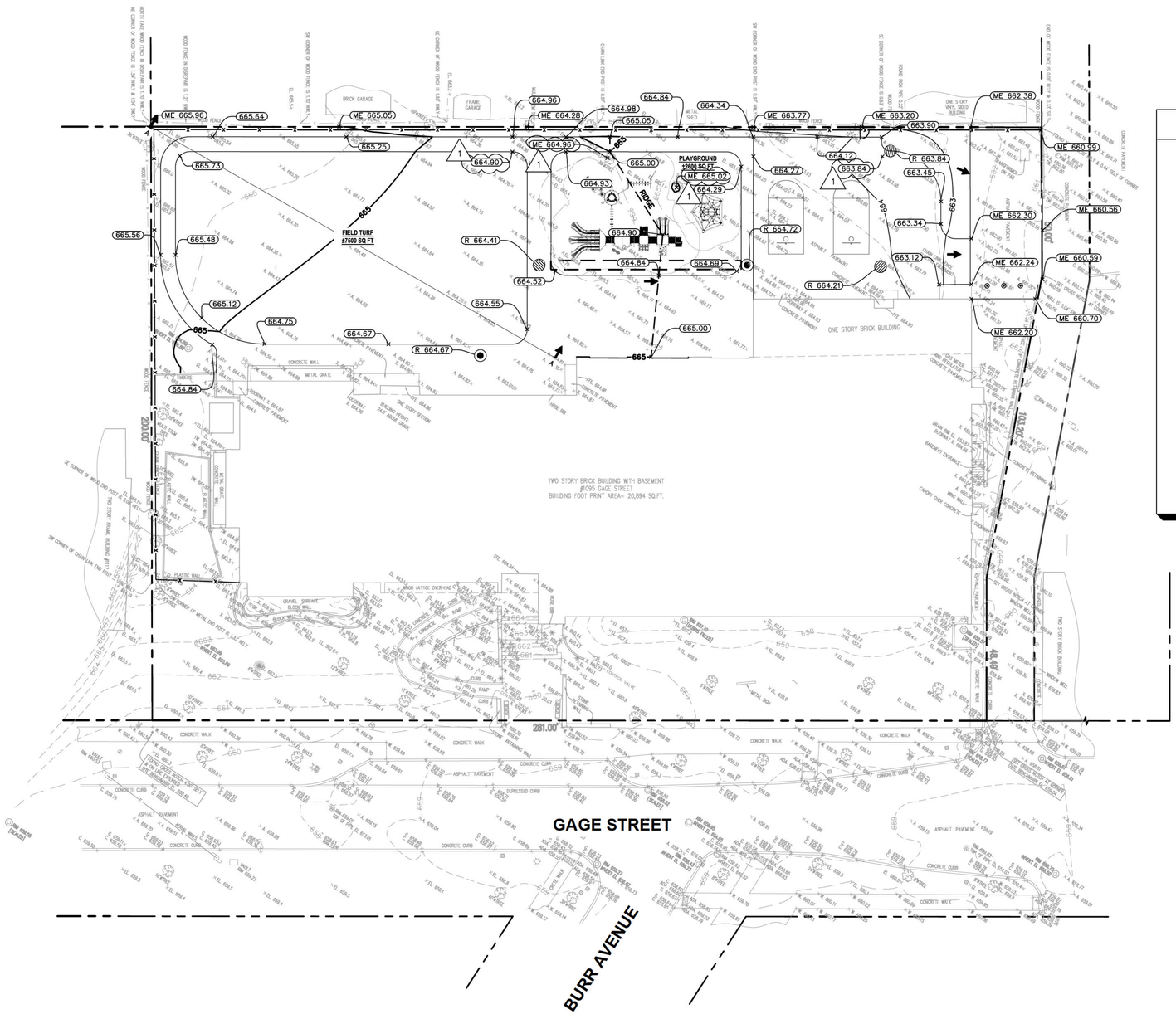

NORTH

GRAPHIC SCALE IN FEET
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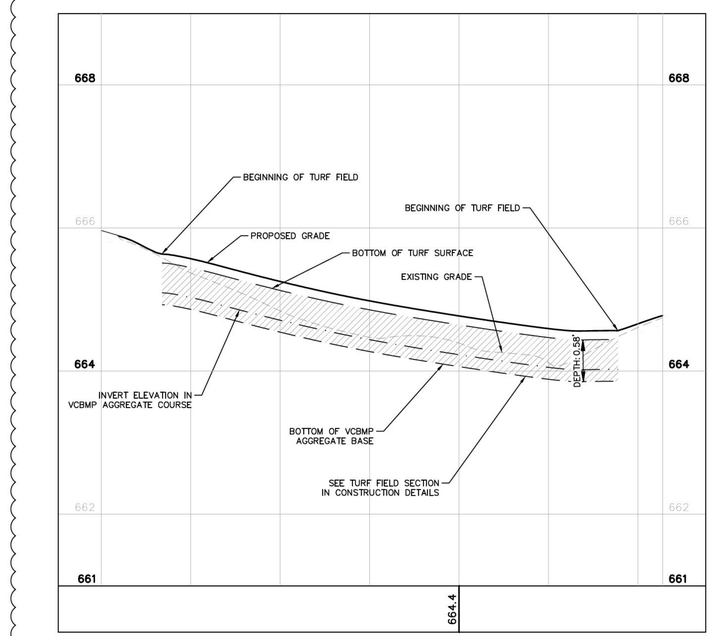
GRADING LEGEND

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

GRADING NOTES

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



TURF FIELD PROFILE
H 1"=20', V 1"=1'

1

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SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

GRADING PLAN

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\268230002_CVG_CICS Winnetka\2 Design\CAD\PlanSheets\C5.0 - GRADING PLAN.dwg C5.0 GRADING PLAN Feb 02, 2024 11:54am by Joseph.DAlola
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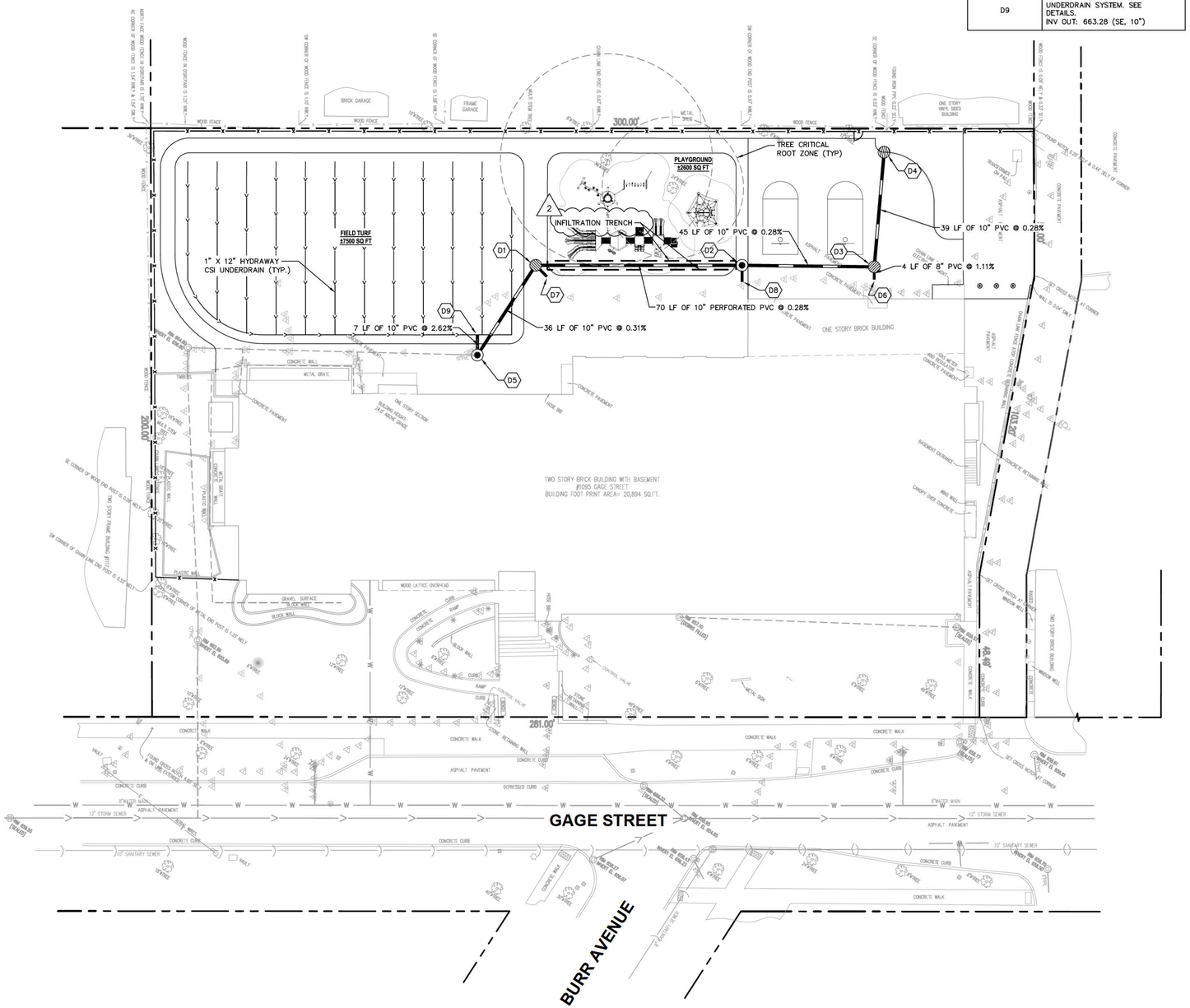
300.00'
281.00'
BRICK GARAGE
FRAME GARAGE
ONE STORY VINYL SIDED BUILDING
WOOD FENCE
METAL SHED
PLAYGROUND
±2600 SQ FT
TREE CRITICAL ROOT ZONE (TYP)
INFILTRATION TRENCH
FIELD TURF
±7500 SQ FT
1" X 12" HYDRAWAY CSI UNDERDRAIN (TYP.)
45 LF OF 10" PVC @ 0.28%
39 LF OF 10" PVC @ 0.28%
4 LF OF 8" PVC @ 1.11%
70 LF OF 10" PERFORATED PVC @ 0.28%
36 LF OF 10" PVC @ 0.31%
7 LF OF 10" PVC @ 2.62%
D1
D2
D3
D4
D5
D6
D7
D8
D9
ONE STORY BRICK BUILDING
TWO STORY BRICK BUILDING WITH BASEMENT
#1095 GAGE STREET
BUILDING FOOT PRINT AREA= 20,894 SQ.FT.
GAGE STREET
BURR AVENUE
ASPHALT PAVEMENT
CONCRETE PAVEMENT
CONCRETE WALK
CONCRETE CURB
DEPRESSED CURB
8"WATER MAIN
12" STORM SEWER
10" SANITARY SEWER
GRAVEL SURFACE
BLOCK WALL
METAL GRATE
CONCRETE WALL
WOOD LATTICE OVERHEAD
RETAINING WALL
CONCRETE RETAINING WALL
BASEMENT ENTRANCE
CANOPY OVER CONCRETE
SET CROSS WOOD AT WINDOW WELL
SET CROSS NOTCH AT CORNER
SET ORDER NOTCH AT CORNER
WALL IS SLOPE ONLY
GAS METER
GAS VALVE
VAULT
TRANSFORMER
ELECTRIC MANHOLE
ELECTRIC VAULT
ELECTRIC METER
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
TELEPHONE VAULT
TELEPHONE RISER
CABLE TV RISER
CABLE TV PEDESTAL
CABLE TV VAULT
CABLE TV MANHOLE
SIGN
METAL POST
CONTROL VALVE
STONE RETAINING WALL
SE CORNER OF WOOD FENCE S 0.13' W
SW CORNER OF WOOD FENCE S 0.11' W
NE CORNER OF WOOD FENCE N 0.13' W
NW CORNER OF WOOD FENCE N 0.14' W
SE CORNER OF WOOD FENCE S 0.08' W
SW CORNER OF WOOD FENCE S 0.07' W
NE CORNER OF WOOD FENCE N 0.07' W
NW CORNER OF WOOD FENCE N 0.07' W
SE CORNER OF WOOD FENCE S 0.13' W
SW CORNER OF WOOD FENCE S 0.13' W
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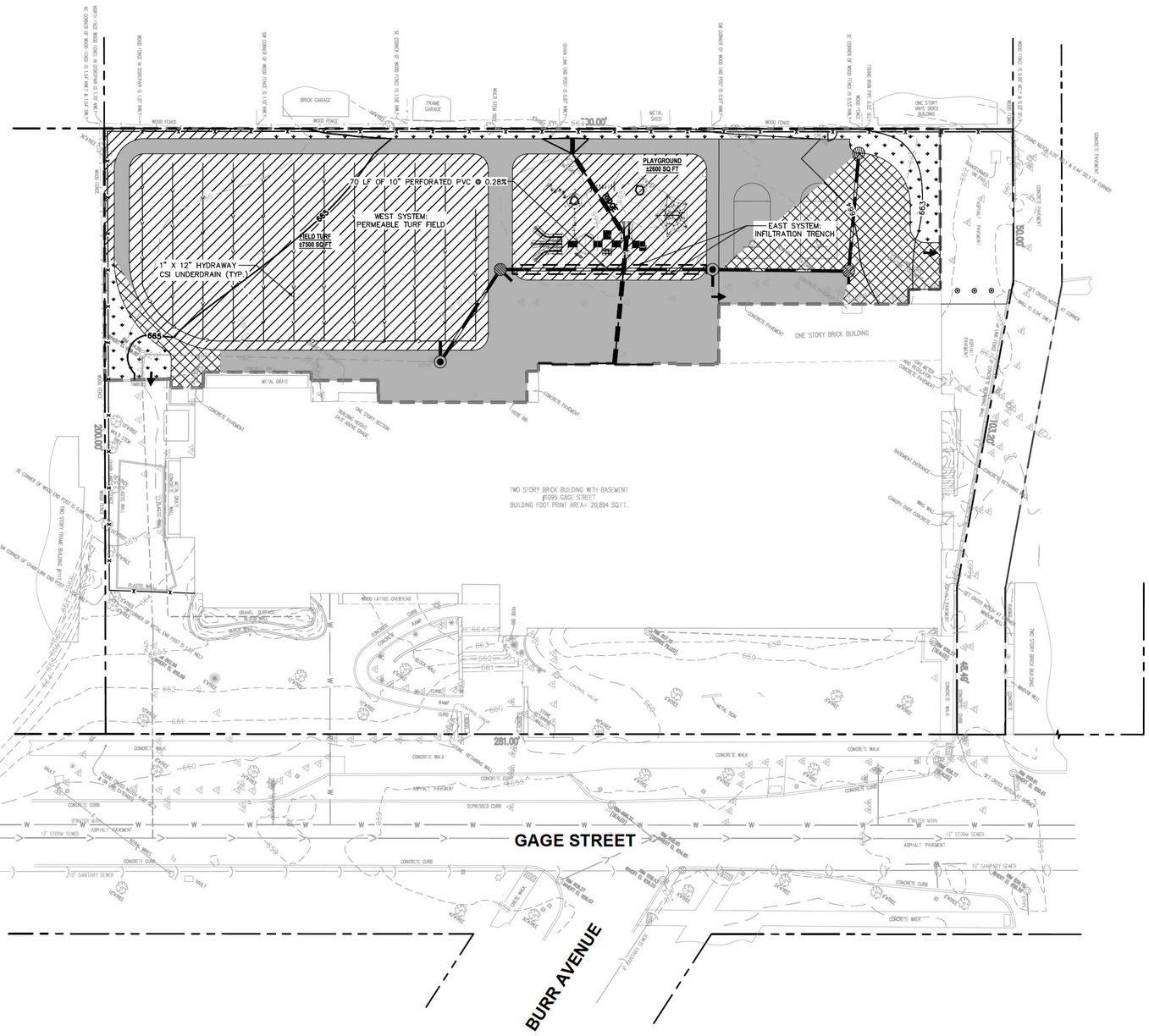
NW CORNER OF WOOD FENCE N 0.13



DRAINAGE LEGEND

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

MWRD STATISTICS

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

GRAPHIC SCALE IN FEET
0 10 20 40

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SACRED HEART SCHOOL

MWRD PLAN

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C7.1 MWRD OPERATIONS AND MAINTENANCE PLAN
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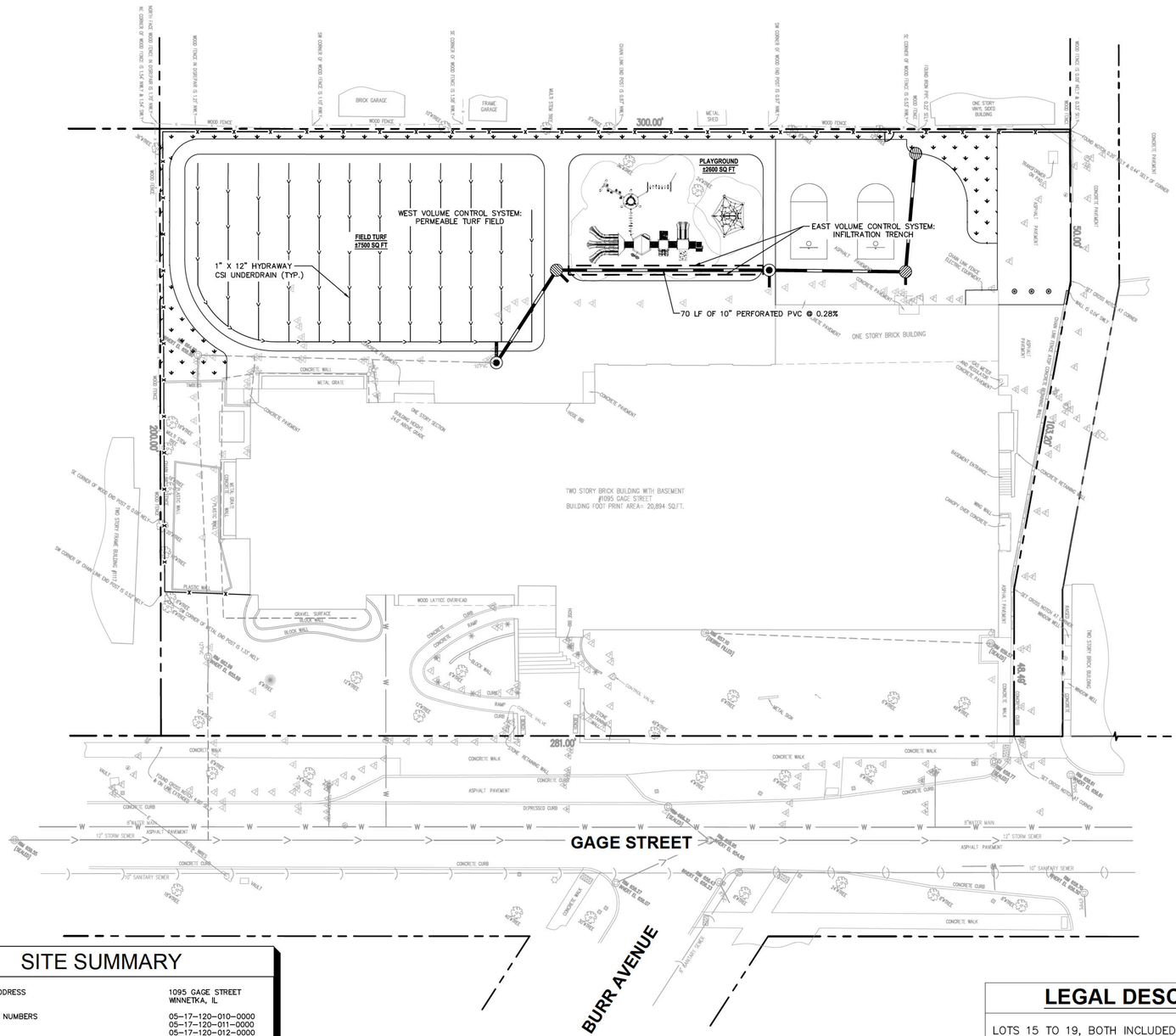

SITE SUMMARY

1.	PROPERTY ADDRESS	1095 GAGE STREET WINNETKA, IL
	PROPERTY INDEX NUMBERS	05-17-120-010-0000 05-17-120-011-0000 05-17-120-012-0000 05-17-120-013-0000 05-17-120-014-0000
2.	TOTAL CONTIGUOUS OWNERSHIP	1.34 ACRES
3.	DETENTION REQUIRED	0 AC-FT
4.	DETENTION PROVIDED	0 AC-FT
5.	VOLUME CONTROL REQUIRED	0.017 AC-FT
6.	VOLUME CONTROL PROVIDED*	0.028 AC-FT

LEGAL DESCRIPTION

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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RESPONSIBLE PARTY

SACRED HEART SCHOOL
1095 GAGE STREET
WINNETKA, IL 60093

CONTACT:
TEL:

UTILITY LEGEND

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

MAINTENANCE PLAN

GENERAL MAINTENANCE

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

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

INFILTRATION TRENCH/VOLUME CONTROL MAINTENANCE

PROPERLY DESIGNED AND INSTALLED INFILTRATION TRENCH SYSTEMS REQUIRE LITTLE MAINTENANCE.

THE FOLLOWING MAINTENANCE TASKS SHOULD BE PERFORMED MONTHLY:
1. CLEAR LEAVES AND DEBRIS FROM OVERFLOW ROUTE.

THE FOLLOWING MAINTENANCE TASKS SHOULD BE PERFORMED TWICE PER YEAR:
1. PERMEABLE SURFACE SHALL BE CLEANED WITH A LOW PRESSURE POWER WASHER.

THE FOLLOWING MAINTENANCE TASKS SHOULD BE PERFORMED ONCE PER YEAR:
1. INSPECT FACILITY AND PRETREATMENT AREAS FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS ETC.

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

PERMEABLE TURF VOLUME CONTROL FACILITY

WEEKLY MAINTENANCE

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

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

MONTHLY MAINTENANCE

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

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

YEARLY MAINTENANCE

ESTABLISH A SEASONAL MAINTENANCE SCHEDULE THAT INCLUDES THE FOLLOWING:

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

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

STORMWATER COLLECTION SYSTEM

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

STORM INLETS/MANHOLES

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

STORM SEWERS/CULVERTS

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

OVERLAND FLOW ROUTES (DITCHES/SWALES)

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	1/19/24	JMD
2	REVISED PER VILLAGE COMMENTS	2/2/24	JMD

Kimley»Horn

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WARRENVILLE, IL 60555
PHONE: 630-487-9650
WWW.KIMLEY-HORN.COM

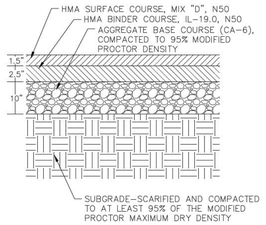
SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

MWRD OPERATIONS AND MAINTENANCE PLAN

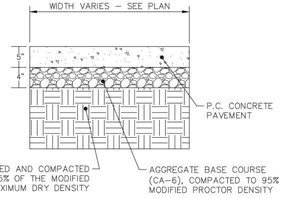
SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

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



STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.



CONCRETE PAVEMENT

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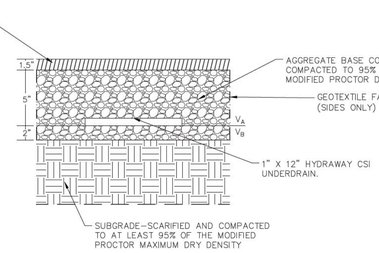
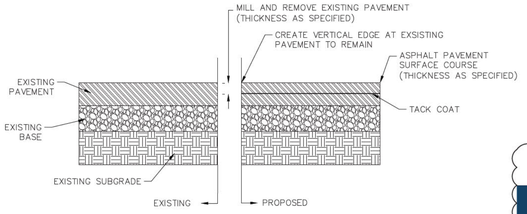


NOTES:

1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
3. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
4. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
5. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
6. TURF MAINTENANCE REQUIREMENTS INCLUDE TURF MANUFACTURER RECOMMENDATIONS. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT APPLY DE-ICING AND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

TURF SECTION

N.T.S.



NOTES:

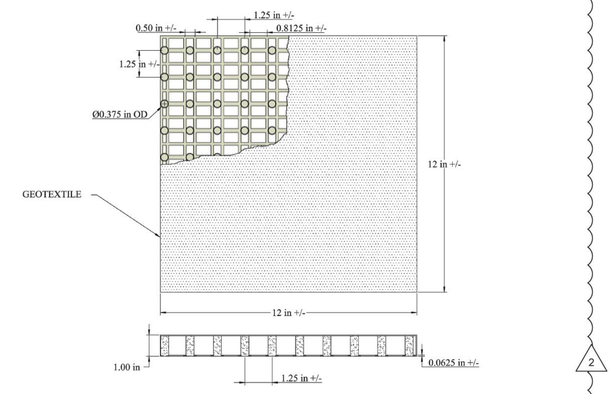
1. EXISTING PAVEMENT MARKINGS (INCLUDING RAISED REFLECTORS) TO BE REPLACED IN-KIND AFTER INSTALLATION OF SURFACE COURSE.
2. SURFACE COURSE SHALL BE INSTALLED AT THE SAME TIME AS ADJACENT PAVEMENT REPAIR SURFACE COURSE.

ASPHALT MILLING AND REPLACEMENT CROSS SECTION

N.T.S.

HYDRAWAY CSI SPEC

HYDRAWAY DRAINAGE SYSTEM



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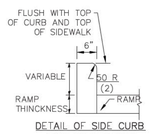
GENERAL NOTES:

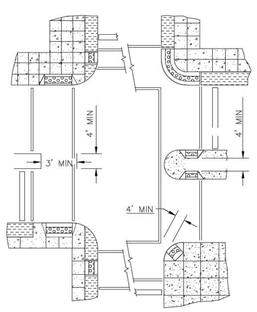
1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL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

LEGEND

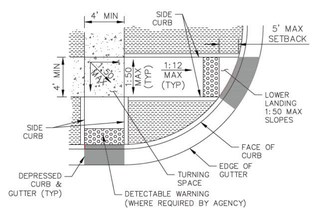
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



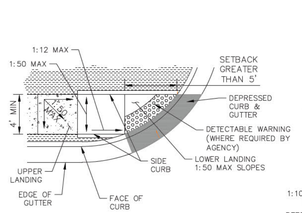
DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



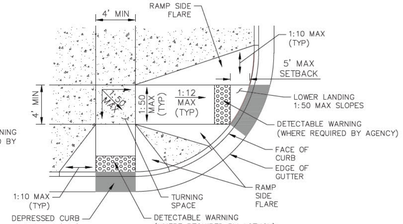
RECOMMENDED LOCATION OF RAMPS



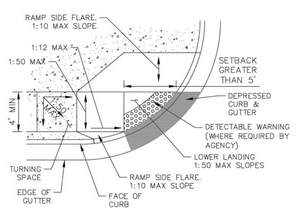
RAMPS IN LANDSCAPED AREA
(SETBACK < 5')



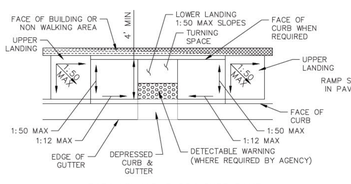
RAMPS IN LANDSCAPED AREA
(SETBACK > 5')



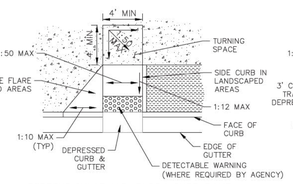
RAMPS IN PAVED AREA
(SETBACK < 5')



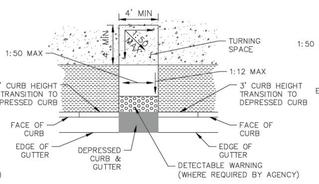
RAMPS IN PAVED AREA
(SETBACK > 5')



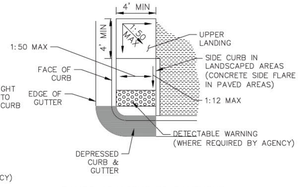
PARALLEL MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP



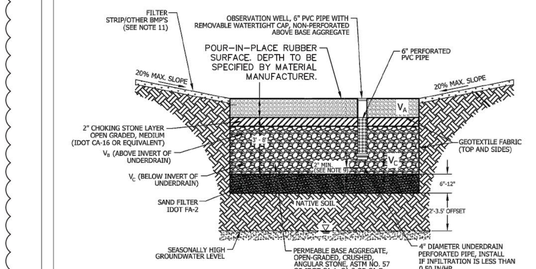
PERPENDICULAR MID-BLOCK CURB RAMP
(OPTION 2)



RAMPS ADJACENT TO PAVEMENT

SIDEWALK AND SIDEWALK RAMPS

N.T.S.



BOTTOM OF THE FACILITY:	ELEV.	659.07
SEASONALLY HIGH GROUNDWATER:	ELEV.	____
SEPARATION:	FEET	____

*GROUNDWATER TABLE NOT DETECTED AND IS PRESUMED TO BE SUFFICIENTLY DEEP. REFER TO THE GEOTECHNICAL REPORT PREPARED BY GEOCON PROFESSIONAL SERVICES, LLC. DATED 1/1/2023. CONTRACTOR TO NOTIFY ENGINEER IF GROUNDWATER TABLE IS DETECTED DURING CONSTRUCTION.

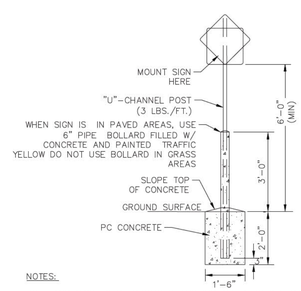
VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
~~V_A : PEA GRAVEL~~			~~0.25~~	~~0.50 X 0.23 X V_A~~	
V_B : COARSE AGGREGATE (ABOVE INVERT)		3.00'	0.36	0.50 X 0.36 X V_B	
V_C : COARSE AGGREGATE (BELOW INVERT)		1.33'	0.36	0.36 X V_C	
*REFER TO DRAINAGE REPORT FOR VCBMP CALCULATIONS.				TOTAL	

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%.
4. AVOID COMPACTING NATIVE SOILS. SCARIFY COMPACTED FILL.
5. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
6. STONE STORAGE OPTIONS ARE IDOT CA-1, IDOT CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
7. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
8. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
9. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
10. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
11. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/4/18
INFILTRATION TRENCH DETAIL	STD. DWG. NO.6
	PAGE NO. 7

2



NOTES:

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

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

STANDARD SIGN BASE

N.T.S.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
2	REVISED PER VILLAGE COMMENTS	1/19/24	JMD

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WARRENVILLE, IL 60555
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DRAWN BY: EC
CHECKED BY: JMG

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CONSTRUCTION DETAILS

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C8.0

Drawing name: K:\CHS_LDEV\268230002_CVG_CDCS Winnetka\2 Design\CAD\PlanSheets\C7.0 - CONSTRUCTION DETAILS.dwg C8.0 CONSTRUCTION DETAILS Feb 02, 2024, 11:50am by: Joseph.DAiuto
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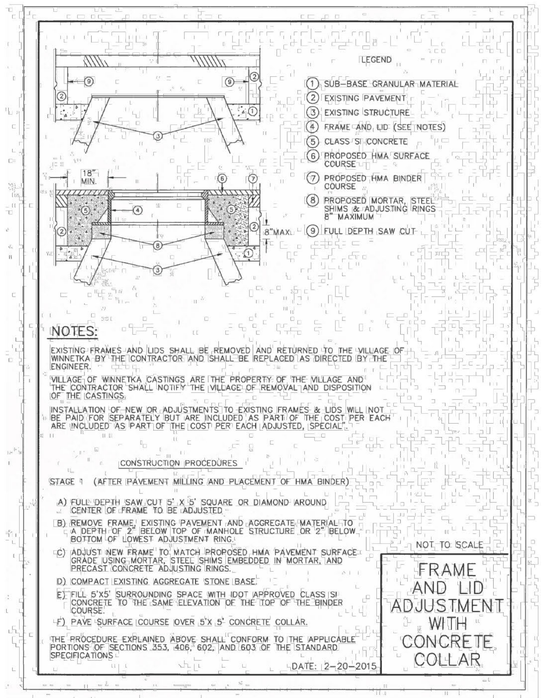
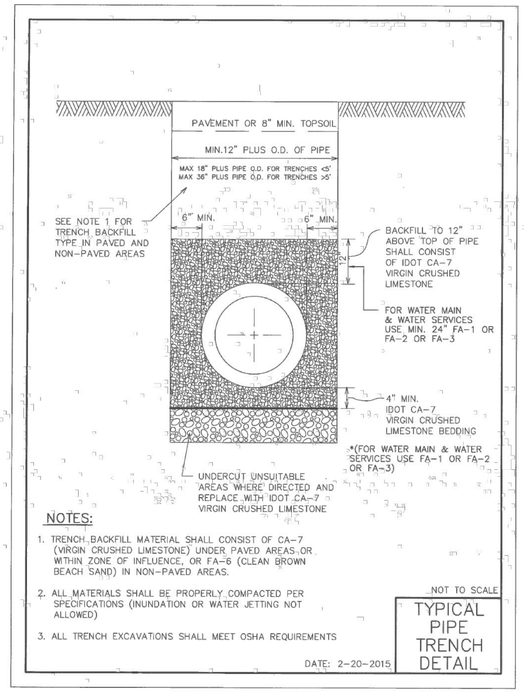
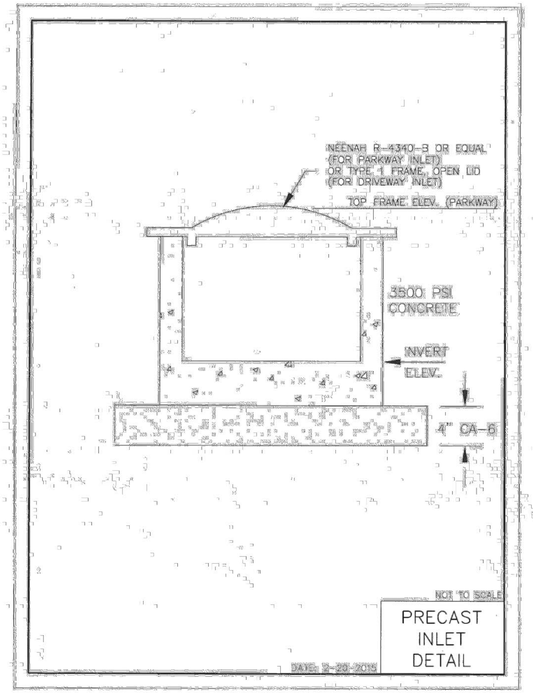
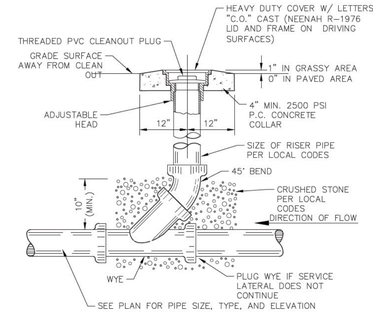
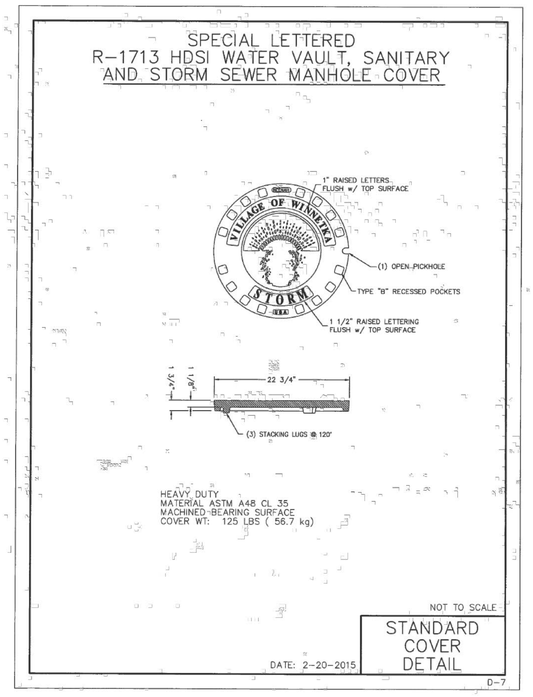


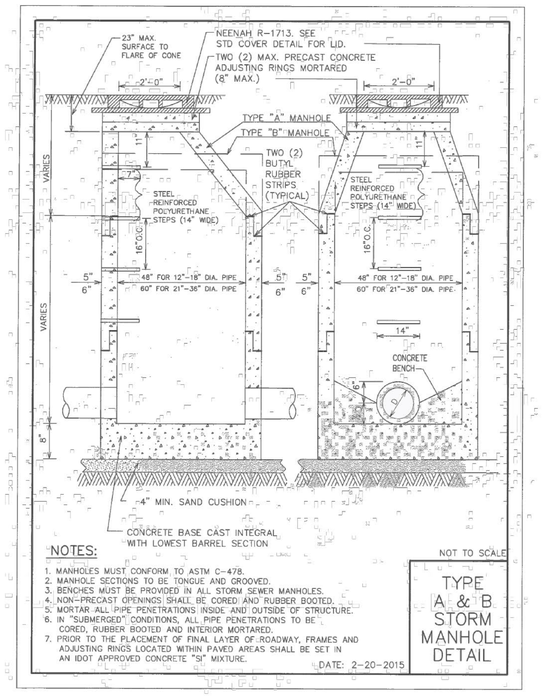


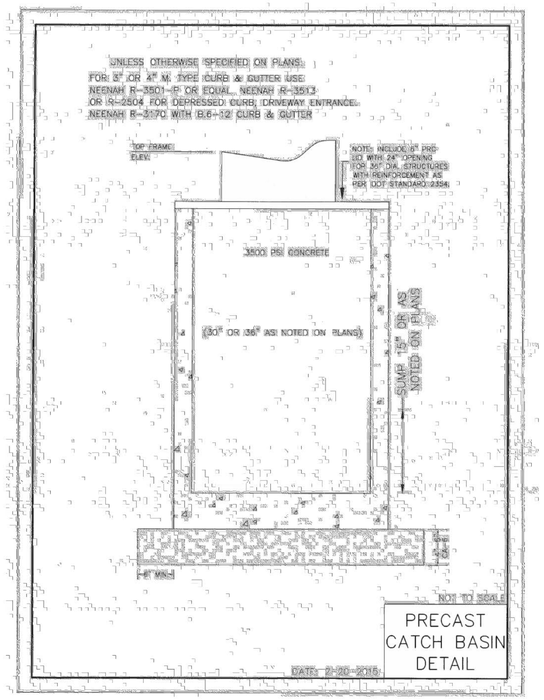




SANITARY/STORM CLEAN-OUT
N.T.S.







NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	1/19/24	JMD
2	REVISED PER VILLAGE COMMENTS	2/2/24	JMD

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(630) 487-9900
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SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

CONSTRUCTION DETAILS

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C8.1

Drawing name: K:\CHS_LDEV\268230002_CVG_CIC\ Winnetka\2 Design\CAD\PlanSheets\C7.0 - CONSTRUCTION DETAILS.dwg, C8.1 CONSTRUCTION DETAILS Feb 02, 2024 11:55am by: Joseph.DAlois
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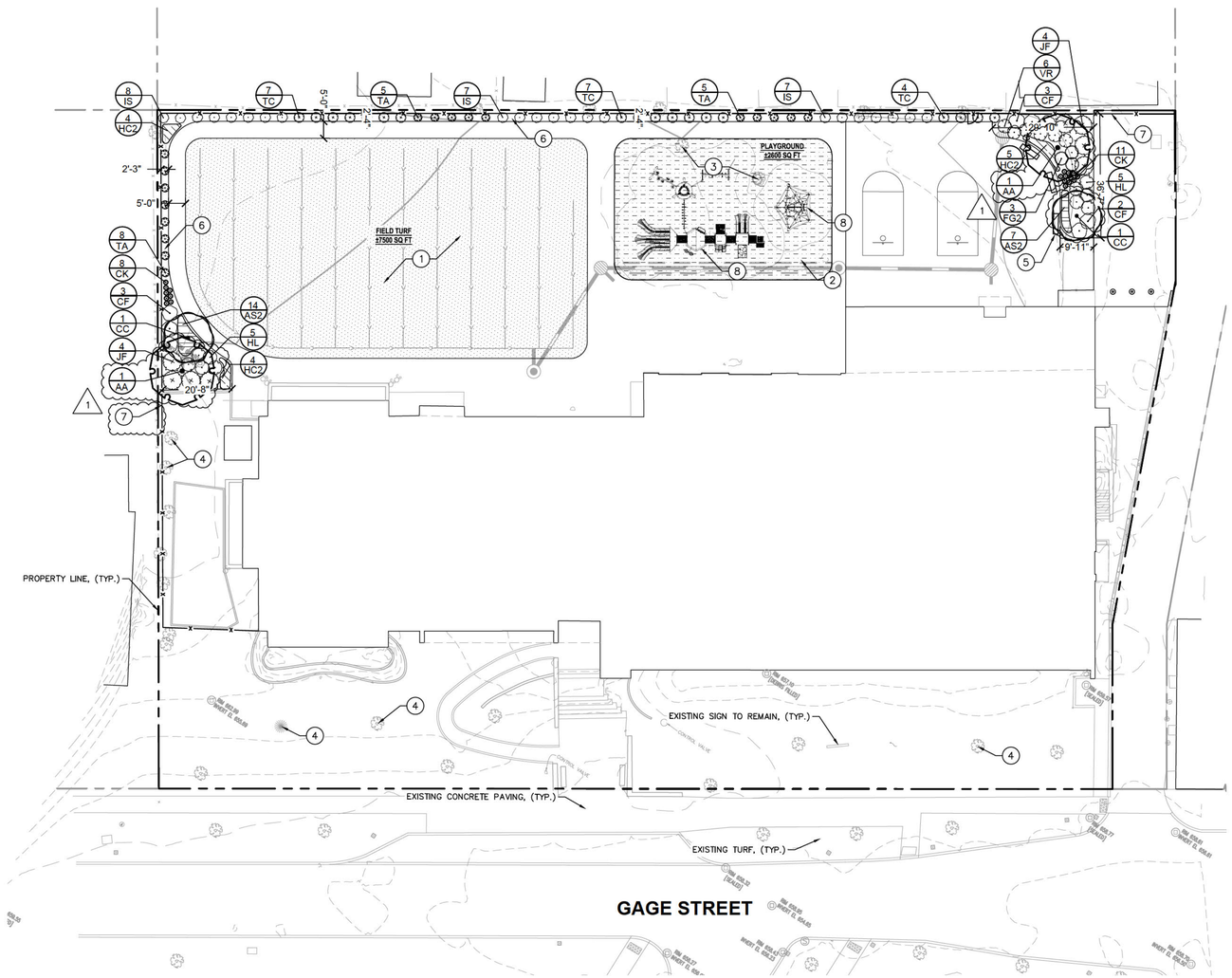

KEY NOTES

1. SYNTHETIC TURF
2. POUR IN PLACE RUBBER SURFACE, DEPTH PER PLAYGROUND EQUIPMENT MANUFACTURER'S REQUIREMENTS. DO NOT EXCAVATE BELOW TREE ROOT DEPTH.
3. EXISTING TREE IN PLAYGROUND TO REMAIN. CONTRACTOR TO PROTECT TREE IN PLACE. CONDITIONS OF TREE AND ROOT STRUCTURES TO BE REPORTED TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ADDITIONAL PRECAUTIONS ARE REQUIRED. ALL TREE ROOTS TO BE PROTECTED IN PLACE OR PRUNED PER ANSI STANDARDS FOR TREE CARE.
4. EXISTING TREES TO REMAIN
5. BENCH: BELSON OUTDOORS
   TRADITIONAL RECYCLED PLASTIC BENCH
   MODEL: PL6-P
   6' LENGTH WITH BACK
   BACK/SEAT COLOR: CHARCOAL
   FRAME COLOR: BLACK
6. PLANTS BEDS TO BE HARDWOOD MULCH TO FENCE LINE, TYP.
7. PROPOSED FENCE, SEE CIVIL PLANS FOR LAYOUT. HEIGHT VARIES, SEE ARCHITECTURAL PLANS FOR DETAIL.
8. PLAYGROUND EQUIPMENT, BY OTHERS

PLANT SCHEDULE

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

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SACRED HEART SCHOOL

LANDSCAPE PLAN

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
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Drawing name: K:\CHS_LIDE\268230002_CVG_CICS Winnetka\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 LANDSCAPE PLAN Feb 02, 2024 11:56am by Joseph DAlois
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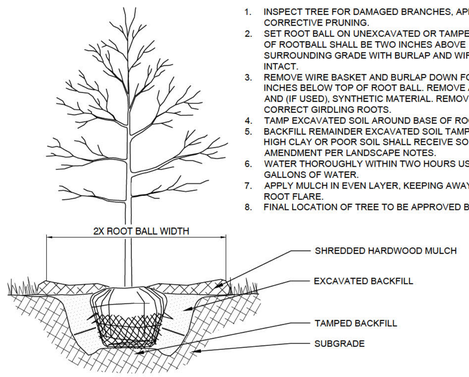
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

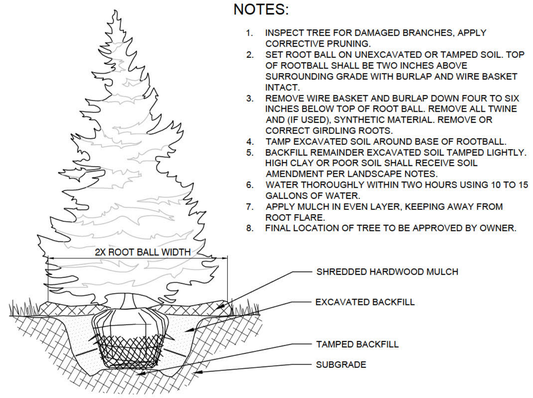


1 TREE PLANTING

NTS

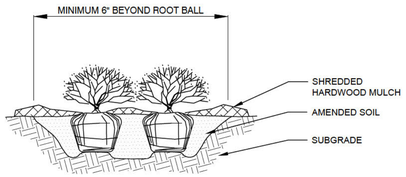
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



2 EVERGREEN TREE PLANTING

NTS

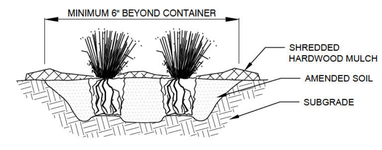


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

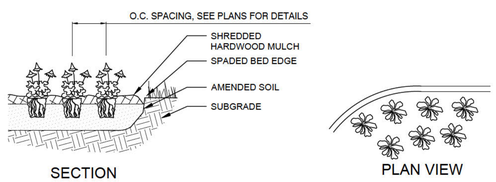
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

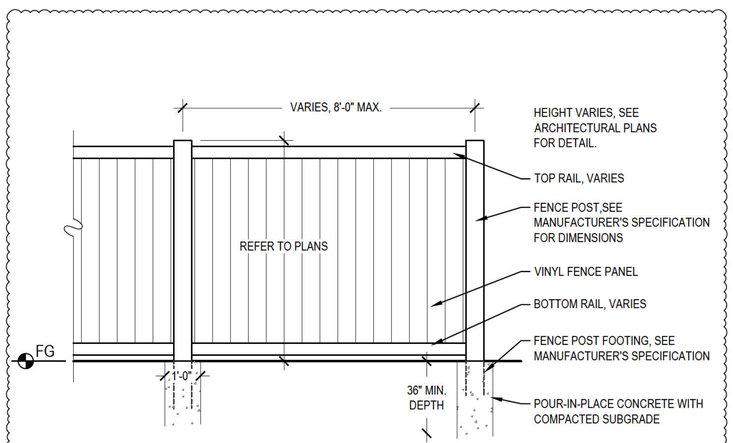
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



5 PERENNIAL PLANTING

NTS



6 VINYL FENCE

1/2" = 1'-0"

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

7 LANDSCAPE NOTES

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LANDSCAPE NOTES AND DETAILS

ORIGINAL ISSUE: 1/10/24
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Drawing name: K:\CHS_LDEV\268230002_CVE_CDCS Winnetka\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L2.0 LANDSCAPE NOTES AND DETAILS Feb 02, 2024 11:56am by Joseph.DAiolo
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EXHIBIT D

PLAYGROUND PHOTOS

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

PLAYGROUND PHOTOGRAPHS

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

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

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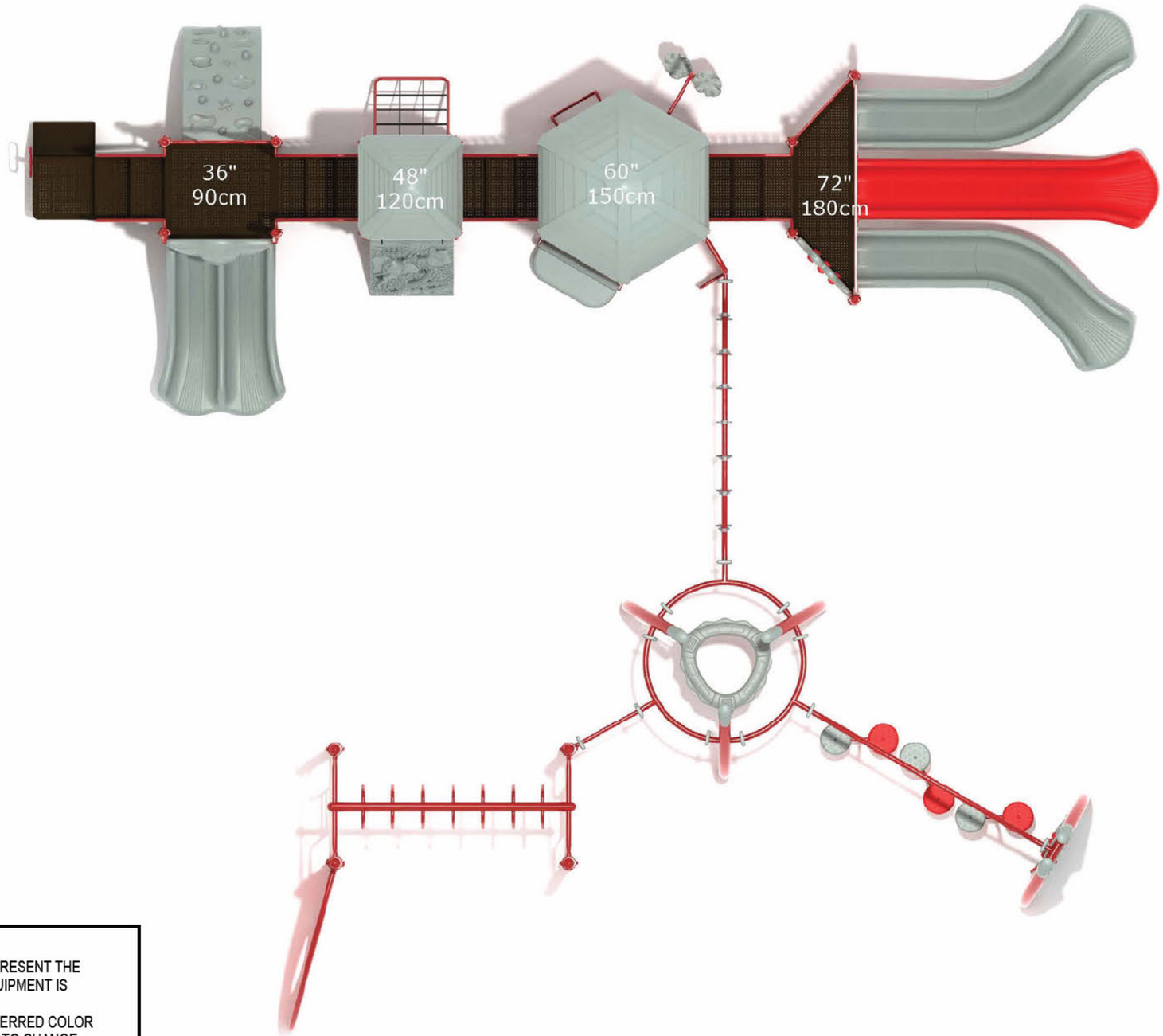

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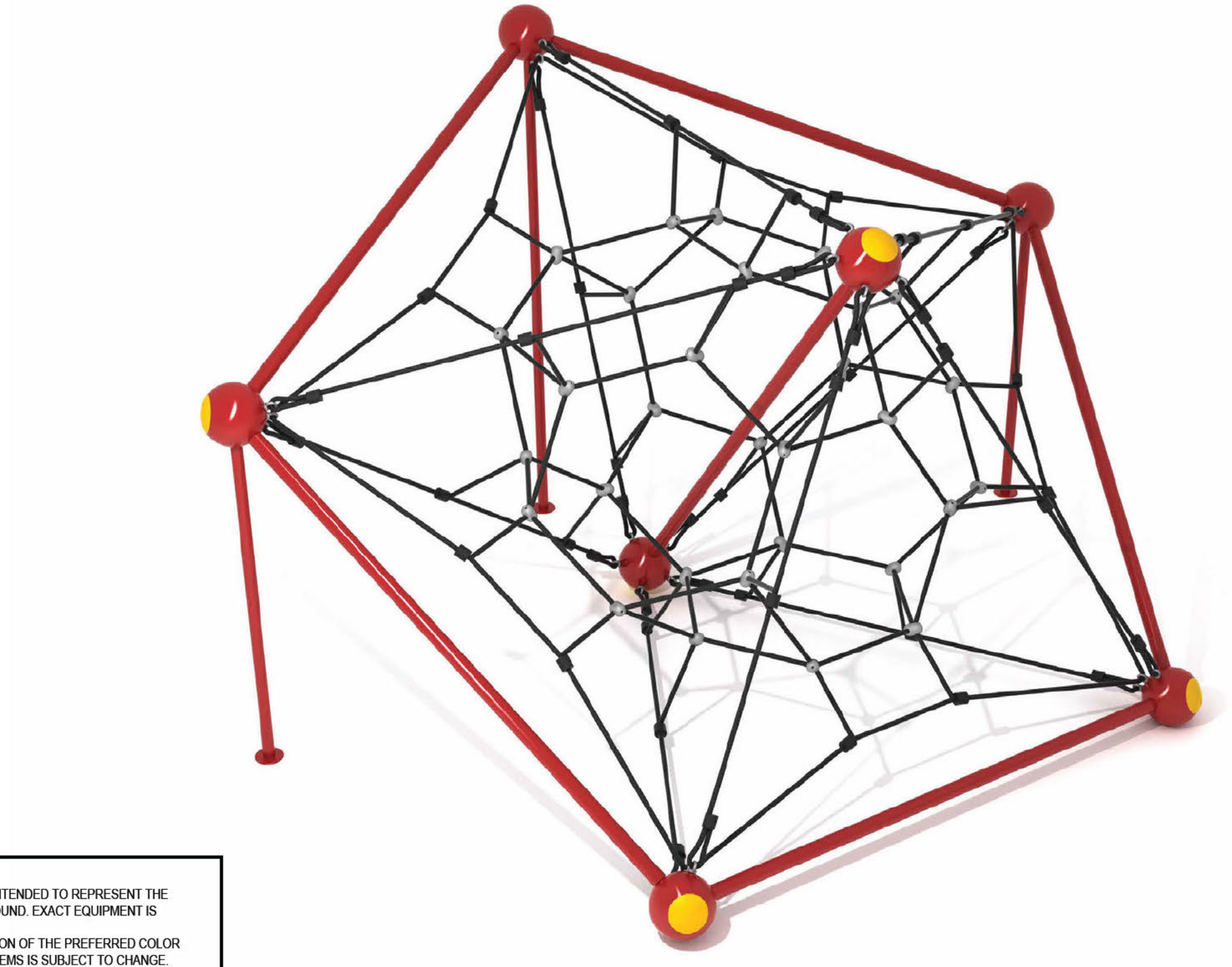

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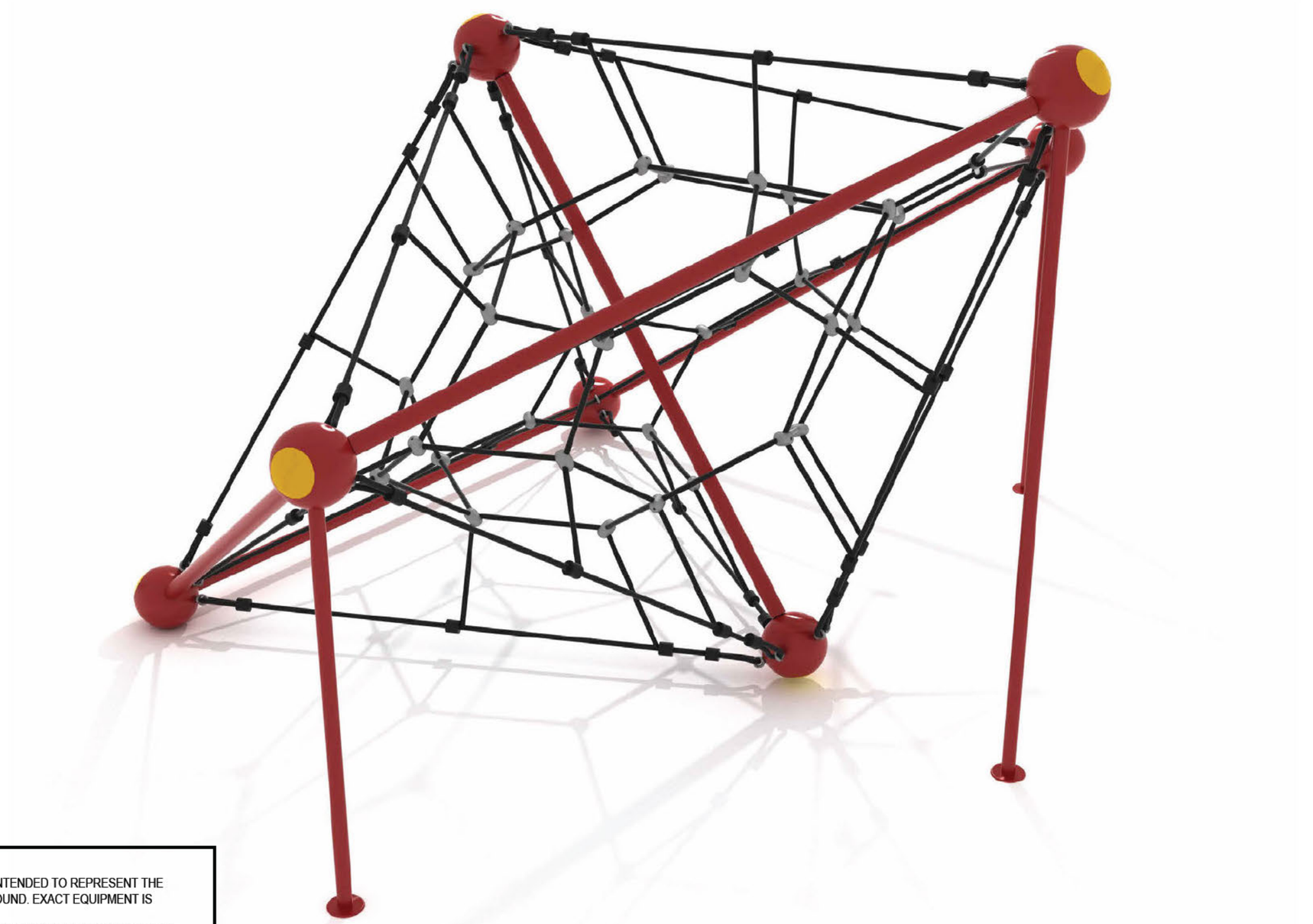

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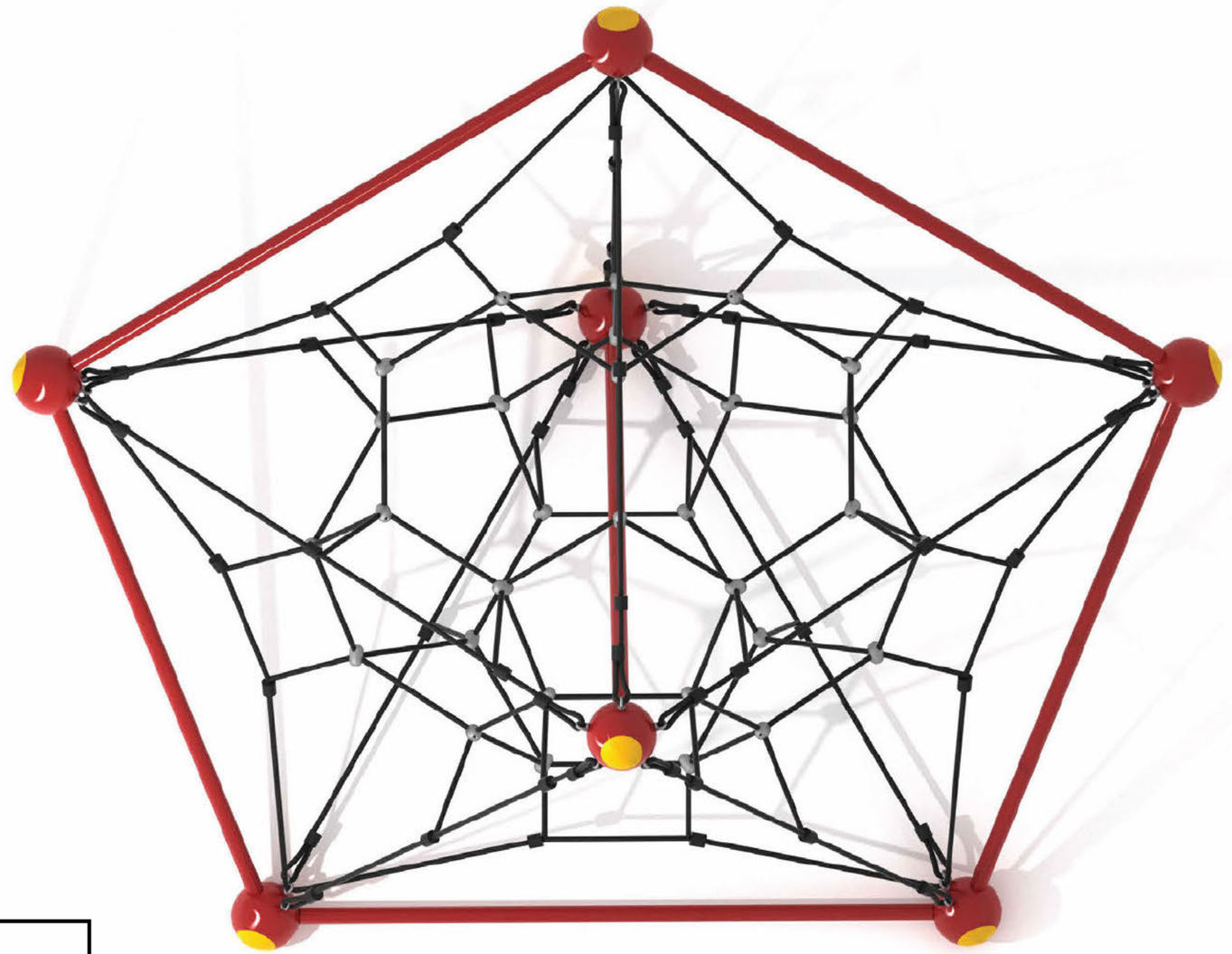
P: 630.357.2023



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

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

PLAYGROUND PHOTOGRAPHS

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

EXHIBIT E

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Divide Mercy Parish **(**"***Applicant***"), submitted an application on behalf of the Catholic Bishop of Chicago ("***Owner***") who is the record title owner of the property commonly known as 1095 Gage Street, 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 Applicant proposes to construct improvements to the Playground located on the Subject Property ("***Proposed Improvements***"); and

WHEREAS, Ordinance No. M-02-2024, adopted by the Village Council on April 2, 2024 ("***Ordinance***"), grants to the Applicant variations from the provisions of the Winnetka Zoning Ordinance, an amendment to a special use permit, and a Certificate of Appropriateness to permit the construction of the Proposed Improvements on the Subject Property (collectively, the "***Requested Relief***"); and

WHEREAS, Section 9 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and Owner have 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 Owner and Applicant do hereby agree and covenant as follows:

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

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

3. The Applicant and Owner acknowledge and agree 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 do not, and will not, in any way, be deemed to insure the Applicant and Owner against damage or injury of any kind and at any time.

4. The Applicant and Owner do hereby agree 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 and Owner hereby agree 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: _____, 2024

ATTEST: **DIVINE MERCY PARISH**

By: _____ By: _____
Its: _____ Its: _____

ATTEST: **CATHOLIC BISHOP OF CHICAGO**

By: _____ By: _____
Its: _____ Its: _____

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: FEBRUARY 8, 2024

SUBJECT: SACRED HEART SCHOOL – 1095 GAGE STREET
SPECIAL USE PERMIT & VARIATIONS (CASE NO. 24-01-SU)

INTRODUCTION

On February 12, 2024, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Divine Mercy Parish (the "Applicant"), on behalf of the Catholic Bishop of Chicago, as the owner of the property located at 1095 Gage Street (the "Subject Property"). The Applicant is proposing improvements to the existing playground located on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit** that allowed a two-story addition on the west side of the existing school building on the Subject Property. The requested amendment would allow improvements to the existing playground located on the north side of the Subject Property, which is located in the B-1 Multifamily Residential Zoning District; and
2. Approval of the following **zoning variations:**
    a. **Impermeable Lot Coverage (ILC)** of 44,806 square feet, whereas a maximum of 34,874.4 square feet is permitted, a variation of 9,931.6 square feet (28.48%) [Section 17.32.010 – Intensity of Use of Lot] [Note: The site currently contains 42,794 square feet of ILC. The proposed improvement would add 2,012 square feet];
    b. **Rear Yard Setback** of 8 feet from the northerly property line, whereas a minimum of 30 feet is required, a variation of 22 feet (73.33%) [Section 17.32.010 – Rear Yard Setback] [Note: The existing play equipment currently provides a rear yard setback of 7.4 feet];.
    c. **Side Yard Setback** of 8 feet from the westerly property line, whereas a minimum of 12 feet is required, a variation of 4 feet (33.33%) [Section 17.32.010 – Side Yard]; and
    d. **Fence Height** of 8 feet, whereas a maximum height of 6.5 feet above natural grade is permitted, a variation of 1.5 feet (23.08%) [Section 17.32.020 Exceptions].

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

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

PROPERTY DESCRIPTION

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

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

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

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

Figure 1 – Aerial Map

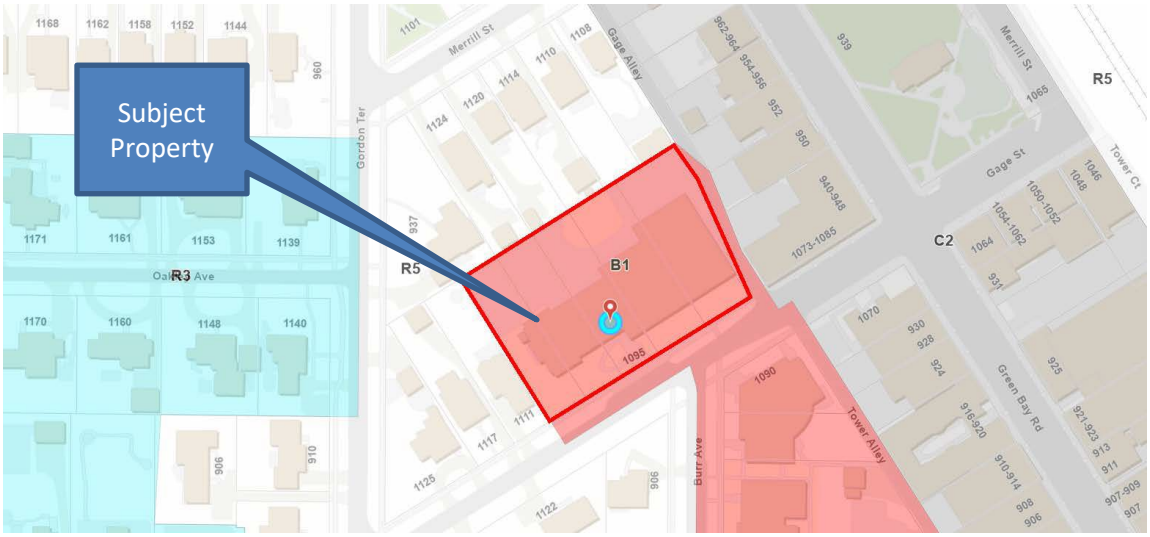


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

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

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

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

Figure 3 – Subject Property – Playground – Looking East

Figure 4 – Subject Property – Playground – Looking Northwesterly

Figure 5 – Subject Property - Playground – Looking North

Figure 6 – Subject Property – Looking West

PROPOSED PLAN

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

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

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

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

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

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

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

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

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

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

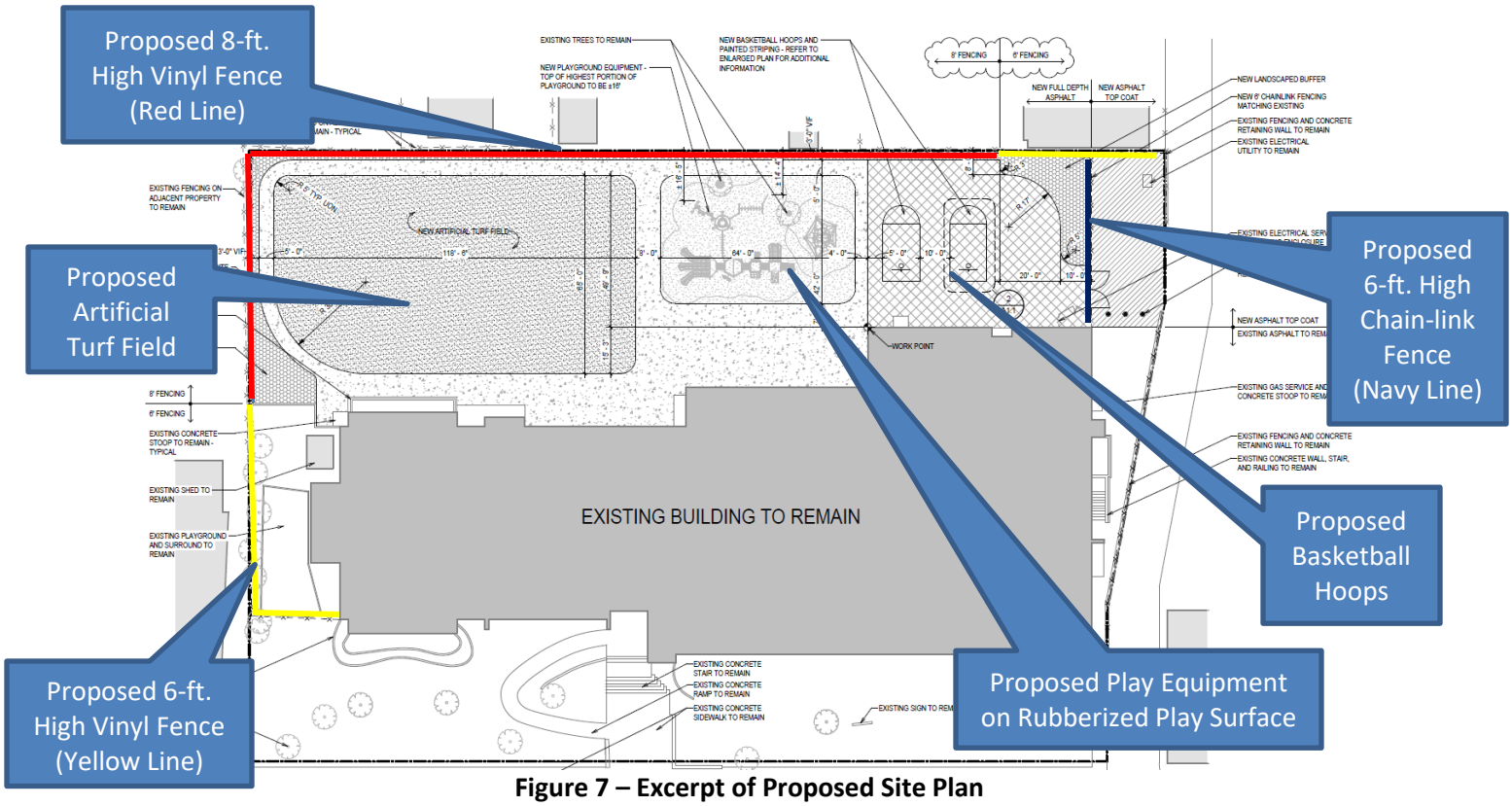


Figure 7 – Excerpt of Proposed Site Plan

Figure 8 – Rendering of Play Equipment

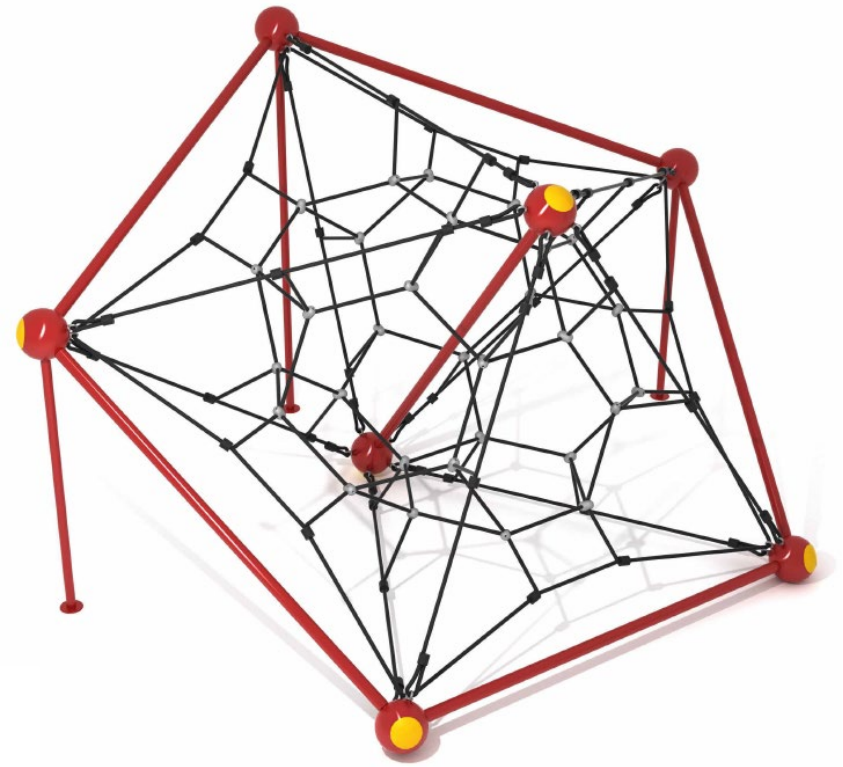


Figure 9 – Rendering of Play Equipment

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, it is worth noting that the Village Engineering Department has reviewed the proposed plan and finds the proposed stormwater management plan acceptable. Final Engineering approval is pending submittal and review of the final engineering plans necessary for the proposed improvements. The Applicant is also working to obtain the necessary permits from the Metropolitan Water Reclamation District (MWRD). Figure 10 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

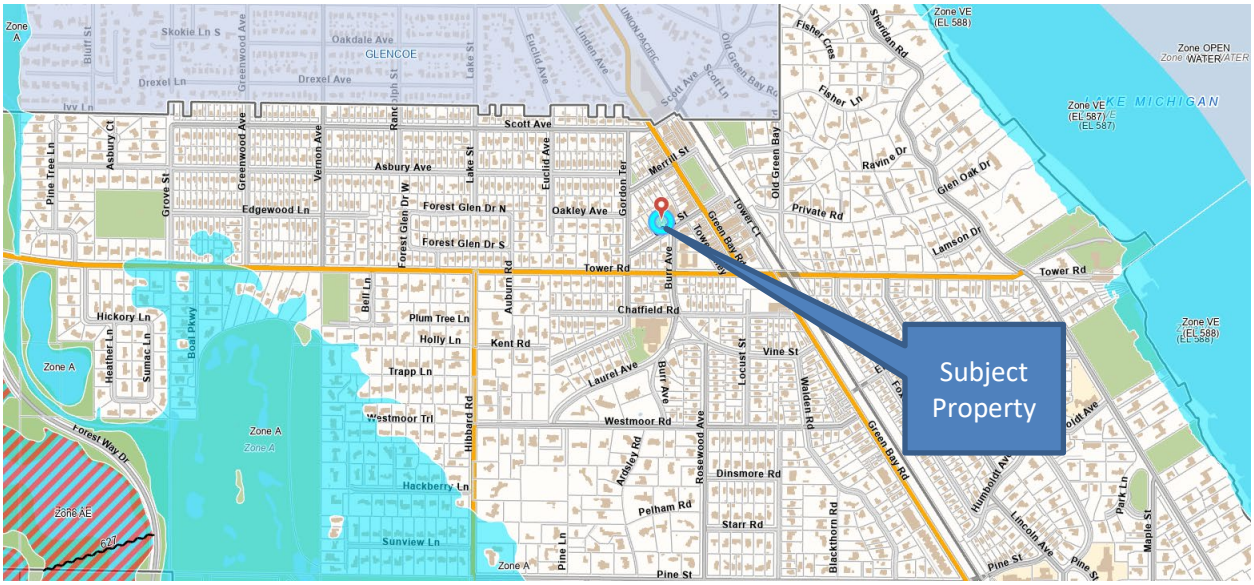


Figure 10 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvements' compliance with the B-1 zoning district (**Attachment A**). Four variations are being requested to allow the proposed playground improvements: (1) impermeable lot coverage; (2) rear yard setback; (3) side yard setback; and (4) fence height.

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

It is important to note that the Applicant intends to provide the necessary infiltration system under the proposed artificial turf and rubberized play surface to qualify for a 25% allowance in the calculation of the ILC of the turf and rubberized play surface. As of the date of this memo, the final design of the infiltration system hasn't been determined, therefore the areas of each surface have been included in the calculation of ILC at 100%. Once the final design is determined, the Village Engineering Department will verify whether the proposed infiltration system meets the required standards to qualify for the 25% allowance. If the allowance applies, the proposed ILC would be reduced to 42,277.25 square feet, which would represent a decrease of nearly 517 square feet from the existing nonconforming ILC.

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

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

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

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

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

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

FINDINGS

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

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

> Move to recommend **approval [denial]** of the requested amendment to the existing special use that allowed a two-story addition on the west side of the existing school building on the Subject Property granted by Ordinance M-23-2003 and the following zoning variations: (1) impermeable lot coverage; (2) rear yard setback; (3) side yard setback; and (4) fence height to allow improvements to the existing playground located on the Subject Property, based on evidence in the record, or a public document, and upon the following findings of fact:
>
> 1. The proposed playground improvements are consistent with the Standards for the granting of Special Use Permits, as follows:
>
>   a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
>
>   b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district

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

c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;

d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and

f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

2. The requested zoning variations to allow:

   a. Impermeable Lot Coverage (ILC) of 44,806 square feet, whereas a maximum of 34,874.4 square feet is permitted, a variation of 9,931.6 square feet (28.48%) [Section 17.32.010 – Intensity of Use of Lot];

   b. Rear Yard Setback of 8 feet from the northerly property line, whereas a minimum of 30 feet is required, a variation of 22 feet (73.33%) [Section 17.32.010 – Rear Yard Setback];.

   c. Side Yard Setback of 8 feet from the westerly property line, whereas a minimum of 12 feet is required, a variation of 4 feet (33.33%) [Section 17.32.010 – Side Yard]; and

   d. Fence Height of 8 feet, whereas a maximum height of 6.5 feet above natural grade is permitted, a variation of 1.5 feet (23.08%) [Section 17.32.020 Exceptions].

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

      1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.

      2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.

      3. The variation, if granted, will not alter the essential character of the locality.

      4. An adequate supply of light and air to the adjacent property will not be impaired.

      5. The hazard from fire and other damages to the property will not be increased.

      6. The taxable value of the land and buildings throughout the Village will not diminish.

      7. The congestion in the public street will not increase.

      8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

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

ATTACHMENTS

Attachment A: Zoning Matrix
Attachment B: Application Materials
Attachment C: Ordinance M-23-2003, adopted June 17, 2003
Attachment D: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 1095 Gage Street - Sacred Heart School
CASE NO: 24-01-SU
ZONING: B-1

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

NOTES:

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

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

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 24-01-SU

Property Information

Site Address: 1095 Gage Street

Applicant Information

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

Owner Information

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

Architect Information

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

Attorney Information

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

Applicant Signature: [redacted] Date: 1-4-24

Property Owner Signatu [redacted] Date: 1-4-24

Printed Name of Owner: I Steven M. Lanza

charles vincent george
ARCHITECTS

January 10, 2024

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

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

To Whom it May Concern,

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

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

Special Use Standard #1: *That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare.*

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

Special Use Standard #2: *That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity.*

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

Special Use Standard #3: *That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern.*

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

1245 E. DIEHL ROAD, SUITE 101 · NAPERVILLE, IL · P (630) 357-2023 · F (630) 357-2662 · cvgarchitects.com

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

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

Special Use Standard #5: *That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided.*

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

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

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

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

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

Sincerely,

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 24-01-SU

Property Information

Site Address: 1095 Gage Street

Owner Information

Name: Rev. Steven M Lanza/Catholic Bishop of Chicago
Address: 1077 Tower Road
City, State, ZIP: Winnetka, IL 60093
Email: slanza@divinemercynorthshore.org

Primary Contact: Rev. Steven M Lanza
Phone No. 312-560-2959

Date property acquired by owner: _____

Architect Information

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

Attorney Information

Name: N/A
Primary Contact: _____
Address: _____
City, State, Zip: _____
Phone No. _____
Email: _____

Nature of any restrictions on property: _____

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

Property Owner Signature: [redacted] Date: 1.9.24

charles vincent george
ARCHITECTS

January 10, 2024

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

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

To Whom it May Concern,

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

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

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

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

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

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

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

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

1245 E. DIEHL ROAD, SUITE 101 · NAPERVILLE, IL · P (630) 357-2023 · F (630) 357-2662 · cvgarchitects.com

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

EXISTING SITE (VIEW NORTHEAST)

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

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

EXISTING SITE (VIEW NORTHWEST)

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

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

EXISTING SITE (PLAYGROUND)

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

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

EXISTING SITE (BUILDING ELEVATION)

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

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

EXISTING SITE (VIEW EAST)

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

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

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

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

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

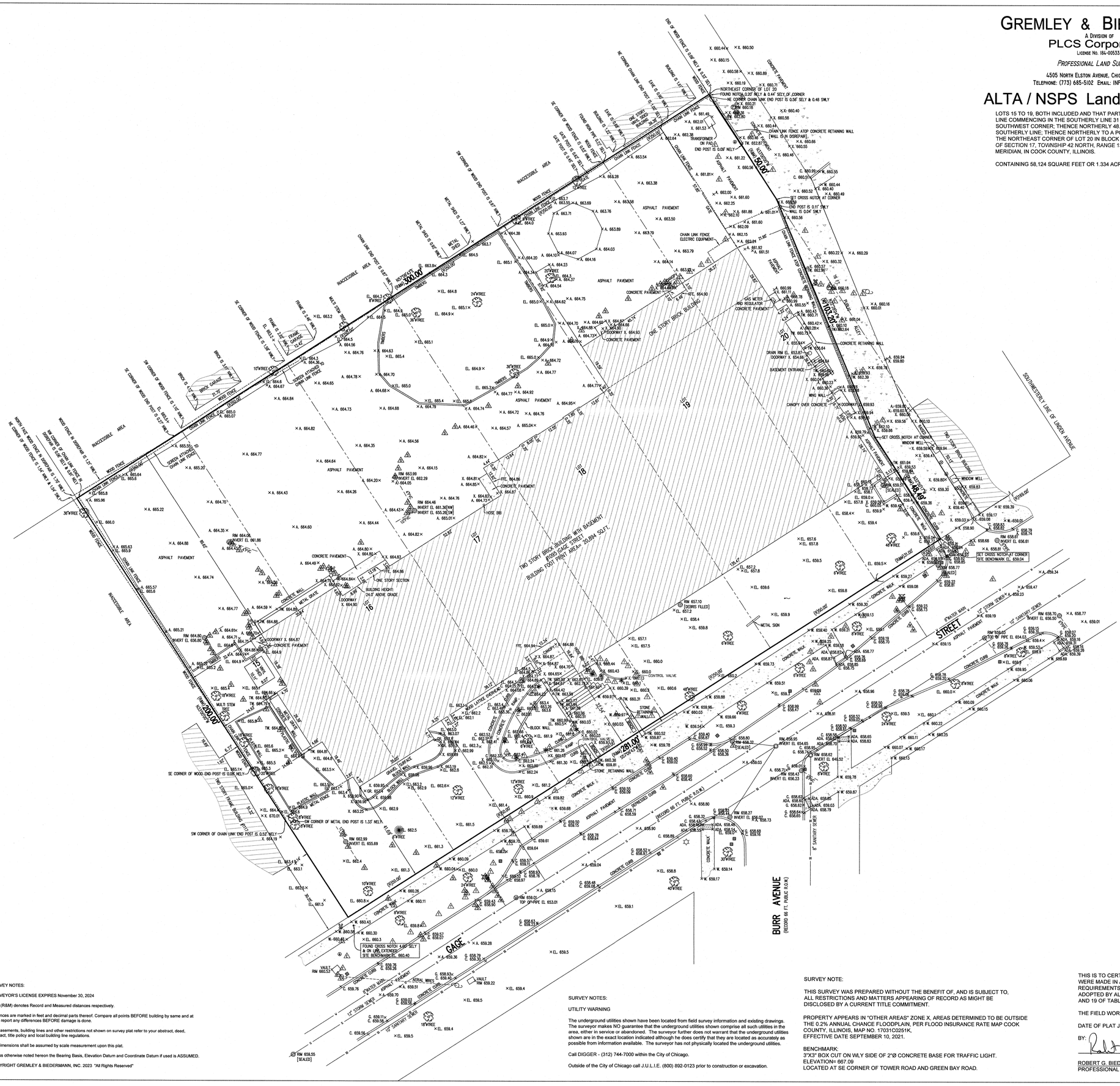
LEGEND

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

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

GRAPHIC SCALE

15 0 7.5 15
(IN FEET)
1" = 15'



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

ORDERED BY:	ARCHDIOCESE OF CHICAGO	CHECKED:	DRAWN:
ADDRESS:	1095 GAGE STREET	LB	RL

GREMLEY & BIEDERMANN
A Division of
PLCS, CORPORATION
License No. 184-005332
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Email: INFO@PLCS-Survey.com

ORDER NO.	DATE:	PAGE NO.
2023-31106-001	APRIL 21, 2023	1 OF 1
	SCALE: 1 INCH = 15 FEET	

G:\CAD\2023\2023-31106\2023-31106-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

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

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

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

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

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

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SURVEY NOTES:

UTILITY WARNING

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

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

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

SURVEY NOTE:

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

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

BENCHMARK:
3"X3" BOX CUT ON WLY SIDE OF 2"Ø CONCRETE BASE FOR TRAFFIC LIGHT.
ELEVATION= 667.09
LOCATED AT SE CORNER OF TOWER ROAD AND GREEN BAY ROAD.

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

THE FIELD WORK WAS COMPLETED ON JUNE 8, 2023.

DATE OF PLAT JUNE 8, 2023.

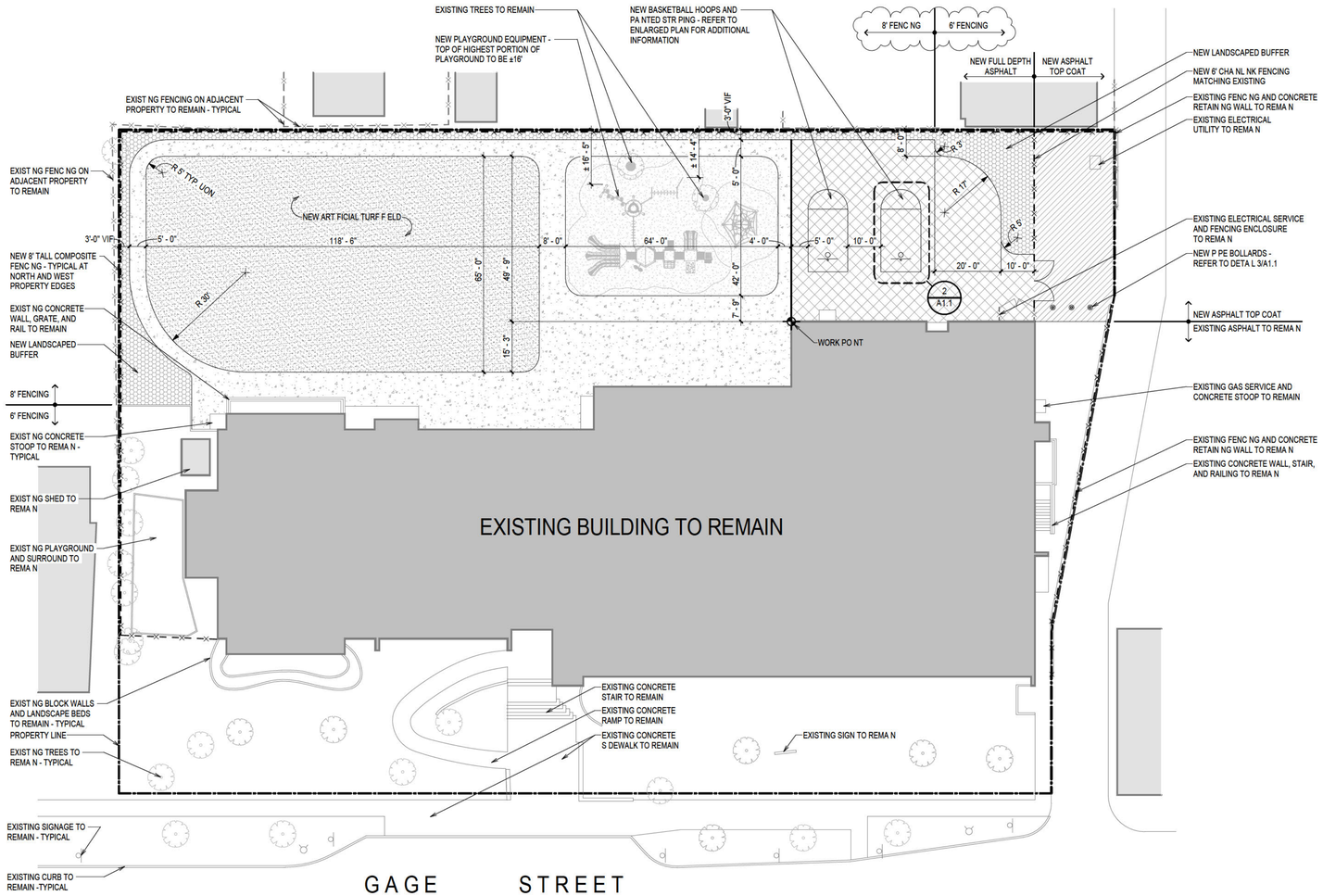
BY: _____

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

SITE PLAN GENERAL NOTES

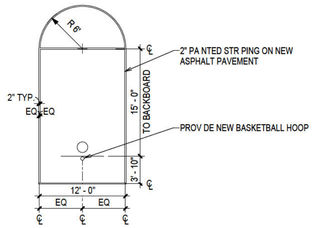
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL NFORMATION / LOCATIONS OF EXISTING STRUCTURES / UTILITIES PRIOR TO BEGINN NG WORK ON THE SITE. NOTIFY ARCHITECT MMEDIATELY OF ANY DISCREPANCIES.
2. REFER TO CIVIL DRAWINGS FOR COMPLETE SCOPE OF SITE WORK INCLUDING UTILIT ES, SIDEWALKS, ETC. REFER TO ELECTRICAL DRAW NGS FOR SITE ELECTRIC WORK.



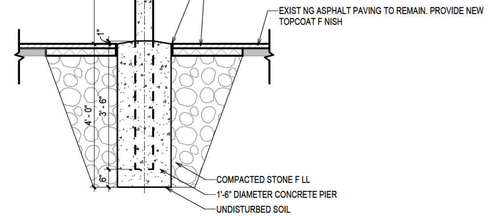
OVERALL SITE PLAN
SCALE: 1" = 20'-0"
0' 10' 20' 40'
NORTH

OVERALL SITE PLAN LEGEND

- ARTIFICIAL TURF F ELD
- EXISTING BUILDING ON SITE TO REMAIN
- EXISTING BUILDING ON ADJACENT PROPERTY TO REMAIN
- NEW ASPHALT PAVING
- NEW ASPHALT TOPCOAT ON EXIST NG ASPHALT TO REMAIN
- NEW CONCRETE PAV NG
- NEW POURED RUBBER PLAYGROUND SURFACE



2 / A1.1 ENLARGED BASKETBALL KEY PLAN
SCALE: 1" = 10'-0"
0' 5' 10' 20'
NORTH



3 / A1.1 DETAIL - PIPE BOLLARD
SCALE: 1/2" = 1'-0"

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

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE:

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ISSUE AND/OR REVISIONS:

NO.	DATE	DESCRIPTION
	1/10/2024	SPECIAL USE PERMIT

PROJECT:

SITE IMPROVEMENTS
DIVINE MERCY PARISH AND SACRED HEART SCHOOL
1095 GAGE STREET
WINNETKA, IL 60093
FOR
THE ARCHDIOCESE OF CHICAGO

TITLE:
ARCHITECTURAL SITE PLAN

DATE:	PROJECT #
1/10/2024	2023271

PRINCIPAL	SHEET
BFG	A1.1
PROJECT MGR: MDC / DRAWN BY: CEM	

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

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

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

PRELIMINARY ENGINEERING PLANS

SACRED HEART SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

UTILITY AND GOVERNING AGENCY CONTACTS

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

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

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

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

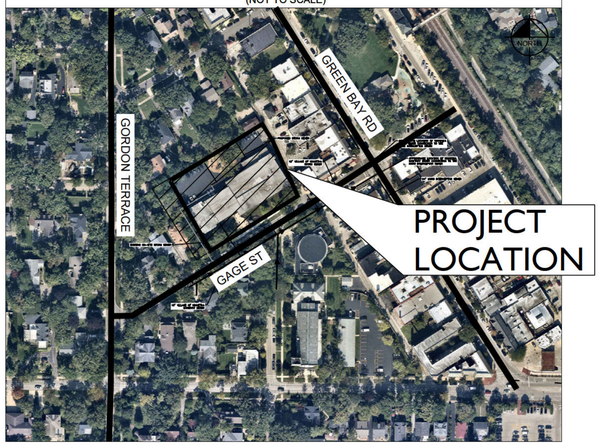
ELECTRIC DEPARTMENT
VILLAGE OF WINNETKA
1390 WILLOW ROAD
WINNETKA, IL 60093
TEL: (847) 716-3558
CONTACT: BRIAN KEYS

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

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

LOCATION MAP

(NOT TO SCALE)



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C1.1	MWRD NOTES
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C6 0	UTILITY PLAN
C7.0	MWRD PLAN
C7.1	MWRD OPERATIONS AND MAINTENANCE PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

PROJECT TEAM

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

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

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

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

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

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

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 3"X3" BOX CUT ON WLY SIDE OF 2" DIA. CONCRETE BASE FOR TRAFFIC LIGHT.
ELEVATION=667.09
LOCATED AT SE CORNER OF TOWER ROAD AND GREEN BAY ROAD.

LEGAL DESCRIPTION

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

DRAINAGE CERTIFICATION

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

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

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

LICENSED PROFESSIONAL ENGINEER JOHN GROSS 062-072176 STATE OF ILLINOIS
NOT FOR CONSTRUCTION
Date of Expiration: 11-30-25

PROFESSIONAL ENGINEER'S CERTIFICATION

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

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

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

LICENSED PROFESSIONAL ENGINEER JOHN GROSS 062-072176 STATE OF ILLINOIS
NOT FOR CONSTRUCTION
Date of Expiration: 11-30-25

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	1/19/24	JMD
2	REVISED PER VILLAGE COMMENTS	2/2/24	JMD

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

TITLE SHEET

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C0.0

Improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
Drawing name: K:\CHS_LDEV\268230002_CVG_CICS Winnetka\2 Design\CAD\PlanSheets\C0.0 - TITLE SHEET.dwg C0.0 TITLE SHEET Feb 02, 2024 12:41pm by Joseph.DiAloia
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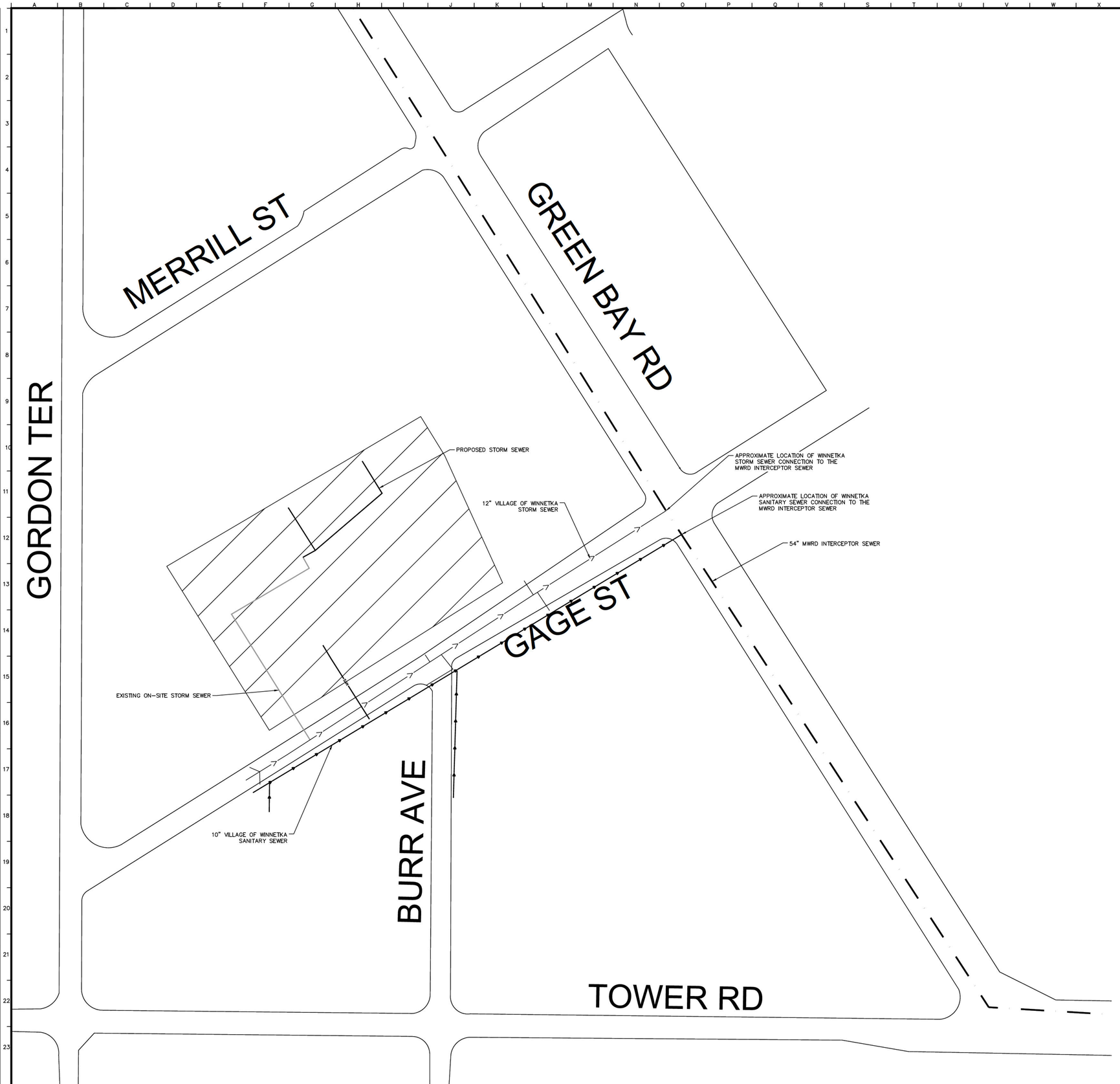

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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

MWRD MAP LEGEND

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	1/19/24	JMD
2	REVISED PER VILLAGE COMMENTS	2/2/24	JMD

Kimley»Horn

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WARRENVILLE, ILLINOIS 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

MWRD ROUTING MAP

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C0.1

Drawing name: K:\CHS_LDEV\268230002_CVG_CICS Winnetka\2 Design\CAD\PlanSheets\C0.0 - TITLE SHEET.dwg C0.1 MWRD ROUTING MAP Feb 02, 2024 11:53am by Joseph.DAlola
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Drawing name: K:\CHS_LDEV\268230002_CVL_DCS Winnetka\2 Design\CAD\PlanSheets\C1.0 - GENERAL NOTES.dwg C1.0 GENERAL NOTES Feb 02, 2024 - 12:41pm by: Joseph.DiMola
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GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   GREMLEY & BIEDERMANN
   4505 NORTH ELSTON AVENUE
   CHICAGO, IL 60630
   TEL: (773) 685-5102

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE SHALL IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OR PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY EMPLOYEE OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

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

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND AS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SU

A. REFERENCED SPECIFICATIONS

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

B. NOTIFICATIONS

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

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

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

C. GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

D. SANITARY SEWER

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

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

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

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

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

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

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

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

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

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

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

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

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

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

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

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

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

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

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

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

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

E. EROSION AND SEDIMENT CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	1/19/24	JMD
2	REVISED PER VILLAGE COMMENTS	2/2/24	JMD

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

MWRD NOTES

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C1.1

Drawing name: K:\CHS_LOEV\268230002_CVE_CDCS Winnetka\2 Design\CAD\PlanSheets\C1.0 - GENERAL NOTES.dwg C1.1 MWRD NOTES Feb. 02, 2024 11:53am by Joseph.DAlola
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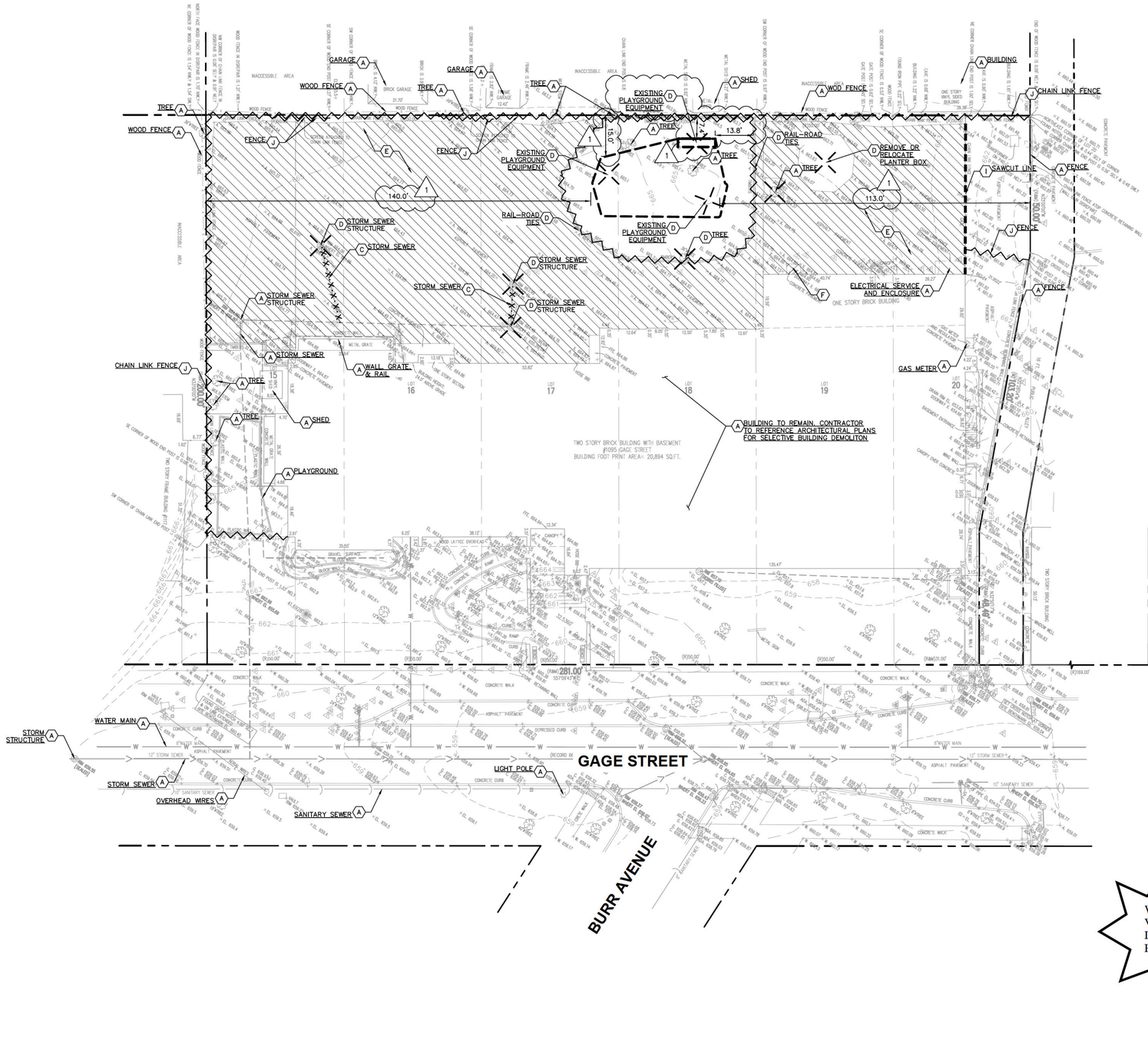

GRAPHIC SCALE IN FEET
0 10 20 40

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

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. WRITTEN PERMISSION FROM ADJACENT PROPERTY REQUIRED PRIOR TO REMOVAL OF EXISTING TREES ALONG PROPERTY LINE.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) · X · X · UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) ASPHALT 1.5" MILL
- (I) SAWCUT LINE
- (J) FENCE REMOVAL

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
2	REVISED PER VILLAGE COMMENTS	1/19/24	JMD

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630 487 9594
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

EXISTING CONDITIONS & DEMOLITION PLAN

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER C2.0

Drawing name: K:\CHS_LDEV\268230002_CVS_CIC\S Winnetka\2 Design\CAD\PlanSheets\C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg - C2.0 EXISTING CONDITIONS & DEMOLITION PLAN - Feb 02, 2024 - 11:53am - by: Joseph.DAbia
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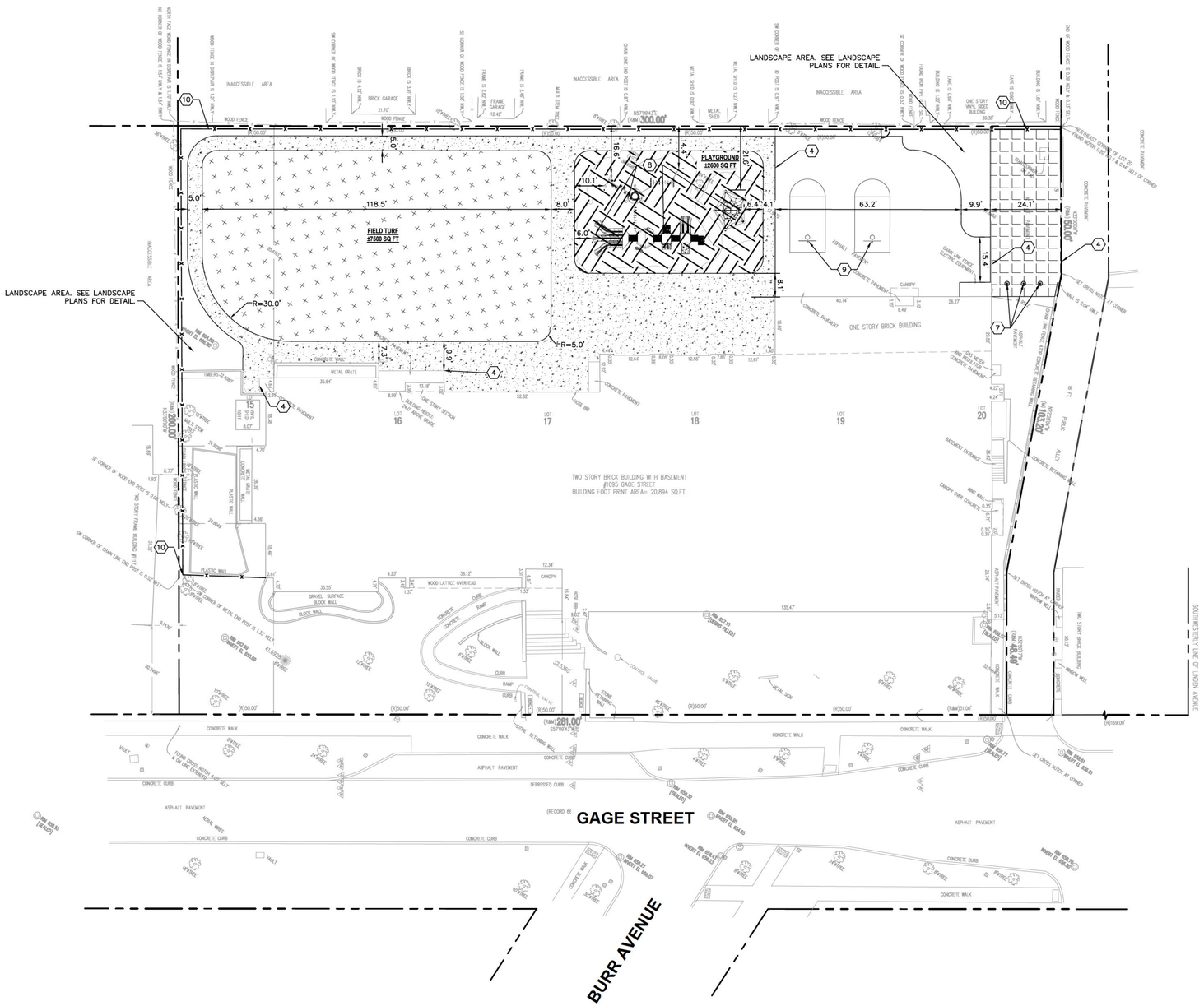
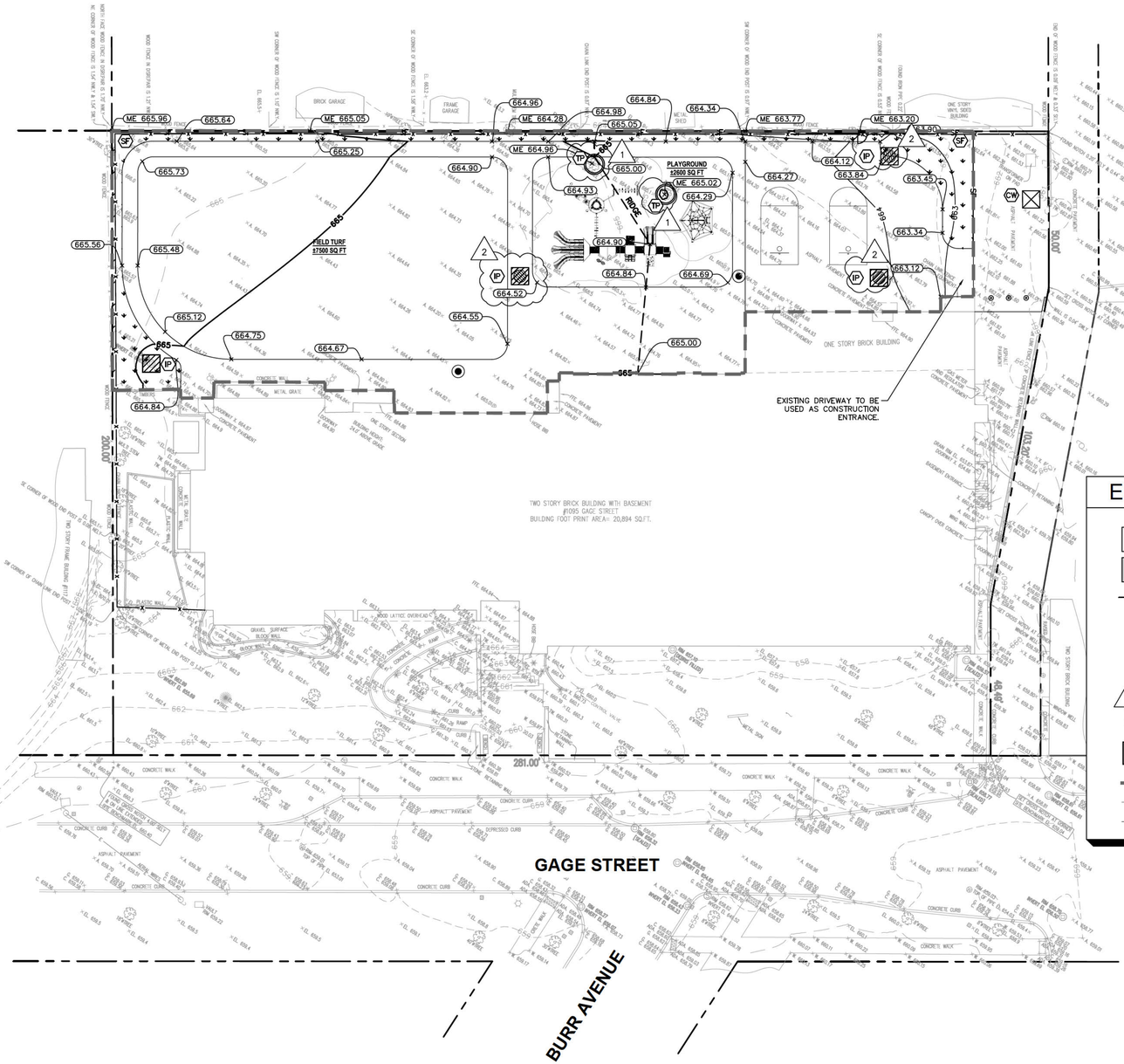

LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAIL.
LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAIL.
PLAYGROUND ±2600 SQ FT
FIELD TURF ±7500 SQ FT
118.5'
R=30.0'
R=5.0'
63.2'
ONE STORY BRICK BUILDING
TWO STORY BRICK BUILDING WITH BASEMENT
#1095 GAGE STREET
BUILDING FOOT PRINT AREA= 20,894 SQ.FT.
GAGE STREET
BURR AVENUE
(RECORD 66')
(R&M) 300.00'
(R&M) 281.00'
S57°09'47"E
S57°09'47"E (R&M)
(R&M)331.00'
(R)169.00'
(R)50.00'
INACCSSIBLE AREA
BRICK GARAGE
FRAME GARAGE
ONE STORY VINYL SIDED BUILDING
METAL SHED
WOOD FENCE
CHAIN LINK FENCE
CONCRETE WALK
CONCRETE CURB
ASPHALT PAVEMENT
DEPRESSED CURB
CANOPY
GRAVEL SURFACE
BLOCK WALL
PLASTIC WALL
WOOD LATTICE OVERHEAD
RAMP
CURB
STONE RETAINING WALL
METAL GRATE
CONCRETE PAVEMENT
ONE STORY BRICK BUILDING
BASEMENT ENTRANCE
CANOPY OVER CONCRETE
METAL SIGN
SOUTHWESTERLY LINE OF KNOX AVENUE
SET CROSS NOTCH AT CORNER
SE CORNER OF WOOD END POST IS 0.05' WEST
SW CORNER OF CHAIN LINK END POST IS 0.02' WEST
SW CORNER OF METAL END POST IS 1.53' WEST
SE CORNER OF CHAIN LINK END POST IS 0.03' WEST
SW CORNER OF WOOD END POST IS 0.08' WEST
FOUND CROSS NOTCH & ON LINE EXTENDED
FOUND 3/4" IRON PIPE
SET MAG NAIL
SET CROSS NOTCH
SET 5/8" IRON ROD WITH CAP
FOUND 5/8" IRON ROD
FOUND 3/4" IRON ROD
FOUND 1/2" IRON ROD
FOUND 1" IRON ROD
FOUND 3/4" IRON PIPE
FOUND 1/2" IRON PIPE
FOUND 1" IRON PIPE
FOUND MAG NAIL
FOUND CROSS NOTCH
FOUND CROSS NOTCH & 0.4' WEST
FOUND CROSS NOTCH & 0.4' SOUTH
FOUND CROSS NOTCH & 0.4' NORTH
FOUND CROSS NOTCH & 0.4' EAST
FOUND CROSS NOTCH & 0.5' WEST
FOUND CROSS NOTCH & 0.5' SOUTH
FOUND CROSS NOTCH & 0.5' NORTH
FOUND CROSS NOTCH & 0.5' EAST
FOUND CROSS NOTCH & 0.6' WEST
FOUND CROSS NOTCH & 0.6' SOUTH
FOUND CROSS NOTCH & 0.6' NORTH
FOUND CROSS NOTCH & 0.6' EAST
FOUND CROSS NOTCH &



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EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL LEGEND

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

EROSION CONTROL SCHEDULE AND SEQUENCING:

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

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
2	REVISED PER VILLAGE COMMENTS	1/19/24	JMD

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630.487.9500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

EROSION CONTROL PLAN

SACRED HEART SCHOOL

1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C4.0

Drawing name: K:\CHS_LDEV\268230002_CVG_DTC\ Winnetka\2 Design\CAD\PlanSheets\C4.0 - ERSOSN CONTROL PLAN.dwg Feb 02, 2024 - 11:54am by: Joseph.DAlia
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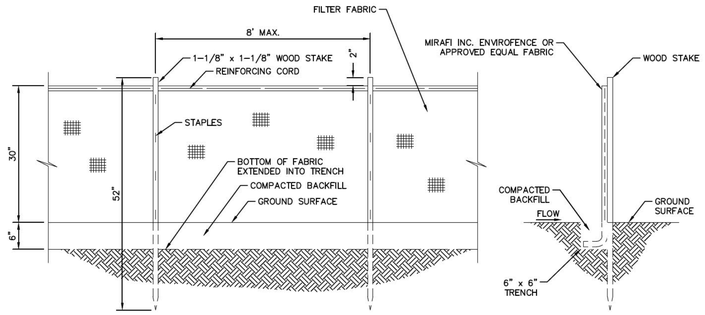
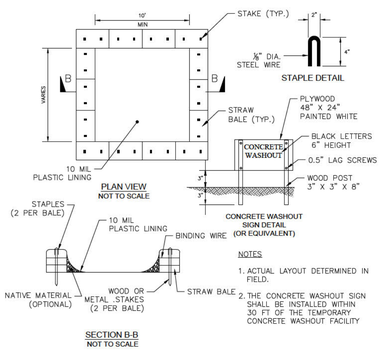
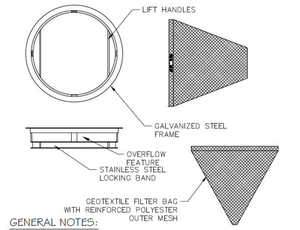


SEDIMENTATION/SILT FENCE (SF)
N.T.S.



CONCRETE WASHOUT (CW)
N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

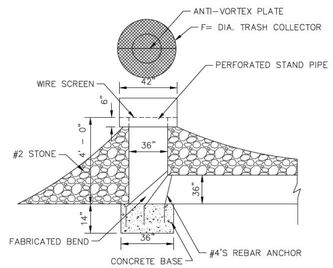
NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

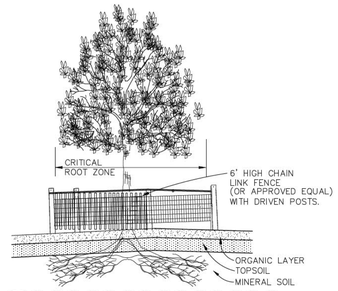
NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION (IP)
N.T.S.



TEMPORARY STANDPIPE DETAIL
N.T.S.



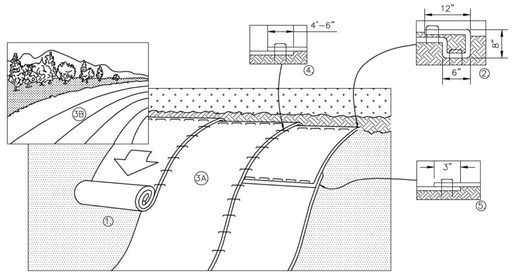
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION WILL BE INSPECTED PRIOR TO CONSTRUCTION AND SHALL NOT BE MOVED WITHOUT FORESTRY APPROVAL.

WORK WITHIN THE TREE PROTECTION FENCE SHALL BE APPROVED AND INSPECTED BY THE VILLAGE FORESTER.

TREE PROTECTION
N.T.S.

1



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)
N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
2	REVISED PER VILLAGE COMMENTS	1/19/24	JMD

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 847-560-5500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

EROSION CONTROL DETAILS

SACRED HEART SCHOOL
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WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C4.1

Drawing name: K:\CHS_LDEV\268230002_CVG_CDCS Winnetka\2 Design\CAD\PlanSheets\C4.0 - EROSION CONTROL PLAN.dwg C4.1 EROSION CONTROL DETAILS Feb 02, 2024 - 11:54am by: Joseph.DAlola
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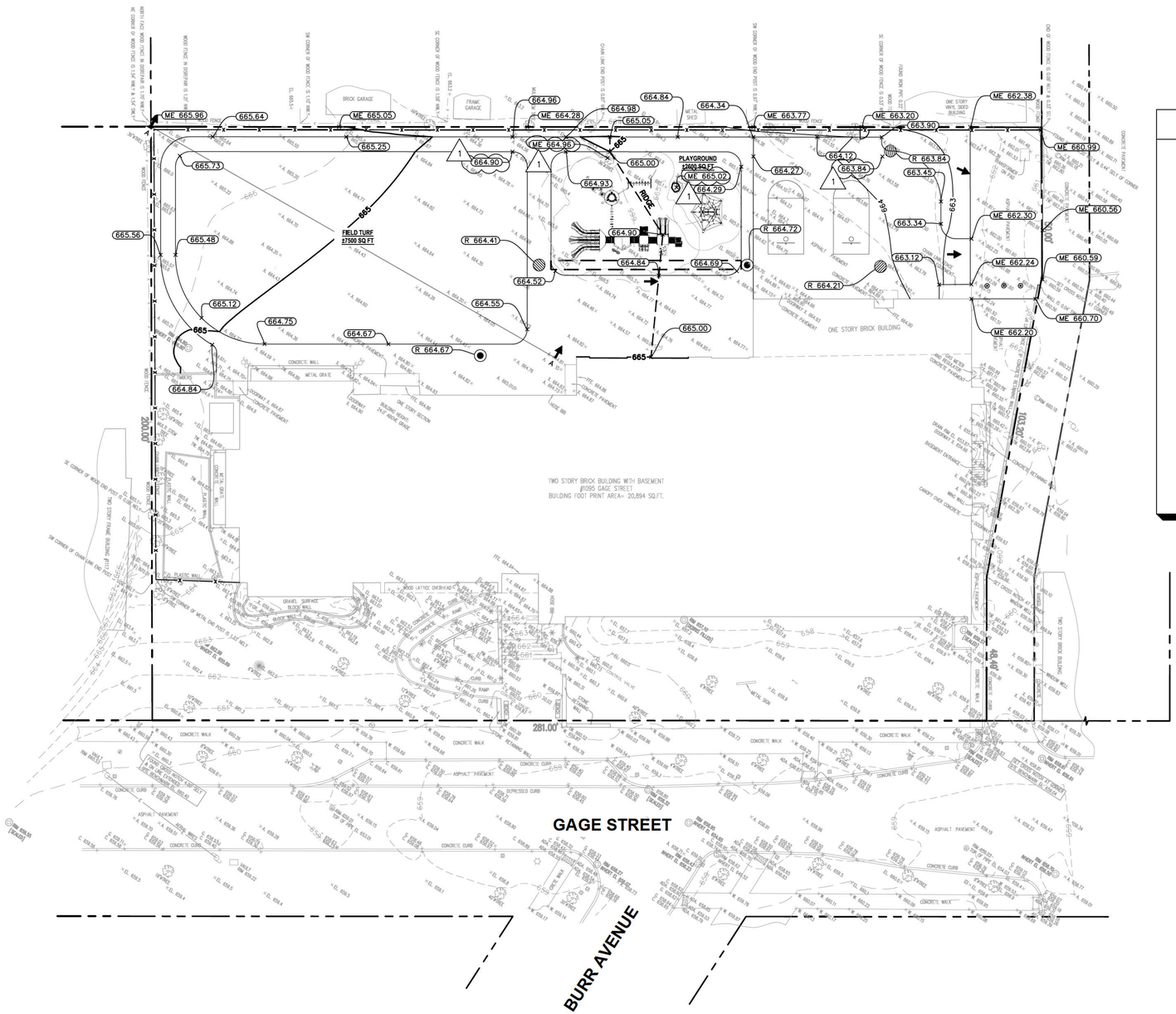

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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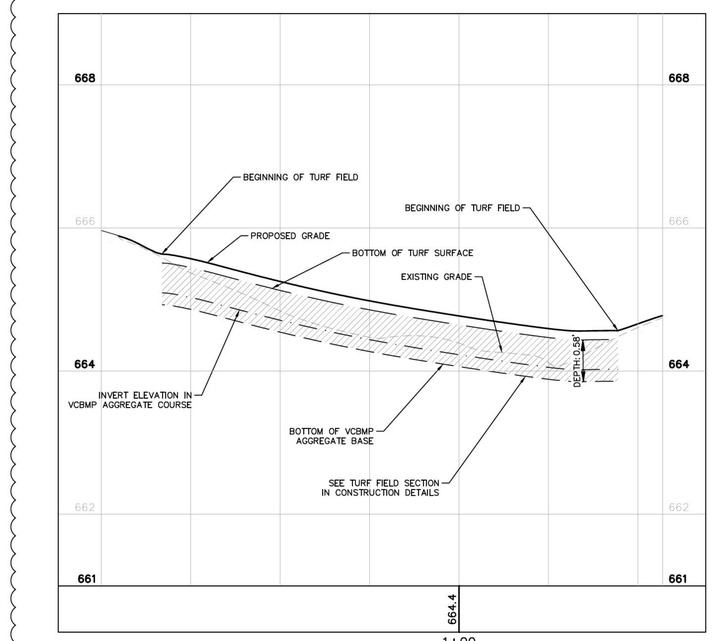
GRADING LEGEND

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

GRADING NOTES

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



TURF FIELD PROFILE
H 1"=20', V 1"=1'

1

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
2	REVISED PER VILLAGE COMMENTS	1/19/24	JMD

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SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

GRADING PLAN

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\268230002_CVG_CICS Winnetka\2 Design\CAD\PlanSheets\C5.0 - GRADING PLAN.dwg C5.0 GRADING PLAN Feb 02, 2024 11:54am by Joseph.DAlola
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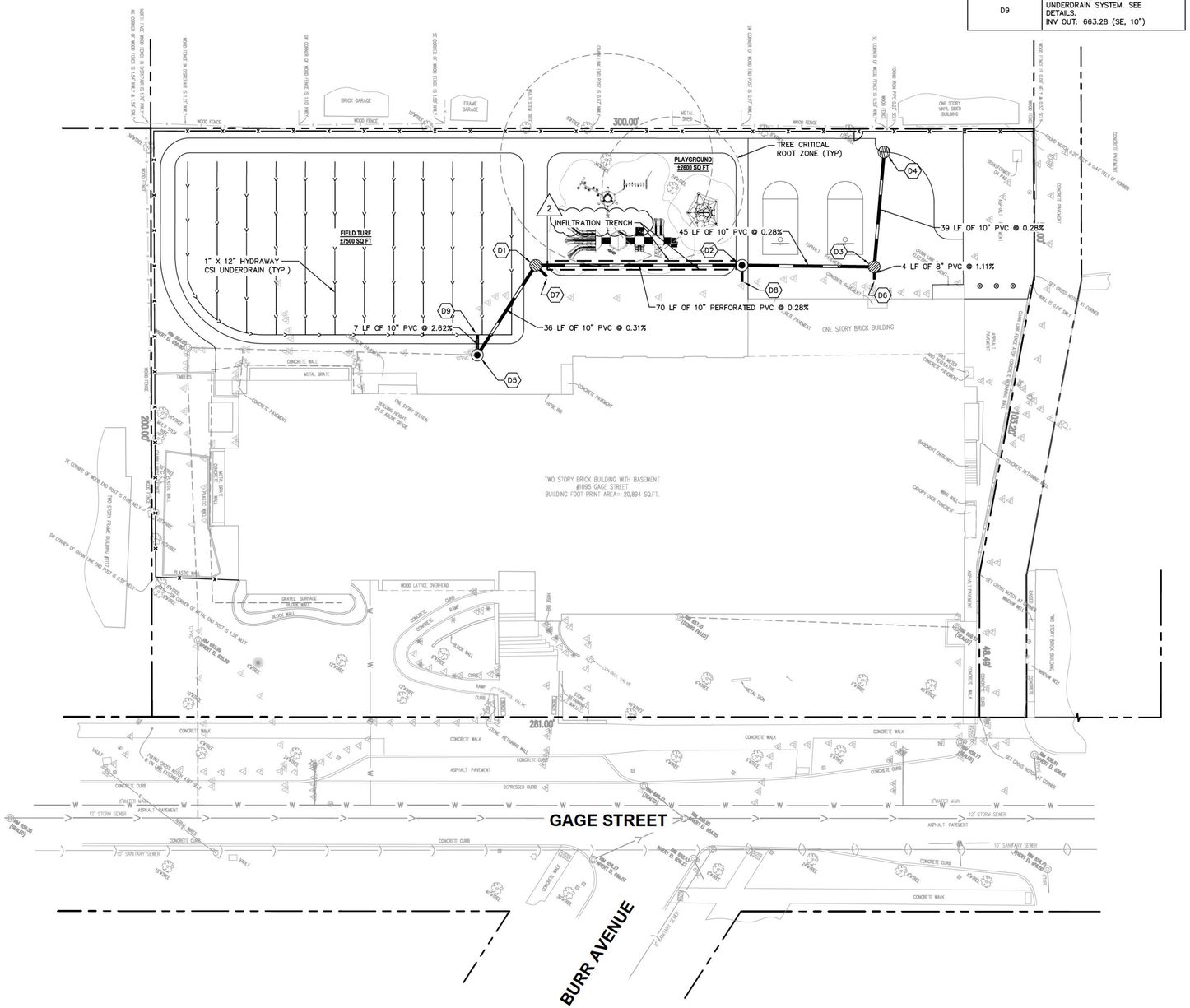

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D6	CONCTRACTOR TO INVESTIGATE ROOF DRAIN CONNECTION LOCATION AND CAPTURE FLOW INTO PROPOSED PIPE NETWORK AS NECESSARY INV OUT: 660.83 (NW, 8")
D7	STORM STUB FOR FUTURE BUILDING CONNECTION. STUB TO BE GROUTED PER VILLAGE OF WINNETKA STANDARDS. INV OUT: 660.55 (W, 8")
D8	STORM STUB FOR FUTURE BUILDING CONNECTION. STUB TO BE GROUTED PER VILLAGE OF WINNETKA STANDARDS. INV OUT: 660.70 (NW, 8")
D9	STUB CONNECTION TO UNDERDRAIN SYSTEM. SEE DETAILS. INV OUT: 663.28 (SE, 10")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	4' DIA. CLOSED LID MH RIM: 664.41 INV IN: 660.46 (NE, 10") INV IN: 660.46 (E, 8") INV OUT: 660.46 (S, 10")
D2	4' DIA. CLOSED LID CB RIM: 664.72 INV IN: 660.66 (NE, 10") INV IN: 660.66 (SE, 8") INV OUT: 660.66 (SW, 10")
D3	4' DIA. OPEN LID MH RIM: 664.21 INV IN: 660.78 (NW, 10") INV IN: 660.78 (SE, 8") INV OUT: 660.78 (SW, 10")
D4	2' DIA. INLET RIM: 663.84 INV OUT: 660.89 (SE, 10")
D5	4' DIA. CLOSED LID MH RIM: 664.67 INV IN: 660.35 (N, 10") INV IN: 663.10 (NW, 10")

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

UTILITY NOTES

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

UTILITY LEGEND

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
2	REVISED PER VILLAGE COMMENTS	1/19/24	JMD

SCALE: AS NOTED
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DRAWN BY: EC
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WARRENVILLE, IL 60555
PHONE: 630 487 6500
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UTILITY PLAN

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C6.0

Drawing name: K:\CHS_LDEV\268230002_CVG_CIC\S Winnetka\2 Design\CAD\PlanSheets\C6.0 - UTILITY PLAN.dwg C6.0 UTILITY PLAN Feb 02, 2024 11:55am by Joseph.DiAola
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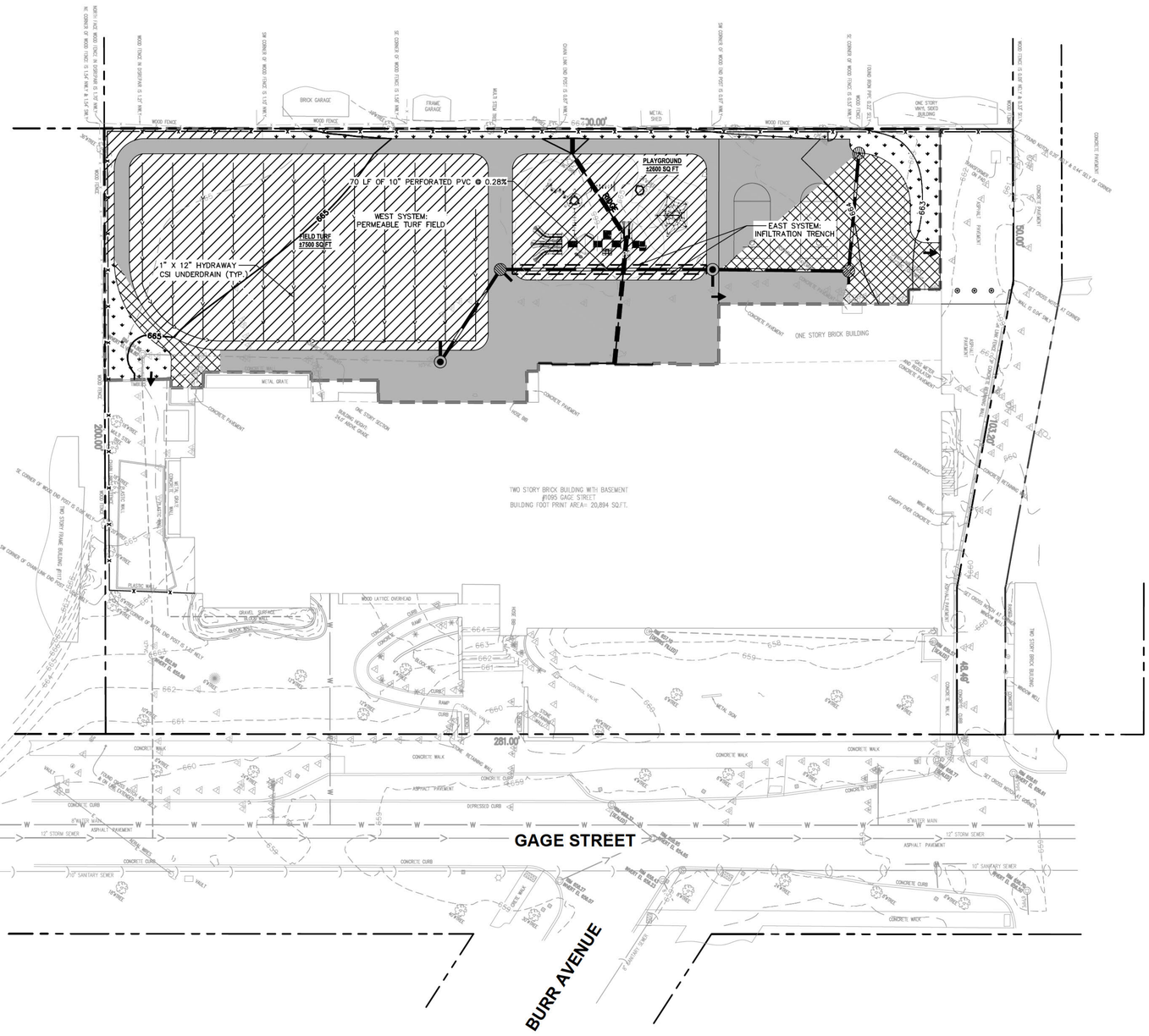

DRAINAGE LEGEND

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

MWRD STATISTICS

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

GRAPHIC SCALE IN FEET
0 10 20 40

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1-800-892-0123

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1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
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MWRD PLAN

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ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C7.0
2

Drawing name: K:\GHS_LDEV\268230002_CVE_GCS Winnetka\2 Design\CAD\PlanSheets\C7.0 - MWRD PLAN.dwg C7.0 MWRD PLAN Feb 02, 2024 11:55am by Joseph.DAlia
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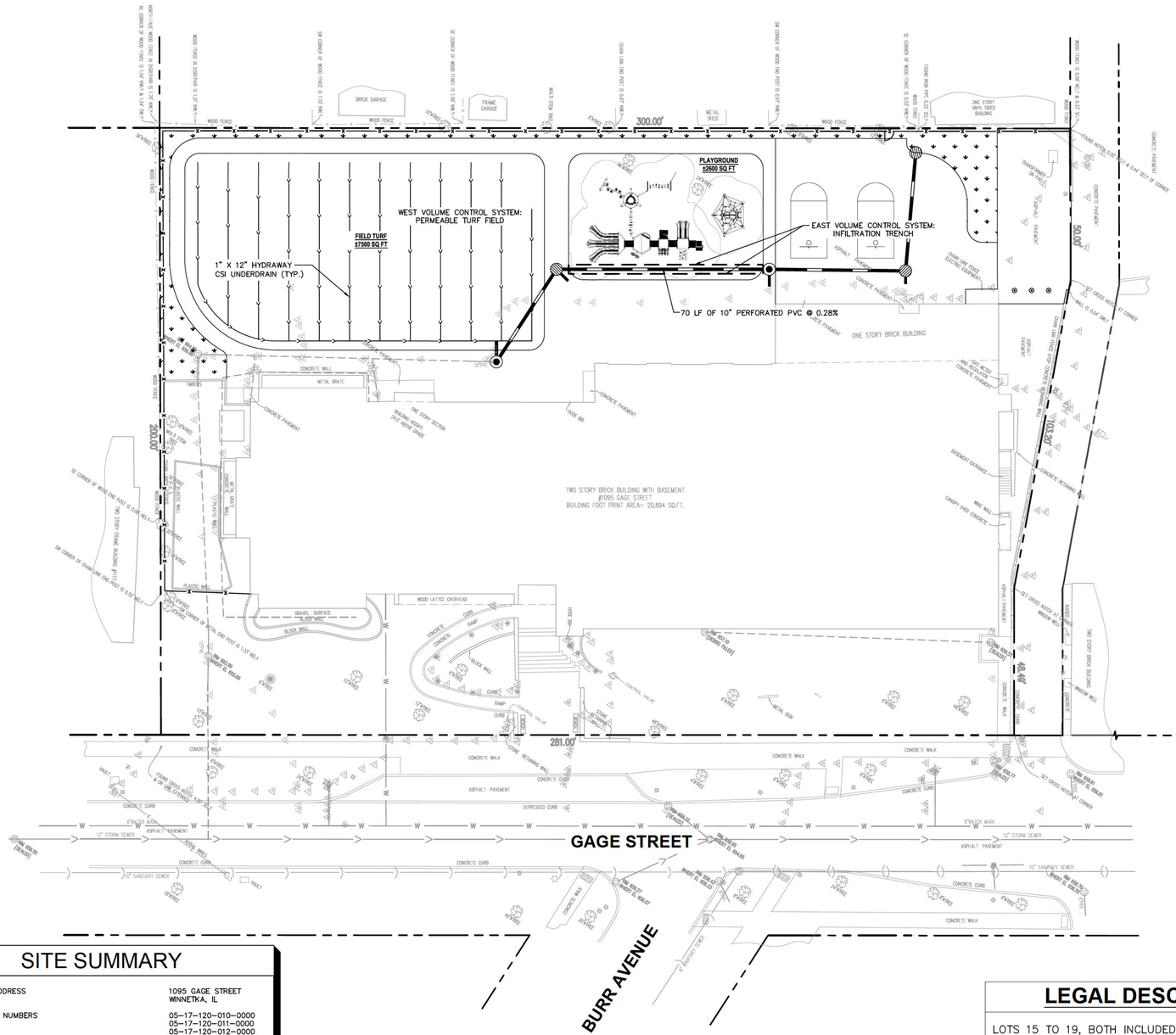
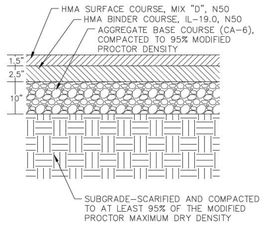
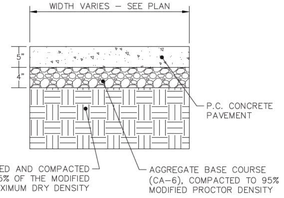

WEST VOLUME CONTROL SYSTEM:
PERMEABLE TURF FIELD
FIELD TURF
87500 SQ FT
1" X 12" HYDRAWAY
CSI UNDERDRAIN (TYP.)
PLAYGROUND
12600 SQ FT
EAST VOLUME CONTROL SYSTEM:
INFILTRATION TRENCH
70 LF OF 10" PERFORATED PVC @ 0.28%
300.00'
200.00'
281.00'
50.00'
ONE STORY BRICK BUILDING
TWO STORY BRICK BUILDING WITH BASEMENT
#1095 GAGE STREET
BUILDING FOOT PRINT AREA= 20,894 SQ.FT.
GAGE STREET
BURR AVENUE
BRICK GARAGE
FRAME GARAGE
ONE STORY VINYL SIDED BUILDING
WOOD FENCE
CHAIN LINK FENCE
CONCRETE PAVEMENT
ASPHALT PAVEMENT
CONCRETE WALL
METAL GRATE
GAS METER
GAS VALVE
WOOD LATTICE OVERHEAD
GRAVEL SURFACE
BLOCK WALL
CONCRETE RETAINING WALL
CONCRETE WALK
CONCRETE CURB
DEPRESSED CURB
8"WATER MAIN
12" STORM SEWER
12" SANITARY SEWER
BASEMENT ENTRANCE
CANOPY OVER CONCRETE
ONE STORY SECTION
BUILDING HEIGHT
24.0' ABOVE GRADE
TWO STORY SECTION
BUILDING HEIGHT
30.0' ABOVE GRADE
SET CROSS NOTCH AT CORNER
SET CROSS NOTCH AT WINDOW WELL
SET ORDER NOTCH AT CORNER
SET CROSS NOTCH AT CORNER



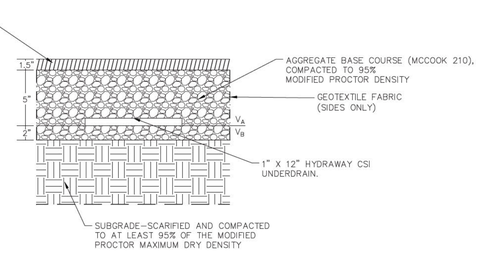
STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.



CONCRETE PAVEMENT

N.T.S.

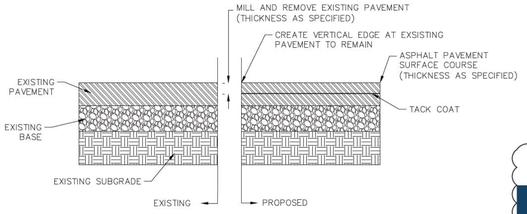


NOTES:

1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
3. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
4. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
5. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
6. TURF MAINTENANCE REQUIREMENTS INCLUDE TURF MANUFACTURER RECOMMENDATIONS. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT APPLY DE-ICING AND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

TURF SECTION

N.T.S.



NOTES:

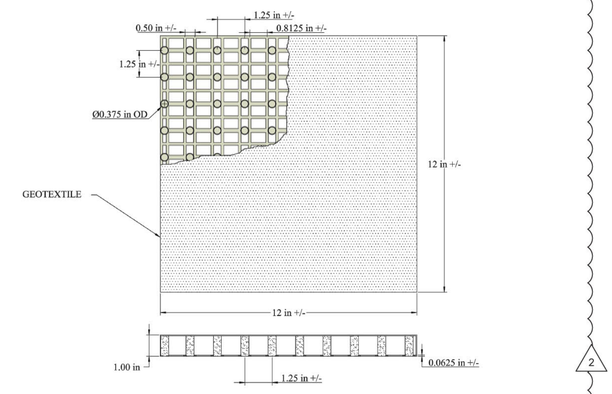
1. EXISTING PAVEMENT MARKINGS (INCLUDING RAISED REFLECTORS) TO BE REPLACED IN-KIND AFTER INSTALLATION OF SURFACE COURSE.
2. SURFACE COURSE SHALL BE INSTALLED AT THE SAME TIME AS ADJACENT PAVEMENT REPAIR SURFACE COURSE.

ASPHALT MILLING AND REPLACEMENT CROSS SECTION

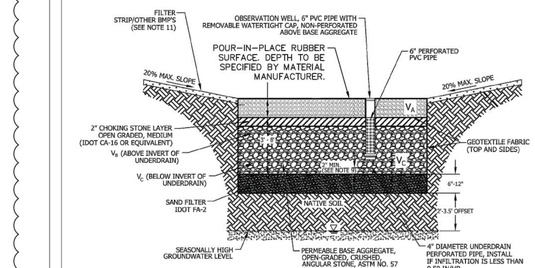
N.T.S.

HYDRAWAY CSI SPEC

HYDRAWAY DRAINAGE SYSTEM



INTECH ANCHORING SYSTEMS 2020® | 8250 BUNKUM ROAD, CASEYVILLE, IL 62232 136HW



BOTTOM OF THE FACILITY:	ELEV. 659.07	
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV. _____	FEET _____

*GROUNDWATER TABLE NOT DETECTED AND IS PRESUMED TO BE SUFFICIENTLY DEEP. REFER TO THE GEOTECHNICAL REPORT PREPARED BY GEOCON PROFESSIONAL SERVICES, LLC. DATED 1/1/2023. CONTRACTOR TO NOTIFY ENGINEER IF GROUNDWATER TABLE IS DETECTED DURING CONSTRUCTION.

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
~~V_A : PEA GRAVEL~~			~~0.25~~	~~0.50 X 0.25 X V_A~~	
V_B : COARSE AGGREGATE (ABOVE INVERT)		3.00'	0.36	0.50 X 0.36 X V_B	
V_C : COARSE AGGREGATE (BELOW INVERT)		1.33'	0.36	0.36 X V_C	
*REFER TO DRAINAGE REPORT FOR VCBMP CALCULATIONS.				TOTAL	

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%.
4. AVOID COMPACTING NATIVE SOILS. SCARIFY COMPACTED FILL.
5. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
6. STONE STORAGE OPTIONS ARE IDOT CA-1, IDOT CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
7. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
8. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
9. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
10. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
11. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.

NOT TO SCALE

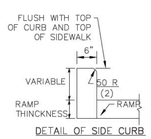
TECHNICAL GUIDANCE MANUAL	10/4/18
INFILTRATION TRENCH DETAIL	STD. DWG. NO.6
	PAGE NO. 7

2

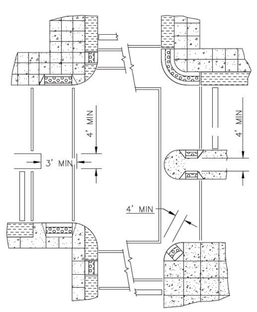
GENERAL NOTES:

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

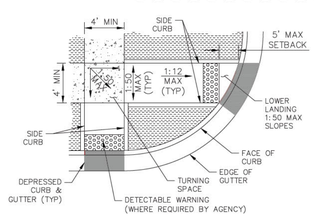
LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



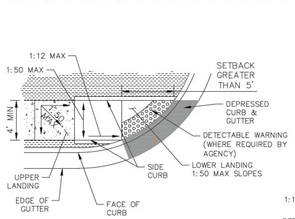
DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



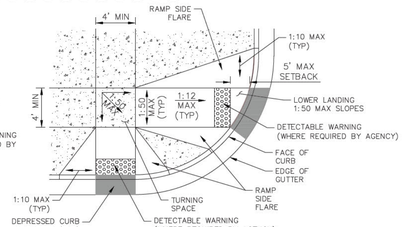
RECOMMENDED LOCATION OF RAMPS



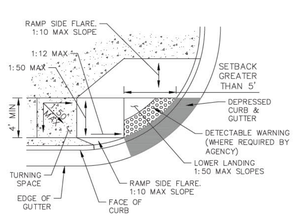
RAMPS IN LANDSCAPED AREA
(SETBACK < 5')



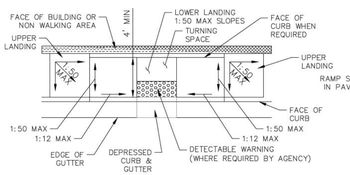
RAMPS IN LANDSCAPED AREA
(SETBACK > 5')



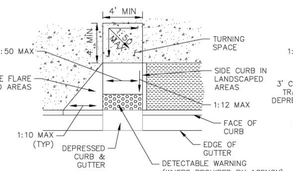
RAMPS IN PAVED AREA
(SETBACK < 5')



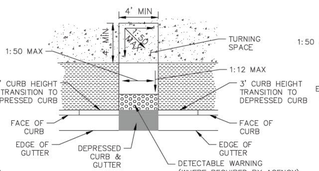
RAMPS IN PAVED AREA
(SETBACK > 5')



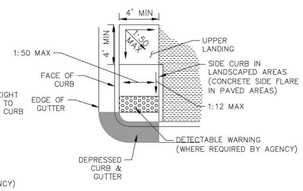
PARALLEL MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP



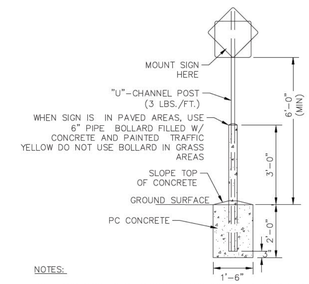
PERPENDICULAR MID-BLOCK CURB RAMP
(OPTION 2)



RAMPS ADJACENT TO PAVEMENT

SIDEWALK AND SIDEWALK RAMPS

N.T.S.



NOTES:

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

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

STANDARD SIGN BASE

N.T.S.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
2	REVISED PER VILLAGE COMMENTS	1/19/24	JMD

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PHONE: 630-487-9650
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SCALE: AS NOTED | DESIGNED BY: JMD | DRAWN BY: EC | CHECKED BY: JMG

SACRED HEART SCHOOL

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

CONSTRUCTION DETAILS

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C8.0

Drawing name: K:\CHS_LOE\268230002_CVE_CDCS Winnetka\2 Design\CAD\PlanSheets\C7.0 - CONSTRUCTION DETAILS.dwg C8.0 CONSTRUCTION DETAILS Feb 02, 2024, 11:50am by: Joseph.DAlois
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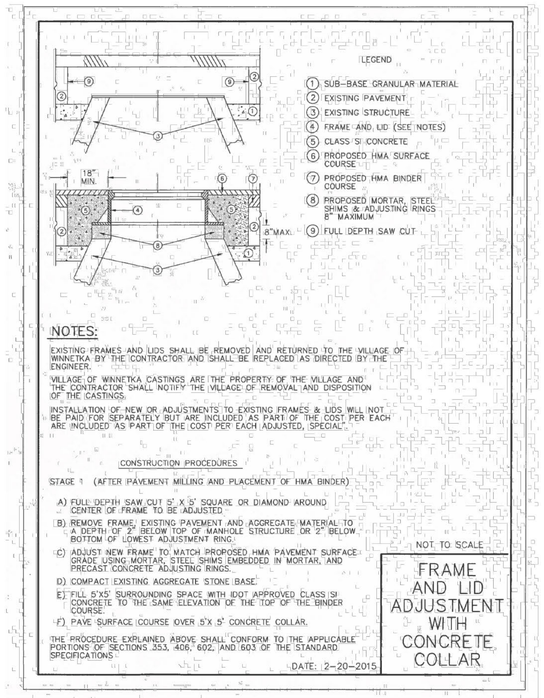
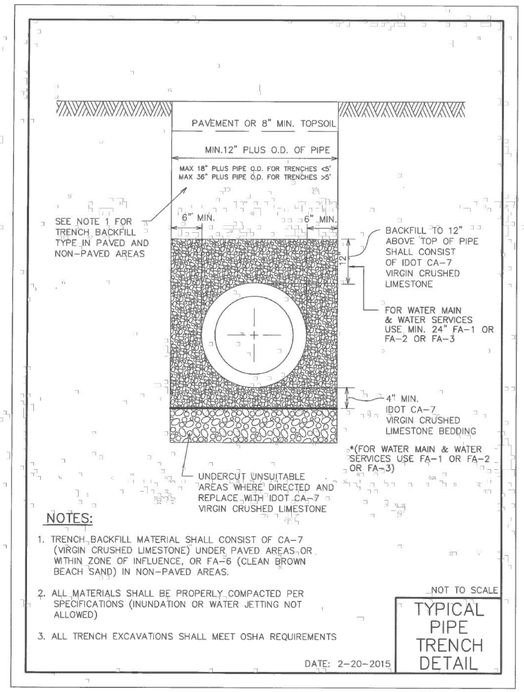
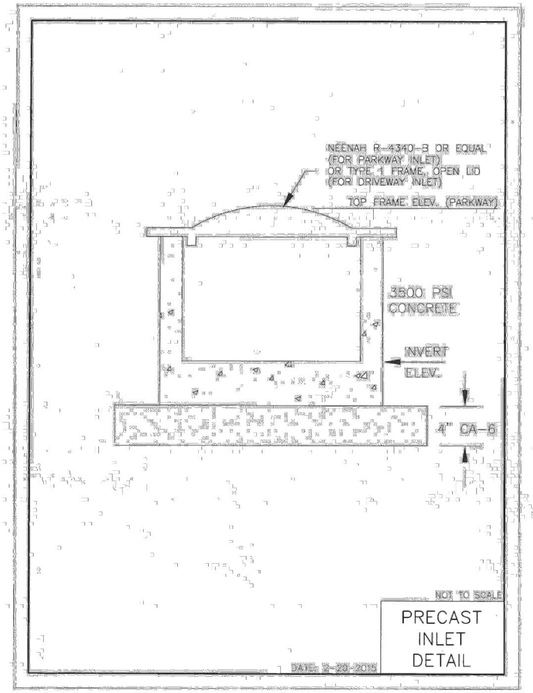
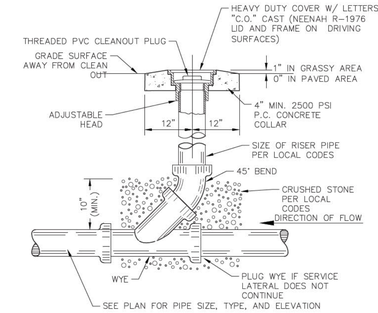




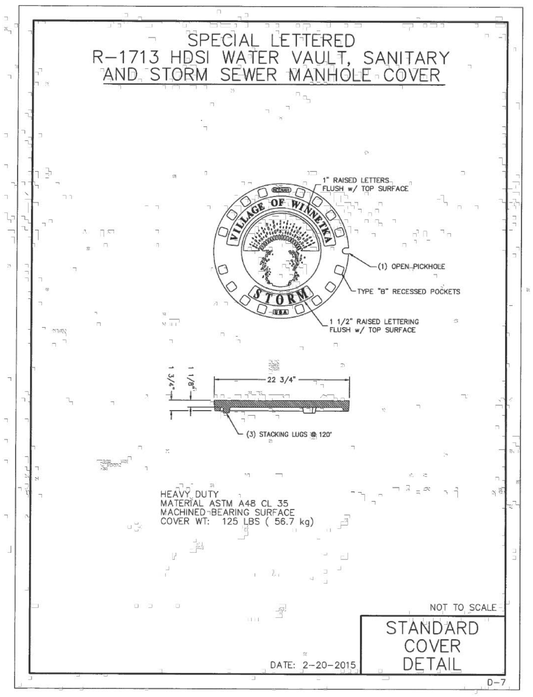


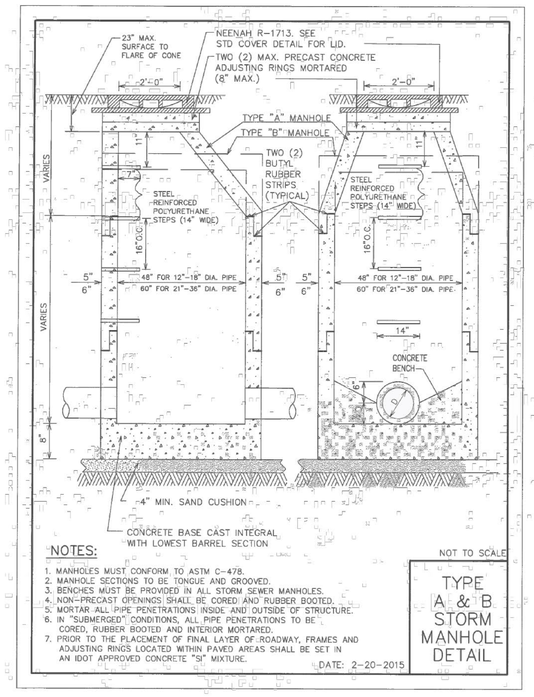


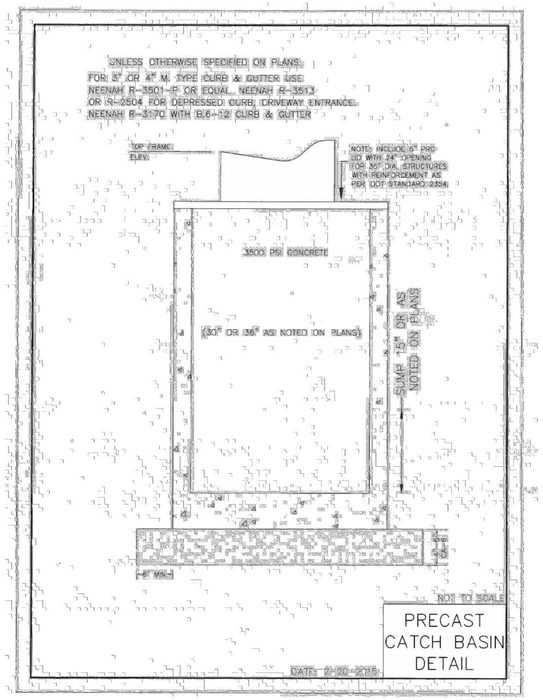
NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

SANITARY/STORM CLEAN-OUT

N.T.S.







NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	1/19/24	JMD
2	REVISED PER VILLAGE COMMENTS	2/2/24	JMD

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PHONE: 630.487.9900
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SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

CONSTRUCTION DETAILS

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
C8.1

Drawing name: K:\CHS_LDEV\268230002_CVG_CIC\ Winnetka\2 Design\CAD\PlanSheets\C7.0 – CONSTRUCTION DETAILS.dwg, C8.1 CONSTRUCTION DETAILS Feb 02, 2024 11:55am by: Joseph.DAlois
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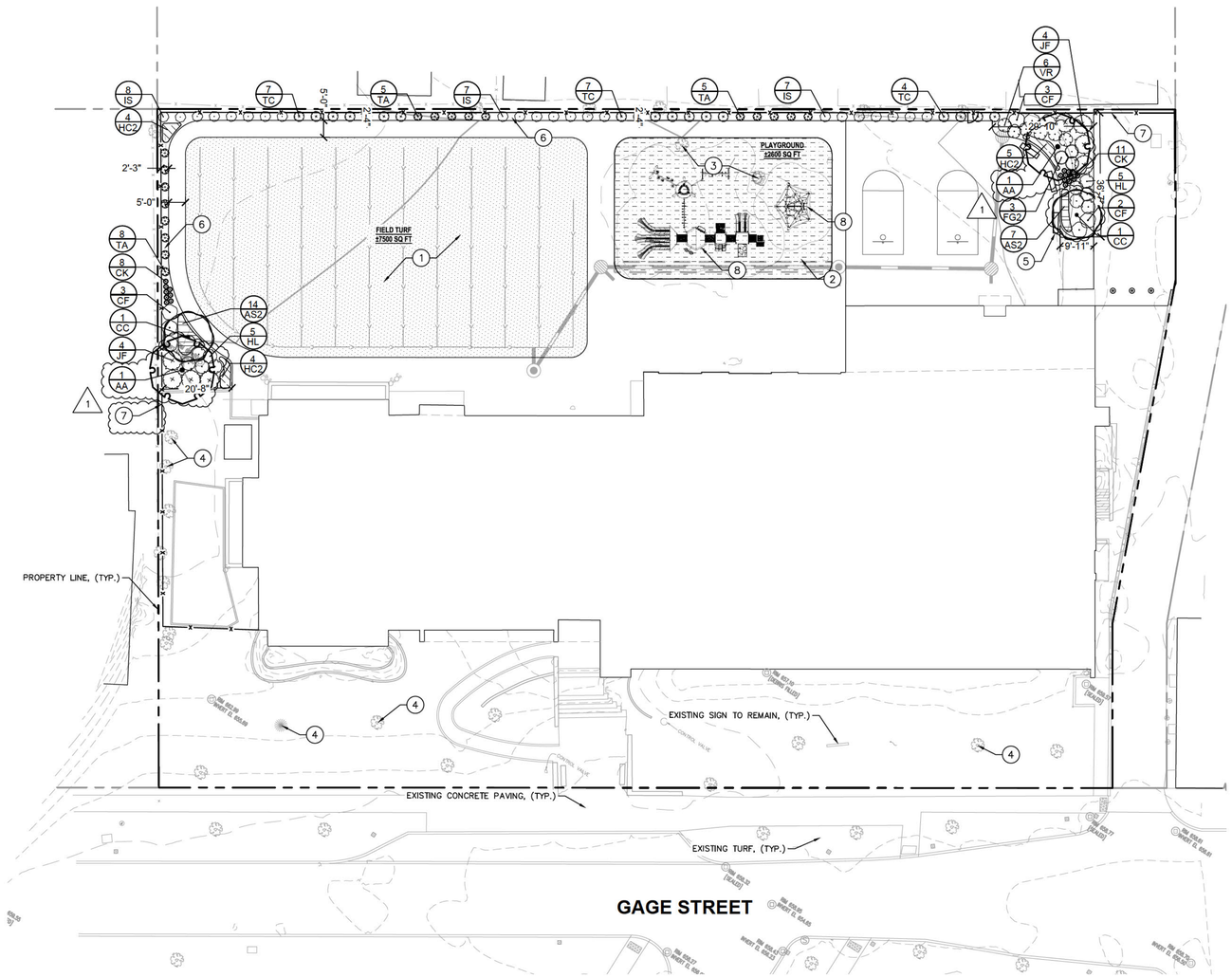

KEY NOTES

1. SYNTHETIC TURF
2. POUR IN PLACE RUBBER SURFACE, DEPTH PER PLAYGROUND EQUIPMENT MANUFACTURER'S REQUIREMENTS. DO NOT EXCAVATE BELOW TREE ROOT DEPTH.
3. EXISTING TREE IN PLAYGROUND TO REMAIN. CONTRACTOR TO PROTECT TREE IN PLACE. CONDITIONS OF TREE AND ROOT STRUCTURES TO BE REPORTED TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ADDITIONAL PRECAUTIONS ARE REQUIRED. ALL TREE ROOTS TO BE PROTECTED IN PLACE OR PRUNED PER ANSI STANDARDS FOR TREE CARE.
4. EXISTING TREES TO REMAIN
5. BENCH: BELSON OUTDOORS
   TRADITIONAL RECYCLED PLASTIC BENCH
   MODEL: PL6-P
   6' LENGTH WITH BACK
   BACK/SEAT COLOR: CHARCOAL
   FRAME COLOR: BLACK
6. PLANTS BEDS TO BE HARDWOOD MULCH TO FENCE LINE, TYP.
7. PROPOSED FENCE, SEE CIVIL PLANS FOR LAYOUT. HEIGHT VARIES, SEE ARCHITECTURAL PLANS FOR DETAIL.
8. PLAYGROUND EQUIPMENT, BY OTHERS

PLANT SCHEDULE

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

GRAPHIC SCALE IN FEET
0 10 20 40

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

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	1/19/24	JMD
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SACRED HEART SCHOOL

LANDSCAPE PLAN

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LIDE\2268230002_CVG_CICS Winnetka\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 LANDSCAPE PLAN Feb 02, 2024 11:56am by Joseph DAlois
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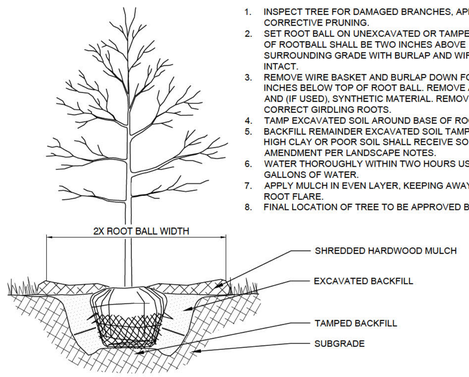
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

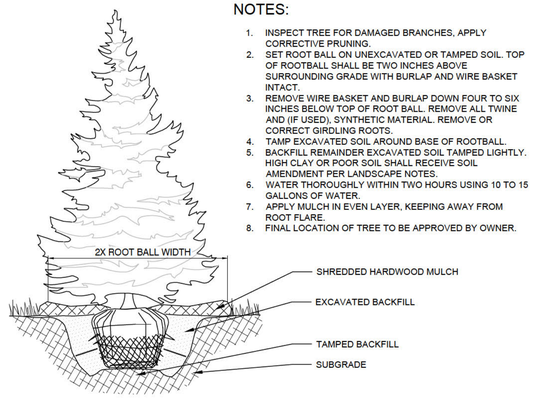


1 TREE PLANTING

NTS

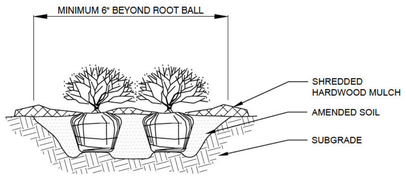
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



2 EVERGREEN TREE PLANTING

NTS

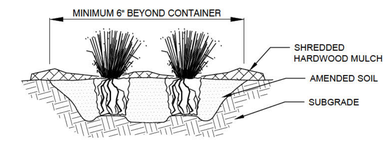


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

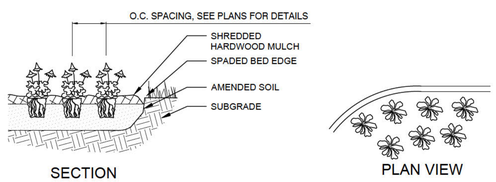
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

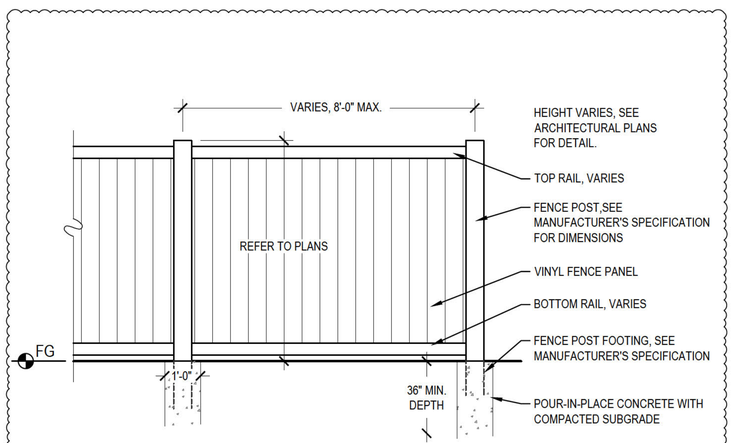
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



5 PERENNIAL PLANTING

NTS



6 VINYL FENCE

1/2" = 1'-0"

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

7 LANDSCAPE NOTES

NTS

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	2/2/24	JMD
2	REVISED PER VILLAGE COMMENTS	1/19/24	JMD

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630.487.6500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMD
DRAWN BY: EC
CHECKED BY: JMG

SACRED HEART SCHOOL

SACRED HEART SCHOOL
1095 GAGE ST
WINNETKA, IL 60093

LANDSCAPE NOTES AND DETAILS

ORIGINAL ISSUE: 1/10/24
KHA PROJECT NO. 268-230-002
SHEET NUMBER
L2.0

Drawing name: K:\CHS_LDEV\268230002_CVL_CDCS Winnetka\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L2.0 LANDSCAPE NOTES AND DETAILS Feb 02, 2024 11:56am by Joseph.DAiola
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

PLAYGROUND PHOTOGRAPHS

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

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

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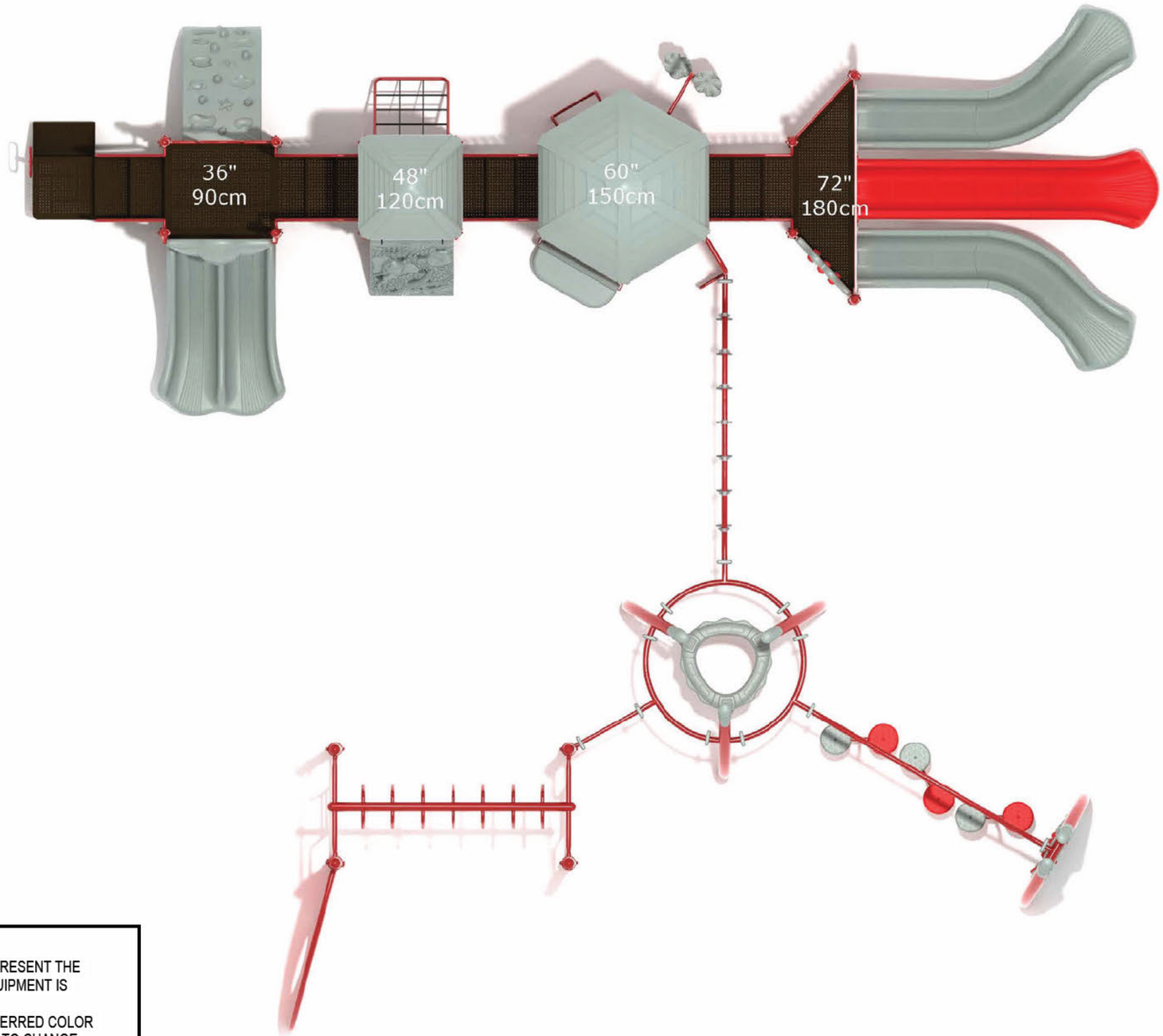

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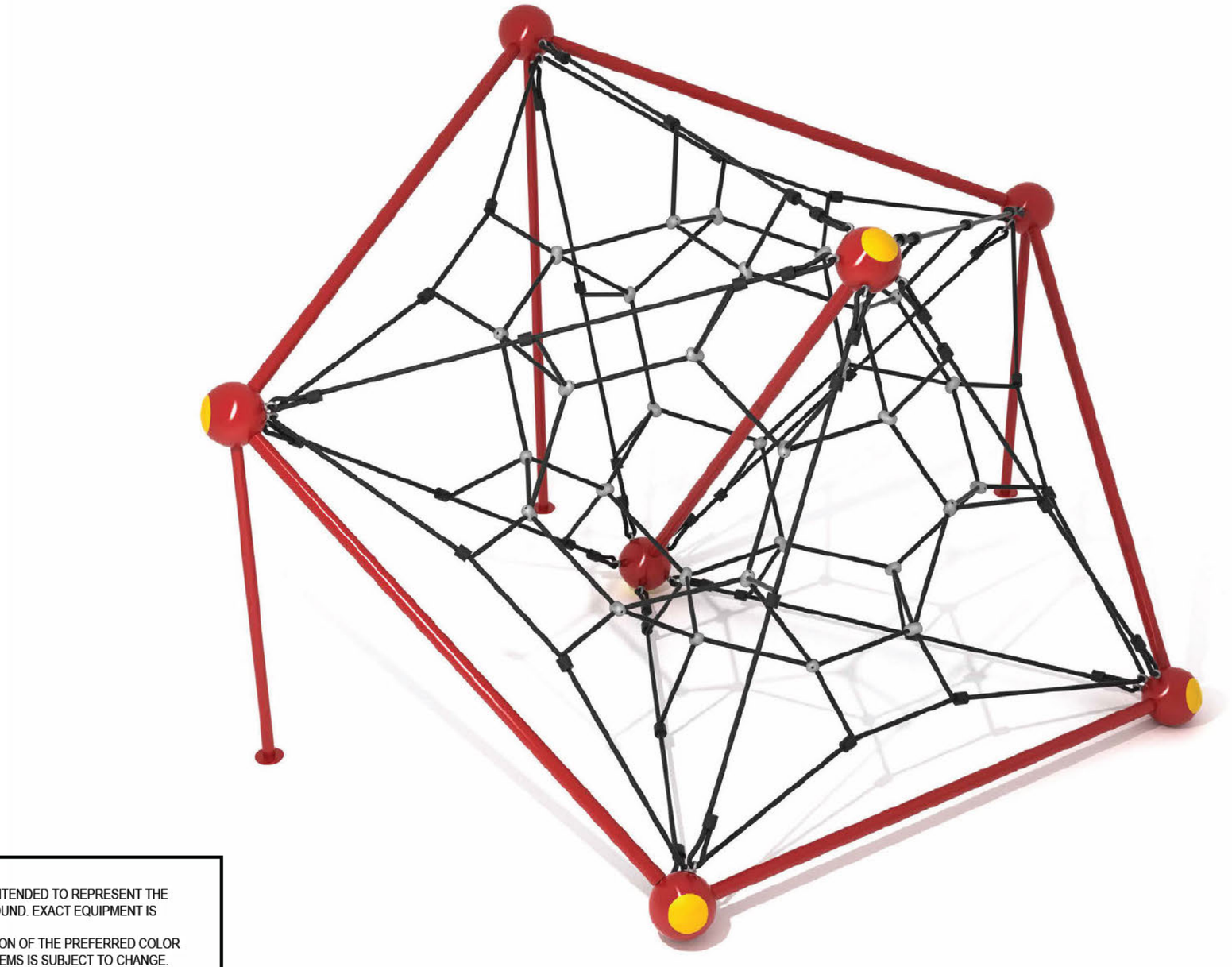

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DIVINE MERCY PARISH AND SACRED HEART SCHOOL
1095 GAGE STREET - WINNETKA, IL
JANUARY 18, 2024 | project 2023271

PLAYGROUND PHOTOGRAPHS

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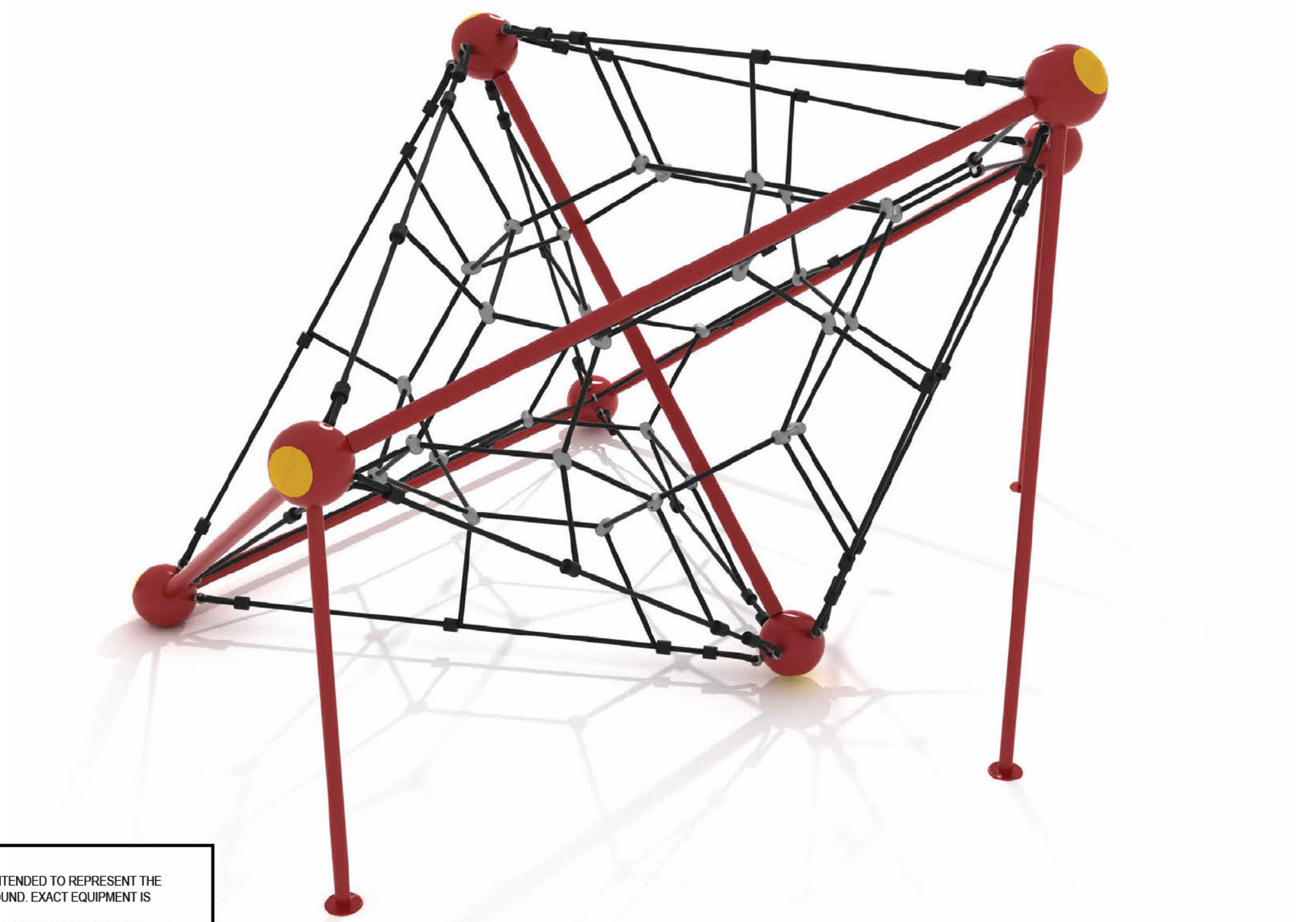

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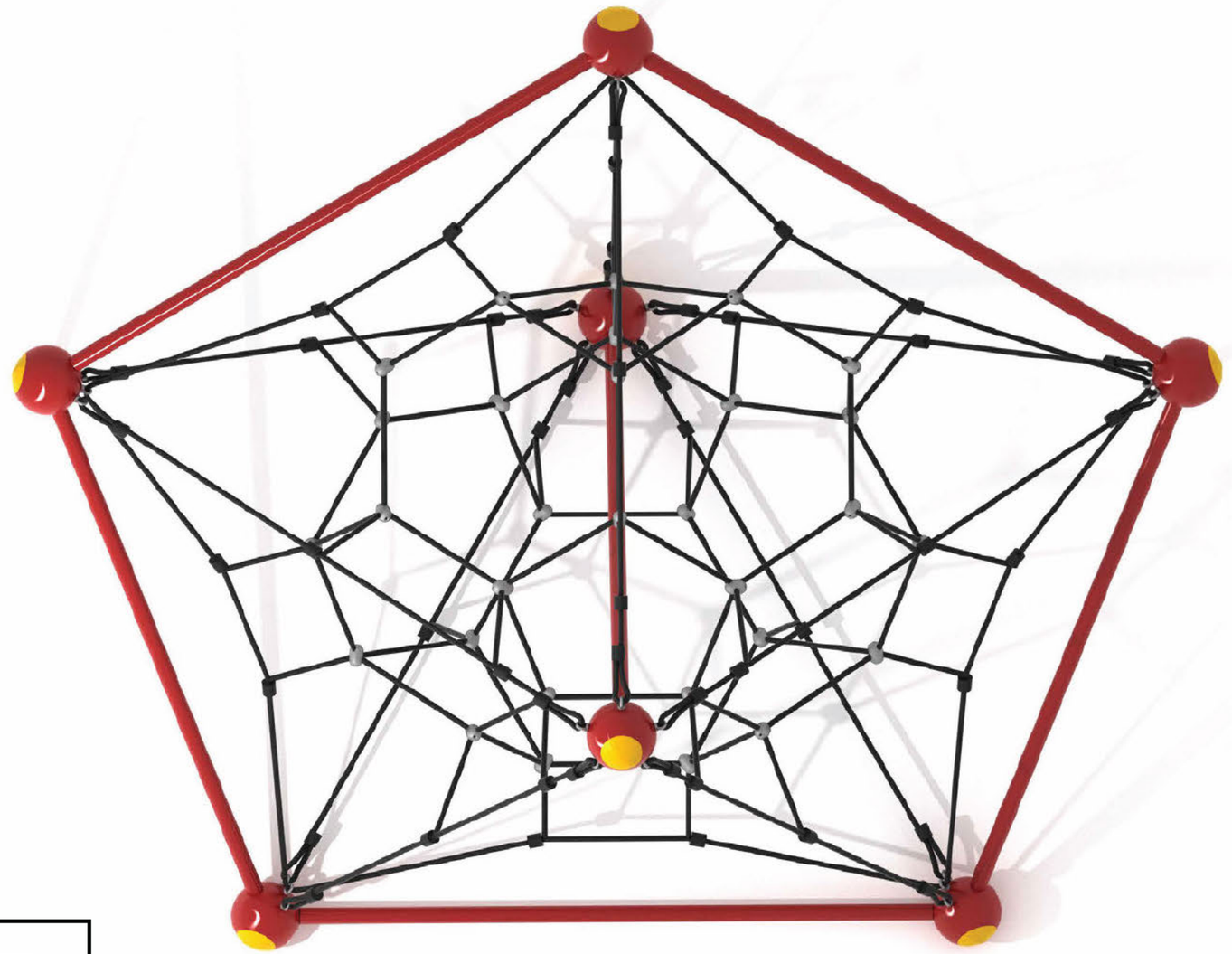

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PLAYGROUND PHOTOGRAPHS

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ORDINANCE NO. M-23-2003

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

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

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

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

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

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

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

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

WHEREAS, on April23, 2003, on due notice thereof, the Plan Commission met to consider the proposed building addition and related changes to the existing special use and, by the unanimous vote of the nine members then present, has recommended that the special use permit be granted, finding that it is consistent with *Winnetka 2020*, the Winnetka Comprehensive Plan; and

WHEREAS, on May 12 2003, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the requested special use and variations and, by the unanimous vote of the six members then present, has recommended that the requested variation and special use be granted; and

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

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

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

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

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

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

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

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

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

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

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

Wednesday evening sessions for upper grades; and

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

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

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

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

WHEREAS, the proposed school addition is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of supporting educational excellence and the enrichment of Winnetka's religious and cultural environment; and

WHEREAS, the proposed school addition, which will have substantially the same footprint as the existing school building, is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of limiting commercial, institutional and residential development within the Village to minimize the potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in the Village's infrastructure and other community resources; and

WHEREAS, the proposed school addition is consistent with the goal of the Winnetka Comprehensive Plan, *Winnetka 2020*, of ensuring that commercial, institutional, and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood; and

WHEREAS, the proposed school addition is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of protecting residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns; and

WHEREAS, the proposed school addition is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of recognizing the critical importance of educational, religious and other community institutions to Village residents; and

WHEREAS, the proposed school addition is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of maintaining an atmosphere in which diverse cultural, educational and religious organizations may flourish; and

WHEREAS, the Applicant has met with neighbors in an attempt to minimize the impact of the proposed special use on the immediate vicinity, in furtherance of the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of engaging in a public process that balances institutional goals and minimizes adverse impacts on the character of the adjacent residential neighborhood; and

WHEREAS, the proposed school addition is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of recognizing that standards of educational excellence may change with time, thus necessitating changes in physical resources; and

WHEREAS, the proposed school addition is consistent with the objectives of the Winnetka Comprehensive Plan, *Winnetka 2020*, of ensuring safe and attractive access to educational and community institutions and of pursuing improvements that address public safety as well as traffic, congestion and parking; and

WHEREAS, because the expanded school will maintain substantially the same footprint as the existing school building, the proposed school addition is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of encouraging the preservation of open space inside and outside the Village; and

WHEREAS, the proposed school addition is consistent with the recommendation of the Winnetka Comprehensive Plan, *Winnetka 2020*, of encouraging governmental and non-governmental institutions to work with their constituents, neighbors and the Village to minimize the impact of traffic and parking on surrounding residential streets and to develop on-site solutions where appropriate; and

WHEREAS, the proposed school addition is consistent with the objective of the Winnetka Comprehensive Plan, *Winnetka 2020*, of ensuring that proposals do not have an adverse impact on the residential character of the surrounding residential neighborhoods; and

WHEREAS, the proposed expansion of the existing special use will neither endanger nor be detrimental to the public health, safety, comfort, morals or general welfare, in that: (a) the building expansion and renovations will bring it into full compliance with the Americans with Disabilities Act; (b) the addition is intended to meet the needs of the Applicant for adequate educational space for its existing parochial school and religious education programs; (c) the school improvements will include full sprinkler systems; and (d) the building expansion will remove obstacles to student traffic in the building by providing rooms for educational activities that are currently conducted in building corridors; and

WHEREAS, there is no evidence that the proposed expansion of the existing special use will either substantially diminish or impair property values in the immediate vicinity or be substantially injurious to the use and enjoyment of land in the immediate vicinity for uses permitted by right in that zoning district, in that: (a) the neighborhood around the school has developed, without impediment, in the presence of the school; and (b) the proposed building addition lies almost entirely within the existing building footprint; and

WHEREAS, the proposed expansion of the existing special use will not impede the normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the zoning district, as the School has been located in the neighborhood for over 50 years, during which time the adjacent neighborhood has steadily and fully developed; and

WHEREAS, adequate measures have been taken to provide ingress and egress in a manner that minimizes pedestrian and vehicular traffic congestion in the public ways, in that: (a) the proposed building expansion is limited almost entirely to the existing building footprint; (b) the proposed building expansion does not encroach into or otherwise interfere with existing parking areas; (c) the proposed building expansion does not alter the established patterns of ingress and egress; (d) the proposed building expansion is not expected to increase school enrollment; and (e) the school has implemented an effective method of controlling school-generated traffic during times

peak student drop-off and pick-up times; and

WHEREAS, adequate parking, utilities, access roads, drainage and other facilities necessary for the operation of the expanded special use either exist or will be provided, in that: (a) the proposed expansion is intended to accommodate the existing enrollment and staff; and (b) existing parking, utilities, established access drives, drainage and other infrastructure for the existing use will not be altered; and

WHEREAS, subject to the terms and conditions of this ordinance, the special use, as expanded by the proposed building addition, conforms in all other respects to the applicable zoning regulations and other applicable Village ordinances and Codes; and

WHEREAS, the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the zoning regulations, in that: (a) the Subject Property has been established as the site of a school facility since 1919; (b) the Village of Winnetka is a mature community and no alternative sites of sufficient size are available for the Applicant's facilities; and (c) the Applicant's educational ministry, which is primarily achieved through its parish school and religious education program, will be substantially impaired without the proposed building addition; and

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

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

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

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

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

WHEREAS, the requested variations will not diminish the taxable value of land and buildings throughout the Village, because the proposed building addition: (a) will not have a significant impact on the appearance of the School's campus in the neighborhood; (b) will not generate additional traffic; and (c) will improve the condition and appearance of the Subject Property while not interfering with the use of other properties in the Village; and

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

WHEREAS, there is no evidence that the proposed building additions will otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of the Village.

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

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

SECTION 2: Pursuant to Section 17.32.010.B.2.c of the Winnetka Zoning Ordinance and subject to the terms and conditions hereinafter set forth, a special use permit is hereby granted to the Subject Property, commonly known as Sacred Heart School, 1095 Gage Street, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, to allow the construction of a two-story addition to the west side of the school building, adding seven classrooms and an elevator and other improvements that will bring the school into compliance with the Americans with Disabilities Act as depicted in the plans and elevations submitted with the application.

SECTION 3: Subject to the terms and conditions hereinafter set forth, the following variations from Chapter 17.32 of the Winnetka Zoning Ordinance are hereby granted to the Subject Property, commonly known as Sacred Heart School, 1095 Gage Street, Winnetka, Illinois, and located in the B-1 Multi-Family Residential Zoning District provided in the Winnetka Zoning Ordinance, to allow the construction of a two-story addition with a footprint of 1,130.10 square feet and a floor area of 4,204.98 square feet: (a) a variation from the intensity of use of lot provisions of Section 17.32.010.F to allow an impermeable surface area of 42,238.78 square feet, which exceeds the maximum of 35,030.40 square feet, resulting in a variation of 7,208.38 square feet (20.58%); and (b) a variation from the principal roof form requirements of Section 17.32.010.O, to allow the addition and proposed temporary, mobile classrooms to have a flat roofs rather than a required pitch of between 35º and 60º, all as depicted in the plans and elevations submitted with the application.

SECTION 4: The special use and variations granted herein are subject to the following conditions:

A. Prior to the issuance of any building permits, the Applicant shall enter into a development agreement with the Village that shall contain provisions regarding: (1) construction traffic and staging areas; (2) parking for construction workers; (3) parking and traffic

patterns for staff parking and student drop-off and pick-up during the construction period; (4) ingress and egress for fires and other emergencies that may occur while the building is under construction; and (5) any of the topics set forth in Section 15.32.080.K of the Winnetka Village Code that apply to the circumstances of the applicant's project. If construction of the building addition is scheduled to take place during the same time periods as the construction of the new parish center that is the subject of Ordinance M-24-2003, the development agreement requirements of both projects may be included in a single development agreement that will address both the school addition and the new parish center.

B. Final design approval of building, landscaping, lighting and signage.

C. The proposed construction shall commence within 12 months after the effective date of this Ordinance; and

D. The mobile classrooms shall be removed after the completed addition is occupied.

SECTION 5 : The stipulations, conditions and restrictions set forth in the foregoing Section 4 of this Ordinance may be modified or revised from time to time by the Village Council following public notice and hearing, following the procedures specified in Section 17.56 of the Winnetka Village Code for processing special use applications.

SECTION 6: This Ordinance shall take effect immediately upon passage, approval and posting.

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

AYES: Trustees Abell, Brower, Presser and Webster

NAYS: None

ABSENT: Trustees Greenough and Woodbury

Signed:

s/s Michael F. Duhl

Village President

Countersigned:

s/s Douglas G. Williams

Village Clerk

Introduced: June 3, 2003

Posted: June 4, 2003

Passed and Approved: June 17, 2003

Posted: June 18, 2003

ATTACHMENT D

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

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

Hi -

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

Thanks-
Jackie McLaughlin

WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES EXCERPT
FEBRUARY 12, 2024

Zoning Board Members Present:	Matt Bradley, Chairman Lynn Hanley Mark Haller Kathryn Leister Kate Casale MacNally Mike Nielsen
Zoning Board Members Absent:	Todd Vender
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development

***

a. <u>Case No. 24-01-SU: 1095 Gage Street - Sacred Heart School</u>: An application seeking approval of an amendment to an existing Special Use Permit, which allowed construction of an addition on the west side of the existing school building at 1095 Gage Street and zoning variations. The requested amendment would allow improvements to the existing playground located on the north side of the existing school building. The variations would permit the proposed improvements to (i) exceed the maximum permitted impermeable lot coverage; (ii) provide less than the minimum required rear yard setback from the northerly property line; (iii) provide less than the minimum required side yard setback from the westerly property line; and (iv) exceed the maximum permitted height for a fence. The Village Council has final jurisdiction on this request.

Chairman Bradley and Ms. Hanley noted for the record that they have children who attend the school but they have no conflict and would provide fair and accurate assessments of the application. Ms. Klaassen identified the property's location, zoning classification and the limited special uses allowed in the B-1 Multifamily Residential zoning district. She referred to current photos of the site photos and noted the items to be removed and replaced.

Ms. Klaassen explained the existing play area's proposed redevelopment and improvements in various areas on the site. She identified the proposed fencing installation and replacement as well as the asphalt replacement with an artificial turf field, its measurements and setbacks from the north and west property lines. Ms. Klaassen identified the location of the proposed equipment's placement and referred to the zoning matrix showing impermeable lot coverage percentages. She noted the applicant intends to provide the necessary infiltration system under the proposed artificial turf and rubberized play surface to qualify for a 25% impermeable lot coverage allowance for both surfaces. Ms. Klaassen explained that once the final design of the infiltration system has been determined, the Village Engineering Department will verify whether the proposed system meets the required standards to quality for the 25% allowance. She then explained that if the allowance applies the proposed impermeable lot coverage would be a reduction from the existing nonconforming impermeable lot coverage.

Ms. Klaassen referred to the play equipment renderings and rubberized play surface. She stated the Design Review Board and Plan Commission would consider the request at their upcoming meetings and noted one written public comment was received and included in the agenda packet. She then stated

following the applicant's presentation and the Board's review, a Board Member may wish to make a motion as indicated on page no. 19 of the agenda packet. Ms. Klaassen asked if there were any questions.

Ms. Casale MacNally referred the impermeable lot coverage and if the Board approved the request including the impermeable lot coverage, would the applicant be permitted to pull the request for evaluation to include the infiltration system. She questioned why the Board is hearing the request prior to the infiltration system approval. Ms. Klaassen explained that the surfaces were included at 100% since a final determination cannot be made on whether the allowance applies until the final design is presented to the Village Engineering Department. She confirmed the applicant is currently working with the Village Engineering Department. Ms. Klaassen indicated the Board's motion can include a condition.

Chairman Bradley referred to the 25% qualification. Ms. Hanley had a question regarding the fence height exception for which Ms. Klaassen provided clarification.

Chairman Bradley swore in those speaking to this matter. Matt Cronin, the architect for the project, and John Gross, the civil engineer for the project, introduced themselves to the Board as project managers from the applicant's architectural design and civil engineering team. Mr. Gross explained to the Board how they would be held to MWRD standards in terms of the infiltration system and described the various site improvements. Mr. Cronin explained that the existing playground is essentially a large parking lot that they want to turn into a better place for kids to play. He noted that the neighbors have provided positive feedback regarding the project.

Chairman Bradley asked if there were any questions. Mr. Haller asked if the applicant would be required to meet the Village's requirements along with MWRD requirements. Mr. Gross responded the requirements are the similar for both entities. Mr. Haller asked if they met with the north neighbors. Mr. Cronin responded that open houses were held to inform the neighbors of the project and to obtain feedback. He added the north neighbors liked the fence and would have preferred a taller fence. Ms. Hanley asked if four trees in an area she identified would be kept. Mr. Cronin stated they met with the Village Forester regarding the trees and that two trees will be removed and two will be kept. He also explained that two trees will be planted. He added there would no longer be vehicular parking in that area with only emergency vehicle access. Mr. Cronin confirmed there would be no change in the drop-off and pickup functions.

Chairman Bradley referred to the differing fence heights and asked for the rationale. Mr. Cronin explained the difference in the fence height due to the topography and that the differing heights was out of respect for the neighbors. Chairman Bradley asked if there is a need for the 8 foot fence as far eastward as it is [along the north property line]. Mr. Cronin identified the basketball play area and the fence height was adjusted to keep balls from entering neighboring properties and explained why an existing basketball hoop was moved. Chairman Bradley referred to Figure 9. Mr. Cronin informed the Board the tallest equipment piece would be 16 feet in height. Chairman Bradley asked where the drainage system would be located and its capacity. Mr. Gross identified its location as underneath the synthetic turf and described how it would function. Chairman Bradley questioned the project's construction timing. Mr. Cronin stated the goal is to begin construction in June with completed in the fall and for all of the construction equipment to be stored onsite. No additional questions were raised at this time.

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

Chairman Bradley referred to the project's similarity to that at Hubbard Woods and asked if Hubbard Woods required the same infiltration system. Ms. Klaassen stated an infiltration system was not proposed for that project since they weren't trying to qualify for the 25% allowance. Mr. Schoon explained the difference between storm water detention requirements and how credit for permeable surface is achieved.

Ms. Hanley stated she is in favor of the project and the proposed fence height is reasonable for the use intended. She also stated she did not have an issue with the side yard and rear yard setbacks which would primarily remain the same and with regard to impermeable lot coverage, they have to consider the request being from an institutional use in a residential zone. Ms. Casale MacNally agreed with Ms. Hanley's comments and stated she would be in favor of approval with conditioning additional impermeable lot coverage on the applicant's completing the infiltration system design and working with the Village Engineering Department to qualify for the 25% bonus. She stated they need to be careful that water from this project does not flow unreasonably on neighboring properties.

Mr. Nielsen stated he is in favor of the project and commented on the multiple open houses held with the neighbors. He referred to the fence height and suggested consideration be given that it is minimal. He concluded he is in favor of the request. Mr. Haller stated he is also in favor of the request and agreed with the comments made. He stated for a special use of this type, he referred to the applicant's consideration of the neighbors. Chairman Bradley read the special use standards and stated they have been met. He stated with regard to the zoning relief standards, he referred to the fence height standard and recent variations from it. Chairman Bradley also stated no neighbors complained about the fence height. He commended the applicant on installing an infiltration system which would benefit the school, the children and would reduce the existing nonconformity and he would not condition its approval. Ms. Leister stated she had no objection and described the project as a great solution which would benefit the school and neighbors as a whole.

Chairman Bradley asked for a motion to recommend approval with the condition as stated by Ms. Casale MacNally. The motion was not seconded. The motion failed.

Chairman Bradley then asked for a motion to recommend approval as indicated on page 19. A motion was made by Ms. Hanley to recommend approval. The motion was seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Bradley, Haller, Hanley, Leister, Casale MacNally, Nielsen
NAYS: None

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Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes Excerpt
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

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

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

Ms. Klaassen referred to the Certificate of Appropriateness considerations for the Board to review. She then stated following the applicant's presentation and Board discussion, she identified the next steps the Board may take on the application noting a draft motion is included on page 47. Ms. Klaassen asked if there were any questions.

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

Matt Cronin of CVG Architects and Joe D'Aloia of Kimley-Horn introduced themselves to the Board. Mr. Cronin informed the Board several open houses were held for the neighbors to provide feedback which was positive. Chairperson Moor asked for the reasoning for chain link fencing in one area. Mr. Cronin

outlined the reasoning in terms of security and visual access. No additional questions were raised at this time.

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

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

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

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

Chairperson Moor again asked for a motion to recommend approval of the request as presented. Ms. Niehoff moved to recommend approval of the request as indicated on page 47. Mr. Duda seconded the motion. A vote was taken, and the motion unanimously passed, 5 to 0:
AYES: Duda, Kennedy, Moor, Niehoff, Ritter
NAYS: None

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WINNETKA PLAN COMMISSION REGULAR MEETING MINUTES EXCERPT
FEBRUARY 28, 2024

Members Present:	Layla Danley, Chairperson Jonathan Alt Matthew Bradley Chris Enck Chris Foley Liz Kunkle
Members Absent:	Mamie Case Cyrus Subawalla
Non-Voting Members Absent:	Tina Dalman
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development

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a. <u>Case No. 24-01-SU: 1095 Gage Street - Sacred Heart School</u>: An application seeking approval of an amendment to an existing Special Use Permit, which allowed construction of an addition on the west side of the existing school building at 1095 Gage Street. The requested amendment would allow improvements to the existing playground located on the north side of the existing school building. The Village Council has final jurisdiction on this request.

Mr. Bradley identified his affiliation with the applicant and stated he would not have a conflict of interest considering the application. Ms. Klaassen identified the site's location, zoning classification and limited range of special uses allowed in the multi-family residential zoning district noting the applicant's use is consistent with the Comprehensive Plan. She then referred to the existing and proposed site condition photos and outlined the proposed improvements in detail. Ms. Klaassen also identified the proposed 6 foot and 8 foot high proposed fencing on the site as well as renderings of proposed play equipment and play surface materials. She noted that although not the purview of the Commission it was important to note that four zoning variations are requested as part of the approval with the applicant intending to provide the necessary infiltration system beneath the rubberized surface and artificial turf to receive a 25% impermeable lot coverage allowance. Ms. Klaassen stated the final design was not yet determined and would result in an impermeable lot coverage decrease if the surfaces qualified for the allowance. She stated the ZBA and DRB recommended approval of the request and proposed improvements with the one public comment received included in the agenda materials. Ms. Klaassen stated following the applicant's presentation, public comment and Commission discussion, a Commission Member may wish to make a motion as indicated beginning on page no. 15. She then asked if there were any questions.

Chairperson Danley also asked if there were any questions. No questions were raised at this time.

Chairperson Danley swore in those speaking to this matter. Matt Cronin, the project architect and Andrew Heinen of Kimley-Horn introduced themselves to the Commission. Mr. Cronin informed the Commission the school held open houses which resulted in positive feedback with the neighbors' questions being addressed. He stated with regard to the engineering design, they are required to have an infiltration

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system and are working through the details. Mr. Cronin then asked if there were any questions.

Mr. Foley questioned the rationale for the 8 foot high fencing. Mr. Cronin stated that some neighbors would like a 20-foot fence to prevent balls from going onto their property. He explained that they relocated the basketball hoops to help alleviate that issue. Mr. Cronin explained that the fence height would step down to 6 feet along portions of the side lot lines to be respectful of neighbors and the public view. He also stated the proposed composite fencing would allow for better maintenance. No additional questions were raised at this time.

Chairperson Danley asked for public comment. No comments were made at this time. She then called the matter in for discussion.

Mr. Alt commented the project is good for the school and the change from blacktop to a portion being an artificial field is also an improvement for the area at large. He commended the applicant for the project and stated he is in support. Ms. Kunkle stated as an EFC member, she supported the project and with regard to zero waste, she would not prefer vinyl artificial turf and the rubber play surface material but would prefer to see natural options. She agreed there would be an overall benefit as a result of the project. Mr. Foley identified the school as a Winnetka institution and stated he is in favor of the playground being made better and safer. He also described the proposed surface as state of the art as well as fence material improvement. He added the request is consistent with the Comprehensive Plan and the special use standards. Mr. Foley stated he is also in favor of the request. Mr. Enck stated it is an overall improvement and that he would hope to see the existing play equipment be repurposed, if possible, rather than going to a landfill. Chairperson Danley agreed with the comments made and added the plan for tree maintenance and the addition of trees is appreciated as well as the applicant working with the neighbors. She stated she is also in favor of the request.

Chairperson Danley then asked for a motion. Mr. Foley moved to recommend approval of the amendment to the existing special use as indicated on page nos. 15 and 16. Ms. Kunkle seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Alt, Danley, Enck, Foley, Kunkle
NAYS: None
NON-VOTING: Bradley

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Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. M-01-2024: Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka) (Adoption)

PRESENTER: David Schoon

AGENDA DATE: April 2, 2024

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
01-17-2023: Village Council review of concept plan for One Winnetka Planned Development.
03-21-2024: Village Council adopted introduction of Ordinance No. M-01-2024 approving the preliminary planned development for the One Winnetka Planned Development.

EXECUTIVE SUMMARY:
On March 21, 2024, the Village Council is scheduled to consider adoption:

- Ordinance No. M-01-2024, An Ordinance Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (**Attachment 2**); and
- Resolution No. R-01-2024, A Resolution Approving a Development Agreement Between the Village of Winnetka and RIC (Winnetka Lincoln) LLC (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (**Attachment 3**).

The ordinance and resolution are in response to an application by filed by Murphy Development Group, LLC (the “Applicant”), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the “Owner”), who owns 714-16 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (the “Subject Property”). The proposed planned development consists of a new **four-story mixed use planned development** on the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

1. No more than 59 residential rental units,
2. 20,955 square feet of commercial space, and
3. a total of 152 parking spaces consisting of 39 spaces at ground level for the commercial uses and 113 spaces on the lower (underground) level for the residential uses.

The Applicant has filed an application seeking approval of the following subdivision and zoning relief:

1. A plat of consolidation to create one lot of record, which consolidation requires an exception to allow a side lot line to abut a rear lot line;
2. Preliminary planned development plan approval with the following zoning exceptions and special use approvals:
    1. An exception from the maximum permitted building height;
    2. An exception from the maximum front yard setback requirement;
    3. An exception from the maximum corner yard setback requirement;
    4. An exception from the minimum rear yard setback requirement;
    5. An exception from the rear yard landscaped area requirement;
    6. An exception from the minimum fourth story setback requirement;
    7. A special use to allow parking on the ground floor level;
    8. A special use to allow medical office uses within the C-2 Commercial Overlay District; and
    9. A special use to allow financial service office uses within the C-2 Commercial Overlay District.

MARCH 21, 2024, VILLAGE COUNCIL REVIEW

At the March 21, 2024, Village Council meeting, Village staff and the Applicant reviewed the proposed development with the Village Council. Staff also reviewed the unanimous recommendations of approval from the Design Review Board and the Planned Development Commission. One member of the public, representing the 711 Oak condominium association, spoke at the meeting requesting that a condition included in the approval documents for the previous development for the Subject Property be included in the approval documents for the current proposed development. The condition is that during construction of the project that the Applicant hold regular meetings with the 711 Oak condominium association and the Hadley Institute. At the March meeting, the Applicant agreed to the inclusion of this condition, and the Council adopted introduction of Ordinance M-01-2024 subject to the inclusion of this condition. The approval documents on the April 2, 2024, agenda includes this condition (Ordinance No. M-01-2024, page 11 and Resolution No. R-01-2024, page 9).

Attached is a copy of the memorandum from the Village Attorney summarizing the contents and structure of the approval documents. This is the same memo that was shared with the Council at the March 21, 2023, Council meeting. (**Attachment 1**).

RECOMMENDATION:

Consider adoption of:

- Ordinance No. M-01-2024, Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision, for the One Winnetka project that consists of the properties with the addresses ranging from 511-515 Lincoln Avenue and 714-740 Elm Street.
- Resolution No. R-35-2024: Approving a Development Agreement Between the Village of Winnetka and RIC (Winnetka Lincoln) LLC for the One Winnetka project, is provided for the Council's review.

ATTACHMENTS:

1. Village Attorney Memo Summarizing One Winnetka Preliminary Planned Development Approval Documents
2. Ordinance No. M-01-2024: Granting Approval of a Preliminary Planned Development, Zoning Exceptions, and Special Uses for the One Winnetka Project
3. Resolution No. R-35-2024: Approving a Development Agreement (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka)

Attachment 1

Elrod Friedman LLP

325 North LaSalle Street
Suite 450
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Peter M. Friedman
312.528.5192
peter.friedman@elrodfriedman.com

Memorandum

Date: March 21, 2024

To: President Rintz and Village Trustees
Village Manager Rob Bahan
Community Development Director David Schoon

From: Peter M. Friedman
Courtney P. Willits

Re: One Winnetka Approval Documents

Enclosed is the set of final approval documents for the One Winnetka planned development proposal. If the Village Council desires to approve the One Winnetka development, it will need to approve the following ordinances and resolutions:

1. An Ordinance granting preliminary approval of a planned development, zoning exceptions, a special use for ground floor parking, special use findings for medical and financial services uses, and a preliminary plat of subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (***"Planned Development Ordinance"***); and

2. A Resolution Approving a Development Agreement (***"Development Agreement Resolution"***).

(Collectively, the ***"Approval Documents."***)

While both of the Approval Documents will be on the agenda for the Village Council's March 21, 2024 meeting, the Development Agreement Resolution will be on the agenda for discussion only. Unlike ordinances, resolutions do not require two readings. Therefore, while the Village Council may vote to approve introduction of the ordinance at its March 21 meeting, the Village Council will not vote on the resolution until it votes on final approval of the ordinance.

I. Background and Status of Document Preparation.

The Approval Documents reflect the application filed by RIC (Winnetka Lincoln) LLC (***"Owner"***) (the Romspen entity) and Murphy Development Group, LLC (***"Murphy"***). Murphy and Romspen are in the process of negotiating a purchase and sale agreement pursuant to which Murphy will acquire the property after it has been entitled and then be the developer of the project. The Approval Documents allow for this transfer so that when Murphy acquires the property it will

be assigned all of the rights and responsibilities of the "Owner" under the Development Agreement.

The Approval Documents have been reviewed by Village Staff. We have also provided the drafts of the Approval Documents to the Owner and its attorney. The Owner has provided us with comments, questions, and suggested changes to the Approval Documents. In consultation with Village Staff, we have made some of the requested changes, but did not make other requested changes. We specifically did not make any change that we believed was inconsistent with the requested conditions, or public commitments made during the public hearing process.

We have also made clear that these Approval Documents remain subject to the Council's public review and approval. Thus, the Approval Documents are not final and we have not bound the Village with regard to these documents or the provisions contained in them.

The following is a detailed summary of the Approval Documents.

II. Development Time Restrictions.

The Approval Documents contain numerous provisions regarding the timing of various aspects of the Development and permits. The following is a general summary of keys steps and timing requirements for the Development.

- RIC (Winnetka Lincoln) LLC (***"Owner"***) owns the property commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue in Winnetka, Illinois.

- The Planned Development Ordinance will take effect upon the Owner filing with the Village the signed Unconditional Agreement and Consent, which is to be filed with the Village within 10 days after adoption of the Planned Development Ordinance.

- Within 30 days after the Planned Development Ordinance is adopted the Owner must execute the Development Agreement.

- Within 180 days of the effective date of the Planned Development Ordinance, the Owner must apply for and produce a Final Development Plan, which shall be in substantial conformance with the Preliminary Development Plan and otherwise comply with the provisions of Section 17.58.090 of the Zoning Code. The Village Council will have the authority to extend an additional 90 days upon request by the Owner.

- The Planned Development Ordinance provides the final approval of the proposed Development will expire 90 days from the effective date of the Final PD Ordinance unless the Owner has submitted a complete application for a building permit for the proposed Development pursuant to the Village Code. The Council can grant two, 90-day extensions to this deadline under limited circumstances set forth in the Planned Development Ordinance. The Village is required to promptly review and act on the building permit application.

- Within 60 days after issuance of the building permit, the Owner must commence construction, beyond mere fencing and site preparation. This timeframe may be extended by the Village Council by approving a resolution, without having to amend the PD Ordinance, provided the Owner has demonstrated certain criteria for extension.

- The construction of the Development must be substantially complete within 24 months after the building permit is issued, and the term of the building permit is specifically set at 24 months. However, the Village Council may extend this timeframe by approving a resolution, without having to amend the PD Ordinance, provided the Owner has demonstrated certain criteria for extension.

III. Summary of Planned Development Ordinance

A. Property. The Planned Development Ordinance grants the Owner approval for a planned development for the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (***"Property"***).

B. Owner/Applicant. The application was filed by the owner of the Property, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (***"Owner"***) and the designee of the property owner, Murphy Development Group, LLC (***"Murphy"***), (collectively with the Owner ***"Developer"***).

C. Zoning Relief. The Planned Development Ordinance grants the Owner preliminary approval of a planned development on the Property. The details of the proposed development are included in the staff report that accompanies this memo (***"Development"***). The Planned Development Ordinance also approves the "***Preliminary Development Plan***," which is comprised of the following plans and drawings, all of which are included in your packet – (1) Floor and Site Plan (2) Elevation, Materials, & Diagram Plan, (3) Renderings and Aerial Views Plan, (4) the Landscape and Lighting Plan, (5) Site Engineering Plan, (6) the Building Material Details, (7) the Construction Schedule and Staging Plan, and (8) the preliminary plat of subdivision.

The Planned Development Ordinance also approves the following exceptions --

- a side lot line abutting a rear lot line,

- a building height of 63 feet and four stories,

- a 42-foot, one inch setback along Lincoln Avenue,

- a corner yard setback of 18 feet, 10 inches along Elm Street,

- a rear yard setback of one foot,

- a rear yard without the required landscape area, and

- a fourth story setback of nine feet along Elm Street and of four feet, nine inches along Lincoln Avenue.

The Planned Development Ordinance also approves the following special uses:

- a special use to allow for parking on the ground level of the Property, and
- approval of certain special use findings for financial services and medical uses on the Property.

It is important to remember that the Planned Development Ordinance, together with the Development Agreement, only grants the Owner preliminary plan approval for the Development. It does not authorize the Developer to begin construction. The Owner will still need to prepare and submit to the Village for Village Council approval the final development plan and then submit for Village staff approval the construction plans to obtain demolition and building permits.

D. Special Use Conditions. The Planned Development Ordinance also provides for limitations of approval for the special uses for medical and financial services for the Property. The approvals for the proposed special use to permit medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, find that these special uses satisfy certain special use standards set forth in the Village Code, provided that certain conditions are satisfied including:

1. No medical or financial use shall occupy the northwesternmost corner of the ground floor commercial space on the Property, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the Building.

2. Financial uses and medical uses shall not occupy in aggregate greater than 50 percent of the gross commercial square footage, or 9,750 square feet, of the Building.

3. No individual financial use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the Building.

4. No individual medical use shall occupy more than 3,250 square feet of gross commercial square footage of the Building.

E. Special Use Limitations of Approval. The approvals for the proposed special uses to permit medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, find that these special uses satisfy certain special use standards set forth in the Village Code; however, any future special medical or financial use must go through the standard special use process to satisfy the remaining special use standards.

1. In the event that the Owner desires to use any portion of the Property for a medical or financial use, the Owner must obtain a special use approval pursuant to the procedures set forth in Section 17.56 of the Zoning Code and satisfy all of the

applicable standards set forth in Section 17.56.020 of the Zoning Code except for those standards found to be previously satisfied by the Village.

2. The findings and approvals of the Planned Development Ordinance are not effective until the Owner obtains approval of a Final Development Plan. If the Owner fails to obtain final plan approval for the Property, the special use approvals become null and void.

3. The findings and approvals provided in the Planned Development Ordinance are effective only for a period of 10 years from the date of the ordinance granting approval of a Final Development Plan for the Property.

F. Common Conditions. All of the zoning relief approved in the Planned Development Ordinance is subject to several specific conditions set forth in the Planned Development Ordinance as well as in the Development Agreement (***"Common Conditions"***). Below is a brief description of the Common Conditions:

1. Agreement. The Owner must enter into and execute the Development Agreement within 30 days after adoption of the Ordinance.

2. Single Phase. The Development must be a single-phase development.

3. Residential Units. No more than 59 residential units shall be constructed as part of the Development.

4. Parking. The Owner must construct and provide: (a) underground parking lot with 113 parking spaces on the Property (***"Residential Parking Lot"***); and (b) a ground level parking lot with 39 parking spaces on the Property (***"Commercial Parking Lot"***).

5. Ingress and Egress. All ingress and egress related to the Development must have sufficient turn radiuses for cars and trucks and safe sightlines and access.

6. Signage. All signage must comply with the Village Code.

7. Dedicated Bench and Tree Preservation. The Owner must create a preservation plan that identifies any dedicated trees, benches or other markers that are at risk of damage due to the construction of the Development and minimizes or eliminates the risk of damage.

8. Ventilation. Commercial kitchen exhaust must be vented through the roof of the Development at elevations in excess of existing adjacent buildings.

9. Video Surveillance. The Owner must install a video surveillance system for the Commercial Parking Lot and outside of the Building that can store and retain video for up to 30 days in order to allow the Village Police Department to assist with any safety concerns or investigations.

10. Landscaping/Streetscape. The Owner shall install and maintain all landscaping as depicted on the Landscape and Lighting Plan, including specifically, without limitation, (in accordance with the Development Agreement) landscaping, hardscape, and lighting improvements within the Village rights-of-way along Elm Street and Lincoln Avenue. Additionally, the Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue.

11. Site Utilities. The Owner is responsible for the extension, installation, and connection of all public and private utility facilities necessary to serve the Development. Further, the Owner will provide the following easements: (a) An easement agreement over the location of the proposed transformer located in the northeast corner of the Property; (b) an access easement through the development and the provision of doors through its building wall in alignment with the doors to switch gear on the 711 Oak Street property to provide the Village access to the switch gear; and (c) a 12-inch easement along the east side of the Property for proposed underground conduits which will extend from the 711 Oak Street property to Elm Street.

12. Power Cables. Existing power cables and transformers must be removed by the Owner, as approved by the Director of Water and Electric.

13. Public Improvements. The Owner will commence certain public improvements including streetscaping along the entire existing Elm Street and Lincoln Avenue roadways adjacent to the proposed Development, and will mill, resurface, and stripe the roadways due to anticipated wear and tear from the construction of the project.

14. General Use and Maintenance of Property. The Owner must comply with the Village Code and additional minimum standards necessary to protect the public health and safety during demolition of existing structures and construction of the Development. As part of these requirements Owner must (a) maintain the Property and any buildings (new or old) in good repair and condition and not allow the Property or any buildings to fall into disrepair prior to demolition, (b) the Owner will use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired; (vi) that any damage from vandals, including graffiti, are promptly removed; (vii) that any debris and accumulations of dirt are promptly removed; (viii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (ix) that accumulations of snow and ice on such areas be promptly and safely removed; (c) the Owner shall promptly replace any cracked or broken windows within seven days, unless

otherwise approved by the Director of Community Development, and (d) all materials used in maintaining and repairing the Property and the Existing Buildings shall be of equal or better quality than the existing materials.

15. Taxes and Utilities. The Owner shall pay all taxes and utility fees as and when due and shall provide proof that the Property is free of utility, tax or other liens as a condition for final planned development approval and as a condition for the issuance of any permits.

16. Term of Building Permit. The building permit issued for the construction of the proposed Development shall be in effect for a term of 24 months from the date of issuance.

17. Binding Effect/Transferability. Generally, all of the terms and conditions of the Planned Development Ordinance are binding on the Owner and its successors and assigns, and any subsequent owners of any part of the Property. However, prior to completion of the Development, the Owner cannot transfer any rights under the Ordinance to any other person or entity without the Village's prior approval and in accordance with the Development Agreement. However, the approval documents specifically authorize the transfer of Owner's obligations under the Development Agreement to Murphy, or a special purpose entity controlled by Murphy.

G. Non-Interference. The Owner is required to ensure that all of Owner's activities are designed to minimize or eliminate interruption or interference with adjacent businesses, pedestrians, vehicular traffic.

H. Noncompliance. The Village has the right to terminate the zoning approvals and other approval in the Planned Development Ordinance in the event of the Owner's noncompliance with the Planned Development Ordinance or the Development Agreement. If the Planned Development Ordinance is revoked, the Property would be governed solely by the C-2 General Retail Commercial and C-2 Overlay District regulations.

I. Owner Acceptance. The Planned Development Ordinance does not take effect unless the Owner, within 10 days after Planned Development Ordinance adoption, fully executes an unconditional agreement and consent to comply with all of the provision of the Planned Development Ordinance and to indemnify and hold the Village harmless from any and all claims related to the Village's adoption of the Planned Development Ordinance.

IV. Development Agreement.

Development agreements are typically utilized when a proposed development not only requires zoning relief but also construction of public improvements and other affirmative obligations of the developer beyond simply constructing the development. Development agreements contractually obligate developers to undertake construction obligations and restrict use of a developer's property to the specific proposed development. These agreements also require various forms of financial security to protect the local government from failed or stalled developments or improper or incomplete construction of required improvements. The Development Agreement for One Winnetka does all of these things.

The Village and the Owner have negotiated a proposed Development Agreement. The terms of the Development Agreement are summarized below.

A. Parties. The parties to the Development Agreement are the Village and the Owner, RIC (Winnetka Lincoln) LLC.

B. **Property.** The Development Agreement, like the Planned Development Ordinance, governs the Development.

C. Development of Property. The Development Agreement provides that notwithstanding any other right that might otherwise exist with regard to the Property's use, the Property will be used and development solely pursuant to the Development Agreement, and specifically pursuant to the Planned Development Ordinances and the Final Development Plan and all of its exhibits.

D. Timing. The Development Agreement includes and incorporates the time restrictions and requirements outlined in Section II of this Memo.

E. Plan Compliance Inspector. The Development Agreement allows the Village, in consultation with the Owner, to retain an outside plan compliance inspector to assist the Village in ensuring compliance with the Final PD. The plan compliance inspector will regularly inspect the Development construction activity and report any and all discrepancies to the Village and the Owner. The Owner is responsible for reimbursing the Village for the cost of the inspector up to $30,000.00.

F. Improvements. Section 5 of the Development Agreement lists all of the public and private improvements (other than the buildings) that the Owner is specifically required to construct, including stormwater, sanitary sewer, potable water, roads, sidewalks, video surveillance for the Commercial Parking Lot and the outside of the Building, right of way improvements including landscaping and streetscape, electric power cables, and all other utilities necessary to serve the Development. Section 5 also includes detailed standards and procedures for the construction, approval, completion, and (if applicable) dedication and maintenance of completed improvements. With regard to public improvements, the Owner is also required to maintain and repair any defects in the improvements. Additionally, as part of the public benefit provided to the Village for the Development, and because Owner, its tenants, and the tenant's customers and guests will benefit, Owner agrees that it must pay to the Village $225,000.00 prior to the Village's issuance of a building permit for construction of the Building, which amount will be used by the Village to reconstruct the Elm Street Public Parking Lot, an existing Village-owned parking lot, located immediately to the east of the Property ("***East Parking Lot***").

G. Demolition and Construction. Section 6 of the Development Agreement provides specific requirements on demolition and construction activities at the Property. The Owner is required to diligently pursue construction of all buildings, structures, and improvements at the Property and in compliance with the building permit and Construction Schedule and Staging Plan. The Owner must also comply with detailed provisions on construction traffic, routes of access, and schedule.

H. Construction Debris. Owner may commence demolition of the existing buildings and other existing structures on the Property only after obtaining all necessary demolition permits from the Village and presenting the Village with a plan to mitigate dust, smoke, and other particulates resulting from the demolition. Demolition may begin prior to the issuance of the building permit for the new building; however, prior to the issuance of the demolition permit, the Owner must deposit the performance security as required and described in Paragraph N below.

I. Foundation Only Permits. Owner may submit and the Village staff approve a foundation only permit as the Owner completes the details for the Vertical Construction (construction above grade).

J. Applicable Building Permit Fees. Provided Owner produces a Final Development Plan and submits its application for final planned development approval of the Development within 180 days of the effective date of the Preliminary Planned Development Ordinance, the applicable building permit fee for the proposed Development will be based on the provisions of Section 15.32.020 of the Village Code as they existed as of December 31, 2023. Otherwise, the applicable building permit fee for the proposed Development will be based on the provisions of Section 15.332.020 of the Village Code in effect on the date the application for final planned development approval of the proposed Development is submitted.

K. Protection of Buildings. The Owner is solely responsible for monitoring the Development to prevent damage to neighboring properties and buildings. This protection includes seismic monitoring for adjacent buildings.

L. Completion. Subsection 6.M of the Development Agreement requires the Owner to remove partially completed structures and improvements and perform site restoration on that portion of the Property in which Owner has failed to complete all such demolition and construction, all in accordance with plans approved by the Village. If the Owner fails to do so, the Village is authorized to do it and then utilize the security provided by the Owner to pay for the costs. These provisions protect the Village in the event the Development stalls. The Village will have authority to clear the site and perform other site restoration work if the Owner fails to do so.

M. Village Fees and Costs. Section 7 of the Development Agreement requires the Owner to pay all applicable fees, costs, and charges required under the Village Code. This Section also requires the Owner to pay the Village's attorney's fees and any other third-party legal, engineering and other consulting or administrative fees and expenses accrued in connection with Development as well as the preparation, negotiations, consideration, and review of the Development Agreement, Preliminary PD Ordinance and any of the other development approvals.

N. Security. Section 8 of the Development Agreement contains the financial security requirements for the Owner, as follows:

1. Performance Security. As security to the Village for the performance by Owner of its obligations under the Development Agreement, Owner will provide to the Village performance and payment security ("***Guarantee***") in the form of an escrowed cash deposit ("***Escrow***"), in an amount equal to 110% of the estimated cost of completing the Public Improvements and Site Restoration required under the Development Agreement, as determined by

the Owner's engineer and approved by the Village Director of Engineering and the Director of Community Development ("***Performance Security***"). The Escrow will be held consistent with instructions in a form attached as **Exhibit G** to the Development Agreement ("***Escrow Instructions***"). The Escrow and Escrow Instructions will allow the Village single-direction draws upon the Escrow in the event that Owner does not pay to the Village the fees and costs required in the Agreement, or does not reimburse the Village for any costs and expenses incurred by the Village for work performed. The Escrow must be provided to the Village prior to the issuance of any permits for the Development and must be maintained at all times until all Improvements have been approved and, as appropriate, accepted by the Village. Release of Escrow funds will be on a percentage complete basis of the Public Improvements. Owner will submit to the Village a request for funding and certified draw package ("***Draw***") not more than once every month to be reviewed for completeness and accuracy by the Village. Upon approval of a Draw by the Village, funding will be released to the Owner from Escrow within five business days. However, no Draw will reduce the Escrow to less than 15 percent of the total amount of the Escrow as initially established in the Development Agreement. Upon the posting of the Maintenance Guarantee, set forth in Subsection 8.C of the Development Agreement, the Village and Owner will direct that the funds remaining in the Escrow be released to Owner.

2. Use of Guaranty Funds. If the Owner fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, such failure or refusal is an Owner Event of Default, and the Village may draw on and retain all or any of the funds remaining in the Guarantee as necessary to remedy the failure or refusal. If this occurs, the Village will have the right, subject to an additional 30 days' notice and opportunity for cure, to cause such Improvements to be completed or corrected to reimburse itself from the proceeds of the Escrow for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Owner's failure or refusal. If the funds remaining in the Escrow are insufficient to repay fully the Village for all costs and expenses, then Owner must deposit with the Village any additional funds as the Village determines are necessary, within 30 days after receipt of the Village's request, to fully repay the costs and expenses.

3. Maintenance Guarantee. Subsection 8.C. of the Development Agreement provides after acceptance and approval by the Village of the Public Improvements, the Owner must post a new guarantee in the amount of 10% of the actual total cost of constructing the Public Improvements, as security for the Owner's maintenance of those Public Improvements ("***Maintenance Guarantee***"). The Maintenance Guarantee will be held by the Village in escrow until two years after the approval date and, where appropriate, acceptance by the Village of the Public Improvements secured by the Maintenance Guarantee pursuant to this Agreement. If the Village is required to draw on a Maintenance Guarantee due to the Owner's failure to fulfill its maintenance obligations under the Development Agreement, then the Owner must, within 10 days after receipt of a demand from the Village, cause the Maintenance Guarantee to be increased to its full original amount. At any time, the Owner may substitute a letter of credit as Maintenance Security for its obligations provided it is in the amount of 10 percent of the actual total cost of constructing the Public Improvements and is approved by the Village Attorney. If the Owner elects to provide a letter of credit, the Village Attorney approves its form, and Owner then delivers the letter of credit to the Village, the Village will: (i) promptly direct the escrow trustee of the Escrow to return the amount then remaining on deposit in the Escrow to Owner; and (ii) upon expiration of the two-year maintenance period established under the Development Agreement, promptly

return the letter of credit to Owner upon receipt of a written Owner demand, provided there are no Village claims of defect in the construction of the Public Improvements then outstanding and all other requirements under the Development Agreement have been satisfied.

O. Liability and Indemnity. Section 9 of the Development Agreement provides that the Owner will fully indemnify and hold the Village harmless from any all claims that may be made against the Village (or any of the Village's staff or elected officials) as a result of the approval of the Development, issuance of any permits, or construction of the Development.

P. Transfer Restrictions. Section 10 of the Development Agreement provides that prior to completion of the Development and the issuance of all of its certificates of occupancy, the Owner may not transfer any interest in the Property without the Village's prior approval. However, the Village approves the transfer of Owner's obligations under the Development Agreement to Murphy, or a special purpose entity controlled by Murphy, in the event Owner and Murphy enter into a contract which provides for such transfer to Murphy or such other entity. Any such approved transfer would be conditioned on the person or entity to which all or part of the Property is being transferred executing a "transferee assumption agreement" (the specific form of which is attached to the Development Agreement as an Exhibit), obligating the transferee to assume all of the obligations of the Owner. These transfer restrictions do not apply to the sale of individual residential units.

Q. Default and Remedies. Sections 12 and 13 of the Development Agreement provide the Village with comprehensive remedies in the event of Owner's breach of the Development Agreement, including the ability of the Village to draw from the performance or guaranty securities to complete unfinished work, secure and restore the Property, require or otherwise provide for the demolition and removal of any partially constructed buildings, structures, or improvements from the Property, and the revocation and termination of the previously approved zoning relief and the Planned Development Ordinance.

ORDINANCE NO. M-01-2024

AN ORDINANCE GRANTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT, ZONING EXCEPTIONS, A SPECIAL USE FOR GROUND FLOOR PARKING, SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES USES, AND A PRELIMINARY PLAT OF SUBDIVISION (511-515 LINCOLN AVENUE AND 714-740 ELM STREET) (One Winnetka)

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company ("***Owner***") is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, ***"Property"***), which Property is legally described in ***Exhibit A*** attached to this Ordinance; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Overlay District; and

WHEREAS, the Property is immediately west of and adjacent to an existing Village-owned, public parking lot with ingress and egress by way of a driveway on Elm Street (***"East Parking Lot"***); and

WHEREAS, currently located on the Property are several one- and two-story buildings that are or have been occupied by various street level retail users (***"Existing Buildings"***); and

WHEREAS, the Owner desires to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (***"Building"***); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 113 parking spaces (collectively, ***"Proposed Development"***); and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 (***"Planned Development Regulations"***) of the "Winnetka Zoning Ordinance," as amended (***"Zoning Code"***); and

WHEREAS, the Owner may enter into a contract with Murphy Development Group LLC, or a subsidiary or other entity controlled by Murphy Development Group LL (collectively, ***"Murphy"***) for Murphy to be the developer of record to construct the Proposed Development on the Property; and

WHEREAS, on October 18, 2022, Owner, with the assistance of Murphy, filed an application (***"Application"***) with the Village for: (i) approval of a preliminary plat of subdivision to create one lot of record; (ii) approval of an exception from Section 16.12.010 of the "Winnetka Village Code," as amended (***"Village Code"***) to permit a side lot line to abut a rear lot line; (iii) preliminary approval of a planned development and preliminary develop plan (***"Preliminary Development Plan"***); (iv) approval of an exception to Section 17.46.020.B of the Zoning Code to allow for a building height of 63 feet and four stories; (v) approval of an exception to Section

17.46.030 of the Zoning Code to allow for a 42 foot, one inch setback along Lincoln Avenue; (vi) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a corner yard setback of 18 feet, 10 inches along Elm Street; (vii) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a rear setback of one foot; (viii) approval of an exception to Section 17.46.103 of the Zoning Code to allow for no landscape area to be installed along the rear yard; (ix) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of four feet, nine inches along Lincoln Avenue; (x) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of nine feet along Elm Street; (xi) approval of a special use to allow for parking on the ground level of the Property; and (xii) approval of certain special use findings for financial services and medical uses on the Property (collectively, ***"Requested Relief"***); and

WHEREAS, on January 17, 2023, the Village Council conducted the concept plan review for the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Design Review Board considered the Proposed Development at its meetings on April 20, May 18, and June 15, 2023; and

WHEREAS, on June 15, 2023, the Design Review Board determined that, as a whole, the proposed Preliminary Development Plan was consistent with the Village of Winnetka Design Guidelines and recommended that it be approved by the Village Council subject to certain modifications to the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Planned Development Commission (***"PDC"***) held a public hearing on the Application and the Proposed Development, which public hearing commenced on July 19, 2023, and continued on August 14, 2023; and

WHEREAS, on August 14, 2023, the PDC recommended that the Village Council approve the Requested Relief, subject to certain conditions; and

WHEREAS, pursuant to Section 17.50.080 of the Zoning Code, the findings and recommendations of the PDC and the Design Review Board, were submitted to the Village Council, along with the complete records of the two bodies, all supporting materials, and all correspondence and written comments received at any time related to the Application and the Proposed Development; and

WHEREAS, as a condition to adoption of this Ordinance, the Owner must enter into a development agreement with the Village in substantially the form attached to, and by this reference made a part of, this Ordinance as ***Exhibit* B** (***"Development Agreement"***), which Agreement along with this Ordinance will govern the use and redevelopment of the Property; and

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village Council has determined that approval of the Requested Relief pursuant to this Ordinance is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka ordains as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Council.

SECTION 2: ADDITIONAL FINDINGS. The Village Council further finds as follows:

A. Subject to the terms and conditions of this Ordinance, the Preliminary Development Plan is consistent with the Village of Winnetka Comprehensive Plan, *Winnetka 2040*.

B. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan comply or will comply with all applicable Village ordinances.

C. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan considered both as a whole and in their respective component parts are in conformity or will be in conformity with the Village of Winnetka Design Guidelines.

D. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan meet the standards for approval of special use permits, as established in Chapter 17.56 of the Zoning Code.

E. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the building height of the Proposed Development, as depicted in the Preliminary Development Plan, meet the standards for modification pursuant to Section 17.46.020(B) of the Zoning Code.

F. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the upper story, front yard, corner yard, and rear yard setbacks of the Proposed Development, as depicted in Preliminary Development Plan, meet the standards for modification pursuant to Sections 17.46.025 and 17.46.030 of the Zoning Code.

G. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan meet the general purpose and intent of the Planned Development Ordinance, as set out in Section 17.58.020 of the Planned Development Ordinance.

SECTION 3: PRELIMINARY PLANNED DEVELOPMENT APPROVAL. Subject to the terms, conditions, restrictions, and provisions set forth in Sections 9 through 15 of this Ordinance, the Application for preliminary approval of a planned development for the Proposed Development on the Property is hereby granted.

SECTION 4: APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 9 through 15 of this Ordinance, the Preliminary Development Plan for the Proposed Development of the Property, shall be, and it is hereby, approved, and shall hereafter consist of the following documents (collectively, ***"Preliminary Development Plan"***):

A. The ***Floor and Site Plan***, consisting of seven sheets, prepared by OKW Architects with a latest revision date of July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit C***;

B. The ***Elevation, Materials, & Diagram Plan***, consisting of 16 sheets, prepared by OKW Architects, dated July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit D***;

C. The ***Renderings and Aerial Views Plan***, consisting of seven sheets, prepared by OKW Architects, dated July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit E***;

D. The ***Landscape & Lighting Plan***, consisting of eight sheets, prepared by OKW Architects., dated of July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit F***;

E. The ***Site Engineering Plans***, consisting of 11 sheets, prepared by Erikkson Engineering Associates, Ltd., with a latest revision date of June 28, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit G***;

F. The ***Building Material Details***, consisting of 19 pages, prepared by OKW Architects, dated May 26, 2023, a copy of which is attached to, and by this reference a part of, this Ordinance as ***Exhibit H***; and

G. The ***Construction Schedule and Staging Plan***, consisting of two pages, which is attached to the Development Agreement as ***Exhibit B***, and by this reference made a part of, this Ordinance as ***Exhibit I***;

SECTION 5: APPROVAL OF SPECIAL USE.

A. Special Use. Subject to, and contingent upon, the terms, conditions, restrictions and provisions set forth in Sections 9 through 15 of this Ordinance, the Village Council hereby approves a special use permit to allow for parking within the interior of the southeast corner of the ground floor level of the Proposed Development pursuant to Chapter 17.56 of the Zoning Code and the home rule powers of the Village.

B. Limitation of Approval. The approval provided in Section 5.A of this Ordinance shall not be effective unless and until the Owner obtains approval of a Final Development Plan pursuant to Section 17.58.100 of the Zoning Code and the Development Agreement. In the event that the Owner fails to obtain final plan approval for the Property as provided in this Ordinance and the Zoning Code, the approval of the foregoing special use shall become null and void.

C. Duration. The approval provided in Section 5.A of this Ordinance shall remain in effect notwithstanding the provisions of Section 17.56.100(A) of the Zoning Code provided Owner is proceeding in accordance with the Construction Schedule and Staging Plan attached to this Ordinance as ***Exhibit I***. Any conflicts between the timeframes set forth in Section 17.56.100(A) of the Zoning Code and the timeframes set forth in the Development Agreement, shall be resolved in favor of the latter.

SECTION 6: APPROVAL OF PRELIMINARY PLAT OF SUBDIVISION. Subject to, and contingent upon, the terms, conditions, restrictions and provisions set forth in

Sections 9 through 15 of this Ordinance, the Village Council hereby approves the Preliminary Plat of Subdivision for the Property, with a latest revision date of March 30, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit J***, to create one lot of record.

SECTION 7: APPROVAL OF EXCEPTIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 9 through 15 of this Ordinance, the following exceptions and modifications from the provisions of the Village Code are preliminary granted:

A. Lot Lines. An exception from and modification to Section 16.12.010.D.6 of the Village Code to permit a side lot line to abut a rear lot line on the Property.

B. Building Height. An exception from and modification to the 45-foot building height limitation of Subsection 17.46.020(B) of the Zoning Code, to allow for a maximum building height, as measured pursuant to the Zoning Code, of (i) 57.4 feet for the parapet on the northeast corner of the building; and (ii) 63 feet for the rooftop mechanical screening on top of the building specifically depicted in Exhibit E.

C. Upper Story Setback. An exception from and modification to the setback limitations of Section 17.46.025 of the Zoning Code to (i) reduce the upper story setback along Lincoln Avenue from 10 feet to no less than four feet, nine inches; and (ii) to reduce the upper story setback along Elm Street from 10 feet to no less than nine feet.

D. Front Yard Setback. An exception from and modification to the front yard setback limitations of Section 17.46.030 of the Zoning Code along Lincoln Avenue to increase the front yard setback from three feet to no greater than 42 feet, 10 inches.

E. Corner Yard Setback. An exception from and modification to the corner yard setback limitations of Section 17.46.030 of the Zoning Code along Elm Street to increase the corner yard setback from three feet to no greater than 18 feet, 10 inches.

F. Rear Yard Setback. An exception from and modification to the rear yard setback limitations of Section 17.46.030 of the Zoning Code to reduce the rear yard setback from ten feet to no less than one foot.

G. Landscape Area. An exception from and modification to the landscape area limitations of Section 17.46.130 of the Zoning Code to reduce the required landscape area along the rear yard from five feet in depth to zero feet in depth.

H. Limitation of Approval. The foregoing exceptions and modifications shall not be effective unless and until the Owner obtains approval of a Final Development Plan pursuant to Section 17.58.100 of the Zoning Code and the Development Agreement. In the event that the Owner fails to obtain final development plan approval as provided in this Ordinance, the Development Agreement, and the Zoning Code, the approval of the foregoing exceptions and modifications shall become null and void. Nothing in this Ordinance shall be construed either as granting preliminary or final approval of any zoning variance or as granting any preliminary or final zoning exception, zoning modification or special use other than those specifically identified in this Ordinance.

SECTION 8: **PARTIAL APPROVAL OF CERTAIN SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES.**

A. Special Use Findings.

1. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 9 through 15 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.56.120(A) of the Zoning Code, provided that the conditions in subsection 8.B of this Ordinance are satisfied:

    i. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;

    ii. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

    iii. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;

2. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 9 through 15 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code that apply in the C-2 Commercial Overlay District, provided that the conditions in subsection 8.B of this Ordinance are satisfied:

    i. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.

    ii. The proposed special use at the proposed location will provide for active display windows, provided that the street facing windows remain open and transparent as viewed from the sidewalk into the tenant space. The proposed special use at the proposed location will provide for facades, signage and lighting similar in nature and compatible with that provided by retail uses.

B. Conditions.

1. The findings and approvals set forth in Section 8.A of this Ordinance shall be, and they are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of these conditions:

   i. No medical or financial use shall occupy the northwesternmost corner of the ground floor commercial space on the Property, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the Building.

   ii. Financial uses and medical uses shall not occupy in the aggregate greater than 50 percent of the gross commercial square footage, or 9,750 square feet, of the Building.

   iii. No individual financial use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the Building.

   iv. No individual medical use shall occupy more than 3,250 square feet of gross commercial square footage of the Building.

C. Limitation of Approval.

1. In the event that the Owner desires to use any portion of the Property for a medical or financial use, the Owner must obtain a special use approval pursuant to the procedures set forth in Section 17.56 of the Zoning Code and satisfy all of the applicable standards set forth in Section 17.56.020 of the Zoning Code except for those standards found to be satisfied in Section 8.A.1 of this Ordinance as well as all of the applicable standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code except for those standards found to be satisfied in Section 8.A.2 of this Ordinance.

2. The findings and approvals provided in Section 8.A of this Ordinance shall not be effective unless and until the Owner obtains approval of a Final Development Plan pursuant to Section 17.58.100 of the Zoning Code and the Development Agreement. In the event that the Owner fails to obtain final plan approval for the Property as provided in this Ordinance, the Development Agreement, and the Zoning Code, the approvals set forth in Section 8.A of this Ordinance shall become null and void; and

3. The findings and approvals provided in Section 8.A of this Ordinance shall be effective only for a period of 10 years from the date of the ordinance granting approval of a Final Development Plan for the Property.

SECTION 9: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code or the Zoning Code, or any other rights the Owner, individually or collectively, may have, the preliminary approvals granted in Sections Three, Four, Five, Six, Seven, and Eight of this Ordinance shall be, and they are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the conditions set forth in this Section:

A. Development Agreement. Within 30 days after the adoption of this Ordinance, the Owner shall enter into the Development Agreement substantially in conformance with Exhibit B and in a final form approved by the Village Attorney.

B. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property shall comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.

2. Compliance with the Final Development Plan. Within 180 days of the effective date of this Ordinance, the Owner shall work diligently and do all work necessary to apply for and produce a Final Development Plan, which shall be in substantial conformance with the Preliminary Development Plan and otherwise comply with the provisions of Section 17.58.090 of the Zoning Code. The Final Development Plan shall be approved by ordinance pursuant to Section 17.58.100 of the Zoning Code prior to issuance of any demolition or building permits for any development on the Property. The redevelopment, use, operation, and maintenance of the Property shall comply with the Final Development Plan except for minor changes and site work approved in accordance with all applicable Village ordinances and standards.

C. Single Phase Development. The construction of the Proposed Development shall take place in one continuous phase.

D. Parking.

1. The Owner shall construct and provide (i) 113 underground private parking spaces on the Property for use by the residences and guests of the Proposed Development; and (ii) 39 parking spaces on the ground level of the Property for use of the commercial tenants and customers of the commercial space (***"Commercial Parking Lot"***) all as specifically provided in the Preliminary Development Plan.

2. The Owner must pay to the Village $225,000, which sum the Village agrees to use to reconstruct the East Parking Lot, at the time required by Section 5.G of the Development Agreement.

E. Vehicular Ingress and Egress. The Owner shall ensure that all ingress and egress from the Proposed Development, including the parking lots, as depicted on the Floor and Site Plan, have adequate turning radiuses for vehicular use, including delivery trucks and refuse collection trucks, and provide for adequate sightlines and access and which shall be fully depicted in engineering plans submitted and approved as part of the Final Development Plan.

F. Installation of Signage. The installation, construction, location, and maintenance of all signage on the Property shall be governed by Chapter 15.60 of the Village Code.

G. Dedicated Bench and Tree Preservation. The Owner shall create a Preservation Plan that identifies any dedicated trees, benches or other markers that are at risk of damage due to the construction of the Proposed Development and minimizes or eliminates such risk of damage. The Owner shall relocate, or if necessary replace and relocate, any dedicated trees, benches, or other markers that are required to be damaged or moved as part of the construction and development of the Proposed Development. The Preservation Plan required by this Subsection shall be submitted to the Village and approved as part of the Final PD Ordinance (as defined in the Development Agreement).

H. Ventilation. All exhaust emanating from commercial kitchens and similar facilities within the non-residential portions of the Proposed Development shall be vented through the roof of the Building at elevations in excess of existing buildings adjacent to the Property.

I. Building Materials and Design Elements. The building materials and design elements shall be as described and depicted in the Elevation, Materials & Diagram Plan, the Renderings and Aerial View Plan, and the Building Material Details.

J. Video Surveillance System. The Owner shall install a video surveillance system for the Commercial Parking Lot and the outside of the Building that is compatible and integrated with the Village's existing video surveillance system. This system will be incorporated into the Final Development Plan.

K. Landscaping. The Owner shall install and maintain all landscaping as depicted on the Landscape and Lighting Plan, including specifically, without limitation, (in accordance with the Development Agreement) landscaping, hardscape, and lighting improvements within the Village rights-of-way along Elm Street and Lincoln Avenue. Additionally, the Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue

L. Site Utilities. As further provided and required pursuant to the Development Agreement and in the final engineering plans to be included in the Final Development Plan, the Owner shall provide, at its sole cost and expense, for the extension, installation and connection of all public and private utility facilities necessary to serve the Proposed Development, including specifically, without limitation (a) water service connections and meters, fire hydrants and standpipes, electric service connections and individual service lines, electric meters and transformers, sanitary sewer lines and storm sewer lines; (b) all applicable service and connection fees; and (c) any upgrades to Village utility systems that the Village determines is directly attributable and reasonably necessary to provide adequate utility service to the Proposed Development. Where utility service is provided by the Village, the Village shall retain all authority and discretion, pursuant to applicable State law and the Winnetka Village Code, to determine the

nature and extent of the utility facilities necessary to serve the Proposed Development and to determine the methods of construction. Further, the Owner will provide the following easements:

1. An easement agreement over the location of the proposed transformer located in the northeast corner of the Property, which is necessary to service the Proposed Development, to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement must include language regarding cost reimbursements, upgrade responsibilities, insurance and indemnification that any future user(s) of the transformer must provide the Owner.

2. An access easement through the Proposed Development and the provision of doors through its Building wall in alignment with the doors to switch gear on the 711 Oak Street property to provide the Village access to the switch gear.

3. A 12-inch easement along the east side of the Property for proposed underground conduits which will extend from the 711 Oak Street property to Elm Street.

M. Electrical Power Cables. Pursuant to the Preliminary Development Plans, the Proposed Development will require the existing electrical power cables and transformers to be removed. The Owner, as part of the Final Development Plan, and as approved by the Director of Water and Electric, and at its sole cost and responsibility, will remove the existing electrical power cables and transformers.

N. Public Improvements. Pursuant to the Development Agreement, the Owner will construct certain public improvements, including streetscape improvements on Lincoln Avenue which includes the entire existing Elm Street and Lincoln Avenue roadways adjacent to the Proposed Development, and will mill, resurface, and stripe those roadways due to anticipated wear and tear from the construction of the Proposed Development.

O. Use and Maintenance of the Property. To assure that the public health, safety, and general welfare are protected during construction of the Proposed Development and specifically pending and during the demolition and redevelopment of the Existing Buildings on the Property, the following minimum standards set forth in Village Code Sections 15.32.150 and 15.48, for the use and maintenance of the Property shall apply:

1. Prior to demolition, the Owner shall maintain the current conditions of the Property or any of the Existing Buildings on the Property and shall promptly make all necessary repairs should the Existing Buildings or Property fall into further disrepair. The Owner shall also maintain the Existing Buildings and the Property in a safe and proper condition and in good repair.

2. As used in this subsection, "proper" shall mean:

    a. That the Owner shall use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less

watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired;

b. That the Owner shall use its best efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that any damage from vandals, including graffiti, are promptly removed; (ii) that any debris and accumulations of dirt are promptly removed; (iii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (iv) that accumulations of snow and ice on such areas be promptly and safely removed; and

c. That the Owner shall promptly replace any cracked or broken windows within seven days, unless otherwise approved by the Director of Community Development.

3. All materials used in maintaining and repairing the Property and the Existing Buildings shall be of equal or better quality than the existing materials.

P. Taxes and Utilities. The Owner shall pay all taxes and utility fees as and when due and shall provide proof that the Property is free of utility, tax or other liens as a condition for final planned development approval and as a condition for the issuance of any permits.

Q. Term of Building Permit. The building permit issued for the construction of the Proposed Development shall be in effect for a term of 24 months from the date of issuance.

R. Binding Effect; Non-Transferability. The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall insure solely to the benefit of the Owner, and are and shall be binding on the Owner, upon any and all of the Owner's successors, and assigns, and upon any and all of the respective successor legal and or beneficial owners of all or any portion of the Property, except as otherwise expressly provided in this Ordinance or in the Development Agreement. Nothing in this Ordinance shall be deemed to allow the Owner to transfer any of the rights or interests granted herein to any other person or entity, except as provided in the Development Agreement, without the prior approval of the Village Council by a duly adopted amendment to this Ordinance.

S. No Third-Party Beneficiaries. Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

T. Continued Cooperation. Owner will meet separately on a regular basis with the Hadley Institute and representatives from the 711 Oak Street property in order to eliminate, or reduce to the greatest extent possible, the impact on those properties and operations of the construction and use of the Proposed Development. Unless the Owner and the respective

representatives of the Hadley Institute and 711 Oak Street agree otherwise, these meetings will occur once a month during the first 12 months after commencement of construction and once every two months thereafter until the final certificate of occupancy for the proposed development is issued. The Owner will provide the Village with reasonably documented written reports outlining the issues discussed at the meetings undertaken pursuant to this Subsection; provided, however, if the Village is also in attendance at the meeting, a report by the Owner to the Village is not required. Nothing in this paragraph (or the consultations required under this paragraph) will create any different obligations or restrictions than those provided otherwise in this Agreement, except as the Village and the Owner may mutually agree.

SECTION 10: FAILURE TO COMPLY WITH CONDITIONS. Upon failure or refusal of the Owner, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the ordinance approving the Final Development Plan, or the Development Agreement (collectively, ***"Final Approval Documents"***), the permits and approvals granted in the Final Approval Documents shall, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void, including this Ordinance and the ordinance approving the Final Development Plan. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the C-2 General Retail Commercial and C-2 Overlay Districts, as the same may, from time to time, be amended. Further, in the event of a revocation of the permits or approvals granted pursuant to the Final Approval Documents, the Village Manager and Village Attorney are hereby authorized and directed to bring any zoning or other enforcement action that may be appropriate under the circumstances.

SECTION 11: PAYMENT OF VILLAGE FEES AND COSTS. Except as otherwise provided in the Development Agreement, the Owner shall pay to the Village, as and when due, all application, review, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges and contributions, and all other fees, expenses, charges and contributions required by applicable Village codes, ordinances, resolutions, rules or regulations, including, without limitation, the fees, charges and contributions provided in the fee schedules set by Village resolution or established by Village Code. All payments shall be at the rates that are in effect at the time the charge is incurred, and the Village reserves its right and discretion to establish or increase rates from time to time.

SECTION 12: NON-INTERFERENCE WITH BUSINESSES. All construction activities for the Proposed Development shall be performed so as to minimize, to the greatest extent possible, or eliminate interruption of or interference with the businesses on adjacent properties, and any interference with pedestrian and vehicular traffic, including parking, and other businesses in the vicinity of the Property.

SECTION 13: EFFECT OF PRELIMINARY APPROVAL; FINAL PLAN APPROVAL.

A. Duration of Preliminary Approval. Notwithstanding Subsection 17.58.090 (B) of the Zoning Code, the Preliminary Development Plan approval granted by this Ordinance shall expire if Owner fails to file a complete application and related documents for final plan approval as provided in Subsections 17.58.090 (A) and (C) of the Zoning Code, as and when it is required to do so pursuant to Section 3(A) of the Development Agreement.

B. Final Plan Approval. Except as otherwise provided in Subsection A of this Section, the Owner shall submit its application for final approval of the Proposed Development as required by Chapters 17.56 and 17.58 of the Zoning Code. If the Village Council finds that the proposed final plans are in substantial conformity with the Preliminary Development Plan and are otherwise in compliance with all of the terms, conditions and exceptions of this Ordinance and the Development Agreement, and if the Owner is in full compliance with the terms, conditions and exceptions of this Ordinance and the Development Agreement, then the Owner shall be entitled to receive final approval of the Proposed Development from the Village Council. Notwithstanding the foregoing, the Village Council shall have and retain the discretion to incorporate all of the conditions of this Ordinance into the grant of final approval and to impose additional conditions for final approval, provided the Village Council finds one or more of the following circumstances exist:

a. The proposed final development plan contains material changes from the Preliminary Development Plan and such conditions are related to such changes;

b. Such conditions are related to Village staff recommendations arising from the review of the documents and information submitted as part of the final development plan application pursuant to Section 17.58.090 of the Zoning Code;

c. Such conditions are related to details of the building design or materials that were not part of the Preliminary Development Plan; or

d. Such conditions are related to changes in or on the immediate vicinity of the Property subsequent to the adoption of this Ordinance and are necessary to protect the public health, safety and welfare.

C. Duration of Final Approval. Except as provided in Subsection D of this Section, final approval of the Proposed Development shall expire 90 days from the effective date of the Final PD Ordinance unless the Owner has, by that date, submitted a complete application for a building permit for the Proposed Development pursuant to the Village Code.

D. Extension of Final Approval. The Village Council by resolution duly adopted may grant two consecutive 90-day extensions to the time for filing a complete building permit application for the Proposed Development, provided the Village determines the Owner has met the following conditions:

1. The Owner has made good faith effort to meet the applicable filing deadline;

2. The inability of the Owner to meet the applicable filing deadline is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner shall not be considered a condition beyond the Owner's control; and

3. The Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

E. **Construction**. The Owner shall commence construction, beyond mere fencing and preparation of the worksite, of the Proposed Development within 60 days after the issuance by the Village of a building permit for the Proposed Development. The construction of the Proposed Development shall be substantially complete no later than 24 months after the issuance by the Village of the building permit for the Proposed Development. The timeframes set forth in this Subsection (E) may be extended by the Village Council, by resolution duly adopted, without having to amend this Ordinance, provided the Application: (i) demonstrates that it has proceeded diligently to commence or substantially complete such construction and that its failure to do so is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner shall not be considered a condition beyond the Owner's control; (ii) the Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

F. **No Work Authorization.** Nothing in this Ordinance shall be construed as authorizing the issuance of any permits for the demolition of any of the Existing Buildings on Property or for the construction of the Proposed Development.

SECTION 14: HOME RULE POWERS. This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 15: EFFECTIVE DATE.

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

1. passage by the Village Council of the Village of Winnetka in the manner required by law;

2. publication in pamphlet form in the manner required by law; and

3. the filing by the Owner, within 10 days after the passage of this Ordinance by the Village Council, for recording in the Office of the Cook County Recorder of Deeds, of an Unconditional Agreement and Consent, signed by Owner, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent shall be in the form of ***Exhibit K*** attached to, and by this reference made a part of, this Ordinance.

B. In the event that the Owner does not file with the Village Clerk a fully executed copy of the Unconditional Agreement and Consent required pursuant to Paragraph 15.A.3 of this Ordinance within 10 days after the date of passage of this Ordinance by the Village Council then, at the option of the Village Council by resolution duly adopted, this Ordinance shall be of no force or effect and shall be rendered null and void.

PASSED this __ day of _____, 2024, pursuant to the following roll call vote:
AYES: _____
NAYS: _____
ABSENT: _____

APPROVED this ___ day of _____, 2024.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Village Council of the Village of Winnetka, Illinois, this ___ day of _____, 2024.

Introduced: March 21, 2024
Passed and Approved: _____, 2024

EXHIBIT A

Legal Description of Property

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT HEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY,ILLINOIS;

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND

RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:

05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

EXHIBIT B

Development Agreement (not including its exhibits)

Upon adoption of Ordinance, the Development Agreement to be inserted.

For copy of Development Agreement see Resolution No. R-35-2024

EXHIBIT C

Floor and Site Plan

SITE PLAN

DEVELOPMENT SUMMARY

SITE AREA: 52,755 SF (1.21 ACRES) **ZONING DISTRICT:** C-2

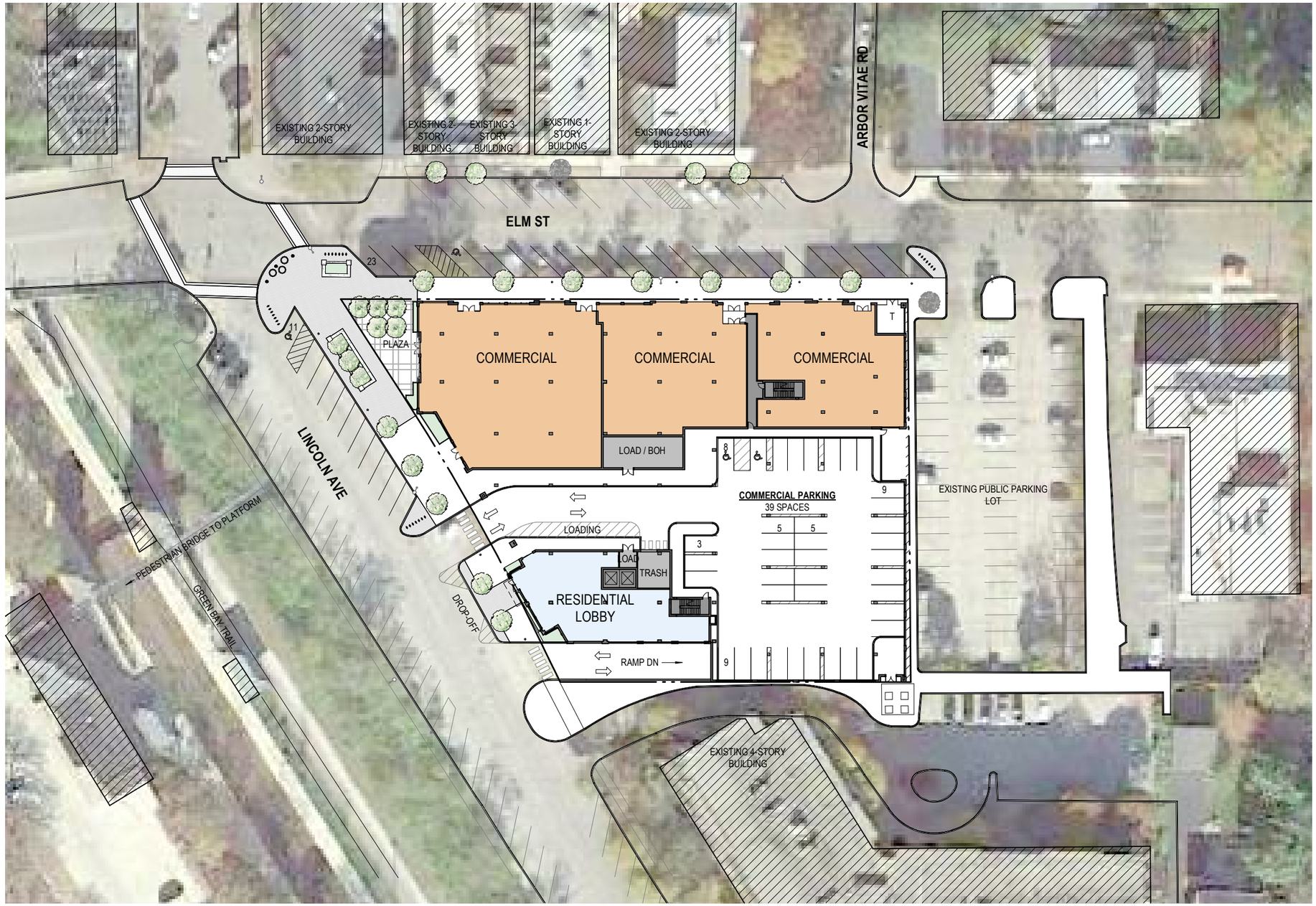
BUILDING AREA

	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL	PARKING
LEVEL LL	47,950 SF	--	--	43,771 SF
LEVEL 01:	47,699 SF	--	19,500 SF	22,056 SF
LEVEL 02:	36,248 SF	28,735 SF	--	--
LEVEL 03:	35,924 SF	30,191 SF	--	--
LEVEL 04:	29,454 SF	25,045 SF	--	--
TOTAL:	**197,275 SF**	**85,077 SF**	**19,500 SF**	**65,827 SF**

AVERAGE UNIT SIZE: +/- 1,441 SF

PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	113		
GROUND LEVEL		39	
TOTAL PROVIDED	113	39	152
RATIO	1.9/UNIT	2.0/1,000 SF	



1 SITE PLAN
SCALE: 1" = 60'-0"

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

MDG

ROMSPEN

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

FLOOR PLANS

REQUIRED EXCEPTIONS

FRONT SETBACK - MAXIMUM 42'-0" PROPOSED (ALONG LINCOLN AVE)

CORNER SETBACK - MAXIMUM 18'-10" PROVIDED (ALONG ELM)

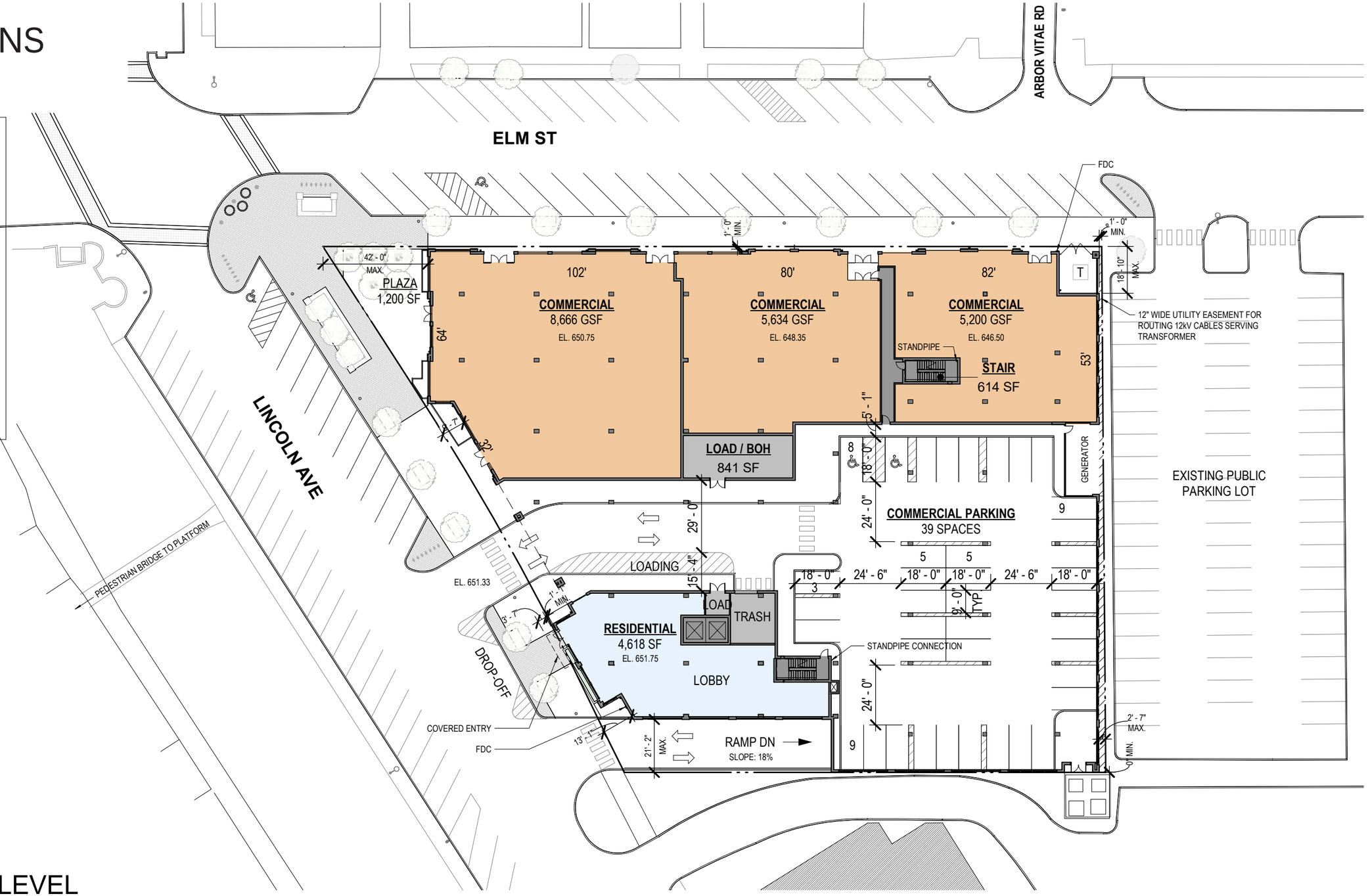
REAR SETBACK - MIN. 1'-0" PROPOSED (ALONG EAST PROPERTY LINE)

NO 5'-0" LANDSCAPE AREA PROPOSED (ALONG EAST PROPERTY LINE)

REAR LOT LINE ABUTTING A SIDE LOT LINE EXCEPTION (ALONG EAST PROPERTY LINE)

SPECIAL USE REQUIRED

- PARKING ON STREET (GROUND) LEVEL.
- MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.



1 GROUND LEVEL

SCALE: 1" = 40'-0"

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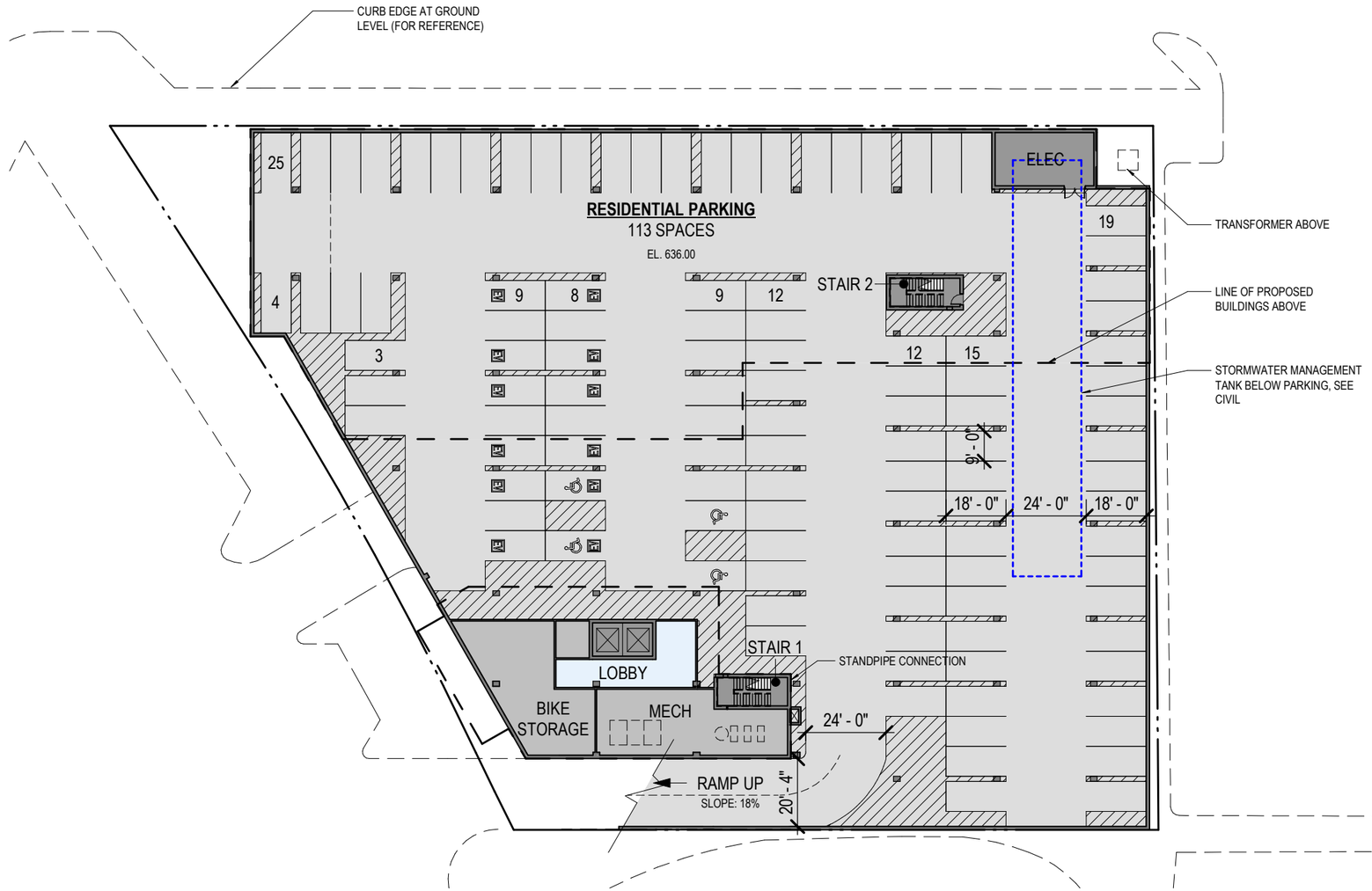
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

FLOOR PLANS



1 LOWER LEVEL

SCALE: 1" = 40'-0"

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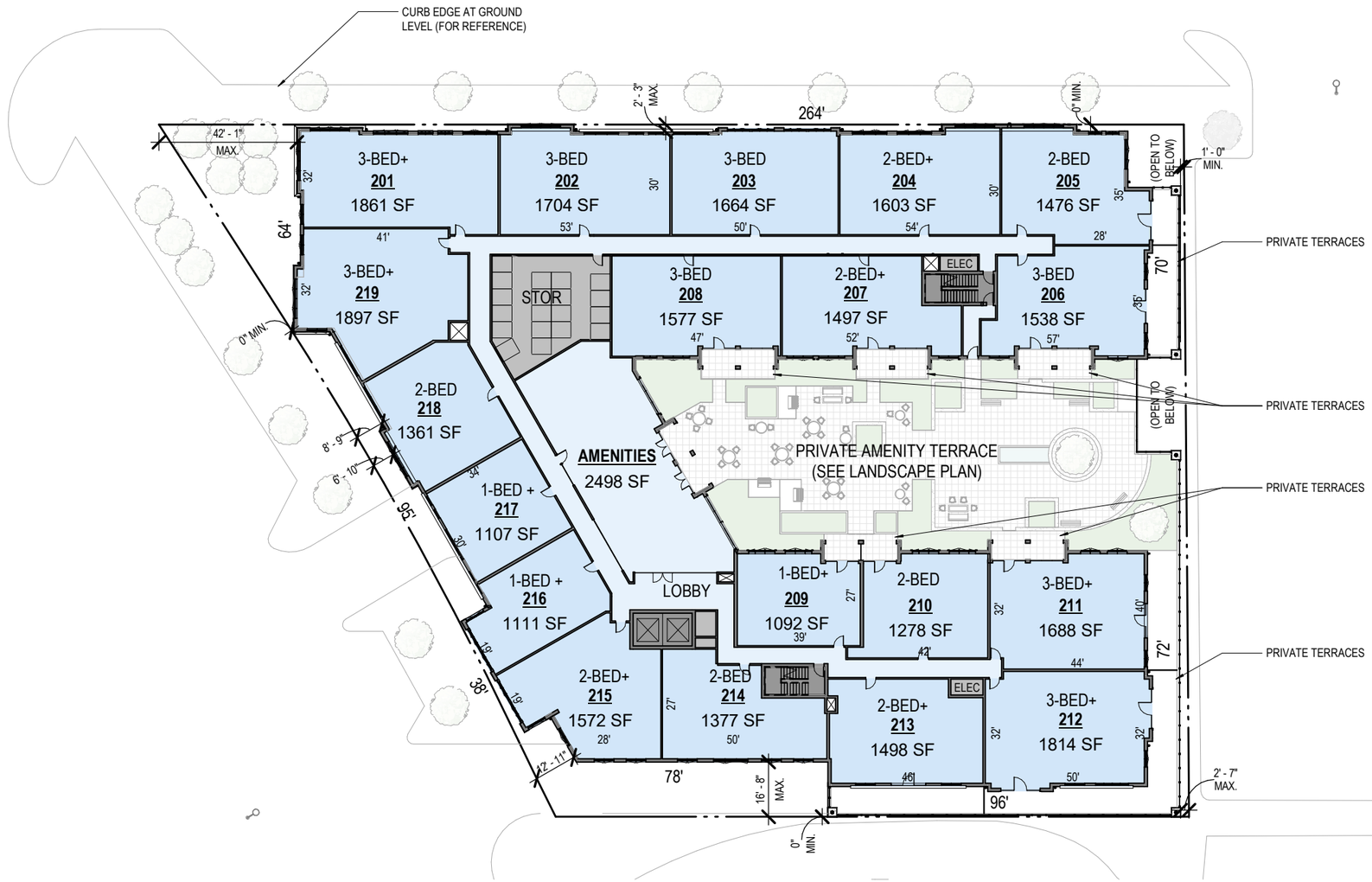
FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59



1 LEVEL 2 - 36,248 SF (GROSS) - 19 UNITS (28,735 SF RENTABLE)

SCALE: 1" = 40'-0"

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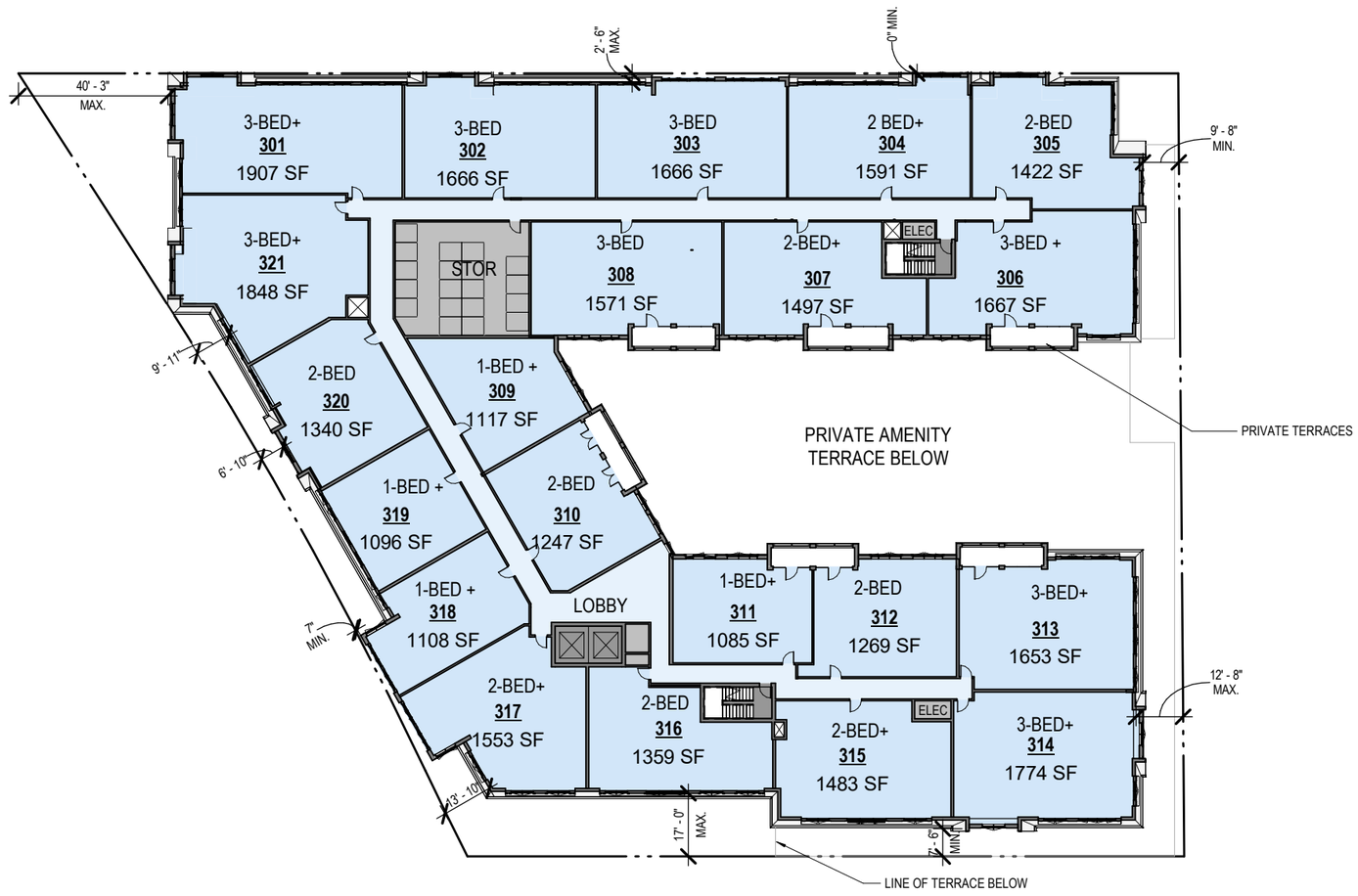
FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59



1 LEVEL 3 - 35,924 SF (GROSS) - 21 UNITS (30,919 SF RENTABLE)

SCALE: 1" = 40'-0"

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FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59

1 LEVEL 4 - 29,454 SF (GROSS) - 19 UNITS (25,045 SF RENTABLE)

SCALE: 1" = 40'-0"

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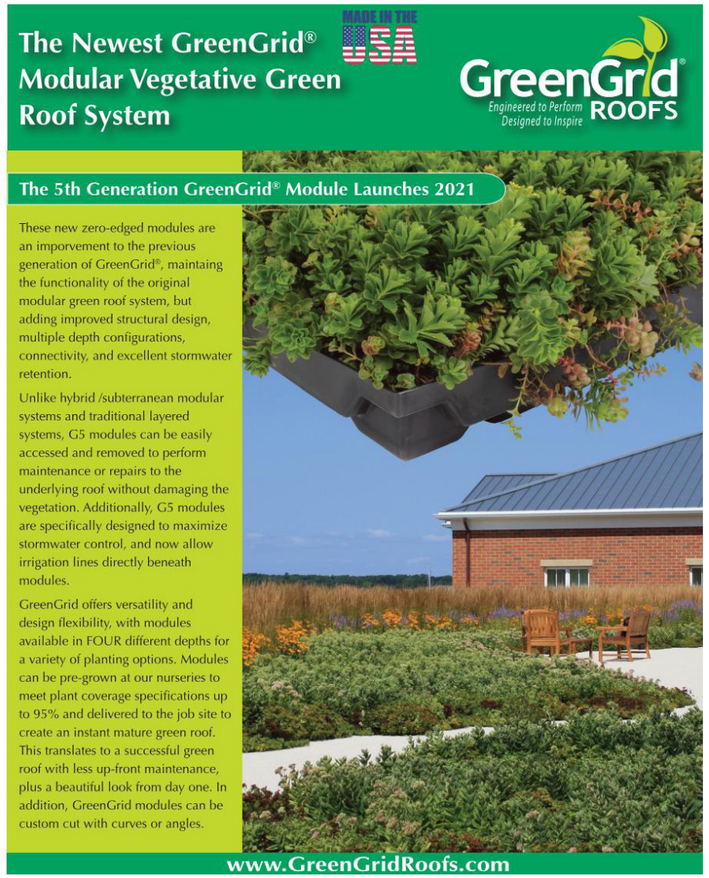
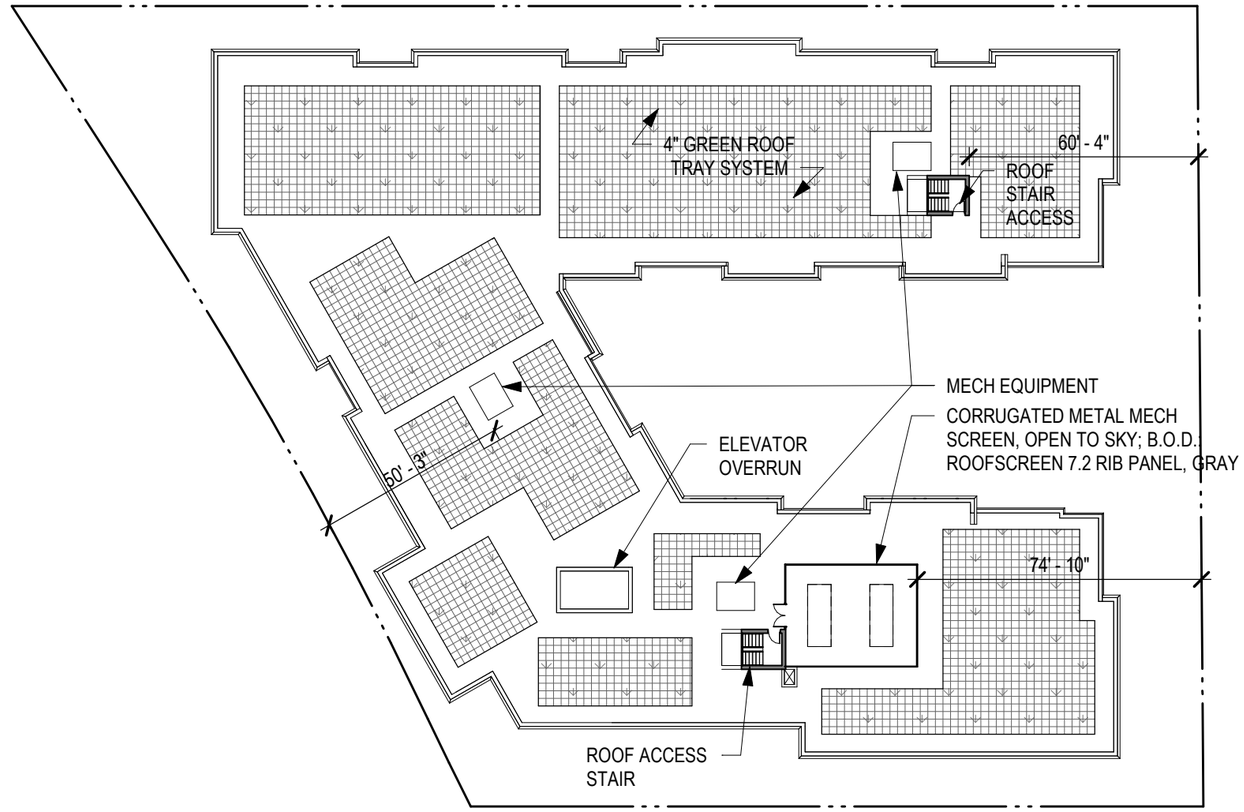
ROOF PLAN

GREEN ROOF AREA	
TOTAL PROVIDED	14,165 SF
REQUIRED w/ 4" TRAY SYSTEM	10,750 SF





1 ROOF PLAN
SCALE: 1" = 40'-0"

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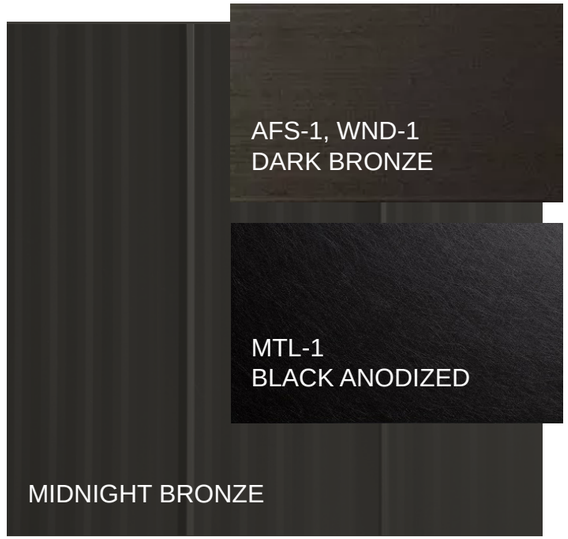
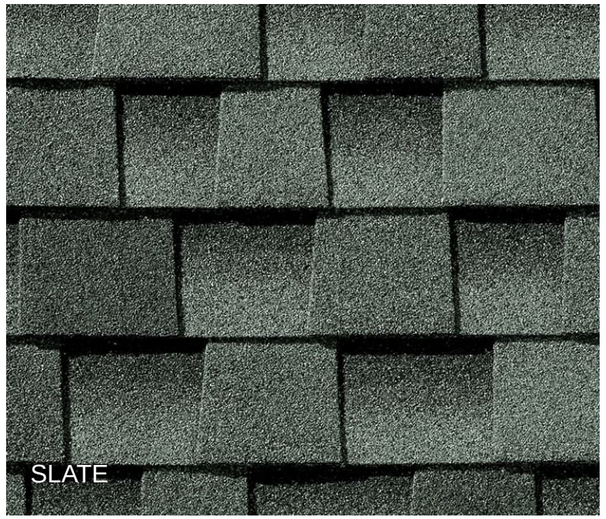
EXHIBIT D

Elevation, Materials & Diagram Plan

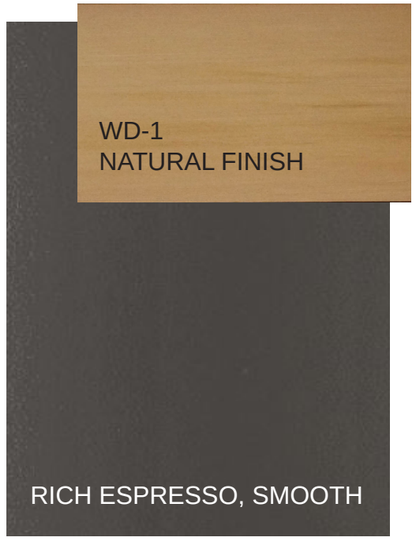
BUILDING MATERIALS



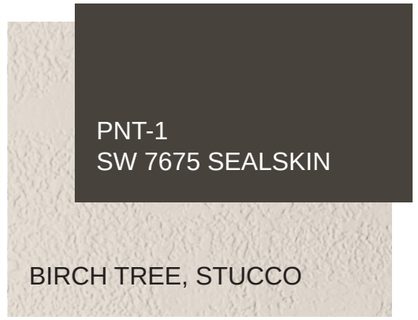
RF-2 STANDING SEAM METAL ROOF



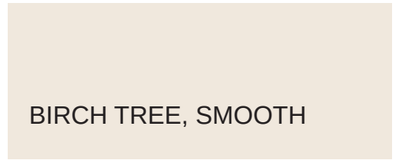
RF-1 ASPHALT SHINGLE ROOF



FC-1 FIBER CEMENT

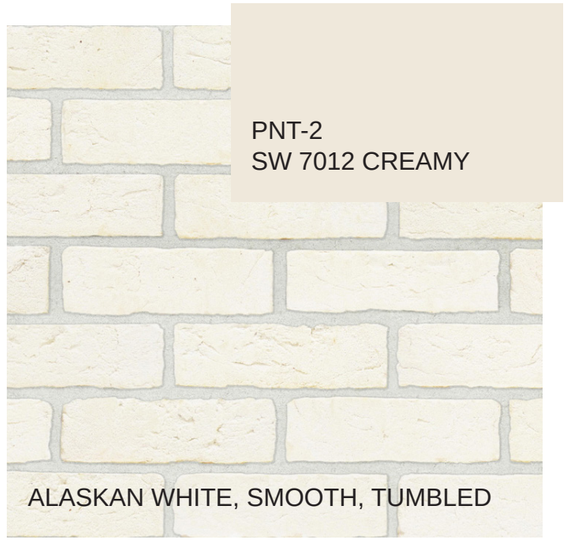


FC-2A FIBER CEMENT



FC-2B FIBER CEMENT

FC-3 FIBER CEMENT



FB-1 FACE BRICK, MODULAR

CS-1 CAST STONE

CS-2 CAST STONE

G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
CS-1	CAST STONE	BUFF, SMOOTH	CUSTOM CAST STONE
CS-2	CAST STONE	BUFF, SEMI ROUGH	CUSTOM CAST STONE
FAB-1	FABRIC AWNING	BLACK	SUNBRELLA OR EQ.
FB-1	FACE BRICK, MODULAR	ALASKAN WHITE, SMOOTH, TUMBLED	SUMMIT BRICK OR EQ.
FC-1	FIBER CEMENT PANEL & TRIM	RICH ESPRESSO, SMOOTH	HARDIE PANEL OR EQ.
FC-2A	FIBER CEMENT PANEL & TRIM	BIRCH TREE, STUCCO	HARDIE PANEL OR EQ.
FC-2B	FIBER CEMENT PANEL & TRIM	BIRCH TREE, SMOOTH	HARDIE PANEL OR EQ.
FC-3	FIBER CEMENT PANEL & TRIM	MONTEREY TAUPE, SMOOTH	HARDIE PANEL OR EQ.
MTL-1	METAL ACCENTS	BLACK ANODIZED	ALPOLIC OR EQ.
MTL-2	METAL ACCENTS	C-12 COPPER METAL	ALPOLIC OR EQ.
MTL-3	CORRUGATED METAL MECH SCREEN	GRAY	ROOFSCREEN OR EQ.
PNT-1	PAINT @ HALF-TIMBERING	SEALSKIN (SW 7675)	SHERWIN WILLIAMS
PNT-2	PAINT @ EXPOSED CMU	CREAMY (SW 7012)	SHERWIN WILLIAMS
RF-1	ASPHALT SHINGLE ROOFING	SLATE	GAF TIMBERLINE HDZ OR EQ.
RF-2	STANDING SEAM METAL ROOFING	MIDNIGHT BRONZE	PAC-CLAD OR EQ
SC-1	DECORATIVE SCREEN - ALUM	CREAMY (SW 7012)	ACCENTS OF FRANCE
WD-1	WOOD-LOOK TRELLIS	NATURAL FINISH	NEWTECHWOOD OR EQ.
WND-1	ALUM-CLAD WOOD WINDOWS & DOORS	BRONZE 024 @ EXTERIOR	SIERRA PACIFIC OR EQ.

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ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12

2 LINCOLN AVE ELEVATION (WEST)

SCALE: 1" = 20'-0"

1 ELM STREET ELEVATION (NORTH)

SCALE: 1" = 20'-0"

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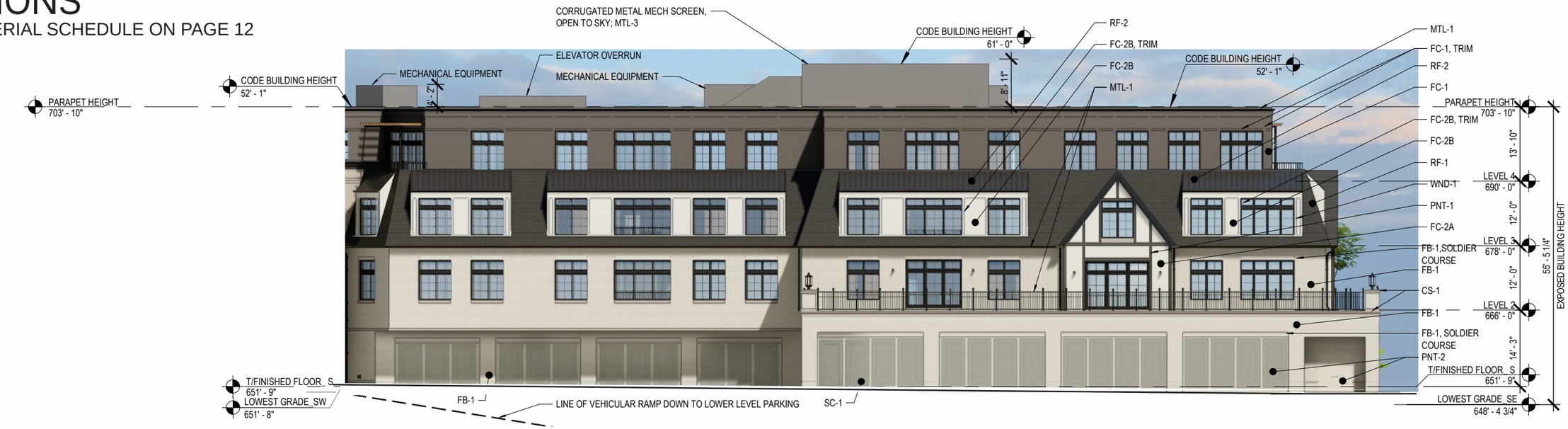
ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



2 SOUTH ELEVATION

SCALE: 1" = 20'-0"

1 EAST ELEVATION

SCALE: 1" = 20'-0"

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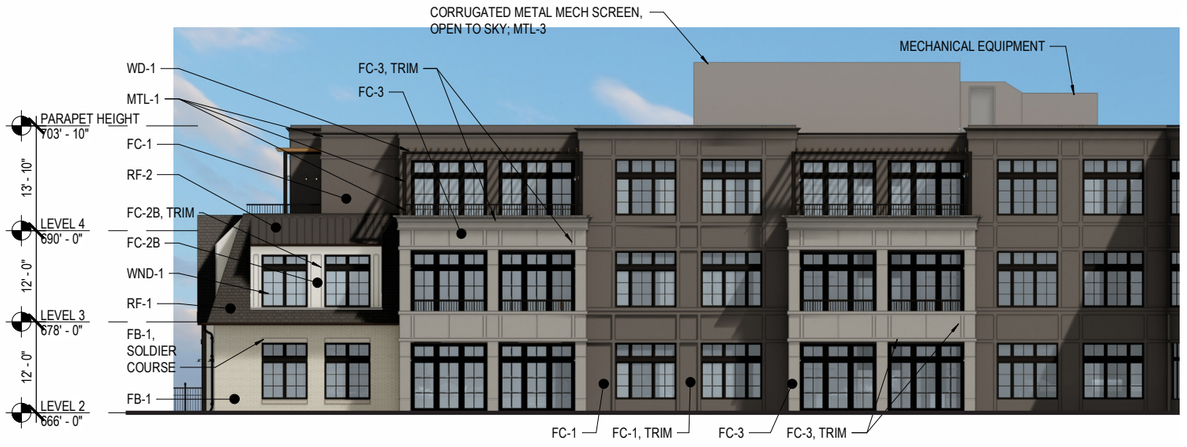
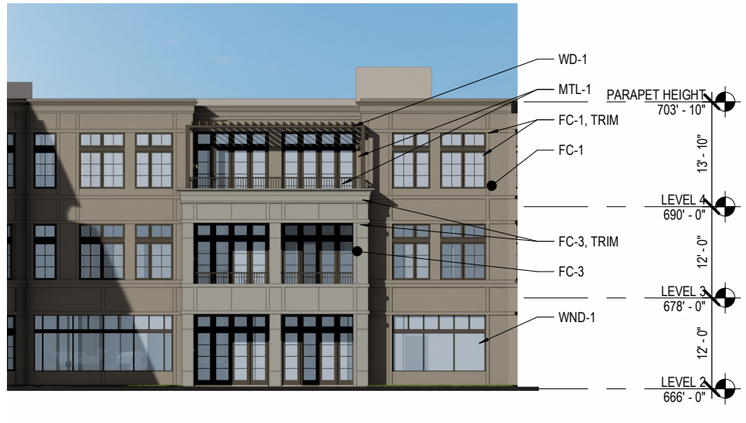
PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



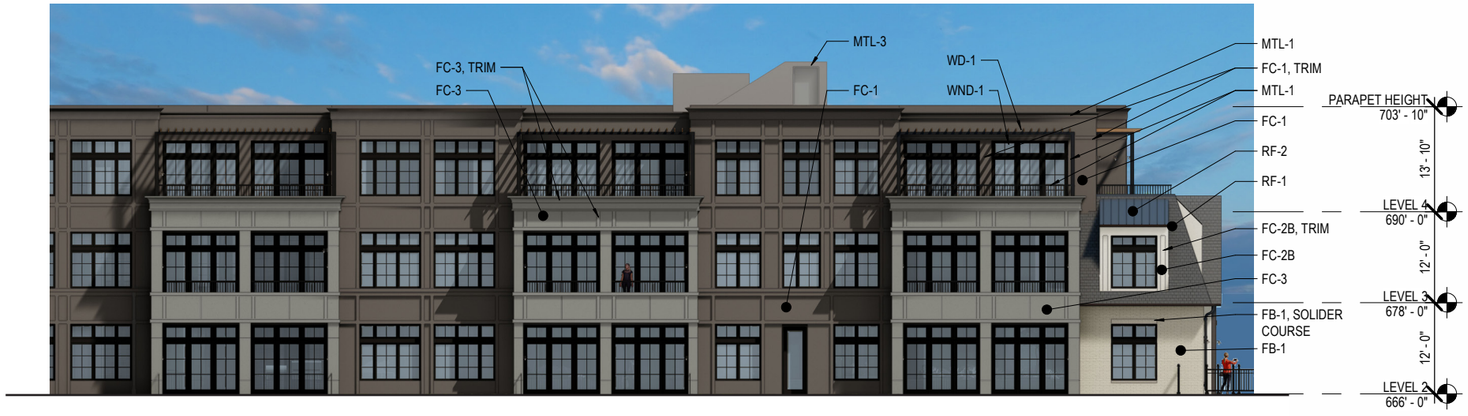
3 AMENITY TERRACE - NORTH ELEVATION

SCALE: 1" = 20'-0"



2 AMENITY TERRACE - EAST ELEVATION

SCALE: 1" = 20'-0"



1 AMENITY TERRACE - SOUTH ELEVATION

SCALE: 1" = 20'-0"

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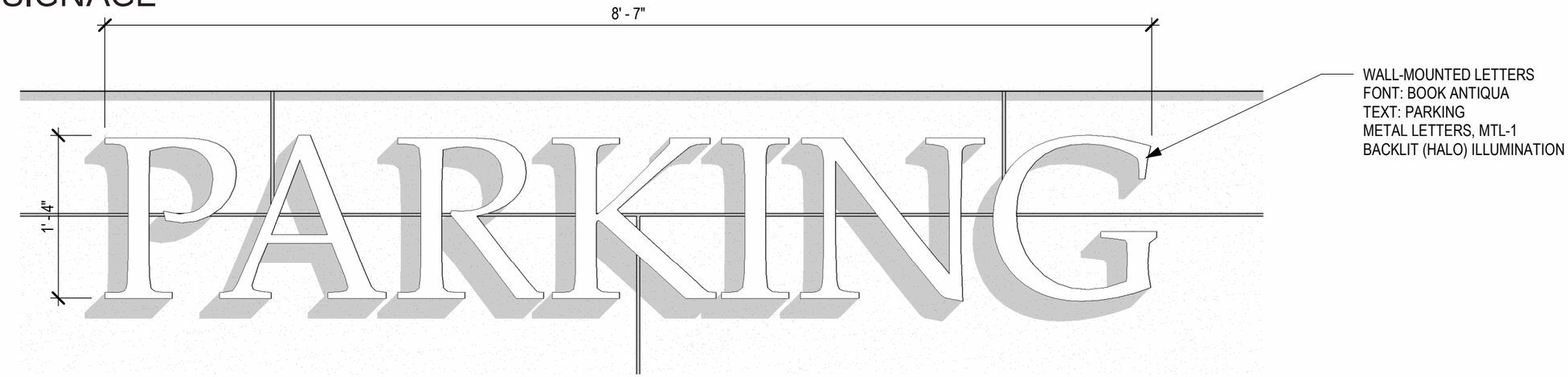
ENLARGED ELEVATIONS

PEDESTRIAN EXPERIENCE ALONG ELM ST.

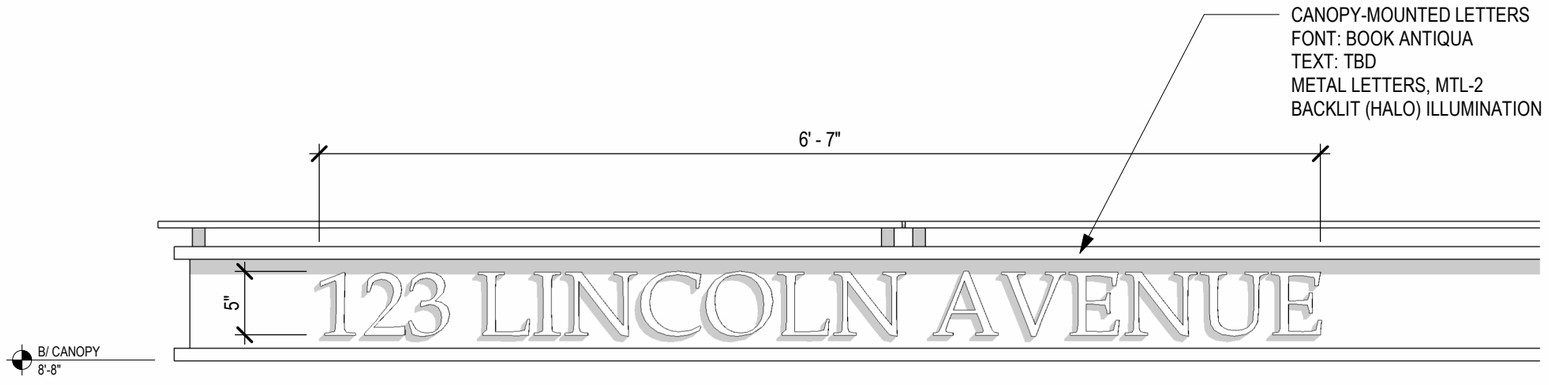
ENLARGED ELEVATIONS

RESIDENTIAL ENTRY ALONG LINCOLN AVE.

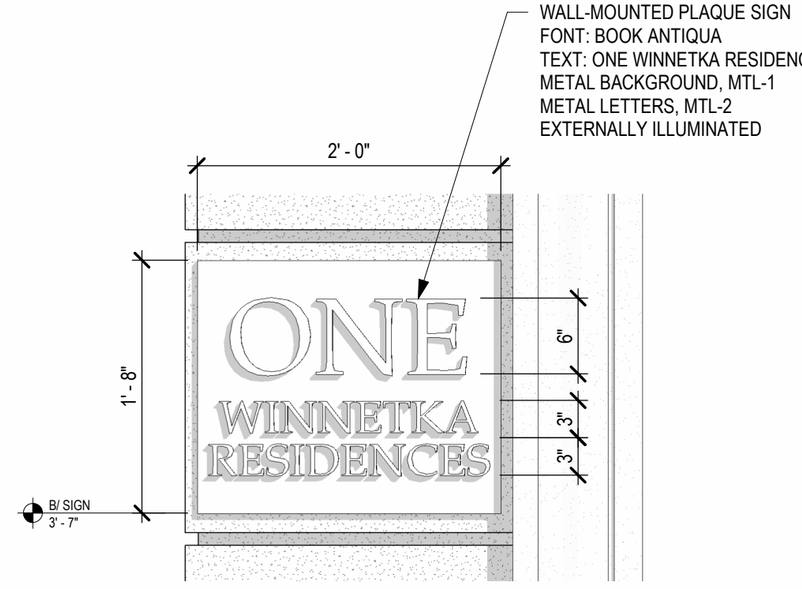
SIGN ELEVATIONS
DEVELOPMENT SIGNAGE



1 SIGN ELEVATION - PARKING
SCALE: 1" = 1'-0"



2 SIGN ELEVATION - RESIDENTIAL ENTRY
SCALE: 1" = 1'-0"



3 SIGN ELEVATION - RESIDENTIAL
SCALE: 1" = 1'-0"

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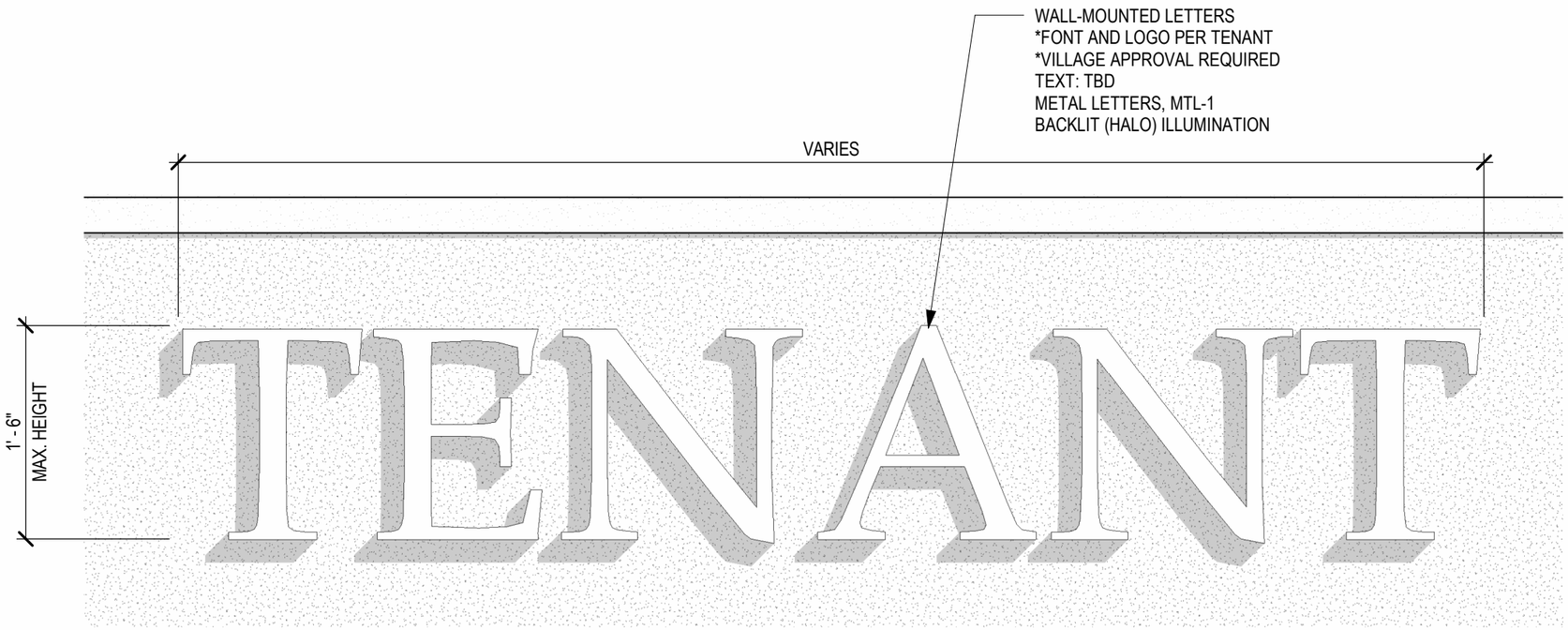
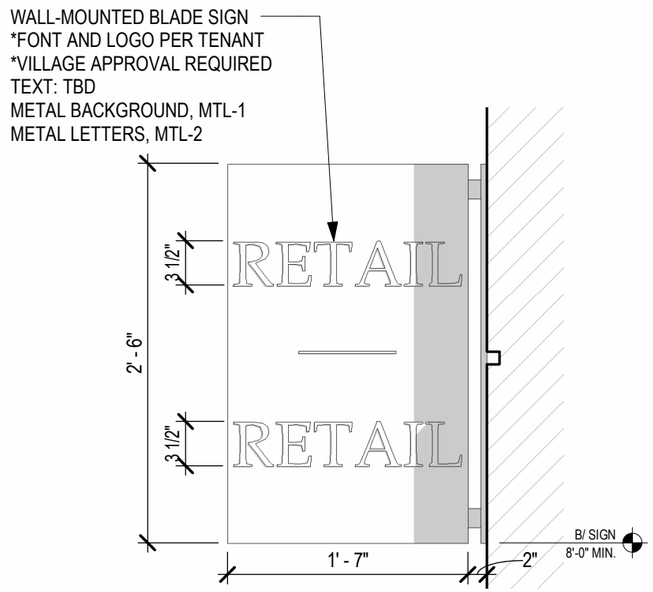
SIGN ELEVATIONS
TENANT SIGNAGE - BASIS OF DESIGN



2 SIGN ELEVATION - TENANT 2
SCALE: 1" = 1'-0"



1 SIGN ELEVATION - BLADE
SCALE: 1" = 1'-0"

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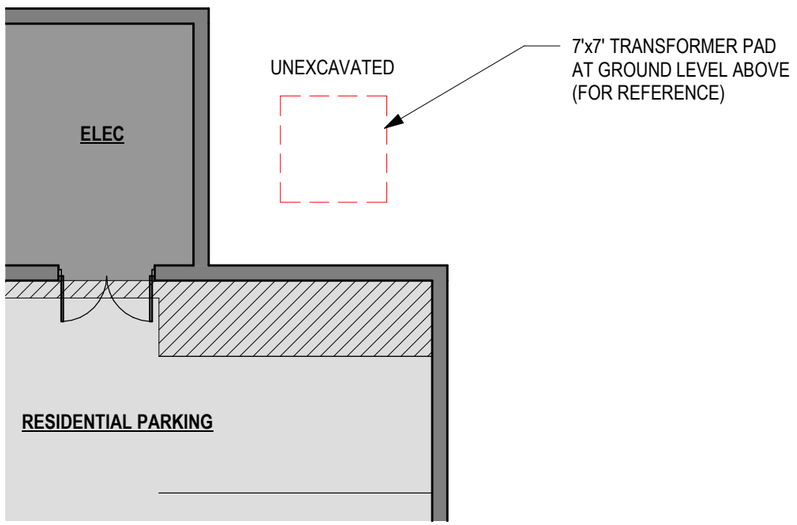
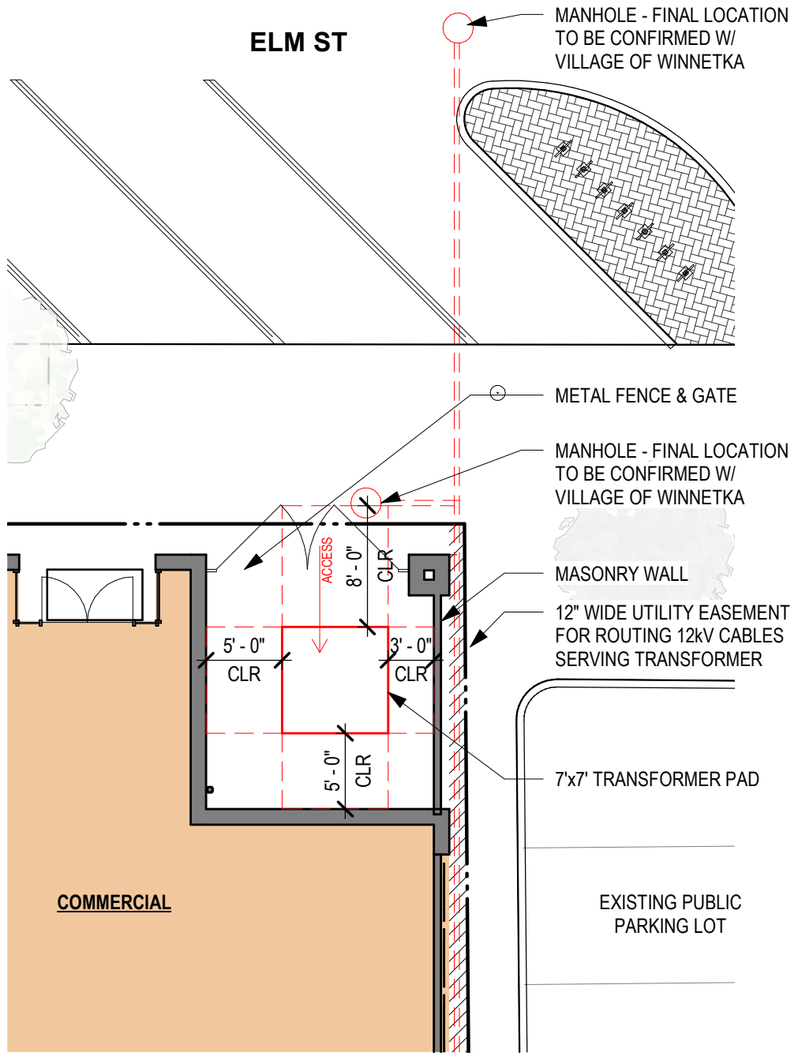
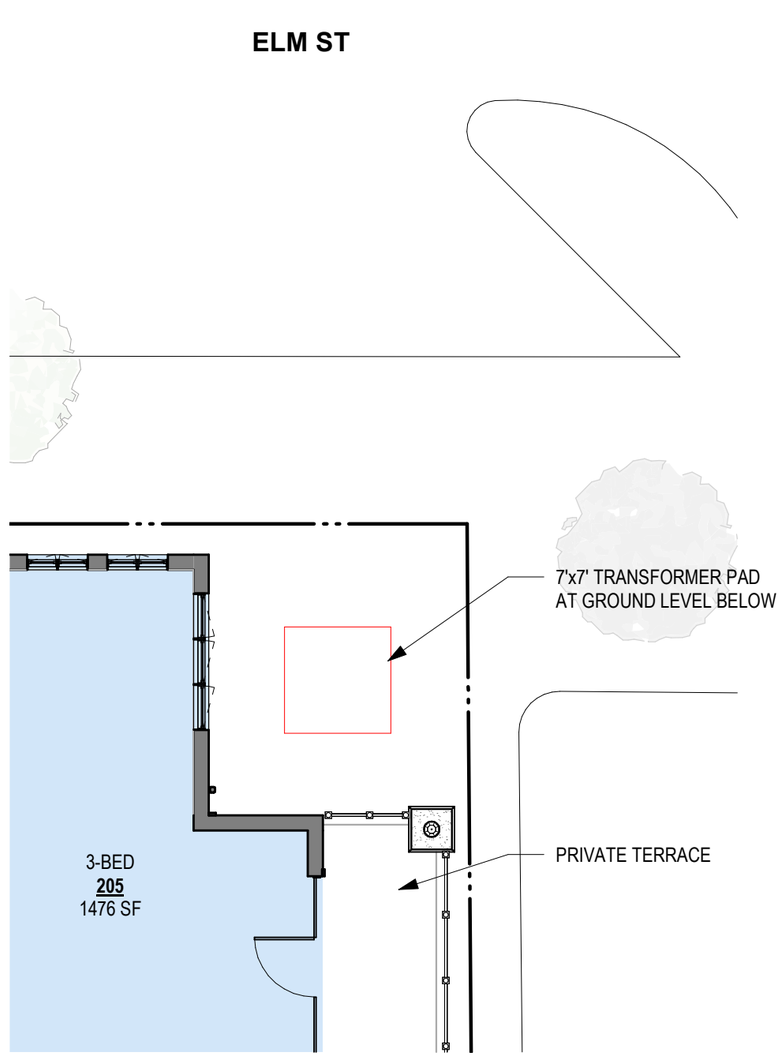
TRANSFORMER LOCATION



0 LOWER LEVEL PLAN
SCALE: 1" = 10'-0"



1 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"



2 LEVEL 2 PLAN
SCALE: 1" = 10'-0"

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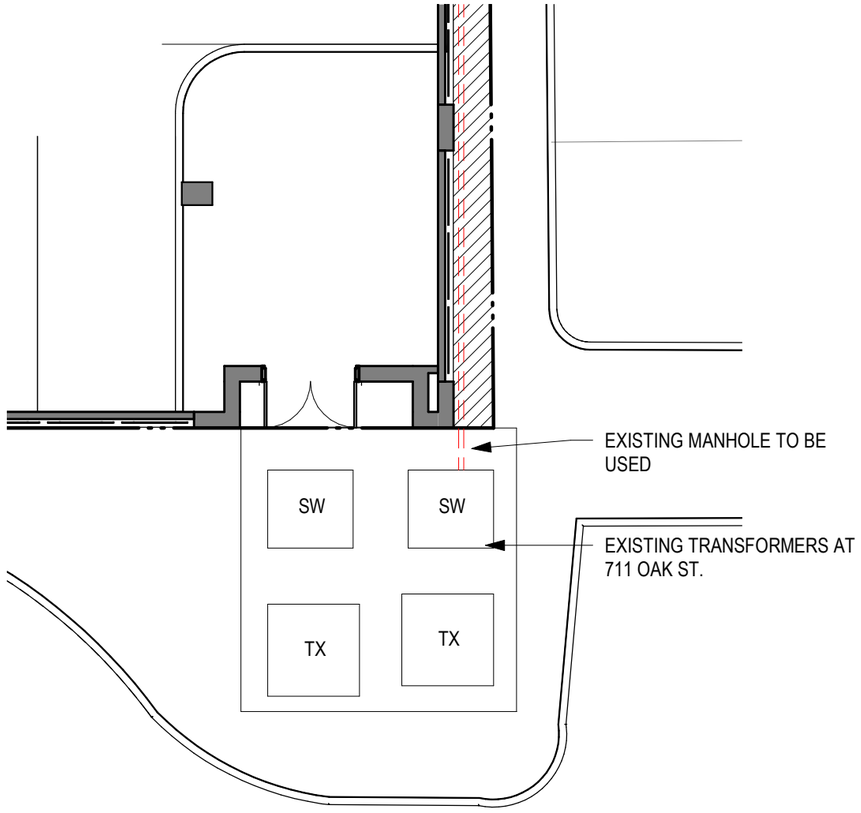
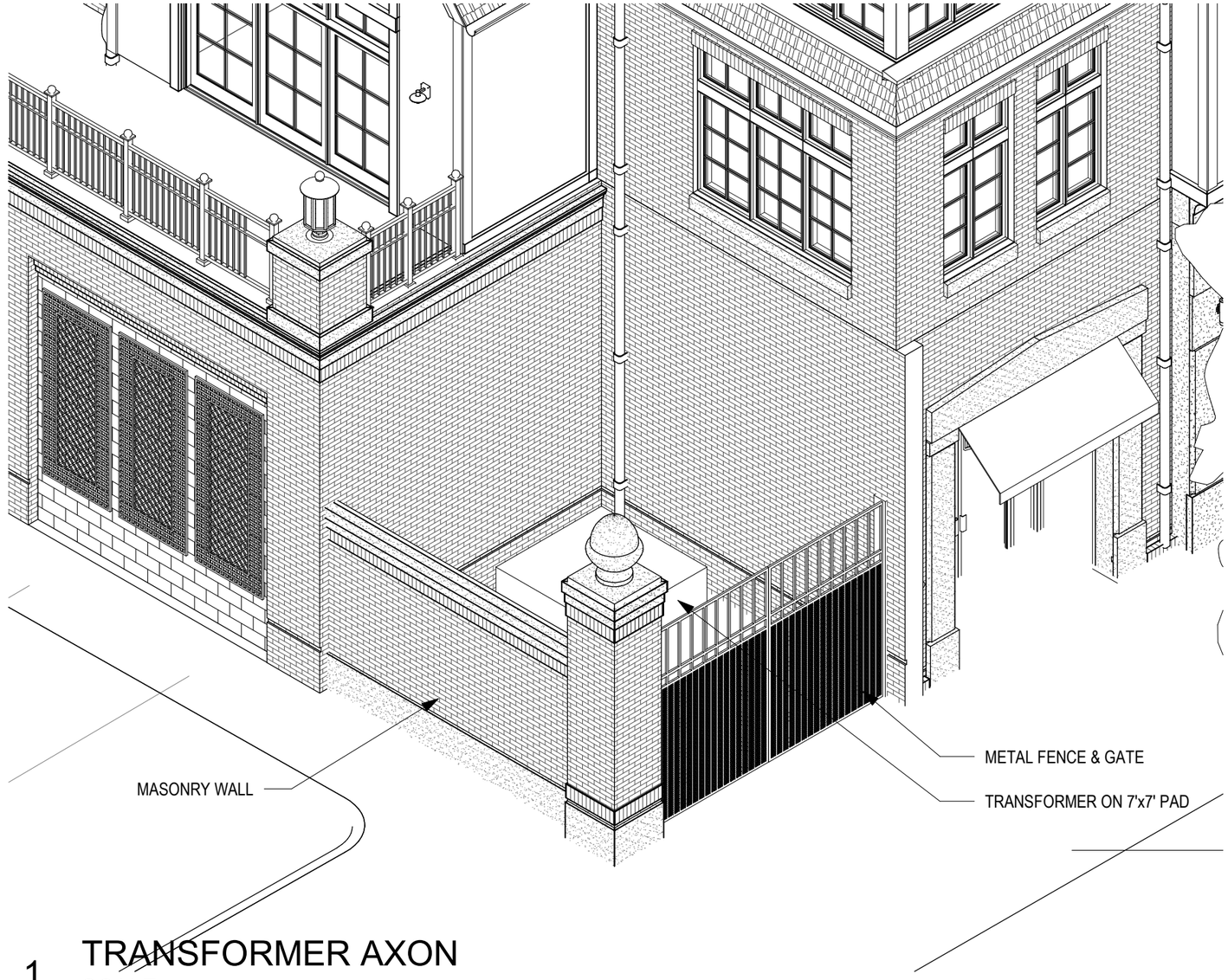
TRANSFORMER LOCATION



2 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"

N



1 TRANSFORMER AXON
SCALE:

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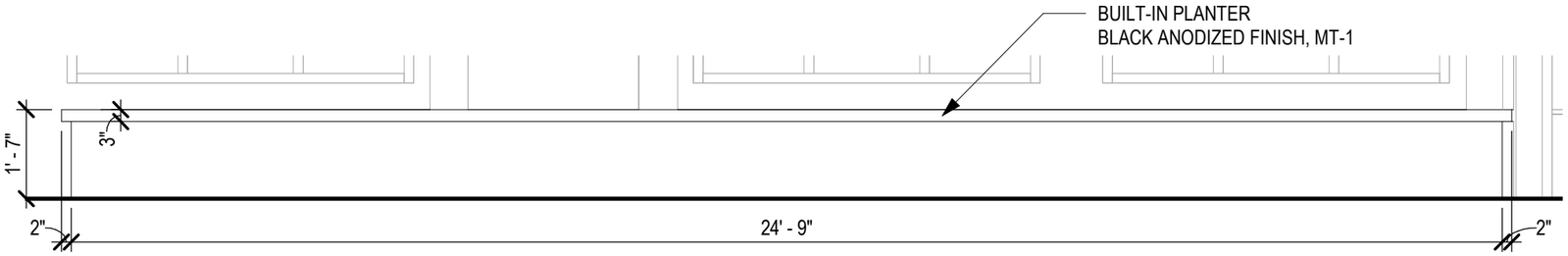
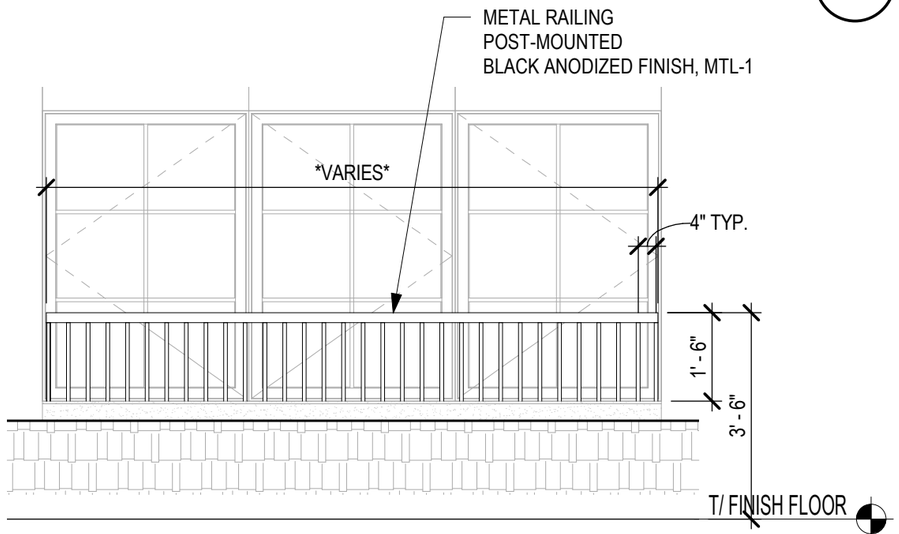
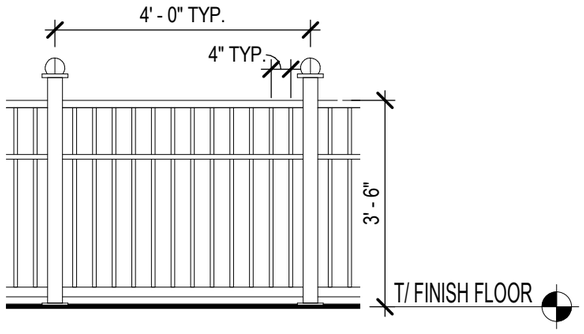
ENLARGED ELEVATIONS



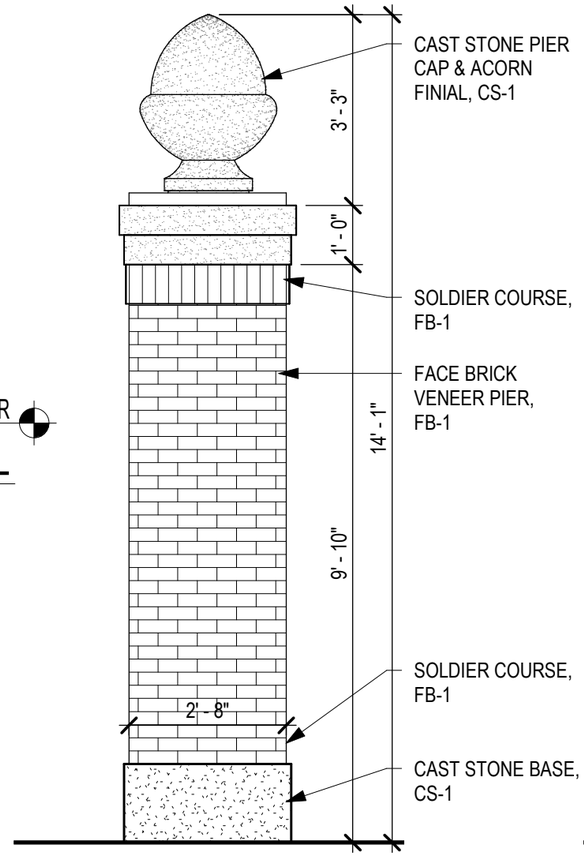
1 ELEVATION - RESI ENTRY PLANTER
SCALE: 3/8" = 1'-0"



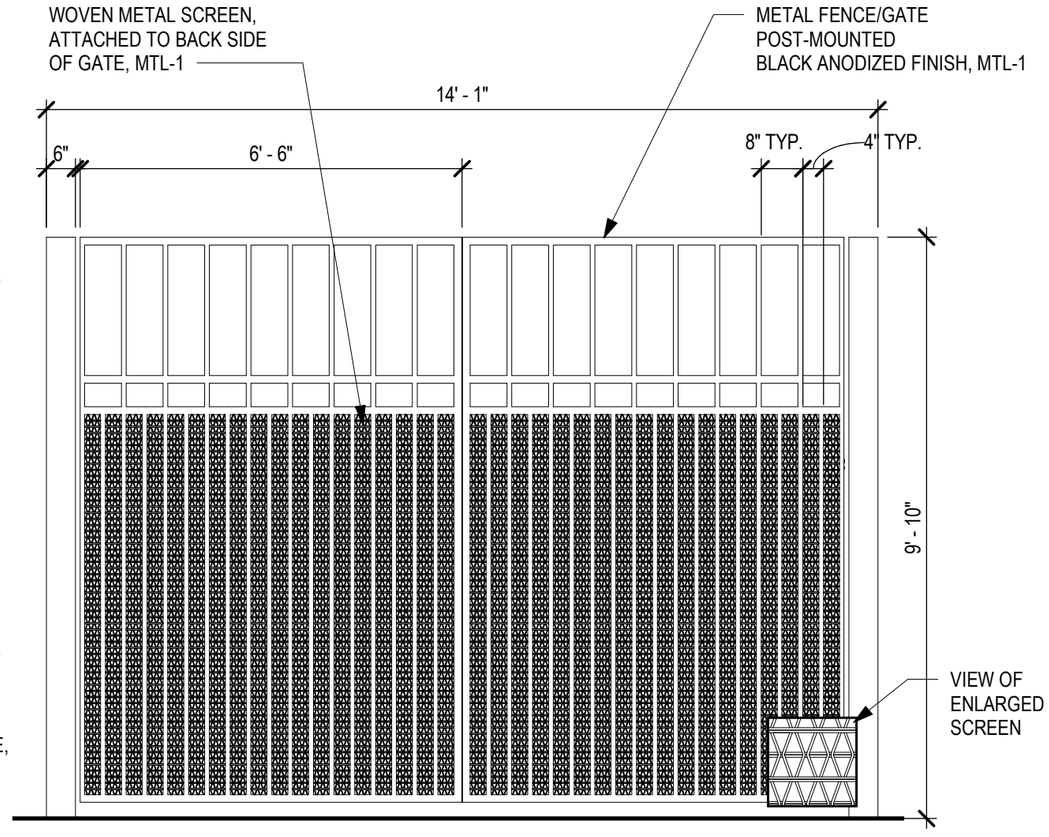
2 ELEVATION - TYP. JULIET BALCONY RAIL
SCALE: 3/8" = 1'-0"



3 ELEVATION - TYP. RAILING
SCALE: 3/8" = 1'-0"



4 ELEVATION - PIER
SCALE: 3/8" = 1'-0"



5 ELEVATION - TRANSFORMER FENCE/GATE
SCALE: 3/8" = 1'-0"

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STREETSCAPE ELEVATIONS

2 STREET ELEVATION - LINCOLN

SCALE: 1" = 40'-0"

1 STREET ELEVATION - ELM

SCALE: 1" = 40'-0"

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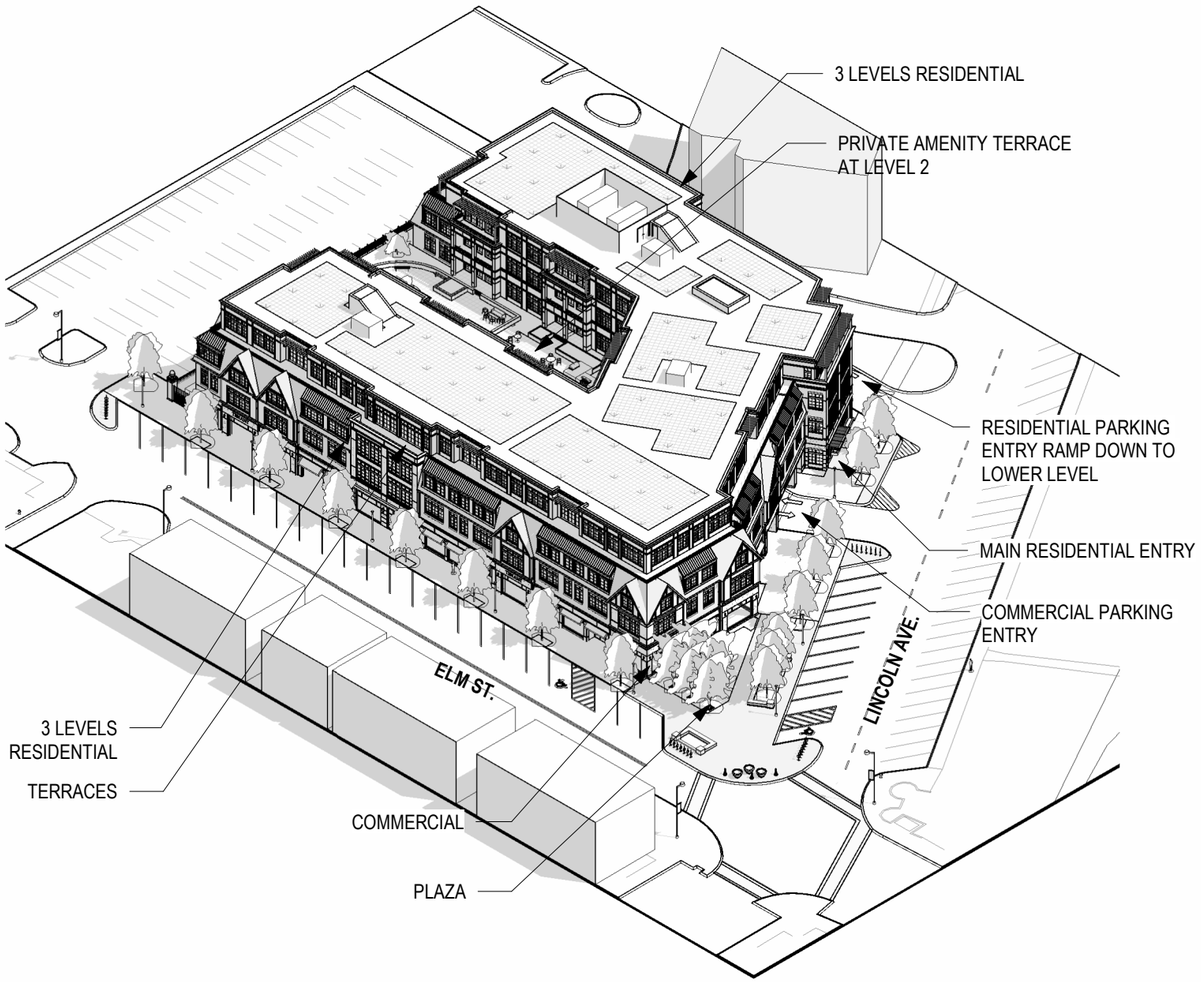
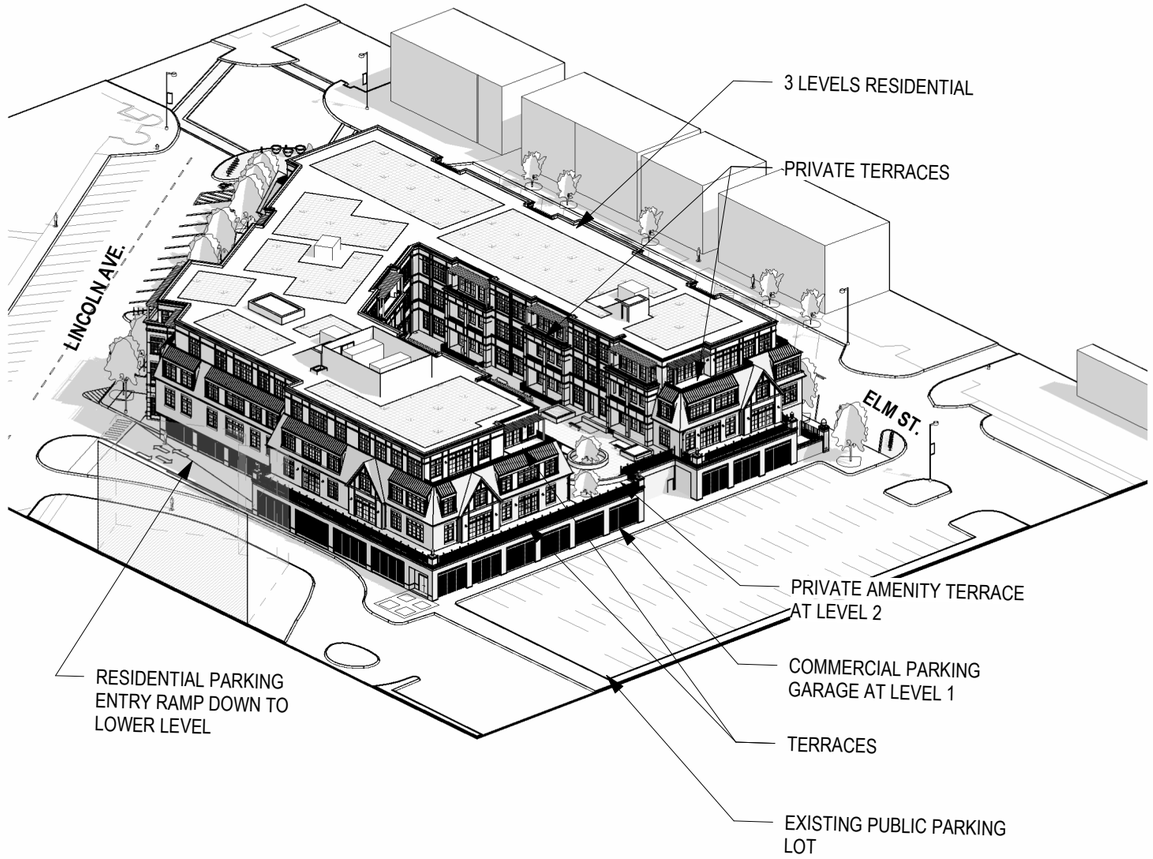
AXONOMETRIC DIAGRAMS



1 AXONOMETRIC - NORTHWEST
SCALE:



2 AXONOMETRIC - SOUTHEAST
SCALE:

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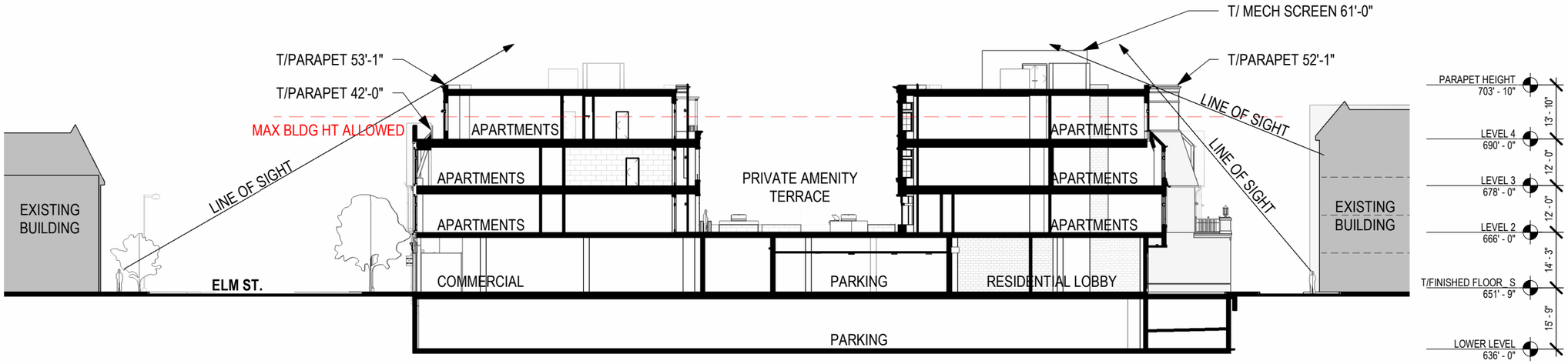
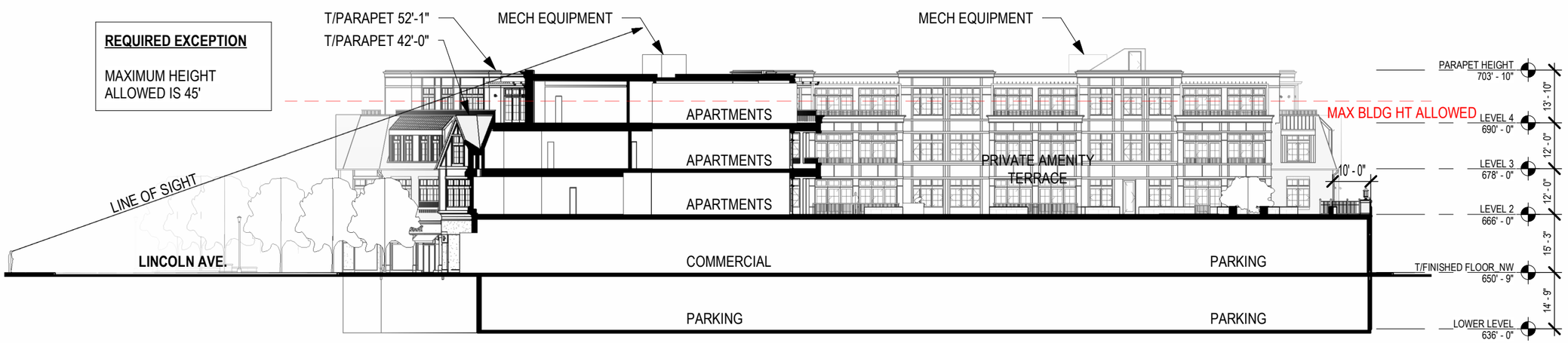
SITE SECTIONS



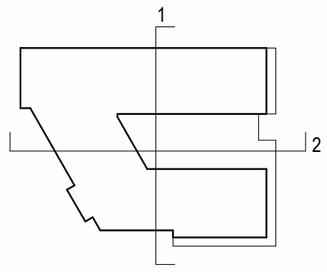
1 TRANSVERSE SECTION - FACING EAST

SCALE: 1" = 30'-0"



2 LONGITUDINAL SECTION - FACING NORTH

SCALE: 1" = 30'-0"



SECTION KEY PLAN

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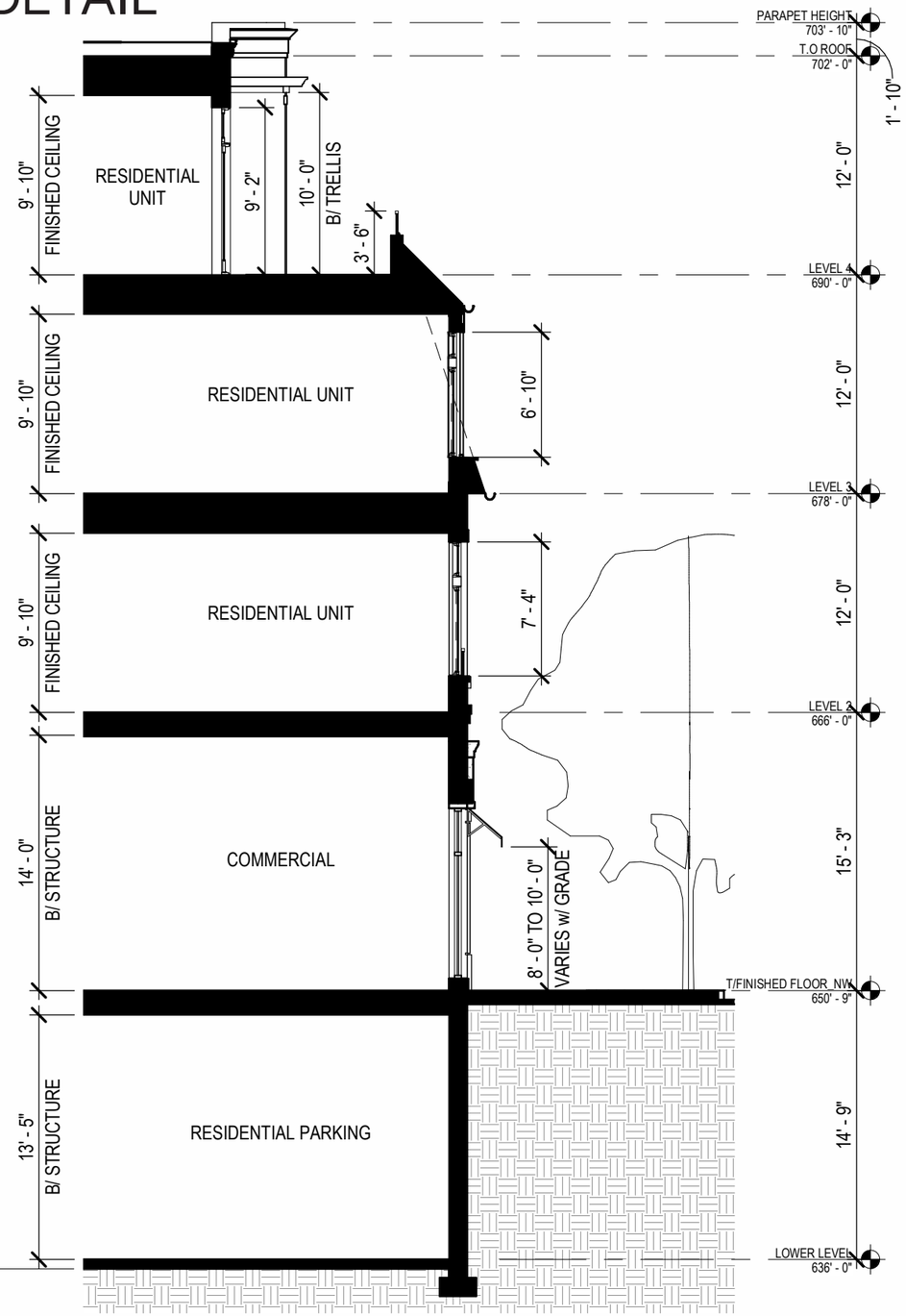
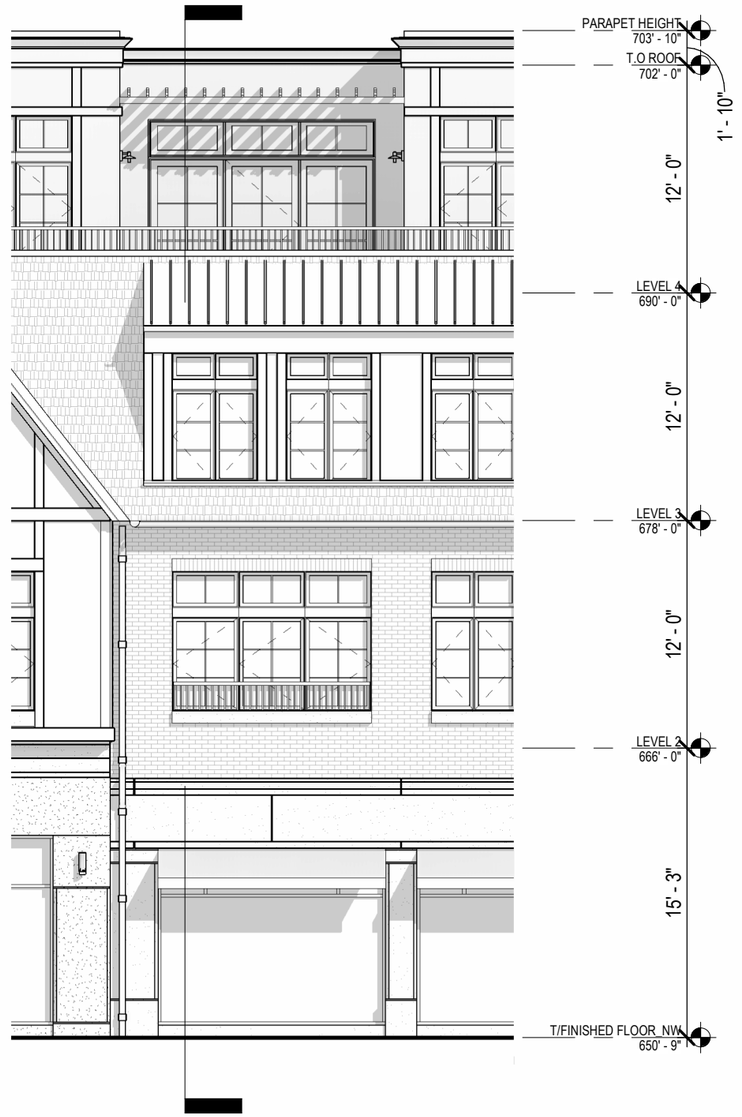
WALL SECTION DETAIL



1 WALL SECTION
SCALE: 1/8" = 1'-0"



2 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

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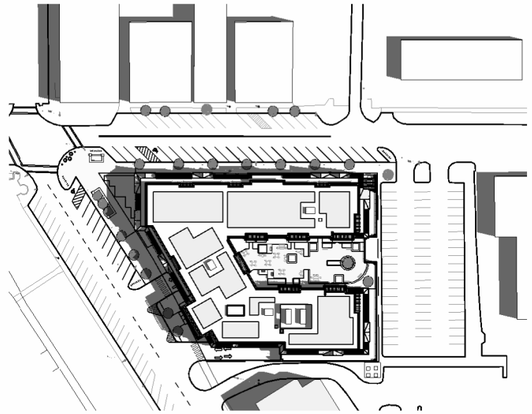
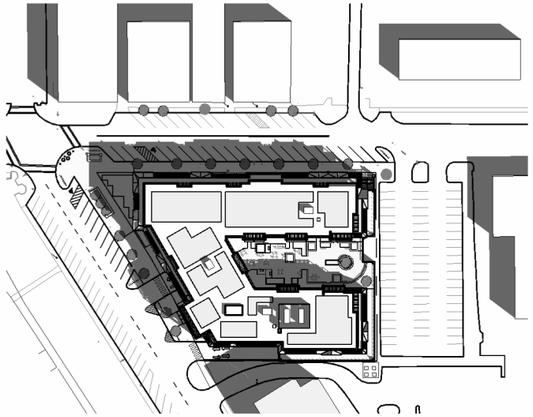
SHADOW STUDY

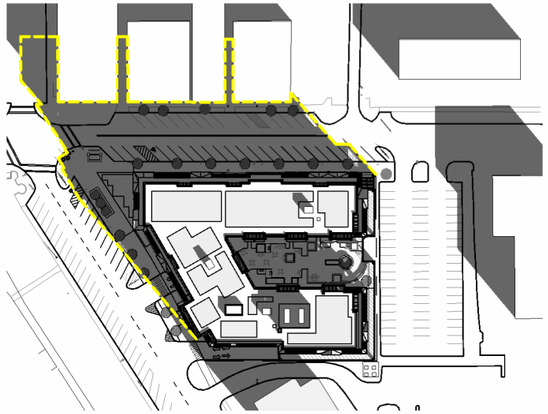
9:00 AM

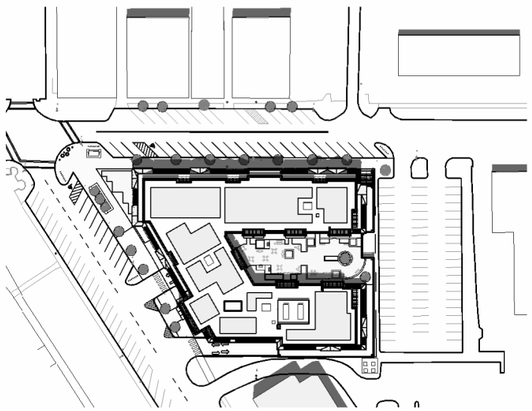
12:00 PM

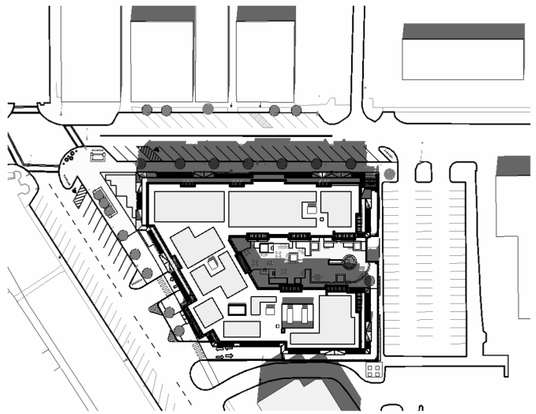
3:00 PM

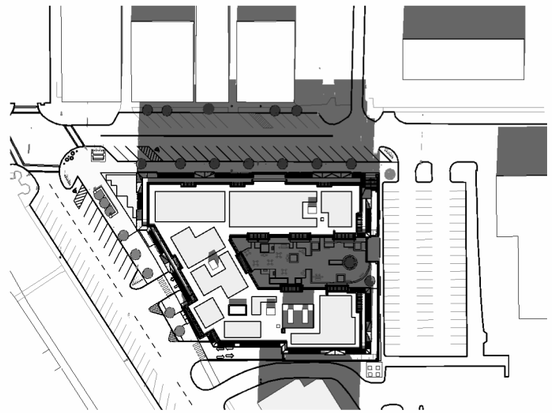


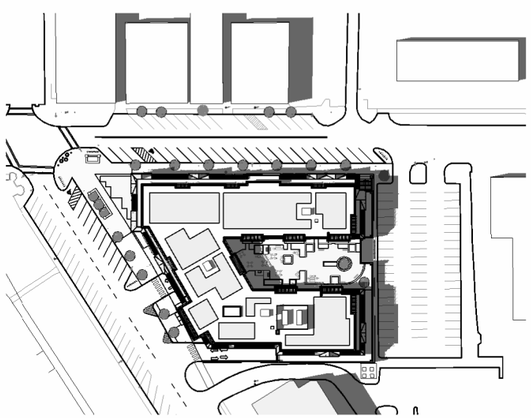


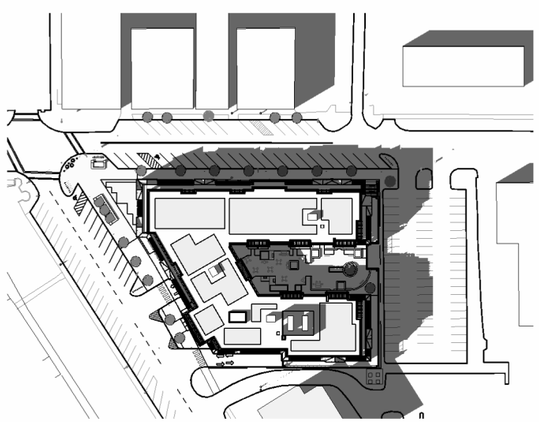


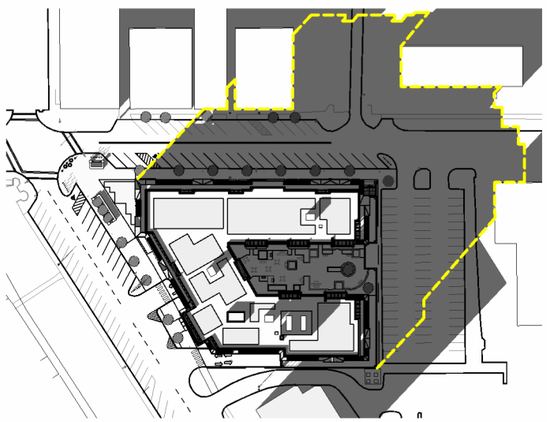












SUMMER SOLSTICE

SPRING/FALL EQUINOX

WINTER SOLSTICE

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EXHIBIT E

Renderings and Aerial Views Plan

THREE-DIMENSIONAL RENDERING
VIEW AT CORNER OF ELM ST. & LINCOLN AVE.

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THREE-DIMENSIONAL RENDERING
VIEW AT CORNER OF ELM ST. & LINCOLN AVE.

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THREE-DIMENSIONAL RENDERING
VIEW ALONG ELM ST. - FACING SOUTHEAST

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THREE-DIMENSIONAL RENDERING
VIEW ALONG ELM ST. - FACING SOUTHWEST

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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING
VIEW AT PRIVATE AMENITY TERRACE - FACING NORTHWEST

THREE-DIMENSIONAL RENDERING

VIEW ALONG LINCOLN AVE. - FACING NORTHEAST

THREE-DIMENSIONAL RENDERING
VIEW FROM THE ELM STREET BRIDGE

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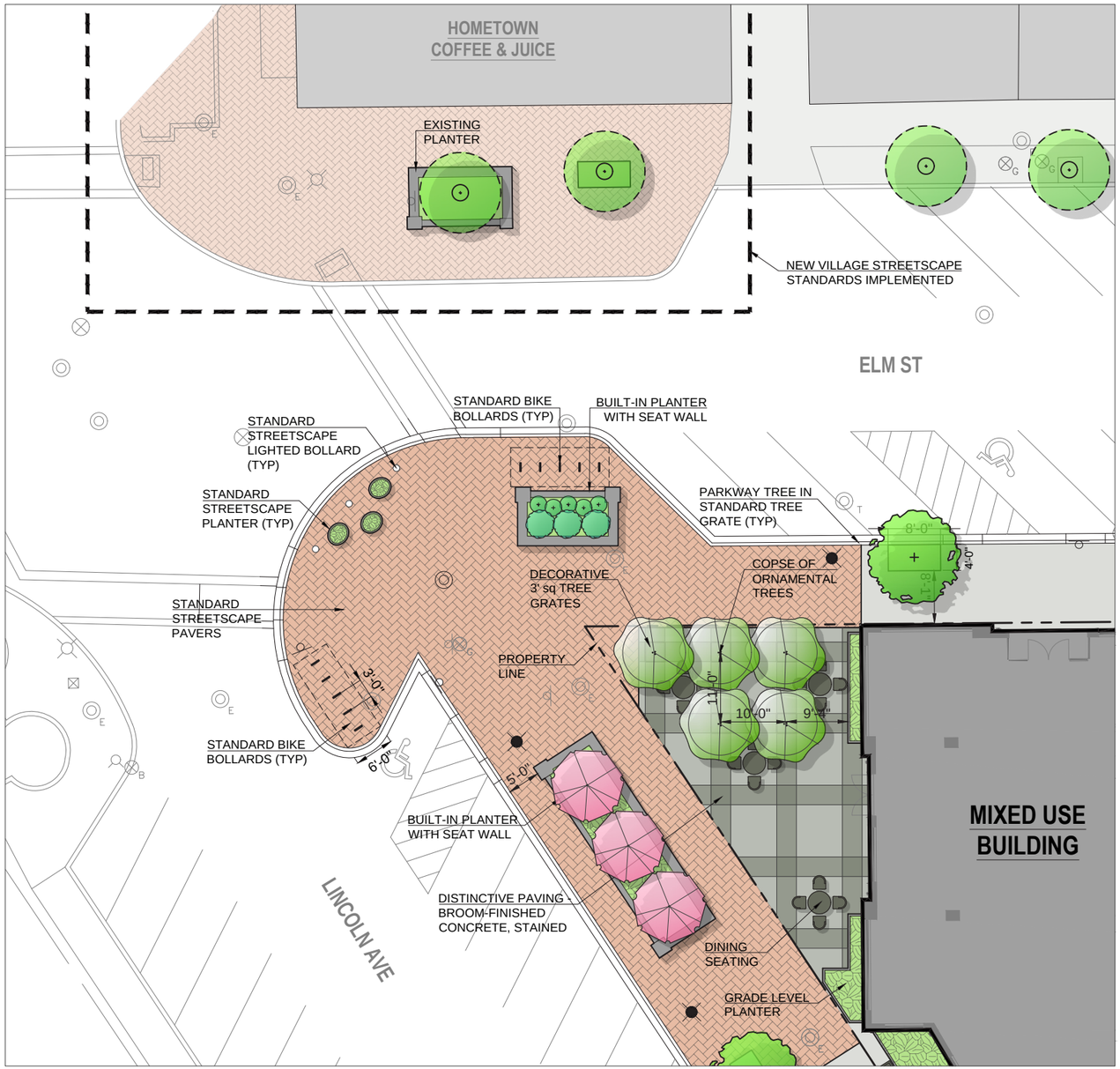
EXHIBIT F

Landscape and Lighting Plan

LANDSCAPE PLAN - PLAZA



PLAZA TREE IN GRATE
NEENAH FOUNDRY
MODEL 8704 - 3'x3'

EXAMPLE DINING FURNITURE

PLAZA SURFACE MATERIAL:
SIKA INTEGRAL COLOR CONCRETE
CHARCOAL & PEWTER

Master Plant List						
Shade Trees						
Symbol	**Quantity**	**Botanical Name**	**Common Name**	**Size**	**Origin**	**Notes**
GBI	3	GINKGO BILOBA	GINKGO	3" BB		URBAN, MALE SPEC. ONLY
PLA	3	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		URBAN, MOIST
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
TAR	2	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	URBAN, MOIST
Ornamental Trees						
AGR	5	ACER GRISEUM	PAPERBARK MAPLE	3" BB		
CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6' BB	NATIVE	

1 PLAZA CONCEPT
SCALE: 1" = 20'-0"

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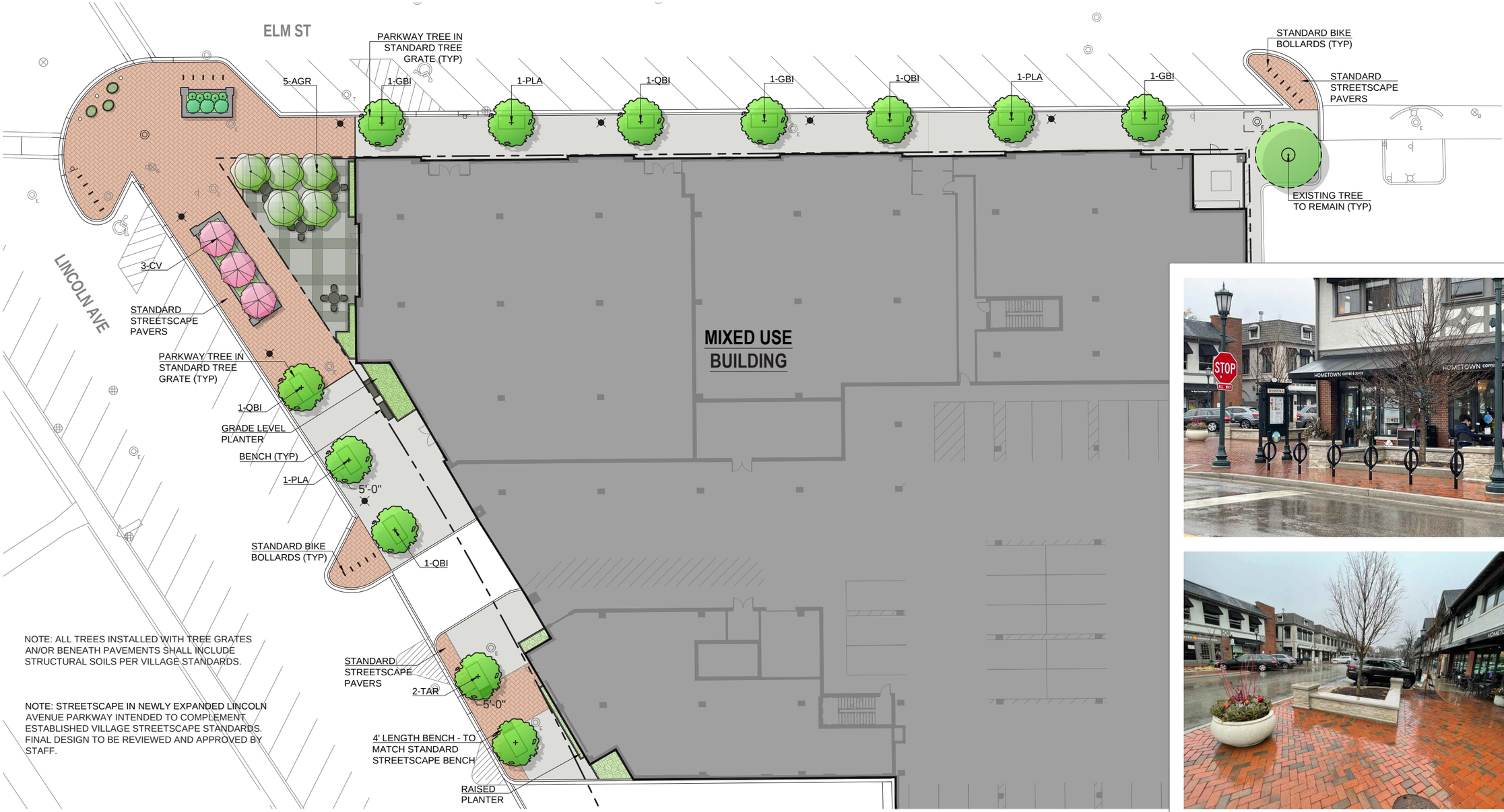
LANDSCAPE PLAN - STREETSCAPE



1 STREETSCAPE
SCALE: 1" = 30'-0"

EXISTING STREETSCAPE

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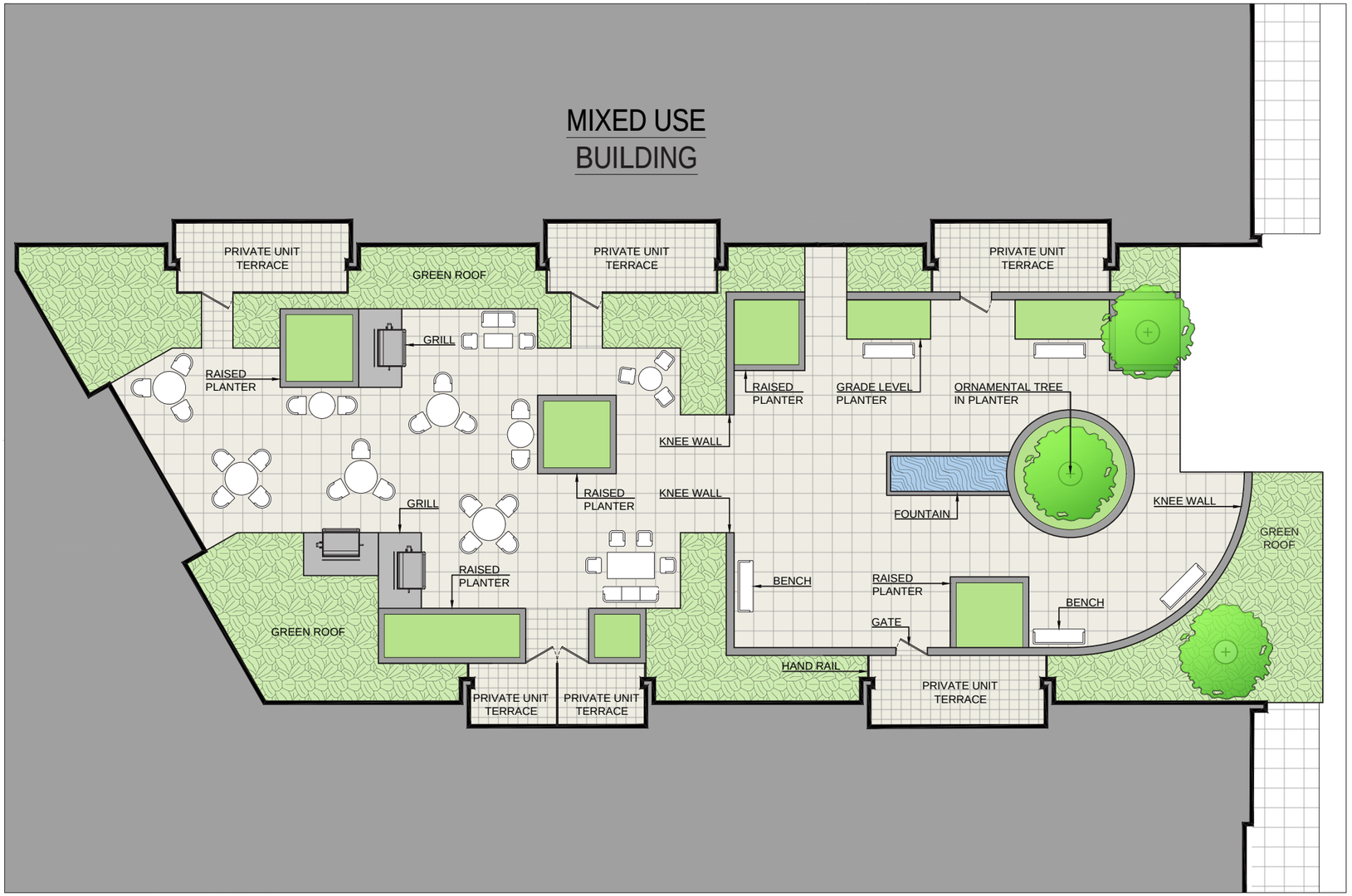
LANDSCAPE PLAN - PRIVATE AMENITY TERRACE



1 SECOND STORY AMENITY TERRACE

SCALE: $\frac{1}{16}$ " = 1'-0"

EXAMPLE TERRACE SCHEME

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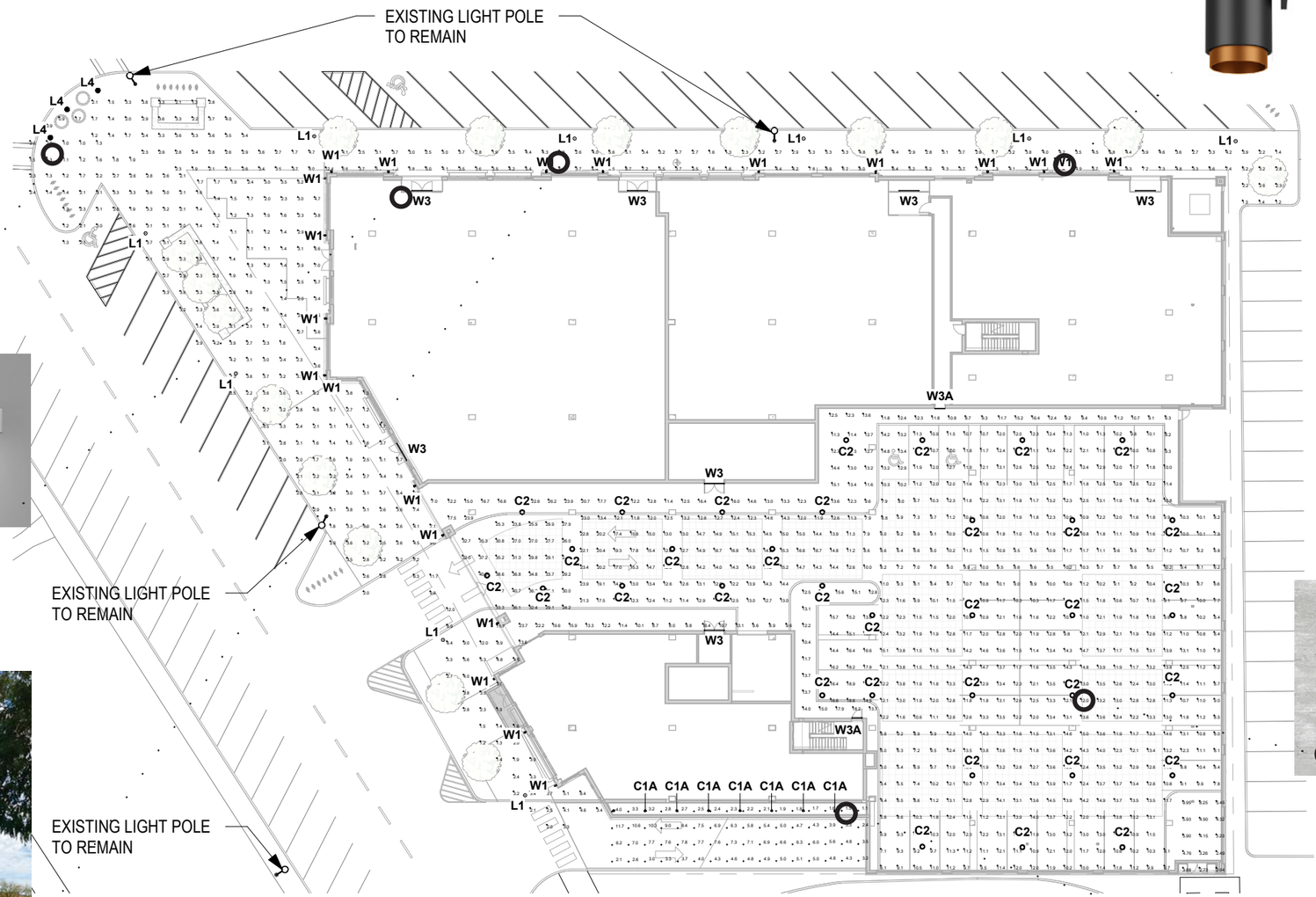
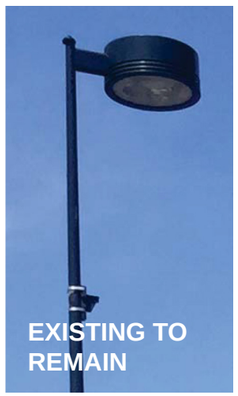
EXTERIOR LIGHTING - GROUND LEVEL

L4
(MATCH EXIST.)

W3 / W3A





EXISTING TO REMAIN

L1
(MATCH EXIST.)

C2 / C2A

C1A

1 GROUND LEVEL EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

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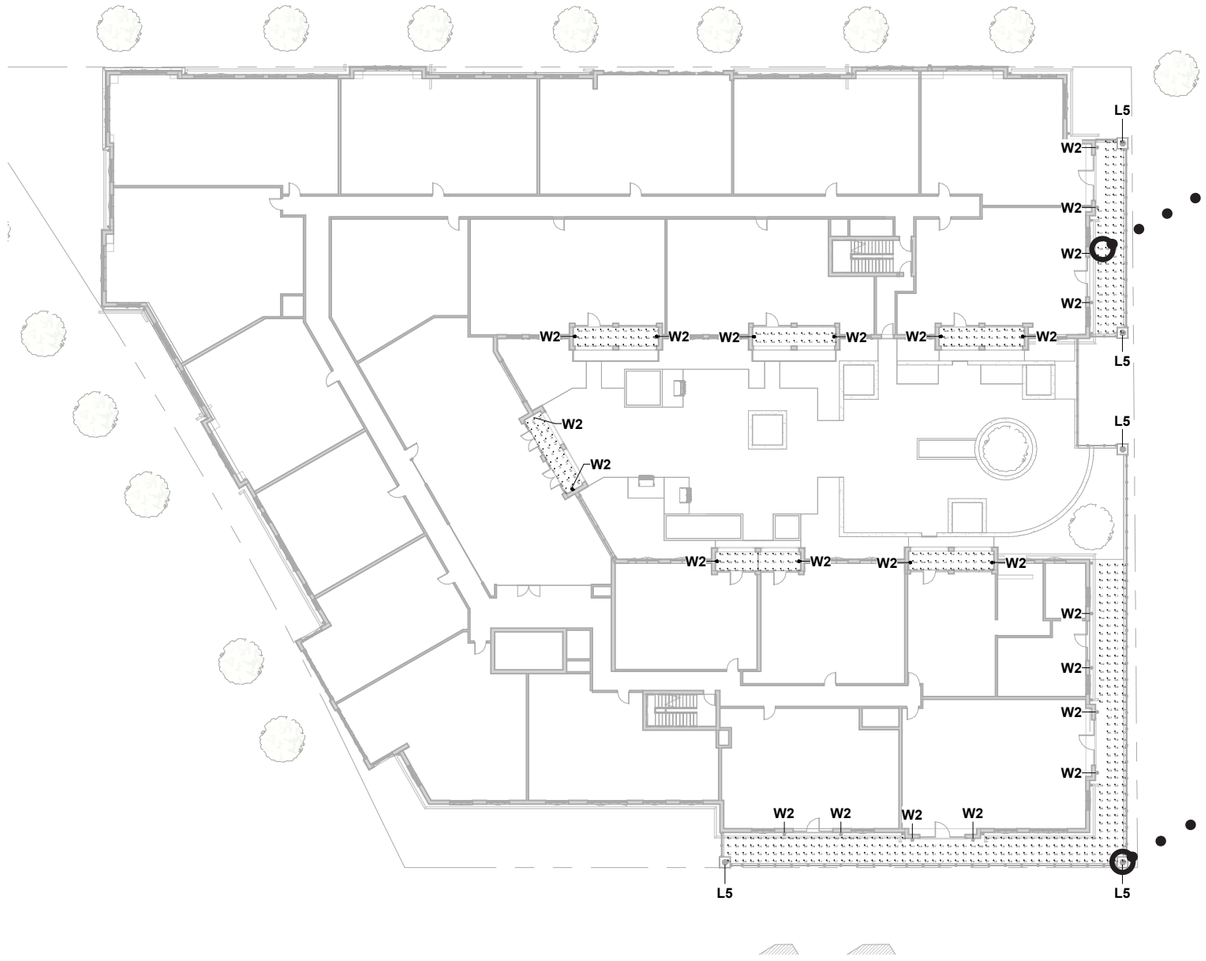
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

EXTERIOR LIGHTING - LEVEL 2



W2

L5

1 LEVEL 2 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

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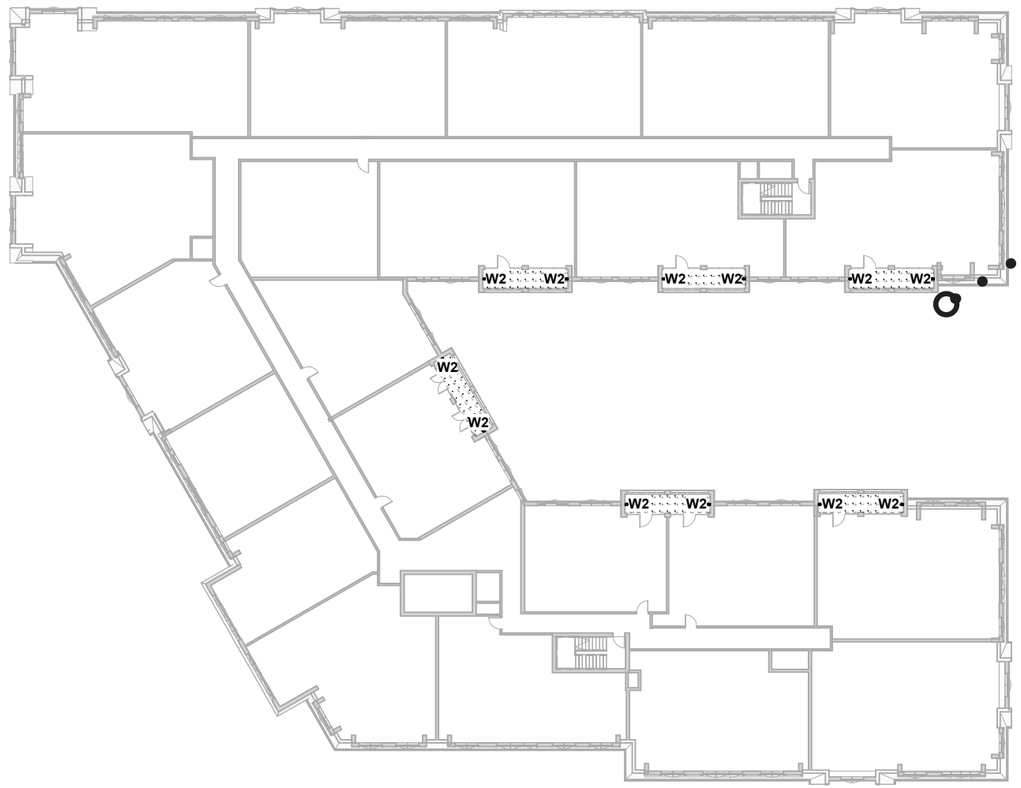
EXTERIOR LIGHTING - LEVEL 3

W2



1 LEVEL 3 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

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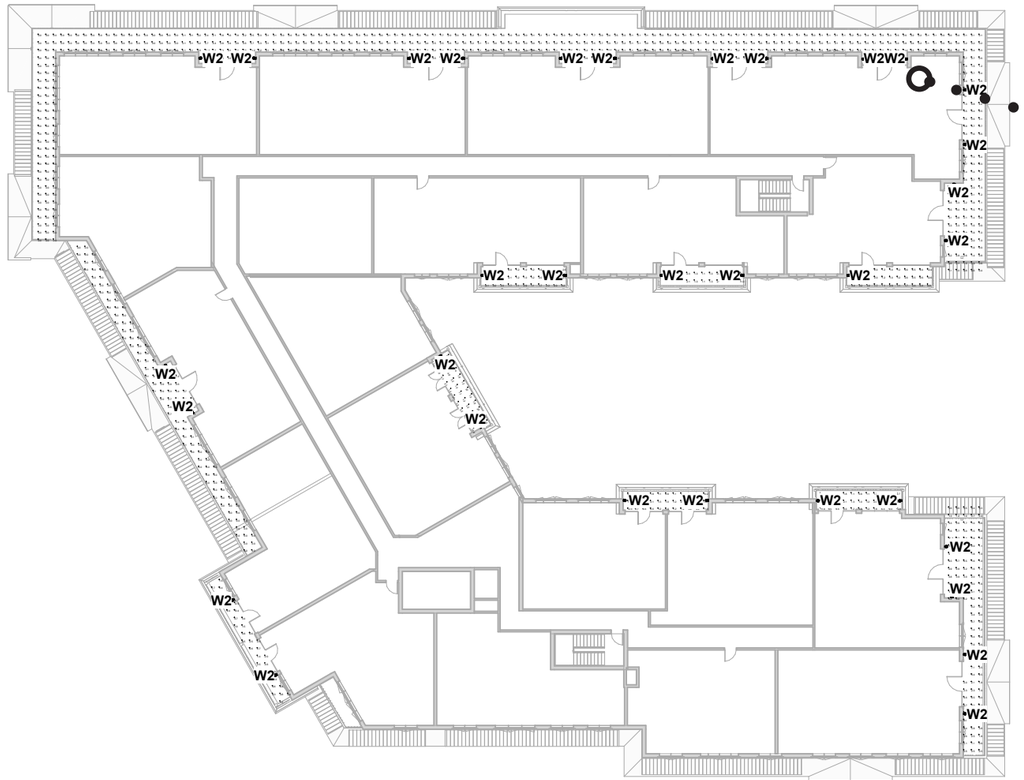
EXTERIOR LIGHTING - LEVEL 4

W2



1 LEVEL 4 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

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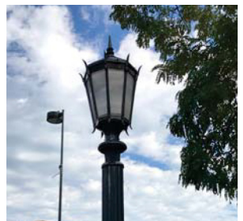
EXTERIOR LIGHTING - LUMINAIRE SCHEDULE

C1A

C2 / C2A

W1



L1
(MATCH EXIST.)

EXISTING TO
REMAIN

L4
(MATCH EXIST.)

W2

L5

W3 / W3A

6/15/2023

TYPE	DESCRIPTION	MANUF.	CATALOG NUMBER	SOURCE	DRIVER TYPE	WATTS	VOLT.	MOUNTING	NOTES	LOCATION
C1	RECESSED ROUND LED DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDUIM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD3M-15-9-30-FL+DCD3T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	20	UNV	RECESSED	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C1A	RECESSED ROUND LED ADJUSTABLE DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDUIM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD4M-25-9-30-FL+DCD4T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	40	UNV	RECESSED	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C2	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A08-830-5RD-SUR-UNV-DLEA-MW-OC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	90	UNV	SURACE	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
C2A	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A10-830-5CD-SUR-UNV-DLEA-MW-OC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	132	UNV	SURACE	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
D1	DECORATIVE EXTERIOR PENDANT. NOMINAL 20" ROUND SPHERE WITH SHORT CAP. STEM MOUNT FOR OVERALL HEIGHT OF 25".	VISA LIGHTING	OP2144-SHORT CAP-L30K(H)-MVOLT-FINISH TBD-AC-25" OAH	3000K, 80+CRI 3100 LM	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	SUSPENDED	WHITE ACRYLIC DIFFUSER	BUILDING FAÇADE
L1	PEDESTRIAN SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 5000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	70	PER E.E.	POST-TOP		CITY SIDEWALKS
L2	VEHICULAR SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	KIM LIGHTING	CITY OF WINNETKA STANDARD	3000K, 80+CRI	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	ARM MOUNT		CITY SIDEWALKS
L3	RECESSED UP LIGHT	TARGETTI	JURSPL13024SSLV	3000K, 80+CRI 532 LM	INTEGRAL 0-10V DIMMABLE TO 1%	7	PER E.E.	IN-GRADE		PEDESTRIAN WALKWAY
L4	PEDESTRIAN BOLLARD - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 600 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	CONCRETE BASE		CITY SIDEWALKS
L5	LARGE POST TOP MOUNTED LANTERN WITH A DIAMETER OF 17" AND HEIGHT OF 28"	SUN VALLEY LIGHTING	LLC30-LED PA-V - 64LED-XX-30K-XXX-PT - XX - XX	3000K, 80+CRI 4500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	POST-TOP	ARCHITECT TO DETERMINE FINISH	BALCONY
W1	LED DIRECT INDIRECT CYLINDRICAL SCONCE. NOMINAL 4' DIAMETER. DIRECT BEAM SHALL BE 50-DEGREE, INDIRECT BEAM SHALL BE 20-DEGREE. RATED FOR WET LOCATION DIRECT TO SKY.	DMF KUZKO	DCC LUND-EW3212	3000K, 80+CRI 2200 LM	INTEGRAL 0-10V DIMMABLE TO 1%	37	UNV	WALL	MOUNTED ON STONE FAÇADE FINISH AT 11-FEET ABOVE FINISHED GROUND.	BUILDING FAÇADE
W2	SMALL WALL MOUNTED SCONCE	VISUAL COMFORT	ASH 8	3000K, 80+CRI 515 LM	INTEGRAL 0-10V DIMMABLE TO 1%	18	PER E.E.	WALL	BLACK WITH BRONZE ACCENT	BUILDING FAÇADE
W3	LED 72-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2484-L30K-MVOLT-FT-*CUSTOM COLOR	3000K, 80+CRI 1809 LM	INTEGRAL 0-10V DIMMABLE TO 1%	27	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY
W3A	LED 36-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2480-L30K-MVOLT-FT-*CUSTOM COLOR	3000K, 80+CRI 900 LM	INTEGRAL 0-10V DIMMABLE TO 1%	14	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY

NOTES:
1 PROVIDE ALL OPTIONS AND ACCESSORIES REFERENCED AND AS NEEDED BASED ON REVIEW OF ARCHITECTURAL RCP'S, ELEVATIONS AND ACTUAL FIELD CONDITIONS FOR COMPLETE INSTALLATION.
2 SPECIFICATIONS AND DRAWINGS CONVEY THE FEATURES, AND FUNCTIONS OF LUMINAIRES ONLY AND DO NOT SHOW EVERY ITEM OR DETAIL NECESSARY FOR THE WORK.
3 COORDINATE HOUSING TYPE WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR GRID OR GYP. BOARD CEILING MOUNTING OF THE FIXTURES.
4 FIXTURE COLOR TEMP SHALL BE 3000K UNLESS OTHERWISE NOTED.
5 COORDINATE ALL DIMMING DRIVERS WITH SPECIFIED LIGHTING CONTROLS. VERIFY COMPATIBILITY OF DIMMING CIRCUITS AND FIXTURE SELECTION PRIOR TO ORDERING.

EXHIBIT G

Site Engineering Plans

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. **Contractor Shall Provide Private Utility Locating Services for the Project Area.**
4. Notify The Owner, Engineer and The **Village** A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.**
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. **Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.**
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All **Village** Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
10. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, **Two Coats for Latex Paints**. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.

UTILITY NOTES

1. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
3. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
4. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
5. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
6. Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
9. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
10. **Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.**
11. **All Proposed Utilities Are Public Unless Noted Otherwise.**
12. **All Water Ductile Water Mains And/Or Service Lines Shall Be Poly-Wrapped.**

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and **Hydroseeded** Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
5. **Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.**

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. **Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.**
3. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. **All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.**
9. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II **Requirements.**
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
12. **Contractor** Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
13. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
14. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
15. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
16. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
17. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
18. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

MWRDGC GENERAL NOTES

A. Referenced Specifications

1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
   * Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT SS) For All Improvements Except Sanitary Sewer And Water Main Construction;
   * Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction;
   * **Village Of Winnetka Municipal Code;**
   * The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual;
   * In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.

B. Notifications

1. The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).
2. **The Village Of Winnetka Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.**
3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0123.

C. General Notes

1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This Work On The Project.
4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes Are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Indicated On The Plans.
5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.
7. Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, MWRD, And Owner.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Improvements Are Completed. Final As Payments To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Downstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.

D. Sanitary Sewer

1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.
3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest Edition).
5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Pipe Material	Pipe Specification	Joint Specification
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 6-Inch To 15-Inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-Inch To 27-Inch Diameter F/DY=46	ASTM F-679	ASTM S-3212
High Density Polyethylene (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3251, F-2620 (Heat Fusion) ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC 4-Inch To 36-Inch	ASTM D-2241	ASTM D-2672 Or ASTM D-3139
4-Inch To 12-Inch	AWWA C900	ASTM D-3212
14-Inch To 48-Inch	AWWA C905	ASTM D-3212

8. All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone ¼" To 1" In Size, With Minimum Bedding Thickness Equal To ¼ The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. Material Shall Be CA-7 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
11. When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:
    (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shewer-Tap" Machine Or Similar) And Proper Installation Of Hubwye Saddle Or Hub-Tee Saddle.
    (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
    (c) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal Or Similar Couplings To Hold It Firmly In Place.
12. Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless: The Sewer Is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer Is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.
13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

MWRDGC SESC NOTES

E. Erosion And Sediment Control

1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
5. Inspections And Documentation Shall Be Performed, At A Minimum:
   (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
   (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.
8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Allowed In Combined Sewer Area For Green Infrastructure Practices.
18. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities.
19. The Contractor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization Is Achieved.
22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
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ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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NH	PD	05/04/23

Sheet Title:

SITE NOTES AND LEGENDS

Sheet No:

C001

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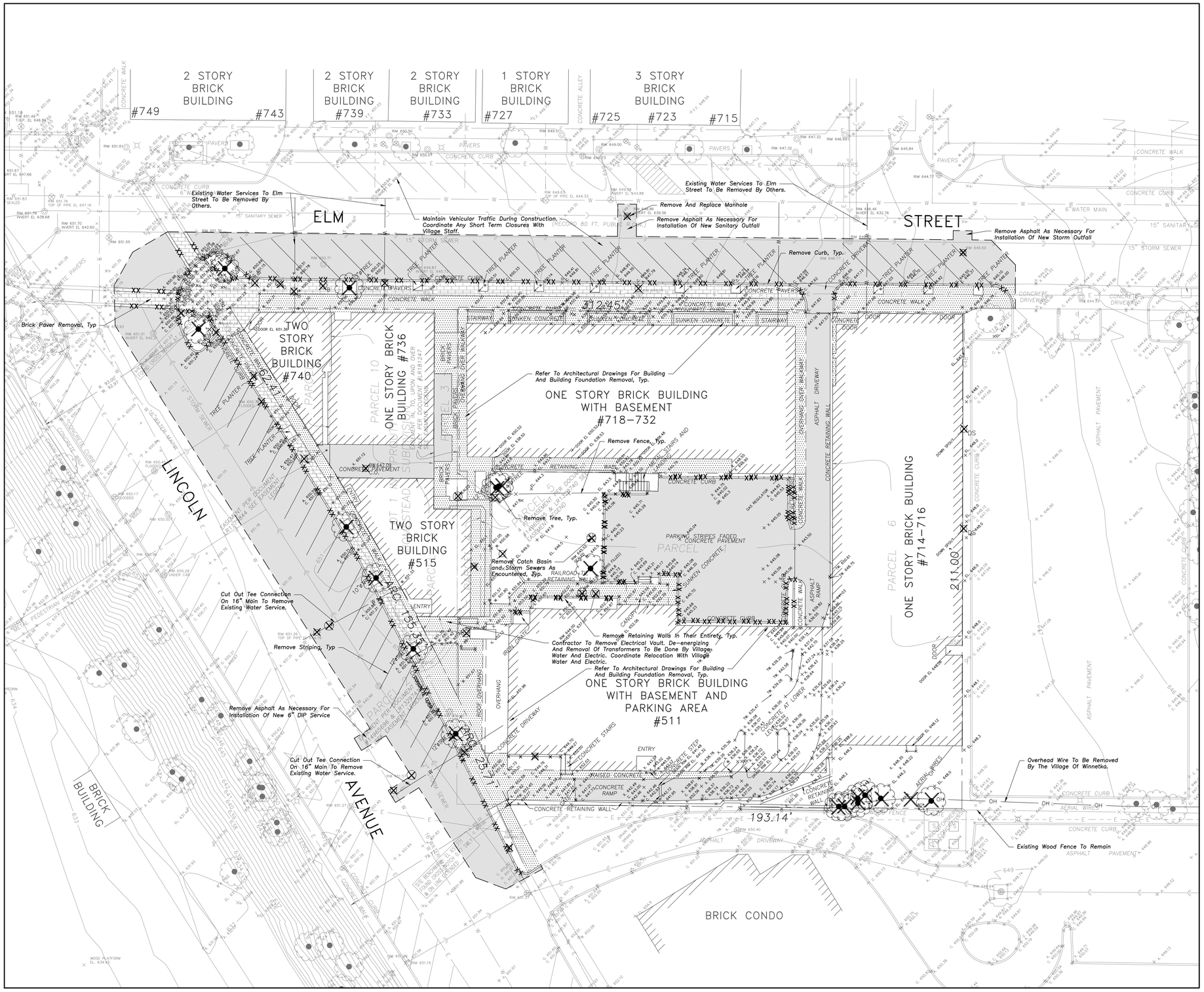

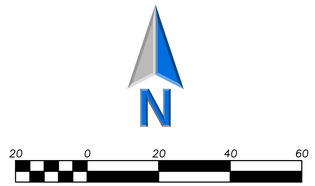

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	x 784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Brick Paver Removal
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C101

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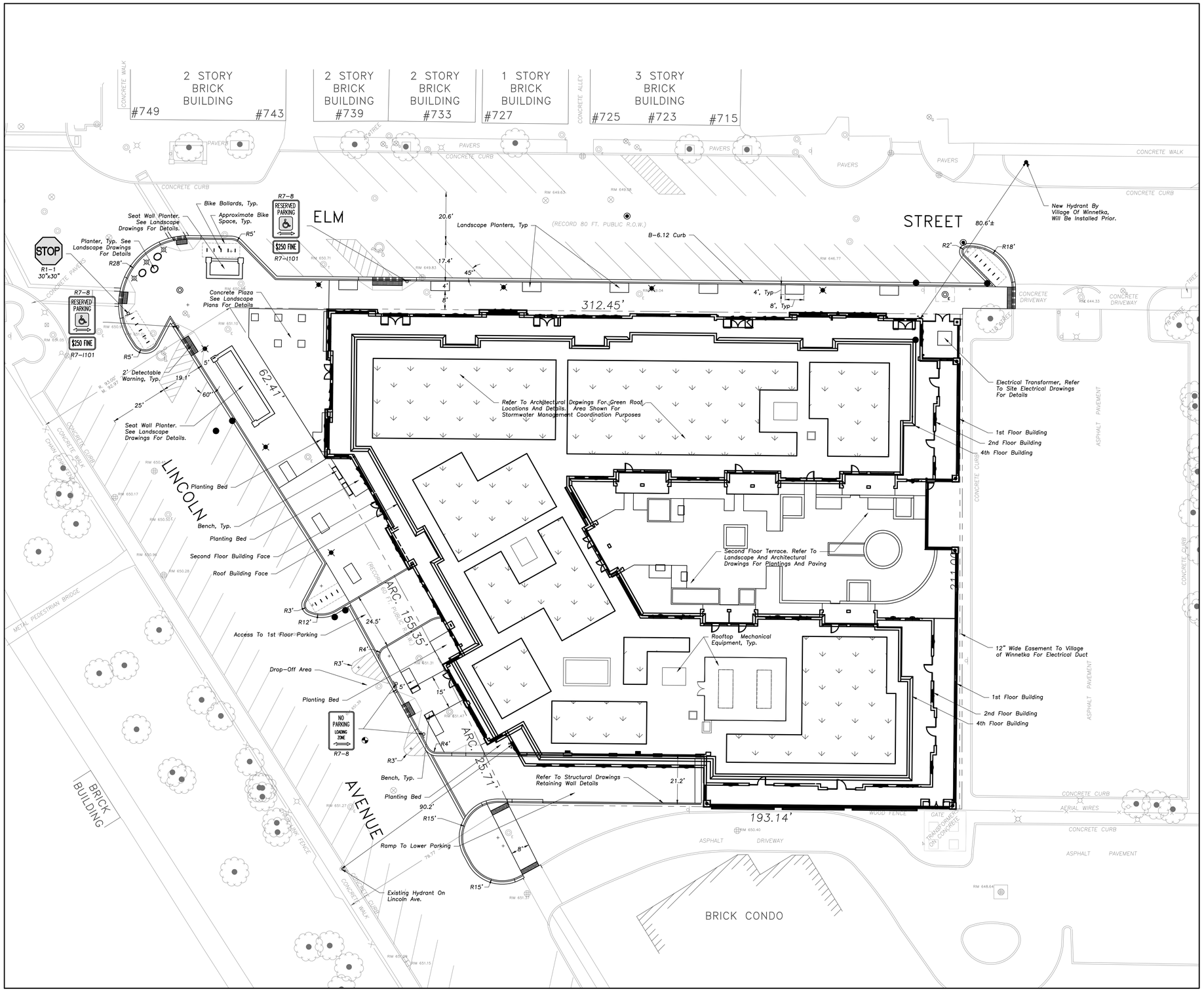

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

C201

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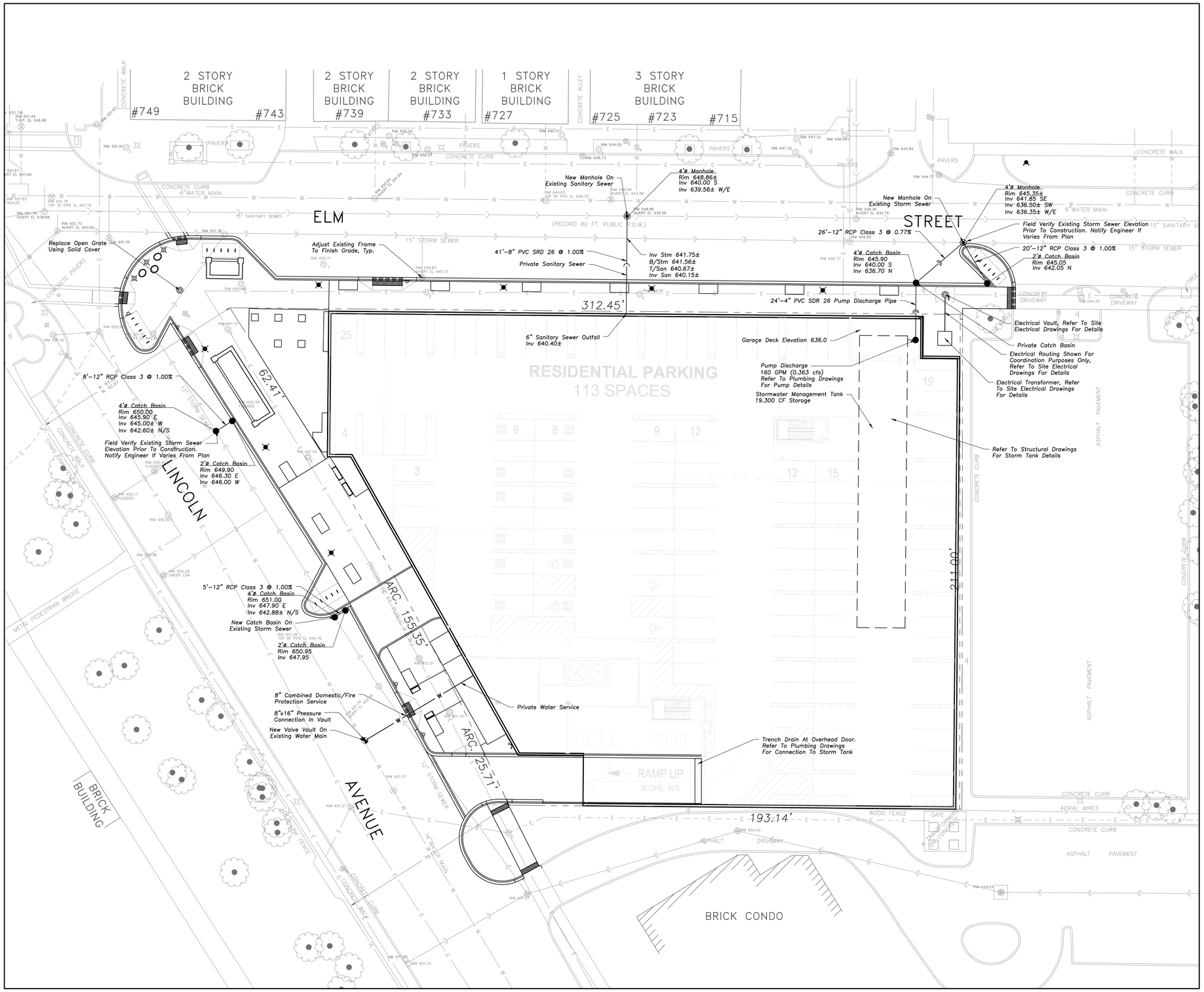

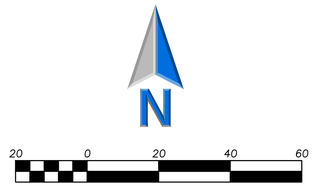

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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Design By:	Approved By:	Date:
NH	PD	05/04/23

Sheet Title:

SITE UTILITY PLAN

Sheet No:

C301

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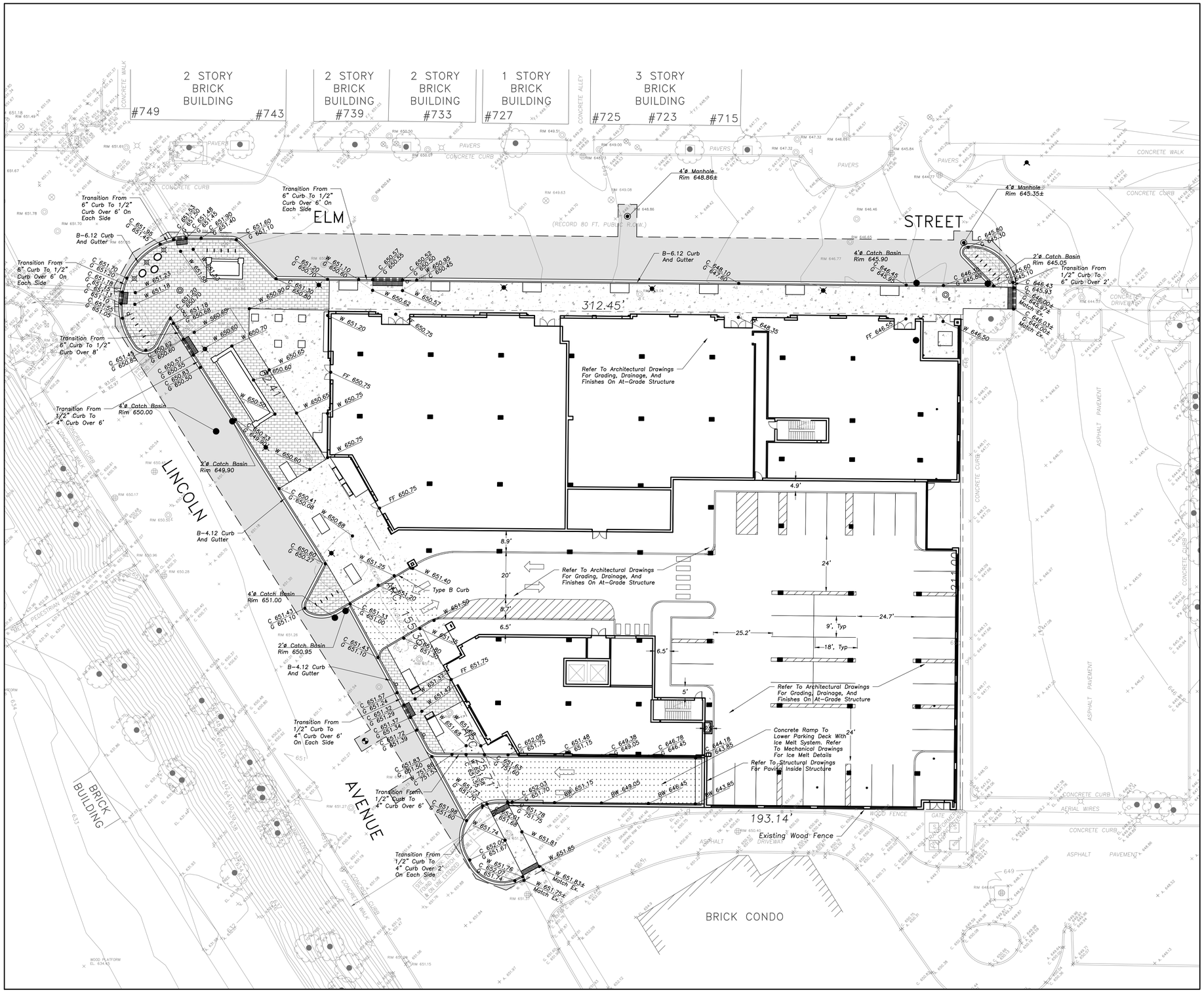

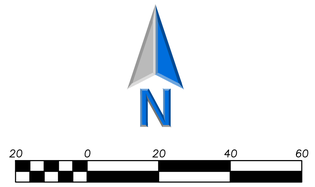

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Brick Paver Section
See Landscape Plans for Section Details

Stormwater Overland Flow Path

Ridge Line/High Point

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ONE WINNETKA

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NH	PD	05/04/23

Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C401

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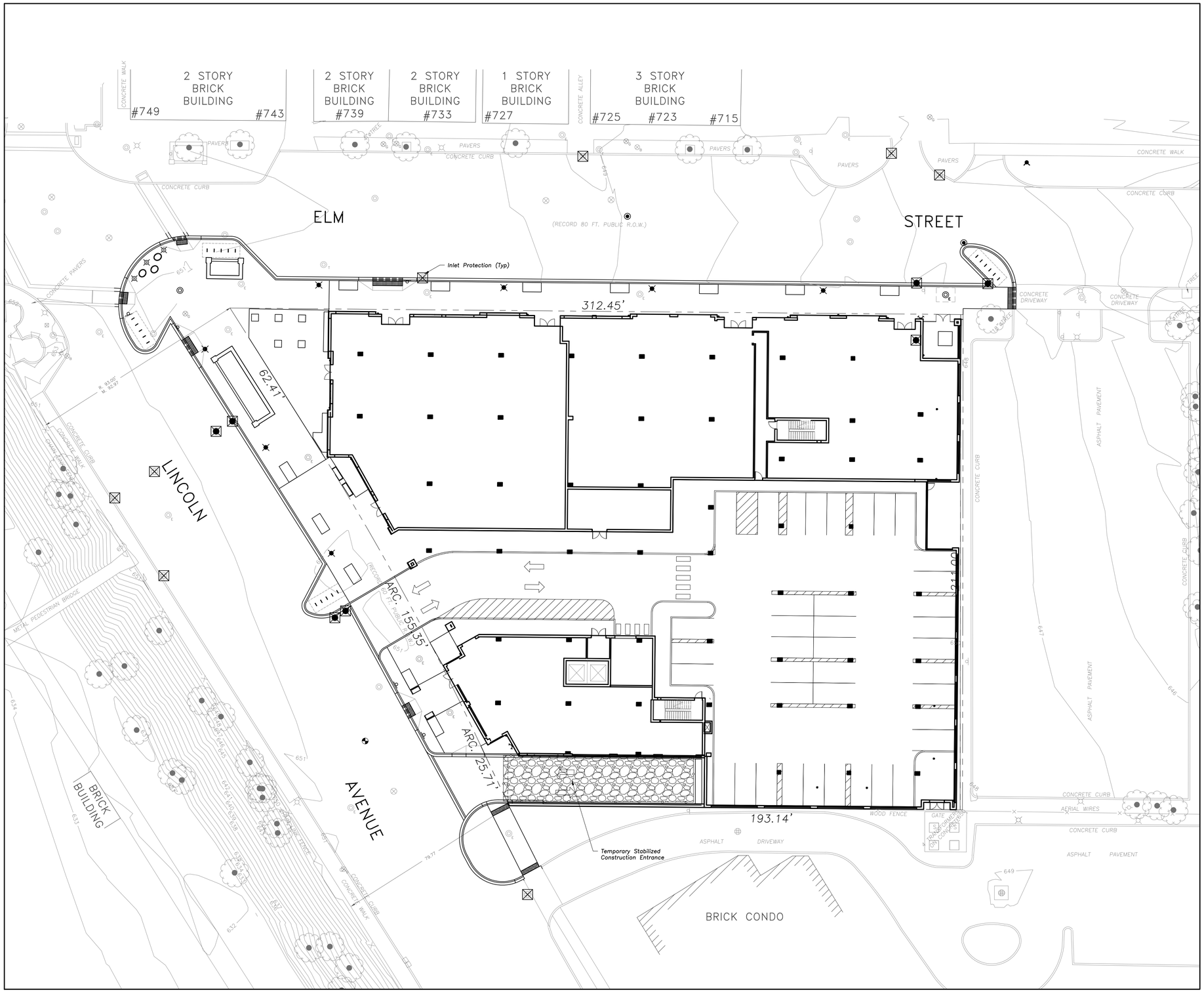

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

Silt Fence

Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

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Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

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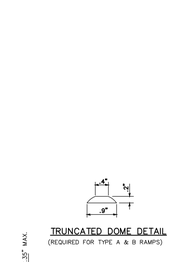
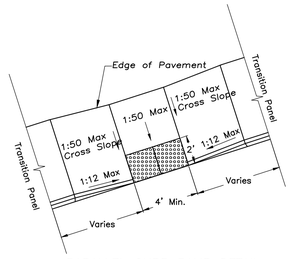
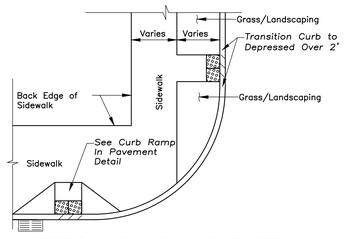
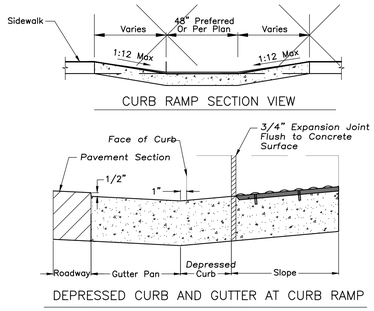


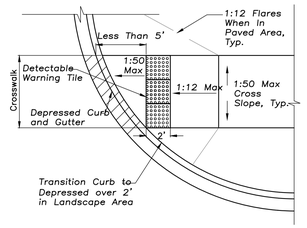


PARALLEL CURB RAMP DETAIL
N.T.S

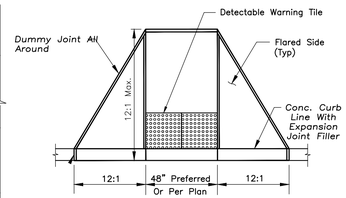


PERPENDICULAR CURB RAMP GEOMETRY
N.T.S





CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S



CURB RAMP IN PAVEMENT
N.T.S

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG).
The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.

2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.

3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities haveing Jurisdiction.

DETECTABLE WARNING SURFACE TILES
Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

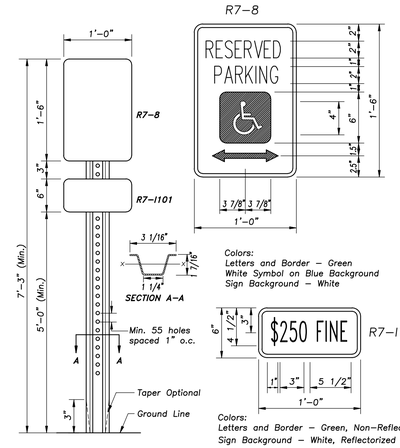
Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Tiles Shall Be Neenah Foundry Detectable Warning Plates, Undipped

ACCESSIBLE RAMPS FOR SIDEWALKS



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. Minimum section modulus about the x-x axis of the post shall be 0.223 in.

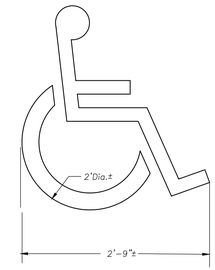
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

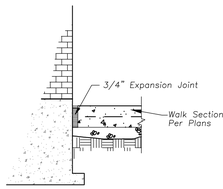
One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One, Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN

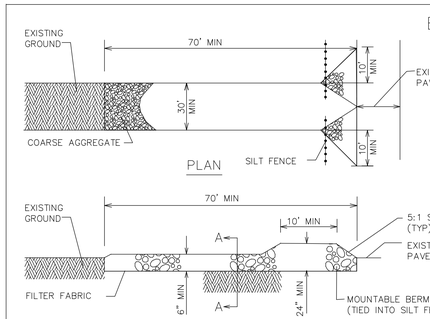


Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING



WALK ADJACENT TO BUILDING



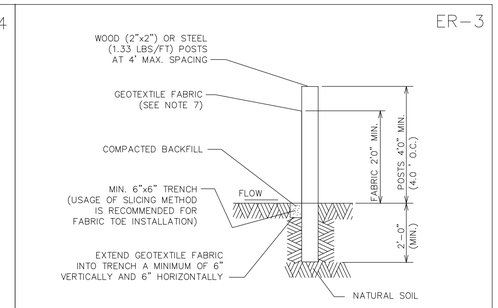
NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

REVISED: 01-01-09

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL



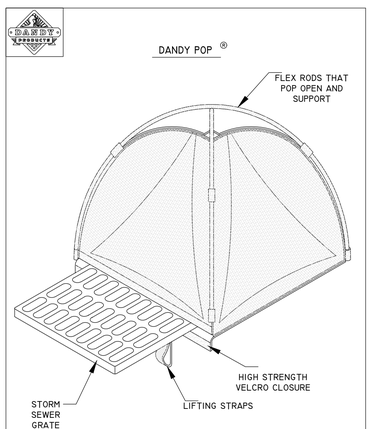
NOTES:

1. SILT FENCE SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY VILLAGE ENGINEERING.
2. ATTACH GEOTEXTILE FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
3. OVERLAP GEOTEXTILE FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (½") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE SILT FENCE SHALL BE REMOVED (AND PROMPTLY DISPOSED OF) WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES (ONE-HALF OF SILT FENCE HEIGHT).
6. MATERIAL (GEOTEXTILE & POST) INSTALLATION, MAINTENANCE, AND SILT FENCE REMOVAL SHALL COMPLY WITH AASHTO, M 288 REQUIREMENTS.
7. THE FABRIC FOR SILT FENCE SHALL BE A WOVEN FABRIC MEETING THE REQUIREMENTS OF AASHTO M 288 (TABLE 7) FOR UNSUPPORTED SILT FENCE WITH LESS THAN 50 PERCENT GEOTEXTILE ELONGATION.
8. SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

REVISED: 01-01-09

NOT TO SCALE

SILT FENCE DETAIL



DANDY POP®
SPECIFICATIONS

NOTE: THE DANDY SACK™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

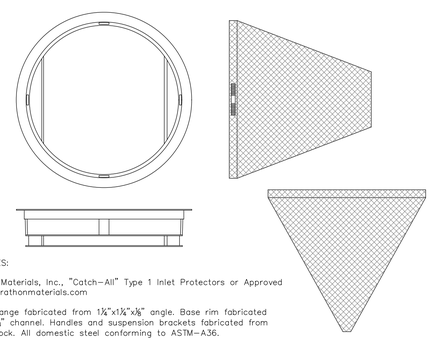
DANDY POP® (BLACK & SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm. (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec-1	2.1

*Note: All Dandy Pops® can be ordered with our optional oil absorbent pillows

DETAIL OF INLET SEDIMENT CONTROL DEVICE

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:



GENERAL NOTES:

Use Marathon Materials, Inc., "Catch-All" Type 1 Inlet Protectors or Approved Equal. www.marathonmaterials.com

FRAME: Top flange fabricated from 1¼"x1¼"x⅛" angle. Base rim fabricated from 1½"x½"x⅛" channel. Handles and suspension brackets fabricated from 1¼"x¼" flat stock. All domestic steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock.

Install baskets in all existing storm inlets prior to construction and all new storm inlets immediately after installation. Contractor shall maintain throughout construction activities.

"CATCH-ALL" INLET PROTECTORS

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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Design By:	Approved By:	Date:
NH	PD	05/04/23

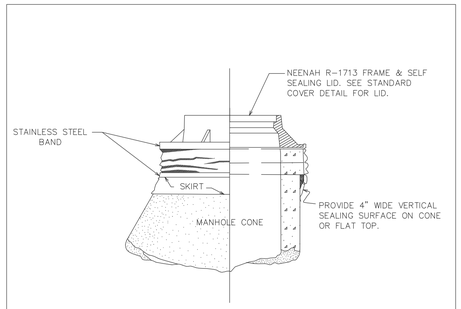
Sheet Title:

SITE DETAILS

Sheet No:

C601

EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:06pm By: nhart



INTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF:	
0 – 4½"	CHIMNEY SEAL ONLY
4½" TO 9"	SEAL + 7" EXTENSION
9" TO 12"	SEAL + 10" EXTENSION
OVER 12"	SEAL + MULTI. EXTENSIONS

EXTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF:	
0 – 3"	NARROW (6") SEAL ONLY
3 TO 6½"	STANDARD (9") SEAL ONLY
6½" TO 12"	STD. SEAL + EXTENSION
OVER 12"	SEAL + MULTI. EXTENSIONS

NOTE:

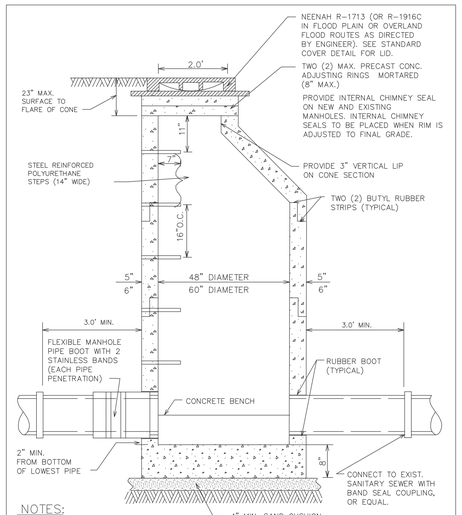
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER SYSTEM MANHOLES.
2. "CRETEX" OR APPORVED EQUAL EXTERNAL/INTERNAL SEALS ARE REQUIRED. OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.
3. IF INTERNAL SEALS ARE USED, THE STRUCTURE, INCLUDING ADJUSTMENT RINGS, MUST BE INSPECTED BY CITY PERSONNEL BEFORE INSTALLATION.
4. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

DATE: 2-1-2023

NOT TO SCALE

CHIMNEY SEAL DETAIL

A-1



NOTES:

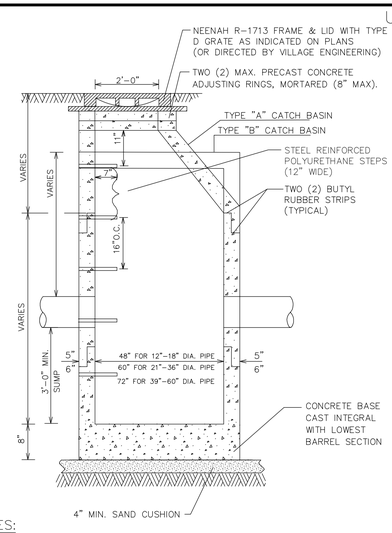
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

DATE: 2-1-2023

NOT TO SCALE

SANITARY MANHOLE DETAIL

U-9



NOTES:

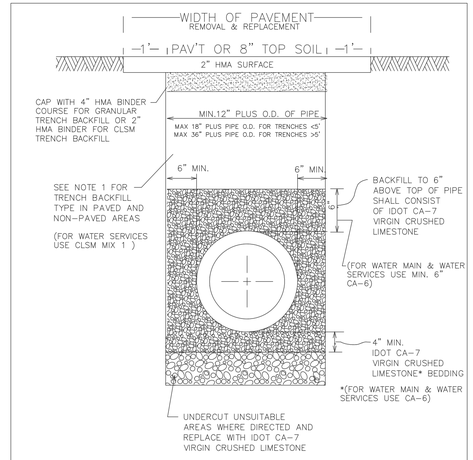
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. USE ECCENTRIC CONE ONLY.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

CATCH BASIN DETAIL

REVISED: 01-01-09



NOTES:

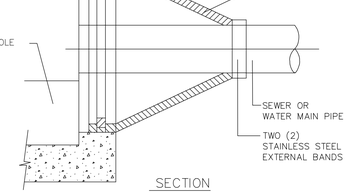
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-1, FA-2 OR FA-3, IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS
4. ALL WATER MAINS & WATER SERVICES SHALL HAVE MIN. 5.5 FEET DEPTH OF COVER.

DATE: 2-1-2023

NOT TO SCALE

TYPICAL PIPE TRENCH DETAIL

U-5



SECTION

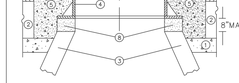
NOTES:

1. CORE-DRILL CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. KOR-N SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC. OR AS APPROVED BY VILLAGE ENGINEERING SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

NOT TO SCALE

PIPE CONNECTION TO STRUCTURE DETAIL

REVISED: 01-01-09



NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE VILLAGE OF WINNETKA BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

VILLAGE OF WINNETKA CASTINGS ARE THE PROPERTY OF THE VILLAGE AND THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED, SPECIAL".

CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5'X5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5'X 5' CONCRETE COLLAR.

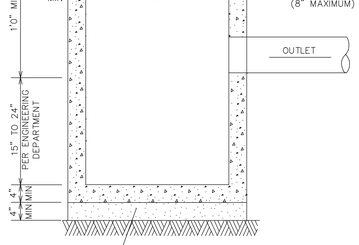
THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS

DATE: 2-1-2023

NOT TO SCALE

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

U-10



NOTE:

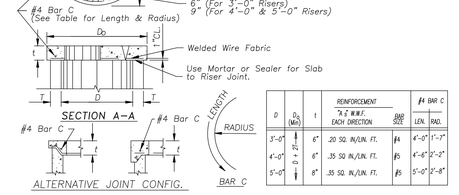
1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. CATCH BASIN MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER CATCH BASIN.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

TYPE C CATCH BASIN DETAIL

REVISED: 01-01-09



D	Do (Max)	t	REINFORCEMENT "A" MIN'T. EACH DIRECTION	BAR SIZE	#4 BAR C LEN.	#4 BAR C RAD.
3'-0"	6"	8"	.20 SQ. IN/LIN. FT.	#4	4'-0"	1'-7"
4'-0"	6"	8"	.35 SQ. IN/LIN. FT.	#5	4'-6"	2'-2"
5'-0"	8"	8"	.35 SQ. IN/LIN. FT.	#5	5'-0"	2'-8"

PRECAST REINF. CONC. FLAT SLAB TOP

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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Design By:	Approved By:	Date:
NH	PD	05/04/23

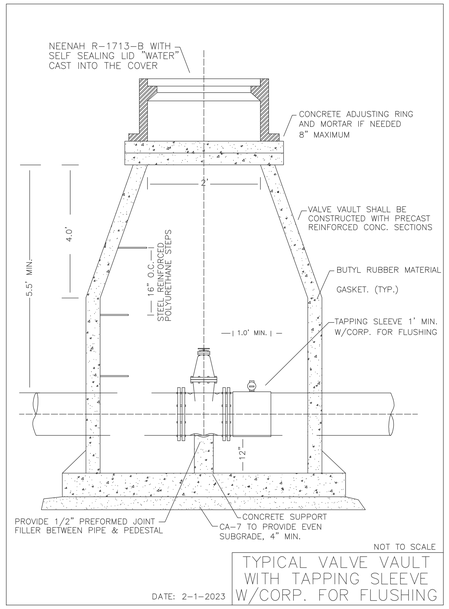
Sheet Title:

SITE DETAILS

Sheet No:

C602

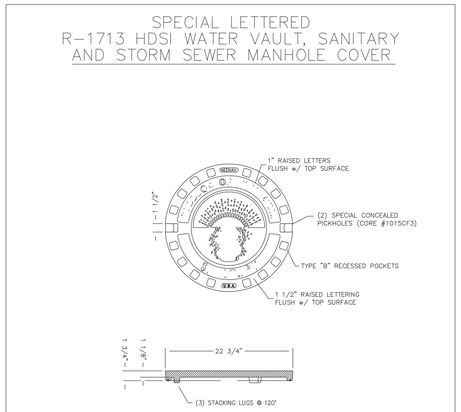
EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:06pm By: nhart



NOT TO SCALE

TYPICAL VALVE VAULT WITH TAPPING SLEEVE W/CORP. FOR FLUSHING

DATE: 2-1-2023

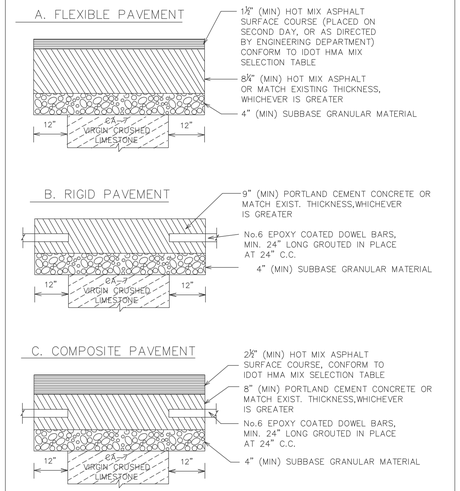


NOT TO SCALE

STANDARD COVER DETAIL

DATE: 2-1-2023

D-7



NOTE:

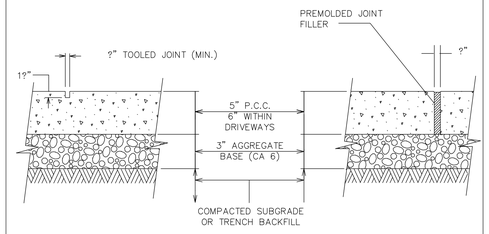
1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF THE FAILED PAVEMENT IN ALL DIRECTIONS.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS PP MIN. 3.500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5 % TO 7 % AIR ENTRAINMENT.(NO FLY ASH ALLOWED)

DATE: 2-1-2023

NOT TO SCALE

PAVEMENT PATCH DETAIL

P-6



NOTES:

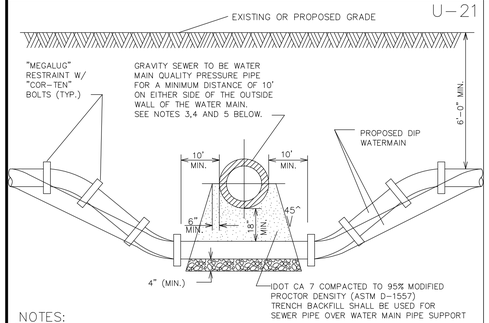
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3.500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

REVISED: 01-01-09

NOT TO SCALE

CONCRETE WALK JOINT DETAIL

U-21



NOTES:

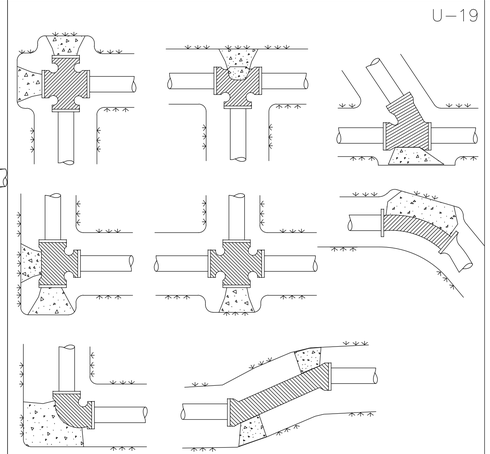
1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH VILLAGE OF GLENVIEW ENGINEERING STANDARDS MANUAL OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED, OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE "MEGALUG" RESTRAINT, SERIES 1100 OR APPROVED EQUAL WITH "COR TEN" BOLTS.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (SDR 26-160 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D- 2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-25,WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

REVISED: 01-01-09

NOT TO SCALE

WATER MAIN CROSSING DETAIL

U-19



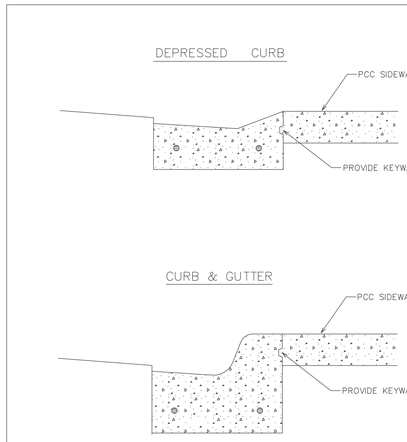
NOTE:

1. ALL BENDS OF 10 AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK POURED IN PLACE CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH FACE.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, (BENDS OVER 10, TEES, CROSSES, VALVES AND FIRE HYDRANTS) SHALL HAVE A "MEGALUG" RESTRAINT, OR AS APPROVED BY THE VILLAGE ENGINEERING. BOLTS SHALL BE "COR-TEN".
4. NO CONCRETE SHALL BE PLACED DIRECTLY ON WATER MAIN

REVISED: 01-01-09

NOT TO SCALE

THRUST BLOCK DETAIL



NOTES:

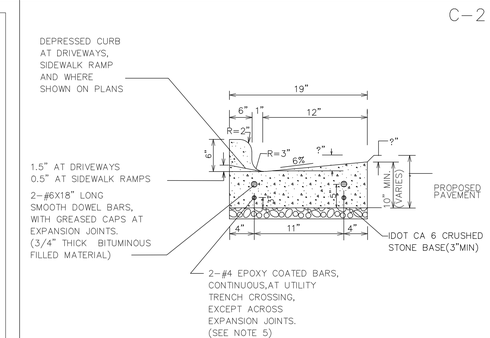
1. SEE TYPICAL DETAIL FOR CURB AND GUTTER FOR CURB DIMENSIONS AND SPECIFICATIONS.

DATE: 2-1-2023

NOT TO SCALE

SIDEWALK AT CURB AND GUTTER

C-2



NOTE:

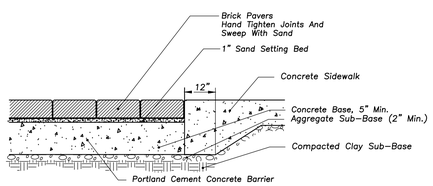
1. 2" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLES 420.05 AND 606 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR.
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG) CONCRETE MIX, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)
4. PROVIDE 2 #6X24" LONG TIE BARS AT CONNECTIONS BETWEEN EXISTING AND NEW CURB & GUTTER.
5. CURBS, SPANNING UTILITY TRENCHES, SHALL BE CONSTRUCTED WITH TWO #4 REINFORCEMENT BARS,WHICH EXTEND FIVE (5) FEET BEYOND THE TRENCH WALLS.

REVISED: 01-01-09

NOT TO SCALE

B-6.12

CURB & GUTTER DETAIL



BRICK PAVER SIDEWALK

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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Design By:	Approved By:	Date:
NH	PD	05/04/23

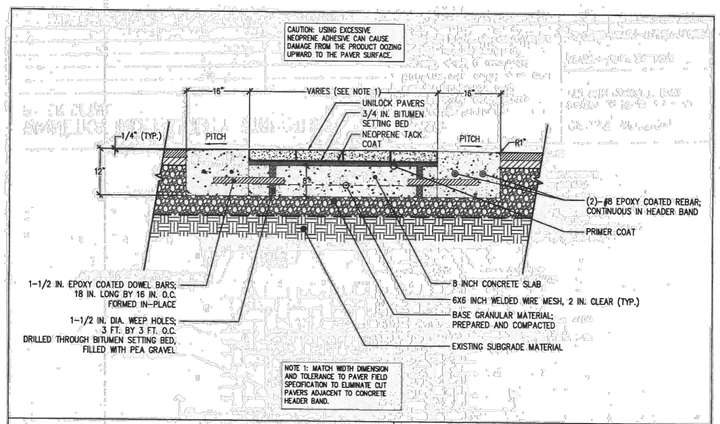
Sheet Title:

SITE DETAILS

Sheet No:

C603

EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:06pm By: nhart



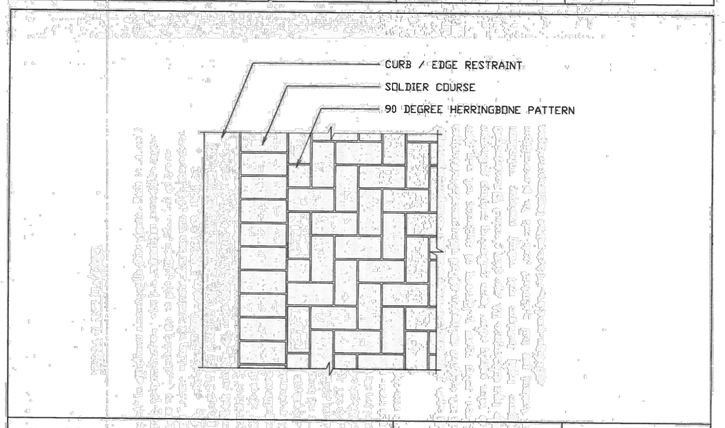
WINNETKA CROSSWALK PAVER DETAIL

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

REVISED: JULY 24, 2013

CS-COM-PAVER-WINNETKA.DWG



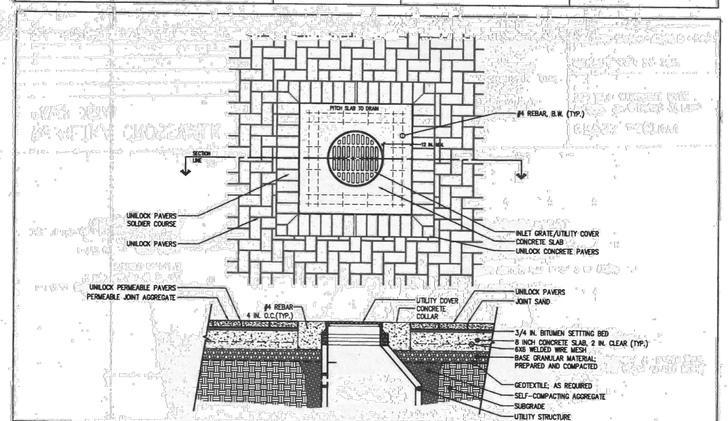
WINNETKA LAYING PATTERN
90 DEGREE SOLDIER COURSE W/ HERRINGBONE FIELD

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

REVISED: JULY 24, 2013

CS-COM-PAVER-WINNETKA.DWG



WINNETKA INLET/UTILITY STRUCTURE PAVER DETAIL

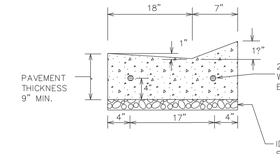
NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

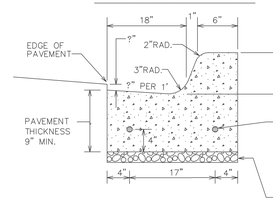
REVISED: JULY 24, 2013

CS-COM-PAVER-WINNETKA.DWG

DEPRESSED CURB



B6.18 CURB & GUTTER



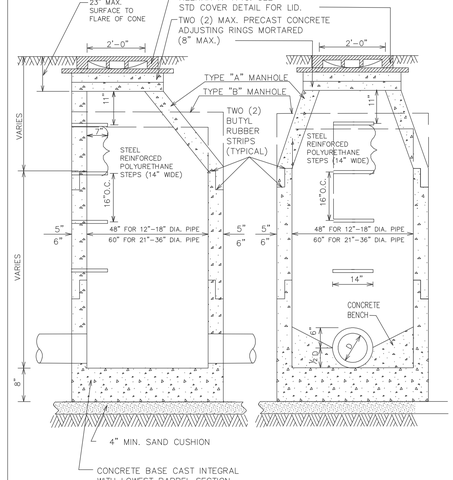
NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)

FOR RESIDENTIAL STREETS ONLY

DATE: 2-1-2023
NOT TO SCALE

B6.18 COMB. CONCRETE CURB AND GUTTER (SPECIAL)
B6.18 P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)



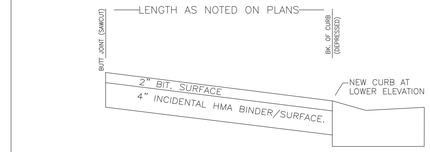
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

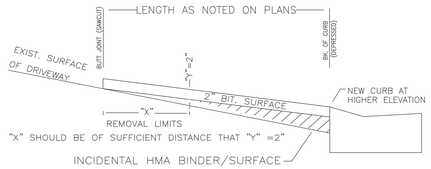
DATE: 2-1-2023

NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL



DRIVEWAY SURFACE TO BE LOWERED

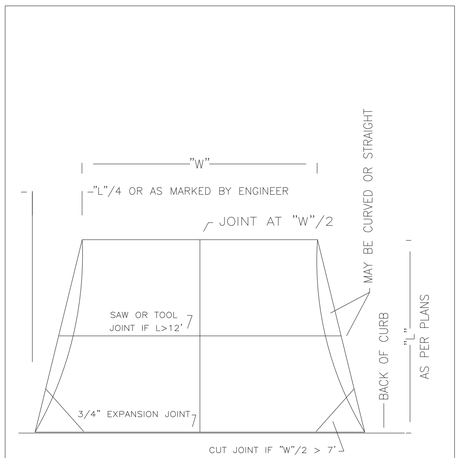


NEW SURFACE AT HIGHER ELEVATION

NOT TO SCALE

DATE: 2-1-2023

TYPICAL HMA DRIVEWAY



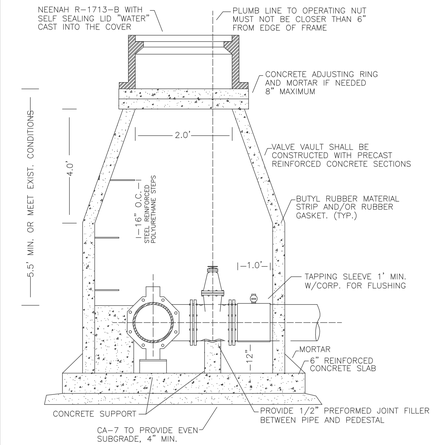
NOTES:

1.) USE 6" THICK, IDOT CLASS PV OR SI CONCRETE.
2.) USE 4" MIN. IDOT CA-6 CRUSHED STONE BASE

NOT TO SCALE

DATE: 2-1-2023

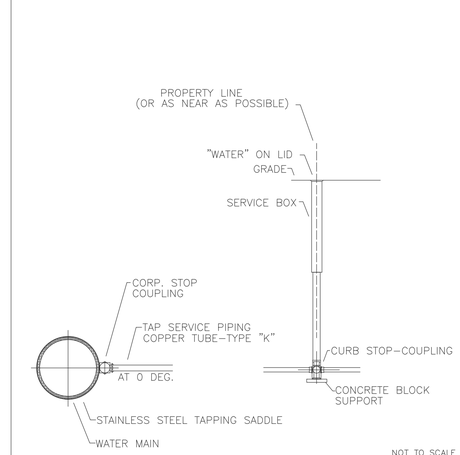
TYPICAL PCC DRIVEWAY



NOT TO SCALE

DATE: 2-1-2023

TYPICAL PRESSURE CONNECTION



NOT TO SCALE

DATE: 2-1-2023

TYPICAL TAP SERVICE PIPING (COPPER)

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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Design By:	Approved By:	Date:
NH	PD	05/04/23

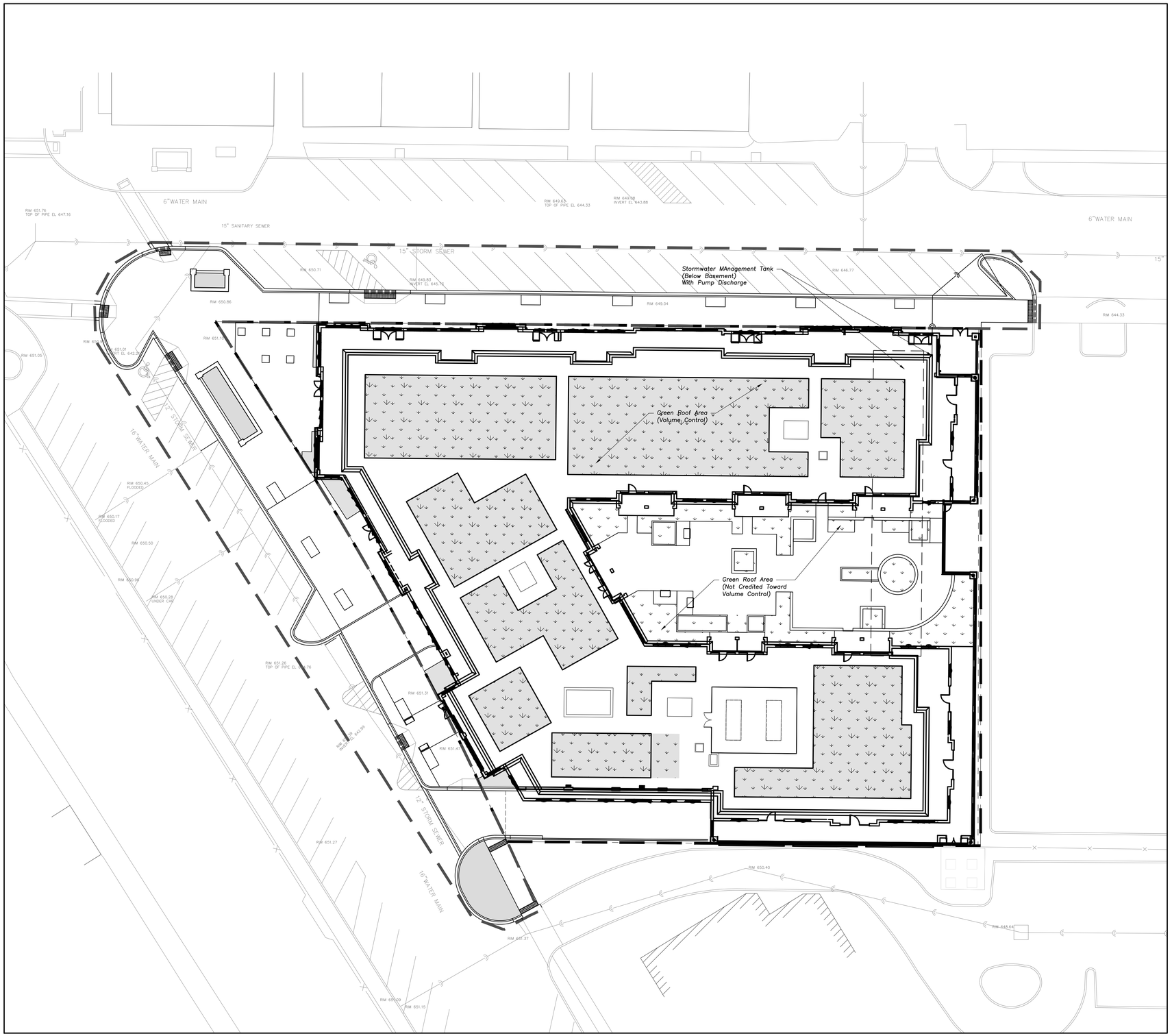
Sheet Title:

SITE DETAILS

Sheet No:

C604

EEA - \\FILE-GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:07pm By: nhart



STORMWATER SUMMARY

PROPERTY AREA 1.21 Acres (Development Area)

EXISTING SITE		
Pervious Area	0.10	Acres (CN 80)
Impervious Area	1.11	Acres (CN 98)
	91.7%	
PROPOSED SITE		
Pervious Area	0.01	Acres (CN 80)
Green Roof Area	0.41	Acres (CN 90)
Impervious Area	0.79	Acres (CN 98)
	65.3%	
Required VC Volume	0.065	Ac-Ft
	2,870	CF
Allowed VC Reduction	26 x 5% > 100%	
Green Roof Area	14,985 SF (4" Media Thickness=1"/SF)	
VC Volume Prov'd	1,249 CF (Excludes 2nd Level Terrace)	
CN	95.14	
Watershed	North Branch Chicago River	
Discharge	0.30 cfs/acre	
	0.363 cfs	
Required Det	0.443 Ac-Ft (19,300 CF) (B75 Nomograph)	

ROW AREA 0.54 Acres (Maintenance and Demolition)

EXISTING SITE		
Pervious Area	0.01	Acres (CN 80)
Impervious Area	0.53	Acres (CN 98)
	98.1%	
PROPOSED SITE		
Pervious Area	0.02	Acres (CN 80)
Impervious Area	0.51	Acres (CN 98)
	96.6%	

SURFACE LEGEND

PERVIOUS SURFACE
CN 80

GREEN ROOF
CN 90 (Reduced CN)
4" Media Thickness

IMPERVIOUS SURFACE
CN 98

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ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

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	06/28/23	Revised Per Staff Comments

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Design By:	Approved By:	Date:
NH	PD	05/04/23

Sheet Title:

STORMWATER PLAN

Sheet No:

CX1

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Plotted: 6/28/23 @ 1:13pm By: nhart

EXHIBIT H

Building Materials Details

One Winnetka – DRB Application R2 Revisions Narrative
Case No. 2022-25-PD

May 26, 2023

See notes below for a narrative of revisions to the DRB Package originally dated 03/15/2023 in response to comments received during the DRB Meeting on 04/20/2023.

- Tudor character and aesthetic have been developed to provide more clarity, authenticity, and sincerity.
    - Developed and refined the architecture of the Elm St. façade
- Refined the Elm Street (north) façade to provide more modulation and variation in its character.
    - Revised the cast stone massing along Elm Street to create a more vertical expression.
    - Shortened the length of the shed dormers on the 3rd level and added gable dormers. The dormers have been shifted as necessary to address the concerns that they were too close in proximity to the larger gable massings.
- Considered adding skylights within the 2nd level Private Amenity Courtyard to provide natural light to the covered parking below, but because the terrace is only above about 15% of the parking area below, the skylights would be ineffective. The parking area will be well lit by artificial lighting.
- Added details and fenestration to the side elevations of the residential entry massing.
- Added more glazing at the 4th floor and courtyard elevations
- Revised exterior materials to refine design language.
    - Revised the face brick color to white brick (FB-1)
    - Revised the awning color (FAB-1).
    - Revised the white fiber cement color to provide more contrast (FC-2).
    - Revised the asphalt shingle roofing to a darker color, Slate, to relate more nicely to the dark 4th floor fiber cement color (RF-1).
    - Revised the accent metal to dark bronze (MTL-1).
    - Added an accent fiber cement color for the private amenity terrace elevations (FC-3).
- Provided rendering showing the experience from the pedestrian level.
- Provided rendering showing the development from the high point of the adjacent bridge.
- Landscaping, site lighting, signage, and awnings remain part of the application at this time.
    - Provided site signage plan for clarity on signage locations.
- Added sightline diagram to address concerns from Mr. and Mrs. Petrek (residents at the 4th floor of 711 Oak Street apartments).
- Eliminated the pedestrian walkway from Elm Street to the covered commercial parking garage in response to safety concerns.
- Updated the shadow study diagrams to clarify the extent of the shadows cast by the proposed development in response to concerns brought up by residents that live on Arbor Vitae Road.
- Added a diagrammatic wall section indicating finished ceiling heights and window head heights in relation to floor-to-floor heights and discussion regarding the building height
    - Added variation to the height of the 4th floor parapet to address concerns with the proportion of the building height.
    - Noted the head height of the windows on the 4th floor

May 26, 2023

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

Re: One Winnetka
OKW Project No. 21077

G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
CS-1	CAST STONE	BUFF, SMOOTH TEXTURE	CUSTOM CAST STONE
CS-2	CAST STONE	BUFF, SEMI ROUGH	CUSTOM CAST STONE
FAB-1	FABRIC AWNING	BLACK	SUNBRELLA OR EQ.
FB-1	FACE BRICK, MODULAR	ALASKAN WHITE, SMOOTH, TUMBLED	SUMMIT BRICK OR EQ.
FC-1	FIBER CEMENT PANEL & TRIM	RICH ESPRESSO, SMOOTH	HARDIE PANEL OR EQ.
FC-2	FIBER CEMENT PANEL & TRIM	BIRCH TREE, SMOOTH	HARDIE PANEL OR EQ.
FC-3	FIBER CEMENT PANEL & TRIM	GRAY SLATE, SMOOTH	HARDIE PANEL OR EQ.
MTL-1	METAL ACCENTS	DARK BRONZE	-
MTL-2	METAL ACCENTS	C-12 COPPER METAL	ALPOLIC OR EQ.
PNT-1	PAINT @ HALF-TIMBERING	SEALSKIN (SW 7675)	SHERWIN WILLIAMS
PNT-2	PAINT @ EXPOSED CMU	CREAMY (SW 7012)	SHERWIN WILLIAMS
RF-1	ASPHALT SHINGLE ROOFING	SLATE	GAF TIMBERLINE HDZ OR EQ.
RF-2	STANDING SEAM METAL ROOFING	CHARCOAL GRAY	PAC-CLAD OR EQ
WD-1	WOOD-LOOK TRELLIS	NATURAL FINISH	NEWTECHWOOD OR EQ.
WND-1	ALUM-CLAD WOOD WINDOWS & DOORS	BRONZE 024 @ EXTERIOR	SIERRA PACIFIC OR EQ.

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
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Design + Performance Versatility with Unmatched Fabrication Flexibility

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Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)

Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

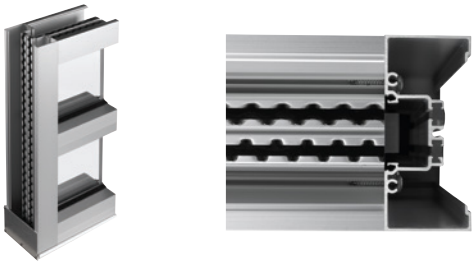
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

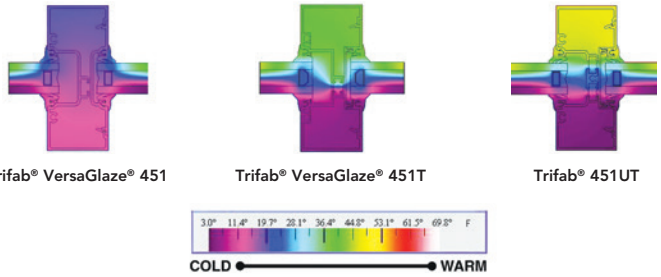
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

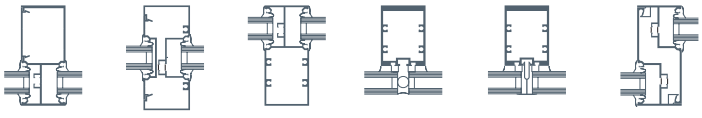
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 | **Trifab® VersaGlaze® 451T** | **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front | **Center** | **Back** | **SSG** | **Weatherseal** | **Multi-Plane**

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Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

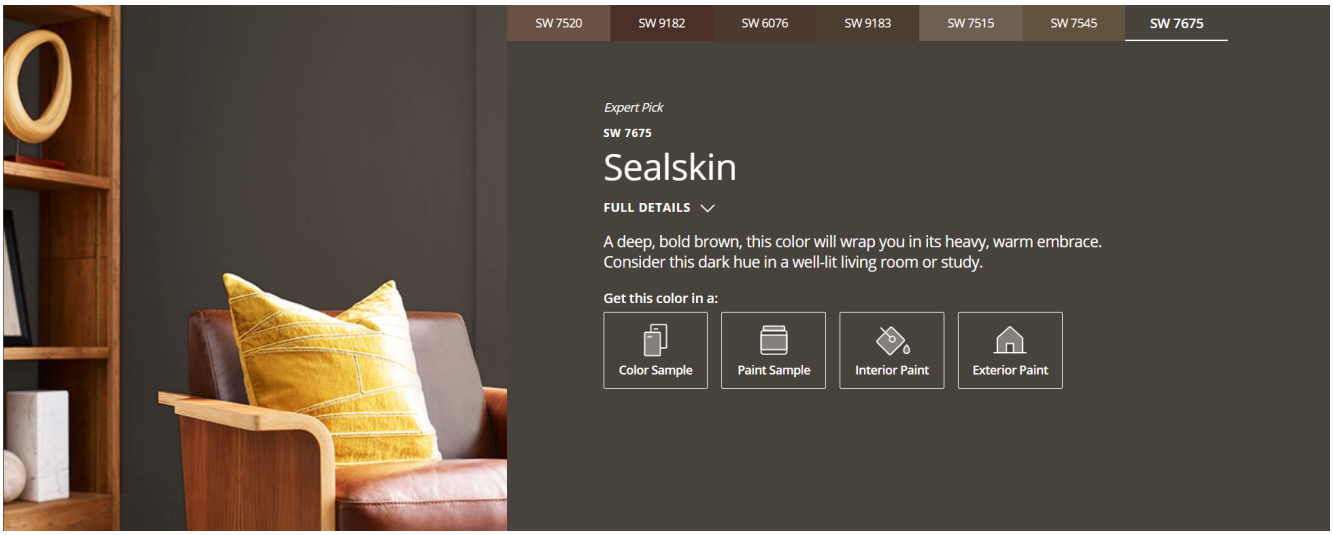
KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

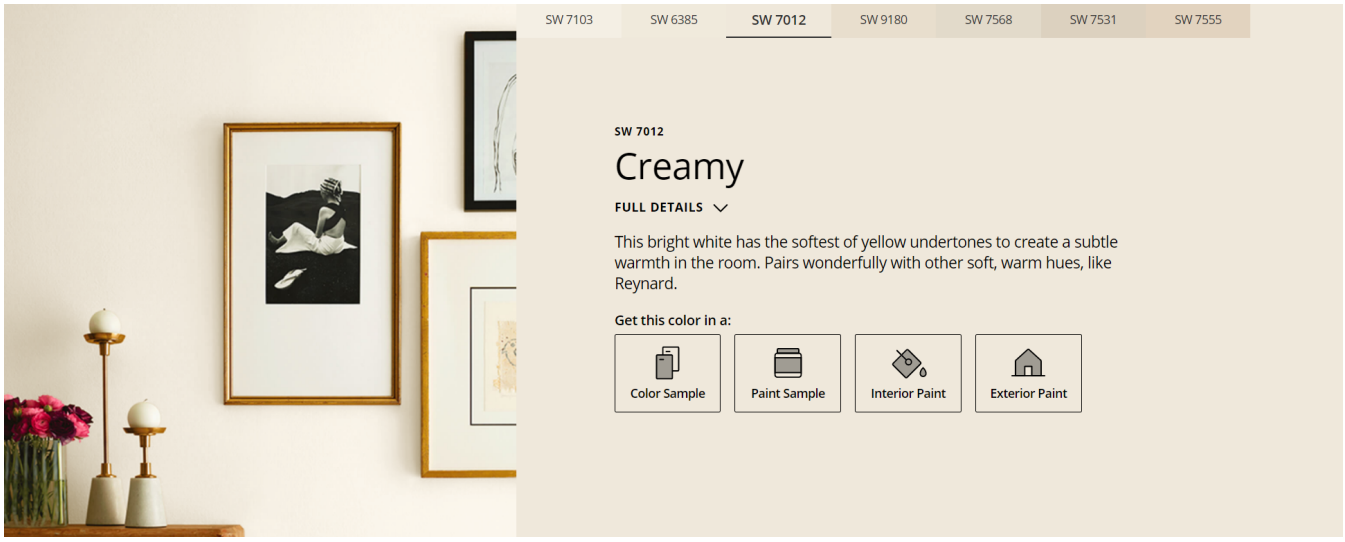
FAB-1 - CUSTOM FABRIC

PANTONE
Black C

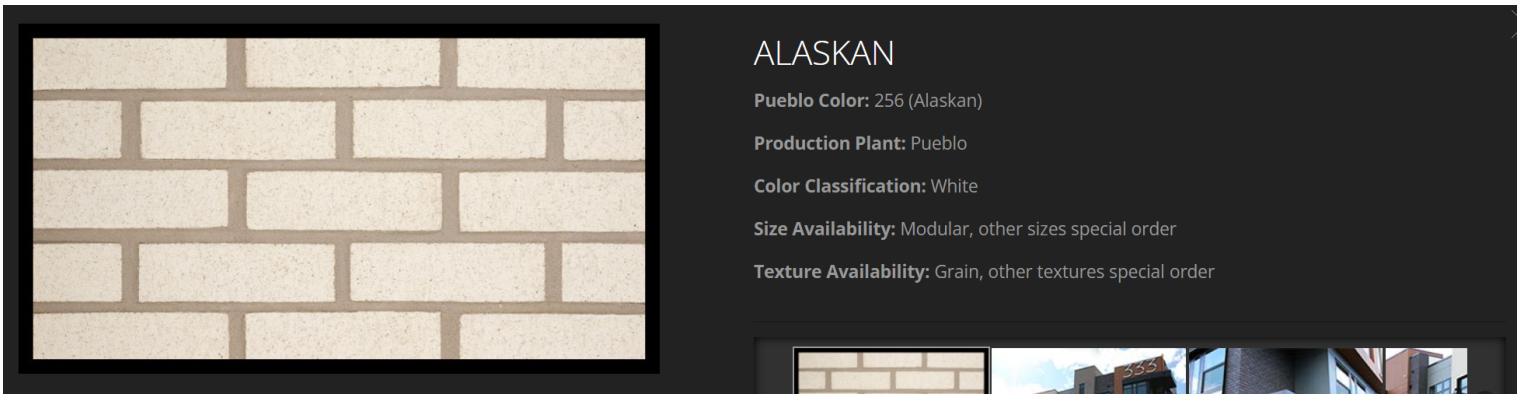
PNT-1



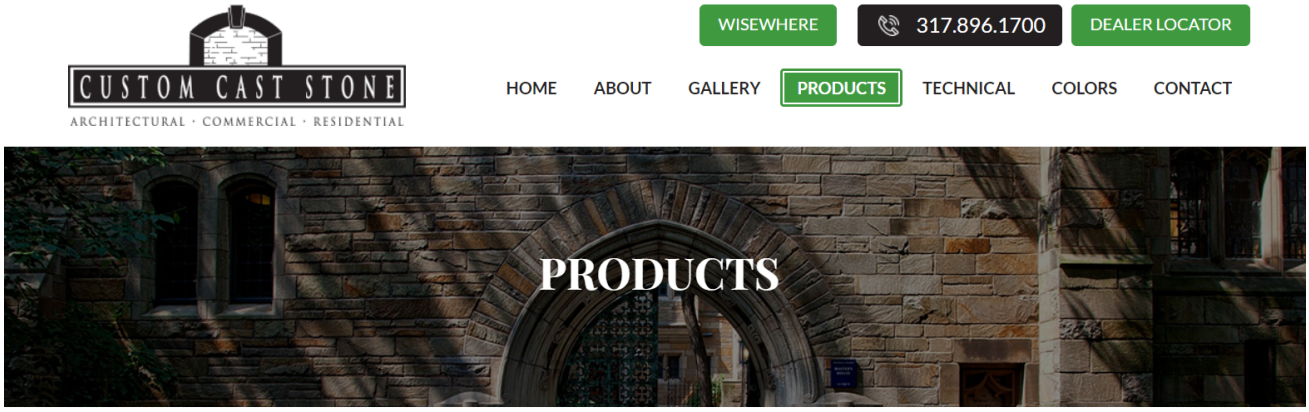
PNT-2



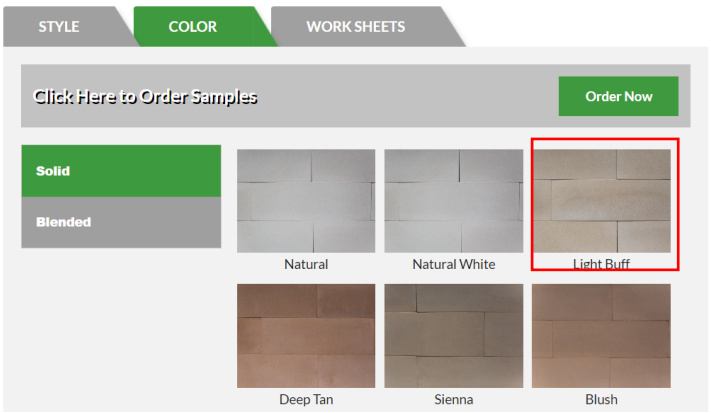
FB-1



CS-1/CS-2



MASONRY VENEER



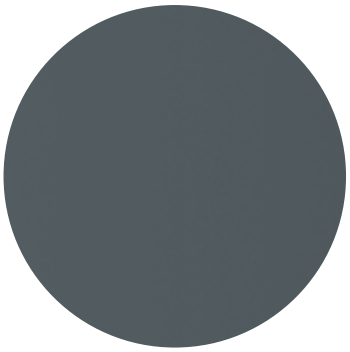
Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.

Hardie® Panel

Select Cedarmill®



Smooth

Stucco

Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 10 ft	4 ft x 12 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

ANODIZED SERIES

www.alpolic-americas.com/anodized

ALPOLIC®
METAL COMPOSITE MATERIALS

ANODIZED SERIES

ALPOLIC®
METAL COMPOSITE MATERIALS

SURFACE TREATMENT

ALPOLIC®/fr Anodized material is a sandwiched aluminum skinned composite panel with a Class 1 anodized finish on the top side. Available stock Anodized finish is CLR Clear Anodized. Custom colors and untreated panels available.

STANDARD PANEL SIZE

Standard stock widths are 50″ (1270mm) and 62″ (1575mm) and lengths of 148″ (3759mm) and 198″ (5029mm). Panels are stocked in 4mm thickness. Standard crate is 32 pieces and 24 pieces for 62 x 196. Custom lengths, thickness, and standard polyethylene core available. Please contact Customer Service for current available stock and additional information.

FINISH TOLERANCE

Color:	DE 5.0 (CMC) variation within one lot*
Gloss:	Nominal +/-10 units

*Please note that Anodized panels can not be color controlled as tightly as painted panels and some color variation should be expected.

PRODUCT TOLERANCE

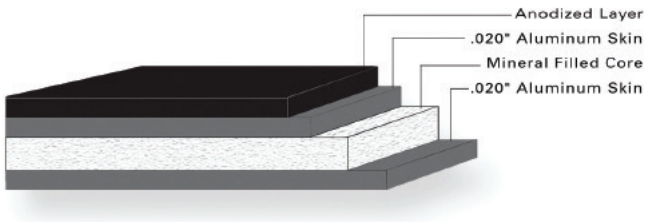
Width:	± 0.08″ (2mm)
Length:	± 0.012″ per ft (1 mm/meter)
Thickness:	3mm ± 0.008″ (0.2mm)
	4mm ± 0.008″ (0.2mm)
	6mm ± 0.012″ (0.3mm)
Bow:	Maximum 0.5% of length and/or width
Squareness:	Maximum 0.2″ (5mm)
Peel Strength:	>22.5 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

WARRANTY

Standard panel warranty:	10 years
Finish warranty:	5 years

Please call Customer Service for exclusions and warranty details.



FIRE PERFORMANCE

Fire retardant ALPOLIC®/fr Anodized finish panels with a mineral filled core have been tested by independent testing laboratories using nationally recognized tests. This material meets all requirements of the International Building Code for non-combustible construction:

IBC Listed

Please visit www.alpolic-americas.com/anodized or call technical support for complete report listings and additional information.

PRODUCT NOTES

- Panels should be stored flat in a dry, indoor environment.
- Fabricate panels at temperatures above 55°F.
- Protective film should be removed from panels soon after installation.
- Please refer to ALPOLIC® Anodized Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.
- For best color consistency, ALPOLIC® recommends ordering all required Anodized finish panels at one time in the same width and maintaining consistent panel orientation during installation.
- Different lots of Anodized finish should not be mixed on building elevation.

ALPOLIC® TECHNICAL ASSISTANCE
1.800.422.7270 | technicalservices@alpolic.com

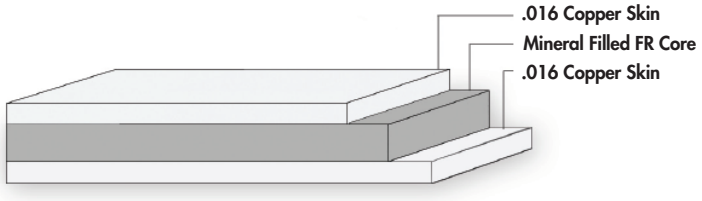
401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

ALPOLIC®
METAL COMPOSITE MATERIALS
COPPER
Natural Metal MCM
www.alpolic-americas.com

NATURAL METALS - COPPER

ALPOLIC®
METAL COMPOSITE MATERIALS

Our Natural Metals Series - Copper features the same flatness and workability of a metal composite material (MCM) but with the copper surface of your choice.



SURFACE TREATMENT

ALPOLIC® Copper Composite Material (CCM) is created by sandwiching two thin layers of copper around a polyehylene (pe) or fire-retardant (fr) core. The genuine surface of copper will weather over time and turn to a classic patina green depending on the microenvironment of the project location, green patina can also be achieved by chemically treating the copper composite before installation. This process of pre-treatment is performed by third party to the Architects satisfaction.

STANDARD PANEL SIZE

Standard stock is 38" x 196" (965mm x 4978mm) in 30 piece crates. Custom lengths and thickness available. Please contact ALPOLIC® Customer Service for current available stock and additional information.

FINISH TOLERANCE

Finish color of natural metal can't be controlled, and some variation should be expected.

PRODUCT TOLERANCE

Width:	± 0.08" (2mm)
Length:	± 0.16" (4mm)
Thickness:	4mm ± 0.008" (0.2mm)
Bow:	Maximum 0.5% of length and/or width
Squareness:	Maximum 0.2" (5mm)
Peel Strength:	>22 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

WARRANTY

Standard panel warranty on the manufacturer of Copper Composite Material: 10 Year
Finish warranty: As copper is a natural finish there is no finish warranty due to the fact that the finish is continuously changing.

Please call Customer Service for exclusions and warranty details.

PRODUCT NOTES

- Copper needs to be isolated from aluminum and other dissimilar metals to avoid galvanic corrosion.
- Panels should be stored flat in a dry, indoor environment.
- Protective film should be removed from panels soon after installation.
- Please refer to CCM Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.

ALPOLIC® TECHNICAL ASSISTANCE

1.800.422.7270 | technicalservices@alpolic.com

401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

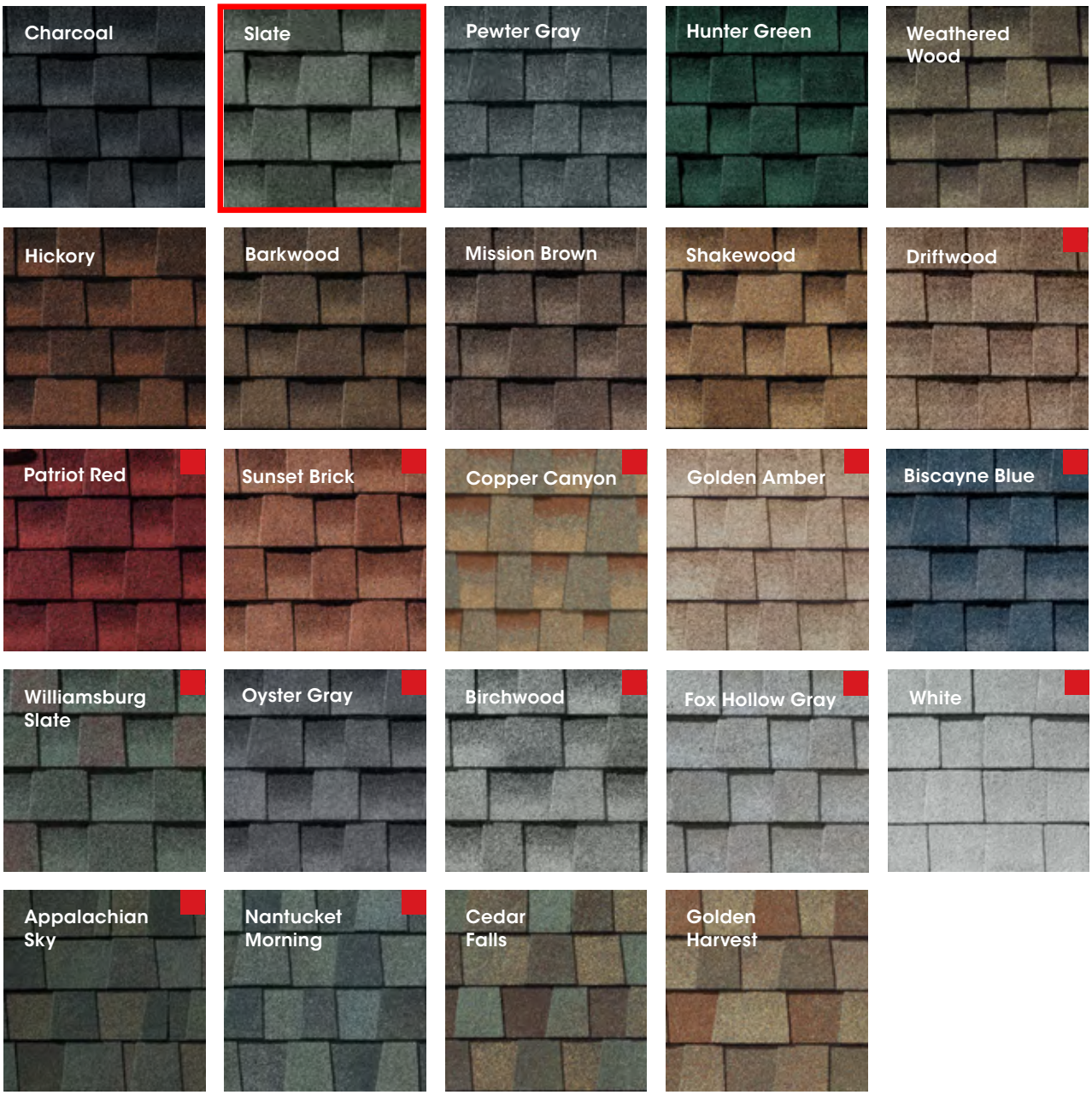
PD_010720

GAF TimberlineHDZ®

High Definition® Lifetime† Shingles

[1]

Now with GAF Time-Release Algae-Fighting Technology and LayerLock® Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.



For more details visit **gaf.com/TimberlineHDZ**

[1] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock® Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Available regionally

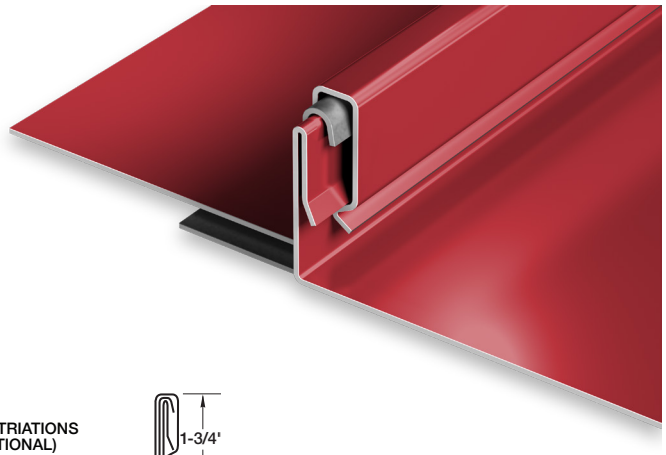
SNAP-CLAD PANEL

MATERIALS

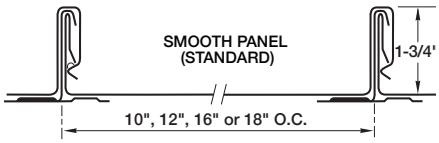
.032 aluminum 24 gauge steel
.040 aluminum 22 gauge steel

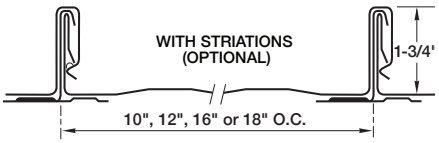
SPECS

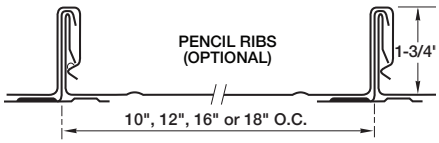
10", 12", 16" or 18" O.C. 1-3/4" High



UL-90







PRODUCT FEATURES

- Architectural/structural panel
- Factory-applied sealant available
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs upon request
- Striations upon request
- Factory eave notching available
- 30-year-non-prorated finish warranty
- Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- Weathertightness warranty available
- 43 stocked colors (24 gauge steel)
- 16 Stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 22 stocked colors (.040 aluminum)
- Panels available in Galvalume Plus

UL CLASSIFICATION

- UL-580 Class 90 wind uplift
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL-2218 impact resistance rated
- UL-90 rated aluminum panel up to 16" O.C.
- UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ASTM E1592 tested
- ASTM E283/1680 tested
- ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

©2020 Petersen Aluminum

Decking Naturale(Solid) Technical Sheet

Model	Photo	Dimension
US01		5.5 x 0.9 in (138 x 22.5 mm)
US07		5.5 x 0.9 in (138 x 22.5 mm)

NO.	Property	Test Method	Test results	Remark
1	Abrasion resistance	ASTM D4060-10	33mg(1000cycles)	
2	Brinell hardness	EN15534	8.2N/mm2	
3	Boiling test	EN15534	Water absorption in weigth: 0.49%	
4	Bond Strength	EN319	Average Bond Strength>2.3MPa No obvious abruption and damage after test	
5	Coefficient Linear Thermal Expansion	ASTM D696	35.6×10^{-6} mm/mm℃	
		EN15534	34.0×10^{-6} K^{-1}	
6	Creep behaviour	EN15534	△ S:4.39mm, △ Sr:4.35mm	Span:400mm
7	Content of pentachlorophenol	CE (EN14041(2004))	2.99ppm	
8	Creep Recovery	ASTM D7032	Creep Recovery after 24h: 82.2%	

NO.	Property	Test Method	Test results	Remark
9	Degree of chalking	EN15534	Rating 0, no chalking.	
10	Fire Resistance	ASTM E84	Flame Spread Index(FSI): 85 Smoke Developed Index(SDI): 300	
11	Falling mass impact resistance	EN15534	Max Crack length(mm): No crack. Max Residual Indentation(mm): 0.14	
12	Formaldehyde Content	EN717-1	Non Detected	
		ASTM D6007-14	Non Detected	
13	Flexural properties	EN15534	Bending Strength:36.3Mpa, Modulus of elasticity:3.72Gpa, Maximum load:4286N, Deflection at 500N:1.23mm	Span:400mm
		ASTM D6109	MOR:26.3MPa, MOE:2620MPa	Span:368mm
14	Heavy Metal Content	EPA3051	Sb:ND, As:ND, Se:ND, Sn:ND	
15	Heat reversion	EN15534 EN479	Test temperature: 100℃ :0.20%	
16	Heat build-up	EN15534	△ T=-3.1℃	
17	Impact Resistance	ASTM D4226	MFE>396J	
18	Lead Content Test	EUNo.628/2015	Non Detected	
19	Mould resistance	ASTM G21	Rating 0	
20	Moisture Content	EN15534 EN322	0.83%	
21	Moisture resistance under cyclic test conditions	EN15534	Original MOR: 36.3Mpa After exposure, MOR: 32.1Mpa, Decrease: 11.7%.	
22	Neutral salt spray test	ASTM B117-2011	After 200 hours tests, there was no visible change appeared on the surface: Front surface: △ E*=1.22, Grey Scale:4-5 Back surface: △ E*=1.06, Grey Scale:4-5	
		EN15534 ISO9227	△ E*=1.42, Grey Scale=4 (Exposure 96h)	

NO.	Property	Test Method	Test results	Remark
23	Pb, Cd, Hg, Cr^{6+}	RoHs-IEC62321	Pb:ND, Cd:ND, Hg:ND, Cr^{6+}:ND	
24	Resistance to scratch test	ISO4586-2	Rate 2	
25	Resistance to indentation	EN15534	Apply 2000N load Brinell hardness: 72Mpa, Rate of elastic recovery: 65%	
26	Resistance to artificial weathering	EN15534 ISO4892-2	After 2000h exposure △ E*=1.09, Grey Scale=4-5	
27	Rockwell Hardness	ASTM D785	78.7R	
28	Slip Resistance	AS/NZS 4586	1. Wet Pendulum Testing: Longitudinal:30; Horizontal:42 2. Oil Ramp Testing: Longitudinal:Rating:R11; Horizontal:Rating:R11	
		CENTS12633(2014) CENTS16165(2012)	Pendulum Testing: Dry condition: PTV46 Wet condition: PTV34	
		EN15534-1, EN15534-4	Pendulum test:Longitudinal:44; Horizontal:56 Inclination plan test:Angle:25.0°, Rating:Class C	
		DIN51130	Oil-wet ramp test: Angle:19.7° Rating:R11	
		DIN51097	Wet-load ramp test: Front View:Angle:31.2° Rating:C Back View:Angle:29.0° Rating:C	
		EN15534 CEN/TS15676	Pendulum test:Longitudinal:59; Horizontal:69 Inclination plan test:Angle:38.2°, Rating:Class C	
29	Swelling and water absorption (24hours immersion)	EN15534	① Swelling: 0.06% in thickness, 0.03% in width, 0.03% in length. ② Water absorption: 0.49%	
30	Swelling and water absorption (28days immersion)	EN15534	① Swelling: 0.67% in thickness, 0.04% in width, 0.07% in length. ② Water absorption: 0.27%	
31	SRI Testing	ASTM C1549, ASTM C1371, ASTM E1980	19	
32	Surface Bond quality	EN319	>2.08MPa	

NO.	Property	Test Method	Test results	Remark
33	Thermal Resistance	ASTM C518-2010	Thermal conductivity: 0.1589W/(m·k) Thermal resistance: 0.0830(m^2·K)/W	
34	Thermal conductivity	CE (EN14041(2004))	0.19738W/m·K	
35	UV Weathering test	ASTM G154	After 3000 hours test, Grey Scale3, △ E*=3.56	
36	Uplift Resistance	ICC-ES AC174 ASTM E330	Average ultimate load ≥430psf	
37	VOC&TVOC	ASTM D5116-11	Non Detected	
38	Water absorption	ASTM D1037	Water absorption(24h): 0.12%	

Clad Standard Casement

Known for it's clean lines, smooth operation, and substantial construction our standard casement is a favorite across the country. Combine them with other fixed or operable Sierra Pacific windows to create a true room with a classic view.

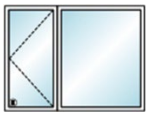
Standard Construction:

- 0.050" thick extruded aluminum exterior frame with mitered and sealed injected corners.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness with 2-3/8" stiles and rails.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore dual arm operator and standard folding handle/cover.
- Single lever multi-point locking system (1 lock up to 35" height; 2 locks over 35" up to 47" heights; 3 locks over 47" height).
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- Available as an Arched, Springline, or Pushout unit.

MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon approval.			
STANDARD CASEMENT – OPERATING		STANDARD CASEMENT – STATIONARY/PICTURE	
Minimum Frame Width	14.1875"	Minimum Frame Width	12"
Minimum Frame Height	16.1875"	Minimum Frame Height	12"
Maximum Frame Width	42.1875"	Maximum Frame Width	120"
Maximum Frame Height	96.1875"	Maximum Frame Height	120"
		Maximum Square Feet	55

Performance Data:

Operating Casement: 36.1875"x 84.1875"
AIR INFILTRATION.....0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50 (+50/-50)



Casement/Picture: 36.1875/60.1875" x 72.1875"
AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 8.25 PSF
STRUCTURAL.....CW-PG55 (+55/-55)

Operating Casement: 36.1875" x 72.1875"
AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+50/-50)

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Standard Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

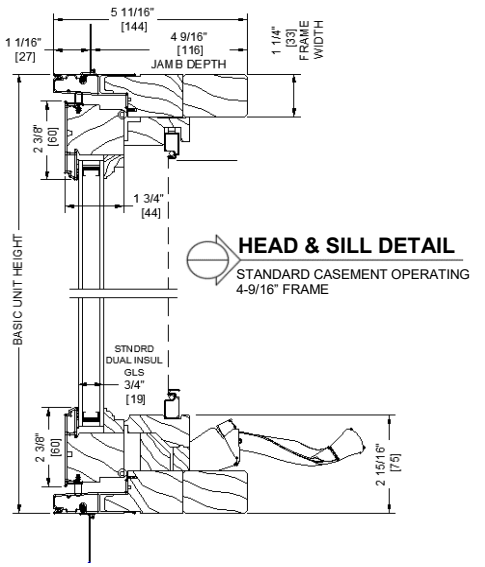
Thermal Performance (NFRC):

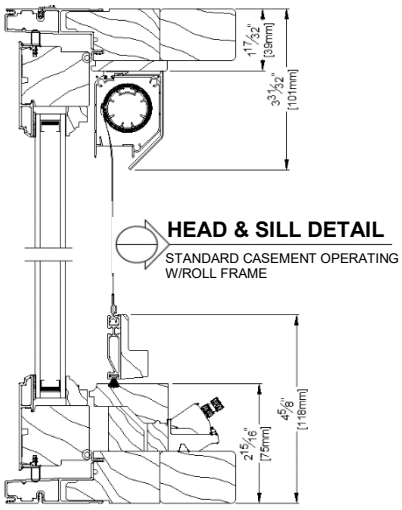
Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**	**Low-E 272 Clear**	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**
U-FACTOR.....0.29	U-FACTOR.....0.28	U-FACTOR.....0.18	U-FACTOR.....0.26	U-FACTOR.....0.25	U-FACTOR.....0.16
SHGC.....0.28	SHGC.....0.19	SHGC.....0.24	SHGC.....0.28	SHGC.....0.19	SHGC.....0.24
VT.....0.48	VT.....0.43	VT.....0.41	VT.....0.48	VT.....0.43	VT.....0.41
CR.....57	CR.....58	CR.....59	CR.....61	CR.....61	CR.....62

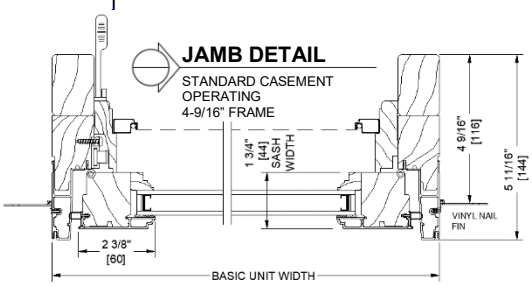
Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

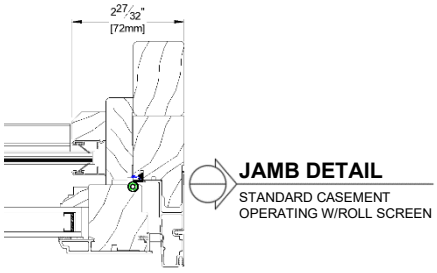
For a comprehensive list of glazing configurations, please refer to the Clad Standard Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

Operating Casement

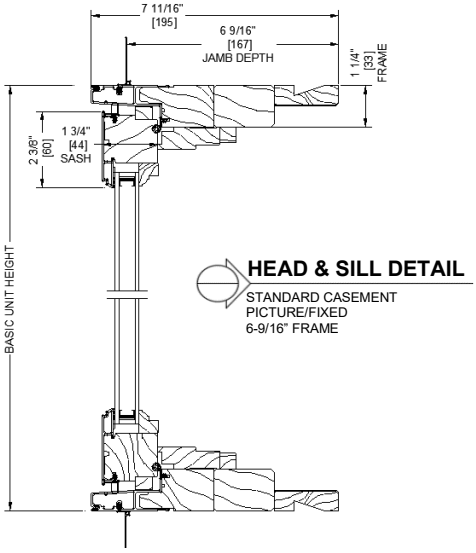


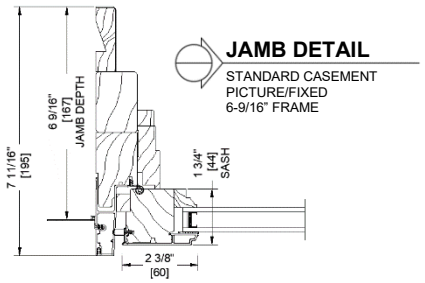




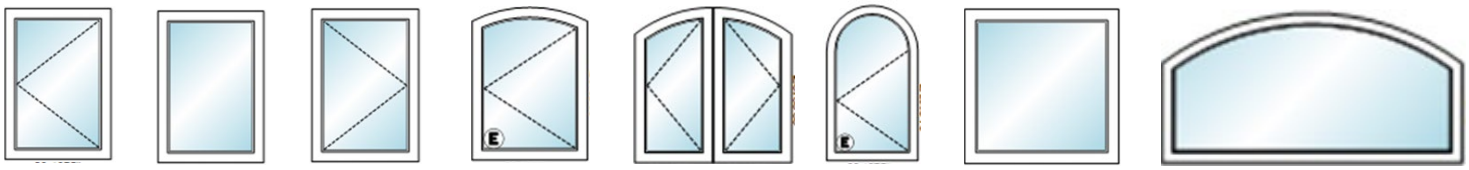


Picture/Fixed Casement





Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



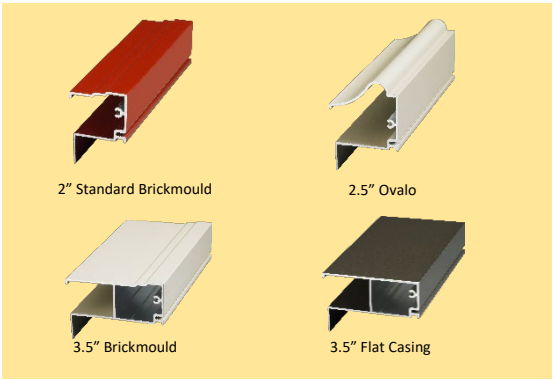
Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

Clad Standard Casement Additional Features

- Color Palette of 70 powder coated finishes in six design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- Optional veneer wrapped lift rail screen or roll screen.

Please visit our website **www.sierrapacificwindows.com** for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

EXTERIOR TRIM OPTIONS



Place Business Card or Company Information Here

EXHIBIT I

PRELIMINARY CONSTRUCTION SCHEDULE AND STAGING PLAN

ENTITLEMENT TIMELINE

March 21 - Village Council Preliminary PD Approval – Ordinance Introduction

April 2 – Village Council Preliminary PD Approval – Ordinance Adoption (if required)

Summer - Village Council Final PD Approval.

CONSTRUCTION TIMELINE

August 2024
Submit for Demo & Foundation Permit.

September 2024
Submit for Building Permit.

October 2024
Contractor mobilization. Assumes an 8-10-week Village review of demo/foundation permit.
Demolition begins; duration ~2 months.
**Development Team will work with Village to minimize impact on East Elm Street District during holiday shopping season.*

January 2025
Foundation/podium work begins; duration ~5 months.
Receive full building permit. Assumes a 12-week Village review of building permit.

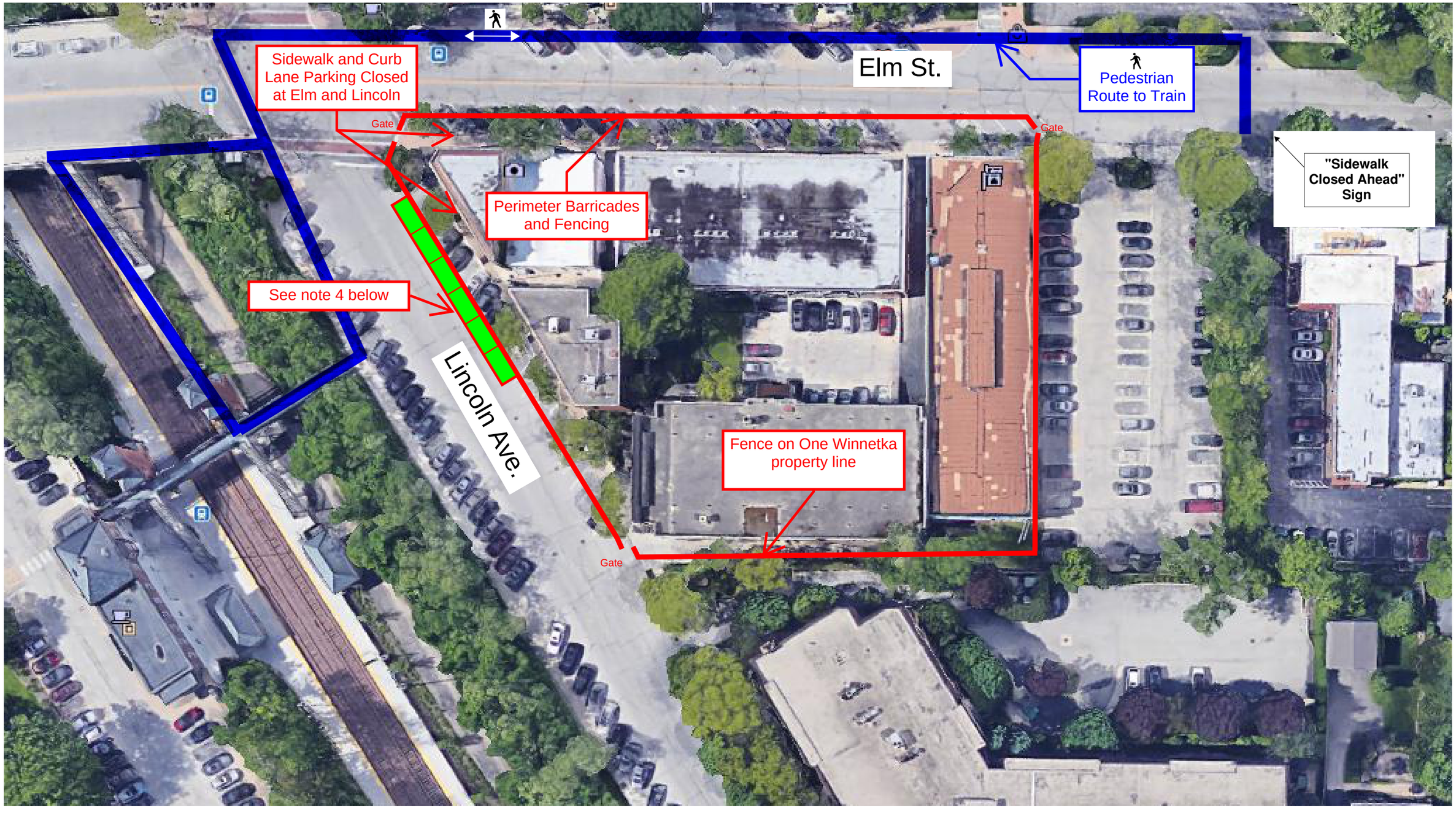
May 2025
Vertical construction begins; duration ~8 months.

December 2025
Interior buildout begins; duration ~7.5 months.

May 2026
Public Improvements begin; duration ~2.5 months.
**Development Team will work with Village to minimize impact on Winnetka Music Festival. Village acknowledges that Elm Street and Lincoln Avenue adjacent to the Property will be closed for construction during the festival.*

July 2026
Substantial Completion.

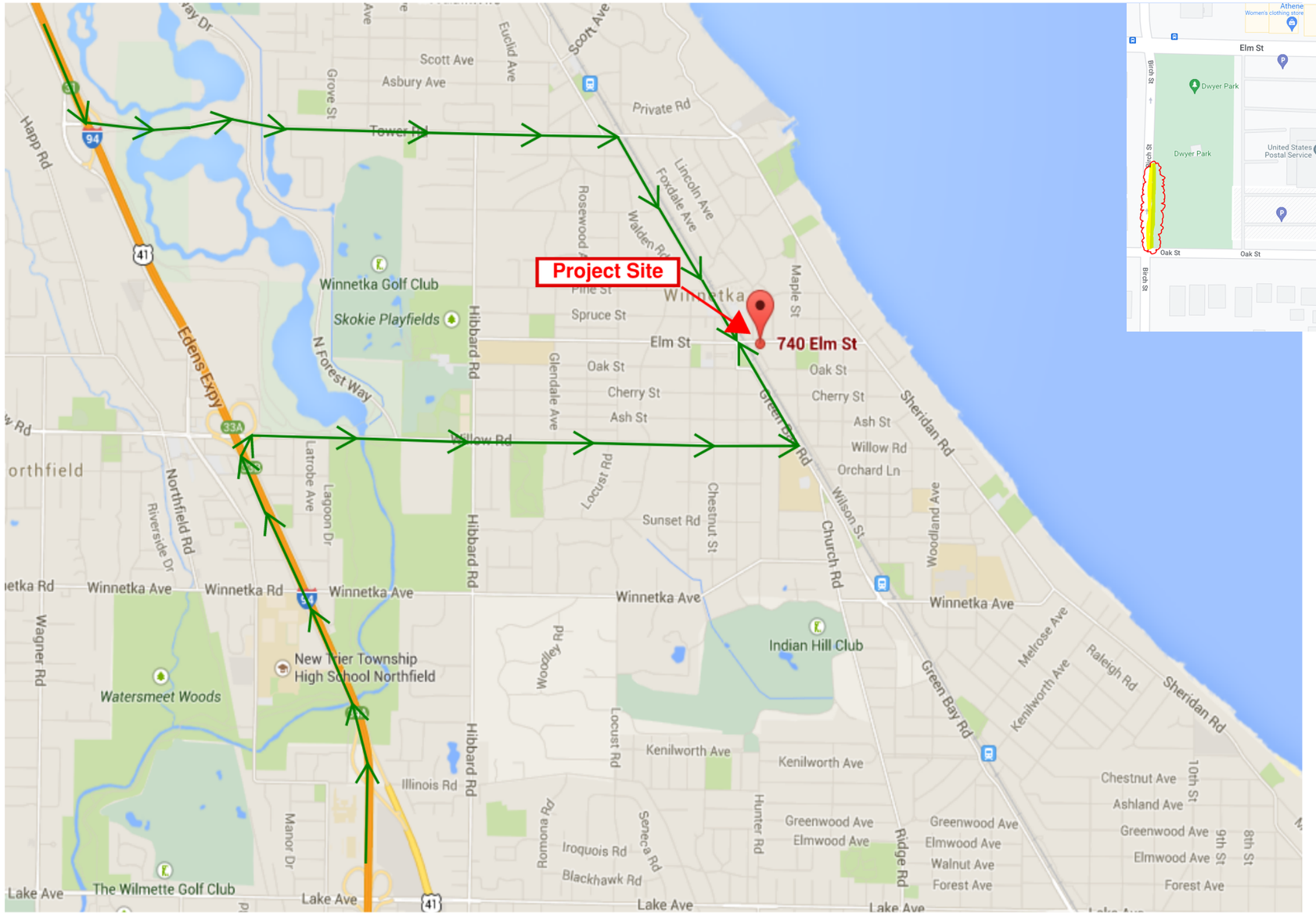
One Winnetka
Preliminary Logistics
March 2024

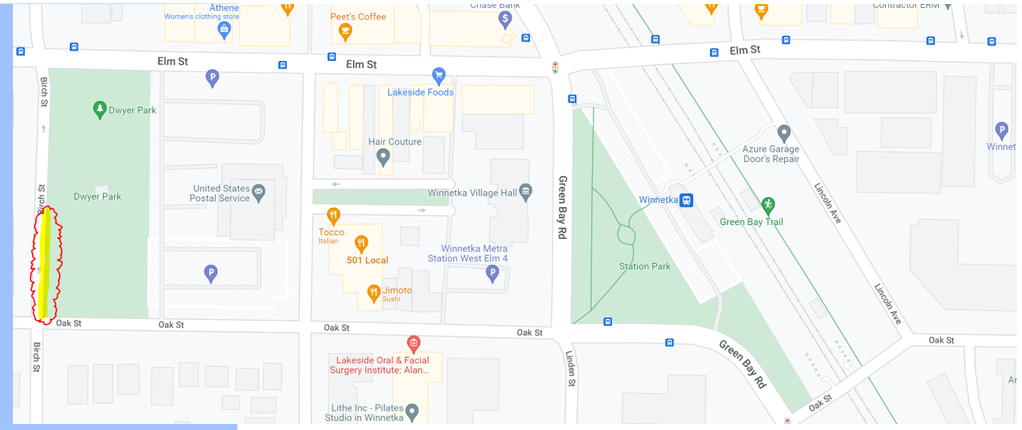


Logistics Notes:

1. Sidewalk closures on Lincoln and Elm along project required for entire duration
2. Parking Lane on Lincoln and Elm required for duration of demolition and building erection (+- 12 months)

3. Lincoln Avenue Parking Lane During Construction:
If the Village of Winnetka approves, it would be possible to create several parking spots that are parallel to Lincoln Avenue. Temporary striping would be installed. 6 Additional spaces would be provided during construction. If Village of Winnetka would consider one way traffic on Lincoln durnig construction, parking spaces could be angled in green area leading to approximately 12-15 spaces provided.





TRADE PARKING OPTION

If trade contractors cannot park on site (for instance during demolition, foundation installation, and initial structure installation), we would seek to discuss the option of directing trade contractors to the Village parking spaces along Birch Street.

Project Delivery Traffic Flow

W·E·O'NEIL

EXHIBIT J

Preliminary Plat of Subdivision

One Winnetka Subdivision

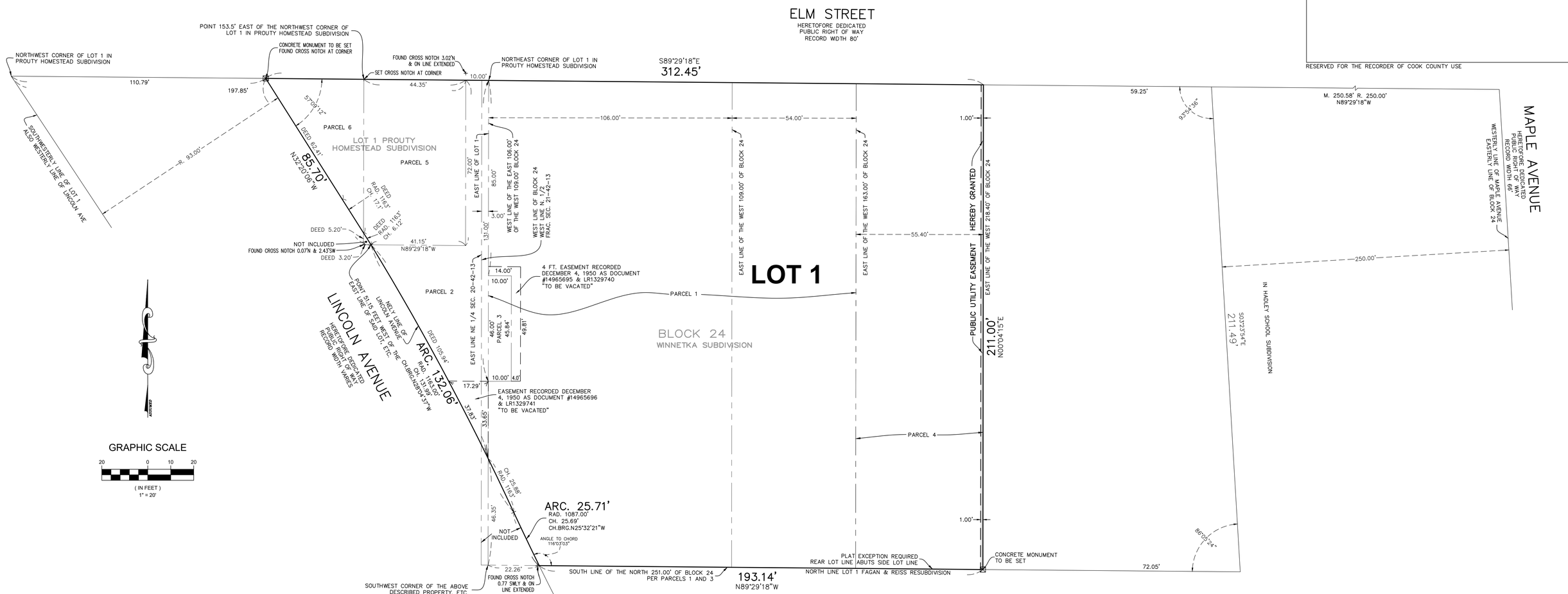
SEND TAX BILLS FOR LOT 1 TO:

SPRINGBANK CAPITAL ADVISORS
730 W. RANDOLPH STREET, SUITE 500
CHICAGO, IL 60661

PINS:
05-20-213-004
05-20-213-005
05-20-213-006
05-21-109-003
05-21-109-012
05-21-109-017
05-21-109-020

BEING A RESUBDIVISION OF PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION, TOGETHER WITH A PART OF BLOCK 24 IN WINNETKA, BOTH SUBDIVISIONS IN THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RESERVED FOR THE RECORDER OF COOK COUNTY USE



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1" = 20'

AREA OF LOT 1: 52,549 SQUARE FEET (1.21 ACRES), MORE OR LESS.

EASEMENT PROVISIONS:
EASEMENTS ARE HEREBY GRANTED TO ONE WINNETKA PROJECT FOR PUBLIC UTILITIES, IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" IN THE DEPTHS SO SPECIFIED TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND REMOVE NECESSARY EQUIPMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM THE EASEMENT, AND THE RIGHT TO REMOVE ANY DRIVEWAY, PAVEMENT OR OTHER OBSTRUCTIONS AS MAY BE NECESSARY, AND TO TRIM AND REMOVE SUCH TREES, BUSHES, SHRUBS AND LANDSCAPING, AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES. THE EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF THE EASEMENT, BUT NO PERMANENT BUILDINGS OR STRUCTURES OTHER THAN DRIVEWAY AND SIDEWALK SURFACES SHALL BE PLACED ON THE EASEMENT.

PRELIMINARY

ORDERED BY: RCI (WINNETKA LINCOLN) LLC c/o ROMSPEN INV. COR	CHECKED:	DRAWN: -
ADDRESS: ONE WENNETKA PLACE		

GREMLEY & BIEDERMANN
A Division of PLCS, Corporation
License No. 184-005332
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Fax: (773) 286-4184 Email: INFO@PLCS-Survey.com

ORDER NO. 2023-31067-001	DATE: MARCH 30, 2023	PAGE NO. 1 OF 3
	SCALE: 1 INCH = 20 FEET	

G:\CAD\2023\2023-30929\2023-31067-001 p1.dwg

SURVEY NOTES:

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

BENCHMARK:
ELEVATION: 645.10 NAVD88

LOCATION: #742 PINE STREET.
ALUMINUM CAP IN CONCRETE.
MONUMENT IS 57.26' NELY OF IRON PIPE AT NORTHWEST CORNER OF SECTION 21-42-13
N. 1,982,594.103
E. 1,147,444.453

One Winnetka Subdivision

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1" = 20'

BEING A RESUBDIVISION OF PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION, TOGETHER WITH A PART OF BLOCK 24 IN WINNETKA, BOTH SUBDIVISIONS IN THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMISSION TO RECORD CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, ROBERT G. BIEDERMANN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2802, DO HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT.

DATED THIS _____ DAY OF _____A.D. 20___.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR

CONSENT OF MORTGAGEE

_____, WHICH IS THE HOLDER OF A MORTGAGE DATED AS OF _____, 20____, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER, ILLINOIS ON _____, 20____ AS DOCUMENT NO. _____ ENCUMBERING LOT 1 DESCRIBED ON THIS PLAT OF SUBDIVISION, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT OF SUBDIVISION AND AGREES THAT ITS LIEN SHALL BE SUBJECT TO THE PROVISIONS OF THIS PLAT OF SUBDIVISION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS CONSENT TO BE EXECUTED ON _____, 20____.

ATTEST: _____, A _____

BY: _____ BY: _____
ITS: _____ ITS: _____

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____ BY _____, THE _____ VICE PRESIDENT, AND _____, THE _____ SECRETARY, OF _____, A _____, WHICH INDIVIDUALS ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF THE CORPORATION FOR AND ON BEHALF OF SAID CORPORATION, AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 20____

_____
SIGNATURE OF NOTARY

SEAL

MY COMMISSION EXPIRES: _____

VILLAGE ENGINEER CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, ILLINOIS DATED THIS _____ DAY OF _____, 20____.

_____
VILLAGE ENGINEER

DIRECTOR OF FINANCE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, FINANCE DIRECTOR OF VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND LEGALLY DESCRIBED IN THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____A.D. 20__.

BY:

_____
FINANCE DIRECTOR

WATER AND ELECTRIC DEPARTMENT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED BY THE DIRECTOR OF WATER AND ELECTRIC OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____A.D. 20__.

BY:

_____
DIRECTOR OF WATER AND ELECTRIC

VILLAGE COUNCIL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

THIS PLAT OF SUBDIVISION IS APPROVED ON THIS DAY OF _____ 20____, AND ALL PUBLIC RIGHTS OF WAY DEDICATED AND EASEMENTS ESTABLISHED THEREBY, ARE ACCEPTED BY THE PRESIDENT AND VILLAGE COUNCIL OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

SCHOOL DISTRICTS

ELEMENTARY AND MIDDLE SCHOOLS: WINNETKA SD 36

HIGH SCHOOL: NEW TRIER TWP HSD 203

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS ON _____ DAY OF _____ A.D. 20__.

BY:

_____
PLAN COMMISSION CHAIRMAN

ATTEST:

_____
SECRETARY

DRAINAGE CERTIFICATE
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSOLIDATIONS OF PARCELS DEPICTED HEREON OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSOLIDATIONS OF THE PARCELS DEPICTED HEREON.

OWNER

_____
NAME: _____
DATE: _____

REGISTERED PROFESSIONAL ENGINEER

_____
NAME: _____
FIRM: _____
DATE: _____
(SEAL)

SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, ROBERT G. BIEDERMANN, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS;

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

SURVEYOR CERTIFICATE (CONTINUED)

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 52,549 SQUARE FEET OR 1.21 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, COOK COUNTY ILLINOIS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 17031C0251J, EFFECTIVE DATE OF AUGUST 19, 2008.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON FEBRUARY 21, 2023.

SIGNED ON _____.

BY:

_____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
MY LICENSE EXPIRES NOVEMBER 30, 2024

PRELIMINARY

ORDERED BY: RCI (WINNETKA LINCOLN) LLC c/o ROMSPEN INV. COR | CHECKED: | DRAWN:
ADDRESS: ONE WENNETKA PLACE

GREMLEY & BIEDERMANN
A Division of PLCS, Corporation
License No. IL-005332
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Fax: (773) 286-4184 Email: INFO@PLCS-Survey.com

ORDER NO. 2023-31067-001 | DATE: MARCH 30, 2023 | SCALE: 1 INCH = 20 FEET | PAGE NO. 2 OF 3

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GRAPHIC SCALE

20 0 10 20

(IN FEET)
1" = 20'

PARCEL 1:
THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTH WEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT FROM KATHARINE ROACH JACKSON AND HER HUSBAND TO AYRES BOAL, JR., AS TRUSTEE UNDER LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965696 AND FILED IN REGISTRAR OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1950 AS DOCUMENT LR1329741 FOR LIGHT AND AIR AND FOR INGRESS AND EGRESS FOR PEDESTRIAN USE ONLY (INCLUDING RIGHT TO OPEN WINDOWS IN ANY PRESENT OR FUTURE WALLS ON GRANTEE'S PROPERTY ADJOINING) OVER THAT PORTION OF LOT 1 AND AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID PORTION OF LOT 1 DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION OF PARTS OF BLOCKS 24 AND 25 OF WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON EAST LINE OF LOT 1,131 FEET SOUTH OF SOUTH LINE OF ELM STREET, THENCE SOUTH ALONG EAST LINE OF SAID LOT I,
33.65 FEET TO THE NORTHEASTERLY LINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF LINCOLN AVENUE A DISTANCE OF 37.83 FEET TO A POINT DUE WEST OF THE PLACE OF BEGINNING; THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET A DISTANCE OF 17.29 FEET TO PLACE OF BEGINNING)

PARCEL 3:
THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:
EASEMENT FOR THE BENEFIT OF THE PARCEL 4 AS CREATED BY DEED FROM AYRES BOAL JR., TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, TO KATHERINE ROACH JACKSON DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965695 FOR INGRESS AND EGRESS, LIGHT AND AIR OVER A STRIP OF LAND 4.00 FEET WIDE, AND FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID 4.00 FEET STRIP, WHICH 4.00 FEET STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 81.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, A DISTANCE OF 14.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 49.81 FEET TO A POINT; THENCE WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

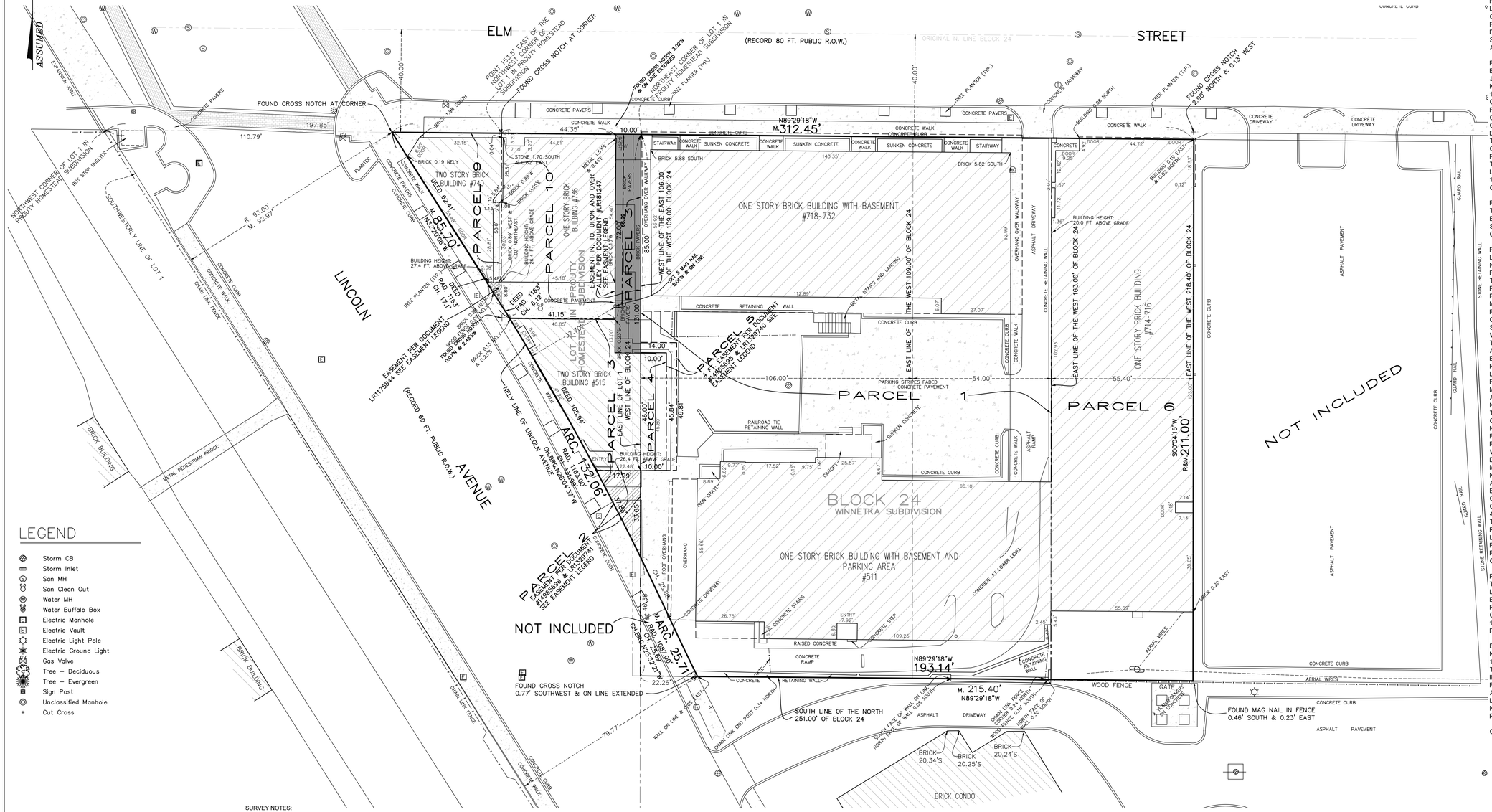
PARCEL 6:
THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:
LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING;
AND ALSO
EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SOUTH LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24;
AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:
BEGINNING IN THE NORTH LINE OF SAID LOT 1 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 10:
THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 153 5/10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44 35/100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING, IN THE AGGREGATE, 52,549 SQUARE FEET (1.21 ACRES), MORE OR LESS.



LEGEND

- Storm CB
- Storm Inlet
- San MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Electric Manhole
- Electric Vault
- Electric Light Pole
- Electric Ground Light
- Gas Valve
- Tree – Deciduous
- Tree – Evergreen
- Sign Post
- Unclassified Manhole
- Cut Cross

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

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

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

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

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

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

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

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

ORDERED BY: RIC (WINNETKA LINCOLN) LLC c/o ROMSPEN INVESTMENT CORP	CHECKED:	DRAWN: BB
ADDRESS: ONE WINNETKA PLACE		

GREMLEY & BIEDERMANN
Division of
PLCS, CORPORATION
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE:	PAGE NO.
2023-31067-001	FEBRUARY 21, 2023	3 OF 3
	SCALE: 1 INCH = 20 FEET	

G: \CAD\2023\2023-30929\2023-31067-001 p3.dwg

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 14 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2023.

DATE OF PLAT FEBRUARY 28, 2023.

BY:

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802

PRELIMINARY

EXHIBIT K

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company ("***Owner***") is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, ***"Property"***), which Property is legally described in ***Exhibit A*** attached to this Unconditional Agreement and Consent; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Overlay District under the; and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 of the "Winnetka Zoning Ordinance," as amended (***"Zoning Code"***); and

WHEREAS, Ordinance No. M-01-2024, adopted by the Village Council on _____ __, 2024 ("**Ordinance**"), grants the Owner approval of its preliminary development plan and certain exceptions and modifications from provisions of the Zoning Ordinance to permit Owner to construct and develop a four story mixed-use building; related parking improvements; and related on-site and off-site streetscape, landscape, and other public and private improvements (***"Zoning Approvals"***); and

WHEREAS, Section 15 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 10 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 Owner hereby agrees and covenants as follows:

1. The Owner 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 Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance and the Zoning Approvals, 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 Owner 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 granting of the Zoning Approvals or its adoption of the Ordinance, and that the Village's approval of the Zoning Approvals does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

4. The Owner 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.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

RIC (ONE WINNETKA) LLC, an Illinois limited liability company

By: Romspen (Reomaster) Holdings, Inc, a Delaware corporation, its Manager

By: _____

Its: _____

Date: _____

RESOLUTION NO. R-35-2024

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT
(511-515 LINCOLN AVENUE AND 714-740 ELM STREET)
(One Winnetka)

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (***"Owner"***) is the owner of the properties commonly known as 714-716, 718-732, 736, and 740 Elm Street, as well as 511 and 515 Lincoln Avenue, all in Winnetka, Illinois (collectively, ***"Subject Property"***); and

WHEREAS, several one- and two-story buildings that are or have in the past been occupied by various street level retail users are currently located on the Subject Property (***"Existing Buildings"***); and

WHEREAS, the Owner desires to demolish the Existing Buildings and develop on the Subject Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (***"Building"***); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 113 parking spaces (collectively, ***"Development"***); and

WHEREAS, on _____, 2024, the Village Council adopted Ordinance No. M-01-2024, granting a special use permit for a planned development for the Subject Property to permit the Owner to construct the Development (***"PD Ordinance"***); and

WHEREAS, the PD Ordinance requires that the Village and the Owner enter into a development agreement governing the use and development of the Subject Property (***"Development Agreement"***); and

WHEREAS, the Village Council has determined that entering into the Development Agreement with the Owner will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the above recitals as its findings, as if fully set forth in this Section.

SECTION 2: APPROVAL OF DEVELOPMENT AGREEMENT. The Village Council approves the Development Agreement by and between the Village and the Owner in substantially the form attached to this Resolution as ***Exhibit A*** and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE DEVELOPMENT AGREEMENT. The Village Council authorizes and directs the Village President and the Village Clerk to execute and seal, on behalf of the Village, the final Development Agreement.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this _____, 2024, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

EXHIBIT A

DEVELOPMENT AGREEMENT

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Peter M. Friedman
Elrod Friedman LLP
325 N. LaSalle Street
Suite 450
Chicago, IL 60654

Above Space for Recorder's Use Only

DEVELOPMENT AGREEMENT

BETWEEN

THE VILLAGE OF WINNETKA AND

RIC (WINNETKA LINCOLN) LLC

(*511-515 Lincoln Avenue and 714-740 Elm Street)*

(One Winnetka)

DATED AS OF _____, 2024

DEVELOPMENT AGREEMENT
BETWEEN
THE VILLAGE OF WINNETKA AND
RIC (WINNETKA LINCOLN) LLC
(*511-515 Lincoln Avenue and 714-740 Elm Street)*
(One Winnetka)

THIS DEVELOPMENT AGREEMENT (***"Agreement"***) is dated as of the ____ day of _____, 2024, and is by and between the **VILLAGE OF WINNETKA,** an Illinois home rule municipal corporation, and **RIC (WINNETKA LINCOLN) LLC**, an Illinois limited liability company ("***Owner***").

IN CONSIDERATION OF the agreements set forth in this Agreement, the receipt and sufficiency of which are mutually acknowledged, and pursuant to the Village's statutory and home rule powers, the Parties agree as follows:

SECTION 1. BACKGROUND.

A. The Property is an approximately 1.21-acre property located at the addresses commonly and collectively known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue in Winnetka, Illinois (collectively, "***Property***") and legally described in ***Exhibit A*** to this Agreement.

B. As of the Effective Date of this Agreement, Owner is the owner of the Property.

C. The Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka and in the C-2 General Retail Commercial District and C-2 Overlay District under the Village Zoning Code.

D. The Property includes several one and two-story buildings that are or have been occupied by various street level retail uses (***"Existing Buildings"***).

E. The Property is immediately west of and adjacent to the Elm Street Public Parking Lot, an existing Village-owned, public parking lot with driveway ingress and egress on Elm Street (***"East Parking Lot"***).

F. Owner desires to demolish the Existing Buildings and undertake the Development on the Property.

G. Owner may enter into a contract with Murphy Development Group LLC, or a subsidiary or other entity controlled by Murphy Development Group LLC (collectively, ***"Murphy"***) for Murphy to be the developer of record to construct the Development on the Property.

H. Redevelopment of the Property requires approval of a planned development in accordance with Chapter 17.58 of the Zoning Code.

I. On October 18, 2022, Owner, with the assistance of Murphy, filed an application with the Village for approval of the Development Approvals (***"Application"***).

J. On April _, 2024, the Village Council adopted Ordinance No. M-____-2024, approving the preliminary plan development plan and granting the relief requested in the

Application ("***Preliminary PD Ordinance***"). Pursuant to Subsection 9.A of the Preliminary PD Ordinance, all of the approvals granted in the Preliminary PD Ordinance are expressly subject to and contingent upon the construction, use, operation, and maintenance of the Development on the Property pursuant to the terms and conditions of this Agreement.

K. The Corporate Authorities have concluded that the Development and use of the Property pursuant to and in accordance with this Agreement will further enable the Village to regulate and ensure the reasonable and appropriate development of the Property.

L. As provided in, and as a condition of, the Preliminary PD Ordinance, Owner has agreed to execute this Agreement providing for the Property to be developed only in compliance with this Agreement and the Development Approvals.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context. All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble, Section 1, and in this Section. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Village Code, Zoning Code, or Subdivision Regulations.

***Building Code*:** Title 15 of the Village Code.

Building Material Details: The plan entitled "Building Material Details – Manufacturer Cut Sheets and Product Data" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, prepared by OKW Architects, dated May 26, 2023, a copy of which is attached to this Agreement as ***Exhibit F***.

Common Areas*:* All areas of the Property that are not within any of the Residential Units, retail spaces, or the public improvements.

Construction Schedule and Staging Plan: The "Construction Schedule and Staging Plan" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, consisting of two sheets dated March 8, 2024, a copy of which is attached to this Agreement as ***Exhibit B***, as the same may be amended and further finalized as part of the Final Engineering Plan and pursuant to Paragraph 5.A.3 of this Agreement.

***Corporate Authorities*:** The Village President and Village Council.

Development: The redevelopment of the Property including (i) the demolition of the Existing Buildings; (ii) the construction and development of a four-story mixed-use building (***"Building"***); (iii) the construction of an underground parking lot with 113 parking spaces on the Property (***"Residential Parking Lot"***); (iv) the construction of a ground level parking lot with 39 parking spaces on the Property (***"Commercial Parking Lot"***); and (v) related on-site and off-site streetscape, landscape, and other public and private improvements.

Development Approvals: The ordinances, resolution, permits, and administrative approvals listed in Section 3 of this Agreement.

Development Plan: Prior to approval of the Final Development Plan, all references in this Agreement to the Development Plan refer to the Preliminary Development Plan. Upon approval

of the Final Development Plan, all references in this Agreement to the Development Plan refer to the Final Development Plan.

Effective Date**:** The date of execution of this Agreement by all of the Parties, which date shall be deemed to be the date set forth in the first paragraph of page one of this Agreement.

Escrow: The performance security required by Section 8.A, in the form attached as ***Exhibit G*** to this Agreement.

Events of Default**:** Defined in Section 12.A of this Agreement with respect to Owner and in Section 12.B of this Agreement with respect to the Village.

Existing Buildings: Defined in Section 1.D of this Agreement.

Final Development Plan*:* Collectively, those plans and specifications for the Development to be approved by the Corporate Authorities pursuant to the Development Approvals, in accordance with Section 3 of this Agreement and the Requirements of Law. Upon the date that all components of the Final Development Plan are approved by the Village and any other governmental entity with jurisdiction, the Final Development Plan will, automatically and without further separate action by the Corporate Authorities and the Parties, be deemed to be incorporated in, and made a part of, this Agreement and to replace the Preliminary Development Plan in its entirety.

Final Engineering Plan**:** The engineering plan that receives the approval of the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement and in accordance with the Requirements of Law. Upon such approval, the Final Engineering Plan will, automatically and without further action by the Corporate Authorities and the Parties, be deemed to be incorporated in, and made a part of, the Final Development Plan, and by extension, this Agreement. The Final Engineering Plan will include, without limitation, identification and depictions of utility connections to the Building, the volume control requirements for the stormwater vault that is to be constructed as part of the Development, and the approximate locations of storm sewer connections. The Final Engineering Plan need not include construction details for the stormwater vault.

Final Plat of Subdivision: The plat of subdivision for the Property, to be considered and approved by the Corporate Authorities in accordance with and pursuant to Section 3 of this Agreement. Upon the date on which the Final Plat of Subdivision becomes effective, the Final Plat of Subdivision will, automatically and without further action by the Corporate Authorities and the Parties, be deemed to be incorporated in, and made a part of, the Final Development Plan, and by extension, this Agreement.

Final PD Ordinance**:** The ordinance adopted by the Corporate Authorities approving the Final Development Plan and granting final planned development approval for the Development.

Force Majeure**:** Strikes, lockouts, acts of God, or other factors beyond a party's reasonable control and reasonable ability to remedy; provided, however, that Force Majeure does not include: (i) delays caused by weather conditions, unless the weather conditions are unusually severe or abnormal considering the time of year and the particular location involved; or (ii) economic hardship impracticability of performance, or commercial, economic, or market conditions.

Floor and Site Plan: The plan entitled "Floor and Site Plan" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, prepared by OKW Architects and consisting of seven sheets, with latest revision date of July 12, 2023, a copy of which is attached to this Agreement as ***Exhibit C.***

Guarantee**:** Defined in Section 8.A of this Agreement. ***Improvement Construction License***: Defined in Section 5.E.1 of this Agreement.

Improvements**:** The on-site and off-site improvements to be constructed in connection with the Development, as provided in Section 5 of this Agreement, including, without limitation, the Public Improvements to be installed pursuant to the Development Plan, but excluding the Building, the Residential Parking Lot, and the Commercial Parking Lot.

Indemnified Claims**:** Defined in Section 9.C of this Agreement.

Landscape & Lighting Plan: The plan entitled "Landscape and Lighting Plan" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, prepared by OKW Architects, consisting of eight sheets, with latest revision date of July 12, 2023, a copy of which is attached to this Agreement as ***Exhibit D.***

Licensed Premises**:** Defined in Section 5.E.1 of this Agreement.

Maintenance Guarantee**:** Defined in Section 8.C of this Agreement.

Murphy: Murphy Development Group, LLC.

Owner: RIC (Winnetka Lincoln) LLC.

Parties**:** The Village and Owner, collectively.

Person**:** Any corporation, partnership, individual, joint venture, limited liability company, trust, estate, association, business, enterprise, proprietorship, governmental body or any bureau, department or agency thereof, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, authorized assign, or fiduciary acting on behalf of any of the above.

Preliminary Development Plan**:** The set of plans and documents comprising the preliminary development plan for the Property, as approved, defined, and required in Section 3 of the Preliminary PD Ordinance, consisting of the Floor and Site Plan; Construction Schedule and Staging Plan; Elevation, Materials, & Diagram Plan; Renderings and Aerial Views Plan; Landscape and Lighting Plan; and the Site Engineering Plans.

Preliminary PD Ordinance**:** Ordinance No. M-___-2024, adopted by the Corporate Authorities on April __, 2024, approving the Preliminary Development Plan and granting preliminary approval of the planned development.

Property**:** The tract of land consisting of approximately 1.21 acres, located at the addresses commonly and collectively known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue in Winnetka, Illinois, and legally described in ***Exhibit A*** attached to this Agreement.

Public Improvements: Those Improvements that will be dedicated to, and accepted by, the Village, including, the Right-of-Way Improvements as depicted on the Development Plan.

Renderings and Aerial Views Plan**:** The plan entitled, "Renderings and Aerial Views Plan" that is a component of the Preliminary Development Plan and approved in the Preliminary PD Ordinance, prepared by OKW Architects and consisting of seven sheets, with latest revision date of July 12, 2023, a copy of which is attached to this Agreement as ***Exhibit E***.

Requirements of Law**:** All applicable laws, statutes, codes, ordinances, resolutions, rules, regulations, and policies of the Village and any federal, state, or local government or governmental agency with jurisdiction over the Property, each as may be amended from time to time.

Residential Units**:** The residential units provided by Owner as part of the Development pursuant to Section 3 of this Agreement.

Right-of-Way Improvements**:** Those specific Improvements to be constructed on or within the publicly-owned rights-of-way that are adjacent to or in the vicinity of the Property, as specifically described in Section 5.E of this Agreement.

Site Restoration**:** Site restoration and modification activities to establish a park-like setting suitable for passive outdoor recreational activities, including without limitation, demolition of partially constructed improvements and structures, regrading, erosion control, and installation of sod or seeding.

Stormwater Improvements**:** The following specific Improvements, as depicted on the Final Engineering Plan: private storm sewers, related equipment, appurtenances, structures, swales, and storm drainage areas installed and maintained on the Property to ensure adequate storm water drainage and management and to collect and direct storm water into the Village's storm sewer system.

Structure**:** A building or structure as defined in the Zoning Code.

Subdivision Code**:** Title 16 of the Village Code.

Transferee Assumption Agreement: Defined in Section 10.C of this Agreement.

Vertical Construction**:** The construction of any portion of a Structure above grade level.

Village**:** The Village of Winnetka.

Village Code**:** "Winnetka Village Code*",* as amended.

Zoning Code**:** "The Winnetka Zoning Ordinance", as amended.

B. <u>Rules of Construction</u>.

1. <u>Grammatical Usage and Construction</u>. In construing this Agreement, plural terms are to be substituted for singular and singular for plural, in any place in which the context so requires.

2. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

3. Calendar Days; Calculation of Time Periods. Unless otherwise specified in this Agreement, any reference to days in this Agreement is a reference to calendar days. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under Illinois law, in which case the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., central prevailing time.

4. Compliance and Conflict with Other Requirements. Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among this Agreement and any plan, document, or Requirement of Law referenced in this Agreement, the plan, document, or Requirement of Law that provides the greatest control and protection for the Village, as determined by the Village Manager, will control. All of the provisions set forth in this Agreement, and all referenced plans, documents, and Requirements of Law are to be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 3. DEVELOPMENT, USE, OPERATION AND MAINTENANCE OF THE PROPERTY.

Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code or the Zoning Code, or any other rights Owner may have, during the term of this Agreement the Property may only be developed, used, operated, and maintained pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits and the conditions set forth in this Section below. Development, use, operation, and maintenance of the Property in a manner deviating from these conditions will be deemed a violation of this Agreement and Owner's obligations under this Agreement, and an Event of Default pursuant to Section 12.A of this Agreement.

A. Final Planned Development Approval. Owner must work diligently and do all work necessary to produce a Final Development Plan and submit its application for final planned development approval of the Development within 180 days after the effective date of the Preliminary PD Ordinance ("***Final Plan Submittal Deadline***"); provided, however, that upon written request prior to the Final Plan Submittal Deadline, the Village, by resolution duly adopted by the Village Board, may extend the Final Plan Submittal Deadline by an additional 90 days and such extended deadline will then constitute the Final Plan Submittal Deadline under this Agreement. The application for final planned development approval must be (i) in substantial conformity with the approved Preliminary Development Plan; and (ii) in compliance with the Requirements of Law, as determined by the Director of Engineering, in the Director's sole and absolute discretion. The Village will cooperate with Owner and promptly perform any reviews or related actions required with regard to any consents, permissions, or approvals requested by Owner. Owner may request an extension if they can show efforts are being made to advance the Development Plan toward final submission.

B. Residential Units. The Development will contain no more than 59 Residential Units on the Property.

C. General Development Restrictions. The development, construction, operation and maintenance of the Development on the Property, must, except for minor alterations due to final engineering and site work approved by the Director of Engineering, as appropriate, comply, and be in accordance with, the following:

1. this Agreement;
2. the Preliminary PD Ordinance and the Final PD Ordinance (including Exhibits);
3. the Final Plat of Subdivision;
4. the Development Plan, and all individual plans and documents of which it is comprised;
5. the Village Code;
6. the Zoning Ordinance;
7. the Building Code;
8. the Subdivision Ordinance; and
9. the Requirements of Law.

Unless otherwise provided in this Agreement either specifically or in context, in the event of a conflict between or among any of the plans or documents listed as or within items 1 through 9 of this Section 3.C, the interpretative provisions of Section 2.B.4 will prevail.

D. Commencement and Completion of Construction. Owner will commence construction, beyond mere fencing and preparation of the worksite, of the Improvements and the Development within 60 days after the issuance by the Village of a building permit for the Development. Upon adoption of the Final PD Ordinance, Owner must file all necessary permit applications and other required materials in a timely manner that provides the Village the opportunity to review and approve the required permits or other authorizations in a timely manner. Construction of the Improvements and the Development shall be undertaken in accordance with the building permit and the specific Construction Schedule and Staging Plan approved as part of the Final Engineering Plan. The Village will cooperate with Owner and promptly perform any reviews, inspections or related actions required with regard to any consents, permissions, or approvals requested by Owner, or related to the construction of the Development, in order to facilitate Owner's compliance with the Construction Schedule and Staging Plan.

E. Common Areas. Owner must provide for and maintain the Common Areas.

F. Vehicular Ingress and Egress. Owner must ensure that all ingress and egress from the Development and the Residential Parking Lot and Commercial Parking Lot, as depicted on the Floor and Site Plan, have adequate turning radiuses for vehicular use, including delivery trucks and refuse collection trucks, and provide for adequate sightlines and access and which shall be fully depicted in engineering plans submitted and approved as part of the Final PD Ordinance.

G. Installation of Signage. The installation, construction, location, and maintenance of all signage on the Property shall be governed by Chapter 15.60 of the Village Code.

H. **Dedicated Bench and Tree Preservation.** Owner shall identify and relocate, or if necessary replace and relocate, any dedicated trees, benches, or other markers that will be damaged or removed as part of the construction and development of the Property in accordance with Subsection 9.G of the Preliminary PD Ordinance.

I. **Ventilation.** All exhaust emanating from commercial kitchens and similar facilities within the non-residential portions of the Development shall be vented through the roof of the Development at elevations in excess of existing buildings adjacent to the Property.

J. **Use and Maintenance of the Subject Property.** To assure that the public health, safety, and general welfare are protected during construction of the Development, including specifically, but without limitation, pending and during the demolition of the Existing Buildings on the Property, the following minimum standards set forth in Village Code Sections 15.32.150 and 15.48, for the use and maintenance of the Property shall apply:

1. Prior to demolition, Owner shall maintain the current conditions of the Property and the Existing Buildings and shall promptly make all necessary repairs should the Existing Buildings or Property fall into further disrepair. Owner shall also maintain the Existing Buildings and the Property in a safe and proper condition and in good repair.

2. As used in this subsection, “proper” shall mean:

    a. That Owner shall use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired;

    b. That Owner shall use its best efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that any damage from vandals, including graffiti, are promptly removed; (ii) that any debris and accumulations of dirt are promptly removed; (iii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (iv) that accumulations of snow and ice on such areas be promptly and safely removed; and

    c. That Owner shall promptly replace any cracked or broken windows within seven days, unless otherwise approved by the Director of Community Development.

3. All materials used in maintaining and repairing the Property and the Existing Buildings shall be of equal or better quality than the existing materials.

K. Taxes and Utilities. Owner shall pay all taxes and utility fees as and when due and shall provide proof that the Property is free of utility, tax or other liens as a condition for final planned development approval and as a condition for the issuance of any permits.

L. Term of Building Permit. The building permit issued for the construction of the Development shall be in effect for a term of 24 months from the date of issuance, and shall be conditioned upon compliance with the Construction Schedule and Staging Plan.

M. Future Vertical Subdivision of the Property. The Village acknowledges that Owner may apply to vertically subdivide the Property in the future to create separate lots of record for the portion of the Development containing the Residential Units and the portion of the Development containing the commercial units. Any such future subdivision will be processed pursuant to applicable provisions of the Subdivision Code and any declaration of easements and cost sharing agreement that Owner intends to execute and record against the Property shall be subject to the review and approval of the Village Attorney. Approval of such a vertical plat of subdivision and declaration of easements and cost sharing agreement shall not require an amendment to either the Preliminary PD Ordinance or the Final PD Ordinance so long as they are not inconsistent with the Preliminary PD Ordinance, the Final PD Ordinance, or the Requirements of Law.

N. Continued Cooperation. Owner will meet separately on a regular basis with the Hadley Institute and representatives from the 711 Oak Street property in order to eliminate, or reduce to the greatest extent possible, the impact on those properties and operations of the construction and use of the Proposed Development. Unless the Owner and the respective representatives of the Hadley Institute and 711 Oak Street agree otherwise, these meetings will occur once a month during the first 12 months after commencement of construction and once every two months thereafter until the final certificate of occupancy for the proposed development is issued. The Owner will provide the Village with reasonably documented written reports outlining the issues discussed at the meetings undertaken pursuant to this Subsection; provided, however, if the Village is also in attendance at the meeting, a report by the Owner to the Village is not required. Nothing in this paragraph (or the consultations required under this paragraph) will create any different obligations or restrictions than those provided otherwise in this Agreement, except as the Village and the Owner may mutually agree.

SECTION 4. PLAN COMPLIANCE INSPECTOR.

The Parties acknowledge and agree that, in light of the scope of the Development and the time and resources required to review and monitor its construction, it may be necessary for the Village to retain the assistance of a qualified individual to ensure compliance with the Final PD Ordinance, Development Plan, and this Agreement ("***Plan Compliance Inspector***"). Prior to the issuance of a building permit for construction on the Property, the Village, in consultation with Owner, will select a qualified individual to be the Plan Compliance Inspector. The Plan Compliance Inspector's responsibilities shall be to regularly inspect the construction activity and materials to ensure compliance with the Final PD Ordinance, Development Plan and this Agreement; to ensure that construction activity on the site complies with construction site maintenance standards of the Village; and to ensure that steps are taken to minimize disruption to business activity in the vicinity. The Plan Compliance Inspector shall report any and all

discrepancies to both Owner and the Village. The Plan Compliance Inspector shall have no authority to require or impose different or additional standards or regulations than those set forth in this Agreement and the Final PD Ordinance; shall have no authority to issue stop work orders or impose penalties on Owner without the authorization of the Community Development Director; and shall have no authority to charge fees in excess of the fees provided for by Village Code. The Plan Compliance Inspector will invoice the Village for services rendered and Owner must reimburse the Village for these invoices; provided, however, that the maximum amount that Owner will be required to reimburse for Plan Compliance Inspector invoices is $30,000.00.

SECTION 5. IMPROVEMENTS.

A. Design and Construction of the Improvements.

1. Description of Improvements. The Improvements are depicted and described on the Final Engineering Plan and the other components of the Development Plan, and include, without limitation, the following:

a. Stormwater. Stormwater detention facilities, including, without limitation, storm sewer mains, stormwater detention areas, pump stations and related appurtenances in the manner provided by the Director of Engineering and, upon such approval, incorporated into, and depicted on, the Final Engineering Plan as part of the Final PD Ordinance.

b. Sanitary Sewer. Sanitary sewer mains, sanitary sewer lines, pumps, emergency backup power, and related appurtenances for each building and Residential Unit, in the manner approved by the Director of Engineering and, upon such approval, incorporated into, and depicted on, the Final Engineering Plan as part of the Final PD Ordinance.

c. Potable Water. Water mains and distribution facilities and appurtenances necessary to service the Property in the manner approved by the Director of Water and Electric and, upon such approval, incorporated into, and depicted on, the Final Engineering Plan as part of the Final PD Ordinance.

d. Roads and Sidewalks. Public and private roadways and internal circulation drives, emergency gates, and public and private sidewalks on the Property, as depicted on the Final Engineering Plan as part of the Final PD Ordinance.

e. Video Surveillance. Installation of a video surveillance system to be approved by the Village Community Development Director for the Commercial Parking Lot and the outside of the Building that can store and retain video for up to 30 days in order to allow the Village Police Department to assist with any safety concerns or investigations.

f. Right-of-Way. The Right-of-Way Improvements, as described in Section 5.E of this Agreement.

g. Public Streetscape Improvements. The streetscape improvements within the public right-of-way adjacent to the Property, as depicted in the Landscape and Lighting Plan, and as described in Section 5.E of this Agreement.

2. General Site Standards. All Improvements must be designed and constructed pursuant to and in accordance with the Final PD Ordinance and the Development Plan, and will be subject to the reasonable written satisfaction of the Director of Engineering in accordance with the Village Code and the Subdivision Code. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and in compliance with the Construction Schedule and Staging Plan, any phasing plan provided pursuant to this Agreement, as well as all permits issued by the Village for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality. All Improvements must be constructed and installed, and must in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized firms or licensed and accredited professionals in performing services of a similar nature. This warranty is in addition to any other warranties expressed in this Agreement, or expressed or implied by law, which are reserved unto the Village. Any work required by law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed by the State of Illinois to practice in the applicable professional discipline.

3. Construction Schedule. Prior to commencing any construction of any Public Improvement, or of any part of the Development that will affect existing utilities or roadways, Owner must meet with the Director of Engineering, or the Director's designee, to develop a mutually-agreeable final Construction Schedule and Staging Plan ("***Final Construction Schedule and Phasing Plan***"), which Plan will be based on the Construction Schedule and Staging Plan attached as Exhibit B as of the Effective Date. The meeting must take place not less than one week prior to the commencement of any such construction. After the meeting, Owner must prepare and submit minutes of the meeting to the Director of Engineering. No construction may occur prior to the approval by the Director of Engineering of the meeting minutes and the Final Construction Schedule and Staging Plan. Once approved as provided in this Paragraph, the Final Construction Schedule and Staging Plan will be deemed the Construction Schedule and Staging Plan and will, for all purposes under this Agreement, replace the Construction Schedule and Phasing Plan attached to this Agreement as ***Exhibit B*** as of the Effective Date

4. Contract Terms; Prosecution of the Work. Owner must include in every contract for work on the Improvements terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Development Plan, the Final PD Ordinance, and the Requirements of Law, until the work is properly completed, and providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

5. Engineering Services. Owner must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements, by a professional engineer responsible for overseeing the construction of the Improvements. Owner must promptly provide the Village with the name of a local Owner's representative and a telephone number or numbers at which Owner's representative can be reached at all times.

6. Village Inspections and Approvals. All work on the Improvements is subject to inspection and approval by Village representatives at all times. Owner will provide immediate

access to the Property for the purpose of conducting these inspections during regular operating hours and within 12 hours outside of regular operating hours upon notice by the Village.

7. Other Approvals. Where the construction and installation of any Improvement requires the consent, permission, or approval of any third-party public agency or private party, Owner must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all required steps to obtain the consent, permission, or approval. The Village will cooperate with Owner and provide such signatures and related actions required with regard to any such consents, permissions, or approvals in order to facilitate Owner's compliance with the Construction Schedule and Staging Plan.

8. Completion of the Improvements. All Improvements must be completed and made ready for inspection, approval, and, where appropriate, acceptance by the Village Corporate Authorities pursuant to the Construction Schedule and Staging Plan and otherwise approved by the Director of Engineering as part of the Final Engineering Plan. Owner shall be allowed extensions of time beyond the completion dates in the Construction Schedule and Staging Plan for unavoidable delays caused by Force Majeure. The Village shall have the right, but not the obligation, to refuse to issue a final certificate of occupancy for any building or structure located on the Property until the Improvements are completed by Owner and approved by the Village in accordance with this Agreement. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all of the Improvements by Owner and approval of the Improvements by the Village shall not confer on Owner any right or entitlement to any other building permit or certificate of occupancy.

B. Connection of Utilities.

1. Upgrades. Owner must, at its sole cost and expense, and in accordance with and pursuant to the Development Plan, upgrade, as required to provide the necessary utilities and service to the Property and the Development: (a) all on-site and off-site public utility connections servicing the Property; and (b) on-site and off-site connections for all utilities to facilities located on the Property.

2. Connection. No utilities located on the Property may be connected to the sewer and water utilities belonging to the Village except in accordance with the applicable provisions of the Village Code and upon payment all fees required pursuant to the Village Code.

3. Other Utilities. The extension, installation, connection, and relocation of any and all other utility facilities necessary to serve the Development and as depicted on the Final Engineering Plan and Final Plat, including without limitation: (a) water service connections and meters, fire hydrants and standpipes, electric service connections and individual service lines, electric meters and transformers, sanitary sewer lines and storm sewer lines; (b) all applicable service and connection fees; and (c) any upgrades to Village utility systems that the Village determines is directly attributable and reasonably necessary to provide adequate utility service to the Development. Where utility service is provided by the Village, the Village shall retain all authority and discretion, pursuant to applicable State law and the Village Code, to determine the nature and extent of the utility facilities necessary to serve the Development and to determine the methods of construction.

4. Electrical Power Cables. Pursuant to the Preliminary Development Plan, the Development will require the existing electrical power cables and transformers to be removed. Owner, in connection with the construction of the Development, and as approved by the Director

of Water and Electric, and at its sole cost and responsibility, will remove the existing electrical power cables and transformers.

5. Utility Easements. Prior to obtaining any building permits for the Development, Owner shall enter into an easement agreement with the Village which shall provide the Village:

(i) An easement over the location of the proposed transformer located at the northeast corner of the Property to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement will include language regarding cost reimbursements, upgrade responsibilities, insurance and indemnification that any future user(s) of the transformer must provide Owner; and

(ii) An access easement through the Property and the provision of doors or opening through its building wall in alignment with the doors to the switch gear on the 711 Oak Street property to provide the Village access to the switch gear.

(iii) A 12" easement along the east side of the Property for the proposed underground conduits that will extend from the 711 Oak Street property to Elm Street.

C. Landscaping. Prior to the issuance by the Village of a final certificate of occupancy for the Building or any other Structure on the Property, Owner must install all landscaping on the Property, as depicted on the Landscape Plan and Lighting Plan, which landscaping must be installed and maintained in accordance with the following:

1. All trees, shrubs, plantings, and ornamentals must be healthy, and of the size, height, and species described in the Landscape Plan.

2. The Village Forester will have the right to reasonably reject or require replacement of any landscaping that is not in accordance with this Agreement.

3. Owner will, and does hereby, guaranty the proper health and survival of all landscaping (new and transplanted) for a period of two years after the date of the installation of such landscaping.

4. The final grade of the site must contain a minimum of four to six inches of topsoil, except as may be approved by the Village Forester.

5. Upon installation, the trees required to be installed and planted pursuant to this Agreement must have the minimum height and diameter as represented on the Landscape Plan, and must comply with the tree replacement requirements set forth in the Village Code.

6. Owner must replace any plantings that are not healthy and growing after one year from the date of installation.

7. Owner must install and maintain all landscaping within the Village rights-of-way abutting the Property along Elm Street and Lincoln Avenue in accordance with the Landscaping and Lighting Plan included in the Development Plan, including specifically, without limitation, landscaping, hardscape, and lighting improvements. Additionally, Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue as depicted on the Development Plan.

D. Lighting. All exterior lighting on the Property must comply at all times with the lighting requirements set forth in the Village Code.

E. Right-of-Way and Parking Improvements.

1. Grant of Temporary Construction License. Subject to the terms and conditions set forth in this Agreement, the Village grants to Owner, and Owner accepts, a non-exclusive revocable license, for the construction, installation, and completion, at the sole cost and expense of Owner, of the following improvements within Village-owned rights-of-way (***"Licensed Premises"***), as depicted in the Final Engineering Plan, and pursuant to and in strict accordance with the terms and provisions of this Section 5.E and the other provisions of this Agreement (***"Improvement Construction License"***):

a. Landscaping and Streetscape Improvements in Public Rights-of-Way. Installation of streetscape and landscaping materials within the rights-of-way adjacent to the Property, as depicted in the Landscape and Lighting Plan.

b. Resurfacing of Elm Street and Lincoln Avenue. After construction of the Building is complete, but prior to obtaining a final certificate of occupancy for the Building, Owner must mill, resurface, and stripe the entire portions of Elm Street and Lincoln Avenue roadway surfaces adjacent to the Property, and any other portion of those or other rights-of-way damaged by Owner during construction, to the satisfaction of the Director of Engineering. The Village will issue a temporary certificate of occupancy for the Building prior to completion of the roadway work described in this paragraph upon written request of the Owner and if the Director of Community Development determines, in the Director's sole and absolute discretion, that all other Building construction requirements have been satisfied and that the Building can be safely occupied pending the issuance of a final certificate of occupancy for the Building.

2. Limitation of Interest. Except for the Improvement Construction License granted pursuant to this Section 5.E, Owner does not and will not have any legal, beneficial, or equitable interest, whether by adverse possession or prescription or otherwise, in any portion of the Licensed Premises, or the rights-of-way, or any other Village-owned property or right-of-way. Specifically, and without limitation of the foregoing, nothing in this Agreement is to be interpreted to provide a license to Owner to alter any Village-owned right-of-way in any way other than for the installation of the Improvements.

3. Construction of the Right-of-Way Improvements. Owner must construct the Right-of-Way Improvements in accordance with and pursuant to the Development Plan and this Agreement, in a good and workmanlike manner, all at the sole expense of Owner and subject to inspection and approval by the Director of Engineering. Specifically, and without limitation of the foregoing, during the period of installation, Owner must: (a) construct all Right-of-Way Improvements in specific locations and of specific designs approved in advance by the Director of Engineering and, for landscaping improvements, by the Village Forester; and (b) maintain the Licensed Premises and all streets, sidewalks, and other public property in and adjacent to the

Licensed Premises in a safe, good and clean condition without hazard to public use at all times, and in accordance with the standards set forth in Section 6.I of this Agreement.

4. Village's Reservation of Rights Over Licensed Premises. The Village reserves the right to use the Licensed Premises in any manner that will not prevent, impede, or interfere with the exercise by Owner of the rights granted pursuant to this Section 5.E. The Village will have the right to grant other non-exclusive licenses or easements, including, without limitation, licenses or easements for utility purposes, over, along, upon, or across the Licensed Premises and adjacent rights-of-way. The Village further reserves its right of full and normal access to the Licensed Premises for the maintenance of any existing or future utility located thereon.

5. Liens. Owner must, at its sole cost and expense, take all necessary action to keep all portions of the Licensed Premises free and clear of all liens, claims, and demands, including without limitation mechanic's liens, in connection with any work performed by the Licensee or its agents.

6. Maintenance of Right-of-Way by Village. Without limitation of the provisions of Section 9 of this Agreement, the Village will not be liable for any damage that may occur to the Right-of-Way Improvements as a result of the Village's necessary maintenance responsibilities with regard to any right-of-way that is subject to the Improvements Construction License. Any maintenance, repair, or replacement of the Improvements necessary as a result of such Village maintenance or other work will be at the sole cost and expense of Owner, through and including the date of expiration of the License, as set forth in Section 5.E.7 of this Agreement.

7. Term. The Improvements Construction License granted pursuant to this Section 5.E will expire upon the acceptance by the Village of all Right-of-Way Improvements pursuant to Section 5.F of this Agreement.

F. Dedication and Maintenance of the Improvements.

1. Final Inspection and Approval of the Improvements. Owner must notify the Director of Engineering when it believes that any or all of the Improvements have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the Village. The notice and request must be given far enough in advance, and in no event with less than one week's advance notice, to allow the Director of Engineering time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow Owner time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the Village for construction of the Improvements). Owner must promptly make all necessary repairs and corrections as specified on the punch list. The Village is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to Section 5.A of this Agreement, including all punch list items, have been fully and properly completed; and (b) the Director of Engineering has determined that the specific Improvement has been constructed to completion in accordance with all applicable plans, specifications, and Requirements of Law.

2. Dedication and Acceptance of Public Improvements. Neither the execution of this Agreement, nor the approval of the Development Approvals, nor the execution and recordation of the Final Plat of Subdivision, constitutes acceptance by the Village of any Improvements that are depicted as "dedicated" on the Development Plan, if any. The acceptance of ownership of, and responsibility for, a specific approved Improvement as a Public Improvement

may be made only by the Corporate Authorities, and only in compliance with the requirements of the Subdivision Code.

3. Transfer of Ownership of the Public Improvements and Easements to the Village. Upon the approval of, and prior to acceptance of, the Public Improvements to be accepted by the Village pursuant to Section 5.F of this Agreement, Owner must execute, or cause to be executed, all documents as the Village may request to transfer ownership of, or to provide easements in, the Public Improvements to, and to evidence ownership of the Public Improvements by, the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing. Owner must, at the same time: (a) grant, or cause to be granted, to the Village all insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing; and (b) provide a written estimate of the monetary value of each Public Improvement to be accepted by the Village.

4. Maintenance of Public Improvements. For a period of two years following acceptance by the Village of the Public Improvements in accordance with Subsection 5.F of this Agreement, Owner shall, at its sole cost and expense, maintain the Public Improvements as constructed pursuant to this Agreement without any modification, except as specifically approved in writing by the Director of Engineering, in a first-rate condition at all times. Maintenance shall not be deemed to include Village services, including but not limited to snow and ice removal and street sweeping, or repairs required due to damage caused by the improper or unintended use or treatment of a Public Improvement by members of the public, the Village Public Works Department, or other third parties unrelated to the Owner or the Owner's developer, contractors, or representatives. Owner guarantees the prompt and satisfactory correction of all defects and deficiencies in any of the Public Improvements that occur or become evident within two years after acceptance of the Public Improvement by the Village pursuant to this Agreement. In the event the Director of Engineering determines that Owner is not adequately maintaining, or has not adequately maintained, any Public Improvement, Owner shall, after 10 days' prior written notice from the Village, correct it or cause it to be corrected. If Owner fails to correct the defect, commence the correction of the defect, or diligently pursue correction of the defect to completion, the Village, after 10 days' prior written notice to Owner, may, but shall not be obligated to, enter upon any or all of the Property for the purpose of performing maintenance work on and to the Public Improvement. In the event that the Village shall cause to be performed any work pursuant to this Paragraph, Owner shall, upon demand by the Village, pay the costs of the work to the Village. If Owner fails to pay the costs, the Village shall have the right to draw upon the Maintenance Guarantee required pursuant to Subsection 8.C of this Agreement, based on costs actually incurred or on the Village's reasonable estimates of costs to be incurred, in an amount sufficient to defray the entire cost of the work, including legal fees and administrative expenses. In the event any Public Improvement is repaired or replaced pursuant to this Paragraph, the Village's right to draw upon the Maintenance Guarantee pursuant to Subsection 8.C of this Agreement shall be extended, as to the repair or replacement, for two full years from the date of the repair or replacement.

5. Effect of Approval and Acceptance. Approval or acceptance of any Improvement will not constitute a waiver of any rights or claims that the Village has, before or after approval and acceptance, with respect to any breach of this Agreement by Owner or any right of indemnification of the Village by Owner.

G. Contribution for Reconstruction of East Parking Lot. As part of the public benefit provided to the Village for the Development, and because Owner, its tenants, and the tenant's customers and guests will benefit, Owner agrees that it must pay to the Village $225,000.00 prior to the Village's issuance of a building permit for construction of the Building, which amount will be used by the Village to reconstruct the East Parking Lot.

SECTION 6. DEMOLITION AND CONSTRUCTION OF DEVELOPMENT.

A. General Construction and Contracting Requirements.

1. Compliance with Plans and Approvals. The development of the Property and the Development must be designed and constructed pursuant to and in accordance with the Final PD Ordinance and the Development Plan. All work must be conducted in a good and workmanlike manner and with due dispatch. All materials used for construction on the Development must be in accordance with the specifications for the work to be performed.

2. Contracts for Work on Development. Owner must include in every contract for work on the Development terms requiring the contractor and its subcontractors to prosecute the work diligently, and in full compliance with, and as required by or pursuant to, this Agreement, the Development Plan, and the Requirements of Law, until the work is properly completed, and terms providing that Owner may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

3. Application for Permits and Approvals. Owner will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement.

4. Village Inspections and Approvals. All work on the Property and the Development will be subject to inspection and approval by Village representatives at all times, subject to applicable safety rules.

5. Prevailing Wage. Owner will comply, and will cause all contractors constructing the Public Improvements to comply, with the Illinois Prevailing Wage Act (820 ILCS 130/00.1 *et seq*.), as it may be applicable. Without limiting anything in prior sentence, Owner acknowledges and agrees, and will take all necessary steps to insure, that the Illinois Prevailing Wage Act applies to each contract pursuant to which Owner will construct, or cause the construction of, an Improvement that will be dedicated or transferred to the Village or other public entity upon its completion and acceptance.

6. Village Sales Tax Identification Number. The Village will provide Owner its municipal sales tax identification number so that Owner can obtain a sales tax exemption for all materials Owner purchases to construct the Public Improvements.

B. Demolition of Existing Structures. Owner may commence demolition of the Existing Buildings and other existing structures on the Property only after obtaining all necessary demolition permits from the Village and presenting the Village with a plan to mitigate dust, smoke, and other particulates resulting from the demolition. Owner will conduct all demolition work on the Property in full compliance with the Village's permitted construction work hours regulations. Owner will remove and dispose of all debris resulting from the demolition of the Existing Buildings and other existing structures on the Property in compliance with the Requirements of Law and the Village Code.

C. Single Phase of Development. The construction of the Improvements and the Development must take place in one continuous phase, subject to seasonal conditions.

D. Limits on Vertical Construction. In addition to any other applicable provision of this Agreement and the Requirements of Law, Owner may not commence any Vertical Construction of the Building that is above grade and not included within the Building foundation, and the Village will have the right to refuse to issue a building permit for any Vertical Construction of the Building that is above grade and not included within the Building foundation, unless the Village Manager has determined that the construction of the following Improvements is complete as required by this Agreement and the Requirements of Law, except as may be authorized in writing by the Village Manager in the Manager's sole discretion:

1. the stormwater vaults that are part of the Stormwater Improvements; and

2. a functional water system that can deliver water to all proposed fire hydrants in the manner required by the Village.

E. Diligent Pursuit of Construction.

1. Once commencement of construction is authorized pursuant to this Agreement, Owner must pursue, or cause to be pursued, all required development, demolition, construction, and installation of structures, buildings, and Improvements on the Property in a diligent and expeditious manner, and in strict compliance with the Village Code and the Requirements of Law. Owner will conduct all construction work on the Development and the Property in full compliance with the Village's permitted construction work hours regulations.

2. Owner must complete and make ready the Improvements for inspection, approval and, where appropriate, acceptance by the Village pursuant to the Construction Schedule and Staging Plan as part of the Final Engineering Plan. Owner may be allowed extensions of time beyond the completion dates set forth in the Construction Schedule and Staging Plan only for unavoidable delays caused by Force Majeure or as may otherwise be approved by the Village Manager.

F. Construction Traffic.

1. Construction and Traffic Management Plan. The Construction Schedule and Staging Plan will govern (i) the location, storage, and traffic routes for construction equipment and construction vehicles, and (ii) the location of alternative off-street parking during the construction. The Village has no obligation to issue a building permit for any structure or Improvement, and no construction may be commenced with respect to the structure or Improvement, unless and until the Director of Engineering and the Director of Community Development have approved, in writing, an updated Construction Staging Plan to be incorporated as part of the Final PD Ordinance. Owner must comply with the approved Construction Schedule and Staging Plan. The updated Construction Staging Plan must include, without limitation, the following:

a. The schedule and traffic routes for construction traffic accessing the Property;

b. The designation of machinery and construction material storage areas on the Property;

c. Provisions for the screening of construction areas within the Property;

d. The hours of operation and schedule for construction on the Property;

e. The location of areas, as approved by the Village, on the Property or off the Property, but not in Village on-street or off-street parking spaces, for the parking of construction vehicles and vehicles operated by construction employees;

f. The location of alternative off-street parking for customer and employee parking, as identified by Owner and the Village working in collaboration, for parking temporarily lost due to construction; and

g. The location of temporary and durable off-street parking on the Property for construction employees, as approved by the Village, which off-street parking must comply with the standards set forth in the Village Code.

2. Designated Routes of Access. The Village reserves the right to designate certain prescribed routes of access to the Property for construction traffic to provide for the protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces, to the extent practicable; provided, however, that the designated routes must not: (a) be unreasonably or unduly circuitous; nor (b) unreasonably or unduly hinder or obstruct direct and efficient access to the Property for construction traffic.

3. Maintenance of Routes of Access. At all times during the construction of the structures and Improvements, Owner must: (a) keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards; and (b) repair any damage caused by construction traffic.

G. Tree Preservation. Owner must comply with all applicable tree preservation regulations set forth in Chapter 15.28 of the Village Code. No grade alteration or construction may take place within designated tree preservation areas, consistent with the tree fencing plan that must be submitted with Owner's applications for building permits for the Development.

H. Storm Water Management and Erosion Control During Construction. During construction of any of the structures or Improvements as part of the Development, Owner must:

1. Install and implement such measures as necessary to temporarily divert or control any accumulation of storm water away from or through the Property in a manner approved in advance by the Director of Engineering, which method of diversion must include early installation of storm drains to collect water and convey it to a safe discharge point;

2. Install erosion control devices as necessary to prevent silt, dirt, snow, ice, water, and other materials from leaving the site and traveling onto other properties;

3. Take all practicable measures to mitigate dust, smoke, and other particulates resulting from the construction; and

4. Properly remove or dispose of all debris, spoils, materials, and waste generated by demolition, grading, construction, installation and paving on the Property in accordance with the Requirements of Law.

All installations made pursuant to this Section 6.H must be maintained by Owner until all final certificates of occupancy have been issued by the Village for the Development, except as otherwise may be approved by the Village Manager.

I. Damage to Public Property. Owner must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Development. Further, Owner must (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by Owner or any agent of or contractor hired by, or on behalf of, Owner; and (2) repair all damage caused by the activities of Owner or any agent of or contractor hired by, or on behalf of, Owner.

J. Protection of Buildings on Adjoining Properties During Demolition, Construction and Seismic Monitoring. Owner shall be solely responsible for protecting the buildings on adjoining properties from damage during Owner's demolition of the Existing Buildings and existing structures and construction of the Development and shall be solely responsible for any damage or injury to such buildings or properties caused by such demolition or construction. The means and methods for providing such protection shall be determined by Owner, subject to review and approval by the Director of Engineering and Director of Community Development or their designees, and shall be incorporated into the Final PD Ordinance. Owner shall utilize seismic monitoring equipment installed in adjacent buildings during the demolition of the Existing Buildings and existing structures in order to reduce the possibility of damage to structures on neighboring properties.

K. Non-interference with Businesses. Owner's construction activities for the Development shall be performed to minimize, to the extent reasonably possible, interference with the business on adjacent properties and interference with pedestrian and vehicular traffic, including parking, in the vicinity of the Property.

L. Issuance of Permits and Certificates.

1. General Right to Withhold Permits and Certificates. In addition to every other remedy permitted by law for the enforcement of this Agreement, the Village has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Building at any time that Owner has failed or refused to meet fully any of its obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement, the Development Approvals, or the Requirements of Law.

2. Timing of Construction of Improvements. The Village has the right, but not the obligation, to refuse to issue a final certificate of occupancy for the Building or any other structure on the Property until the Improvements are completed by Owner and approved by the Village. The foregoing does not preclude the Village's issuance of temporary certificates of occupancy pursuant to the applicable provisions of the Village Code. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all of the Improvements by Owner and approval of the Improvements by the Village will not constitute a waiver of the Village's right to withhold any building permit or certificate of occupancy and will not confer on Owner any right or entitlement to any other building permit or certificate of occupancy.

3. Completion of Public Roads, Private Driveways, and Parking Areas. Except as provided in Section 5.E.1.b of this Agreement, no temporary certificate of occupancy or final certificate of occupancy associated with any new Structure to be located on the Property will be issued until the final grading, application of final surface course, and, where applicable, striping of parking space for the roads, driveways, and parking areas serving the uses within such Structure has been completed.

4. Utilities and Public Infrastructure. Except as provided in Section 5.E.1.b of this Agreement, the Village has the right to refuse a temporary certificate of occupancy for the Building until the storm sewer and sanitary sewer mains, stormwater detention facilities, water systems, all required erosion control appurtenances, street pavement systems, including curbs and gutters, porous base, street inlets, and related appurtenances as described on the Final Development Plan and in the Final Engineering Plan are constructed and approved for use by the Director of Engineering.

M. Completion of Construction; Site Restoration. Subject to Force Majeure, if Owner fails to diligently pursue all demolition and construction as required in, or permitted by, this Agreement to completion within the time period prescribed in the building permit or permits issued by the Village for such demolition and construction, as the case may be, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, Owner must, within 60 days after notice from the Village (a) remove any partially constructed or partially completed Structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which Owner has failed to complete all such demolition and construction, all in accordance with plans approved by the Village.

N. As-Built Plans. After completion of construction of any new Structure or Improvement, Owner must submit to the Director of Community Development (1) final "as-built" plans related to drainage, grading, storm sewer, sanitary sewer and water mains, and associated structures; and (2) other final construction documents (in paper and, for Improvements, electronic format) as required and approved by the Director of Engineering and the Director of Community Development. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on the Property. A licensed Professional Engineer (PE) and Professional Land Surveyor (PLS) registered in the State of Illinois must stamp the as-built site construction plans. The PE and PLS must stamp and sign the final engineering pages of the site construction plans, and the PLS must stamp and sign the final site survey. The as-built plans must include certification of all grading elevations around, in front of, and along the construction limits to ensure proper drainage and design requirements have been met.

SECTION 7. PAYMENT OF VILLAGE FEES AND COSTS.

A. Negotiation and Review Fees. Other than any costs, payments, fees, charges, contributions, or dedications otherwise required by this Agreement or by the Requirements of Law, including the fees provided for by Village Code Section 15.32.020 (as more specifically provided in Subsection C of this Section), Owner shall pay to the Village contemporaneous with the execution of this Agreement by the Village Manager, all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued as of the Effective Date of the Agreement in connection with (1) the redevelopment of the Property, including, without limitation, the review and processing of plans therefor; and (2) the negotiation, preparation, consideration, and review of this Agreement, the Preliminary PD Ordinance, and any of the other Development Approvals and permits for the Development. Payment of all fees, costs,

and expenses shall be made by a certified or cashier's check, business check, or by wire transfer. Owner acknowledges and agrees that it will continue to be liable for and to pay, promptly after presentation of a written demand or demands for payment, such third-party fees, costs, and expenses incurred in connection with any applications, documents, proposals, or requests for interpretations or amendments of this Agreement, whether formal or informal, of whatever kind, submitted by Owner during the term of this Agreement in connection with the use and redevelopment of the Property. Owner acknowledges and agrees that it shall be liable for and will pay after demand all fees, costs, and expenses incurred by the Village for publications and recordings required in connection with the above matters.

B. Other Village Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, Owner shall pay to the Village all application, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges, and contributions, and all other fees, charges, and contributions pursuant to the Requirements of Law.

C. Applicable Building Permit Fee. Provided Owner produces a Final Development Plan and submits its application for final planned development approval of the Development on or before the Final Plan Submittal Deadline as provided in Subsection 3.A of this Agreement, the applicable building permit fee for the Development will be based on the provisions of Section 15.32.020 of the Village Code as they existed as of December 31, 2023. Otherwise, the applicable building permit fee for the Development will be based on the provisions of Section 15.32.020 of the Village Code in effect on the date the application for final planned development approval of the Development is submitted.

SECTION 8. PERFORMANCE SECURITY/MAINTENANCE GUARANTY.

A. General Requirements. As security to the Village for the performance by Owner of its obligations pursuant to and in accordance with this Agreement, Owner will provide to the Village performance and payment security (***"Guarantee"***) in the form of an escrowed cash deposit (***"Escrow"***), in an amount equal to 110% of the estimated cost of completing the Public Improvements and Site Restoration required pursuant to this Agreement, as determined by the Owner's engineer and approved by the Village Director of Engineering and the Director of Community Development (for matters within their respective permitting authorities) (***"Performance Security"***). The Escrow must be held in a third-party account pursuant to escrow instructions consistent with the requirements of this Agreement in form and substance substantially conforming in all material respects with ***Exhibit G*** to this Agreement and satisfactory to the Parties' attorneys ("***Escrow Instructions***"). Specifically, and without limitation of the foregoing, the Escrow and Escrow Instructions must allow the Village single-direction draws upon the Escrow pursuant to and in accordance with Sections 8.B and 13.A.2 of this Agreement, in the event that Owner does not pay to the Village the fees and costs required pursuant to Section 7 of this Agreement, or does not reimburse the Village for any costs and expenses incurred by the Village for work performed pursuant to Section 8.B of this Agreement. The Escrow must be provided to the Village prior to the issuance of any permits for the Development and must be maintained at all times until all Improvements have been approved and, if applicable, accepted by the Village. Release of Escrow funds shall be on a percentage completion basis of the Public Improvements, as certified to by Owner's Engineer and approved by the Village Engineer. Owner shall submit to the Village a request for funding and certified draw package ("***Draw***") not more than once every month to be reviewed for completeness and accuracy by the Village. Upon approval of a Draw by the Village, funding shall be released to Owner from the Escrow within five business days; provided, however, that no Draw will reduce the Escrow to less than 15 percent

of the total amount of the Escrow as initially established under this Subsection. The Guarantee will be administered pursuant to the Requirements of Law. Upon the posting of the Maintenance Guarantee required pursuant to Subsection C of this Section, the Village and Owner will direct that the funds remaining in the Escrow be released to Owner.

B. **Use of Guarantee Funds**. If Owner fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.M of this Agreement, and such failure or refusal is an Owner Event of Default, then the Village in its reasonable discretion may draw on and retain all or any of the funds remaining in the Guarantee as necessary to remedy the failure or refusal. The Village thereafter will have the right, subject to an additional 30 days' notice and opportunity for cure, to cause such Improvements to be completed or corrected, and subject to the terms of the immediately preceding sentence, to reimburse itself from the proceeds of the Escrow for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Owner's failure or refusal. If the funds remaining in the Escrow are insufficient to repay fully the Village for all costs and expenses, then Owner must, upon demand of the Village, deposit with the Village any additional funds as the Village determines are necessary, within 30 days after receipt of a request therefor, to fully repay such costs and expenses.

C. **Maintenance Guarantee.** Immediately after the approval and, if applicable, acceptance by the Village of the Public Improvements pursuant to this Agreement, Owner must post a new guarantee in the amount of 10% of the actual total cost of constructing the Public Improvements on the Property, provided as all cash, or a combination of cash and a letter of credit (with at least 10% cash), as security for Owner's maintenance of those Public Improvements in accordance with Subsection 5.F.4 of this Agreement (each a "***Maintenance Guarantee***"). The Maintenance Guarantee will be held by the Village in escrow until the date that is two years after the approval and, where appropriate, acceptance by the Village of the Public Improvements secured by the Maintenance Guarantee pursuant to this Agreement. If the Village is required to draw on a Maintenance Guarantee by reason of Owner's failure to fulfill its maintenance obligations under this Section and Section 5.F.4 of this Agreement, then Owner must, within 10 days after receipt of a demand from the Village, cause the Maintenance Guarantee to be increased to its full original amount. At any time, Owner may substitute a letter of credit as Maintenance Security for its obligations under this Subsection C provided the letter of credit is in the amount of 10 percent of the actual total cost of constructing the Public Improvements and its form is approved by the Village Attorney. If Owner elects to provide such a letter of credit, the Village Attorney approves its form, and Owner then delivers the letter of credit to the Village, the Village shall: (i) promptly direct the escrow trustee of the Escrow to promptly return the amount then remaining on deposit in the Escrow to Owner; and (ii) upon expiration of the two-year maintenance period established by Section 5.F.4 of this Agreement, promptly return the letter of credit to Owner upon receipt of an written Owner demand therefor, provided there are no Village claims of defect in the construction of the Public Improvements then outstanding and all other requirements under Subsection 5.F.4 have been satisfied.

SECTION 9. LIABILITY AND INDEMNITY OF VILLAGE.

A. **Village Review.** Owner 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 the result of the Village's review and approval of any plans for the Development or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances, for the development or use of the Development or the Improvements, and that the Village's review and approval of any plans and Improvements, and issuance of any approvals, permits, certificates, or acceptances, does

not, and will not, in any way, be deemed to insure Owner or any of its successors, assigns, tenants and licensees, or any third party, against damage or injury of any kind at any time.

B. Village Procedure. Owner acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and the Preliminary PD Ordinance, and the Parties agree not to challenge such approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. Owner agrees to, and does hereby, hold harmless, indemnify, and, at the election of the Village defend with counsel reasonably acceptable to the Village, the Village and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of those parties in connection with (i) the Village's review and approval of any plans for the Development or the Improvements; (ii) the issuance of any Development Approval or other approval, permit, certificate, or acceptance for the Development or the Improvements; (iii) the development, construction, maintenance, or use of any portion of the Development or the Improvements; (iv) adoption of the Preliminary PD Ordinance; and (v) adoption of the Final PD Ordinance (collectively, ***"Indemnified Claims"***); provided, however, that this indemnity does not, and will not, apply to the extent of any willful misconduct or gross negligence on the part of the Village or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys.

D. Defense Expense. Owner must, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the Village in defending itself with regard to any and all of the Indemnified Claims.

SECTION 10. NATURE, SURVIVAL, AND TRANSFER OF OBLIGATIONS.

1. Binding Effect. The terms of this Agreement bind and inure to the benefit of the Parties and their respective agents, successors, and assigns. All obligations of Owner under this Agreement are and will be binding upon the following parties: (1) Owner, unless Owner, or its successor, and the Village execute a Transferee Assumption Agreement in accordance with Section 10.C of this Agreement; (2) any and all of Owner's, successors, and assigns; and (3) any and all of the current and future legal and beneficial owners of all or any portion of the Property, other than individual owners of a Residential Unit or of a unit in the commercial portion of the Development should either the residential or commercial portions of the Development be converted to a condominium form of ownership.

2. Transferee Assumption Agreement.

1. Owner will remain fully bound by this Agreement, whether or not Owner owns any interest in the Property, unless Owner and its transferee execute an enforceable written agreement, in substantially the form of ***Exhibit H*** to this Agreement, agreeing to be bound by the provisions of this Agreement (***"Transferee Assumption Agreement"***). The transferee must provide the Village, upon request, with such reasonable assurance of the financial ability of the transferee to meet those obligations as the Village may require. The Village agrees that upon a transferee becoming bound to the obligation created in the manner provided in this Agreement and providing the financial assurances required pursuant to this Agreement, the liability of Owner will be released to the extent of the transferee's assumption of the liability. The failure of Owner to provide the Village with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the Village, with the transferee's proposed assurances of financial

capability before completing any transfer, will (1) constitute an Event of Default under this Agreement; and (2) result in Owner remaining fully liable for all of its obligations under this Agreement, but will not relieve the transferee of its liability for all such obligations as a successor to Owner.

2. The Village, notwithstanding the foregoing provisions but subject to its receipt of a fully-executed copy of a Transferee Assumption Agreement, hereby approves the transfer of Owner's obligations under this Agreement to Murphy, or a special purpose entity controlled by Murphy, in the event Owner and Murphy enter into a contract which provides for such transfer to Murphy or such other entity.

3. Required Provisions for Transfers of Property. To ensure notice to the Village and to ensure that all grantees, successors, assigns, and transferees of Owner have notice of this Agreement and the obligations created by it, Owner must do the following:

1. Notify the Village in writing at least 30 days prior to any date on which Owner transfers (as that term is defined below) a legal or beneficial interest in any portion of the Property to a third party with the exception of leases to residential or commercial tenants of the Development; and

2. Incorporate this Agreement by reference into any and all real estate sales contracts for transfers, as that term is defined below, entered into for the sale of all or any portion of the Property.

For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.

4. Mortgagees of Property.

1. This Agreement is and will be binding on all mortgagees of the Property or other secured parties automatically upon such mortgagee assuming title to the Property, in whole or in part, by a foreclosure or a deed in lieu of foreclosure without the necessity of entering into a Transferee Assumption Agreement. Until such time, however, a mortgagee or other secured party will have no personal liability hereunder.

2. Owner may not grant a mortgage or other secured interest in the Property or the Development to any person except upon the execution by the mortgagee or secured party of a "Consent and Subordination" Agreement, in substantially the form attached to this Agreement as **Exhibit I**.

SECTION 11. TERM.

The term of this Agreement commences on the Effective Date and, unless terminated sooner, pursuant to the provisions of this Agreement and provided the Village has then satisfied all of its obligations under this Agreement, expires on the date that all Improvements are approved by the Director of Engineering and, when applicable, the Improvements, as required by this Agreement and the Subdivision Code, are accepted by the Village. Following approval and acceptance of the Improvements, the Village agrees, upon written request of Owner, to execute appropriate and recordable evidence of the expiration of this Agreement. Notwithstanding

anything to the contrary in this Section 11, Owner's indemnity and defense obligations as set forth in Section 9 of this Agreement, and all maintenance and guarantee periods established pursuant to this Agreement, will survive the termination of this Agreement.

SECTION 12. EVENTS OF DEFAULT.

A. Owner Events of Default. The following are Owner Events of Default

1. If any representation made by Owner in this Agreement, or in any certificate, notice, demand or request made by Owner in writing and delivered to the Village pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to cure as set forth in Section 12.C of this Agreement, failure by Owner in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of Owner.

3. Subject to cure as set forth in Section 12.C of this Agreement, failure by Owner in the performance or breach of any covenant, warranty or obligation contained in this Agreement.

4. Subject to cure as set forth in Section 12.C of this Agreement, construction by Owner of any Structure or Improvement that is not authorized by this Agreement or otherwise in a manner not permitted by law.

5. Subject to cure as set forth in Section 12.C of this Agreement, failure by Owner to commence construction of the Development in accordance with this Agreement.

6. Subject to cure as set forth in Section 12.C of this Agreement, failure by Owner to complete construction or installation of any Structure or Improvement on the Property or in connection with the Development.

7. Subject to cure as set forth in Section 12.C of this Agreement, Owner causes any damage to real or public property that is not owner by Owner.

8. Subject to cure as set forth in Section 12.C of this Agreement, Owner is not, or ceases to be, a legal entity qualified to do business in the State of Illinois.

9. Owner permits, or subject to cure as set forth in Section 12.C of this Agreement, does not take reasonable steps to prevent, criminal activity on the Property.

10. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Owner in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Owner for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of 60 consecutive days.

11. The commencement by Owner of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by Owner to the appointment of or

taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Owner or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Owner generally to pay such entity's debts as such debts become due or the taking of action by Owner in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

12. Subject to cure as set forth in Section 12.C of this Agreement, change in the organizational status of Owner except in accordance with the Transferee Assumption provisions in Section 10 of this Agreement.

13. Owner abandons the development of the Property. Abandonment will be deemed to have occurred when work stops on the development of the Property for more than 30 days for any reason other than Force Majeure, unless otherwise permitted by this Agreement.

14. Subject to cure as set forth in Section 12.C of this Agreement, Owner otherwise fails to comply with the Requirements of Law in connection with the Development or the Property.

B. Village Events of Default. The following are Village Events of Default under this Agreement:

1. If any material representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by the Village in writing and delivered to Owner pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to Force Majeure, default by the Village for a period of 30 days after written notice thereof from Owner in the performance or breach of any covenant contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 30 days and the Village, within said 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 90 days after such notice.

C. Cure Period. For all Events of Default identified in Section 12.A for which Owner has the right to cure, Owner must cure the Event of Default within 30 days after receipt of notice thereof, or, if the Event of Default cannot be cured within 30 days, Owner must initiate and diligently pursue appropriate measures to remedy the default within 30 days, and in any event must cure the default within 60 days after receipt of the notice or as otherwise approved by the Village.

SECTION 13. REMEDIES AND ENFORCEMENT.

A. Remedies. In the case of an Event of Default:

1. Legal Procedures. Except as otherwise provided in this Agreement, the non-defaulting Party may institute such proceedings in law or in equity, or any other proceeding, as may be necessary or desirable at its option to cure or remedy the Event of Default, including, without limitation, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement. The remedy of specific performance will not be available for an Owner Event of Default under Section 12.A.5 of this Agreement.

2. Removal and Restoration by Village. In the event Owner fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, as required pursuant to Section 6.M of this Agreement or otherwise upon demand of the Village after the occurrence of an Owner Event of Default, the Village will have, and is hereby granted the right, at its option, to enter the Property and (a) demolish or remove any of the partially completed Structures and Improvements from any and all portions of the Property; (b) perform Site Restoration; and (c) cause the Structures or Improvements to be completed in accordance with the plans submitted. Owner must fully reimburse the Village for all costs and expenses, including legal and administrative costs, incurred by the Village for such work. If Owner does not so fully reimburse the Village, the Village will have the right to draw upon the Guarantee and the Maintenance Guarantee, as described in and provided pursuant to Section 8 of this Agreement, in an amount sufficient to defray the entire cost of the work, including legal fees and administrative expenses. If Owner does not so fully reimburse the Village, and the Guarantee and Maintenance Guarantee have no funds remaining in them or are otherwise unavailable to finance such work, then the Village will have the right to place a lien on the Property for all such costs and expenses in the manner provided by law. The rights and remedies provided in this Section 13.A.2 are in addition to, and not in limitation of, any other rights and remedies otherwise available to the Village in this Agreement, at law or in equity.

3. Repeal of Preliminary PD Ordinance and Final PD Ordinance. The Village will have the absolute right to repeal either or both the Preliminary PD Ordinance and Final PD Ordinance if an Owner Event of Default (which is not cured during any applicable cure period) occurs under this Agreement, without protest or objection by Owner.

B. Limitation. Notwithstanding anything to the contrary contained in this Agreement, Owner may not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the Village, on account of the negotiation, execution, performance, or breach of, or default under, this Agreement. The Parties acknowledge and agree that, except as expressly provided in this Agreement, the covenants and agreements set forth in this Agreement are those of the Parties, and are not the individual covenant or guarantee of any natural person.

C. Prevailing Party. In the event of a judicial proceeding brought by one Party against the other Party on account of the negotiation, execution, performance, or breach of, or default under, this Agreement, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 14. REPRESENTATIONS AND WARRANTIES.

A. By the Village. The Village represents and warrants, as of the date of execution by the Village of this Agreement, that:

1. The Village is a home rule municipal corporation duly organized and validly existing under the laws of the State of Illinois and has the corporate authority to enter into this Agreement;

2. The execution and performance of this Agreement by the Village (i) have been duly authorized by all necessary corporate action on the part of the Village; and (ii) do not,

for any reason, result in any breach of any agreement or other instrument to which the Village is subject;

3. The execution of this Agreement by the Village requires no other consents, approvals, or authorizations on the part of the Village; and

4. To the best of the knowledge of the person executing this Agreement on behalf of the Village there are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting the Village or the Property in any court or before any governmental authority that involve the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

B. By Owner. Owner represents and warrants, as of the date of execution by Owner of this Agreement, that:

1. Owner is an Illinois limited liability company duly organized, validly existing, and qualified to do business in Illinois;

2. Owner has the authority to execute and perform this Agreement, and Owner is in compliance with all Requirements of Law, the failure to comply with which could affect the ability of Owner to perform its obligations under this Agreement;

3. The execution and performance by Owner of this Agreement has been duly authorized by all necessary corporate action, and does not violate its organizational documents, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, or instrument to which Owner is now a party or by which Owner is now bound including any mortgages, secured loans, or instruments granting another party a superior interest in the Property or the Development;

4. Owner has complied with Section 10.E of this Agreement with respect to all mortgagees existing as of the Effective Date;

5. The applications, plans, materials, and other submissions Owner has provided to the Village (i) accurately and truthfully represent Owner's capabilities, resources, and intentions for the construction of the Development on the Property; (ii) have induced the Village to enter into this Agreement; and (iii) any material misrepresentation contained in Owner's submissions will constitute an incurable Event of Default pursuant to Section 12 of this Agreement.

6. To the best of Owner's knowledge after reasonable investigation, there are no actions or proceedings by or before any court, governmental commission, board, bureau, or any other administrative agency pending, threatened, or affecting Owner or the Property that involve the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement;

7. Owner has sufficient financial and economic resources to implement and complete its obligations under this Agreement;

8. Owner has no knowledge of any liabilities, contingent or otherwise, of Owner which might have a material adverse effect upon its ability to perform its obligations under this Agreement.

SECTION 15. GENERAL PROVISIONS.

A. Notice. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by email. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. Email notices will be deemed received by the addressee upon explicit or implicit acknowledgment of receipt by the addressee. By notice complying with the requirements of this Section, each Party will have the right to change its address or its addressee, or both, for all future notices to the other Party, but no notice of a change of addressee or address will be effective until actually received. If at any time Owner determines that Murphy will not be the party who intends to proceed with the construction of the Development, Owner will give the Village notice of that determination, and Murphy will then no longer receive notices under this Section.

Notices to the Village will be addressed to, and delivered at, the following address:

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093
Attention: Village Manager
E-mail: RBahan@winnetka.org

With a copy to:

Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60654
Attention: Peter M. Friedman
E-mail: Peter.Friedman@elrodfriedman.com

Notices to Owner will be addressed to, and delivered at, the following address:

RIC (Winnetka Lincoln) LLC
c/o Romspen Investment Corporation
162 Cumberland Street, Suite 300
Toronto, Ontario M5R 3N5
Attention: Bill Ulicki
E-mail: BillUlicki@romspen.com

With copies to:

Meltzer, Purtill & Stelle, LLC
1515 E. Woodfield Road, 2nd Floor
Schaumburg, Illinois 60173
Attention: Harold W. Francke
E-mail: hfrancke@mpslaw.com

Notices to Murphy will be addressed to, and delivered at, the following address:

Murphy Development Group LLC
227 West Monroe
Suite 5200
Chicago, Illinois 60606
Attention: John Murphy
E-mail: john@murphyres.com

With copies to:

FisherBroyles, LLP
2516 Waukegan Rd., Suite 320
Glenview, IL 60025 | USA
Attn: Scott A. Weisenberg
E-mail: Scott.Weisenberg@fisherbroyles.com

B. Time of the Essence. Time is of the essence in the performance of this Agreement.

C. Rights Cumulative. Unless otherwise provided in this Agreement, all rights, remedies, and benefits provided by this Agreement are cumulative and are not exclusive of any other rights, remedies, and benefits allowed by law.

D. Non-Waiver. No waiver of any provision of this Agreement, and no delay in exercising or failure to exercise any right or authority set forth in this Agreement, will be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor will any waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

E. Consents. Unless otherwise provided in this Agreement, all required permissions, authorizations, approvals, acknowledgments, or similar indications of assent of any Party must be in writing.

F. Governing Laws. This Agreement will be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

G. Venue. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the Illinois circuit court for Cook County, Illinois, or, where applicable, in the federal court for the Northern District of Illinois.

H. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the Village will have the right, in its sole and absolute discretion, to determine if (i) the remainder of the provisions of this Agreement will remain

in full force and effect and will in no way be affected, impaired, or invalidated; or (ii) the entire Agreement is invalid, void, and unenforceable.

I. Entire Agreement. This Agreement and the Preliminary PD Ordinance constitute the entire agreement between the Parties, superseding any and all prior agreements and negotiations between the Parties, whether written or oral, relating to the subject matter of this Agreement.

J. Interpretation. This Agreement will be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Every provision of this Agreement will be construed as though both Parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting Party will not be applicable to this Agreement.

K. Exhibits. Exhibits A through **I** attached to this Agreement are incorporated in and made a part of this Agreement.

L. Amendments and Modifications.

1. No amendment to this Agreement will be effective unless and until the amendment is in writing, properly approved in accordance with applicable procedures, and executed.

2. Amendments or modifications to the Preliminary PD Ordinance, the Final PD Ordinance, or Development Plan can be considered and acted on by the Village without the same being deemed an amendment or modification to this Agreement provided that all applicable procedural requirements of the Zoning Code and the provisions of this Agreement are satisfied.

M. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of Owner and Village only and are not for the benefit of any third party, and, accordingly, no third party will have the right to enforce the provisions of this Agreement. The Village will not be liable to any vendor or other third party for any agreements made by Owner, purportedly on behalf of the Village, without the knowledge and approval of the Corporate Authorities.

N. Recording. The Village is authorized to record this Agreement against the Property, at the sole cost and expense of Owner, with the Office of the Cook County Recorder of Deeds, promptly following the full execution of this Agreement by the Parties.

O. Counterpart Execution. This Agreement may be executed in counterparts, each of which is deemed to be an original but all of which will constitute one and the same instrument. Emailed exchanges of signed copies of this Agreement will be the equivalent of exchanged original signature copies of this Agreement.

P. Village Actions, Consents, and Approvals. Unless otherwise provided in this Agreement, any action, consent, or approval needed to be taken or given under this Agreement by the Village may only be performed by the Village Manager or their designee, to the extent provided for by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

_____
Village Clerk

VILLAGE OF WINNETKA, an Illinois home rule municipal corporation

By:_____
Christopher Rintz
Its: Village President

Date:

RIC (ONE WINNETKA) LLC, an Illinois limited liability company

By: Romspen (Reomaster) Holdings, Inc., its Manager, a Delaware corporation

By:
Its:

Date:

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2024, by Christopher Rintz, the Village President of the **VILLAGE OF WINNETKA,** an Illinois municipal corporation, and by Robert M. Bahan, the Village Clerk of said municipal corporation.

Given under my hand and official seal this ____ day of _____, 2024.

_____
Notary Public

My Commission expires:_____

SEAL

_____ OF _____)
) SS.
_____ OF ____)

This instrument was acknowledged before me on _____, 2024, by _____, the _____ of Romspen (Reomaster) Holdings, Inc., which is the Manager of **RIC (ONE WINNETKA) LLC,** an Illinois limited liability company.

Given under my hand and official seal this ____ day of _____, 2024.

_____
Notary Public

My Commission expires:_____

SEAL

INDEX OF EXHIBITS

A	**Legal Description of Property**
B	**Construction Schedule and Staging Plan**
C	**Floor and Site Plan**
D	**Landscape and Lighting Plan**
E	**Renderings and Aerial Views Plan**
F	**Building Material Details**
G	**Escrow Instructions**
H	**Transferee Assumption Agreement**
I	**Lender's Consent and Subordination**

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT HEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY,ILLINOIS;

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE
NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE

NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:

05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

Upon adoption, Staging Plan Exhibit to be inserted.

See Exhibit I of Preliminary Planned Development Ordinance for a copy.

EXHIBIT B

PRELIMINARY CONSTRUCTION SCHEDULE AND STAGING PLAN

ENTITLEMENT TIMELINE

March 21 - Village Council Preliminary PD Approval – Ordinance Introduction

April 2 – Village Council Preliminary PD Approval – Ordinance Adoption (if required)

Summer - Village Council Final PD Approval.

CONSTRUCTION TIMELINE

August 2024
Submit for Demo & Foundation Permit.

September 2024
Submit for Building Permit.

October 2024
Contractor mobilization. Assumes an 8-10-week Village review of demo/foundation permit.
Demolition begins; duration ~2 months.
**Development Team will work with Village to minimize impact on East Elm Street District during holiday shopping season.*

January 2025
Foundation/podium work begins; duration ~5 months.
Receive full building permit. Assumes a 12-week Village review of building permit.

May 2025
Vertical construction begins; duration ~8 months.

December 2025
Interior buildout begins; duration ~7.5 months.

May 2026
Public Improvements begin; duration ~2.5 months.
**Development Team will work with Village to minimize impact on Winnetka Music Festival. Village acknowledges that Elm Street and Lincoln Avenue adjacent to the Property will be closed for construction during the festival.*

July 2026
Substantial Completion.

EXHIBIT C

FLOOR AND SITE PLAN

Upon adoption, Exhibit to be inserted.

See Exhibit C of Preliminary Planned Development Ordinance for a copy.

EXHIBIT D

LANDSCAPE & LIGHTING PLAN

Upon adoption, Exhibit to be inserted.

See Exhibit F of Preliminary Planned Development Ordinance for a copy.

EXHIBIT E

RENDERINGS AND AERIAL VIEWS PLAN

Upon adoption, Exhibit to be inserted.

See Exhibit E of Preliminary Planned Development Ordinance for a copy.

EXHIBIT F

BUILDING MATERIAL DETAILS

Upon adoption, Exhibit to be inserted.

See Exhibit H of Preliminary Planned Development Ordinance for a copy.

EXHIBIT G

ESCROW INSTRUCTIONS

ESCROW AGREEMENT

THIS ESCROW AGREEMENT, dated as of _____, 2024 (*"**Escrow Agreement**"*), is entered into by and among the Village of Winnetka, an Illinois home rule municipal corporation ("***Village***"), _____, an _____ limited liability company ("***Developer***") (Village and Developer are collectively at times referred to as the "***Parties***"); and The Chicago Trust Company, N.A., as escrow agent hereunder ("***Escrow Agent***").

WHEREAS:

A. The Village and RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (*"**RIC**"*), have entered into a Development Agreement dated as April __, 2024 ("***Development Agreement***") regarding a development ("***Development***") in the Village known as One Winnetka and located at 511-515 Lincoln Avenue and 714-740 Elm Street in the Village ("***Property***"). The Development Agreement generally requires Owner, if it proceeds with the construction of the Development, to construct, use, operate, and maintain the Development on the Property pursuant to the terms of the Development Agreement.

B. Under Subsection 8A of the Development Agreement, as security to the Village for the performance by RIC of its obligations pursuant to and in accordance with the Development Agreement, RIC is required to provide to the Village performance and payment security in the form of an escrowed cash deposit in an amount equal to 110 percent of the estimated cost to complete the public improvements and site restoration required under the

Development Agreement ("***Escrow***"). The Escrow established under this Escrow Agreement is the Escrow required pursuant to Subsection 8A of the Development Agreement.

C. _____, an _____, has succeeded to RIC's interests under the Development Agreement.

D. The Village and Developer have agreed to appoint The Chicago Trust Company, N.A. as the Escrow Agent for the Escrow as required and pursuant to the Development Agreement, and The Chicago Trust Company, N.A. is willing to act as Escrow Agent hereunder in accordance with the terms and conditions of this Escrow Agreement.

E. In order to administer the Escrow Account (as defined below), the Parties hereto have entered into this Escrow Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Parties hereto, for themselves, their successors and assigns, hereby agree to the foregoing and as follows:

1. Definitions:

(a) "Escrow Funds" means (i) the funds deposited with the Escrow Agent pursuant to this Escrow Agreement, and (ii) any and all earnings and/or interest from investment of the Escrow Funds.

(b) "Joint Written Direction" shall mean a written notification substantially in the form attached hereto as **Exhibit A.**

(c) "Village Direction" shall mean a written notifications substantially in the form attached hereto as **Exhibits B1, B2, B3, or B4.**

2. Appointment of and Acceptance by Escrow Agent. The Village and Developer hereby appoint The Chicago Trust Company, N.A., to serve as the Escrow Agent hereunder. The Chicago Trust Company, N.A. hereby accepts such appointment and agrees to hold, invest and disburse all Escrow Funds in accordance with this Escrow Agreement.

3. Escrow Account.

(a) Escrow Agent shall establish an interest-bearing account (the "***Escrow Account***") to receive the Escrow Funds.

(b) As and when required pursuant to Section 8A of the Development Agreement, Developer shall direct deposit by wire _____ into the Escrow Account.

4. Disbursement of Escrow Funds. Escrow Agent shall disburse the Escrow Funds only as follows:

(a) Within two (2) business days after receipt of a Joint Written Direction, Escrow Agent shall distribute Escrow Funds as provided for in the Joint Written Direction; or,

(b) Within two (2) business days after receipt of a Village Direction, Escrow Agent shall distribute Escrow Funds as provided for in the Village Direction; or,

(c) Otherwise dispose of the Escrow Funds as set forth in a final, non-appealable order from a court of competent jurisdiction.

5. Investment of Escrow Funds. Escrow Agent shall invest the Escrow Funds in a high-quality money market instrument that is short term in nature. Earnings in the Escrow Account shall be reinvested in the Escrow Account. For each disbursement from the Escrow Account, the Parties shall distribute all earnings associated with each such disbursement on a pro rata basis to the Party or Parties to which each such disbursement is made. The Escrow Agent

shall not be responsible for the results of any investment made in accordance with the terms of this Escrow Agreement. The Village and Developer agree to furnish the Escrow Agent a completed form W-9 Request for Taxpayer Identification Number on behalf of any recipient prior to the release of any investment earnings, if any, on the Escrow Funds. The Village and Developer understand that, in the event the taxpayer identification numbers of any recipient of investment earnings are provided to the Escrow Agent, the Internal Revenue Code, as amended from time to time, may require withholding of a portion of any interest or other income earned on the investment of the Escrow Funds.

6. Taxes. Escrow Agent is not responsible and shall have no liability for the payment of taxes or for any reporting requirements that may relate thereto.

7. Resignation and Removal of Escrow Agent. Escrow Agent may resign from the performance of its duties hereunder at any time by giving thirty (30) days prior written notice to the Village and Developer or may be removed, with or without cause, by the Village or Developer by furnishing thirty (30) days prior written notice to Escrow Agent. Such resignation or removal shall take effect upon the earlier of: (a) the appointment of a successor Escrow Agent as provided below, or (b) 30 days after the written notice referenced above is received by the Village and Developer. Upon any such notice of resignation or removal, the Village and Developer shall appoint a successor Escrow Agent hereunder. Upon the acceptance in writing of any appointment as Escrow Agent hereunder by a successor Escrow Agent, such successor Escrow Agent shall thereupon succeed to and become vested with all the rights, powers, privileges and duties of the retiring Escrow Agent, and the retiring Escrow Agent shall be discharged from its duties and obligations under this Escrow Agreement, but shall not be discharged from any liability for actions taken as Escrow Agent hereunder prior to such

succession. The retiring Escrow Agent shall transmit all records pertaining to the Escrow Funds and shall pay all Escrow Funds to the successor Escrow Agent, after making copies of such records as the retiring Escrow Agent deems advisable. If the Village and Developer fail to designate a successor Escrow Agent within 30 days of receiving Escrow Agent's written notice of resignation, Escrow Agent may, at its sole discretion and option, institute a bill of interpleader.

8. Claims. In the event Escrow Agent files a suit in interpleader, it shall thereupon be fully released and discharged from all further obligations to perform any and all duties or obligations imposed upon it by this Escrow Agreement. Notwithstanding anything herein to the contrary, the Escrow Agent will not be required to institute legal proceedings of any kind. The Escrow Agent will not be required to defend any legal proceedings which may be instituted against it with respect to this Escrow Agreement unless requested to do so in writing by the other parties hereto, and unless and until it is indemnified to the satisfaction of the Escrow Agent, in its sole discretion, against the cost and expense of such defense, including, without limitation, the reasonable fees and expenses of its legal counsel.

9. Liability of Escrow Agent. The duties and obligations of the Escrow Agent shall be determined by the express provisions of this Escrow Agreement, and no implied duties or obligations shall be inferred or otherwise imposed upon or against the Escrow Agent, and the Escrow Agent shall not be liable except for the performance of such duties and obligations as are specifically set out in this Escrow Agreement. Escrow Agent shall be protected in acting upon any written notice, request, waiver, consent, certificate, receipt, authorization, power of attorney or other paper or document which Escrow Agent in good faith believes to be genuine and what it purports to be, including, but not limited to, items requesting or authorizing release,

disbursement or retainage of the subject matter of this Escrow Agreement and items amending the terms of the Escrow Agreement. It is expressly understood that Escrow Agent is obligated only to receive, hold and invest the Escrow Funds as set forth in the Escrow Agreement, and to disburse the same in accordance with written instructions given under the provisions of this Escrow Agreement. Escrow Agent shall not be liable or responsible to anyone for any damages, losses or expenses unless the same shall be caused by the gross negligence or willful misconduct of Escrow Agent. In any event, Escrow Agent shall not be responsible for any indirect, punitive, special, incidental or consequential damages or expenses, and Escrow Agent's liability shall not exceed the return or reimbursement of the Escrow Account as it is then constituted as set forth in the preceding sentence. The Parties to this Escrow Agreement agree to and hereby do waive any suit, claim demand or cause of action of any kind which it or they may have or may assert against Escrow Agent arising out of or relating to the execution or performance by Escrow Agent under this Escrow Agreement, unless such suit, claim, demand or cause of action is based upon the willful misconduct or gross negligence of Escrow Agent. They further agree to, jointly and severally, indemnify and hold harmless Escrow Agent against and from any and all claims, demands, costs, liabilities and expenses, including counsel fees and expenses, which may be asserted against it or to which it may be exposed or which it may incur by reason of its execution or performance under this Escrow Agreement, except those resulting from willful misconduct or gross negligence of the Escrow Agent in the performance of its duties hereunder. This paragraph shall survive the termination of this Escrow Agreement for any reason.

10. Fees of Escrow Agent. The Escrow Agent shall charge _____ for its services under this Escrow Agreement, which amount shall be paid by Developer and shall not be deducted from the Escrow Funds.

11. Reports and Accounting. Escrow Agent will provide monthly reports to the Village and Developer reflecting income and disbursement activity in the Escrow Account for the period and year to date. The Escrow Agent shall further issue a final report and accounting that summarizes the income, expenses, and disbursements associated with the administration of the Escrow Account and such other reports as the Village and Developer may reasonably require from time to time. Escrow Agent shall provide copies of the final report and accounting to the Village and Developer. Information regarding the status of the Escrow Account shall be accessible to the Village and Developer. The Escrow Agent will provide the name of the officer who will have principal responsibility for the management of the Escrow Account and who will be the Escrow Agent's principal contact for the Village and Developer.

12. Notices. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by email. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. Email notices will be deemed received by the addressee upon explicit or implicit acknowledgment of receipt by the addressee. By notice complying with the requirements of this Section, each Party will have the right to change its address or its addressee, or both, for all future notices to the other Party, but no notice of a change of addressee or address will be effective until actually received.

Notices to the Village will be addressed to, and delivered at, the following address:

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

Attention: Village Manager
E-mail: RBahan@winnetka.org

With a copy to:

Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60654
Attention: Peter M. Friedman
E-mail: Peter.Friedman@elrodfriedman.com

Notices to Developer will be addressed to, and delivered at, the following address:

_____
_____
Attention: _____
E-mail: _____

With copies to:

_____
_____
_____
Attention: _____
E-mail: _____

Notices to Escrow Agent will be addressed to, and delivered at, the following address:

Rochelle Martin
c/o The Chicago Trust Company, N.A.
231 S. LaSalle St., 13th Floor
Chicago, IL 60604
Telephone: 312-517-7151
Facsimile: 312-517-7151
RMartin@wintrustwealth.com

13. Amendment or Waiver. This Escrow Agreement may be changed, waived, discharged or terminated only by a writing signed by all of the Parties to this Escrow Agreement. No delay or omission by any party in exercising any right with respect hereto shall operate as a waiver. A waiver on any one occasion shall not be construed as a bar to, or waiver of, any right or remedy on any future occasion. Escrow Agent agrees to negotiate an amendment of this

Escrow Agreement with respect to the treatment, designation, and/or use of the Escrow Account, should such amendment be deemed warranted by the Village and Developer.

14. Governing Law. This Escrow Agreement shall be construed and interpreted in accordance with the laws of the Illinois, without giving effect to the conflict of laws principles thereof.

15. Entire Agreement. This Escrow Agreement and the Development Agreement constitute the entire agreement between the Parties relating to the holding, investment and disbursement of the Escrow Funds and set forth in their entirety the obligations and duties of Escrow Agent with respect to the Escrow Funds.

16. Binding Effect, Succession and Assignment. All of the terms of this Escrow Agreement, as may be amended from time to time, shall be binding upon, inure to the benefit of and be enforceable by the Parties hereto and successors and permitted assigns. The Village and Developer shall not assign this Escrow Agreement or any of its rights, interests, or obligations hereunder without the prior written approval of the other Party.

17. Dealings. Nothing herein shall preclude the Escrow Agent from acting in any other capacity for any party, person or entity referenced herein.

IN WITNESS WHEREOF, the Village and Developer and Escrow Agent have caused this Escrow Agreement to be executed under seal as of the date first above written.

Village of Winnetka

By: _____
Name:
Title:

_____, Developer

By: _____
Name:
Title:

The Chicago Trust Company, N.A.,
Escrow Agent

By: _____
Authorized Officer

Exhibit A

Joint Written Instructions

Rochelle Martin
c/o The Chicago Trust Company, N.A.
231 South LaSalle Street, 13th Floor
Chicago, IL 60604
Telephone: 312-517-7151
Facsimile: 312-517-7151

Dear [_____]:

Reference is made to that certain Escrow Agreement (the "Escrow Agreement"), dated as of [_____], 2024, by and among the Village of Winnetka ("Village"), _____ ("Developer"), and The Chicago Trust Company, N.A., as Escrow agent (the "Escrow Agent").

Pursuant to Section 4(a) the Escrow Agreement, the Village and Developer hereby direct the Escrow Agent to disburse $_____ from the Escrow Account to [_____] in accordance with the below wire instructions.

Bank:

ABA:

Account No.:

Account Name:

Village of Winnetka

By: _____
Name: _____
Title: _____

_____

By: _____
Name: _____
Title: _____

Exhibit B1

Village Direction

Rochelle Martin
c/o The Chicago Trust Company, N.A.
231 South LaSalle Street, 13th Floor
Chicago, IL 60604
Telephone: 312-517-7151
Facsimile: 312-517-7151

Dear [_____]:

Reference is made to that certain Escrow Agreement (the "Escrow Agreement"), dated as of [_____], 2024, by and among the Village of Winnetka ("Village"), _____ ("Developer"), and The Chicago Trust Company, N.A., as Escrow agent (the "Escrow Agent").

The Village hereby certifies that Developer has not reimbursed the Village for all of the costs and expenses incurred by the Village for work performed pursuant to Section 8.B of the April __, 2024 Development Agreement by and between the Village and RIC (Winnetka Lincoln) LLC as referenced in Paragraph A of the Recitals of the Escrow Agreement. Accordingly, pursuant to Section 13.A.2 of the Development Agreement and Section 4(b) the Escrow Agreement, the Village hereby directs the Escrow Agent to disburse $_____ from the Escrow Account to the Village in accordance with the below wire instructions.

Bank:

ABA:

Account No.:

Account Name:

Village of Winnetka

By: _____
Name: _____
Title: _____

Exhibit B2

Village Direction

Rochelle Martin
c/o The Chicago Trust Company, N.A.
231 South LaSalle Street, 13th Floor
Chicago, IL 60604
Telephone: 312-517-7151
Facsimile: 312-517-7151

Dear [_____]:

Reference is made to that certain Escrow Agreement (the "Escrow Agreement"), dated as of [_____], 2024, by and among the Village of Winnetka ("Village"), _____ ("Developer"), and The Chicago Trust Company, N.A., as Escrow agent (the "Escrow Agent").

The Village hereby certifies that Developer has not paid the Village the fees and costs required pursuant to Section 7 of the April __, 2024 Development Agreement by and between the Village and RIC (Winnetka Lincoln) LLC, as referenced in Paragraph A of the Recitals of the Escrow Agreement. Accordingly, pursuant to Section 4(b) the Escrow Agreement, the Village hereby directs the Escrow Agent to disburse $_____ from the Escrow Account to the Village in accordance with the below wire instructions.

Bank:

ABA:

Account No.:

Account Name:

Village of Winnetka

By: _____
Name: _____
Title: _____

Exhibit B3

Village Direction

Rochelle Martin
c/o The Chicago Trust Company, N.A.
231 South LaSalle Street, 13th Floor
Chicago, IL 60604
Telephone: 312-517-7151
Facsimile: 312-517-7151

Dear [_____]:

Reference is made to that certain Escrow Agreement (the "Escrow Agreement"), dated as of [_____], 2024, by and among the Village of Winnetka ("Village"), _____ ("Developer"), and The Chicago Trust Company, N.A., as Escrow agent (the "Escrow Agent").

The Village hereby certifies that Developer has failed or refused to remove partially completed buildings, structures, or improvements, or to perform site restoration, as required pursuant to Section 6.M of the April __, 2024 Development Agreement by and between the Village and RIC (Winnetka Lincoln) LLC, as referenced in Paragraph A of the Recitals of the Escrow Agreement, and such failure or refusal is an Event of Default under said Development Agreement. Accordingly, pursuant to Section 4(b) the Escrow Agreement, the Village hereby directs the Escrow Agent to disburse $_____ from the Escrow Account to the Village in accordance with the below wire instructions.

Bank:

ABA:

Account No.:

Account Name:

Village of Winnetka

By: _____
Name: _____
Title: _____

Exhibit B4

Village Direction

Rochelle Martin
c/o The Chicago Trust Company, N.A.
231 South LaSalle Street, 13th Floor
Chicago, IL 60604
Telephone: 312-517-7151
Facsimile: 312-517-7151

Dear [_____]:

Reference is made to that certain Escrow Agreement (the "Escrow Agreement"), dated as of [_____], 2024, by and among the Village of Winnetka ("Village") and Developer Development Group LLC ("Developer") and The Chicago Trust Company, N.A., as Escrow agent (the "Escrow Agent").

The Village hereby certifies that Developer has not performed its obligations pursuant to and in accordance with the April __, 2024 Development Agreement by and between the Village and RIC (Winnetka Lincoln) LLC, as referenced in Paragraph A of the Recitals of the Escrow Agreement. Accordingly, pursuant to Section 8.A of the Development Agreement and Section 4(b) the Escrow Agreement, the Village hereby directs the Escrow Agent to disburse $_____ from the Escrow Account to the Village in accordance with the below wire instructions.

Bank:

ABA:

Account No.:

Account Name:

Village of Winnetka

By: _____
Name: _____
Title: _____

EXHIBIT H

TRANSFEREE ASSUMPTION AGREEMENT

THIS AGREEMENT is made as of this _____ day of _____, 20__, between the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation (***"Village"***) and **[RIC (WINNETKA LINCOLN) LLC, an Illinois limited liability company** (***"[Owner]"***)and _____ (***"Transferee"***).

W I T N E S E T H:

WHEREAS, the Transferee agreed to purchase from **[OWNER]** certain real property situated in Cook County, Illinois and legally described in **Exhibit 1** attached to and, by this reference, made a part of this Agreement (***"Property"***); and

WHEREAS, following the conveyance of the **[OWNER'S]** interest in the Property by **[OWNER]**, the Transferee will be the **[legal owner of the Property]**; and

WHEREAS, as a condition to the conveyance of the interest in the Property by **[OWNER]**, the Village and **[OWNER]** require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated as of _____, 2024, and recorded in the office of the Cook County Recorder on _____, 20__, as Document No. _____, by and between the Village and **[OWNER]** (***"Development Agreement"***);

NOW, THEREFORE, in consideration of the agreement of **[OWNER]** to convey the Property to the Transferee, and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the Village, **[OWNER]**, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments, regardless of whether such terms, requirements, and obligations are to be performed and provided by, or are imposed upon, **[OWNER]** of the Property.

3. **Payment of Village Fees and Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable Village codes, ordinances, resolutions, rules, or regulations, the Transferee must pay to the Village, immediately upon presentation of a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred in connection with the negotiation, preparation, consideration, and review of this Agreement.

4. **Acknowledgment and Release of [OWNER].** The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the

terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments, and the Village hereby releases **[OWNER]** from any personal liability for failure to comply with the terms, requirements, and obligations of the Development Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

VILLAGE OF WINNETKA,
an Illinois home rule municipal corporation

_____
Village Clerk

By:_____

Its: Village Manager

ATTEST:

RIC (Winnetka Lincoln), LLC,
an Illinois limited liability company

By:_____

Its:_____

By:_____

Its:_____

ATTEST:

[TRANSFEREE]

By:_____

Its:_____

By:_____

Its:_____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____, the Village Manager of the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation, and by _____, the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 20__, by _____ the _____ of **[TRANSFEREE]**, and by _____, the _____ of **[TRANSFEREE]**.

_____
Signature of Notary

SEAL

EXHIBIT I

LENDER'S CONSENT AND SUBORDINATION

_____ (and its successors and assigns, **"*Mortgagee*"**), is the holder of a certain note made by _____ and secured by the following documents, each from _____ and recorded with the _____ County Recorder of Deeds as indicated (collectively, the **"*Mortgage*"**):

[*DESCRIBE ALL APPLICABLE MORTGAGE AGREEMENTS, NOTES, AND OTHER RELATED DOCUMENTS, EACH BY DATE OF EXECUTION, DATE OF RECORDATION, AND RECORDED DOCUMENT NUMBER*]

Mortgagee hereby consents to the execution and recording of the above and foregoing Development Agreement (the **"*Agreement*"**), and hereby subjects and subordinates the Mortgage to the provisions of the Agreement.

IN WITNESS WHEREOF, Mortgagee has caused this Consent and Subordination to be signed by its duly authorized officer on its behalf on this _____ day of _____, 20__.

MORTGAGEE:

By: _____
Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____, a notary public in and for the County in the State aforesaid, DO HEREBY CERTIFY that _____, the _____ of _____, _____, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation and _____ for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 20__.

_____
Notary Public

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-37-2024: Approving a Final Plat of Subdivision (1112 AND 1140 Willow Road)

PRESENTER: David Schoon

AGENDA DATE: April 2, 2024

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
On January 7, 2020, the Village Council adopted two resolutions related to the Village stormwater project: (i) Resolution No. R-1-2020, approving an intergovernmental cooperation agreement regarding stormwater improvements at Crow Island School between the Board of Education of Winnetka School District 36 and the Village of Winnetka ("IGA"); and (ii) Resolution No. R-2-2020, approving variations related to, at that time, potential future related school-related improvements within a "Potential Building Zone" at Crow Island School in conjunction with Village stormwater improvements.

EXECUTIVE SUMMARY:
On Tuesday, April 2, 2024, the Village Council is scheduled to hold a public hearing and to consider two resolutions associated with the proposed improvements at Crow Island Elementary School. One resolution would approve a final plat of subdivision, the other would approve an amendment to a special use permit and a certificate of appropriateness to allow the proposed addition at Crow Island Elementary School. Attached is a separate staff report providing more details regarding the two resolutions and the applicants' requests.

RECOMMENDATION:
Consider adoption of:

1. Resolution No. R-37-2024, which would approve the resubdivision of Crow Island School and Crow Island Woods Park; and
2. Resolution No. R-36-2024, which would approve an amendment to an existing special use permit and a certificate of appropriateness to allow construction of an addition to the existing elementary school building located at 1112 Willow Road in the R-2 Single-Family Residential Zoning District.

ATTACHMENTS:
1. Staff Report - Crow Island Subdivision & School Addition
2. Resolution No. R-37-2024: Approving a Final Plat of Subdivision (1112 and 1140 Willow Road)
3. Resolution No. R-36-2024: Granting an Amendment to a Special Use and a Certificate of Appropriateness for Construction of a Building Addition

4. Application Materials
5. Resolution No. R-2-2020: Approving Variations Related to Improvements at Crow Island School in Conjunction with Village Stormwater Improvements
6. September 27, 2023, Plan Commission Meeting Minutes
7. Village Engineer Memo Regarding Traffic & Parking Study
8. Village Landscape Plan for Crow Island Berm as Part of Stormwater Project
9. Public Correspondence

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: MARCH 28, 2024

SUBJECT: CROW ISLAND SCHOOL SUBDIVISION & SPECIAL USE PERMIT
1112 & 1140 WILLOW ROAD (RESOLUTIONS R-37-2024 & R-36-2024)

INTRODUCTION

On Tuesday, April 2, 2024, the Village Council is scheduled to consider two resolutions associated with the proposed improvements at Crow Island Elementary School. One resolution would approve a final plat of subdivision, the other would approve an amendment to a special use permit and a certificate of appropriateness to allow the proposed addition at Crow Island Elementary School.

SUBDIVISION

Resolution R-37-2024, is a resolution approving a final plat of subdivision, in response to an application submitted by Winnetka Public School District 36 ("District 36"), as the owner of the property located at 1112 Willow Road, and the Winnetka Park District, as the owner of the property located at 1140 Willow Road (collectively the "Subject Property"). (**Attachment 2**) District 36 along with the Winnetka Park District, has filed an application seeking Final Subdivision Plat approval to relocate the lot line dividing the two properties, together with the following relief:

1. A finding of "No Material Increased Adverse Impact" for:
    a. The existing elementary school at 1112 Willow Road (Proposed Lot 1), which observes a front yard setback from the north property line along Willow Road of 31.57 feet, versus the minimum required front yard setback of 50 feet;
    b. The existing elementary school playground equipment at 1112 Willow Road (Proposed Lot 1), which observes a corner yard setback from the east property line along Glendale Avenue of 6.25 feet, versus the minimum required corner yard setback of 50 feet.

Property Description

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

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

The existing parcels and improvements are identified on the following page in Figure 1.

Figure 1 – Existing two lots

The Subject Property is zoned R-2 Single Family Residential, and it is bordered by R-2 Single Family Residential to the south, R-5 Single Family Residential to the north, and R-4 Single Family Residential to the east and west. In addition to single-family residential uses, the R-2 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-2 District include: (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library. Additionally, the Zoning Ordinance allows nonessential public uses, such as public parks owned and operated by the Park District, as special uses in all zoning districts.

General Description of Proposed Plat of Subdivision

The Winnetka Park District is conveying portions of the Crow Island Woods Park parcel to Winnetka Public School District 36. The additional land acquired by District 36 will accommodate a proposed building addition to the existing school building. There would be two portions of the Park District parcel that would be conveyed to District 36. One portion is located immediately south of the west wing of the existing school building and would accommodate the proposed classroom and gymnasium addition discussed later in this report. The other portion would consist of the existing school playground located northwest of the school. The two areas are outlined in red in Figure 2 on the following page. In total, District 36 would acquire approximately 34,550 square feet of additional lot area.

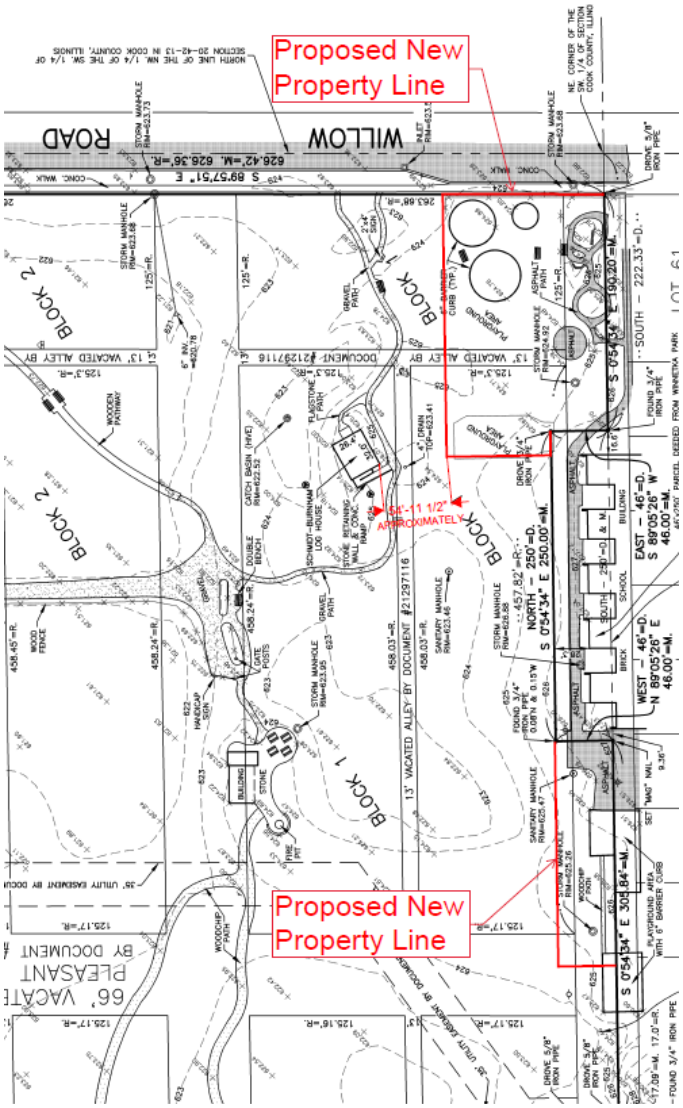


Figure 2 – Except of Plat of Survey Representing Areas to be Conveyed

The new lots of record would measure:

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

The proposed subdivision is represented in Figure 3 on the following page. An excerpt of the proposed *Crow Island School Subdivision* is also provided in Figure 4.

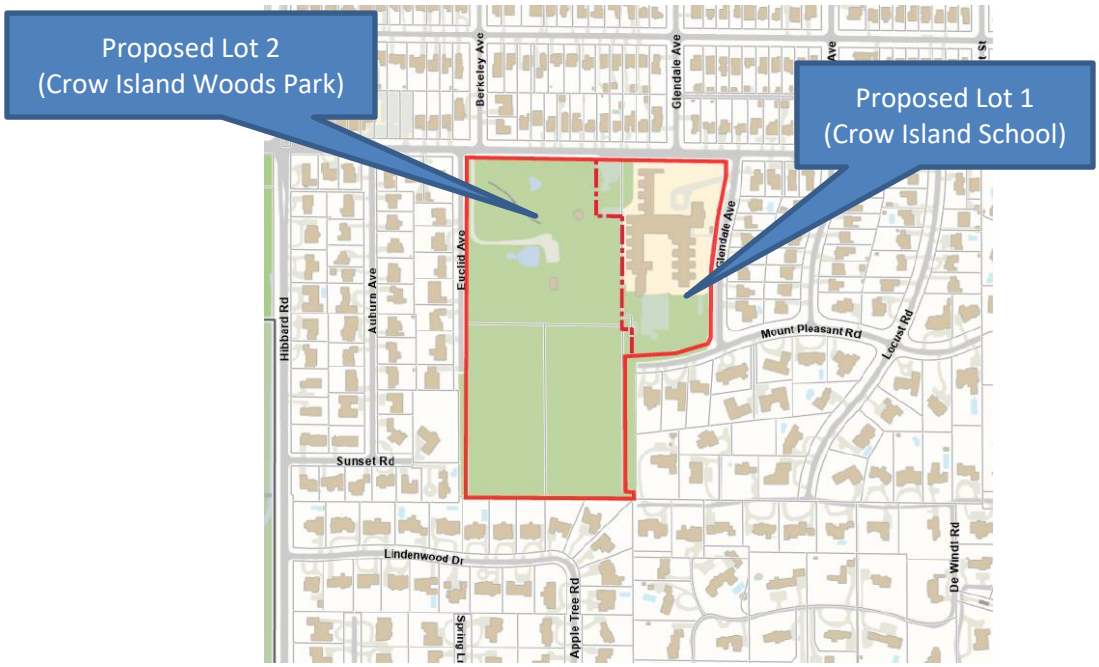


Figure 3 – Proposed subdivision (neighborhood map view)

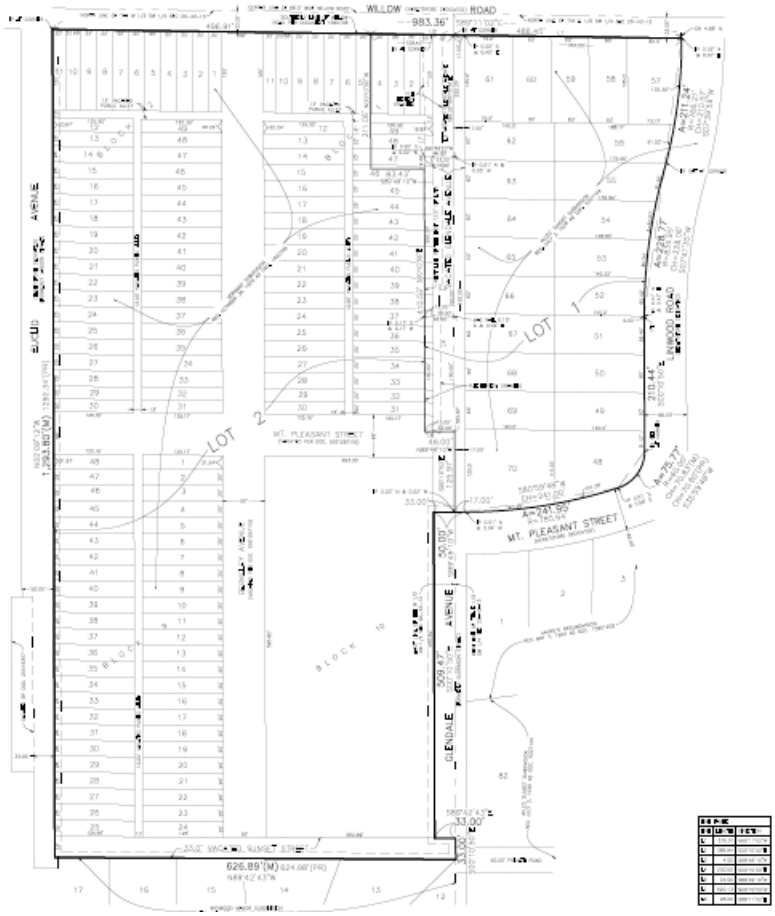


Figure 4 – Excerpt of Proposed Crow Island School Subdivision Plat

Compliance with Zoning Standards

Lot Size and Dimensions. The proposed *Crow Island School Subdivision* fully complies with the minimum lot area, lot width and lot depth requirements.

Required Setbacks and Building Size. Even though the Park District is an "open space" use and District 36 is an "institutional" use, both are located within the R-2 Single Family Residential zoning district and are therefore required to comply with zoning standards and regulations more suitable for single family development. There are no zoning nonconformities created as a result of the proposed subdivision.

Compliance with Subdivision Code Standards

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

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

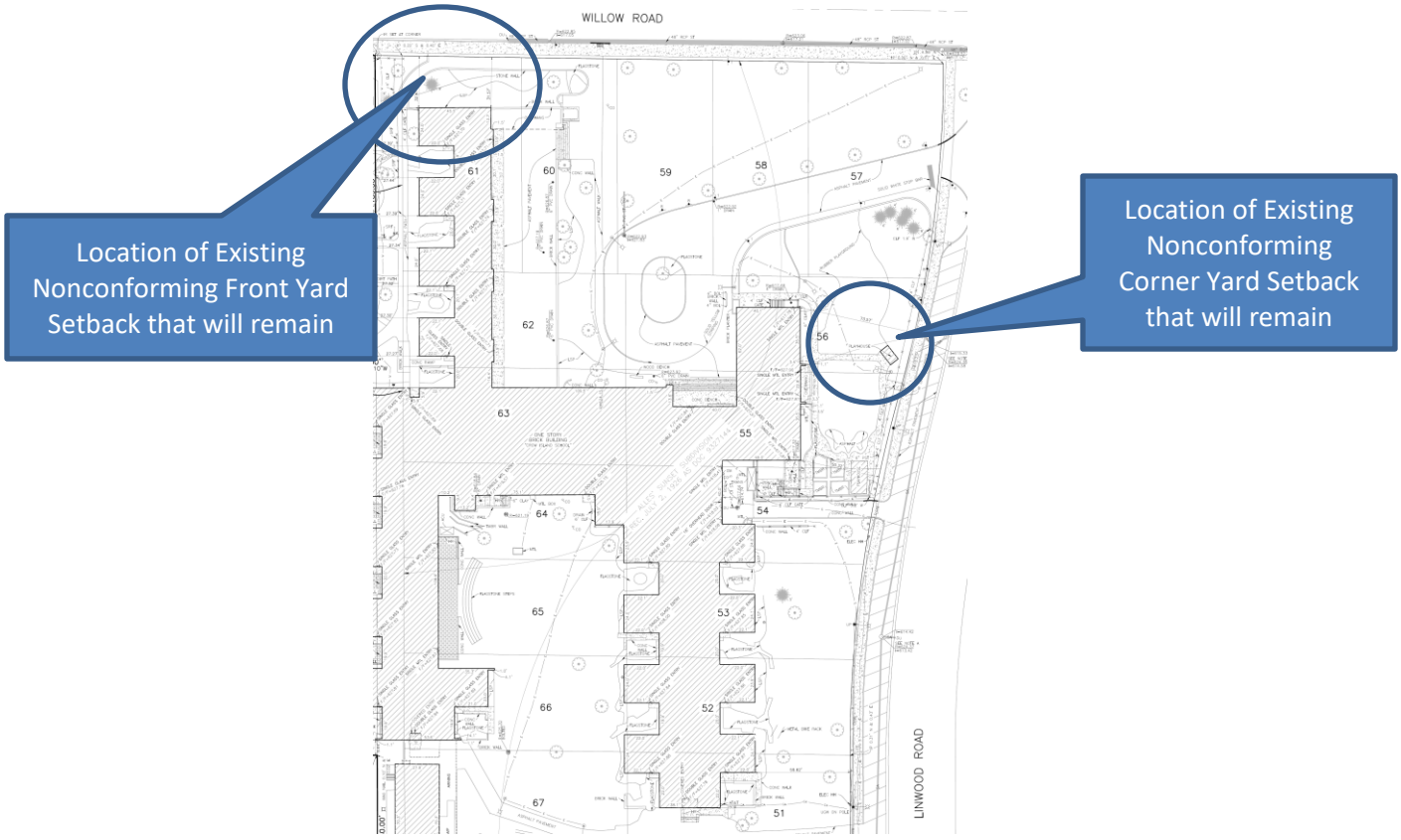


Figure 5 – Excerpt of Crow Island School Plat of Survey

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

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

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

Public Utility Easements
The Village Water & Electric Department is requiring an easement to cover the electric service line to the Schmidt-Burnham Log House which crosses what will become school property. Additionally, the Village Engineering Department is requiring an easement to cover the public storm sewer. The easements are depicted in Figure 6 on the following page.

Advisory Commission Review
The Plan Commission (PC) considered the request on September 27, 2023. **Attachment 6** includes the minutes of the PC meeting. After hearing from District 36 and no members of the public, the Commission discussed the request and by a vote of 5-0 recommended approval.

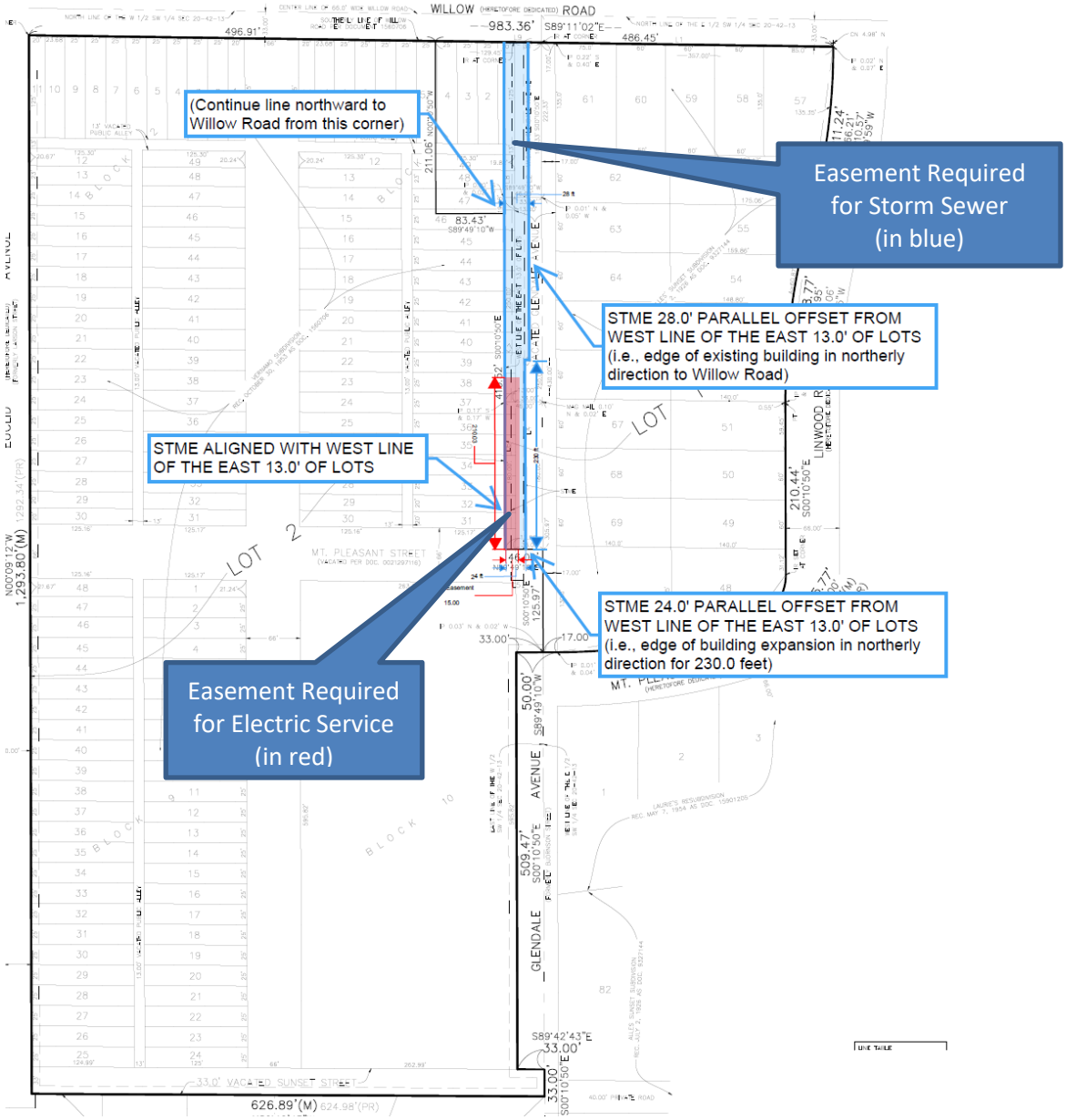


Figure 6 – Sketch of Utility Easements

SPECIAL USE PERMIT AND CERTIFICATE OF APPROPRIATENESS

The Village Council is also scheduled to hold a public hearing on April 2, 2024, to consider Resolution R-36-2024, a resolution approving an amendment to an existing special use permit, in response to an application submitted by District 36 to allow an addition to the existing school building at 1112 Willow Road (**Attachment 3**). District 36 is proposing an addition to the existing elementary school and requests approval of the following:

1. An amendment to an existing Special Use Permit, which allowed construction of playground improvements on the Subject Property in the R-2 Single-Family Residential Zoning District. The requested amendment would allow construction of an addition on the southwest corner of the existing school building at 1112 Willow Road; and
2. A Certificate of Appropriateness for the design of the proposed addition.

The initial public hearing scheduled for March 21, 2024, was properly noticed on February 29, 2024, in the *Winnetka Talk*, signs were posted at Crow Island School indicating the time and date of the Village Council public hearing, and a mail notice was sent to property owners within 250 feet of the Subject Property, in compliance with the Village Code. As the Applicant was in the process of finalizing the site improvements, the request was not ready for consideration by the Village Council on March 21, therefore, the public hearing was continued to the April 2 Village Council meeting. The public notice signs posted at Crow Island School were updated indicating the date of the public hearing on April 2 and a mail notice was sent to property owners within 250 feet of the Subject Property informing them of the April 2 public hearing. As of the date of this memo, staff has received written comments from one member of the public regarding this application. The comment is provided in **Attachment 9**.

Property History and Previous Zoning Approvals

Crow Island School was constructed in 1939. There have been several additions and various other improvements to the school over the years. The property is designated as a National Historic Landmark. Designation as a National Historic Landmark automatically places a property on the National Register of Historic Places. District 36 has provided a letter from the Illinois Department of Natural Resources stating that the proposed addition and site improvements meet the Secretary of the Interior's Standards for Historic Rehabilitation and will not adversely affect this National Historic Landmark; therefore, the project may proceed as proposed. This letter is included in the Application Materials provided in **Attachment 4**.

There are several previous zoning case on file for the school property. In terms of the most recent improvements on the site, the Village Council adopted Ordinance M-6-2019, on May 7, 2019, granting a special use permit and a variation to allow the renovation of a playground. The approved variation was for the corner yard setback from the east property line along Glendale Avenue.

On January 7, 2020, the Village Council adopted two resolutions related to the Village stormwater project: (i) Resolution No. R-1-2020 approving an intergovernmental cooperation agreement regarding stormwater improvements at Crow Island School between the Board of Education of Winnetka School District 36 and the Village of Winnetka ("IGA"); and (ii) Resolution No. R-2-2020 (**Attachment 5**) approving variations related to improvements at Crow Island School in conjunction with Village stormwater improvements. The IGA ensures a level of cooperation and coordination that is necessary to maximize flood relief and to enhance the facilities on the school district property. Given part of the Village stormwater project will be constructed on open space owned by District 36 at Crow Island School and that District 36 was anticipating improvements to Crow Island School, Resolution No. R-2-2020, granted certain baseline zoning variations for the proposed school improvements, such as lot coverage, gross floor area (GFA), and the minimum side yard setback. The proposed improvements currently before the Council are all within the limits of the zoning variations approved in Resolution R-2-2020.

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

Proposed Plan

Building Improvements: District 36 is proposing an addition consisting of three classrooms, a gymnasium, and several restrooms. The proposed improvements also include renovations to the existing gymnasium to create a cafeteria/multipurpose room, renovation of the existing library, infrastructure improvements, air conditioning, creation of a secure entry vestibule, and other security upgrades. To accommodate the proposed addition, the temporary classroom trailer and covered walkway would be removed. Additionally, a new driveway is proposed off Glendale Avenue to access the existing asphalt play surface located on the southern portion of the Subject Property in order to provide after-hours event parking. This new vehicular access point would be closed off with a gate as part of the proposed fencing of the Subject Property. The asphalt area would continue to be used as a play area during the school day, but then provide off-street parking for after-school activities.

The existing mechanical equipment located in the corner where the primary wing of the school connects with the east wing would be replaced with new mechanical equipment and an enclosure. The enclosure would be an acoustic louvered wall.

The proposed addition represents an increase in GFA of 14,568 square feet, as well as an increase in roofed lot coverage of 8,444 square feet. The addition would be located closest to the new west property line created with the proposed *Crow Island School Subdivision*, while providing a setback of 20.58 feet from the west property line.

It is important to note that the School District has stated that the proposed project is not intended to increase enrollment or change the current intensity of use of the site, rather it is to provide needed space and improvements to the existing school building.

In regard to design, the exterior of the proposed addition would mimic the color and texture of the existing building's brick walls, roof eaves, metal copings, wood fascia, doors, and windows. The intent of the design is to fit seamlessly.

Excerpts of the proposed site plan, floor plan, and building elevations are provided on the following pages as Figures 7 through 11. The Applicant has also provided renderings of the proposed building, which are provided later in this report. The complete set of plans are provided in the application materials (**Attachment 4**).

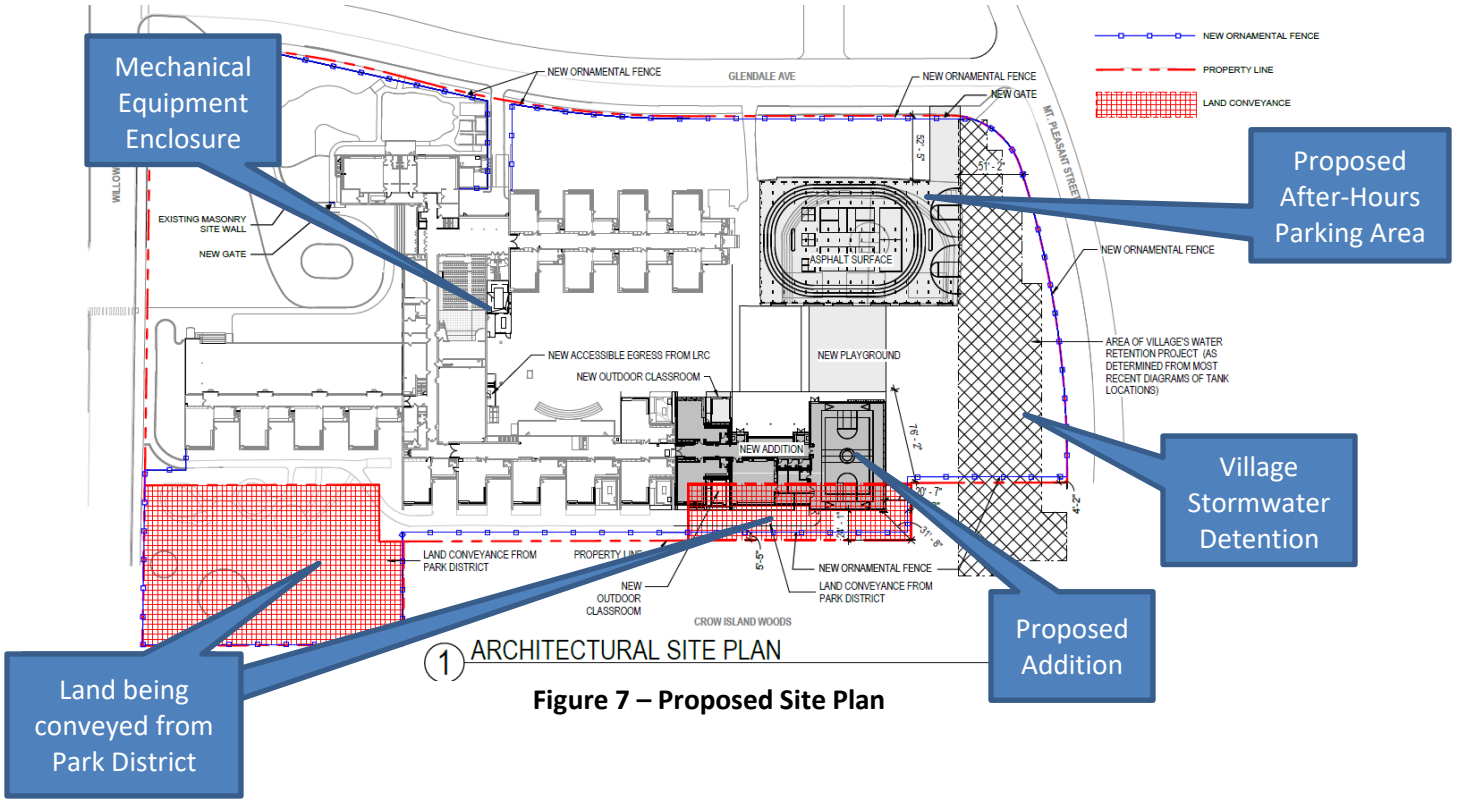


Figure 7 – Proposed Site Plan

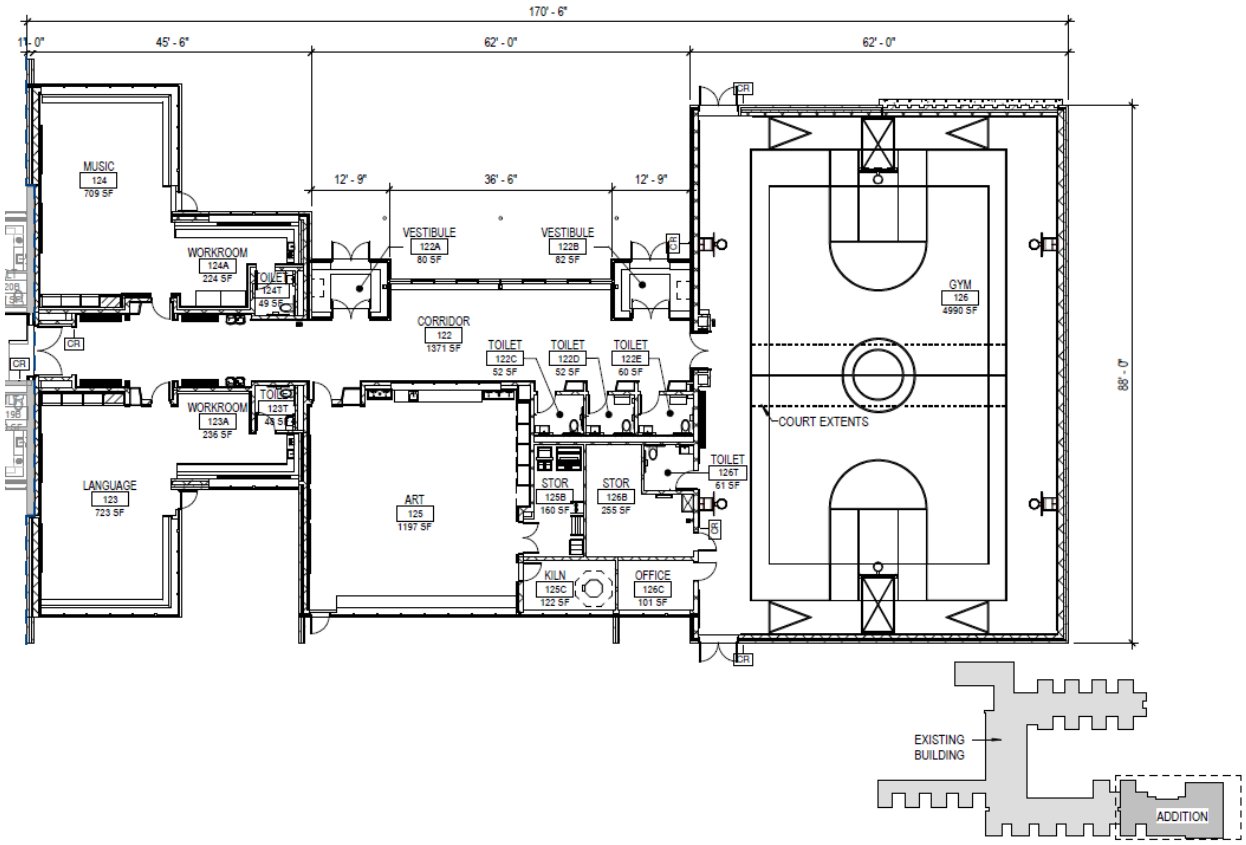


Figure 8 – Proposed Addition Floor Plan

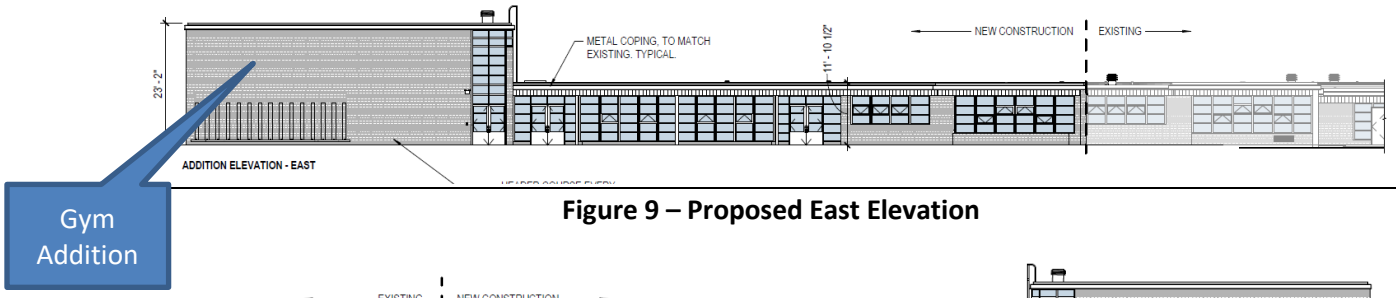


Figure 9 – Proposed East Elevation

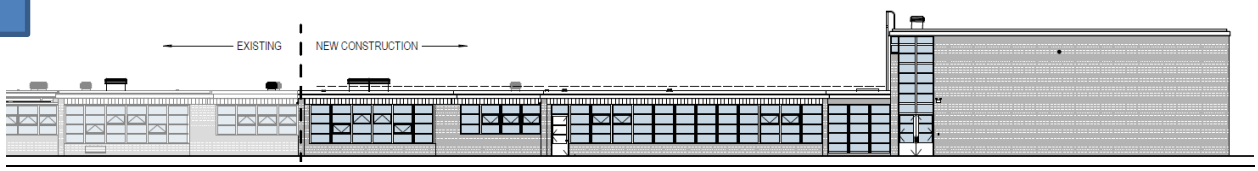


Figure 10 – Proposed West Elevation

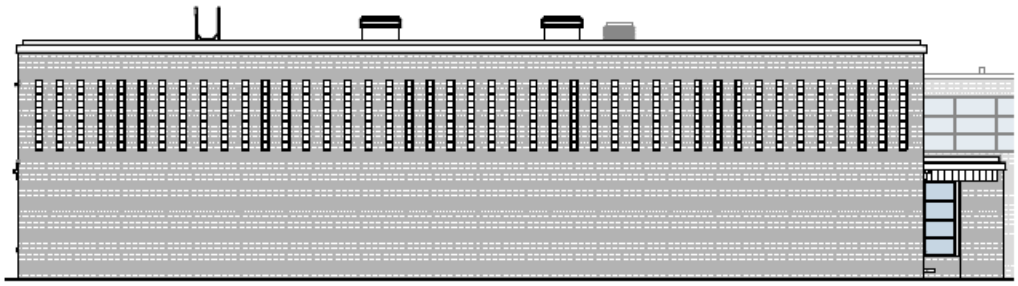


Figure 11 – Proposed South Elevation (Gymnasium Addition)

Site Improvements: As noted earlier in this report, District 36 is proposing to add vehicular access to the asphalt area currently used as a play area in the southeast corner of the site, in order to provide after-hours off-street parking. The asphalt would be striped for event parking to allow 44 vehicles to park off-street for after-school activities to reduce on-street parking in the neighborhood. A total of nine (9) exterior light fixtures, measuring 12.5 feet in height, are proposed for the parking area (see Figure 12 on the following page). It should be noted that the existing student pick-up/drop-off operations will remain unchanged. That is vehicles may enter the circle drive at the front of the school from eastbound Willow Road; cars heading westbound on Willow Road may not enter the circle. All vehicles exiting the circle drive must turn left onto Glendale Avenue and then turn right onto Willow Road. There is also queuing of vehicles on southbound Glendale Avenue for pick-up/drop-off. This will also remain unchanged.

A new playground is also proposed between the addition and the asphalt surface. Play equipment for the new playground will require review by the Village Council at a future meeting. The proposed play areas comply with the required setbacks of 50 feet from both Mt. Pleasant Road and Glendale Avenue.

A new ornamental fence is also proposed (see Figure 13). The metal fence would be black and measure 4 feet in height. The location of the proposed fence is identified in Figure 7 as the blue line.

In terms of landscaping on the site, all existing landscaping will remain except for the landscaping where the Village stormwater vault will be located as part of the Village stormwater project. The Village has provided a landscape plan for the restoration of the area associated with the stormwater project to the public at the Stormwater Open Houses. Although this landscape plan is not part of the approval being considered by the Village Council for the school project it is included in this report at **Attachment 8** for the Council's reference.

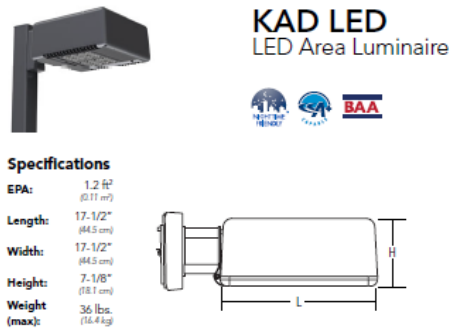


Figure 12 – Proposed Light Fixture Detail

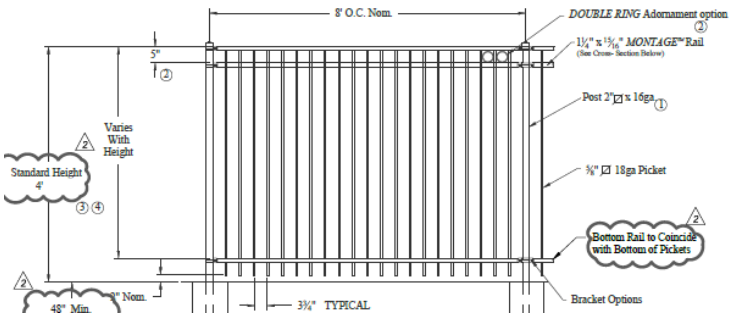


Figure 13 – Proposed Fence Detail

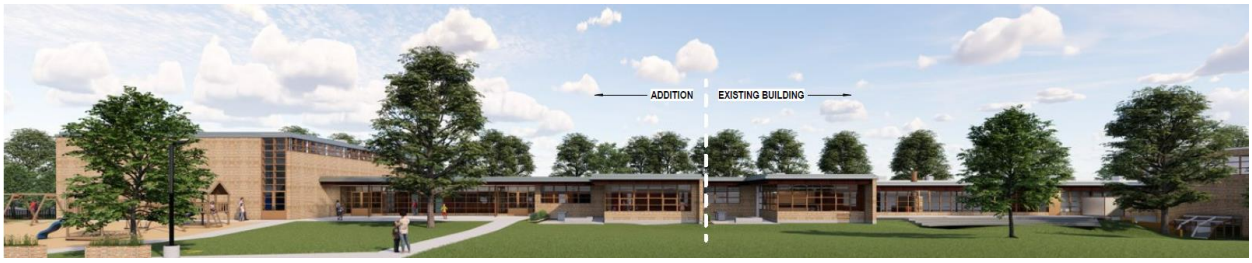


Figure 14 – Rendering of Proposed Addition – East Elevation

Figure 15 – Rendering of Proposed Addition – East Elevation

Figure 16 – Rendering of Proposed Addition – East Elevation

Figure 17 – Rendering of Proposed Addition – West Elevation

Figure 18 – Rendering of Proposed Gymnasium Addition – South and East Elevations

District 36 has submitted a traffic and parking study conducted by Eriksson Engineering Associates, Ltd. to illustrate the impact of the proposed addition on traffic and parking, which is included in **Attachment 4**. The Village's Director of Engineering has reviewed the traffic and parking study to determine if the study was performed based upon acceptable traffic and parking study standards. **Attachment 7** includes the Director of Engineering's memo regarding the traffic and parking study. The Director of Engineering has concluded the following:

> *"I have reviewed Eriksson Engineering Associates' data and conclusions and concur that a modification to the existing site will not cause an adverse impact to the current operations. The addition of the event parking at the south end of the school should also assist with reducing on street parking needs during special events."*

RECOMMENDATION

Consider adoption of:

1. Resolution R-37-2024, which would approve the resubdivision of Crow Island School and Crow Island Woods Park; and
2. Resolution R-36-2024, which would approve an amendment to an existing special use permit and a certificate of appropriateness to allow construction of an addition to the existing elementary school building located at 1112 Willow Road in the R-2 Single-Family Residential Zoning District.

RESOLUTION NO. R-37-2024

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
(1112 AND 1140 WILLOW ROAD)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Board of Education of Winnetka Public School District No. 36 (***"School District"***) is the record title owner of the parcel of real property commonly known as 1112 Willow Road (***"1112 Willow Property"***), and the Winnetka Park District (***"Park District"***) is the record title owner of the parcel of real property common known as 1140 Willow Road (***"1140 Willow Property"***) and together with the 1112 Willow Property, (the ***"Properties"***), which Properties are legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution; and

WHEREAS, the Properties are located within the R-2 Single-Family Residential Zoning District (***"R-2 District"***); and

WHEREAS, the School District and the Park District (collectively, ***"Applicant"***) submitted an application to the Village for approval of a proposed final plat of subdivision (***"Final Plat"***), which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**; and

WHEREAS, the Final Plat proposes to relocate the property line dividing the 1112 Willow Property and the 1140 Willow Property to create Proposed Lot 1 and Proposed Lot 2 (***"Subdivided Lots"***); and

WHEREAS, on September 27, 2023, after due notice thereof, the Winnetka Plan Commission held a meeting on the proposed Final Plat and voted, by a vote of 5-0, to recommend that the Village Council approve the Final Plat; and

WHEREAS, in a format acceptable to the Village Water and Electric Department and the Village Attorney, the Applicant has provided for a public utility easement located within the southern portion of Proposed Lot 2 of the Subdivided Lots with a small portion of the easement being located on land currently owned by the School District; and

WHEREAS, as part of its determining to recommend approval of the Final Plat, the Plan Commission determined that relocating the property line dividing 1112 Willow Property and 1140 Willow Property of the Subdivided Lots on the Subject Property had no material increased adverse impact; and

WHEREAS, the Final Plat, subject to and in strict accordance with the terms of this Resolution, complies with all applicable provisions of the Village subdivision and zoning regulations as set forth in the Village Code;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

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

SECTION 2: APPROVAL OF FINAL PLAT. Pursuant to Chapter 16.04 of the "Winnetka Village Code," as amended, and the Village's home rule authority, the Village Council hereby approves the Final Plat, prepared by TFW Surveying & Mapping, Inc. and consisting of two sheets, with a latest revision date of March 11, 2024, in substantially the same form attached to and, by this reference, made a part of this Resolution as Exhibit B.

SECTION 3: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, on behalf of the Village, the Final Plat.

SECTION 4: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat as provided in Section 3 of this Resolution and upon this Resolution taking effect as provided in Section 5 of this Resolution, the Village Clerk is hereby directed to cause the Final Plat to be recorded in the office of the Cook County Clerk Recording Division.

SECTION 5: EFFECTIVE DATE.

A. This Resolution will be in full force and effect 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;

3. Recordation of all exhibits as the Village Clerk deems appropriate for recordation with the office of the Recorder of Cook County.

B. In the event that the Applicant does not file a fully executed copy of the agreement required by Section 5.A.3 of this Resolution within 30 days after the date of passage of this Resolution by the Village Council, the Village Council shall have the right, in its sole discretion, to declare the approval granted in Section 2 of this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 2nd day of April, 2024, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Signed:

_____

Village President

Countersigned:

_____

Village Clerk

EXHIBIT A

THE PROPERTIES

Parcel 1:

DESCRIPTION OF NORTHWEST PORTION OF LAND

THAT PART OF VACATED GLENDALE AVENUE AND LOTS 1, 2, 3, 4, AND THE EAST 1.44 FEET OF LOT 5, AND THE EAST 96.44 FEET OF LOTS 47, 48, 49 AND THE VACATED ALLEY LYING NORTH OF SAID LOT 49, AND THE NORTH 5.05 FEET OF THE EAST 96.44 FEET OF LOT 46, ALL IN BLOCK 1 IN VERNAMO, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS, DESCRIBES AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 222.33 FEET SOUTHERLY FROM THE NORTHEAST CORNER THEREOF; THENCE WESTERLY, NORMAL FROM SAID EAST LINE, TO THE WEST LINE OF SAID EAST 13 FEET OF LOTS 46 AND 47; THENCE SOUTHERLY, NORMAL FROM SAID EAST LINE, TO THE SOUTH LINE OF SAID NORTH 5.05 FEET; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE OF SAID 5.05 FEET, TO THE WEST LINE OF SAID EAST 96.44 FEET; THENCE NORTHERLY, ALONG SAID WEST LINE TO THE NORTHERLY LINE OF SAID BLOCK 1, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW ROAD PER SAID VERNAMO SUBDIVISION RECORDED AS DOCUMENT 1560706; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO SAID EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO SAID POINT OF BEGINNING.

DESCRIPTION OF SOUTHWEST PORTION OF LAND

THAT PART OF VACATED GLENDALE AVENUE AND THE EAST 13 FEET OF LOTS 31 TO 37 IN BLOCK 1 AND THE EAST 13 FEET OF VACATED MOUNT PLEASANT AVENUE PER DOCUMENT NUMBER 21297116 IN VERNAMO, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 472.33 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE, 180 FEET; THENCE WESTERLY, NORMAL FROM SAID EAST LINE, TO THE WEST LINE OF SAID EAST 13 FEET OF SAID VACATED MOUNT PLEASANT AVENUE AND SAID LOTS 31 TO 37; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 180 FEET; THENCE EASTERLY TO SAID POINT OF BEGINNING.

Commonly known as 1112 Willow Road, Winnetka, Illinois.
PIN: 05-20-303-001-0000

Parcel 2:

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

AND ALSO: THE VACATED 13.00 FOOT WIDE ALLEY WAYS LYING WITHIN SAID BLOCKS 1, 2, 9 AND 10 OF VERNAMO SUBDIVISION AND VACATED BERKLEY AVENUE (FORMER KNOWN AS PETERSON STREET) AND VACATED MOUNT PLEASANT STREET, LYING BETWEEN AND ADJACENT TO SAID BIDCKS 1, 2, 9 AND

10 OF VERNAMO SUBDIVISION. ALL OF SAID VACATED STREETS AND ALLEYS WERE VACATED BY THE VILLAGE BOARD OF THE VILLAGE OF WINNETKA, ACCORDING TO THE PLATS THEREOF RECORDED NOVEMBER 22, 2002 AS DOCUMENT NUMBER 2129716 IN COOK COUNTY, ILLINOIS,

AND ALSO: THAT PART OF VACATED SUNSET AVENUE FROM THE EASTERLY RIGHT-OF-WAY OF EUCLID AVENUE TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, LYING NORTH OF THE NORTH LINE OF WYNWOOD MANOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1953 AS DOCUMENT NUMBER 15676579 IN COOK COUNTY, ILLINOIS AND LYING SOUTH OF SAID BLOCKS 9 AND 10 IN VERNAMO SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE ;;LAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER, 560706, IN COOK COUNTY, ILLINOIS.

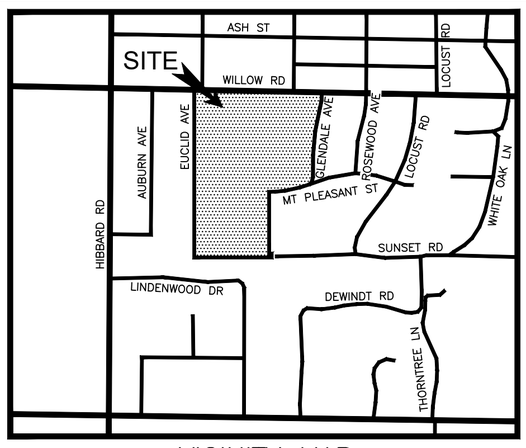
Commonly known as 1140 Willow Road, Winnetka, Illinois.
PINs:
05-20-302-001-0000
05-20-309-001-0000
05-20-320-001-0000

EXHIBIT B

FINAL PLAT

CROW ISLAND SCHOOL SUBDIVISION
OF

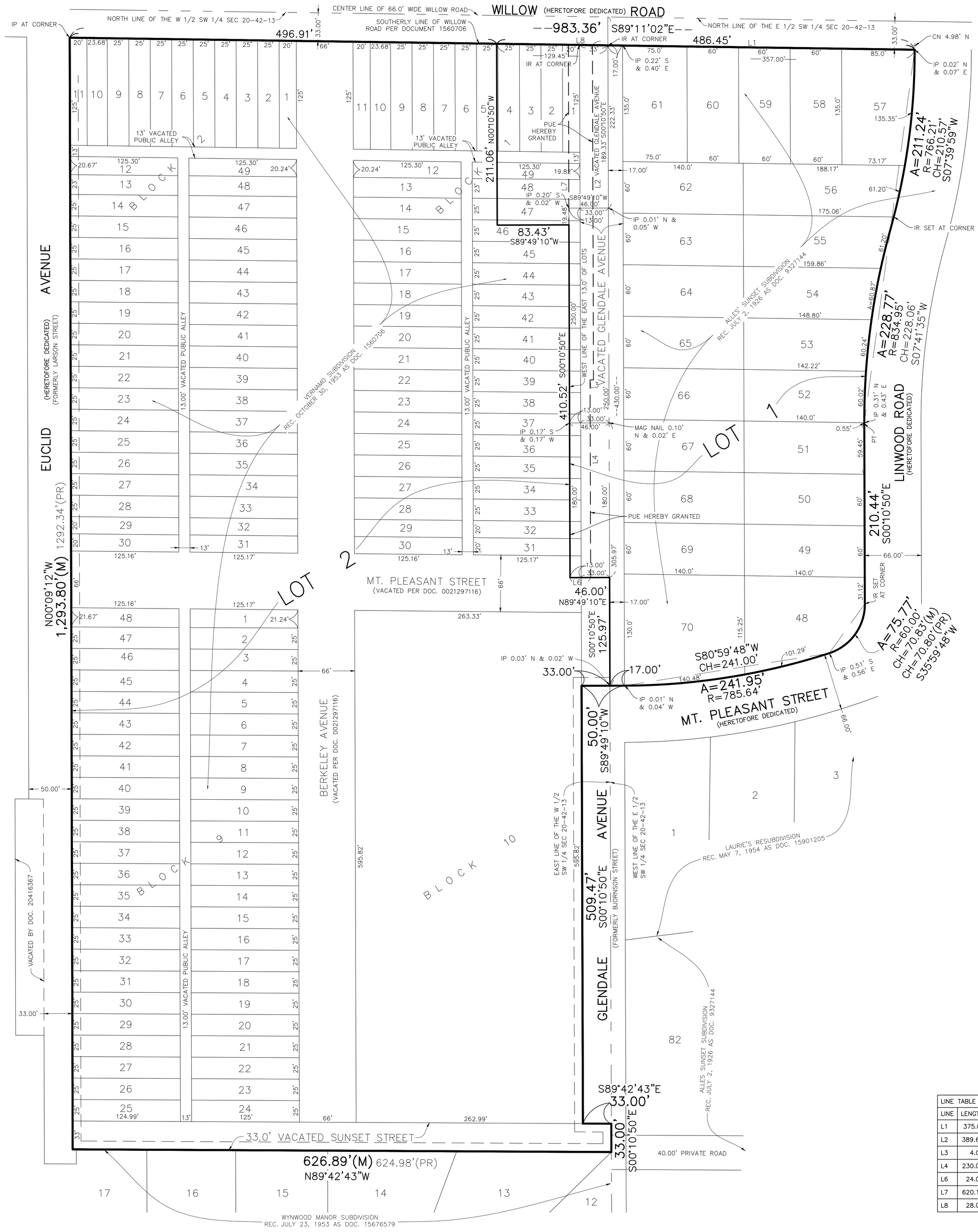
BEING A RESUBDIVISION IN SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



VICINITY MAP
(NOT TO SCALE)

NORTH

GRAPHIC SCALE
60' 0 30' 60' 120'
(IN FEET)
1 inch = 60' ft.



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	375.01	N89°11'02"W
L2	389.64	S00°10'50"E
L3	4.00	S89°49'10"W
L4	230.00	S00°10'50"E
L6	24.00	S89°49'10"W
L7	620.13	N00°10'50"W
L8	28.00	S89°11'02"E

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

REVISED: MARCH 11, 2024 (REMOVE ELECTRIC EASEMENT)
REVISED: MARCH 5, 2024 (ELECTRIC EASEMENT)
REVISED: DECEMBER 26, 2023 (STORMWATER EASEMENT)
REVISED: NOVEMBER 17, 2023 (PROPOSED EASEMENTS)
REVISED: SEPTEMBER 7, 2023 (PROPOSED LOT ADDRESSES)
REVISED: JULY 31, 2023 (NEW LOT LIMITS NWX)
DATE: JULY 13, 2023 (230733)
ORDER NO: 230733
PROJ. NO: 2104
FOR: WINNETKA PUBLIC SCHOOL DISTRICT 36
PROJ. NAME: CROW ISLAND SCHOOL SUBDIVISION

LEGEND:

M	=	MEASURE
PR	=	PREVIOUSLY RECORDED
CN	=	CROSS NOTCH
IP	=	IRON PIPE
IR	=	IRON ROD
STME	=	STORMWATER MANAGEMENT EASEMENT HEREBY RECORDED
PUE	=	PUBLIC UTILITY EASEMENT HEREBY RECORDED

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

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

PAGE 1 OF 2
SEE PAGE 2 FOR CERTIFICATES

OWNER'S CERTIFICATE OF PROPOSED LOT 1

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

CROW ISLAND SCHOOL
1112 WILLOW ROAD
WINNETKA, ILLINOIS 60093

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

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

THIS _____ DAY OF _____, 20 ____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____, 20_____.

OWNER'S CERTIFICATE OF PROPOSED LOT 2

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

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

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

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

THIS _____ DAY OF _____, 20 ____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____, 20_____.

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

PUBLIC UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WINNETKA FOR PUBLIC UTILITIES IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT," TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, MAINTAIN, OPERATE, RELOCATE, RENEW, ABANDON IN PLACE, AND REMOVE NECESSARY EQUIPMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM THE EASEMENT. THE EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, DRIVEWAYS, AND SIDEWALK SURFACES AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF THE EASEMENT, PROVIDED THAT NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENTS BE PLACED ON THE EASEMENT WITHOUT THE VILLAGE'S PRIOR WRITTEN PERMISSION OTHER THAN DRIVEWAYS AND SIDEWALK SURFACES. THE RIGHTS GRANTED HEREIN ALSO INCLUDE THE RIGHT FOR THE VILLAGE TO TRIM, TEMPORARILY RELOCATE, AND REMOVE SUCH TREES, BUSHES, SHRUBS, LANDSCAPING, GARDENS, WOODEN FENCES, DRIVEWAYS, AND SIDEWALK SURFACES AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE INSTALLATION, CONSTRUCTION, LAYING, MAINTENANCE, OPERATION, RELOCATION, RENEWAL, AND REMOVAL OF UTILITY FACILITIES.

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

REVISED: MARCH 11, 2024 (REMOVE ELECTRIC EASEMENT)
REVISED: MARCH 5, 2024 (ELECTRIC EASEMENT)
REVISED: DECEMBER 26, 2023 (STORMWATER EASEMENT)
REVISED: NOVEMBER 17, 2023 (PROPOSED EASEMENTS)
REVISED: SEPTEMBER 7, 2023 (PROPOSED LOT ADDRESSES)
REVISED: JULY 31, 2023 (NEW LOT LIMITS NWX)
DATE: JULY 13, 2023 (230733)
ORDER NO: 230733
PROJ. NO: 2104
FOR: WINNETKA PUBLIC SCHOOL DISTRICT 36
PROJ. NAME: CROW ISLAND SCHOOL SUBDIVISION

SUBMITTED BY AND RETURN PLAT TO:

VILLAGE OF WINNETKA
DEPARTMENT OF COMMUNITY DEVELOPMENT
510 GREEN BAY ROAD
WINNETKA, ILLINOIS 60093

SEND FUTURE TAX BILLS TO:

_____
_____
_____

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

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED BY THE VILLAGE OF WINNETKA PLAN COMMISSION

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

BY: _____ ATTEST: _____
CHAIR SECRETARY

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

_____
VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

_____
WATER AND ELECTRIC DIRECTOR

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

_____
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S NOTES

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

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

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

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

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

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

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

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

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

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

---TOGETHER WITH---

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

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

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

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

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

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

RESOLUTION NO. R-36-2024

A RESOLUTION GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT AND A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A BUILDING ADDITION TO AN EXISTING SCHOOL WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT (1112 Willow Road)

WHEREAS, the Board of Education of Winnetka Public School District No. 36 ("***School District***") is the record title owner of the property commonly known as 1112 Willow Road, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution ("***Subject Property***"); and

WHEREAS, the Subject Property is located within the R-2 Single-Family Residential District of the Village ("***R-2 District***"); and

WHEREAS, the Subject Property consists of approximately 6.3 acres, improved with a school building generally located on the east side of the Subject Property ("***Existing Building***"); and

WHEREAS, the School District operates a public school known as the Crow Island Elementary School ("***Elementary School***") on the Subject Property; and

WHEREAS, pursuant to Section 17.16.020 of the Winnetka Zoning Ordinance ("***Zoning Ordinance***"), the operation of an elementary school is permitted within the R-2 District with a special use permit; and

WHEREAS, on May 16, 2017, the Village Council approved Ordinance No. M-5-2017 ("***Special Use Ordinance***") granting the School District a special use permit to allow for improvements to the Playground on the Subject Property ("***Special Use Permit***"); and

WHEREAS, on January 7, 2020, the Village Council adopted two resolutions related to the Village stormwater project: (i) Resolution No. R-1-2020 approving an intergovernmental cooperation agreement regarding stormwater improvements at Crow Island School between the Board of Education of Winnetka School District 36 and the Village of Winnetka ("IGA"); and (ii) Resolution No. R-2-2020 approving variations related to, at that time, potential future related school-related improvements within a "Potential Building Zone" at Crow Island School in conjunction with Village stormwater improvements; and

WHEREAS, the School District proposes to construct improvements including: (i) the addition of three classrooms and a gymnasium; (ii) renovation of the existing gymnasium to a multi-purpose cafeteria; (iii) renovation of the Library Resource Center; (iv) creation of a secure vestibule; and (v) EMFP baseline infrastructure improvements, including air conditioning (collectively, the "***Proposed Improvements***"); and

WHEREAS, the Proposed Improvements comply with the limits of the following zoning variations granted by Resolution No. R-2-2020:

A. Roofed Lot Coverage of no greater than 75,000 square feet, whereas a maximum of 59,695 square feet is permitted, a variation of 15,032 square feet (an increase of 25.1%) [Section 17.30.030 – Intensity of Use of Lot];
B. Impermeable Surface Coverage of no greater than 138,000 square feet, whereas a maximum of 119,936 square feet is permitted, a variation of 18,064 square feet (an increase of 15.1%) [Section 17.30.030 - Intensity of Lot];
C. Gross Floor Area of no greater than 90,000 square feet, whereas a maximum of 56,985 square feet is permitted, a variation of 33,015 square feet (an increase of 57.9%) [Section 17.30.040 – Maximum Building Size]; and
D. Side yard setback of 0.00 feet from the westerly property line, whereas a minimum of 12.00 feet is required, a variation of 12.00 feet (a decrease of 100%) [Section 17.30.060 – Side Yard Setbacks]; and

WHEREAS, pursuant to Section 17.56.090 of the Zoning Ordinance, no special use may be enlarged or extended by structural alteration of a building or other structure without amending the special use permit; and

WHEREAS, the School District desires to amend the Special Use Permit to allow for the construction and operation of the Proposed Improvements; and

WHEREAS, the School District filed an application for: (i) an amendment to the Special Use Permit pursuant to Sections 17.24.020 and Chapter 17.56 of the Zoning Ordinance to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-2 District ("***Special Use Permit Amendment***"); and (ii) a certificate of appropriateness pursuant to Section 15.40.010 of the Winnetka Village Code ("***Village Code***") (the Special Use Permit Amendment and Certificate of Appropriateness are, collectively, the "***Requested Relief***"); and

WHEREAS, pursuant to Chapter 17.76 of the Zoning Ordinance, a special procedure is established for a public agency that (i) is serving all or part of the Village; and (ii) has entered into an intergovernmental agreement with the Village related to construction of stormwater improvements, to allow for the Village Council to be the public body to conduct the necessary public hearings on special use permits, certificates of appropriateness, and zoning relief; and

WHEREAS, on April 2, 2024, after due notice thereof, the Council conducted a public hearing on the Requested Relief; 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-2 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-2 District is in the best interest of the Village and its residents; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this Section 1 as the findings of the Village Council of the Village of Winnetka, 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 4 of this Resolution, the Special Use Permit Amendment is hereby granted, pursuant to Chapter 17.56 and Section 17.24.020 of the Zoning and the home rule powers of the Village, to allow the construction and operation of the Proposed Improvements on the Subject Property within the R-4 District.

SECTION 3: APPROVAL OF CERTIFICATE OF APPROPRIATENESS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 4 of this Resolution, 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 4: CONDITIONS. The approvals granted by Sections 2 and 3 of this Resolution are subject to, and contingent upon, compliance by the School District with the following conditions:

A. Commencement of Construction. The School District must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Resolution.

B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Resolution, 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. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements at 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 Engineering (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

1. The Proposed Site Plan, prepared by Perkins & Will, consisting of two sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit B**;

2. The Secure Vestibule Plan & Learning Resource Center (LRC) Plan & Elevations, prepared by Perkins & Will, consisting of two sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit C**;

3. The Addition Plan, Addition Exterior Elevations, and Addition Exterior Materials sheet, prepared by Perkins & Will, consisting of three sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit D**;

4. The Proposed Addition Renderings, prepared by Perkins & Will consisting of six sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit E**.

5. Exterior Elevations & Building Sections, Enlarged Plans, and Details, prepared by Perkins & Will, consisting of six sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit F.**

6. Site Geometry Plan and Grading & Paving Plan – Alternate Bid, prepared by Perkins & Will, consisting of two sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit G.**

7. The Electrical Site Plan & Detail Sheet, prepared by Perkins & Will, consisting of three sheets, and with a latest revision date of November 17, 2023, attached to and, by this reference made a part of this Resolution as **Exhibit H.**

D. Continued Effect of Special Use Permit. The Special Use Permit, as amended by this Special Use Permit Amendment, remains in full force and effect; provided, however, that in the event of any conflict between the Special Use Permit and the Special Use Permit Amendment, the provisions of the Special Use Permit Amendment will control.

E. 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 School District must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Resolution. 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 School District must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 5: RECORDATION; BINDING EFFECT. A copy of this Resolution shall be recorded with the Recording Division of the Cook County Clerk. This Resolution and the privileges, obligations, and provisions contained herein inure solely to the benefit of and are binding upon the School District and each of its heirs, representatives, successors, and assigns.

SECTION 6: FAILURE TO COMPLY. Upon the failure or refusal of the School District to comply with any or all of the conditions, restrictions, or provisions of this Resolution, in addition to all other remedies available to the Village, the approvals granted in Sections 2 and 3 of this Resolution will, at the sole discretion of the Village Council, by resolution 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 and 3 of this Resolution unless it first provides the

School District 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 be amended from time to time. 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 7: FUTURE AMENDMENT OF SPECIAL USE PERMIT. Any future amendments to the Special Use Permit Amendment granted in Section 2 of this Resolution that may be requested by the School District after the effective date of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 8: EFFECTIVE DATE.

A. This Resolution 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 School District 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 Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.

B. In the event that the School District does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Resolution within 60 days after the date of passage of this Resolution by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 2nd day of April, 2024, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2024.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2024.

Introduced: _____, 2024

Passed and Approved: _____, 2024

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 OF CROW ISLAND SCHOOL SUBDIVISION

Commonly known as 1112 Willow Road, Winnetka, Illinois.

PIN: _____

EXHIBIT B

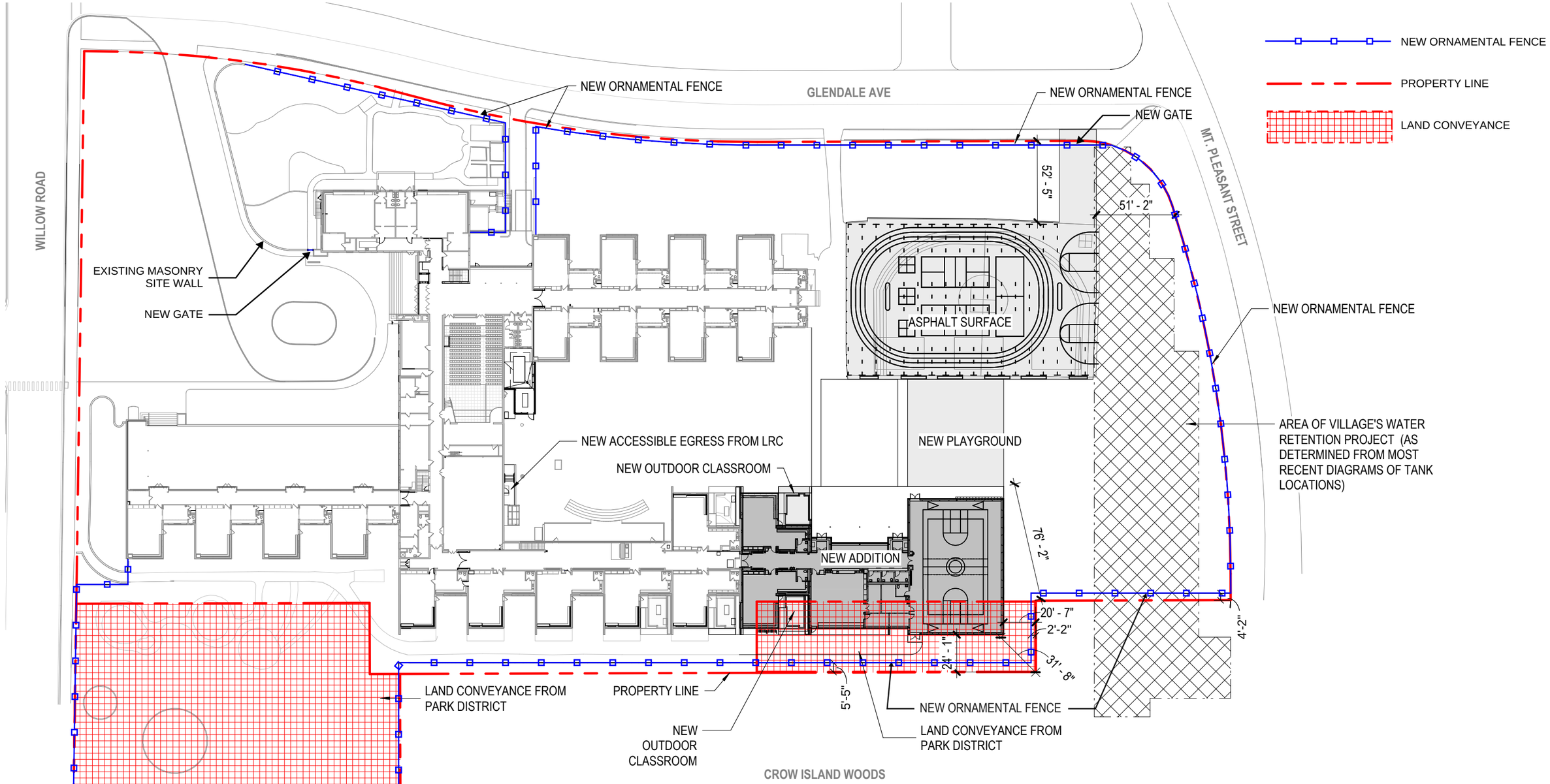
PROPOSED SITE PLAN

Perkins&Will BULLEY & ANDREWS

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

EXISTING SITE

Crow Island ES Capital Improvements



1 ARCHITECTURAL SITE PLAN

Perkins&Will BULLEY & ANDREWS

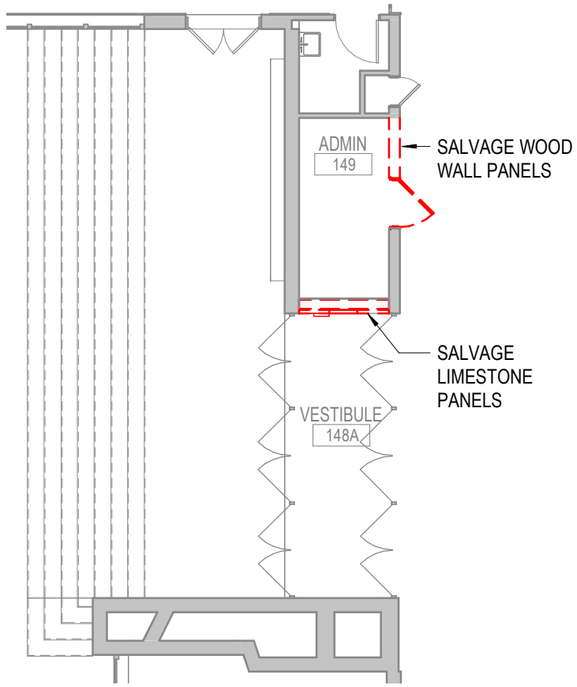
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

SITE PLAN

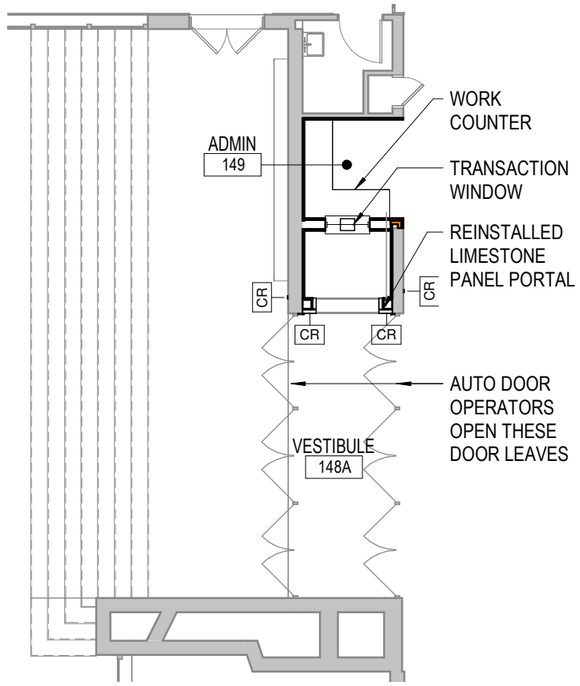
Crow Island ES Capital Improvements

EXHIBIT C

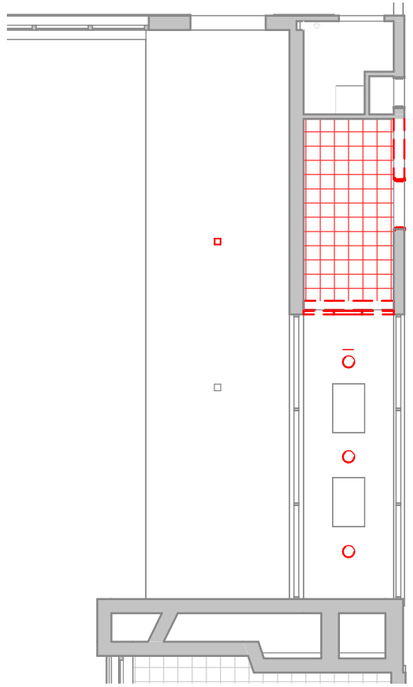
VESTIBULE PLAN & LEARNING RESOURCE PLAN



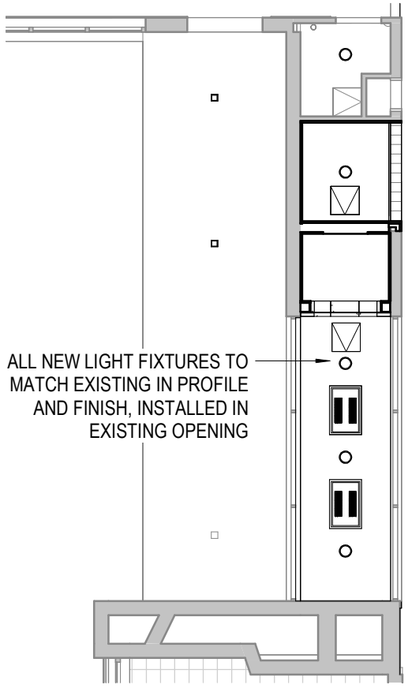
DEMO FLOOR PLAN



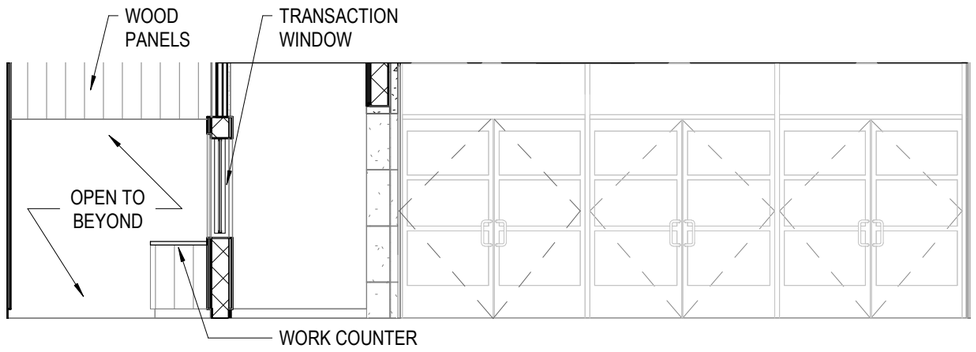
RENOVATION FLOOR PLAN



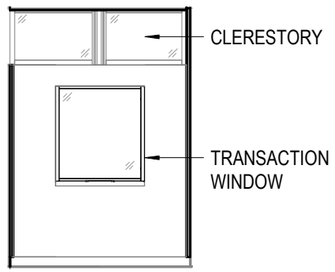
DEMO REFLECTED CEILING PLAN



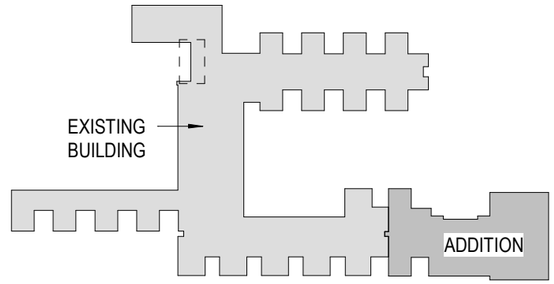
RENOVATION REFLECTED CEILING PLAN

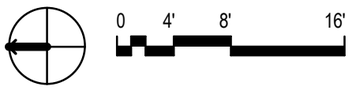


INTERIOR VESTIBULE ELEVATION



INTERIOR VESTIBULE ELEVATION





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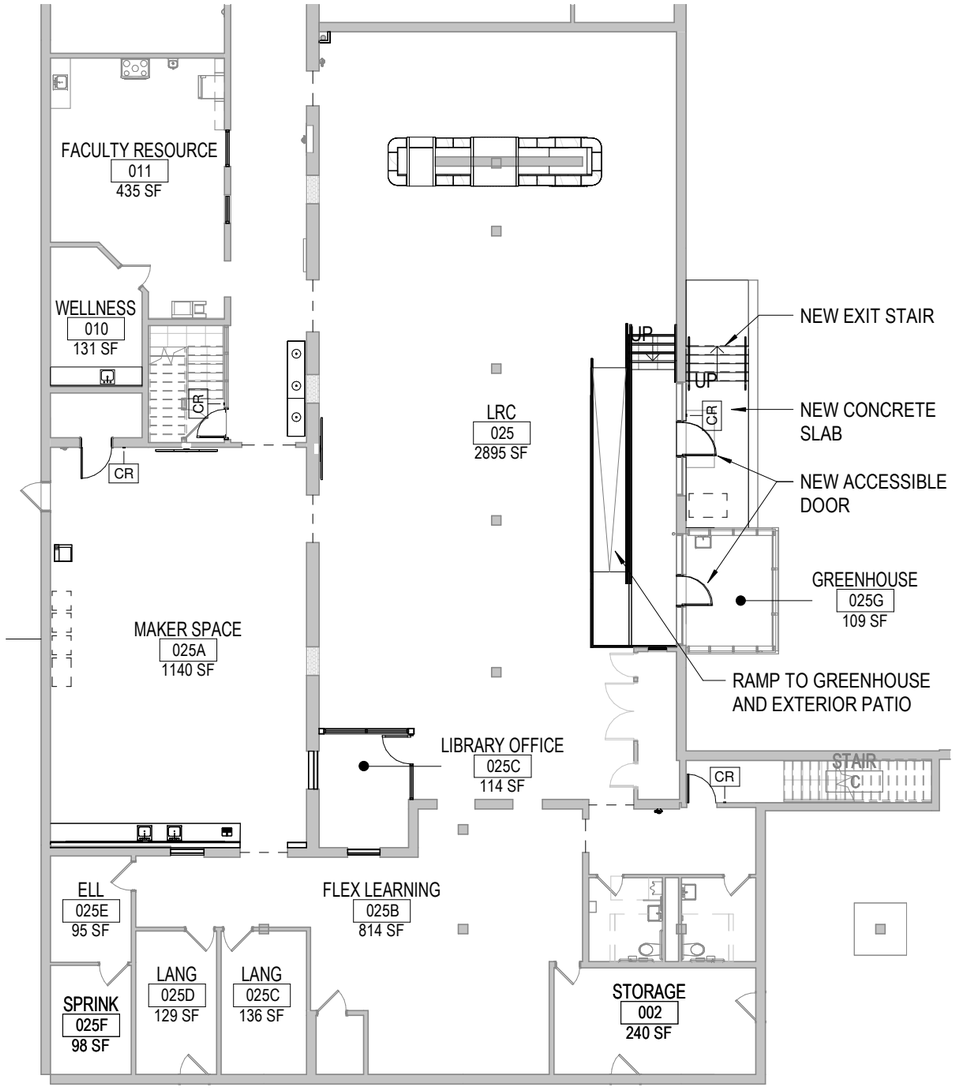
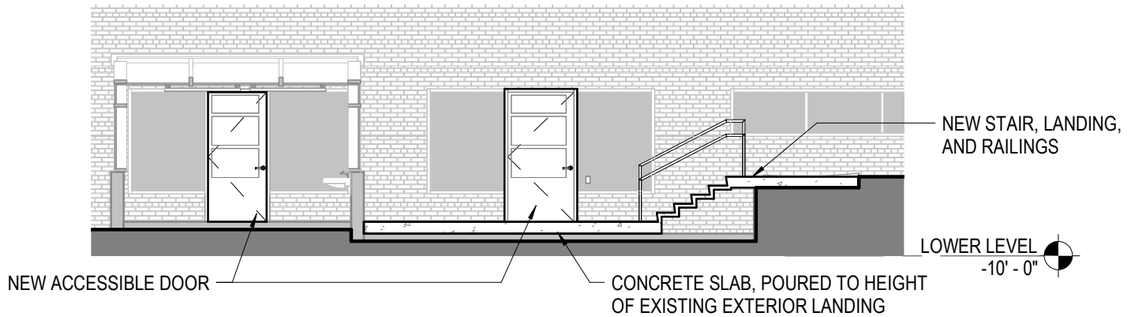
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

SECURE VESTIBULE - PLAN & ELEVATIONS

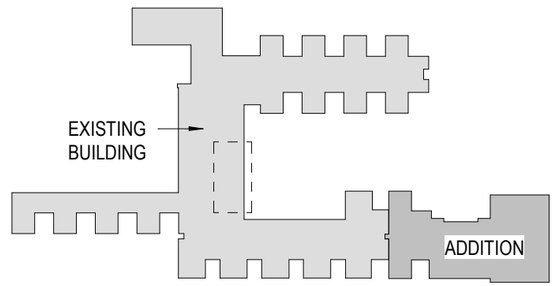
Crow Island ES Capital Improvements



RENOVATION FLOOR PLAN



EXTERIOR LRC ELEVATION



0 8' 16' 32'

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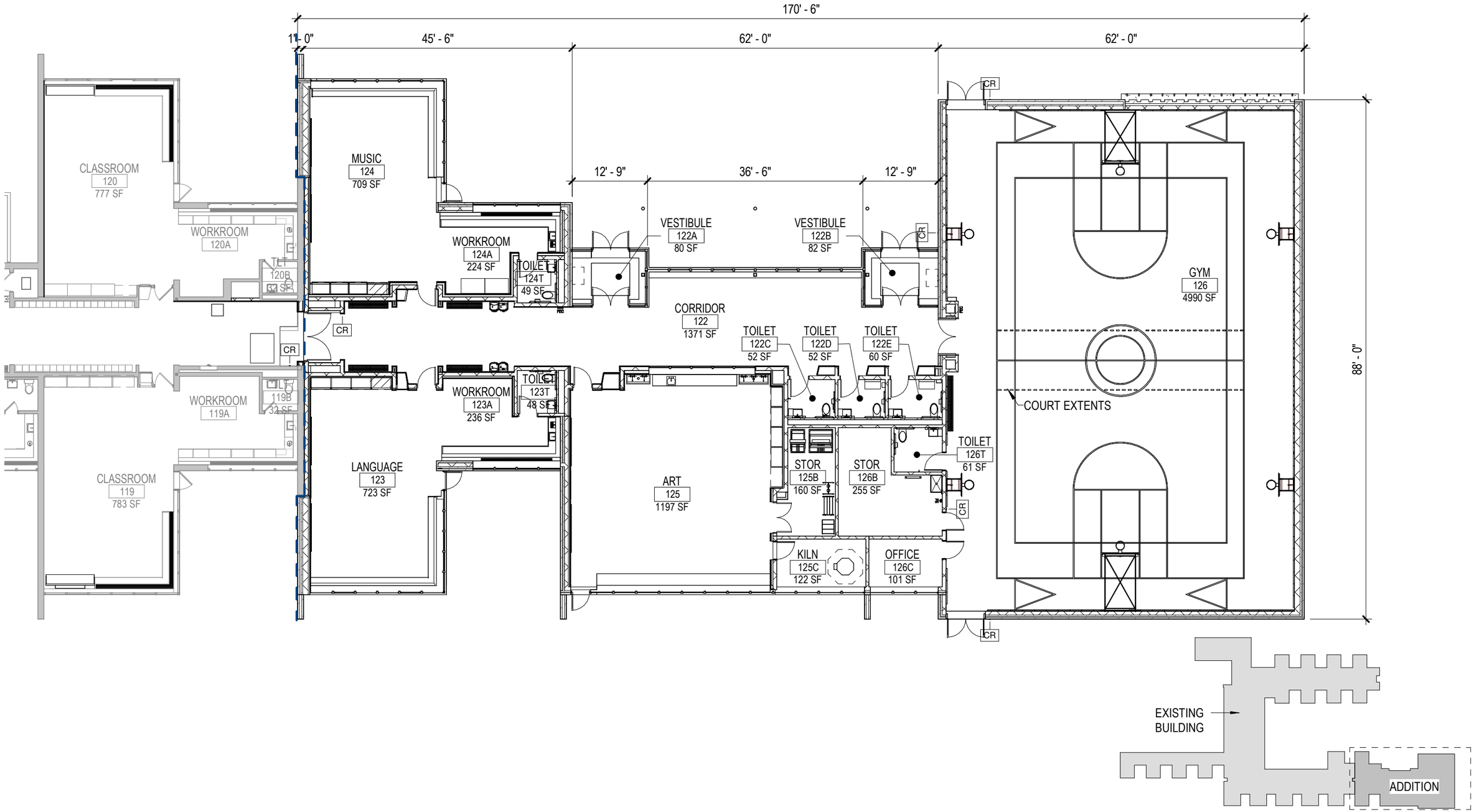
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

LEARNING RESOURCE CENTER (LRC) - PLAN & ELEVATIONS

Crow Island ES Capital Improvements

EXHIBIT D

THE ADDITION PLAN, ADDITION EXTERIOR ELEVATIONS, & ADDITION EXTERIOR MATERIALS SHEET



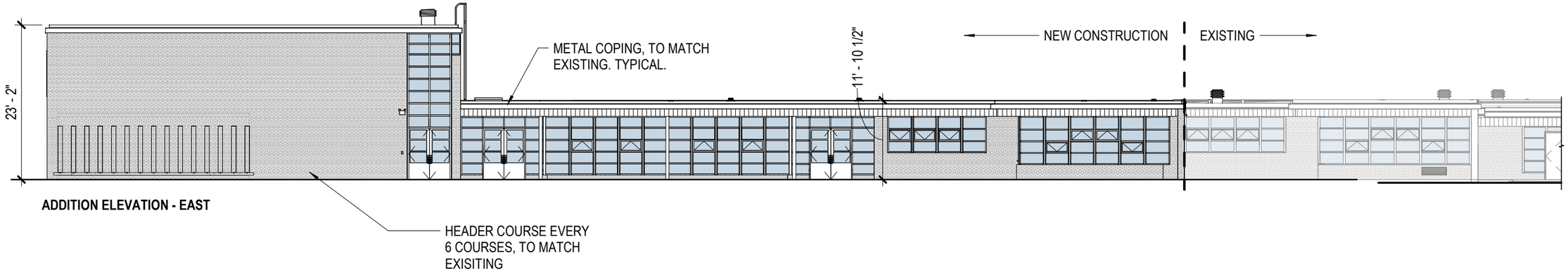
0 8' 16' 32'

Perkins&Will BULLEY & ANDREWS

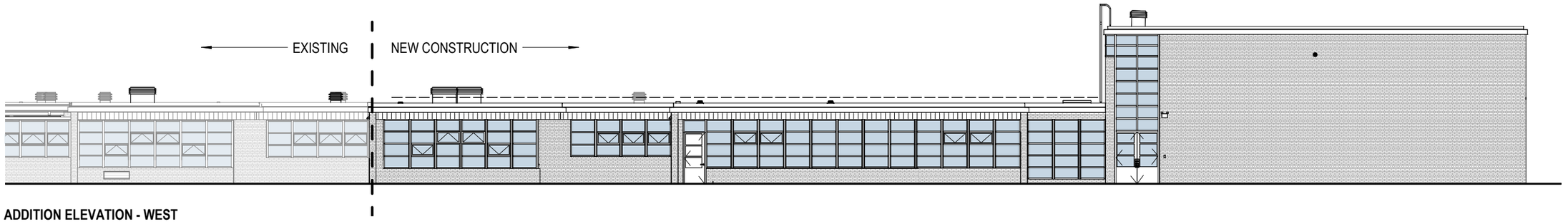
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

ADDITION PLAN

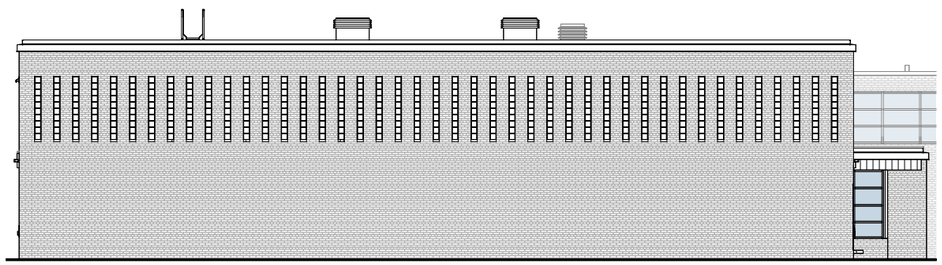
Crow Island ES Capital Improvements



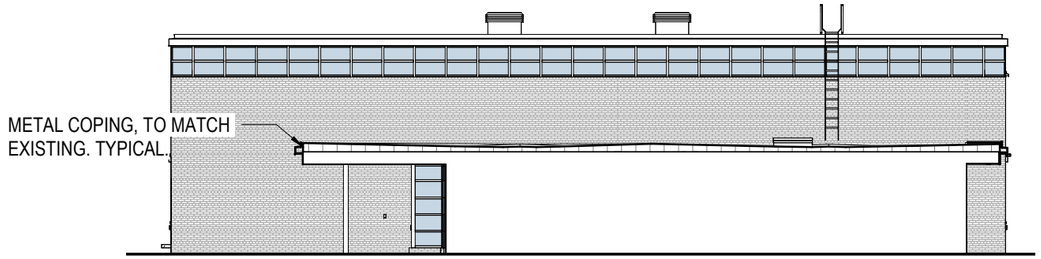
ADDITION ELEVATION - EAST



ADDITION ELEVATION - WEST



ADDITION ELEVATION - SOUTH



ADDITION ELEVATION - NORTH

0 8' 16' 32'

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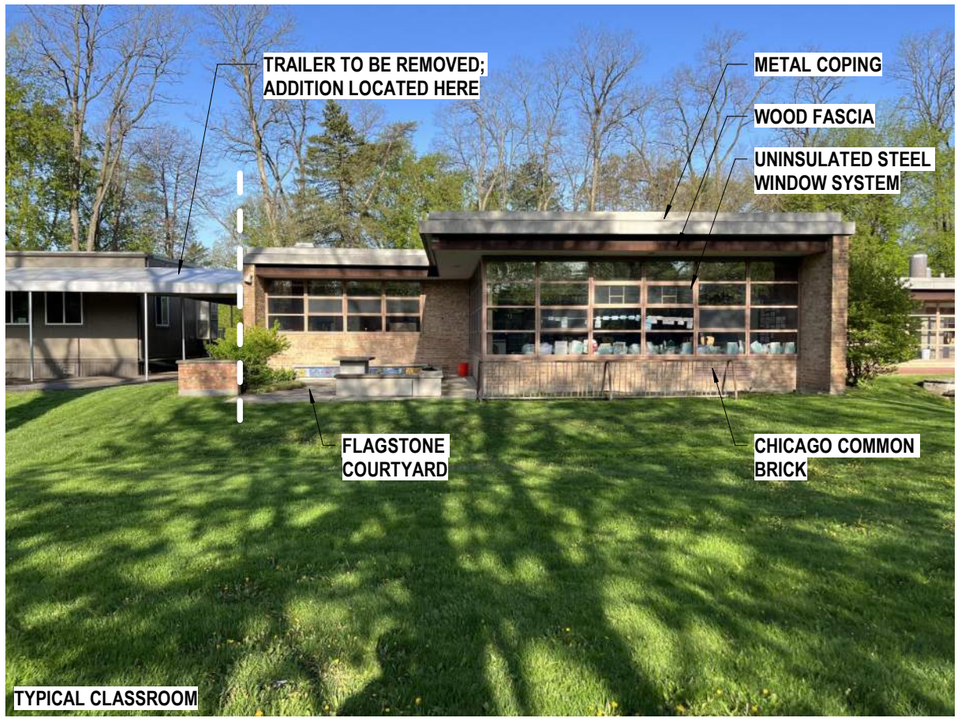
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

ADDITION EXTERIOR ELEVATIONS

Crow Island ES Capital Improvements



NEW EAVES TO MATCH EXISTING IN EDGE PROFILE, WITH METAL COPING AND WOOD FASCIA

INSULATED GLAZING, TO MATCH EXISTING IN COLOR
BASIS OF DESIGN: VIRACON VNE1-63

ALUMINUM STOREFRONT, TO MATCH EXISTING STEEL WINDOWS IN COLOR, PROFILE, AND OPERABILITY
BASIS OF DESIGN: KAWNEER

NEW BRICK, TO MATCH EXISTING IN COLOR
BASIS OF DESIGN: BELDEN BRICK, PRINCESS BLEND

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THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

ADDITION EXTERIOR MATERIALS

Crow Island ES Capital Improvements

EXHIBIT E

PROPOSED ADDITION RENDERINGS

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ADDITION RENDERING - COURTYARD ELEVATION

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ADDITION RENDERING - EAST SIDE

Crow Island ES Capital Improvements

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THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

ADDITION RENDERING - EAST SIDE

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ADDITION RENDERING - SOUTH SIDE

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ADDITION RENDERING - WEST SIDE

Crow Island ES Capital Improvements

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THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

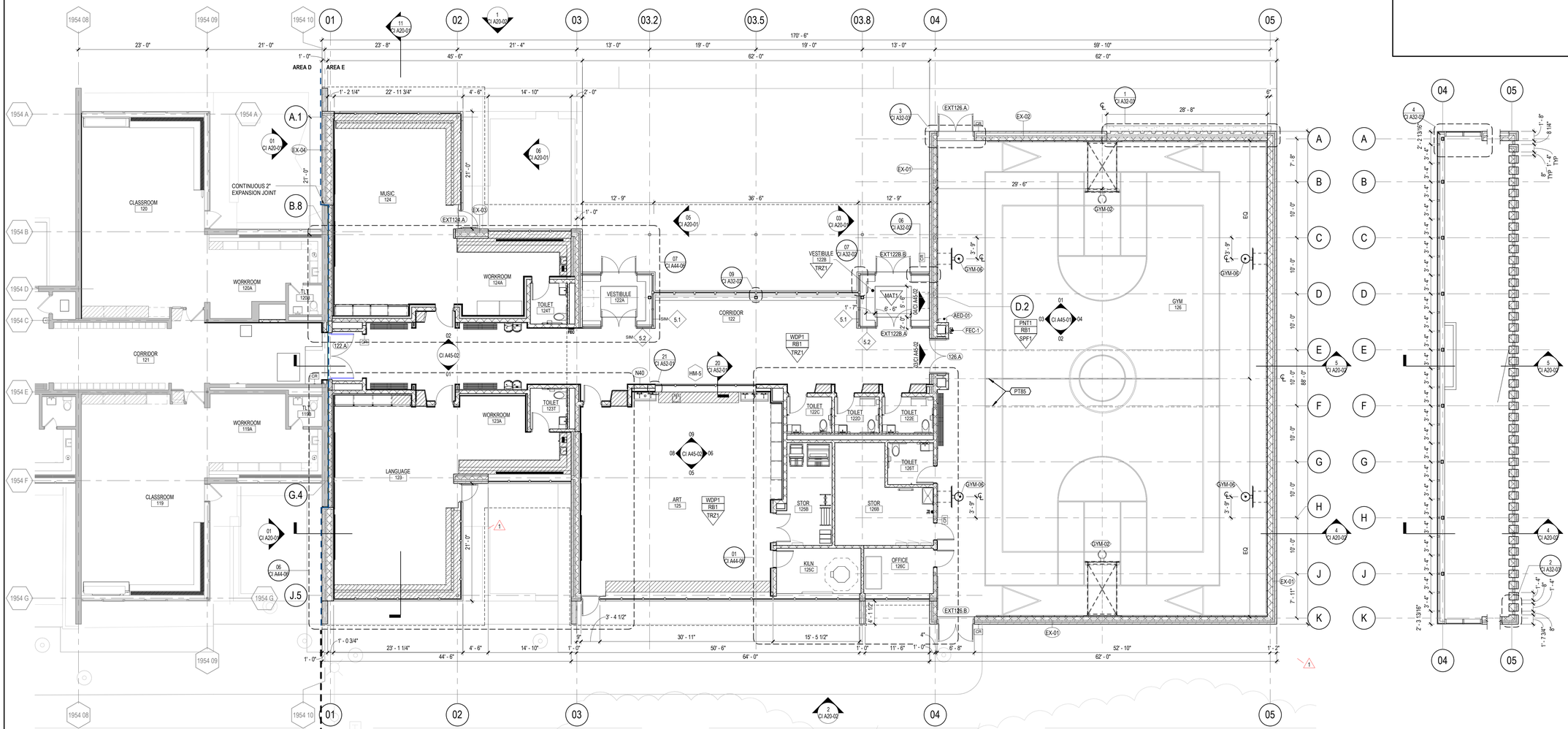
ADDITION RENDERING - WEST SIDE

Crow Island ES Capital Improvements

EXHIBIT F

EXTERIOR ELEVATIONS AND BUILDING SECTIONS, ENLARGED PLANS, AND DETAILS

SHEET REALEASED FOR INFORMATION ONLY



01 FLOOR PLAN - LEVEL 01 - AREA E
1/8" = 1'-0"

02 CLERESTORY PLAN - ADDITION
1/8" = 1'-0"

FLOOR PLAN KEYNOTES

⬡	<<< Indicates Sheet Keynote on Plan
PT85	COURT EXTENTS. VERIFY COLOR AND DIMENSIONS WITH ARCHITECT.

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET CI A11-00A FOR FLOOR PLAN LEGEND AND GENERAL NOTES.

2. REFER TO SHEET CI G00-01 FOR ADDITIONAL GENERAL NOTES, TOILET ACCESSORIES LEGEND, MOUNTING HEIGHTS, ABBREVIATIONS, AND TYPICAL ELEVATIONS.

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave, Suite 365,
Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

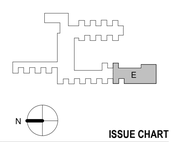
Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
1	ADDENDUM 1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

FLOOR PLAN - LEVEL 01 - AREA E

SHEET NUMBER

CI A11-01E

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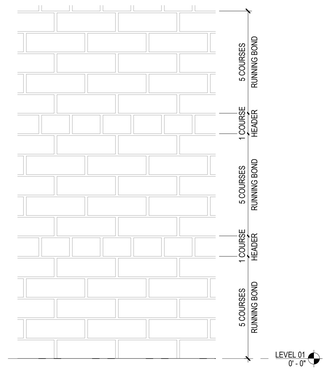
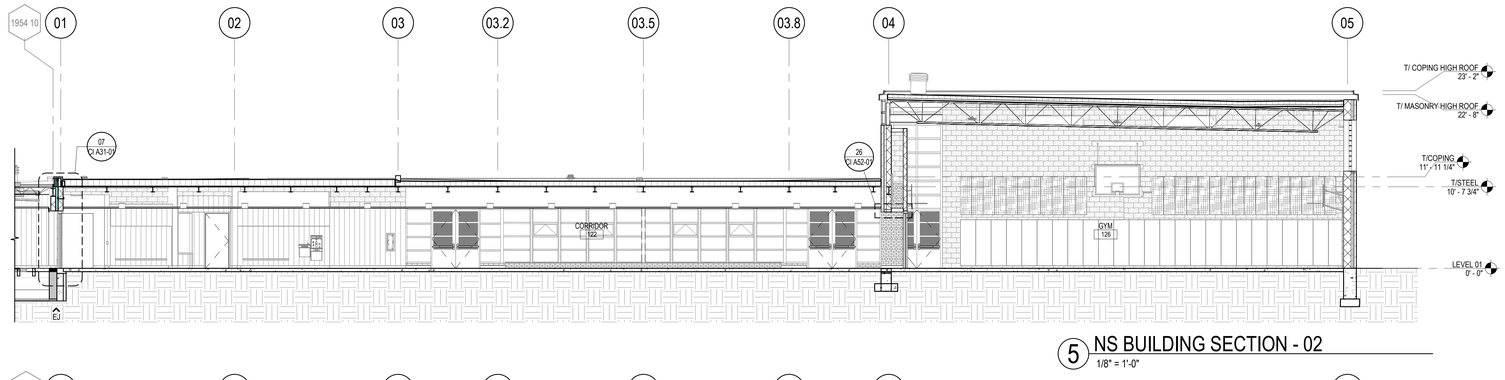
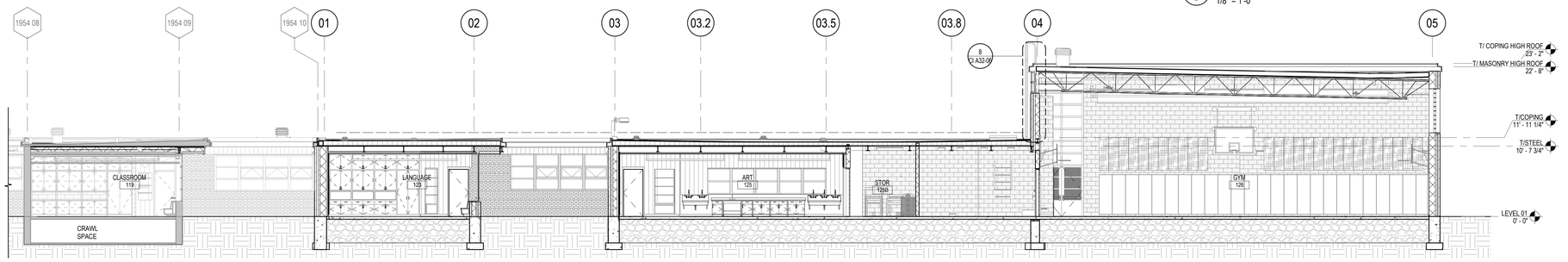
11/17/2023 9:53:11 AM Autodesk Docs://Winnetka - D36 Capital Projects/ARCH_Winnetka D36_CROW ISLAND.rvt



10 ELEVATION DETAIL - TYPICAL BRICK COURSING
1 1/2" = 1'-0"

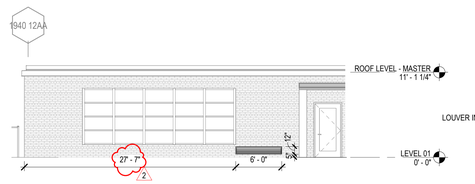


5 NS BUILDING SECTION - 02
1/8" = 1'-0"

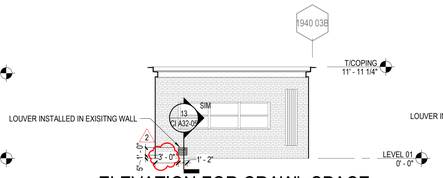


4 NS BUILDING SECTION - 01
1/8" = 1'-0"

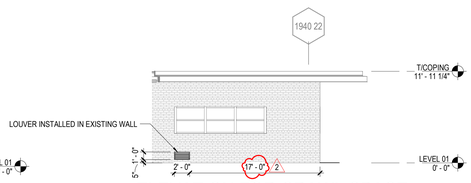
SHEET REALEASED FOR INFORMATION ONLY



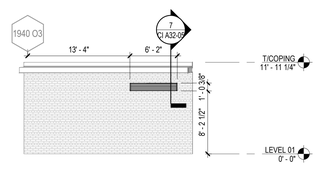
9 EXISITING - EAST ELEVATION @ NEW LOUVER
1/8" = 1'-0"



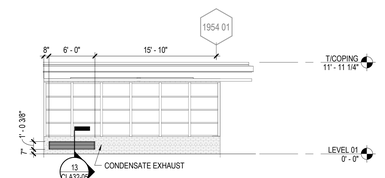
8 ELEVATION FOR CRAWL SPACE LOUVER - AREA C
1/8" = 1'-0"



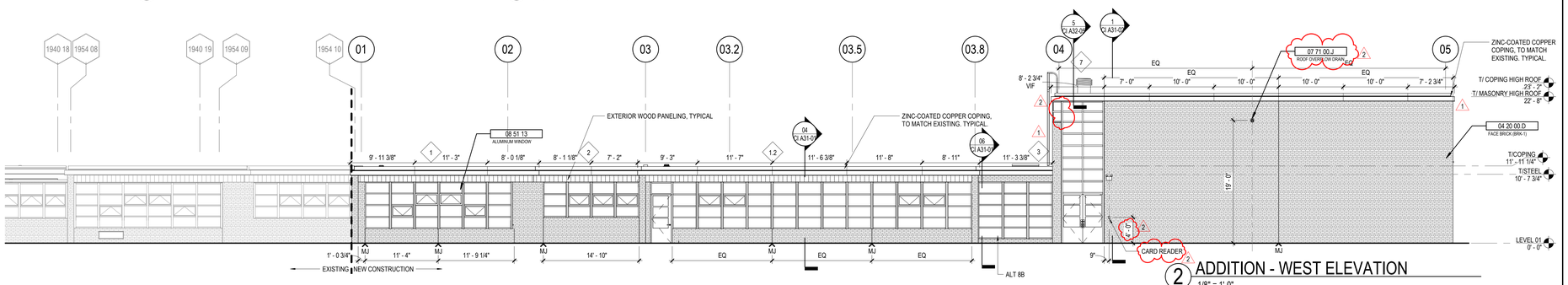
7 ELEVATION FOR CRAWL SPACE LOUVER - AREA B
1/8" = 1'-0"



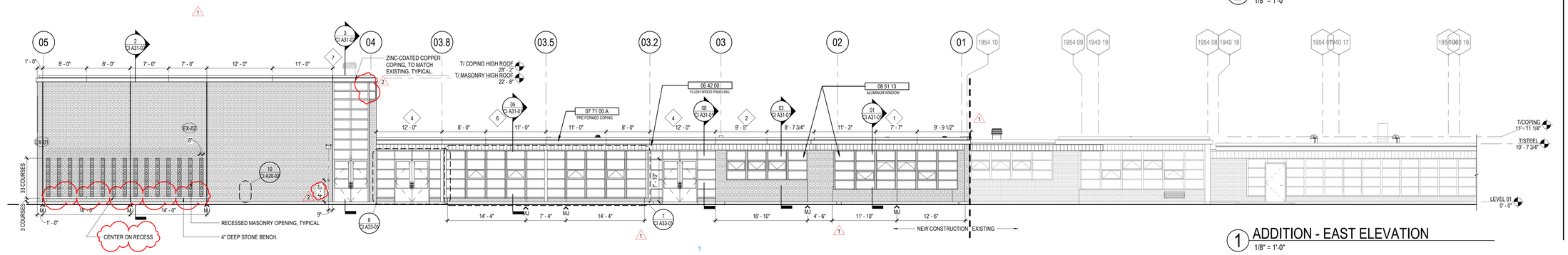
6 TYPICAL ELEVATION 1940 - NEW LOUVER
1/8" = 1'-0"



3 TYPICAL ELEVATION 1954 - NEW LOUVER
1/8" = 1'-0"



2 ADDITION - WEST ELEVATION
1/8" = 1'-0"



1 ADDITION - EAST ELEVATION
1/8" = 1'-0"

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave, Suite 365,
Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

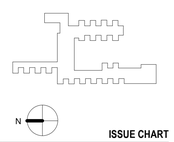
Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM 2	11/17/2023
1	ADDENDUM 1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

EXTERIOR ELEVATIONS AND BUILDING SECTIONS

SHEET NUMBER

CI A20-02

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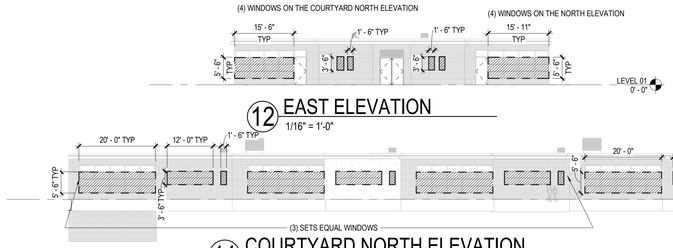
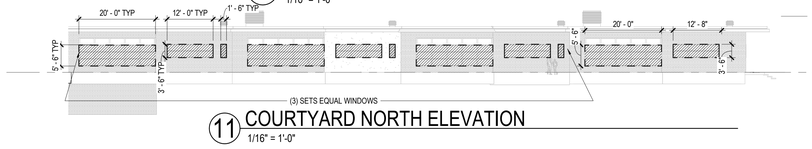
11/17/2023 9:53:40 AM Autodesk Docs://Winnetka - D36 Capital Projects/ARCH_Winnetka D36_CROW ISLAND.rvt

PR#013
NOTES AND LEGEND

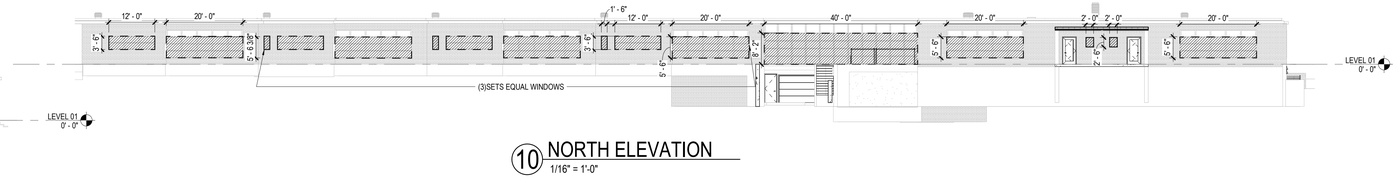
1. PROVIDE SECURITY WINDOW FILM ON INTERIOR SURFACE OF THE EXISTING WINDOWS AND LITES OF EXISTING DOORS INDICATED IN THE ELEVATIONS. EXISTING WINDOWS HAVE SIMULATED DIVIDED LITES.
2. THE PHOTOGRAPHS ON THIS SHEET ARE REPRESENTATIVE OF ALL EXISTING WINDOWS.



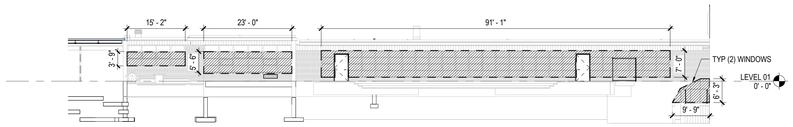
12 EAST ELEVATION
1/16" = 1'-0"



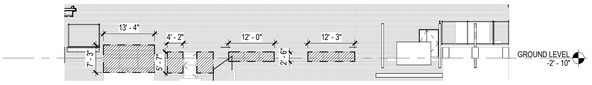
11 COURTYARD NORTH ELEVATION
1/16" = 1'-0"



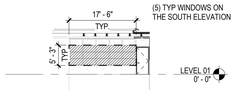
10 NORTH ELEVATION
1/16" = 1'-0"



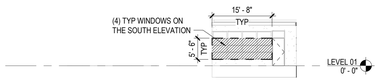
9 COURTYARD SOUTH ELEVATION
1/16" = 1'-0"



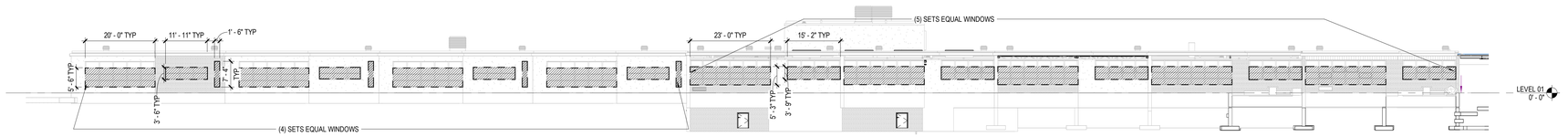
8 COURTYARD WEST ELEVATION
1/16" = 1'-0"



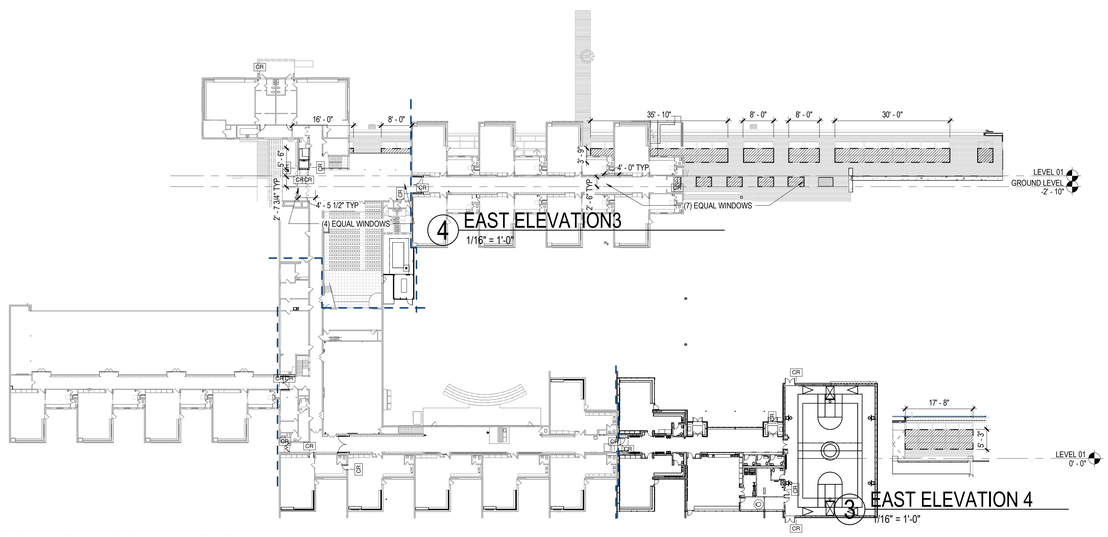
7 TYPICAL EAST ELEVATION 2
1/16" = 1'-0"



6 TYPICAL EAST ELEVATION 3
1/16" = 1'-0"



5 SOUTH ELEVATION
1/16" = 1'-0"

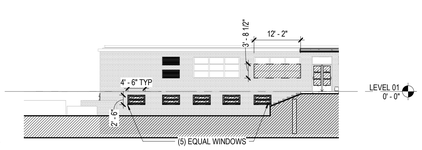


4 EAST ELEVATION3
1/16" = 1'-0"

3 EAST ELEVATION 4
1/16" = 1'-0"

15 OVERALL FLOOR PLAN - LEVEL 01
1" = 40'-0"

2 WEST ELEVATION 1
1/16" = 1'-0"



1 NORTH ELEVATION 2
1/16" = 1'-0"

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1020 North Milwaukee Ave, Suite 365,
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1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

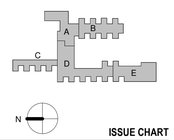
Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
3	PR#013	10/31/2023

Job Number 021331.001

TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

CI A20-03

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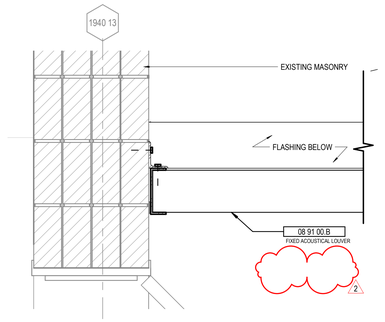
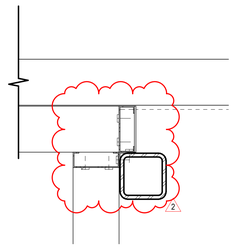
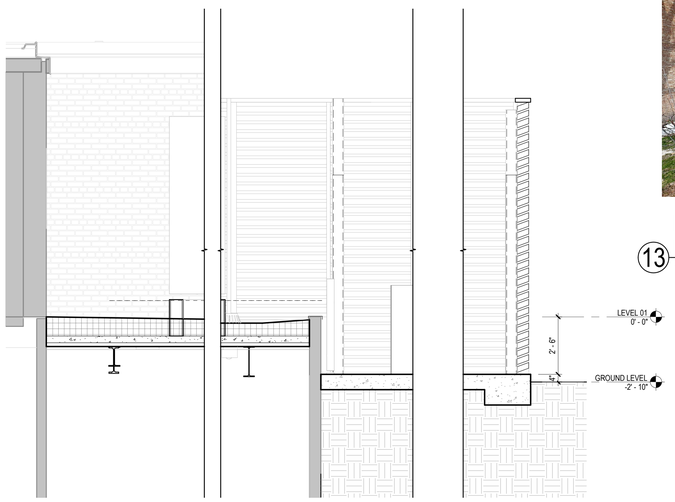


7 PLAN DETAIL - LOUVER AT WALL
1 1/2" = 1'-0"



10 PLAN DETAIL - INTERIOR CORNER
1 1/2" = 1'-0"

SHEET REALEASED FOR INFORMATION ONLY



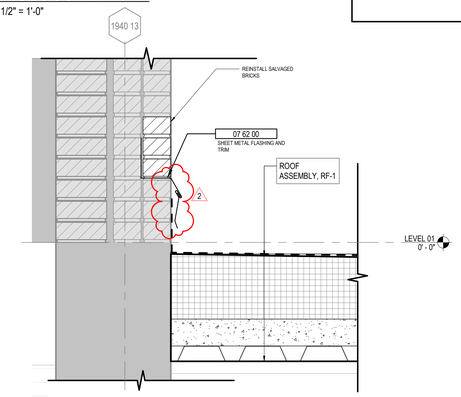
3 WALL SECTION - CHILLER ENCLOSURE E/W
3/8" = 1'-0"

EXISTING CONDITIONS - CHILLER ENCLOSURE

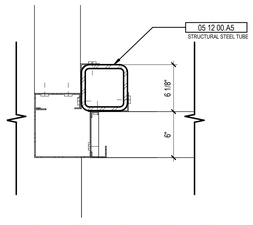
13 1 1/2" = 1'-0"

DEMOLITION PLAN KEYNOTES

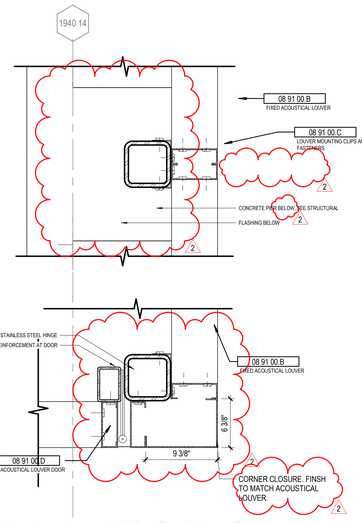
<<<	Indicates Sheet Keynote on Plan
DM59	REMOVE TRANSFORMER AND CONCRETE PAD
DM60	EXISTING FOUNDATION WALL TO REMAIN.
DM61	PROVIDE SCUPPER IN EXISTING WALL ABOVE GRADE. REFER TO ELEVATION DRAWINGS.



14 SECTION DETAIL - SLAB AT EXISTING WALL
1 1/2" = 1'-0"

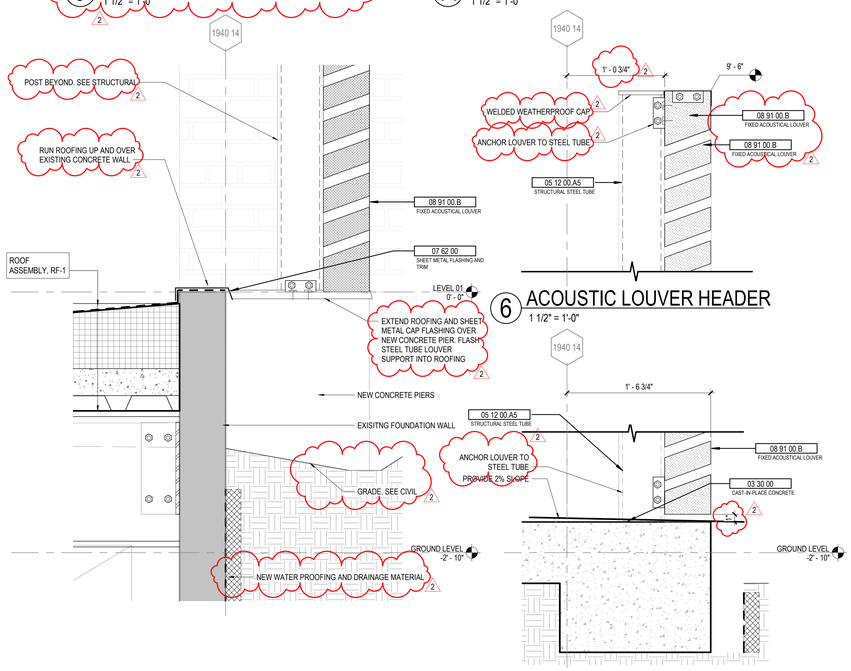


9 TYP. PLAN DETAIL - CORNER
1 1/2" = 1'-0"



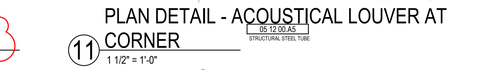
PLAN DETAIL - ACOUSTICAL LOUVER AT CORNER

11 1 1/2" = 1'-0"

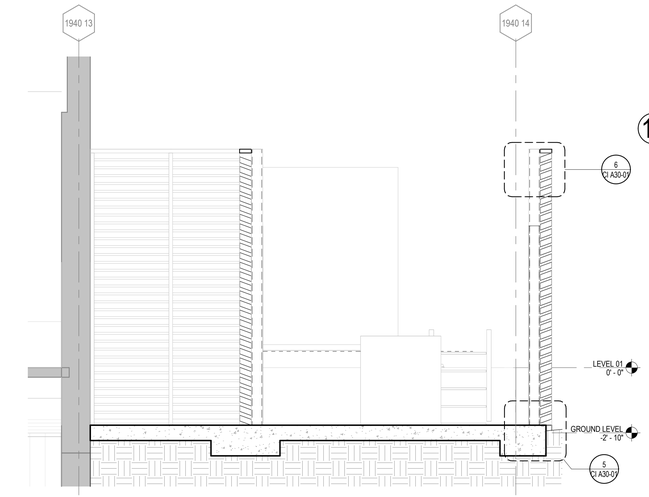


8 SECTION DETAIL - LOUVER BASE AT EXISTING
1 1/2" = 1'-0"

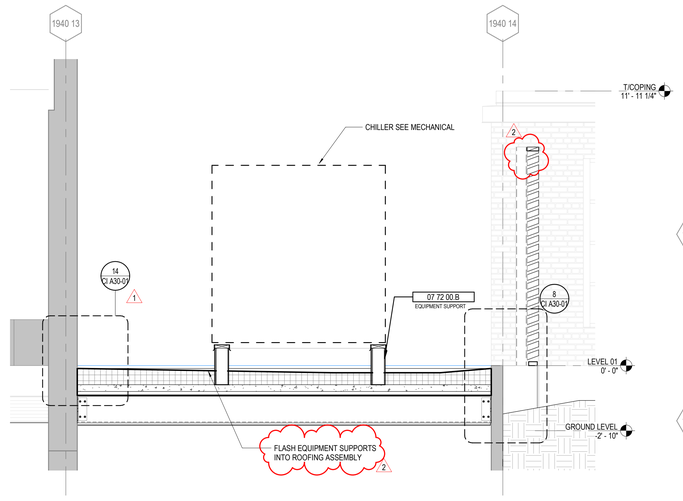
6 ACOUSTIC LOUVER HEADER
1 1/2" = 1'-0"



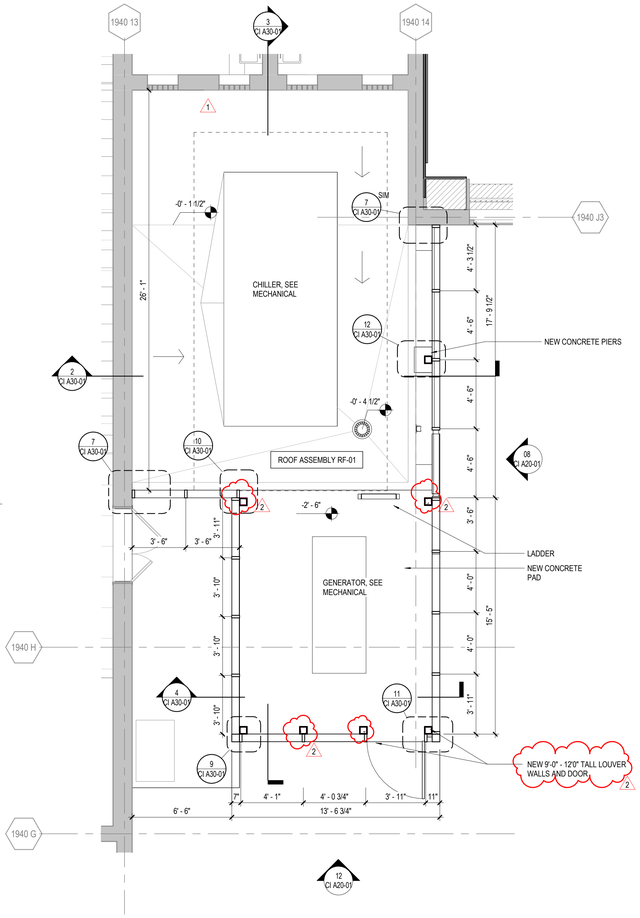
5 ACOUSTIC LOUVER BASE
1 1/2" = 1'-0"



4 WALL SECTION - CHILLER ENCLOSURE AT GRADE
3/8" = 1'-0"



2 WALL SECTION - CHILLER ENCLOSURE AT ELEVATED SLAB
3/8" = 1'-0"



1 ENLARGED FLOOR PLAN - CHILLER ENCLOSURE
1/4" = 1'-0"

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The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
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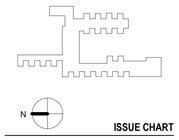

ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM 2	11/17/2023
1	ADDENDUM 1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

ENLARGED PLANS AND DETAILS - CHILLER ENCLOSURE

SHEET NUMBER

CI A30-01

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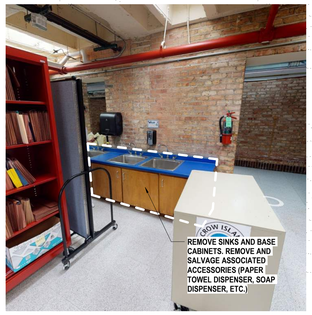
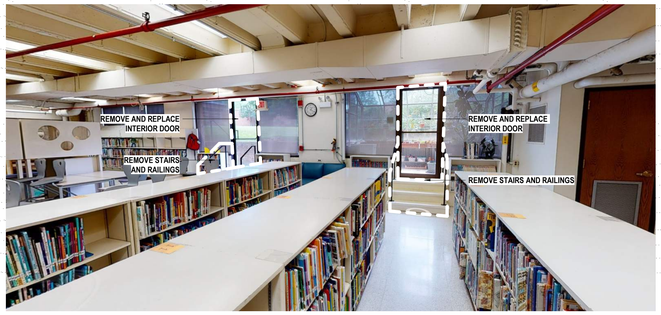
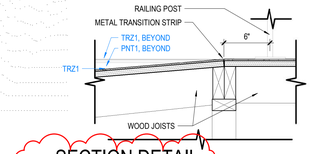


13 LRC SINKS
1/8" = 1'-0"

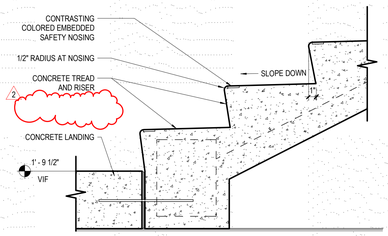
10 LRC EXTERIOR STAIR
1/8" = 1'-0"



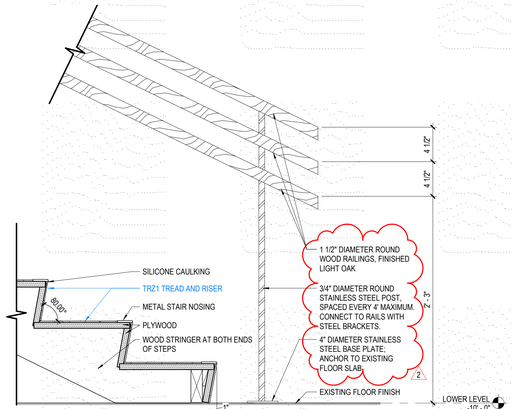
05 LRC INTERIOR DOORS
1/8" = 1'-0"



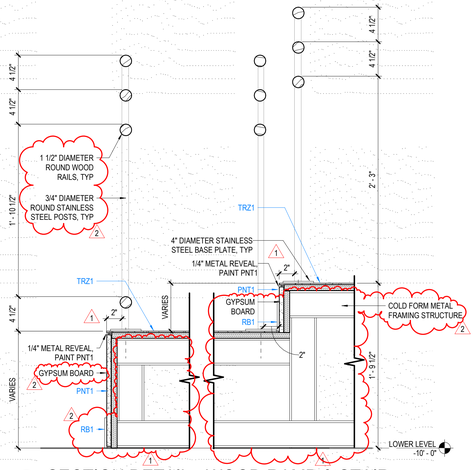
16 SECTION DETAIL - RAMP TOP
1 1/2" = 1'-0"



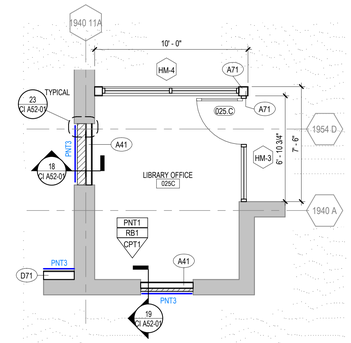
12 SECTION DETAIL - CONCRETE STAIR
1 1/2" = 1'-0"



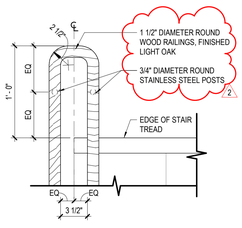
09 SECTION DETAIL - INTERIOR STAIR
1 1/2" = 1'-0"



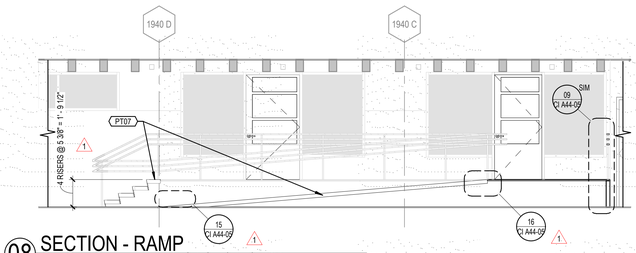
04 SECTION DETAIL - WOOD RAMP & STAIR
1 1/2" = 1'-0"



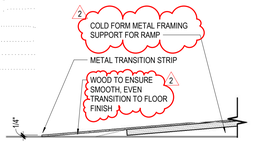
02 FLOOR PLAN - LIBRARY OFFICE
1/4" = 1'-0"



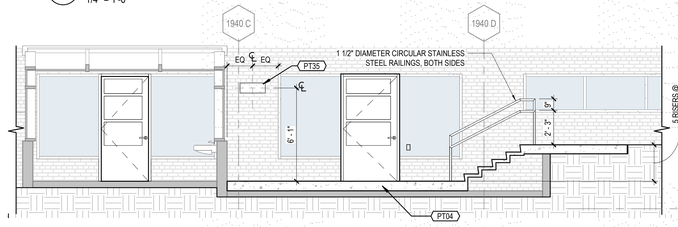
11 PLAN DETAIL - RAILING
1 1/2" = 1'-0"



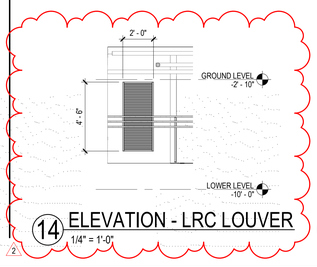
08 SECTION - RAMP
1/4" = 1'-0"



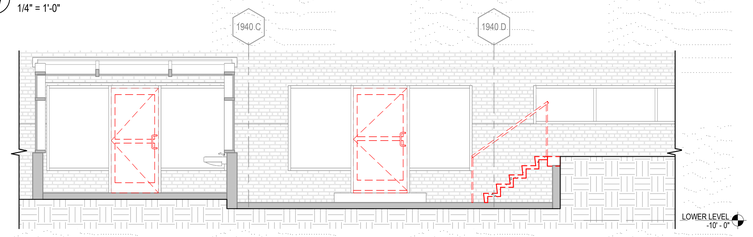
15 SECTION DETAIL - RAMP BOTTOM
1 1/2" = 1'-0"



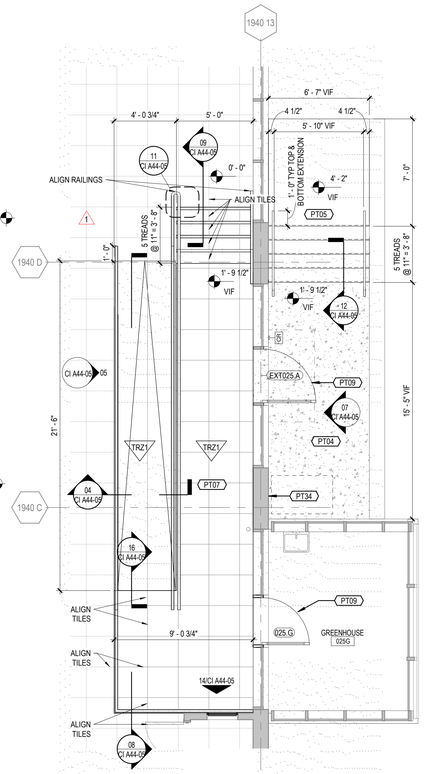
07 SECTION - EXTERIOR LRC STAIR
1/4" = 1'-0"



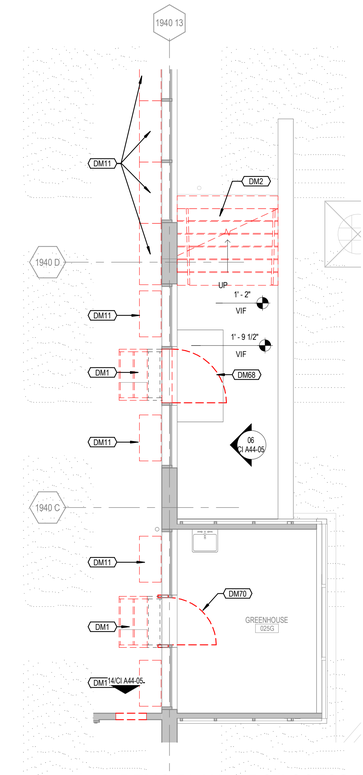
14 ELEVATION - LRC LOUVER
1/4" = 1'-0"



06 DEMO ELEVATION - LRC ACCESSIBLE EXIT
1/4" = 1'-0"



03 FLOOR PLAN - LRC ACCESSIBLE EXIT
1/4" = 1'-0"



01 DEMO PLAN - LRC ACCESSIBLE EXIT
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET CI A11-00A FOR ADDITIONAL LEGEND INFORMATION AND GENERAL NOTES.

2. REFER TO SHEET CI G00-01 FOR ADDITIONAL GENERAL NOTES, TOILET ACCESSORIES LEGEND, MOUNTING HEIGHTS, ABBREVIATIONS, AND TYPICAL ELEVATIONS.

FLOOR PLAN LEGEND

- MILLWORK / CASEWORK
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- APC1 / 1' - 0" — CEILING MATERIAL CODE (REFER TO CEILING SYSTEMS SCHEDULE SHEET CI A64-01); CEILING HEIGHT
- 1i — EXTERIOR GLAZING SYSTEM TAG - REFER TO SHEET CI A33-01
- 1i — INTERIOR GLAZING SYSTEM TAG - REFER TO INTERIOR WINDOW SCHEDULE SHEET CI A62-01
- XX/A00-01 — PHOTO REFERENCE FOR EXISTING CONDITION, REFER TO CALLED-OUT ANNOTATED PHOTO FOR FURTHER INFORMATION
- PNT1 — NEW WALL FINISH TAG*
- RB1 — NEW BASE FINISH TAG*
- TRZ1 — NEW FLOOR FINISH TAG*
- PT2 — NEW ACCENT WALL FINISH TAG*

* REFER TO FINISH SCHEDULE SHEET CI A64-01. IF TAG NOTES "EXIST", FINISH IS EXISTING TO REMAIN.

- P1 — PLUMBING CONFIGURATION TAG, REFER TO MOUNTING DIMENSIONS LEGEND SHEET CI A00-01
- TA1 — TOILET ACCESSORY TAG, REFER TO MOUNTING DIMENSIONS LEGEND SHEET CI A00-01
- XXXXX — SPECIALTY EQUIPMENT TAG, REFER TO SPECIALTY EQUIPMENT SCHEDULE SHEET CI A64-01
- FEC/FHV — FIRE EXTINGUISHER / FIRE DEPARTMENT VALVE
- 1i (30"W / 34 1/2"H / 24"D) — CASEWORK TAG, REFER TO SHEET CI A50-00

FLOOR PLAN NOTES BY NUMBER

	<<< Indicates Sheet Keynote on Plan
DM1	REMOVE RAILINGS AND WOOD FRAME STAIR IN ITS ENTIRETY.
DM2	REMOVE RAILINGS, CONCRETE STAIR, AND TOP STAIR LANDING.
DM11	REMOVE WALL-MOUNTED SHELVING UNIT.
DM68	REMOVE EXISTING EXTERIOR DOOR(S), FRAME(S), TRANSOM, SIDELITE(S) AND HARDWARE.
DM70	REMOVE EXISTING INTERIOR DOOR, FRAME, TRANSOM, SIDELITE AND HARDWARE. REMOVE AND SALVAGE WOOD TRIM FOR REINSTALLATION. PREPARE OPENING FOR NEW WORK.
PT04	CONCRETE SLAB, POURED TO HEIGHT OF EXISTING EXTERIOR DOOR LANDING. MAINTAIN EXISTING DRAINAGE STRATEGY. (REF. HLS 2020)
PT05	NEW CONCRETE STAIR, RAILINGS, AND UPPER LANDING. (REF. HLS 2020)
PT07	NEW RAISED WOOD-STRUCTURED PLATFORM WITH RAMP, STAIRS, WOOD RAILINGS, AND WOOD GUARDRAILS. (REF. HLS 2020)
PT09	NEW ADA-COMPLIANT GLAZED STOREFRONT DOOR, THRESHOLD, AND HARDWARE.
PT34	NEW AREA OF RESCUE ASSISTANCE. PROVIDE COMPLIANT ACCESSIBLE SIGNAGE FOR EXTERIOR AREAS FOR ASSISTED RESCUE. COORDINATE WITH DISTRICT STANDARDS. (REF. HLS 2020)
PT35	EMERGENCY LIGHTING FIXTURE, LOCATE AS DIMENSIONED.

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

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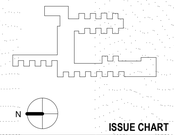
KEYPLAN



ISSUE CHART

SHEET REALEASED FOR INFORMATION ONLY

MARK	ISSUE	DATE
2	ADDENDUM 2	11/17/2023
1	ADDENDUM 1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

ENLARGED PLANS & ELEVATIONS - LRC

SHEET NUMBER

CI A44-05

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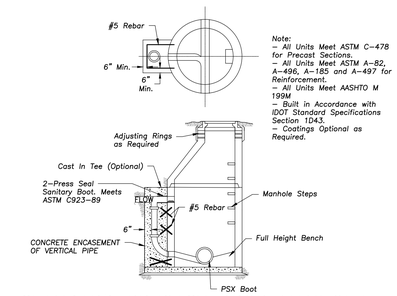
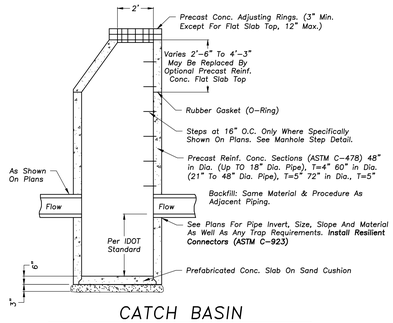
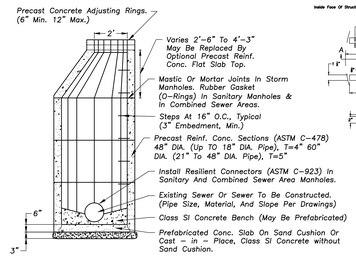


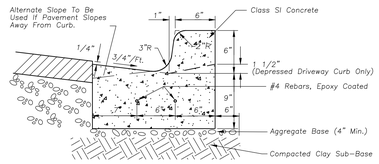
STANDARD PRECAST DROP MANHOLE



CATCH BASIN



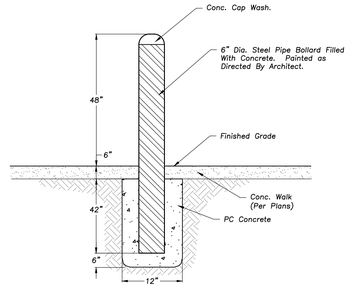
MANHOLE – 48"–60" DIA.



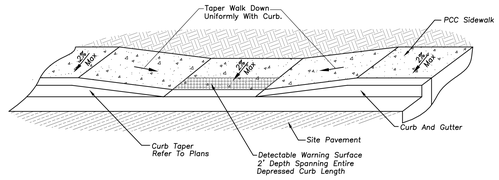
Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (under 25 ft.) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4" ø, 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

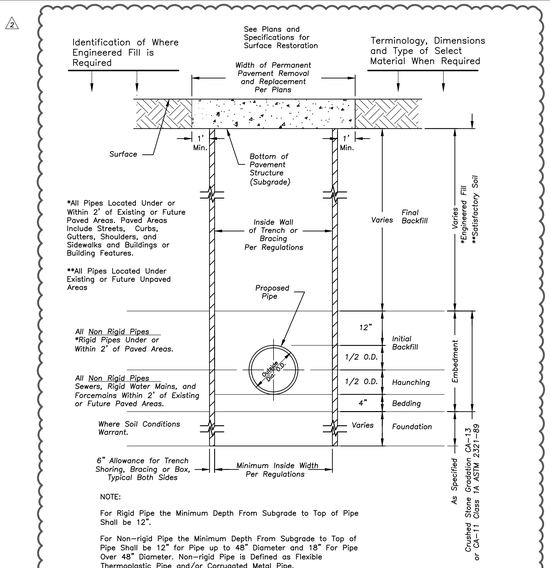
B–6.12 CURB & GUTTER



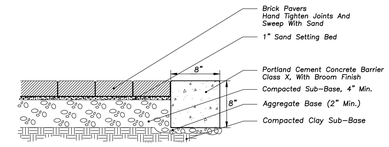
BOLLARD IN WALK DETAIL



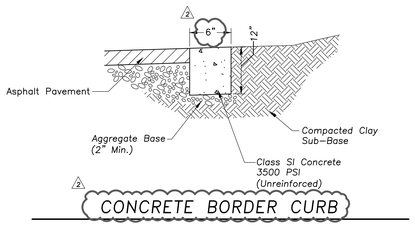
DEPRESSED ACCESSIBLE LANDING DETAIL



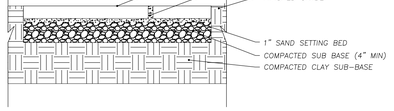
STANDARD SEWER AND WATER TRENCH SECTION



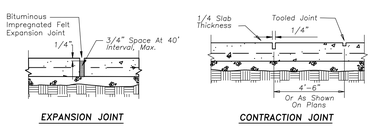
BRICK PAVER SIDEWALK

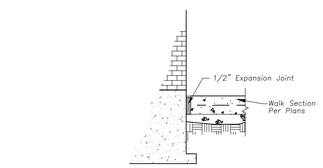


CONCRETE BORDER CURB

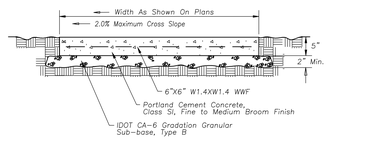


IRREGULAR FLAGSTONE

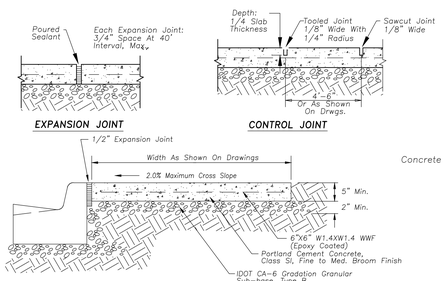




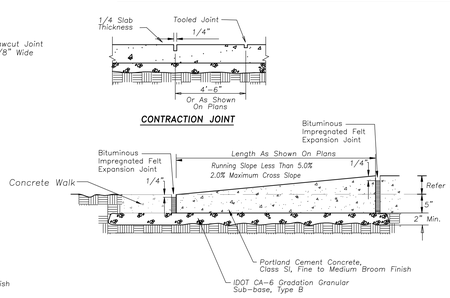
WALK ADJACENT TO BUILDING



PORTLAND CEMENT CONC. SIDEWALK



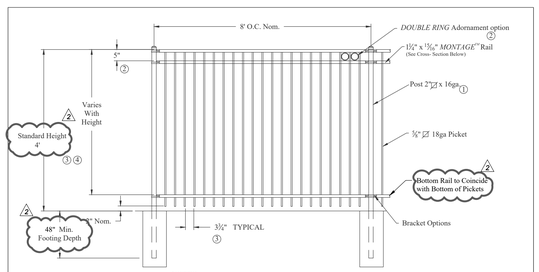
PORTLAND CEMENT CONC. SIDEWALK



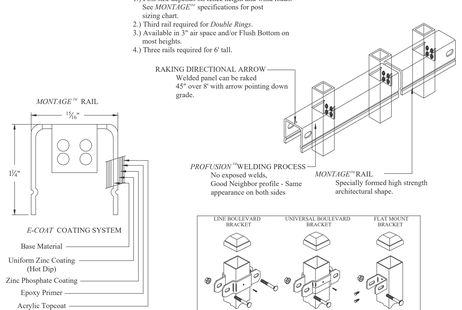
PORTLAND CEMENT CONC. SLOPED WALK

1. Dowel Sloped Walk To Stoop. Provide Two, #6–18" Long, Coated, Smooth Dowel Bars. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.

ORNAMENTAL FENCE FOR ALTERNATE NO. 02



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE*™ specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.



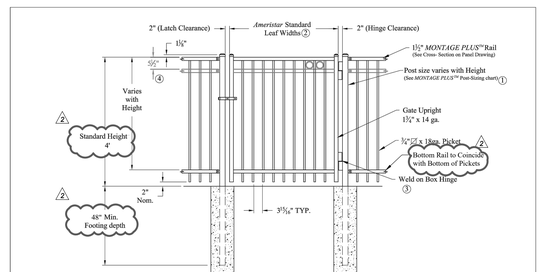
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED

RMISO

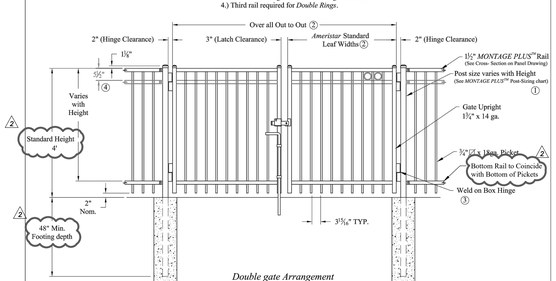
MONTAGE MAJESTIC 2/3-RAIL			
DR: CI	SH. 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 7-19-11		REV: c

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



Single gate Arrangement

NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE PLUS*™ specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.



Double gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

COMMERCIAL STRENGTH WELDED STEEL GATES

RMISO

MONTAGE PLUS MAJESTIC 2/3-RAIL SGL. & DBL GATE			
DR: CI	SH. 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10		REV: e

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Tulsa, OK 74116
1-888-333-3422
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CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

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CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

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OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

ADDENDUM #2 | 11/17/2023

KEYPLAN

N

ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM #2	11/17/2023
1	ADDENDUM #1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

DETAILS

SHEET NUMBER

CI C600

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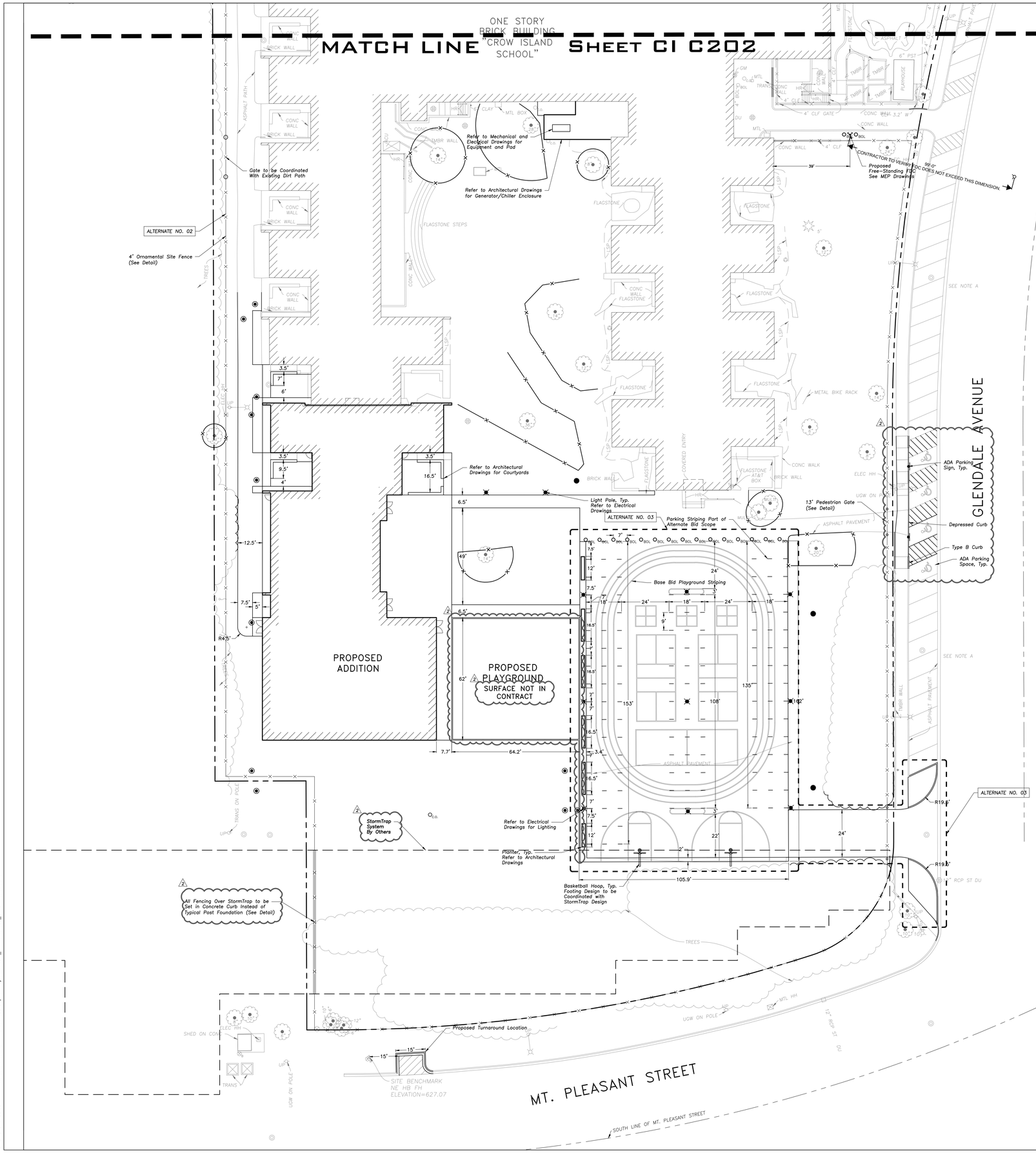
EXHIBIT G

SITE GEOMETRY PLAN AND GRADING AND PAVING PLAN



GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 220870

PROJECT BENCHMARKS

1. Northeast Fire Hydrant Bolt
Elevation = 627.07

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. *Contractor Shall Provide Private Utility Locating Services for the Project Area.*
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5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.*
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

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CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

STRUCTURAL
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SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave, Suite 365,
Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

ADDENDUM #2 | 11/17/2023

KEYPLAN

N

ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM #2	11/17/2023
1	ADDENDUM #1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

SITE GEOMETRY PLAN ALTERNATE BID

SHEET NUMBER

CI C201

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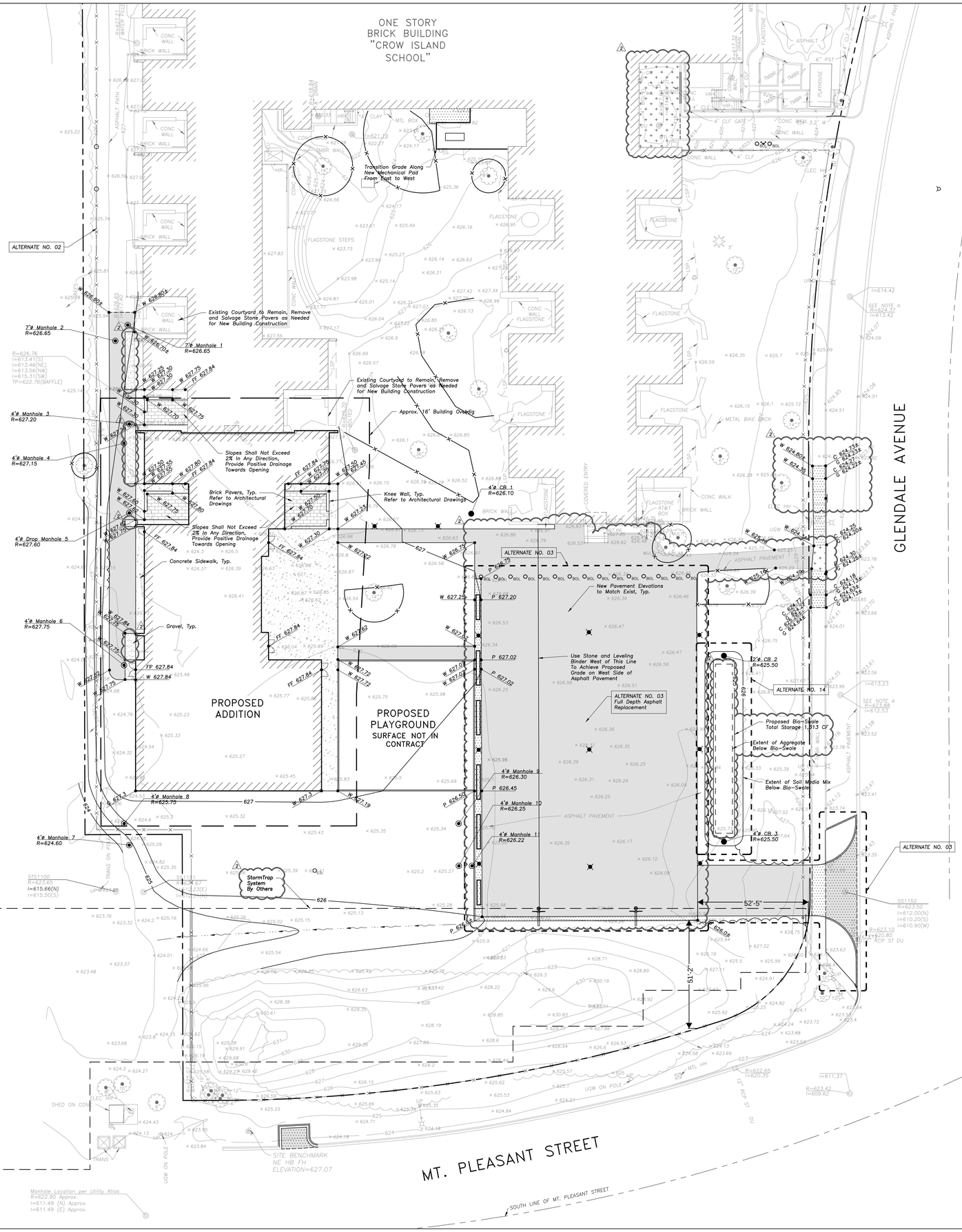

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6

Pavement Restoration in Public Way
Match Existing Section

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Brick Paver Section
Belden Ivory Bay Gray Standard Paver
Refer to Architectural Drawings for Pattern

Concrete Sidewalk Section (In ROW)
5" Portland Cement Concrete
2" Aggregate Base Course, Type B, Crushed

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Gravel Section
3" Decomposed Granite
3" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Resprayed With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.
4. **Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.**

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 220870

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20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	C 782.50 C 782.00
	Gutter Elevation	
	Pavement Elevation	P 783.25
	Sidewalk Elevation	W 782.10
	Ground Elevation	784.0
	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

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KEYPLAN

N

ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM #2	11/17/2023
1	ADDENDUM #1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

GRADING AND PAVING PLAN ALTERNATE BID

SHEET NUMBER

CI C401

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ADDENDUM #2 | 11/17/2023

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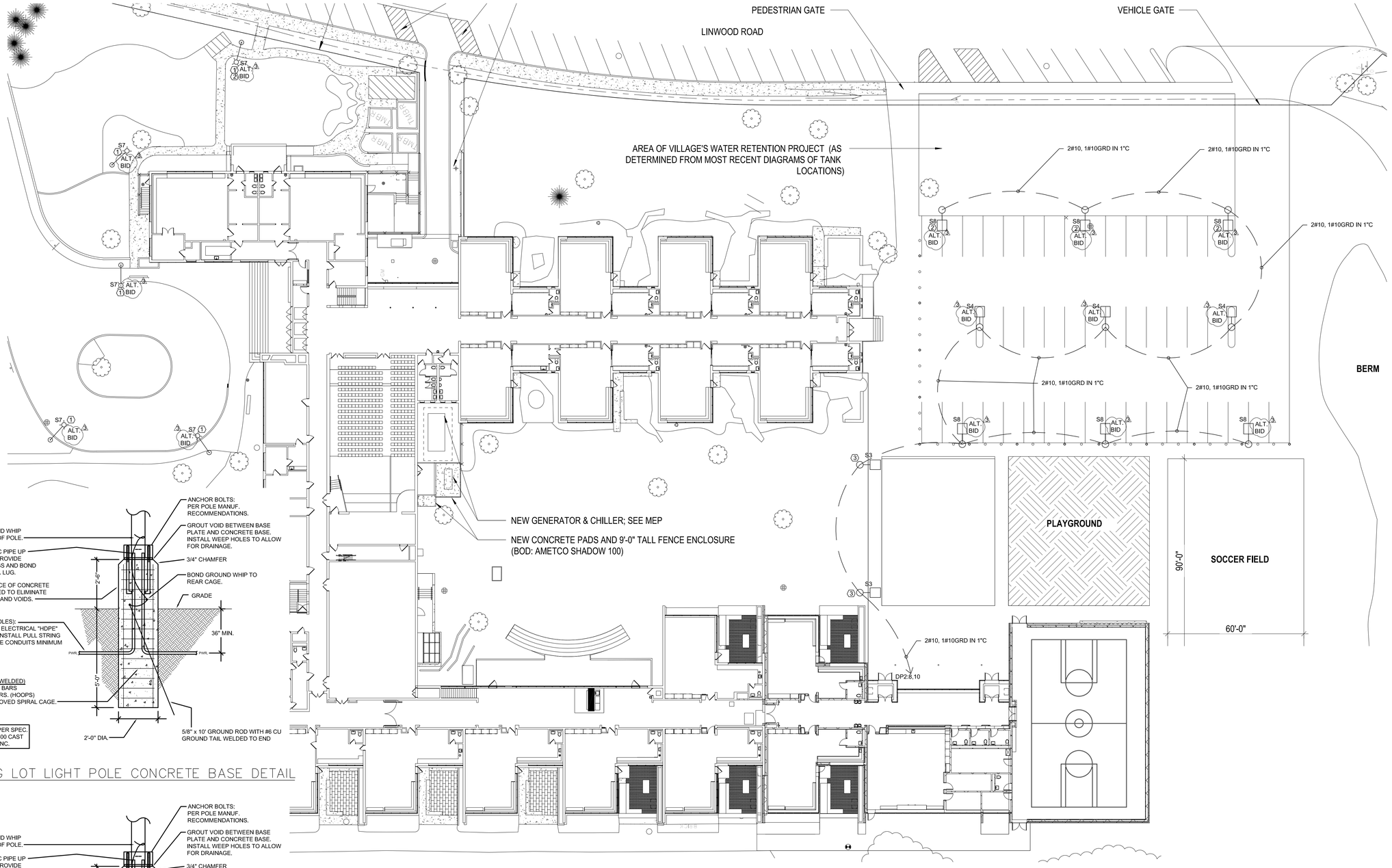
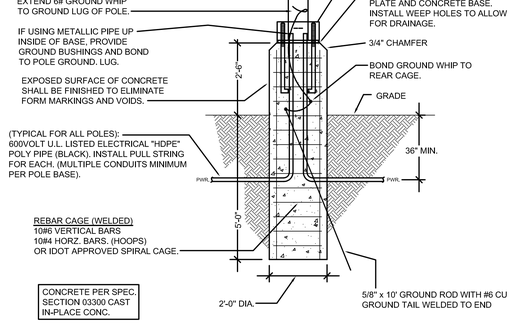
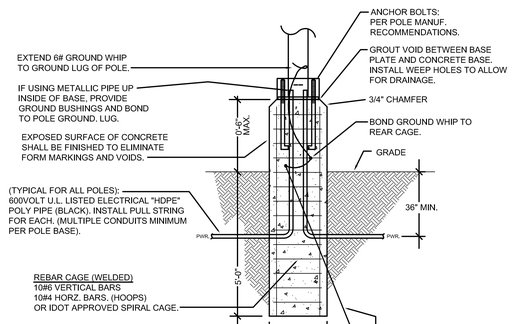
EXHIBIT H

ELETRICAL SITE PLAN AND DETAIL SHEET





3 PARKING LOT LIGHT POLE CONCRETE BASE DETAIL
NO SCALE



4 NEW WALKWAY LIGHT POLE CONCRETE BASE DETAIL
NO SCALE

N
1 SITE PLAN – SOUTH ELECTRICAL SITE LIGHTING
1" = 20'-0"

KEYED NOTES:

1. FURNISH AND INSTALL NEW POLE AND POLE MOUNTED FIXTURE ON EXISTING CONCRETE BASE. FURNISH AND INSTALL CUSTOM BOLT ADAPTER PLATE FOR EXISTING BASE. COORDINATE REQUIREMENTS IN FIELD. EXTEND EXISTING BRANCH CIRCUIT AS REQUIRED.
2. FURNISH AND INSTALL MANUFACTURER'S HOUSESIDE SHIELD WITH POLE MOUNTED FIXTURE.
3. SEE DETAIL 4 FOR INFORMATION REGARDING BASE. EC SHALL CONFIRM EXISTING BASE HEIGHTS IN FIELD PRIOR TO INSTALLATION. COORDINATE WITH ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

DRIVEWAY AND PARKING LOT POLES:
INSTALL WEATHERPROOF, ULTRAVIOLET PROTECTED POLE IDENTIFICATION LABELS WITH ADHESIVE BACKING ON ALL POLES AS DIRECTED BY OWNER. LABELING SCHEME SHALL BE COORDINATED WITH OWNER AND IDENTIFIED ON AS-BUILT DRAWINGS. LABELS SHALL BE A MINIMUM OF 4 INCHES HIGH BY 2 INCHES WIDE AND SHALL INCLUDE SERIAL NUMBER AND BAR CODE TO AID OWNER IN QUICKLY IDENTIFYING POLE AND TRACKING OF MAINTENANCE PERFORMED. FIELD SHALL BE WHITE WITH BLACK LETTERING "ARIAL" TYPE FONT. A ZONE MAP SHALL BE INSTALLED NEXT TO LIGHTING POWER/CONTROL PANELS TO AID OWNER IN DETERMINING WHAT POLE IS FED BY WHICH PANEL AND ASSOCIATED CIRCUIT BREAKER. ZONE MAP SHALL BE INSTALLED IN A FRAME WITH PLEXIGLAS SHIELD.

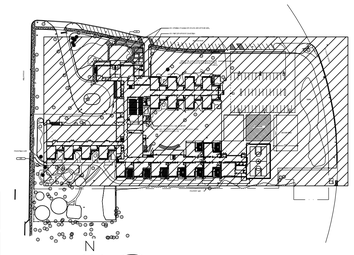
AUGER/DIRECTIONAL BORE, SAWCUT, TRENCH, BACKFILL, COMPACT AND PATCH TO MATCH SURROUNDING AREA FOR INSTALLATION OF RACEWAYS.

INSTALL PULL STRING IN ALL CONDUITS AND INSTALL TRACER WIRES ABOVE ALL UNDERGROUND CONDUITS, CAP ENDS OF LOW VOLTAGE CABLING CONDUITS.

UNDER GROUND CONDUITS TO BE "HDPE" HIGH DENSITY POLYETHYLENE TYPE CONDUIT WITH TRACER WIRE WHEN DIRECTIONAL BORING; OTHERWISE SCHEDULE 80 PVC CONDUIT, UNLESS OTHERWISE NOTED.
ALL ELBOWS AND RISERS OUT OF THE GROUND TO BE "RGS" TYPE CONDUIT.
INSTALL PULL STRING IN ALL CONDUITS.
CAP ENDS OF ALL EMPTY CONDUITS FOR PROTECTION AND INCLUDE TRACER WIRE.

UTILIZE #10 WIRE & 1" CONDUIT MINIMUM (UNLESS OTHERWISE NOTED) FOR LIGHT POLE/FIXTURE WIRING AND 1-1/4" CONDUIT MINIMUM FOR SECURITY CONDUITS. REFER TO DETAILS SHEETS FOR ADDITIONAL INFORMATION.

SHEET REALEASED FOR INFORMATION ONLY



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2 SITE KEY PLAN

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Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S. Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N. Franklin St #410, Chicago, IL

MEP
Mechanical Service Associates
111 S. Virginia St., Crystal Lake, IL 60014

LANDSCAPING

OWNER
District 36 Board of Education
1235 Oak St., Winnetka, IL 60093

FACILITY

CONTRACTOR

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

ISSUE FOR BID 10.06.2023

KEYPLAN

ISSUE CHART

3	ASI-001	02/02/2024
2	ADDENDUM 2	11/17/2023
1	ADDENDUM 1	10/24/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

CI E04-02

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LIGHT FIXTURE SCHEDULE

TAG	MANUFACTURER	MODEL NUMBER	LAMPS / LUMINARIES				DRIVER	MOUNTING	DESCRIPTION	REMARKS
			QTY	TYPE	WATTS	VOLTS				
F1	SPECTRUM	SGRTE12XT-20L30K-MD-DO101-AR1266XT-SG	PER DWG.	LED	23.7	120	0-10 DIMMING	RECESSED RETROFIT	12" LED RETROFIT DOWNLIGHT	CONFIRM COMPATIBILITY WITH EXISTING FIXTURE AND OPENING PRIOR TO PURCHASE AND INSTALLATION
F2	MARK ARCHITECTURAL	S4PID-LSL-XFT-MSL8-80CRI-30K-400LMF-I80-I30K-I800LMF-SCT-MIN1-FLL-MVOLT-WHTT-ZT-NSX-SNSX-F2/36A-RDCY-WHTCY-WCRD	PER DWG.	LED	8W/FT	120/277	0-10 DIMMING	PENDANT	LINEAR DIRECT/INDIRECT LED FIXTURE	REFER TO LIGHTING PLANS FOR FIXTURE LENGTHS. FURNISH AND INSTALL SEPARATELY SHIPPED SECTIONS PER MANUFACTURER'S RECOMMENDATIONS. WITH POWERED AND NON-POWERED CANOPIES AND POWER/CONTROL CABLE. COLOR SELECTED BY ARCHITECT. COORDINATE PENDANT LENGTH IN FIELD.
F2A	MARK ARCHITECTURAL	S4PID-LSL-XFT-MSL8-80CRI-30K-400LMF-I80-I30K-I800LMF-SCT-MIN1-FLL-MVOLT-WHTT-NLTAIR2-NSX-SNSX-F2/36A-RDCY-WHTCY-WCRD	PER DWG.	LED	8W/FT	120/277	0-10 DIMMING	PENDANT	NLIGHT AIR ENABLED LINEAR DIRECT/INDIRECT LED FIXTURE	REFER TO LIGHTING PLANS FOR FIXTURE LENGTHS. FURNISH AND INSTALL SEPARATELY SHIPPED SECTIONS PER MANUFACTURER'S RECOMMENDATIONS. WITH POWERED AND NON-POWERED CANOPIES AND POWER/CONTROL CABLE. COLOR SELECTED BY ARCHITECT. COORDINATE PENDANT LENGTH IN FIELD. ROOM TO INCLUDE MATCHING NLIGHT AIR DIMMER CONTROL SWITCHES.
F3	LITHONIA	JEBL-24000LM-FRGL-MVOLT-40K-80CRI-WGX-SCF120-DWHXD	PER DWG.	LED	174	120/277	0-10 DIMMING	AIRCRAFT CABLE	LED HIGH BAY	WITH SAFETY CABLE, WHITE CORD SETS WITH POWER AND 0-10V CONTROL WIRES, AND WIREGUARDS. COORDINATE COLOR OF CABLE WITH ARCHITECT.
F3A	LITHONIA	JEBL-12000LM-FRGL-MVOLT-40K-80CRI-WGX-SCF120-DWHXD	PER DWG.	LED	135	120/277	0-10 DIMMING	AIRCRAFT CABLE	LED HIGH BAY	WITH SAFETY CABLE, WHITE CORD SETS WITH POWER AND 0-10V CONTROL WIRES, AND WIREGUARDS. COORDINATE COLOR OF CABLE WITH ARCHITECT.
F4			N/A							
F4A	SPECTRUM	SBA2SQLR30A-ALM-36K-E-1-RT1212-MW-FC	PER DWG.	LED	47	120/277	0-10 DIMMING	RECESSED	1'X1' NEW CONSTRUCTION SQUARE LED	
F6	GOTHAM	EVO8-30/20-AR-MD-LSS-120-GZ1	PER DWG.	LED	32	120/277	0-10 DIMMING	RECESSED	8" LED DOWNLIGHT	
F7	MARK ARCHITECTURAL	S4SD-LSL-XXFT-MSLX-80CRI-30K-800LMF-SCT-MIN1-FLL-MVOLT-WHTT	PER DWG.	LED	6.33/FT	120/277	0-10 DIMMING	SURFACE	SURFACE MOUNTED LINEAR LED	REFER TO LIGHTING PLANS FOR FIXTURE LENGTHS AND QUANTITIES
F8	LITHONIA	2BLT2-48L-ADP-GZ1-LP830	PER DWG.	LED	42.9	120/277	0-10 DIMMING	RECESSED	2X2 LED TROFFER	
F9	GOTHAM	EVO4SC-30/20-AR-LSS-MDW-MVOLT-GZ1-JBXCC-NLT120-DWH	PER DWG.	LED	19.5	120/277	0-10 DIMMING	SURFACE	SURFACE MOUNTED CYLINDER DOWNLIGHT	FAUX SKYLIGHT FIXTURES. COORDINATE HEIGHT OF FIXTURE WITH EXISTING FIXTURE PRIOR TO PURCHASE. COORDINATE COLOR WITH ARCHITECT.
F10	BROWNLEE	2081-19-BN-R49-FL1-30K	PER DWG.	LED	49	120/277	0-10 DIMMING	SURFACE	SURFACE MOUNT DROP LENS FIXTURE	
F11	LITHONIA	BLTX4-48L-ADP-GZ1-LP830	PER DWG.	LED	34	120/277	0-10 DIMMING	SURFACE	SURFACE MOUNT 1X4	
F13	CELESTIAL	GEM-4000-AAA-12-5	PER DWG.	LED	50	120	0-10 DIMMING	SURFACE	STEP LIGHT	ORDER GPS-120-60 POWER SUPPLY WITH FIXTURE. COORDINATE LIGHT COLOR TEMPERATURE WITH ARCHITECT. WITH END CAPS AND POWER FEED BOX.
F14	LITHONIA	ZL1N-L48-5000LM-FST-MVOLT-30K-80CRI-WH	PER DWG.	LED	34	120/277	0-10 DIMMING	PENDANT/SURFACE	PENDANT/SURFACE MOUNTED STRIP	SURFACE MOUNT WHERE INDICATED ON DRAWINGS.
F15	LITHONIA	LDN10RV-30/20-LR10AR-LSS-MVOLT-GZ1	PER DWG.	LED	23	120/277	0-10 DIMMING	RECESSED RETROFIT	10" RETROFIT DOWNLIGHT	CONFIRM COMPATIBILITY WITH EXISTING FIXTURE AND OPENING PRIOR TO ORDERING AND INSTALLATION
F16	LITHONIA	2BLT4-40L-ADP-GZ1-LP830	PER DWG.	LED	30.5	120/277	0-10 DIMMING	RECESSED	2X4 LED TROFFER	
F17	SPECTRUM	SGRTE9XT-20L30K-MD-DO10-1-AR966XT-SG	PER DWG.	LED	23.7	120/277	0-10 DIMMING	RECESSED RETROFIT	9" RETROFIT DOWNLIGHT	CONFIRM COMPATIBILITY WITH EXISTING FIXTURE AND OPENING PRIOR TO ORDERING AND INSTALLATION
F18	GOTHAM	EVO8WW-30/20-AR-LSS-120-GZ1	PER DWG.	LED	31.6	120	0-10 DIMMING	RECESSED	8" WALLWASHER	CONFIRM COMPATIBILITY WITH EXISTING OPENING PRIOR TO ORDERING AND INSTALLATION.
F19	INDY	L8-60LM-30K-MVOLT-G4-80CRI-EZ1-CP-P-CD	PER DWG.	LED	52.5	120/277	0-10 DIMMING	RECESSED	8" DOWNLIGHT	VERIFY EXISTING FIXTURE SIZE IN AUDITORIUM IN FIELD PRIOR TO ORDERING AND INSTALLATION.
F20	LITHONIA	OLVTCM (OR OLVTWM AS REQUIRED)	PER DWG.	LED	15	120/277	N/A	SURFACE/WALL	UTILITY LIGHT	VERIFY IF WALL MOUNTED FIXTURE IS REQUIRED IN FIELD DUE TO EXISTING CONDITIONS PRIOR TO DELIVERY OF BIDS.
F21	GOTHAM	EVO2-30/07-AR-LSS-MWD-MVOLT-UGZ	PER DWG.	LED	9.7	120/277	0-10 DIMMING	RECESSED	2" DOWNLIGHT	COORDINATE CASEWORK DIMENSIONS WITH ARCHITECT. VERIFY LOCATION OF LIGHTING CONTROLS WITH ARCHITECT.
S1	KENALL	SL1414L-P-DB-15L40K-DV	PER DWG.	LED	15	120/277	0-10 DIMMING	SURFACE	DROP LENS CANOPY FIXTURE	COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING.
S2	LITHONIA LIGHTING	LDN6SQ-40/15-LS6-AR-LSS-TRW-MVOLT-GZ10-NPP16D	PER DWG.	LED	17.5	120/277	0-10 DIMMING	RECESSED	RECESSED DOWNLIGHT	COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING.
S3	LITHONIA LIGHTING	KAD LED-20C-1000-40K-R4-MVOLT-SPD04-PER7-PIR1FC3V W/ rTLN-MVOLT-DSNV-G2 POLE: SSS-10'-4C-DM19-STLHHC-DDBXD-L/AB-STEEL HAND HOLE BASE COVER (2)	PER DWG.	LED	73	120/277	NLIGHT AIR	10'-0" POLE ON 30" CONCRETE BASE	POLE MOUNTED SITE LIGHTING	PROVIDE NLIGHT AIR CONTROLS OCCUPANCY SENSOR AND PHOTOCELL. CONNECT TO NLIGHT ECLYPSE CONTROL PANEL. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING. PROVIDE LIGHT SHIELD/CUT OFF AS REQUIRED. WITH STEEL BASE COVER
S4	LITHONIA LIGHTING	KAD LED-20C-530-40K-R5-MVOLT-SPD04-PER7-PIR1FC3V W/ rTLN-MVOLT-DSNV-G2 POLE: SSS-10'-4C-DM19-STLHHC-DDBXD-L/AB-STEEL HAND HOLE BASE COVER (2)	PER DWG.	LED	35	120/277	NLIGHT AIR	10'-0" POLE ON 30" CONCRETE BASE	POLE MOUNTED SITE LIGHTING	PROVIDE NLIGHT AIR CONTROLS OCCUPANCY SENSOR AND PHOTOCELL. CONNECT TO NLIGHT ECLYPSE CONTROL PANEL. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING. PROVIDE LIGHT SHIELD/CUT OFF AS REQUIRED. WITH STEEL BASE COVER.
S5	LITHONIA LIGHTING	WST LED-P1-40K-VF-MVOLT-PBBW	PER DWG.	LED	12	120/277	0-10 DIMMING	SURFACE/WALL	SURFACE MOUNTED WALLPACK	FORWARD THROW DISTRIBUTION. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING.
S6	LITHONIA LIGHTING	WST LED-P1-40K-VW-MVOLT-PBBW	PER DWG.	LED	12	120/277	0-10 DIMMING	SURFACE/WALL	SURFACE MOUNTED WALLPACK	WIDE THROW DISTRIBUTION. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING.
S7	LITHONIA LIGHTING	KAD LED-20C-1000-40K-R4-MVOLT-SPD04-PER7-PIR1FC3V W/ rTLN-MVOLT-DSNV-G2 POLE: SSS-12'-4C-DM19-STLHHC-DDBXD-L/AB-(CUSTOM BOLT ADAPTER PLATE)-STEEL HAND HOLE BASE COVER	PER DWG.	LED	73	120/277	NLIGHT AIR	12'-0" POLE ON EXISTING CONCRETE BASE	POLE MOUNTED SITE LIGHTING	PROVIDE NLIGHT AIR CONTROLS OCCUPANCY SENSOR AND PHOTOCELL. CONNECT TO NLIGHT ECLYPSE COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING. PROVIDE LIGHT SHIELD/CUT OFF AS REQUIRED. WITH STEEL BASE COVER.
S8	LITHONIA LIGHTING	KAD LED-20C-530-40K-R4-MVOLT-SPD04-PER7-PIR1FC3V W/ rTLN-MVOLT-DSNV-G2 POLE: SSS-10'-4C-DM19-STLHHC-DDBXD-L/AB-STEEL HAND HOLE BASE COVER (2)	PER DWG.	LED	35	120/277	NLIGHT AIR	10'-0" POLE ON 30" CONCRETE BASE	POLE MOUNTED SITE LIGHTING	PROVIDE NLIGHT AIR CONTROLS OCCUPANCY SENSOR AND PHOTOCELL. CONNECT TO NLIGHT ECLYPSE CONTROL PANEL. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING. PROVIDE LIGHT SHIELD/CUT OFF AS REQUIRED. WITH STEEL BASE COVER.
EM1	LITHONIA LIGHTING	EU2C-HO	PER DWG.	LED	0.33	120/277	-	WALL/CEILING MOUNTED	EMERGENCY BATTERY PACK LIGHT	
EM2	LITHONIA LIGHTING	ERE-GY-T-SQ-WP	PER DWG.	LED	3	-	-	WALL MOUNTED	OUTDOOR REMOTE EMERGENCY LIGHT	REMOTE LOW VOLTAGE HEAD POWERED BY INDOOR EM LIGHT EM1. CONNECT TO CLOSEST EM1. PREP AND PAINT OUT HEADS PER ARCHITECT'S DIRECTION
EM3	BIG BEAM	L40WP3-DH-G	PER DWG.	LED	3	-	-	WALL MOUNTED	OUTDOOR REMOTE EMERGENCY LIGHT	REMOTE LOW VOLTAGE HEAD POWERED BY INDOOR EXIT SIGN X2. CONNECT TO CLOSEST X2. PREP AND PAINT OUT HEADS PER ARCHITECT'S DIRECTION
X1	LITHONIA LIGHTING	LQC-W-(1 OR 2)-R-ELN	PER DWG.	LED	5	120/277	-	WALL OR CEILING	EXIT SIGN (ONE/TWO SIDED AS REQUIRED) WITH BATTERY	FINAL ARROW LOCATION SHALL BE COORDINATED WITH THE DRAWINGS INCLUDE WIRE GUARDS FOR GYM/MULTIPURPOSE AREAS
X2	BIG BEAM	2EDCL-R-W-W-RC	PER DWG.	LED	5	120/277	-	WALL OR CEILING	EXIT SIGN WITH EM LIGHTS (ONE/TWO SIDED AS REQUIRED) WITH BATTERY	FINAL ARROW LOCATION SHALL BE COORDINATED WITH THE DRAWINGS

NOTES:

1. OTHER MANUFACTURERS ARE ALLLOWED UPON ARCHITECT/OWNER'S PRIOR APPROVAL.
2. LIGHT FIXTURES SHALL BE INDEPENDANTLY SUPPORTED TO THE BUILDING STRUCTURE SEPARATE FROM THE CEILING SYSTEM. REFER TO SPECIFICATIONS SECTION 265100 FOR ADDITIONAL INFORMATION.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIXTURES.
4. FURNISH AND INSTALL ALL LIGHT FIXTURE MOUNTING HARDWARE REQUIRED FOR A COMPLETE INSLALLATION OF LIGHT FIXTURES (IE. PENDANTS, FLANGE KITS, CANOPIES, TONG HANGERS, SAFETY CHAINS, UNI-STRUT, ETC.)
5. CATALOG NUMBERS MAY NOT REFLECT ALL OF THE REQUIREMENTS INCLUDED IN THE DRAWINGS AND SPECIFICATIONS. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURER.
6. COORDINATE FIXTURE COLOR/FINISH WITH ARCHITECT.

LIGHT FIXTURE INSTALLATION NOTES:

1. SUPPORT FOR LIGHTING FIXTURES IN OR ON GRID-TYPE SUSPENDED CEILINGS:
2. INSTALL A MINIMUM OF FOUR CEILING SUPPORT SYSTEM RODS OR WIRES FOR EACH FIXTURE. LOCATE NOT MORE THAN 6 INCHES FROM LIGHTING FIXTURE CORNERS. RODS/WIRE MUST BE INSTALLED FROM STRUCTURE AND SIZED IN ORDER TO SUPPORT EACH FIXTURE INDEPENDENTLY OF GRID. WIRE SHALL HAVE BREAKING STRENGTH OF THE WEIGHT OF THE FIXTURE AT A SAFETY FACTOR OF 3 TIMES UNITS WEIGHT. PROVIDE NO MORE THAN 2" OF SLACK IN EACH FIXTURE SUPPORT CABLE AFTER FIXTURES HAVE BEEN INSTALLED WITHIN GRID.
3. SUPPORT CLIPS: FASTEN TO LIGHTING FIXTURES AND TO CEILING GRID MEMBERS AT OR NEAR EACH FIXTURE CORNER WITH CLIPS THAT ARE UL LISTED FOR THE APPLICATION, PER NEC 410-16-C.
4. FIXTURES OF SIZES LESS THAN CEILING GRID: INSTALL AS INDICATED ON REFLECTED CEILING PLANS OR CENTER IN ACOUSTICAL PANEL, AND SUPPORT FIXTURES INDEPENDENTLY WITH AT LEAST TWO 3/4-INCH METAL CHANNELS SPANNING AND SECURED TO CEILING TEES. INSTALL AT LEAST ONE INDEPENDENT SUPPORT ROD OR WIRE FROM STRUCTURE TO A TAB ON EACH END OF LIGHTING FIXTURE. WIRE OR ROD SHALL HAVE BREAKING STRENGTH OF THE WEIGHT OF FIXTURE AT A SAFETY FACTOR OF 3.
5. ALL JUNCTION BOXES USED FOR SUPPORTING LIGHT FIXTURES WILL BE HEAVY DUTY UL LISTED FOR THE APPLICATION. DO NOT SUPPORT FROM CEILING GRID. SUPPORT FROM STRUCTURE AND USE GRID TO STABILIZE UNIT.

SHEET REALEASED FOR INFORMATION ONLY

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave, Suite 365, Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

District 36 Board of Education

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM 2	11/17/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

ELECTRICAL SCHEDULES

SHEET NUMBER

CI E30-01

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KAD LED
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

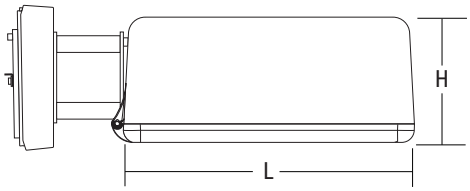
EPA: 1.2 ft² *(0.11 m²)*

Length: 17-1/2" *(44.5 cm)*

Width: 17-1/2" *(44.5 cm)*

Height: 7-1/8" *(18.1 cm)*

Weight (max): 36 lbs. *(16.4 kg)*



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[3]
KAD LED	20C[1] 20 LEDs 30C[1] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA[1] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V[2]	MVOLT[3] 277[4] 120[4] 347[1,3] 208[4,5] 480[1,3] 240[4,5]	**Shipped included** SPUMBAK___ Square pole universal mounting adaptor[6] RPUMBAK___ Round pole universal mounting adaptor[6] SPD___ Square pole RPD___ Round pole WWD___ Wood pole or wall 04 4" arm 09 9" arm[5] 12 12" arm[6] **Shipped separately** DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

Options

Shipped installed

- PER5 NEMA twist-lock five-wire receptacle only (no controls)[7,8,9]
- PER7 Seven-wire receptacle only (no controls)[7,8,9]
- SF Single fuse (120, 277, 347V)[4]
- DF Double fuse (208, 240, 480V)[4]
- PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
- PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
- PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
- PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
- BL30 Bi-level switched dimming, 30%[3,9,10,11]
- BL50 Bi-level switched dimming, 50%[3,9,10,11]
- HS Houseside shield[16]

Shipped separately[16]

- WG Wire guard

Finish *(required)*

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

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EXHIBIT I

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Board of Education of Winnetka Public School District No. 36 ("***School District***") is the record title owner of the property commonly known as 1112 Willow Road in the Village ("***Subject Property***"); and

WHEREAS, the School District proposes to construct improvements including (i) the addition of three new classrooms and a new gymnasium; (ii) renovation of the existing gymnasium to a multi-purpose cafeteria; (iii) renovation of the Library Resource Center; (iv) creation of a secure vestibule; and (v) EMFP baseline infrastructure improvements, including air conditioning (collectively, the "***Proposed Improvements***"); and

WHEREAS, Resolution No. R-36-2024, adopted by the Village Council on April 2, 2024 ("***Resolution***"), grants to the School District an amendment to a special use permit, and a Certificate of Appropriateness to permit the construction of the Proposed Improvements on the Subject Property (collectively, the "***Requested Relief***"); and

WHEREAS, Section 8 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the School District has filed, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

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

1. The School District does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.

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

3. The School District 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 Resolution, and that the Village's approvals do not, and will not, in any way, be deemed to insure the School District against damage or injury of any kind and at any time.

4. The School District does hereby agree 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 Resolution granting the Requested Relief for the Subject Property.

5. The School District 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: _____, 2024

ATTEST:	**BOARD OF EDUCATION OF WINNETKA PUBLIC SCHOOL DISTRICT NO. 36**
By: _____	By: _____
Its: _____	Its: _____

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 23-15-SD

Property Information

Site Address: 1112 Willow Road, Winnetka, IL 60093

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

Property Owner Information

Name: Winnetka Public Schools District #36

Primary Contact: Brad Goldstein

Address: 1135 Oak St.

City, State, Zip: Winnetka, IL 60093

Phone No. 847-501-2522

Email: bradgoldstein@winnetka36.org

Date owner acquired property: 07/01/1938

Surveyor Information

Company Name: TFW Survey and Mapping, Inc.

Primary Contact: Tim O'Brien

Address: 1761 N. Dilleys Road, Ste. 105

City, State, Zip: Gurnee, IL 60031

Phone No. 847-548-6600 x203

Email: tob@tfwsurvey.com

Architect Information

Name: Perkins and Will Inc

Primary Contact: Rick Young

Address: 410 Michigan Ave.

City, State, ZIP: Chicago, IL 60611

Phone No. 312-755-4757

Email: rick.young@perkinswill.com

Attorney Information

Name: Hodges Loizzi

Primary Contact: James Levi

Address: 3030 Salt Creek Ln., Suite 202

City, State, Zip: Arlington Heights, IL 60005

Phone No. 847-670-9000

Email: jlevi@hlerk.com

Property Owner Signature: [redacted]

Date: 8-28-2023

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 23-15-SD

Property Information

Site Address: Crow Island Woods, 1140 Willow Road, Winnetka, Illinois, 60093

Parcel Identification Number(s) (PIN): 05-20-302-001-0000: 05-20-309-001-0000: 05-20-310-001-0000

Property Owner Information

Name: Winnetka Park District

Primary Contact: Costa Kutulas

Address: 540 Hibbard Road

City, State, Zip: Winnetka, Illinois, 60093

Phone No. 847-501-2052

Email: ckutulas@winpark.org

Date owner acquired property: 05/21/1919

Surveyor Information

Company Name: Heritage Land Consultants, LLC.

Primary Contact: Terry Vanalstine

Address: 758 Ridgeview Drive

City, State, Zip: McHenry, Illinois, 60050

Phone No. 815-344-3252

Email: N/A

Architect Information

Name: N/A

Primary Contact:

Address:

City, State, ZIP:

Phone No.

Email:

Attorney Information

Name: Ancil Glink

Primary Contact: Adam B. Simon

Address: 175 E. Hawthorne Parkway, Suite 145

City, State, Zip: Vernon Hills, Illinois, 60061

Phone No. 847-247-7400

Email: asimon@ancelglink.com

Property Owner Signature [redacted]

Date: 07/28/2023

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

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

August 23, 2023

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

Dear Ms. Klaassen:

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

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

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

Sincerely,

[redacted]

Brad Goldstein
CFO

Perkins&Will

Memo

Date: 8.22.2023

To: Kelly Tess

From: Rick Young

Re: Subdivision of Plat Application

Subdivision of Plat Application

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

Written Narrative

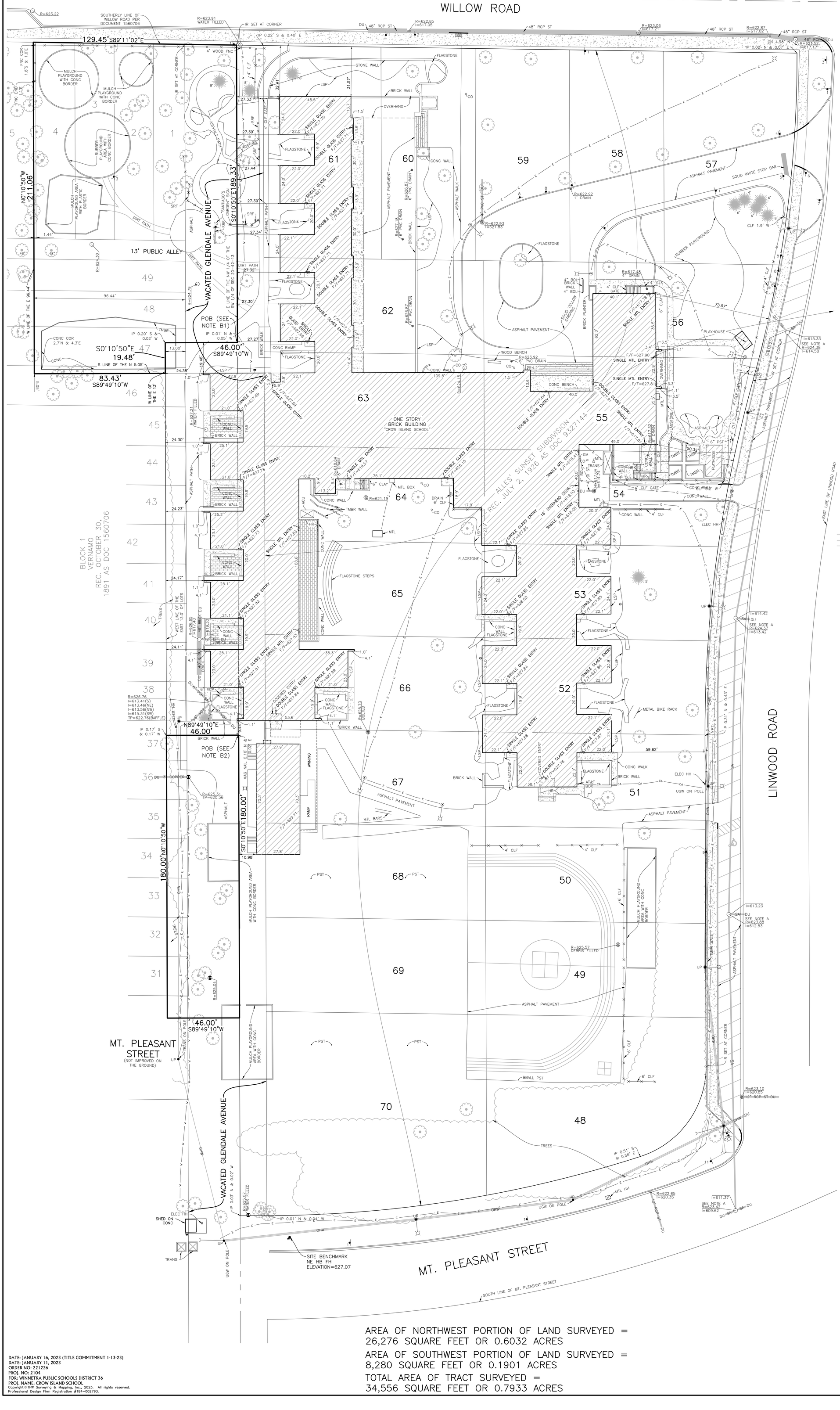
The Winnetka Park District is conveying a portion of the Crow Island Woods lot to The Winnekta Public Schools District 36 for the Crow Island Elementary School. This land conveyance will support a building addition of three classrooms and a gymnasium to the school in a more efficient and effective manner.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

410 N. Michigan Avenue, Suite 1600
Chicago, Illinois 60611

www.perkinswill.com

TFW SURVEYING & MAPPING INC
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

ALTA/NSPS LAND TITLE SURVEY
OF



DESCRIPTION OF NORTHWEST PORTION OF LAND

THAT PART OF VACATED GLENDALE AVENUE AND LOTS 1, 2, 3, 4, AND THE EAST 1.44 FEET OF LOT 5, AND THE EAST 96.44 FEET OF LOTS 47, 48, 49 AND THE VACATED ALLEY LYING NORTH OF SAID LOT 49, AND THE NORTH 5.05 FEET OF THE EAST 96.44 FEET OF LOT 46, ALL IN BLOCK 1 IN VERNAMO, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS, DESCRIBES AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 222.33 FEET SOUTHERLY FROM THE NORTHEAST CORNER THEREOF; THENCE WESTERLY, NORMAL FROM SAID EAST LINE, TO THE WEST LINE OF SAID EAST 13 FEET OF LOTS 46 AND 47; THENCE SOUTHERLY, NORMAL FROM SAID EAST LINE, TO THE SOUTH LINE OF SAID NORTH 5.05 FEET; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE OF SAID 5.05 FEET, TO THE WEST LINE OF SAID EAST 96.44 FEET; THENCE NORTHERLY, ALONG SAID WEST LINE TO THE NORTHERLY LINE OF SAID BLOCK 1, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF WILLOW ROAD PER SAID VERNAMO SUBDIVISION RECORDED AS DOCUMENT 1560706; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO SAID EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO SAID POINT OF BEGINNING.

DESCRIPTION OF SOUTHWEST PORTION OF LAND

THAT PART OF VACATED GLENDALE AVENUE AND THE EAST 13 FEET OF LOTS 31 TO 37 IN BLOCK 1 AND THE EAST 13 FEET OF VACATED MOUNT PLEASANT AVENUE PER DOCUMENT NUMBER 21297116 IN VERNAMO, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1891 AS DOCUMENT NUMBER 1560706, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 472.33 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE, 180 FEET; THENCE WESTERLY, NORMAL FROM SAID EAST LINE, TO THE WEST LINE OF SAID EAST 13 FEET OF SAID VACATED MOUNT PLEASANT AVENUE AND SAID LOTS 31 TO 37; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 180 FEET; THENCE EASTERLY TO SAID POINT OF BEGINNING.

LEGEND

ACU = AIR CONDITIONING UNIT
BOL = BOLLARD
CLF = CHAIN-LINK FENCE
CN = CROSS NOTCH
CONC = CONCRETE
DI = DUCTILE IRON
DU = DESTINATION UNKNOWN
ELEC = ELECTRIC
F/F = FINISHED FLOOR
HH = HAND HOLE
HR = HAND RAIL
I = INVERT
IP = IRON PIPE
LSP = LANDSCAPE PERIMETER
(M) = MEASURED
MTL = METAL
OHW = OVERHEAD WIRES
PST = POST
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD
R = RIM
RCP = REINFORCED CONCRETE PIPE
SA = SANITARY
SRF = SPLIT RAIL FENCE
ST = STORM
TMBR = TIMBER
TRANS = TRANSFORMER
UGW = UNDERGROUND WIRE
UP = UTILITY POLE
= MANHOLE
= ROUND OPEN GRATE MANHOLE
= SQUARE OPEN GRATE MANHOLE
= VALVE VAULT
= B-BOX
= SIAMESE WATER CONNECTION
= IRRIGATION CONTROL VALVE
= GUY WIRE
= LIGHT ON POST
= LIGHT ON MAST ARM
= SIGN WITH SIGN NOTE NUMBER
= BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES
= EVERGREEN VARIETY WITH UMBRELLA WIDTH IN FEET
= ORANGE PIN FLAG
= ELECTRIC PIN FLAG
= B6-0 CONCRETE CURBING
= B6-12 CONCRETE CURBING
= DEPRESSED CURBING
= CONCRETE
= BRICK
= UNDERGROUND GAS LINE
= UNDERGROUND WATER LINE
= UNDERGROUND ELECTRIC LINE

NORTH
1" = 20'

SIGN NOTES:
1. NO PARKING SIGN
2. CROSSWALK AHEAD SIGN
3. STREET SIGN
4. STOP SIGN FACES WEST AND NO PARKING SIGN FACES EAST
5. STOP SIGN
6. NO LEFT TURN SIGN
7. "SCHOOL SPEED LIMIT 20"
8. RESERVED SIGN
9. HANDICAPPED PARKING SIGN
10. "DO NOT ENTER"
11. "NO OUTLET"
12. "SANTIAGO'S GARDEN" SIGN
13. PARK WELCOME SIGN

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

NOTE B1:
POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20-42-13, 222.33' SOUTH OF THE NORTHEAST CORNER.

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

UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE AND INFORMATION SUPPLIED BY LUCKY LOCATORS INC., ACCORDING TO ESTIMATE NUMBER 15-2577.

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

FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST.

NO DIMENSIONS TO BE ASSUMED FROM SCALING

EASEMENTS AND BUILDING LINES AS SHOWN HEREON (OR THE VACATION OF THE SAME) ARE DERIVED FROM RECORD PLATS OF SUBDIVISION AND OTHER PUBLIC DOCUMENTS MADE AVAILABLE TO THIS SURVEYOR. ADDITIONAL EASEMENTS, BUILDING SETBACKS AND OTHER RESTRICTIONS MAY EXIST OVER THE SUBJECT PROPERTY AND WOULD BE IDENTIFIED BY A TITLE SEARCH. ZONING DISTRICT HAS NOT BEEN DETERMINED. FOR CURRENT ZONING RESTRICTIONS CONTACT LOCAL MUNICIPALITY.

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

TABLE A ITEM NOTES:

ITEM 2: ADDRESS PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 22010186GU, DATED SEPTEMBER 20, 2022 = 1112 WILLOW ROAD, WINNETKA, IL 60093
PIN: 05-20-303-001-0000. SEE TAX ID NOTE.

ITEM 3: A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0251K EFFECTIVE DATE: SEPTEMBER 10, 2021 THAT THE TRACT SURVEYED FALLS WITHIN ZONE "AE" (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "AE" DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

ITEM 4: GROSS LAND AREA SHOWN HEREON.

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

ITEM 8: SUBSTANTIAL FEATURES SHOWN HEREON.

ITEM 9: NO PARKING AREA FOUND WITHIN EITHER SURVEYED AREA.

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

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE POLICY NO. 22010186GU COMMITMENT DATE: SEPTEMBER 20, 2022 PRINTED DATE: JANUARY 6, 2023
PIN AS LISTED IN THE TITLE COMMITMENT: 05-20-303-001-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
[CTIC #1 - A 8] ARE GENERAL IN NATURE AND ARE NOT SHOWN HEREON
[CTIC #B 9 - H 15] AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE
[CTIC #I 16] DOCUMENT 1916218081, RECORDED JUNE 11, 2019 (ORDINANCE - SEE NOTE T1)
[CTIC #J 17 - K 18] DO NOT AFFECT THE SUBJECT PROPERTY

NOTE T1: DOCUMENT 1916218081 DOES NOT AFFECT THE SUBJECT PROPERTY

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

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

AREA OF NORTHWEST PORTION OF LAND SURVEYED = 26,276 SQUARE FEET OR 0.6032 ACRES
AREA OF SOUTHWEST PORTION OF LAND SURVEYED = 8,280 SQUARE FEET OR 0.1901 ACRES
TOTAL AREA OF TRACT SURVEYED = 34,556 SQUARE FEET OR 0.7933 ACRES

STATE OF ILLINOIS }SS
COUNTY OF LAKE

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

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

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

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

DATE: JANUARY 16, 2023 (TITLE COMMITMENT 1-13-23)
DATE: JANUARY 11, 2023
ORDER NO: 221226
PROJ. NO: 2104
FOR: WINNETKA PUBLIC SCHOOLS DISTRICT 36
PROJ. NAME: CROW ISLAND SCHOOL

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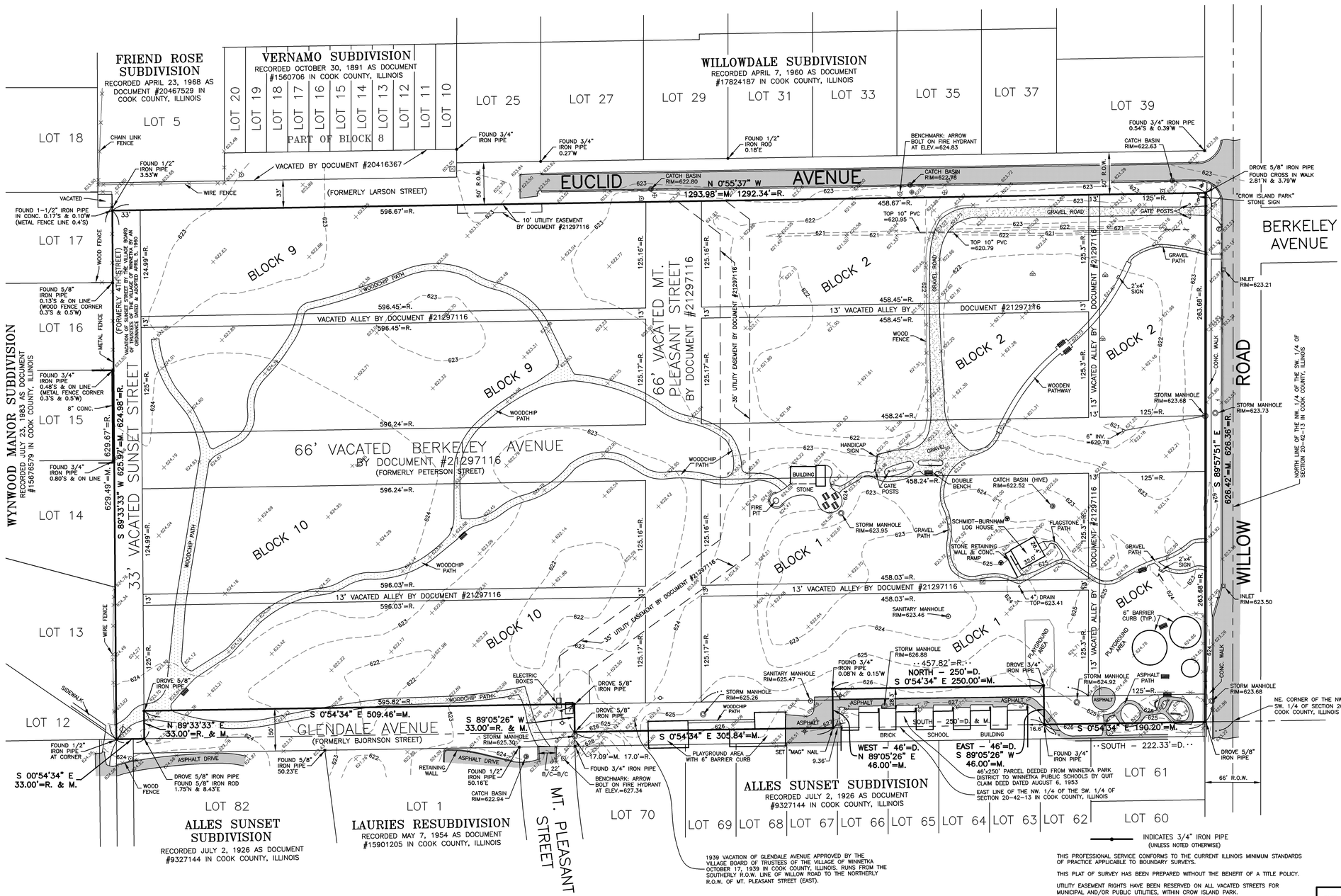
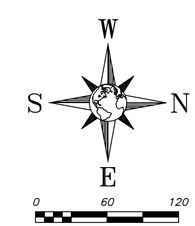
Professional Design Firm Registration #184-002793.

CROW ISLAND PARK
PLAT OF SURVEY & TOPOGRAPHY





GRAPHIC SCALE : 1" = 60'
BEARING SYSTEM : ASSUMED

LEGAL DESCRIPTION:

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

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

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

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

LEGEND

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

ABBREVIATIONS

= R.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= REC.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= M.	MEASURED OR CALCULATED DISTANCE
= MEAS.	MEASURED OR CALCULATED DISTANCE
R=	RADIUS
A=	ARC LENGTH
C=	CHORD LENGTH
P.O.B.=	POINT OF BEGINNING
P.O.C.=	POINT OF COMMENCEMENT

1939 VACATION OF GLENDALE AVENUE APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA OCTOBER 17, 1939 IN COOK COUNTY, ILLINOIS. RUNS FROM THE SOUTHERLY R.O.W. LINE OF WILLOW ROAD TO THE NORTHERLY R.O.W. OF MT. PLEASANT STREET (EAST).

CROW ISLAND PARK GROSS AREA = 17.9124 AC.±

INDICATES 3/4" IRON PIPE (UNLESS NOTED OTHERWISE)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

THIS PLAT OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

UTILITY EASEMENT RIGHTS HAVE BEEN RESERVED ON ALL VACATED STREETS FOR MUNICIPAL AND/OR PUBLIC UTILITIES, WITHIN CROW ISLAND PARK.

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISION LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

BUILDING TIE DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS.

HLC SURVEYING IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION.

ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184.004955 EXPIRES : 04/30/2009

STATE OF ILLINOIS
COUNTY OF McHENRY S.S.

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

GIVEN UNDER MY HAND AND SEAL AT McHENRY, ILLINOIS

THIS 26th DAY OF NOVEMBER 2008

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

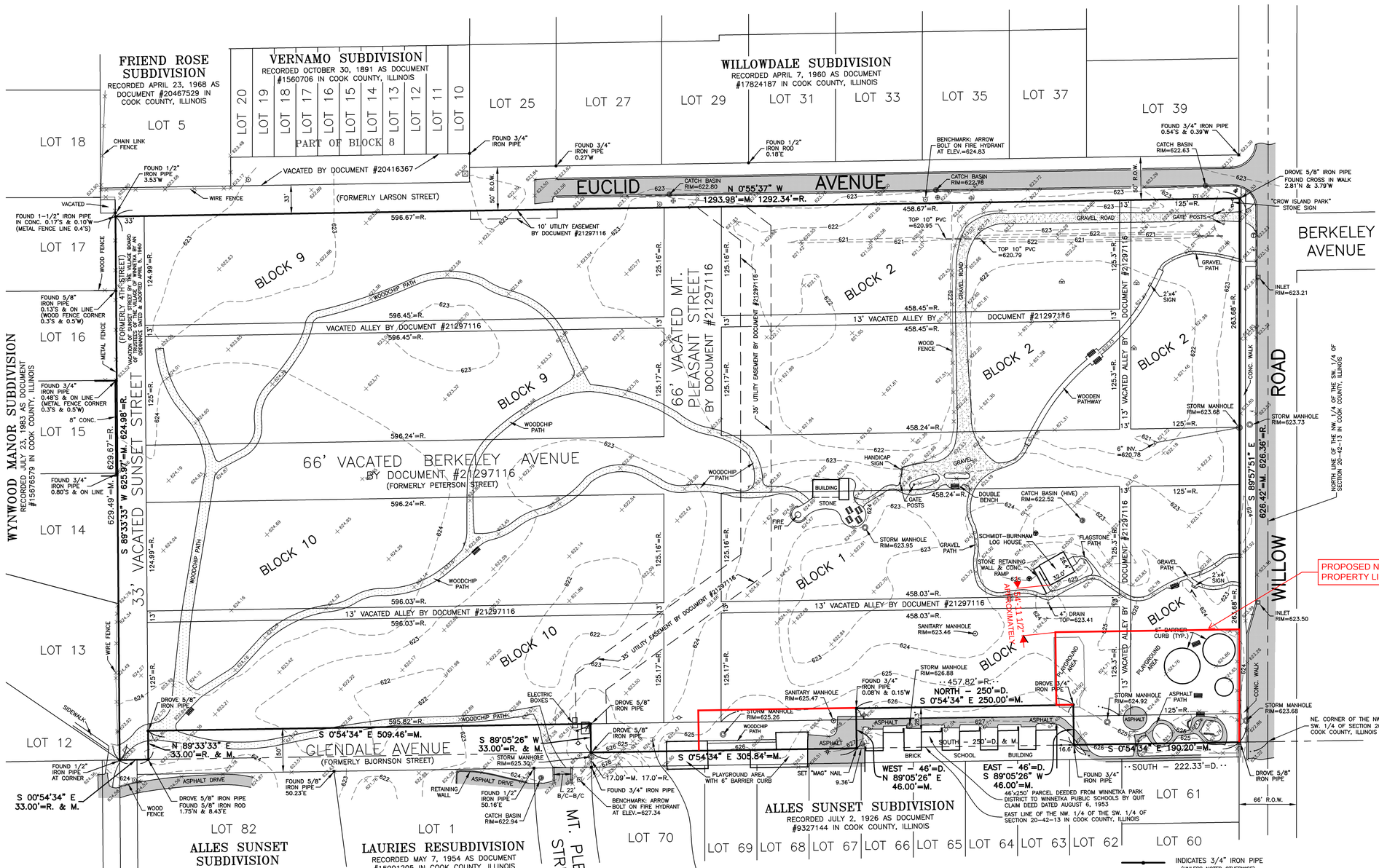
SHEET 1 OF 2

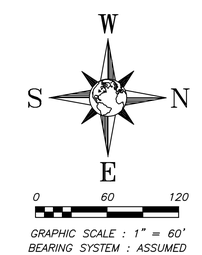
CROW ISLAND PARK SURVEY & TOPOGRAPHY

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

Heritage Land Consultants LLC
HLC Surveying
758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815)-344-3252

CROW ISLAND PARK
PLAT OF SURVEY & TOPOGRAPHY





LEGAL DESCRIPTION:

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

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

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

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

LEGEND

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

ABBREVIATIONS

= R.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= REC.	DISTANCE ON RECORDED PLAT OF SUBDIVISION
= M.	MEASURED OR CALCULATED DISTANCE
= MEAS.	MEASURED OR CALCULATED DISTANCE
R=	RADIUS
A=	ARC LENGTH
C=	CHORD LENGTH
P.O.B.=	POINT OF BEGINNING
P.O.C.=	POINT OF COMMENCEMENT

CROW ISLAND PARK GROSS AREA = 17.9124 AC.±

INDICATES 3/4" IRON PIPE (UNLESS NOTED OTHERWISE)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

THIS PLAT OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

UTILITY EASEMENT RIGHTS HAVE BEEN RESERVED ON ALL VACATED STREETS FOR MUNICIPAL AND/OR PUBLIC UTILITIES, WITHIN CROW ISLAND PARK.

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISION LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

BUILDING TIE DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS.

HLC SURVEYING IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION.

ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184.004955 EXPIRES : 04/30/2009

STATE OF ILLINOIS
COUNTY OF McHENRY S.S.

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

GIVEN UNDER MY HAND AND SEAL AT McHENRY, ILLINOIS

THIS 26th DAY OF NOVEMBER 2008

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

SHEET 1 OF 2

CROW ISLAND PARK SURVEY & TOPOGRAPHY

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

Heritage Land Consultants LLC
HLC Surveying
758 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815)-344-3252

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 23-25-SU

Property Information

Site Address: 1112 Willow Road, Winnetka, IL 60093

Applicant Information

Name: Perkins & Will Inc
Primary Contact: Rick Young
Address: 410 N Michigan Ave, Ste 1600
City, State, ZIP: Chicago, IL 60611
Phone No. 312 755 4707
Email: Rick.Young@perkinswill.com

Owner Information

Name: Winnetka School District
Primary Contact: Brad Goldstein
Address: 1235 Oak Street
City, State, ZIP: Winnetka, IL 60093
Phone No. 847 501 2522
Email: bradgoldstein@winnetka36.org

Architect Information

Name: Perkins & Will Inc
Primary Contact: Rick Young
Address: 410 N Michigan Ave, Ste 1600
City, State, ZIP: Chicago, IL 60611
Phone No. 312 755 4707
Email: Rick.Young@perkinswill.com

Attorney Information

Name: Hodge, Loizzi, Eisenhammer, Rodick & Kohn
Primary Contact: James Levi
Address: 500 Park Blvd., Ste. 1000
City, State, Zip: Itasca, IL 60143
Phone No. 847-670-9000
Email: jlevi@hlerk.com

Applicant Signature: [redacted] ally signed by Rick Young CN=Rick Young ...on: I am approving this document ...: 2023.11.20 08:28:49-06'00'
Date: 11/20/2023

Property Owner Signature: [redacted]
Date: 11/20/2023

Printed Name of Owner: Brad Goldstein

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 1112 Willow Road, Winnetka, IL 60093

Name of Business(es): Crow Island 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) _____

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Addition of three classrooms and a new gymnasium; renovation of existing gym to multipurpose/ cafeteria; renovation of Library Resource Center; creation of secure vestibule; EMFP Baseline infrastructure improvements including air conditioning

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 1112 Willow Road, Winnetka, IL 60093 (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	[redacted]
PRINTED NAME(S)	Brad Goldstein
ADDRESS	1235 Oak Street, Winnetka, IL 60093
PHONE NO.	847 501 2522
EMAIL	bradgoldstein@winnetka36.org

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	Perkins & Will Inc.
CONTACT NAME	Rick Young
ADDRESS	410 N. Michigan Ave. Ste. 1600 Chicago, IL 60611
PHONE NO.	312-755-4707
EMAIL	rick.young@perkinswill.com

Perkins&Will

Date: 3.18.2024

David Schoon, Director
Department of Community Development
Village of Winnetka, IL
510 Green Bay Road
Winnetka, IL 60093

Re: Crow Island Elementary School, Improvements & Addition

Dear David Schoon,

It is our great pleasure to present to you this application for a Special Use Permit and Certificate of Design Appropriateness for the Crow Island Elementary School of Winnetka, IL.

In November of 2022 the Village of Winnetka voted on, and approved, the 2022 Downsized Capital Improvement Plan: Referendum – this referendum included the new addition to the Crow Island Elementary School and the various other improvements that are noted within this application.

The Crow Island Elementary School project ("the Project") incorporates: a new addition with three classrooms, a gymnasium, and several toilet rooms; renovations to the existing gymnasium to create a cafeteria/multipurpose room; renovation of the existing Library Resource Center; EMFP baseline infrastructure improvements, including air conditioning; miscellaneous cosmetic interior renovation works; creation of a secure vestibule and other important security upgrades.

The exterior of the new addition will mimic the color and texture of the historic existing building's brick walls, roof eaves, metal copings, wood fascia, doors, and windows. Existing proportions for classrooms and roof lines will be maintained. The design should fit seamlessly into the fabric of the community, enhancing the students' experience of the school without visual disruption to the surrounding neighborhood. The site improvements will include a new playground immediately east of the gymnasium which is intended to consolidate the three existing playgrounds at the south end of the site into one location. The design for this playground has not been completed yet, however we have included it in our impervious surface calculations to account for the intent of it being a rubberized surface consistent with all other recent playground improvements across the school district to provide an accessible playground for the children. The existing asphalt playground is intended to be resurfaced and restriped to continue to serve as a play area for the school during the day, with the addition of a new vehicular access point at the southeast corner to allow for evening event parking. This new access point would be closed off with a gate in the new proposed fence surrounding the property. The berm along the south side of the property will be reconstructed as a part of the Village's storm water project with landscaping along the the berm designed and installed as a part of that project. The berm along the east side of the property, along with the existing landscaping will remain in place.

410 N. Michigan Avenue, Suite 1600
Chicago, Illinois 60611

www.perkinswill.com

Date: 3.18.2024

Re: Crow Island Elementary School, Improvements & Addition

The Project abides by the six standards for a Special Use Permit. The elementary school is already an established special use entity in the community at its current location. The Project will not increase enrollment or change the current use of the school, so no traffic should be affected once the Project is complete. New egress doors will be provided at the addition, which will exit out and connect to the existing emergency egress path. New mechanical equipment and a new equipment enclosure will be provided as part of the Project. A new decorative iron fence will surround the Project grounds, similar to how other Winnetka elementary schools have treated the boundaries of their property. The Project follows all local ordinances and standards.

The district has retained the architecture firm of Perkins&Will for the Project. Perkins&Will is a globally recognized design firm that has won numerous awards for its K-12 Education work. The Perkins&Will K-12 team specializes in designing captivating school environments that cultivate young minds. The Perkins&Will Chicago office is proud to have the opportunity to develop the Project along with Bulley & Andrews, the construction manager, and local consultants.

Thank you for your consideration, and we look forward to working with you further on this Project.

Sincerely,

Rick Young
Associate Principal, Senior Project Manager
Perkins&Will

Cook County
Winnetka
Crow Island School
1112 Willow Road

SHPO Log #005110623

December 4, 2023

Matthew O'Brien
Eriksson Engineering Associates, Ltd.
145 Commerce Dr., Suite A
Grayslake, IL 60030

Thank you for your submission (proposing a new addition and improvements to the site, HVAC systems and building security) for Crow Island School at 1112 Willow Road in Winnetka, which we received on 11/06/23 (SHPO log # 005110623). Because this project is receiving a permit from the IL Environmental Protection Agency (IEPA), our comments are required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act).

Crow Island School was listed to the National Register of Historic Places (NRHP) on October 27, 1989, and designated as a National Historic Landmark on December 14, 1990. Our staff has met with and provided recommendations and guidance to the project architects, Perkins & Will, and the Crow Island School Stewardship Committee regarding this project. The proposed project (new addition and improvements to the site, HVAC system and building security) meets the Secretary of the Interior's Standards for Historic Rehabilitation and will not adversely effect this National Historic Landmark. The project may proceed as proposed.

Additionally, our staff have determined that no historic archaeological properties are known to exist within the project area. However, if any archaeological materials are encountered during construction, this office must be notified. This letter is not a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440). Our office previously approved the stormwater storage construction (SHPO log 005102723) on 12/03/21, through a submittal from the US Army Corps of Engineers, Chicago District.

If the project's scope of work changes from that which has been submitted to and approved by this office, you must email those changes to SHPO.Review@Illinois.gov and to Anna Margaret Barris (AnnaMargaret.Barris@Illinois.gov) for review and comment. Failure to submit project changes for review and comment may result in an adverse effect determination pursuant to the Act.

Sincerely,

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer

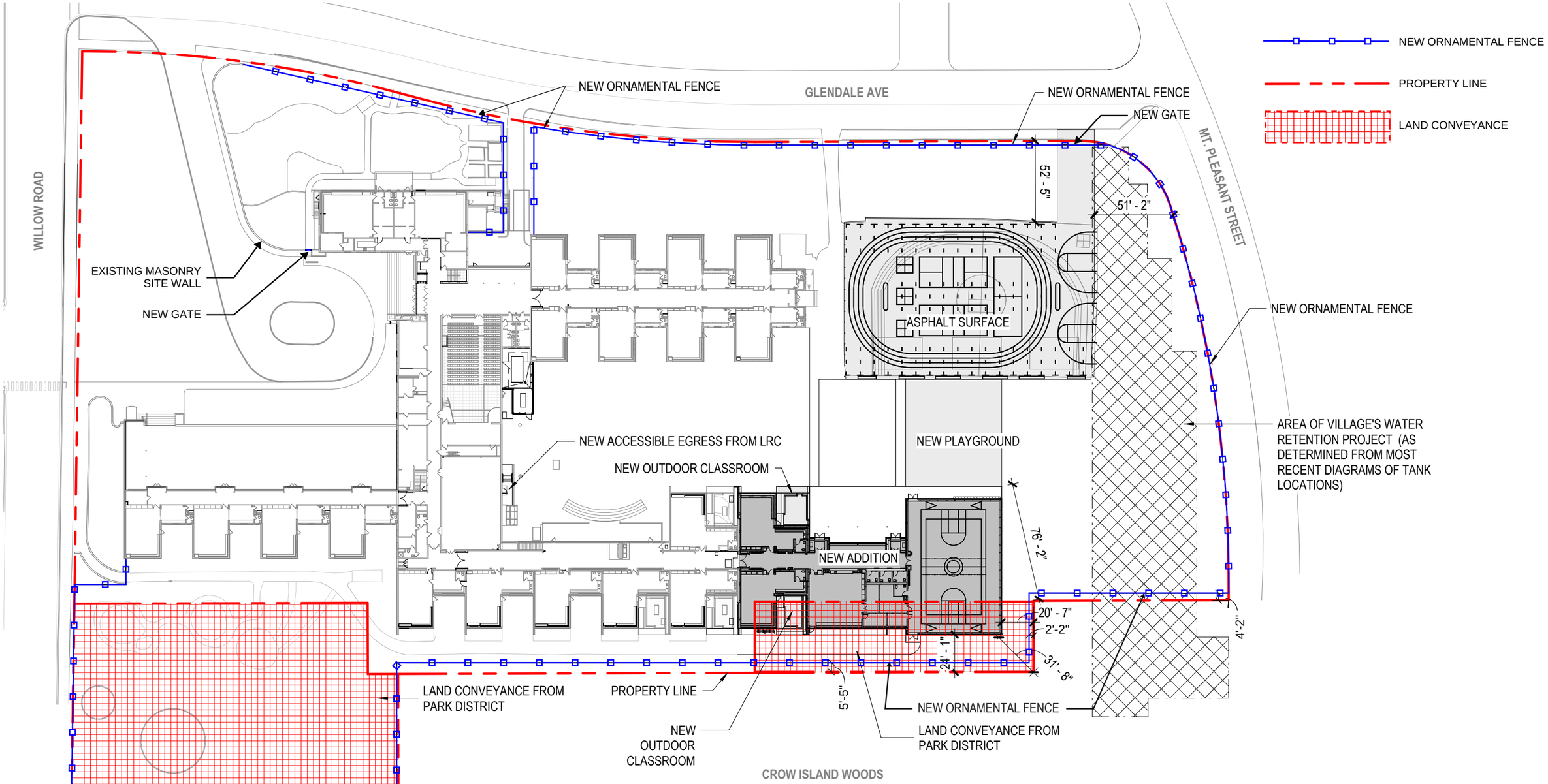
c: Kate Dailey, Perkins & Will

Perkins&Will BULLEY & ANDREWS

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

EXISTING SITE

Crow Island ES Capital Improvements



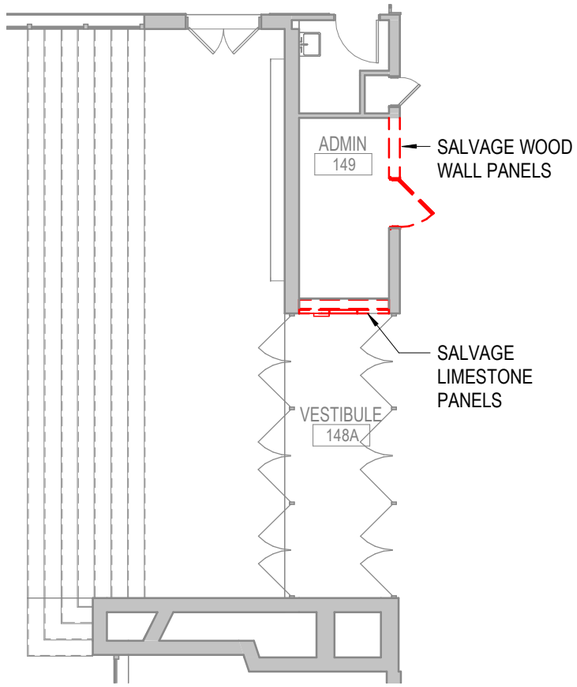
1 ARCHITECTURAL SITE PLAN

Perkins&Will BULLEY & ANDREWS

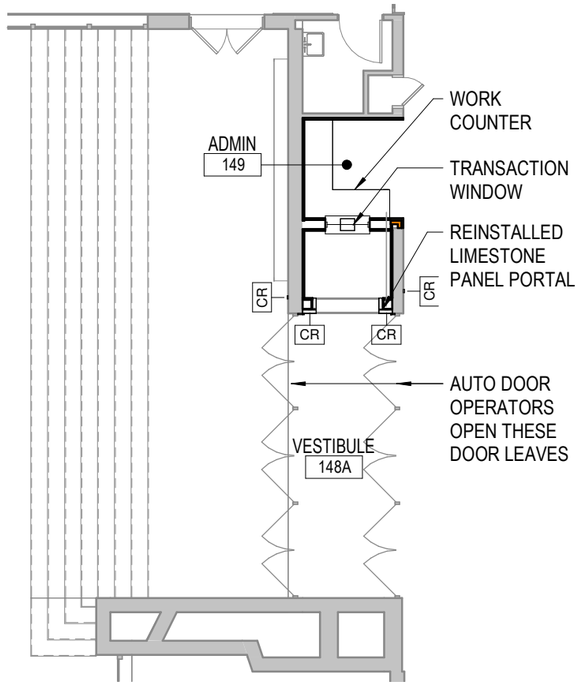
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

SITE PLAN

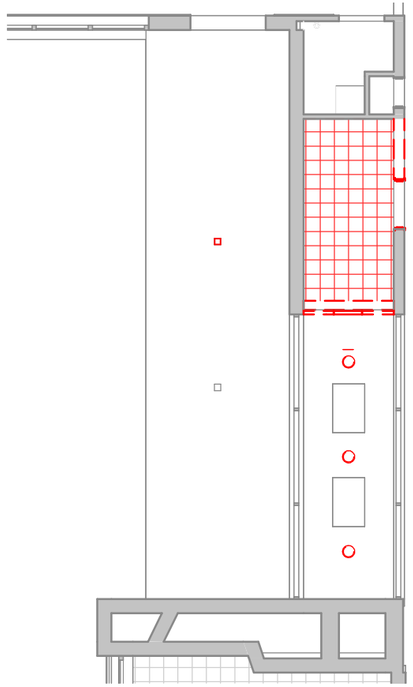
Crow Island ES Capital Improvements



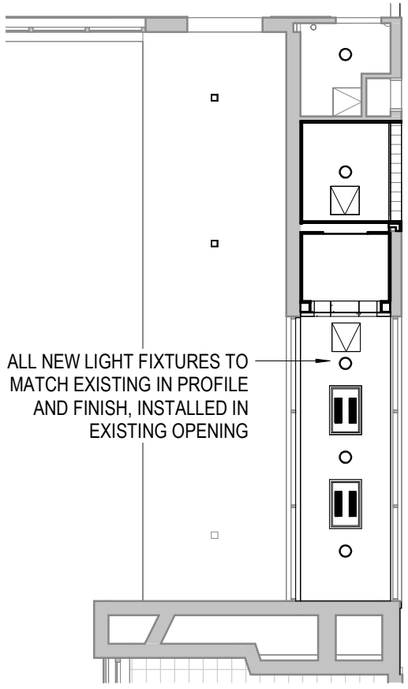
DEMO FLOOR PLAN



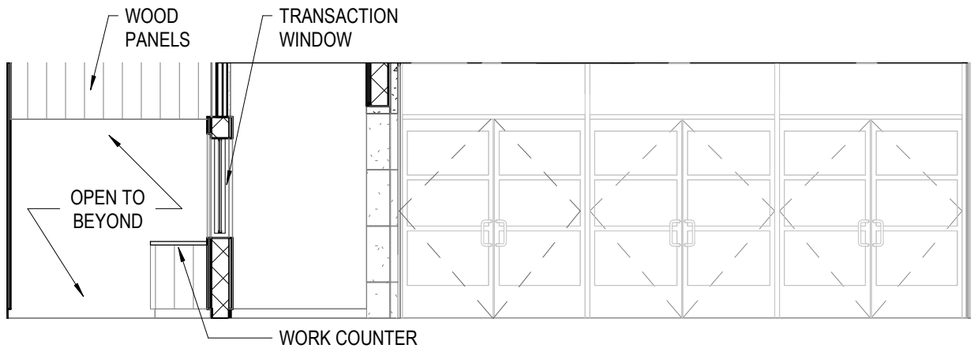
RENOVATION FLOOR PLAN



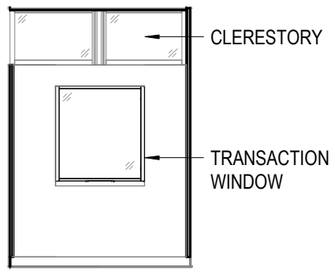
DEMO REFLECTED CEILING PLAN



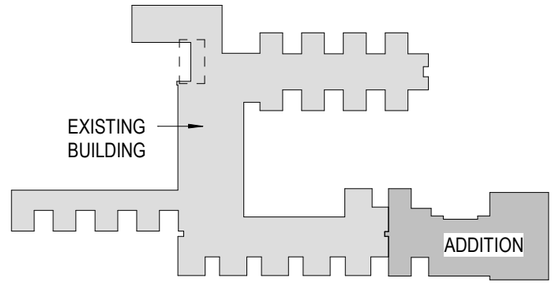
RENOVATION REFLECTED CEILING PLAN

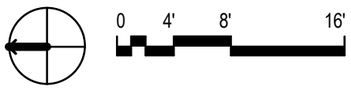


INTERIOR VESTIBULE ELEVATION



INTERIOR VESTIBULE ELEVATION





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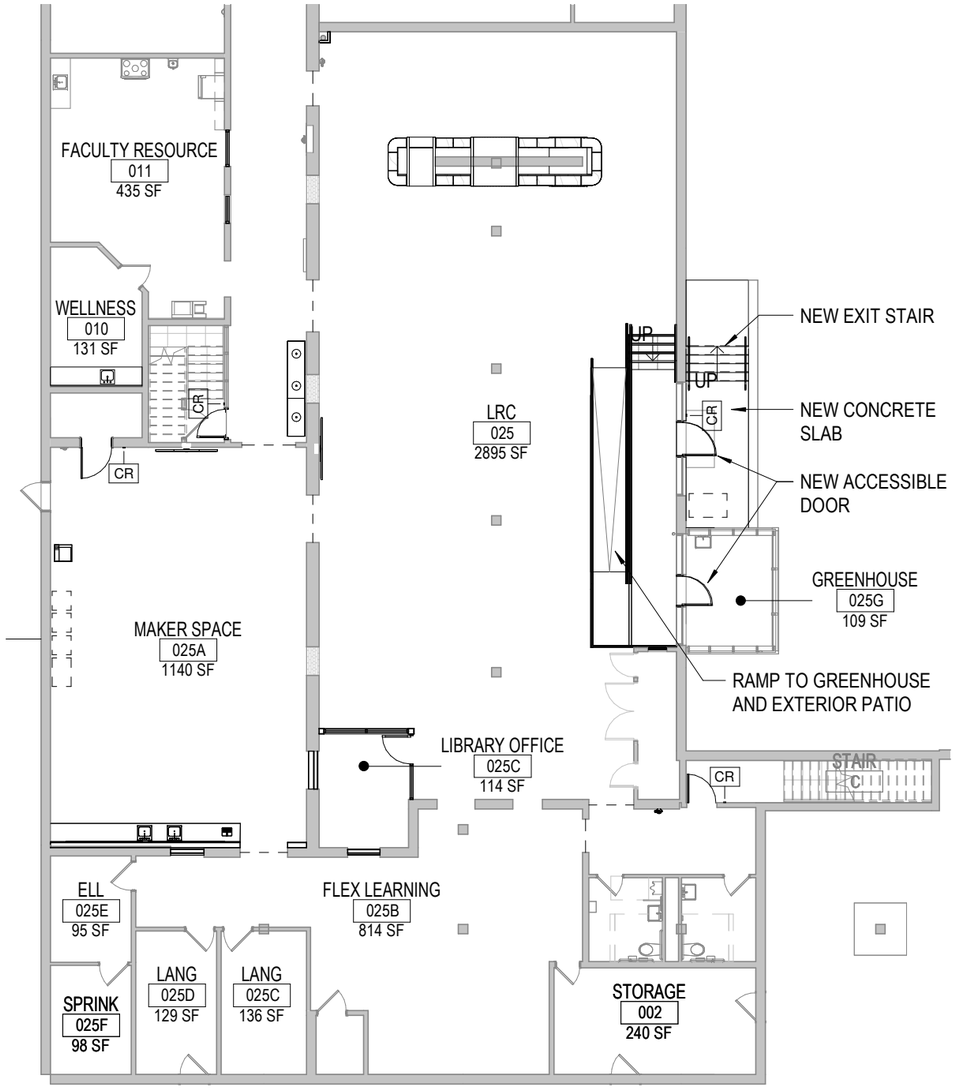
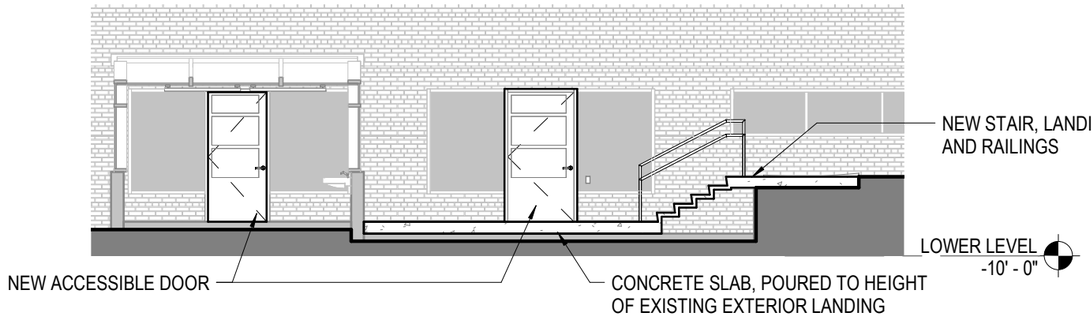
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

SECURE VESTIBULE - PLAN & ELEVATIONS

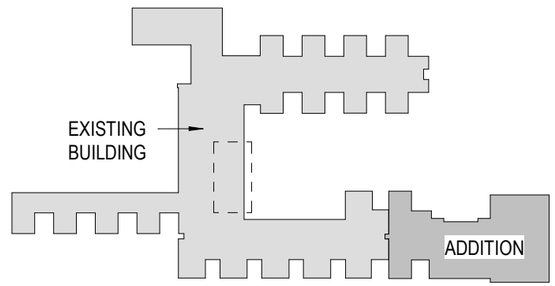
Crow Island ES Capital Improvements



RENOVATION FLOOR PLAN



EXTERIOR LRC ELEVATION



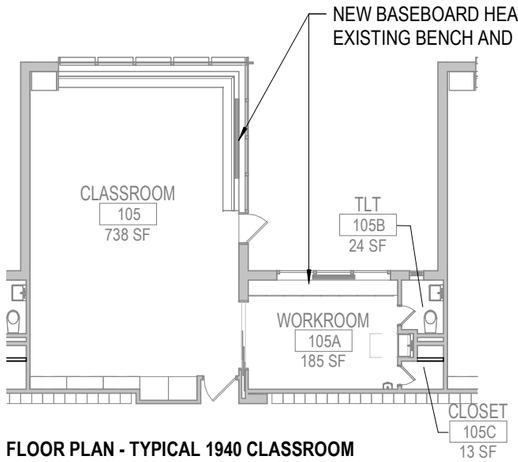
0 8' 16' 32'

Perkins&Will BULLEY & ANDREWS

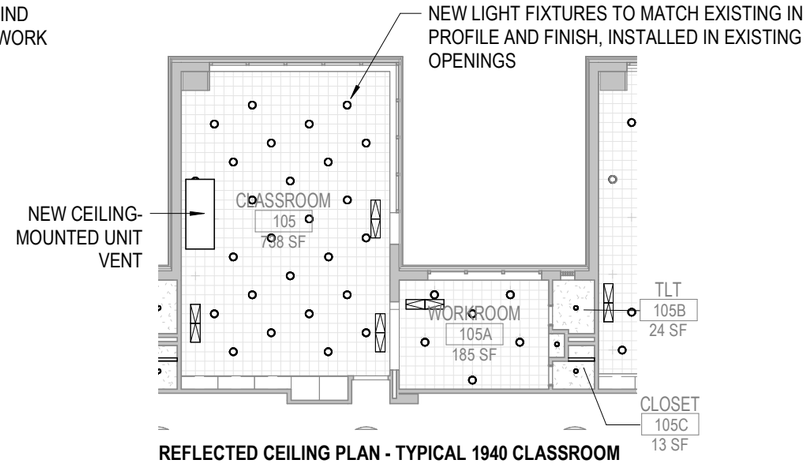
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

LEARNING RESOURCE CENTER (LRC) - PLAN & ELEVATIONS

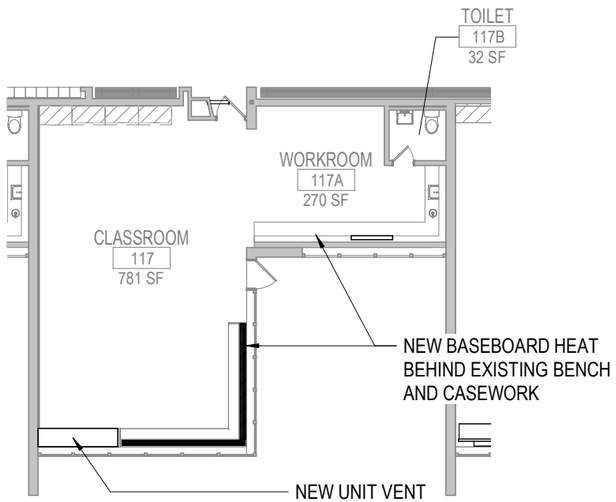
Crow Island ES Capital Improvements



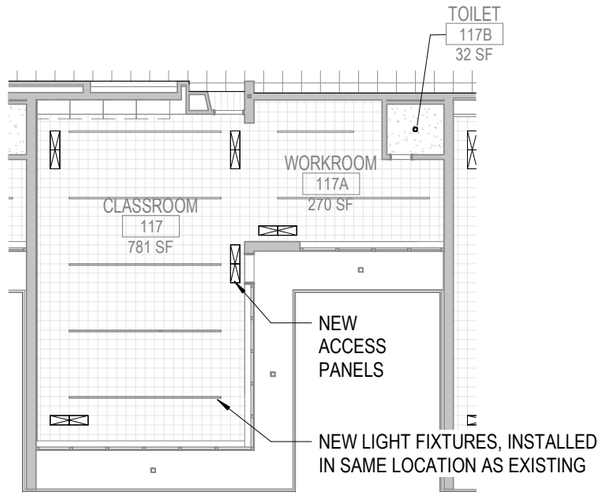
FLOOR PLAN - TYPICAL 1940 CLASSROOM



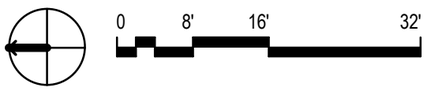
REFLECTED CEILING PLAN - TYPICAL 1940 CLASSROOM



FLOOR PLAN - TYPICAL 1954 CLASSROOM



REFLECTED CEILING PLAN - TYPICAL 1954 CLASSROOM

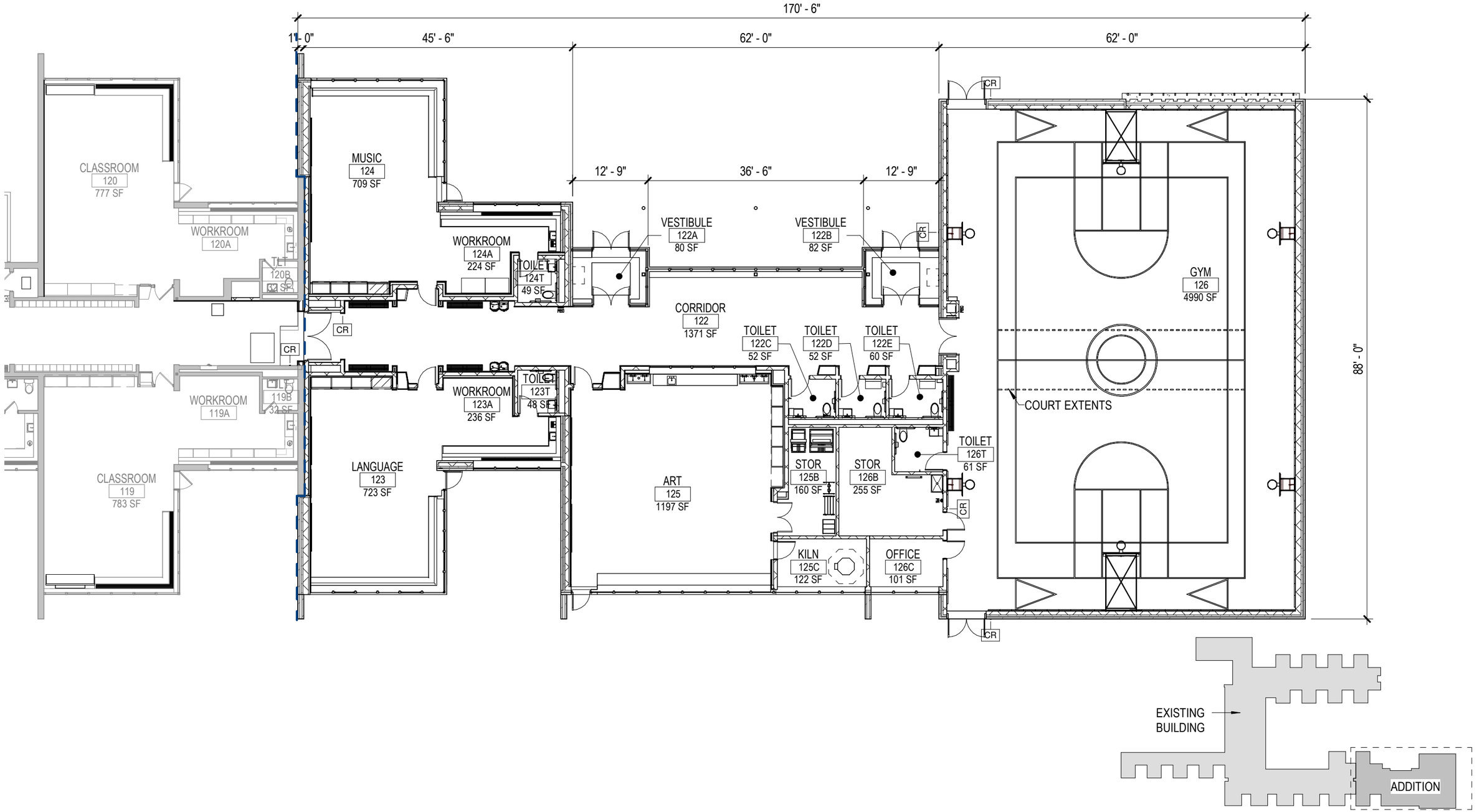


Perkins&Will BULLEY & ANDREWS

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

TYPICAL CLASSROOM PLANS

Crow Island ES Capital Improvements



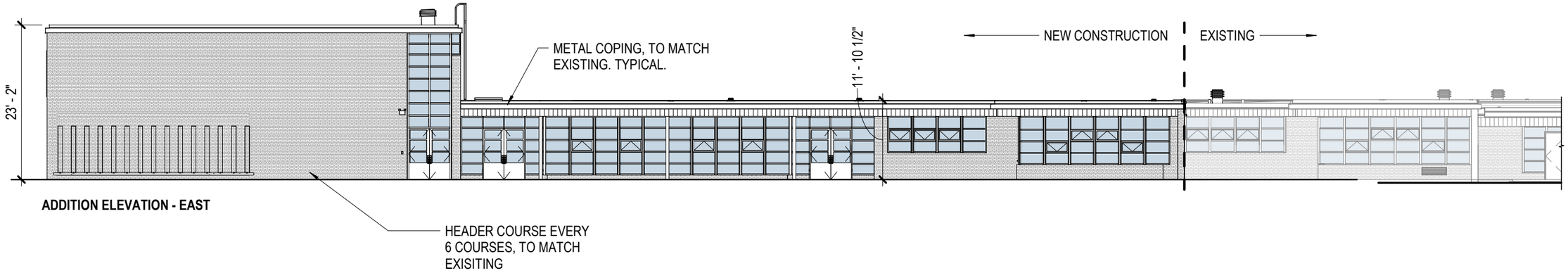
0 8' 16' 32'

Perkins&Will BULLEY & ANDREWS

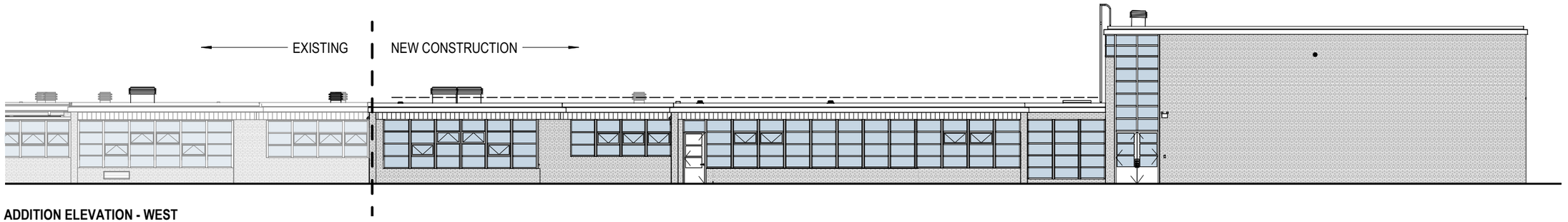
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

ADDITION PLAN

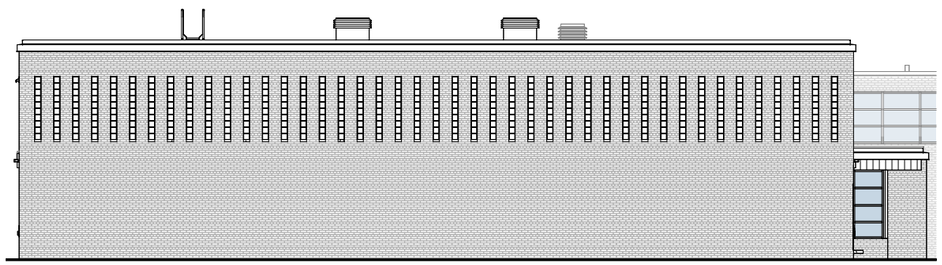
Crow Island ES Capital Improvements



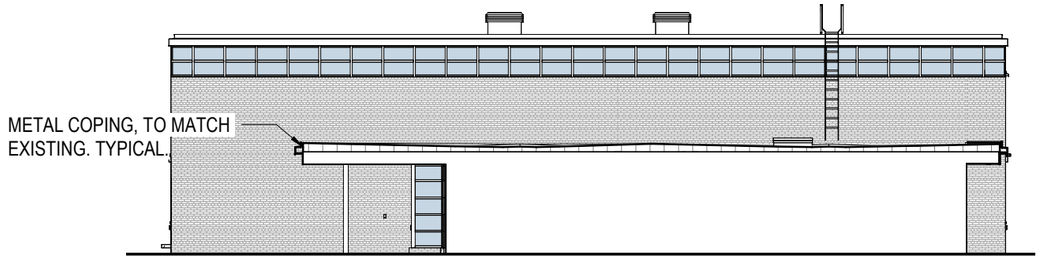
ADDITION ELEVATION - EAST



ADDITION ELEVATION - WEST



ADDITION ELEVATION - SOUTH



ADDITION ELEVATION - NORTH

0 8' 16' 32'

Perkins&Will BULLEY & ANDREWS

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

ADDITION EXTERIOR ELEVATIONS

Crow Island ES Capital Improvements

1. EXISTING VIEW LOOKING WEST

2. EXISTING VIEW LOOKING SOUTHEAST

3. EXISTING VIEW LOOKING NORTH

Perkins&Will BULLEY & ANDREWS

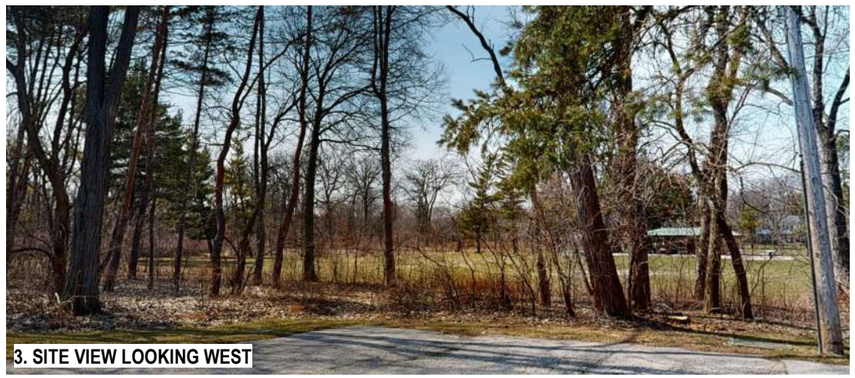
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

EXISTING CONDITIONS

Crow Island ES Capital Improvements

1. SITE VIEW LOOKING EAST

2. SITE VIEW LOOKING SOUTH



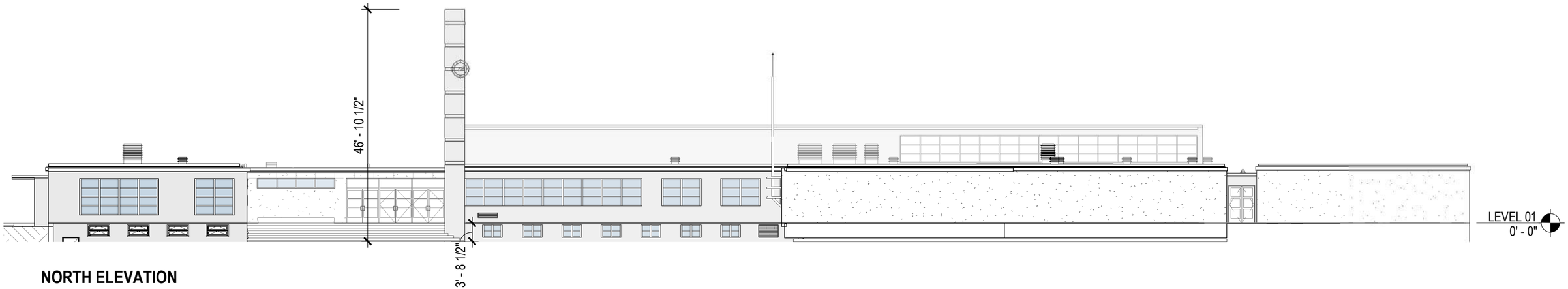
3. SITE VIEW LOOKING WEST

Perkins&Will BULLEY & ANDREWS

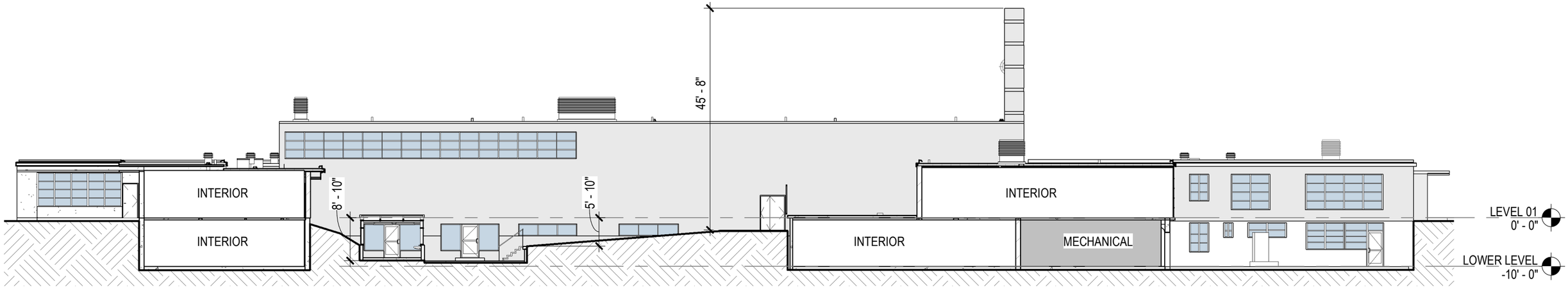
THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

EXISTING CONDITIONS

Crow Island ES Capital Improvements



NORTH ELEVATION



SOUTH ELEVATION

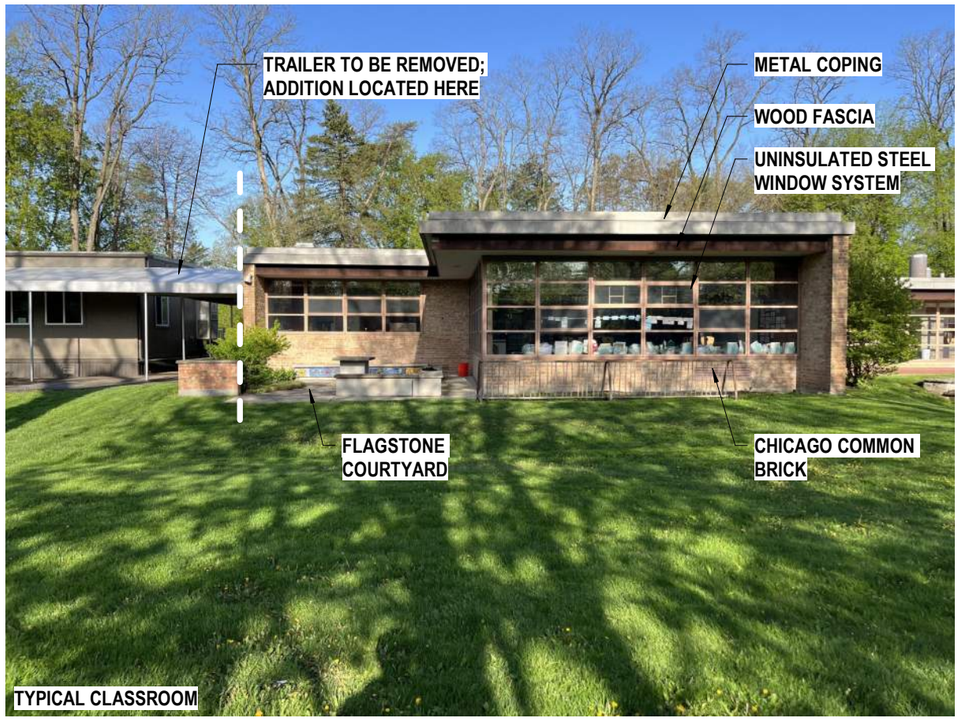
0 10' 20' 30'

Perkins&Will BULLEY & ANDREWS

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

EXISTING ELEVATIONS

Crow Island ES Capital Improvements



NEW EAVES TO MATCH EXISTING IN EDGE PROFILE, WITH METAL COPING AND WOOD FASCIA

INSULATED GLAZING, TO MATCH EXISTING IN COLOR
BASIS OF DESIGN: VIRACON VNE1-63

ALUMINUM STOREFRONT, TO MATCH EXISTING STEEL WINDOWS IN COLOR, PROFILE, AND OPERABILITY
BASIS OF DESIGN: KAWNEER

NEW BRICK, TO MATCH EXISTING IN COLOR
BASIS OF DESIGN: BELDEN BRICK, PRINCESS BLEND

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THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

ADDITION EXTERIOR MATERIALS

Crow Island ES Capital Improvements

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THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

ADDITION RENDERING - COURTYARD ELEVATION

Crow Island ES Capital Improvements

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THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

ADDITION RENDERING - EAST SIDE

Crow Island ES Capital Improvements

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ADDITION RENDERING - EAST SIDE

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ADDITION RENDERING - SOUTH SIDE

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ADDITION RENDERING - WEST SIDE

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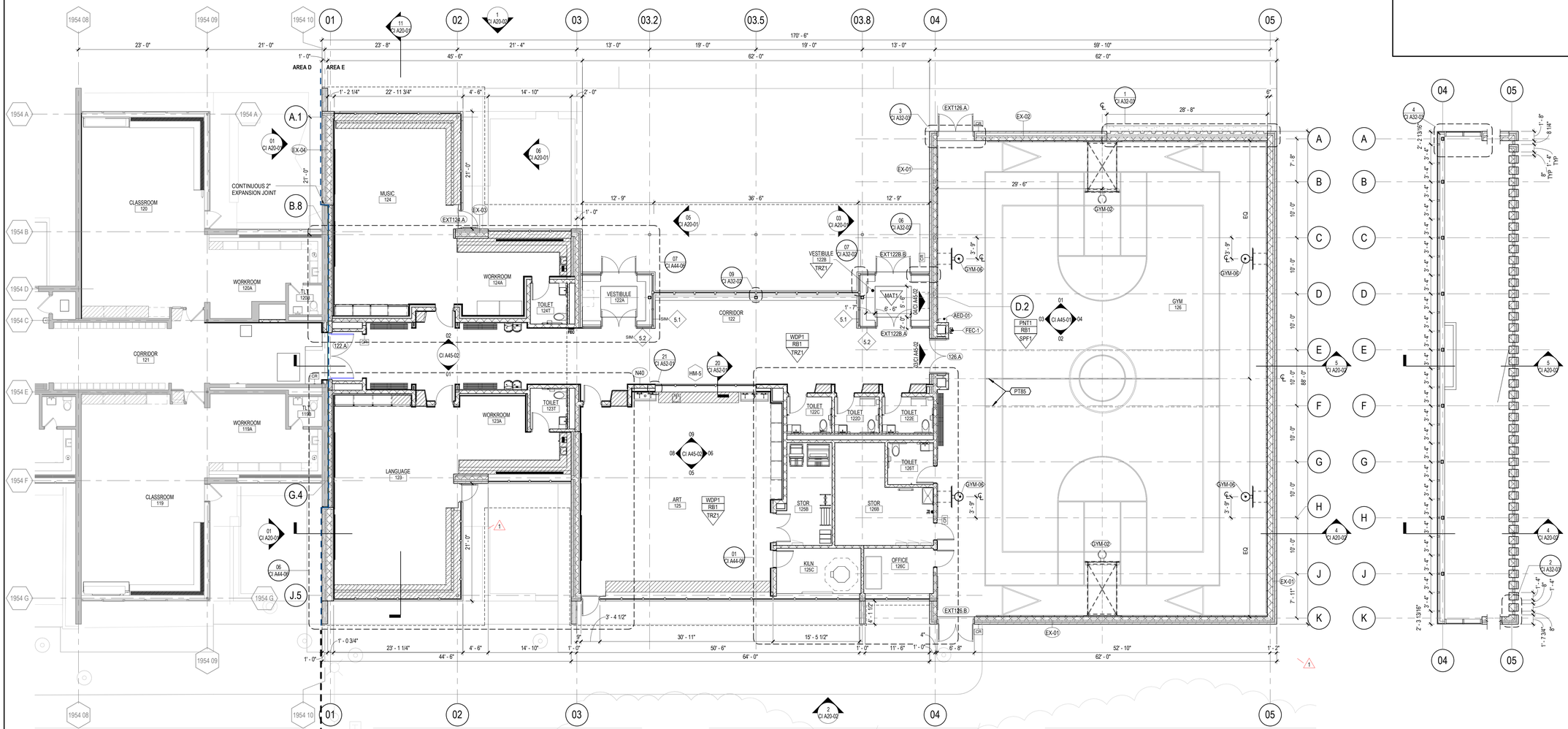
ADDITION RENDERING - WEST SIDE

Crow Island ES Capital Improvements

SHEET REALEASED FOR INFORMATION ONLY



01 FLOOR PLAN - LEVEL 01 - AREA E
1/8" = 1'-0"

02 CLERESTORY PLAN - ADDITION
1/8" = 1'-0"

FLOOR PLAN KEYNOTES

⬡	<<< Indicates Sheet Keynote on Plan
PT85	COURT EXTENTS. VERIFY COLOR AND DIMENSIONS WITH ARCHITECT.

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET CI A11-00A FOR FLOOR PLAN LEGEND AND GENERAL NOTES.

2. REFER TO SHEET CI G00-01 FOR ADDITIONAL GENERAL NOTES, TOILET ACCESSORIES LEGEND, MOUNTING HEIGHTS, ABBREVIATIONS, AND TYPICAL ELEVATIONS.

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

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1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

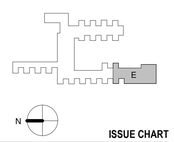
Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
1	ADDENDUM 1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

FLOOR PLAN - LEVEL 01 - AREA E

SHEET NUMBER

CI A11-01E

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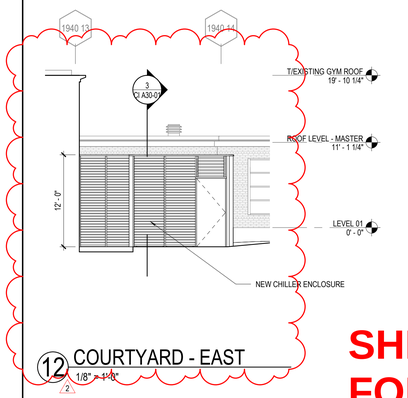
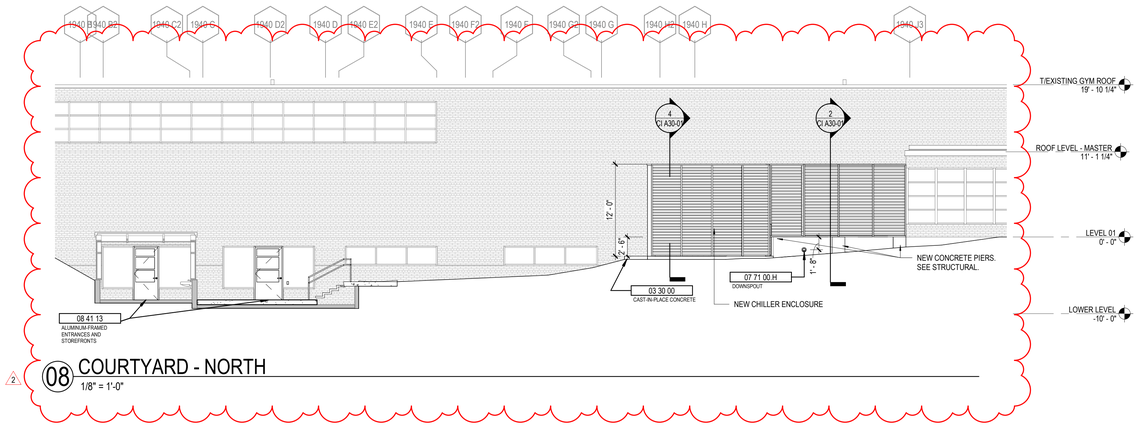
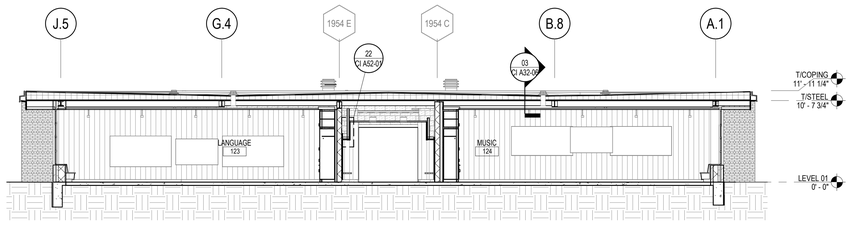


12 COURTYARD - EAST
1/8" = 1'-0"

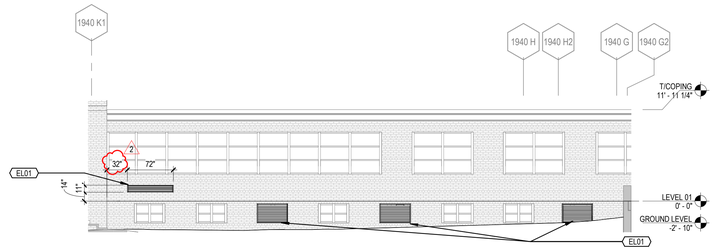
SHEET REALEASED FOR INFORMATION ONLY



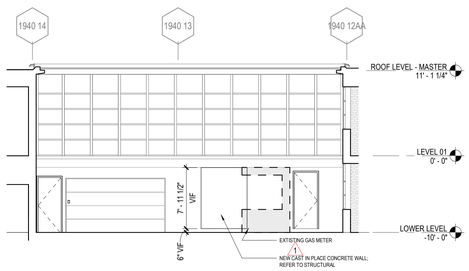
08 COURTYARD - NORTH
1/8" = 1'-0"



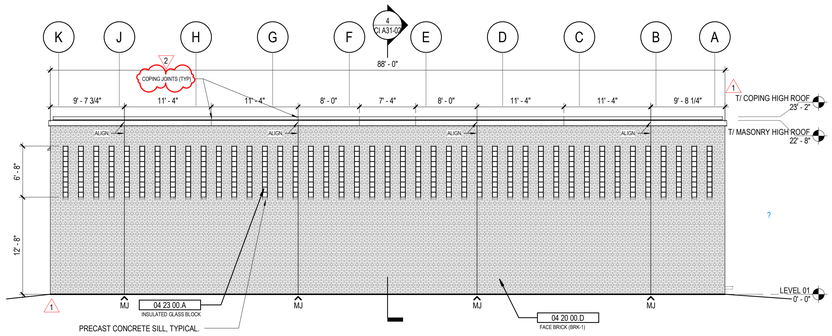
11 EW BUILDING SECTION - 01
1/8" = 1'-0"



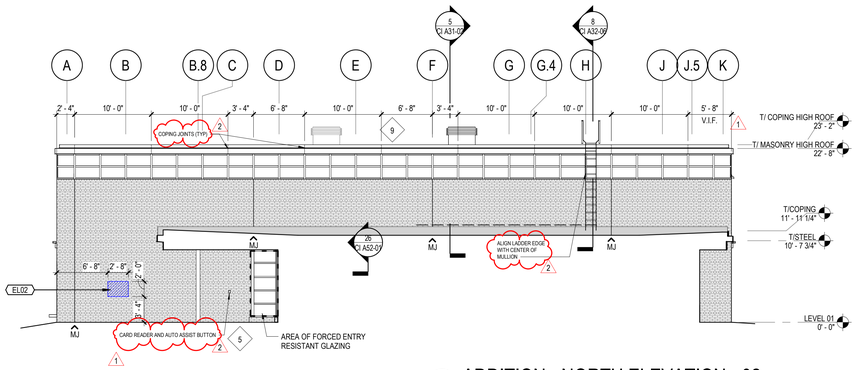
04 EXISITING - NORTH ELEVATION
1/8" = 1'-0"



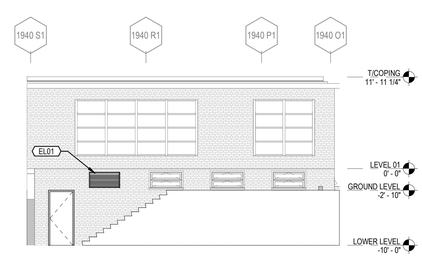
10 LOADING DOCK - SOUTH
1/8" = 1'-0"



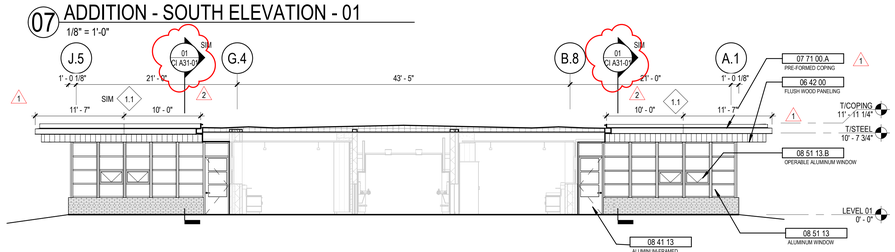
07 ADDITION - SOUTH ELEVATION - 01
1/8" = 1'-0"



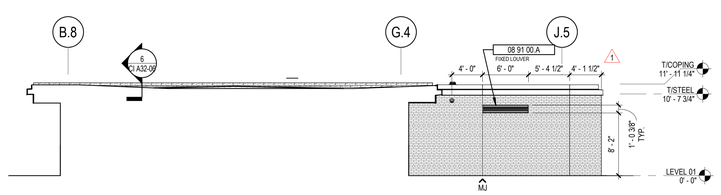
03 ADDITION - NORTH ELEVATION - 02
1/8" = 1'-0"



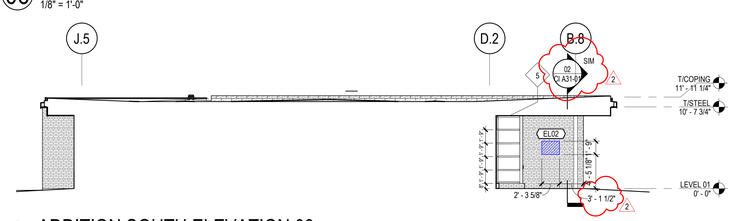
09 EXISITING - NORTH ELEVATION, AREA A
1/8" = 1'-0"



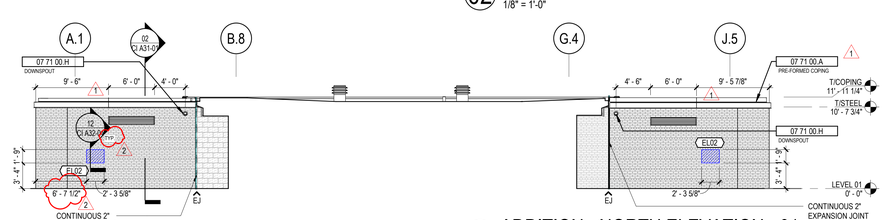
06 ADDITION - SOUTH ELEVATION - 02
1/8" = 1'-0"



02 ADDITON - NORTH ELEVATION 03
1/8" = 1'-0"



05 ADDITION SOUTH ELEVATION 03
1/8" = 1'-0"



01 ADDITION - NORTH ELEVATION - 01
1/8" = 1'-0"

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.

EXTERIOR ELEVATION LEGEND

- A — EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
- T — TEMPERED GLAZING
- EJ — BUILDING EXPANSION JOINT
- MJ — MASONRY EXPANSION JOINT: MATCH MORTAR COLOR
- ALT XX — ALTERNATE SCOPE. SEE SHEET CI A00-01.

EXTERIOR ELEVATION KEYNOTES

<<<	Indicates Sheet Keynote on Plan
EL01	Install new louver in existing wall. See mechanical to confirm louver dimensions.
EL02	Brick recessed for art installation. Installation provided by owner.

Perkins&Will
The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
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PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

Crow Island ES Capital Improvements

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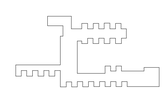
CROW ISLAND

District 36 Board of Education

KEYPLAN



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ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM 2	11/17/2023
1	ADDENDUM 1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

EXTERIOR ELEVATIONS AND BUILDING SECTIONS

SHEET NUMBER

CI A20-01

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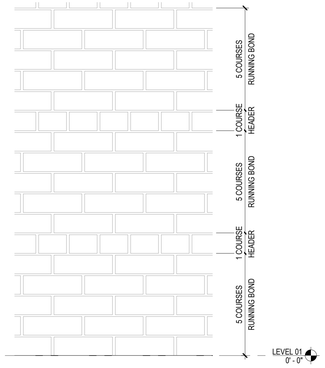
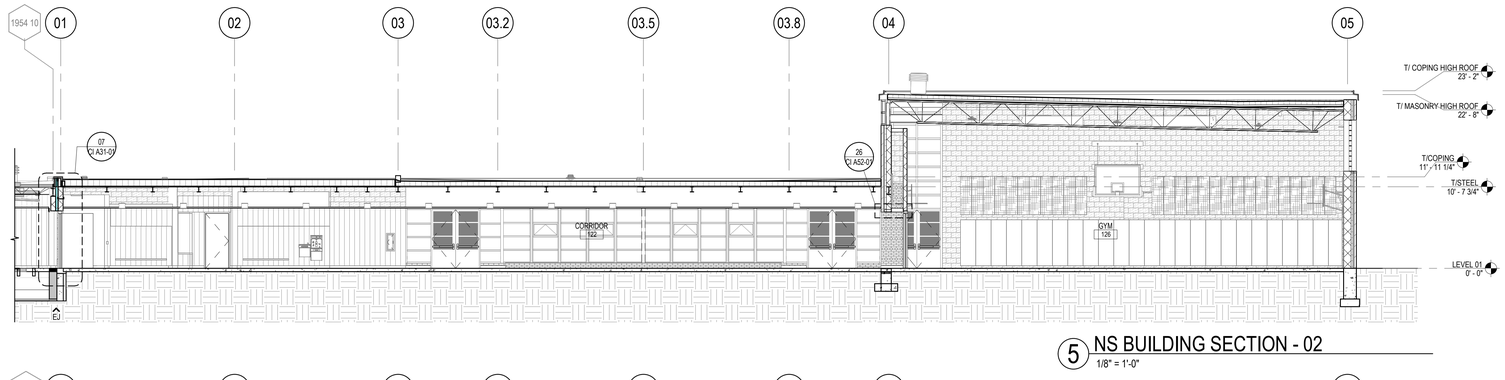
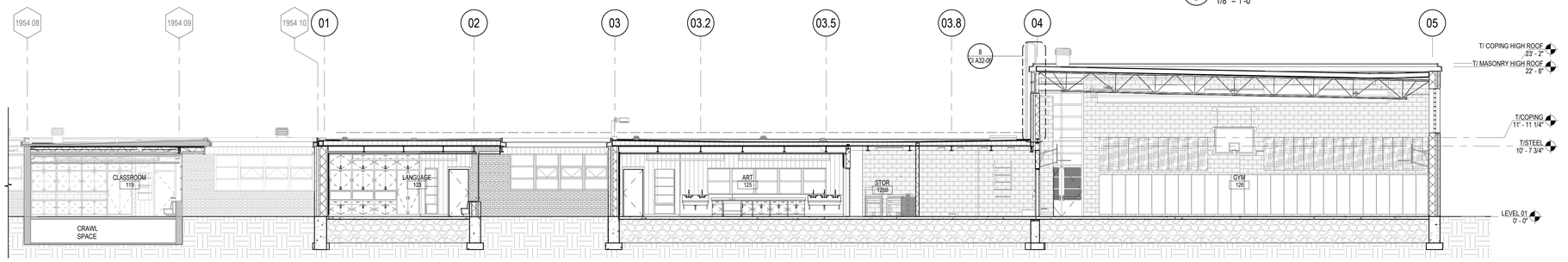


10 ELEVATION DETAIL - TYPICAL BRICK COURSING
1 1/2" = 1'-0"



5 NS BUILDING SECTION - 02
1/8" = 1'-0"



4 NS BUILDING SECTION - 01
1/8" = 1'-0"

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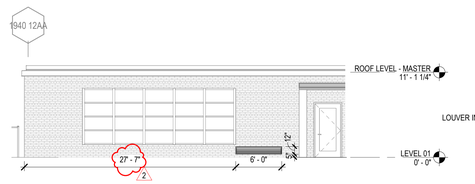
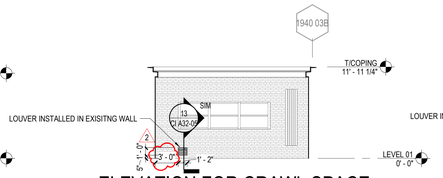
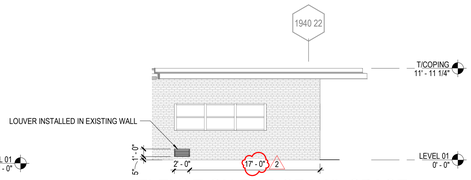


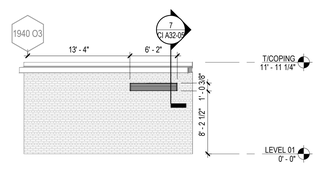
9 EXISITING - EAST ELEVATION @ NEW LOUVER
1/8" = 1'-0"



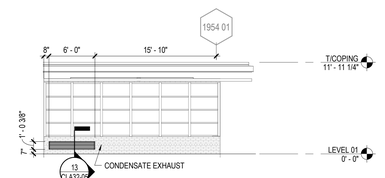
8 ELEVATION FOR CRAWL SPACE LOUVER - AREA C
1/8" = 1'-0"



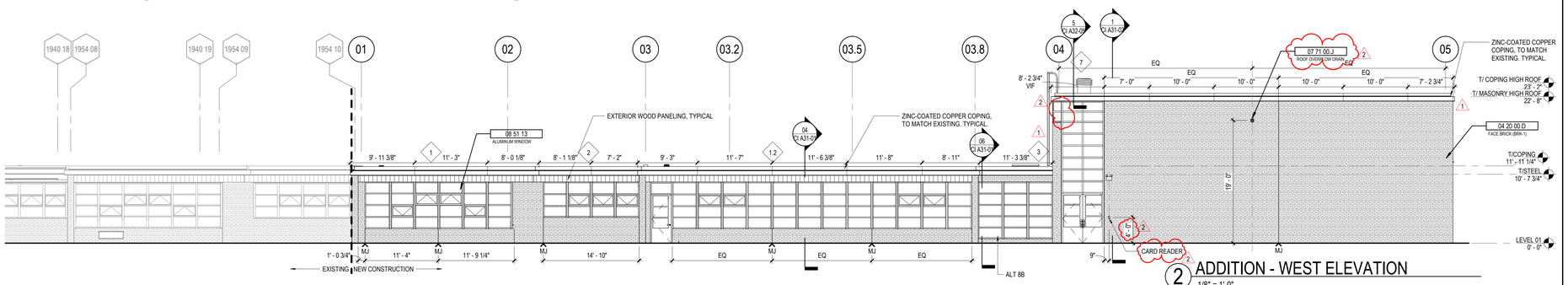
7 ELEVATION FOR CRAWL SPACE LOUVER - AREA B
1/8" = 1'-0"



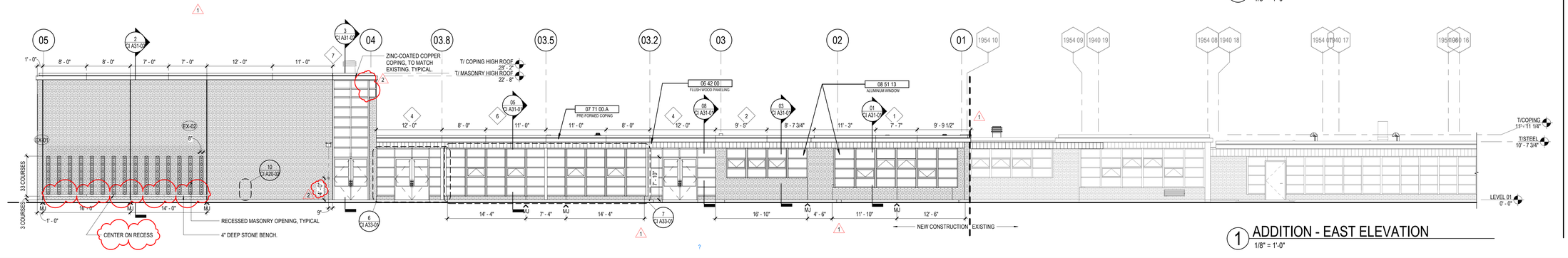
6 TYPICAL ELEVATION 1940 - NEW LOUVER
1/8" = 1'-0"



3 TYPICAL ELEVATION 1954 - NEW LOUVER
1/8" = 1'-0"



2 ADDITION - WEST ELEVATION
1/8" = 1'-0"



1 ADDITION - EAST ELEVATION
1/8" = 1'-0"

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

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Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

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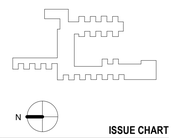
CROW ISLAND

District 36 Board of Education

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM 2	11/17/2023
1	ADDENDUM 1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

EXTERIOR ELEVATIONS AND BUILDING SECTIONS

SHEET NUMBER

CI A20-02

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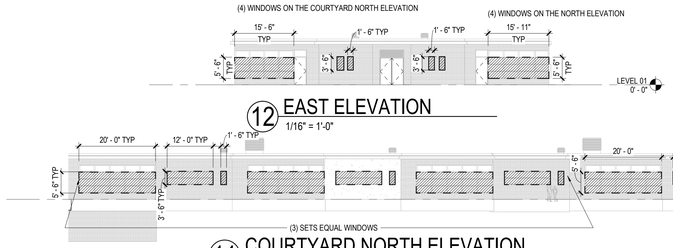
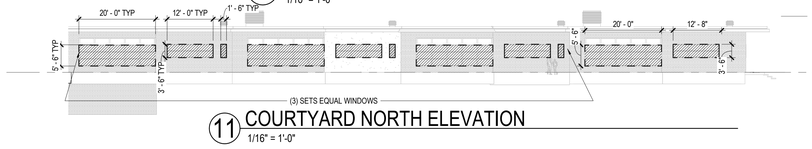
11/17/2023 9:53:40 AM Autodesk Docs://Winnetka D36 Capital Projects/ARCH_Winnetka D36_CROW ISLAND.rvt

PR#013
NOTES AND LEGEND

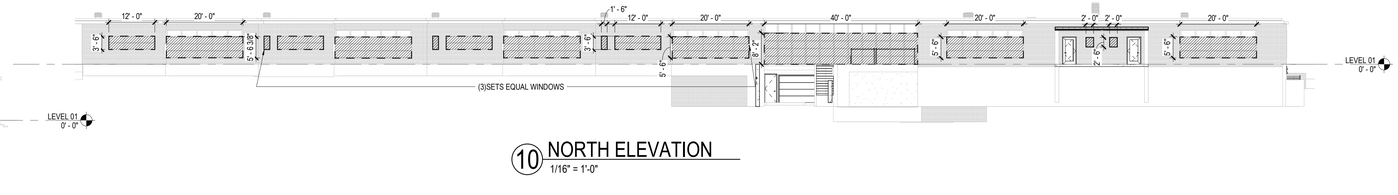
1. PROVIDE SECURITY WINDOW FILM ON INTERIOR SURFACE OF THE EXISTING WINDOWS AND LITES OF EXISTING DOORS INDICATED IN THE ELEVATIONS. EXISTING WINDOWS HAVE SIMULATED DIVIDED LITES.
2. THE PHOTOGRAPHS ON THIS SHEET ARE REPRESENTATIVE OF ALL EXISTING WINDOWS.



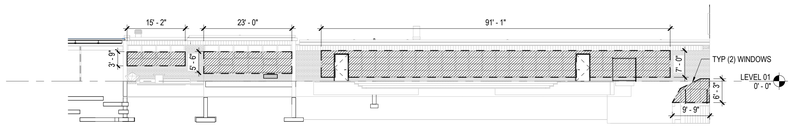
12 EAST ELEVATION
1/16" = 1'-0"



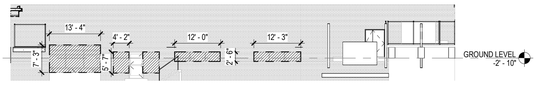
11 COURTYARD NORTH ELEVATION
1/16" = 1'-0"



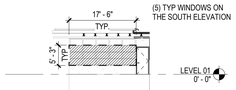
10 NORTH ELEVATION
1/16" = 1'-0"



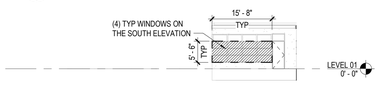
9 COURTYARD SOUTH ELEVATION
1/16" = 1'-0"



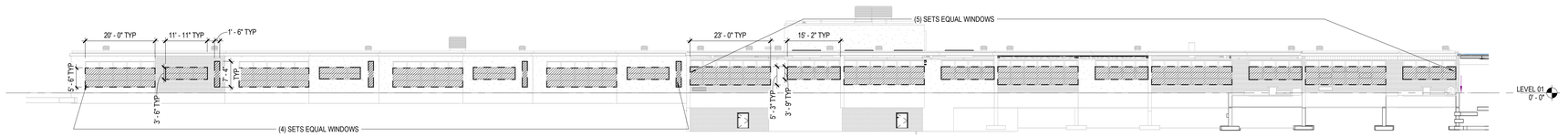
8 COURTYARD WEST ELEVATION
1/16" = 1'-0"



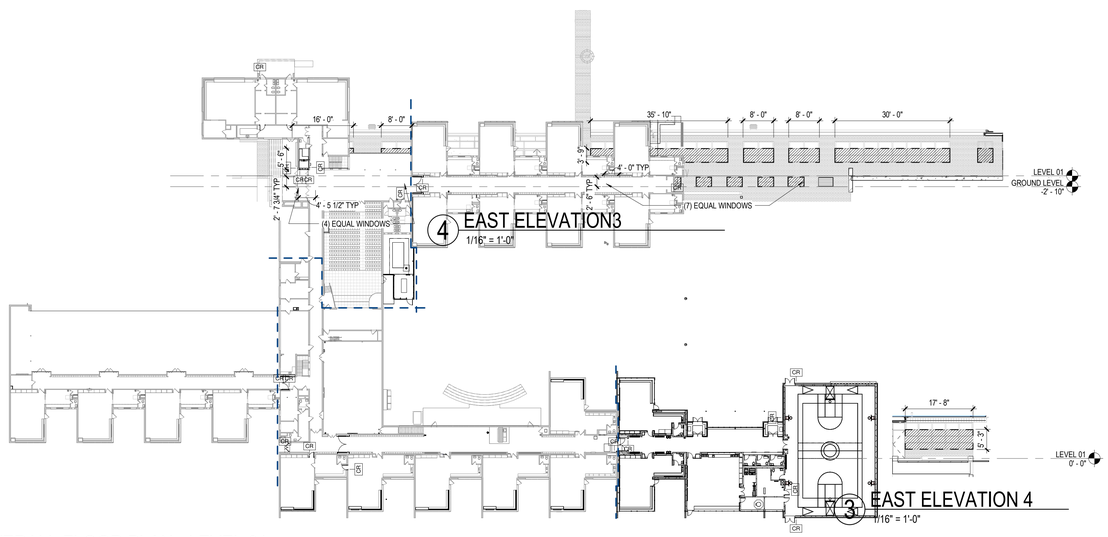
7 TYPICAL EAST ELEVATION 2
1/16" = 1'-0"



6 TYPICAL EAST ELEVATION 3
1/16" = 1'-0"



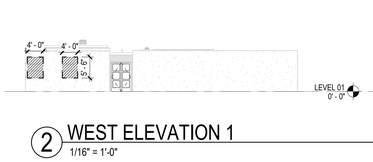
5 SOUTH ELEVATION
1/16" = 1'-0"



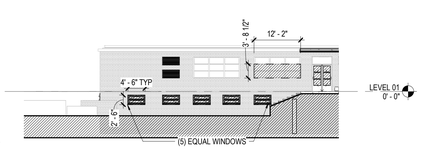
4 EAST ELEVATION3
1/16" = 1'-0"

3 EAST ELEVATION 4
1/16" = 1'-0"

15 OVERALL FLOOR PLAN - LEVEL 01
1" = 40'-0"



2 WEST ELEVATION 1
1/16" = 1'-0"



1 NORTH ELEVATION 2
1/16" = 1'-0"

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PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

Crow Island ES Capital Improvements

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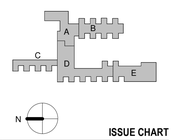
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
3	PR#013	10/31/2023

Job Number 021331.001

TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

CI A20-03

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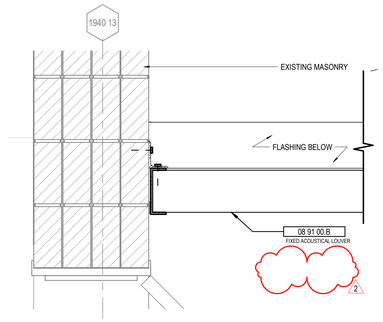
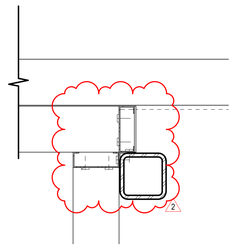
11/17/2023 9:53:56 AM Autodesk Docs://Winnetka - D36 Capital Projects/ARCH_Winnetka D36_CROW ISLAND.rvt



7 PLAN DETAIL - LOUVER AT WALL
1 1/2" = 1'-0"



10 PLAN DETAIL - INTERIOR CORNER
1 1/2" = 1'-0"

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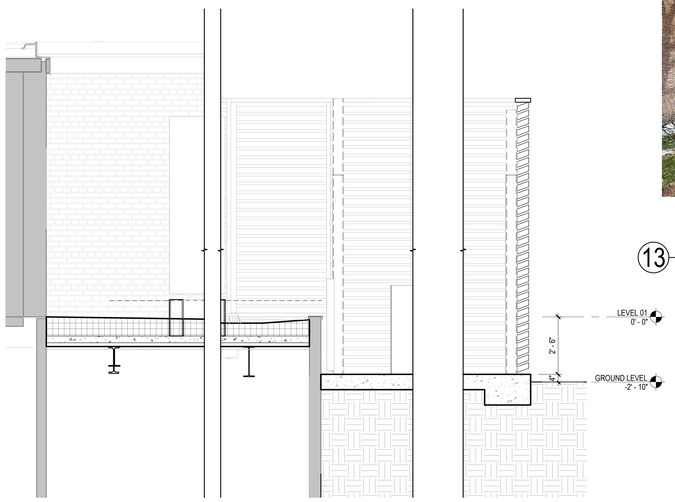


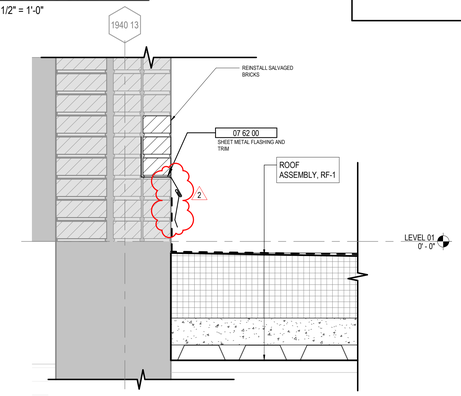
3 WALL SECTION - CHILLER ENCLOSURE E/W
3/8" = 1'-0"

EXISTING CONDITIONS - CHILLER ENCLOSURE

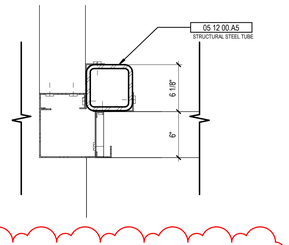
13 1 1/2" = 1'-0"

DEMOLITION PLAN KEYNOTES

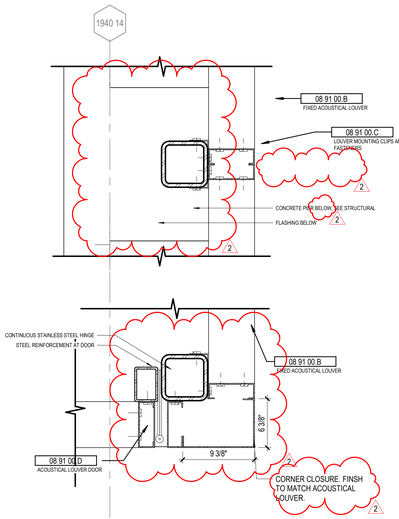
⬡	<<< Indicates Sheet Keynote on Plan
DM59	REMOVE TRANSFORMER AND CONCRETE PAD
DM60	EXISTING FOUNDATION WALL TO REMAIN.
DM61	PROVIDE SCUPPER IN EXISTING WALL ABOVE GRADE. REFER TO ELEVATION DRAWINGS.



14 SECTION DETAIL - SLAB AT EXISTING WALL
1 1/2" = 1'-0"



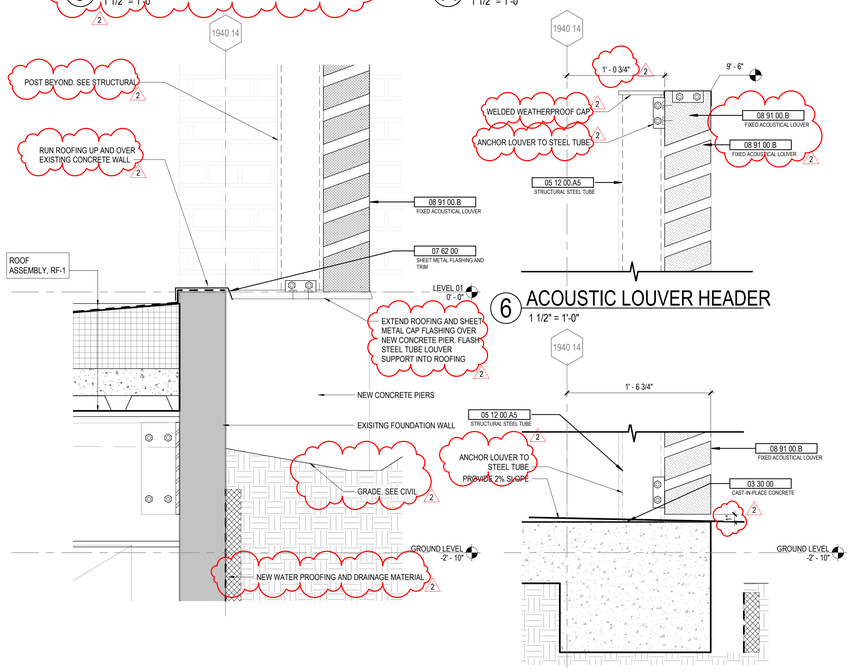
12 PLAN DETAIL - POST SUPPORT
1 1/2" = 1'-0"



PLAN DETAIL - ACOUSTICAL LOUVER AT CORNER

11 1 1/2" = 1'-0"

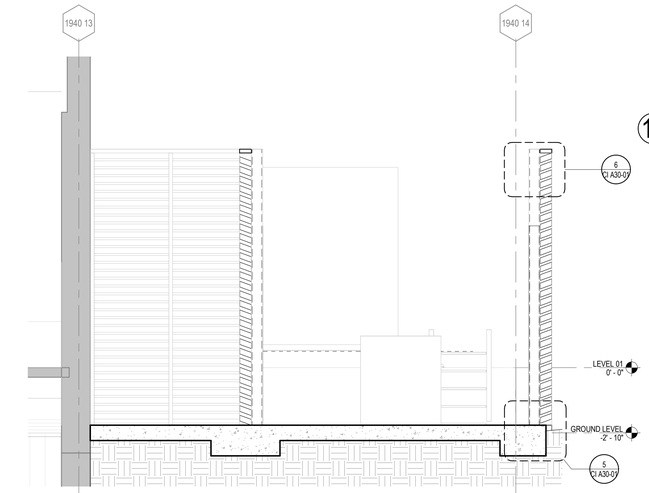
9 TYP. PLAN DETAIL - CORNER
1 1/2" = 1'-0"



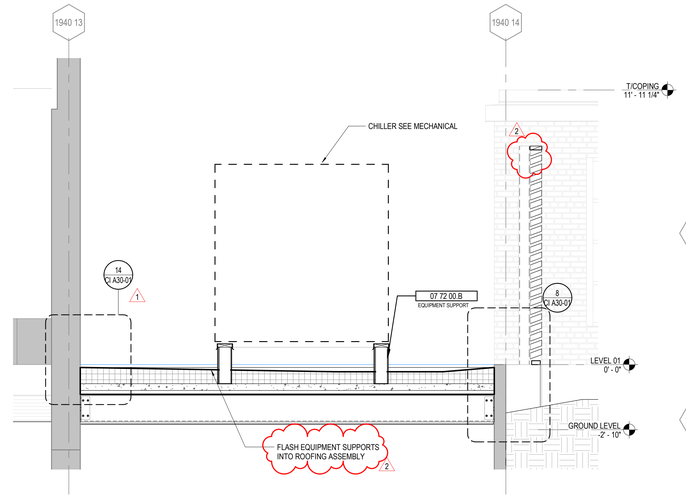
6 ACOUSTIC LOUVER HEADER
1 1/2" = 1'-0"

8 SECTION DETAIL - LOUVER BASE AT EXISTING
1 1/2" = 1'-0"

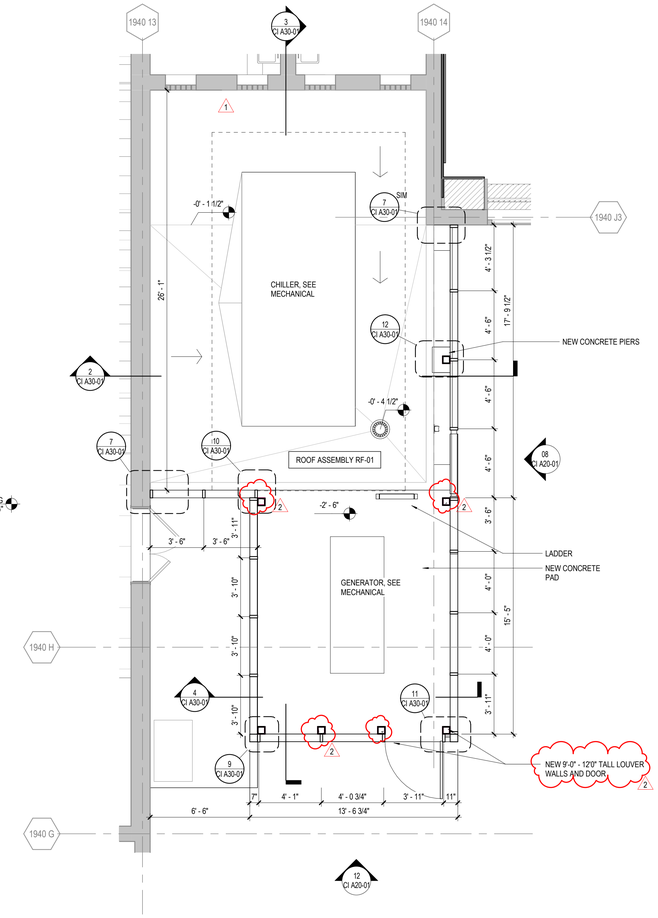
5 ACOUSTIC LOUVER BASE
1 1/2" = 1'-0"



4 WALL SECTION - CHILLER ENCLOSURE AT GRADE
3/8" = 1'-0"



2 WALL SECTION - CHILLER ENCLOSURE AT ELEVATED SLAB
3/8" = 1'-0"



1 ENLARGED FLOOR PLAN - CHILLER ENCLOSURE
1/4" = 1'-0"

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410 North Michigan Ave.
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Chicago, IL 60611
t 312.755.0770
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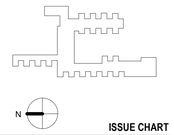

ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM 2	11/17/2023
1	ADDENDUM 1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

ENLARGED PLANS AND DETAILS - CHILLER ENCLOSURE

SHEET NUMBER

CI A30-01

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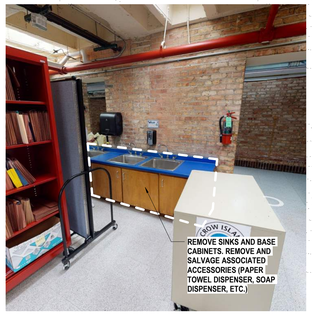
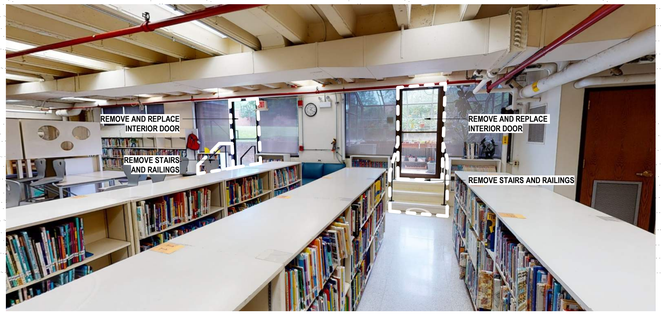
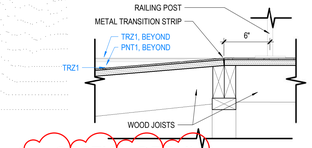


13 LRC SINKS
1/8" = 1'-0"

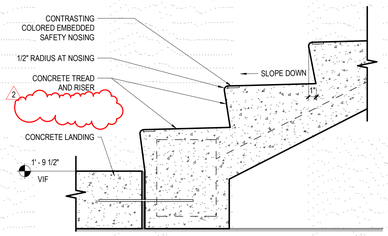
10 LRC EXTERIOR STAIR
1/8" = 1'-0"



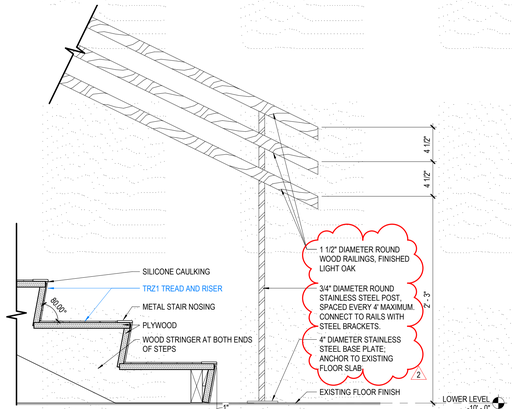
05 LRC INTERIOR DOORS
1/8" = 1'-0"



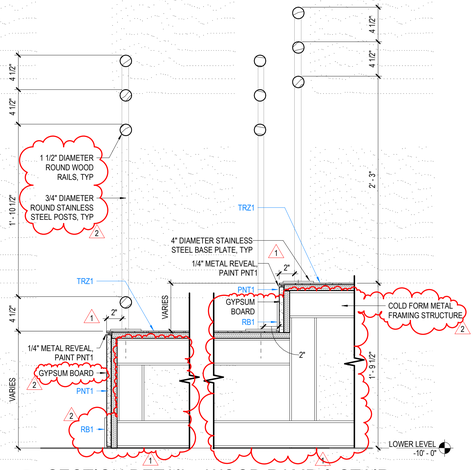
16 SECTION DETAIL - RAMP TOP
1 1/2" = 1'-0"



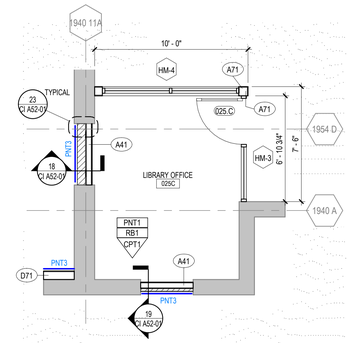
12 SECTION DETAIL - CONCRETE STAIR
1 1/2" = 1'-0"



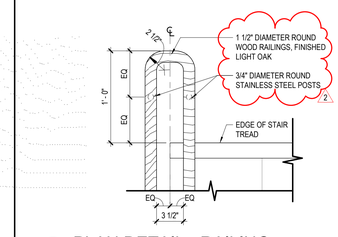
09 SECTION DETAIL - INTERIOR STAIR
1 1/2" = 1'-0"



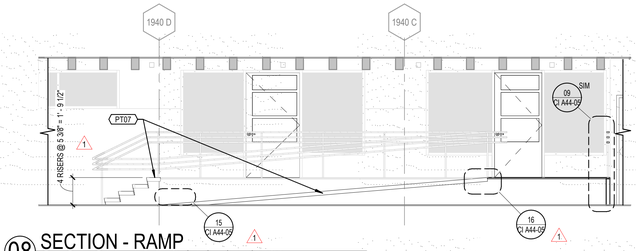
04 SECTION DETAIL - WOOD RAMP & STAIR
1 1/2" = 1'-0"



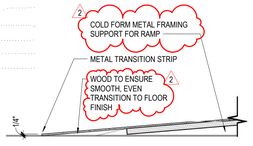
02 FLOOR PLAN - LIBRARY OFFICE
1/4" = 1'-0"



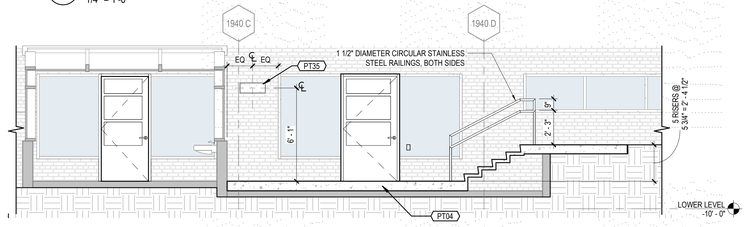
11 PLAN DETAIL - RAILING
1 1/2" = 1'-0"



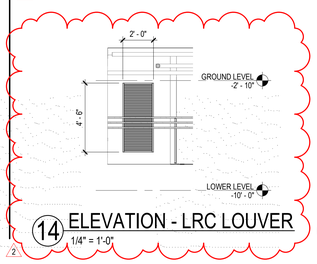
08 SECTION - RAMP
1/4" = 1'-0"



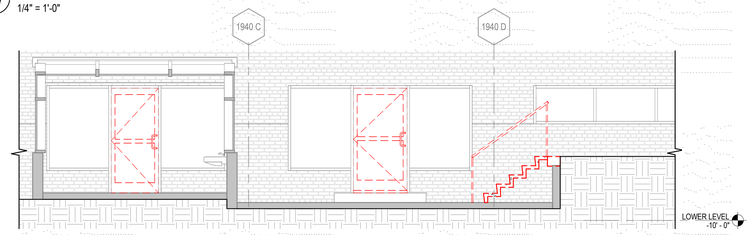
15 SECTION DETAIL - RAMP BOTTOM
1 1/2" = 1'-0"



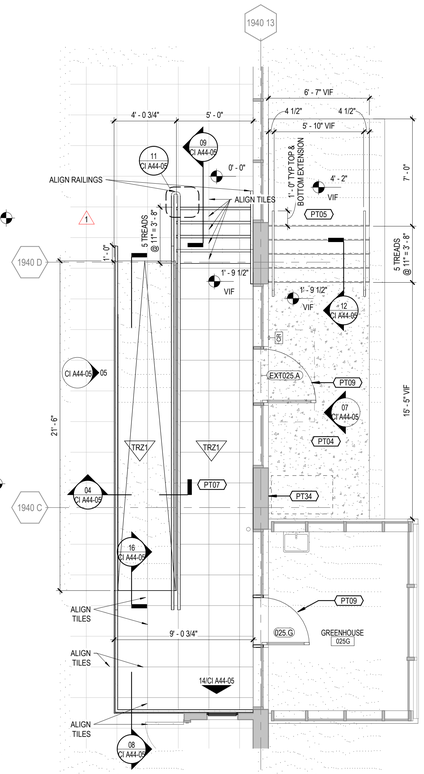
07 SECTION - EXTERIOR LRC STAIR
1/4" = 1'-0"



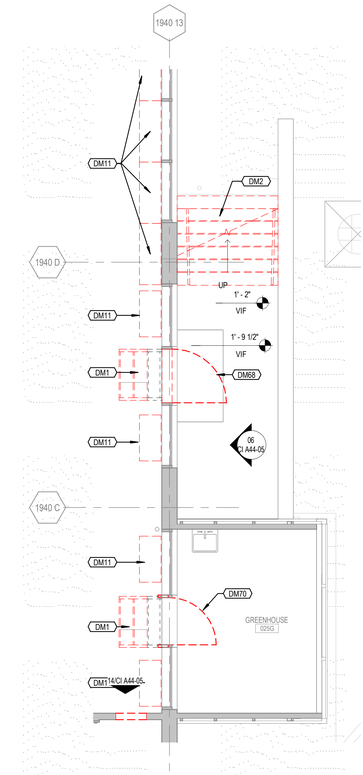
14 ELEVATION - LRC LOUVER
1/4" = 1'-0"



06 DEMO ELEVATION - LRC ACCESSIBLE EXIT
1/4" = 1'-0"



03 FLOOR PLAN - LRC ACCESSIBLE EXIT
1/4" = 1'-0"



01 DEMO PLAN - LRC ACCESSIBLE EXIT
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SHEET CI A11-00A FOR ADDITIONAL LEGEND INFORMATION AND GENERAL NOTES.

2. REFER TO SHEET CI G00-01 FOR ADDITIONAL GENERAL NOTES, TOILET ACCESSORIES LEGEND, MOUNTING HEIGHTS, ABBREVIATIONS, AND TYPICAL ELEVATIONS.

FLOOR PLAN LEGEND

- MILLWORK / CASEWORK
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- APC1 / 1' - 0" — CEILING MATERIAL CODE (REFER TO CEILING SYSTEMS SCHEDULE SHEET CI A64-01) / CEILING HEIGHT
- 1i — EXTERIOR GLAZING SYSTEM TAG - REFER TO SHEET CI A33-01
- 1i — INTERIOR GLAZING SYSTEM TAG - REFER TO INTERIOR WINDOW SCHEDULE SHEET CI A62-01
- XX/A00-01 — PHOTO REFERENCE FOR EXISTING CONDITION, REFER TO CALLED-OUT ANNOTATED PHOTO FOR FURTHER INFORMATION
- PNT1 — NEW WALL FINISH TAG*
- RB1 — NEW BASE FINISH TAG*
- TRZ1 — NEW FLOOR FINISH TAG*
- PT2 — NEW ACCENT WALL FINISH TAG*

* REFER TO FINISH SCHEDULE SHEET CI A64-01. IF TAG NOTES "EXIST", FINISH IS EXISTING TO REMAIN.

- P1 — PLUMBING CONFIGURATION TAG, REFER TO MOUNTING DIMENSIONS LEGEND SHEET CI A00-01
- TA1 — TOILET ACCESSORY TAG, REFER TO MOUNTING DIMENSIONS LEGEND SHEET CI A00-01
- XXXXX — SPECIALTY EQUIPMENT TAG, REFER TO SPECIALTY EQUIPMENT SCHEDULE SHEET CI A64-01
- FEC/FHV — FIRE EXTINGUISHER / FIRE DEPARTMENT VALVE
- 1i (30"W / 34 1/2"H / 24"D) — CASEWORK TAG, REFER TO SHEET CI A50-00

FLOOR PLAN NOTES BY NUMBER

	<<< Indicates Sheet Keynote on Plan
DM1	REMOVE RAILINGS AND WOOD FRAME STAIR IN ITS ENTIRETY.
DM2	REMOVE RAILINGS, CONCRETE STAIR, AND TOP STAIR LANDING.
DM11	REMOVE WALL-MOUNTED SHELVING UNIT.
DM68	REMOVE EXISTING EXTERIOR DOOR(S), FRAME(S), TRANSOM, SIDELITE(S) AND HARDWARE.
DM70	REMOVE EXISTING INTERIOR DOOR, FRAME, TRANSOM, SIDELITE AND HARDWARE. REMOVE AND SALVAGE WOOD TRIM FOR REINSTALLATION. PREPARE OPENING FOR NEW WORK.
PT04	CONCRETE SLAB, POURED TO HEIGHT OF EXISTING EXTERIOR DOOR LANDING. MAINTAIN EXISTING DRAINAGE STRATEGY. (REF. HLS 2020)
PT05	NEW CONCRETE STAIR, RAILINGS, AND UPPER LANDING. (REF. HLS 2020)
PT07	NEW RAISED WOOD-STRUCTURED PLATFORM WITH RAMP, STAIRS, WOOD RAILINGS, AND WOOD GUARDRAILS. (REF. HLS 2020)
PT09	NEW ADA-COMPLIANT GLAZED STOREFRONT DOOR, THRESHOLD, AND HARDWARE.
PT34	NEW AREA OF RESCUE ASSISTANCE. PROVIDE COMPLIANT ACCESSIBLE SIGNAGE FOR EXTERIOR AREAS FOR ASSISTED RESCUE. COORDINATE WITH DISTRICT STANDARDS. (REF. HLS 2020)
PT35	EMERGENCY LIGHTING FIXTURE, LOCATE AS DIMENSIONED.

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Suite 1600
Chicago, IL 60611
t 312.755.0770
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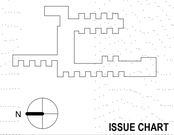

ISSUE CHART

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MARK	ISSUE	DATE
2	ADDENDUM 2	11/17/2023
1	ADDENDUM 1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

ENLARGED PLANS & ELEVATIONS - LRC

SHEET NUMBER

CI A44-05

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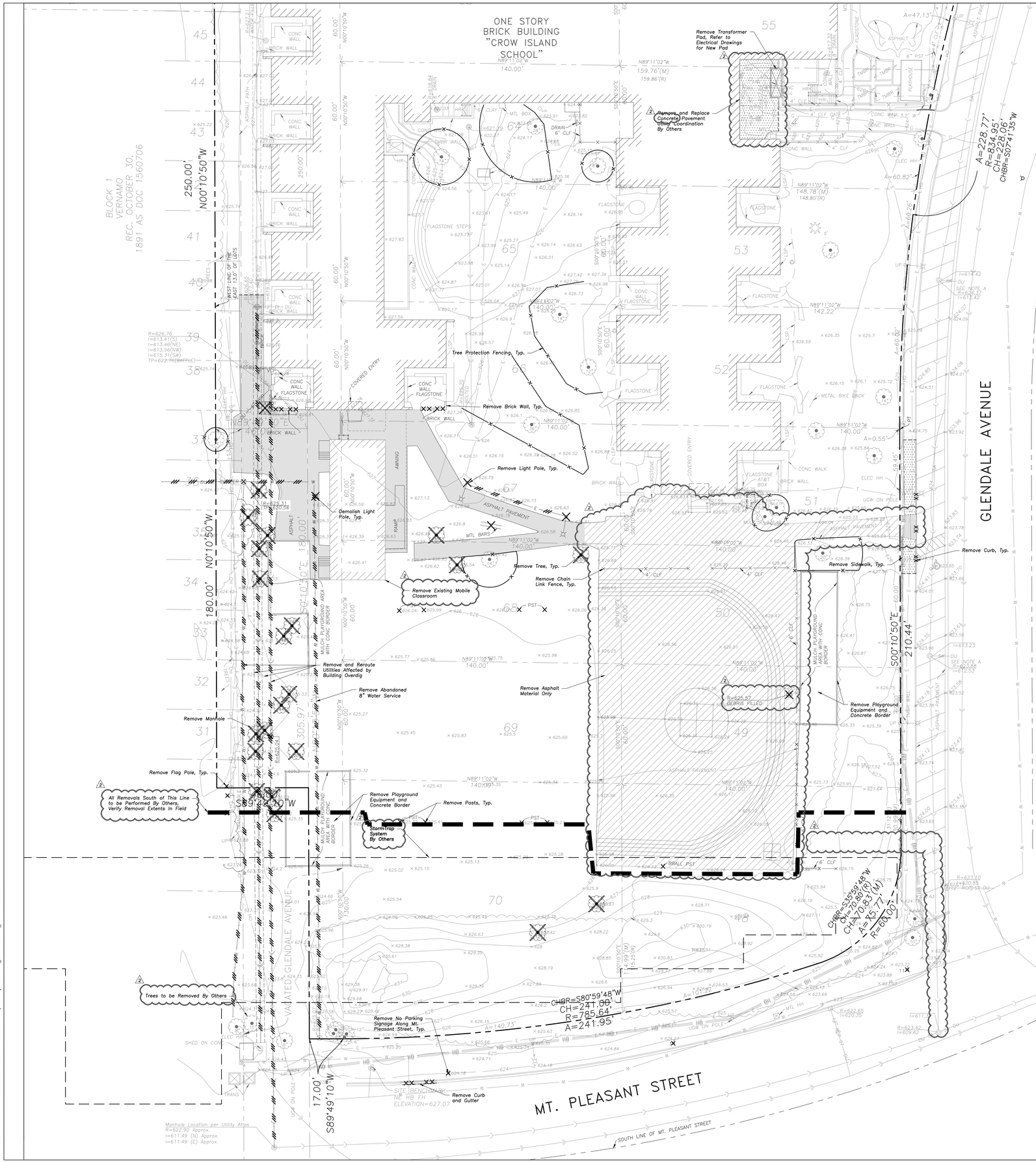

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Asphalt Only)
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal
- Tree Protection Fence

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
10. Coordinate Tree Removal with Village and School District. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 220870

PROJECT BENCHMARKS

1. Northeast Fire Hydrant Bolt
Elevation = 627.07

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	
Catch Basin	
Inlet	
Area Drain	
Clean Out	CO
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	T
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	VB
Downspout	DS
Bollard	BOL
Gas Valve	
Gas Meter	
Electric Meter	
ComEd Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
Curb Elevation	C 782.50 / C 782.00
Gutter Elevation	C 782.00
Pavement Elevation	P 783.25
Sidewalk Elevation	W 782.10
Ground Elevation	784.0
Top of Retaining Wall Elevation	T/W 785.20
Swale	
Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

GENERAL NOTES

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9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations.
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Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
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111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave, Suite 365,
Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

ADDENDUM #2 | 11/17/2023

KEYPLAN

N

ISSUE CHART

2	ADDENDUM #2	11/17/2023
1	ADDENDUM #1	10/25/2023
	ISSUE FOR BID	10/06/2023
MARK	ISSUE	DATE

Job Number 021331.001

TITLE

SITE DEMOLITION PLAN

SHEET NUMBER

CI C100

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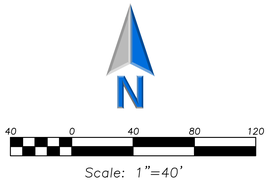
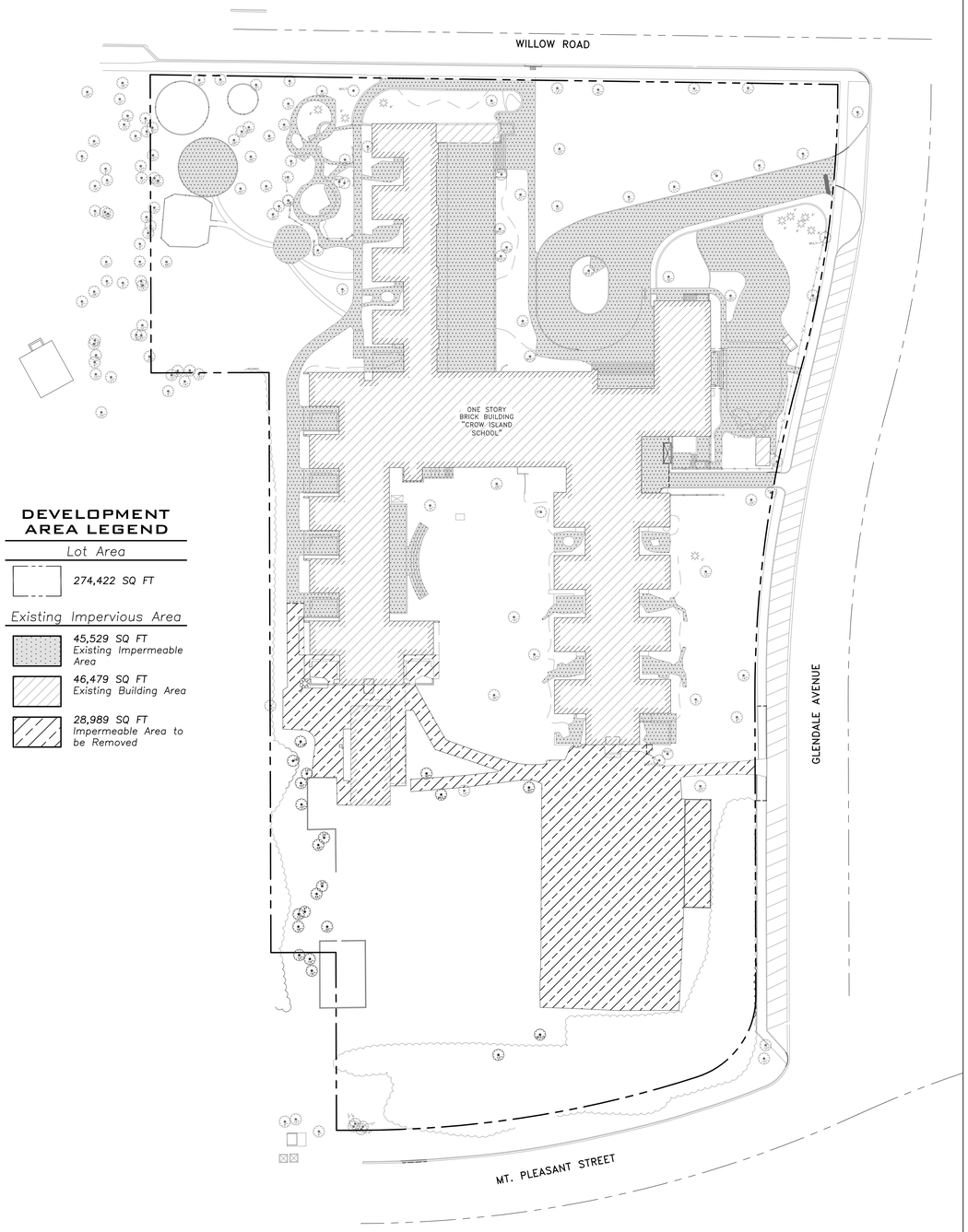
EXISTING IMPERMEABLE LOT COVERAGE





DEVELOPMENT AREA LEGEND

Lot Area

274,422 SQ FT

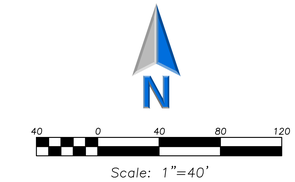
Existing Impervious Area

45,529 SQ FT
Existing Impermeable Area

46,479 SQ FT
Existing Building Area

28,989 SQ FT
Impermeable Area to be Removed

PROPOSED IMPERMEABLE LOT COVERAGE



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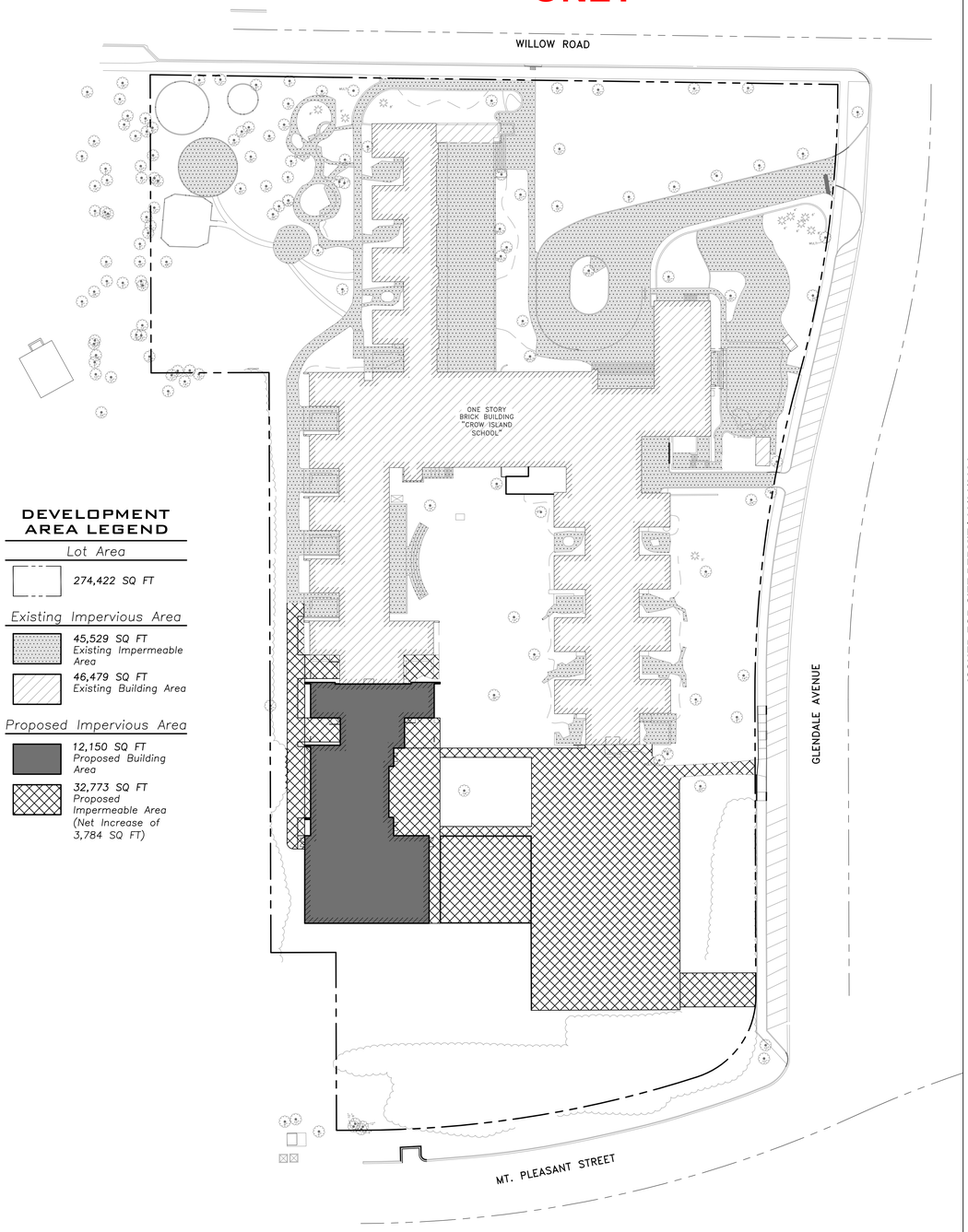

DEVELOPMENT AREA LEGEND

Lot Area

274,422 SQ FT

Existing Impervious Area

45,529 SQ FT
Existing Impermeable Area

46,479 SQ FT
Existing Building Area

Proposed Impervious Area

12,150 SQ FT
Proposed Building Area

32,773 SQ FT
Proposed Impermeable Area (Net Increase of 3,784 SQ FT)

Perkins&Will

The Wrigley Building
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Chicago, IL 60611
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PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

Crow Island ES Capital Improvements

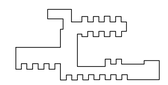
1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

ISSUED FOR SITE PERMIT | 03/01/2024

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
6	REISSUED FOR SITE PERMIT	03/01/2024
5	ISSUED FOR SITE PERMIT	02/23/2024
4	MWRD PERMIT RESUBMITTAL	02/15/2024
3	MWRD PERMIT SUBMITTAL	01/03/2024
2	ADDENDUM #2	11/17/2023
1	ADDENDUM #1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

IMPERMEABLE LOT COVERAGE EXHIBIT

SHEET NUMBER

CI CX200

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MATCH LINE SHEET C1 C202

ONE STORY BRICK BUILDING "CROW ISLAND SCHOOL"

PROPOSED ADDITION

PROPOSED PLAYGROUND
SURFACE NOT IN CONTRACT

GLENDALE AVENUE

EAST LINE OF GLENDALE AVENUE

MT. PLEASANT STREET

SOUTH LINE OF MT. PLEASANT STREET

ALTERNATE NO. 02

ALTERNATE NO. 03

Gate to be Coordinated With Existing Dirt Path

4' Ornamental Site Fence (See Detail)

Refer to Mechanical and Electrical Drawings for Equipment and Pad

Refer to Architectural Drawings for Generator/Chiller Enclosure

Refer to Architectural Drawings for Courtyards

Light Pole, Typ. Refer to Electrical Drawings.

Parking Striping Part of Alternate Bid Scope

Base Bid Playground Striping

13' Pedestrian Gate (See Detail)

ADA Parking Sign, Typ.

Depressed Curb

Type B Curb

ADA Parking Space, Typ.

CONTRACTOR TO VERIFY Proposed Free-Standing FHC See MEP Drawings

30'-0" FHC DOES NOT EXCEED THIS DIMENSION.

SEE NOTE A

StormTrap System By Others

Refer to Electrical Drawings for Lighting

Planter, Typ. Refer to Architectural Drawings

Basketball Hoop, Typ. Footing Design to be Coordinated with StormTrap Design

All Fencing Over StormTrap to be Set in Concrete Curb Instead of Typical Post Foundation (See Detail)

Proposed Turnaround Location

SITE BENCHMARK
NE HB FH
ELEVATION=627.07

METAL BIKE RACK

FLAGSTONE STEPS

FLAGSTONE

COVERED ENTRY

ASPHALT PATH

ASPHALT PAVEMENT

CONC WALL

BRICK WALL

TIMBER WALL

TREES

R4'5"

R19.5'

105.9'

64.2'

7.7'

62'

49'

135'

153'

108'

102'

22'

24'

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying & Mapping, Inc. For Winnetka Public Schools District 36 on October 7, 2022. Order Number 220870

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1. Northeast Fire Hydrant Bolt
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N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	
Catch Basin	
Inlet	
Area Drain	
Clean Out	
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	E
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	
Bollard	
Gas Valve	
Gas Meter	
Electric Meter	
ComEd Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
Curb Elevation	C 782.50 / C 782.00
Gutter Elevation	
Pavement Elevation	P 783.25
Sidewalk Elevation	W 782.10
Ground Elevation	784.0
Top of Retaining Wall Elevation	T/W 785.20
Swale	
Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

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CROW ISLAND

District 36 Board of Education

ADDENDUM #2 | 11/17/2023

KEYPLAN

N

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MARK	ISSUE	DATE
2	ADDENDUM #2	11/17/2023
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	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

SITE GEOMETRY PLAN ALTERNATE BID

SHEET NUMBER

CI C201

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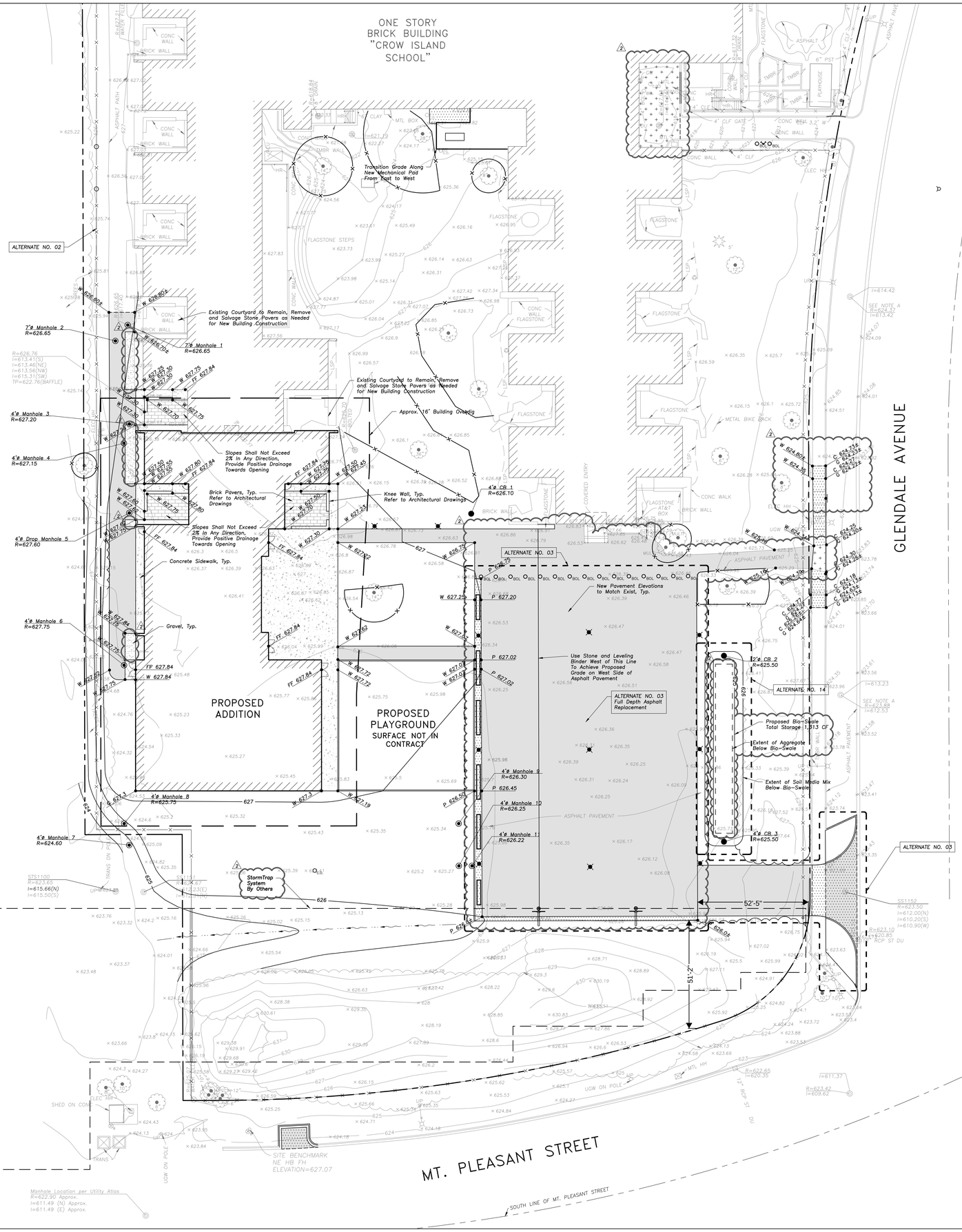

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Scale: 1"=20'

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6

Pavement Restoration in Public Way
Match Existing Section

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Brick Paver Section
Belden Ivory Bay Gray Standard Paver
Refer to Architectural Drawings for Pattern

Concrete Sidewalk Section (In ROW)
5" Portland Cement Concrete
2" Aggregate Base Course, Type B, Crushed

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Gravel Section
3" Decomposed Granite
3" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Resprayed With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.
4. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

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LEGEND

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	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation	C 782.50 C 782.00
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111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave, Suite 365,
Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

Crow Island ES Capital Improvements
1112 Willow Rd,
Winnetka, IL 60093

District 36 Board of Education

ADDENDUM #2 | 11/17/2023

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM #2	11/17/2023
1	ADDENDUM #1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

GRADING AND PAVING PLAN ALTERNATE BID

SHEET NUMBER

CI C401

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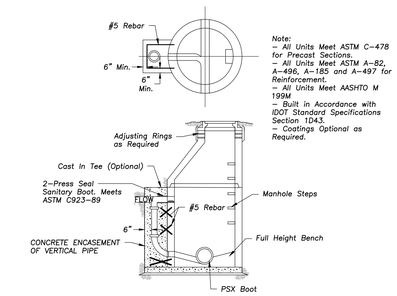
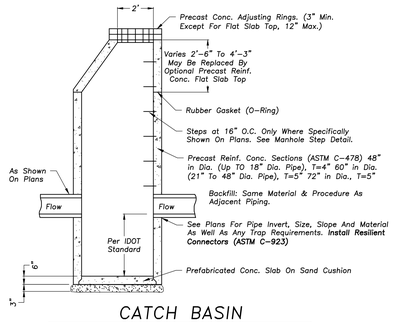
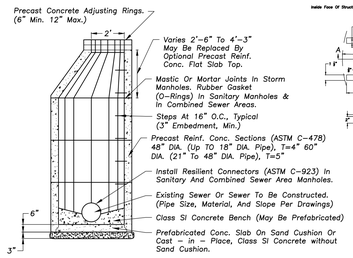
5/10/2023 12:06:33 PM Autodesk Docs://Winnetka - D36 Capital Projects/ARCH_Winnetka D36_CROW ISLAND.rvt



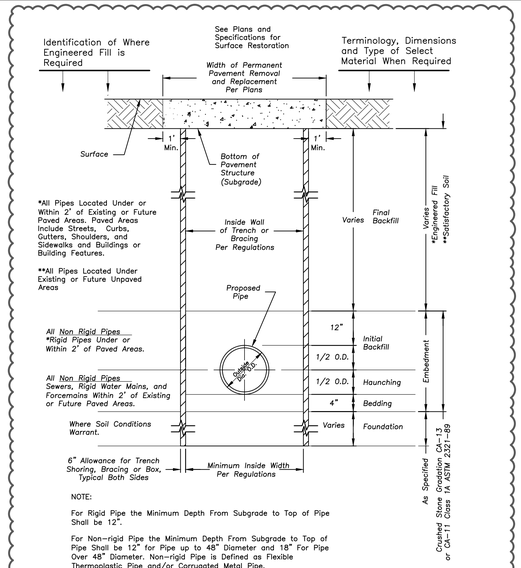
STANDARD PRECAST DROP MANHOLE



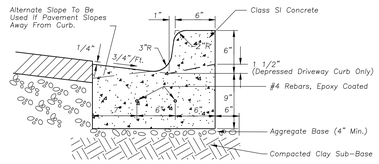
CATCH BASIN



MANHOLE – 48"–60" DIA.



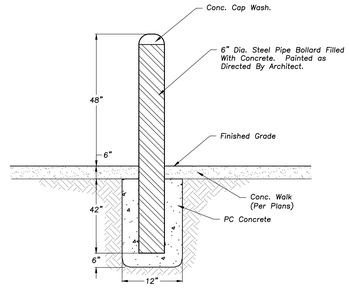
STANDARD SEWER AND WATER TRENCH SECTION



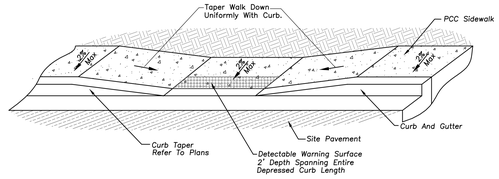
Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (under 25 ft.) Curves. Maximum Expansion Joint Spacing is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One,1 1/4" ø, 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

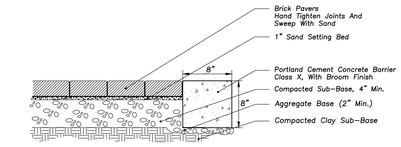
B–6.12 CURB & GUTTER



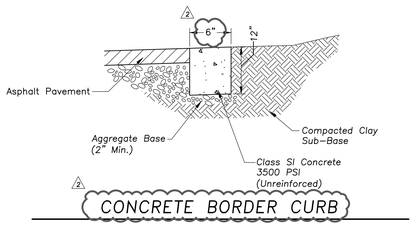
BOLLARD IN WALK DETAIL



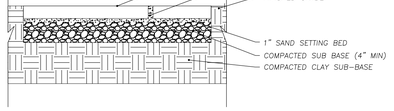
DEPRESSED ACCESSIBLE LANDING DETAIL



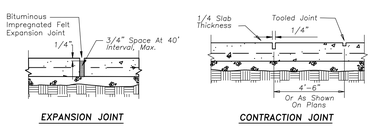
BRICK PAVER SIDEWALK

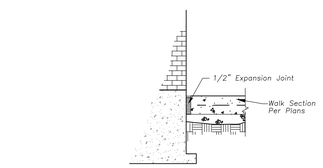


CONCRETE BORDER CURB

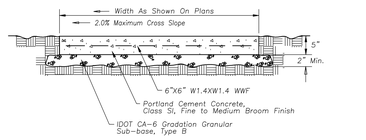


IRREGULAR FLAGSTONE

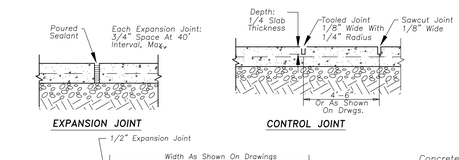


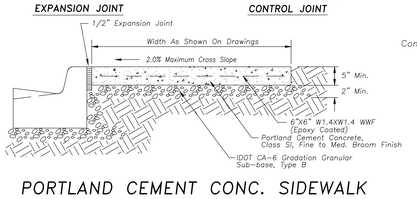


WALK ADJACENT TO BUILDING

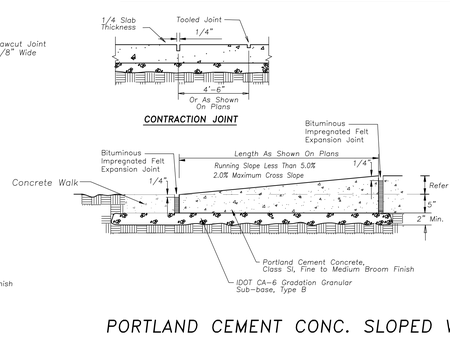


PORTLAND CEMENT CONC. SIDEWALK





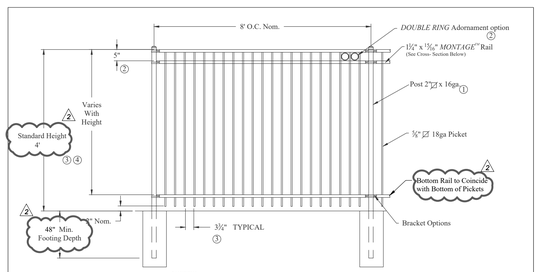
PORTLAND CEMENT CONC. SIDEWALK

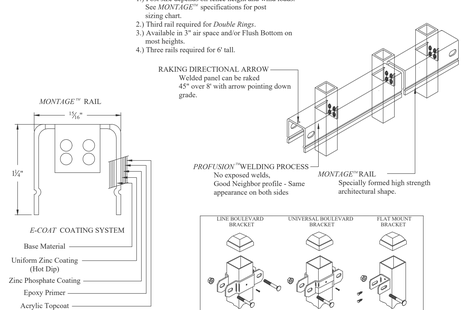


PORTLAND CEMENT CONC. SLOPED WALK

1. Dowel Sloped Walk To Stoop. Provide Two, #6–18" Long, Coated, Smooth Dowel Bars. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.

ORNAMENTAL FENCE FOR ALTERNATE NO. 02





RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED

RMIMSO

MONTAGE MAJESTIC 2/3-RAIL			
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 7-19-11		REV: c

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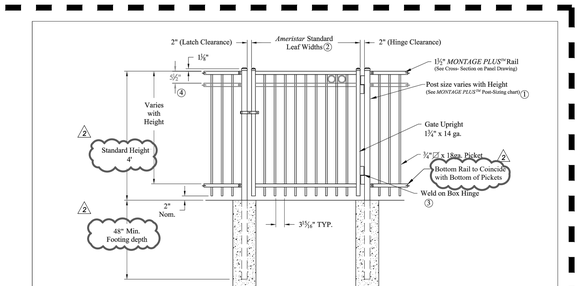

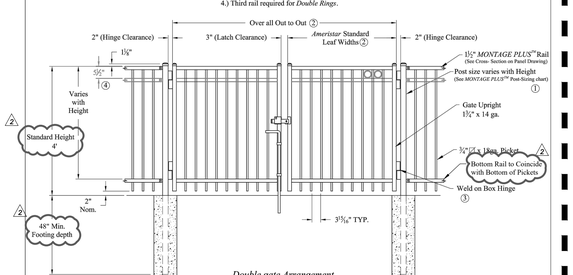

COMMERCIAL STRENGTH WELDED STEEL GATES

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RMIMSO

MONTAGE PLUS MAJESTIC 2/3-RAIL SGL. & DBL GATE			
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10		REV: e

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Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
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CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave, Suite 365, Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

ADDENDUM #2 | 11/17/2023

KEYPLAN

N

ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM #2	11/17/2023
1	ADDENDUM #1	10/25/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

DETAILS

SHEET NUMBER

CI C600

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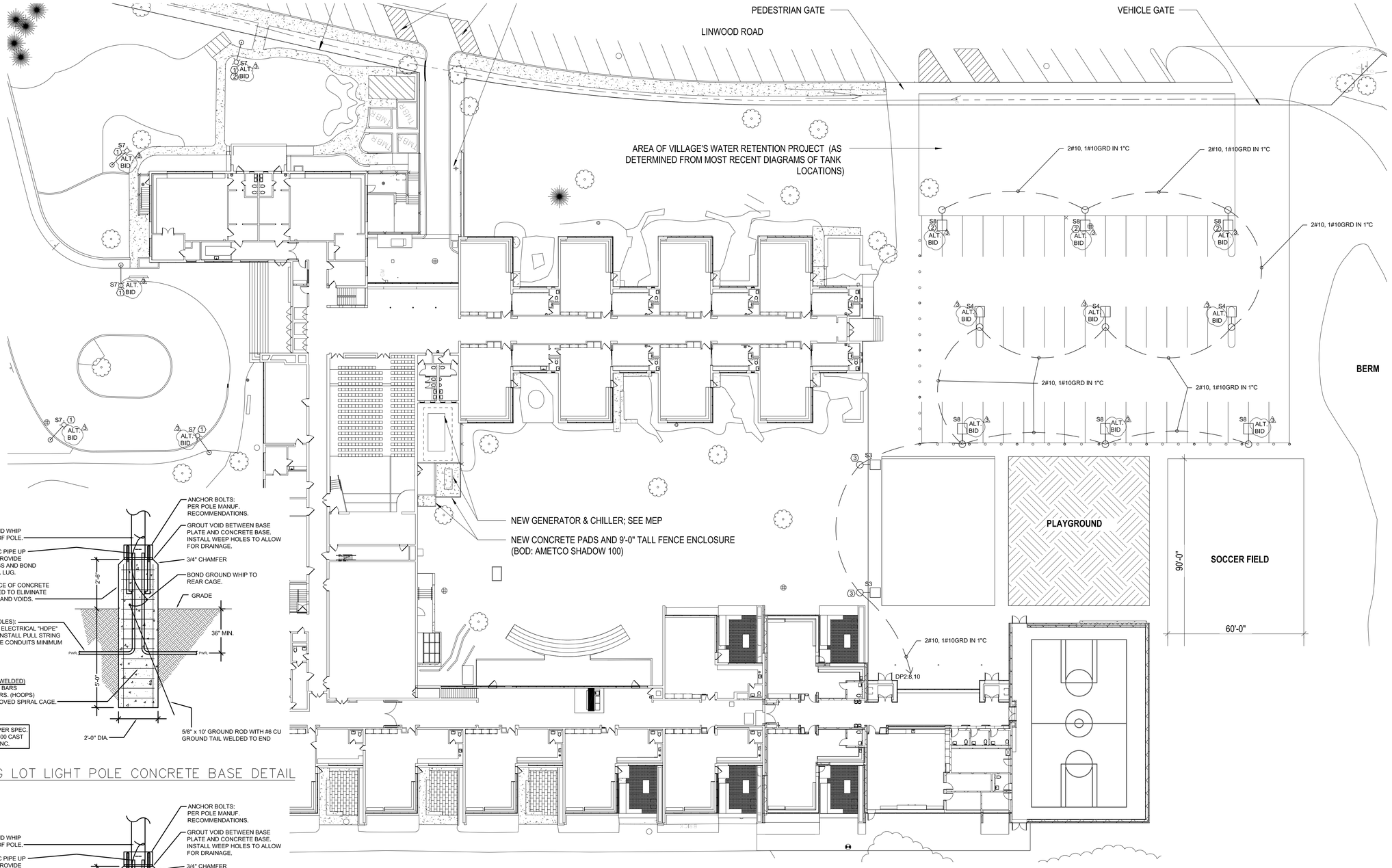
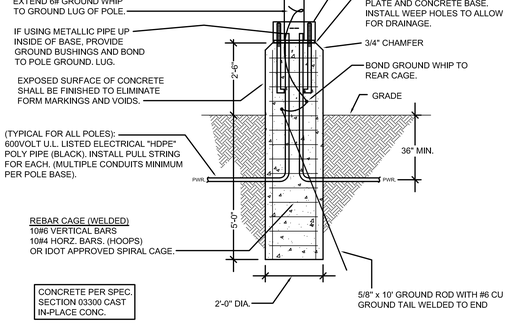
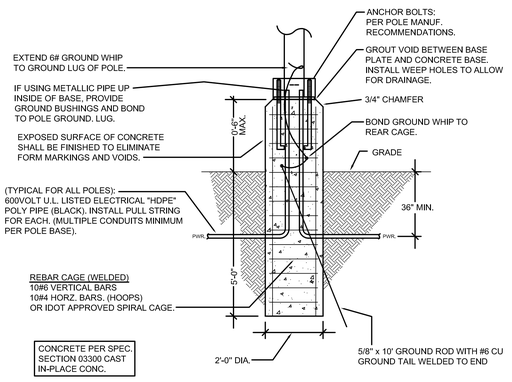




3 PARKING LOT LIGHT POLE CONCRETE BASE DETAIL
NO SCALE



4 NEW WALKWAY LIGHT POLE CONCRETE BASE DETAIL
NO SCALE

N
1 SITE PLAN – SOUTH ELECTRICAL SITE LIGHTING
1" = 20'-0"

KEYED NOTES:

1. FURNISH AND INSTALL NEW POLE AND POLE MOUNTED FIXTURE ON EXISTING CONCRETE BASE. FURNISH AND INSTALL CUSTOM BOLT ADAPTER PLATE FOR EXISTING BASE. COORDINATE REQUIREMENTS IN FIELD. EXTEND EXISTING BRANCH CIRCUIT AS REQUIRED.
2. FURNISH AND INSTALL MANUFACTURER'S HOUSESIDE SHIELD WITH POLE MOUNTED FIXTURE.
3. SEE DETAIL 4 FOR INFORMATION REGARDING BASE. EC SHALL CONFIRM EXISTING BASE HEIGHTS IN FIELD PRIOR TO INSTALLATION. COORDINATE WITH ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

DRIVEWAY AND PARKING LOT POLES:
INSTALL WEATHERPROOF, ULTRAVIOLET PROTECTED POLE IDENTIFICATION LABELS WITH ADHESIVE BACKING ON ALL POLES AS DIRECTED BY OWNER. LABELING SCHEME SHALL BE COORDINATED WITH OWNER AND IDENTIFIED ON AS-BUILT DRAWINGS. LABELS SHALL BE A MINIMUM OF 4 INCHES HIGH BY 2 INCHES WIDE AND SHALL INCLUDE SERIAL NUMBER AND BAR CODE TO AID OWNER IN QUICKLY IDENTIFYING POLE AND TRACKING OF MAINTENANCE PERFORMED. FIELD SHALL BE WHITE WITH BLACK LETTERING "ARIAL" TYPE FONT. A ZONE MAP SHALL BE INSTALLED NEXT TO LIGHTING POWER/CONTROL PANELS TO AID OWNER IN DETERMINING WHAT POLE IS FED BY WHICH PANEL AND ASSOCIATED CIRCUIT BREAKER. ZONE MAP SHALL BE INSTALLED IN A FRAME WITH PLEXIGLAS SHIELD.

AUGER/DIRECTIONAL BORE, SAWCUT, TRENCH, BACKFILL, COMPACT AND PATCH TO MATCH SURROUNDING AREA FOR INSTALLATION OF RACEWAYS.

INSTALL PULL STRING IN ALL CONDUITS AND INSTALL TRACER WIRES ABOVE ALL UNDERGROUND CONDUITS, CAP ENDS OF LOW VOLTAGE CABLING CONDUITS.

UNDER GROUND CONDUITS TO BE "HDPE" HIGH DENSITY POLYETHYLENE TYPE CONDUIT WITH TRACER WIRE WHEN DIRECTIONAL BORING; OTHERWISE SCHEDULE 80 PVC CONDUIT, UNLESS OTHERWISE NOTED.
ALL ELBOWS AND RISERS OUT OF THE GROUND TO BE "RGS" TYPE CONDUIT.
INSTALL PULL STRING IN ALL CONDUITS.
CAP ENDS OF ALL EMPTY CONDUITS FOR PROTECTION AND INCLUDE TRACER WIRE.

UTILIZE #10 WIRE & 1" CONDUIT MINIMUM (UNLESS OTHERWISE NOTED) FOR LIGHT POLE/FIXTURE WIRING AND 1-1/4" CONDUIT MINIMUM FOR SECURITY CONDUITS. REFER TO DETAILS SHEETS FOR ADDITIONAL INFORMATION.

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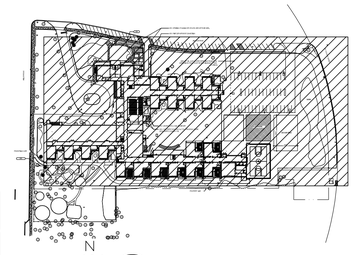

N
2 SITE KEY PLAN

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The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
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CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
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CE Anderson & Associates
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MEP
Mechanical Service Associates
111 S. Virginia St., Crystal Lake, IL 60014

LANDSCAPING

OWNER
District 36 Board of Education
1235 Oak St., Winnetka, IL 60093

FACILITY

CONTRACTOR

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

CROW ISLAND

District 36 Board of Education

ISSUE FOR BID 10.06.2023

KEYPLAN

ISSUE CHART

3	ASI-001	02/02/2024
2	ADDENDUM 2	11/17/2023
1	ADDENDUM 1	10/24/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

CI E04-02

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LIGHT FIXTURE SCHEDULE

TAG	MANUFACTURER	MODEL NUMBER	LAMPS / LUMINARIES				DRIVER	MOUNTING	DESCRIPTION	REMARKS
			QTY	TYPE	WATTS	VOLTS				
F1	SPECTRUM	SGRTE12XT-20L30K-MD-DO101-AR1266XT-SG	PER DWG.	LED	23.7	120	0-10 DIMMING	RECESSED RETROFIT	12" LED RETROFIT DOWNLIGHT	CONFIRM COMPATIBILITY WITH EXISTING FIXTURE AND OPENING PRIOR TO PURCHASE AND INSTALLATION
F2	MARK ARCHITECTURAL	S4PID-LSL-XFT-MSL8-80CRI-30K-400LMF-I80-I30K-I800LMF-SCT-MIN1-FLL-MVOLT-WHTT-ZT-NSX-SNSX-F2/36A-RDCY-WHTCY-WCRD	PER DWG.	LED	8W/FT	120/277	0-10 DIMMING	PENDANT	LINEAR DIRECT/INDIRECT LED FIXTURE	REFER TO LIGHTING PLANS FOR FIXTURE LENGTHS. FURNISH AND INSTALL SEPARATELY SHIPPED SECTIONS PER MANUFACTURER'S RECOMMENDATIONS. WITH POWERED AND NON-POWERED CANOPIES AND POWER/CONTROL CABLE. COLOR SELECTED BY ARCHITECT. COORDINATE PENDANT LENGTH IN FIELD.
F2A	MARK ARCHITECTURAL	S4PID-LSL-XFT-MSL8-80CRI-30K-400LMF-I80-I30K-I800LMF-SCT-MIN1-FLL-MVOLT-WHTT-NLTAIR2-NSX-SNSX-F2/36A-RDCY-WHTCY-WCRD	PER DWG.	LED	8W/FT	120/277	0-10 DIMMING	PENDANT	NLIGHT AIR ENABLED LINEAR DIRECT/INDIRECT LED FIXTURE	REFER TO LIGHTING PLANS FOR FIXTURE LENGTHS. FURNISH AND INSTALL SEPARATELY SHIPPED SECTIONS PER MANUFACTURER'S RECOMMENDATIONS. WITH POWERED AND NON-POWERED CANOPIES AND POWER/CONTROL CABLE. COLOR SELECTED BY ARCHITECT. COORDINATE PENDANT LENGTH IN FIELD. ROOM TO INCLUDE MATCHING NLIGHT AIR DIMMER CONTROL SWITCHES.
F3	LITHONIA	JEBL-24000LM-FRGL-MVOLT-40K-80CRI-WGX-SCF120-DWHXD	PER DWG.	LED	174	120/277	0-10 DIMMING	AIRCRAFT CABLE	LED HIGH BAY	WITH SAFETY CABLE, WHITE CORD SETS WITH POWER AND 0-10V CONTROL WIRES, AND WIREGUARDS. COORDINATE COLOR OF CABLE WITH ARCHITECT.
F3A	LITHONIA	JEBL-12000LM-FRGL-MVOLT-40K-80CRI-WGX-SCF120-DWHXD	PER DWG.	LED	135	120/277	0-10 DIMMING	AIRCRAFT CABLE	LED HIGH BAY	WITH SAFETY CABLE, WHITE CORD SETS WITH POWER AND 0-10V CONTROL WIRES, AND WIREGUARDS. COORDINATE COLOR OF CABLE WITH ARCHITECT.
F4			N/A							
F4A	SPECTRUM	SBA2SQLR30A-ALM-36K-E-1-RT1212-MW-FC	PER DWG.	LED	47	120/277	0-10 DIMMING	RECESSED	1'X1' NEW CONSTRUCTION SQUARE LED	
F6	GOTHAM	EVO8-30/20-AR-MD-LSS-120-GZ1	PER DWG.	LED	32	120/277	0-10 DIMMING	RECESSED	8" LED DOWNLIGHT	
F7	MARK ARCHITECTURAL	S4SD-LSL-XXFT-MSLX-80CRI-30K-800LMF-SCT-MIN1-FLL-MVOLT-WHTT	PER DWG.	LED	6.33/FT	120/277	0-10 DIMMING	SURFACE	SURFACE MOUNTED LINEAR LED	REFER TO LIGHTING PLANS FOR FIXTURE LENGTHS AND QUANTITIES
F8	LITHONIA	2BLT2-48L-ADP-GZ1-LP830	PER DWG.	LED	42.9	120/277	0-10 DIMMING	RECESSED	2X2 LED TROFFER	
F9	GOTHAM	EVO4SC-30/20-AR-LSS-MDW-MVOLT-GZ1-JBXCC-NLT120-DWH	PER DWG.	LED	19.5	120/277	0-10 DIMMING	SURFACE	SURFACE MOUNTED CYLINDER DOWNLIGHT	FAUX SKYLIGHT FIXTURES. COORDINATE HEIGHT OF FIXTURE WITH EXISTING FIXTURE PRIOR TO PURCHASE. COORDINATE COLOR WITH ARCHITECT.
F10	BROWNLEE	2081-19-BN-R49-FL1-30K	PER DWG.	LED	49	120/277	0-10 DIMMING	SURFACE	SURFACE MOUNT DROP LENS FIXTURE	
F11	LITHONIA	BLTX4-48L-ADP-GZ1-LP830	PER DWG.	LED	34	120/277	0-10 DIMMING	SURFACE	SURFACE MOUNT 1X4	
F13	CELESTIAL	GEM-4000-AAA-12-5	PER DWG.	LED	50	120	0-10 DIMMING	SURFACE	STEP LIGHT	ORDER GPS-120-60 POWER SUPPLY WITH FIXTURE. COORDINATE LIGHT COLOR TEMPERATURE WITH ARCHITECT. WITH END CAPS AND POWER FEED BOX.
F14	LITHONIA	ZL1N-L48-5000LM-FST-MVOLT-30K-80CRI-WH	PER DWG.	LED	34	120/277	0-10 DIMMING	PENDANT/SURFACE	PENDANT/SURFACE MOUNTED STRIP	SURFACE MOUNT WHERE INDICATED ON DRAWINGS.
F15	LITHONIA	LDN10RV-30/20-LR10AR-LSS-MVOLT-GZ1	PER DWG.	LED	23	120/277	0-10 DIMMING	RECESSED RETROFIT	10" RETROFIT DOWNLIGHT	CONFIRM COMPATIBILITY WITH EXISTING FIXTURE AND OPENING PRIOR TO ORDERING AND INSTALLATION
F16	LITHONIA	2BLT4-40L-ADP-GZ1-LP830	PER DWG.	LED	30.5	120/277	0-10 DIMMING	RECESSED	2X4 LED TROFFER	
F17	SPECTRUM	SGRTE9XT-20L30K-MD-DO10-1-AR966XT-SG	PER DWG.	LED	23.7	120/277	0-10 DIMMING	RECESSED RETROFIT	9" RETROFIT DOWNLIGHT	CONFIRM COMPATIBILITY WITH EXISTING FIXTURE AND OPENING PRIOR TO ORDERING AND INSTALLATION
F18	GOTHAM	EVO8WW-30/20-AR-LSS-120-GZ1	PER DWG.	LED	31.6	120	0-10 DIMMING	RECESSED	8" WALLWASHER	CONFIRM COMPATIBILITY WITH EXISTING OPENING PRIOR TO ORDERING AND INSTALLATION.
F19	INDY	L8-60LM-30K-MVOLT-G4-80CRI-EZ1-CP-P-CD	PER DWG.	LED	52.5	120/277	0-10 DIMMING	RECESSED	8" DOWNLIGHT	VERIFY EXISTING FIXTURE SIZE IN AUDITORIUM IN FIELD PRIOR TO ORDERING AND INSTALLATION.
F20	LITHONIA	OLVTCM (OR OLVTWM AS REQUIRED)	PER DWG.	LED	15	120/277	N/A	SURFACE/WALL	UTILITY LIGHT	VERIFY IF WALL MOUNTED FIXTURE IS REQUIRED IN FIELD DUE TO EXISTING CONDITIONS PRIOR TO DELIVERY OF BIDS.
F21	GOTHAM	EVO2-30/07-AR-LSS-MWD-MVOLT-UGZ	PER DWG.	LED	9.7	120/277	0-10 DIMMING	RECESSED	2" DOWNLIGHT	COORDINATE CASEWORK DIMENSIONS WITH ARCHITECT. VERIFY LOCATION OF LIGHTING CONTROLS WITH ARCHITECT.
S1	KENALL	SL1414L-P-DB-15L40K-DV	PER DWG.	LED	15	120/277	0-10 DIMMING	SURFACE	DROP LENS CANOPY FIXTURE	COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING.
S2	LITHONIA LIGHTING	LDN6SQ-40/15-LS6-AR-LSS-TRW-MVOLT-GZ10-NPP16D	PER DWG.	LED	17.5	120/277	0-10 DIMMING	RECESSED	RECESSED DOWNLIGHT	COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING.
S3	LITHONIA LIGHTING	KAD LED-20C-1000-40K-R4-MVOLT-SPD04-PER7-PIR1FC3V W/ rTLN-MVOLT-DSNV-G2 POLE: SSS-10'-4C-DM19-STLHHC-DDBXD-L/AB-STEEL HAND HOLE BASE COVER	PER DWG.	LED	73	120/277	NLIGHT AIR	10'-0" POLE ON 30" CONCRETE BASE	POLE MOUNTED SITE LIGHTING	PROVIDE NLIGHT AIR CONTROLS OCCUPANCY SENSOR AND PHOTOCELL. CONNECT TO NLIGHT ECLYPSE CONTROL PANEL. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING. PROVIDE LIGHT SHIELD/CUT OFF AS REQUIRED. WITH STEEL BASE COVER
S4	LITHONIA LIGHTING	KAD LED-20C-530-40K-R5-MVOLT-SPD04-PER7-PIR1FC3V W/ rTLN-MVOLT-DSNV-G2 POLE: SSS-10'-4C-DM19-STLHHC-DDBXD-L/AB-STEEL HAND HOLE BASE COVER	PER DWG.	LED	35	120/277	NLIGHT AIR	10'-0" POLE ON 30" CONCRETE BASE	POLE MOUNTED SITE LIGHTING	PROVIDE NLIGHT AIR CONTROLS OCCUPANCY SENSOR AND PHOTOCELL. CONNECT TO NLIGHT ECLYPSE CONTROL PANEL. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING. PROVIDE LIGHT SHIELD/CUT OFF AS REQUIRED. WITH STEEL BASE COVER.
S5	LITHONIA LIGHTING	WST LED-P1-40K-VF-MVOLT-PBBW	PER DWG.	LED	12	120/277	0-10 DIMMING	SURFACE/WALL	SURFACE MOUNTED WALLPACK	FORWARD THROW DISTRIBUTION. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING.
S6	LITHONIA LIGHTING	WST LED-P1-40K-VW-MVOLT-PBBW	PER DWG.	LED	12	120/277	0-10 DIMMING	SURFACE/WALL	SURFACE MOUNTED WALLPACK	WIDE THROW DISTRIBUTION. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING.
S7	LITHONIA LIGHTING	KAD LED-20C-1000-40K-R4-MVOLT-SPD04-PER7-PIR1FC3V W/ rTLN-MVOLT-DSNV-G2 POLE: SSS-12'-4C-DM19-STLHHC-DDBXD-L/AB-(CUSTOM BOLT ADAPTER PLATE)-STEEL HAND HOLE BASE COVER	PER DWG.	LED	73	120/277	NLIGHT AIR	12'-0" POLE ON EXISTING CONCRETE BASE	POLE MOUNTED SITE LIGHTING	PROVIDE NLIGHT AIR CONTROLS OCCUPANCY SENSOR AND PHOTOCELL. CONNECT TO NLIGHT ECLYPSE COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING. PROVIDE LIGHT SHIELD/CUT OFF AS REQUIRED. WITH STEEL BASE COVER.
S8	LITHONIA LIGHTING	KAD LED-20C-530-40K-R4-MVOLT-SPD04-PER7-PIR1FC3V W/ rTLN-MVOLT-DSNV-G2 POLE: SSS-10'-4C-DM19-STLHHC-DDBXD-L/AB-STEEL HAND HOLE BASE COVER	PER DWG.	LED	35	120/277	NLIGHT AIR	10'-0" POLE ON 30" CONCRETE BASE	POLE MOUNTED SITE LIGHTING	PROVIDE NLIGHT AIR CONTROLS OCCUPANCY SENSOR AND PHOTOCELL. CONNECT TO NLIGHT ECLYPSE CONTROL PANEL. COORDINATE COLOR TEMPERATURE WITH OWNER PRIOR TO ORDERING. PROVIDE LIGHT SHIELD/CUT OFF AS REQUIRED. WITH STEEL BASE COVER.
EM1	LITHONIA LIGHTING	EU2C-HO	PER DWG.	LED	0.33	120/277	-	WALL/CEILING MOUNTED	EMERGENCY BATTERY PACK LIGHT	
EM2	LITHONIA LIGHTING	ERE-GY-T-SQ-WP	PER DWG.	LED	3	-	-	WALL MOUNTED	OUTDOOR REMOTE EMERGENCY LIGHT	REMOTE LOW VOLTAGE HEAD POWERED BY INDOOR EM LIGHT EM1. CONNECT TO CLOSEST EM1. PREP AND PAINT OUT HEADS PER ARCHITECT'S DIRECTION
EM3	BIG BEAM	L40WP3-DH-G	PER DWG.	LED	3	-	-	WALL MOUNTED	OUTDOOR REMOTE EMERGENCY LIGHT	REMOTE LOW VOLTAGE HEAD POWERED BY INDOOR EXIT SIGN X2. CONNECT TO CLOSEST X2. PREP AND PAINT OUT HEADS PER ARCHITECT'S DIRECTION
X1	LITHONIA LIGHTING	LQC-W-(1 OR 2)-R-ELN	PER DWG.	LED	5	120/277	-	WALL OR CEILING	EXIT SIGN (ONE/TWO SIDED AS REQUIRED) WITH BATTERY	FINAL ARROW LOCATION SHALL BE COORDINATED WITH THE DRAWINGS INCLUDE WIRE GUARDS FOR GYM/MULTIPURPOSE AREAS
X2	BIG BEAM	2EDCL-R-W-W-RC	PER DWG.	LED	5	120/277	-	WALL OR CEILING	EXIT SIGN WITH EM LIGHTS (ONE/TWO SIDED AS REQUIRED) WITH BATTERY	FINAL ARROW LOCATION SHALL BE COORDINATED WITH THE DRAWINGS

NOTES:

1. OTHER MANUFACTURERS ARE ALLLOWED UPON ARCHITECT/OWNER'S PRIOR APPROVAL.
2. LIGHT FIXTURES SHALL BE INDEPENDANTLY SUPPORTED TO THE BUILDING STRUCTURE SEPARATE FROM THE CEILING SYSTEM. REFER TO SPECIFICATIONS SECTION 265100 FOR ADDITIONAL INFORMATION.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIXTURES.
4. FURNISH AND INSTALL ALL LIGHT FIXTURE MOUNTING HARDWARE REQUIRED FOR A COMPLETE INSLALLATION OF LIGHT FIXTURES (IE. PENDANTS, FLANGE KITS, CANOPIES, TONG HANGERS, SAFETY CHAINS, UNI-STRUT, ETC.)
5. CATALOG NUMBERS MAY NOT REFLECT ALL OF THE REQUIREMENTS INCLUDED IN THE DRAWINGS AND SPECIFICATIONS. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURER.
6. COORDINATE FIXTURE COLOR/FINISH WITH ARCHITECT.

LIGHT FIXTURE INSTALLATION NOTES:

1. SUPPORT FOR LIGHTING FIXTURES IN OR ON GRID-TYPE SUSPENDED CEILINGS:
2. INSTALL A MINIMUM OF FOUR CEILING SUPPORT SYSTEM RODS OR WIRES FOR EACH FIXTURE. LOCATE NOT MORE THAN 6 INCHES FROM LIGHTING FIXTURE CORNERS. RODS/WIRE MUST BE INSTALLED FROM STRUCTURE AND SIZED IN ORDER TO SUPPORT EACH FIXTURE INDEPENDENTLY OF GRID. WIRE SHALL HAVE BREAKING STRENGTH OF THE WEIGHT OF THE FIXTURE AT A SAFETY FACTOR OF 3 TIMES UNITS WEIGHT. PROVIDE NO MORE THAN 2" OF SLACK IN EACH FIXTURE SUPPORT CABLE AFTER FIXTURES HAVE BEEN INSTALLED WITHIN GRID.
3. SUPPORT CLIPS: FASTEN TO LIGHTING FIXTURES AND TO CEILING GRID MEMBERS AT OR NEAR EACH FIXTURE CORNER WITH CLIPS THAT ARE UL LISTED FOR THE APPLICATION, PER NEC 410-16-C.
4. FIXTURES OF SIZES LESS THAN CEILING GRID: INSTALL AS INDICATED ON REFLECTED CEILING PLANS OR CENTER IN ACOUSTICAL PANEL, AND SUPPORT FIXTURES INDEPENDENTLY WITH AT LEAST TWO 3/4-INCH METAL CHANNELS SPANNING AND SECURED TO CEILING TEES. INSTALL AT LEAST ONE INDEPENDENT SUPPORT ROD OR WIRE FROM STRUCTURE TO A TAB ON EACH END OF LIGHTING FIXTURE. WIRE OR ROD SHALL HAVE BREAKING STRENGTH OF THE WEIGHT OF FIXTURE AT A SAFETY FACTOR OF 3.
5. ALL JUNCTION BOXES USED FOR SUPPORTING LIGHT FIXTURES WILL BE HEAVY DUTY UL LISTED FOR THE APPLICATION. DO NOT SUPPORT FROM CEILING GRID. SUPPORT FROM STRUCTURE AND USE GRID TO STABILIZE UNIT.

SHEET REALEASED FOR INFORMATION ONLY

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

CIVIL
Eriksson Engineering Associates, Ltd.
135 S Jefferson St #135, Chicago, IL 60661

STRUCTURAL
CE Anderson & Associates
175 N Franklin St #410, Chicago, IL

MEP
Mechanical Services Associates
111 S Virginia St, Crystal Lake, IL 60014

SECURITY
Telgian Engineering & Consulting
1020 North Milwaukee Ave, Suite 365, Deerfield, IL, 60015

OWNER
District 36 Board of Education
1235 Oak St, Winnetka, IL 60093

PROJECT

Crow Island ES Capital Improvements

1112 Willow Rd,
Winnetka, IL 60093

District 36 Board of Education

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
2	ADDENDUM 2	11/17/2023
	ISSUE FOR BID	10/06/2023

Job Number 021331.001

TITLE

ELECTRICAL SCHEDULES

SHEET NUMBER

CI E30-01

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KAD LED
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

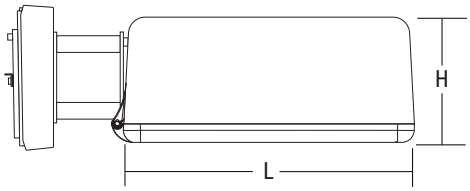
EPA: 1.2 ft² *(0.11 m²)*

Length: 17-1/2" *(44.5 cm)*

Width: 17-1/2" *(44.5 cm)*

Height: 7-1/8" *(18.1 cm)*

Weight (max): 36 lbs. *(16.4 kg)*



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[3]
KAD LED	20C[1] 20 LEDs 30C[1] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA[1] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V[2]	MVOLT[3] 277[4] 120[4] 347[1,3] 208[4,5] 480[1,3] 240[4,5]	**Shipped included** SPUMBAK___ Square pole universal mounting adaptor[6] RPUMBAK___ Round pole universal mounting adaptor[6] SPD___ Square pole RPD___ Round pole WWD___ Wood pole or wall 04 4" arm 09 9" arm[5] 12 12" arm[6] **Shipped separately** DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

Options

Shipped installed

- PER5 NEMA twist-lock five-wire receptacle only (no controls)[7,8,9]
- PER7 Seven-wire receptacle only (no controls)[7,8,9]
- SF Single fuse (120, 277, 347V)[4]
- DF Double fuse (208, 240, 480V)[4]
- PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
- PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[3,10,11,12,13]
- PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
- PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[3,10,11,12,13]
- BL30 Bi-level switched dimming, 30%[3,9,10,11]
- BL50 Bi-level switched dimming, 50%[3,9,10,11]
- HS Houseside shield[16]

Shipped separately[16]

- WG Wire guard

Finish *(required)*

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [17]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [17]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [17]
DSHORT SBK U	Shorting cap [17]
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adapter (specify finish)
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit DTL and ROAM online.

**Round pole top must be 3.25" O.D. minimum.*

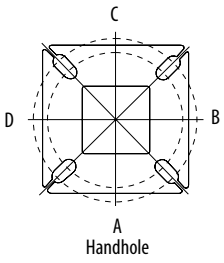
NOTES

1 20C or 30C LED are not available with 530 Drive Current and 347V or 480V.
2 Any Type 5 distribution, is not available with WBA.
3 Any PIRx with BL30, BL50, is not available with 208V,240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
6 Available as a separate combination accessory: PUMBAK (finish) U.
7 Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010. Not available with motion sensor.
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
10 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control. Dimming driver standard. Not available with PER5 or PER7.
11 Maximum ambient temperature with 347V or 480V is 30°C.
12 Reference Motion Sensor table.
13 Reference PER table on page 3 to see functionality.
14 Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
15 Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
16 Also available as a separate accessory; see Accessories information.
17 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

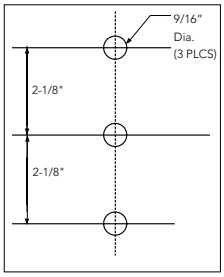
Drilling

Template #5

HANDHOLE ORIENTATION



Top of Pole



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90° †	3 at 120°	3 at 90° †	4 at 90° †
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

*** For round pole mounting (RPDXX) only.* *† Requires 9" or 12" arm.*

Pole drilling nomenclature: # of heads at degree from handhole (default side A)				
DM19	DM28	DM29	DM39	DM49
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature				

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135
	700 mA	45W	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127
			R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134
	1000 mA	73W	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108
			R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115
30C	530 mA	53W	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125
			R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133
	700 mA	69W	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130
	1000 mA	108W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114
40C	530 mA	71W	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124
			R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131
	700 mA	94W	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118
			R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125
	1000 mA	141W	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106
			R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106
			R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113
60C	530 mA	103W	R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126
			R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125
			R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125
			R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133
	700 mA	137W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118
			R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117
			R4	14,884	2	0	2	109	15,982	2	0	3	117	16,082	2	0	3	117
			R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125
	1000 mA	216W	R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97
			R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96
			R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96
			R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099	4	0	2	102

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **KAD LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
	KAD LED 60C 700			
	1.0	0.98	0.97	0.94

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	45	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*For use when motion sensor is used as dusk to dawn control						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

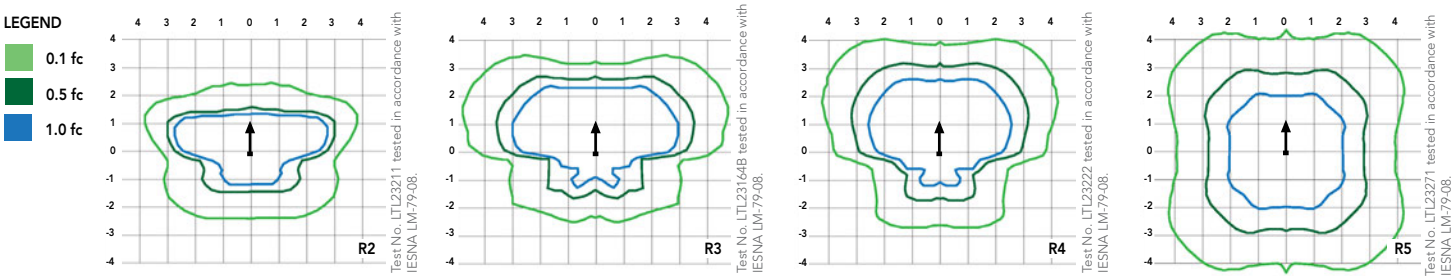
✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KAD LED homepage.

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').



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FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION
Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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Phase 1: Tentatively XXX through XXX
-Demolish existing building
- New Addition
-Install new playgrounds, courts and play fields and landscaping
New Building Footprint
Swing Gate
Temp Haul Road
Fence
Playground Area
Summer Storage
Site Trailer and Temporary Toilets
No Contractors' Deliveries
8:00AM - 9:00AM
2:30PM - 3:30PM
Sliding Gate
Available During The School Year
Temp Stone Construction Entrance

Crow Island School
Traffic and Parking Study
Winnetka, Illinois

Prepared For:

Winnetka Public Schools
District 36

And

Perkins & Will

Prepared by:

Eriksson Engineering Associates, Ltd.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

INTRODUCTION

Eriksson Engineering Associates, Ltd. (EEA) was retained by Winnetka Public School District 36 and Perkins & Will Architects to conduct a traffic and parking study at Crow Island School (K-4th) in Winnetka, Illinois. The purpose of the study was to observe the existing traffic patterns around the school, to determine the traffic characteristics of the school, to review its parking needs, and to develop roadway and parking recommendations.

EXISTING CONDITIONS

Site Location and Area Land-Uses

Crow Island School is located at 1112 Willow Road, in Winnetka, Illinois. The site is bounded by Willow Road to the north, Mt. Pleasant Street to the south, Glendale Avenue to the east, and Crow Island Woods Park to the west. It is located within a single-family residential neighborhood. **Figure 1** illustrates the site location and the surrounding land-uses and roads.

Bicycle and Pedestrian Routes

No designated bike routes are located along any of the streets within the study area. Glendale Avenue has a sidewalk on the west side of the road north and south of Willow Road. Willow Road provides sidewalks on both sides. The neighborhood streets east of the school do not have sidewalks. Rosewood Avenue north of Willow Road has a sidewalk on the east side of the street. A crosswalk over Willow Road is located west of Glendale Avenue (north) staffed by a crossing guard during school hours.

Roadway Characteristics

A description of the area roadways accessing the school is provided on **Figure 2** and below:

Willow Road is an east-west minor arterial roadway with one travel lane in each direction. At its intersection with the north leg of Glendale Avenue, there is a crosswalk located on the west leg. A bus lane is along the south side of Willow Road for buses to use during arrival and dismissal. From 9:00 AM to 2:30 PM there is visitor parking available in the bus lane west of the crosswalk. The road has a 30-mph speed limit with a 20-mph school speed zone by the school and is under authority of the Illinois Department of Transportation (IDOT).

Glendale Avenue is a north-south local residential roadway with one travel lane in each direction. At its intersections with Willow Road and Mt Pleasant Street there is a stop control for northbound and southbound traffic, respectively. Glendale Avenue is a one-way for southbound traffic on school days from 8:15 AM to 8:45 AM and 3:00 PM to 3:30 PM between Willow Road and Ash Street except for school . Parking is available on the west side of the south leg of the road between 6 AM and 10 PM. On the north leg of the road there are school drop-off and pick-up spaces available on the west side of the road from 8 AM to 10 AM and 2 PM to 4 PM. There is a 20-mph speed zone next to the school and is under the authority of the Village of Winnetka.

Mt Pleasant Street is an east-west local residential roadway with one travel lane in each direction. Parking is permitted on the north side of the road east of Glendale Avenue. The road has a speed limit of 25-mph and is under the authority of the Village of Winnetka.

Rosewood Avenue is a north-south local residential roadway with one travel lane in each direction. At the intersections with Ash Street and Willow Road, there are crosswalks located on both sides of Rosewood Avenue. The intersections with Willow Road and Mt Pleasant Street are Two-Way Stop Controlled intersections with the stop signs on Rosewood Avenue. On-street parking is available on the west side of the street only. The road has a 25-mph posted speed limit and is under the authority of the Village of Winnetka.

Locust Road is a north-south local residential roadway with one travel lane in each direction. There is a crosswalk located on the south leg of the intersection with Willow Road. There is a Two-Way Stop-Controlled intersection at Willow Road and an All-Way Stop-Controlled intersection at Mt Pleasant Street. On-street parking is available on the east side of the road only. The road has a 25-mph posted speed limit and is under the authority of the Village of Winnetka.

Ash Street is an east-west local residential roadway with one travel lane in each direction. The intersection with Glendale Avenue is an All-Way Stop Controlled intersection with crosswalks on all legs. The intersection with Rosewood Avenue is a Two-Way Stop Controlled intersection with the stop signs on Ash Street. On-street parking is available on the north side of the street. The road has a 25-mph speed limit and is under the authority of the Village of Winnetka.

Existing Traffic Volumes

Weekday morning arrival (7:30-9:00 AM) and afternoon dismissal (1:30-4:30 PM) traffic counts were conducted within the study area. Peak-hours of school traffic occurred from 7:45 to 8:45 AM and 2:45 to 3:45 PM on a school weekday which coincides with the school's 8:37 AM start and 3:15 PM dismissal. The existing traffic volumes are shown on **Figure 3A** and included in the **Appendix**. EEA separated the school traffic from the background traffic in **Figures 3B and 3C**. **Figure 4** summarizes the existing pedestrian and bicycle volumes observed.

Student Loading Procedures

Crow Island School has their drop-off and pick-up procedures documented on their website (see copy in the **Appendix**). The procedures are also summarized below:

- Drivers turning left from westbound Willow must go straight down Glendale. They may not turn into the circle.
- Glendale south of Willow is one-way during this period from the mouth of the circle to the south. Parents may exit the circle, return to Willow, and turn right.
- Glendale north of Willow is one-way southbound from Ash to Willow during the arrival/dismissal.
- Note the designated parking areas and signs. There is no parking south of Willow on the east side of Glendale without a staff permit. Cars parked on Glendale will be ticketed by the police.
- There are three designated pick-up spots at the front of the circle. Pull as far forward when picking up students.
- There should be no more than 5 cars in the inner circle at a time. Wait at the mouth of the circle if 5 cars are circling. As soon as a car exits, you may enter the circle.
- Children should enter and exit cars on the passenger side only.
- Drivers are encouraged to stay in their cars during pick-up. Staff and volunteers will assist your children with opening and closing car doors.
- Children and parents exiting the front door and walking east should walk through the kindergarten playground – not on the outside of the brick wall. There is not enough space for pedestrians to walk safely with car traffic.
- A police officer is located at the Willow Road crosswalk to assist pedestrians crossing and enable southbound Glendale Avenue (North) traffic to turn left onto Willow Road.
- A crossing guard is provided for the crosswalk across Glendale Avenue (South) south of Willow Road.
- School staff assist with the loading of students within the circle and at the south end of the school.

School Observations

Crow Island School's arrival and dismissal times for the 1st thru 4th Grades are from 8:37 AM to 3:15 PM. The full-day Kindergarten goes from 8:37 to 2:10 PM. However, many of the kindergarten students stay after school and are picked up at 3:15 PM with their siblings.

One school bus load on the south side of Willow north of the school in a loading lane. At the time of the traffic counts, less than five students used the bus. In the past, pre-covid, the bus ridership was approximately 60 students. A total of 14 students are riding the school bus during the 2023/2024 school year.

During the morning arrival period, non-school traffic on Willow Road is heavy and there were occasional backups on westbound Willow Road from the Hibbard Road traffic signal that came near the school. School traffic was busy between 8:27 AM and 8:40 AM. Eastbound left-turns from Willow Road to Rosewood Avenue blocked eastbound Willow Road past Glendale Avenue (south). Overall, the queueing on Glendale Avenue and within the circle was orderly and did not impact Willow Road. This is due in part to the metering of traffic approaching the school by the police officer at the crosswalk. Please note that inclement weather will slow the loading procedures and increase queuing and congestion on those days.

The afternoon dismissal for the kindergarten students worked well. When the 1st thru 4th Graders were released, most of the activity was completed by 3:25 PM (10 minutes). Parents were observed at an alternate on-street pick-up area on the north side of Ash Street east and west of Glendale Avenue (north) and on the east side of Glendale Avenue north of Ash Street. Approximately 30 vehicles were observed with roughly 10 at each location. These vehicles did not create any congestion problems.

Overall, the circle drive had vehicles backed up to Glendale Avenue and wrapped around on the curb lane of Willow Road (five vehicles) during both arrival and dismissal. The queue could have been longer but the police officer at the Glendale Avenue (north) held vehicles back to prevent blockages on Willow Road. Vehicles also queued up on southbound Glendale Avenue (south) by the school between the south driveway, where students were loaded, to the delivery driveway to the north. They did not back up onto Willow Road.

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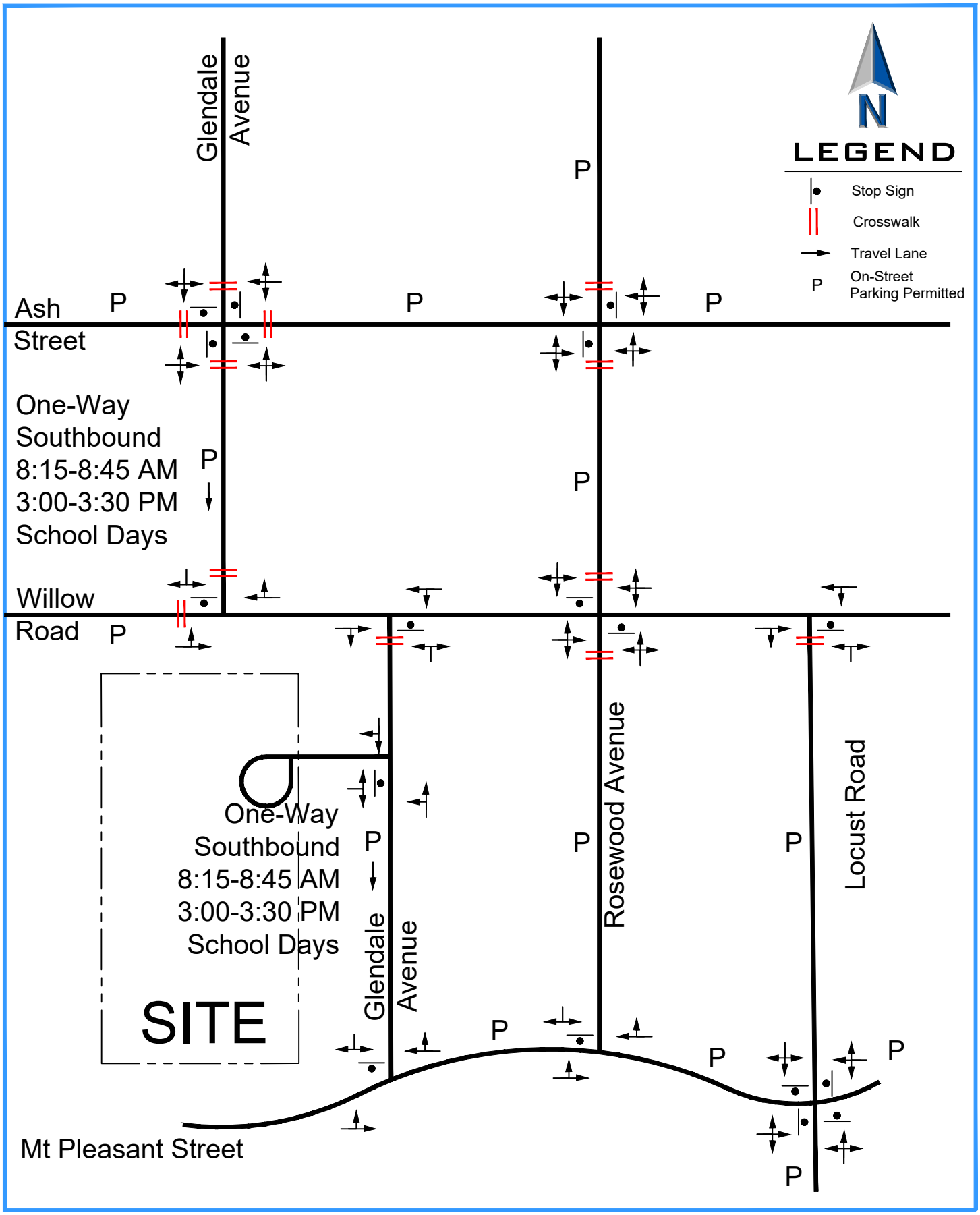
Site Location & Area Roadways

Figure 1



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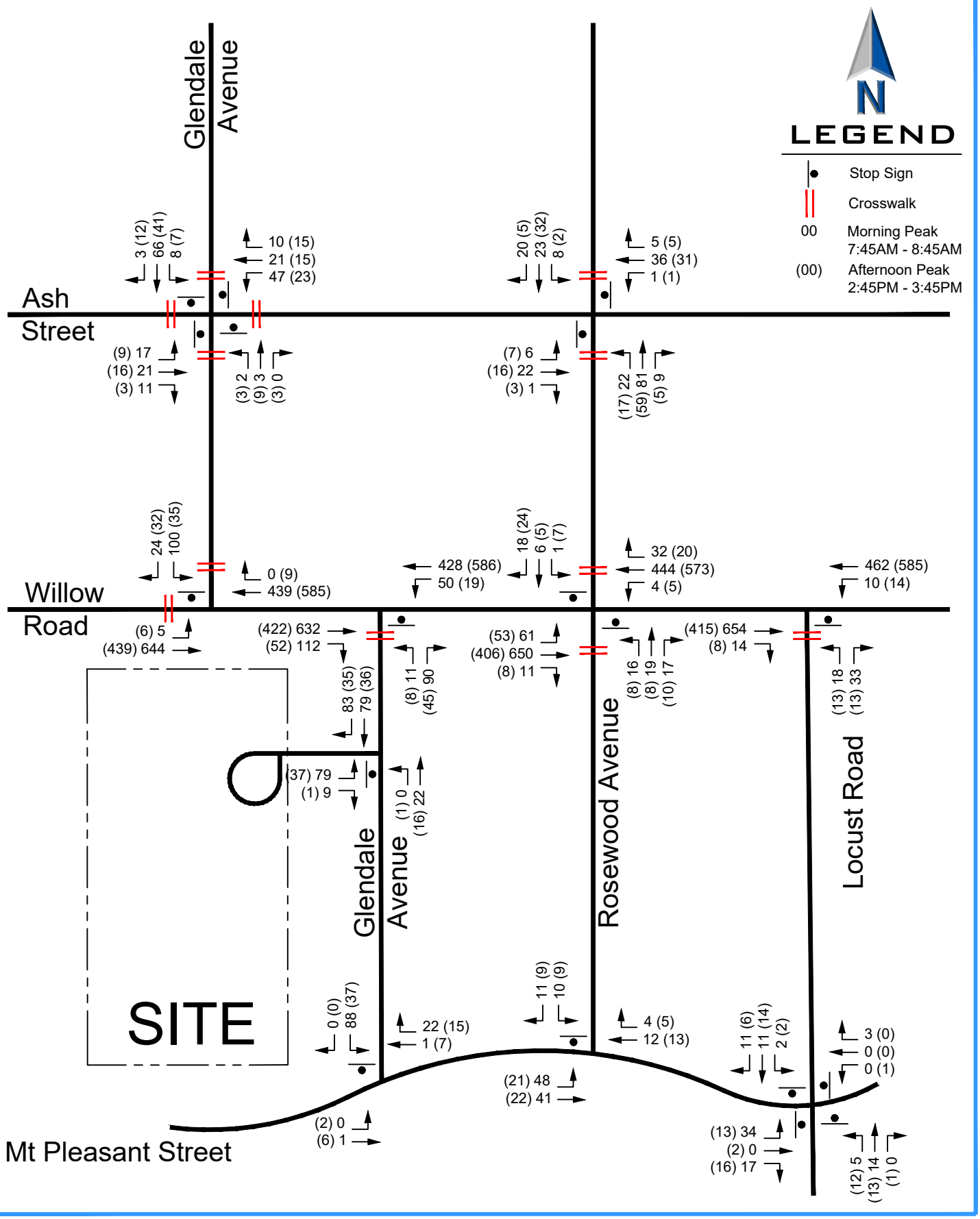
Existing Roadway Geometrics

Figure 2



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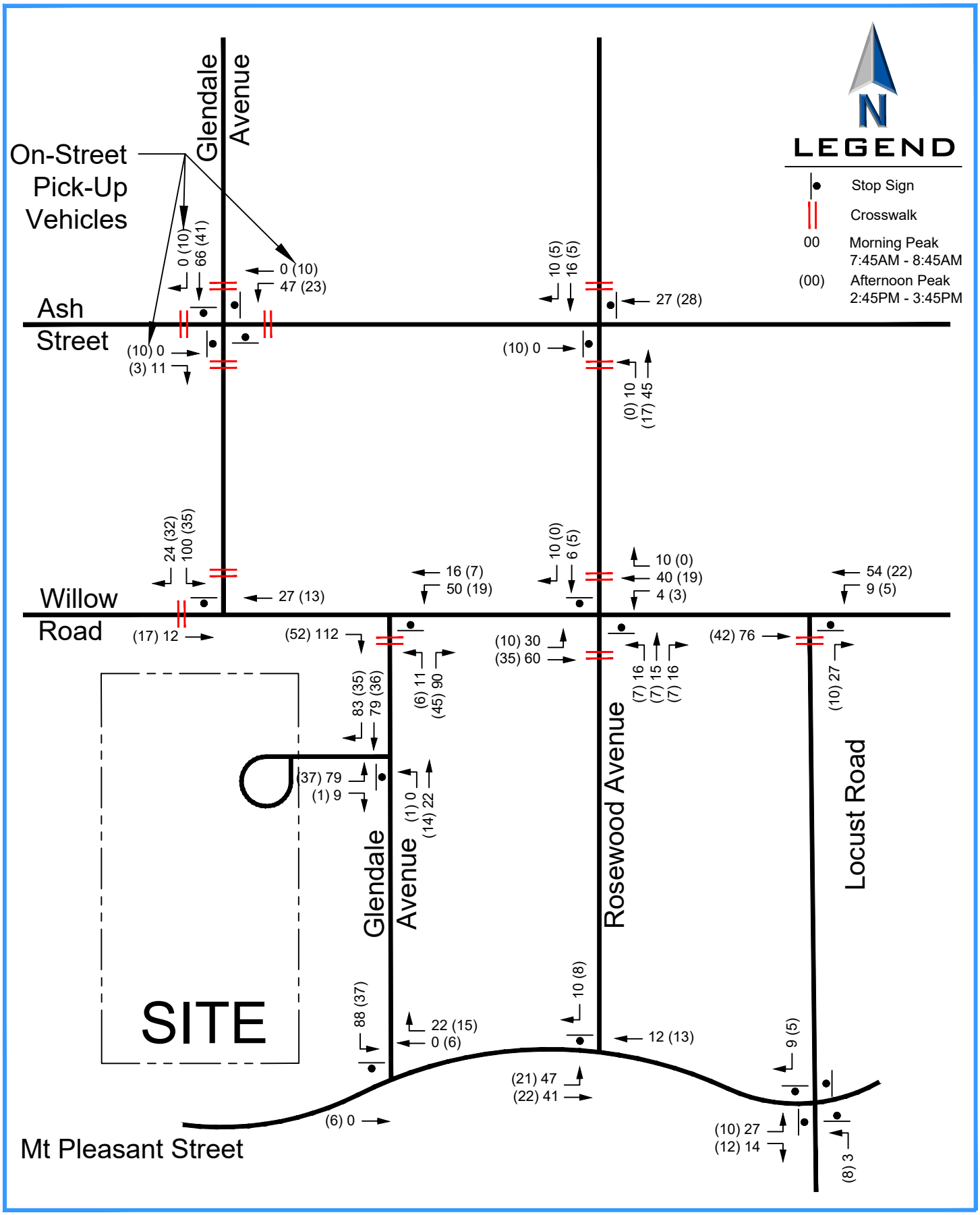
Existing Traffic Volumes

Figure 3A



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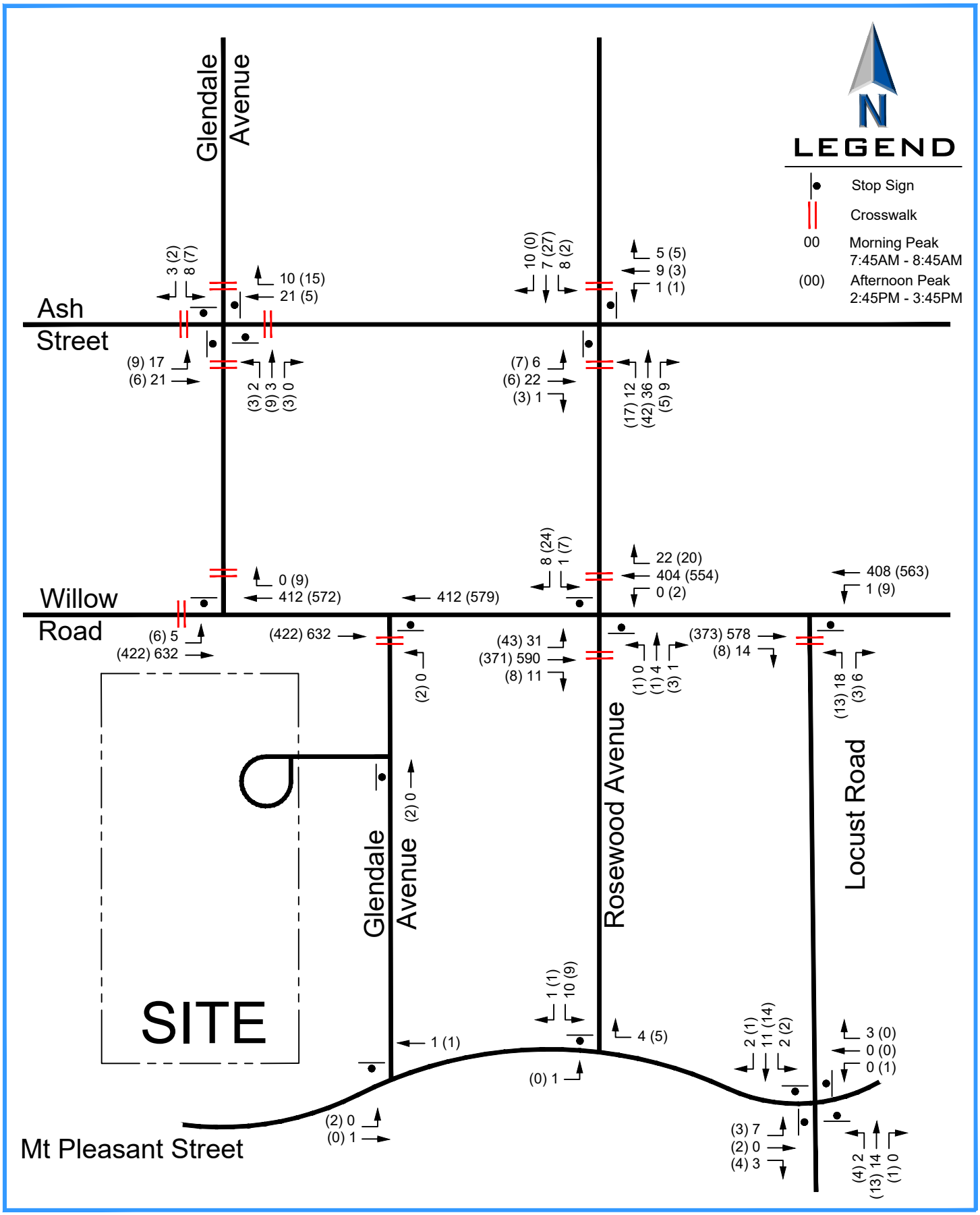
Existing School Traffic Volumes

Figure 3B



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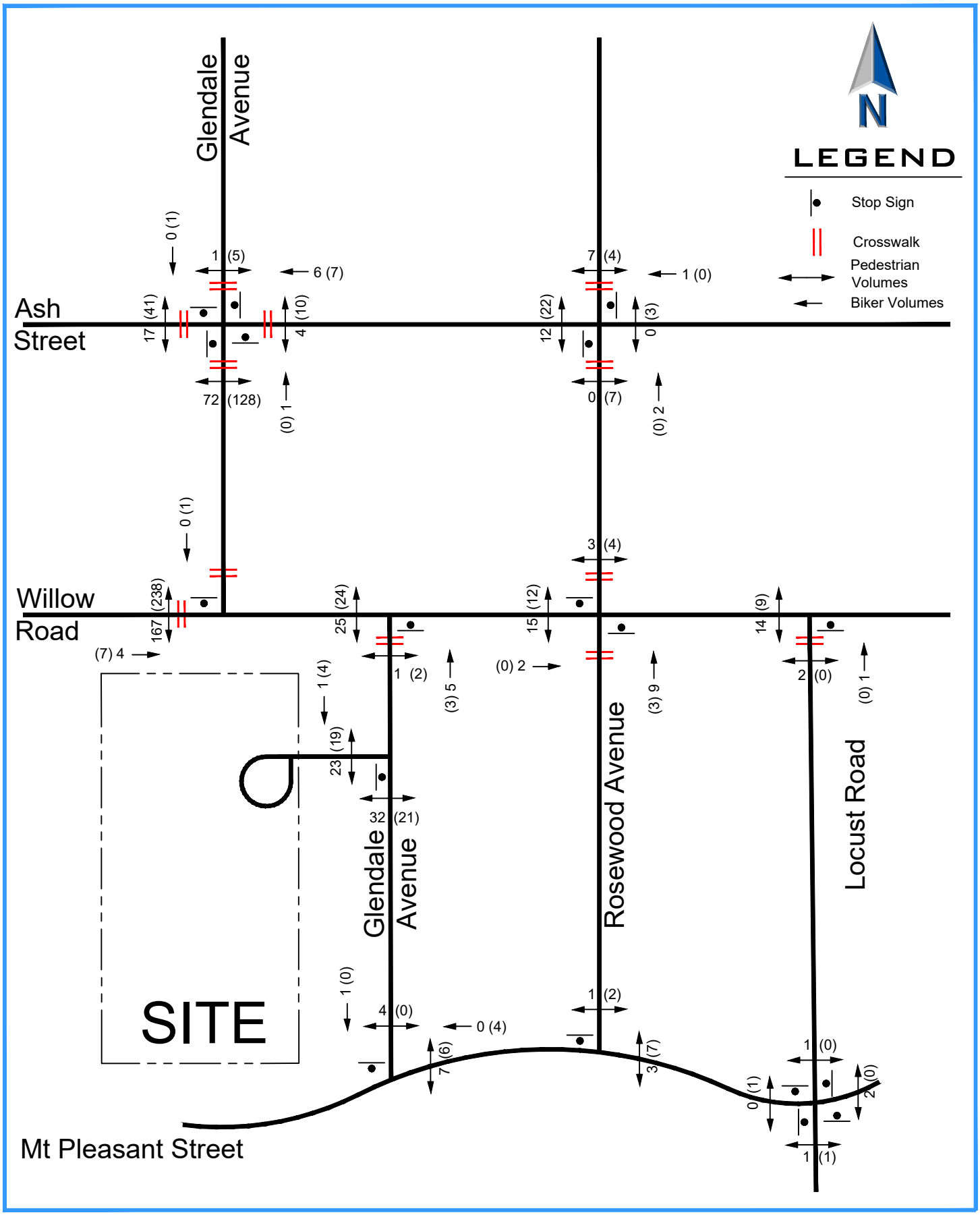
Existing Non-School Traffic Volumes

Figure 3C



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Year 2023 Pedestrian and Bike Volumes

Figure 4

SITE TRAFFIC CHARACTERISTICS

The school currently serves 329 children, including 55 kindergartners, with 64 staff. The overall student population is stable and not expected to grow or decrease over the next five years. School bus ridership should increase from 14 students today to a pre-covid level of 60 students over time.

The school building will be expanded with additional rooms and a gymnasium to serve the existing students. A driveway to the existing playground will be added on Glendale Avenue with a gate that is closed during the school day. For after-school events, the area will be opened for parking.

School Trip Generation and Distribution

The site traffic generated by the current school was obtained from the existing traffic counts with the results shown in **Table 1.** These volumes include the traffic in front of the school and parents using Ash Street and Glendale Avenue for loading. No growth in the student population is expected over the next few years. When the traffic counts were done, only four students were riding the bus. A reduction in school traffic volumes were not made reflecting the increase in bus ridership to 14 students today or 60 students in the future to pre-covid levels.

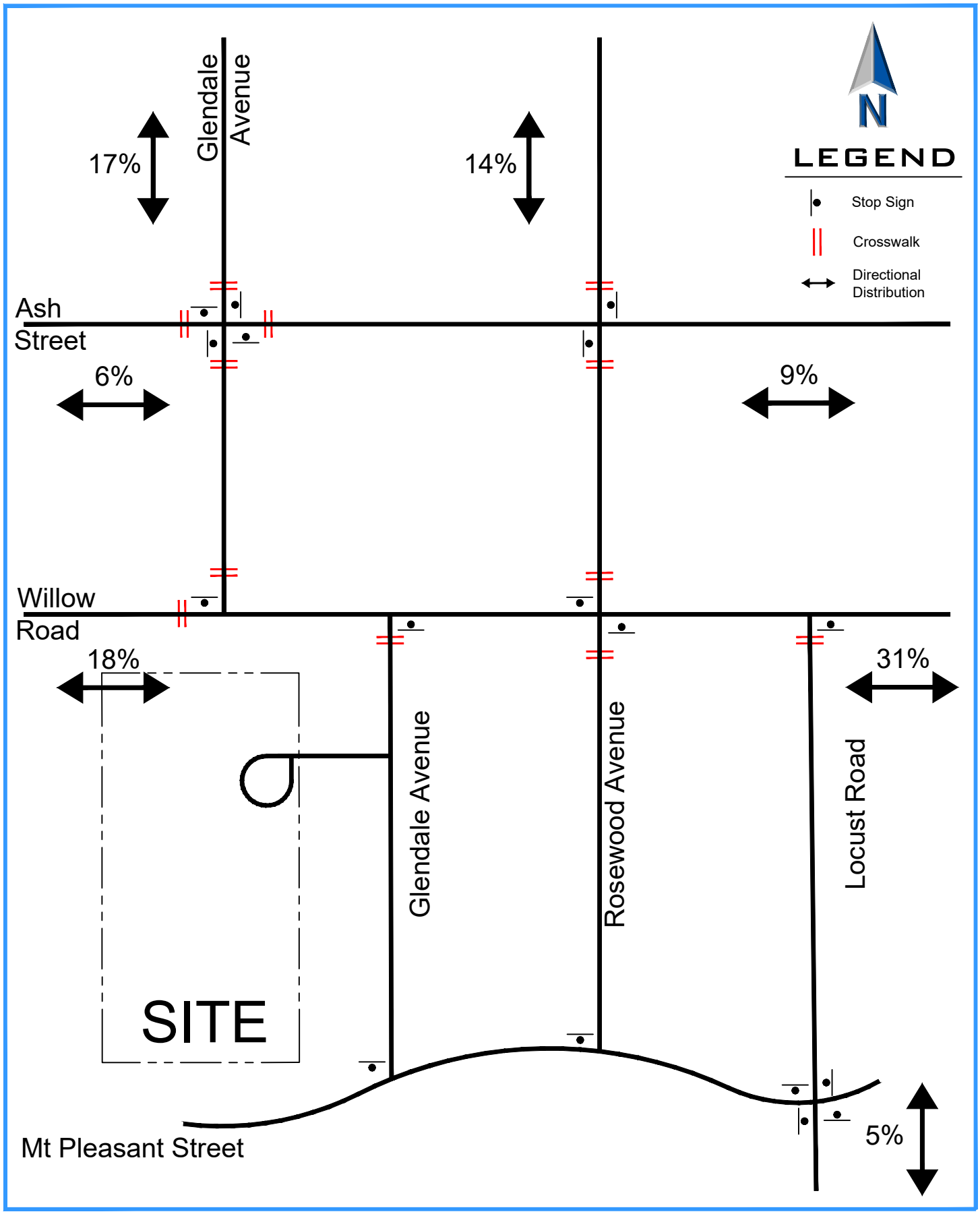
Table 1
Existing School Traffic Volumes

Scenario	Morning Arrival			Afternoon Dismissal		
	In	Out	Total	In	Out	Total
Existing 329 Students	209	214	423	155	157	312

The directional distribution for school traffic is based on the existing school traffic counts and is shown in **Table 2** and on **Figure 5**. Half of the school traffic (49%) approaches the site on Willow Road and 31% are from the north on Glendale and Rosewood Avenues. The remaining vehicles use Ash Street (15%) and Locust Road (5%).

Table 2
Existing Directional Distribution

Direction	Percentage
North on Glendale Avenue	17%
North on Rosewood Avenue	14%
East on Willow Road	31%
West on Willow Road	18%
East on Ash Street	9%
West on Ash Street	6%
South on Locust Road	5%
Total	**100%**



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Directional Distribution

Figure 5

ANALYSES

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Table 3
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)	
		Signals	Stop Signs
A	Minimal delay and few stops	<10	<10
B	Low delay with more stops	>10-20	>10-15
C	Light congestion	>20-35	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35
E	High delays and number of stops	>55-80	>35-50
F	Unacceptable delays and over capacity	>80	>50

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection using the micro-simulation computer program SYNCHRO to determine the existing operating conditions of the access system. These analyses were performed for the school's peak arrival and dismissal periods. **Table 4** shows the level of service and vehicular delay results for each intersection. Copies of the capacity analysis summaries are included in the **Appendix**.

Willow Road at Glendale Avenue (North)

The two-way stop-controlled intersection works well today for the eastbound left movements (before the do not enter restriction starts). Southbound movements currently experience a level of service of F in the morning peak hour and LOS C in the evening peak hour. This delay is mitigated in the morning by the police officer at that location stopping Willow Road traffic and allowing parents to turn left. No other improvements are proposed for this intersection.

Willow Road at Rosewood Avenue

The two-way stop-controlled intersection works well except for the northbound approach of Rosewood Avenue at Willow Road. This is not unusual for a stop-controlled intersection on a state highway during peak hours. The morning northbound volume is low (52 vph) and the number of stacked vehicles will be 2 to 3 cars. No other improvements are proposed for this intersection.

New Drive on Glendale Avenue

The new school drive near the south end of Glendale Avenue will have one inbound lane and one outbound lane under stop sign control. During the school day, this drive will be gated off to all vehicle traffic to keep vehicles away from the playground. The gates will be opened in the evening or weekends for after-school activities. The parking lot will provide 44 on-site parking spaces to minimize any on-street parking in the neighborhood.

Table 4
Intersection Level of Service and Delay

Intersection	Movement	AM Arrival	PM Dismissal
		2023	2023
Ash Street at Glendale Avenue (All-Way-Stop)	**Intersection**	A-8.1	A-7.4
Ash Street at Rosewood Avenue (Stop Signs on Ash)	**EB Approach**	B-12.0	B-10.8
	WB Approach	B-12.0	B-10.8
	NB Left	A-7.5	A-7.5
	SB Left	A-7.5	A-7.4
Willow Road at N Glendale Avenue (Stop Sign on Glendale)	**EB Left**	A-8.4	A-8.8
	SB Left/Right	F-50.3	C-24.7
Willow Road at S Glendale Avenue (Stop Sign on Glendale)	**WB Left**	B-10.1	A-8.6
	NB Right/Left	C-23.7	C-15.2
Willow Road at Rosewood Avenue (Stop Signs on Rosewood)	**EB Left**	A-8.9	A-9.2
	WB Left	A-9.3	A-8.3
	NB Approach	F-59.5	D-27.5
	SB Approach	C-21.9	C-22.1
Willow Road at Locust Road (Stop Sign on Locust)	**WB Left**	A-9.5	A-8.3
	NB Left/Right	C-24.2	C-17.1
Mt. Pleasant Street At S Glendale Avenue (Stop Sign on Glendale)	**EB Left**	A-0.0	A-7.4
	SB Left/Right	A-9.8	A-9.4
Mt. Pleasant Street At Rosewood Avenue (Stop Sign on Rosewood)	**EB Left**	A-7.5	A-7.4
	SB Left/Right	A-9.9	A-9.4
Mt. Pleasant Street At Locust Road (All-Way-Stop)	**Intersection**	A-7.4	A-7.9
School Circular Drop-Off at S Glendale Avenue (Stop Sign on Drive)	**EB Approach**	B-10.9	B-10.1
	NB Left	A-0.0	A-7.6
New Drive on Glendale Avenue	**EB Left/Right**	Only open for evening events	
	Nb Left		

Other Study Area Intersections

The following intersections in the study area operate well during the arrival and dismissal periods do not require any additional improvements:

- Ash Street at Glendale Avenue
- Ash Street at Rosewood Avenue
- Willow Road at Glendale Avenue (South)
- Willow Road at Locust Road
- Mt Pleasant Street at South Glendale Street
- Mt Pleasant Street at Rosewood Avenue
- Mt Pleasant Street at Locust Road
- School Circular Drop-Off at S Glendale Avenue

Mt. Pleasant Street Turnaround

West of Glendale Avenue, Mt. Pleasant Street is a dead-end street. As part of the school improvements, a turn-around area is added to allow any vehicles to pull into the space and then back-up facing the other direction without using any of the neighbors' driveways. This will be available to all users, school, delivery vehicles, and others.

Stacking

Figure 6 illustrates the existing on-site stacking available to use at Crow Island School. This does not include Glendale Avenue (north) which can stack 18 vehicles between Willow Road and Ash Street.

Along the south side of Willow Road, the loading lane can accommodate up to 7 vehicles. The drop-off circle has room for approximately 18 vehicles. On Glendale Avenue between the circle driveway and the second drive at the south end of the school, the stacking capacity is 18 vehicles. Overall, approximately 43 vehicles can queue next to the campus today. The existing plan creates two separate loading areas which require more staff to assist and watch the students.

Parking

The existing on-site parking supply provides a couple of short-time parking spaces within the drop-off circle for 15-minute and traveling staff parking. No other parking is provided on-site. School staff and visitors park in the angled on-street parking spaces on Glendale Avenue, at parallel parking spaces on the south side of Willow Road west of the school, within the Crow Island Park parking lot (limited to 6 spaces for school use), and on-street on the north side of Mt Pleasant Street, east of Glendale Avenue. Parking counts were conducted in April 2023 after the morning arrival period. There was a total of 66 vehicles parked in 75 public spaces. **Table 5** summarizes the parking inventory and survey by location.

Table 5
Crow Island School Parking Inventory and Survey

Lot	Parking Inventory			Parking Survey (4/28/2023)	
	Standard	Accessible	Total	Vehicles	Occupancy
Willow Road Parallel	5	-	5	5	100%
Glendale Avenue Angled	48(1)	2	50	48	96%
Crow Island Woods Park	6(2)	-	6	11	183%
Mt. Pleasant Street On-street	14	-	14	2	14%
Total	**73**	**2**	**75**	**66**	**88%**

(1) Includes three spaces reserved for traveling school staff.
(2) School limited to use of six spaces, parking spaces unmarked.

National parking data is available from the Institute of Transportation Engineers (ITE) in their publication *Parking Generation*, 5th Edition for elementary schools (Land Use Code 520). The peak demand in the ITE data was 0.13 spaces per student (329 students) or 43 spaces. Since the school population is stable and not expected to grow or decrease in the future, the parking demand will remain at 66 vehicles.

Several changes are proposed to the parking around the school. The proposed site plan creates a new driveway at the south end of Glendale Avenue resulting in the loss of six on-street spaces. The fire department has requested that a parking space be removed on each side of the loading dock area for emergency vehicle access (two total). With the creation of the new driveway to the playground/parking area to the south, the existing driveway on its north side can be removed and two parking spaces added. **Table 6** shows the revised parking count.

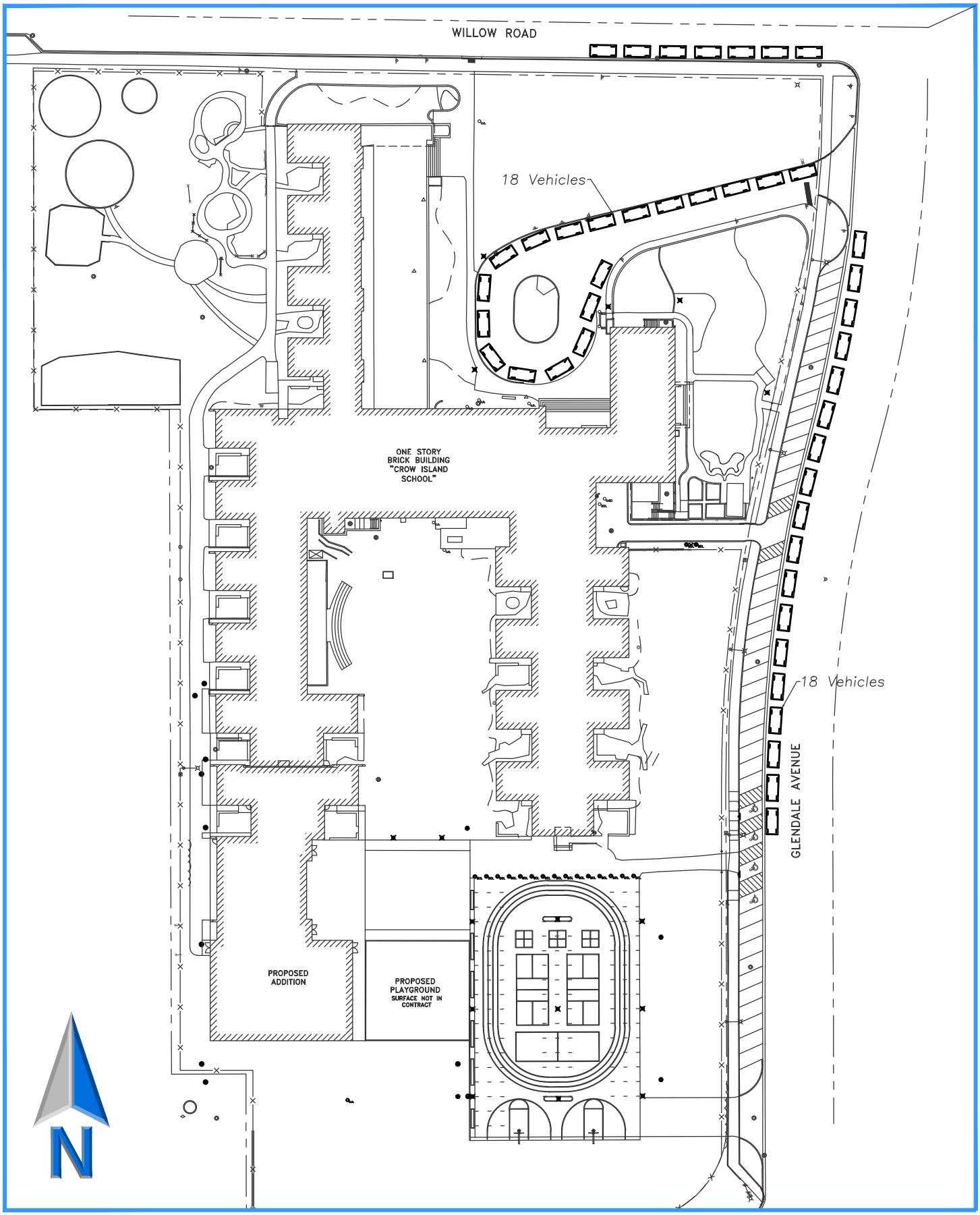
Table 6
Crow Island School Parking Inventory and Survey

Lot	Parking Supply		
	Standard	**Accessible**	**Total**
Willow Road Parallel	5	-	5
Glendale Avenue Angled	40(1)	4	44
Crow Island Woods Park	6	-	6
Mt. Pleasant Street On-street	14	-	14
Total	**65**	**4**	**69**

(1) Includes three spaces reserved for traveling school staff.

Event Parking

Discussions with school staff noted that parking for after school and evening events is inadequate and that vehicles are parked along the nearby residential streets. The play surface will be striped for event parking to allow 44 vehicles to park off-street, reducing the on-street parking usage in the neighborhood.



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Vehicle Stacking (43 Vehicles)

Figure 6

SUMMARY

This report summarizes the results of the traffic and parking study for the expansion of Crow Island School in Winnetka, Illinois. The following recommendations were developed:

1. The proposed expansion of Crow Island School is not expected to increase student population or vehicular volumes during the peak school hours and will not adversely impact the level-of-service of study area intersections.
2. School traffic volumes may decrease in the future when school bus ridership returns to pre-pandemic levels.
3. The existing paved play area on the south side of the school will provide a play space during the school day and event parking in the evenings and weekends.
4. It is recommended that the new playground driveway be designed with one inbound and outbound lane under stop sign control. It will have gates to keep vehicles out during school hours.
5. Parking counts at the school show that the 66 vehicles are parked and will not increase in the future. All parking occurs on public property.
6. With the new driveway on Glendale Avenue, six on-street parking spaces will be lost at the south end. Vehicles parking in those spaces will be displaced and use either the Crow Island Woods parking lot or the north side of Mt Pleasant Street between Glendale and Rosewood Avenue.
7. The play surface will be available for event parking (44 spaces) which reduces the use of the adjacent streets in the evenings and on weekends.

Appendix

- **Existing 2023 Traffic Counts**
- **Existing School Traffic Plan**
- **Intersection Capacity Analyses**
    - **2023 Existing Conditions**

Glendale Avenue at Ash Street

Winnetka, Illinois															
	Glendale Avenue Southbound			Ash Street Westbound			Glendale Avenue Northbound			Ash Street Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday April 6, 2023														
7:30 AM	4	14	1	0	3	2	0	4	0	0	1	0	29	173	0.52
7:45 AM	0	11	2	2	5	1	0	1	0	2	5	6	35	**204**	**0.61**
8:00 AM	0	10	1	2	1	1	0	0	1	0	6	4	26	195	0.59
8:15 AM	2	25	3	4	8	24	0	1	1	4	7	4	83		
8:30 AM	1	20	2	2	7	19	0	1	0	5	0	3	60		
8:45 AM	2	8	0	0	0	1	0	6	1	0	4	4	26		
Total	9	88	9	10	24	48	0	13	3	11	23	21			
7:45-8:45 AM	**3**	**66**	**8**	**10**	**21**	**45**	**0**	**3**	**2**	**11**	**18**	**17**	**204**		
1:30 PM	0	6	0	0	2	3	0	5	0	0	0	1	17	86	0.63
1:45 PM	1	7	0	1	1	1	0	5	0	0	0	1	17	93	0.68
2:00 PM	2	11	1	0	5	2	0	8	2	0	2	1	34	107	0.79
2:15 PM	1	8	1	1	2	2	0	3	0	0	0	0	18	111	0.73
2:30 PM	1	2	0	0	1	3	1	9	0	0	1	6	24	137	0.78
2:45 PM	2	10	2	1	1	6	1	3	1	1	2	1	31	**154**	**0.88**
3:00 PM	6	11	0	1	4	6	2	1	1	2	2	2	38	153	0.87
3:15 PM	2	8	3	8	4	9	0	0	1	0	5	4	44	151	0.86
3:30 PM	2	11	2	5	6	2	0	5	0	0	6	2	41	132	0.80
3:45 PM	2	6	1	0	6	0	0	10	2	1	1	1	30		
4:00 PM	1	10	0	0	7	2	1	10	1	0	0	4	36		
4:15 PM	1	9	0	2	3	0	0	6	0	0	3	1	25		
Total	21	99	10	19	42	36	5	65	8	4	22	24			
2:45-3:45 PM	**12**	**40**	**7**	**15**	**15**	**23**	**3**	**9**	**3**	**3**	**15**	**9**	**154**		

Rosewood Avenue at Ash Street

Winnetka, Illinois															
	Rosewood Avenue Southbound			Ash Street Westbound			Rosewood Avenue Northbound			Ash Street Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday April 6, 2023														
7:30 AM	1	5	0	0	4	0	0	7	1	0	2	1	21	188	0.49
7:45 AM	0	7	2	1	4	0	1	13	4	0	5	2	39	**224**	**0.59**
8:00 AM	2	4	4	0	1	1	6	6	1	0	8	0	33	197	0.52
8:15 AM	13	5	2	3	17	0	1	34	8	0	8	4	95		
8:30 AM	5	3	0	1	14	0	1	22	9	1	1	0	57		
8:45 AM	0	4	0	1	0	2	0	2	0	0	3	0	12		
Total	21	28	8	6	40	3	9	84	23	1	27	7			
7:45-8:45 AM	**20**	**19**	**8**	**5**	**36**	**1**	**9**	**75**	**22**	**1**	**22**	**6**	**224**		
1:30 PM	1	6	0	0	2	2	1	3	0	0	0	0	15	74	0.84
1:45 PM	0	5	0	2	3	0	0	5	1	0	0	0	16	79	0.90
2:00 PM	1	6	0	0	6	0	0	5	1	0	3	0	22	91	0.81
2:15 PM	2	7	0	1	1	1	2	4	2	1	0	0	21	107	0.70
2:30 PM	1	6	0	1	1	1	0	5	3	0	1	1	20	153	0.57
2:45 PM	0	8	1	0	6	0	1	4	3	1	4	0	28	**180**	**0.67**
3:00 PM	1	4	1	1	10	0	0	12	4	0	3	2	38	177	0.66
3:15 PM	1	7	0	2	9	1	4	31	5	0	4	3	67	165	0.62
3:30 PM	3	13	0	2	3	0	0	12	5	2	5	2	47	116	0.62
3:45 PM	2	6	0	1	4	3	0	6	1	0	2	0	25		
4:00 PM	1	11	0	1	7	0	0	3	1	0	1	1	26		
4:15 PM	0	4	1	0	2	1	0	5	2	0	2	1	18		
Total	12	72	3	9	49	7	7	87	27	0	0	0			
2:45-3:45 PM	**5**	**32**	**2**	**5**	**28**	**1**	**5**	**59**	**17**	**3**	**16**	**7**	**180**		

Glendale Avenue at Mt Pleasant Aveue

Winnetka, Illinois									
	Glendale Avenue Southbound		Mt Pleasant Avenue Westbound		Mt Pleasant Avenue Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Left Turn	Right Turn	Through	Through	Left Turn			
	Thursday April 6, 2023								
7:30 AM	2	0	0	0	0	0	2	42	0.31
7:45 AM	0	4	1	0	0	0	5	**57**	**0.42**
8:00 AM	0	1	0	0	0	0	1	54	0.40
8:15 AM	0	31	1	1	1	0	34		
8:30 AM	0	16	1	0	0	0	17		
8:45 AM	0	0	1	0	0	1	2		
Total	2	52	4	1	1	1			
7:45-8:45 AM	**0**	**52**	**3**	**1**	**1**	**0**	**57**		
1:30 PM	0	1	2	2	1	0	6	11	0.46
1:45 PM	0	1	0	0	0	1	2	8	0.67
2:00 PM	1	0	0	0	0	0	1	11	0.55
2:15 PM	0	2	0	0	0	0	2	11	0.55
2:30 PM	1	2	0	0	0	0	3	43	0.32
2:45 PM	0	4	1	0	0	0	5	**46**	**0.34**
3:00 PM	0	0	1	0	0	0	1	48	0.35
3:15 PM	0	25	0	4	4	1	34	48	0.35
3:30 PM	0	6	0	0	0	0	6	17	0.61
3:45 PM	1	2	2	1	1	0	7		
4:00 PM	0	1	0	0	0	0	1		
4:15 PM	0	2	0	0	0	1	3		
Total	3	46	6	7	6	3			
2:45-3:45 PM	**0**	**35**	**2**	**4**	**4**	**1**	**46**		

Glendale Avenue at Site Driveway

Begin Time	Glendale Avenue Southbound		Glendale Avenue Northbound		Site Entrance Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Through	Left Turn	Right Turn	Left Turn			
	Thursday April 6, 2023								
7:30 AM	17	7	3	0	0	9	36	212	0.57
7:45 AM	21	9	2	0	2	28	62	**261**	**0.70**
8:00 AM	3	17	0	0	1	0	21	220	0.59
8:15 AM	32	35	5	1	5	15	93		
8:30 AM	27	18	3	0	1	36	85		
8:45 AM	6	3	5	0	0	7	21		
Total	106	89	18	1	9	95			
7:45-8:45 AM	**83**	**79**	**10**	**1**	**9**	**79**	**261**		
1:30 PM	1	3	2	0	0	2	8	43	0.57
1:45 PM	2	2	3	1	0	1	9	44	0.58
2:00 PM	9	2	0	0	1	7	19	55	0.69
2:15 PM	1	2	0	0	0	4	7	58	0.66
2:30 PM	1	5	2	0	0	1	9	120	0.43
2:45 PM	5	9	3	1	1	1	20	**126**	**0.46**
3:00 PM	2	19	0	0	0	1	22	116	0.42
3:15 PM	28	4	3	0	0	34	69	106	0.38
3:30 PM	0	4	10	0	0	1	15	50	0.83
3:45 PM	0	0	10	0	0	0	10		
4:00 PM	4	0	7	0	0	1	12		
4:15 PM	1	3	5	0	0	4	13		
Total	54	53	45	2	2	57			
2:45-3:45 PM	**35**	**36**	**16**	**1**	**1**	**37**	**126**		

Locust Road at Mt Pleasant Street

Winnetka, Illinois															
	Locust Road Southbound			Mt Pleasant Street Westbound			Locust Road Northbound			Mt Pleasant Street Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday April 6, 2023														
7:30 AM	0	1	0	0	0	0	0	1	1	0	0	0	3	55	0.47
7:45 AM	1	0	1	1	0	0	0	4	2	2	0	4	15	**62**	**0.53**
8:00 AM	1	4	0	0	0	0	0	3	0	0	0	0	8	53	0.46
8:15 AM	1	1	0	0	0	0	0	3	2	9	0	13	29		
8:30 AM	1	0	0	1	0	0	0	1	0	2	0	5	10		
8:45 AM	0	2	0	0	0	0	0	3	0	0	0	1	6		
Total	4	8	1	2	0	0	0	15	5	13	0	23			
7:45-8:45 AM	**4**	**5**	**1**	**2**	**0**	**0**	**0**	**11**	**4**	**13**	**0**	**22**	**62**		
1:30 PM	1	1	0	0	0	0	0	1	1	0	0	0	4	25	0.63
1:45 PM	0	2	1	0	0	0	0	1	0	0	0	0	4	27	0.68
2:00 PM	0	1	1	1	0	0	0	1	2	1	0	0	7	32	0.80
2:15 PM	0	5	0	0	0	0	0	4	0	0	0	1	10	37	0.77
2:30 PM	0	0	1	2	0	0	0	2	0	1	0	0	6	54	0.50
2:45 PM	0	3	0	0	0	0	0	3	1	2	0	0	9	**65**	**0.60**
3:00 PM	3	3	1	0	0	1	0	1	2	0	1	0	12	65	0.60
3:15 PM	1	3	0	0	0	0	1	2	2	8	0	10	27	66	0.61
3:30 PM	0	4	1	0	0	0	0	7	1	4	0	0	17	51	0.75
3:45 PM	1	2	0	0	0	0	0	2	3	1	0	0	9		
4:00 PM	1	1	0	0	0	0	0	6	2	0	0	3	13		
4:15 PM	1	3	0	0	0	0	0	5	0	1	0	2	12		
Total	8	28	5	3	0	1	1	35	14	18	1	16			
2:45-3:45 PM	**4**	**13**	**2**	**0**	**0**	**1**	**1**	**13**	**6**	**14**	**1**	**10**	**65**		

Rosewood Avenue at Mt Pleasant Street

Winnetka, IL									
	Rosewood Avenue Southbound		Mt Pleasant Street Westbound		Mt Pleasant Street Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Left Turn	Right Turn	Through	Through	Left Turn			
	Thursday April 6, 2023								
7:30 AM	0	2	2	0	0	0	4	55	0.34
7:45 AM	1	1	2	1	3	1	9	**72**	**0.45**
8:00 AM	1	0	0	0	0	1	2	67	0.42
8:15 AM	0	4	0	3	20	13	40		
8:30 AM	1	1	0	0	6	13	21		
8:45 AM	2	1	1	0	0	0	4		
Total	5	9	5	4	29	28			
7:45-8:45 AM	**3**	**6**	**2**	**4**	**29**	**28**	**72**		
1:30 PM	0	0	1	3	0	3	7	16	0.57
1:45 PM	0	0	0	0	0	1	1	10	0.42
2:00 PM	1	0	2	2	1	0	6	17	0.53
2:15 PM	0	0	0	0	0	2	2	16	0.50
2:30 PM	0	0	0	0	1	0	1	52	0.34
2:45 PM	1	1	1	1	2	2	8	**60**	**0.39**
3:00 PM	0	0	2	3	0	0	5	60	0.39
3:15 PM	2	2	1	2	17	14	38	63	0.41
3:30 PM	0	2	1	0	2	4	9	33	0.92
3:45 PM	0	0	1	3	1	3	8		
4:00 PM	1	2	1	2	1	1	8		
4:15 PM	0	2	3	0	2	1	8		
Total	5	9	13	16	27	31			
2:45-3:45 PM	**3**	**5**	**5**	**6**	**21**	**20**	**60**		

Glendale Avenue at Willow Road (North)

Begin Time	Glendale Avenue Southbound		Willow Road Westbound		Willow Road Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Left Turn	Right Turn	Through	Through	Left Turn			
	Thursday April 6, 2023								
7:30 AM	8	5	2	91	129	3	238	1167	0.86
7:45 AM	7	9	0	126	196	0	338	**1187**	**0.88**
8:00 AM	4	3	0	126	187	0	320	1069	0.84
8:15 AM	3	49	0	88	130	1	271		
8:30 AM	9	36	0	89	124	0	258		
8:45 AM	6	3	3	94	111	3	220		
Total	37	105	5	614	877	7			
7:45-8:45 AM	**23**	**97**	**0**	**429**	**637**	**1**	**1187**		
1:30 PM	9	1	1	109	82	5	207	896	0.91
1:45 PM	7	1	0	113	97	5	223	896	0.91
2:00 PM	5	9	2	135	88	8	247	905	0.92
2:15 PM	10	0	0	121	85	3	219	934	0.85
2:30 PM	2	2	2	97	95	9	207	991	0.90
2:45 PM	9	10	2	113	95	3	232	**1066**	**0.95**
3:00 PM	10	1	2	149	113	1	276	1113	0.99
3:15 PM	5	19	0	134	118	0	276	1111	0.98
3:30 PM	8	5	3	166	99	1	282	1088	0.96
3:45 PM	7	1	5	157	100	9	279		
4:00 PM	7	4	2	164	90	7	274		
4:15 PM	6	1	2	146	95	3	253		
Total	85	54	21	1604	1157	54			
2:45-3:45 PM	**32**	**35**	**7**	**562**	**425**	**5**	**1066**		

Glendale Avenue at Willow Road (South)

Winnetka, Illinois									
	Willow Road Westbound		Glendale Avenue Northbound		Willow Road Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Through	Left Turn	Right Turn	Left Turn	Right Turn	Through			
	Thursday April 6, 2023								
7:30 AM	90	15	7	4	10	118	244	1252	0.83
7:45 AM	123	17	28	7	13	191	379	**1296**	**0.85**
8:00 AM	123	9	0	0	9	182	323	1143	0.88
8:15 AM	94	18	21	1	46	126	306		
8:30 AM	81	6	37	3	39	122	288		
8:45 AM	91	6	7	5	3	114	226		
Total	602	71	100	20	120	853			
7:45-8:45 AM	**421**	**50**	**86**	**11**	**107**	**621**	**1296**		
1:30 PM	106	1	1	3	2	78	191	856	0.89
1:45 PM	110	1	2	2	3	95	213	869	0.90
2:00 PM	134	1	4	3	10	89	241	887	0.92
2:15 PM	121	0	4	0	2	84	211	930	0.82
2:30 PM	100	2	2	1	3	96	204	1043	0.80
2:45 PM	122	6	1	3	7	92	231	**1118**	**0.86**
3:00 PM	159	11	1	0	9	104	284	1152	0.89
3:15 PM	135	2	36	1	29	121	324	1135	0.88
3:30 PM	167	0	5	4	3	100	279	1058	0.95
3:45 PM	153	0	4	7	0	101	265		
4:00 PM	164	3	4	4	1	91	267		
4:15 PM	142	1	5	4	3	92	247		
Total	1613	28	69	32	72	1143			
2:45-3:45 PM	**583**	**19**	**43**	**8**	**48**	**417**	**1118**		

Willow Road at Locust Road

Winnetka, Illinois									
	Willow Road Westbound		Locust Road Northbound		Willow Road Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Through	Left Turn	Right Turn	Left Turn	Right Turn	Through			
	Thursday April 6, 2023								
7:30 AM	106	0	0	3	1	112	222	1160	0.82
7:45 AM	130	1	5	6	7	203	352	**1173**	**0.83**
8:00 AM	129	2	5	2	5	170	313	1035	0.83
8:15 AM	114	4	16	5	1	133	273		
8:30 AM	83	3	3	3	1	142	235		
8:45 AM	86	2	1	3	1	121	214		
Total	648	12	30	22	16	881			
7:45-8:45 AM	**456**	**10**	**29**	**16**	**14**	**648**	**1173**		
1:30 PM	99	3	0	2	1	76	181	813	0.90
1:45 PM	105	0	0	3	5	92	205	821	0.91
2:00 PM	131	1	1	3	3	87	226	833	0.92
2:15 PM	111	1	2	4	2	81	201	867	0.83
2:30 PM	88	0	3	3	3	92	189	942	0.85
2:45 PM	123	1	3	1	2	87	217	**1025**	**0.93**
3:00 PM	158	5	1	2	2	92	260	1067	0.97
3:15 PM	130	1	9	4	2	130	276	1080	0.98
3:30 PM	157	5	0	6	2	102	272	1029	0.94
3:45 PM	144	6	1	3	0	105	259		
4:00 PM	168	1	7	4	1	92	273		
4:15 PM	119	1	2	5	5	93	225		
Total	1533	25	29	40	28	1129			
2:45-3:45 PM	**568**	**12**	**13**	**13**	**8**	**411**	**1025**		

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Willow Road at Rosewood Avenue

Winnetka, Illinois															
	Rosewood Avenue Southbound			Willow Road Westbound			Rosewood Avenue Northbound			Willow Road Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Thursday April 6, 2023														
7:30 AM	7	0	0	3	104	1	2	0	2	1	116	6	242	1214	0.83
7:45 AM	7	1	1	2	133	1	0	1	1	1	203	14	365	**1238**	**0.85**
8:00 AM	1	1	0	4	124	1	3	0	2	5	171	5	317	1096	0.86
8:15 AM	6	1	0	17	104	0	3	5	5	0	131	18	290		
8:30 AM	4	1	0	5	82	1	6	6	3	2	138	18	266		
8:45 AM	4	0	2	0	89	1	1	0	3	2	118	3	223		
Total	29	4	3	31	636	5	15	12	16	11	877	64			
7:45-8:45 AM	**18**	**4**	**1**	**28**	**443**	**3**	**12**	**12**	**11**	**8**	**643**	**55**	**1238**		
1:30 PM	6	0	2	2	99	0	2	0	1	0	76	2	190	845	0.92
1:45 PM	6	0	1	1	104	2	0	1	0	0	93	3	211	859	0.94
2:00 PM	5	0	2	0	128	0	0	0	1	1	86	6	229	872	0.95
2:15 PM	5	1	3	1	115	2	1	0	2	0	79	6	215	916	0.84
2:30 PM	5	0	1	2	92	1	1	0	1	2	93	6	204	1016	0.81
2:45 PM	4	2	1	3	117	1	0	0	4	1	87	4	224	**1105**	**0.88**
3:00 PM	6	0	1	5	157	1	0	0	0	0	91	12	273	1149	0.91
3:15 PM	4	0	4	4	133	0	8	4	3	3	125	27	315	1148	0.91
3:30 PM	9	2	1	8	155	2	2	4	1	1	100	8	293	1074	0.92
3:45 PM	8	1	2	1	142	1	3	1	5	0	102	2	268		
4:00 PM	11	0	0	2	161	2	1	0	2	0	90	3	272		
4:15 PM	3	0	1	3	127	1	3	0	5	0	95	3	241		
Total	72	6	19	32	1530	13	21	10	25	8	1117	82			
2:45-3:45 PM	**23**	**4**	**7**	**20**	**562**	**4**	**10**	**8**	**8**	**5**	**403**	**51**	**1105**		

TRAFFIC GUIDELINES

PLEASE SHARE THESE TRAFFIC GUIDELINES WITH ALL WHO WILL TRANSPORT YOUR CHILDREN TO AND FROM SCHOOL

The safety of our children around the school is a top priority for all of us. Please review these guidelines carefully with your family and any caregivers that pick up or drop off children at Crow Island.

- Please arrange a designated pick up and drop off location with your child(ren). We encourage you to consider the back of the school on Glendale for before and after school. This is much less congested than the circle (especially in less-than-perfect weather). Children may not be picked up or dropped off on Glendale at lunchtime.

- Drivers turning left off of westbound Willow must go straight down Glendale. **They may not turn into the circle**.

- Glendale south of Willow is one-way during this period from the mouth of the circle to the south. You still may exit the circle, return to Willow and turn right.

- Glendale north of Willow is one-way southbound from Ash to Willow during the above period.

- Note the designated parking areas and signs. There is **no parking south of Willow on the east side of Glendale without at staff permit**. Cars parked on Glendale will be ticketed by police.

- Be aware of crosswalks - children crossing the street will not always be aware of you - be aware of them and stop before the crosswalk.

- Cell phones should **NOT** be used while on school property or in a school zone – they allow drivers to be distracted from observing children around them.

Circle Safety:

- **There are three designated pick-up spots at the front of the circle**. Pull as far forward as you can when picking up your children.

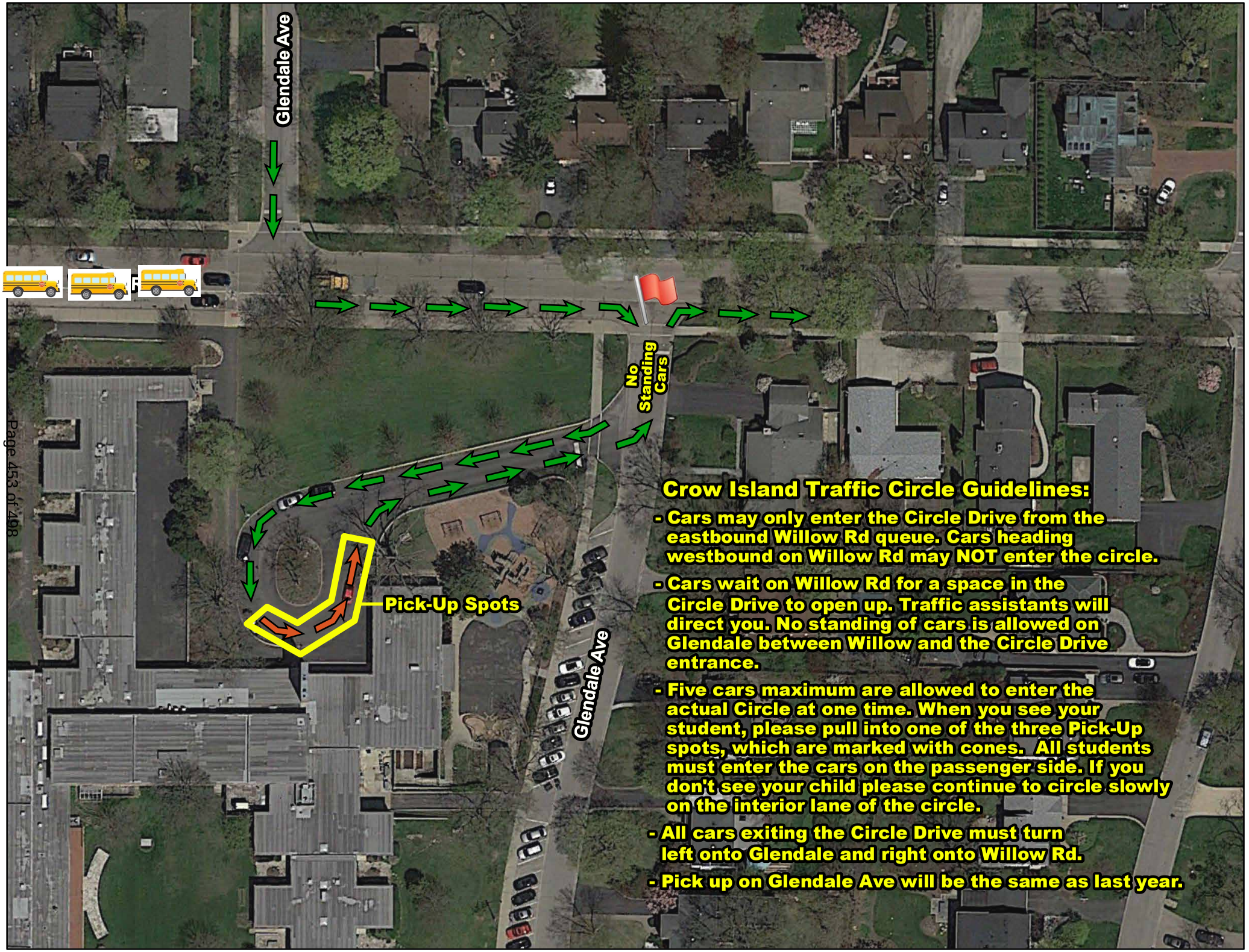
- There should be no more than 5 cars in the inner circle at a time. Wait at the mouth of the circle if 5 cars are circling. This will avoid gridlock. As soon as a car exits, you may enter the circle.

- At no time should a child walk in or across the circle. He or she should always walk around the circle.

- Children should enter and exit cars on the passenger side only.

- Drivers are encouraged to stay in their cars during pick-up. Staff and volunteers will assist your children with opening and closing car doors.

- Children and parents exiting the front door and walking east should walk through the kindergarten playground – not on the outside of the brick wall. There is not enough space for pedestrians to walk safely with car traffic.



Crow Island Traffic Circle Guidelines:

- Cars may only enter the Circle Drive from the eastbound Willow Rd queue. Cars heading westbound on Willow Rd may NOT enter the circle.
- Cars wait on Willow Rd for a space in the Circle Drive to open up. Traffic assistants will direct you. No standing of cars is allowed on Glendale between Willow and the Circle Drive entrance.
- Five cars maximum are allowed to enter the actual Circle at one time. When you see your student, please pull into one of the three Pick-Up spots, which are marked with cones. All students must enter the cars on the passenger side. If you don't see your child please continue to circle slowly on the interior lane of the circle.
- All cars exiting the Circle Drive must turn left onto Glendale and right onto Willow Rd.
- Pick up on Glendale Ave will be the same as last year.

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	644	439	0	100	24
Future Vol, veh/h	5	644	439	0	100	24
Conflicting Peds, #/hr	0	0	0	0	0	167
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	732	499	0	114	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	499	0	-	0	1243	666
Stage 1	-	-	-	-	499	-
Stage 2	-	-	-	-	744	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1065	-	-	-	193	459
Stage 1	-	-	-	-	610	-
Stage 2	-	-	-	-	470	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1065	-	-	-	191	386
Mov Cap-2 Maneuver	-	-	-	-	191	-
Stage 1	-	-	-	-	605	-
Stage 2	-	-	-	-	470	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	50.3
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1065	-	-	-	212
HCM Lane V/C Ratio	0.005	-	-	-	0.665
HCM Control Delay (s)	8.4	0	-	-	50.3
HCM Lane LOS	A	A	-	-	F
HCM 95th %tile Q(veh)	0	-	-	-	4.1

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	48	41	12	4	10	11
Future Vol, veh/h	48	41	12	4	10	11
Conflicting Peds, #/hr	1	0	0	1	3	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	45	45	45	45	45	45
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	107	91	27	9	22	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	37	0	-	0	341	33
Stage 1	-	-	-	-	33	-
Stage 2	-	-	-	-	308	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1574	-	-	-	655	1041
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	745	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1573	-	-	-	607	1040
Mov Cap-2 Maneuver	-	-	-	-	607	-
Stage 1	-	-	-	-	917	-
Stage 2	-	-	-	-	744	-

Approach	EB	WB	SB
HCM Control Delay, s	4	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1573	-	-	-	776
HCM Lane V/C Ratio	0.068	-	-	-	0.06
HCM Control Delay (s)	7.5	0	-	-	9.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0.2

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	6	22	1	1	36	5	22	81	9	8	23	20
Future Vol, veh/h	6	22	1	1	36	5	22	81	9	8	23	20
Conflicting Peds, #/hr	7	0	0	0	0	7	12	0	0	0	0	12
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	37	2	2	61	8	37	137	15	14	39	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	356	322	68	323	332	152	85	0	0	152	0	0
Stage 1	96	96	-	219	219	-	-	-	-	-	-	-
Stage 2	260	226	-	104	113	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	599	595	995	630	588	894	1512	-	-	1429	-	-
Stage 1	911	815	-	783	722	-	-	-	-	-	-	-
Stage 2	745	717	-	902	802	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	519	567	984	581	560	888	1495	-	-	1429	-	-
Mov Cap-2 Maneuver	519	567	-	581	560	-	-	-	-	-	-	-
Stage 1	876	798	-	762	703	-	-	-	-	-	-	-
Stage 2	651	698	-	850	785	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12	12	1.5	1.2
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1495	-	-	564	586	1429	-	-
HCM Lane V/C Ratio	0.025	-	-	0.087	0.121	0.009	-	-
HCM Control Delay (s)	7.5	0	-	12	12	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.4	0	-	-

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	61	650	11	4	444	32	16	19	17	1	6	18
Future Vol, veh/h	61	650	11	4	444	32	16	19	17	1	6	18
Conflicting Peds, #/hr	3	0	2	2	0	3	15	0	0	0	0	15
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	72	765	13	5	522	38	19	22	20	1	7	21

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	563	0	0	780	0	0	1498	1491	774	1491	1478	559
Stage 1	-	-	-	-	-	-	918	918	-	554	554	-
Stage 2	-	-	-	-	-	-	580	573	-	937	924	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1008	-	-	837	-	-	101	124	398	102	126	529
Stage 1	-	-	-	-	-	-	326	350	-	517	514	-
Stage 2	-	-	-	-	-	-	500	504	-	318	348	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1005	-	-	835	-	-	81	107	397	73	109	520
Mov Cap-2 Maneuver	-	-	-	-	-	-	81	107	-	73	109	-
Stage 1	-	-	-	-	-	-	284	305	-	451	508	-
Stage 2	-	-	-	-	-	-	462	498	-	245	303	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0.1	59.5	21.9
HCM LOS			F	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	124	1005	-	-	835	-	-	242
HCM Lane V/C Ratio	0.493	0.071	-	-	0.006	-	-	0.122
HCM Control Delay (s)	59.5	8.9	0	-	9.3	0	-	21.9
HCM Lane LOS	F	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	2.3	0.2	-	-	0	-	-	0.4

Intersection	
Int Delay, s/veh	2.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	632	112	50	428	11	90
Future Vol, veh/h	632	112	50	428	11	90
Conflicting Peds, #/hr	0	1	1	0	25	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	744	132	59	504	13	106

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	877	0	1458	811
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	647	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	770	-	143	379
Stage 1	-	-	-	-	437	-
Stage 2	-	-	-	-	521	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	769	-	125	379
Mov Cap-2 Maneuver	-	-	-	-	125	-
Stage 1	-	-	-	-	437	-
Stage 2	-	-	-	-	454	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.1	23.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	310	-	-	769	-
HCM Lane V/C Ratio	0.383	-	-	0.076	-
HCM Control Delay (s)	23.7	-	-	10.1	0
HCM Lane LOS	C	-	-	B	A
HCM 95th %tile Q(veh)	1.7	-	-	0.2	-

Intersection	
Int Delay, s/veh	7.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	1	22	88	0
Future Vol, veh/h	0	1	1	22	88	0
Conflicting Peds, #/hr	4	0	0	4	7	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	42	42	42	42	42	42
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	2	2	52	210	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	58	0	-	0	41	32
Stage 1	-	-	-	-	32	-
Stage 2	-	-	-	-	9	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1546	-	-	-	970	1042
Stage 1	-	-	-	-	991	-
Stage 2	-	-	-	-	1014	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1540	-	-	-	962	1038
Mov Cap-2 Maneuver	-	-	-	-	962	-
Stage 1	-	-	-	-	987	-
Stage 2	-	-	-	-	1010	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1540	-	-	-	962
HCM Lane V/C Ratio	-	-	-	-	0.218
HCM Control Delay (s)	0	-	-	-	9.8
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.8

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	654	14	10	462	18	33
Future Vol, veh/h	654	14	10	462	18	33
Conflicting Peds, #/hr	0	2	2	0	14	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	788	17	12	557	22	40

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	807	0	1394	799
Stage 1	-	-	-	-	799	-
Stage 2	-	-	-	-	595	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	818	-	156	386
Stage 1	-	-	-	-	443	-
Stage 2	-	-	-	-	551	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	816	-	150	385
Mov Cap-2 Maneuver	-	-	-	-	150	-
Stage 1	-	-	-	-	442	-
Stage 2	-	-	-	-	532	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	24.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	248	-	-	816	-
HCM Lane V/C Ratio	0.248	-	-	0.015	-
HCM Control Delay (s)	24.2	-	-	9.5	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.9	-	-	0	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	79	9	0	22	79	83
Future Vol, veh/h	79	9	0	22	79	83
Conflicting Peds, #/hr	0	32	23	0	0	23
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	113	13	0	31	113	119

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	227	228	255	0	-	0
Stage 1	196	-	-	-	-	-
Stage 2	31	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	761	811	1310	-	-	-
Stage 1	837	-	-	-	-	-
Stage 2	992	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	728	769	1281	-	-	-
Mov Cap-2 Maneuver	728	-	-	-	-	-
Stage 1	819	-	-	-	-	-
Stage 2	970	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.9	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1281	-	732	-	-
HCM Lane V/C Ratio	-	-	0.172	-	-
HCM Control Delay (s)	0	-	10.9	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.6	-	-

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	439	585	9	35	32
Future Vol, veh/h	6	439	585	9	35	32
Conflicting Peds, #/hr	0	0	0	0	0	238
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	462	616	9	37	34

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	625	0	-	0	1095	859
Stage 1	-	-	-	-	621	-
Stage 2	-	-	-	-	474	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	956	-	-	-	236	356
Stage 1	-	-	-	-	536	-
Stage 2	-	-	-	-	626	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	956	-	-	-	234	275
Mov Cap-2 Maneuver	-	-	-	-	234	-
Stage 1	-	-	-	-	532	-
Stage 2	-	-	-	-	626	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	24.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	956	-	-	-	252
HCM Lane V/C Ratio	0.007	-	-	-	0.28
HCM Control Delay (s)	8.8	0	-	-	24.7
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	1.1

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	21	22	13	5	9	9
Future Vol, veh/h	21	22	13	5	9	9
Conflicting Peds, #/hr	2	0	0	2	7	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	39	39	39	39	39	39
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	54	56	33	13	23	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	48	0	-	0	213	42
Stage 1	-	-	-	-	42	-
Stage 2	-	-	-	-	171	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1559	-	-	-	775	1029
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	859	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1556	-	-	-	744	1027
Mov Cap-2 Maneuver	-	-	-	-	744	-
Stage 1	-	-	-	-	943	-
Stage 2	-	-	-	-	857	-

Approach	EB	WB	SB
HCM Control Delay, s	3.6	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1556	-	-	-	863
HCM Lane V/C Ratio	0.035	-	-	-	0.053
HCM Control Delay (s)	7.4	0	-	-	9.4
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	7	16	3	1	31	5	17	59	5	2	32	5
Future Vol, veh/h	7	16	3	1	31	5	17	59	5	2	32	5
Conflicting Peds, #/hr	4	0	7	7	0	4	22	0	3	3	0	22
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	67	67	67	67	67	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	24	4	1	46	7	25	88	7	3	48	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	252	228	81	224	228	99	77	0	0	98	0	0
Stage 1	80	80	-	145	145	-	-	-	-	-	-	-
Stage 2	172	148	-	79	83	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	701	671	979	732	671	957	1522	-	-	1495	-	-
Stage 1	929	828	-	858	777	-	-	-	-	-	-	-
Stage 2	830	775	-	930	826	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	632	642	952	690	642	951	1490	-	-	1491	-	-
Mov Cap-2 Maneuver	632	642	-	690	642	-	-	-	-	-	-	-
Stage 1	893	809	-	840	761	-	-	-	-	-	-	-
Stage 2	757	759	-	891	807	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.8	10.8	1.6	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1490	-	-	664	673	1491	-	-
HCM Lane V/C Ratio	0.017	-	-	0.058	0.082	0.002	-	-
HCM Control Delay (s)	7.5	0	-	10.8	10.8	7.4	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.3	0	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	53	406	8	5	573	20	8	8	10	7	5	24
Future Vol, veh/h	53	406	8	5	573	20	8	8	10	7	5	24
Conflicting Peds, #/hr	4	0	0	0	0	4	12	0	0	0	0	12
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	60	461	9	6	651	23	9	9	11	8	6	27

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	678	0	0	470	0	0	1289	1276	466	1275	1269	679
Stage 1	-	-	-	-	-	-	586	586	-	679	679	-
Stage 2	-	-	-	-	-	-	703	690	-	596	590	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	914	-	-	1092	-	-	141	167	597	144	168	452
Stage 1	-	-	-	-	-	-	496	497	-	441	451	-
Stage 2	-	-	-	-	-	-	428	446	-	490	495	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	911	-	-	1092	-	-	118	150	597	124	151	445
Mov Cap-2 Maneuver	-	-	-	-	-	-	118	150	-	124	151	-
Stage 1	-	-	-	-	-	-	452	453	-	400	445	-
Stage 2	-	-	-	-	-	-	389	440	-	429	451	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0.1	27.5	22.1
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	189	911	-	-	1092	-	-	251
HCM Lane V/C Ratio	0.156	0.066	-	-	0.005	-	-	0.163
HCM Control Delay (s)	27.5	9.2	0	-	8.3	0	-	22.1
HCM Lane LOS	D	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.5	0.2	-	-	0	-	-	0.6

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	422	52	19	586	8	45
Future Vol, veh/h	422	52	19	586	8	45
Conflicting Peds, #/hr	0	2	2	0	24	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	491	60	22	681	9	52

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	553	0	1272	523
Stage 1	-	-	-	-	523	-
Stage 2	-	-	-	-	749	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1017	-	185	554
Stage 1	-	-	-	-	595	-
Stage 2	-	-	-	-	467	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1015	-	174	553
Mov Cap-2 Maneuver	-	-	-	-	174	-
Stage 1	-	-	-	-	594	-
Stage 2	-	-	-	-	440	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	15.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	416	-	-	1015	-
HCM Lane V/C Ratio	0.148	-	-	0.022	-
HCM Control Delay (s)	15.2	-	-	8.6	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-

Intersection	
Int Delay, s/veh	5.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	6	7	15	37	0
Future Vol, veh/h	2	6	7	15	37	0
Conflicting Peds, #/hr	0	0	0	0	6	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	34	34	34	34	34	34
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	18	21	44	109	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	65	0	-	0	79	43
Stage 1	-	-	-	-	43	-
Stage 2	-	-	-	-	36	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1537	-	-	-	924	1027
Stage 1	-	-	-	-	979	-
Stage 2	-	-	-	-	986	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1537	-	-	-	920	1027
Mov Cap-2 Maneuver	-	-	-	-	920	-
Stage 1	-	-	-	-	975	-
Stage 2	-	-	-	-	986	-

Approach	EB	WB	SB
HCM Control Delay, s	1.8	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1537	-	-	-	920
HCM Lane V/C Ratio	0.004	-	-	-	0.118
HCM Control Delay (s)	7.4	0	-	-	9.4
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.4

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	415	8	14	585	13	13
Future Vol, veh/h	415	8	14	585	13	13
Conflicting Peds, #/hr	0	0	0	0	9	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	446	9	15	629	14	14

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	455	0	1119	451
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	668	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1106	-	229	608
Stage 1	-	-	-	-	642	-
Stage 2	-	-	-	-	510	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1106	-	222	608
Mov Cap-2 Maneuver	-	-	-	-	222	-
Stage 1	-	-	-	-	642	-
Stage 2	-	-	-	-	495	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	17.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	325	-	-	1106	-
HCM Lane V/C Ratio	0.086	-	-	0.014	-
HCM Control Delay (s)	17.1	-	-	8.3	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	37	1	1	16	36	35
Future Vol, veh/h	37	1	1	16	36	35
Conflicting Peds, #/hr	0	21	19	0	0	19
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	46	46	46	46	46	46
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	80	2	2	35	78	76

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	174	156	173	0	-	0
Stage 1	135	-	-	-	-	-
Stage 2	39	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	816	890	1404	-	-	-
Stage 1	891	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	786	856	1379	-	-	-
Mov Cap-2 Maneuver	786	-	-	-	-	-
Stage 1	874	-	-	-	-	-
Stage 2	965	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1379	-	788	-	-
HCM Lane V/C Ratio	0.002	-	0.105	-	-
HCM Control Delay (s)	7.6	0	10.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	17	21	11	47	21	10	2	3	0	8	66	3
Future Vol, veh/h	17	21	11	47	21	10	2	3	0	8	66	3
Peak Hour Factor	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	34	18	77	34	16	3	5	0	13	108	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.8	8.2	7.7	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	40%	35%	60%	10%
Vol Thru, %	60%	43%	27%	86%
Vol Right, %	0%	22%	13%	4%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	5	49	78	77
LT Vol	2	17	47	8
Through Vol	3	21	21	66
RT Vol	0	11	10	3
Lane Flow Rate	8	80	128	126
Geometry Grp	1	1	1	1
Degree of Util (X)	0.011	0.096	0.155	0.155
Departure Headway (Hd)	4.631	4.321	4.377	4.413
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	775	832	822	815
Service Time	2.645	2.333	2.389	2.424
HCM Lane V/C Ratio	0.01	0.096	0.156	0.155
HCM Control Delay	7.7	7.8	8.2	8.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.3	0.5	0.5

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	16	3	23	15	15	3	9	3	7	41	12
Future Vol, veh/h	9	16	3	23	15	15	3	9	3	7	41	12
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	18	3	26	17	17	3	10	3	8	47	14
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.3	7.4	7.2	7.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	20%	32%	43%	12%
Vol Thru, %	60%	57%	28%	68%
Vol Right, %	20%	11%	28%	20%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	15	28	53	60
LT Vol	3	9	23	7
Through Vol	9	16	15	41
RT Vol	3	3	15	12
Lane Flow Rate	17	32	60	68
Geometry Grp	1	1	1	1
Degree of Util (X)	0.019	0.036	0.067	0.076
Departure Headway (Hd)	4.067	4.129	4.023	4.01
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	874	862	886	889
Service Time	2.121	2.178	2.068	2.054
HCM Lane V/C Ratio	0.019	0.037	0.068	0.076
HCM Control Delay	7.2	7.3	7.4	7.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.1	0.2	0.2

RESOLUTION NO. R-2-2020

A RESOLUTION APPROVING VARIATIONS RELATED TO IMPROVEMENTS AT CROW ISLAND SCHOOL
IN CONJUNCTION WITH VILLAGE STORMWATER IMPROVEMENTS

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970 and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village and the Forest Preserve District of Cook County ("***District***") have entered into an August 2, 2017 Memorandum of Understanding ("***MOU***") to formalize their cooperation on a project to provide stormwater relief to western and southwestern portions of the Village; and

WHEREAS, in addition to the part of the stormwater project to be constructed on District property north of Winnetka Avenue and west of Hibbard Road, the Village has determined that the remaining stormwater storage, conveyance, and water quality improvements for the Village stormwater project necessary to provide flood relief ("***Village Stormwater Improvements***") must be constructed, in part, on existing open spaces currently owned by the Board of Education of Winnetka Public Schools District No. 36 ("***School District***") and known as the Crow Island School property generally located at the southwest corner of Willow Road and Glendale Avenue in the Village, and as depicted on ***Exhibit A*** to this Resolution ("***Property***"); and

WHEREAS, the School District anticipates potential future school-related improvements to the Property that may be located within the "Potential Building Zone," also shown on ***Exhibit A*** to this Resolution ("***Potential Building Zone***") or in such other parts of the Property that the Village and the School District may mutually agree and that will not directly interfere with the Village Stormwater Improvements ("***School Improvements***"); and

WHEREAS, the need for and construction of the Village Stormwater Improvements provides a once in a generation opportunity to create significant stormwater relief to the Village as well as to the School District for the Property and the ability of the School District to provide the School Improvements in a cost-effective and expedited manner; and

WHEREAS, pursuant to Resolution No. R-1-2020, the Village has approved an intergovernmental cooperation agreement with the School District ("***IGA***") in order to comply with the MOU and to ensure a level of cooperation and coordination necessary to maximize flood relief for impacted homes and property and to enhance the facilities on the School District Property; and

WHEREAS, pursuant to Subsection III.E of the IGA, the School District has requested certain baseline variations for the School Improvements ("***Variations***"), with the understanding that additional zoning relief, including a special use permit, may be required at the time the School District has prepared and is ready to present its preliminary and final plans for the School Improvements for Village approval; and

WHEREAS, Chapter 17.76 of the Winnetka Municipal Code provides a special zoning review and approval process applicable to zoning relief for the School Improvements ("***Stormwater Zoning Provisions***"); and

WHEREAS, pursuant to the applicable provisions of the Village Zoning Ordinance, including the Stormwater Zoning Provisions, and the Winnetka Municipal Code, on January 7, 2020, after due and required notice thereof, the Village Council held a public hearing to consider the Variations; and

WHEREAS, pursuant to Section 17.60.050.D of the Zoning Ordinance, the Village Council has determined that (i) the Variations are in harmony with the general purpose and intent of the Zoning Ordinance and 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 it is in the best interest of the Village to approve this Resolution, subject to and in strict accordance with the terms and conditions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

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

SECTION 2: APPROVAL OF VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in the IGA, the following variations are granted to allow construction of the School Improvements in accordance with the School District Plans and the "District Final Plans" as defined in and approved in accordance with the IGA, pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village:

A. Roofed Lot Coverage of no greater than 75,000 square feet, whereas a maximum of 59,695 square feet is permitted, a variation of 15,032 square feet (an increase of 25.1%) [Section 17.30.030 – Intensity of Use of Lot];
B. Impermeable Surface Coverage of no greater than 138,000 square feet, whereas a maximum of 119,936 square feet is permitted, a variation of 18,064 square feet (an increase of 15.1%) [Section 17.30.030 - Intensity of Lot];
C. Gross Floor Area of no greater than 90,000 square feet, whereas a maximum of 56,985 square feet is permitted, a variation of 33,015 square feet (an increase of 57.9%) [Section 17.30.040 – Maximum Building Size]; and
D. Side yard setback of 0.00 feet from the westerly property line, whereas a minimum of 12.00 feet is required, a variation of 12.00 feet (a decrease of 100%) [Section 17.30.060 – Side Yard Setbacks].

SECTION 3: RECORDATION OF RESOLUTION; BINDING EFFECT. A copy of this Resolution will be recorded with the Cook County Recorder of Deeds. This Resolution and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the School District and each of its heirs, representatives, successors, and assigns.

SECTION 4: EFFECTIVE DATE.

This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 17th day of January, 2020, pursuant to the following roll call vote:

AYES: Trustees Coladarci, Cripe, Dearborn, and Lanphier

NAYS: None

ABSENT: Trustee Swierk

Signed:

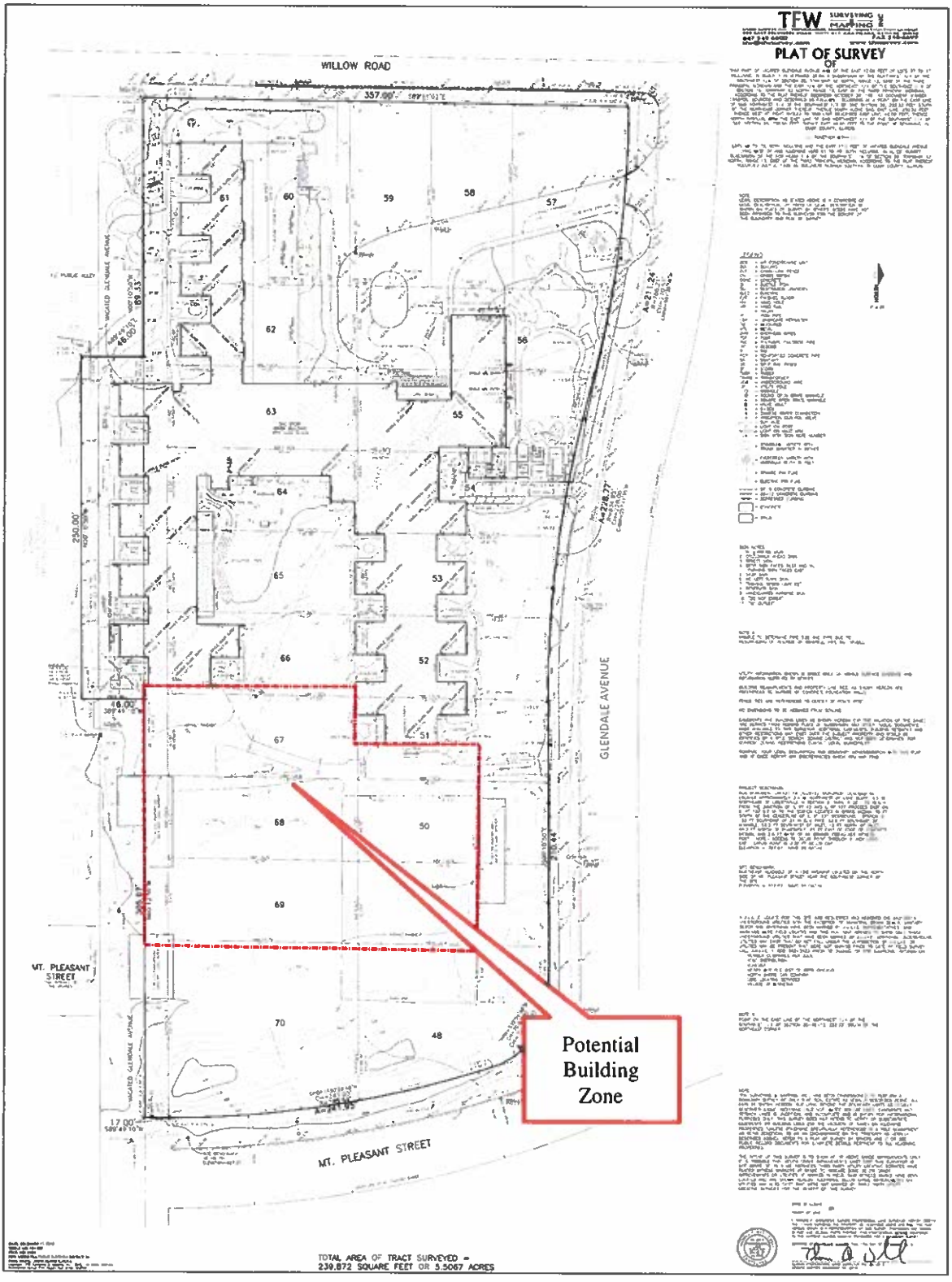
Village President

Countersigned:

Village Clerk

EXHIBIT A

DEPICTION OF PROPERTY AND POTENTIAL BUILDING ZONE



WINNETKA PLAN COMMISSION MEETING MINUTES EXCERPT
SEPTEMBER 27, 2023

Members Present:	Layla Danley, Chairperson Matthew Bradley Chris Foley John Golan Liz Kunkle
Members Absent:	Jonathan Alt Mamie Case
Non-Voting Members Absent:	Tina Dalman
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development

***

New Applications:

a. Case No. 23-15-SD: Crow Island Elementary School (1112 Willow Road) and Crow Island Woods Park (1140 Willow Road): An application submitted by Winnetka Public School District 36 and the Winnetka Park District seeking approval of a Final Plat of Subdivision to allow a two-lot resubdivision of 1112 Willow Road and 1140 Willow Road. The request also requires a finding of "No Material Increased Adverse Impact" for existing improvements on Proposed Lot 1 (1112 Willow Road - Crow Island School) which (a) observe less than the minimum required front yard setback from Willow Road; and (b) observe less than the minimum required corner yard setback from Glendale Avenue. The Village Council has final jurisdiction on this request.

Ms. Klaassen noted the application only related to the proposed subdivision and existing improvements and that the proposed improvements are not being part of the application currently before the Commission. She then identified the property's location and zoning classification noting while the Comprehensive Plan designated the Park District parcel as an open space land use and the school parcel as an institutional land use, they are required to adhere to the R-2 zoning regulations. Ms. Klaassen then identified the school and Park District parcel sizes and west lot line of the school parcel that would be adjusted as indicated by the dashed line in the illustration. She stated the request would allow the parcel to accommodate a proposed school addition and bring the playground located to the northwest of the school onto school property. Ms. Klaassen stated the proposal complied with the minimum lot area, depth and width requirements and identified two existing nonconformities to remain.

Ms. Klaassen stated since the nonconformities are preexisting, the Commission is to find that there would be no material increased adverse impact in terms of the proposed subdivision noting one existing nonconformity would be eliminated on the west side of the school property which she identified for the Commission. She then identified the easements requested by the Village's Water and Electric Department noting that the Engineering Department is currently reviewing the proposed plat of subdivision to determine whether any additional utility easements are necessary. Ms. Klaassen noted no public correspondence was received and stated following public comment and the applicant's presentation, the Commission may wish to make a motion as indicated on page nos. 18 and 19. She then asked if there were

any questions.

Chairperson Danley asked for confirmation that the School Board and Park District Board found there was no problem with the request. Ms. Klaassen confirmed that is correct and added the applicant can provide further clarification. No additional questions were raised at this time.

Chairperson Danley swore in those speaking to this matter. Brad Goldstein, CFO of Winnetka Public School District 36, informed the Commission their Board unanimously approved the request at a September 12, 2023, special meeting with the Park District also unanimously approving the request. He stated they have been working together over the last year to get the request finalized and represented the next phase of the Crow Island addition with construction to be presented to the Commission in early 2024. Mr. Goldstein then described the proposed addition and improvements on the historic parcel.

Chairperson Danley asked if there were any questions. Mr. Goldstein noted the temporary classrooms would be removed in June 2024 in order to minimize disruption. He then described the new art, music and Spanish rooms and gym to be shared with the Park District. Mr. Goldstein stated in terms of alternative locations, he referred to the storm water project and their original solution without the land acquisition which would have presented a lot of issues and would have been more expensive. He also referred to an easement acquired in the 1950's for the playground equipment and explained how the request would accommodate their population growth. Mr. Goldstein noted the project's biggest driver related to the gym size and lack of a formal lunchroom.

Ms. Klaassen informed the Commission that the illustration referenced earlier did not depict the playground area to be conveyed. Mr. Bradley questioned whether the two existing nonconformities would have been eradicated with additional land acquisition. Ms. Klaassen confirmed they would not.

Chairperson Danley asked for public comment. No comments were made at this time. She then called the matter in for discussion.

Ms. Kunkle commented the proposal made sense and needed to be done. She also referred to the School Board and Park District Board's unanimous consent and described the request as a non-issue. Mr. Bradley stated the Commission should do what they can to support the school and described the project as well thought out. Mr. Golan agreed with the comments made and referred to the nonconformity to the north that cannot be corrected. He also commented it would be a win for everyone in the community. Mr. Bradley explained the request's bifurcation aspect to the Commission in terms of zoning. Mr. Schoon noted the school would have to go through a special use process which would not be presented to the Commission, rather it would be considered by the Village Council. Mr. Foley also agreed with the comments made.

Chairperson Danley then asked for a motion to recommend approval of the request. Mr. Golan moved that the Commission found that the proposed Crow Island subdivision plat as indicated on page 12 relocating the lot line met the subdivision code standards for approving the final plat and that items (a) and (b) are met. He then stated based on these findings, the Commission recommended that the proposed Crow Island subdivision request be approved subject to condition nos. 1, 2 and 3. Ms. Kunkle seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Danley, Bradley, Foley, Golan, Kunkle

NAYS: None

***

Attachment 7

Memorandum

To: Village Council

CC: Ann Klaassen

From: James J. Bernahl, Director of Engineering/Village Engineer

Date: March 20, 2024

Re: Special Use Permit Application – Crow Island School Traffic and Parking study for proposed expansion project

---

I have reviewed the Special Use permit application for the proposed School District 36, Crow Island School Improvements. Crow Island School is located at 1112 Willow Road, in Winnetka, Illinois. The site is bounded by Willow Road to the north, Mt. Pleasant Street to the south, Glendale Avenue to the east, and Crow Island Woods Park to the west. It is located within a single-family residential neighborhood.

Among the conditions to be satisfied for a Special Use to be granted is the following:

"That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;"

To demonstrate compliance with the above, the applicant provided proposed Engineering plans showing site drainage, proposed utility work, and a Traffic and Parking Study dated March 18th, 2024, performed by Prepared by: Eriksson Engineering Associates, Ltd (EEA).

This study was developed to determine the availability of parking to meet school employee and visitor needs for the proposed Special Use, and to evaluate traffic & parking impacts along Willow Road, a state-controlled road, and in the residential neighborhood.

The Engineering plans were reviewed and developed in coordination with the Village Engineering Department as part of an intergovernmental agreement between the Village of Winnetka and the School District. This agreement was developed as part of the proposed master stormwater improvements for western Winnetka. The Engineering Department believes that the final engineering plans are consistent with this agreement. The Engineering Department believes that all permitting requirements can be met as part of the final permitting approval process.

The Engineering Department also reviewed the Traffic and Parking Study for the proposed improvements.

Parking Study Overview
The parking study methodology included identifying total parking capacity in the vicinity of the project, current parking availability, and proposed parking demand for the Special Use. The parking study looked at both the availability of parking and future parking demand for both employees and visitors to the existing Crow Island School. The Engineering Department finds that the parking study follows standard methodologies for such studies.

The traffic and parking study, by Erickson Engineering, proposes that the proposed improvements of the subject property should provide employee parking within reasonable walking distance of the site for existing employees, and offer visitors parking options as well.

Traffic and Parking Study Overview
To determine current traffic conditions within the study area, Erickson Engineering Associates, Inc. conducted peak period traffic, pedestrian, and bicycle counts.

Existing Traffic Volumes
Weekday morning arrival (7:30-9:00 AM) and afternoon dismissal (1:30-4:30 PM) traffic counts were conducted within the study area. Peak-hours of school traffic occurred from 7:45 to 8:45 AM and 2:45 to 3:45 PM on a school weekday which coincides with the school's 8:37 AM start and 3:15 PM dismissal. The existing traffic volumes were provided in the study. EEA separated the school traffic from the background traffic and also provided a summarization of the existing pedestrian and bicycle volumes observed.

Based on the uniqueness of the pickup and drop-off procedures at the School, EEA provided an overview of the student loading procedures; The procedures are also summarized below:

- Drivers turning left from westbound Willow must go straight down Glendale. They may not turn into the circle.
- Glendale south of Willow is one-way during this period from the mouth of the circle to the south. Parents may exit the circle, return to Willow and turn right.
- Glendale north of Willow is one-way southbound from Ash to Willow during the arrival/dismissal.
- Note the designated parking areas and signs. There is no parking south of Willow on the east side of Glendale without a staff permit. Cars parked on Glendale will be ticketed by the police.

- There are three designated pick-up spots at the front of the circle. Pull as far forward when picking up students.
- There should be no more than 5 cars in the inner circle at a time. Wait at the mouth of the circle if 5 cars are circling. As soon as a car exits, you may enter the circle.
- Children should enter and exit cars on the passenger side only.
- Drivers are encouraged to stay in their cars during pick-up. Staff and volunteers will assist your children with opening and closing car doors.
- Children and parents exiting the front door and walking east should walk through the kindergarten playground – not on the outside of the brick wall. There is not enough space for pedestrians to walk safely with car traffic.
- A police officer is located at the Willow Road crosswalk to assist pedestrians crossing and enable southbound Glendale Avenue (North) traffic to turn left onto Willow Road.
- A crossing guard is provided for the crosswalk across Glendale Avenue (South) south of Willow Road.
- School staff assist with the loading of students within the circle and at the south end of the school.

Erickson Engineering's conclusions are:

1. The proposed expansion of Crow Island School is not expected to increase student population or vehicular volumes during the peak school hours and will not adversely impact the level-of-service of study area intersections.

2. School traffic volumes may decrease in the future when school bus ridership returns to pre-pandemic levels.

3. The existing paved play area on the south side of the school will provide a play space during the school day and event parking in the evenings and weekends.

4. It is recommended that the new playground driveway be designed with one inbound and outbound lane under stop sign control. It will have gates to keep vehicles out during school hours.

5. Parking counts at the school show that the 66 vehicles are parked and will not increase in the future. All parking occurs on public property.

6. With the new driveway on Glendale Avenue, six on-street parking spaces will be lost at the south end. Vehicles parking in those spaces will be displaced and use either the Crow Island Woods parking lot or the north side of Mt Pleasant Street between Glendale and Rosewood Avenue.

7. The play surface will be available for event parking (44 spaces) which reduces the use of the adjacent streets in the evenings and on weekends.

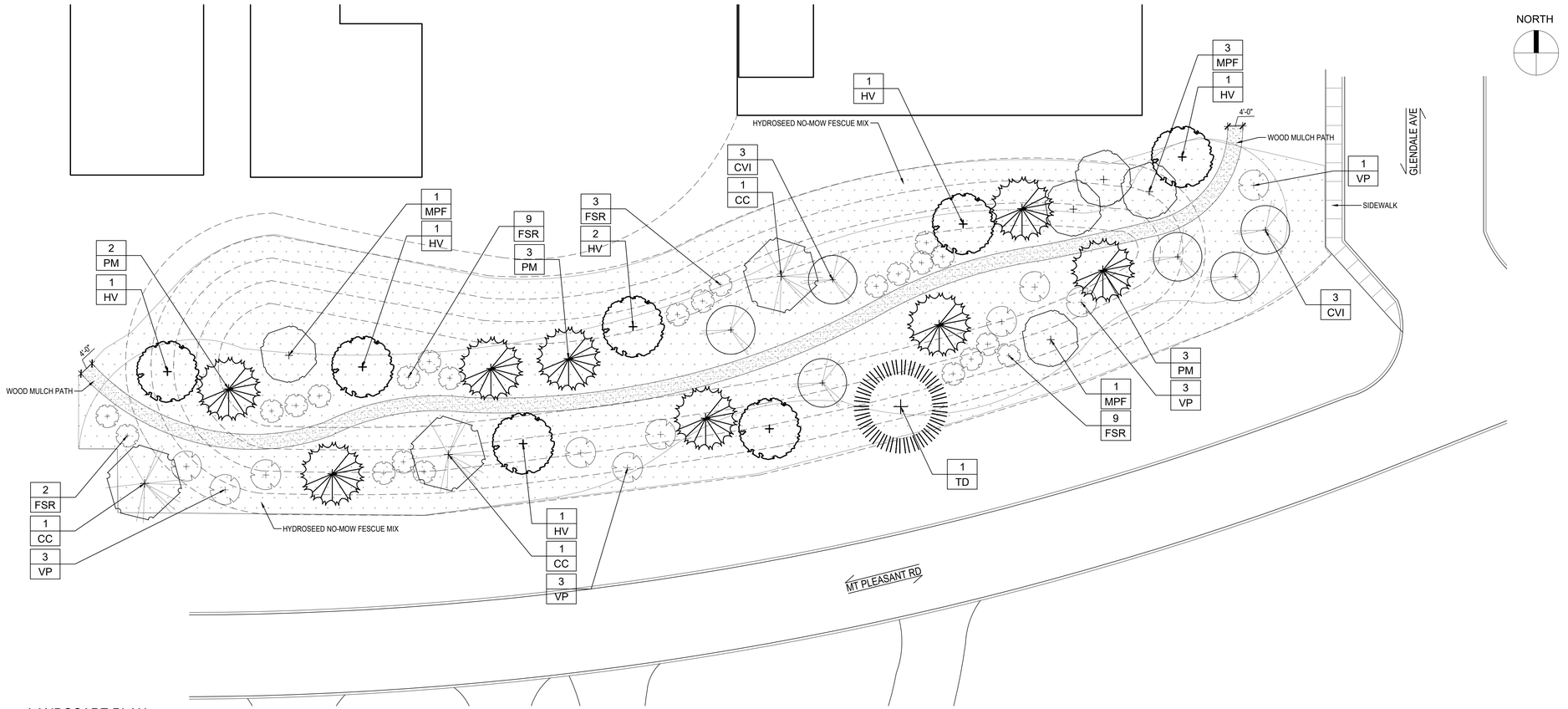
The Engineering Department finds the traffic and parking study follows standard methodologies for conducting such a study. The information provided in the study proposes that the proposed improvements will not significantly impact the current traffic characteristics of the residential neighborhood.

Engineering Departments Conclusion.

I have reviewed EEA's data and conclusions and concur that a modification to the existing site will not cause an adverse impact to the current operations. The addition of the event parking at the south end of the school should also assist with reducing on street parking needs during special events.

Crow Island Berm

© 2022 Christy Webber Landscapes



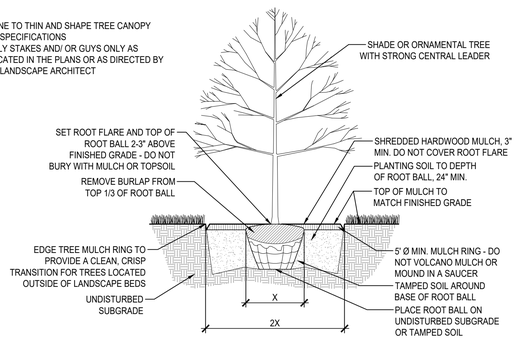
1 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

PLANT LIST

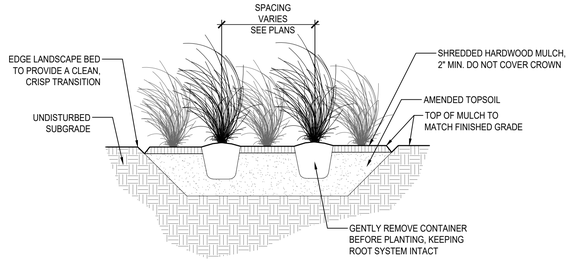
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QNTY	ADDITIONAL NOTES
HV	HAMAMELIS VIRGINIANA	WITCH HAZEL	8'	7	BRANCHED UP 6', SPECIMEN
CC	CERCIS CANADENSIS	EASTERN REDBUD	8'	3	BRANCHED UP 6', SPECIMEN
CVI	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2.5"	6	BRANCHED UP 6', SPECIMEN
MPF	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2.5"	5	BRANCHED UP 6', SPECIMEN
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8'	8	SPECIMEN QUALITY
TD	TAXODIUM DISTICHUM	BALD CYPRESS	8'	1	SPECIMEN QUALITY
FSR	FORSYTHIA X 'SUNRISE'	SUNRISE FORSYTHIA	#5	23	
VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	#5	10	
	HYDROSEED MIX	NO-MOW FESCUE MIX	SF	19000	HYDROSEED APPLICATION

2 PLANT SCHEDULE
SCALE: NTS

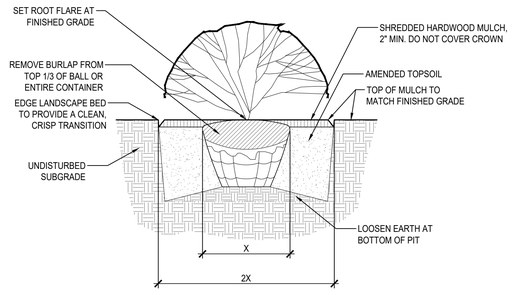
NOTES:
1. PRUNE TO THIN AND SHAPE TREE CANOPY PER SPECIFICATIONS
2. APPLY STAKES AND/ OR GUYS ONLY AS INDICATED IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT



3 TREE DETAIL
SCALE: NTS



4 PERENNIAL DETAIL
SCALE: NTS



5 SHRUB DETAIL
SCALE: NTS

LANDSCAPE NOTES

1. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. A MINIMUM THE TOP ONE- THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED.

2. DIMENSIONS FOR HEIGHTS, SPREAD, AND TRUNK SPECIFIED ON THE MATERIAL SCHEDULE IS A GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. AT A MINIMUM, ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI 260.1, AND AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. THE LOCATION OF ALL TREES, SHRUBS, AND GROUND COVER AREAS SHOWN ON THE PLAN SHALL BE STAKED/FLAGGED BY THE CONTRACTOR AND APPROVED BY THE A/E BEFORE THE DIGGING OF PITS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY A/E.

4. PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

5. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

6. REMOVE ALL STRINGS AND OTHER TIES FROM TREES.

7. PLANTS DESIGNATED "B&B" IN THE PLANT LIST SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.

8. MINIMIZE DAMAGE TO THE ROOT BALL WHEN INSTALLING ALL PLANT MATERIAL. IF ROOTS ARE GIRDLING OR CIRCLING ROOTS WILL NOT BE ACCEPTED BY THE LANDSCAPE ARCHITECT.

9. THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.

10. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE.

11. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE LANDSCAPE ARCHITECT. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH A/E APPROVAL, AND AT CONTRACTOR'S COST.

12. ALL PLANTING BEDS AND TREE PLANTINGS SHALL RECEIVE A MINIMUM 3" DEEP SHREDDED HARDWOOD MULCH LAYER AND TO BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WATER RUNOFF OR WIND.

13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR STAKING, GUYING, FERTILIZING, APPLICATION OF INSECTICIDES/HERBICIDES, AND FOR THE WATERING AND MAINTENANCE TO INCLUDE BUT NOT LIMITED TO WEEDING, MULCHING, AND STRAIGHTENING OF ALL INSTALLED PLANT MATERIAL, INCLUDING SOD AND SEED AREAS, UNTIL FINAL ACCEPTANCE OF LANDSCAPE ARCHITECT.

14. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF SUBSTANTIAL ACCEPTANCE OF LANDSCAPE ARCHITECT.

15. GROUND COVER SPACING PATTERN SHALL BE AS INDICATED ON TYPICAL SPACING PATTERN USING SPACING DIMENSION AS SHOWN ON PLANS AND SCHEDULE.

16. THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, SIZE, AND QUALITY. DESIGNER RETAINS THE RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS TO REJECT UNSATISFACTORY OR DEFECTIVE AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.

17. REPLACEMENT PLANT MATERIAL SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.

STAMP:

CHRISTY WEBBER LANDSCAPES
2900 WEST FERDINAND STREET
CHICAGO, IL 60612

773.533.0477
www.christywebber.com

CONTENT IS OWNED BY CHRISTY WEBBER & COMPANY (CWL). PERMISSION FROM CWL REQUIRED BEFORE USING.

DRAWN BY: CG/KW/BU
CHECKED BY: CG

PROJECT:

CROW ISLAND BERM
Winnetka, IL 60093

PREPARED FOR:

FORESTRY DEPT.
VILLAGE OF WINNETKA

1390 Willow Rd
Winnetka, IL 60093

CONSULTANTS:

#	DATE	ISSUE
01	01.02.24	ISSUE FOR REVIEW
02	01.24.24	ISSUE FOR REVIEW

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

SHEET NUMBER
L-100

\\CIVESTIMATOR\design\Design Department\2023\Commercial\Crow Island Berm, Winnetka\Drawings\CAD\Build\CDs - Sheet Files\SHT_24x36.dwg 11/8/2021 2:54:17 PM

COMMON WITCH HAZEL

EASTERN REDBUD

COCKSPUR HAWTHORN

PRAIRIE FIRE CRABAPPLE

DOUGLAS FUR

BALD CYPRESS

SUNRISE FORSYTHIA

BLACK HAW VIBURNUM

Attachment 9

From: Ann Klaassen
To: Ann Klaassen
Subject: FW: Park play luxury
Date: Friday, March 22, 2024 3:12:28 PM

From: Karen Kennedy <[redacted]>
Sent: Friday, March 22, 2024 12:39 PM
To: Planning <Planning@winnetka.org>
Subject: Park play luxury

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

The school has the luxury of great public space to play

Sent from my iPhone

From:	Ann Klaassen
To:	Ann Klaassen
Subject:	FW: Crow Island parking potential
Date:	Friday, March 22, 2024 3:11:31 PM

From: Karen Kennedy [redacted]>
Sent: Friday, March 22, 2024 12:38 PM
To: Planning <Planning@winnetka.org>
Subject: Crow Island parking potential

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

The school has plenty of real estate the can be used for parking, without ripping down mature trees.
Karen Kennedy

Sent from my iPhone

From: Ann Klaassen
To: Ann Klaassen
Subject: FW: Tree giveaway? Crow Island?
Date: Thursday, March 21, 2024 4:45:37 PM

From: Karen Kennedy [redacted]>
Sent: Thursday, March 21, 2024 2:14 PM
To: Planning <Planning@winnetka.org>
Cc: opinions@suntimes.com; letters@chicagotribune.com
Subject: Tree giveaway? Crow Island?

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

I am writing to object to the Winnetka Park District deeding some of the Crow Island Woods to the adjoining school, without including protections to most of the towering trees that serve as the park's east border.

In the past year, the Park District destroyed a thick line of trees that ran east to west and created a kind of outdoor room adjoining the building there. It shielded scout troops which annually camped back there, and private parties which rent that space. I wrote to the Park District asking why that was done, but received no answer.

In their place, little new trees were planted. It echoes the original village plans for the woods adjoining the storm water project at Hibbard Road, south of Willow. Originally the idea was to level that entire forest ecosystem, and plant some trees along a winding concrete path. That was rightfully rejected. Such design looks good on paper, and trashes what has taken many decades to grow.

I don't believe, based on its action, that the Park District values Crow Island Woods. Its focus is on sports fields. But people love Crow Island Woods and the historic cabin featured there. Whether walking there, or driving by, it is a balm. Especially now that the village changed construction standards, and we see big houses going up on tiny lots, Winnetka's aesthetic is changing fast. Crow Island Woods is becoming more dear.

The proposed land giveaway came with a map that shows a "new playground" on the south side back of the school, and no clear intent for the designated park land the school wants. I presume the school wants to level the trees and build a parking lot. Though the student population is kept limited, Crow Island School employs many full and part time staff. The school was located to be walkable for children, but the employee roll grows.

Crow Island School is internationally recognized for innovation. Three such innovations were a sink in every classroom, big windows to embrace nature and a class door to go outside.

Post lockdown the school began to actually use the park fields for student play, which is wonderful. Which made the school plan for a new "outdoor classroom" on it reconfigured designs really odd. The school was designed to function as an outdoor classroom.

Again, the land giveaway does not in anyway indicate plans for a new parking lot. I suspect that is by design. I see no restrictions mentioned to protect the thick line of towering trees on it school border. I presume that reflects the Park District's inclination to level old growth in favor of a dotted line of brand new little trees. And Crow Island School, reflecting the trend of hyper specialized niches in education, favors more and more part time and full time staff. That to me says they want more and more parking.

Crow island Woods is being destroyed tree by tree by the Park District. Giving its largest line of trees to the school so they will destroy those is dirty pool.

So I object to this proposal, and the very dishonest way it is being play.

Karen Kennedy
1163 Willow Road
Winnetka
[redacted]

Sent from my iPhone