



Village of Winnetka

Plan Commission Special Meeting

April 3, 2024 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. February 28, 2024, Regular Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 24-02-SU: 1110 Chatfield Road - Hubbard Woods Elementary School:** An application seeking approval of an amendment to an existing Special Use Permit, which allowed an addition on the southwest corner of the existing school building at 1110 Chatfield Road. The requested amendment would allow improvements to existing playgrounds on the school property. The Village Council has final jurisdiction on this request.
 - b. **Case No. 24-04-SU: 847 Elm Street - Toned Yoga:** An application seeking approval of a Special Use Permit submitted by Toned Yoga 2 LLC, as the prospective lessee of the property located at 847 Elm Street to allow a personal fitness facility in the C-2 General Retail Commercial Overlay District. The property is currently owned by Helen James Family Limited Partnership, L.P. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. April 24, 2024, Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

**WINNETKA PLAN COMMISSION REGULAR MEETING MINUTES
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

Call to Order & Roll Call:

The meeting was called to order by Chairperson Danley at 7:04 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of January 24, 2024, Meeting Minutes:

Chairperson Danley asked for a motion to approve the January 24, 2024, meeting minutes. A motion to approve the January 24, 2024, minutes was made by Mr. Bradley and seconded by Mr. Foley. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Alt, Bradley Danley, Enck, Foley, Kunkle

NAYS: None

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon provided an update on the Chase Bank special use permit application for the temporary retail banking facility on Lincoln Avenue as well as the planned development application.

New Applications:

a. **Case No. 24-01-SU: 1095 Gage Street - Sacred Heart School:** An application seeking approval of an amendment to an existing Special Use Permit, which allowed construction of an addition on the west side of the existing school building at 1095 Gage Street. The requested amendment would allow improvements to the existing playground located on the north side of the existing school building. The Village Council has final jurisdiction on this request.

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

1 foot and 8 foot high proposed fencing on the site as well as renderings of proposed play equipment and
2 play surface materials. She noted that although not the purview of the Commission it was important to
3 note that four zoning variations are requested as part of the approval with the applicant intending to
4 provide the necessary infiltration system beneath the rubberized surface and artificial turf to receive a
5 25% impermeable lot coverage allowance. Ms. Klaassen stated the final design was not yet determined
6 and would result in an impermeable lot coverage decrease if the surfaces qualified for the allowance. She
7 stated the ZBA and DRB recommended approval of the request and proposed improvements with the one
8 public comment received included in the agenda materials. Ms. Klaassen stated following the applicant's
9 presentation, public comment and Commission discussion, a Commission Member may wish to make a
10 motion as indicated beginning on page no. 15. She then asked if there were any questions.

11
12 Chairperson Danley also asked if there were any questions. No questions were raised at this time.

13
14 Chairperson Danley swore in those speaking to this matter. Matt Cronin, the project architect and Andrew
15 Heinen of Kimley-Horn introduced themselves to the Commission. Mr. Cronin informed the Commission
16 the school held open houses which resulted in positive feedback with the neighbors' questions being
17 addressed. He stated with regard to the engineering design, they are required to have an infiltration
18 system and are working through the details. Mr. Cronin then asked if there were any questions.

19
20 Mr. Foley questioned the rationale for the 8 foot high fencing. Mr. Cronin stated that some neighbors
21 would like a 20-foot fence to prevent balls from going onto their property. He explained that they
22 relocated the basketball hoops to help alleviate that issue. Mr. Cronin explained that the fence height
23 would step down to 6 feet along portions of the side lot lines to be respectful of neighbors and the public
24 view. He also stated the proposed composite fencing would allow for better maintenance. No additional
25 questions were raised at this time.

26
27 Chairperson Danley asked for public comment. No comments were made at this time. She then called the
28 matter in for discussion.

29
30 Mr. Alt commented the project is good for the school and the change from blacktop to a portion being an
31 artificial field is also an improvement for the area at large. He commended the applicant for the project
32 and stated he is in support. Ms. Kunkle stated as an EFC member, she supported the project and with
33 regard to zero waste, she would not prefer vinyl artificial turf and the rubber play surface material but
34 would prefer to see natural options. She agreed there would be an overall benefit as a result of the project.
35 Mr. Foley identified the school as a Winnetka institution and stated he is in favor of the playground being
36 made better and safer. He also described the proposed surface as state of the art as well as fence material
37 improvement. He added the request is consistent with the Comprehensive Plan and the special use
38 standards. Mr. Foley stated he is also in favor of the request. Mr. Enck stated it is an overall improvement
39 and that he would hope to see the existing play equipment be repurposed, if possible, rather than going
40 to a landfill. Chairperson Danley agreed with the comments made and added the plan for tree
41 maintenance and the addition of trees is appreciated as well as the applicant working with the neighbors.
42 She stated she is also in favor of the request.

43
44 Chairperson Danley then asked for a motion. Mr. Foley moved to recommend approval of the amendment
45 to the existing special use as indicated on page nos. 15 and 16. Ms. Kunkle seconded the motion. A vote
46 was taken and the motion unanimously passed, 5 to 0:

47 AYES: Alt, Danley, Enck, Foley, Kunkle

48 NAYS: None

1 NON-VOTING: Bradley

2

3 **New Business.**

4 a. March 27, 2024, Meeting – Quorum check.

5 The Commission Members discussed their availability and alternate meeting dates.

6

7 **Adjournment:**

8 Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Ms. Kunkle. The
9 motion was seconded by Mr. Alt. A vote was taken and the motion unanimously passed, 6 to 0:

10 AYES: Alt, Bradley Danley, Enck, Foley, Kunkle

11 NAYS: None

12

13 The meeting was adjourned at 7:30 p.m.

14

15 Respectfully submitted,

16

17 Antionette Johnson

18 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: MARCH 22, 2024
SUBJECT: HUBBARD WOODS ELEMENTARY SCHOOL - 1110 CHATFIELD ROAD
SPECIAL USE PERMIT (CASE NO. 24-02-SU)

INTRODUCTION

On April 3, 2024, the Plan Commission is scheduled to hold a public hearing on an application submitted by Winnetka Public School District 36 (the "Applicant"), as the owner of the property located at 1110 Chatfield Road (the "Subject Property"). The Applicant is proposing improvements to existing playgrounds located on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit** that allowed construction of an addition on the southwest corner of the existing school building on the Subject Property. The requested amendment would allow improvements to existing playgrounds on the Subject Property, which is located in the R-4 Single-Family Residential Zoning District.

As will be discussed later in this report, the Applicant has also submitted a variation application for the following variations, to allow the proposed improvements: (a) impermeable lot coverage; and (b) front yard setback. The Zoning Board of Appeals considered the special use permit and variation requests on March 11, 2024, and recommended by a vote of 6-0, approval of the requested relief for the proposed improvements. Additionally, the Applicant submitted an application for a Certificate of Appropriateness, which was considered by the Design Review Board (DRB) on March 20, 2024. By a vote of 5-0, the DRB recommended approval of the design of the proposed improvements.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. A mail notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on March 14, 2024. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant or amend a Special Use Permit.

PROPERTY DESCRIPTION

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

The Comprehensive Plan designates the Subject Property as appropriate for “Institutional (Religious Institution, School, Governmental & Other Facilities)” uses (see Figure 2). The property is zoned R-4 Single Family Residential, and it is bordered by R-4 Single Family Residential to the north, east, and west, and R-2 Single Family Residential to the southeast and southwest (see Figure 3).

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

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



Figure 1 – Aerial Map

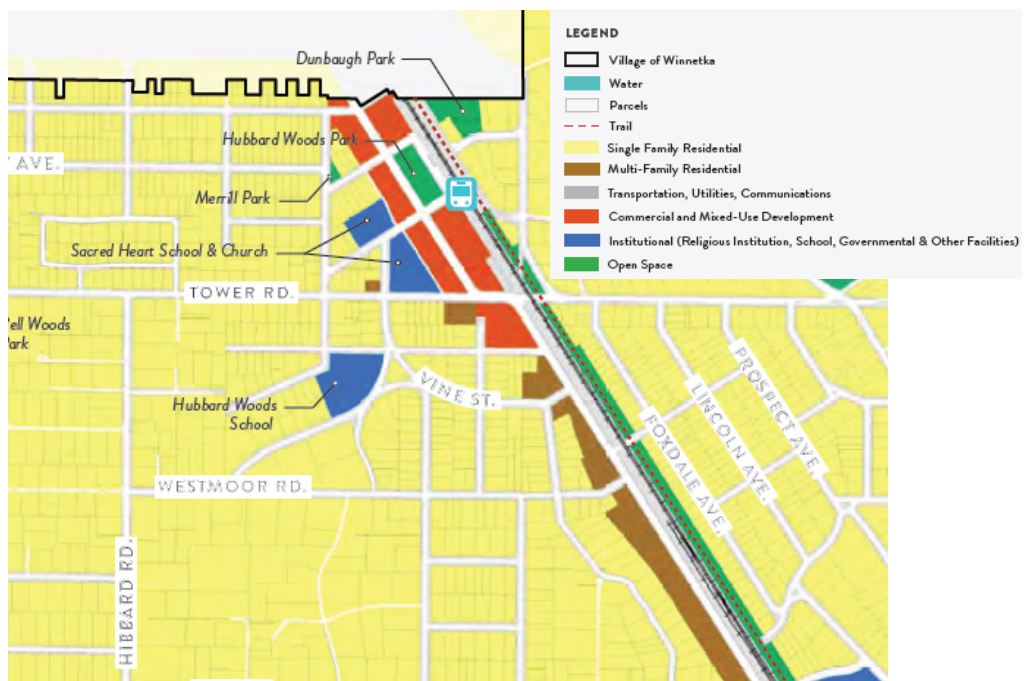


Figure 2 - Comprehensive Plan Land Use Map – Winnetka Futures 2040



Figure 3 – Zoning Map

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

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

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

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

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

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

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

1. In 1927, ZBA Case No. 282 was approved for a front yard setback variation to allow an addition to the school;
2. In 1953, ZBA Case No. 788 was approved for a front yard setback variation to allow an addition to the school;
3. Ordinance M-287-90 was adopted in February 1990 by the Village Council, granting a special use permit and variations to allow construction of an addition on the south side of the existing school building. The approved variations were for (a) GFA; (b) roofed lot coverage; (c) impermeable lot coverage; and (d) front yard setback from Laurel and Burr Avenues;

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

Figures 4 and 5 on the following page are current photos of the site where the improvements are proposed.



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

Figure 4 – Subject Property – Kindergarten Playground
(Play equipment in foreground to remain)



Existing Play Surfaces to be Replaced with Synthetic Turf

Figure 5 – Upper Play Area



Figure 6 – Subject Property – Looking North
(Photo taken in 2023, prior to commencement of current construction project)

PROPOSED PLAN

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

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

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

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

The proposed playground improvements represent a net increase in impermeable lot coverage of 1,395 square feet. The proposed site improvements also include extensive landscaping along the southwesterly property line, which is shared with the adjacent residential neighbors, as well as landscaping to screen the mechanical enclosure that was approved with the addition in 2023.

Excerpts of the existing and proposed site plans, landscape plan, and renderings of the proposed equipment are provided below and on the next pages as Figures 7 through 12. The complete set of plans, including the specific plant list associated with the landscape plan, as well as photos of the three existing play areas are provided in the application materials, which are included in this report as **Attachment B**.

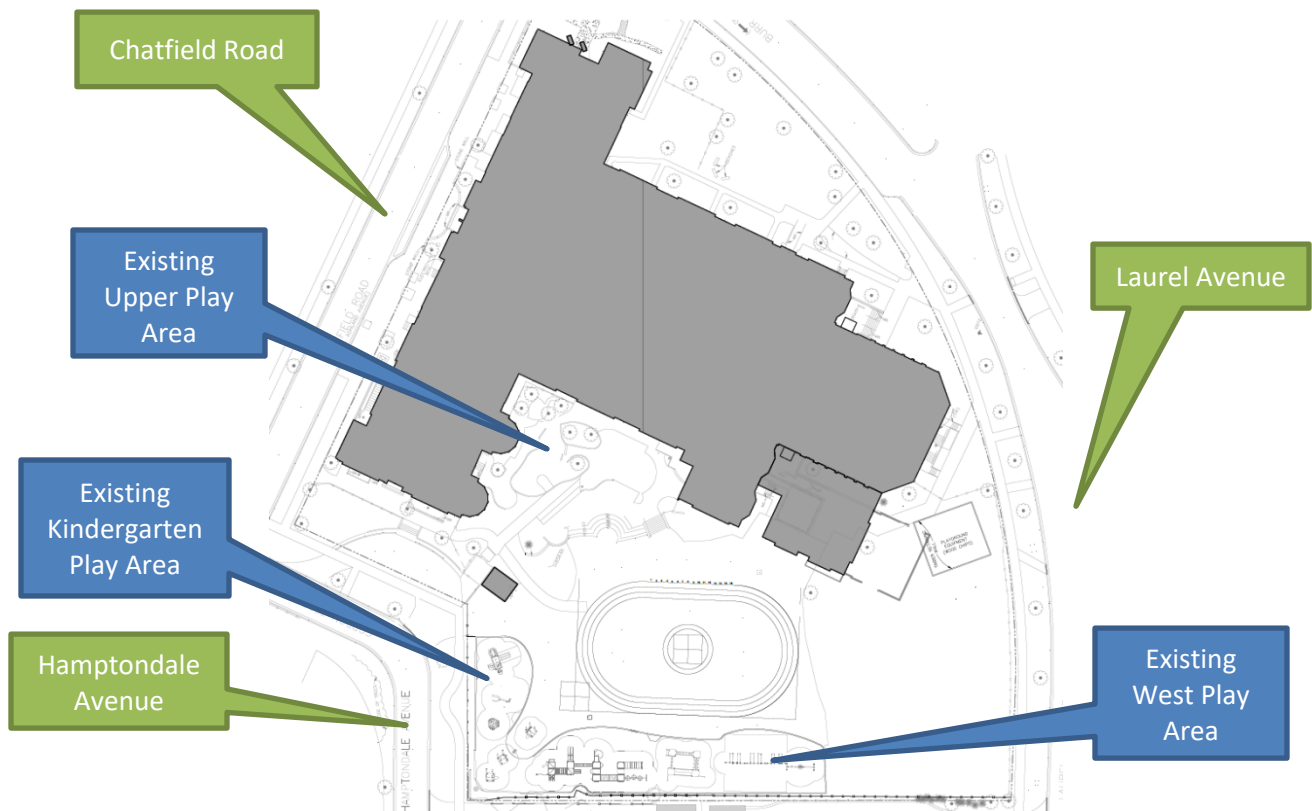


Figure 7 – Existing Site Plan

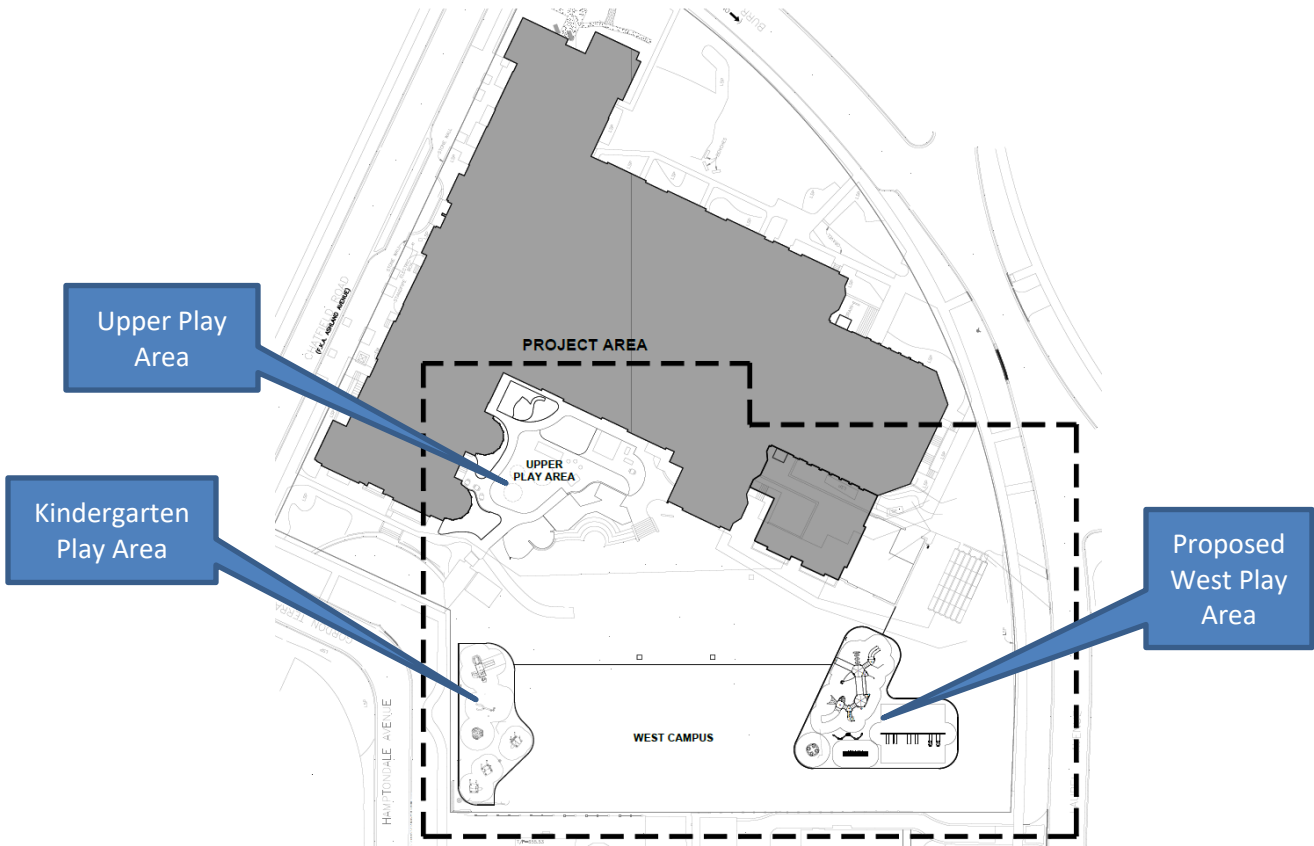


Figure 8 – Proposed Location Plan

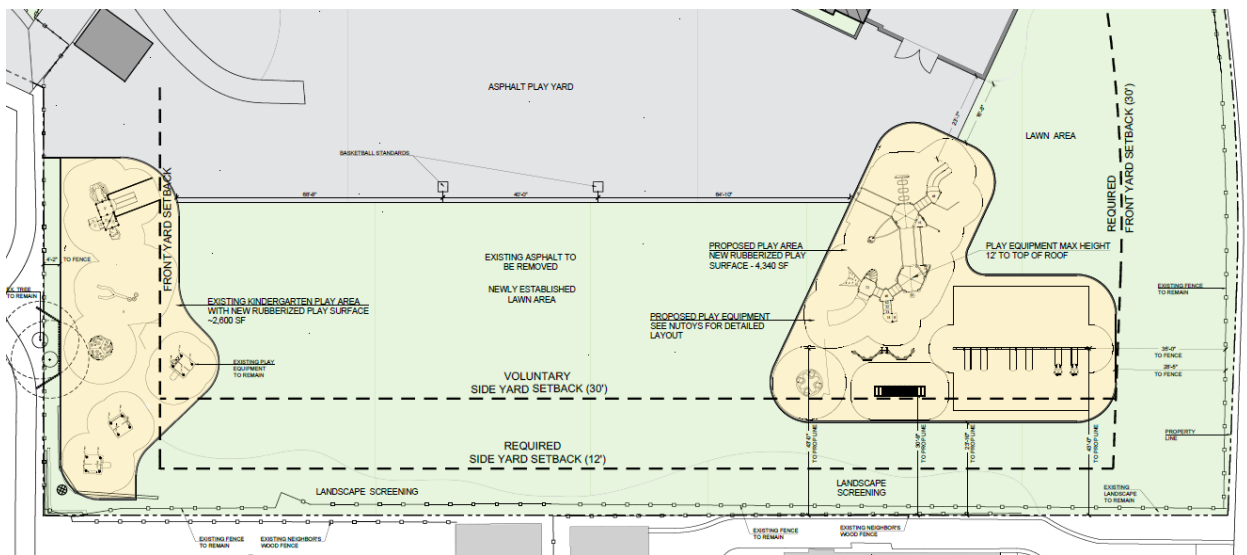


Figure 9 – Proposed Site Plan – West Campus



Figure 10 – Proposed Landscape Plan



Figure 11 – Rendering of Proposed Play Equipment – West Play Area



PROJECT TABLE SET
COMMUNITY PLAYTHINGS®



OUTDOOR PLAY KITCHEN
COMMUNITY PLAYTHINGS®



Figure 12 – Proposed Play Equipment – Upper Play Area

schools, religious institutions, and the Public Library, are compatible with the residential neighborhoods in which they are located.” The draft recommendation below lists another relevant goal from the Winnetka Futures 2040 Plan. Excerpts of the Comprehensive Plan are included in this report as **Attachment A**.

The Plan Commission is to consider whether or not the requested amendment to the existing special use, granted by a previous ordinance, to allow improvements to existing playgrounds located at Hubbard Woods Elementary School is consistent with the Village’s Comprehensive Plan and with the Village’s special use permit standards.

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

The Plan Commission recommends **approval [denial]** of the requested amendment to the existing special use granted by Ordinance M-07-2023 **to allow improvements to existing playgrounds on the Subject Property**, based on the following findings of fact:

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

- e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
- f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

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

ATTACHMENTS

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

Attachment B: Application Materials

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

PILLAR 1:

Quality Livable Neighborhoods

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

| |
|--|
| <p>Goal 1.1: The Village will encourage renovation of existing homes and construction of new homes to be contextually consistent with existing single-family housing in its neighborhood.</p> |
| <p>Goal 1.2: The Village will continue to explore housing diversity and address the housing gap to provide a supply that supports changing demographic needs and ensures a variety of product types, options, and costs available to seniors, empty nesters, families, and young residents.</p> |
| <p>Goal 1.3: The Village will maintain and enhance the walkable and bicycle-friendly nature of the community’s neighborhoods.</p> |
| <p>Goal 1.4: The Village will continue to ensure institutional uses, such as schools, religious institutions, and the Public Library, are compatible with the residential neighborhoods in which they are located.</p> |
| <p>Goal 1.5: The Village will continue to support its policies and residents’ efforts that maintain and enhance inviting, neighborly, and sustainable outdoor spaces in our residential neighborhoods and the public parkways.</p> |
| <p>Goal 1.6: The Village will encourage multi-family unit development in and near the downtown commercial districts.</p> |
| <p>Goal 1.7: The Village will continue to ensure that open space uses, such as Park District parks, beaches, and facilities, are compatible with the residential neighborhoods in which they are located.</p> |

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

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

PILLAR 5:

Educational Excellence

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

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

Goal 5.2: The Village will seek to collaborate with education-focused organizations to find synergies and efficiencies by sharing facilities, resources, and other assets.

Goal 5.3: The Village will create a child-friendly environment that supports safety and independence.

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

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

ATTACHMENT B

Village of Winnetka
SPECIAL USE PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 24-02-SU
30224-079

Property Information

Site Address: Hubbard Woods School - 1110 Chatfield Road, Winnetka, IL 60093

Applicant Information

Name: Kathryn Talty Landscape Architecture, Inc.
Primary Contact: Kathryn Talty
Address: 1926 Waukegan Road, Suite 340
City, State, ZIP: Glenview, IL 60025
Phone No. 847-612-5154
Email: kathryn@ktlandarch.com

Owner Information

Name: Winnetka Public School District 36
Primary Contact: Brad Goldstein
Address: 1235 Oak Street
City, State, ZIP: Winnetka, IL 60093
Phone No. 847-446-9400
Email: bradgoldstein@winnetka36.org

Architect Information

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

Attorney Information

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

Applicant Signature: Brad Goldstein Digitally signed by Brad Goldstein
Date: 2024.02.06 15:13:57 -08'00'

Date: 02/05/2024

Property Owner Signature: Brad Goldstein Digitally signed by Brad
Goldstein
Date: 2024.02.06 15:14:13
-08'00'

Date: _____

Printed Name of Owner: Brad Goldstein



Hubbard Woods School Playground Enhancements

Project narrative

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

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

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

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

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

Special Use Standards Commentary – Hubbard Woods School

1. *That the establishment, maintenance, and options of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;*

Hubbard Woods School seeks approval of this Special Use to allow the reconfiguration of its campus outdoor space including: a) the removal of existing asphalt to establish more green space, b) renovation of the upper play area, adjacent to the building, c) replacement and relocation of aging play equipment and d) the installation of rubberized safety surface in their existing Kindergarten playground. The new surface will provide a more accessible route for students with mobility issues. The renovation of the existing play areas will provide a safe, inclusive play experience for all Hubbard Woods' students. The project will be installed observing public health, safety, comfort, morals and general welfare.

2. *That the Special Use will not 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, renovated Hubbard Woods School campus has been sensitively designed to respect the immediate neighbors. The relocation of the west play area and the introduction of additional green space was conceived to provide more of a buffer to the neighbors along the west property line. Equipment was placed at an increased side-yard setback with the intention to observe the privacy of adjacent backyards and additional landscaping has been included to provide a visual buffer. Having this lovely resource near homes in the area will only enhance the appeal to property owners in that the playground will be appropriately maintained and safety measures and guidelines will be followed throughout the installation process. The current plans meet all safety regulations and the structures themselves are attractive.

3. *That the establishment of 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 playground area and location on the property were consciously selected to preserve neighboring lots' privacy and provide a visual buffer to the play activity. The design is in keeping with the type and rough dimensions of the existing equipment. The surrounding neighborhood will not be impacted negatively nor will the normal and orderly development be impeded.

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;*

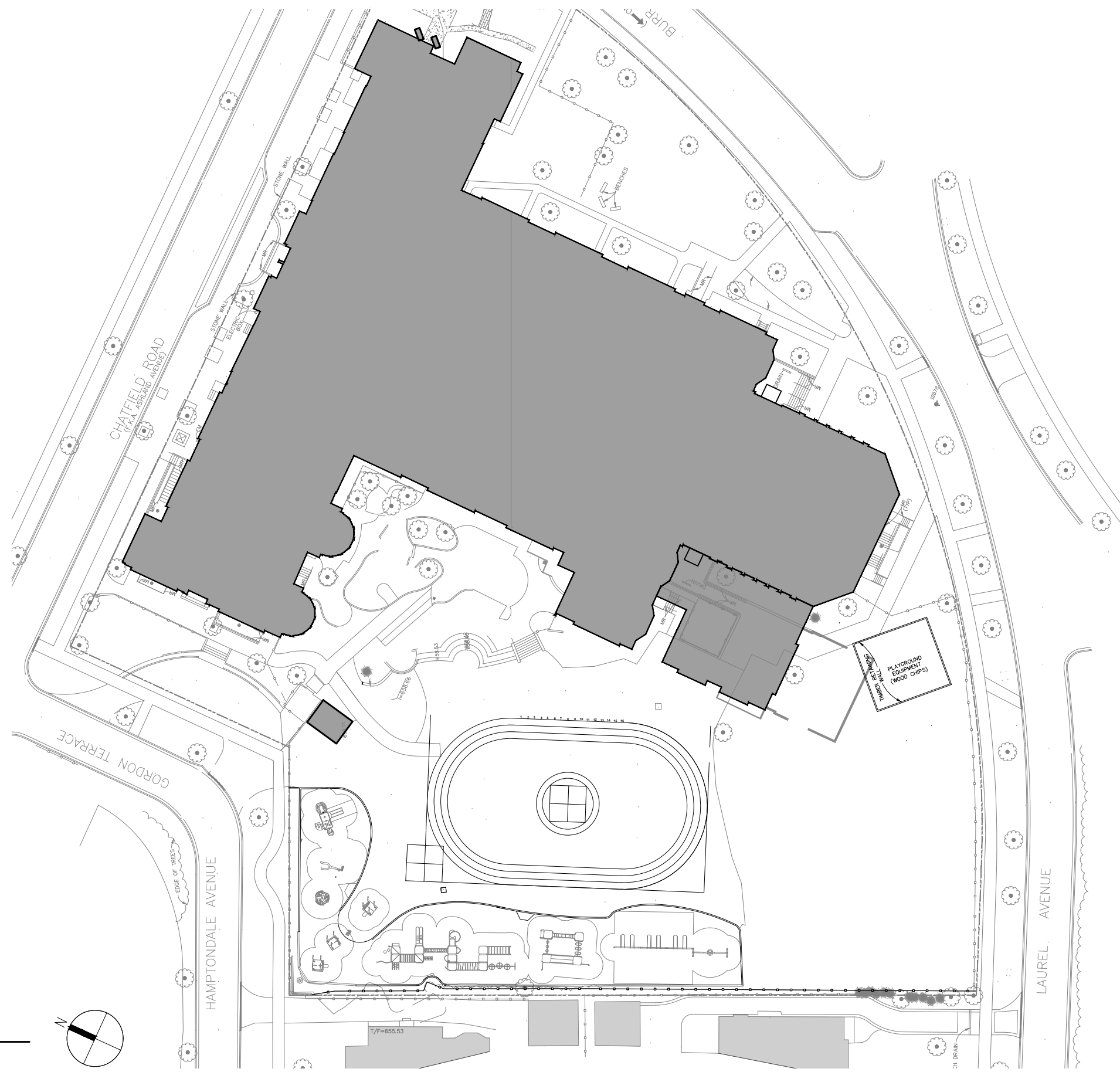
The proposed site improvements and installation of the new playground equipment will in no way impede the normal activities that occur around Hubbard Woods School. The pedestrian and vehicular traffic will remain unchanged by the replacement of the play equipment. Furthermore, the District will use good judgment and decision making as to when the equipment will be installed, ensuring, to the best of our ability, that traffic and sidewalks will not be obstructed for users.

5. *The adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exits or are to be provided;*

The playground project does not require changes to existing parking, roads, drainage or facilities. The District will ensure that any disruption to the neighbors due to the installation of the new equipment will be minimal. We will provide information to the neighbors regarding the installation process.

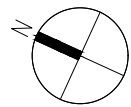
6. *That the Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and code.*

The school district is obliged to follow the safety rules and regulations stated in school code, which ensures a safe playground for children to enjoy. The District will comply with all Village regulations, ordinances and codes in this process.



EXISTING CONDITIONS

SCALE: 1" = 50'-0"

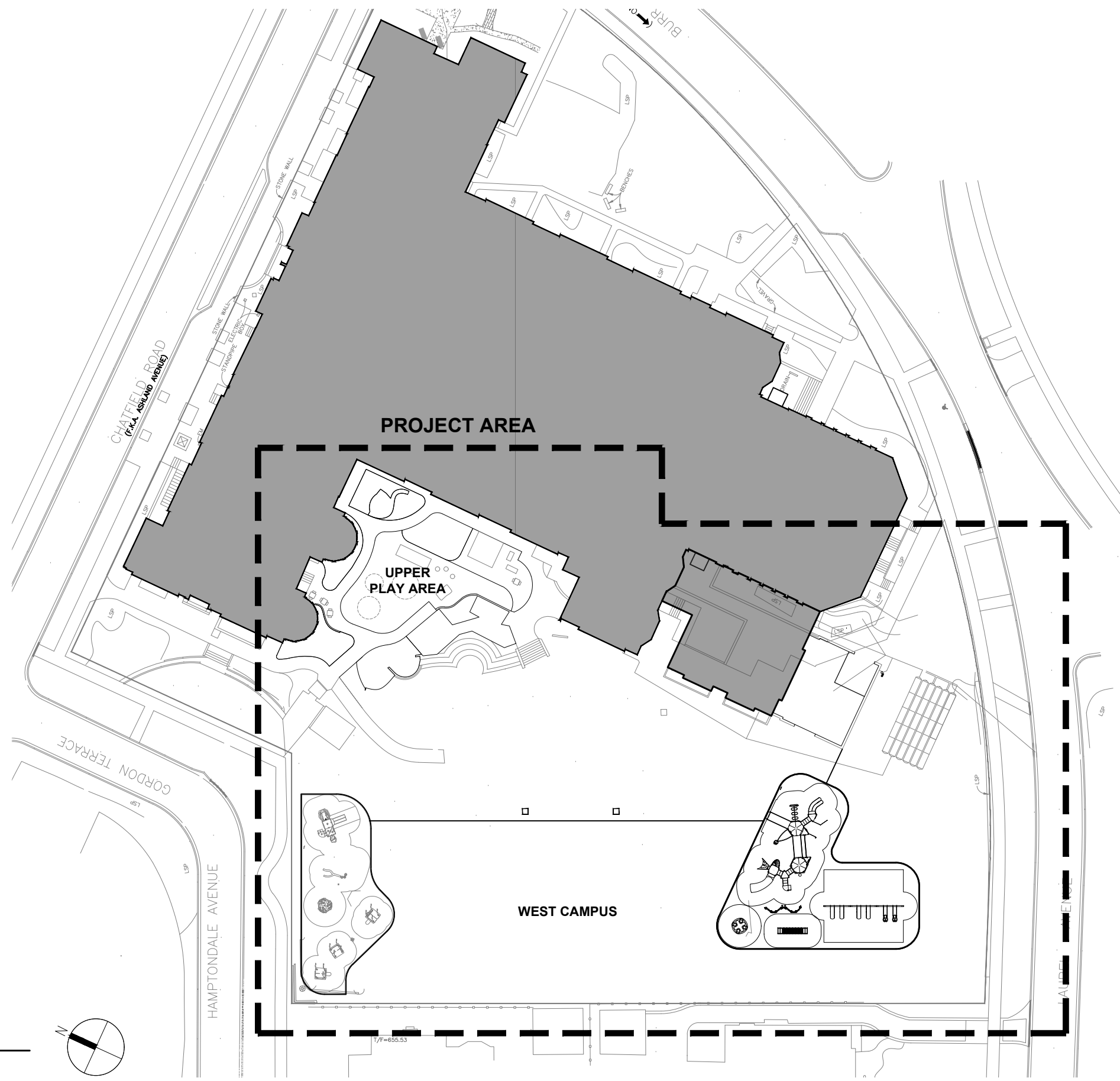


PLAY AREA IMPROVEMENTS

WINNETKA, ILLINOIS

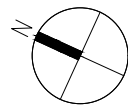
SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Clenview, Illinois 60015
c. 847.612.5154 | www.ktlandarch.com





PROJECT LOCATION PLAN

SCALE: 1" = 50'-0"









SURFACE AREA CALCULATIONS - UPPER PLAY AREA

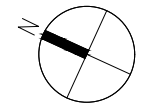
| | | |
|---|---|------------|
|  | PLAY AREA TO BE REMOVED: (IMPERMEABLE) | - 3,932 SF |
|  | PROPOSED PLAY AREA: (IMPERMEABLE) | + 3,932 SF |
| TOTAL CHANGES TO IMPERVIOUS AREA: | | 0 |

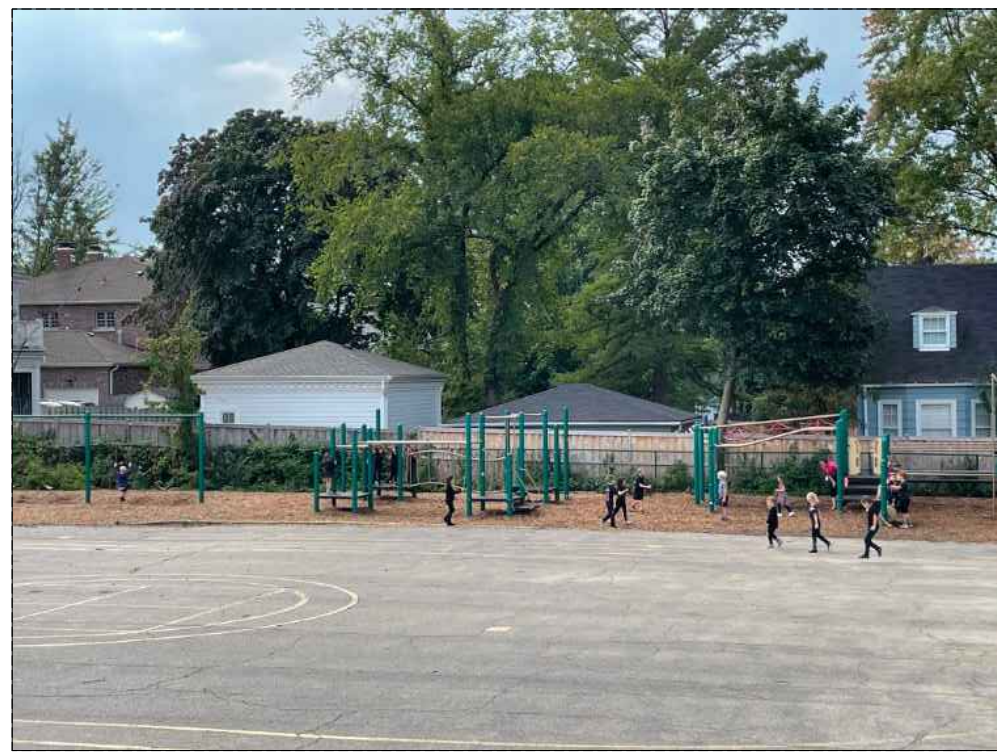
SURFACE AREA CALCULATIONS - WEST CAMPUS

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

IMPERMEABLE CALCULATIONS

SCALE: 1" = 30'-0"





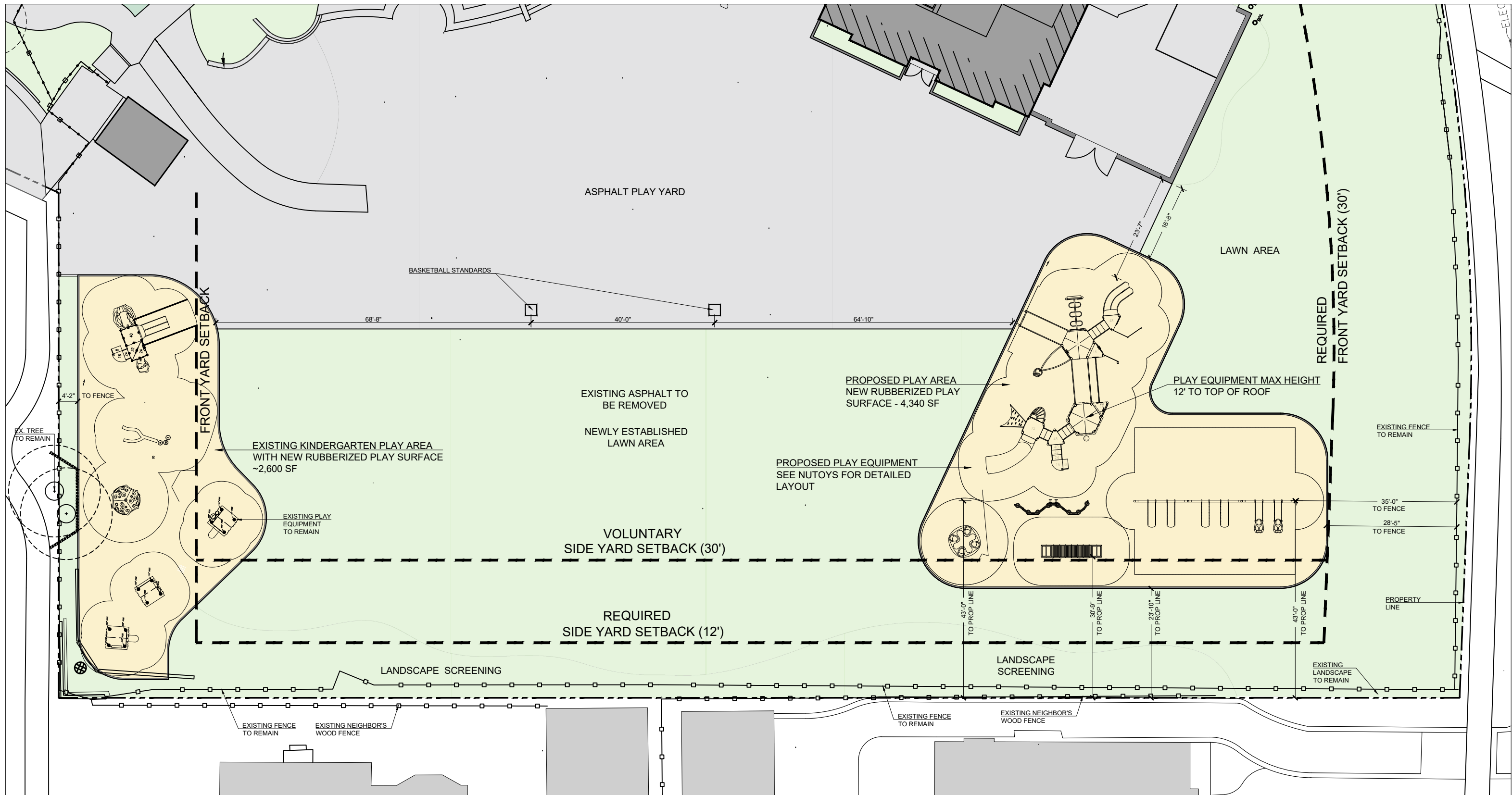
SITE PHOTOS
EXISTING EQUIPMENT TO BE REPLACED



SITE PHOTOS
EXISTING EQUIPMENT TO BE REMAIN

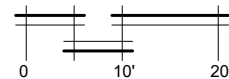
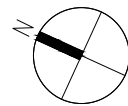


SITE PHOTOS
SITE CONDITIONS



SITE PLAN - WEST CAMPUS

SCALE: 1" = 20'-0"



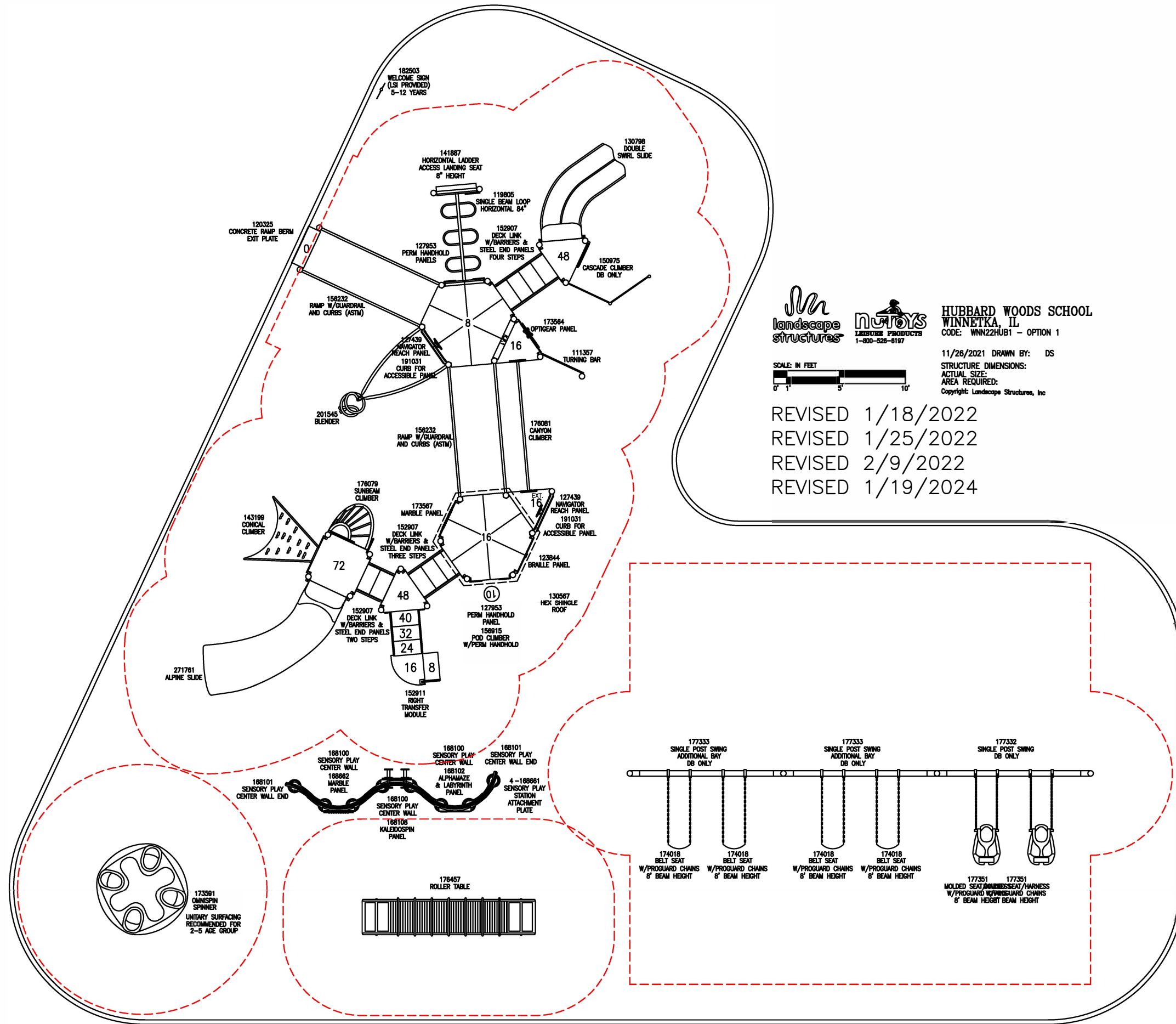
PLAY AREA IMPROVEMENTS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

WINNETKA, ILLINOIS

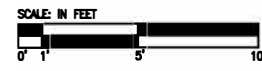
Kathryn Talty
landscape architecture

1926 Waukegan Road | Suite 340
Clermont, Illinois 60025
c. 847.612.5154 | www.ktlandarch.com



HUBBARD WOODS SCHOOL
WINNETKA, IL
CODE: WNN22HUB1 - OPTION 1

11/26/2021 DRAWN BY: DS
STRUCTURE DIMENSIONS:
ACTUAL SIZE:
AREA REQUIRED:
Copyright: Landscape Structures, Inc



REVISED 1/18/2022
REVISED 1/25/2022
REVISED 2/9/2022
REVISED 1/19/2024





HUBBARD WOODS ELEMENTARY SCHOOL

WNN22HUB1-3 • 1.21.2024

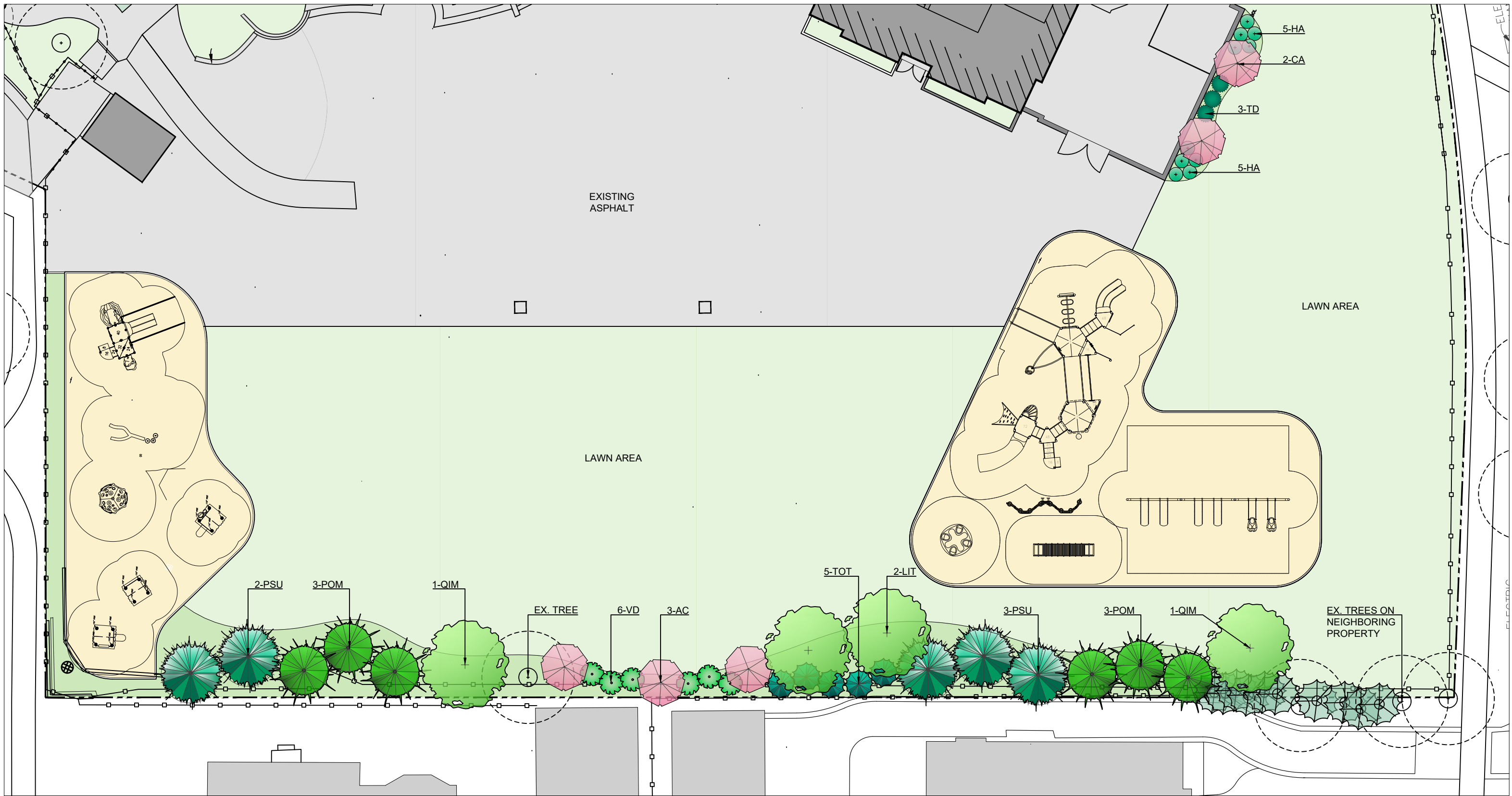




HUBBARD WOODS ELEMENTARY SCHOOL

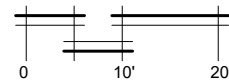
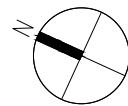
WNN22HUB1-3 • 1.21.2024





LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PLAY AREA IMPROVEMENTS

WINNETKA, ILLINOIS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL



SHADBLOW SERVICEBERRY



PAGODA DOGWOOD



SHINGLE OAK



TULIP TREE



ARROWWOOD VIBURNUM



ANNABELLE HYDRANGEA



DENSE YEW



TECHNY ARBORVITAE



DOUGLAS FIR



SERBIAN SPRUCE

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



SITE PHOTOS
EXISTING TREES TO BE REMOVED (2)



SITE PHOTOS
EXISTING STRUCTURES TO REMAIN



SITE PHOTOS
EXISTING BRIDGE TO BE RELOCATED



SITE PHOTOS
EXISTING PLAY SURFACE TO BE REPLACED



SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

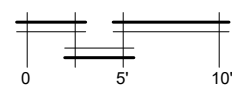
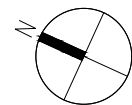


PLAY AREA IMPROVEMENTS

WINNETKA, ILLINOIS



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



PLAY AREA IMPROVEMENTS
WINNETKA, ILLINOIS

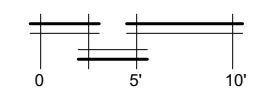
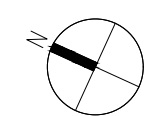
SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

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



SITE PLAN - UPPER PLAY AREA

SCALE: 1" = 10'-0"



UPPER PLAY AREA IMPROVEMENTS

SCHOOL DISTRICT 36 - HUBBARD WOODS SCHOOL

WINNETKA, ILLINOIS

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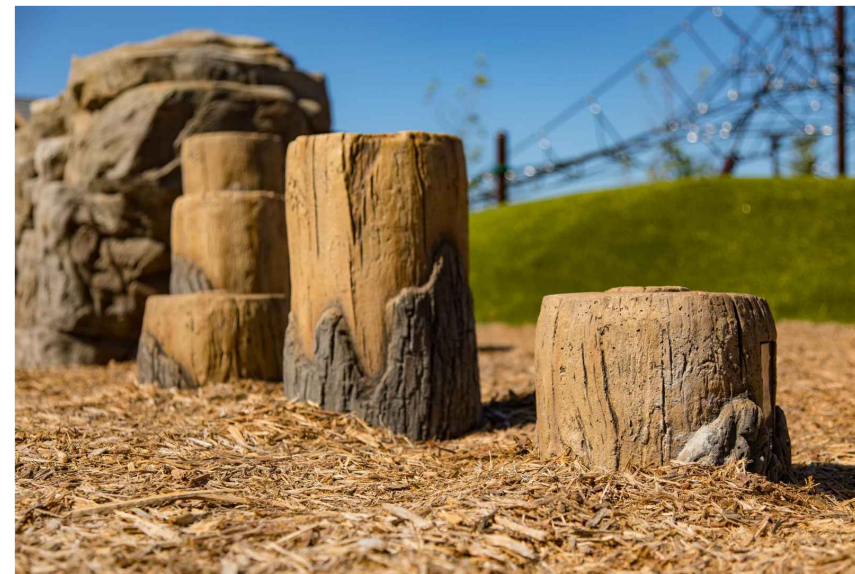
PROJECT TABLE SET
COMMUNITY PLAYTHINGS®



OUTDOOR PLAY KITCHEN
COMMUNITY PLAYTHINGS®



LOG TUNNEL
LANDSCAPE STRUCTURES®



LOG STEPPERS
LANDSCAPE STRUCTURES®



SANDBOX COVER
PLAYGROUND EQUIPMENT USA®

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 10: EFFECTIVE DATE.

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

NAYS: _____

ABSENT: _____

APPROVED this 18 day of April, 2023.



Village President

Countersigned:



Village Clerk

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

Introduced: April 18, 2023

Passed and Approved: April 18, 2023

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

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

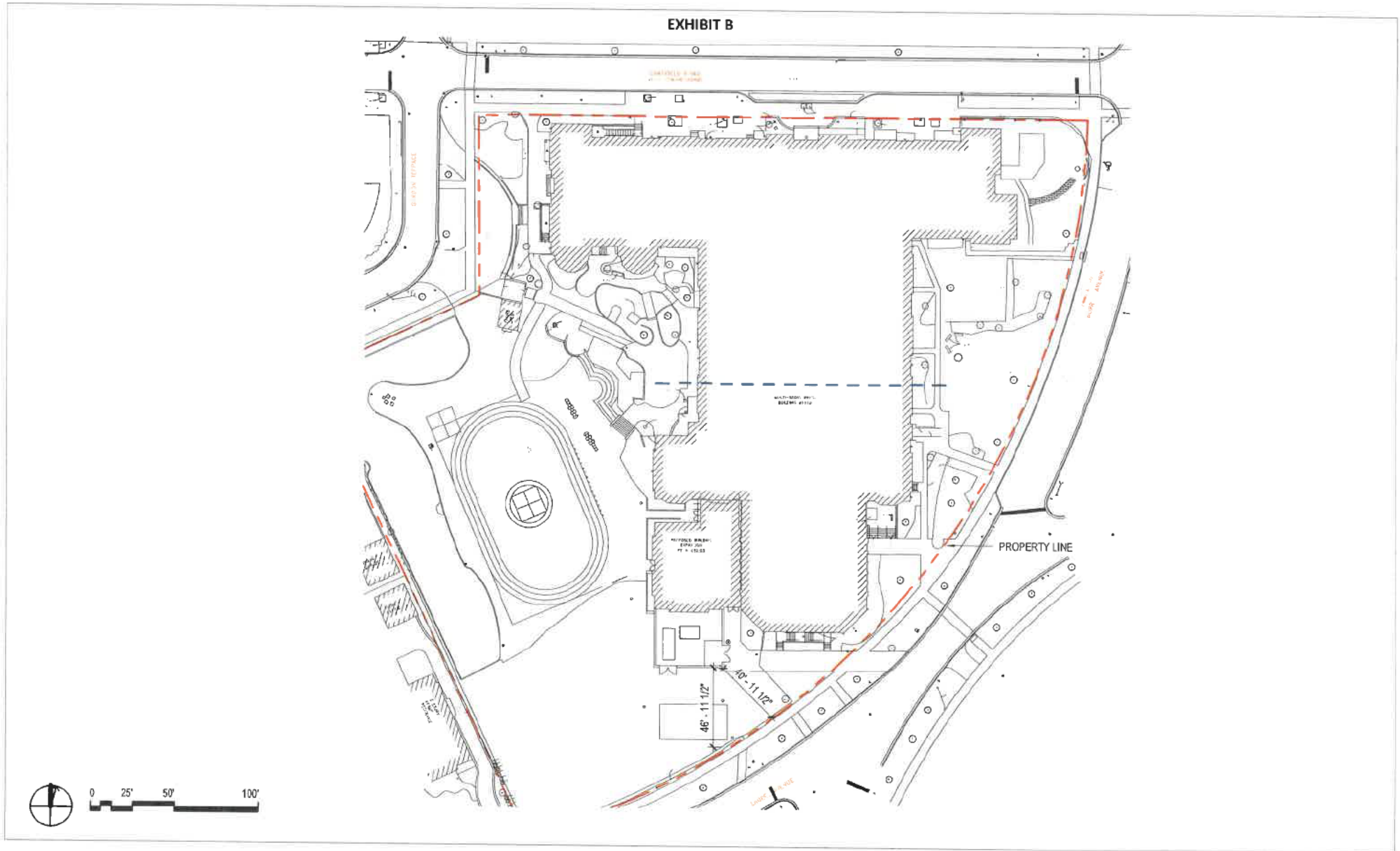
Commonly known as 1110 Chatfield Road, Winnetka, Illinois.

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

EXHIBIT B

SITE PLAN

(SEE ATTACHED EXHIBIT B)



HUBBARD WOODS

SITE PLAN
 Scale: 3/8" = 1'-0"

Perkins&Will
 01/30/23

EXHIBIT C

FLOOR AND ROOF PLANS

(SEE ATTACHED EXHIBIT C)

EXHIBIT C

TOTAL FLOOR AREA = 18,198 SF

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

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

ADDITION
 850.69 SF

**ADDITION DOUBLE
 HEIGHT**
 2202.06 SF

**MECHANICAL
 EQUIPMENT ENCLOSURE**
 1363.92 SF

EXISTING LEVEL 00
 2752.05 SF

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

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

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

180'-6" LF PERIMETER NOT ABOVE GRADE

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

**EXISTING LEVEL 00
 DOUBLE HEIGHT**
 4413.37 SF

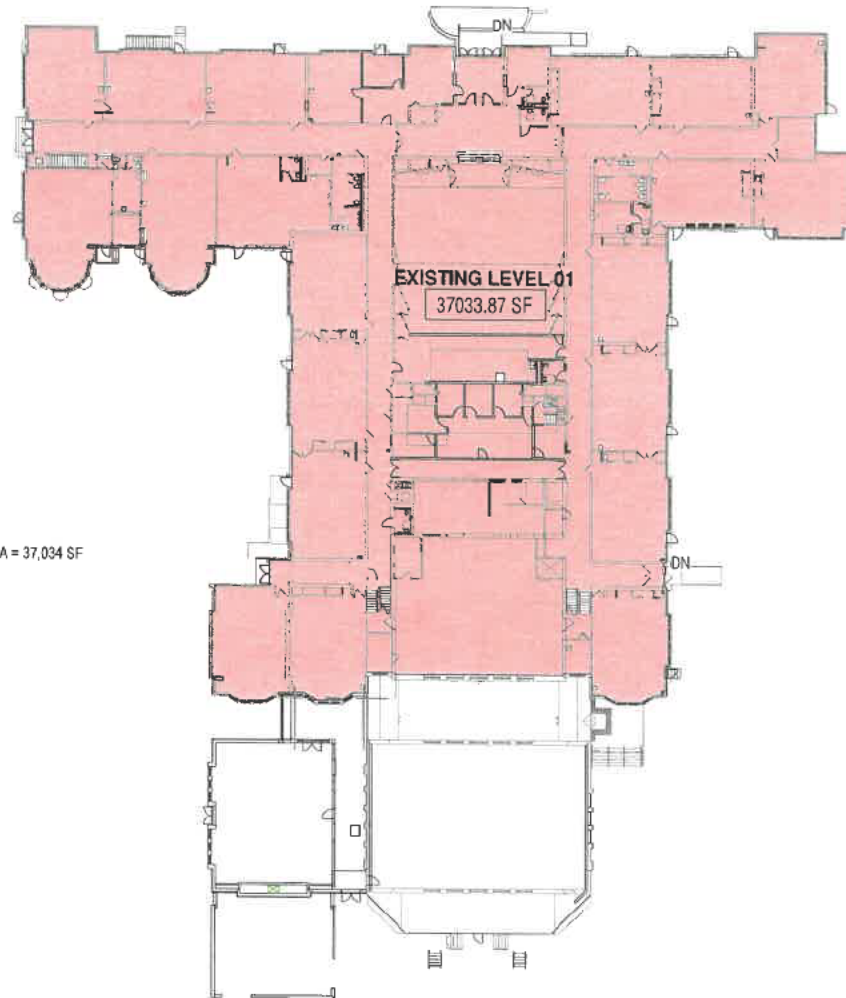
**LEVEL
 00
 TOTAL
 PERIM
 PERKINS&WILL
 01.30.23
 ETER =**



HUBBARD WOODS

LEVEL 00 - AREA AND PERIMETER PLAN

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



TOTAL FLOOR AREA = 37,034 SF



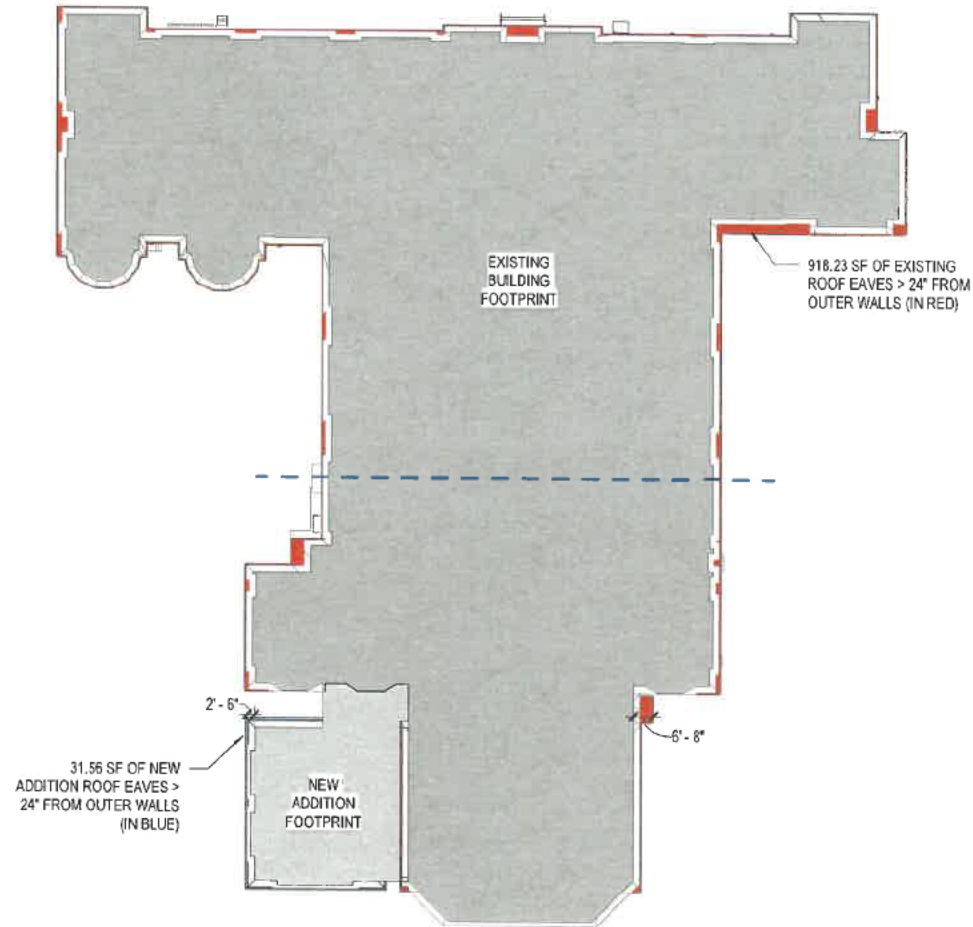
HUBBARD WOODS

LEVEL 01 - AREA PLAN

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

Perkins&Will

01/30/23



HUBBARD WOODS

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

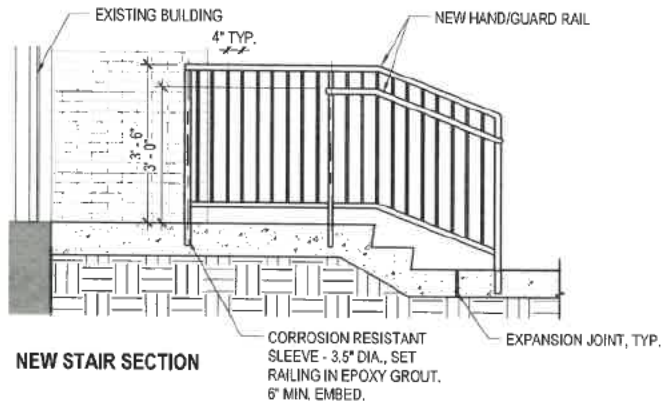
Perkins&Will
 01/30/23

EXHIBIT D

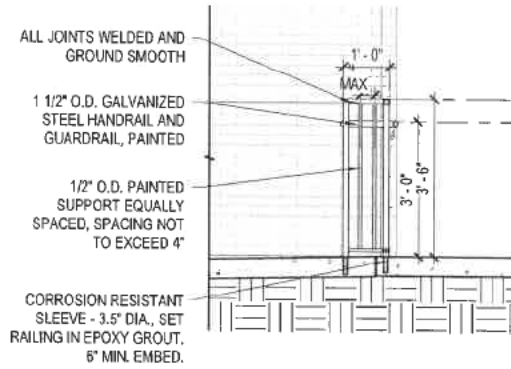
FRONT ENTRY PLAN & DETAILS

(SEE ATTACHED EXHIBIT D)

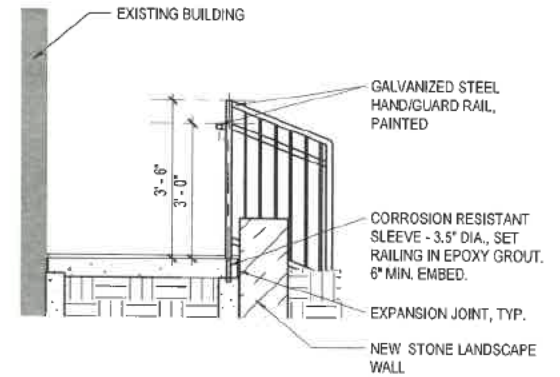
EXHIBIT D



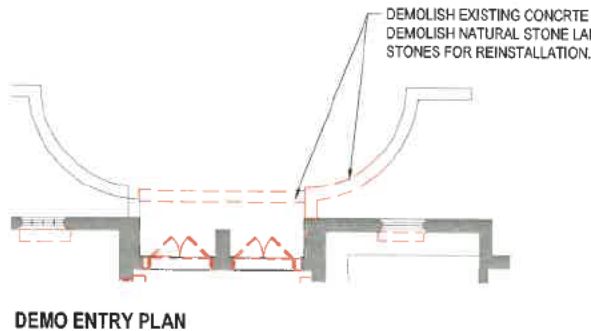
NEW STAIR SECTION



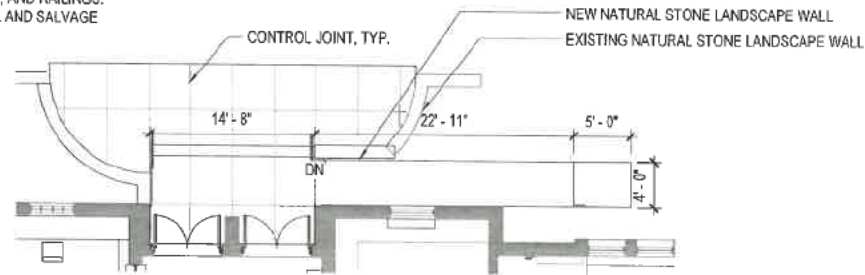
NEW RAMP SECTION



NEW RAMP CROSS SECTION



DEMO ENTRY PLAN



NEW WORK ENTRY PLAN

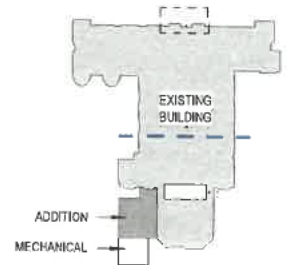
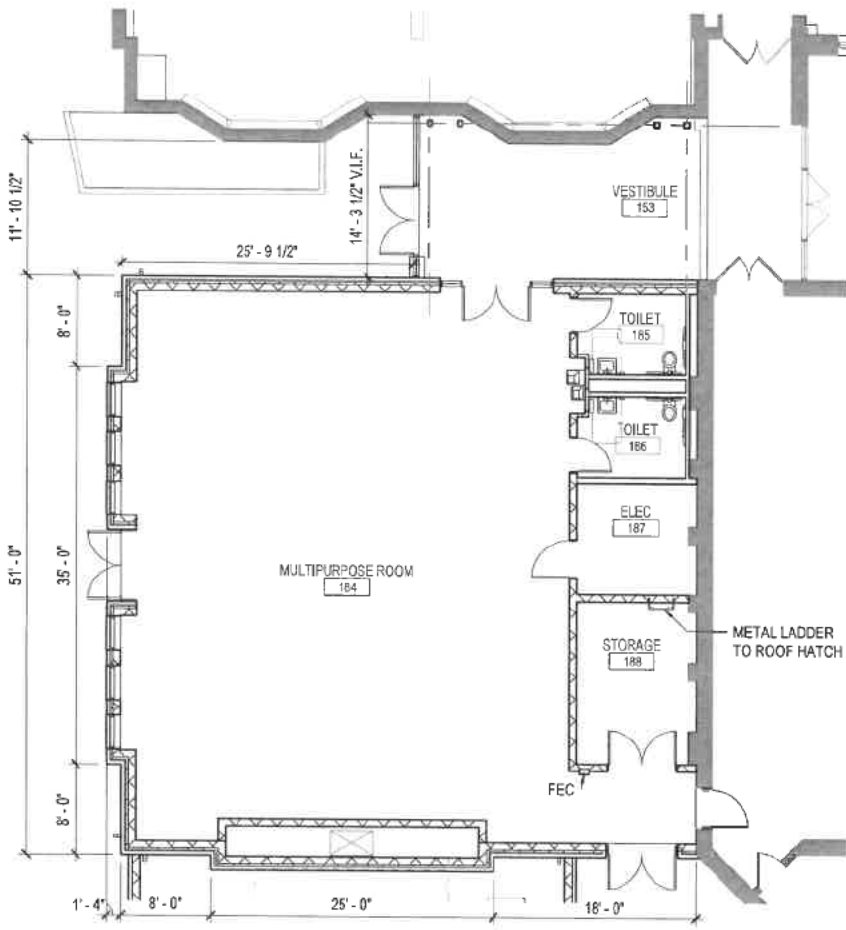


EXHIBIT E

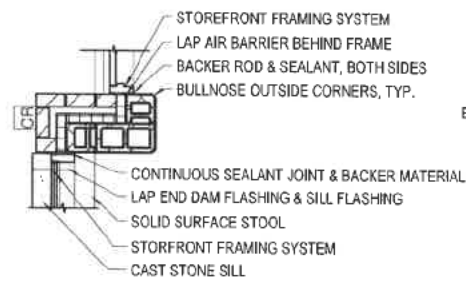
ADDITION PLAN & DETAILS AND EXTERIOR ELEVATIONS

(SEE ATTACHED EXHIBIT E)

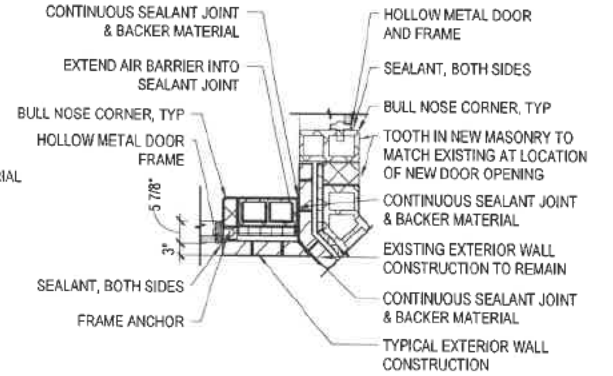
EXHIBIT E



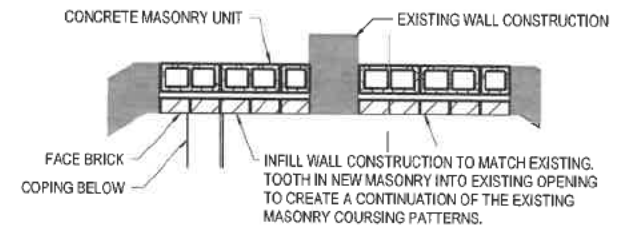
NEW ADDITION PLAN



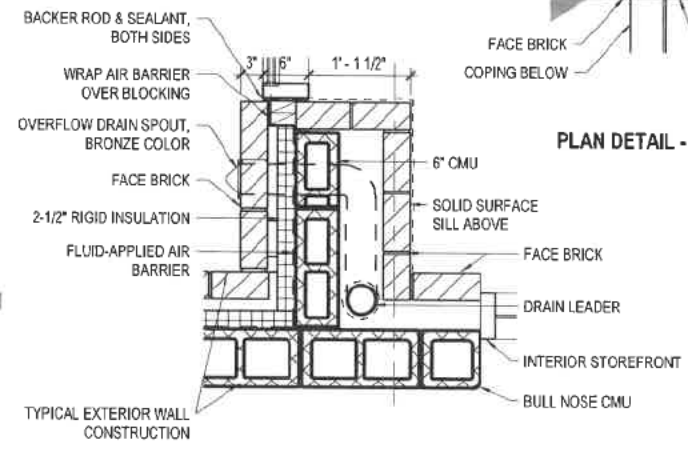
PLAN DETAIL - ADDITION ENTRY



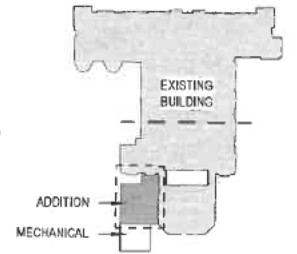
PLAN DETAIL - EXTERIOR JOINT AT NEW / EXISTING

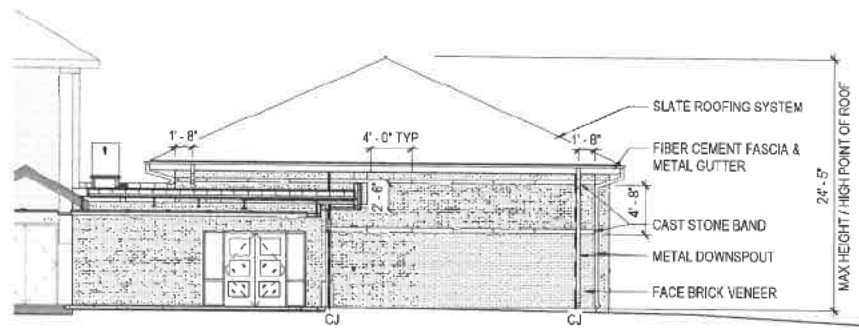


PLAN DETAIL - WINDOW INFILL

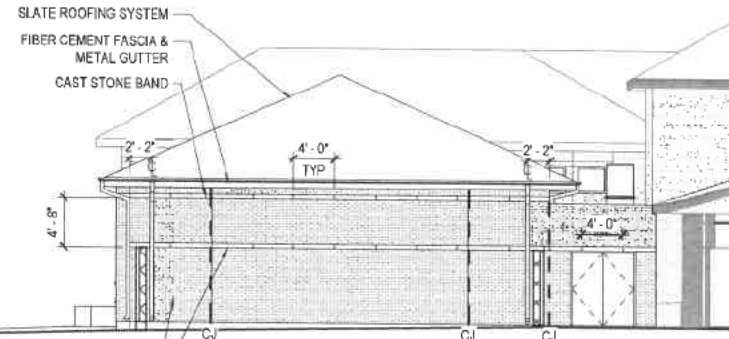


PLAN DETAIL - DRAIN LEADER AT ENTRY

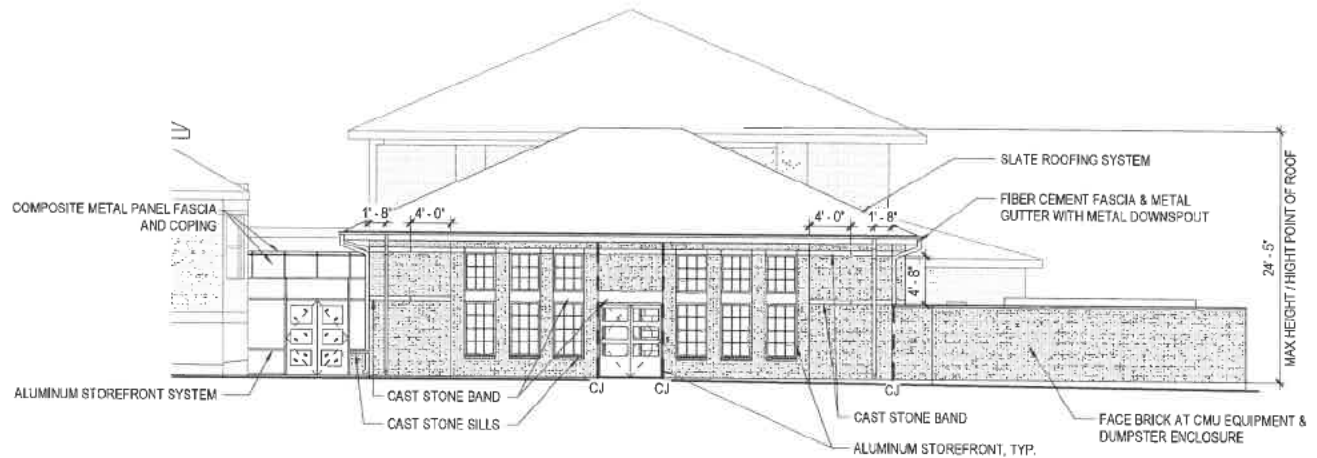




ADDITION ELEVATION - NORTH



ADDITION ELEVATION - SOUTH



ADDITION ELEVATION - WEST

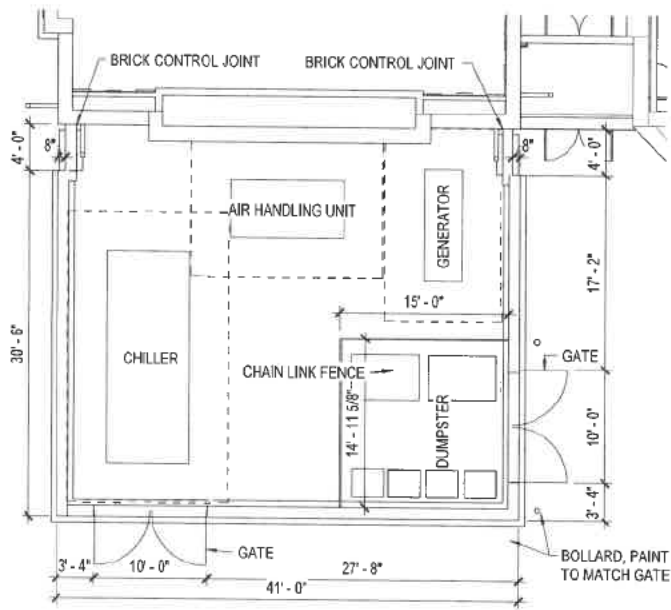


EXHIBIT F

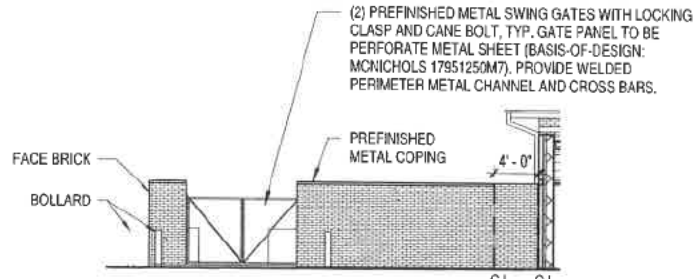
EQUIPMENT ENCLOSURE PLAN & DETAILS

(SEE ATTACHED EXHIBIT F)

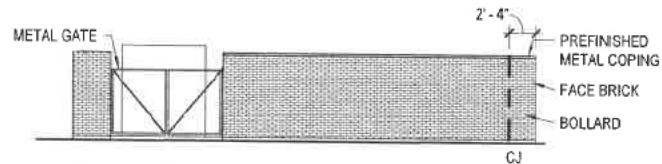
EXHIBIT F



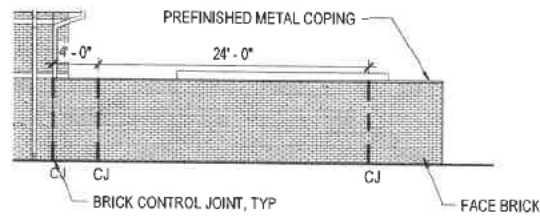
NEW EQUIPMENT ENCLOSURE PLAN



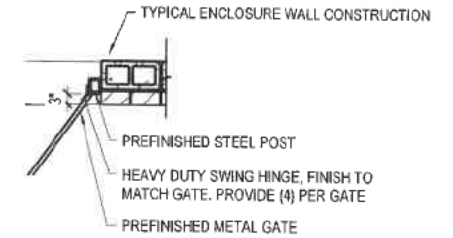
EAST ELEVATION



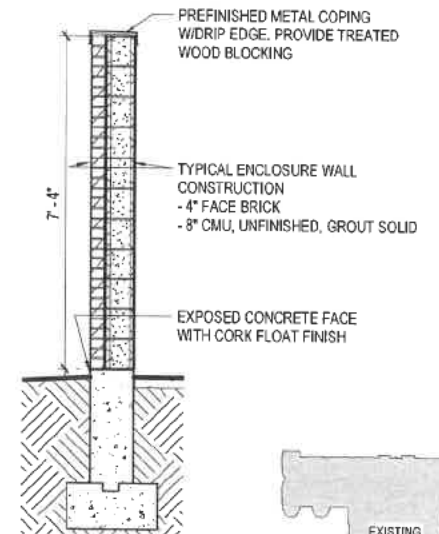
SOUTH ELEVATION



WEST ELEVATION



DOOR CONNECTION DETAIL



WALL SECTION

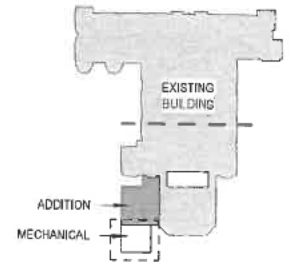
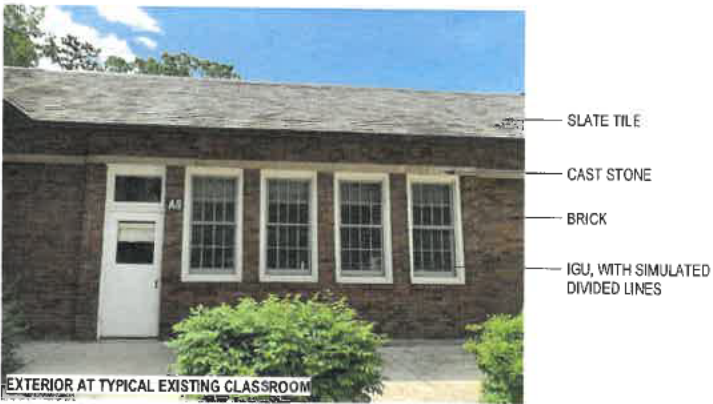


EXHIBIT G

ADDITION EXTERIOR MATERIALS

(SEE ATTACHED EXHIBIT G)

EXHIBIT G



NEW BRICK, TO MATCH EXISTING
 BASIS OF DESIGN: GLEN-GERY 162-M (SHOWN ABOVE)



NEW SLATE ROOF TILE, TO MATCH EXISTING



NEW WHITE ALUMINUM STOREFRONT, TO MATCH EXISTING
 BASIS OF DESIGN: KAWNEER



NEW IGU WITH SIMULATED DIVIDED LINES, TO MATCH EXISTING

EXHIBIT H
UNCONDITIONAL AGREEMENT AND CONSENT

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

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

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

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

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

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

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

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

{00131853.1}

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

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

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

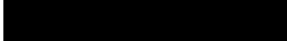
4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such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

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

Dated: May 1, 2023

ATTEST:

WINNETKA PUBLIC SCHOOL DISTRICT 36

By: 

By: 

Its: Adm. Asst. to CFO

Its: CFO



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: CHRISTOPHER MARX, AICP - ASSOCIATE PLANNER
DATE: MARCH 29, 2024
SUBJECT: 847 ELM STREET - TONED YOGA (CASE NO. 24-04-SU)

INTRODUCTION

On April 3, 2024, the Plan Commission is scheduled to hold a public hearing to consider an application submitted by Toned Yoga 2 LLC (the "Applicant"), as the prospective lessee of the property located at 847 Elm Street (the "Subject Property"), **to allow a personal fitness facility to occupy the Subject Property.** The property is currently vacant and is owned by Helen James Family Limited Partnership, L.P.

The Applicant has filed an application seeking approval of a Special Use Permit in accordance with Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to permit a yoga studio in the C-2 General Retail Commercial Overlay District at the Subject Property. The Applicant is seeking the Special Use Permit to provide an additional location for their existing business.

A sign has been posted on the Subject Property and a website notice has been posted on the Village website indicating the time and date of the Plan Commission public meeting. A mailed notice has been sent to property owners within 500 feet of the Subject Property. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is in a space on the west end of a one-story commercial building at 847 Elm Street, which is located on the north side of Elm Street between Birch and Chestnut Streets in the West Elm Street business district. The vacant storefront is approximately 1600 square feet of commercial space with 15.75 feet of street frontage along Elm Street and previously housed *Ellen's on Elm* gift shop. The overall building contains two other tenants including *Crystal Cleaners* and *Botanic Nail & Spa*. Figures 1 through 5 on the following pages identify the Subject Property and neighboring businesses.

The Subject Property is located within the Village's **Commercial Overlay District**, which allows non-retail uses, such as fitness and training studios; however, the Zoning Ordinance requires that they be evaluated by the Plan Commission and Village Council as a special use.

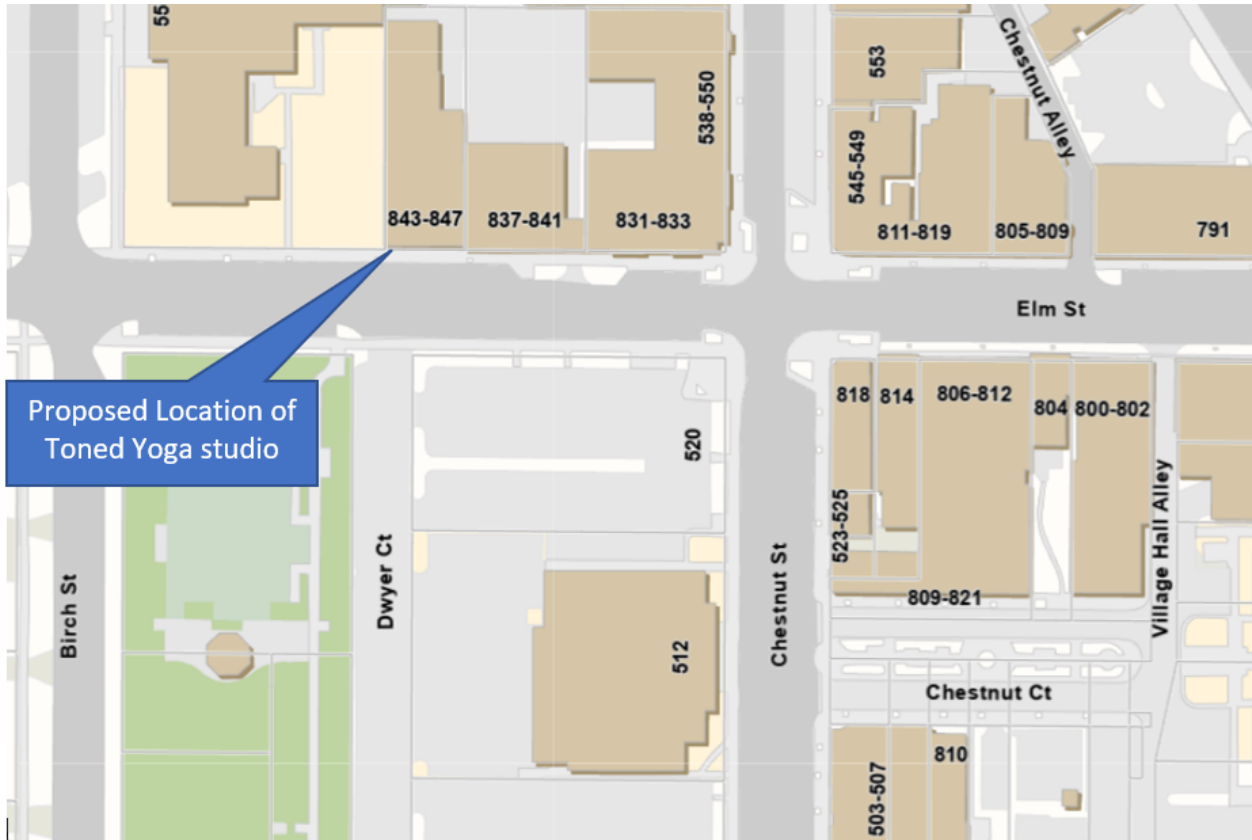


Figure 1 – Subject Property – 847 Elm Street



Figure 2 – Subject Property – 847 Elm Street



Figure 3 – Subject Property – 847 Elm Street



Figure 4 – Neighboring Businesses to East – *Crystal Cleaners, Botanic Nail & Spa, and Berkshire Hathaway HomeServices Chicago*



Figure 5 – Neighboring Use to West – *Winnetka Bible Church*

COMMERCIAL OVERLAY DISTRICT BACKGROUND

The Overlay District was established in 1987 out of concern about the viability of the business districts as a whole if non-retail occupancies were allowed to proliferate and occupy significant areas within retail shopping districts. At the time of adoption there was a concern about the possible proliferation of real estate offices and financial institutions.

The Village Zoning Ordinance describes the purpose of the Overlay District and its restrictions on non-retail uses as being:

“to encourage retailing of comparison shopping goods and personal services compatible with such retailing on ground floor in order to encourage a clustering of such uses, to provide for a wide variety of retail shops and expose such shops to maximum foot traffic, while keeping such traffic in concentrated (yet well distinguished) channels throughout the district.”

Since its adoption in 1987, the Overlay District has been revised on more than one occasion to alter district boundaries, or to modify the types of uses which are permitted within each district. The most recent amendment occurred on April 4, 2019, when the Village Council adopted MC-01-2019, amending the Zoning Ordinance regarding uses and regulations in the three commercial districts, including amendments to the Overlay District and the standards used to evaluate a special use. This request to allow a personal fitness studio would have required a special use permit under the former zoning regulations:

ELM STREET BUSINESS DISTRICT OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Elm Street Business District is provided below as Figure 6. The Subject Property is highlighted with a black outline.

Gray areas indicate the underlying C-2 General Retail Commercial zoning, which permits by right a relatively broad array of uses, including various retail uses, along with a number of non-retail uses such as professional offices, financial service firms, medical offices and the like. *Red* crosshatch areas represent those areas subject to the restrictions of the Commercial Overlay District. The boundaries of the Overlay District are established along certain public streets and extend for a depth of 50 feet from the front property line.

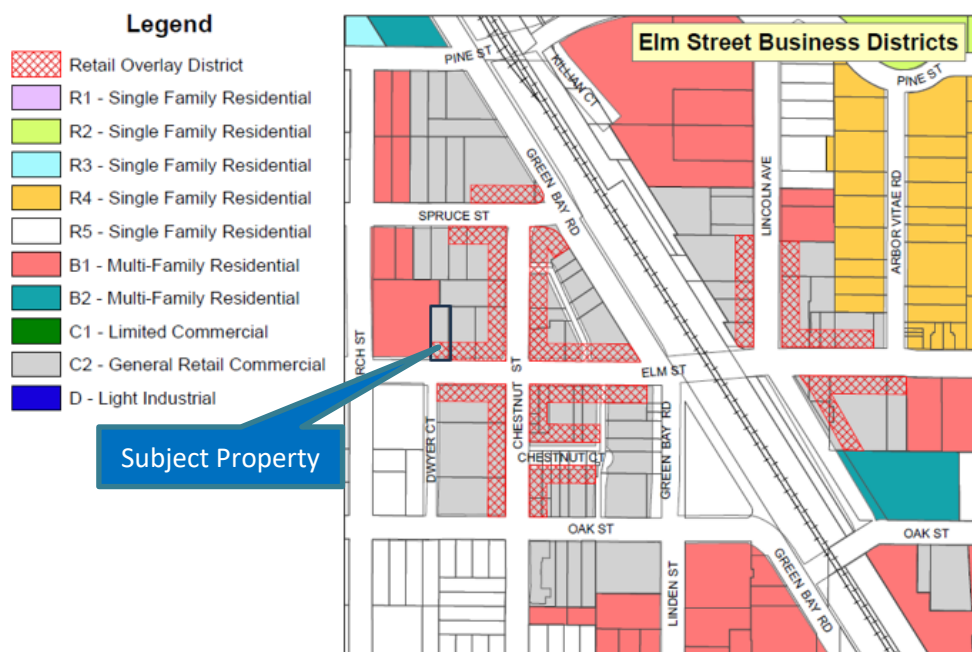


Figure 6 – Elm Street Business District

DESCRIPTION OF CURRENT REQUEST

The Applicant is proposing to use a 1600 square foot space as a personal fitness facility for yoga classes. The studio would act as a second location to service Winnetka patrons that already attend their existing business in another community with 30 minutes sessions with class sizes of 19 people with 2 employees. Class times would generally be at 6:00 am, 7:30 am, 9:00 am, 5:30 pm, and 6:30 pm with occasional noon classes on Monday through Wednesday while being at 7:30 am, 9:00 am, 10:30 am, 4:00 pm, and occasional noon classes on Friday through Sunday. The Applicant states that the class start times are staggered to have no overlap between arriving and departing students. The storefront space would feature a main entrance area at the front that would also have retail offerings such as athletic apparel, fitness accessories, body lotions and sprays, and scented candles. A main studio space of 925 square feet for hot yoga classes would be located behind the retail area while a 257 square foot lounge for breaktime and refreshments would be located towards the rear.

The Applicant has also provided an explanation of their expected parking impact, which they based off the information in the recent parking analysis done for the Chase Bank Building at 791 Elm Street. The analysis and parking study for reference can be found in Attachment A. The Applicant states that one off-street parking space behind the building will be available for an employee at any given time, while no more than 2-3 employees will be working in the studio at any given time. Based upon the parking analysis provided by the Applicant, which as previously noted was based upon a recent parking study submitted to the Village by the applicant for the new proposed Chase Bank building at 791 Elm Street, the Village Engineer has found that adequate public parking should be available to accommodate the employee and customer parking demand associated with the proposed Toned Yoga.

The Applicant also states that there would be no changes to the exterior façade beyond any typical business signage that will be sought with permit applications reviewed by the Design Review Board (DRB). A full description of the proposed use can be found in the application materials of Attachment A.

The Applicant has provided a floor plan representing the layout of the space below in Figure 7 which can also be found in Attachment A.



Figure 7 – Excerpt of Proposed Floor Plan

DESIGN REVIEW BOARD REVIEW

The Applicant has not submitted any applications for to be reviewed by the DRB. Any installation of signage, awnings, or exterior alterations will require an application submission for review at a future meeting.

STANDARDS FOR REVIEW / FINDINGS

The “Purpose” section of Chapter 17.56, Special Uses, states the following regarding special uses:

It is recognized that there are special types of uses which because of their specific characteristics in relationship to uses permitted by right in a particular district, or the services which they provide, cannot

be properly permitted by right in a particular district without consideration, in each case, of the impact of such uses upon neighboring land, or of the public need for such uses at a particular location.

A land use classified as a special use is an allowed land use as long as the Applicant can demonstrate that the proposed use in its proposed specific location meets the applicable standards for granting special use approval.

Section 17.44 of the Zoning Ordinance provides a series of twelve (12) standards for the evaluation of Special Use applications within the Commercial Overlay District, which provides a framework for evaluation by the Plan Commission. The Applicant has supplied as part of their application materials a narrative addressing how this proposal complies with the twelve (12) standards. **(See Attachment A)**

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

I make the motion that:

The Plan Commission recommends **approval [denial]** of the requested special use to allow the Applicant, Toned Yoga 2 LLC, to operate a personal fitness facility at 847 Elm Street within the C-2 Commercial Overlay District, based on the following findings of fact:

“The yoga studio (the “Special Use”) is [is not] consistent with the Standards for granting of Special Use Permits in the Commercial Overlay District, which are as follows:

1. 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;
2. 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;
3. The establishment of 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;
4. 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;
5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
6. The Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;
7. 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;
8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block’s frontage;
9. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;
10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any

proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;

11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintain typical and customary hours of operation; and
12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.”

The Commission’s recommendation is subject to **no conditions [the following conditions]:**

1. [Insert conditions...]

As noted above, the Commission may also wish to consider if there are any additional conditions it may want to place on the facility’s operation.

This request is subject to final approval by the Village Council.

ATTACHMENTS

Attachment A: Application Materials

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. _____

Property Information

Site Address: 847 Elm Street Winnetka, IL 60093
Proposed type of occupancy: Yoga Studio / Athletic wear retail

Applicant Information

Name: ~~Toned Yoga LLC~~ Toned Yoga 2 LLC
Address: 950 Lakewood Drive
City, State, ZIP: Lake Forest IL, 60045
Applicant Signature: _____

Primary Contact: Rob Zonino
Phone No. _____
Email: tonedyoga@gmail.com
Date: 2/20/24

Attorney Information

Name: Phyllis K. Fasel
Primary Contact: Phyllis K. Fasel
Address: 120 S. Riverside Plaza / Suite 120
City, State, ZIP: Chicago IL 444-9300
Phone No. _____
Email: _____

Architect Information

Name: Michael Mucerino
Primary Contact: _____
Address: _____
City, State, Zip: Lake Forest, IL, 60044
Phone No. _____
Email: _____

Property Owner Acknowledgment

I hereby certify that I am the owner of the property located at 847 Elm St, and have provided the attached proof of ownership.
(address)

I consent to the filing of an application for a Special Use Permit by Toned Yoga LLC.
(Applicant name)

Property Owner Signature: _____ Date: 2/20/24

Printed Name: James B Stephens PRKS SCMI GP for

Page 3 of 4 Helen James limited Partnership L.P.

SPECIAL USE PERMIT STANDARDS C-2 COMMERCIAL OVERLAY

An application to establish a Special Use listed in Section 17.46.010 [Table of Uses] to be located on the ground floor in the C-2 Commercial Overlay District must establish in detail how the proposed occupancy and its operation will be in compliance with the following standards:

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

At Toned Yoga, health and wellness is our utmost priority. Our mission statement is as follows: "Toned Yoga is a boutique fitness studio aimed to create a community of individuals who want to strengthen the connection of their mind, body, and soul."

At Toned Yoga, we want your fitness journey to be more than just a workout, but a lifestyle. We aim to create an environment in Winnetka that all ages, genders, and demographics can find a sense of community in. What makes Toned Yoga different from a gym, a franchise studio or another option for the Winnetka space? Community and connection. It's all about the connection you will make with other students, community members, instructors - and that connection keeps growing in and out of the studio. When you invest in a boutique studio like Toned Yoga, you invest in your community.

This idea of community and connection is essential when creating any type of business as we put the customer (in this case, the yoga student) as our priority. We have found in our Lake Bluff location that this idea of community was something that was missing prior to Toned Yoga - a place where anyone and everyone can come to and feel welcome. We are looking to replicate this amongst the Winnetka and surrounding suburb locations at this future location.

Unlike other physical sports and workout classes, Toned Yoga has a variety of classes that are suitable and beneficial for people of all ages, genders, and demographics. Our instructors are tenured instructors who are masters in their field (with a combined over 10,000+ hours of experience in our Lake Bluff location alone). Every instructor and staff member is certified in their field, CPR certified and trained to handle any situation that happens in the studio.

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 establishment of Toned Yoga in Winnetka will only help promote small businesses, retail, and more across Winnetka. Having grown up in the North Shore suburbs, we understand how important the aspect of community is. In Lake

Bluff, we partner with all local businesses (Hansa Coffee, Prairie Espresso & Wine Bar, LF Juice, etc.) to not only give our students access to local small businesses, but help grow those businesses as well! We have seen a large increase of sales amongst all of Lake Bluff retail/restaurants/etc. since Toned Yoga was established in June 2023. Not only sales, we have seen a large increase of net-new faces coming into these establishments, such as the surrounding communities, that then get familiar with the local shops of the town.

Our plan in Winnetka, is to partner with the local coffee stores (Pete's Coffee, Starbucks) as well as other storefronts/retail (True Juice/Hometown/Valentina, etc.) to help promote each other - forming this sense of community within the small business ownership.

An example of how we will do this is offer discounts at local stores for students who attend a Toned Yoga class. In Lake Bluff, if you attend a Toned Yoga class, you get a certain percentage off at the coffee store next door. As mentioned in the letter from Hansa, we have seen a huge increase in sales before/after our classes with the foot traffic we have of people walking over to the coffee shop. In Winnetka, this is something we can replicate with Pete's Coffee, Starbucks, True Juice, etc.

Another example of this is with our local restaurants/bars, in Lake Bluff we have PM "Happy Hour" classes where students attend a night class and then walk over to get drink/appetizer deals at a local restaurant/bar. This has become increasingly popular and something we could do with local restaurants in downtown Winnetka.

Furthermore, we have many Winnetka students and members who travel 25 minutes + to our Lake Bluff location because they feel this sense of community. We have been speaking with potential instructors, students and Winnetka community members who are wanting a more boutique-style studio nearby. While there are various other studios in the nearby Hubbard Woods/Winnetka premises (CorePower, AIR Aerial Fitness) they are not what we would call competition. What makes Toned Yoga different is Maddie and Rob as owners and the space and environment they have created. They are at the studio opening through closing ensuring that each one of their members are cared for, the studio is clean and the business is running well. The difference between a franchise or big-box gym compared to Toned Yoga is the care, the community, the passion that comes from being a community-based studio. This is something we have heard Winnetka needs and we are ready to bring to them!

Overall, we are looking to grow the beauty of Winnetka with the local businesses around. We believe that we can help grow and promote each other by working together. Winnetka is already an incredible community, but we hope to continue to grow together and help promote small businesses in any capacity we can.

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;

No, we are the end unit next to the dry cleaner. We will in no way impede the normal and orderly development of that property. If anything our members will likely want to drop off their dry cleaning before coming to a class.

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;

Because we are a yoga studio, our hours are very different from that of your retail business. Below is our set class schedule: to note, this varies depending on the season, but what we have found the most efficient:

Monday-Thursday: 6AM, 7:30AM (varies days), 9AM, Noon (varies days), 5:30PM, 6:30PM

Friday: 6AM, 7:30AM (varies days), 9AM, Noon (varies days), 4PM

Saturday/Sunday: 7:30AM, 9AM, 10:30AM, 4PM

We will typically have 2 employees at any given time. Total employees will range from 10 -15 What will the number of people be at any given class? Have you considered the possibility of any overlap between arriving and departing patrons, taking up studio space and parking at the same time? How much will that affect volume? If the studio does well we expect around 23 people (including 2 staff members) on average for our prime classes. We space the classes out by a minimum of 45 minutes so that there is no overlap.

We have found our most popular class times fall into the times before 10am and after 5pm - as well as weekends. What's important to note about this, is parking and foot traffic will not affect a business that has set business hours of 9-5pm.

Another important factor is that when our class day is ending (roughly around 10am) that is prime time for the local retail/restaurants/shops I mentioned above. This is where the idea of partnership we mentioned above will come into play - as our foot traffic lowers after morning classes, there will be an influx of people who WANT to go get coffee, walk around, get their nails done (next door!) and have a bite to eat.

Furthermore, the location we are looking to open at in Winnetka is located at the far end of the business strip and across from many available parking locations. This is a very strategic location for us as we will be in a corner lot with access to parking in the back (for employees), a large parking lot out front, and many additional parking spots on nearby streets.

The majority of our traffic will be away from the center of town and limited to the parking lot across the street as well as available street parking directly outside of the space. We have also found that a local yoga studio brings a lot of walking - in Lake Bluff, many people opt-out of driving and walk to the studio who live nearby. In the location we are looking at in Winnetka, there are many homes nearby with the option to walk where this would also help limit congestion.

Overall, we are currently located in a much smaller town of Lake Bluff and parking has never been an issue or concern for local shops. We will ensure to keep this our top priority should it ever affect the business of those nearby.

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;

We have provided a parking study and also can confirm that employees will have parking behind the studio. Please refer to our attached parking study for further information.

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

We have gone through extensive meetings, confirmations, etc. to confirm that Toned Yoga will not interfere with any village ordinances and codes.

7. 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;

As we have mentioned in above questions, Toned Yoga will help promote all local businesses. We aim to act as a partner to businesses. Something Maddie (owner of Toned Yoga) focuses on is community and partnership growth. A lot of our time will be dedicated to seeing how Toned Yoga can help become more a part of the community.

Ways we have seen success with this in Lake Bluff, is partnerships we have discussed above with businesses, as well as an active role in local schools (we participate at local schools preschool through highschool by offering yoga classes, private classes, sports team classes, recovery/rehabilitation, etc.), yoga and retail (we have worked with local retail businesses to create discounts or special occasions where students can attend a yoga class then go to a retail store for a shopping experience), yoga and nails, yoga and juice - the possibilities are truly endless.

As we also mentioned, the times of our classes greatly benefit that of retail uses. Because the majority of our classes fall before 10am and after 5pm, that leaves a

large chunk of the day to do special events, classes, etc. with the local retail shops.

The forward retail space will be able to accommodate 10-15 shoppers at a time. Some of the items that we will be selling include: Yoga/Fitness Apparel (Sweatshirts, Sweatpants, Tee-shirts, Shorts, Sports Bras, Leggings etc). We will include brands such as Alo Yoga, Splits59, and Made Activewear. We will also have a rotating section of influencer/ boutique brands. Furthermore we will sell yoga/fitness accessories such as stretching bands, yoga blocks, ankle weights, Theraguns etc. Lastly, we will sell a variety of products from scented candles to organic lotions/sprays.

Overall, it is Maddie's priority to help grow the Winnetka retail community - we have successfully done this in a short 8 months in Lake Bluff and are determined to replicate it in Winnetka!

Furthermore, our studio also consists of a retail component that will benefit the local community as their currently isn't any shops that offer athleisure/athletic wear

8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage;

We agree to utilize the standard awning that is currently used by all the storefronts. We do not have anything that should cause interruption or hindrance along the block's frontage. This should not be a concern.

9. The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses

As mentioned above, we will utilize the standard awning that is currently used by all the storefronts. We are aligned with whatever the rules are for active display on windows, facades, etc. This should not be a concern.

Furthermore, the entryway of our yoga studio will be retail-focused as we have mentioned above. We will have sections for clothing and accessories, which will be the front portion of the store. This is all shown in our mockup image of the studio. We believe that having this retail portion in the front will be inviting to those looking from outside in - they will be able to come into Toned Yoga and shop, while also learning more about the classes and studio offerings.

10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine

Aligned. Because we are filing a Special Use for a yoga studio, the retail factor of our studio will include a smaller range of merchandise in the front of the storefront.

We will ensure that everything we are offering is clearly visible and adjacent to the sidewalk. We have hired designers that have helped with our Lake Bluff location who we will also be utilizing for Winnetka. Aesthetics and design is very important to us and we will ensure that what we are displaying to the public is up to standards.

11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation.

As we have discussed with the Winnetka board members, this Special Use Permit will allow us to have both a studio and retail portion. With that said we will have 30 feet of frontage for retail totalling 427 sq feet of retail space.

12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.

We have conducted a parking study and can confirm that Toned Yoga's hours of operation will not significantly affect local businesses. As mentioned in section 4, our main hours of operation fall before prime-time parking (before 10am) and after 5pm.

As we also have touched on, the location of the spot we are looking at is very important - it is the last storefront on Elm Street and has a parking lot across the street, as well as several parking spots around the local streets.

For more information, please refer to our attached parking study.

From: [REDACTED]
To: [Christopher Marx](#)
Subject: Re: Toned Yoga SUP application
Date: Wednesday, March 13, 2024 7:38:45 PM
Attachments: [847 Elm Parking Study \(1\).pdf](#)

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.

Hey Christopher,

Thank you again for hopping on with me earlier this afternoon. Attached is an updated version of the parking study that includes class times and focuses more on public parking availability based on our class times. I have also included my responses in "red" below:

Parking Plan:

1. The parking data is slightly inaccurate. Parking Zones A & C are available to downtown employees and residents with commuter parking passes, but not necessarily to the public at large after 8:00 am. Are you able to revise the findings and recommendations to better connect the available spots with the anticipated demand, throughout the hours of the day? For example, if you could indicate that the 5:00 hour will have ~X people with Y number of available parking spaces in these lots, the 6:00 hour will have ~A people with B number of available space, etc. That might give us a better idea of what will be available and when. **Let me know if what I provided in the sheet suffices. The times that are on the sheet are our class times (give or take 30 min). Under each column you can see how many spaces are available in each lot based on the time. Then below I added a section where you can see the total number of available public parking spaces during each class as well as how many spaces we would likely use during a busy class.**
2. Can you specify the allocation of parking spaces behind the building? As you're probably aware, the building shares two other tenants and the rear off-street parking is rather limited. Can you specify how many employees will have access to how many spaces, at the times of business hours? **On average we will typically have 2 employees in the studio at any given time (1 front desk staff that will handle retail / checking students in + 1 instructor for each yoga class). We were told by Jim that we would be allocated at least 1 spot behind the building (that is what he has communicated to us). We expect to have staff on-site between the hours of 5am - 1:30pm and then again from 4pm - 7:30pm. Depending on how the retail portion of our business is going we may also hire staff to cover the late afternoon gap.**

Number of people:

1. How many employees will the studio have at any given time? What will the total amount of employees be? Typically 2 employees at any given time. Total employees will range from 10 -15
2. What will the number of people be at any given class? Have you considered the possibility of any overlap between arriving and departing patrons, taking up studio space and parking at the same time? How much will that affect volume? If the studio does well we expect around 23 people (including 2 staff members) on average for our prime classes. We space the classes out by a minimum of 45 minutes so that there is no overlap.

Floorplan:

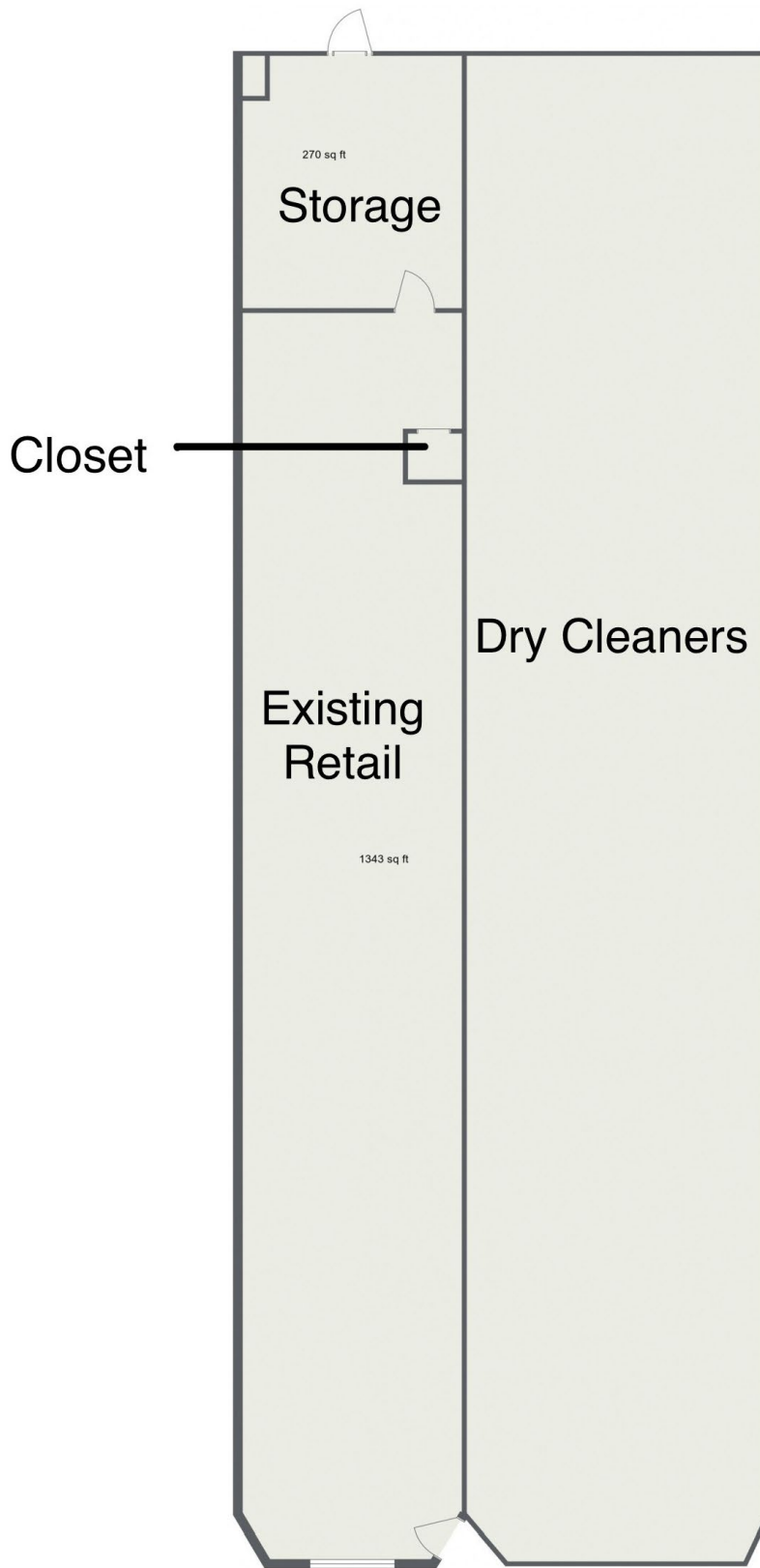
1. We will need a revised floor plan that doesn't cut off the front. The front space of the building should have it's street frontage dimensioned in terms of length. Please note that the frontage is not the 30 feet referenced in the application and is likely shorter. The frontage should measure just the space for Toned Yoga, not the other two tenants. I have reached out to our architect to update the floor plan to include the width of the front of the store which is 15'9". Is that what you are looking for?
2. Can you elaborate on the "Lounge Station located towards the back?" How many people can it accommodate? Will it have any food preparation or refreshment capacity? The lounge area will be a place for students to fill up their water bottles, grab supplies needed for class (bands, blocks etc). It will have a few seats for students in case they need a break from the hot studio. Lastly it will have soft floors in case students want to use the space after class to stretch.
3. How many people can the forward retail area accommodate? Can you specify what sort of merchandise will be in the front retail area? Will it be apparel? Will it include other yoga or fitness related accessories? The forward retail space will be able to accommodate 10-15 shoppers at a time. Some of the items that we will be selling include: Yoga/Fitness Apparel (Sweatshirts, Sweatpants, Tee-shirts, Shorts, Sports Bras, Leggings etc). We will include brands such as Alo Yoga, Splits59, and Made Activewear. We will also have a rotating section of influencer/ boutique brands. Furthermore we will sell yoga/fitness accessories such as stretching bands, yoga blocks, ankle weights, Theraguns etc. Lastly, we will sell a variety of products from scented candles to organic lotions/sprays.

Proposed



15.75 feet

Existing



Toned Yoga – 847 Elm Street Parking Demand and Available Parking Supply in West Elm Business District

The following is our anticipated class schedule and projected demand for parking. We will have no more than two to three employees on site at one time, with the remaining individuals being clients.

| Class Times | Days | Toned Usage |
|-------------|---------------------|-------------|
| 5:30 AM | M, T, W, T | 23 |
| 6:30 AM | M, T, W, T, F, S, S | 25 |
| 9:00 AM | M, T, W, T, F, S, S | 23 |
| 12:00 PM | T, W, F | 17 |
| 5:30 PM | M, T, W, S | 23 |
| 6:45 PM | M, W | 15 |

As part of the planned development application for the proposed new Chase Bank building at 791 Elm Street, that applicant submitted a parking study of the West Elm Business District. A copy of the study is attached (Chase Bank Parking Study, prepared by KLOA, dated January 20, 2024).

Based upon the findings of that parking study and **with the full occupancy of the new Chase Bank building and at peak parking demand periods:**

- There would be 42 parking spaces in the West Elm Business District available for other employees of the district to secure “A” parking permits. (See page 10 of Chase Bank parking study). We anticipate needing no more than 2 of those 42 parking spaces for our employees. One off-street parking space will be available for one of our employees behind the studio on the subject property.
- There would be 76 parking spaces for the public (customers and clients of the West Elm Business District). (See page 7 of the Chase Bank parking study - Inventory of 277 minus peak occupancy of 201 at 1:00 pm, leaves 76 parking spaces available.)

The closest public parking lot available at all times for business customers and clients is the north portion of the Post Office parking lot along Elm Street. As noted in the Chase Bank parking study, at the peak parking period (2:00 p.m.), there were 32 available parking spaces. (See page 7 of parking study - Inventory of 71 minus peak occupancy of 39 at 2:00 pm).

There is ample parking for Toned Yoga members even during peak hours. With the primary set of classes happening before 9am and after 5:30pm, Toned Yoga will only have a very minor impact on public and employee permit parking. Lastly, the primary method for public parking ranges from 120 minutes to 4 hours which provides ample time for members to not only attend class but shop at surrounding retailers before or after class.

MEMORANDUM TO: Mike Spence
Riverside Investment & Development

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: January 10, 2024

SUBJECT: Parking Study
Redevelopment of Chase Bank Building
Winnetka, Illinois

This report summarizes the findings of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed redevelopment of the existing Chase Bank located in Winnetka, Illinois. The approximately 16,000 square-foot existing building is located in the northwest corner of the intersection of Green Bay Road with Elm Street. As proposed, the existing building will be replaced with a new approximately 41,200 square-foot building that will consist of approximately 6,800 square feet of retail bank space, 18,000 square feet of corporate office space, and 16,400 square feet of below-grade garage space. A total of 31 parking spaces are to be provided as part of the redeveloped bank building with seven surface parking spaces and 24 below-grade parking spaces.

Existing Bank Building Current Parking Operations

The bank building currently has a total of 20 surface parking spaces that are reserved for bank customers and wealth management clients. According to bank officials, a total of approximately 45 employees are assigned to the existing bank building. All of the employees that drive purchase permit parking from the Village and park in one of the Permit A parking spaces provided in several area parking lots and along Birch Street and Green Bay Road. Further, bank officials indicate that approximately 25 percent of the employees currently commute to work via public transportation or alternative modes of transportation. A copy of the existing bank building's site plan is located in the Appendix.

Redeveloped Bank Building Projected Parking Operations

As proposed, the redeveloped bank building is to provide a total of 31 parking spaces with seven surface parking spaces and 24 parking spaces in a below-grade parking garage. The bank is proposing to assign/reserve the parking spaces as follows:

- *Surface Parking Spaces.* Two surface parking spaces will be signed as ADA parking, one surface parking space will include an EV charging station that will be available to the public, and four surface parking spaces will be signed as 30-minute parking for bank customers only.
- *Below-Grade Parking Spaces.* Five below-grade parking spaces will be signed for specific senior employees and 19 below-grade spaces will be reserved for the bank customers and wealth management clients.

According to bank representatives, 70 to 75 employees will be assigned to the redeveloped bank building. Some of the employees will have the option to work from home on a hybrid or remote-work basis. Bank representatives anticipate that a maximum of approximately 75 to 80 percent of the employees will be working at the bank at any given time for a total of approximately 55 employees. Further, the bank anticipates that 25 percent of the employees will continue to commute to work via public transportation or alternative modes of transportation. A copy of the redeveloped bank building's proposed site plan and below-grade parking garage plan are located in the Appendix.

Redeveloped Bank Building Projected Parking Demand

Bank Customers and Wealth Management Clients (Short-Term Parkers)

The projected parking demand of the bank customers and wealth management clients was based on parking surveys performed at the existing bank building parking lot which is currently reserved for bank customers and wealth management clients. **Table 1** shows the results of the parking surveys which were conducted every hour from 9:00 A.M. to 5:00 P.M. on Wednesday, November 29, 2023. From Table 1 it can be seen that the existing bank had a peak parking demand of 16 bank customer/wealth management client vehicles. It should be noted that customers of other area businesses often park within the bank parking lot and, as such, the actual number of bank customers/wealth management clients parking in the bank lot may be less than that shown in Table 1. Nevertheless, the results of the parking surveys indicate that the existing 20 bank parking spaces, together with the available on-street parking spaces, are sufficient to meet the current parking demand of the bank customers and wealth management clients.

According to bank representatives, the number of bank customers/wealth management clients is conservatively (worst-case) projected to increase by 25 percent with the redeveloped bank building. Assuming that all of the observed parked vehicles in the bank parking lot are bank customers/wealth management clients, the redeveloped bank building is projected to have a peak bank customer/wealth management client parking demand of 20 vehicles. (Bank representatives estimate that of the total customers/clients, approximately 2/3 will be bank customers and 1/3 will be wealth management clients.) Further, the parking demand of the bank customers/clients is reduced due to the bank’s location in downtown Winnetka. A portion of the bank’s customers/clients are/will be captured from the existing population within the downtown area. As such, the total 23 reserved bank customer/wealth management client parking spaces to be provided by the redeveloped bank building will be sufficient to meet the peak parking of the bank customers/wealth management clients. It should be noted that some of the bank customers may continue to park on-street in the public parking spaces.

Table 1
 EXISTING BANK BUILDING PARKING SURVEYS
 WEDNESDAY, NOVEMBER 29, 2023

| Time | Parked Vehicles |
|------------|-----------------|
| 9:00 A.M. | 7 |
| 10:00 A.M. | 14 |
| 11:00 A.M. | 16 |
| 12:00 P.M. | 10 |
| 1:00 P.M. | 13 |
| 2:00 P.M. | 10 |
| 3:00 P.M. | 10 |
| 4:00 P.M. | 10 |
| 5:00 P.M. | 6 |

Bank Employees (Long-Term Parkers)

As previously indicated, 70 to 75 employees will be assigned to the redeveloped bank building. (Approximately 45 employees are currently assigned to the bank building). Some of the employees will have the option to work from home on a hybrid or remote-work basis. As discussed previously, a maximum of 50 to 55 employees will be working at the bank at any one time. Assuming a worst-case analysis that all 70 to 75 employees work at the office and that 25 percent of employees continue to commute to work via public transportation or alternative modes of transportation, the redeveloped bank building will have a peak employee parking demand of 50 to 55 vehicles. Except for the five spaces that will be reserved for specific senior employees in the below-grade parking garage, all the other employees that drive will be parking off-site via permit parking. It is important to note that currently 31 bank employees have purchased off-site permit parking. As such, assuming a worst-case scenario, approximately 14 to 19 additional employees will need to park off-site in one of the following permit parking lots with the increase in employees that will result from the redeveloped bank building:

- The Post Office parking lot
- The parking lot located in the southeast quadrant of Birch Street and Spruce Street
- The parking lot located in the southeast quadrant of Birch Street and Pine Street

Downtown Winnetka Existing Parking Surveys

In order to determine the existing parking demand in downtown Winnetka, KLOA, Inc. performed parking inventory and occupancy surveys every hour from 9:00 A.M. to 5:00 P.M. on Wednesday, November 29, 2023. The study area was generally bounded by Spruce Street on the north, Green Bay Road on the east, Oak Street on the south, and Birch Street on the west. **Figure 1** illustrates the study area. It should be noted that according to the Village officials, only two first floor commercial spaces are currently vacant within the West Elm District.



Study Area

Figure 1

Surveys of the Public Parking Spaces

Table 2 summarizes the available on-street public parking for customers/patrons of the downtown businesses within one to two blocks of the bank building, which includes the following roads and parking lot:

- Green Bay Road between Spruce Street and Oak Street, which has a total of 40 spaces restricted to two-hour parking from 8:00 A.M. to 6:00 P.M.
- Chestnut Street between Spruce Street and Oak Street, which has a total of 59 spaces restricted to two-hour parking from 8:00 A.M. to 6:00 P.M. and 5 spaces restricted to 15-minute parking from 8:00 A.M. to 6:00 P.M.
- Spruce Street between Green Bay Road and Birch Street, which has a total of 5 spaces restricted to one-hour parking from 8:00 A.M. to 6:00 P.M. and 6 spaces restricted to two-hour parking from 8:00 A.M. to 6:00 P.M.
- Elm Street between Green Bay Road and Birch Street, which has a total of 45 spaces restricted to two-hour parking from 8:00 A.M. to 6:00 P.M. and two spaces restricted to 15-minute parking from 8:00 A.M. to 6:00 P.M.
- Chestnut Court, which has a total of 14 spaces restricted to two-hour parking from 8:00 A.M. to 6:00 P.M.
- Oak Street between Green Bay Road and Birch Street, which has a total of 29 spaces restricted to two-hour parking from 8:00 A.M. to 6:00 P.M. and one space restricted to 15-minute parking from 8:00 A.M. to 6:00 P.M.
- The Post Office parking lot, which has a total of 71 public parking spaces with 62 spaces restricted to two-hour parking and 9 spaces restricted to four-hour parking.

A total of 277 public on-street parking spaces is located within the above study area that includes nine spaces restricted to four-hour parking, 255 spaces restricted to two-hour parking, five spaces restricted to one-hour parking, and eight spaces restricted to 15-minute parking. From Table 2 it can be seen that the on-street public parking within the study area had a peak parking demand of 201 parked vehicles at 1:00 P.M. As such, a minimum of 76 public parking spaces were available within one to two blocks of the site, which is more than sufficient to accommodate the limited, if any, additional bank customers/wealth management clients that may park off-site with the redevelopment of the bank building.

Table 2
 DOWNTOWN WINNETKA PUBLIC PARKING SURVEYS
 WEDNESDAY, NOVEMBER 29, 2023

| | Green Bay Road | Chestnut Street | Spruce Street | Elm Street | Chestnut Court | Oak Street | Post Office Lot | Total |
|------------------|----------------|-----------------|---------------|------------|----------------|------------|-----------------|------------|
| Inventory | 40 | 64 | 11 | 47 | 14 | 30 | 71 | 277 |
| 9:00 AM | 20 | 33 | 4 | 25 | 5 | 6 | 11 | 104 |
| 10:00 AM | 28 | 51 | 7 | 34 | 12 | 10 | 19 | 161 |
| 11:00 AM | 29 | 57 | 6 | 28 | 11 | 13 | 33 | 177 |
| 12:00 PM | 28 | 62 | 11 | 35 | 13 | 15 | 36 | 200 |
| 1:00 PM | 31 | 57 | 9 | 33 | 13 | 19 | 39 | 201 |
| 2:00 PM | 27 | 50 | 10 | 34 | 8 | 12 | 39 | 180 |
| 3:00 PM | 28 | 44 | 6 | 32 | 10 | 10 | 25 | 155 |
| 4:00 PM | 24 | 47 | 10 | 31 | 9 | 16 | 33 | 170 |
| 5:00 PM | 18 | 44 | 10 | 16 | 9 | 25 | 21 | 143 |

Permit A (Employee) Parking Surveys

Table 3 summarizes the available Permit A parking which provides long-term parking for employees of the downtown area business. The Permit A parking in the study area is located along sections of Birch Street and Green Bay Road and the following three parking lots:

- The Post Office parking lot
- The parking lot located in the southeast quadrant of Birch Street and Spruce Street
- The parking lot located in the southeast quadrant of Birch Street and Pine Street

From Table 3 it can be seen that a total of 215 Permit A parking spaces are located within the study area. The peak parking demand within the Permit A parking spaces occurred at 10:00 and 11:00 A.M. with a total of 154 parked vehicles. As such, a minimum of 61 Permit A parking spaces were available in the study area, which is more than sufficient to accommodate the approximately 14 to 19 (worst-case scenario) additional bank employees that may have to park off-site via permit parking with the redevelopment of the bank building.

Table 3
DOWNTOWN WINNETKA PERMIT A PARKING
WEDNESDAY, NOVEMBER 29, 2023

| | Pine/Birch Lot | Spruce/Birch Lot | Post Office Lot | Green Bay Road | Birch Street | Total |
|---------------------|----------------|------------------|-----------------|----------------|--------------|------------|
| Total Spaces | 42 | 38 | 67 | 7 | 61 | 215 |
| 9:00 AM | 23 | 19 | 61 | 7 | 25 | 135 |
| 10:00 AM | 23 | 25 | 66 | 7 | 33 | 154 |
| 11:00 AM | 23 | 26 | 66 | 7 | 32 | 154 |
| 12:00 PM | 24 | 29 | 61 | 7 | 32 | 153 |
| 1:00 PM | 22 | 28 | 56 | 7 | 32 | 145 |
| 2:00 PM | 21 | 29 | 58 | 7 | 34 | 149 |
| 3:00 PM | 13 | 27 | 60 | 5 | 28 | 133 |
| 4:00 PM | 9 | 28 | 45 | 5 | 27 | 114 |
| 5:00 PM | 5 | 26 | 39 | 1 | 26 | 97 |

Conclusions

The following summarizes the results of the parking study:

- The results of the parking surveys show that a maximum of 16 vehicles were parked in the bank parking lot which is reserved for bank customers and wealth management clients. As such, the 20 bank parking spaces provided at the existing bank, together with the available on-street parking spaces, are sufficient to meet the current parking demand of the bank customers and wealth management clients.
- The redeveloped bank building is to provide a total of 31 parking spaces with seven surface parking spaces and 24 parking spaces in a below-grade parking garage. The bank is proposing to assign/reserve the parking spaces as follows:
 - *Surface Parking Spaces.* Two surface parking spaces will be signed as ADA parking, one surface parking space will include an EV charging station that will be available to the public, and four surface parking spaces will be signed as 30-minute parking for bank customers only.
 - *Below-Grade Parking Spaces.* Five below-grade parking spaces will be signed for specific senior employees and 19 below-grade spaces will be reserved for the bank customers and wealth management clients.
- Assuming a 25 percent increase in the number of bank customers/wealth management clients, the redeveloped bank building is projected to have a peak bank customer/wealth management client parking demand of 20 vehicles. As such, the total 23 reserved bank customer/wealth management client parking spaces to be provided by the redeveloped bank building will be sufficient to meet the peak parking of the bank customers/wealth management clients.
- The results of the parking surveys showed that a minimum of 76 public parking spaces were available during the peak parking period within one to two blocks of the bank site, which is more than sufficient to accommodate any limited, if any, bank customers/wealth management clients that may park off-site.
- Assuming a worst-case analysis that all 70 to 75 employees work at the office and that 25 percent of employees continue to commute to work via public transportation or alternative modes of transportation, the redeveloped bank building will have a peak employee parking demand of 50 to 55 vehicles. Except for the five spaces that will be reserved for specific senior employees in the below-grade parking garage, all the other employees that drive will be parking off-site via permit parking. It is important to note that currently 31 bank employees have purchased off-site permit parking. As such, assuming a worst-case scenario, approximately 14 to 19 additional employees will need to park in off-site permit parking lots with the increase in employees that will result from the redeveloped bank building.

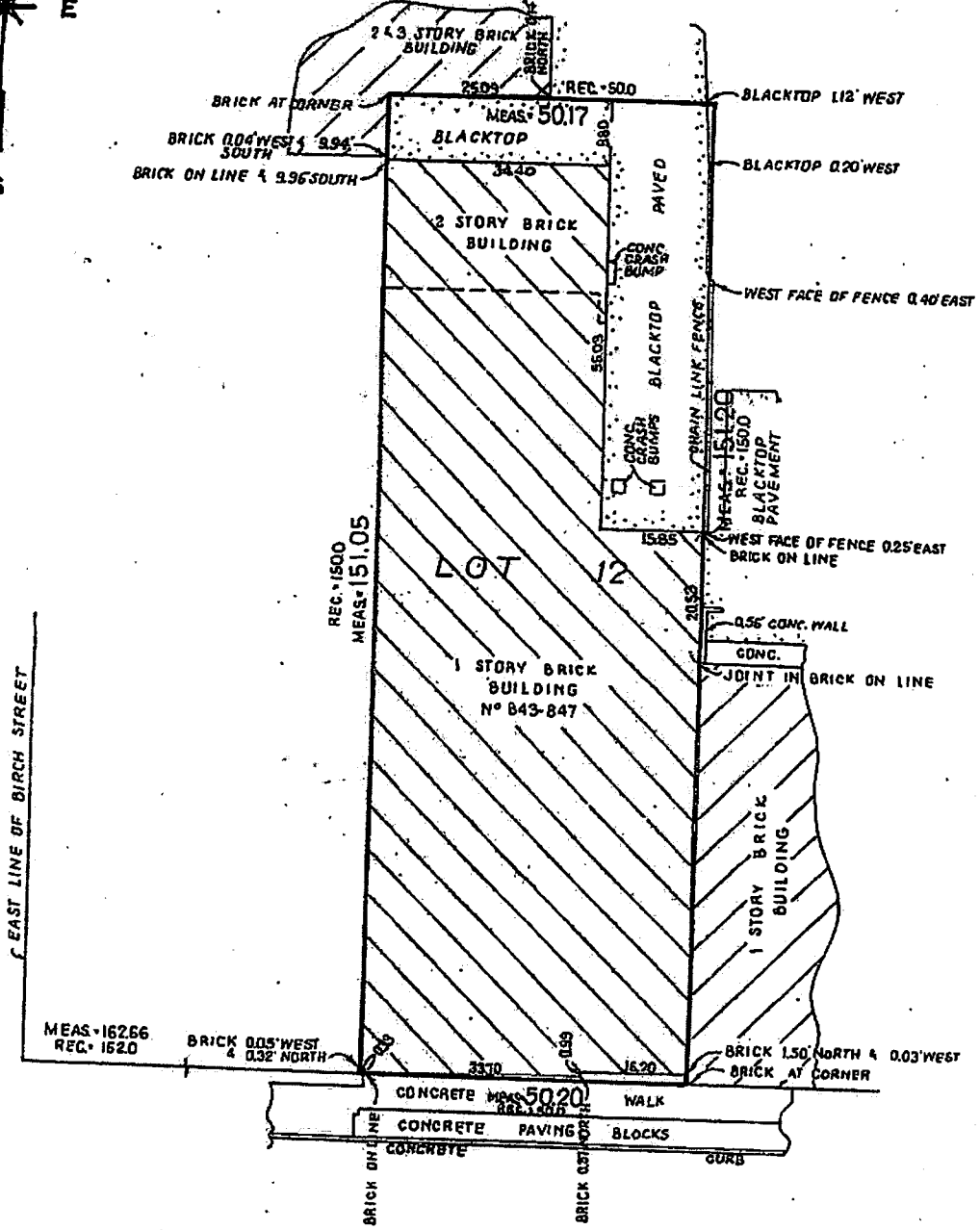
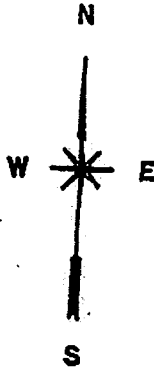
- The results of the parking surveys show that a minimum of 61 Permit A parking spaces were available during the peak parking period in the study area, which is more than sufficient to accommodate the approximately 14 to 19 additional bank employees that may have to park off-site via permit parking.

315 S. NORTHWEST HIGHWAY
 SUITE 50
 PARK RIDGE, IL 60068

CERTIFIED SURVEY, INC.

PLAT OF SURVEY

LOT 12 IN DEPOT PLACE SUBDIVISION OF BLOCK 13 IN THE ORIGINAL TOWN OF WINNETKA IN SECTIONS 20 AND 21, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS AND OVER THE WEST 35 FEET AND THE NORTH 14 FEET OF LOT 16 IN DEPOT PLACE SUBDIVISION OF ORIGINAL TOWN OF WINNETKA, IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, CREATED BY GRANT FROM HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 14, 1941 AND RECORDED DECEMBER 12, 1941 IN COOK COUNTY, ILLINOIS.



EAST LINE OF BIRCH STREET

ELM STREET

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING
 ORDER NO. **050850**
 SCALE: 0" = 15' = 32' FEET
 JULY 21 2008

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT

CONVERSIONS OF A FOOT AND THERE EQUIVALENTS IN INCHES AND FRACTIONS THEREOF

| | | |
|-----------|-----------|---------|
| 01 = 1/8" | 07 = 7/8" | 50 = 5' |
| 02 = 1/4" | 08 = 1" | 58 = 7' |
| 03 = 3/8" | 17 = 2" | 67 = 8' |
| 04 = 1/2" | 24 = 3" | 74 = 9' |



COMPARE ALL POINTS BEFORE GULLY ANY DIFFERENCE
 THIS PROJ. THE CURR. FOR A B. NOT SET F.
 STATE OF ILLINOIS }
 COUNTY OF COOK }
 WE, CERTIFIED SURVEY CO. DI SURVEYED THE ABOVE DESCRIBE HEREON DRAWN IS A CORRECT R.

T O N E D

Y O G A

Toned Yoga Overview

At Toned Yoga, health and wellness is our utmost priority. Our mission statement is as follows:

“Toned Yoga is a boutique fitness studio aimed to create a community of individuals who want to strengthen the connection of their mind, body, and soul.”

What makes Toned Yoga different from a gym, a franchise studio or another option for the Winnetka space? **Community and connection.**

It's all about the connection you will make with other students, community members, instructors - and that connection keeps growing in and out of the studio. When you invest in a boutique studio like Toned Yoga, you invest in your community.

Inside Toned Yoga Lake Bluff



Inside Future Toned Yoga Winnetka



Upon entering Toned Yoga Winnetka, you will walk into our reception area - a space both calming and inviting. Within this space we will feature various retail (activewear, yoga props, & more), as well as a relaxing waiting area to mingle with friends and prepare for class.

Because Toned Yoga Winnetka will be larger than Lake Bluff, we are lucky enough to include a recovery room in the back of the studio. Think about having a place to stretch, mingle, meditate, relax, both before and after class

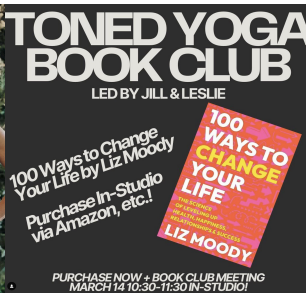
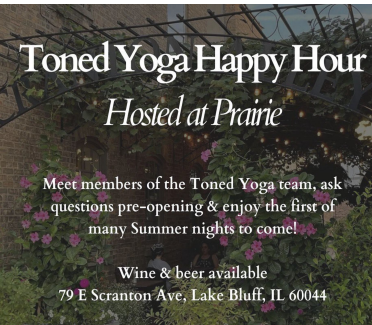
What makes Toned Yoga different is the atmosphere, vibe, cleanliness, and overall ambiance. You WILL feel the difference!



Meet the Toned Yoga Community



Toned Yoga Partnerships



Lake Bluff Partnerships:
Hansa Coffee, Prairie, LF Juice, Forest Greens Juice Bar, Magdalena European Med Spa, Lake Bluff PTO, Lake Bluff 4th of July, Nonprofits, Schools & more!

Potential Winnetka Opps:
True Juice, Peet's Coffee, Starbucks, local restaurant & bars, clothing stores, endless possibilities!

Formats & Class Times

TONED YOGA
LAKE BLUFF, IL

Infrared Heated & High-Intensity:
tone, strength, HIIT

Infrared Heated & Mid-Intensity:
flow, power flow, candlelit

No Heat & Low-Intensity (Pre & Postnatal Friendly):
restore, meditation

Pop-Up Formats:
Kids Formats, Mommy & Me, Pre & Postnatal, Athlete Recovery, Private Events/Workshops/Birthdays, etc.

Morning Class Times:
6AM, 7:30AM, 9AM

Afternoon Class Times:
Noon, 5:30PM, 6:30PM

Weekend Class Times:
7:30AM, 9AM, 10:30AM

classes vary by season and day, typically 5-6 classes on a weekday, 3-4 classes on weekends



Agenda Item Executive Summary

TITLE: April 24, 2024, Regular Meeting - Quorum Check

PRESENTER:

AGENDA DATE: April 3, 2024

CONSENT: No

ITEM TYPE: Reports

ITEM HISTORY:

EXECUTIVE SUMMARY:

RECOMMENDATION:

ATTACHMENTS:

None