



Village of Winnetka

Plan Commission Regular Meeting

May 22, 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. April 3, 2024, Special Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 24-13-SU: 1155 Oak Street - Winnetka Public School Nursery:** An application seeking approval of an amendment to an existing ordinance granting a Special Use Permit and Variations that allowed construction of an addition to Carleton Washburne School on the Subject Property. The requested amendment would allow improvements to the existing Winnetka Public School Nursery playground located at 1155 Oak Street. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. June 26, 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 SPECIAL MEETING MINUTES
APRIL 3, 2024**

Members Present:

Chris Foley, Acting Chairman
Jonathan Alt
Chris Enck
Liz Kunkle
Cyrus Subawalla

Members Absent:

Matthew Bradley
Mamie Case
Layla Danley

Non-Voting Members Present:

Tina Dalman

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development
Chris Marx, Associate Planner

Call to Order & Roll Call:

The meeting was called to order by Acting Chairman Foley at 7:00 p.m. Roll call was taken of the Commission Members present.

Approval of February 28, 2024, Meeting Minutes:

Chairman Foley asked if there were any comments or for a motion to approve the February 28, 2024, meeting minutes. A motion was made by Mr. Alt and seconded by Mr. Subawalla to approve the February 28, 2024, meeting minutes. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Alt, Enck, Foley, Kunkle, Subawalla

NAYS: None

NON-VOTING: Dalman

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon stated the Village Council approved the Sacred Heart playground request as well as the Crow Island School subdivision and addition. He also stated the Village Council approved the One Winnetka planned development with the next steps being final plan submission to the Village Council for review and building permit issuance with the earliest activity start being the end of the year or early next year. No questions were raised at this time.

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.

1 Ms. Klaassen stated the request is to amend an existing special use and identified the property's location
2 and zoning classification. She stated the Comprehensive Plan designated the site as appropriate for
3 institutional uses with the applicant's use being consistent with the Comprehensive Plan land use
4 designation and zoning. Ms. Klaassen then described the three separate play areas along with the changes
5 to the surface materials, play equipment and equipment relocation. She also stated a new sandbox and
6 other play pieces are proposed for the upper play area by the school building and identified the existing
7 play equipment location. Ms. Klaassen identified the asphalt area to be removed and converted to lawn
8 area and play equipment installation in that area. She also identified the play area legal nonconformity
9 from Hampondale with the proposed west play area complying with the west setback. Ms. Klaassen also
10 identified the extensive landscape improvements on the southwest lot line adjacent to the residential
11 neighbors and the mechanical equipment and refuse container enclosure landscape screening. She
12 informed the Commission that although not the purview of the Commission, two variations for the front
13 yard setback and impermeable lot coverage are being requested for the improvements. Ms. Klaassen then
14 stated the ZBA and DRB recommended approval of the request and no written comment was received
15 and that one neighbor spoke at the ZBA meeting and expressed strong support. Ms. Klaassen stated
16 following the applicant's presentation and public comment, a Commission Member may wish to make a
17 motion to recommend approval or denial as indicated on page no. 15. She then asked if there were any
18 questions.

19
20 Mr. Alt asked with regard to impermeable surface if the wood chips would allow for water to be absorbed.
21 He also asked if with the asphalt surface reduction if there would be an offset in the numbers. Ms. Klaassen
22 provided the Commission the figures showing a net increase of 1,395 square feet of impermeable lot
23 coverage. Trustee Dalman referred to neighbors' prior concerns relating to flooding and asked if there are
24 storm water improvements as part of the project. Ms. Klaassen informed the Commission storm water
25 detention was included as part of the addition project that is currently under construction with it being
26 constructed to accommodate the proposed playground improvements. She noted the Village Engineer
27 reviewed preliminary engineering plans for the improvements and is confident the final engineering plans
28 will be approved. Ms. Klaassen also confirmed notice of meetings was provided. No additional questions
29 were raised at this time.

30
31 Chairman Foley swore in those speaking to this matter. Katherine Talty, the landscape architect,
32 introduced herself to the Commission and offered to answer any Commission Member questions.

33
34 Mr. Subawalla asked if the new storm water detention allowed for the addition and the new impermeable
35 area. Ms. Talty confirmed that is correct and noted the proposed plan greatly reduced the asphalt to
36 balance the amount of impermeable surface added to the site. She then described how storm water
37 detention would be managed on the site and added there would be no issues with floating wood chips,
38 since all the wood chips would be removed as part of this project. Mr. Alt asked where the drains are
39 located and if they would be graded to run water away from neighboring properties. Ms. Talty confirmed
40 that is correct and explained how the drains would be graded toward the new lawn area. She also
41 explained how the new material replacing the wood chips is counted as being 100% impervious in
42 connection with the calculations although it has some impermeability to it. Ms. Talty informed the
43 Commission they met directly with the adjacent neighbors relating to the project. Trustee Dalman then
44 questioned if there would be a problem programmatically for the school in removing so much of the
45 asphalt. Adam Rappaport, with District 36, confirmed they spoke with the school administration, staff,
46 students, etc. and have worked with them to make sure the space would be adequate. Mr. Enck
47 questioned the durability of the grass in the new lawn area. Ms. Talty described how they planned to
48 manage the grass consistency in terms of its use.

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

3
4 Ms. Kunkle described the project appeal as much more palatable and well designed. She also referred to
5 the neighbor's comments in support of the request. Ms. Kunkle then referred to an illustration of the
6 amount of lawn area and asphalt and the fact drainage would be improved. She concluded she would be
7 in support. Trustee Dalman stated she would also be in support of the request. Ms. Kunkle added she
8 appreciated the project's design improvement over the prior proposal in terms of its adjacency to the
9 west homeowners. Mr. Enck agreed thought was given to the landscaping improvements along the fence
10 line which would serve to soften the appearance. Mr. Alt agreed with the comments made and stated he
11 would be in support. Chairman Foley noted the nonconforming setback dated back to 1927 and referred
12 to the ZBA and DRB unanimous recommended approvals. He stated he also appreciated the applicant's
13 working with the neighbors.

14
15 Chairman Foley then asked for a motion to recommend approval of the request as noted on page 11 of
16 the staff report. A motion to recommend approval was made by Mr. Alt who referred to the findings. Ms.
17 Kunkle seconded the motion. A vote was taken, and the motion unanimously passed, 5 to 0:

18 AYES: Alt, Enck, Foley, Kunkle, Subawalla

19 NAYS: None

20 NON-VOTING: Dalman

21
22 **b. Case No. 24-04-SU: 847 Elm Street - Toned Yoga: An application seeking approval of a Special**
23 **Use Permit submitted by Toned Yoga 2 LLC, as the prospective lessee of the property located at 847 Elm**
24 **Street to allow a personal fitness facility in the C-2 General Retail Commercial Overlay District. The**
25 **property is currently owned by Helen James Family Limited Partnership, L.P. The Village Council has**
26 **final jurisdiction on this request.**

27 Mr. Marx distributed written public correspondence regarding the application to the Commission for its
28 review of the special use permit application for a non-retail use in the retail overlay district. He identified
29 the applicant, and the property's location and zoning classification, noting that the first 50 feet of the
30 property is located within the Commercial Overlay District. Mr. Marx also identified the previous tenant
31 and surrounding businesses. He described the proposed space's measurements and the applicant's
32 proposed use, along with some of their retail offerings, class sizes and employees. Mr. Marx explained the
33 applicant's reasoning for choosing the proposed space and identified the hours of operation.

34
35 Mr. Marx stated with regard to parking, he identified one employee parking space at the rear of the
36 building and explained that parking needs were discussed with the applicant. He stated the applicant was
37 provided with the recent Chase Bank parking study that was completed for the proposed planned
38 development at Elm Street and Green Bay Road, which measured customer and employee parking in the
39 same area as the proposed business to determine whether the business' use can be accommodated. Mr.
40 Marx explained to the Commission how parking would be accommodated for the employees and patrons.
41 He referred to the special use standards on page nos. 68 and 69 for the Commission to consider and stated
42 the Commission may make a motion to recommend approval or denial of the request. Mr. Marx stated
43 the applicant is present to answer questions and asked if there were any questions for the Village staff.

44
45 Chairman Foley also asked if there were any questions. Trustee Dalman asked how many parking spaces
46 are on Birch and referred to the surrounding parking spaces available. She noted concerns were raised
47 from West Elm business owners. Mr. Marx responded some of the Birch Street parking is limited in terms
48 of availability to customers, and Mr. Schoon further described the available public (customer) parking

spaces, including more than 20, 4-hour parking spaces on the east side of Birch between Elm and Spruce and additional public parking for customers with limited hours during certain times. Mr. Marx referred to the inventory of parking in the agenda packet with one employee space available at the rear of the building. Trustee Dalman questioned whether the cleaners and nail salon received special use permits. Mr. Schoon stated that special use approval was not needed at the time they occupied the spaces, but would now, as the Overlay District special use classifications having been subsequently amended in 2019. Trustee Dalman then referred to the Commission's previous discussions regarding removing land uses at the ends of the overlay district from the district. Mr. Enck referred to the Berkshire Hathaway vacancy. Mr. Marx responded the space is vacant and available for leasing and an office use would need special use approval to locate in that space.

Mr. Subawalla asked why there is opposition from surrounding business owners and reference made to the March 29, 2024, letter. Chairman Foley stated the Commission would address the issue during their discussion. No additional questions were raised at this time.

Chairman Foley asked for the applicant's presentation and swore in those speaking to this matter. Jim Nash of Farnsworth Hill introduced himself as the property manager and provided the Commission with the history relating to the difficulty in leasing the narrow space. He then stated with regard to parking, the rear parking space can fit two vehicles tandemly and he informed the Commission the Stephens family owned most of the buildings on the north side of Elm Street between Chestnut and Birch Streets, and they are very involved with the properties. Mr. Nash then read a letter from the property owner into the record. He informed the Commission it appeared that the Berkshire Hathaway space is vacant, though their lease has not expired, and the property owners were not aware of it being vacated but have been actively marketing the space with a letter of intent recently received from a retail user.

Maddie and Rob Zonino introduced themselves as the founders/owners of Toned Yoga and described the proposed business to the Commission. Mrs. Zonino stated they opened a studio in Lake Bluff last year and have over 200 active members with some being Winnetka residents. Mrs. Zonino stated they have worked with local Winnetka representatives to see if the proposed use would be a good fit and stated there is a need in the community. She referred to the comments made from the local businesses and noted they would have a large retail portion as part of the business and are very involved in partnering with the community and businesses.

Chairman Foley asked if there were any questions. Trustee Dalman asked how long the space was vacant prior to Ellen's on Elm. Mr. Nash responded he did not specifically remember. Mr. Subawalla asked if there is programming involving music and if so, he asked that sound attenuation be done to benefit the neighbors. Mrs. Zonino agreed with Mr. Subawalla's suggestion. Mr. Enck asked if the space would not have a dedicated restroom. Mr. Nash described the shared restroom configuration and proposed change to its access directly from the proposed space. Mr. Enck asked if there is a way to encourage patrons to park in certain locations. Mrs. Zonino confirmed that is correct and it is being done at their other location. No additional questions were raised at this time.

Chairman Foley asked for public comment. Max Weigandt, 887 Spruce Street, stated the classes are busiest in the morning at the time when other businesses are not open. He then stated his wife Leslie is very involved with yoga classes around the area and commented that the proposed use would be a good fit for Winnetka. Mr. Weigandt stated the use would be a community builder and is the definition of foot traffic and would support surrounding businesses. He concluded by stating they are in favor of the request.

1 Chairman Foley called the matter in for discussion and asked for the Commission's comments. Mr. Alt
2 described the proposal as a wonderful idea and a wonderful business for the community especially for
3 this space which is virtually unleaseable. He then stated with regard to the neighboring business owners
4 who would benefit from the business, they should hear their comments in connection with parking and
5 noted Chase Bank would be taking up an additional 30 parking spaces. Mr. Alt then asked if a stipulation
6 should be included with an approval, he referred to the applicant's willingness to ask patrons to park in
7 certain locations which would please everyone in the West Elm business district.

8
9 Ms. Kunkle stated she is also in favor of the request and since it is located at the end of the overlay district,
10 she is not as concerned. She referred to the very narrow space making it very difficult to lease and referred
11 to the public comments made. Ms. Kunkle also stated the hours of operation would benefit the
12 surrounding businesses as well as the fact that there would be a retail component. She concluded by
13 stating she is in favor. Trustee Dalman stated certain existing businesses are concerned with parking and
14 referred to previous high vacancy rates which led to more available parking but now with more
15 occupancies parking spaces seem more limited. She described the situation as difficult and referred to the
16 business as one that is desired by the community. Trustee Dalman referred to the parking survey
17 submitted to the Village Council which was done by those who signed the submitted letter and
18 commented an existing business does not have the right to block a new business from coming in. She
19 described the proposed use as fantastic which had local support with no conflict with the hours of
20 operation. Trustee Dalman noted for the record parking is an ongoing discussion at the Village Council
21 level.

22
23 Mr. Subawalla described the concerns relating to parking as overrated and identified sound attenuation
24 as his only concern. Mr. Enck stated for special use discussions, he referred to real estate offices and a
25 bank which serve customers coming in for a certain purpose and not patronizing other businesses. He
26 described the proposal as positive which would serve other businesses with its location at the west end
27 of the central business district making it walkable. Mr. Enck also referred to the applicant's offer to ask
28 patrons to park in certain locations and described the request as a positive addition to an underutilized
29 retail overlay district area. Chairman Foley described parking and the retail overlay district as being issues
30 in connection with requests of this type. He then stated for the location at the edge of the overlay district,
31 it bore careful consideration and referred to the public comment for and against the request. Chairman
32 Foley referred to the applicant including retail as part of the business in the appropriate location inside
33 the building and agreed with the comments made relating to parking and questioned whether a parking
34 condition should be included as part of the approval.

35
36 Ms. Kunkle stated she did not feel a parking condition should be included. Mr. Enck suggested the
37 applicant speak with the Village staff and for any concerns that arise from other business owners, it could
38 be addressed informally.

39
40 Chairman Foley concluded the request is consistent with special use criteria nos. 1-12 and asked for a
41 motion to recommend approval as indicated on page 68. A motion was made by Ms. Kunkle to
42 recommend approval of the requested special use to allow Toned Yoga 2 LLC to operate a personal fitness
43 facility at 847 Elm Street within the C-2 Commercial Overlay District based on the findings of fact and
44 being subject to no conditions. Mr. Enck seconded the motion. A vote was taken and the motion
45 unanimously passed, 5 to 0:

46 AYES: Alt, Enck, Foley, Kunkle, Subawalla

47 NAYS: None

48 NON-VOTING: Dalman

New Business.a. April 24, 2024 Meeting – Quorum check.

An update with regard to the post office site near Dwyer Park was provided by Mr. Schoon and Trustee Dalman. Trustee Dalman also informed the Commission the Village Council continued to discuss parking issues in the Village. Mr. Schoon confirmed there would not be an April 2024 meeting since none of the items on the meeting agenda were continued.

Adjournment:

Chairman Foley asked for a motion to adjourn. A motion to adjourn was made by Ms. Kunkle and seconded by Mr. Alt. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Alt, Enck, Foley, Kunkle, Subawalla

NAYS: None

NON-VOTING: Dalman

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: MAY 17, 2024
SUBJECT: WINNETKA PUBLIC SCHOOL NURSERY - 1155 OAK STREET
CERTIFICATE OF APPROPRIATENESS (CASE NO. 24-13-SU)

INTRODUCTION

On May 22, 2024, the Plan Commission is scheduled to hold a public hearing on an application submitted by Winnetka Public School Nursery (the "Applicant"), as the lessee of a portion of the property on which Carleton Washburne School and The Skokie School are located (the "Subject Property") and which portion has the address of 1155 Oak Street. The Subject Property is owned by the Board of Education of Winnetka Elementary School District 36 (the "Owner"), and it has authorized the application. The Applicant is proposing improvements to its existing playground located on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing ordinance granting a **Special Use Permit** and Variations that allowed construction of an addition to Carleton Washburne School on the Subject Property. The requested amendment would allow improvements to the Applicant's playground 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 is also submitting a variation application for the following variations, to allow the proposed improvements: (a) roofed lot coverage; (b) front yard setback; and (c) shed height. The Zoning Board of Appeals is scheduled to consider the special use permit and the variation requests on June 10, 2024. Additionally, the Applicant submitted an application for a Certificate of Appropriateness, which was considered by the Design Review Board (DRB) on May 16, 2024. By a vote of 7-0, the DRB recommended approval.

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 Village Code. 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.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 12.25 acres (533,511 square feet) in size, is located on the north side of Oak Street between Glendale Avenue and Hibbard Road and contains Winnetka Public School Nursery, The Skokie School, and Carleton Washburne School (see Figure 1). The Subject Property has four front yards, with street frontage along Elm Street to the north, Oak Street to the south, Glendale Avenue

to the east, and Hibbard Road to the west. The Applicant occupies a portion of The Skokie School and has a playground measuring approximately 10,000 square feet on the west side of the school building.

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, R-5 Single Family Residential to the south, and R-2 Single Family Residential to the north and west (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; (c) library; and (d) pre-school or pre-kindergarten.

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

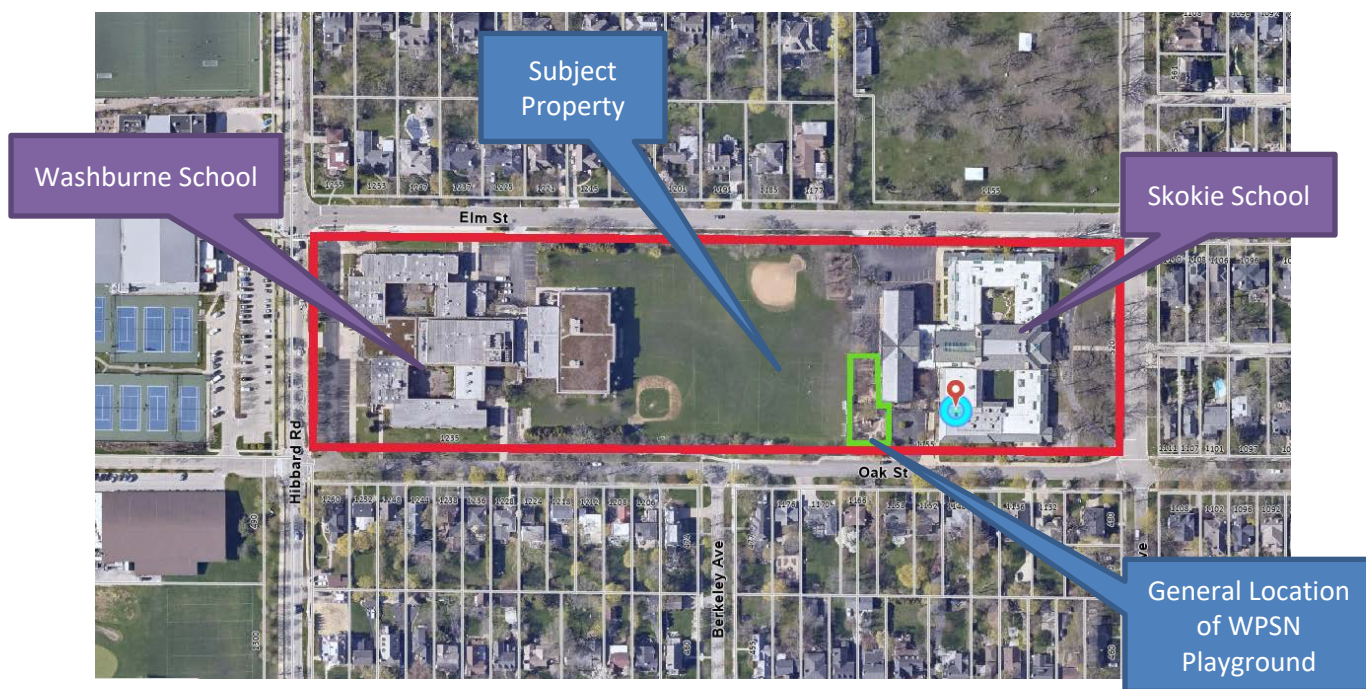


Figure 1 – Aerial Map



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

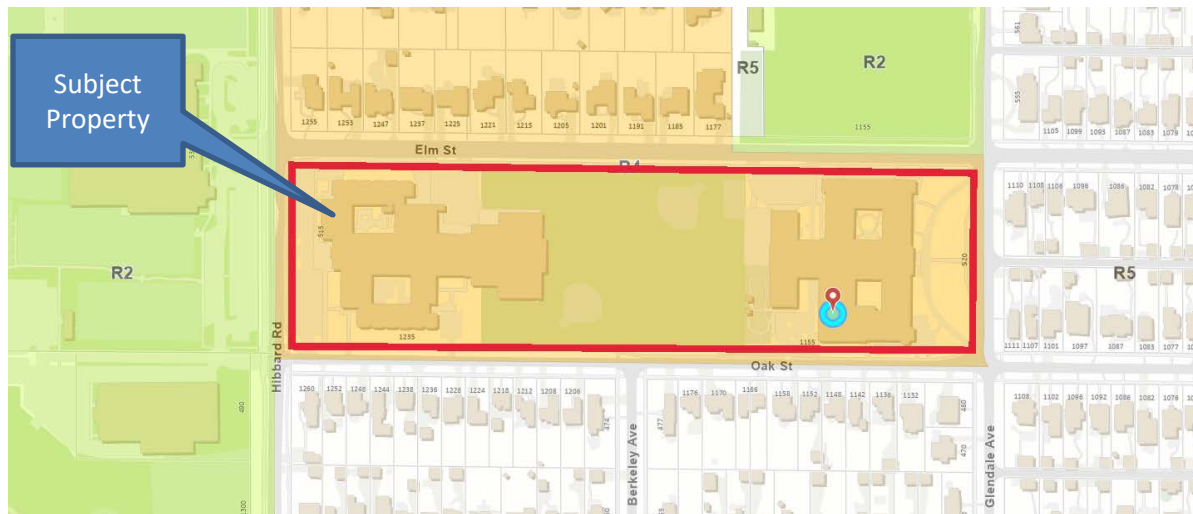


Figure 3 – Zoning Map

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

Winnetka Public School Nursery (WPSN) was founded in 1927 by Dr. Carleton Washburne and Rose Alschuler, a national leader in nursery school education and founding member of the National Association for the Education of Young Children. With the exception of the 1980's when the school temporarily moved to Crow Island Elementary School due to an increasing student population, WPSN has operated out of The Skokie School.

In addition to zoning cases for the Subject Property specifically for District 36 uses, there is one previous zoning case specifically identified for WPSN. Ordinance M-21-2000 was adopted in September 2000 by the Village Council, granting variations to allow the construction of two replacement sheds in the outdoor play area of the WPSN. The approved variations were for (a) gross floor area; and (b) maximum permitted building height for a shed.

Figures 4 through 7 below and on the following page are photos of the site where the improvements are proposed.

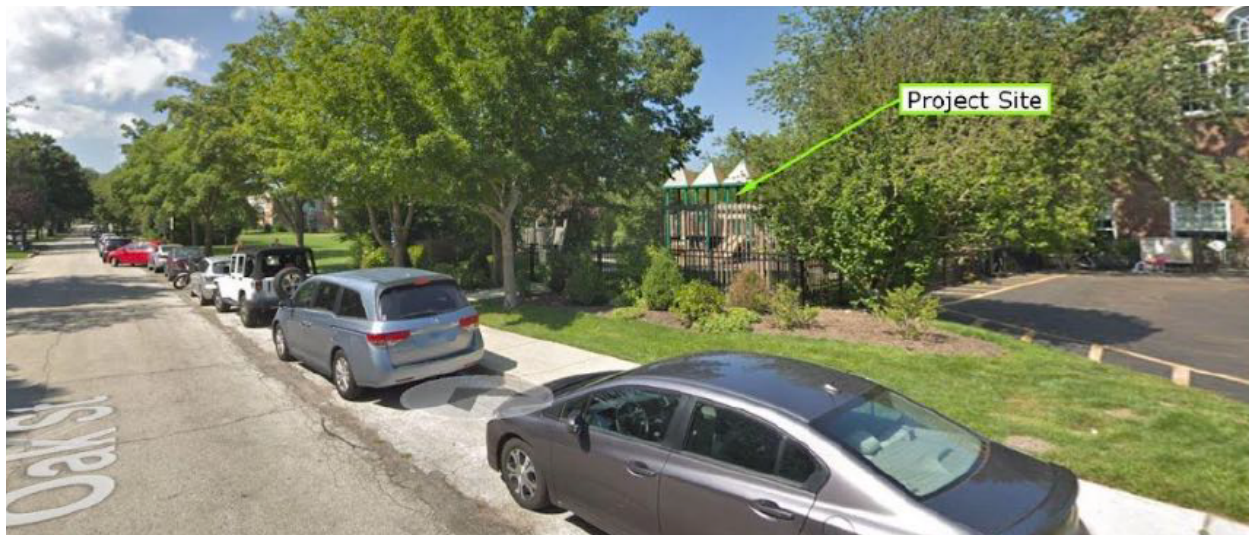


Figure 4 – Subject Property – WPSN Playground



Figure 5 – Subject Property – WPSN Playground



Figure 6 – Subject Property – WPSN Playground - Looking North

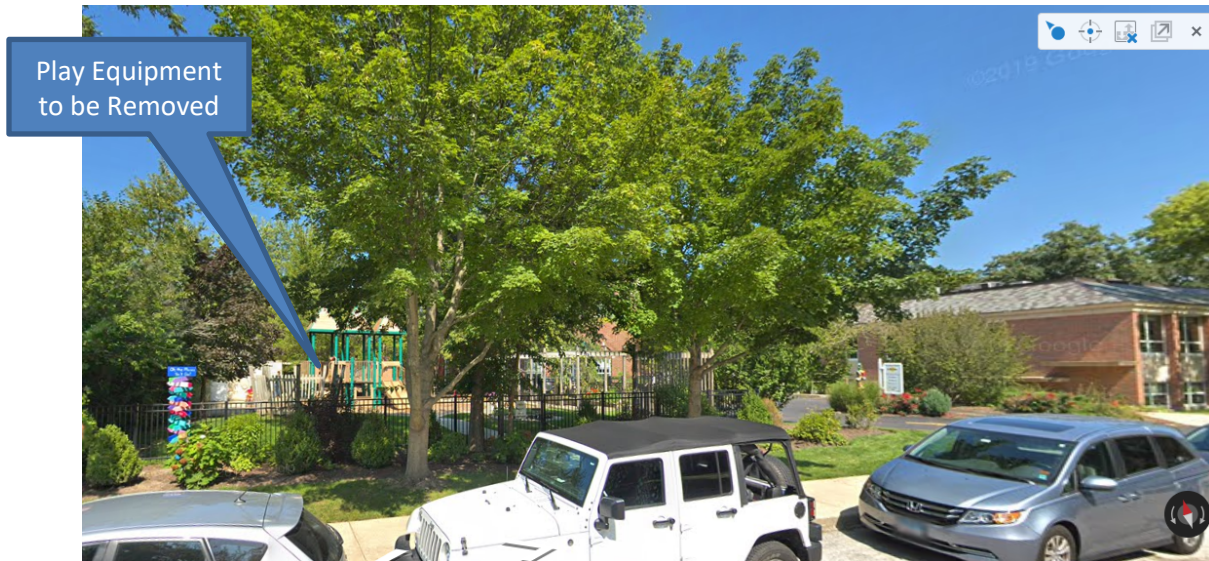


Figure 7 – Subject Property – WPSN Playground

PROPOSED PLAN

The Applicant is proposing improvements to the existing WPSN playground. The layout of the playground will remain essentially the same, with existing play equipment being removed and replaced with new pieces. The existing concrete paths through the play area will remain and the sand and mulch play surfaces will be replaced with new mulch and sand. There are two existing sheds in the play area that are proposed to be removed and replaced in generally the same size and location. The proposed sheds would be 9'-1" in height and be in a brown palette using SmartSiding. A 4' tall cedar fence is proposed between the two sheds. There is also an existing pergola within the play area that the Applicant is proposing to reduce in size, while maintaining the center portion of the pergola.

There are existing play pieces, which provide a setback of 10.8 feet from the south property line, that would be replaced with new equipment in generally the same location that would provide a front yard setback of 14.25 feet from the south property line along Oak Street. The proposed equipment is primarily constructed of Black Locust and includes the following:

- Playhouse
- Hammock poles
- Water & sand play area
- Bench
- Nest Swing
- Log Tunnel
- Bridge
- Log Climber with Roof
- Log edging
- Loose parts

In terms of landscaping, the Applicant is proposing removal of a 20" diameter silver maple. The Village Forester has reviewed the plans and has indicated that removal of the tree will be allowed. He noted that the tree is in good condition, but its root system is constricted and the tree is beginning to outgrow its space. Replacement with one (3" caliper) large-growing shade tree will be required. The Applicant will need to submit a tree removal permit to receive the necessary approval. The Village Forester also noted that the other trees in the construction zone will require preservation steps to be taken during construction.

The proposed site plan and a perspective of the proposed playground are provided on the following pages as Figures 8 and 9. Additional renderings of the proposed equipment, as well as photos of the equipment that is proposed to be removed, are provided in the application materials which are included in this report as **Attachment B**.

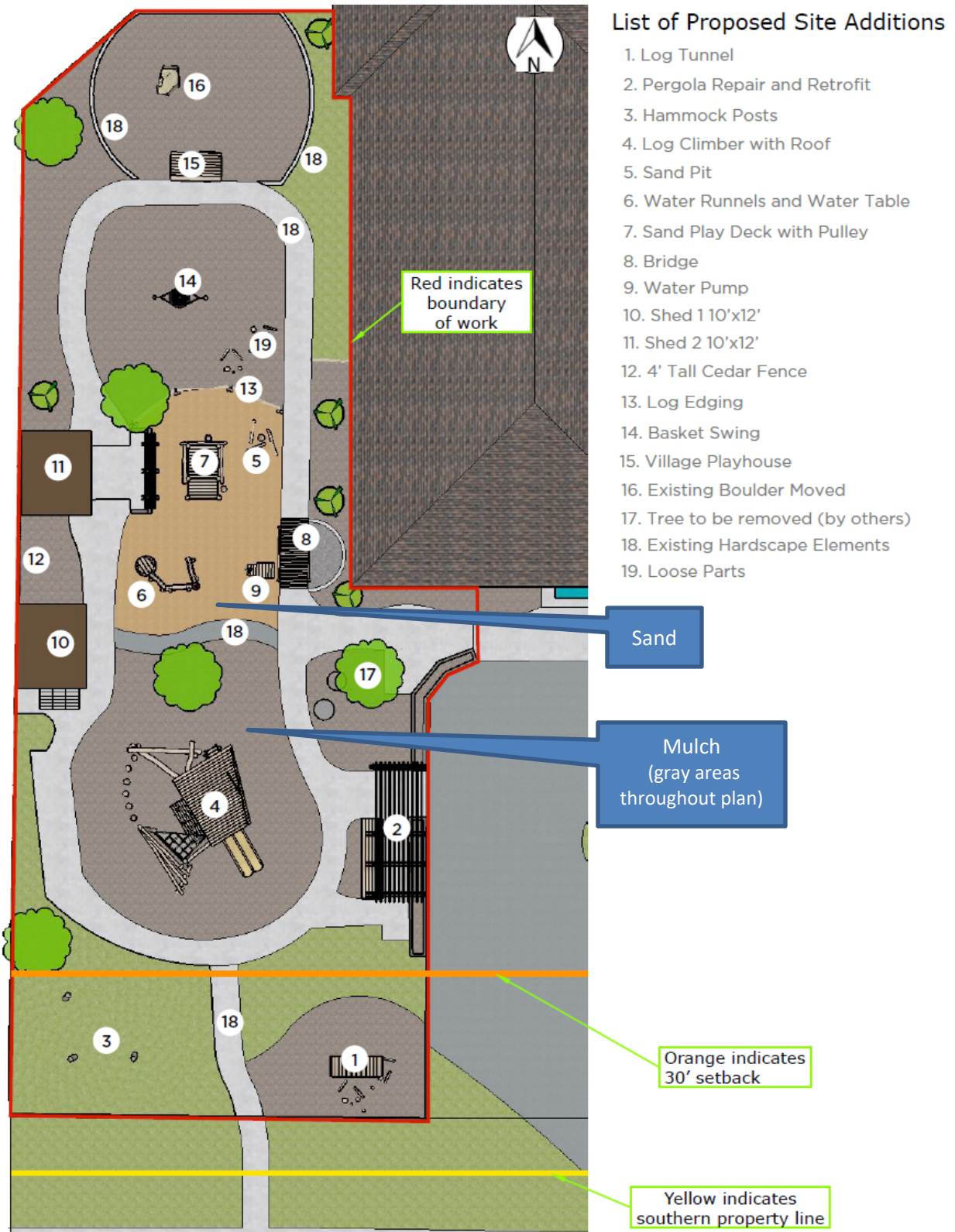


Figure 8 – Proposed Site Improvements



Figure 8 – Proposed Playscape Perspective

The Applicant is not proposing hardscape improvements to the play area or play surfaces. The play surfaces will remain primarily as mulch (engineered wood fiber), with a sand play area in the center of the playground. The Village Engineer has reviewed the materials submitted for this application and does not have concerns about the proposed project. He is working with the Applicant's design team to create a plan to help alleviate current standing water issues, in conjunction with the Village's future stormwater project on Oak Street. Figure 9 on the following page represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.

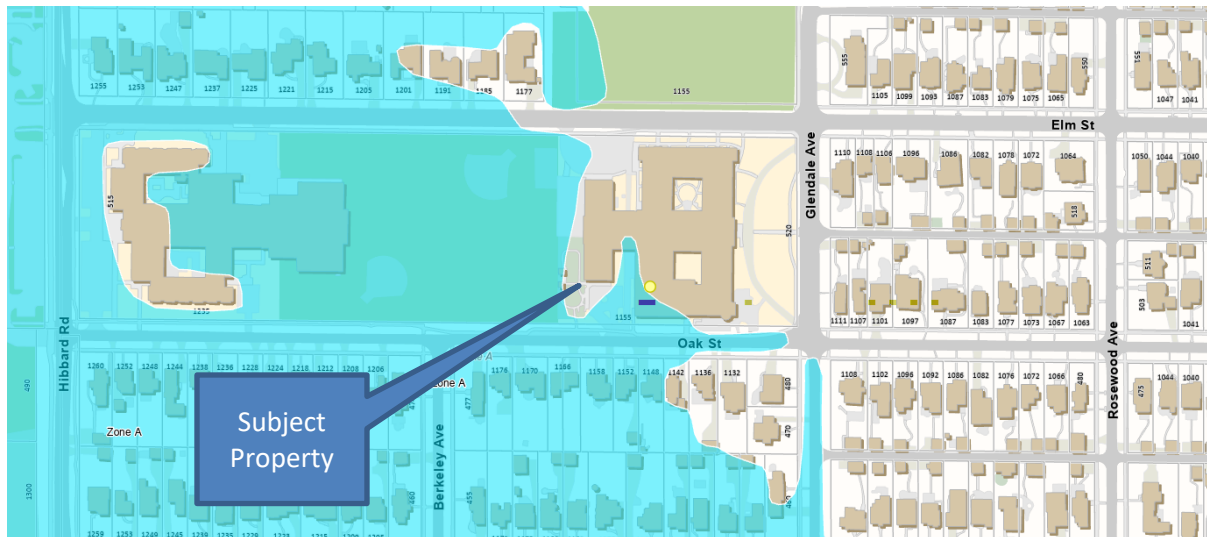


Figure 9 – GIS Floodplain Map

ZONING RELIEF

Although not part of the Commission’s consideration, it should be noted that three variations are being requested to allow the proposed playground improvements to (i) exceed the maximum permitted roofed lot coverage (RLC) for the Subject Property; (ii) provide less than the minimum required front yard setback from Oak Street; and (iii) exceed the maximum permitted height for a shed. The existing improvements on the entire Subject Property are already nonconforming with respect to all three of these zoning standards.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

As noted earlier in this report, the Design Review Board (DRB) considered the request on May 16, 2024. After hearing from staff and no members of the public, the DRB did not have questions for the Applicant. The Board was very supportive of the project and recommended approval by a vote of 7-0.

The Zoning Board of Appeals (ZBA) is scheduled to consider the special use permit and the variation requests on June 10, 2024.

FINDINGS & RECOMMENDATION

The Plan Commission is charged with evaluating Special Uses for consistency with the Comprehensive Plan, as well as the six standards for granting special use permits. As outlined earlier in this report, one of the goals of the Comprehensive Plan is for the Village to “continue to ensure institutional uses, such as schools, religious institutions, and the Public Library, are compatible with the residential neighborhoods in which they are located.” The draft recommendation 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 an existing ordinance granting a Special Use Permit that allowed construction of an addition to Carleton Washburne School on the Subject Property, to allow improvements to the existing Winnetka Public School Nursery playground located on the Subject Property 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-7-2008 **to allow improvements to the existing Winnetka Public School Nursery playground 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

PILLAR 1:

Quality Livable Neighborhoods

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

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

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

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

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

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

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

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

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

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

PILLAR 5:

Educational Excellence

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

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

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

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

ATTACHMENT B

Village of Winnetka
SPECIAL USE PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 24-13-SU

Property Information

Site Address: 1155 Oak St, Winnetka, IL 60093

SU.2024-323

Applicant Information

Name: Winnetka Public School Nursery

Primary Contact: Anna Henerey

Address: 1155 Oak St

City, State, ZIP: Winnetka, IL 60093

Phone No. 847-446-5153

Email: directors@wpsn.org

Architect Information

Name: GRG Playscapes

Primary Contact: Philip Cox

Address: 4121 S 6th Street,

City, State, ZIP: Milwaukee WI, 53221

Phone No. 414-322-3227

Email: _____

Owner Information

Name: WINNETKA PUBLIC SCHOOLS DISTRICT 36

Primary Contact: BRAD GOLDSTEIN

Address: 1235 OAK ST.

City, State, ZIP: WINNETKA, IL 60093

Phone No. 847-561-2522

Email: BRADGOLDSTEIN@WINNETKA36.ORG

Attorney Information

Name: HODGES & LAZZI

Primary Contact: JAMES LEVI

Address: 3030 SALT CREEK RD #202

City, State, Zip: HALLINGTON HEIGHTS, IL

Phone No. 847-670-9000

Email: JLEVI@HLEPIL.COM

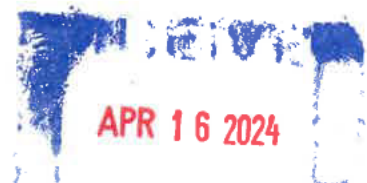
Applicant Signature: _____

Date: 4/16/2024

Property Owner Signature: _____

Date: 4/15/2024

Printed Name of Owner: BRAD GOLDSTEIN



Proposed Project Description

Site Address: 1155 Oak St, Winnetka, IL 60093

Site Administrator Contact: Anna Henerey

Property owner: Winnetka Public Schools

Designer name: GRG Playscapes, Pat McInerney_CPSI (Certified Playground Safety Inspector)

Builder name: GRG Playscapes

1 Scope Of Work

The scope of work area is represented in the following document. The site is approx. 10,000 sq ft and the site is currently an oval network of concrete sidewalks dividing mulched areas, sand play, and grassed areas. The proposed project layout is essentially the same as it is now. We're removing items and replacing them with similar but more functional and aesthetically pleasing versions.

Everything in the current playground site will be demolished except for the following items

- The perimeter fence
- The pergola, which is be repaired
- The concrete pathways
- The concrete slabs under the sheds
- A piece of existing equipment designed for water play will be reused

The new equipment we're adding to the site is described below in section:

- A playhouse
- Hammock Poles
- Water & Sand Play Area
- Bench
- Nest Swing
- Log Tunnel
- Bridge
- Log Climber with Roof
- 2 replacement sheds
- 4' Tall Cedar Fence
- Log Edging
- Loose Parts

2. Excavation

GRG will excavate soil from multiple areas on the site to prepare the space and adhere to Use Zone/Fall Zone requirements. In areas around the swing, the slide, playground regulations stipulate that we excavate to minus 12" for these Fall Zones. This provides for the proper depth of the EWF/Mulch safety surfacing. All spoils will be removed from the site in a timely manner. A dumpster will be on-site and placed in the parking lot (the precise location is TBD).

There is a possibility that a charity contractor called “Kids Around the World” will dismantle and remove the swing and the large Play Structure, see page 22. This company refurbishes old play equipment and provides it to disadvantaged children in impoverished nations.

3. Drainage and Water Management

GRG will not be installing drain tile or incorporating any other method to evacuate water off of the premises. Within each Use Zone/Fall Zone, we will install an additional base layer 4” of clear stone, totaling Use Zone excavation depth to 16”. This clear stone acts as a large dry well that serves to direct water down into the aquifer instead of into the storm sewers or runoff on the surface.

4. Materials

All log material used by GRG is Black Locust. *Robinia Psuedoacacia*, (Black Locust) is a leguminous tree native to North America. It shares the distinction with Osage Orange of being the most rot-resistant wood species on the continent. It’s also exceptionally hard and has an extremely high modulus of elasticity. Black Locust can last rot-free outdoors for 50 or more years without preservative. More specific information on *Robinia Psuedoacacia* can be found in our material submittals (discussed below).

No, glues, sealers, pesticides, chemicals or any other product harmful to people or the environment will be used beside common treated lumber (ACQ, which is the most common wood treatment). GRG strives to hide all treated lumber behind Cedar or Black Locust whenever possible so that children are exposed as little as possible, and for aesthetic reasons.

Six Standards

1. Public Health, Safety, Comfort, Morals, and General Welfare:

The proposed playground design prioritizes public health and safety by introducing natural play elements such as the black locust log climber and cedar structures, which provide sturdy and tactile surfaces for children to explore. These features encourage gross motor play and interaction with nature, promoting physical activity and cognitive development in a safe and nurturing environment. Additionally, amenities like the sand play area with water runnels and pump contribute to sensory stimulation and imaginative play, enhancing the overall comfort and well-being of visitors.

2. Impact on Other Properties:

The replacement of the plastic and metal play structures with natural amenities like the log climber, wood bridge, and log tunnel improves the aesthetic appeal of the immediate vicinity while minimizing the impact on neighboring properties. Careful consideration has been given to sightlines for caregivers, ensuring supervision without compromising the sense of autonomy for children engaging in dramatic play within the playhouse or sand play area. The integration of black locust slab bench offers seating for caregivers while complementing the natural landscape, preserving property values and enhancing the enjoyment of the space for all.

3. Impact on Development:

The playground design seamlessly integrates with the surrounding environment, particularly with the mature trees on-site. Features such as the log climber and wood bridge are carefully positioned to maximize interaction with nature, providing opportunities for children to explore and learn in a natural setting. The open-ended creative play experience facilitated by amenities like the log tunnel and playhouse encourages children to engage with their surroundings while fostering a sense of wonder and curiosity, complementing rather than impeding future development plans for the area.

4. Traffic Congestion:

This playground has existed on this site for many years and doesn't affect traffic on the adjacent road or parking lots. The layout of amenities has been thoughtfully planned to optimize space utilization and pedestrian circulation, with consideration given to ingress and egress points.

5. Infrastructure and Facilities:

The utilization of dry wells ensures effective drainage without compromising the integrity of the site or existing infrastructure and discourages and often eliminates surface water runoff. The replacement of sheds with new ones further enhances the operational capacity of the playground, ensuring that utilities and storage facilities meet the demands of the special use without detracting from the overall visitor experience.

6. Other Considerations:

The playground design fosters high levels of engagement through an open-ended creative play experience, where children can explore, imagine, and create meaning through their interactions with natural materials and features. The design philosophy prioritizes gross motor play and interaction with nature, providing opportunities for children to develop physical skills, social connections, and emotional resilience in an unstructured and supportive environment. By encouraging exploration and discovery, the playscape nurtures a sense of curiosity and wonder, fostering a lifelong appreciation for the natural world and the power of imaginative play.

Statement on our Design Philosophy

An Outdoor Play Revolution

We've spent a lot of time over the years observing children at play. With this, certain themes have emerged and these elements are the basis of our approach to any play space, large or small. These seven concepts drive our evaluation of what exists and our imagination for what could be.

Landscapes into Playscapes

Create a world for children to enter and their whole self will be immediately engaged. We accomplish this by using the Whole Space: this approach eliminates underused zones and often includes topographical interest with hills, banks, and berms. The **playground** becomes a **playscape**, activity is dispersed throughout the entire space and boredom is a thing of the past.

Open -Ended Play

A properly designed and built playscape can have a huge impact on the development of a child's executive functioning skills. This is accomplished by trusting children to make choices, take risks and develop the physical, cognitive and social skills needed to navigate a creative environment. Our spaces are not scripted, closed- loop environments, rather they encourage high levels of engagement through an open- ended creative play experience.

Nature

GRG's playscapes are built with time tested natural materials that are gentle to the touch and highly creative in form. A natural space creatively designed with the use of nature's building blocks gives kids a break from the highly artificial world. Nature has been proven to have healing effects, decreases stress and gives children a greater appreciation for the environment. Using nature as a building block for play environments elicits a sense of wonder; a key component of self discovery.

Adventure Play

Adventure components encourage gross motor movement, such as climbing, jumping, running, swinging, balancing, and building upper body strength. Adventure is the exhilaration of movement and the challenge of building physical strength and skill.

Village Play

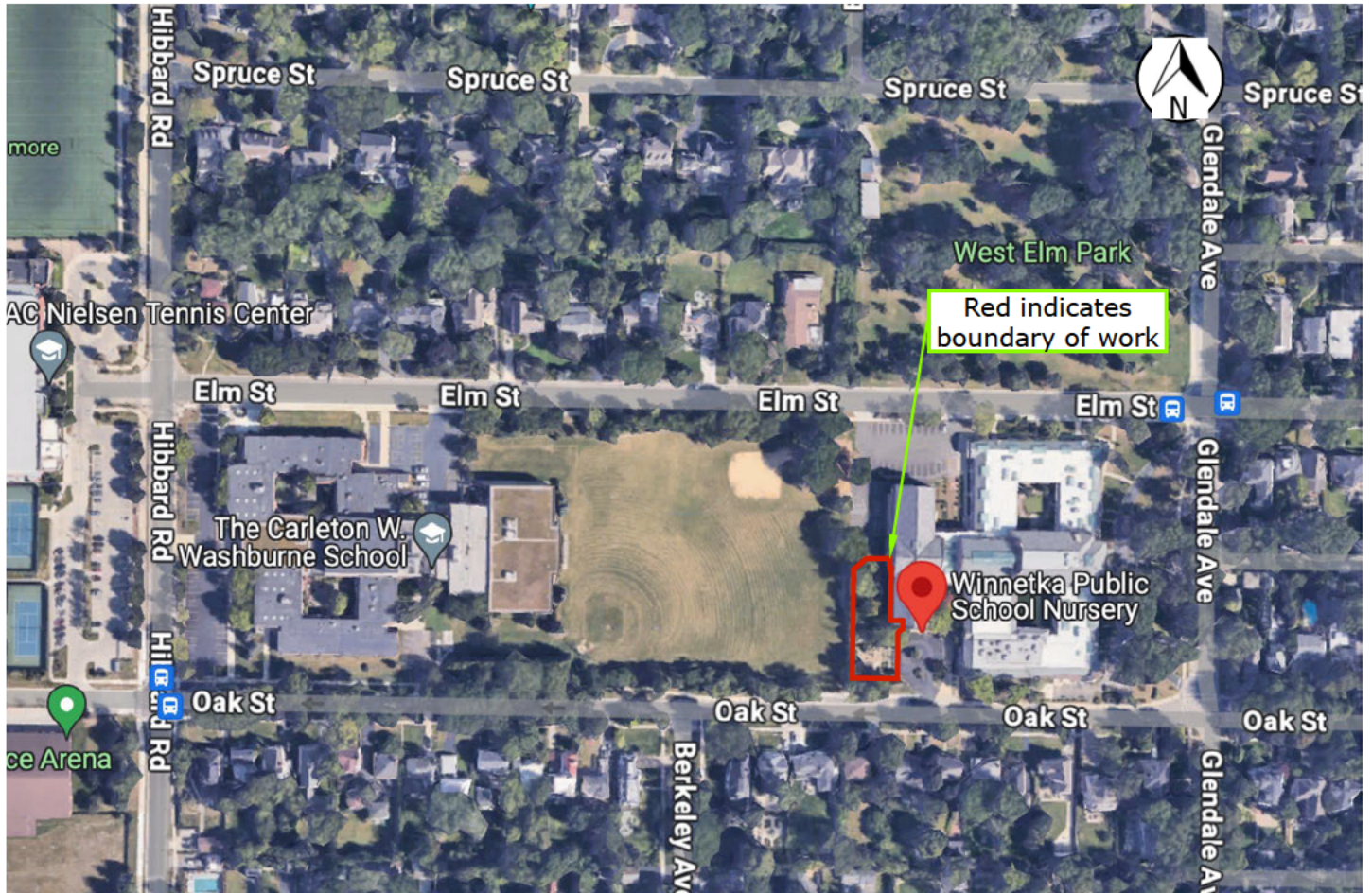
Village components encourage imaginative and dramatic play. These are the forts, the play houses, the bustling common areas or the peaceful retreats. This is the world where stories are created, dramas unfold, and children make meaning through creation and relationships.

Loose Parts

Loose Parts in a natural playground, such as stumps, wooden blocks, sand, branches and even tricycles are the perfect media for unscripted, imaginative play. Building and rebuilding again, kids are inspired to collaborate and continually make the space their own. This initiates a greater use of language and problem solving and allows children a sense of autonomy.

Caregiver Experience

Caregiver experience measures how the childcare providers interact with the space. An enriching space should be comfortable, easily supervised, generally enjoyable and adaptable for a variety of activities to compliment indoor learning experiences. We transform “no” spaces (outdoor areas that are unorganized, unsafe and fragmented) into “yes” playscapes that encourage quality interaction between child and caregiver.





Views From the Road South of the Site (Oak Street)

ACU	=	AIR CONDITIONER UNIT
BL	=	BUILDING LINE
BOL	=	BOLLARD
BOL	=	BUILDING SETBACK LINE
CL	=	CENTER LINE
CLF	=	CHAIN-LINK FENCE
CMP	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CWW	=	CONCRETE WINDOW WELL
DC	=	DERESSED CURB
DE	=	DRAINAGE EASEMENT
DS	=	DOWNSPOUT
DU	=	DESTINATION UNKNOWN
ELEC	=	ELECTRIC
EM	=	ELECTRIC METER
ESW	=	EASEMENT FOR SEWER AND WATER
EW	=	ESCAPE WINDOW WELL
F/F	=	FINISHED FLOOR
GM	=	GAS METER
IR	=	IRON PIPE
IR	=	IRON ROD
LSP	=	LANDSCAPE AREA
MB	=	MAILBOX
N	=	NORTH
OHW	=	OVERHEAD WIRE
PEDC	=	CABLE PEDESTAL
PEDT	=	TELEPHONE PEDESTAL
PUDE	=	PUBLIC UTILITY & DRAINAGE EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
PVC	=	POLYVINYL CHLORIDE
(R)	=	RECORD
RCP	=	REINFORCED CONCRETE PIPE
RET	=	RETAINING
S	=	SOUTH
ST	=	STORM
T/P	=	TOP OF PIPE
UE	=	UTILITY EASEMENT
UGW	=	UNDERGROUND WIRE
UP	=	UTILITY POLE
WF	=	WOOD FENCE
WW	=	WINDOW WELL
WP	=	REFERENCE POINT
○	=	MANHOLE
⊗	=	ROUND OPEN GRATE MANHOLE
⊕	=	VALVE VAULT
⊞	=	SQUARE OPEN GRATE MANHOLE
⦿	=	FIRE HYDRANT
●	=	B-BOX
○	=	CLEAN-OUT
▨	=	BRICK
▩	=	CONCRETE
▬	=	CONCRETE CURB
☼	=	BUSH
☼ ⁴	=	EVERGREEN VARIETY WITH UMBRELLA WIDTH IN FEET
☼	=	BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES
⚡	=	UTILITY POLE WITH LIGHT
⚡	=	LIGHT
⚡ ²	=	SIGN WITH NOTE NUMBER
⚡	=	ELEVATION AT BACK OF CURB
⚡	=	DETECTABLE WARNING STRIP

2 SPEED LIMIT 20 MPH
3 NO PARKING
4 STOP
5 GLINDEN AVENUE AND OAK STREET
6 ONE WAY 8AM-4PM MONDAY-FRIDAY
7 NO LEFT TURN
8 NURSERY
9 SCHOOL BUS LOADING ZONE
0 DO NOT ENTER
1 NO PARKING HERE TO CORNER
2 HANDICAP PARKING
3 THE SKOKIE SCHOOL
4 SCHOOL BUSES ONLY
5 NO VEHICLES BEYOND THIS POINT
6 RESERVED FOR TRAVEL STAFF

NOTE:
ALL STRIPING SHOWN IS SOLID YELLOW PAINT
UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.

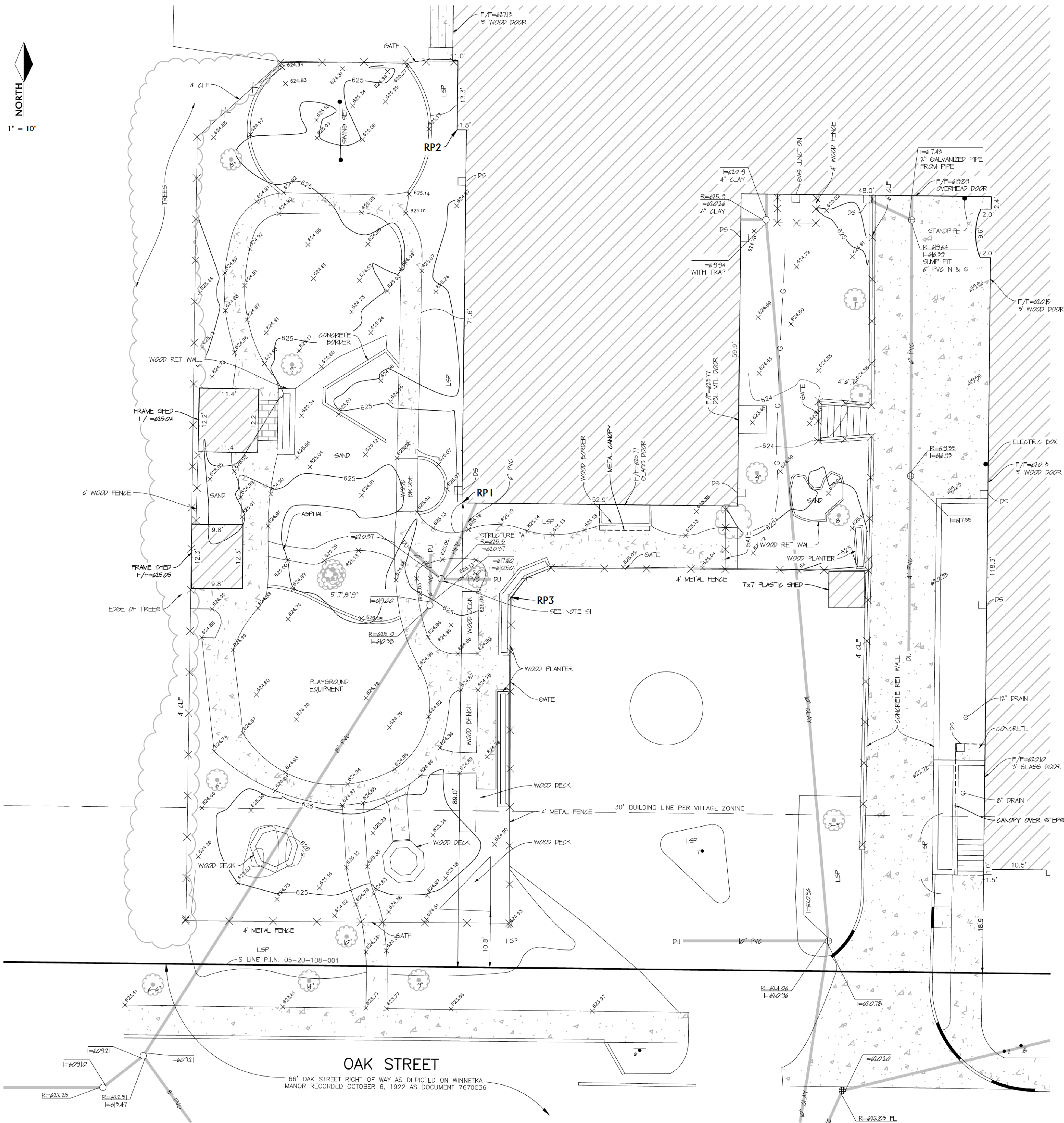
BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN
HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

NO DIMENSIONS TO BE ASSUMED FROM SCALING

FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST,
UNLESS OTHERWISE NOTED.

NOTE ON DATUM:
BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE
COORDINATES AND DO NOT MATCH RECORDED BEARINGS

REVISED DATED: MAY 3, 2024 (ADD SETBACK & WOOD TIES)
 REVISED DATED: MAY 3, 2024 (ADD BUILDING TIES)
 REVISED DATED: MAY 2, 2024 (RIGHT OF WAY INFORMATION)
 REVISED DATE: SEPTEMBER 12, 2023 (REFERENCE POINTS)
 REVISED DATE: SEPTEMBER 11, 2023 (MANHOLES)
 DATE: AUGUST 22, 2023
 ORDER NO: 230864
 PROJ. NO: 2253
 FOR: GRG PLAYSCAPES
 PROJ. NAME: 520 GLENDALE AVENUE, WINNETKA - THE SKOKIE SCHOOL
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 Professional Design Firm Registration #184-002793.



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1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

TOPOGRAPHIC MAP

OF PART OF

SKOKIE SCHOOL

WINNETKA, ILLINOIS

ADDRESS:
520 GLENDALE AVENUE
WINNETKA, ILLINOIS 60093
P.I.N.: 05-20-108-001

NOTE S1: THE PIPE NOTED AS PIPE 1 GOES UNDER STORM STRUCTURE "A" BUT DOES NOT CONNECT TO SAID STRUCTURE. PIPE 1 APPEARS TO RUN UNDER STRUCTURE "A" AND THERE ARE NO OBSERVABLE CONNECTIONS IN STRUCTURE "A" FOR PIPE 1 TO CONNECT. LUCKY LOCATORS DID NOT SHOW ANY TRACING OR MARKING FOR THOSE PIPES.

UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE AND INFORMATION SUPPLIED BY LUCKY LOCATORS, INC. ON 8/11/23.

BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO BUILDING CORNERS.

FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST

NO DIMENSIONS TO BE ASSUMED FROM SCALING

EASEMENTS AND BUILDING LINES AS SHOWN HEREON (OR THE VACATION OF THE SAME) ARE DERIVED FROM RECORD PLATS OF SUBDIVISION AND OTHER PUBLIC DOCUMENTS MADE AVAILABLE TO THIS SURVEYOR. ADDITIONAL EASEMENTS, BUILDING SETBACKS AND OTHER RESTRICTIONS MAY EXIST OVER THE SUBJECT PROPERTY AND WOULD BE IDENTIFIED BY A TITLE SEARCH. ZONING DISTRICT HAS NOT BEEN DETERMINED. FOR CURRENT ZONING RESTRICTIONS CONTACT LOCAL MUNICIPALITY.

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

NOTE: THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE BEEN PLACED IN THESE MARKS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

NOTE:
NO LEGAL DESCRIPTION OR TITLE COMMITMENT HAS BEEN PROVIDED TO THIS SURVEYOR

BENCHMARK:
NGS MONUMENT LAK137 1A (J42875)
MONUMENT DESCRIBED AS LOCATED APPROXIMATELY 3.4 MI NORTHWEST OF LAKE
BLUFF, 4.5 MI NORTHEAST OF LIBERTYVILLE IN SECTION 9, T46N, R12E. TO REACH
FROM THE JUNCTION OF IL RT 43 AND IL RT 137 PROCEED EAST ON IL RT 137 0.2
MI TO THE STATION LOCATED IN GRASS MEDIAN 35 FT SOUTH OF THE CENTERLINE OF
IL RT 137. WESTBOUND STATION IS 153 FT SOUTHEAST OF 24 IN ELM TREE, 63.8 FT
SOUTHEAST OF MANHOLE, 58.3 FT SOUTHWEST OF INLET, 12 FT NORTH OF INLET, 85.2
FT NORTH OF POWERPOLE, 85 FT EAST OF EDGE OF CONCRETE MEDIAN, AND 2.0 FT
WEST OF AN ORANGE FIBERGLASS WITNESS POST. NOTE-- ACCESS TO DATUM POINT
THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.35 FT BELOW CAP. PK NAILS WERE
SET IN WOOD PHYSICAL TIES.
ELEVATION = 707.81 NAVD 88 DATUM

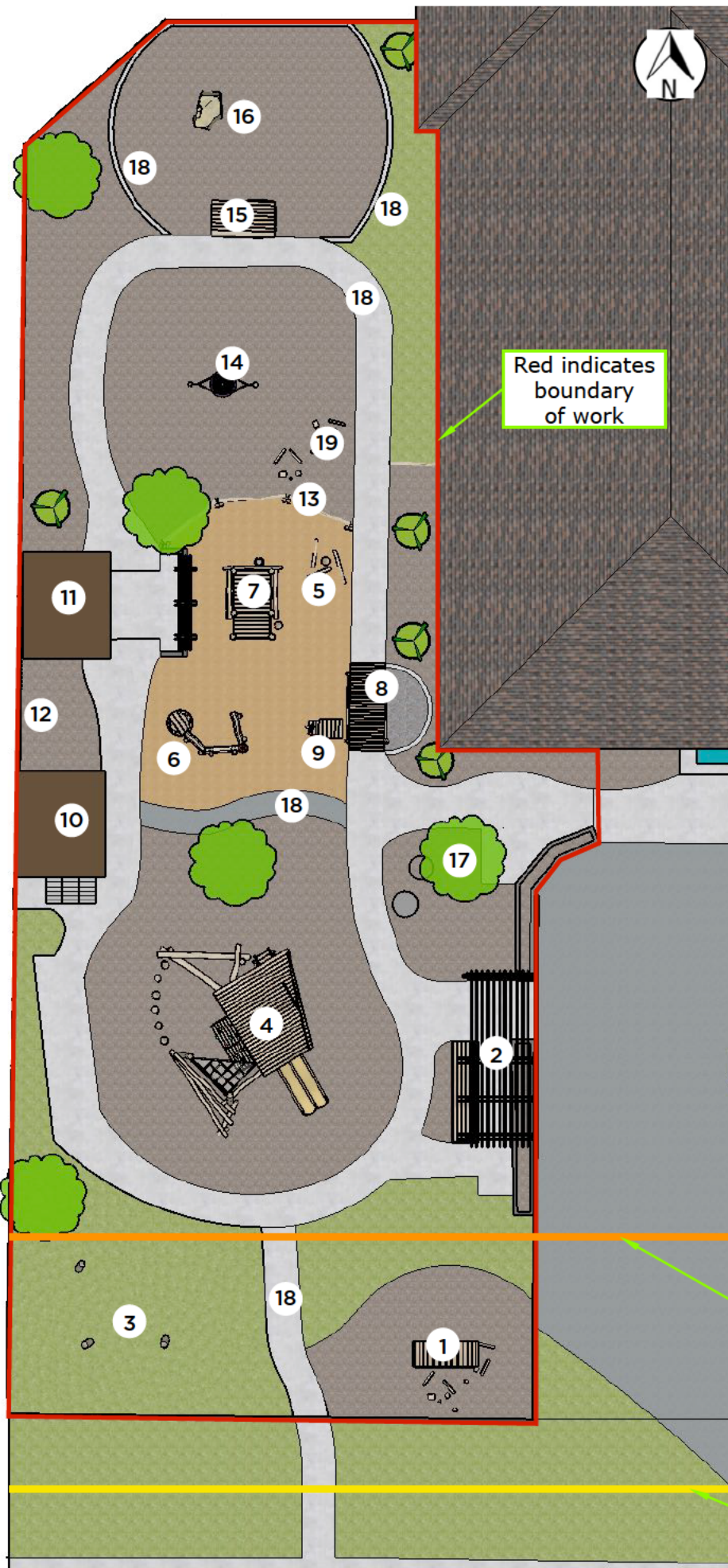
SITE BENCHMARK NO. 1:
ARROW HEADBOLT OF FIRE HYDRANT
ELEVATION = 626.59

SITE BENCHMARK NO. 2:
ARROW HEADBOLT OF FIRE HYDRANT
ELEVATION = 630.66

SITE BENCHMARK NO. 3:
ARROW HEADBOLT OF FIRE HYDRANT
ELEVATION = 627.68

SITE BENCHMARK NO. 4:
ARROW HEADBOLT OF FIRE HYDRANT
ELEVATION = 625.50

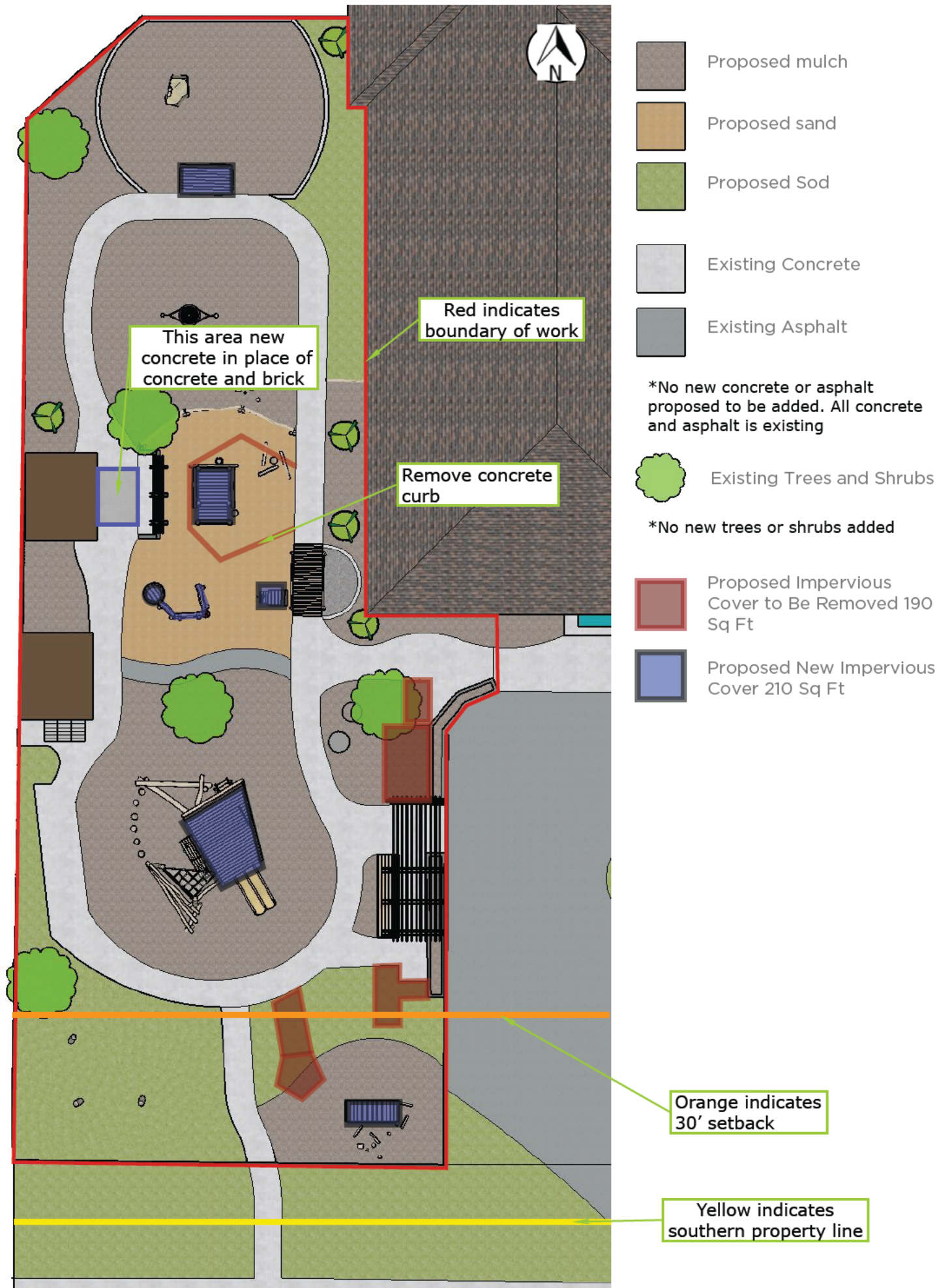
DATE OF FIELD INSPECTION:
AUGUST 17, 2023



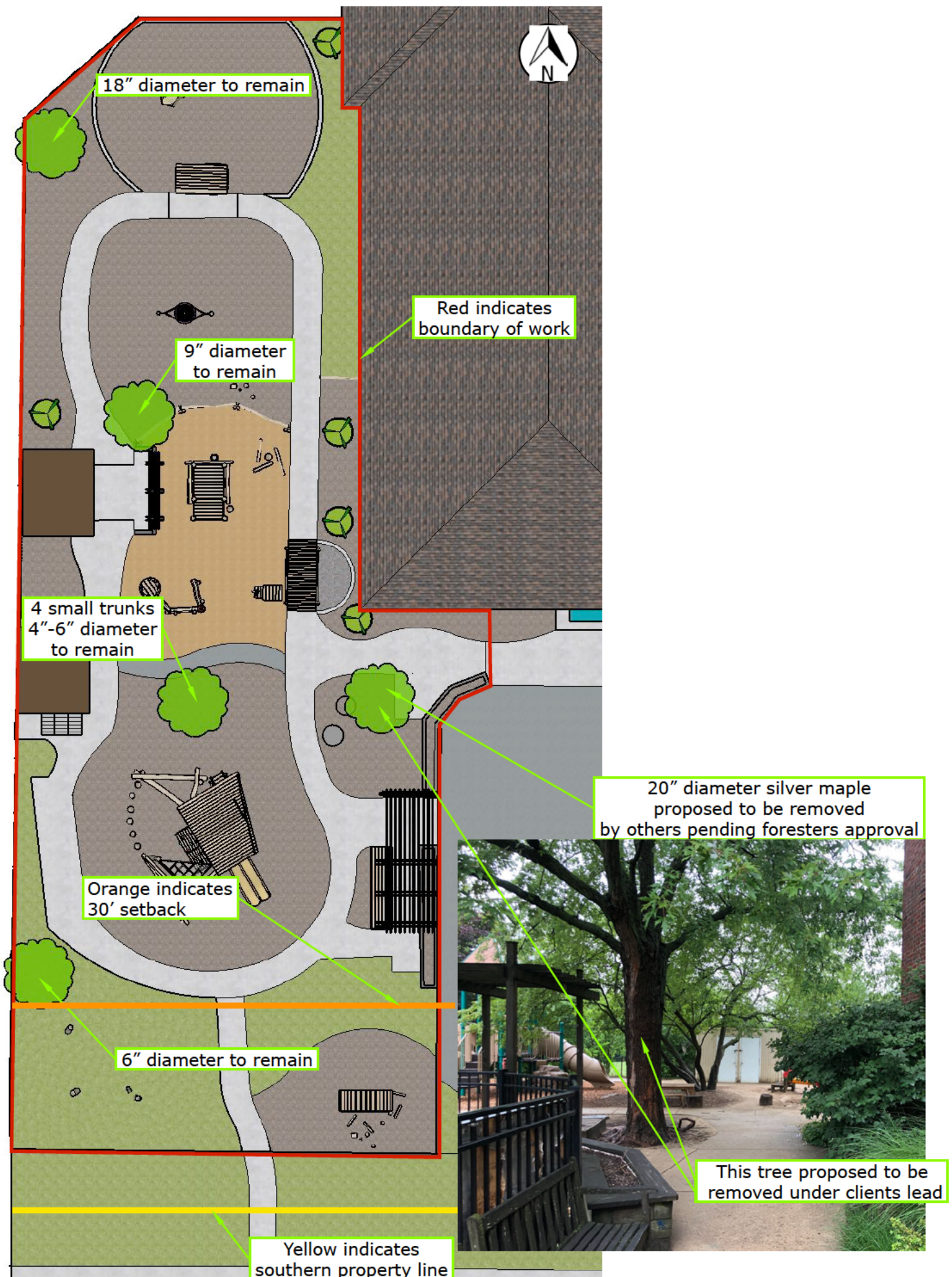
List of Proposed Site Additions

1. Log Tunnel
2. Pergola Repair and Retrofit
3. Hammock Posts
4. Log Climber with Roof
5. Sand Pit
6. Water Runnels and Water Table
7. Sand Play Deck with Pulley
8. Bridge
9. Water Pump
10. Shed 1 10'x12'
11. Shed 2 10'x12'
12. 4' Tall Cedar Fence
13. Log Edging
14. Basket Swing
15. Village Playhouse
16. Existing Boulder Moved
17. Tree to be removed (by others)
18. Existing Hardscape Elements
19. Loose Parts

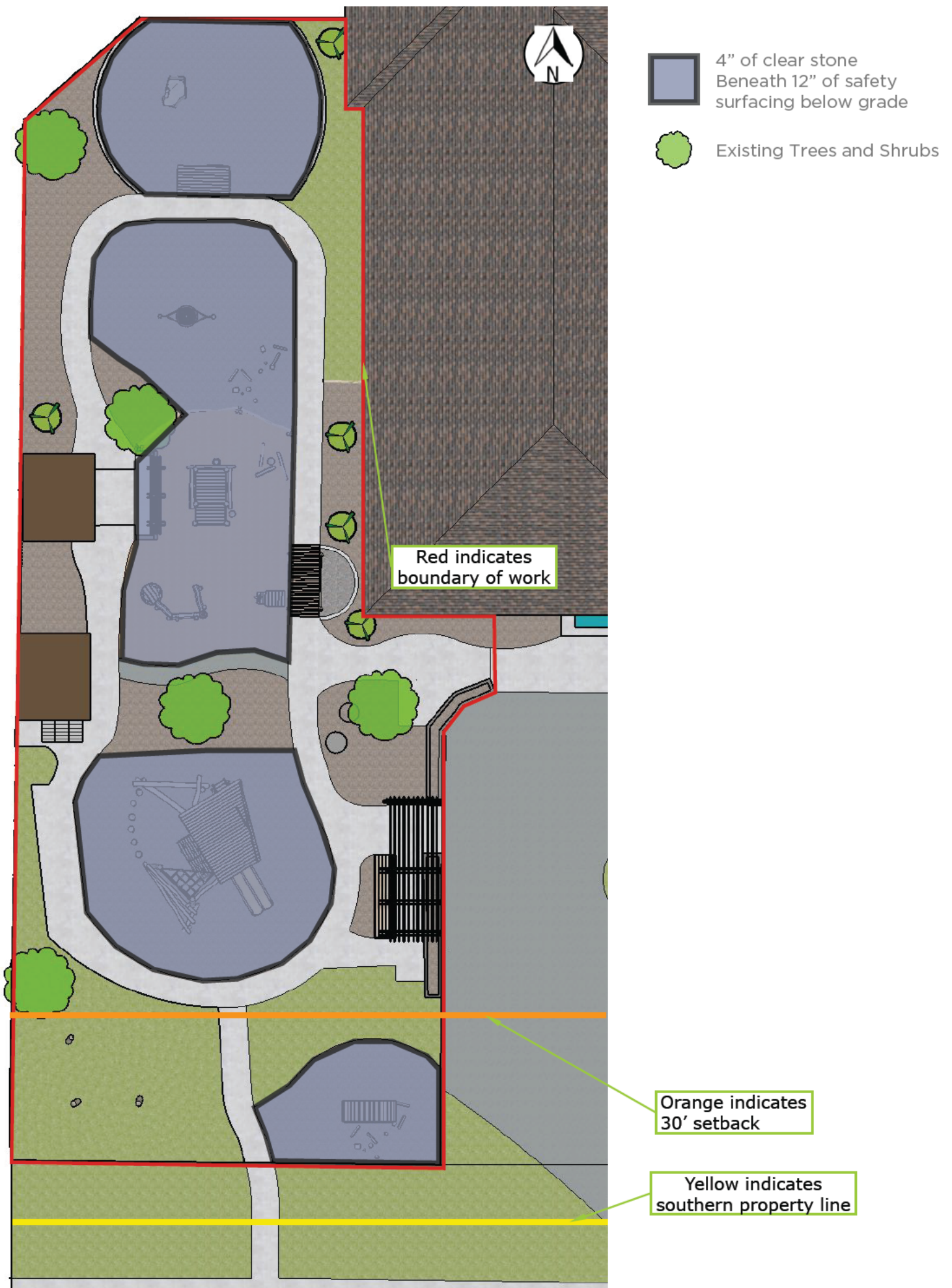
Plan Showing Proposed Site Improvements



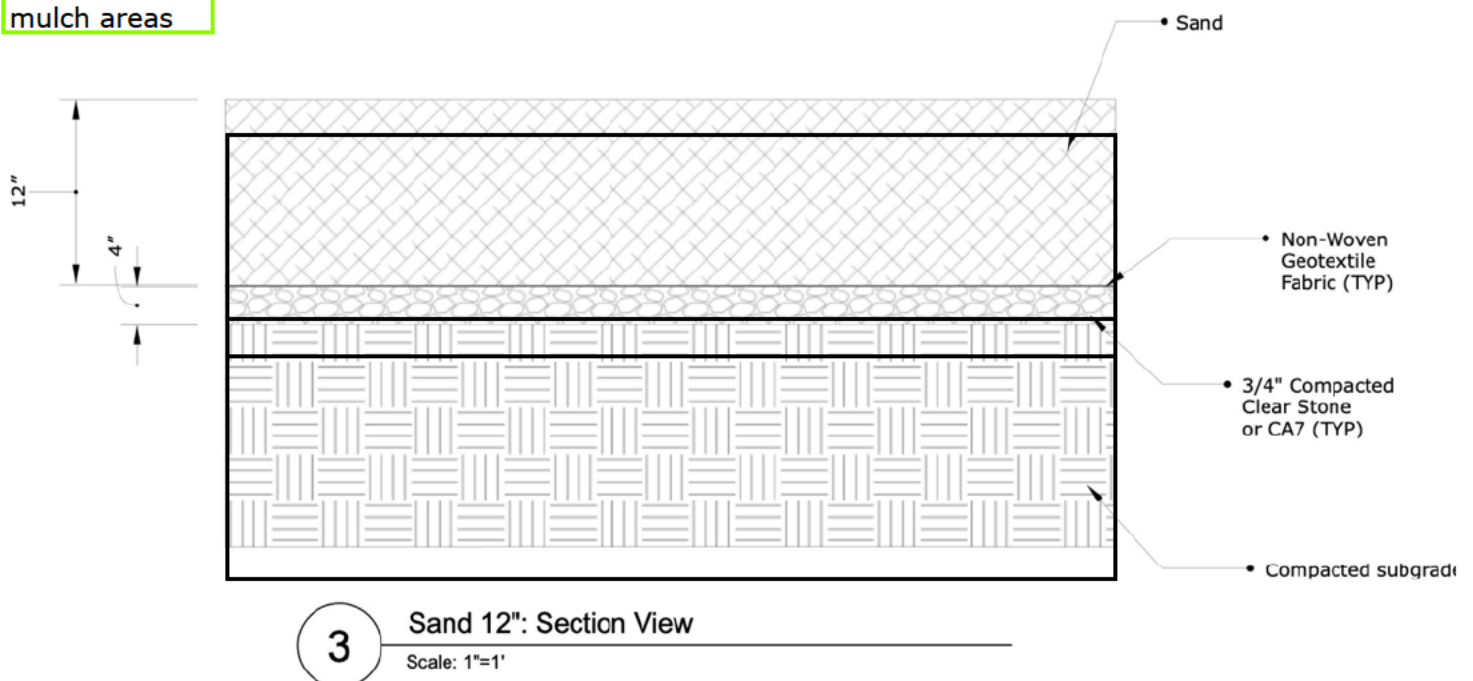
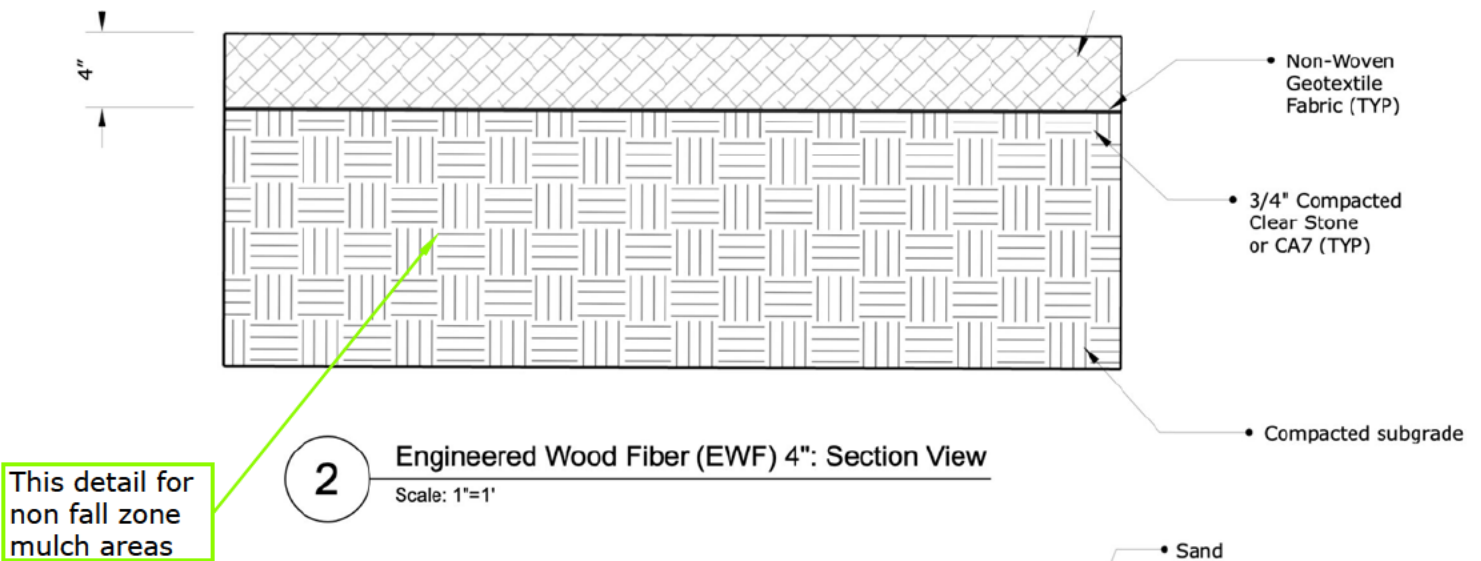
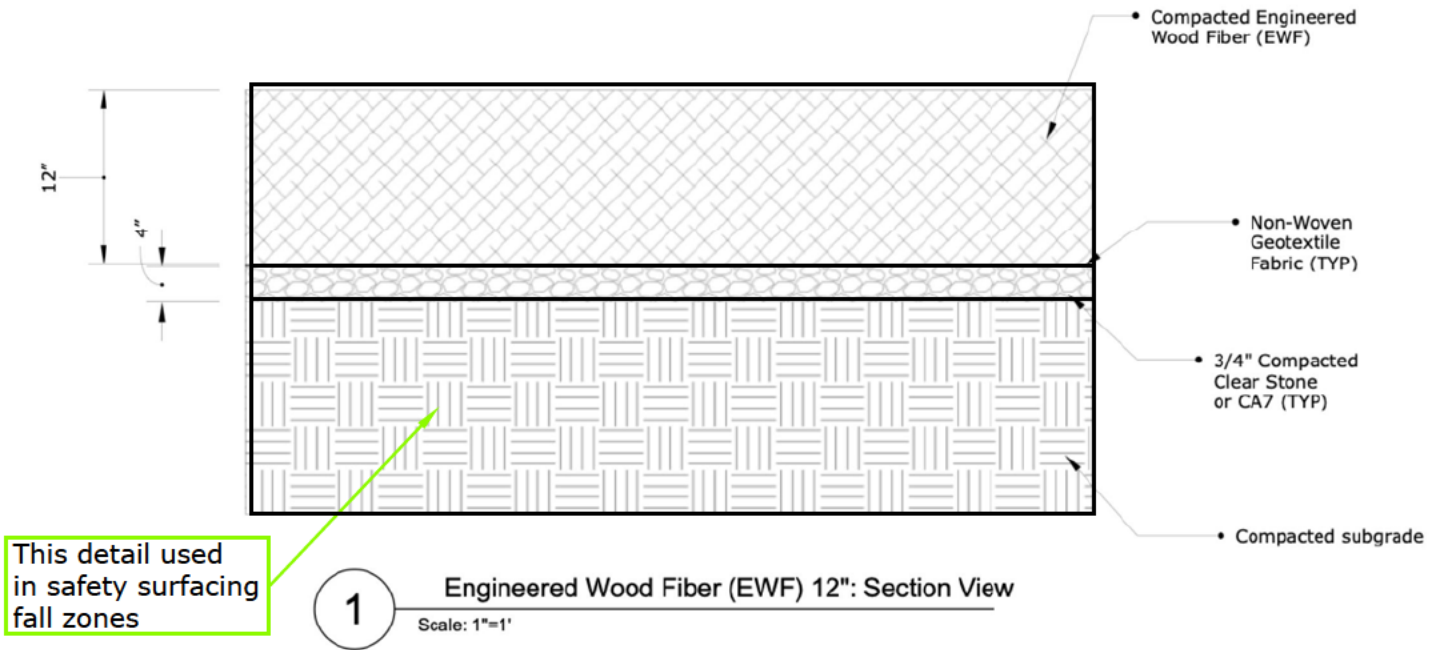
Plan Showing Proposed Surfacing and Impervious Cover



Existing Trees and Diameters



Proposed Clear Stone and Safety Surfacing Location

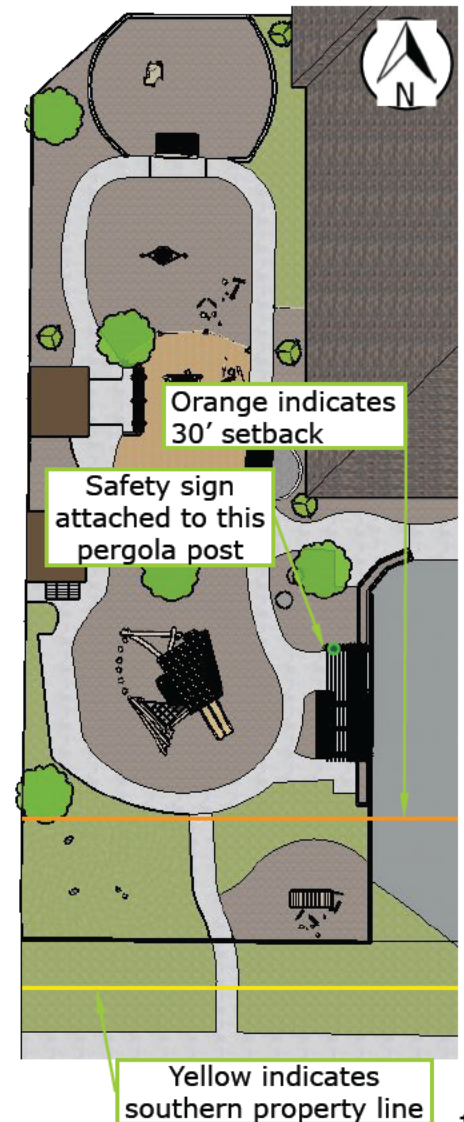


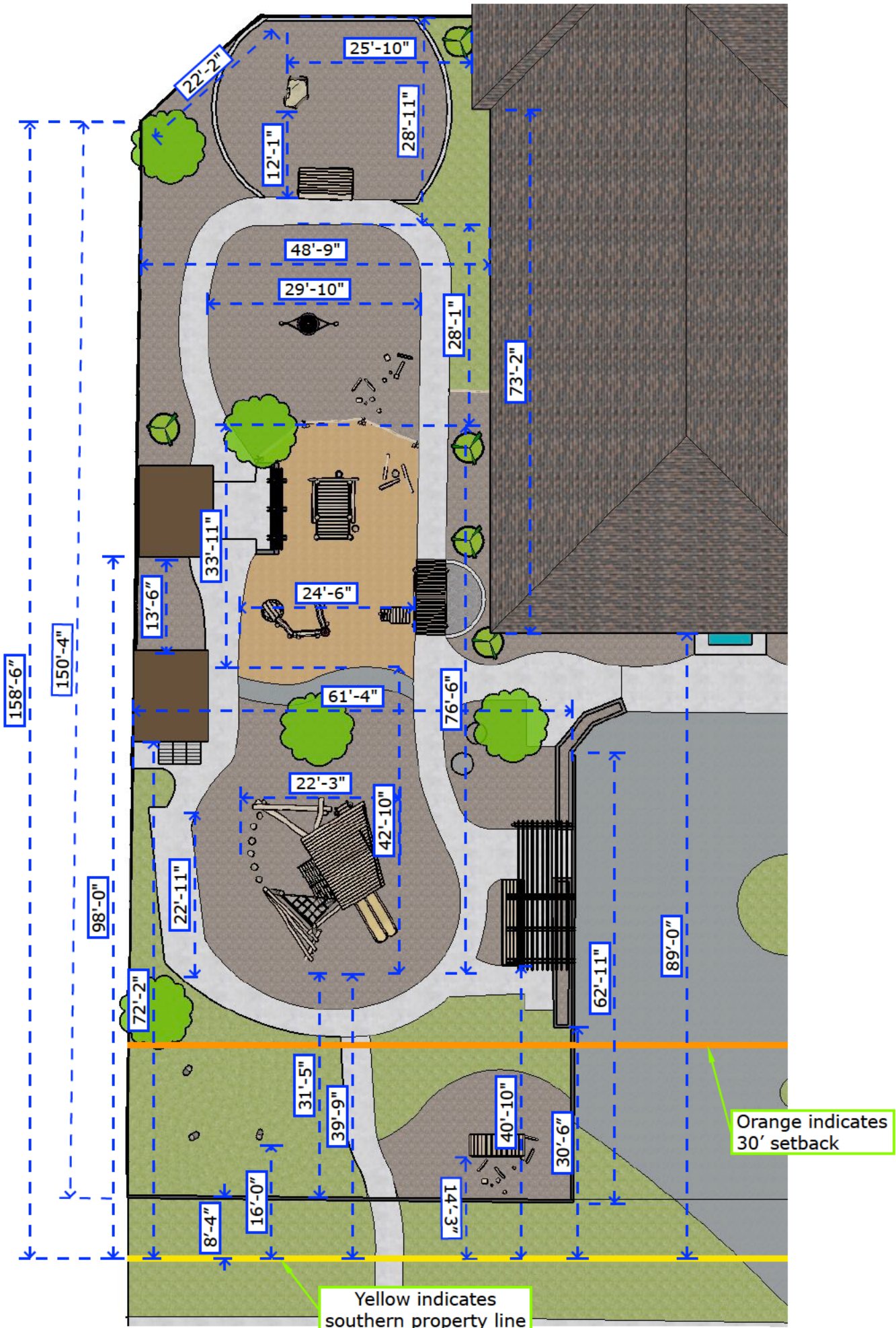


The green sign is made of Metal Max and Scotchcal High Tack Graphic Film.
The sign is made of aluminum.
Will be installed 4' high on existing pergola post



Proposed Safety Sign





Proposed Site Overall Dimensions

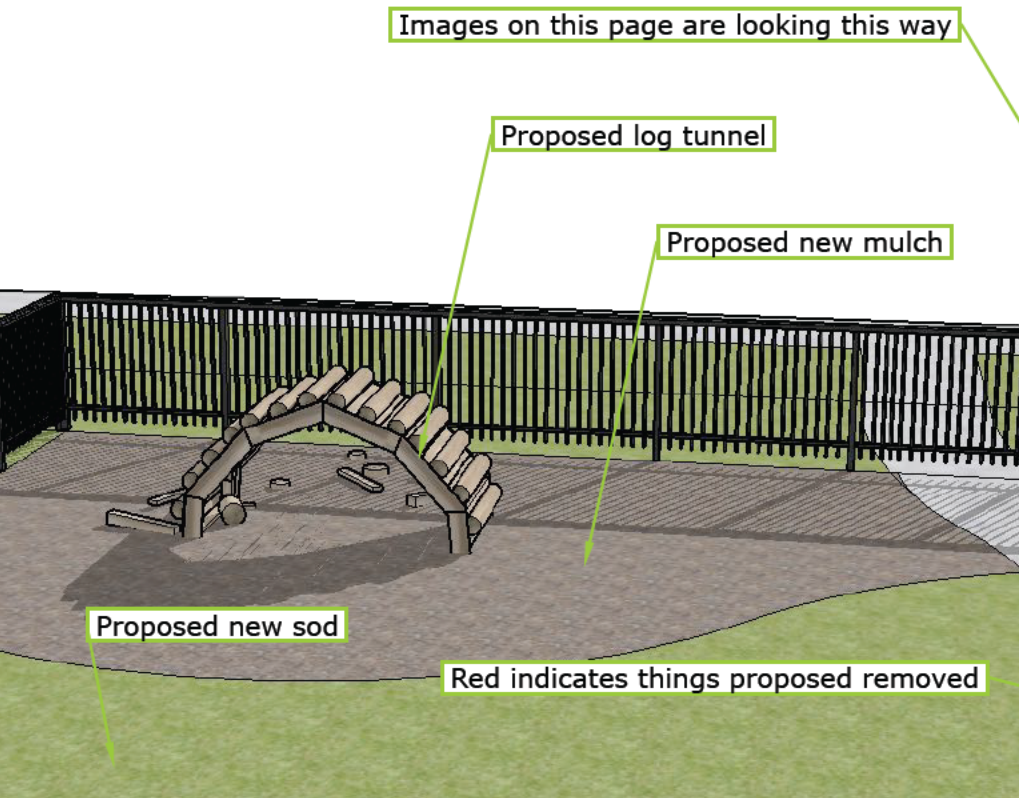


Proposed Playscape Overview Perspective



Southeast Corner Existing Conditions

Image shows existing site. Red shows what we propose to remove

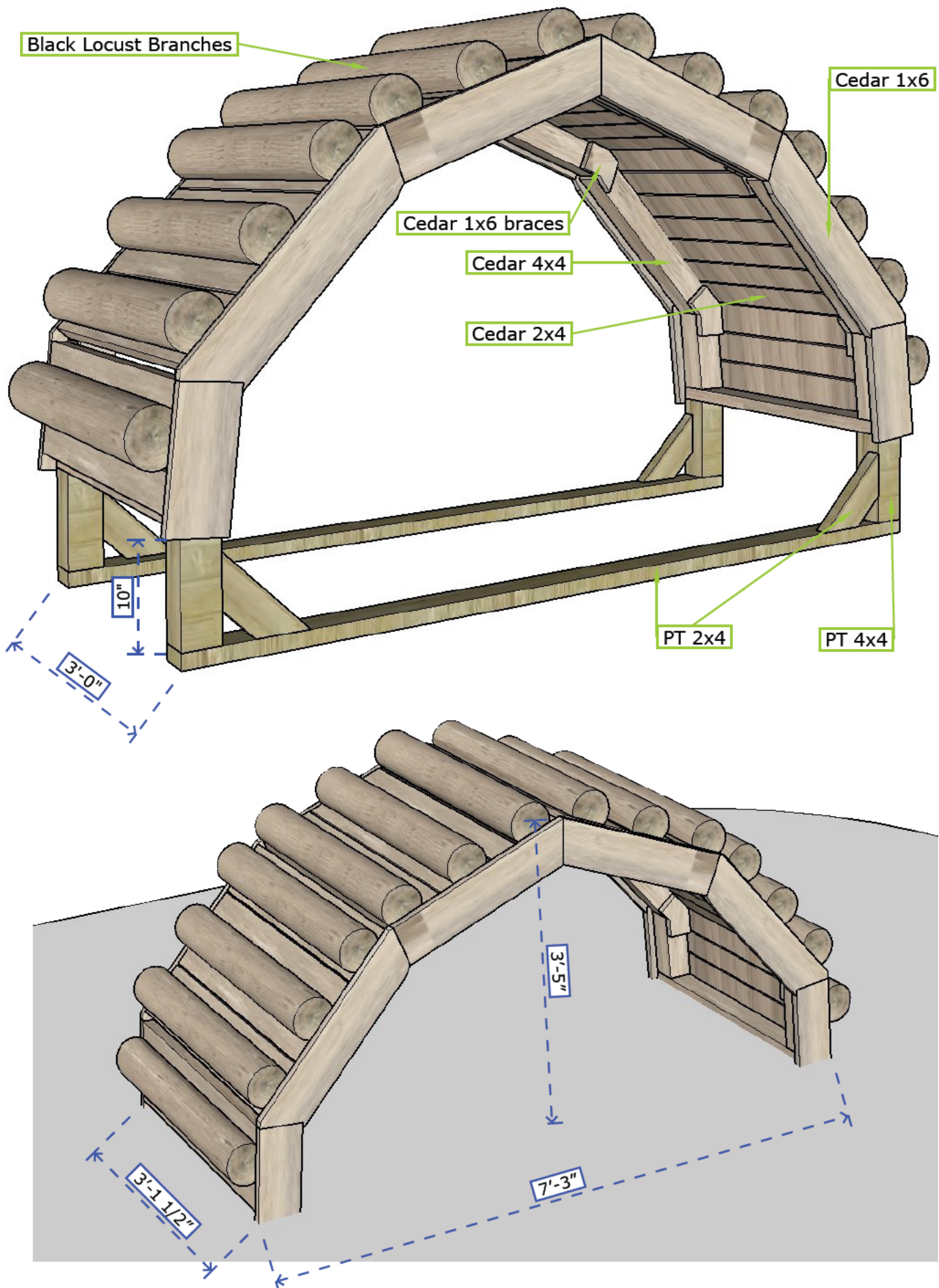


Southeast Corner Proposed Changes

Yellow indicates southern property line

Page 38 of 54



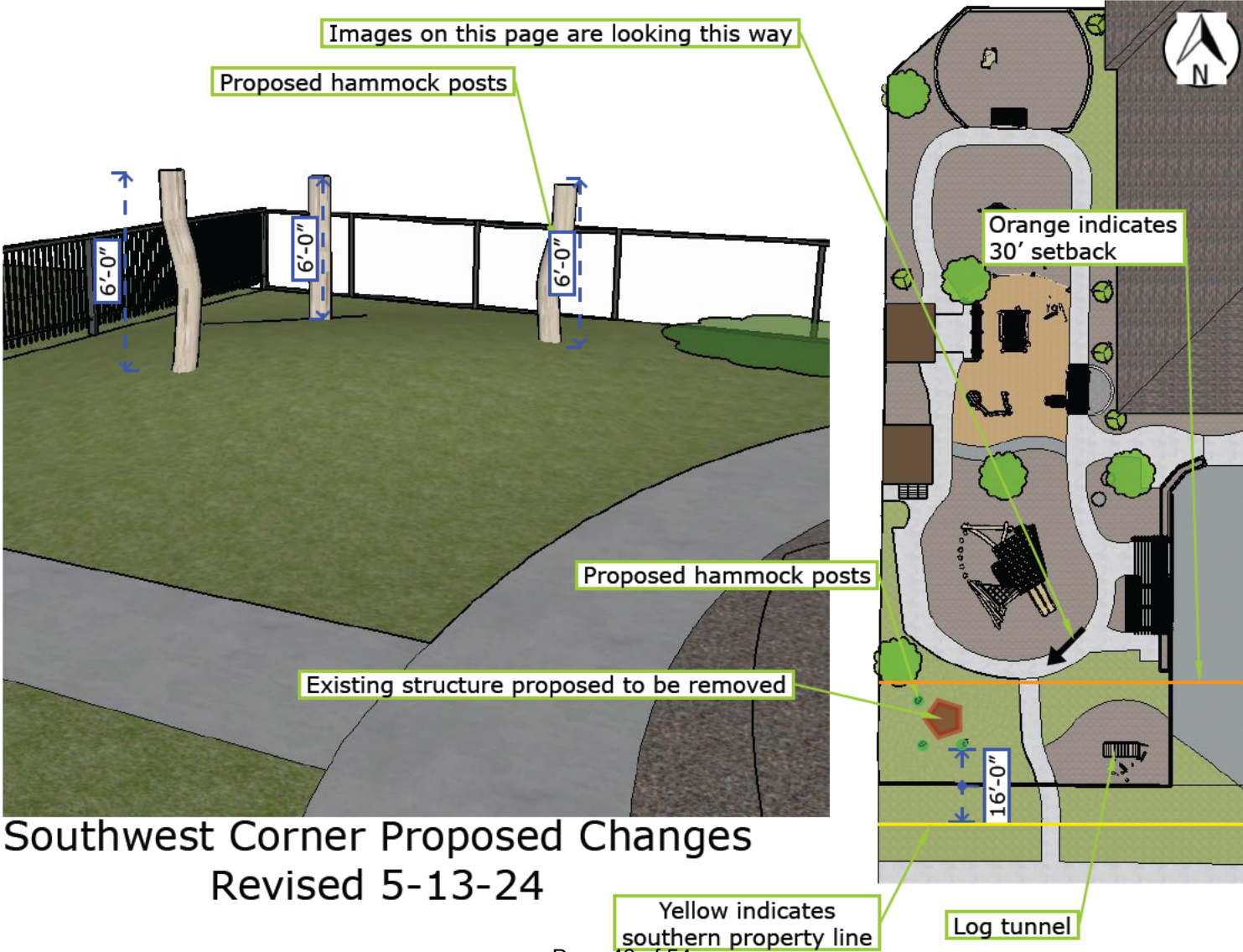


Log Tunnel Detail



Southwest Corner Existing Conditions

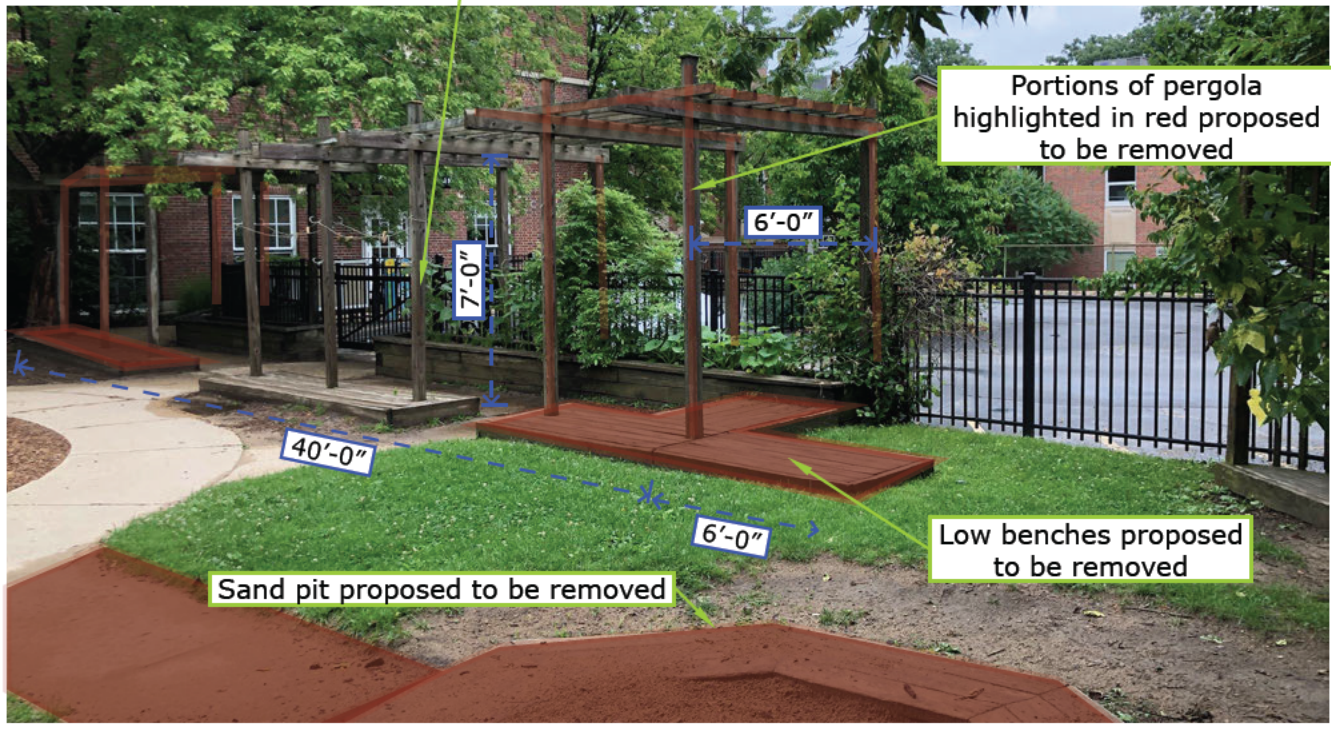
Image shows existing site. Red shows what we propose to remove



Southwest Corner Proposed Changes Revised 5-13-24

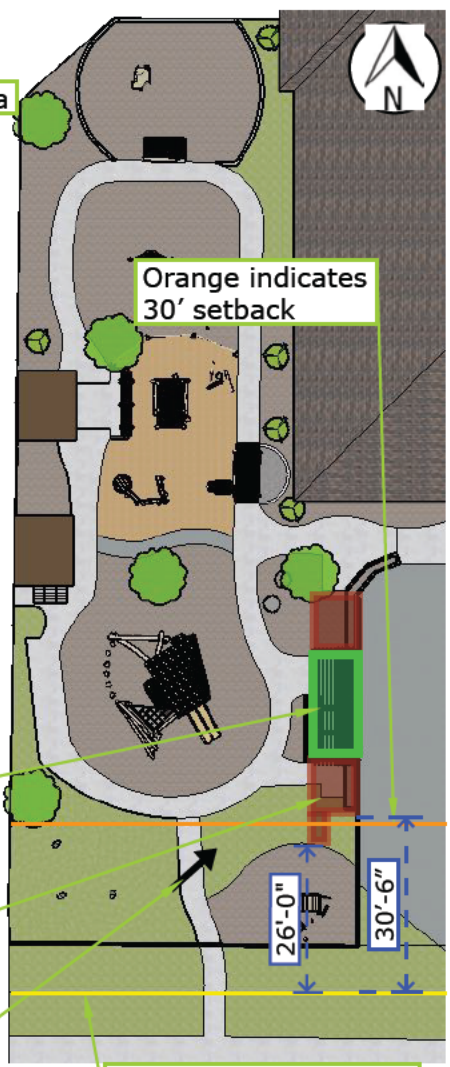
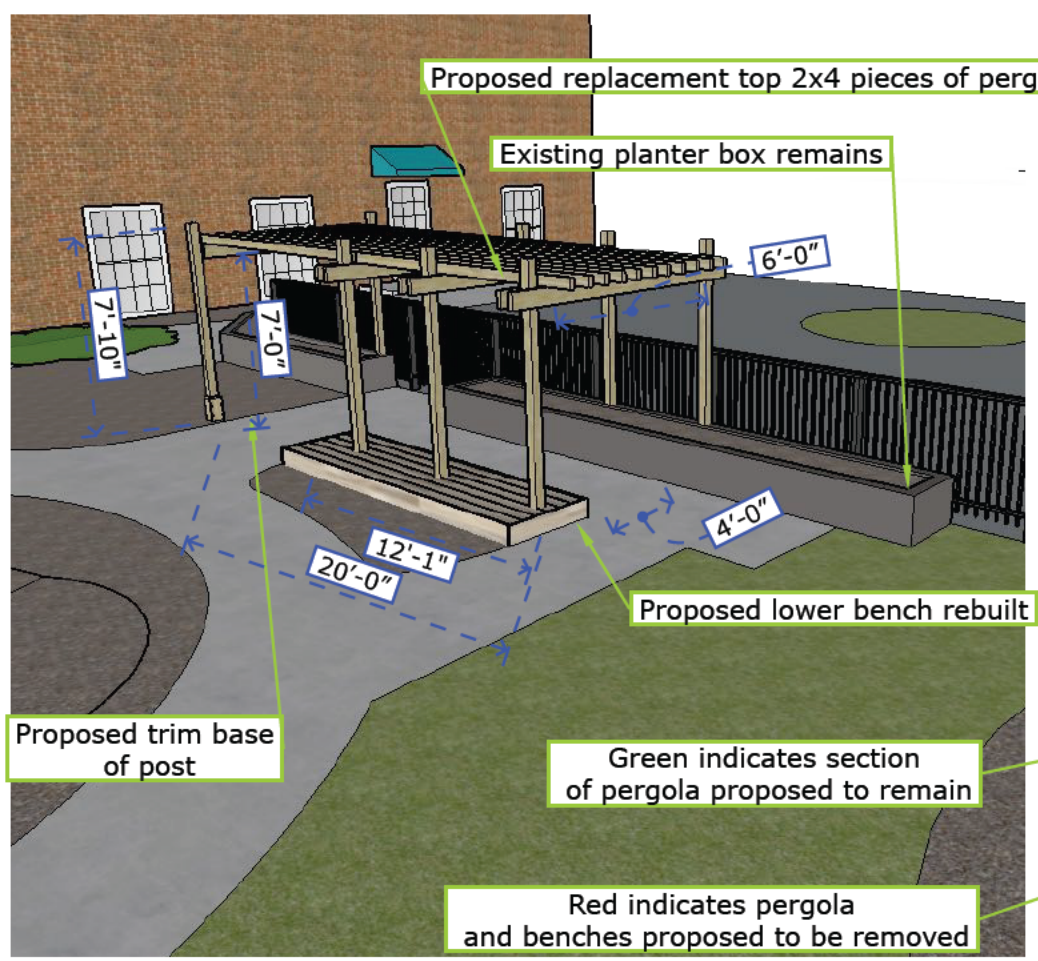
Section of pergola proposed to remain

Portions of pergola highlighted in red proposed to be removed



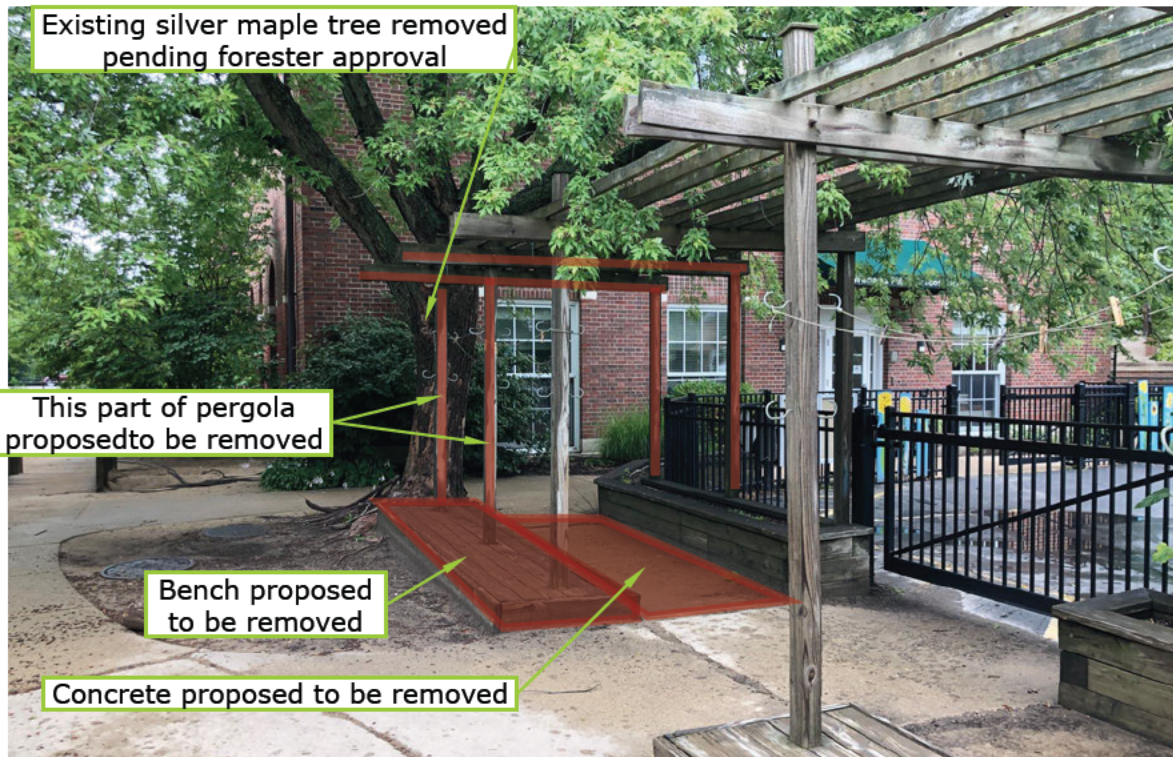
Southeast Pergola Corner Existing Conditions

Image shows existing site. Red shows what we propose to remove



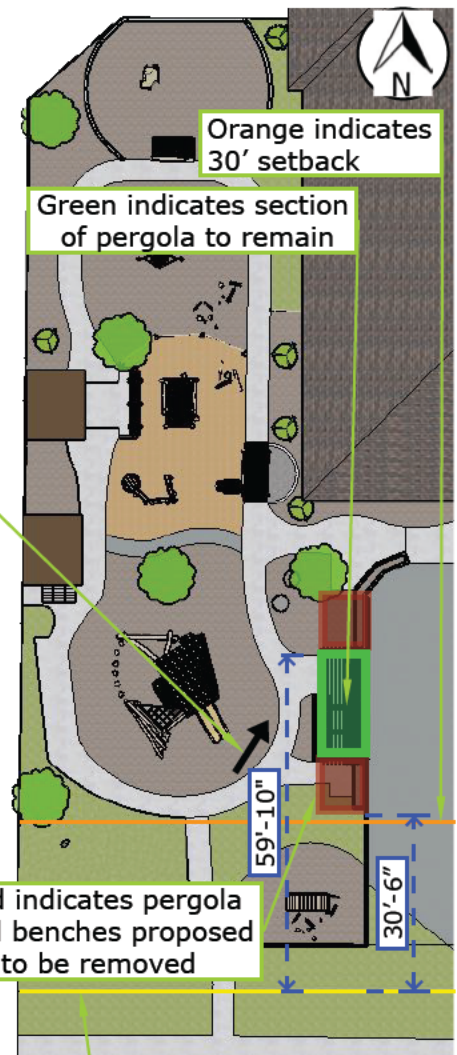
Southeast Pergola Proposed Changes

Images on this page are looking this way



Southeast Pergola Corner Existing Conditions 2

Image shows existing site. Red shows what we propose to remove

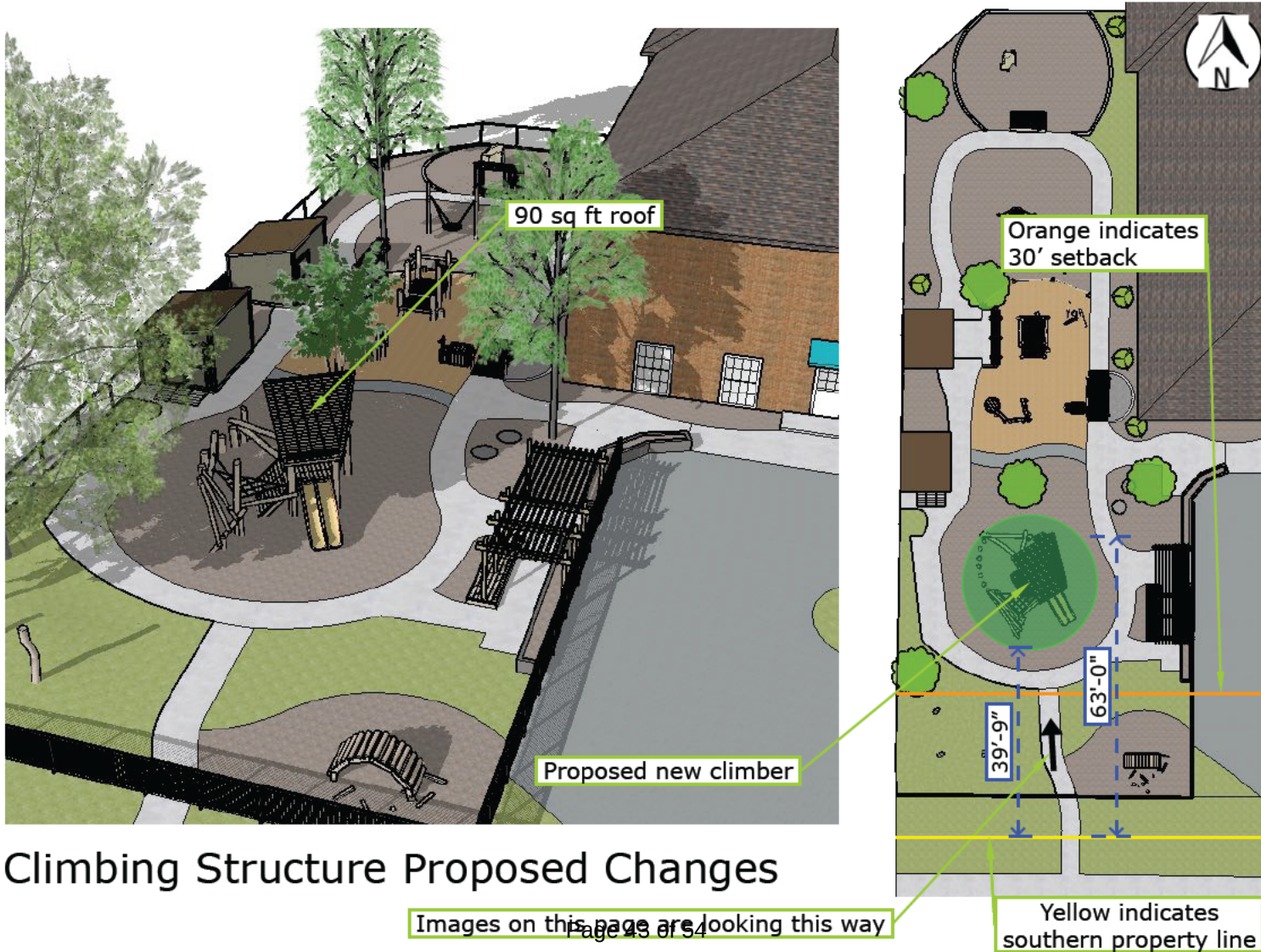


Southeast Pergola Proposed Changes 2

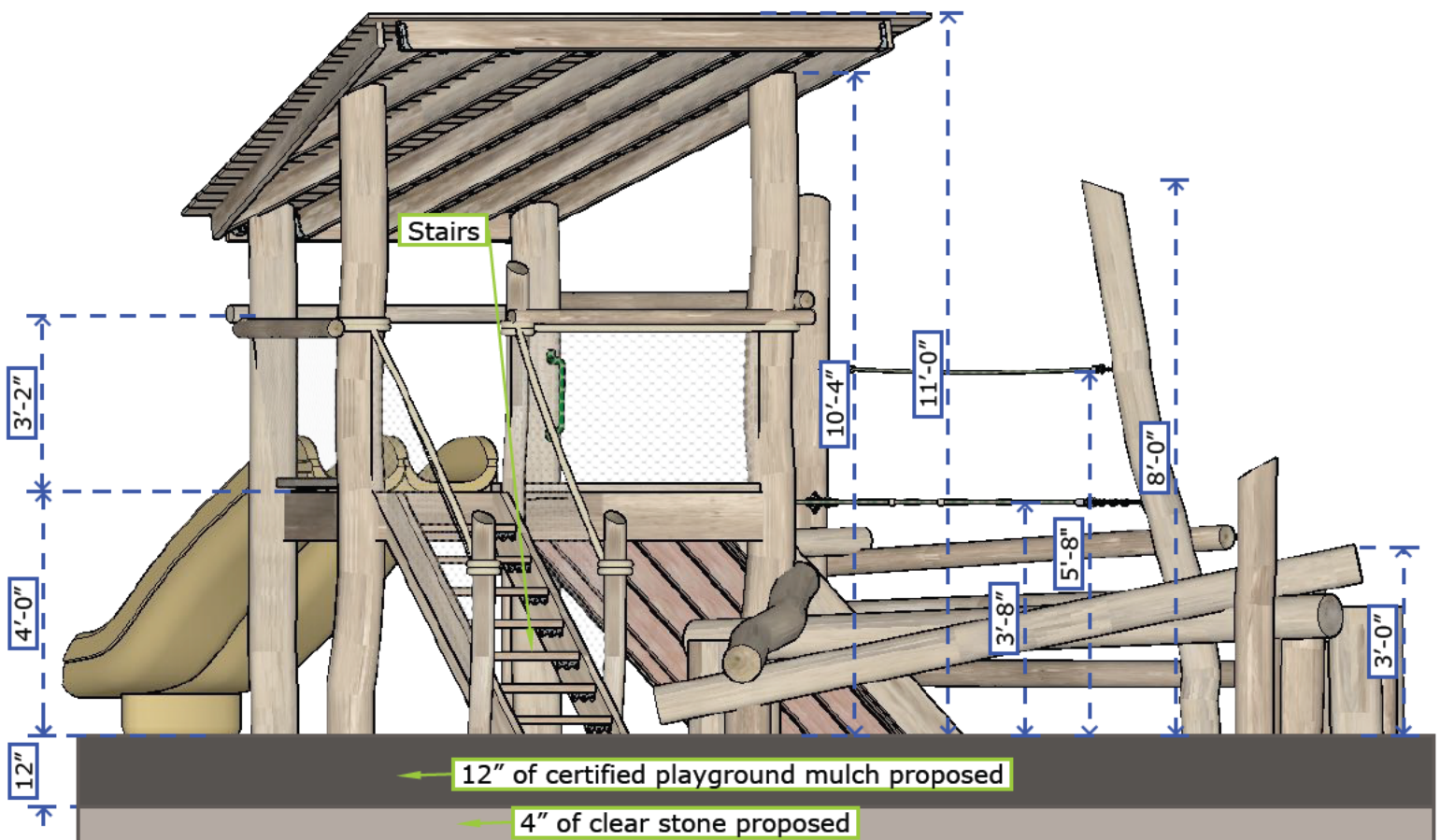
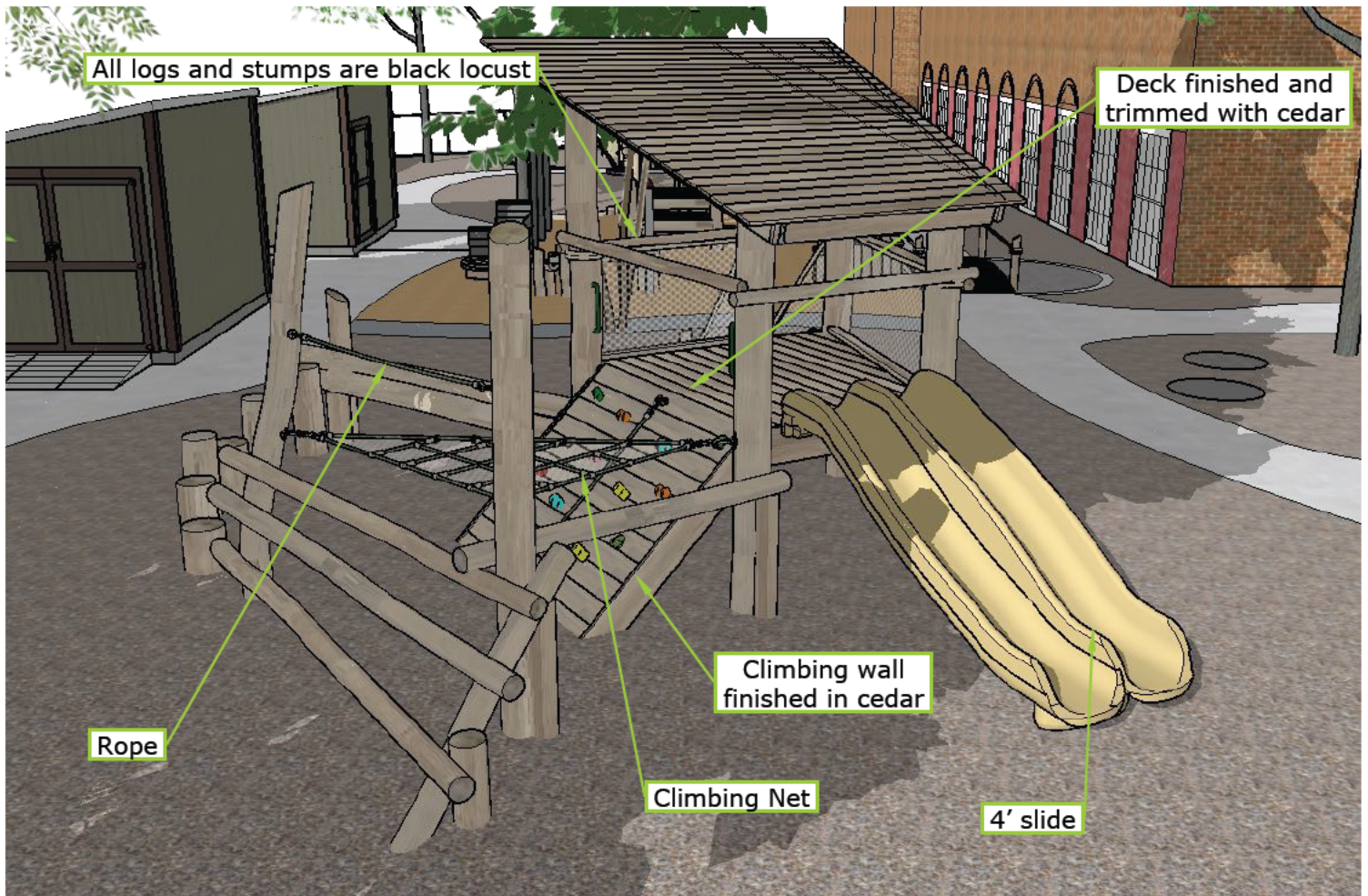


Climbing Structure Existing Conditions

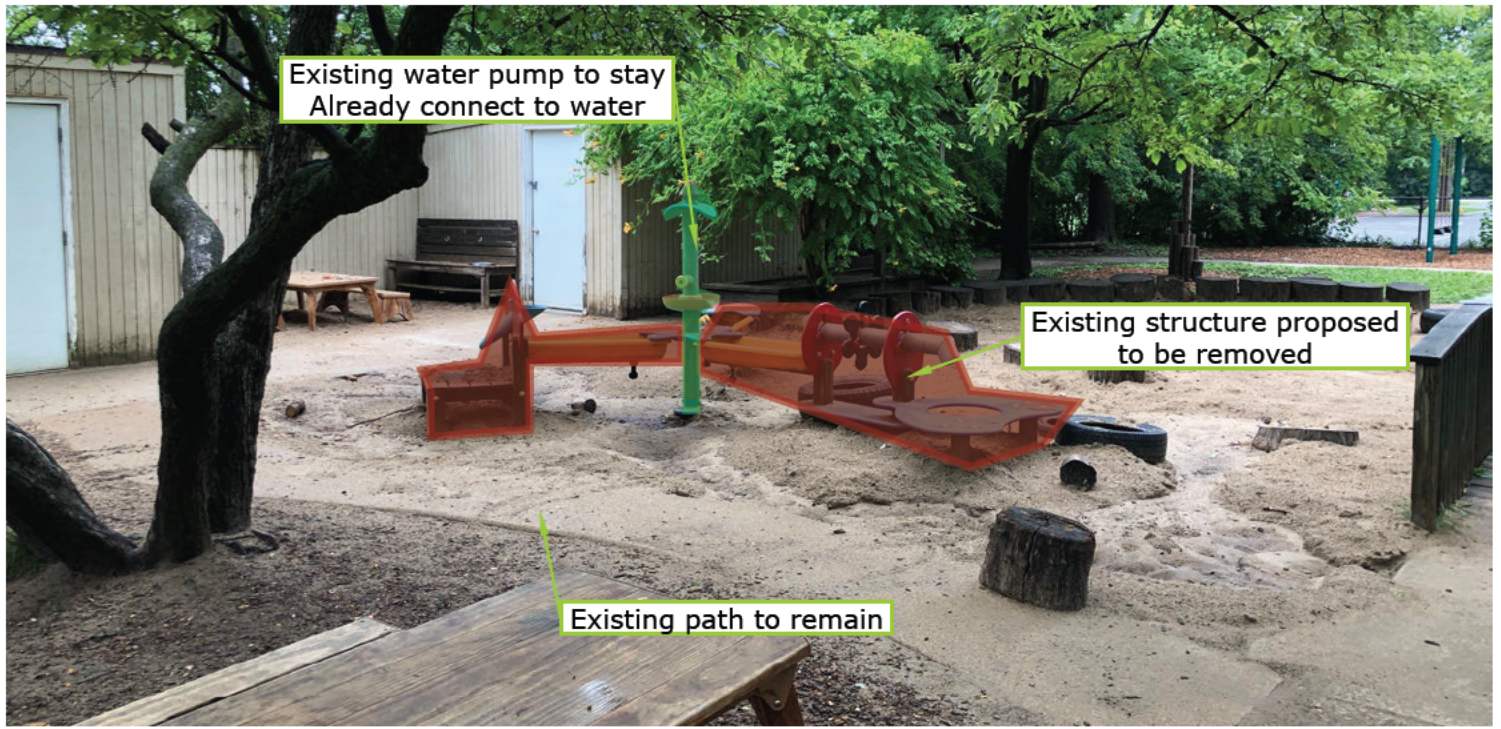
Image shows existing site. Red shows what we propose to remove



Climbing Structure Proposed Changes



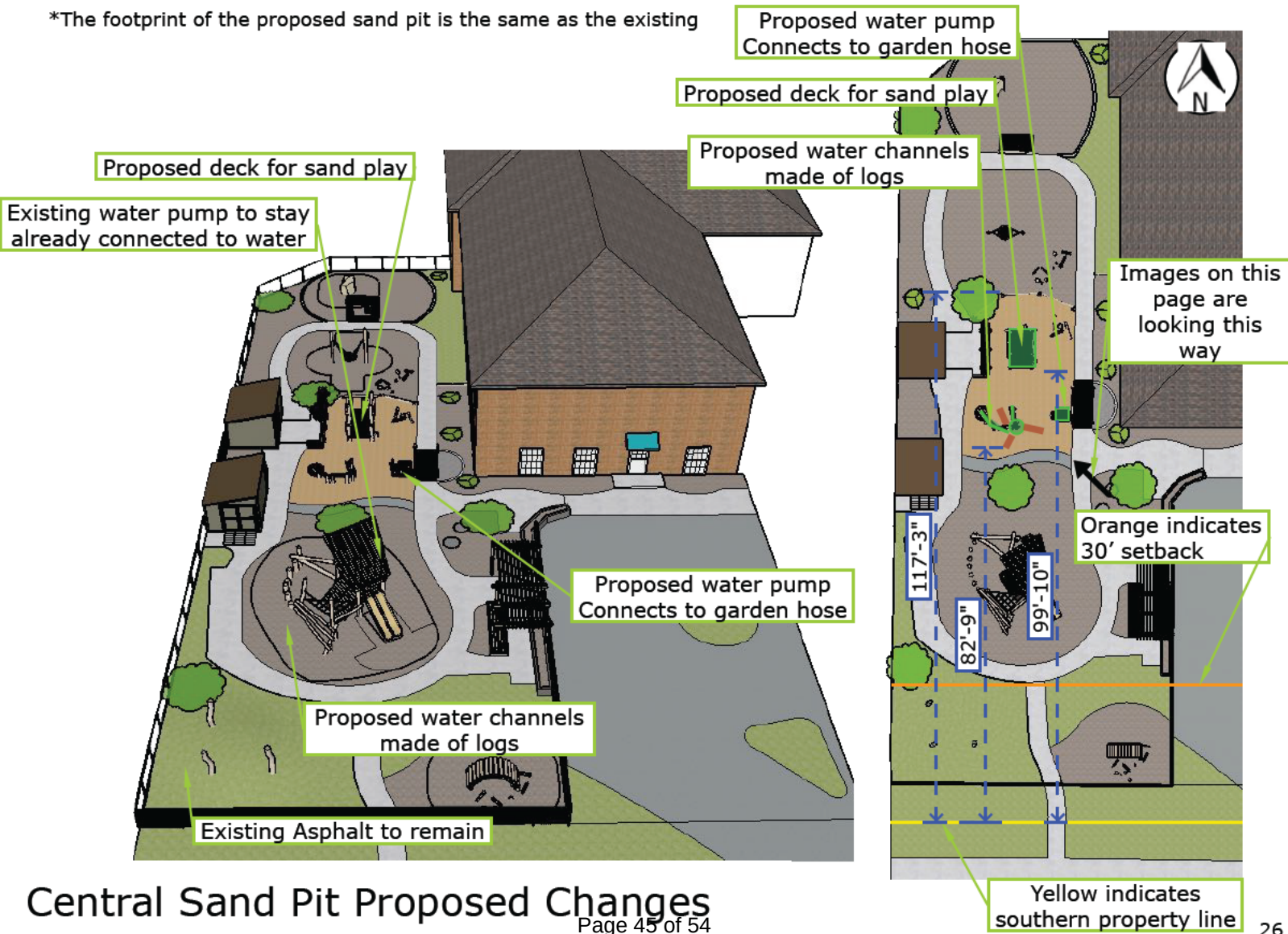
Proposed New Climbing Structure Revised 5-13-24



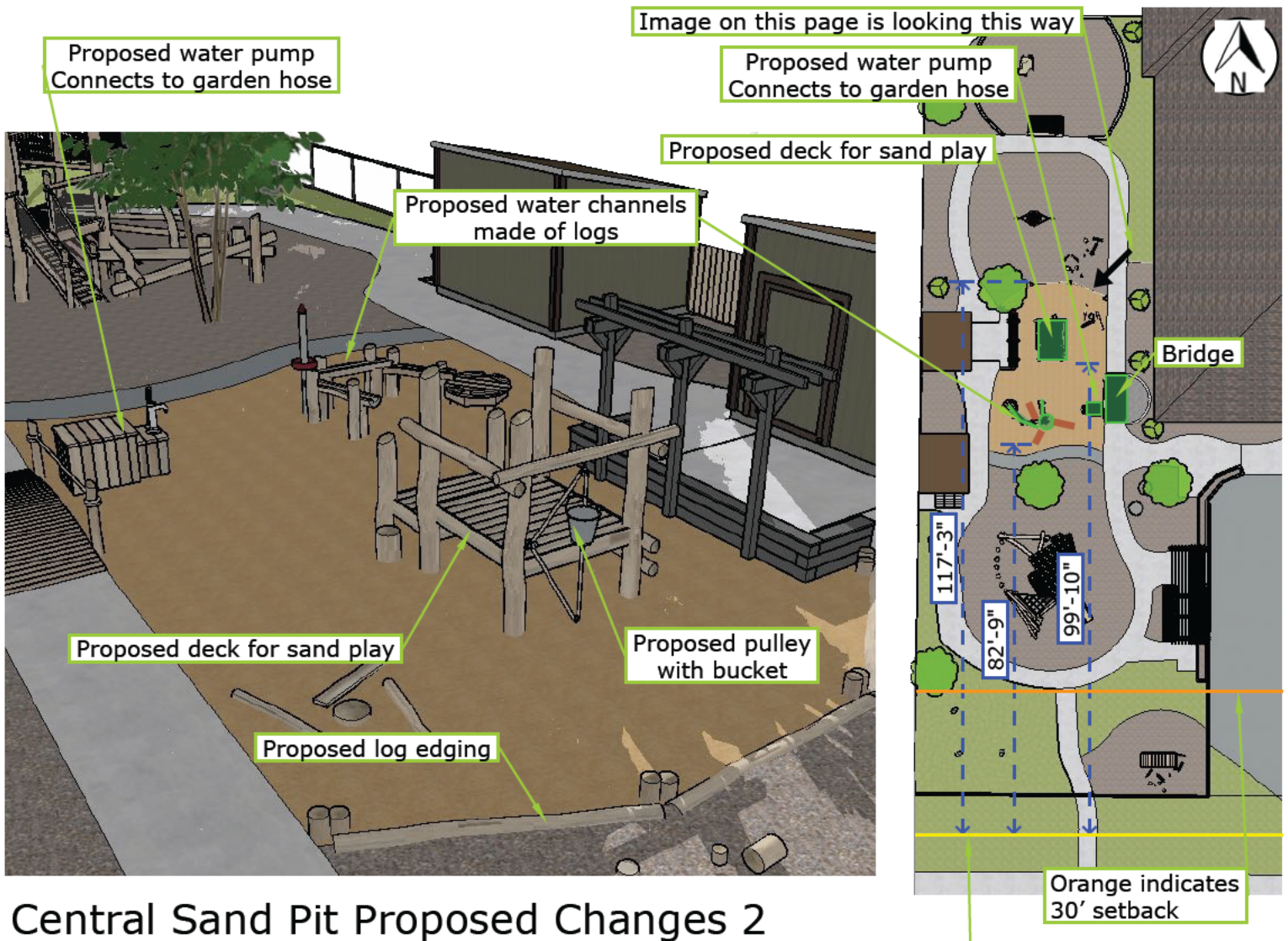
Central Sand Pit Existing Conditions

Image shows existing site. Red shows what we propose to remove

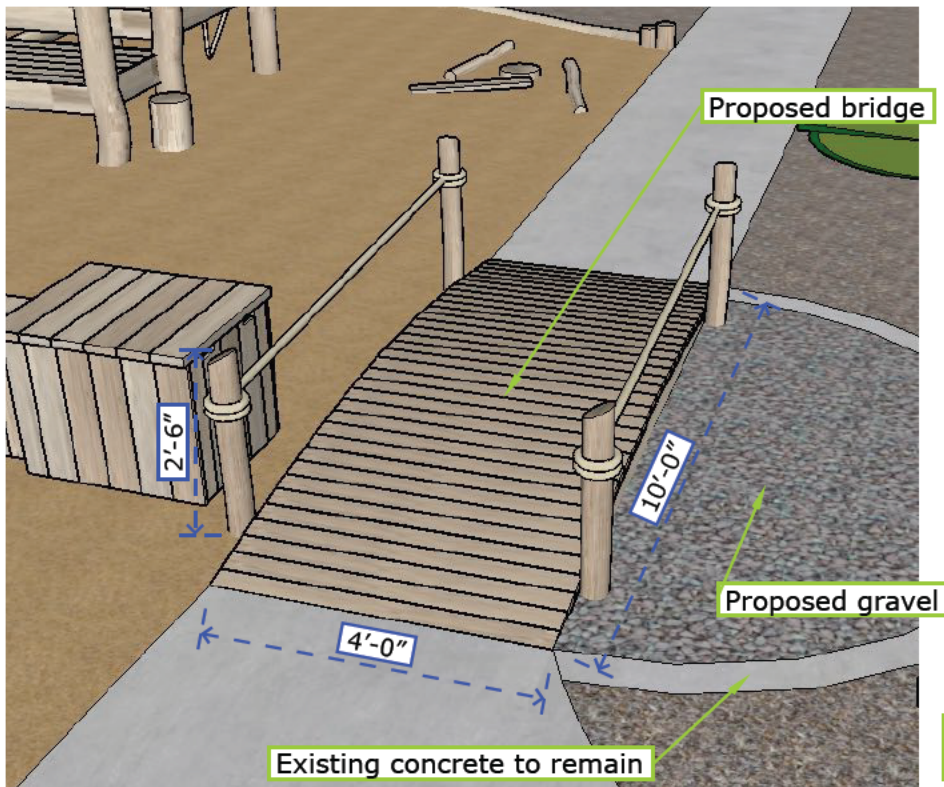
*The footprint of the proposed sand pit is the same as the existing



Central Sand Pit Proposed Changes



Central Sand Pit Proposed Changes 2



Bridge Proposed Changes



Existing structure to be removed



New Swing Area Existing Conditions

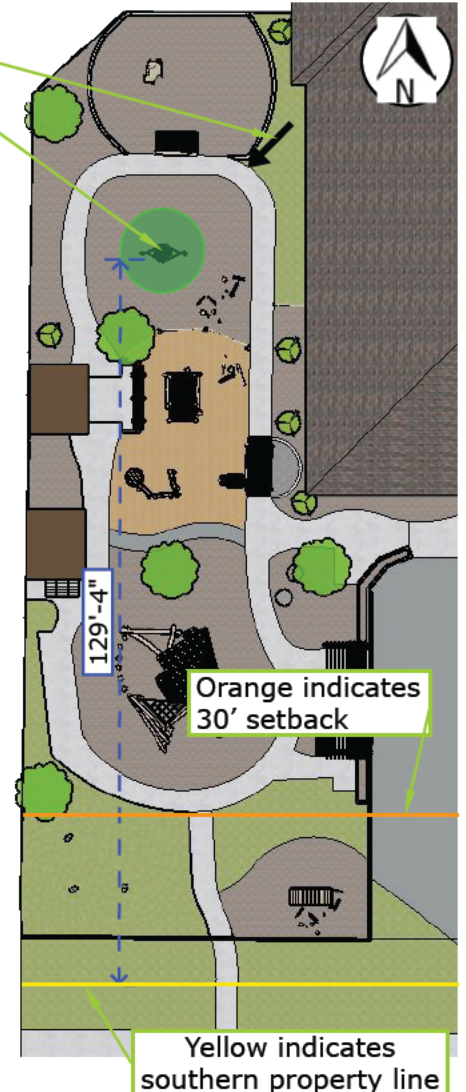
Image shows existing site. Red shows what we propose to remove



Images on this page are looking this way

Proposed new swing

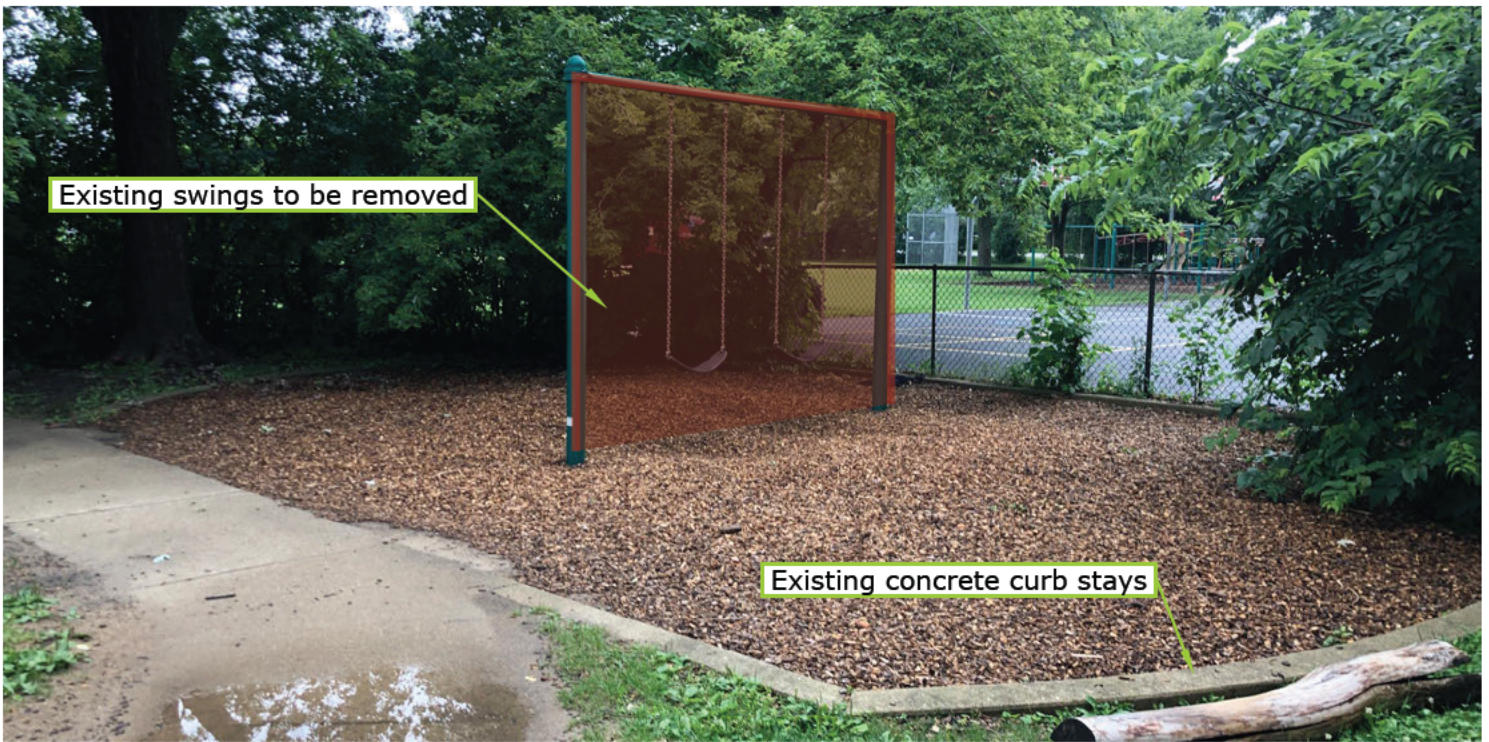
Proposed nest swing



Orange indicates 30' setback

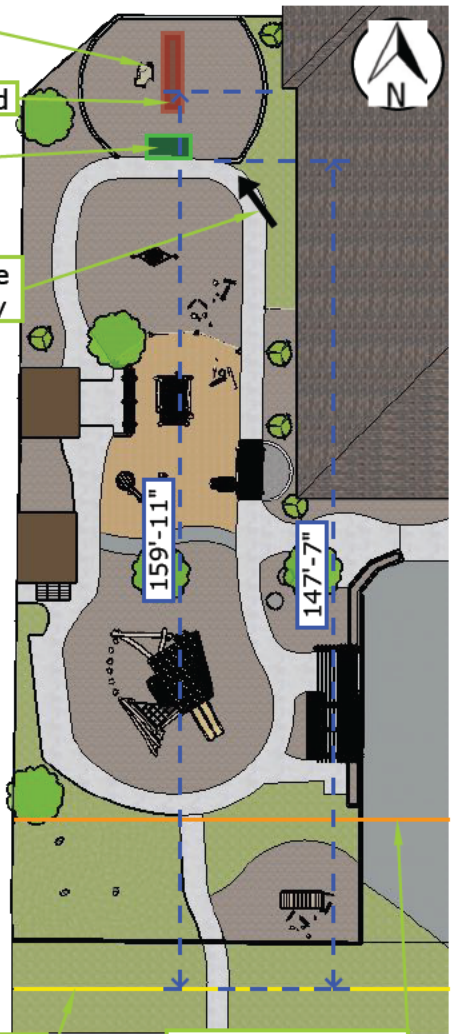
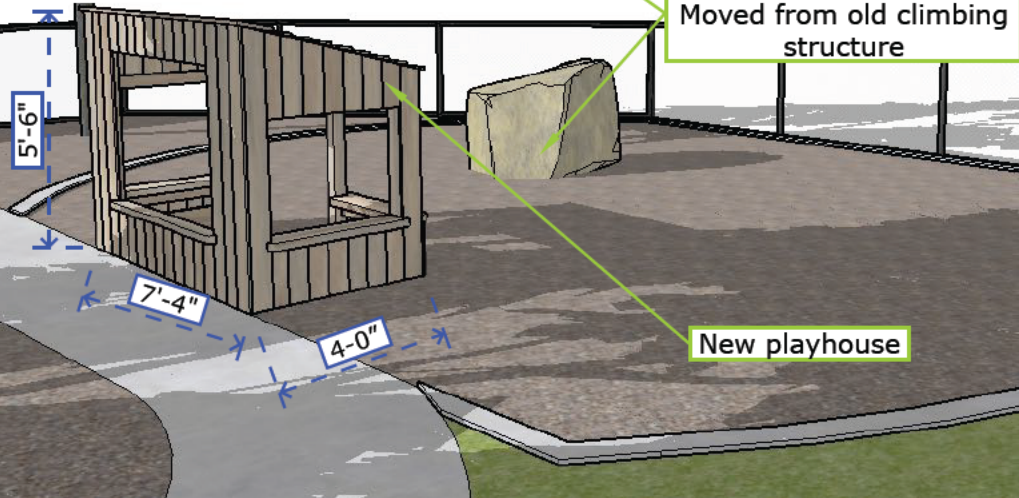
Yellow indicates southern property line

New Swing Area Proposed Changes



North Area Existing Conditions

Image shows existing site. Red shows what we propose to remove



North Area Proposed Changes

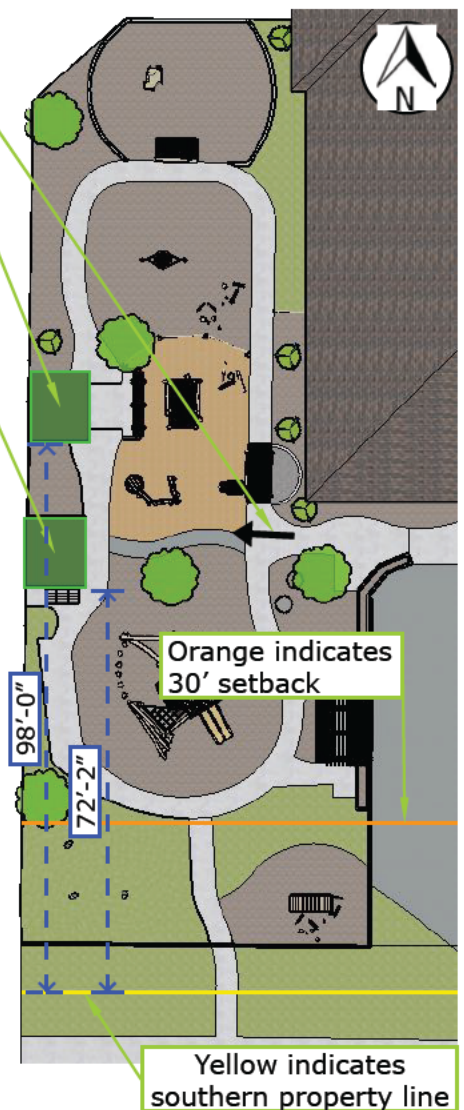
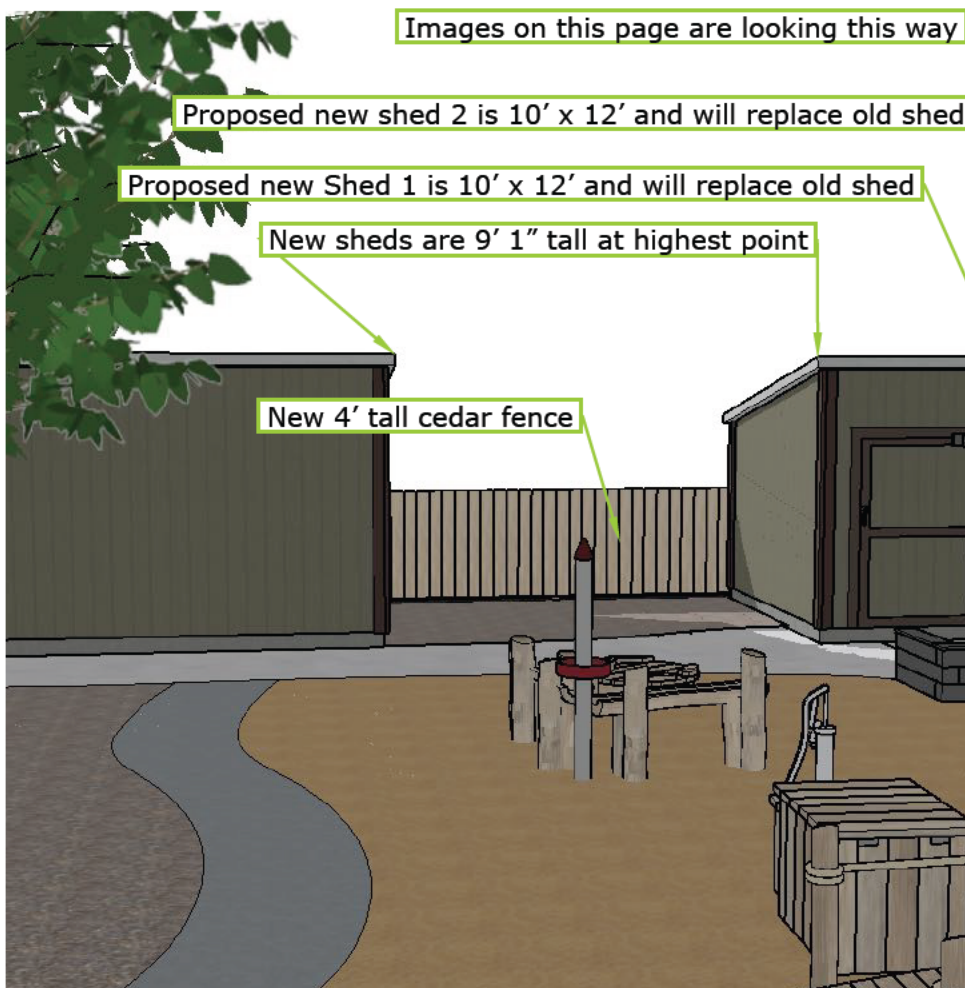
Yellow indicates southern property line

Orange indicates 30' setback

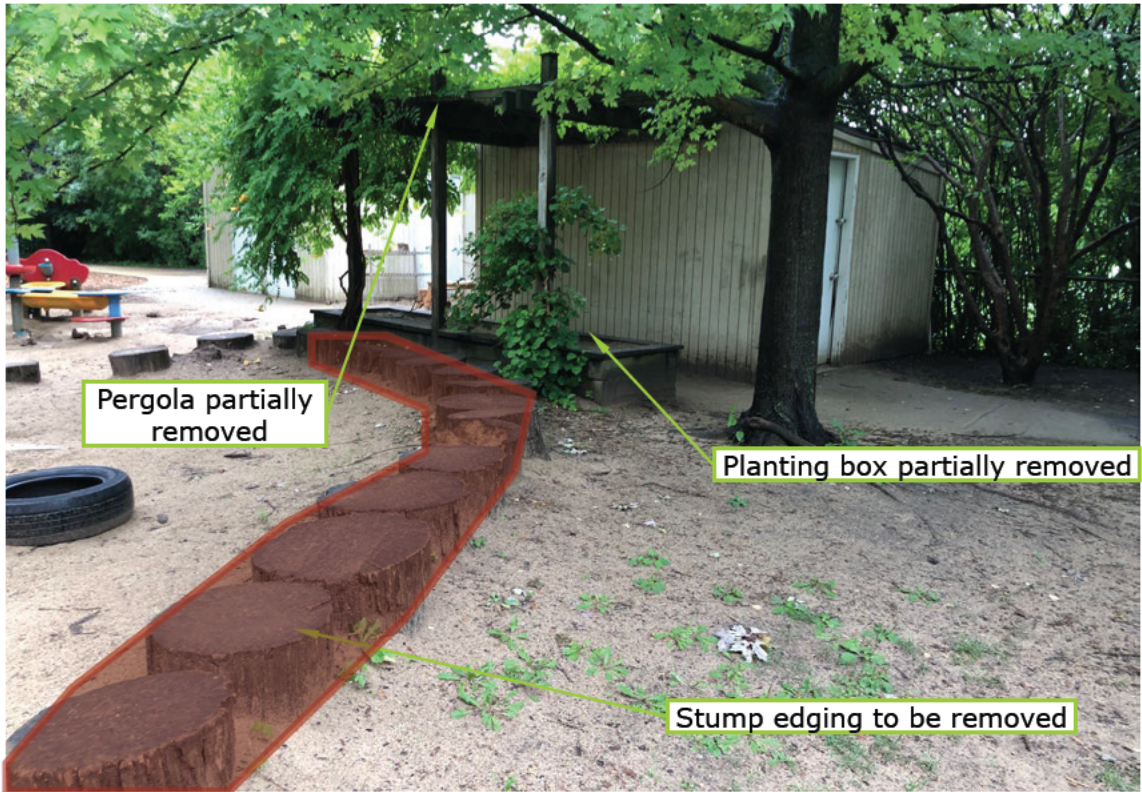


Shed Existing Conditions

Image shows existing site. Red shows what we propose to remove

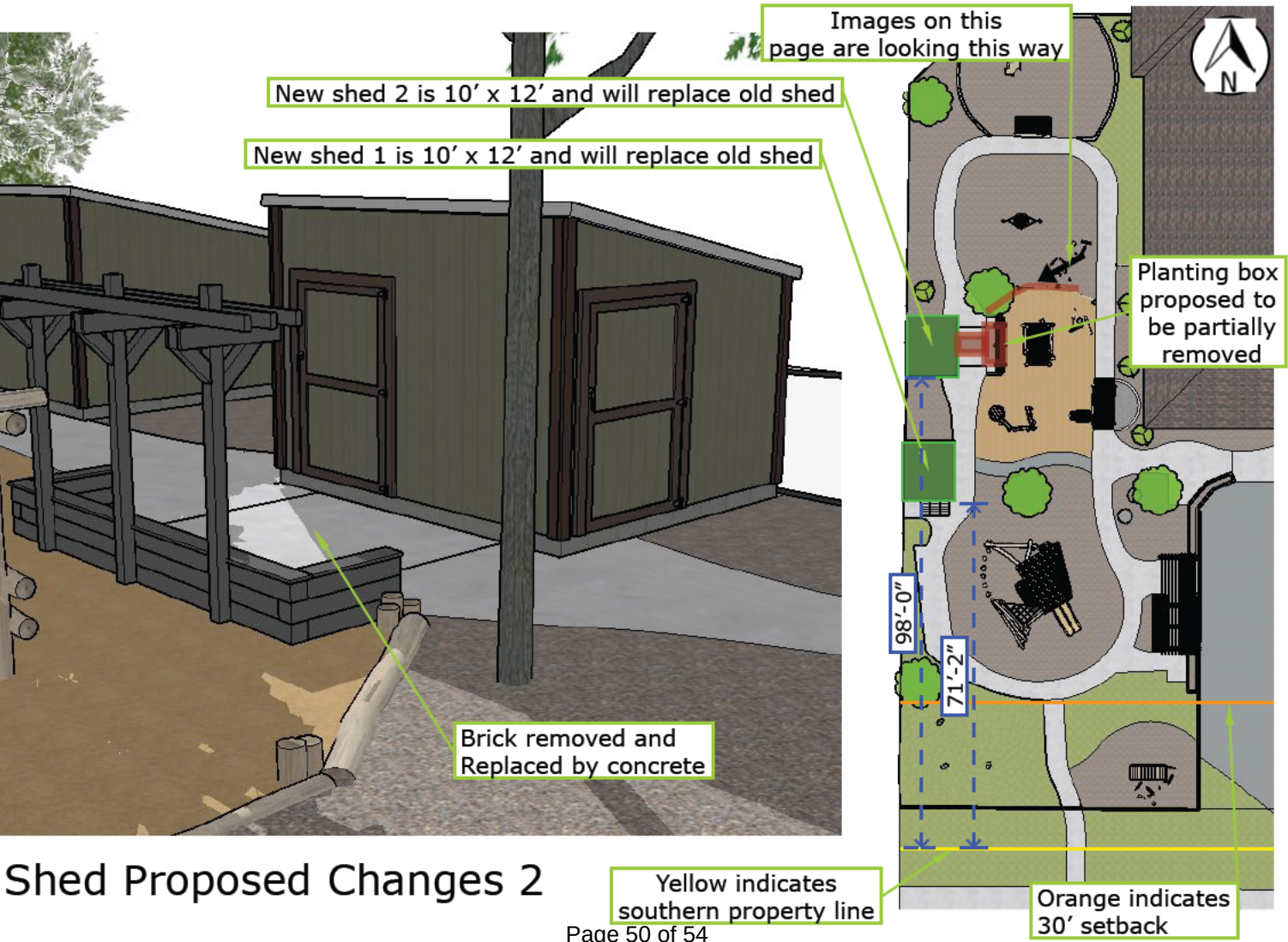


Shed Proposed Changes



Shed Existing Conditions 2

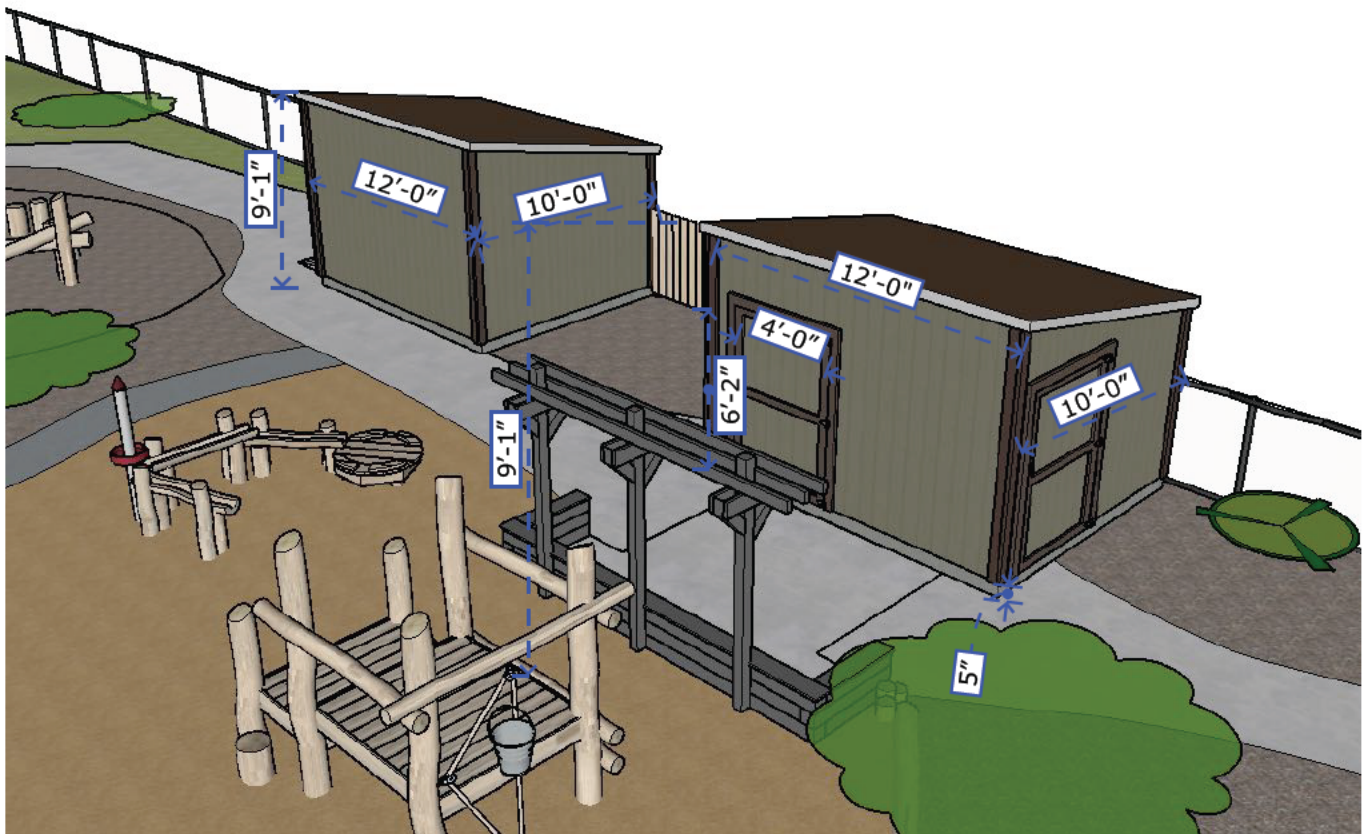
Image shows existing site. Red shows what we propose to remove



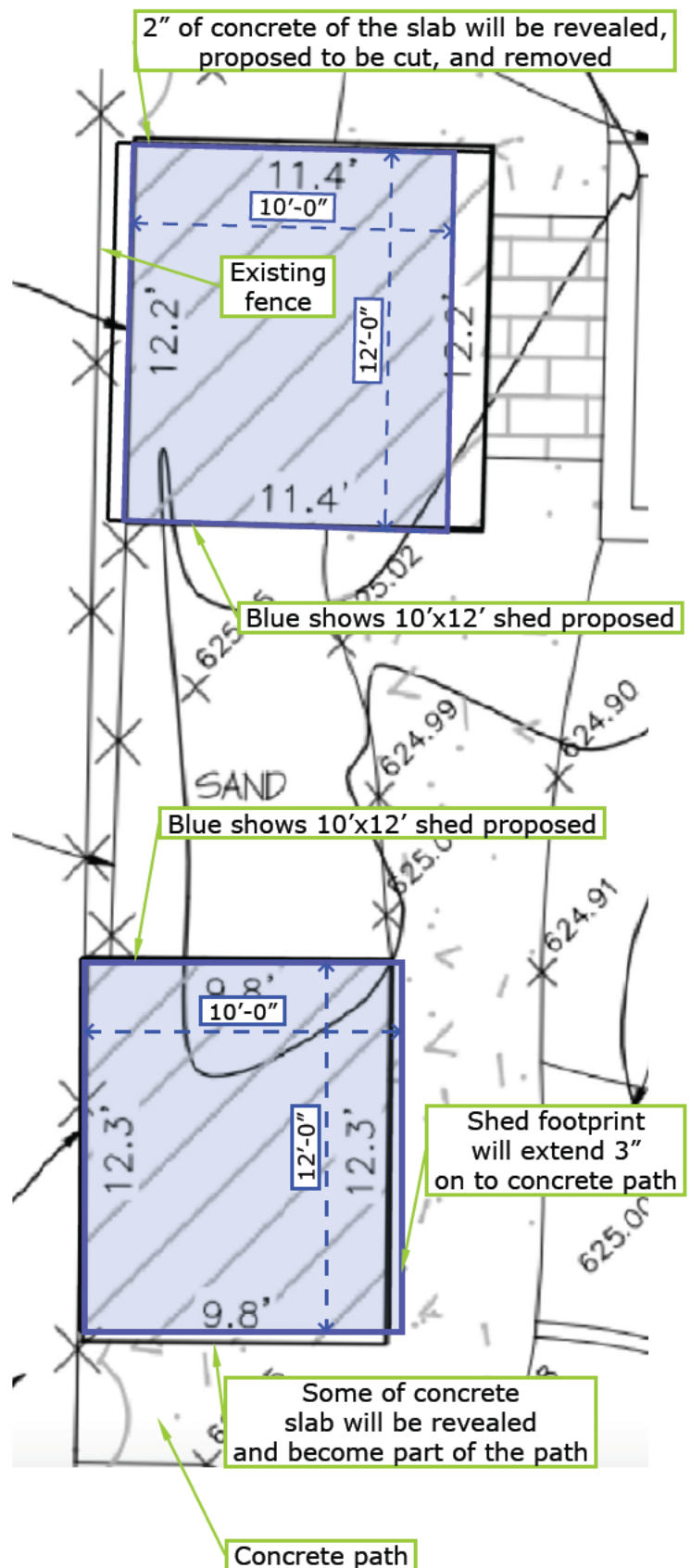
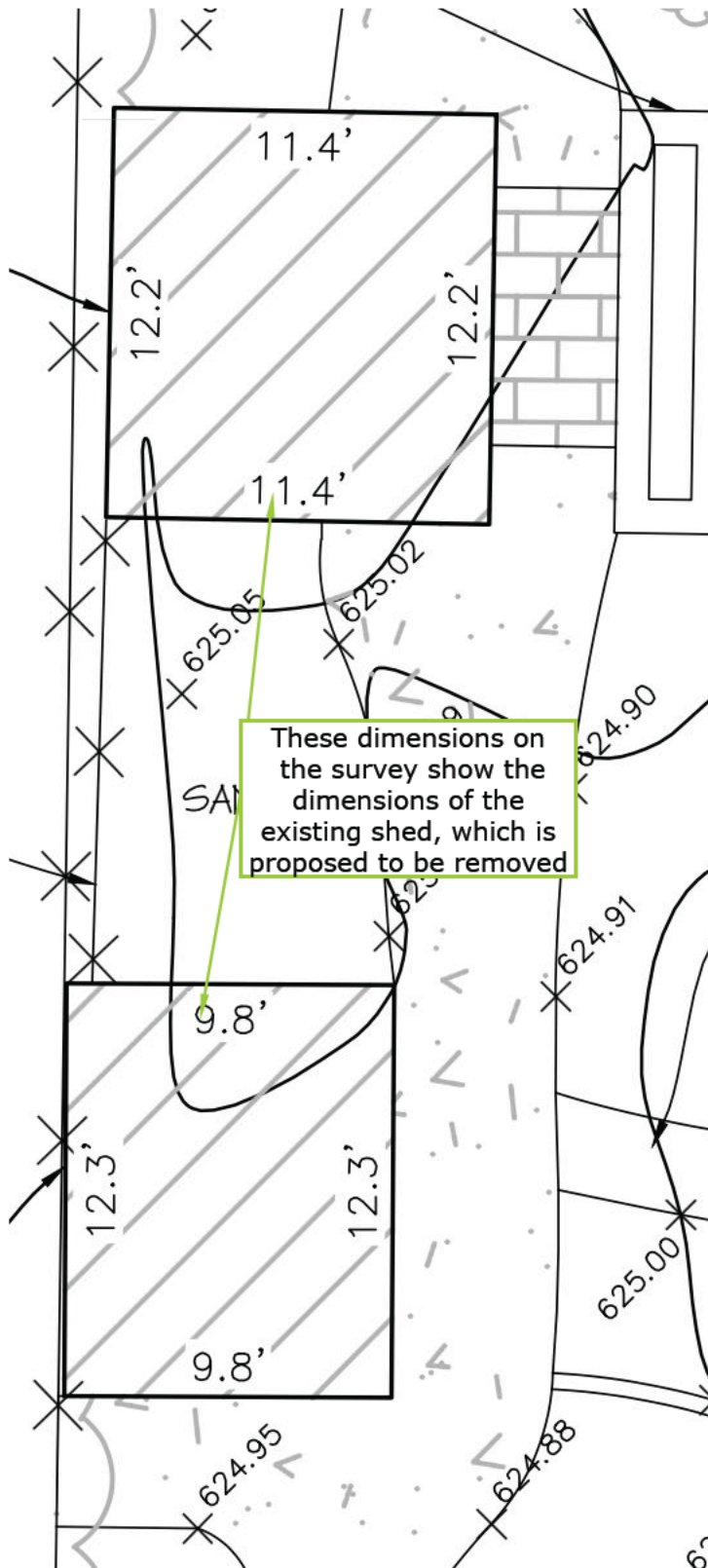
Shed Proposed Changes 2



Shed Proposed Changes 3



Shed Proposed Changes 3



Shed Proposed Changes Plan View



Brick proposed to be removed
Replaced with concrete

Planter box proposed
to be partially removed

Images on this
page are looking this way

Surfacing Near Shed Existing Conditions

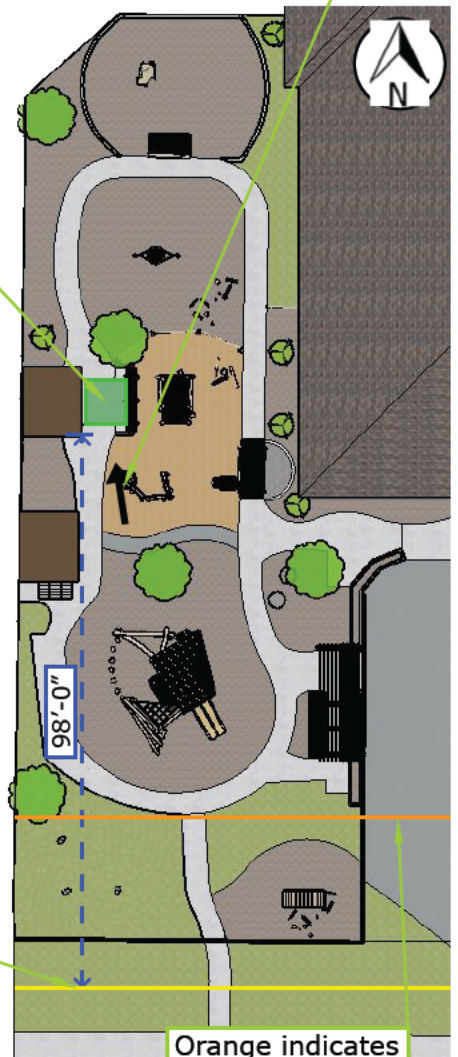
Part of existing pergola to remain

New concrete

New concrete

Part of existing planting bed
To remain

Yellow indicates
southern property line



Orange indicates
30' setback

Surfacing Near Shed Proposed Changes



Past Example Projects GRG has Completed