



Village of Winnetka

Zoning Board of Appeals Regular Meeting

June 10, 2024 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. May 13, 2024, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - 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, and zoning variations. The requested amendment would allow improvements to the existing Winnetka Public School Nursery playground located at 1155 Oak Street. The variations would permit the proposed improvements to (i) exceed the maximum permitted roofed lot coverage; (ii) provide less than the minimum required front yard setback from Oak Street; and (iii) exceed the maximum permitted height for sheds. The Village Council has final jurisdiction on this request.
5. **New Business**
 - a. July 8, 2024, Regular Meeting - Quorum Check
6. **Public Comments**
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 ZONING BOARD OF APPEALS MEETING MINUTES
MAY 13, 2024**

Zoning Board Members Present: Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kate Casale MacNally
Kathryn Leister
Mike Nielsen

Zoning Board Members Absent: Todd Vender

Village Staff: David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:00 p.m. Roll call was taken of the Board Members present.

Approval of Meeting Minutes.

Chairman Bradley asked for a motion to approve the March 11, 2024, meeting minutes. A motion to approve the March 11, 2024, meeting minutes was made by Ms. Casale MacNally and seconded by Ms. Hanley. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen

NAYS: None

Community Development Report.

Mr. Schoon informed the Board the Village Council approved the Hubbard Woods playground request.

New Cases:

a. **Case No. 24-10-V - 680 Locust Street:** An application seeking approval of a variation to allow construction of a one-story addition to the existing residence at 680 Locust Street. The requested variation would permit the proposed addition to exceed the maximum permitted gross floor area. The Zoning Board of Appeals has final jurisdiction on this request.

Ms. Klaassen identified the property's location, size and zoning classification along with its zoning characteristics. She referred to site photos and identified the proposed addition at the home's rear corner for a mudroom and covered entry. Ms. Klaassen stated the proposed one story addition would represent a net increase of 162 square feet of GFA and identified the sizes of the mudroom and covered porch. She then referred to proposed elevations. Ms. Klaassen stated draft resolutions, one approving the request, the other denying the request, are included in the packet for the Board's consideration and that following the applicants' presentation, public comment and Board discussion, a Board Member may wish to make a motion as indicated in the packet. She noted no public comment was received and asked if there were any questions. Ms. Leister arrived at the meeting at this time.

Chairman Bradley questioned the lot percentages and nonconforming lot area. Ms. Klaassen responded the permitted GFA is based on the lot area, whether it is conforming or not. Chairman Bradley also asked if the lot was always nonconforming. Ms. Klaassen responded it may have become nonconforming when

1 the Zoning Ordinance was adopted because this subdivision likely existed prior to the adoption of the
2 Zoning Ordinance. Chairman Bradley referred to Figure 7 on page 6/11 of the proposed mudroom addition
3 and asked if the yellow area is being added. Ms. Klaassen confirmed that is correct and referred to the
4 existing first floor plan. Chairman Bradley then referred to the bay window allowance. Ms. Klaassen stated
5 once the bay window is more or less enclosed with the proposed addition, the allowance no longer
6 applies. A Board Member questioned if the proposed porch would be open. Ms. Klaassen confirmed that
7 is correct. No additional questions were raised at this time.

8
9 Chairman Bradley swore in those speaking to this matter. Jeff Harting of GTH Architects introduced
10 himself to the Board and stated he had been working with the prior and current owners since 1996. Mr.
11 Harting referred to the difficulty of the site and its practicality and identified prior renovations. He also
12 explained how the home's existing rooms are situated and the difficulties in not having a mudroom. He
13 explained the rationale for creating the mudroom and porch in the area he identified with an attempt to
14 keep it as minimal as possible and the loss of the bay window with the creation of an area over it resulting
15 in GFA loss. He added they also attempted to keep the historic style of the home intact and that it was
16 their plan to make the proposed porch not as formal as the front porch.

17
18 Chairman Bradley asked if there were any questions. Ms. Hanley asked if thought was given to using the
19 den or other existing space as a mudroom. Mr. Harting responded the den is used as the applicants' office
20 and referred to the proposed mudroom addition which he identified as the yellow area and which is not
21 as large as shown in the diagram. Chairman Bradley questioned the rationale for the mudroom width and
22 asked why a mudroom had been contemplated before. Mr. Harting responded it is due to the bay window
23 protruding into that space. He informed the Board that prior owners had no need for the mudroom which
24 is why it was not included in prior renovations. Mr. Haller asked if the porch were brought in and the bay
25 window was removed, would it affect the ability to get around the corner and have a reasonably sized
26 mudroom. Mr. Harting confirmed that is correct and stated there would also be less usable space. No
27 additional questions were raised at this time.

28
29 Chairman Bradley asked if there were any comments from the public. No comments were made at this
30 time. He then called the matter in for discussion.

31
32 Mr. Nielsen described the situation as difficult in terms of the standards as opposed to the figures and
33 whether a mudroom is needed. He stated the request is otherwise basic and he is on the fence in terms
34 of support. Mr. Haller referred to the proposed addition being contained within the home's current
35 footprint and would not further encroach on the neighbors and also referred to the current door's access
36 point which he described as awkward. He stated he is also on the fence in terms of support and would
37 lean more toward being in favor of the request. Mr. Haller stated reducing the mudroom and porch size
38 did not seem practical. He asked Ms. Klaassen if the current bay window size related to the variation
39 amount. Ms. Klaassen confirmed that is correct and confirmed the bay window allowance would no longer
40 apply.

41
42 Ms. Casale MacNally stated she would be in favor of the request and she was swayed by the applicants'
43 plan to keep the historic home intact with keeping the bay window. She described the request as a modest
44 ask and the Locust Street window being changed to a more appropriately styled window was also an
45 improvement. Ms. Casale MacNally concluded by stating she is in support. Ms. Hanley stated she would
46 lean toward not being in favor and that the request did not meet the standards although she sympathized
47 with the applicants' position. Ms. Leister stated she would lean toward not being in favor and if the
48 request only related to the mudroom, she would be in favor. She questioned whether the choice should

1 be made between the covered walkway and bay window. Chairman Bradley agreed with Ms. Leister's
2 comments noting these types of requests are not made specific to the owners and mudrooms are not a
3 right for a home. He referred to the nonconforming lot and ability to preserve what is there and make
4 good use of the property. Chairman Bradley stated the choice should be made to either have a den or
5 mudroom and if the request is allowed, it would serve as a precedent for future applicants. He stated
6 although the amount being requested is minimal, mitigation can be done and the standards have not been
7 met. Chairman Bradley concluded he would lean toward being in favor of the request relating to the
8 applicants' efforts to maintain the home's character and style although a mitigating concession on the
9 overage is possible.

10
11 Mr. Haller asked Ms. Klaassen with regard to the calculations, if the porch extension were reduced by the
12 bay window distance, would that be one way to allow the same amount of walking room and serve to
13 reduce the variation amount being requested. Ms. Klaassen stated the bay window measured 34 square
14 feet and projected 2.7 feet from the family room's east wall. Mr. Haller asked if the amount would make
15 a difference in terms of the porch's size noting a portion of the existing den would be reduced by the
16 mudroom size.

17
18 Chairman Bradley took a straw poll of the Board. The Board Members further discussed their positions in
19 detail.

20
21 Chairman Bradley asked the Board if their positions would change if the applicants were willing to reduce
22 the covered porch size as opposed to denying the request. He informed the applicants that rather than
23 voting against the project, he offered the ability to delay the vote to a subsequent meeting and for them
24 to take the comments into consideration as to whether the covered porch as designed could be mitigated
25 or removed. Mr. Harting asked Ms. Klaassen if the 96 square feet of porch includes the bay window. Ms.
26 Klaassen responded it does not. Mr. Harting asked the Board for clarification in terms of their options and
27 explained the challenges in terms of modifying the existing elevations. Chairman Bradley asked the Board
28 Members if they would be in favor of a change to the front porch. The Board Members agreed.

29
30 Chairman Bradley then asked for a motion to approve the request with the condition that the front porch
31 width be pulled in 2 feet from the eastern elevation. A motion as stated by Chairman Bradley was made
32 by Ms. Casale MacNally and seconded by Ms. Leister. A vote was taken and the motion passed, 4 to 2:

33 AYES: Bradley, Casale MacNally, Haller, Leister

34 NAYS: Hanley, Nielsen

35
36 **b. Case No. 24-12-V - 1108 Spruce Street: An application seeking approval of variations to allow**
37 **construction of a second floor addition and structural changes necessary for new window openings in**
38 **the legally nonconforming south side building wall of the existing residence at 1108 Spruce Street. The**
39 **requested variations would permit the proposed improvements to (i) provide less than the minimum**
40 **required side yard setback from the south property line; and (ii) perform structural changes necessary**
41 **to provide new window openings in the legally nonconforming south side building wall. The Zoning**
42 **Board of Appeals has final jurisdiction on this request.**

43 Ms. Klaassen identified the property's location, size and zoning classification and referred to the site's
44 elevation photos. She stated the variations are being requested to construct a second floor addition which
45 she identified in an illustration. Ms. Klaassen stated the home is legally nonconforming and identified its
46 setbacks with the proposed addition being set back 7.74 feet. She then outlined the second floor rooms'
47 planned reorientation along with new windows in the nonconforming south side building wall and an
48 explanation of the reasoning the request required a variation. Ms. Klaassen also referred to the proposed

1 side and rear elevations as well as proposed plan perspectives. She then stated resolutions were drafted
2 for the Board's consideration noting no public comment was received and asked if there were any
3 questions.
4

5 Chairman Bradley asked what the Zoning Administrator's opinion would be on the request aside from the
6 side yard setback. Mr. Schoon responded the Zoning Administrator would have authority on the windows
7 only and it would have been a standard approval if there were no objections from the neighbors. Ms.
8 Hanley referred to the zoning matrix and asked for an explanation for the minimum side yard setback
9 calculations which Ms. Klaassen provided for the Board. Reference was made to Figure 9 on page 56
10 showing the dormers being set back from the sidewall. Ms. Klaassen then identified a side entrance to the
11 first floor, as well as a covered entry down to the basement that is closer to the south property line than
12 the proposed addition.
13

14 Chairman Bradley swore in those speaking to this matter. Gary Frank introduced himself as the architect
15 and further explained the reasoning for the 5.9-foot figure and referred to the site plan. He stated the
16 home is 7.74 feet with the proposed addition and dormers not representing a full second floor. Mr. Frank
17 stated the requested variation would be less if the home's stairways were eliminated. He also identified
18 several homes he designed in the area and stated they planned to leave the large gable and have dormer
19 extensions. Mr. Frank referred to Sheet Z1.3 which represented the existing second floor plan and great
20 room noting the home was built in the 1920's. He also described the existing small bedrooms, bathrooms
21 and dormer configurations. Mr. Frank stated they planned to extend the existing dormers and described
22 the proposed primary bedroom suite. He then referred to Sheet Z1.2 and identified the home's entrance
23 off Spruce Street.
24

25 Chairman Bradley asked if there were any questions. Ms. Casale MacNally referred to Sheets Z1.3 and
26 Z1.4 and questioned the window removal and wall placement which Mr. Frank clarified for the Board.
27 Chairman Bradley noted there is no one in the audience to comment and called the matter in for
28 discussion.
29

30 Mr. Nielsen stated the standards have been met and he would be in favor of the request. Ms. Leister
31 agreed with Mr. Nielsen's comments and described the request as a clever solution to improve the home's
32 value. Ms. Hanley stated she is also in favor of the request. Ms. Casale MacNally stated she is in favor of
33 the request and referred to the two new windows that would provide more light over those being
34 removed. Mr. Haller and Chairman Bradley also agreed they are in favor of the request.
35

36 Chairman Bradley asked for a motion to approve the request as presented. A motion to approve the
37 requested variations was made by Ms. Casale MacNally and seconded by Mr. Nielsen. A vote was taken
38 and the motion unanimously passed, 6 to 0:

39 AYES: Bradley, Casale MacNally, Haller, Hanley, Leister, Nielsen

40 NAYS: None
41

42 **New Business:**

43 a. June 10, 2024 Meeting - Quorum Check.

44 The Board Members discussed their availability.
45

46 **Public Comment:**

47 No comments were made at this time.
48

Adjournment:

Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by and seconded by several Board Members. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Leister, Nielsen

NAYS: None

The meeting adjourned at 8:26 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: JUNE 6, 2024
SUBJECT: WINNETKA PUBLIC SCHOOL NURSERY - 1155 OAK STREET
SPECIAL USE PERMIT & VARIATIONS (CASE NO. 24-13-SU)

INTRODUCTION

On June 10, 2024, the Zoning Board of Appeals 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; and
2. Approval of the following **zoning variations**:
 - a. **Roofed Lot Coverage (RLC)** of 147,079.44 square feet, whereas a maximum of 133,377.75 square feet is permitted, a variation of 13,701.69 square feet (10.27%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The entire site currently contains 147,047.74 square feet of RLC. The proposed improvements would add 31.7 square feet];
 - b. **Front Yard Setback (Oak Street)** of 14.25 feet, whereas a minimum of 30 feet is required, a variation of 15.75 feet (52.5%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The existing play equipment currently provides a front yard setback of 10.8 feet]; and
 - c. **Shed Height** of 9.08 feet, whereas a maximum height of 7 feet is permitted, a variation of 2.08 feet (29.71%) [Section 17.30.080 – Height of Buildings and Structures] [Note: The existing sheds are approximately 9.25 feet in height].

As will be discussed later in this report, the Applicant also 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. The Plan Commission considered the special use permit on May 22, 2024. By a vote of 5-0, the Commission recommended approval.

A sign has been posted on the Subject Property indicating the time and date of the ZBA public hearing. A mail notice has been sent to property owners within 250 feet of the Subject Property, in compliance with Zoning Ordinance. The hearing was also properly noticed in the *Winnetka Talk* on May 23, 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 (i) grant or amend a Special Use Permit; and (ii) grant any variation that is related in any way to a special use.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 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. 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 2).

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

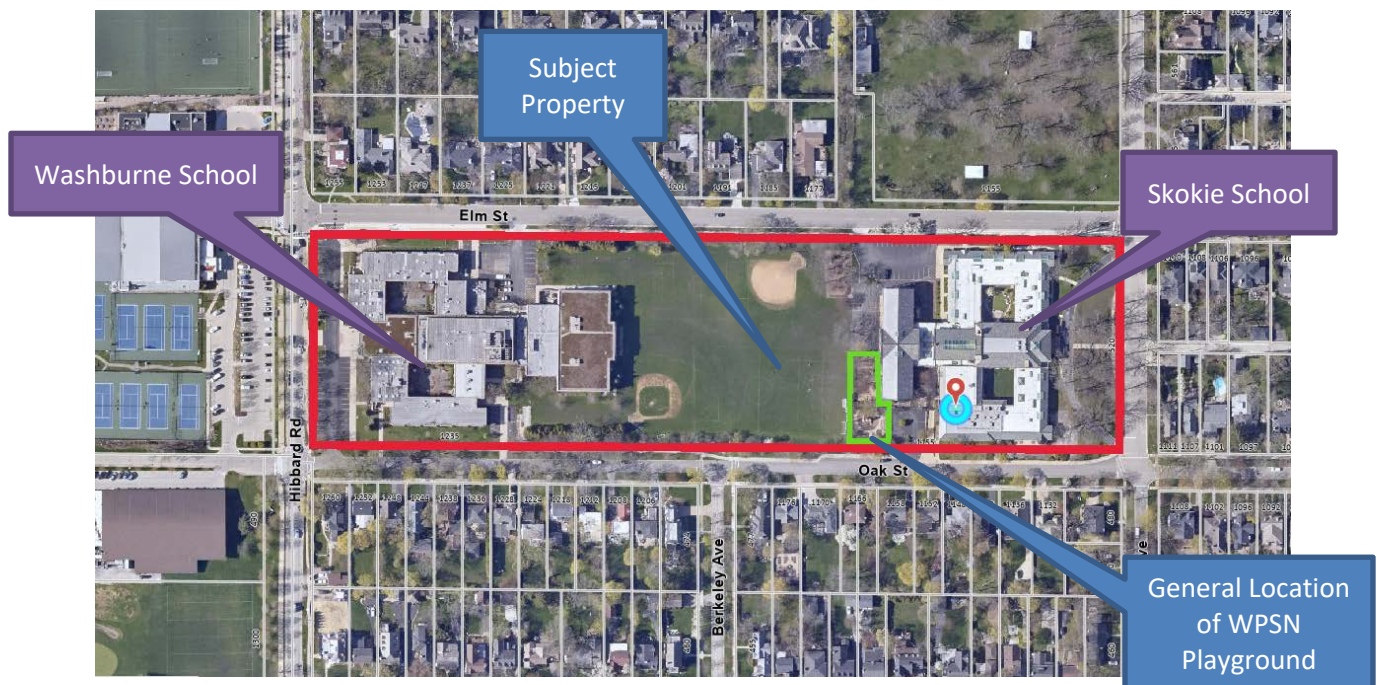


Figure 1 – Aerial Map

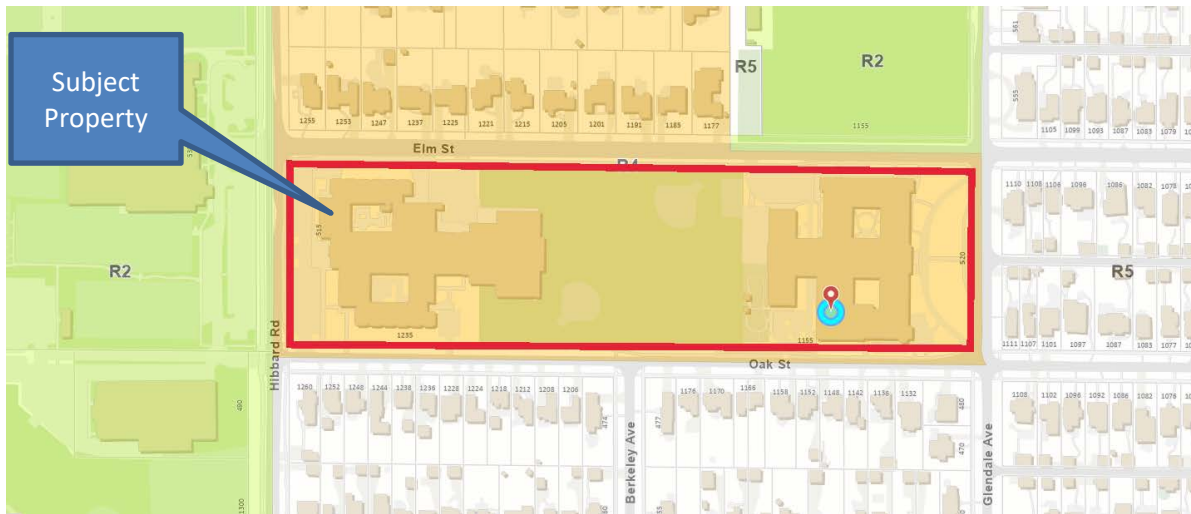


Figure 2 – Zoning Map

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 3 through 6 below and on the following page are photos of the site where the improvements are proposed.

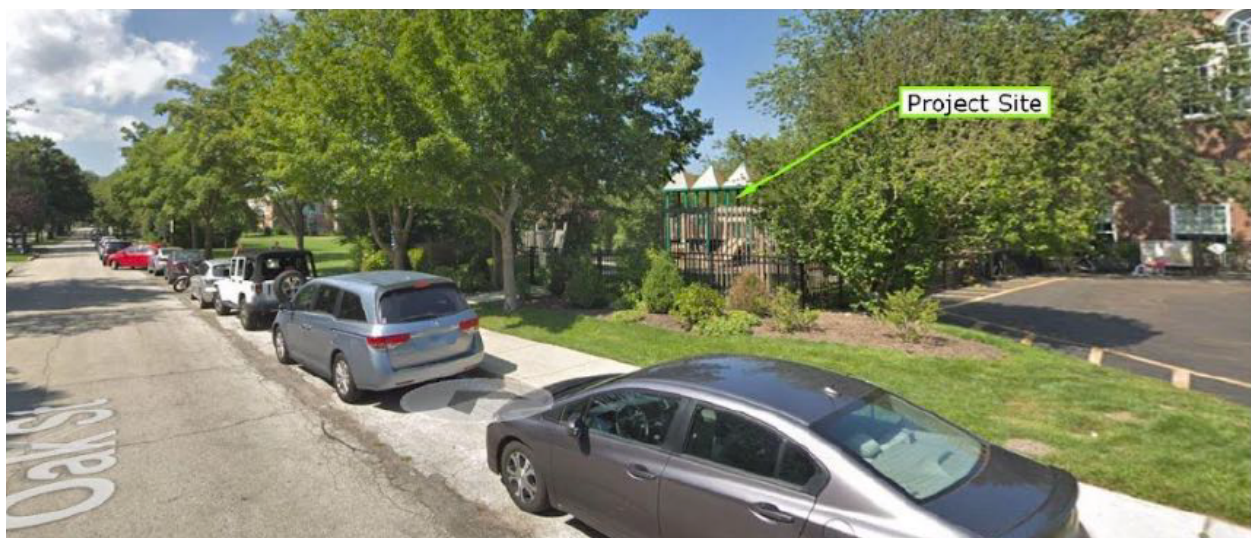


Figure 3 – Subject Property – WPSN Playground



Figure 4 – Subject Property – WPSN Playground



Figure 5 – Subject Property – WPSN Playground - Looking North

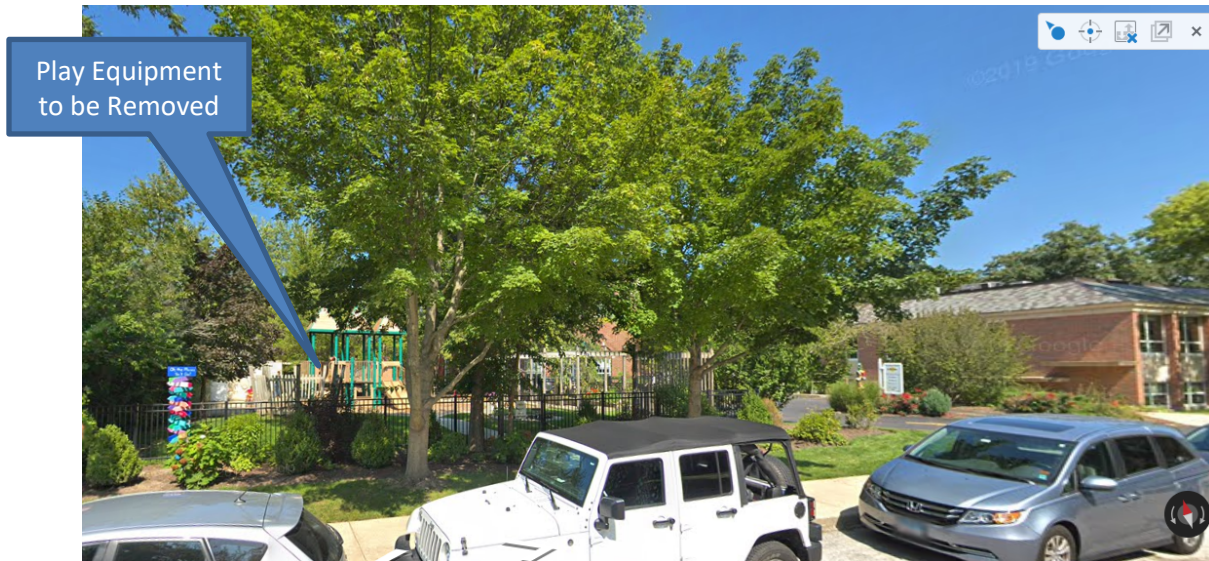


Figure 6 – Subject Property – WPSN Playground

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 given its condition related to its constricted root system and outgrowing 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.

In light of questions raised by two Plan Commissioners at its meeting on May 22 concerning the removal of the 20" diameter silver maple and the required 3" caliper replacement, the Village Forester provided the additional explanation regarding the tree removal and required tree replacement:

"Several factors are considered when evaluating a tree removal permit application and potential replacement. These include:

- *Potential design modifications that would allow for tree preservation*
- *Size of tree*
- *Location of tree, especially the area containing the critical root zone*
- *Tree condition*
- *Species*

In the case of the tree in question, the tree is in fair but declining condition. This appears mainly to be the result of its species and location. The area around the tree is constricted and receives a large amount of foot traffic. The tree is already outgrowing its space, and there is little room for further root growth. The crown is declining as a result and the tree is unlikely to thrive into the

future even if construction were not to take place. Given the tree's species, condition and location it is unlikely that it could survive construction impacts, including the cutting of large roots.

All of these factors were taken into account when determining whether or not to approve removal of the tree as part of construction. The amount of replacement is also reduced from a full 20" of replacement to 3" (caliper) as a result of these factors. We are essentially looking to replace the tree with one large-growing shade tree. If the tree had been in better condition or was located in a more favorable growing environment, more inches would be required as replacement. A 3" tree is the largest caliper tree that is commonly available in the area. Such replacement requirements are standard for construction projects in the Village."

The proposed site plan and a perspective of the proposed playground are provided below and on the following pages as Figures 7 and 8. 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 7 – 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.

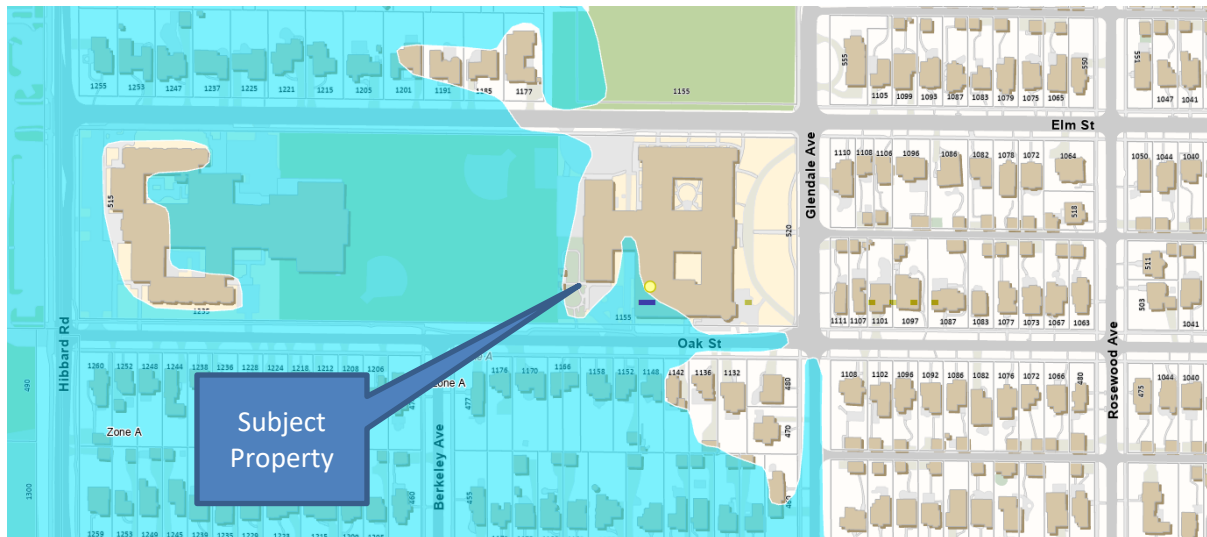


Figure 9 – GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached zoning matrix highlights the existing lot and the proposed improvements' compliance with the R-4 zoning district (**Attachment A**). Three variations are being requested to allow the proposed playground improvements: (1) roofed lot coverage for the Subject Property; (2) front yard setback; and (3) shed height.

Roofed Lot Coverage (RLC). The maximum permitted RLC in the R-4 District is 25% of the lot area. The maximum allowed RLC on the Subject Property is 133,377.75 square feet. The site currently contains 147,047.74 square feet (27.56% of the lot area), exceeding the maximum permitted RLC by 13,669.99 square feet (10.25%). The increase in RLC with the proposed play equipment is 31.7 square feet; bringing the total RLC to 147,079.44 square feet (27.57% of the lot area), requiring a variation of 13,701.69 square feet (10.27%).

Front Yard Setback (Oak Street). The existing play equipment, which is to be replaced, currently provides a front yard setback of 10.8 feet from the south property line along Oak Street. The new play equipment (specifically the hammock posts and log tunnel identified in Figures 7 and 8) would provide a front yard setback of 14.25 feet, whereas a minimum of 30 feet is required, a variation of 15.75 feet (52.5%).

Shed Height. The Applicant is proposing to replace two existing sheds located within the playground area. As noted earlier in this report, the existing sheds, which are approximately 9.25 feet in height, received approval of a zoning variation in 2000 to exceed the maximum permitted height of 7 feet. The proposed sheds would be 9.08 feet in height, requiring a variation of 2.08 feet (29.71%).

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

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 Plan Commission (PC) considered the special use permit on May 22, 2024. After hearing from the Applicant, and no members of the public, the PC discussed the request. As noted earlier in this report, two Commissioners asked questions regarding the removal of a 20" diameter silver maple, which the

Village Forester has indicated will be allowed and will be required to be replaced with one (3" caliper) large-growing shade tree. Ultimately, the PC recommended approval by a vote of 5-0.

FINDINGS

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

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

Move to recommend **approval [denial]** of the requested amendment to the existing special use that allowed construction of an addition to Carleton Washburne School on the Subject Property granted by Ordinance M-7-2008 and the following zoning variations: (1) roofed lot coverage; (2) front yard setback; and (3) shed height **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 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.
2. The requested zoning variations to allow:
 - a. Roofed Lot Coverage (RLC) of 147,079.44 square feet, whereas a maximum of 133,377.75 square feet is permitted, a variation of 13,701.69 square feet (10.27%) [Section 17.30.030 – Intensity of Use of Lot];

- b. Front Yard Setback (Oak Street) of 14.25 feet from the south property line, whereas a minimum of 30 feet is required, a variation of 15.75 feet (52.5%) [Section 17.30.050 – Front Yard Setback]; and
- c. Shed Height of 9.08 feet, whereas a maximum height of 7 feet is permitted, a variation of 2.08 feet (29.71%) [Section 17.30.080 Height of Buildings and Structures].

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

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
- 2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
- 3. The variation, if granted, will not alter the essential character of the locality.
- 4. An adequate supply of light and air to the adjacent property will not be impaired.
- 5. The hazard from fire and other damages to the property will not be increased.
- 6. The taxable value of the land and buildings throughout the Village will not diminish.
- 7. The congestion in the public street will not increase.
- 8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

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

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

ATTACHMENT A

ZONING MATRIX

ADDRESS: 1155 Oak Street - Winnetka Public School Nursery

CASE NO: 24-13-SU

ZONING: R-4

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	13,300 SF	533,511 SF	N/A	N/A	OK
Min. Average Lot Width	70 FT	373.71 FT	N/A	N/A	OK
Min. Lot Depth	120 FT	1,427.62 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	133,377.75 SF (1)	147,047.74 SF	147,079.44 SF	31.7 FT	13,701.69 SF (10.27%) VARIATION
Max. Gross Floor Area	124,522.53 SF (1)	268,607.98 SF	268,588.36 SF	-19.62 FT	EXISTING NONCONFORMING
Max. Impermeable Lot Coverage	266,755.5 SF (1)	247,903.81 SF	247,935.51 SF	31.7SF	OK
Min. Front Yard (Hibbard/West)	30 FT	67.08 FT	67.08 FT	0 FT	OK
Min. Front Yard (Elm/North)	30 FT	34.42 FT	34.42 FT	0 FT	OK
Min. Front Yard (Glendale/East)	30 FT	+30 FT	+30 FT	0 FT	OK
Min. Front Yard (Oak/South)	30 FT	10.8 FT	14.25 FT	3.45 FT	15.75 FT (52.5%) VARIATION

NOTES:

(1) Based on lot area of 533,511 s.f.

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

(3) Variation required to allow two sheds 9.08 feet in height, whereas a maximum height of 7 feet is permitted, a variation of 2.08 feet (29.71%).

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@HLLRKC.COM

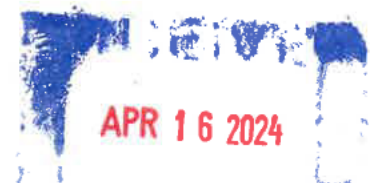
Applicant Signature: _____

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.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION



Case No. 24-13-SU

Property Information

Site Address: 1155 Oak St, Winnetka, IL 60093

Owner Information

Name: Winnetka Public School Nursery

Address: 1155 Oak St, Winnetka, IL 60093

City, State, ZIP: 1155 Oak St, Winnetka, IL 60093

Email: directors@wpsn.org

Primary Contact: Anna Henerey

Phone No. 847-446-5153

Date property acquired by owner: _____

Architect Information

Name: GRG Playscapes (contractor)

Primary Contact: Phil Cox

Address: 4121 S. 6th St

City, State, ZIP: Milwaukee, WI 53221

Phone No. 414-322-3227

Email: Phil@GRGPlayscapes.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: We're asking for a variation for the 7 ft height restriction on the property

Brief explanation of variation(s) requested (attach separate sheet providing additional details):

We're asking for a variation on the above listed restriction so that we can install 12 ft high sheds.

Attached to this document is our responses to the 8 standards as well as a construction detail of the proposed sheds. Let us know if anything additional documentation is needed.

Property Owner Signature: _____

Date: 5-16-24

Standards for Granting Zoning Variations---WPSN responses

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allow by regulations in that district; Maintaining the value of a school building involves updating the equipment and infrastructure necessary for caregivers to effectively teach and supervise children. We are seeking approval for taller sheds to accommodate additional storage space, enabling WPSN to store playthings and educational equipment more efficiently. This enhancement will contribute to the school's ability to provide a nurturing and enriching environment for students and staff alike.

2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants; The unique circumstances of the site is the reason we are requesting a variation. We are asking for a variance on shed height because it will allow more storage space with less addition to impermeable site surfacing.

3. The variation, if granted, will not alter the essential character of the locality; The sheds at their proposed heights (9 ft 1in) will not alter the fundamental character of the surrounding area. Our plan involves demolishing two existing defunct sheds (built with a variation at 8 ft 1 in) and replacing them with two new sheds. The site is screened by trees and vegetation from the south and west, and the distance of the sheds from the road means they will be similar to the current sheds on the property, which are not easily visible from neighboring properties. This ensures that the proposed sheds will blend in with the existing landscape and not significantly impact the visual aesthetics of the area.

4. An adequate supply of light and air to adjacent property will not be impaired; Please see response to article 3 above. The proposed sheds will not block light any more than the current sheds; nor will they block airflow.

5. The hazard from fire and other damages to the property will not be increased; The proposed sheds will not be used to store fuel or any other flammable material. These sheds will not be wired with electricity. No caustic chemicals or batteries will be kept in the sheds.

6. The taxable value of the land and buildings throughout the Village will not diminish; The taxable value of this land/building will not decrease because it's already a tax-exempt property, as we understand it. It will not decrease the tax-value of surrounding properties either. We think having a more functional playground space will make the property more useful to the community, which help, not hurt the Village of Winnetka.

7. The congestion in the public street will not increase;The proposed sheds will not affect traffic.

8. The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired; The health and safety et al, of the community will be enhanced, not impaired by the requested variation. The requested variation will enhance the usefulness of the property, which will benefit the community at-large.

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

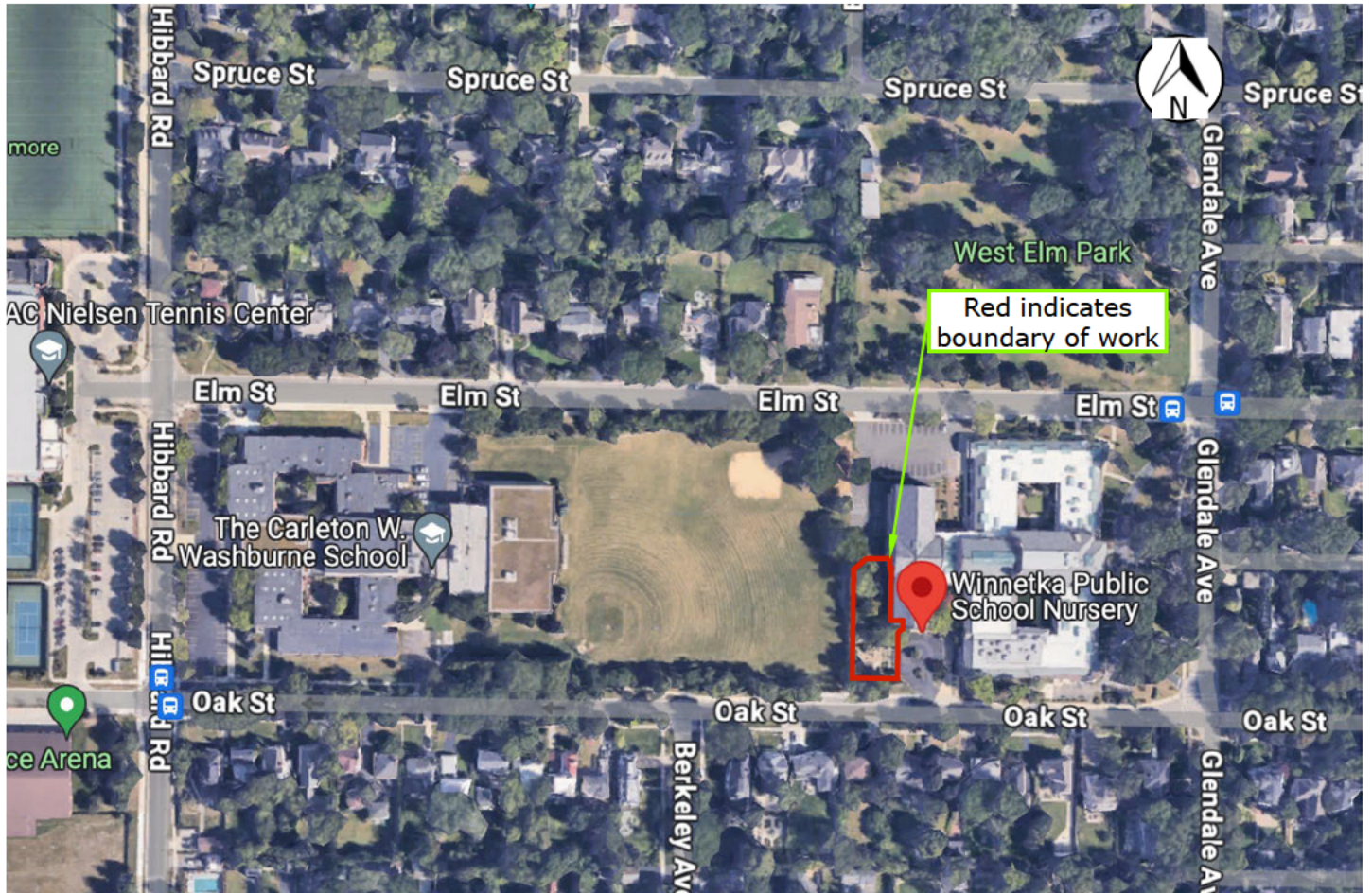
Village components encourage imaginative and dramatic play. These are the forts, the play houses, the bustling common areas or the peaceful retreats. This is the world where stories are created, dramas unfold, and children make meaning through creation and relationships.

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)

LEGEND

ACU	=	AIR CONDITIONER UNIT
BL	=	BUILDING LINE
BOL	=	BOLLARD
BSL	=	BUILDING SETBACK LINE
CL	=	CENTER LINE
CLF	=	CHAIN-LINK FENCE
CMP	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CWW	=	CONCRETE WINDOW WELL
DS	=	DEPRESSED 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
IP	=	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
UCW	=	UNDERGROUND WIRE
UP	=	UTILITY POLE
WF	=	WOOD FENCE
WW	=	WINDOW WELL
RP	=	REFERENCE POINT
	=	MANHOLE
	=	ROUND OPEN GRATE MANHOLE
	=	VALVE VAULT
	=	SQUARE OPEN GRATE MANHOLE
	=	FIRE HYDRANT
	=	B-BOX
	=	CLEAN-OUT
	=	BRICK
	=	CONCRETE
	=	CONCRETE CURB
	=	BUSH
	=	EVERGREEN VARIETY WITH UMBRELLA WIDTH IN FEET
	=	BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES
UP	=	UTILITY POLE WITH LIGHT
	=	LIGHT
	=	SIGN WITH NOTE NUMBER
	=	ELEVATION AT BACK OF CURB
	=	DETECTABLE WARNING STRIP

SIGN NOTES:

- 1 SPEED LIMIT 20 MPH
- 2 NO PARKING
- 3 STOP
- 4 GLENDALE AVENUE AND OAK STREET
- 5 ONE WAY 8AM-4PM MONDAY-FRIDAY
- 6 NO LEFT TURN
- 7 NURSERY
- 8 SCHOOL BUS LOADING ZONE
- 9 DO NOT ENTER
- 10 NO PARKING HERE TO CORNER
- 11 HANDICAP PARKING
- 12 THE SKOKIE SCHOOL
- 13 SCHOOL BUSES ONLY
- 14 NO VEHICLES BEYOND THIS POINT
- 15 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.

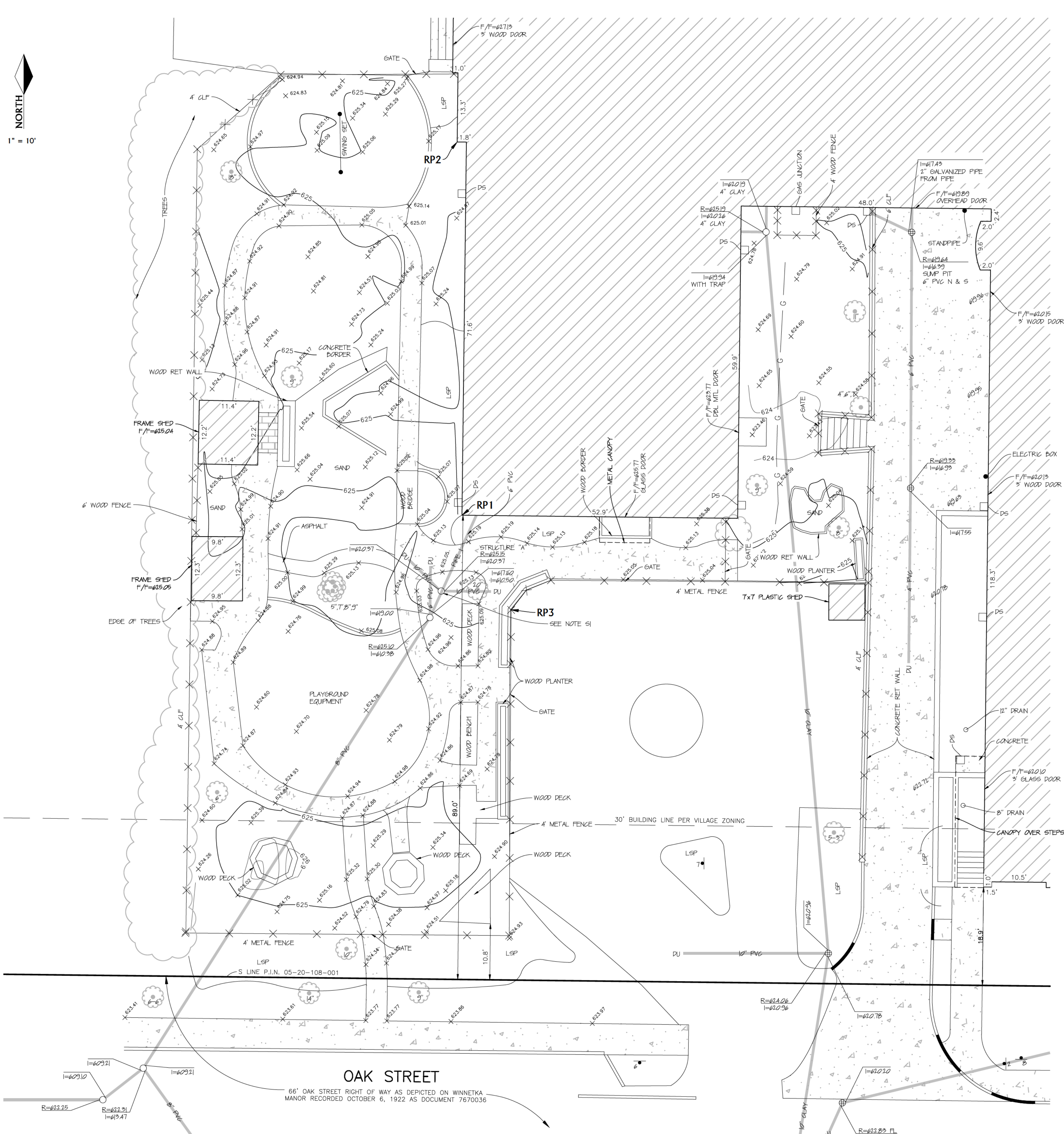
BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN
HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

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.



DATE OF FIELD INSPECTION:
AUGUST 17, 2023

TFW SURVEYING & MAPPING
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
1761 NORTH DILLEY 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 PLACED
WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR
UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE
SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO
EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE
BENEFIT OF THIS SURVEY.

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

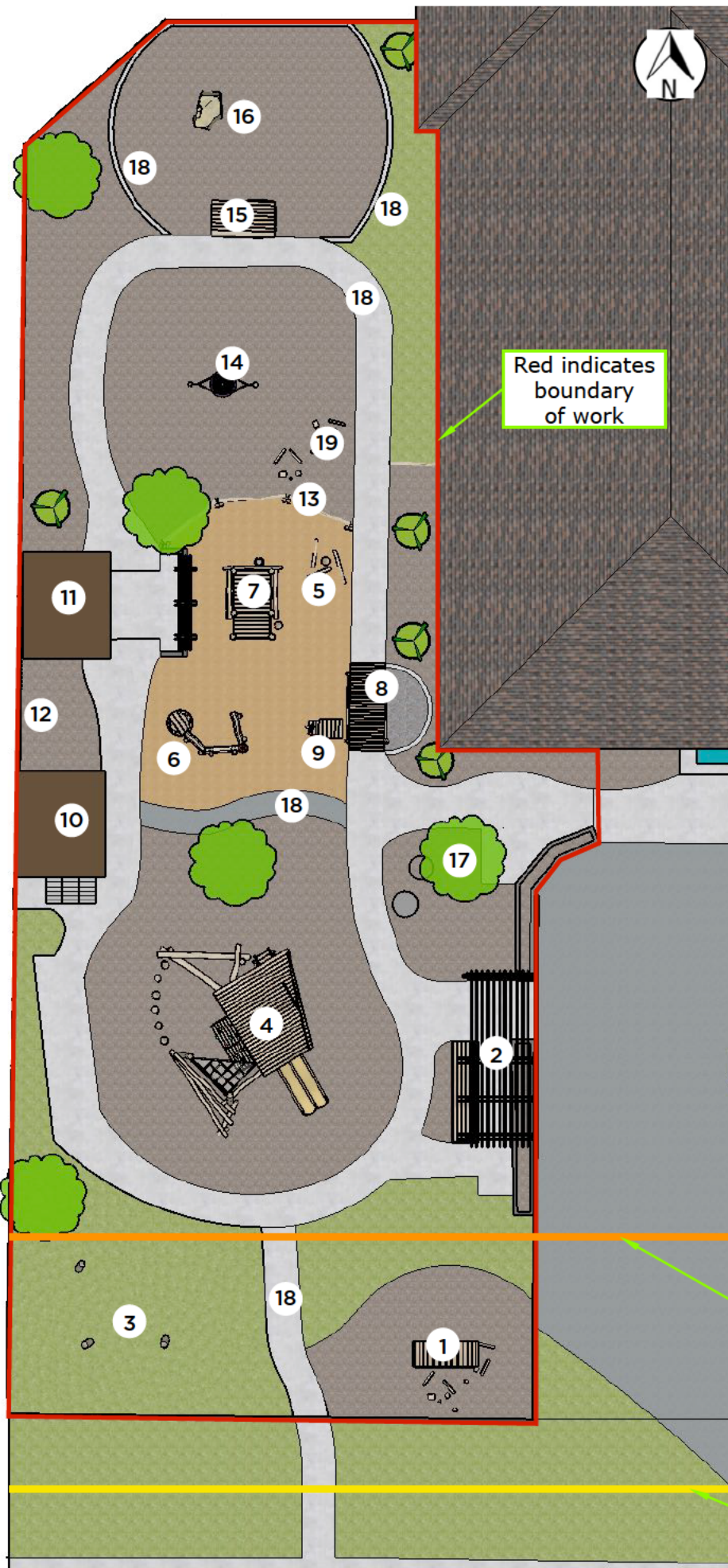
BENCHMARK:
NGS MONUMENT LAK137.1A (AJ2875)
MONUMENT DESCRIBED AS LOCATED APPROXIMATELY 3.4 MI NORTHWEST OF LAKE
BLUFF, 4.5 MI NORTHEAST OF LIBERTYVILLE IN SECTION 9, T46N, R12E. TO REACH
FROM THE JUNCTION OF IL RT 43 AND IL RT 137 PROCEED EAST ON IL RT 137 0.2
MI TO THE STATION LOCATED IN GRASS MEDIAN 35 FT SOUTH OF THE CENTERLINE OF
IL RT 137 WESTBOUND. STATION IS 133 FT SOUTHWEST OF 24 IN ELM TREE, 83.8 FT
SOUTHWEST 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

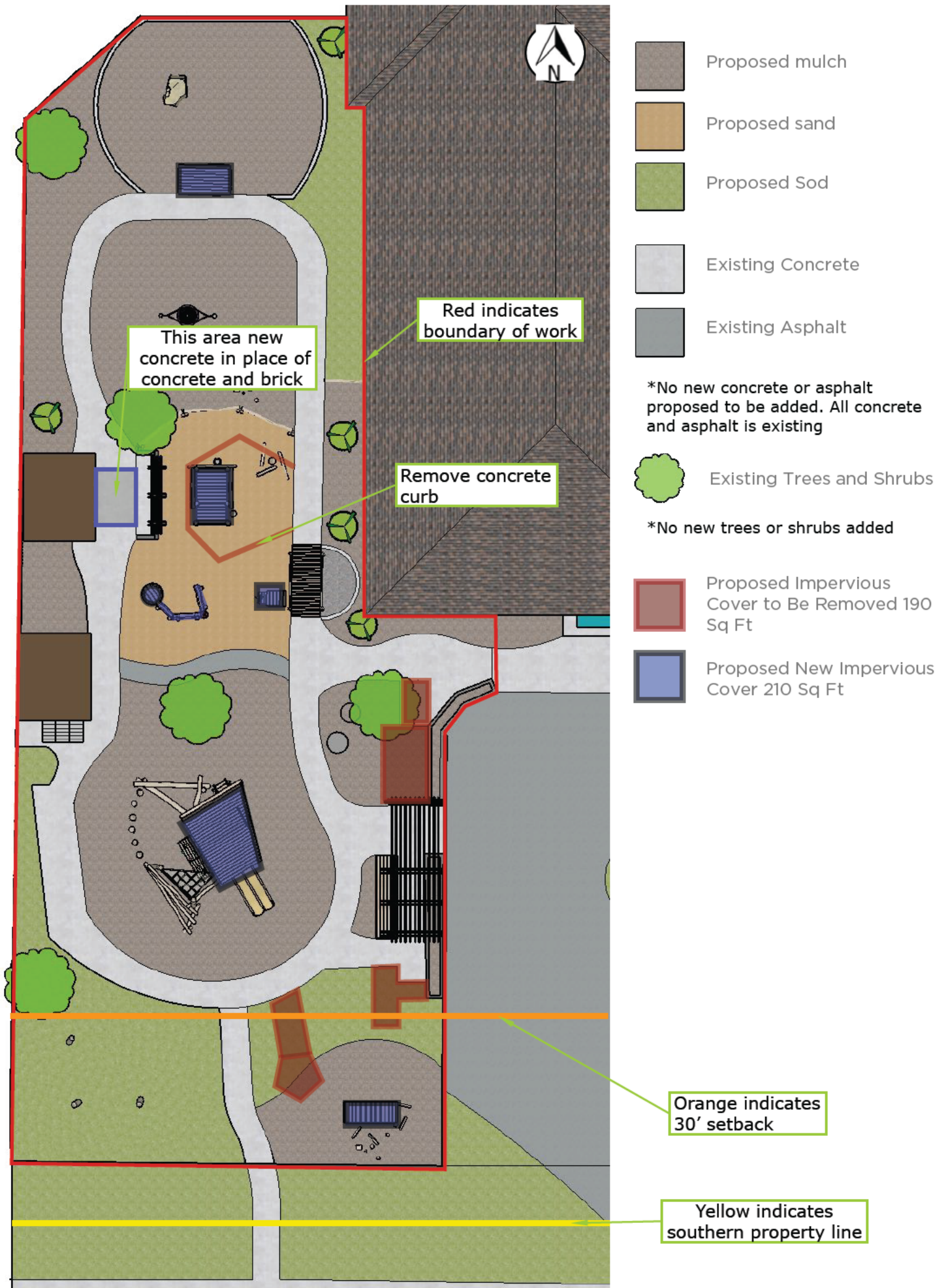
SITE BENCHMARK NO. 4:
ARROW HEADBOLT OF FIRE HYDRANT
ELEVATION = 625.50



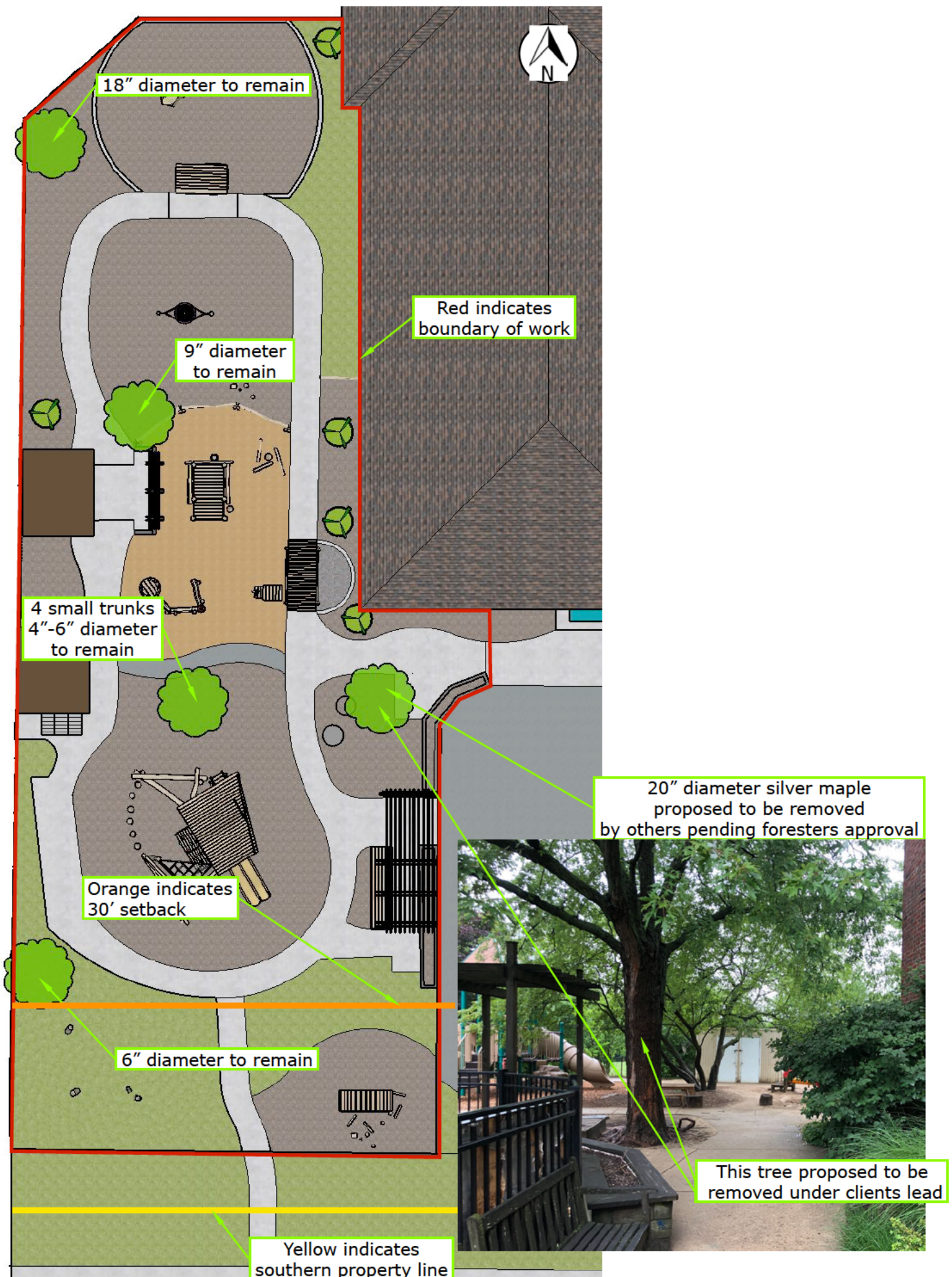
List of Proposed Site Additions

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

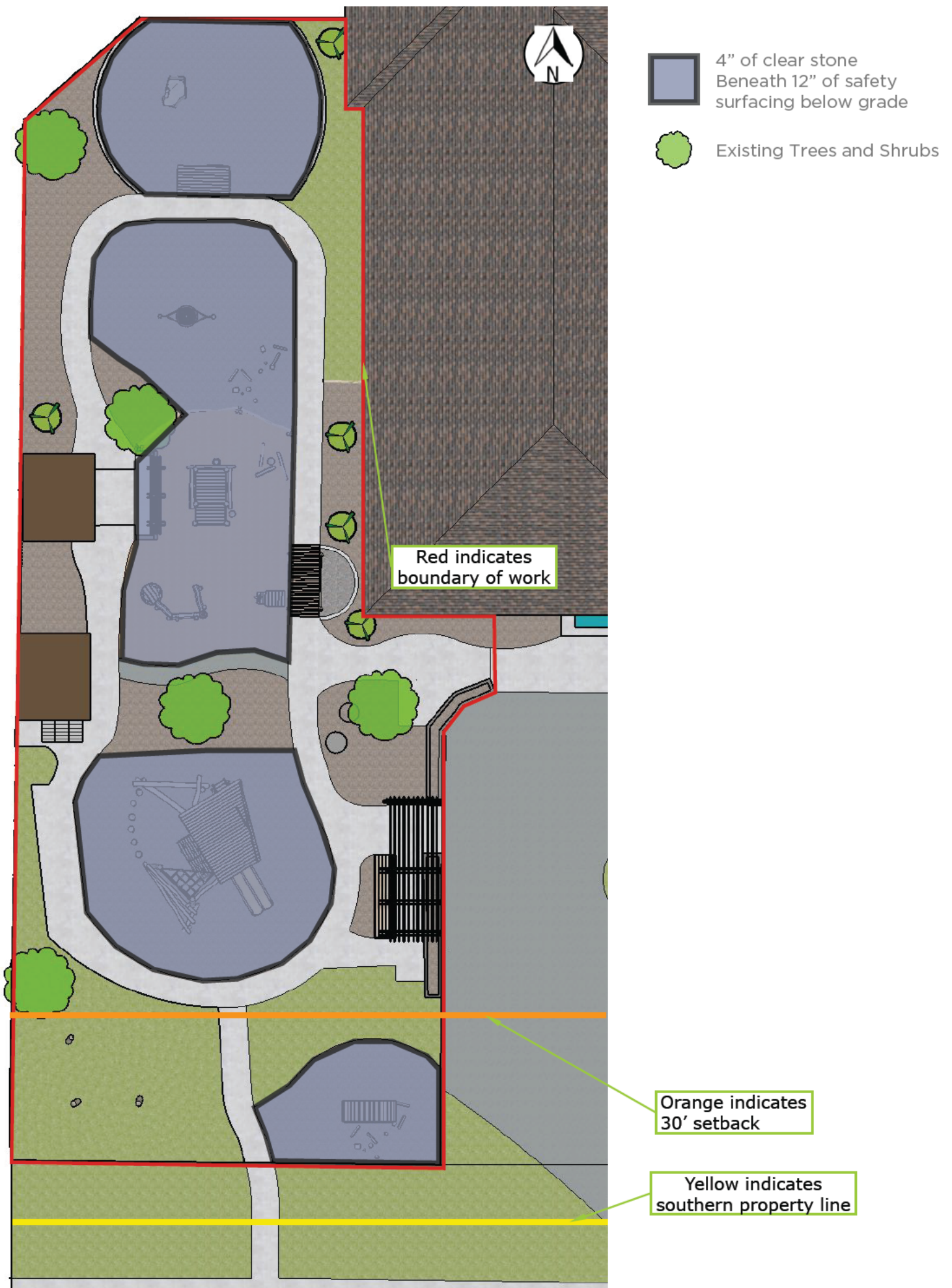
Plan Showing Proposed Site Improvements



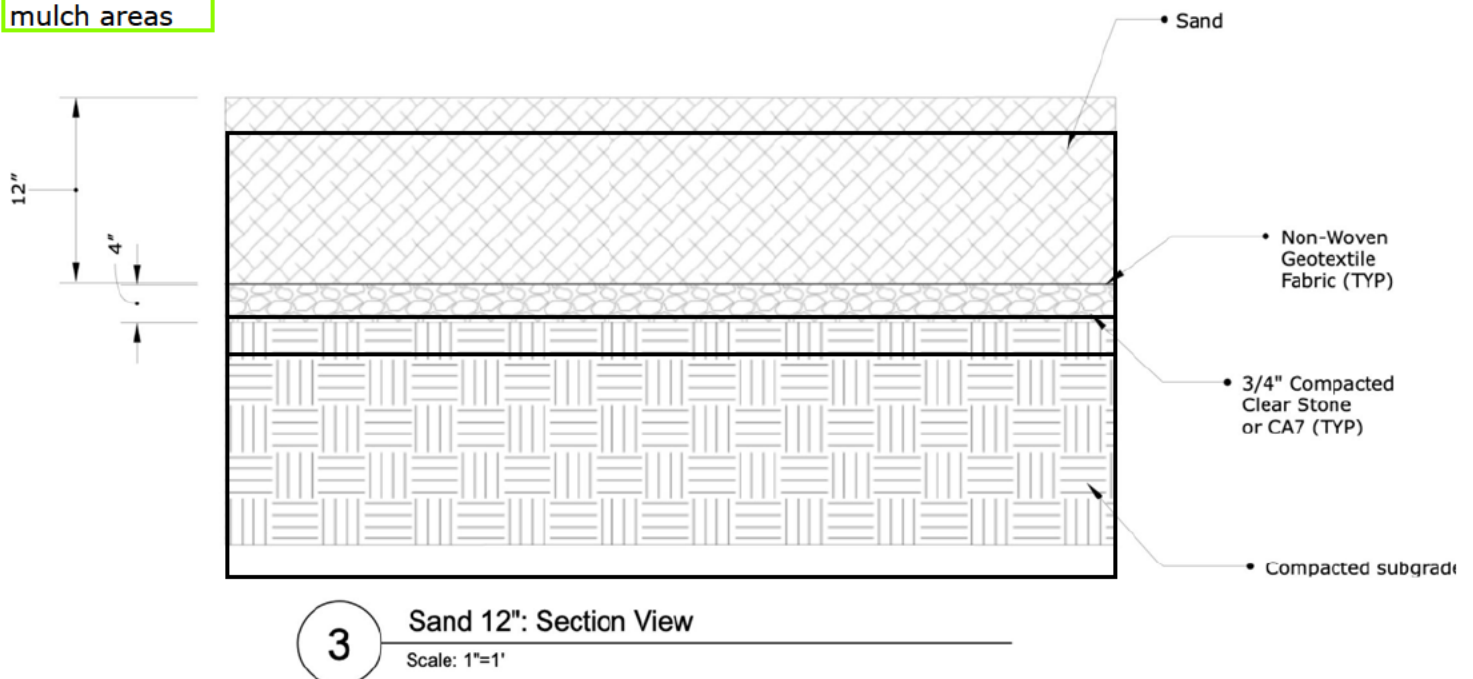
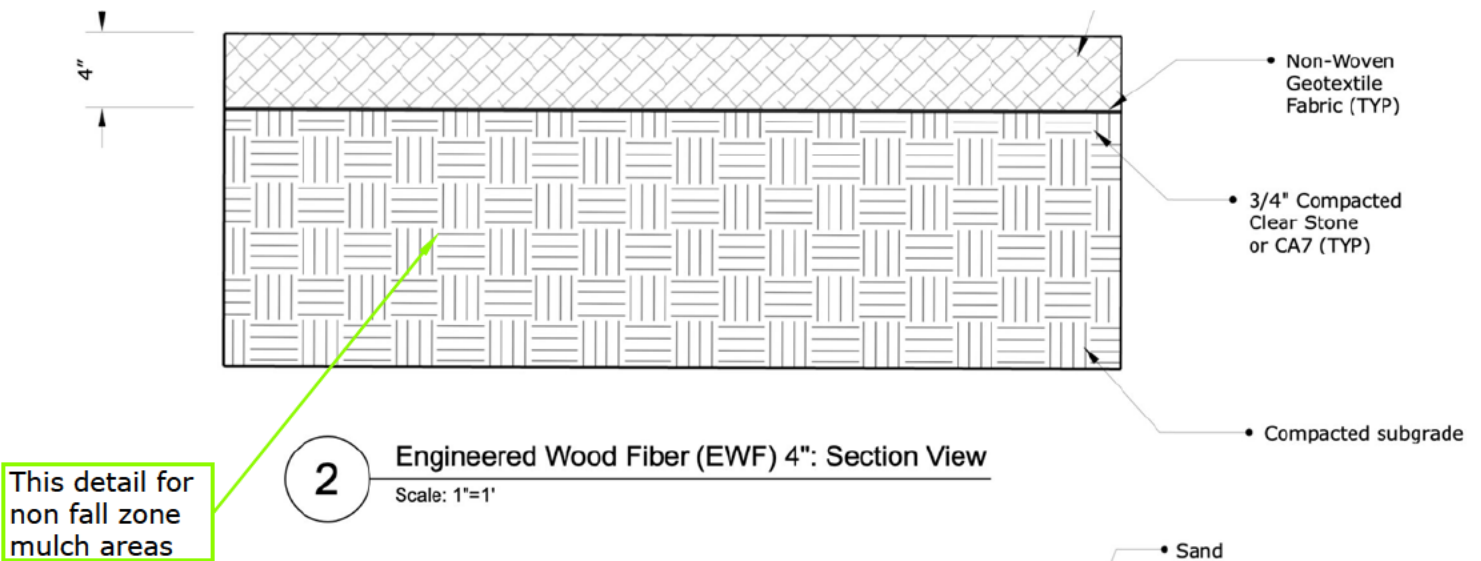
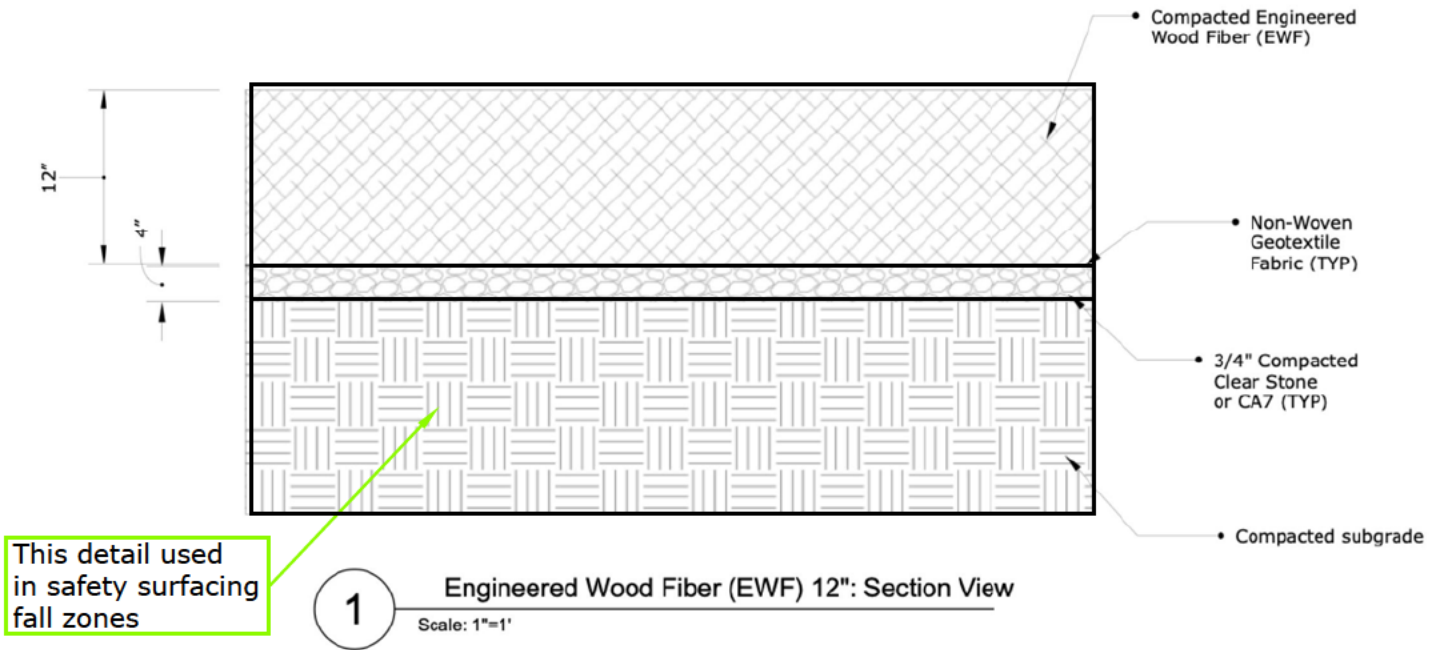
Plan Showing Proposed Surfacing and Impervious Cover



Existing Trees and Diameters



Proposed Clear Stone and Safety Surfacing Location

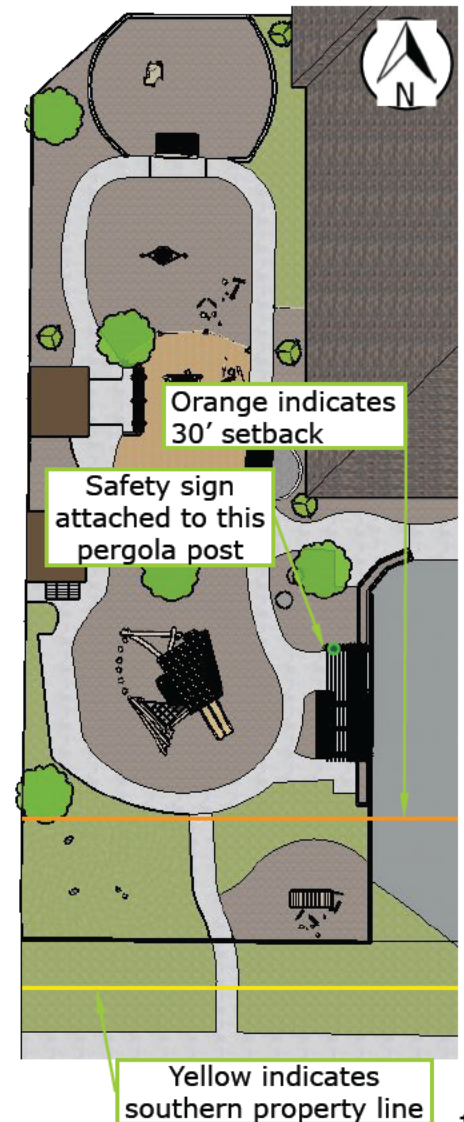


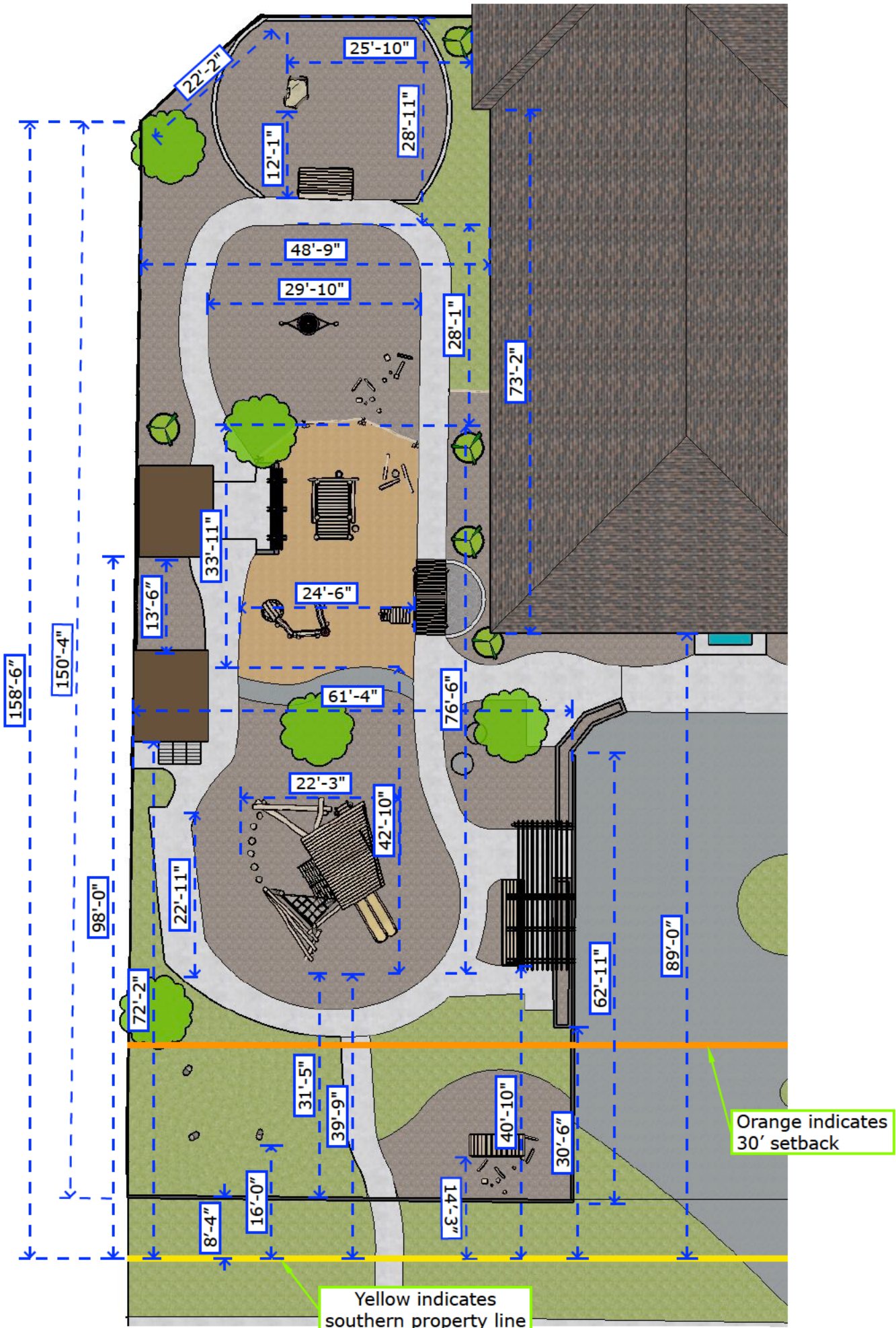


The green sign is made of Metal Max and Scotchcal High Tack Graphic Film.
The sign is made of aluminum.
Will be installed 4' high on existing pergola post



Proposed Safety Sign





Proposed Site Overall Dimensions

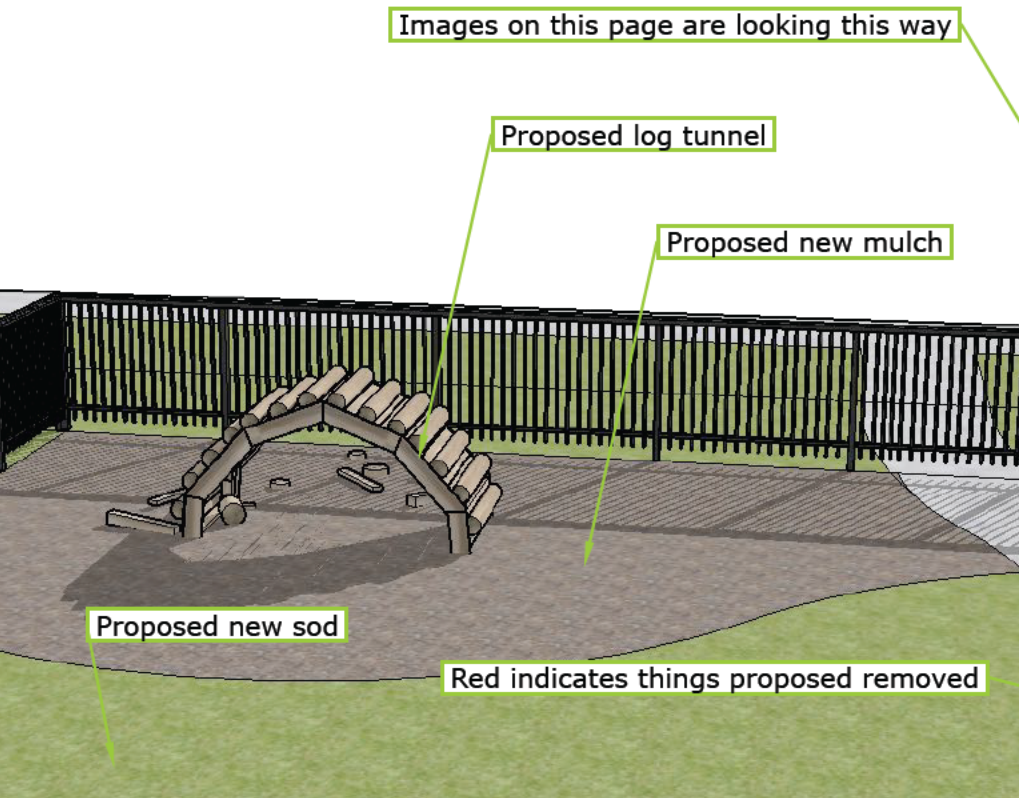


Proposed Playscape Overview Perspective



Southeast Corner Existing Conditions

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

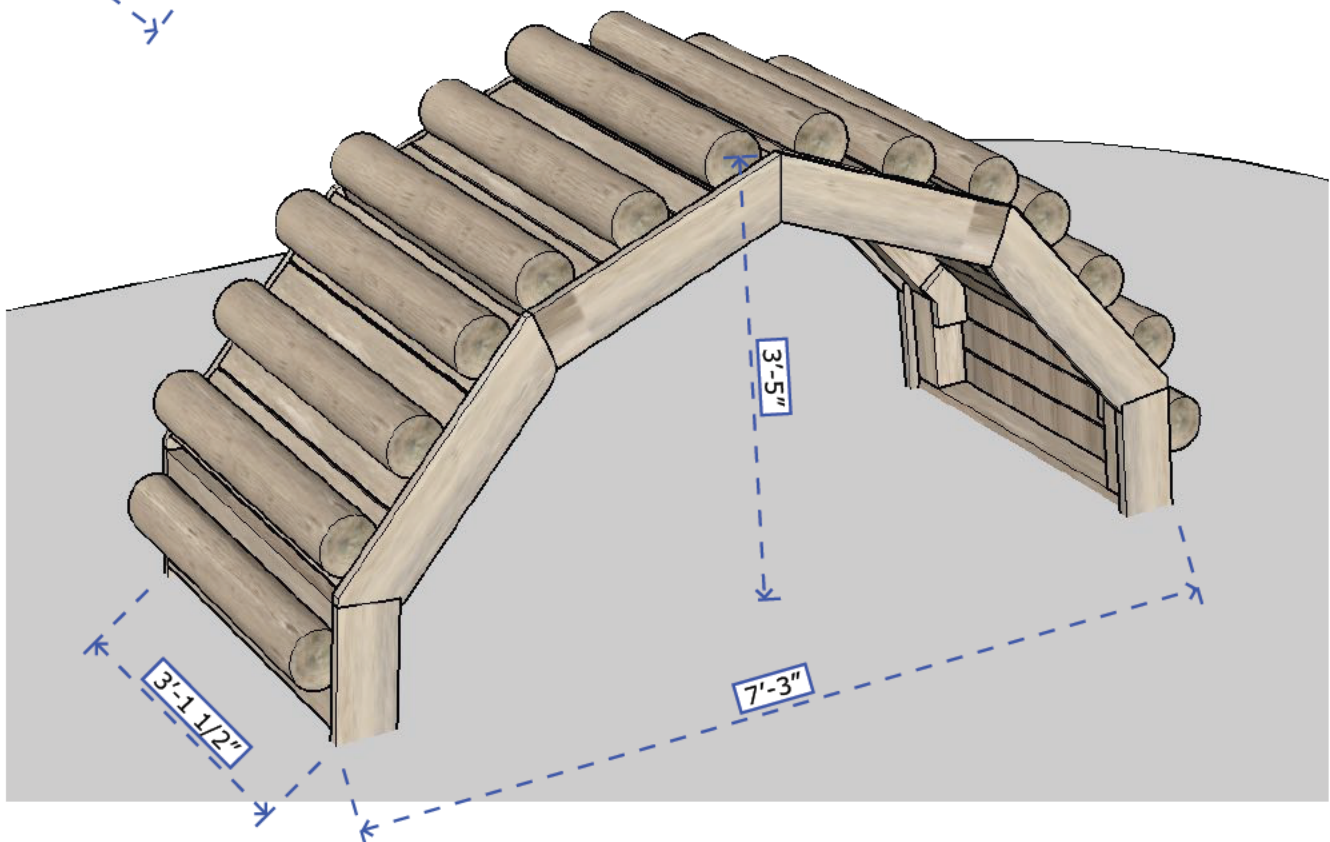
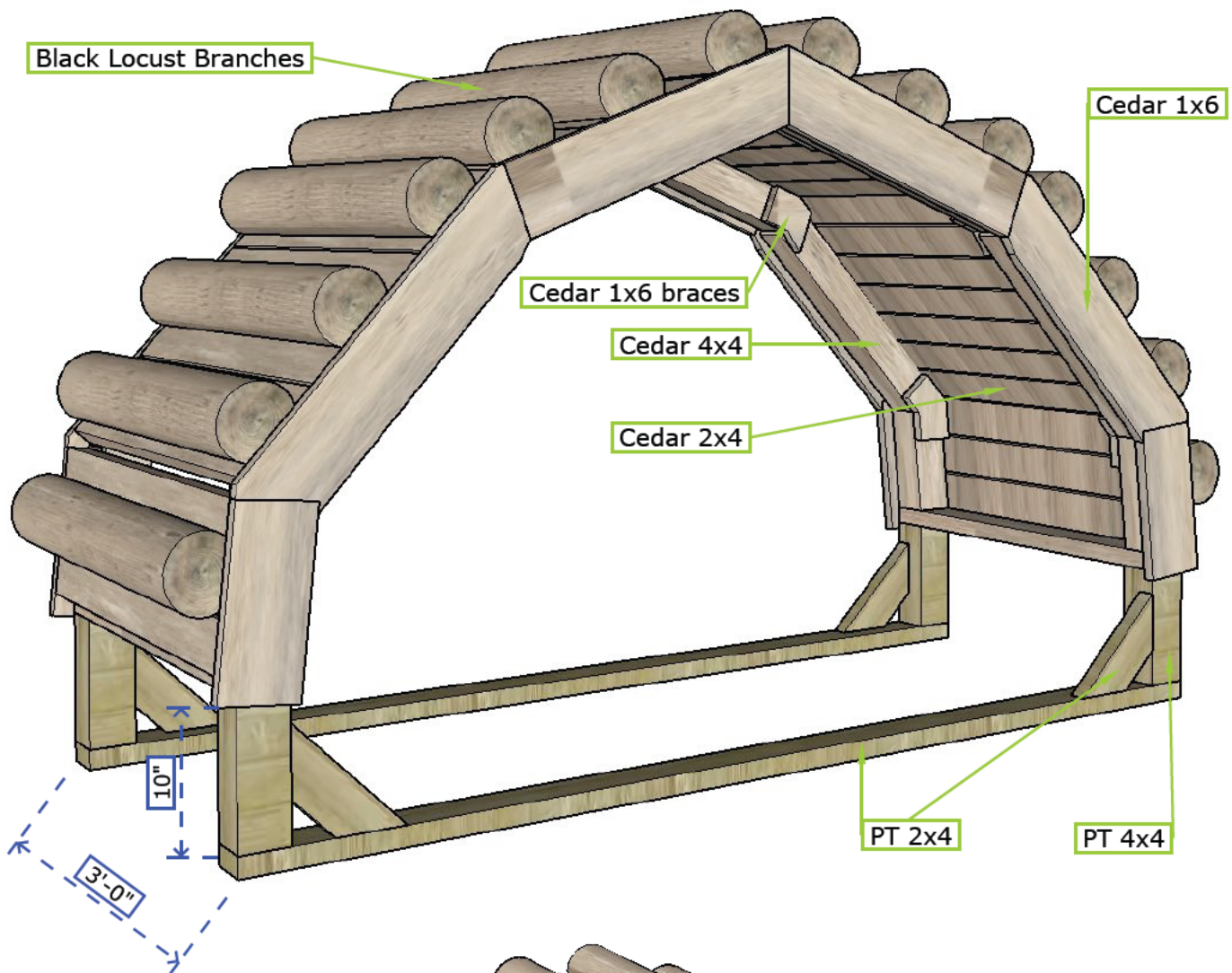


Southeast Corner Proposed Changes

Yellow indicates southern property line

Page 38 of 54



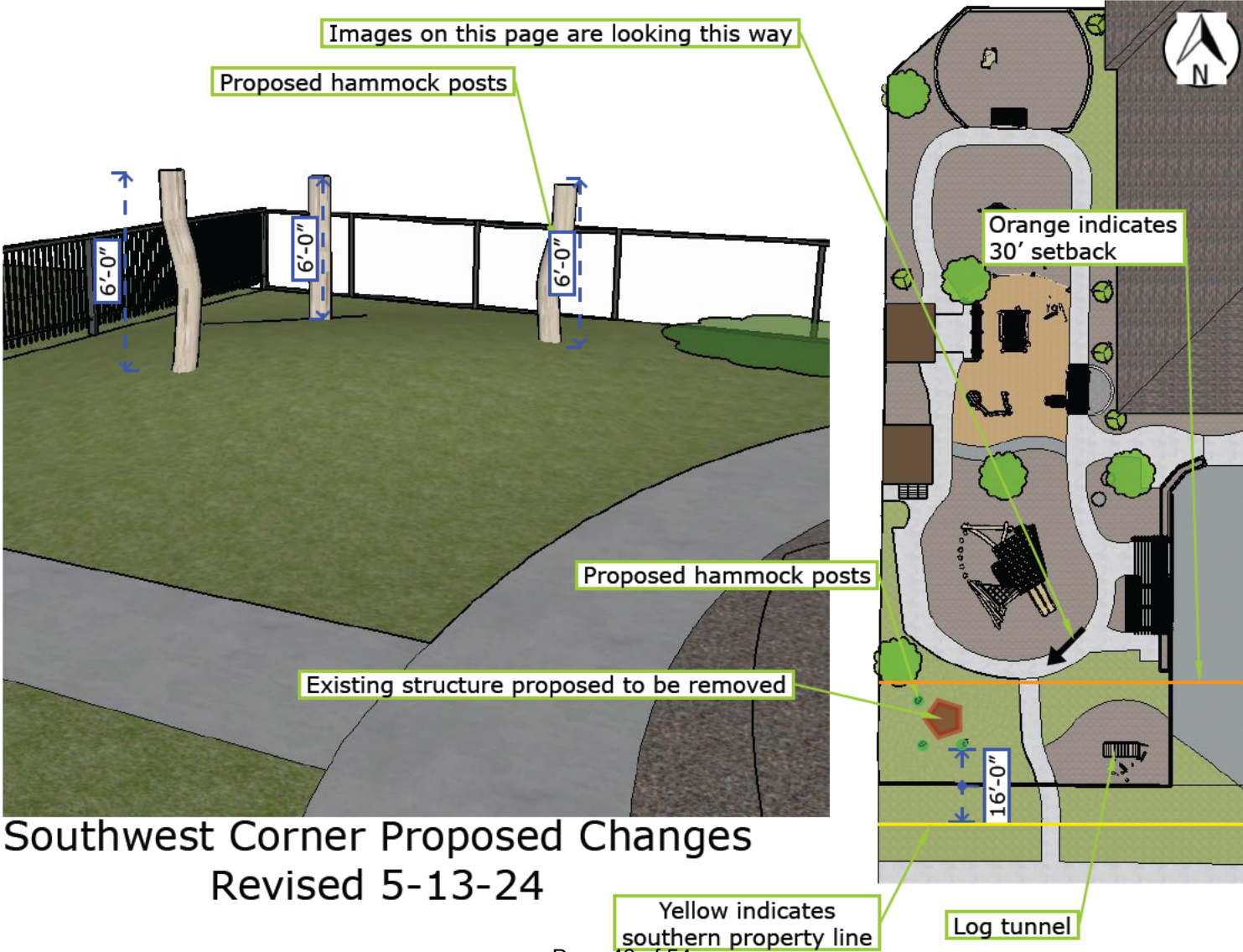


Log Tunnel Detail



Southwest Corner Existing Conditions

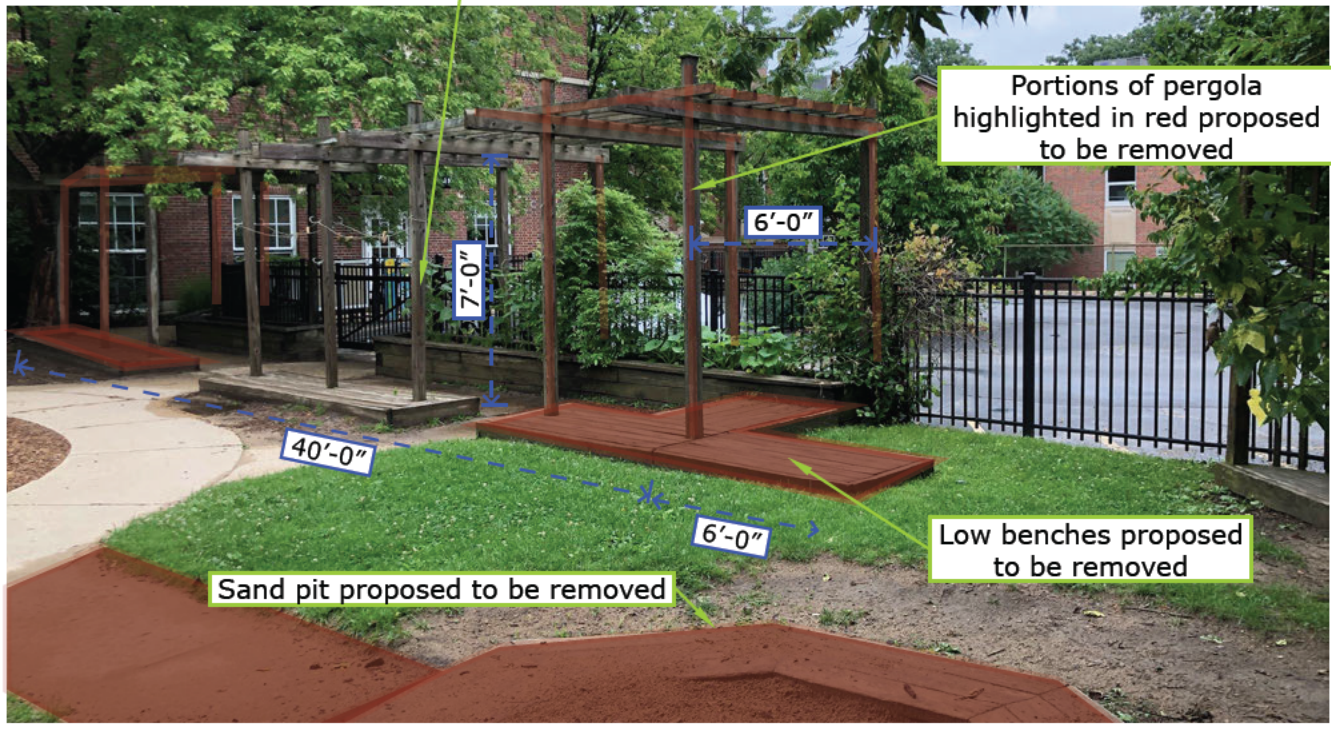
Image shows existing site. Red shows what we propose to remove



Southwest Corner Proposed Changes Revised 5-13-24

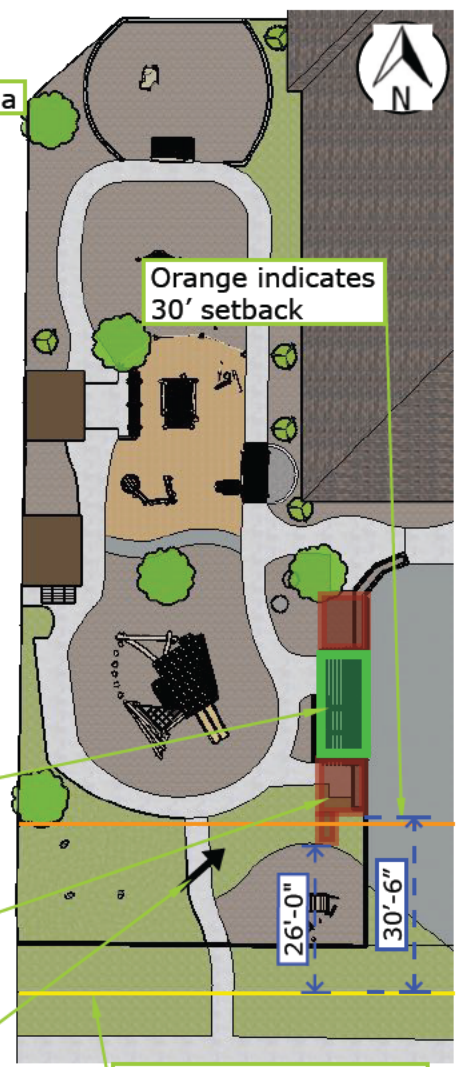
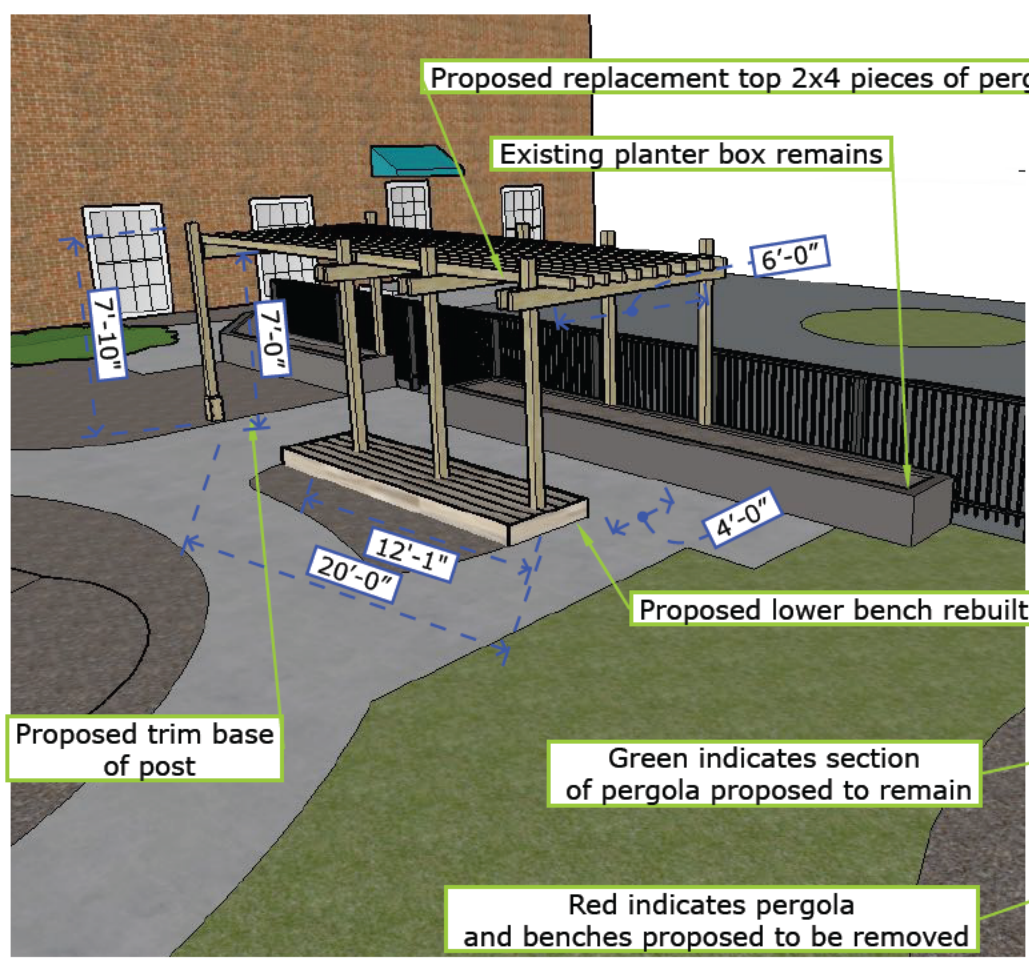
Section of pergola proposed to remain

Portions of pergola highlighted in red proposed to be removed



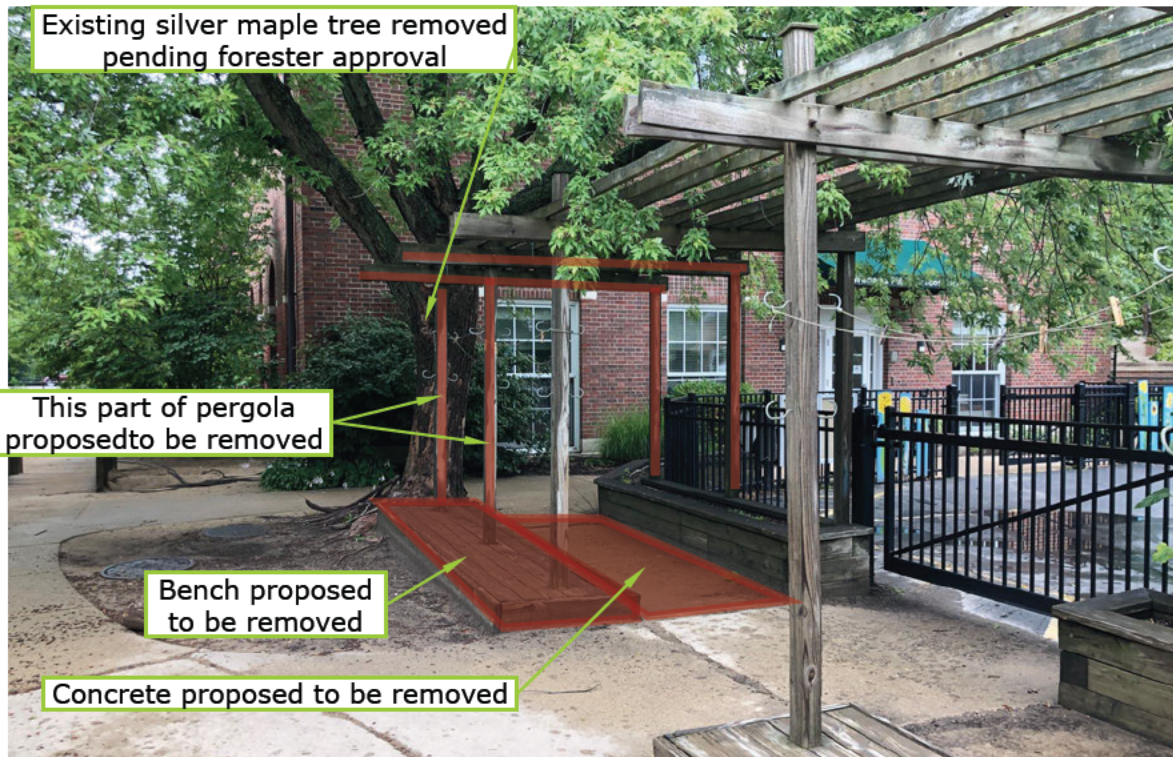
Southeast Pergola Corner Existing Conditions

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



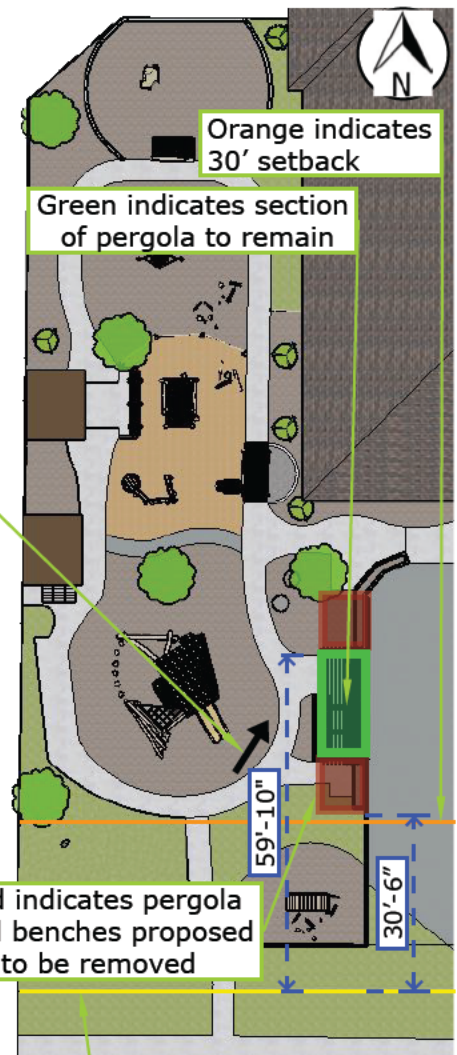
Southeast Pergola Proposed Changes

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

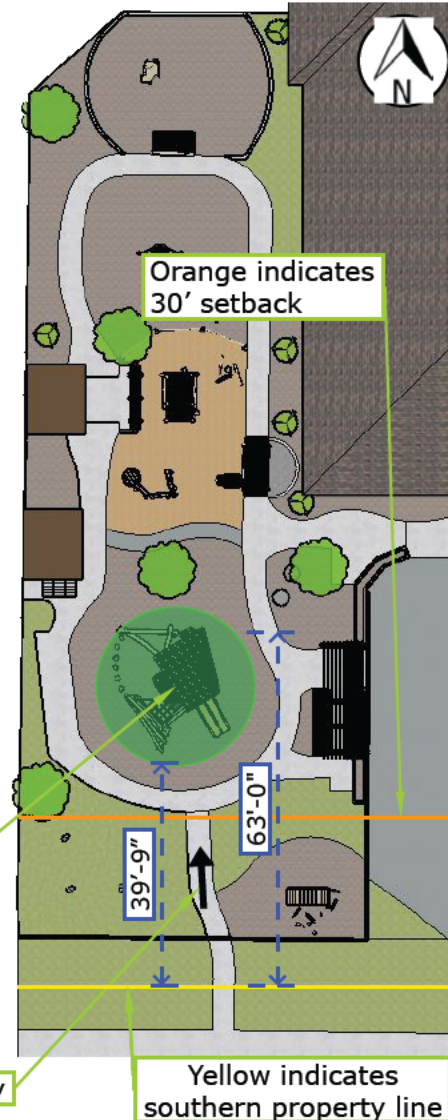


Southeast Pergola Proposed Changes 2



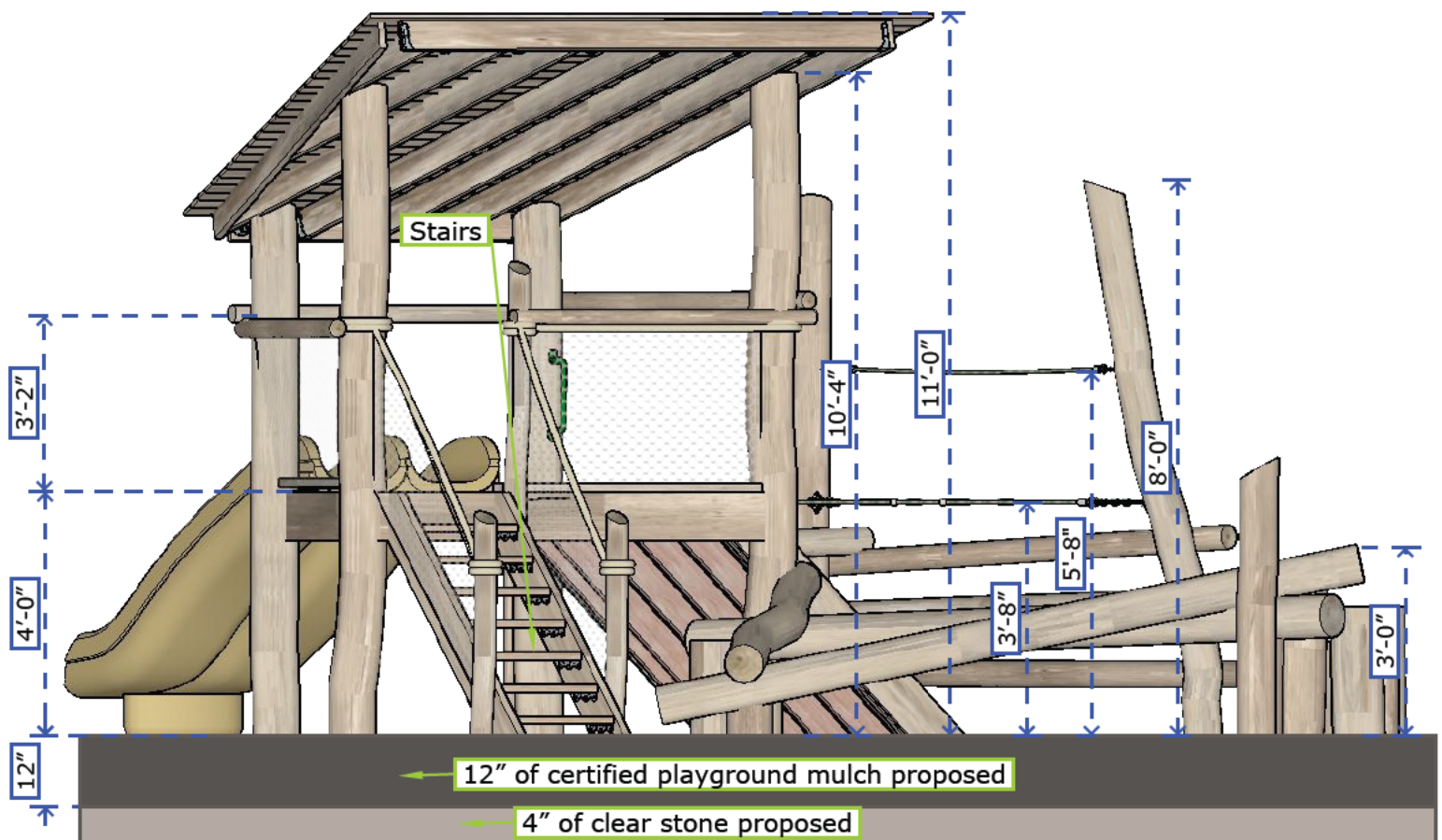
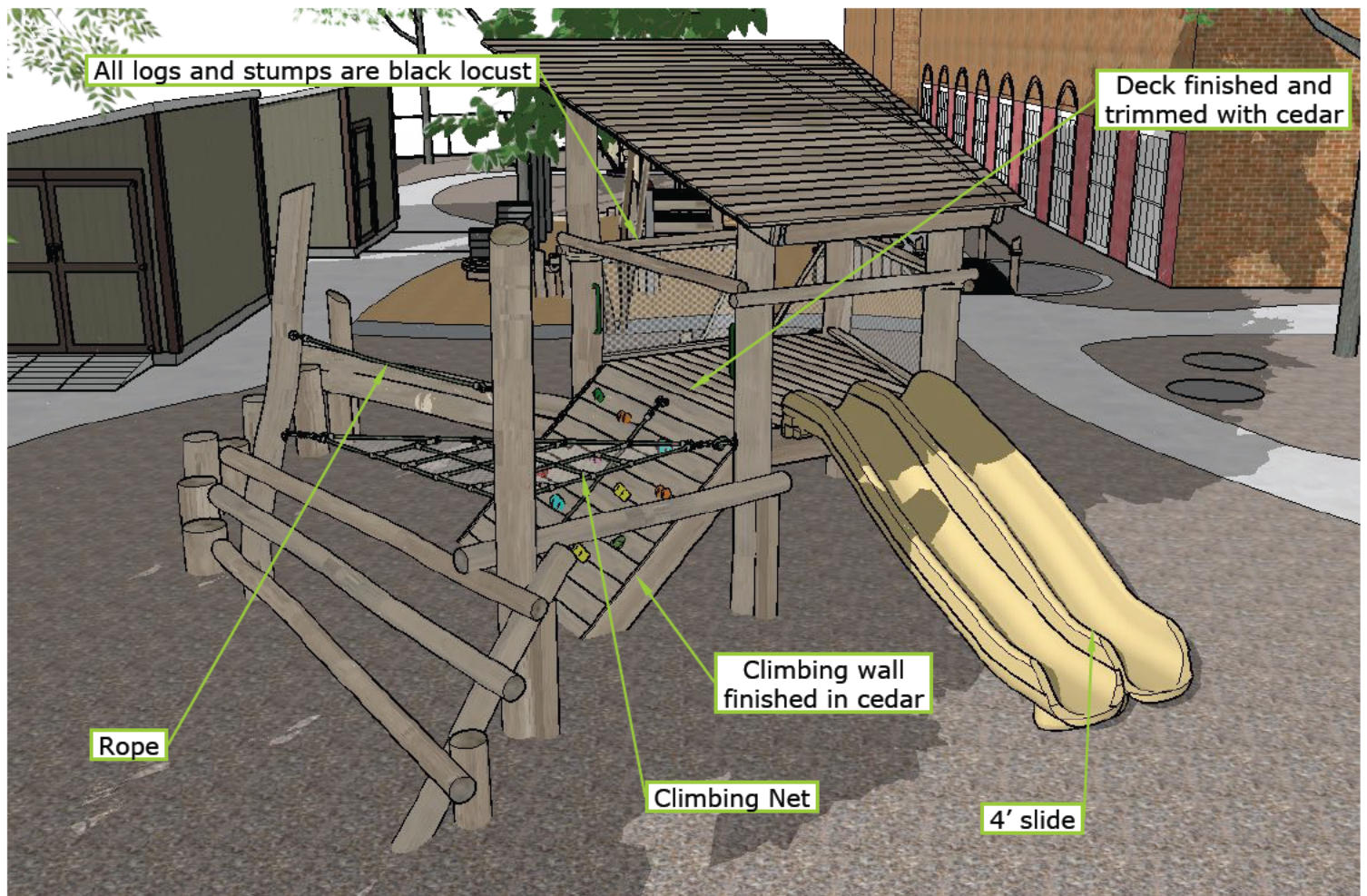
Climbing Structure Existing Conditions

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

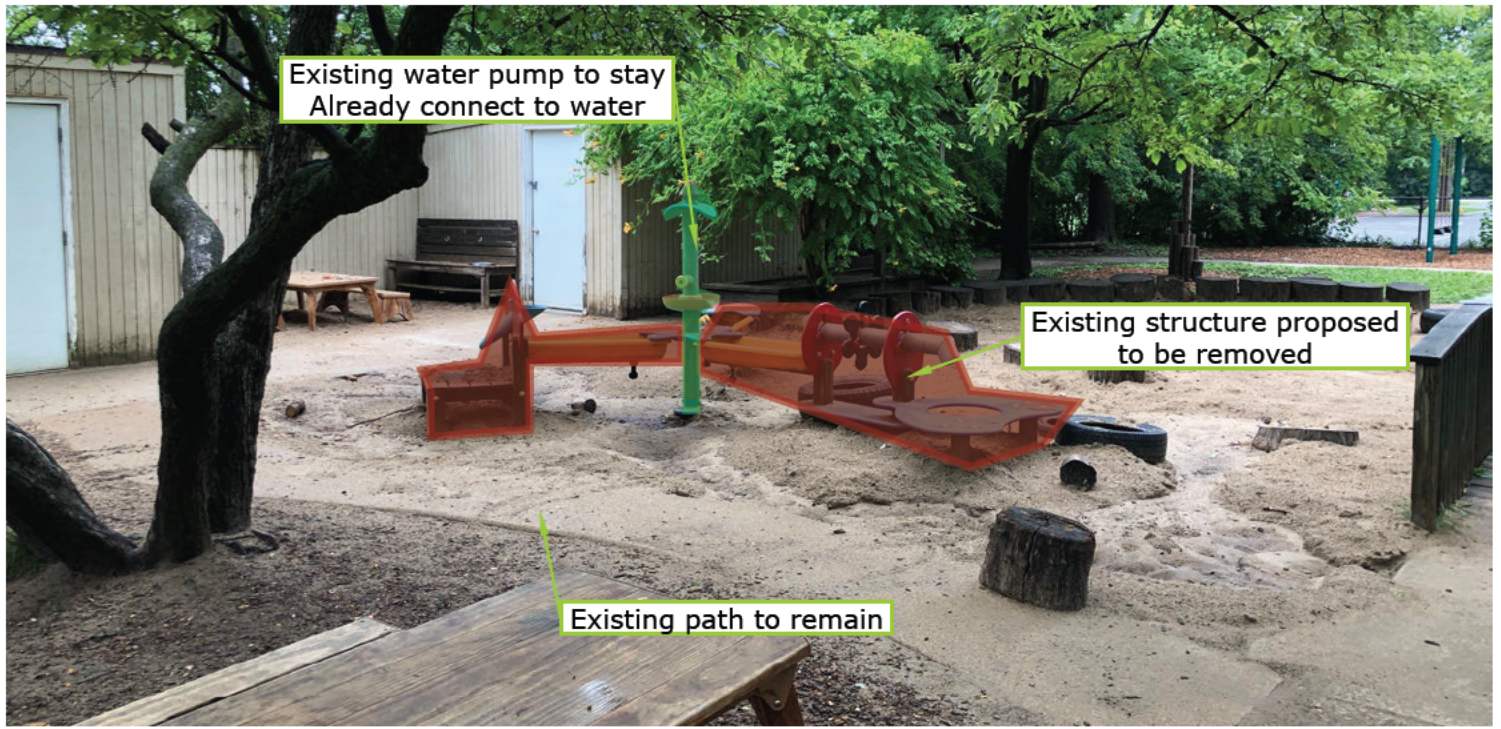


Climbing Structure Proposed Changes

Images on this page are looking this way



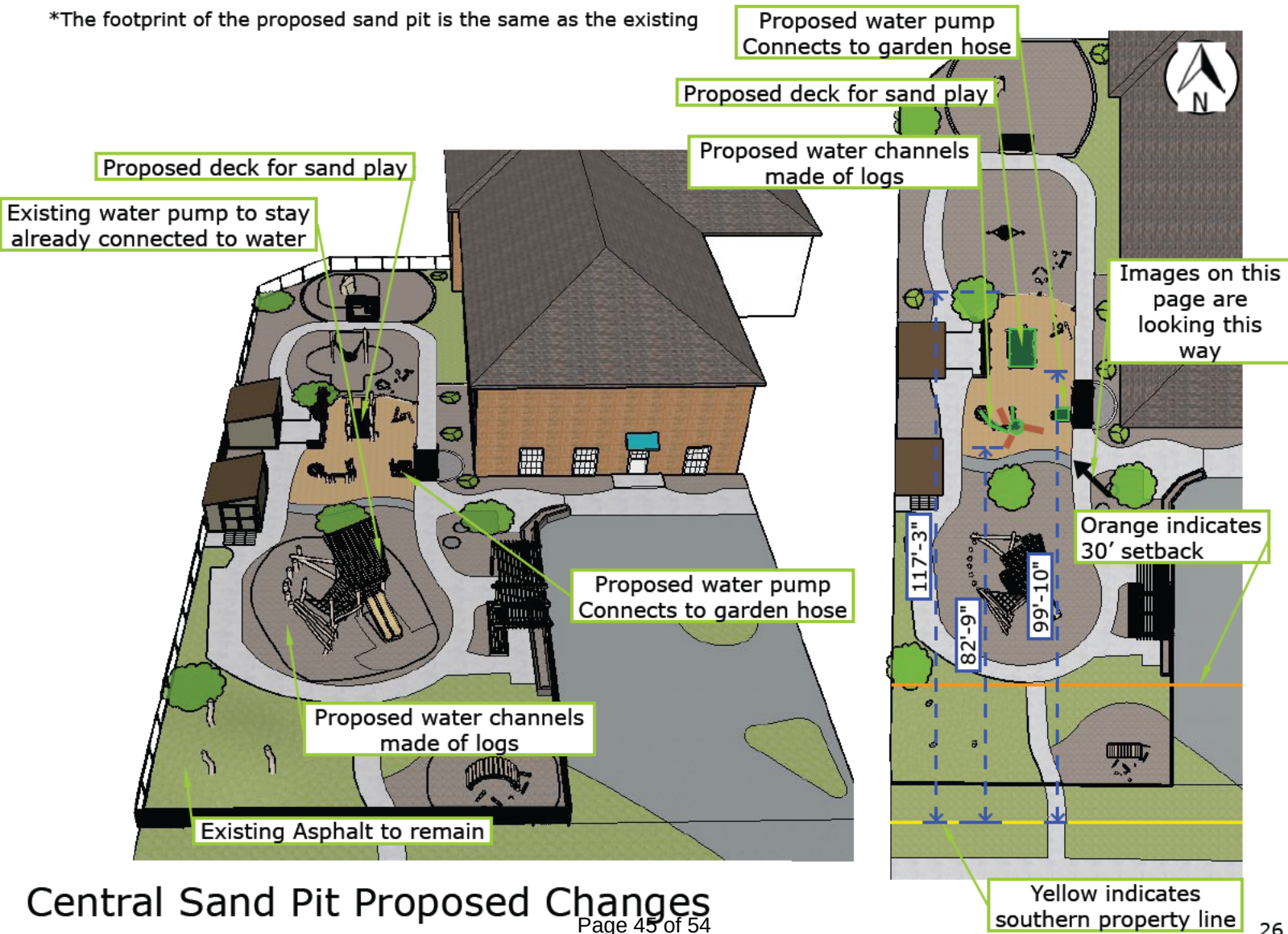
Proposed New Climbing Structure Revised 5-13-24



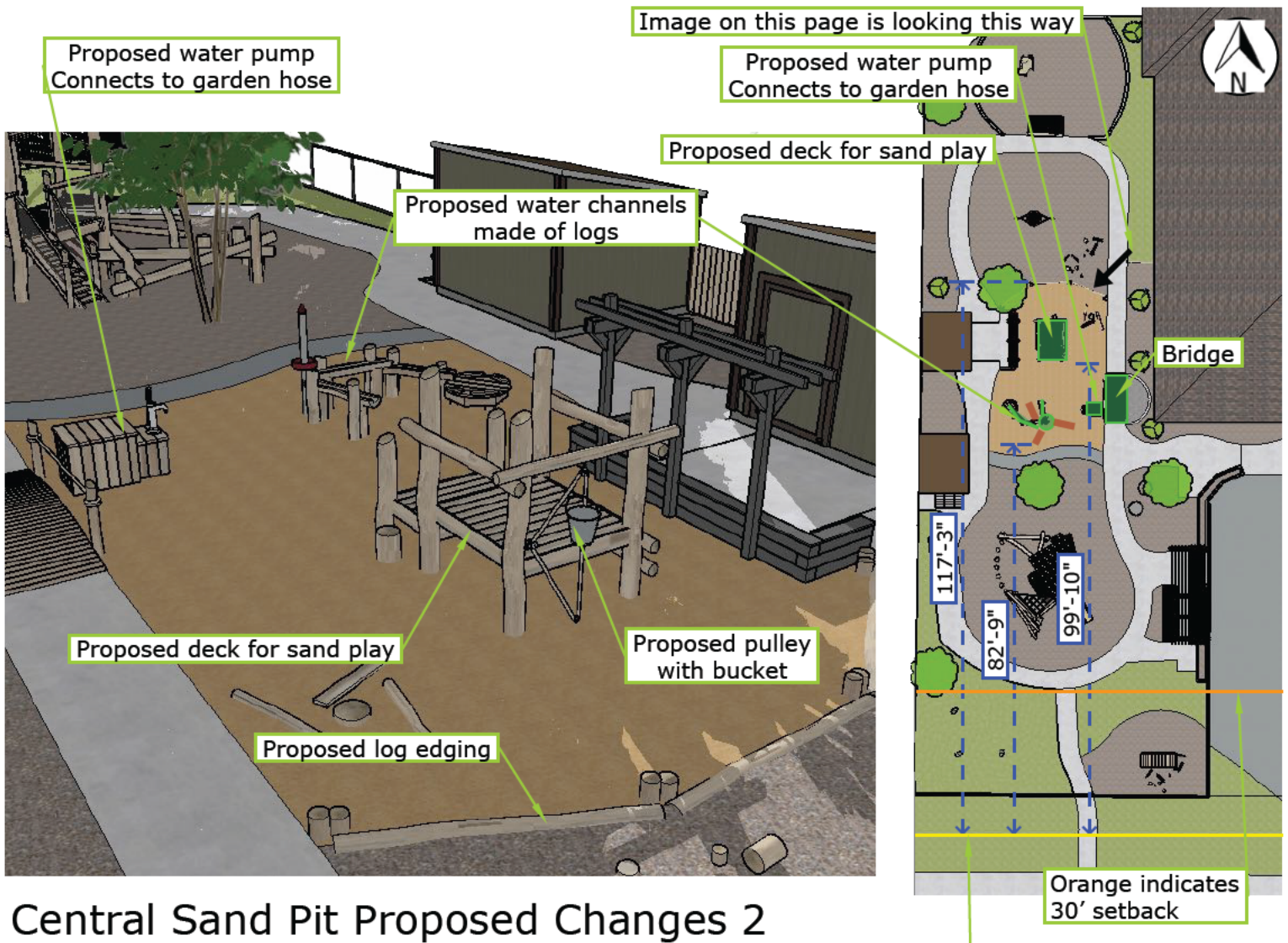
Central Sand Pit Existing Conditions

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

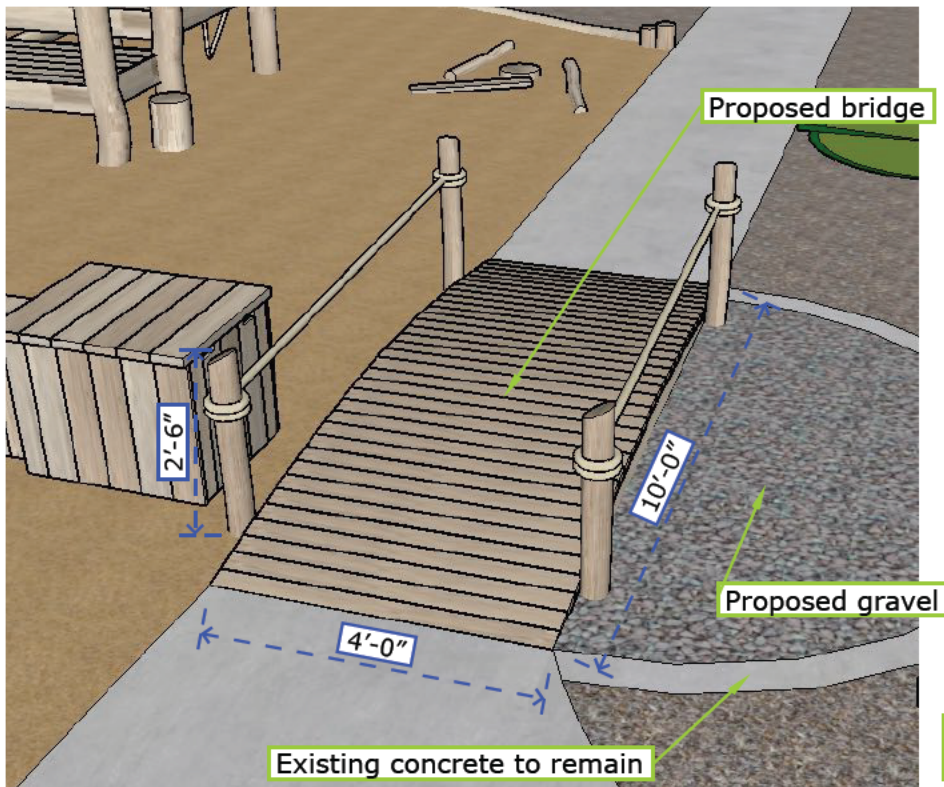
*The footprint of the proposed sand pit is the same as the existing



Central Sand Pit Proposed Changes



Central Sand Pit Proposed Changes 2

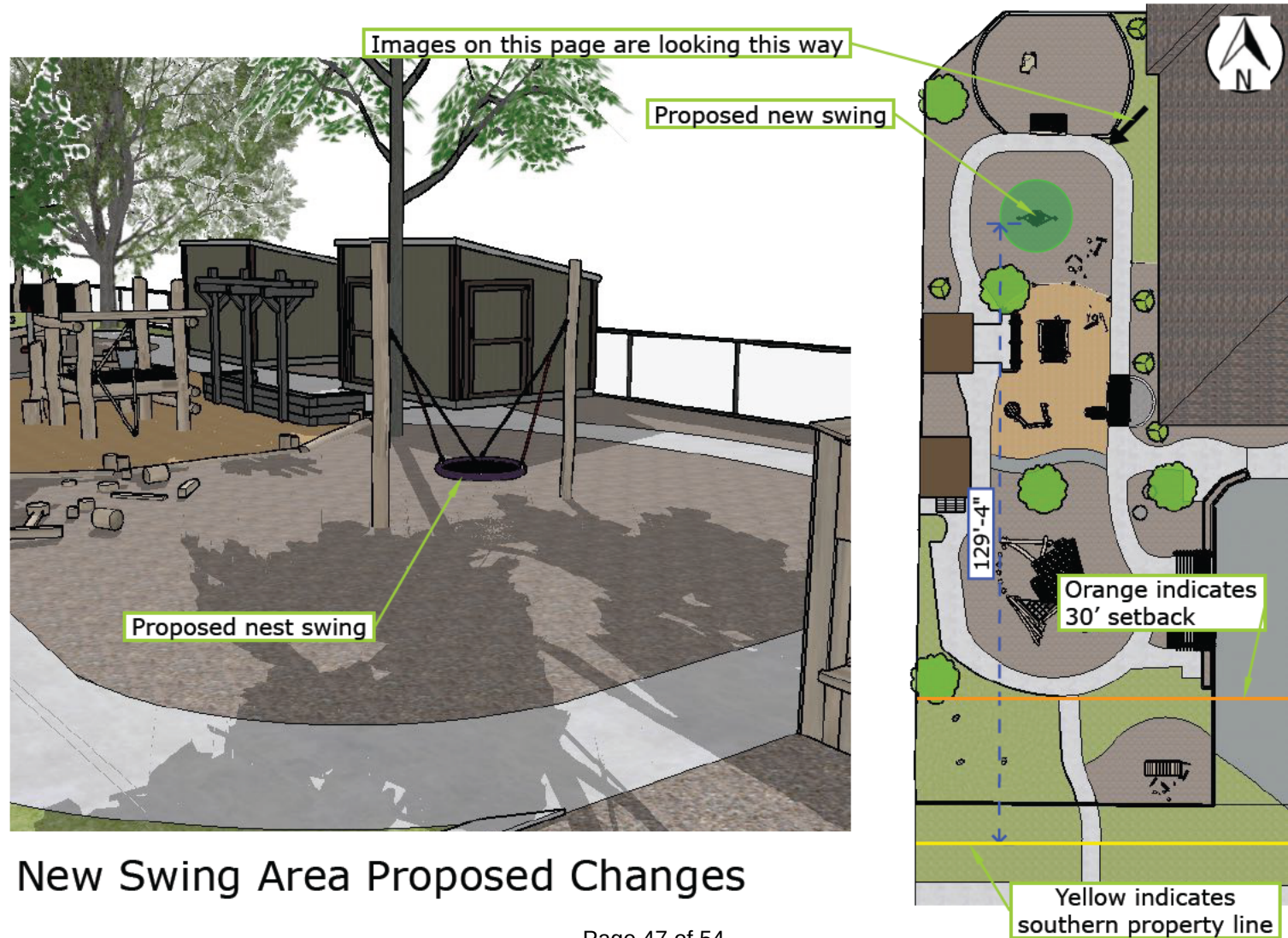


Bridge Proposed Changes

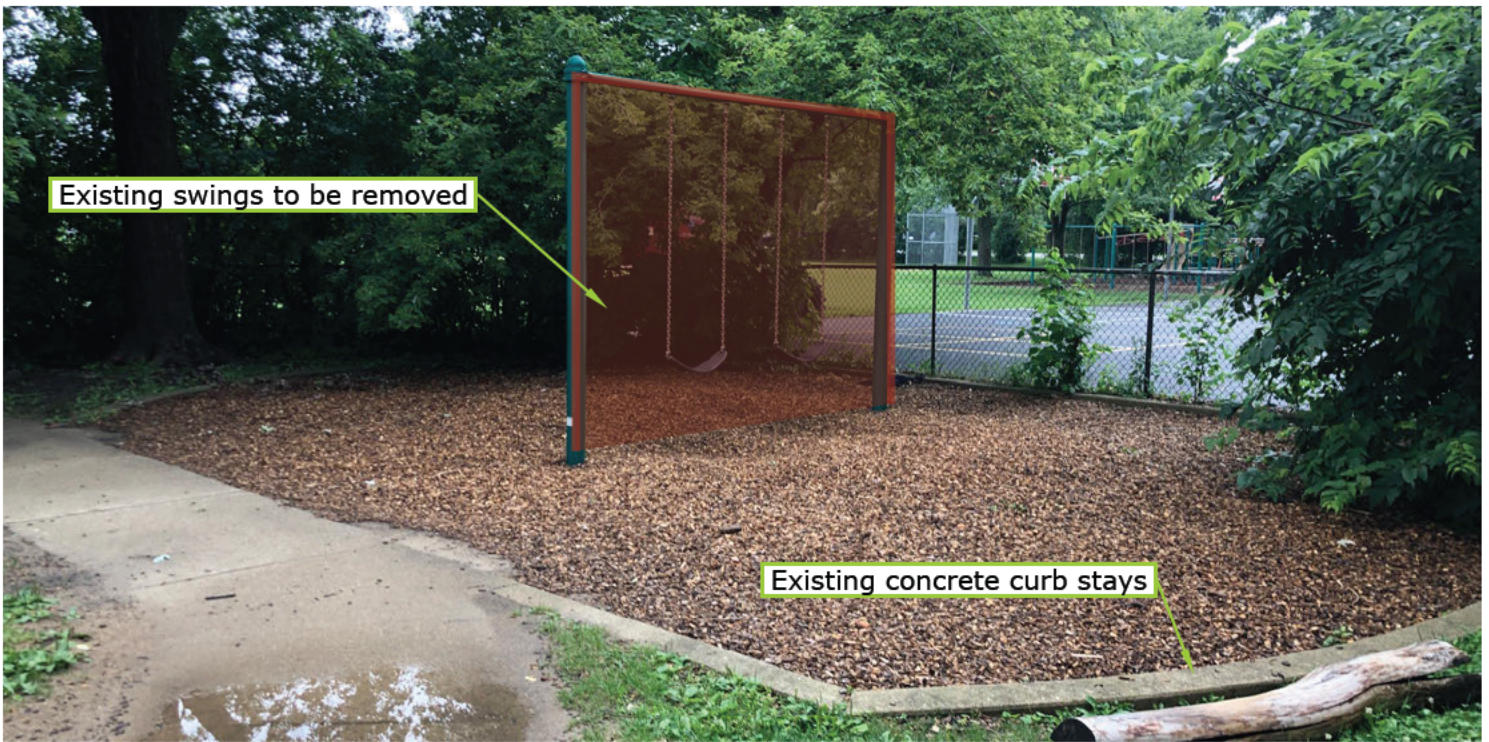


New Swing Area Existing Conditions

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

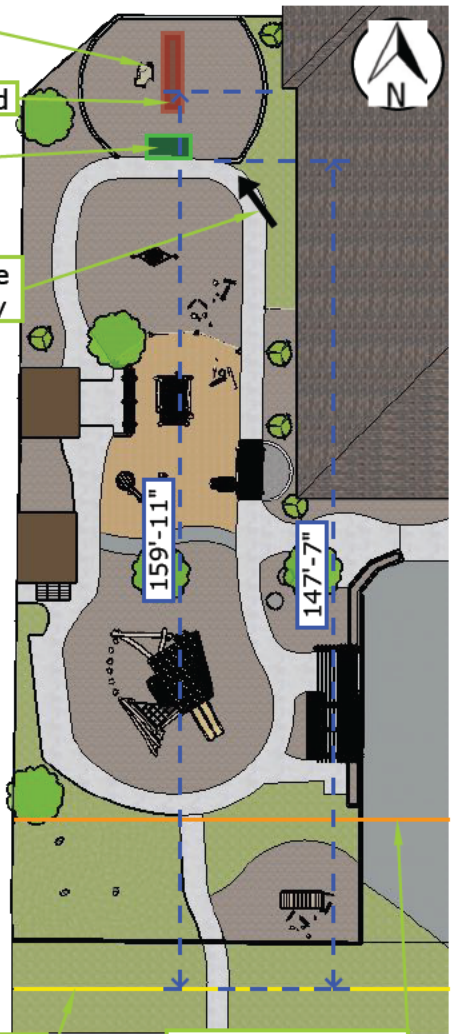
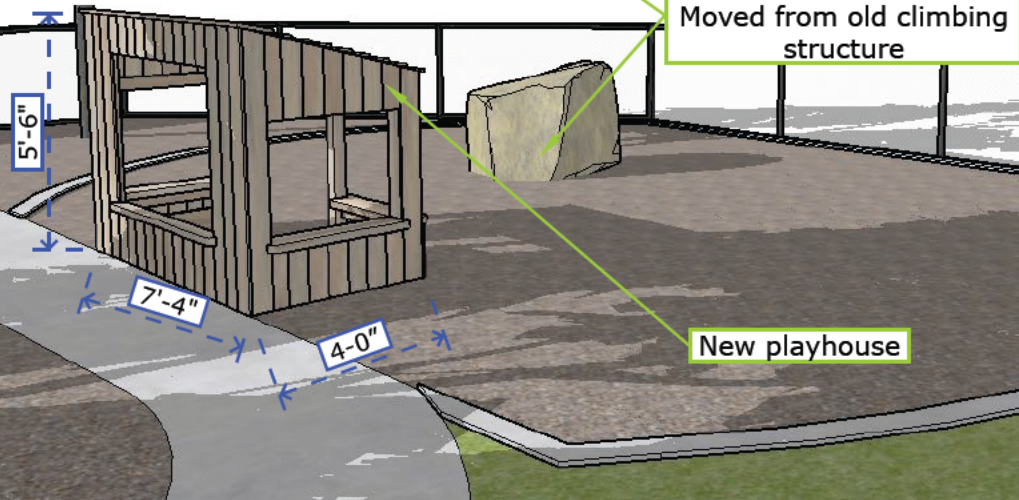


New Swing Area Proposed Changes



North Area Existing Conditions

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



North Area Proposed Changes

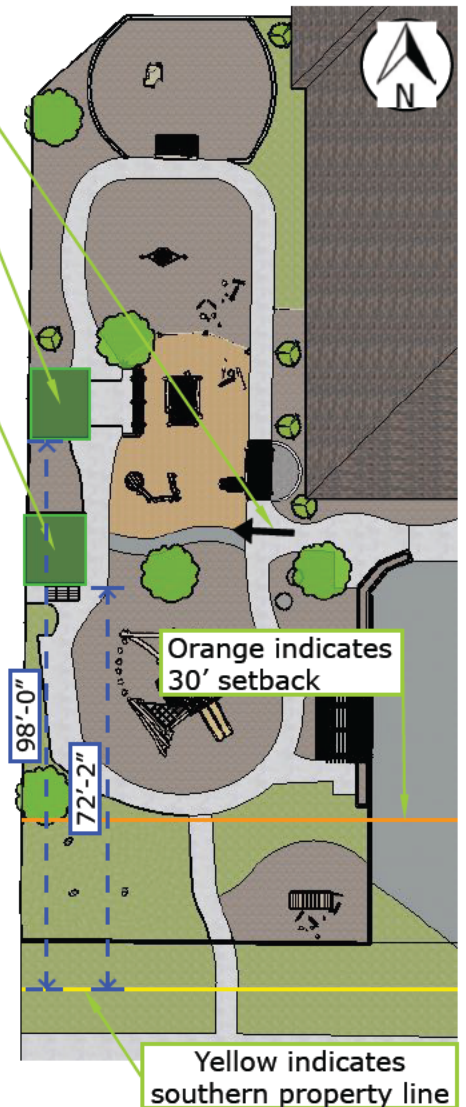
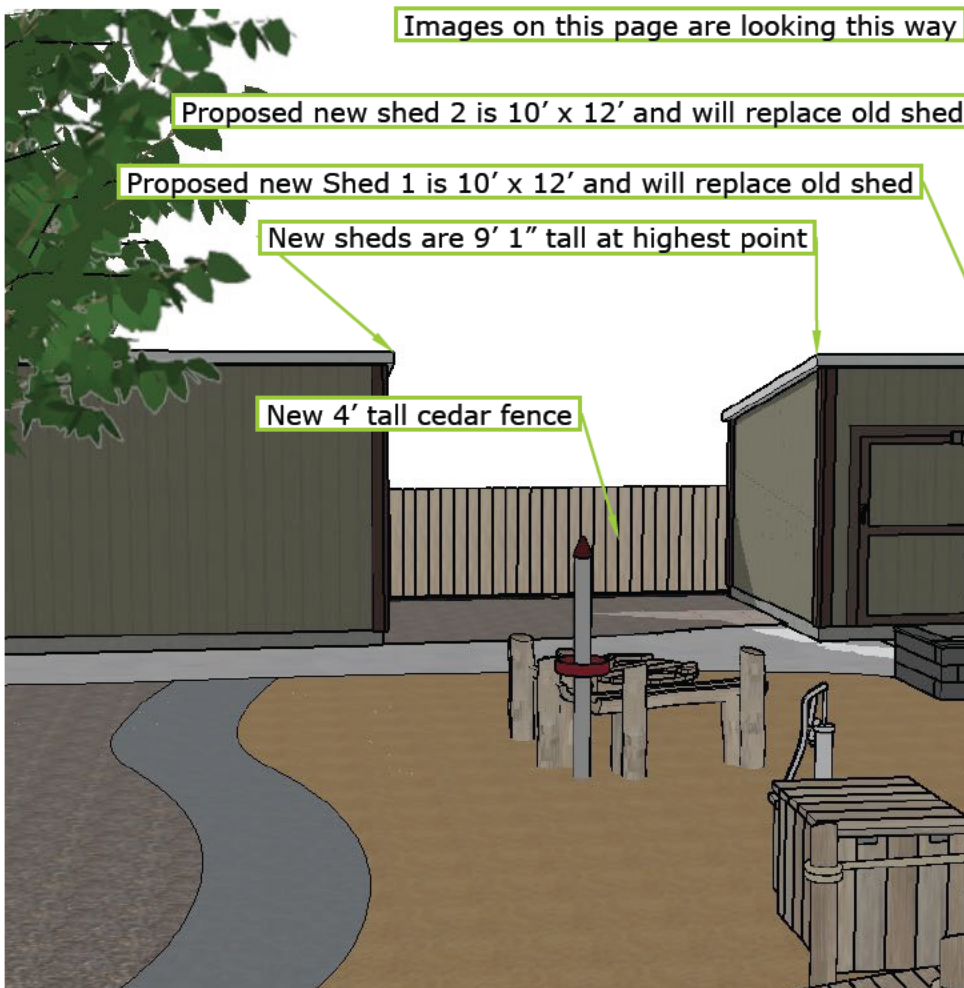
Yellow indicates southern property line

Orange indicates 30' setback

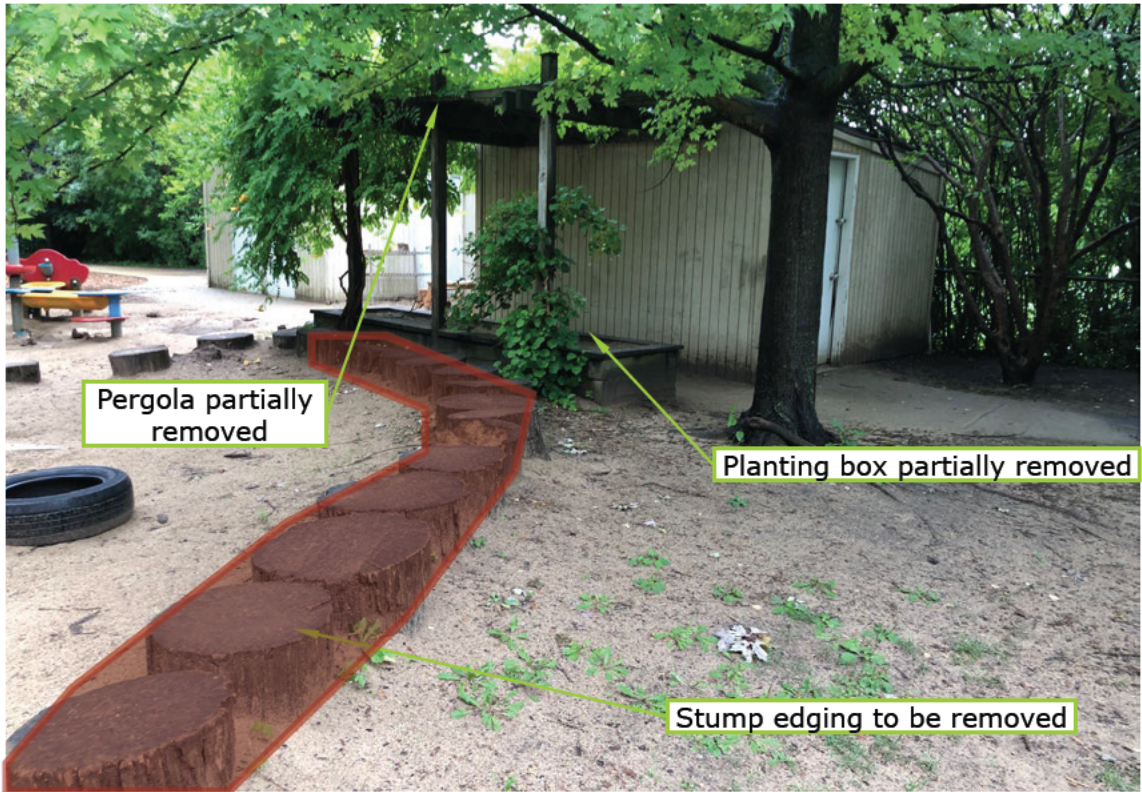


Shed Existing Conditions

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

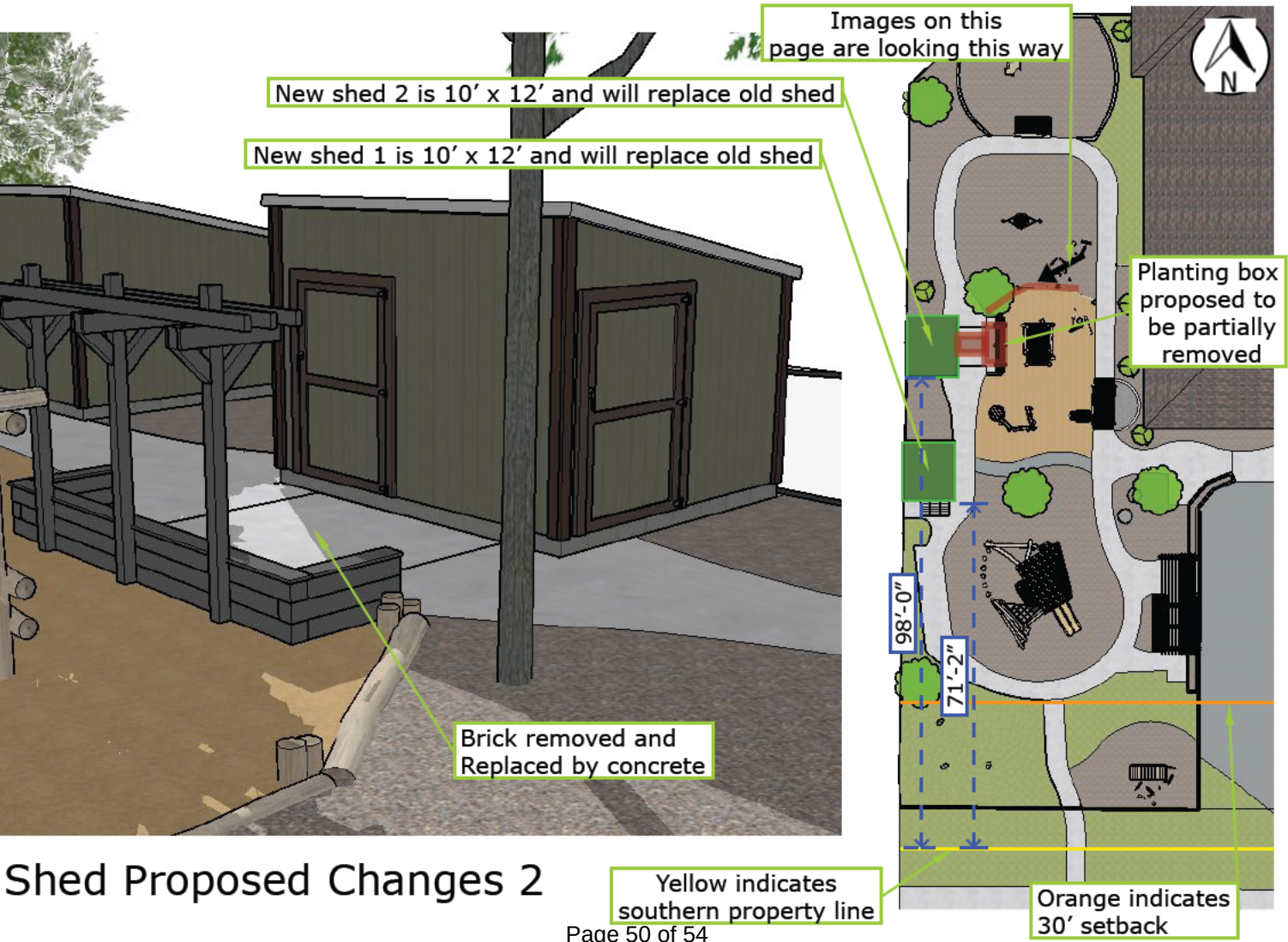


Shed Proposed Changes



Shed Existing Conditions 2

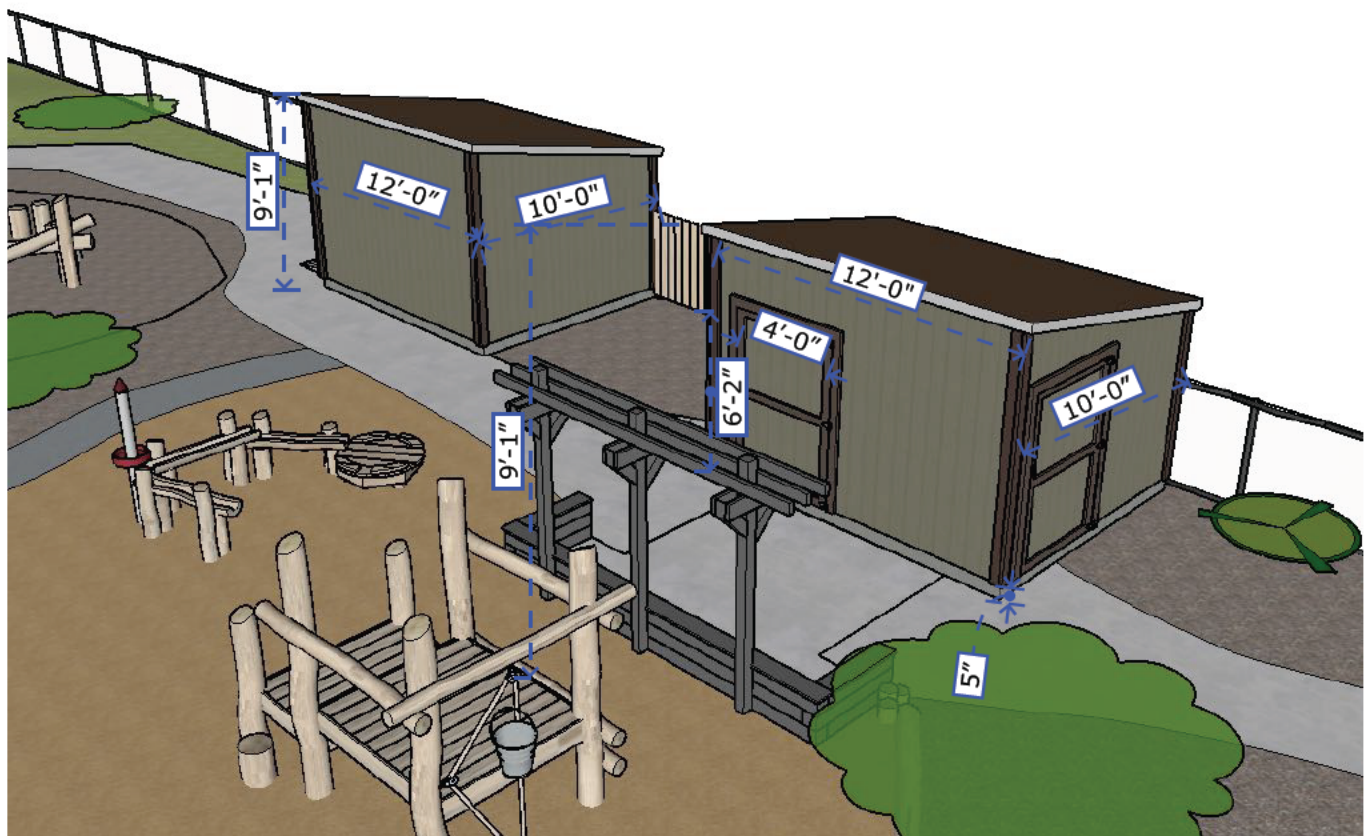
Image shows existing site. Red shows what we propose to remove



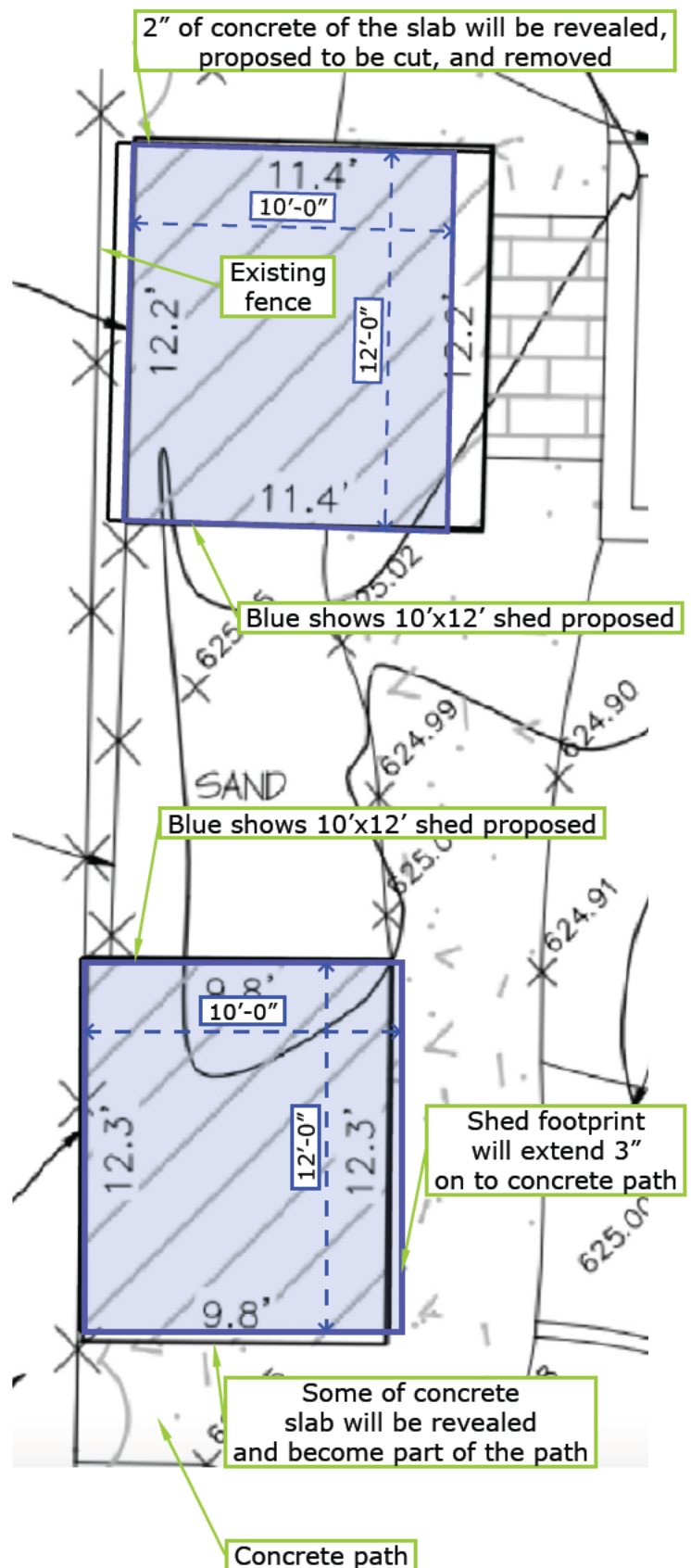
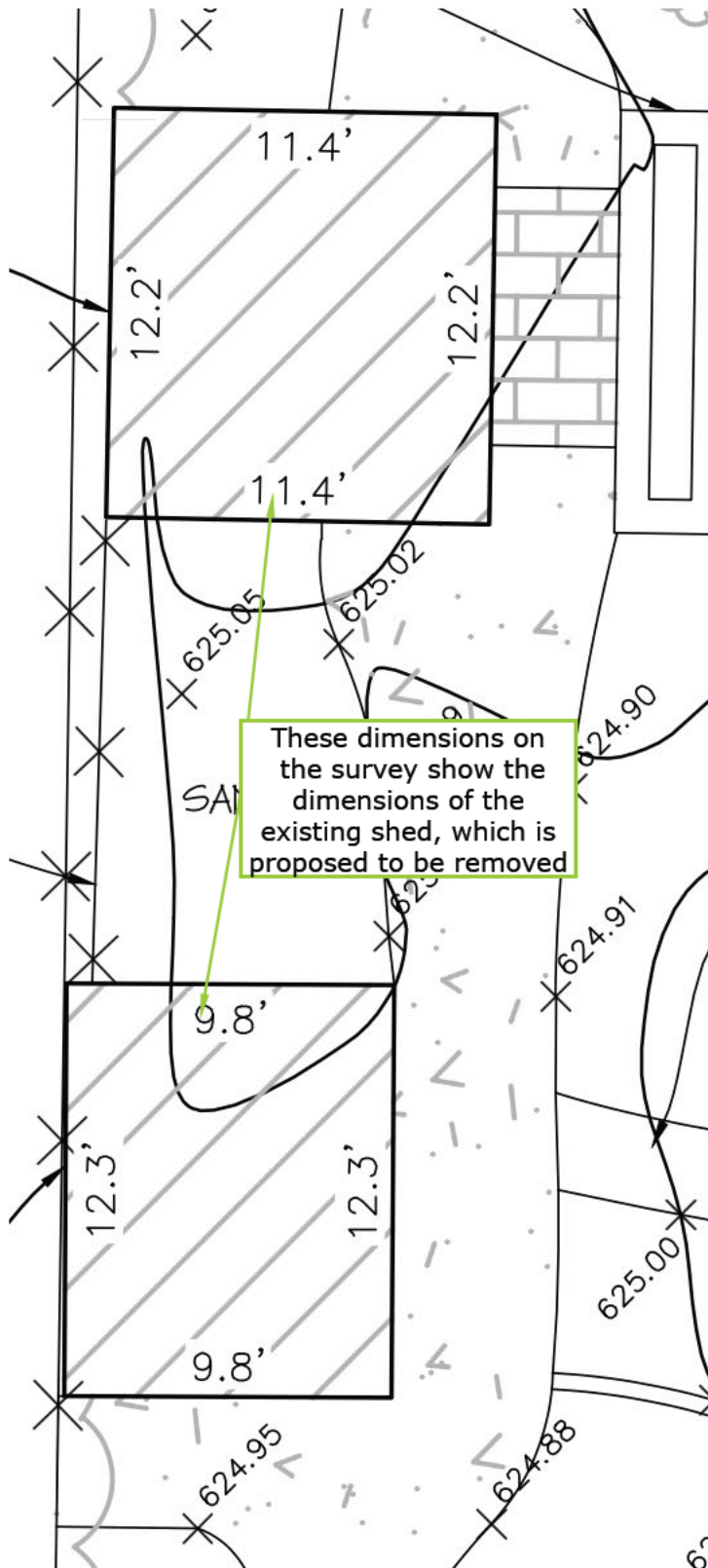
Shed Proposed Changes 2



Shed Proposed Changes 3



Shed Proposed Changes 3



*Reference survey as needed

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

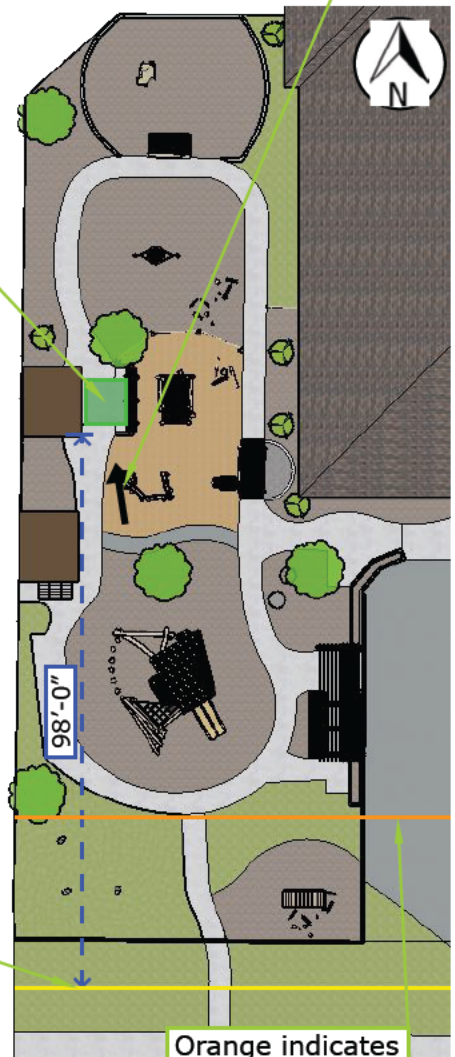
Part of existing pergola to remain

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