



Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

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

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. May 16, 2024, Regular Meeting Minutes
4. **New Applications**
 - a. **Case No. 24-09-DR: 275 Fairview Avenue - Greeley Elementary School:** A Sign Permit to allow installation of a new freestanding sign at the main entrance of Greeley Elementary School.
 - b. **Case No. 24-10-DR: 525 Maple Street - Village Green Park:** A Certificate of Appropriateness to allow replacement of existing brick seating areas around the Village Green Playground.
 - c. **Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue):** A Certificate of Appropriateness to allow construction of additions and site improvements to Grace Presbyterian Church of the North Shore. *The Village Council has final jurisdiction on this request.*
5. **Other Business**
 - a. July 18, 2024, Regular Meeting - Quorum Check
6. **Adjournment**

NOTICE

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

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

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
May 16, 2024**

Members Present:

Katie Moor, Chairperson
Fritz Duda
Colin Kennedy
Paul Konstant
Maggie Meiners
Heather Niehoff
Michael Ritter

Members Absent:

None

Village Staff:

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

Call to Order & Roll Call:

Chairperson Moor called the meeting to order at 7:00 p.m. Ms. Kirincic took roll call of the Board Members present.

Public Comments:

No comments were made at this time.

Approval of Minutes:

Chairperson Moor asked if there were any comments or corrections or for a motion to approve the April 18, 2024, meeting minutes. A motion to approve the April 18, 2024, meeting minutes was made by Mr. Konstant and seconded by Mr. Duda. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter

NAYS: None

Continued Applications:

a. **Case No. 24-08-DR: 902 Green Bay Road - Lunk + Hancy: Sign Permit to allow the installation of a wall sign on the Green Bay Road frontage. This item was continued from the April 18, 2024, Design Review Board meeting.**

Ms. Kirincic stated the proposal is the same as was presented at the April 2024 meeting. She also stated photos were taken from Green Bay Road to show how the sign would fit in and the applicant would provide a sample to the Board for their review.

The applicant, Victoria Battles, referred to the Board's concern that the proposed sign would not fit in. She confirmed the neighboring commercial space next door has been vacant for 8 years and indicated they may be able to have the landlord remove the existing awning which would result in a uniform brick building to help the aesthetic. Ms. Battles informed the Board the proposed sign would be relatively small although the color is unorthodox and located behind foliage. She stated while she initially considered installing an awning, she wanted to maximize the natural light into the art gallery and asked for the Board's comments. She then provided a material sample to the Board for their review.

Mr. Duda questioned whether a request can be made for the landlord to remove the awning. Ms. Kirincic stated in terms of code enforcement, the Village can request the awning be repaired or removed. Chairperson Moor commented that she liked the awning. Mr. Konstant referred to Ms. Battles' comments relating to light coming into the gallery. Ms. Meiners referred to the area as being the design district and described the proposal as tasteful.

Chairperson Moor asked for a motion. A motion to approve the request as presented was made by Mr. Konstant and seconded by Mr. Ritter. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Duda, Konstant, Meiners, Moor, Niehoff, Ritter

NAYS: None

At this time, member Kennedy arrived at the meeting.

New Applications:

a. **Case No. 24-13-SU: 1155 Oak Street - Winnetka Public School Nursery: Certificate of Appropriateness to allow improvements to the existing playground located on the west side of The Skokie School and utilized by Winnetka Public School Nursery. The Village Council has final jurisdiction on this request.**

Ms. Klaassen identified the property's location, playground and zoning classification, noting the request is to replace existing equipment. She also referred to the play surface replacement with the same materials – mulch and sand. Ms. Klaassen then referred to the applicant's renderings and stated the request also includes two shed replacements in an area she identified along with a pergola to be repaired and reduced in size. She also identified the mulch play area and sand in an illustration as well as the existing fence to remain. Ms. Klaassen identified the proposed landscape plan and explained the existing nonconforming zoning conditions. She stated the Plan Commission and ZBA would consider the request at their upcoming meetings and referred to the Certificate of Appropriateness considerations the Board is to consider. Ms. Klaassen stated draft recommendations are included on page nos. 22 and 23 of the agenda packet and noted no public comment was received. She then asked if there were any questions.

Ms. Niehoff asked if the proposal was presented to the owner, District 36. Ms. Klaassen confirmed that was and written consent was received from District 36. No additional questions were raised at this time. The Board Members commented that the proposal is great.

Chairperson Moor then asked for a motion to recommend approval. A motion to recommend approval of the Certificate of Appropriateness as indicated on page 22 of the agenda packet was made by Ms. Niehoff and seconded by Mr. Ritter. A vote was taken, and the motion unanimously passed, 7 to 0:

AYES: Duda, Kennedy, Konstant, Meiners, Moor, Niehoff, Ritter

NAYS: None

Mr. Duda asked if there is a way to simplify the application process to make it easier to delegate certain requests to the Village staff for approval. The Board Members discussed revisiting the issue after re-reading the Design Guidelines. Ms. Klaassen provided a summary of instances where administrative approval is allowed and of those matters requiring Board approval. Ms. Meiners suggested the Board hold another workshop to go over the Design Guidelines.

Other Business.

a. June 20, 2024, Meeting – Quorum Check.

1 The Board Members discussed their availability.
2

3 **Adjournment:**

4 Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Mr. Ritter and
5 seconded by Mr. Duda. A vote was taken, and the motion unanimously passed, 7 to 0:

6 AYES: Duda, Kennedy, Konstant, Meiners, Moor, Niehoff, Ritter

7 NAYS: None
8

9 The meeting was adjourned at 7:26 p.m.
10

11 Respectfully submitted,
12

13 Antionette Johnson

14 Recording Secretary
15

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER
DATE: JUNE 20, 2024
SUBJECT: 275 FAIRVIEW AVENUE - GREELEY ELEMENTARY SCHOOL - SIGN
PERMIT (CASE NO. 24-09-DR)

INTRODUCTION

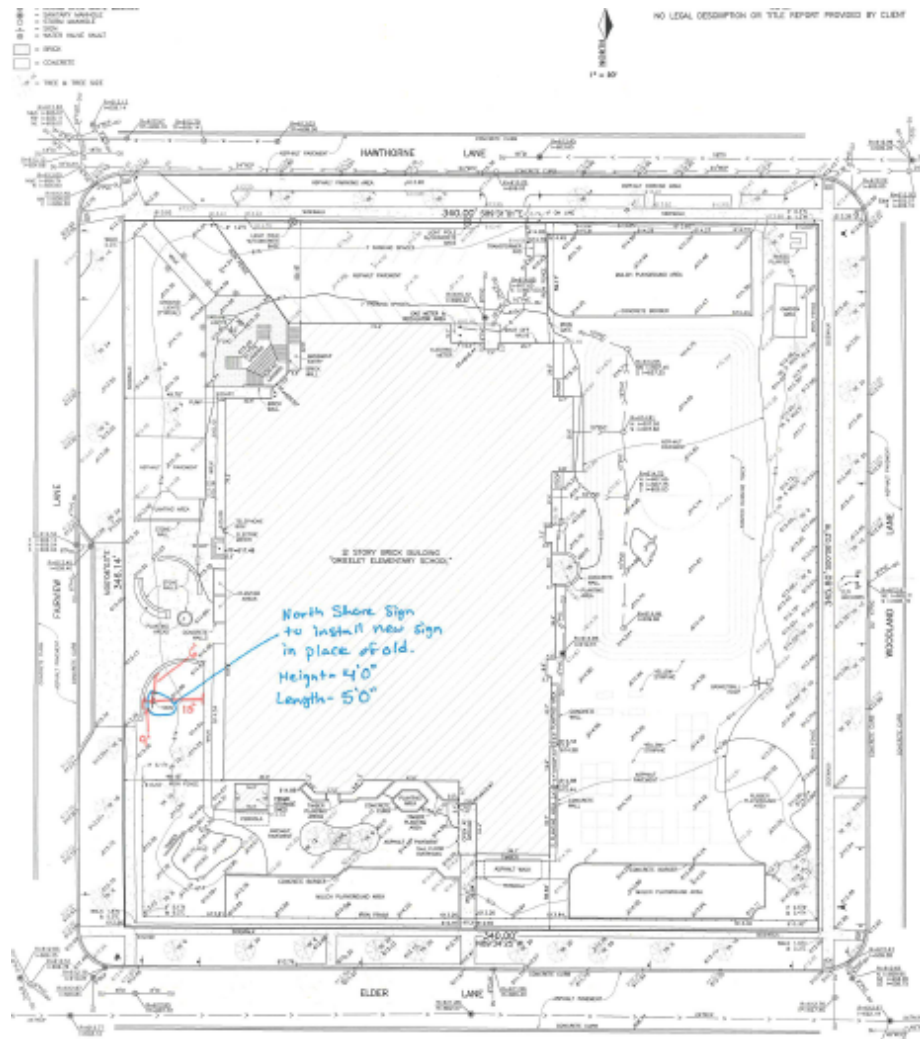
On June 20, 2024, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by the Greeley Elementary School (the "Applicant") as the owner of the property located at 275 Fairview Avenue (the "Subject Property"). The Applicant is seeking approval for a Sign Permit to allow the installation of a new freestanding sign along Fairview Avenue on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is generally located on the east side of Fairview Avenue between Hawthorn and Elder Lanes, is zoned R-5 Single-Family Residential, and contains Greeley Elementary School. **Figure 1** below identifies the location of the Subject Property, and **Figure 2** on the following page shows the location of the proposed free-standing sign.



**Figure 1 -Location Map – Subject Property
Winnetka/Greeley Elementary School at 275 Fairview Avenue**



**Figure 1 -Site Plan – Subject Property
Location of the Proposed Freestanding Sign**

PREVIOUS APPROVALS

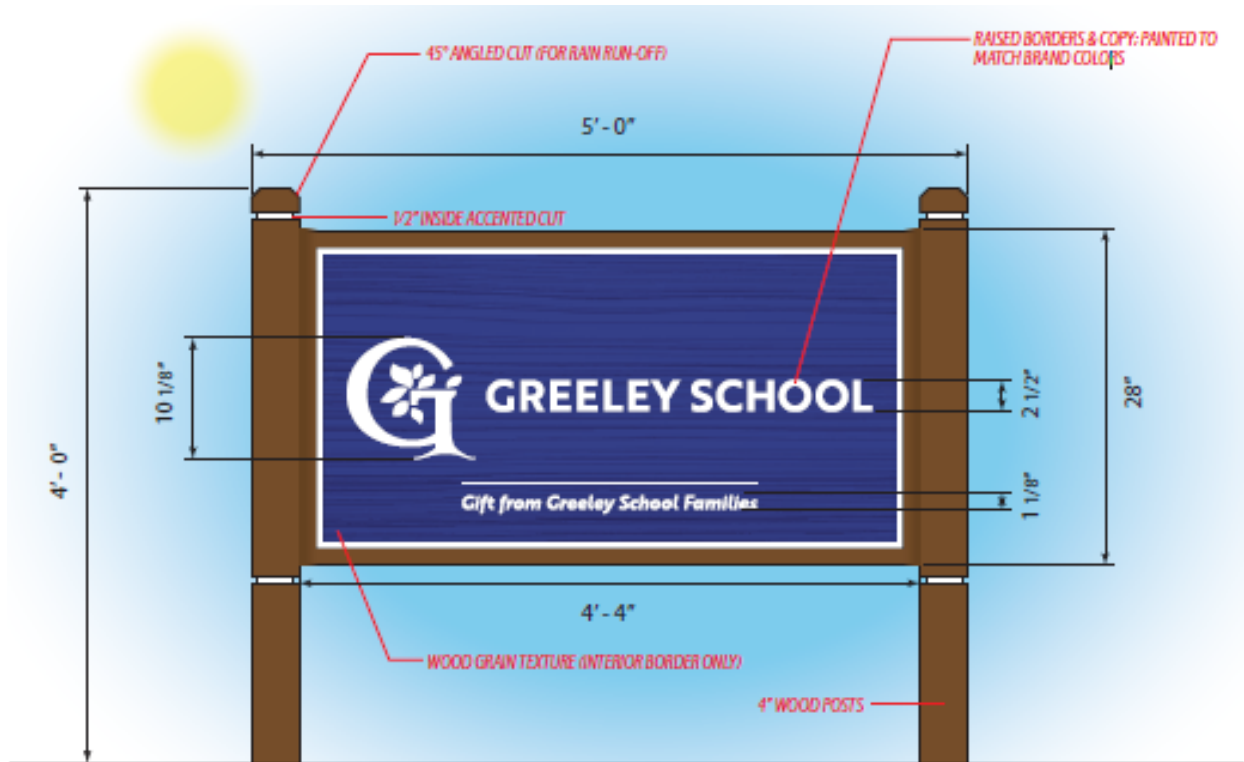
On February 24, 2022, the DRB approved a Certificate of Appropriateness, allowing the improvements to an existing playground located on the northeast corner of the Subject Property.

CURRENT REQUEST

The applicant proposes to install a new freestanding sign at the main school entrance along Fairview Avenue on the Subject Property.

Proposed Signage

- Dual wood post mount (in-ground bury)
- Non-illuminated
- Double-faced sandblasted sign face
- Raised borders and copy painted to match brand colors
(Navy blue background with border, school logo, and text in white)
- 20 square feet of each sign face area



Proposed a New Freestanding Sign along Fairview Avenue

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

SIGN CODE ANALYSIS

The Village's Sign Code describes standards for signs on the premises of religious, charitable, educational, and other specified organizations in Section 15.60.110 as follows with the sections relevant to this application in bold:

- A. *Signs Permitted. No sign shall be displayed on the building or premises of a religious, philanthropic, civic, charitable, or private educational institution or organization or any private club except for the following:*
 - 1. *Signs exempted from this chapter pursuant to Section 15.60.070;*
 - 2. *Signs allowed without a permit pursuant to Section 15.60.080;*
 - 3. *Temporary signs permitted pursuant to Section 15.60.090;*
 - 4. ***Signs identifying the name or nature of the institution or organization and***
 - 5. *Bulletin board and changeable copy signs.*
- B. ***Size of Signs. The total area of all signs permitted by subsections (A)(4) and (5) of this section shall not exceed fifty (50) square feet, and no one sign shall exceed thirty (30) square feet in area.***

The proposed freestanding sign complies with the above Sign Code standards.

DESIGN GUIDELINES ANALYSIS

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

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

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

If applicable, the Board should also consider the Village Design Guidelines to approve the proposed signage. The Village's Design Guidelines do not have any specific additional guidelines for free-stranding signs.

SUMMARY

The Applicant requests that the DRB find the proposed freestanding sign appropriate and compatible with the Design Guidelines and approve it as proposed. Should the DRB approve the Certificate of Appropriateness for the proposed signage, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to installing the sign.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Excerpt of Design Guidelines

ATTACHMENT A

Village of Winnetka
SIGN PERMIT APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

MAY - 6 2024

Tenant/Lessee

Name of Business Greeley Elementary School	Primary contact name Brad Goldstein	Phone No. 847-501-2522
Street Address 275 Fairview Ave.		
City Winnetka	State IL	Zip Code 60093
Email bradgoldstein@winnetka36.org		

Sign Company

Name of Sign Company North Shore Sign	Primary contact name Matt Laska	Phone No. 847-816-7020
Street Address 1925 Industrial Dr.		
City Libertyville	State IL	Zip Code 60048
Email mattl@northshoresigns.com		

Property Owner

Name of Company Winnetka Public Schools District 36	Primary contact name Brad Goldstein	Phone No. 847-501-2522
Street Address: 1235 Oak St.		
City Winnetka	State IL	Zip Code 60093
Email bradgoldstein@winnetka36.org		

Sign type(s): ☐ window graphics ☐ wall-mounted sign ☒ ground-mounted sign
(check all that apply) ☐ projecting sign ☐ other _____

Additional description of sign type and materials: North Shore to furnish and install ONE (1) new, custom, single-sided, SANDBLASTED HDU sign mounted to twin wood posts. Sign to be approximately 28" tall x 52" long overall. Sign to be 1.5" thick 15# HDU w/ embedded support angle. Sign to have SANDBLASTED background leaving raised border, logo and copy. Sign to have BROWN background and WHITE border, logo and copy. Sign mounted to 4 x 4 CEDAR wood posts w/ chamfer tops and reveals, set in gravel-lock foundations.

SPC 2024-433

OFFICE USE ONLY: PERMIT FEE (\$80/\$195 per sign) _____

CONDITIONS OF APPROVAL: _____



PROPOSAL GREENLEY SCHOOL Winnetka, IL

North Shore Sign Company hereby proposes to FURNISH and INSTALL at above location, ONE (1) new, custom HDU sign as per North Shore drawing and described herein

SANDBLASTED SIGN

North Shore to furnish and install ONE (1) new, custom, single-sided, SANDBLASTED CEDAR sign mounted to twin wood posts.

Sign to be approximately 28" tall x 52" long overall. Sign to be 1.375" thick CEDAR boards, doweled and laminated together. Sign to have SANDBLASTED background leaving raised border, logo and copy.

Sign to have NAVY BLUE background and WHITE border, logo and copy.

Sign mounted to 4 x 4 CEDAR wood posts w/ chamfer tops and reveals, set in gravel-lock foundations.

COST.....\$4,788.00

Cost does not include any sales taxes (assumes exempt) or permits required for installation. Landscape restoration or repair due to above is not included. Proposal may be withdrawn if not accepted within 30 days, and is subject to any terms or conditions agreed noted on formal contract.

5-21-2024

North Shore Sign

Matt Laska

MattL@NorthShoreSigns.com



NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES, ARE FOR INFORMATION ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

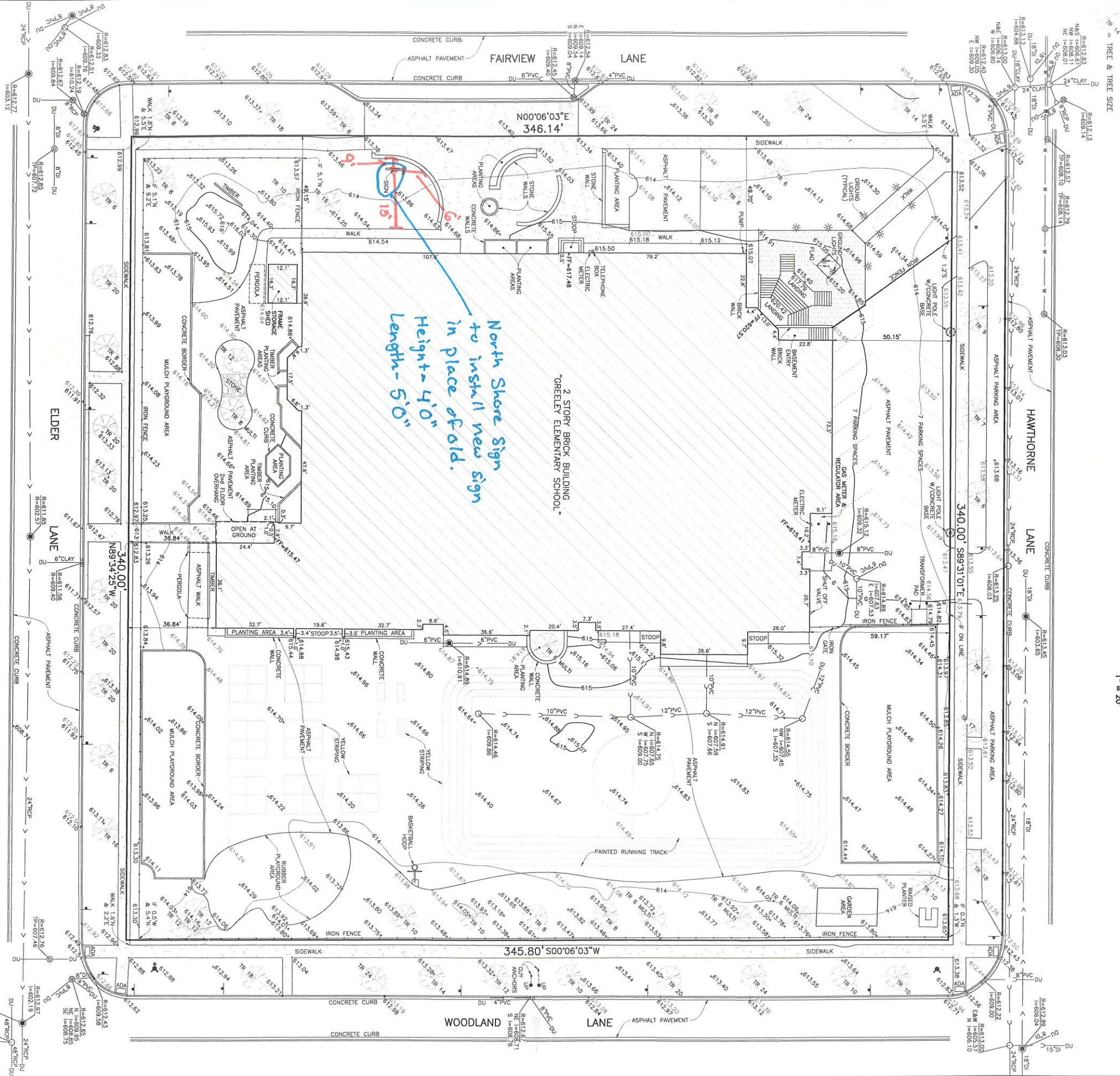
BLOCK 9 OF LAKE SHORE SUBDIVISION, BEING A SUBDIVISION IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

NOTE:
NO LEGAL DESCRIPTION OR TITLE REPORT PROVIDED BY CLIENT

TFW SURVEYING & MAPPING, INC.
LAND SURVEYING - TOPOGRAHY - CIVIL - CONSTRUCTION LAYOUT
1761 NORTH DILLERS ROAD - SUITE 105 - CURTICE, ILLINOIS 60031
847-548-6600
info@tfwsurvey.com
www.tfwsurvey.com

PLAT OF SURVEY
OF

- LEGEND**
- ADJ. PAD
 - CMP = CORRUGATED METAL PIPE
 - CO = CLEANOUT
 - CTV = CABLE/TV
 - DE = DRAINAGE EASEMENT
 - DU = DESTINATION UNKNOWN
 - IF = IRON FENCE
 - IR = IRON ROD
 - OH = OVERHEAD WIRE
 - (R) = RECORDED
 - RCP = REINFORCED CONCRETE PIPE
 - R.O.W. = RIGHT OF WAY
 - UP = UTILITY POLE
 - = FIRE HYDRANT
 - ⊙ = INLET BASIN
 - ⊙ = ROUND OPEN GRATE MANHOLE
 - ⊙ = SANITARY MANHOLE
 - ⊙ = STORM MANHOLE
 - ⊙ = SIGN
 - ⊙ = WATER VALVE VAULT
 - = BRICK
 - = CONCRETE
 - △ = TREE & TREE SIZE
- LEGEND**
- 6" = GAS LINE
 - 12" = STORM SEWER
 - 18" = SANITARY SEWER
 - 24" = WATER LINE

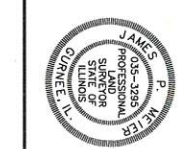


NOTE:
THE VILLAGE OF WINNETKA HAS BEEN CONTACTED AND A REQUEST FOR UTILITY MAPS HAS BEEN MADE. AT DATE OF ISSUE, THE VILLAGE HAS NOT RESPONDED.

BENCHMARK:
ELEVATIONS ARE IN RELATION TO BENCHMARK DESIGNATION J 274, PD NCG120 LOCATED 3.1 MI. N FROM EVANSTON AT ABOUT 1.7 MILES NORTHWEST ALONG THE CHICAGO AND NORTHWESTERN RAILWAY FROM THE MAIN STREET RAILWAY STATION AT EVANSTON, THENCE 0.9 MILE EAST ALONG NOTES STREET, THENCE 0.2 MILE SOUTH ALONG SHERIDAN ROAD, THENCE 0.3 MILE EAST THROUGH PARKING LOT AND CAMPUIS TO THE WATER INTAKE AND SCREEN HOUSE LOCATED ABOUT 100 YARDS EAST OF THE MARK W. OREARY LABORATORY AT THE UNIVERSITY OF CHICAGO CAMPUS. THE BENCHMARK IS A 1.5 INCH DIAMETER IRON ROD SET IN THE TOP AND CENTER OF THE SOUTHEAST CORNER OF THE UTILITY PLANT BUILDING, SET IN THE TOP AND CENTER OF THE LOWER LEDGE OF WEST CONCRETE WALL OF WATER INTAKE WHICH IS ON PLING ELEVATION = 590.82 (NAVD 88)

DATE NOVEMBER 15, 2021
ORDER NO. 210813
PROJ. NO. 3324 PUBLIC SCHOOLS DISTRICT 74
PROJ. NAME: GREELEY ELEMENTARY SCHOOL
Copyright © TFW Surveying & Mapping, Inc., 2021. All rights reserved.
Professional Design Firm Registration #164-002793.

NO UTILITY LOCATE FOR THIS SITE WAS REQUESTED.
UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE AND FIELD MARKINGS SUPPLIED BY OTHERS.
BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.
EASEMENT AND SETBACK LINES SHOWN ARE FROM THE RECORDED PLAT OF SUBDIVISION
NO DIMENSIONS TO BE ASSUMED FROM SCALING
FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.
COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.



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

STATE OF ILLINOIS
COUNTY OF LAKE
JAMES P. MEIER
PROFESSIONAL LAND SURVEYOR
NO. 3293
I, JAMES P. MEIER, LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE DIRECTED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON AND DEED PARTS THEREOF ARE THE PROFESSIONAL SERVICE CONFORMING TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT CURTICE, ILLINOIS THIS 15th DAY OF NOVEMBER, 2021.

DATE OF FIELD INSPECTION: NOVEMBER 9, 2021
TOTAL AREA OF TRACT SURVEYED = 117,627 SQUARE FEET OR 2.7003 ACRES

FRONT VIEW

JOB SPECS

DESCRIPTION

- INSTALL (1) NEW S/F SANDBLASTED WOOD SIGN
- NON-ILLUMINATED
- DUAL WOOD POST MOUNT (IN GROUND BURY)

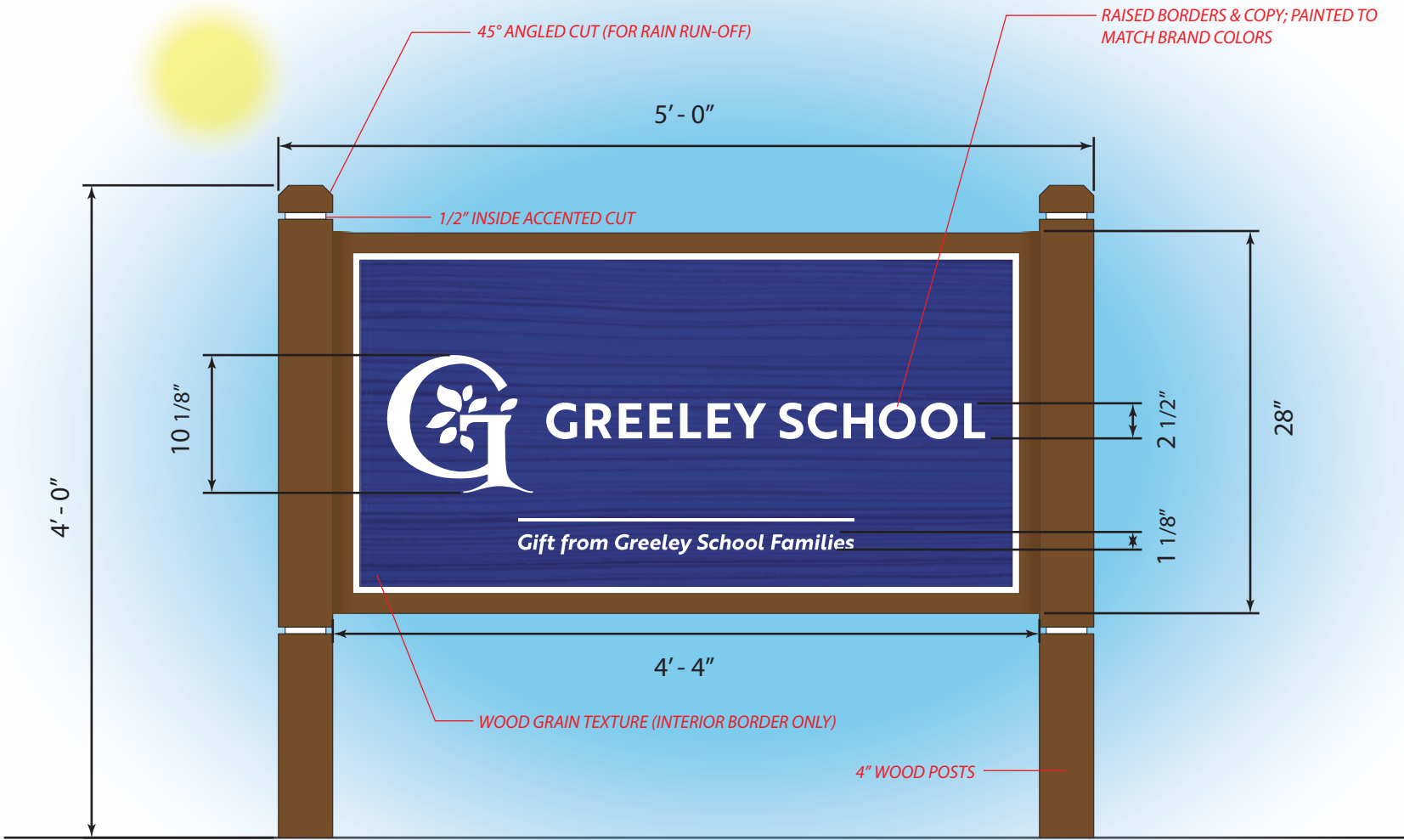
20 SQ/FT TOTAL

MATERIAL

- (1) S/F SANDBLASTED SIGN FACE W/ WOOD GRAIN BACKGROUND TEXTURE
- (2) 4" DIA. SQUARE WOOD POSTS

COLORS/FONTS

- PAINT: (SATIN FINISH)
 - COPY, POST ACCENTS & BORDER: WHITE
 - BACKGROUND: NAVY BLUE (MATCH LOGO)
 - POSTS & SIGN BORDER: BROWN





**NORTH SHORE
SIGN**

1925 INDUSTRIAL DRIVE, LIBERTYVILLE, IL 60048 847-816-7020
"QUALITY SIGNAGE SINCE 1930"



**94
YEARS**
1930 - 2024



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2020 North Shore Sign Company Inc.

GREELEY ELEMENTARY SCHOOL
275 FAIRVIEW AVE, WINNETKA, IL 60093

SCALE 1" : 1'	PAGE # GES-2024-003	C	SALESMAN MATT
DATE 3-7-24	UPDATE ARTWORK 5-15-24		DRAWN BY ML
FILE SALES			

Design Guidelines

Building and Architecture

I. Contextual Design

Commercial, mixed-use, institutional and multiple-family development projects should reflect an understanding of the immediate site surroundings and the village-wide character. Contextual design reflects existing features including massing, height, setbacks, proportions, scale, roof forms, materials, articulation, lighting, signs and awnings while creating appropriate architectural design.

The prevalence of the English Tudor style throughout the Village dictates smaller structural bays and massing, limited building heights, variety in roof forms, mix of materials and special attention to detailing and fenestration proportions and patterns. It is not the intent of these guidelines to recreate traditional architectural styles that do not allow for contemporary architectural designs or materials, but to provide a framework within which good design can flourish in context and enhance the existing Village character.

II. Uses

The three districts have a mix of uses that includes commercial, mixed-use, institutional and multiple-family facilities.

Exclusively commercial buildings make up a small percentage of the structures within the districts. They are typically single-story buildings that house a single retailer with on street frontage and a large expanse of storefront. These buildings are strongly horizontal with large sign bands and varying stylistic detailing.

Most buildings in the commercial districts are mixed-use. The architectural designs are based on a traditional two-part structure with retail on the ground floor and offices or residences above. The facades clearly separate the two uses through changes in materials and wall plane as well as changes in fenestration, with large glass storefronts on the street level and punched windows above creating a hierarchy of public versus private spaces. In select locations, where large or awkward site geometry suggest, alternatives to the existing mixed-uses may encourage the use of first floor courtyards or pedestrian ways instead of uninterrupted commercial space.

Institutional buildings include a wide variety of building types and uses such as civic buildings (Village Hall), schools, libraries, churches, recreational facilities and utilitarian public works facilities. Most institutional structures located within the Elm Street District are designed in the Classical Revival, Contemporary or Georgian styles. Most schools and churches are located within residential neighborhoods. Typically, institutional structures are freestanding and larger in scale as they represent unique aspects of community life: governmental, religious and educational. The design of institutional buildings, whether new or an alteration to an existing building, should reflect the context of their immediate surroundings and respect the existing neighborhood while identifying their function.

d. Building Signage

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

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

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



Figure 38



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: JUNE 20, 2024

SUBJECT: 525 MAPLE STREET - VILLAGE GREEN PLAYGROUND
CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR
REPLACEMENT OF EXISTING AREA AROUND THE PLAYGROUND
(CASE NO. 24-10-DR)

INTRODUCTION

On June 20, 2024, the Design Review Board (DRB) is scheduled to consider an application submitted by Winnetka Park District ("the Applicant") as the owner of the property Village Green, located at 458 Maple Street (the "Subject Property"), to allow the **replacement of existing brick pavers with concrete surface around the playground** on the Subject Property. The Applicant is seeking approval of a Certificate of Appropriateness to allow the proposed changes to the existing playground on the Subject Property.

PROPERTY DESCRIPTION

The Subject Property is generally located on the north side of Oak Street and between Maple and Cedar Streets. It is zoned R-4 Single Family Residential and contains the Village Green and playground. On the following page, **Figure 1** identifies the Subject Property, and **Figure 2** identifies the playground location.

CURRENT REQUEST

The Applicant is seeking approval to replace the existing brick pavers with concrete surfaces around the playground, as shown in **Figure 3**.

The Applicant has provided a site plan showing the location, design, and proposal to replace brick pavers in the concrete surface around the playground, all of which are included in the application materials included in **Attachment A**.

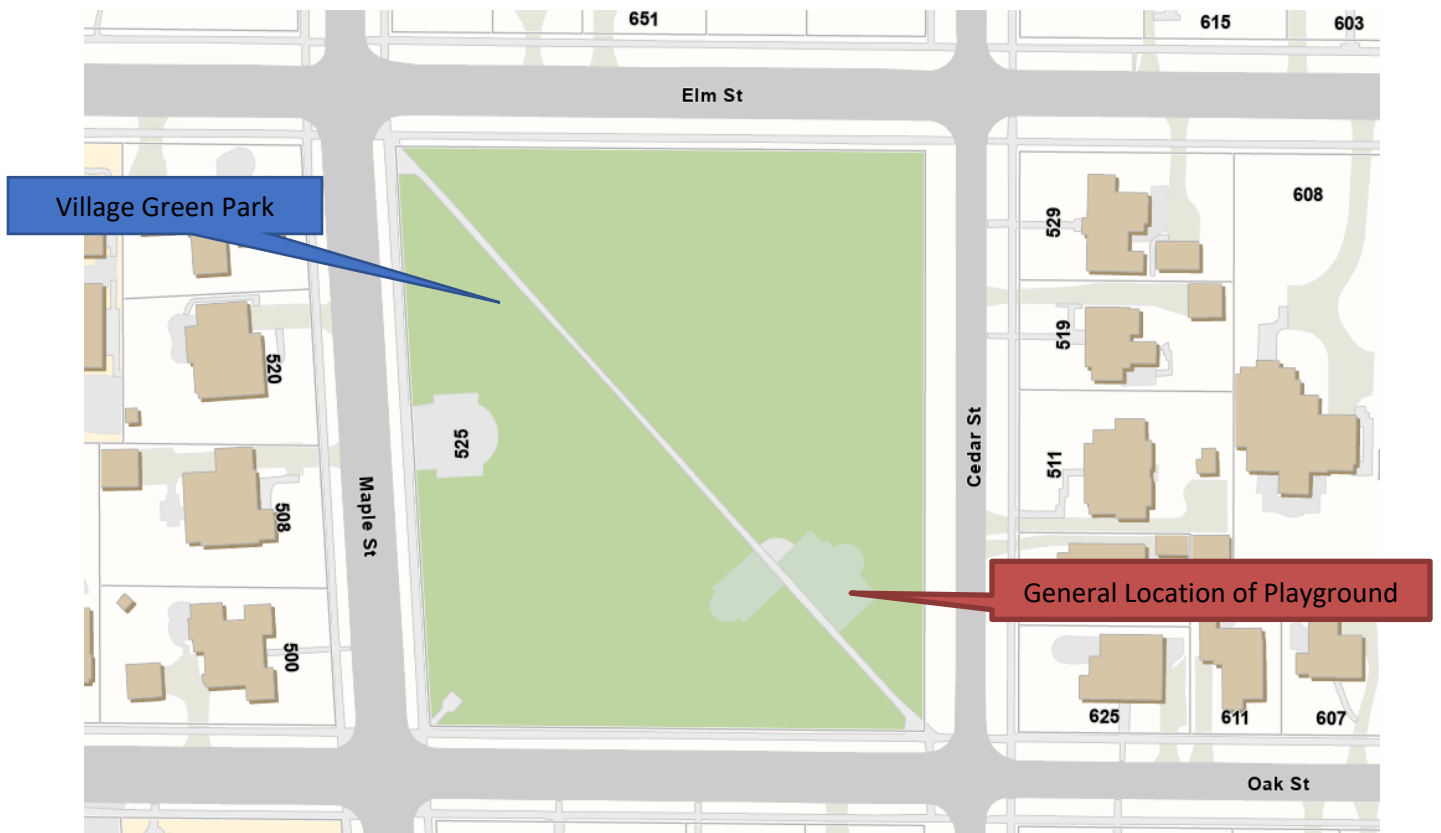


Figure 1 – Subject Property – Location Map



Figure 2 – Subject Property –Showing the location of the Existing Playground

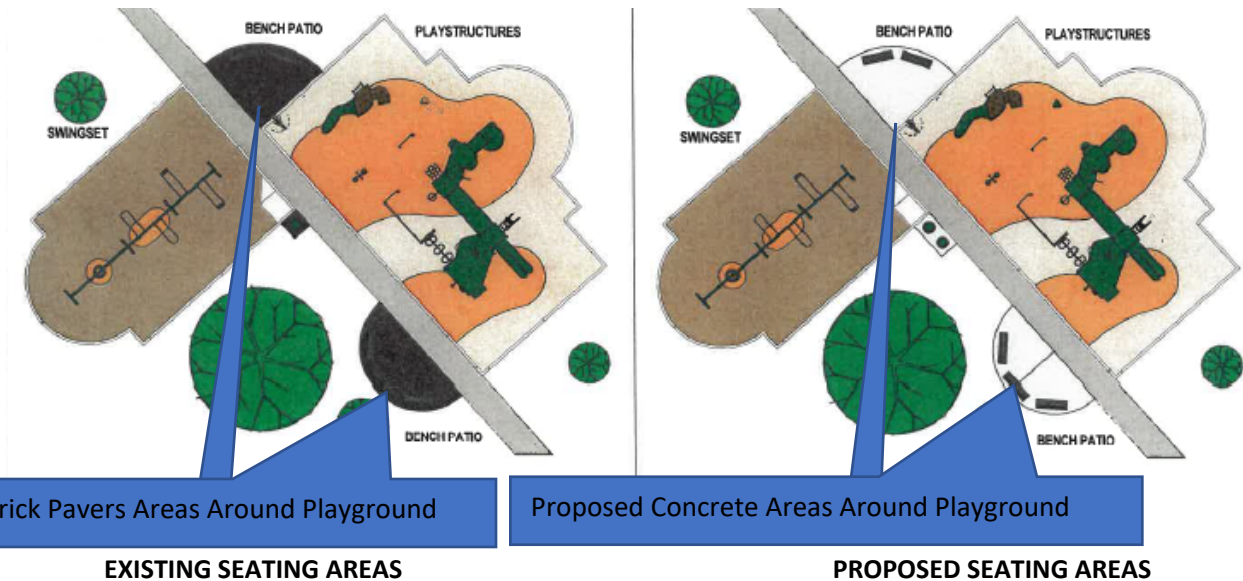


Figure 3 - Playground Area at Village Green
Existing and proposed changes to the area around the playground

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

The Board will need to determine if the proposed changes to the existing playground at Village Green Park, located at 525 Maple Street comply with the above standards.

SUMMARY

The Applicant requests that the DRB find the proposed improvements to the existing playground appropriate and compatible with the Design Guidelines and approve them as proposed. Should the DRB approve the Certificate of Appropriateness, the Applicant would first need to obtain an approved Building

Permit from the Community Development Department prior to replacing the brick pavers with concrete around the playground.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

MAY - 2 2024

ATTACHMENT A

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 525 Maple Street, Winnetka IL 60093

Name of Business(es): Winnetka Park District COA2024-485

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

- ☐ Sign Sign Permit Application attached? ☐
☐ Awning Awning Permit Application attached? ☐
☒ Other (general description) Replace brick paver seating areas with concrete pads

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): The Winnetka Park District would like to remove and replace the two paver seating areas around the playground at the village green. The park district would like concrete pads to replace the brick pavers.

Greg Fields / Superintendent of Parks
I/We hereby certify that as Greg Fields (Lessee/Owner) of the property located at 525 Maple St. (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED

PRINTED NAME(S)

Gregory Fields

ADDRESS

540 Hubbard rd. Winnetka IL 60093

PHONE NO.

EMAIL

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

COA FEE: NIC

PRIMARY DESIGN FIRM

D. A + M Excavating / Concrete

CONTACT NAME

David

ADDRESS

2749 Glenview road

Glenview IL 60025

PHONE NO.

EMAIL

MAY - 2 2024

2749 Glenview Rd
Glenview, IL, 60025
(847) 501-0025

D A M Excavating / Concrete

Estimate

For: Greg Fields
GFields@winpark.org
(847) 924-0842Estimate No: 180
Date: 04/02/2024

Description	Quantity	Rate	Amount
535 maple	1	\$0.00	\$0.00*
Remove all bricks and dispose in park seating area			
Dig out sand and spoil base 5" below grade			
Deliver place and grade CA6 gravel sub base			
Frame out both sections approximately 17 x 17			
Place a radius as same as before unless shown otherwise in prints			
Dig out and frame an additional section for garbage cans to be placed			
Cut control joints as needed to prevent concrete from cracking			
Pour 4000 psi ready mix concrete delivered			
Job site safety and cleanup			
Price includes	1	\$5,465.00	\$5,465.00*
Trucking and hauling, excavation equipment, fuel, dump fees, ready mix concrete, framing materials, gravel delivered, job site safety, job site cleanup, and labor			

*Indicates non-taxable item

Payment Instructions

A 0% deposit of \$0.00 is required by 04/02/2024.

Subtotal \$5,465.00
Total \$5,465.00**Total \$5,465.00**

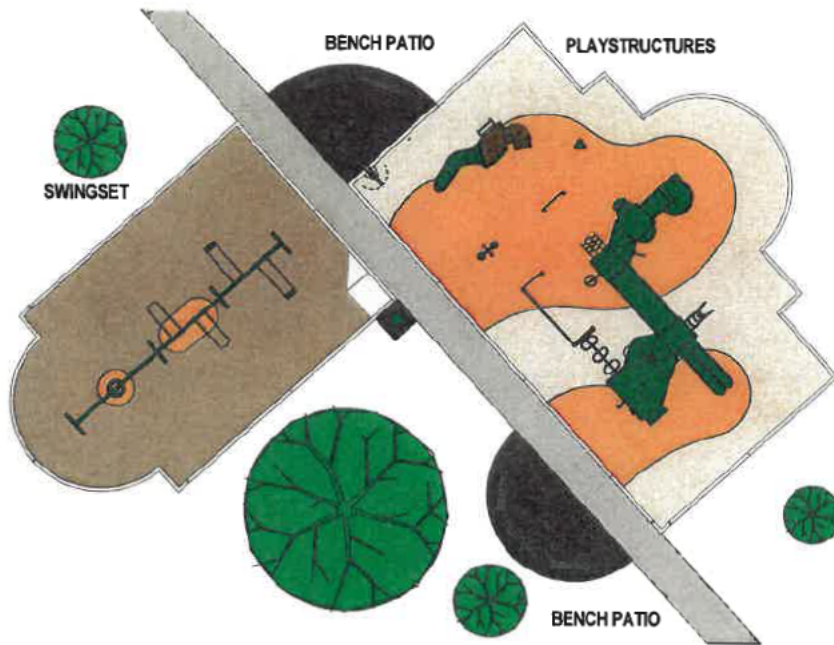
Deposit due 04/02/2024 \$0.00

☐ APPROVED
☒ APPROVED AS NOTED

5.23.2024
 VOTW

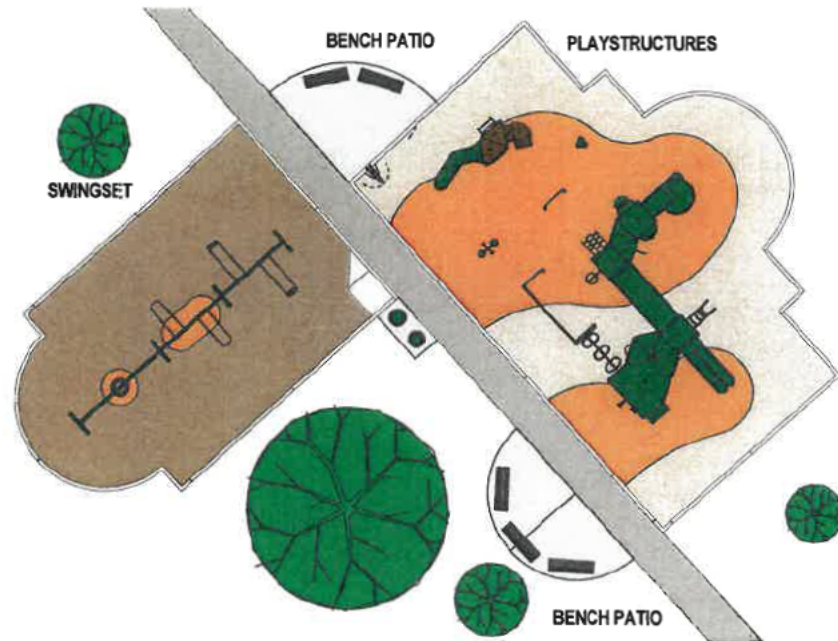
The permit shall be license to proceed with work and shall not be constructed as authority to violate, cancel or set aside any Village of Winnetka rules, ordinances, regulations, codes, or plan review comments. Modifications to or deviations from the approved plans shall be approved by the Village before the work proceeds. One set of approved plans shall be kept at the building site.

See attached



EXISTING BRICK PAVERS

RECEIVED
 MAY - 2 2024
 BY: _____



PROPOSED CONCRETE PAVING



EACH CONTRACTOR MUST
 OBTAIN A PERMIT TO CONSTRUCT
 BEFORE BEGINNING ANY WORK.
 THE PERMIT FEE IS \$100.00.
 THE PERMIT FEE IS NON-REFUNDABLE.
 ALL WORK MUST BE DONE IN ACCORDANCE
 WITH THE VILLAGE OF WINNETKA
 ORDINANCES AND REGULATIONS.
 THE VILLAGE OF WINNETKA
 RESERVES THE RIGHT TO
 SUSPEND OR REVOKE A PERMIT
 AT ANY TIME IF THE CONTRACTOR
 DOES NOT COMPLY WITH THE
 REQUIREMENTS OF THE PERMIT
 OR IF THE WORK IS NOT DONE
 IN ACCORDANCE WITH THE
 VILLAGE OF WINNETKA
 ORDINANCES AND REGULATIONS.
 THIS PERMIT IS VALID FOR
 ONE YEAR FROM THE DATE OF
 ISSUANCE. IF THE WORK IS
 NOT COMPLETED WITHIN
 ONE YEAR, THE PERMIT MUST
 BE REAPPLIED FOR AND THE
 FEE MUST BE PAID AGAIN.

VILLAGE GREEN
 PROPOSED PLAYGROUND PAVEMENT REPLACEMENT



PROJECT:	PROPOSED PLAYGROUND PAVEMENT REPLACEMENT
DATE:	APRIL 11, 2024
SCALE:	1/4" = 1'-0"
BY:	SP-1



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: JUNE 13, 2024
SUBJECT: GRACE PRESBYTERIAN CHURCH OF THE NORTH SHORE
440 RIDGE AND 760 CHERRY STREET
CERTIFICATE OF APPROPRIATENESS (CASE NO. 24-14-SU)

INTRODUCTION

On June 20, 2024, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by Grace Presbyterian Church of the North Shore (the "Applicant"), as the owner of the properties located at 440 Ridge Avenue and 760 Cherry Street (collectively, the "Subject Property"). The Applicant is proposing construction of additions to the existing church and a new parking lot on the Subject Property and requests approval of a Certificate of Appropriateness.

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

The Applicant is also submitting the following applications:

- **Subdivision** application to consolidate the two existing lots known as 440 Ridge Avenue and 760 Cherry Street into a single lot of record.
- **Special Use Permit** to allow the consolidation of 440 Ridge Avenue and 760 Cherry Street, which results in a lot that is greater than two times the minimum required lot size and minimum average lot width for a corner lot in the R-5 Single Family Residential Zoning District.
- An amendment to an existing **Special Use Permit** that allowed construction of a parking lot as an accessory use to the existing church on the Subject Property.
- **Variation to:**
 - Exceed the maximum permitted gross floor area;
 - Exceed the maximum permitted roofed lot coverage;
 - Exceed the maximum permitted impermeable lot coverage;
 - Provide less than the minimum required front yard setback (Ridge Avenue);
 - Provide less than the minimum required corner yard setback (Cherry Street); and
 - Exceed the maximum permitted length of an unarticulated side building wall.
- **Demolition** application to demolish the existing residence and detached garage located at 760 Cherry Street.

The Landmark Preservation Commission is scheduled to consider the demolition application for 760 Cherry Street on July 1, 2024. The Zoning Board of Appeals is tentatively scheduled to consider the special use permit specific to the building addition and site improvements, and the variation requests on July 15,

2024. The Plan Commission is tentatively scheduled to consider the subdivision application and both special use permits on July 24, 2024.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property is located on the southwest corner of the intersection of Ridge Avenue and Cherry Street, is zoned R-5 Single Family Residential and currently consists of two buildable lots. The area of each existing lot is as follows:

1. 440 Ridge Avenue: 35,202.75 square feet
2. 760 Cherry Street: 7,506.25 square feet

The 440 Ridge Avenue lot contains Grace Presbyterian Church of the North Shore, which contains approximately 18,806 square feet of gross floor area and 9,359 square feet of roof lot coverage, and a parking lot. The 760 Cherry Street lot contains a two-story single-family residence and a detached garage. The existing parcels and improvements are depicted below in Figure 1. The Applicant desires to consolidate its two existing lots into one lot of record that would measure 42,709 square feet (0.98 acres) and demolish the existing residence and detached garage at 760 Cherry Street, in order to construct additions to the existing church and a parking lot on the west side of the existing church building.



Figure 1 – Two Existing Lots

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

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 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 church is generally consistent with the Comprehensive Plan land use designation and the R-5 zoning district.

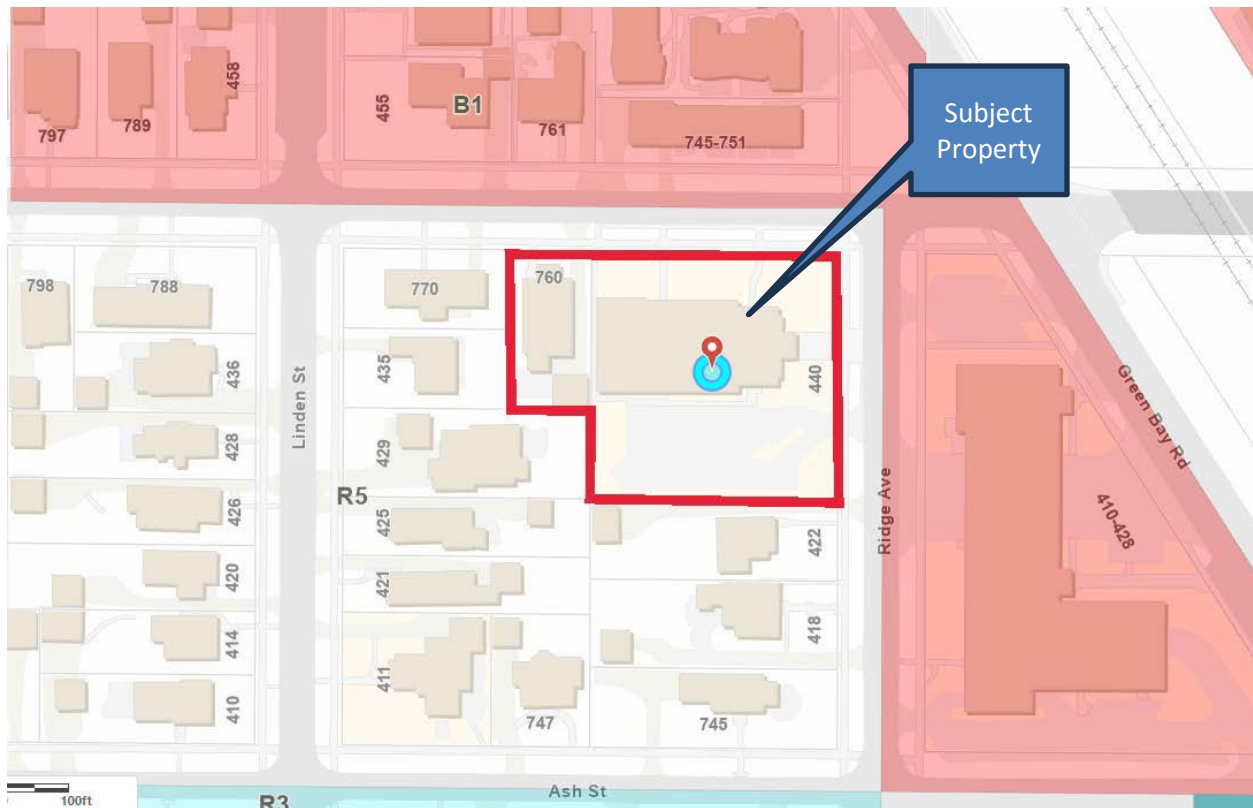


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

According to Village records, construction of the church began in 1933. There are two previous zoning cases for the Subject Property:

1. In 1933, the Village Council granted variations to allow construction of the church. The approved variations were for intensity of use of lot and the front yard setback from Ridge Avenue; and
2. In September 1983, Ordinance M-151-83 and Resolution-793-83 were adopted by the Village Council, granting a special use permit and an intensity of use of lot variation to allow consolidation of 440 Ridge Avenue and 428 Ridge Avenue, and construction of a parking lot on the south side of the existing church.

The Applicant has been operating a church and associated programming at the church since 2012. Figures 3 through 6 on the following pages are current photos of the church provided by the Applicant.



Figure 3 – Grace Presbyterian Church – East Façade



Figure 4 – Grace Presbyterian Church – North Façade



Figure 5 – Grace Presbyterian Church – South Façade



Figure 6 – Grace Presbyterian Church – West Façade

PROPOSED PLAN

As noted earlier in this report, the Applicant intends to demolish the existing residence and detached garage located at 760 Cherry Street and consolidate 760 Cherry Street and 440 Ridge Avenue into a single lot to accommodate the following proposed improvements: (i) a two-story addition on the south side of the existing church; (ii) a two-story addition on the north side of the existing church; and (iii) additional accessory parking on the west side of the existing church.

South Addition. The proposed south two-story addition would be constructed over a portion of the existing parking lot. As described by the Applicant in the attached application materials provided in **Attachment A**, the current programming space, including administrative and office activities, as well as Sunday worship and children's ministry, is outdated, undersized, and inaccessible for people with mobility challenges. The Applicant's goal with the south addition is to provide an accessible entrance into the existing church building and new, updated youth space to meet the needs of the existing programming. This addition represents an increase in roofed lot coverage of approximately 3,250 square feet and 6,400 square feet of gross floor area.

North Addition. The Applicant is also proposing a two-story addition on the north side of the existing church to provide reception and office space. This addition represents an increase in roofed lot coverage of approximately 648 square feet and 1,296 square feet of gross floor area. The proposed additions are shaded pink in Figure 7 on the following page.

Parking Lots. The existing parking lot that currently accommodates 19 vehicles would be reduced in size to allow for the proposed south addition. The reconfigured lot would accommodate 10 vehicles, one of which would be an accessible space. A new parking lot is proposed on the west side of the existing church, in the general location of the residence proposed for demolition at 760 Cherry Street. This new lot would have 10 regular spaces and one (1) accessible space, for a total of 11 new parking spaces. The proposed parking plan results in a net increase of two (2) parking spaces, with a total of 21 parking spaces on the Subject Property.

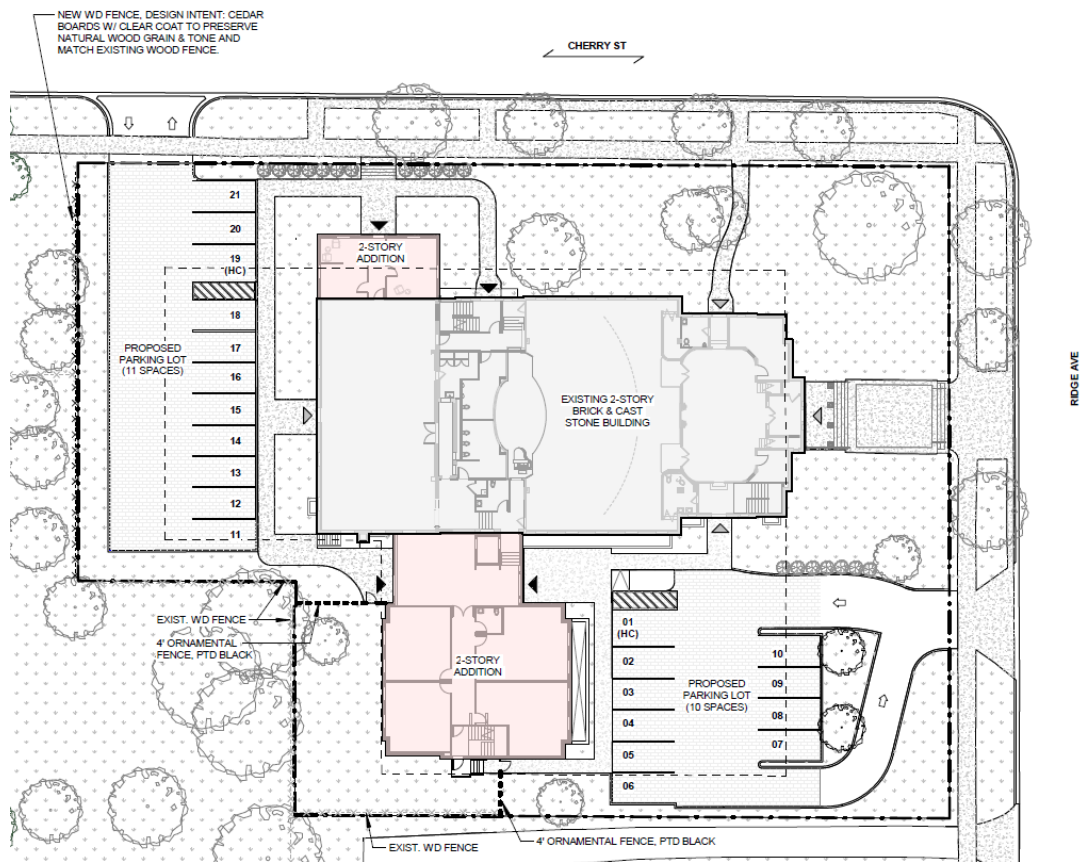


Figure 7 – Proposed Site Plan



Figure 8 – Rendering of East Façade

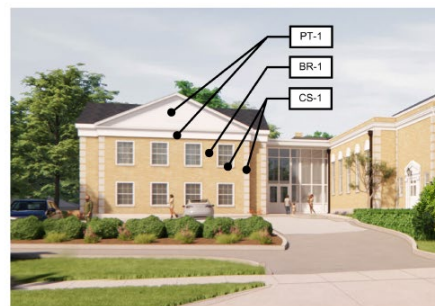


Figure 9 - Rendering of North Façade

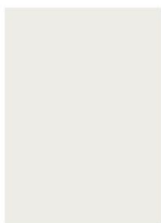
Exterior Building Materials. The proposed building materials for both additions would match the existing church. A modular brick veneer is proposed to match the existing brick. The cornice and fascia would match the existing building and be white. The corners of the building would have precast stone corner panels, to match the existing church. The proposed two-story entry to the south addition would consist of clear glazing, decorative metal paneling along the base, and a custom glass and aluminum entry door with raised panels. The windows would be aluminum single-hung with white framing and precast stone sills. The wood louvers and siding would also be painted white to match the existing church. Asphalt shingles are proposed for the roof. Included in Attachment A is an electronic version of the material board; the actual material board will be provided at the DRB meeting (Figure 10).



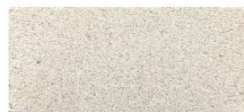
BR-1: MODULAR BRICK VENEER TO MATCH EXISTING



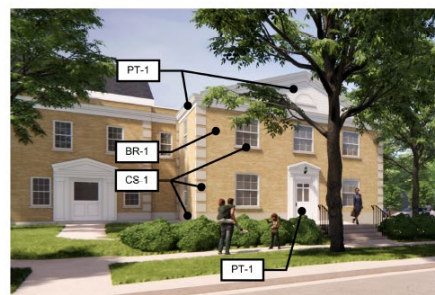
VIEW FROM RIDGE STREET



PT-1: WHITE PAINT TO MATCH EXISTING



CS-1: CAST STONE TO MATCH EXISTING



VIEW FROM CHERRY STREET

Figure 10 – Proposed Exterior Building Materials

Exterior lighting. The proposed site improvements include installation of bollards along the walkways on the Subject Property. The bollards would be 3'-4" in height (Figure 11). A decorative sconce is proposed above three entrances that would match existing sconces on the church (Figure 12).



Figure 11 – Proposed Bollard Fixture

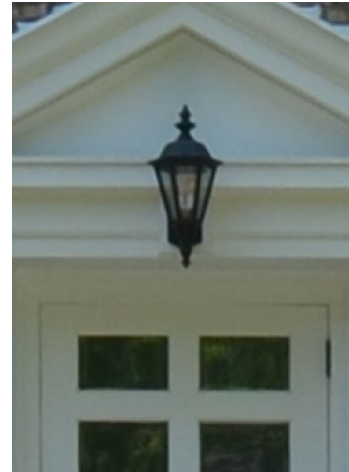


Figure 12 – Decorative Sconce

Landscaping and Hardscape. Included in the application materials is a proposed landscape plan and plant schedule. The Applicant intends to provide vegetation screening along the west property line with a variety of evergreen and canopy tree plantings. Along a portion the south property line, an evergreen tree screen is proposed. Landscape screening is also proposed for the parking lots. Please refer to the tree and plant schedule for details.

Both of the parking lots would be constructed of permeable pavers, specifically Unilock Eco-Priora 5"x10" pavers, in a color referred to as River.

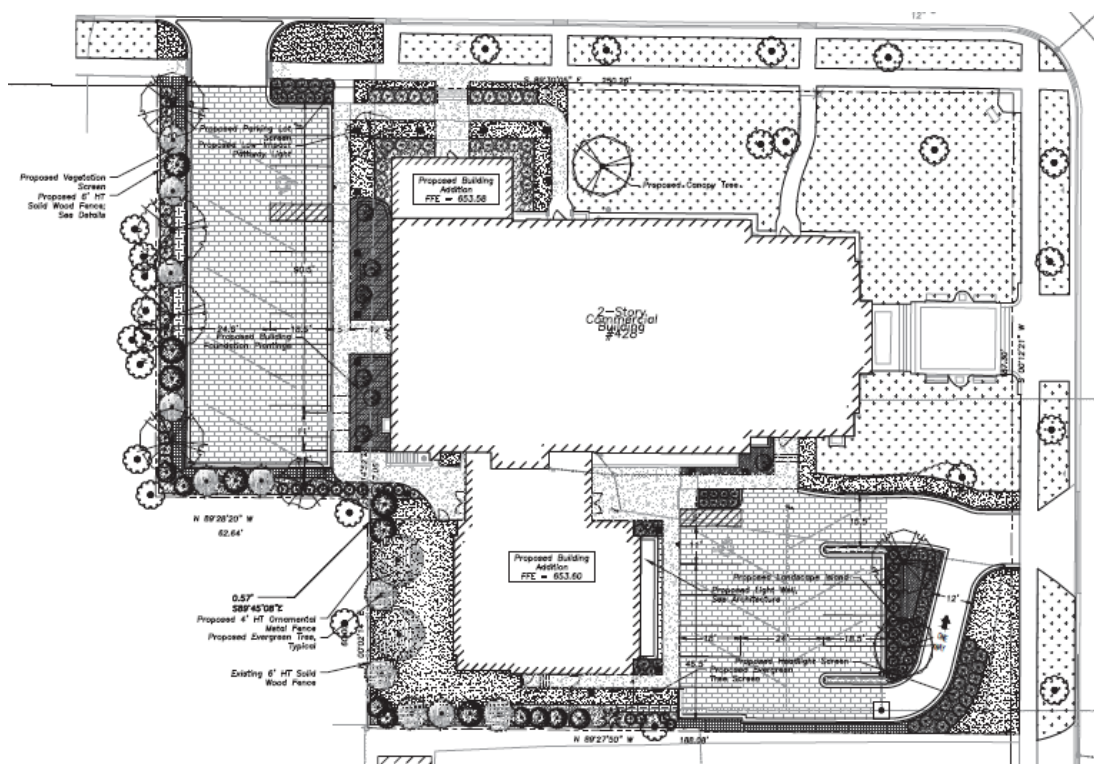


Figure 13 – Landscape Plan

A 6-foot-tall solid wood fence is proposed along the west side of the proposed 11 space westerly parking lot. It would be a cedar fence with clear coat stain to preserve the natural wood grain and tone, as well as match existing wood fencing on the site. There is an existing wood fence along the south side of the westerly parking lot, which appears to be on the neighboring lot, that would remain. There is also existing wood fencing along the west and south sides of the proposed south addition that would remain. A 4-foot-tall ornamental metal fence painted black is also proposed to the west and south of the proposed south addition.

In addition to the renderings included earlier in this report, the Applicant has provided aerial perspectives of the proposed additions and site improvements, which are provided below as Figures 14 and 15. The complete set of plans is provided in **Attachment A**.



Figure 14 - Southeast Aerial Perspective



Figure 15 - Northwest Aerial Perspective

ZONING RELIEF

Although not part of the DRB's consideration, it should be noted that based upon staff's review of the plans submitted to date, the following variations are necessary to allow the proposed improvements to: (i) exceed the maximum permitted gross floor area; (ii) exceed the maximum permitted roofed lot coverage; (iii) exceed the maximum permitted impermeable lot coverage; (iv) provide less than the minimum required front yard setback from Ridge Avenue; (v) provide less than the minimum required corner yard setback from Cherry Street; and (vi) exceed the maximum permitted length of an unarticulated side building wall. The existing church and site improvements on the 440 Ridge lot are currently nonconforming with respect to: (i) gross floor area; (ii) roofed lot coverage; (iii) the front yard setback; and (iv) rear yard setback.

Additionally, special use approval is required to allow the proposed improvements and to consolidate the two existing lots into a single lot of record.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

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

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

The Board will need to determine if the proposed additions and site improvements for Grace Presbyterian Church located at 440 Ridge Avenue complies with the above standards.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide recommendations and standards on the appearance of exterior facades for institutional buildings.

- Additions to existing institutional structures should respect the established setbacks of the original building and be sensitive to the context of the surrounding zoning area, particularly residential neighborhoods. The proposed south addition would comply with the required setbacks and not be located any closer to Ridge Avenue than the existing church building. However, the north addition would encroach the required setback from Cherry Street.
- The height of institutional buildings located in single family zoning districts should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions should respect the existing height and not differ from the established eave line by more than a half story. The proposed north addition would be 26'-5" in height and the south addition would be 28'-5" in height, in compliance with the maximum permitted height of 60 feet and 2½-stories

and not be as tall as the existing church.

- Roofs of institutional buildings should have shallower sloped roofs than commercial buildings and be composed of basic gable, hipped or flat roofs. Additions to institutional buildings should respect the existing roof form and slope. The slope of the roof on the proposed additions would match the existing church building.
- Additions to existing institutional structures should also respect the existing horizontal rhythms to maintain and enhance the original scale and proportion of the structure. The scale and proportion of institutional buildings should be appropriate to the function and use of the building.
- Window materials should be aluminum or wood in a color that matches the overall building style. Glazing should be clear glass without tint or film. The proposed window frames would be aluminum, with white framing and precast stone sills to match the existing church building.
- Monochromatic materials such as modular brick are encouraged for building façade materials. The proposed addition would consist of a brick to match the existing church brick in size, texture, and color.
- A perimeter landscape area should be provided along off-street parking areas on sides adjacent to public streets. The goal of the buffer zone is to lessen the visual impact of parked cars and parking areas on the streetscape and surrounding uses. Where parking areas abut residential properties, a 6-foot solid screen fence or wall should be constructed. Appropriate materials include cedar, masonry, or evergreen plant material. Landscape screening is proposed for both parking lots. Additionally, a 6-foot-tall solid cedar fence is proposed along the west property line of the proposed west parking lot. However, a fence or wall is not proposed along the southern edge of the west parking lot or along the southern edge of the east parking lot. Internal landscaping is also encouraged to reduce the visual impact of surface parking.

RECOMMENDATION

At the June 20, 2024, DRB meeting, the Board is scheduled to consider the design of the Applicant's proposed additions and site improvements to the Subject Property.

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

- 1) Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board; or
- 2) Adopt a motion to recommend approval or a motion to recommend denial of a certificate of appropriateness for the design of the proposed additions and site improvements to Grace Presbyterian Church of the North Shore located at 440 Ridge Avenue.

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

*Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed additions and site improvements to Grace Presbyterian Church of the North Shore at 440 Ridge Avenue**, subject to the following conditions:*

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

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

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

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Design Guidelines Excerpt

ATTACHMENT A

Village of Winnetka
CERTIFICATE OF APPROPRIATENESS APPLICATION

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 440 Ridge Avenue, Winnetka, Illinois 60093

Name of Business(es): Grace Presbyterian Church of the North Shore

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

- ☐ Sign Sign Permit Application attached? ☐
☐ Awning Awning Permit Application attached? ☐
☒ Other (general description) New additions to existing building and accessory parking.

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): See attached Description of Case.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 440 Ridge Avenue (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED

PRINTED NAME(S)

ADDRESS

PHONE NO.

EMAIL

M Marshall Brown III

440 Ridge Ave.

847-920-9517

joe@pfa.work

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM Present Future Architects

CONTACT NAME Joe Buehler

ADDRESS 1147 W. Ohio Street, Suite 504

Chicago, IL 60642

PHONE NO. (630) 802-5987

EMAIL joe@pfa.work

Present Future Architects

2024-05-29

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

Re: Village of Winnetka Design Standards

The proposed external architectural features of the addition correspond with the language, proportion, materials, and detailing of the existing church structure. Since the church has been a significant fixture within the community since the 1930s, we feel that the addition is compatible with both its immediate surroundings and the broader neighborhood. The architectural language of the existing church, and thus the proposed additions, is aligned with the Design Guidelines set forth by the Village.

The south addition has been situated on the property in such a manner as to limit the impact on the urban design of the surrounding neighborhood, ensure sunlight into the existing sanctuary and provide accessibility to each level of the existing building. By placing the primary addition in the south-west corner of the lot, the impact of the additional building mass to the existing streetscape is minimized. The north addition is much smaller in footprint, matches the existing gable form of the west wing and provides architectural clarity to the church office entry. The height of the additions do not exceed residential standards to further relate to the surrounding context.

Sincerely,



/Joe Buehler, AIA, LEED AP BD+C

Statement in Support of Special Use, Variation, and Subdivision Applications
Submitted by Grace Presbyterian Church of the North Shore
440 Ridge Avenue, Winnetka, Illinois

1. Background.

Grace Presbyterian Church of the North Shore, an Illinois not-for-profit corporation (the “**Applicant**”), owns the property commonly known as 440 Ridge Avenue (the “**Ridge Property**”) and 760 Cherry Street (the “**Cherry Property**”) (collectively, the “**Property**”) in the Village of Winnetka, Illinois (the “**Village**”). The Property is located at the southwest corner of the intersection of Cherry Street and Ridge Avenue. The Ridge Property is improved with an existing two-story church building (the “**Existing Building**”) and a surface parking lot (the “**Existing Parking Lot**”). The Existing Building consists of the main church building and a hall located adjacent to, and to the west of, the church building (“**West Hall**”). The Applicant operates a church and related programs at the Ridge Property. The Cherry Property is improved with an unoccupied single-family residence.

The Applicant desires to construct: (a) a two-story addition to the south elevation of the Existing Building (the “**South Addition**”); (b) a two-story addition to the north elevation of West Hall (the “**North Addition**”); and (c) a new accessory parking lot containing 11 parking spaces on the Cherry Property (the “**New Parking Lot**”) (collectively, the South Addition, the North Addition, and the New Parking Lot are the “**Proposed Improvements**”). The Proposed Improvements are depicted on the plans (the “**Plans**”) enclosed with this Statement in support of Special Use, Variation, and Subdivision Applications (this “**Statement**”). The South Addition would be constructed over a portion of the Existing Parking Lot. To replace the loss of 9 parking spaces within the Existing Parking Lot, the Applicant intends to construct the New Parking Lot on the Cherry Property, which will result in a net gain of 2 new parking spaces (*i.e.*, 19 existing parking spaces within the Existing Parking Lot compared to 21 parking spaces combined within the New Parking Lot and the remaining portion of the Existing Parking Lot after completion of the Proposed Improvements).

In connection with the Proposed Improvements, the Applicant has submitted applications for approval of: (i) a special use permit for the operation of a church on the Property; (ii) the Variations (defined below); (iii) a plat of subdivision consolidating the Ridge Property and the Cherry Property; (iv) a Certificate of Appropriateness; and (v) a permit to demolish the existing, vacant building located on the Cherry Property. This Statement provides information that is relevant to all of those applications and describes how the Proposed Improvements satisfy the standards of approval for a special use permit and variations.

The area surrounding the Property features a mix of uses and intensity of activities that are compatible with the Applicant’s use and the Proposed Improvements. The Property is located on the edge of the Village’s R-5 Single-Family Residential District (the “**R-5 District**”), bordered to the north and east by the Village’s B-1 Multifamily Residential District. One block to the south of the Property, beginning at Ash Street, is an area located within the Village’s B-2 Multifamily Residential District. Pursuant to Section 17.12.010 of the Winnetka Zoning Ordinance (the “**Zoning Ordinance**”), the R-5 District provides for a “single-family residential environment of

relatively intense suburban character.” The adjacent multi-family zoning districts provide for greater density and a greater variety of uses than the R-5 District. Just one block north of the Property, at Oak Street, begins the Village’s downtown area, which features a mix of commercial and institutional uses. Moreover, the Village’s fire and police department building is located across Ridge Avenue to the east of the Property. Green Bay Road is also located less than one block east of the Property. Green Bay Road is a major thoroughfare that features a mix of multi-family residences, institutional uses (such as the North Shore County Day School to the southeast and the Winnetka Public Library and Village Hall to the northwest of the Property), and commercial uses. Adjacent to Green Bay Road is the Union Pacific North railroad right-of-way, which carries Metra train traffic to and from Chicago and points north. The Applicant’s activities and Proposed Improvements are consistent with the robust and diverse array of land uses and activities taking place in the vicinity of the Property.

Use of the Ridge Property as a church has been part of the mix of uses in the neighborhood for more than 80 years. The Ridge Property has been used as a church since 1941, when the First Church of Christ, Scientist completed construction of the Existing Building. The Applicant has been operating a church and ancillary religious, educational, and community programs at the Ridge Property since 2012. Among other things, the Applicant offers the following worship activities and programming within the Existing Building (collectively, “**Programming**”):

- Sunday worship services: Sundays at 10:00 a.m. Average attendance of 262 people per service, including attendees of Sunday school.
- Sunday school: Sundays during worship services.
 - Nursery for children 0-23 months staffed with professional childcare workers. Currently located on second story of the south side of West Hall.
 - Toddler classroom for children ages 2-3 years. Currently located on the second story of the north side of West Hall.
 - Pre-K and Kindergarten classroom for children ages 4-5 years. Currently located on the lower level of the Existing Building.
 - 1st grade through 4th grade classroom. Currently located on main level of West Hall.
- Children’s program for Pre-K to 4th grade, which includes Bible teaching, activities, and games. Wednesdays from 6:00 p.m. – 7:15 p.m. Currently located on the main level of West Hall and within the Sanctuary. Approximately 40 participants.
- Middle school program for 6th to 8th grade, which includes games, fellowship, and Bible teaching. Sunday nights from 5:30 p.m. – 7:00 p.m. Currently located on main level of West Hall. Together with high school program, below, approximately 40 participants.
- High school program, which includes games, fellowship, and Bible teaching. Sunday nights from 5:30 p.m. – 7:00 p.m. Currently located in the foyer of the Existing Building. Together with the middle school program, above, approximately 40 participants.
- Men’s ministry, which features bible study. Wednesday from 6:30 a.m. to 7:30 a.m. Currently located on the main level of West Hall. Approximately 15 participants.

- Women’s ministry, which features bible study and related activities. Thursdays from 9:30 a.m. – 11:00 a.m. Currently located on the main level of West Hall. Child care is provided in the main level of West Hall. Approximately 30 participants.
- Moms in Prayer program. Mondays from 11:00 a.m. – noon. Currently located on the main level of West Hall. Approximately 4 participants.
- “Tuesdays at 12:00 p.m.” prayer program. Tuesdays from 12:00 – 12:30 p.m. Currently located on the main level of West Hall. Approximately 10 participants.

2. Purpose of Proposed Improvements.

Importantly, the purpose of the Proposed Improvements is to improve the functionality, accessibility, and experience of the spaces available for existing Programming and administrative functions, not to support plans for new or expanded Programming. The Applicant does not propose to expand the scope of its Programming in connection with the construction of the Proposed Improvements. Although the Applicant’s Programming may vary over time as the interests and needs of the community may change, the Applicant intends to offer substantially the same Programming after the construction of the Proposed Improvements as it currently offers within the Existing Building.

The spaces within the Existing Building where the Applicant conducts its Programming, administrative, and office activities – including Sunday worship, Children’s Ministry, Middle School Ministry, and High School Ministry – are undersized and outdated, with insufficient space, facilities, and features to effectively deliver the existing Programming and perform related activities. Regrettably, spaces throughout the Existing Building are also inaccessible to people with disabilities. Although churches are not subject to the “public accommodation” requirements of the Americans with Disabilities Act (“**ADA**”), the Applicant strongly believes that the Existing Building and Proposed Improvements should be inclusive of and welcoming to all people. The Applicant therefore desires to renovate the Existing Building and construct the Proposed Improvements to comply with the accessibility requirements set forth in the ADA. After the Proposed Improvements are completed, the Applicant will be able to provide its Programming and perform its activities in state-of-the art spaces that better serve and accommodate the needs of the entire community. The community, in turn, will benefit by having access to the Proposed Improvements and the Applicant’s improved Programming.

3. Pre-Application Meetings with Staff and Neighbors.

In November of 2023, the Applicant held a pre-application meeting with Village staff to discuss preliminary plans for the Proposed Improvements. Additionally, the Applicant held a meeting with approximately 20 neighbors of the Property in February of 2024. The preliminary plans proposed a larger, 11,000 square foot, 2 ½ story South Addition, with a 12-foot setback from the south lot line of the Property (rather than 16 feet, as currently proposed). The preliminary plans did not include the North Addition. Neighbor comments regarding the preliminary plans focused in large part on certain issues, including: (a) concerns about traffic and parking, including the proposed New Parking Lot on Cherry Street; and (b) the height, bulk, and density of the proposed South Addition and its proximity to neighboring single-family residences.

The Applicant took these comments seriously and undertook substantial good faith efforts to address them. As further discussed in Section 4 of this Statement, the Applicant engaged a traffic and parking engineer to prepare a study to evaluate traffic and parking conditions at the Property. The study shows that existing traffic and parking capacity exceeds demand. The Proposed Improvements will not increase traffic and parking demand and, therefore, existing traffic and parking capacity is more than sufficient to accommodate the Applicant's Programming. As further discussed in Section 5 of this Statement, the Applicant also worked with its architect to substantially revise its preliminary plans to reduce the height, bulk, and density of the South Addition to address neighbors' comments. On May 23, 2024, the Applicant held a second pre-application meeting with Village staff to share its revised Plans.

4. Traffic and Parking.

Sufficient traffic and parking capacity currently exists and will exist after construction of the Proposed Improvements to accommodate the Applicant's Programming. The Applicant engaged Eriksson Engineering Associates, Ltd. ("**Eriksson**") to conduct a traffic and parking study with respect to the Applicant's use of the Property. The study is enclosed with this Statement.

Eriksson analyzed available parking supply and usage during the Applicant's Sunday services on February 4, 2024. The analysis surveyed the Existing Parking Lot (19 spaces), the Winnetka Public Library's parking lot (23 spaces), which the Applicant may use on Sundays pursuant to an agreement with the Library, and on-street parking near the Property (154 spaces), for a total of 196 spaces. Eriksson found that only 16 out of 19 spaces (84%) within the Existing Parking Lot, 11 out of 23 spaces (48%) within the Library parking lot, and 83 out of 154 on-street parking spaces (54%) were used, or a total of 110 out of 196 available spaces (56%).

Eriksson noted that: (i) the Applicant's Sunday services generate peak traffic and parking demand; (ii) the Applicant's other Programming generates substantially less traffic and parking demand; and (iii) the Applicant does not intend to expand its Programming as a result of the Proposed Improvements. Eriksson concluded that the Proposed Improvements "will not have a material impact on traffic and parking conditions around the church . . . The low level of traffic activity in general on the roadway system on a Sunday will not be impacted and will accommodate the church. There is sufficient parking around the church to accommodate typical services." These findings address neighbors' comments and questions regarding the traffic and parking impact of the Proposed Improvements.

The relocation of 11 accessory parking spaces to the New Parking Lot on Cherry Street will not materially increase the impact of Church-related parking on the surrounding neighborhood or change with the character of the neighborhood. After the Proposed Improvements are constructed, the Property will have substantially the same number of accessory parking spaces as it currently has, and a substantially identical number of vehicles will be travelling to and from the Property and using the accessory parking spaces. The location of the New Parking Lot on Cherry Street, just around the corner from the Existing Parking Lot, will have a minimal effect, if any, on neighboring properties and land uses. As discussed above, the area around the Property features a diverse mix of land uses that are compatible with the existing and proposed levels of traffic and parking related to the Applicant's Programming.

Nevertheless, the Applicant considered whether an addition to the Existing Building could be constructed on the Cherry Property instead of on the Ridge Property to avoid locating the New Parking Lot on the Cherry Property, but unfortunately that alternative is not feasible. A ComEd easement containing above-ground powerlines is located between the Ridge Property and the Cherry Property. The powerlines continue to the north and south of the Property. These powerlines prevent the Applicant from building an addition to the Existing Building on the Cherry Property. Relocating or burying the powerlines to allow for construction of the addition on the Cherry Property is not reasonably feasible.

5. Height, Bulk, and Density.

As a religious organization whose mission is to serve and support the community, the Applicant took seriously comments from neighbors regarding the height, bulk, and density of the South Addition. Some neighbors believed that the South Addition would be too tall, have disproportionate bulk relative to nearby single-family homes, and be located too close to the south property line of the Property. Although the Applicant's preliminary plans for the South Addition complied in all respects with the height, bulk, and density regulations of the R-5 District, the Applicant and its architect nevertheless went to great effort to prepare an alternative design to address those comments.

The Applicant reduced the height of the South Addition by half a story (from 2 ½ stories to 2 stories), reduced the floor area of the South Addition by 2,114 square feet (from 8,231 square feet to 6,099 square feet), and increased the setback from the south lot line of the Property by 4 feet (from 12 feet to 16 feet). To compensate for the reduction in floor area in the South Addition, the Applicant proposes to enlarge West Hall by constructing the North Addition. The North Addition faces Cherry Street and does not abut any neighboring properties. By shifting floor area from the South Addition to the North Addition, the revised Plans mitigate the impact of height, bulk, and density on adjacent single family homes, while providing approximately the same amount of space for the Applicant's Programming and administrative functions. In fact, the current proposed dimensions of the South Addition are comparable to the dimensions of a single-family home that could be constructed as of right in the R-5 District. The effect of the height, bulk, and density of the South Addition on neighboring property owners, therefore, is similar to that of a new single-family home.

In addition to reducing the height, bulk, and density of the South Addition, the Applicant proposes robust landscaping along the south and west lot lines of the Property to provide a buffer that will screen the Proposed Improvements from view and dampen any sound emitted from the Property. This landscape buffer will further mitigate neighbors' concerns about the impact of the Proposed Improvements on adjacent properties.

6. Special Use Standards.

Pursuant to Section 17.12.020.C.1. of the Zoning Ordinance, churches are a special use in the R-5 District. Section 17.56.090 of the Zoning Ordinance states that a new special use must be approved in connection with the structural alteration of a building used for an existing special use.

The Proposed Improvements, therefore, require a special use permit.¹ For the reasons described below, the Proposed Improvements satisfy the applicable standards for a special use set forth in Section 17.56.120 of the Zoning Ordinance.

A. The establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare.

The Proposed Improvements will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the community. Rather, the Proposed Improvements are compatible with the community and will enhance the general welfare by improving the Applicants' facilities and the quality of the Applicants' Programming in service of the community.

As discussed in Section 1 of this Statement, the area surrounding the Property consists of a mix of uses that vary in intensity, including single-family dwellings, multi-family dwellings, institutional uses, commercial uses, Green Bay Road, and the Union Pacific Railroad right-of-way. The Property has been used as a church for more than 80 years. The Applicant does not intend to expand the scope of its Programming in connection with the Proposed Improvements. The Applicant's activities do not cause excessive noise, odors, light, vibration, or other impacts that materially adversely affect public health, safety, and the general welfare. The Proposed Improvements will not create or increase any such impacts.

Further, as described in Section 5 of this Statement, the height, bulk, and density of the South Addition, as revised by the Applicant in response to neighbors' comments, will be comparable to a single-family home in the R-5 District and will have a similar, minimal impact on adjacent properties.

Finally, for the reasons set forth in Section 4 of this Statement and in Eriksson's traffic and parking study, the Proposed Improvements will not materially increase traffic or parking demand. The existing roadway system and the number of parking spaces that will be available after construction of the Proposed Improvements will have more than enough capacity to accommodate traffic and parking demand created by the Applicant's Programming.

B. 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.

For the same reasons, the Proposed Improvements will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity or substantially diminish or impair property values in the immediate vicinity. As described above: (i) the Proposed Improvements and the Programming are compatible with the mix of uses in the vicinity of the Property; (ii) the Proposed Improvements will not cause noise, odors, light, vibration, or other impacts that would materially and adversely affect the use and enjoyment and property values of nearby properties;

¹ In the alternative, it is possible that use of the Existing Building as a church is a legal nonconforming use for which a special use permit has not been issued. In that event, a special use permit is required to allow for enlargement of the Existing Building pursuant to Section 17.64.050 of the Zoning Ordinance.

(iii) the height, bulk, and density of the South Addition is compatible with the height, bulk, and density of single-family homes within the R-5 District; and (iv) the Proposed Improvements will not increase vehicular traffic or parking demand in a manner that would be injurious to the use or reduce the property values of neighboring properties.

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

The Proposed Improvements will not impede the normal and orderly development or improvement of other properties in the immediate vicinity. The surrounding area is already developed. If development sites become available, the Proposed Improvements will not discourage additional development in the area because the Proposed Improvements will not negatively impact surrounding properties or the general welfare of the community (as discussed above).

D. 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.

Existing traffic and parking infrastructure is sufficient to minimize pedestrian and vehicular traffic congestion in the public ways. As discussed above, the Applicant does not expect the Proposed Improvements to create new parking demand or materially increase traffic. The existing and proposed parking supply provides adequate capacity to accommodate vehicular traffic generated by the Applicant's Programming without causing unreasonable congestion in the right-of-way. The Applicant proposes new ingress and egress to the New Parking Lot on Cherry Street, which will not materially affect traffic congestion in public ways.

E. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exist or are to be provided.

Existing parking, utilities, access roads, drainage, and other facilities necessary for the operation of the Proposed Improvements are adequate. The Property is already served by all utilities and drainage that are necessary to operate the Proposed Improvements. The operation of the Proposed Improvements does not require any additional utilities or facilities.

F. The special use in all other respects conforms to the applicable regulations of the Zoning Ordinance and other Village ordinances and codes.

Except for the Variations (described below), the Proposed Improvements will conform to all applicable regulations of the Zoning Ordinance and other Village ordinances and codes.

7. Variation Standards.

The Existing Building is more than 80 years old and is a legal nonconforming structure with respect to certain provisions of the Zoning Ordinance. Pursuant to Section 17.64.060 of the Zoning Ordinance, when alterations are made to a legal nonconforming structure, the structure

must either be brought into conformity with applicable provisions of the Zoning Ordinance or variations must be obtained. The Proposed Improvements eliminate or reduce the extent of certain nonconformities, thereby eliminating or reducing the need for variations. The Proposed Improvements increase the extent of other nonconformities, but in certain cases the increases are attributable, in whole or in part, to the Applicant's efforts to address neighbors' comments.

Code Section	Requirement	Existing	Proposed	Difference from Existing	Variation Required?
17.30.030.B.	Maximum of 21,355 s.f. of impermeable surface lot coverage.	24,479 s.f.	21,005 s.f.	Reduction of 3,474 s.f.	No. Need for variation eliminated by Proposed Improvements.
17.30.100.C.	Accessory parking spaces in front yard prohibited.	Does not comply.	Does not comply.	Parking layouts differ, but both include fractional spaces in front yard.	Yes.
17.30.040	Maximum of 11,638 sf of GFA.	19,476 s.f.	20,956 s.f.	Increase of 1,480 s.f.	Yes.
17.30.030.A.	Maximum of 10,677 s.f. of roof lot coverage.	11,831 s.f..	13,161 s.f.	Increase of 1,330 s.f.	Yes, but extent of variation increased to address neighbors' comments. Reducing the height of the South Addition and moving floor area to the North Addition increased the total area of roofed or building lot coverage.
17.30.050.B	Setback of 30 feet from Cherry Street.	37 feet, 8 inches from Cherry Street	20 feet, 4 inches from Cherry Street.	Reduction of 17 feet, 4 inches.	Yes, but variation made necessary by neighbors' comments. Reducing the height of the South Addition and moving floor area to the North Addition causes the need for reduced setback.

The Applicant respectfully requests the following four variations (collectively, the “Variations”):

- A variation to allow accessory parking spaces in the front yard, where accessory parking spaces are not permitted in the front yard by right.
- A variation to allow 20,956 s.f. of GFA, where a maximum of 11,638 s.f. of GFA is permitted by right.
- A variation to allow 13,161 s.f. of roof lot coverage, where a maximum of 10,677 s.f. of roof lot coverage is permitted by right.
- A variation to allow a 20-foot, 4-inch setback from Cherry Street, where a minimum setback of 30 feet is required.

For the reasons described below, the Proposed Improvements satisfy the applicable standards for variations set forth in Section 17.56.120 of the Zoning Ordinance.

A. There are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of the R-5 District.

The Applicant faces numerous practical difficulties or particular hardships that prevent the applicant from complying with all of the requirements of the R-5 District. First, the Property is an irregular shape that is bisected by a ComEd easement and above-ground powerlines. These features significantly limit site planning and prevent the Applicant from constructing an addition to the Existing Building on the Cherry Property, rather than north and south of the Existing Building. If an addition on the Cherry Property had been possible, the Applicant may have been able to reduce the area of roof lot coverage and to comply with the 30-foot setback abutting Cherry Street.

Second, the Existing Building is 80 years old and is a legal nonconforming structure. The Proposed Improvements require formalizing the Existing Building’s legal nonconformities. The Applicant has been able to eliminate or reduce certain nonconformities through its design of the Proposed Improvements, as summarized in the table above. In other cases, the Applicant has proposed to increase certain nonconformities so that the design of the Proposed Improvements will be more responsive to neighbors’ comments, as also summarized in the table above. The Applicant does not have an economically viable way to cure all of the Existing Building’s nonconformities. The only way to do so would be to demolish and replace the entire Existing Building, which would be cost prohibitive. More importantly, demolition of the Existing Building would have a far greater impact on the character of the neighborhood than the construction of the Proposed Improvements. The Existing Building is historically significant and contributes to the historic aesthetic of the surrounding area. The Winnetka Historical Society has prepared and maintained information about the Existing Building at <https://www.winnetkahistory.org/gazette/first-church-of-christ-scientist/>. The Proposed Improvements have been designed to match the aesthetics of the Existing Building and be compatible with the historic nature of the surrounding area.

Finally, the Applicant seeks to correct existing code deficiencies, including by bringing the Existing Building into compliance with ADA accessibility standards. The Applicant is unable to cause all of the spaces within the Existing Building to comply with ADA standards without

construction of the South Addition and the North Addition. The Proposed Improvements create space for accessible entries, elevators providing access to all floors, accessible hallways, and other accessible spaces, including the sanctuary, where Sunday worship services are held.

B. The Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in the R-5 District.

The Applicant is a non-profit religious organization and does not seek to earn a return from development of the Property. The Applicant merely seeks to improve the functionality and accessibility of its facilities to deliver better Programming for the benefit of the community. The Property cannot generate that type of community “return” if it is permitted to be used only under the conditions allowed by regulations in the R-5 District.

C. The plight of the owner is due to unique circumstances related to the Property.

The Applicant has not caused the unique circumstances related to the Property. Through no fault of the Applicant, the Existing Building is a legal nonconforming structure. The Existing Building was constructed on the Ridge Property more than 80 years ago, before the Applicant owned the Property and before the Village’s current zoning ordinances and regulations and the ADA became law. Where possible, the Applicant has worked in good faith to eliminate or reduce the extent of nonconformities, while also attempting to address comments from neighbors. Further, the Applicant did not create the current configurations of the Ridge Property and the Cherry Property and the ComEd easement located between them. These features of the Property predate the Applicant’s ownership but impose significant limitations on site planning that might otherwise allow for the reduction or elimination of additional nonconformities.

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

If granted, the Variations will enhance and complement the essential character of the surrounding area, not alter it. As discussed above, the neighborhood around the Property consists of a variety of land uses, including single-family residential, multi-family residential, institutional, and commercial uses. The area is also located adjacent to Green Bay Road and the Union Pacific North right-of-way. A church has been operated on the Ridge Property for more than 80 years and has contributed to the character of the area for that entire time. The Applicant does not propose to change or increase its Programming in connection with the Proposed Improvements. The Applicant’s Programming after construction of the Proposed Improvements, therefore, will not alter character of the neighborhood. The Applicant has designed the Proposed Improvements to be compatible with the historic aesthetic of the Existing Building and many other buildings nearby, which will enhance the “look and feel” of the community.

The Applicant’s activities do not cause excessive noise, odors, light, vibration, or other impacts that materially adversely affect public health, safety, and the general welfare. The Proposed Improvements will not create or increase any such impacts.

Further, as described in Section 5 of this Statement, the height, bulk, and density of the South Addition, as revised by the Applicant in response to neighbors’ comments, will be

comparable to a single-family home designed in accordance with the requirements of the R-5 District and, therefore, will have a minimal impact on the character of the area.

Finally, for the reasons set forth in Section 4 of this Statement and in Eriksson's traffic and parking study, the Proposed Improvements will not materially increase traffic or parking demand. The existing roadway system and the number of parking spaces that will be available after construction of the Proposed Improvements will have more than enough capacity to accommodate traffic and parking demand created by the Applicant's Programming.

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

The Proposed Improvements will not impair an adequate supply of light and air to adjacent Properties. The height, bulk, and density of the South Addition, as revised by the Applicant in response to neighbors' comments, will be comparable to a single-family home designed in accordance with the requirements of the R-5 District. Although the North Addition requires a 20-foot, 4-inch setback, rather than a 30-foot setback, along Cherry Street, the North Addition does not abut adjacent properties and will not materially affect the supply of light and air to adjacent properties.

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

The Proposed Improvements will not increase hazards from fire and other damages to the Property. On the contrary, the North Addition and South Addition will be constructed in accordance with the latest life safety codes and the Existing Building will be modernized so that the Applicant's facilities are better protected from fire and other casualties.

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

The Applicant does not expect the Proposed Improvements to have a measurable effect on the taxable value of real property located within in the Village. If the Proposed Improvements affect taxable property values at all, the Applicant expects values to increase. The Applicant proposes to make a significant investment in the Village so that the Applicant may continue to provide its Programming in more functional and accessible spaces. The Applicant's investments will benefit the community and make it an even more desirable place to live and raise families, thereby tending to increase, rather than decrease, taxable values of property in the Village.

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

As described in Section 4 of this Statement and in Eriksson's traffic and parking study, the Proposed Improvements will not materially increase traffic or parking demand compared to existing conditions. The existing roadway system and available parking spaces have and will have more than enough capacity to accommodate traffic and parking demand created by the Applicant's Programming.

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

The Proposed Improvements will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the community. Rather, the Proposed Improvements are compatible with the community and will enhance the general welfare by improving the Applicants' facilities and the quality of the Applicants' Programming in service of the community.

The area surrounding the Property consists of a mix of uses that vary in intensity, including single-family dwellings, multi-family dwellings, institutional uses, commercial uses, Green Bay Road, and the Union Pacific Railroad right-of-way. The Property has been used as a church for more than 80 years. The Applicant does not intend to expand the scope of its Programming in connection with the Proposed Improvements. The Applicant's activities do not cause excessive noise, odors, light, vibration, or other impacts that materially adversely affect public health, safety, and the general welfare. The Proposed Improvements will not create or increase any such impacts.

Further, as described in Section 5 of this Statement, the height, bulk, and density of the South Addition, as revised by the Applicant in response to neighbors' comments, will be comparable to a single-family home designed in accordance with the requirements of the R-5 District. The presence of the South Addition will not impair public health, safety, comfort, morals, and welfare of the inhabitants of the Village.

8. Subdivision.

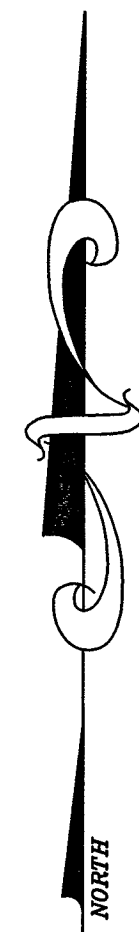
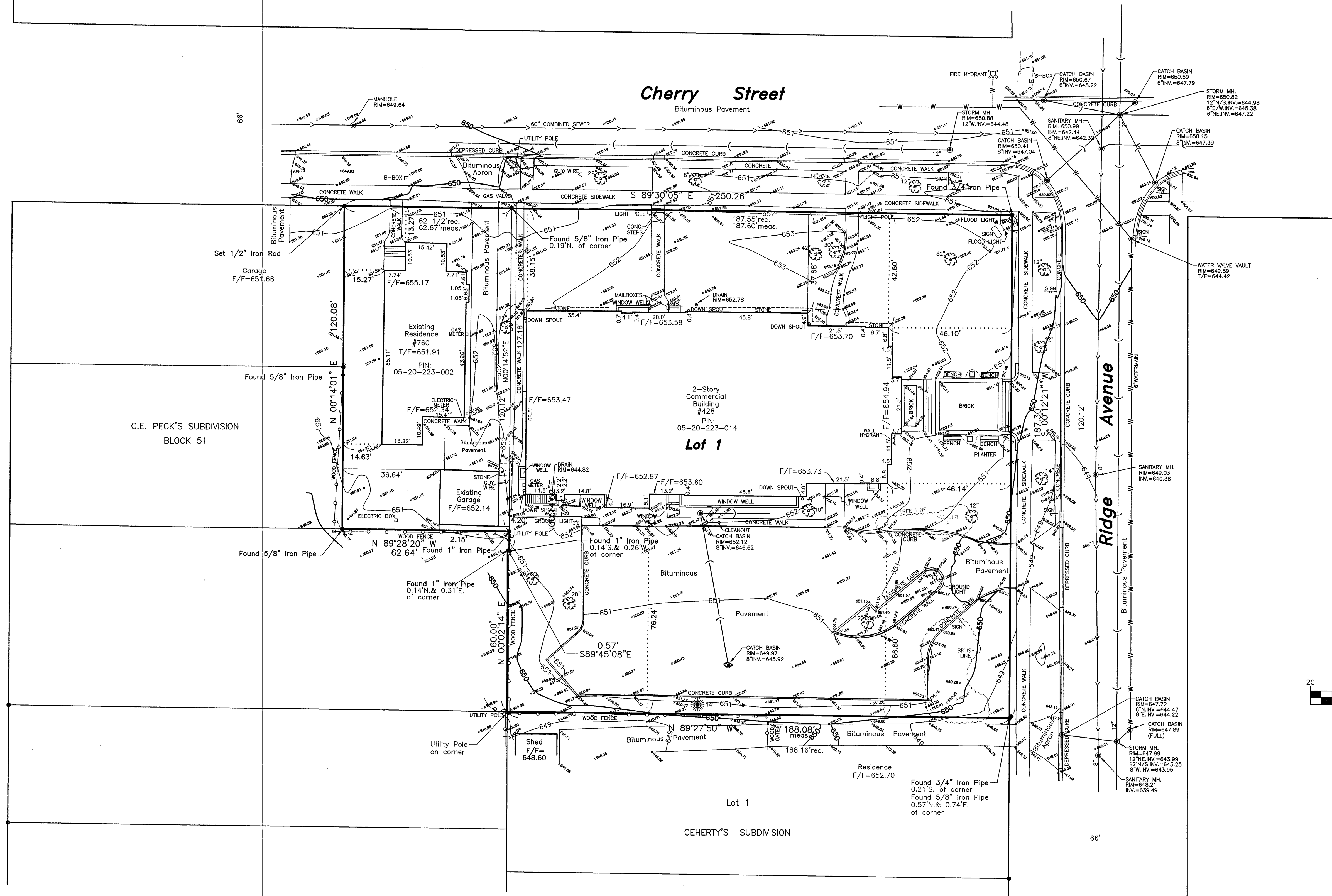
In connection with the Proposed Improvements, the Applicant proposes to consolidate the Cherry Property and the Ridge Property into a single lot of record. The Applicant has submitted a Subdivision/Consolidation Application and a Plat of Subdivision depicting the proposed consolidation. This Statement describes the Proposed Improvements, including conformity with zoning standards and the orientation, arrangement, and configuration of the Proposed Improvements on the Property in the context of the surrounding neighborhood. The Applicant has also submitted the Plans, which depict the Proposed Improvements on the Property, along with engineering, landscaping, and related improvements.

PLAT OF SURVEY OF

THE EAST 62 1/2 FEET OF THE NORTH 120 FEET (EXCLUSIVE OF STREETS) OF THE NORTHWEST QUARTER OF BLOCK 51 IN C.E. PECK'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 1 IN FIRST CHURCH OF CHRIST, SCIENTIST CONSOLIDATION, IN THE NORTH HALF OF BLOCK 51 LYING WEST OF THE WEST LINE OF RIDGE AVENUE (EXCEPTING THE WEST 220 FEET THEREOF, BEGINNING AT THE CENTER OF LINDEN STREET) IN THE VILLAGE OF WINNETKA, IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
428 RIDGE AVENUE, WINNETKA, IL
PARCEL AREA = 0.980 ACRES, 42,709 S.F.
PINS: 05-20-223-014
05-20-223-002



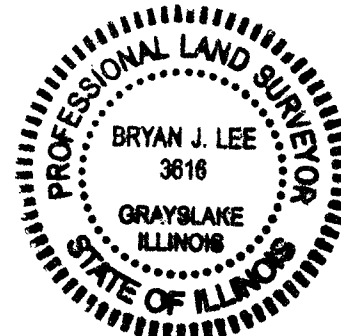
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.
File No. 162-23
F16223.DWG

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, **BRYAN J. LEE**, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DATED AT GRAYSLAKE, ILLINOIS THIS 19TH DAY OF DECEMBER, A.D. 2023

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732

Lot 2

FIELDWORK COMPLETED: 12-19-2023
CLIENT NAME: Eriksson Engineering Associates, Ltd.
ADDRESS: 145 Commerce Drive, Suite A
Grayslake, IL 60030

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

GRACE PRESBYTERIAN CHURCH

SPECIAL USE PERMIT REVIEW / MAY 28, 2024

Present Future Architects

OWNER

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE
WINNETKA, IL 60093
T: (847) 920-9517

ARCHITECTURE

PRESENT FUTURE ARCHITECTS
1147 WEST OHIO STREET, #504
CHICAGO, IL 60642
T: (312) 961-1292

CIVIL

ERIKKSON ENGINEERING
1335 S JEFFERSON ST, STE 135
CHICAGO, IL 60661
T: (312) 463-0551



EXHIBIT LIST	
#	SHEET NAME
SP-000	COVER SHEET
SP-001	EXISTING CONDITIONS 440 RIDGE AVE
SP-002	EXISTING CONDITIONS 440 RIDGE AVE
SP-003	EXISTING CONDITIONS 760 CHERRY ST
SP-004	EXISTING CONDITIONS 760 CHERRY ST
SP-005	SITE DEMOLITION PLAN
SP-006	BASEMENT DEMOLITION PLAN
SP-007	FIRST FLOOR DEMOLITION PLAN
SP-008	SECOND FLOOR DEMOLITION PLAN
SP-009	SITE PLAN & ANALYSIS
SP-010	BASEMENT FLOOR PLAN
SP-011	FIRST FLOOR PLAN
SP-012	SECOND FLOOR PLAN
SP-013	ROOF PLAN
SP-014	EXISTING EXTERIOR ELEVATION
SP-015	EXISTING EXTERIOR ELEVATION
SP-016	EXISTING EXTERIOR ELEVATION
SP-017	PROPOSED EXTERIOR ELEVATION
SP-018	PROPOSED EXTERIOR ELEVATION
SP-019	PROPOSED EXTERIOR ELEVATION
SP-020	PROPOSED EXTERIOR ELEVATION
SP-021	PROPOSED EXTERIOR DETAILS
SP-023	RENDERING
SP-024	RENDERING
SP-025	RENDERING
SP-026	RENDERING
SP-027	MATERIAL BOARD
SP-028	EXISTING LOT COVERAGE
SP-029	PROPOSED LOT COVERAGE
SP-030	EXISTING GFA
SP-031	PROPOSED GFA
SP-032	EXTERIOR LIGHTING
SP-033	EXTERTIOR LIGTHING
SP-034	BUILDING ADJACENCY
C000	COVER SHEET
C100	SITE DEMOLITION PLAN
C101	SITE DEMOLITION PLAN
C200	SITE GEOMETRY PLAN
C201	SITE GEOMETRY PLAN
C300	SITE UTILITY PLAN
C301	SITE UTILITY PLAN
C400	GRADING AND PAVING PLAN
C401	GRADING AND PAVING PLAN
C500	SITE EROSION & SEDIMENT CONTROL PLAN
C501	SITE EROSION & SEDIMENT CONTROL PLAN
L010	TREE PRESERVATION & REMOVAL PLAN
L100	LANDSCAPE PLANS
L200	LANDSCAPE DETAILS



VIEW OF EAST FACADE



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



LIMITED HEADROOM IN EXISTING BASEMENT



INACCESSIBLE INTERIOR W/ MULTIPLE FLOORS AND SUB-LEVELS TO FLOORS.



LIMITED HEADROOM IN EXISTING BASEMENT



INACCESSIBLE INTERIOR W/ MULTIPLE FLOORS AND SUB-LEVELS TO FLOORS.



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



VIEW OF SOUTH & EAST FACADE



MISSING AND DAMAGED CLAY ROOF TILES



WATER DAMAGE THROUGHOUT SECOND FLOOR CEILING DUE TO DISREPAIR OF ROOF



WATER DAMAGE AT FIRST FLOOR CEILING DUE TO DISREPAIR OF WATER LINES.



SUBSTANTIAL MASONRY DAMAGE NOTED AT MULTIPLE CORNERS. LIKELY DUE TO SETTLEMENT OF FOUNDATION.

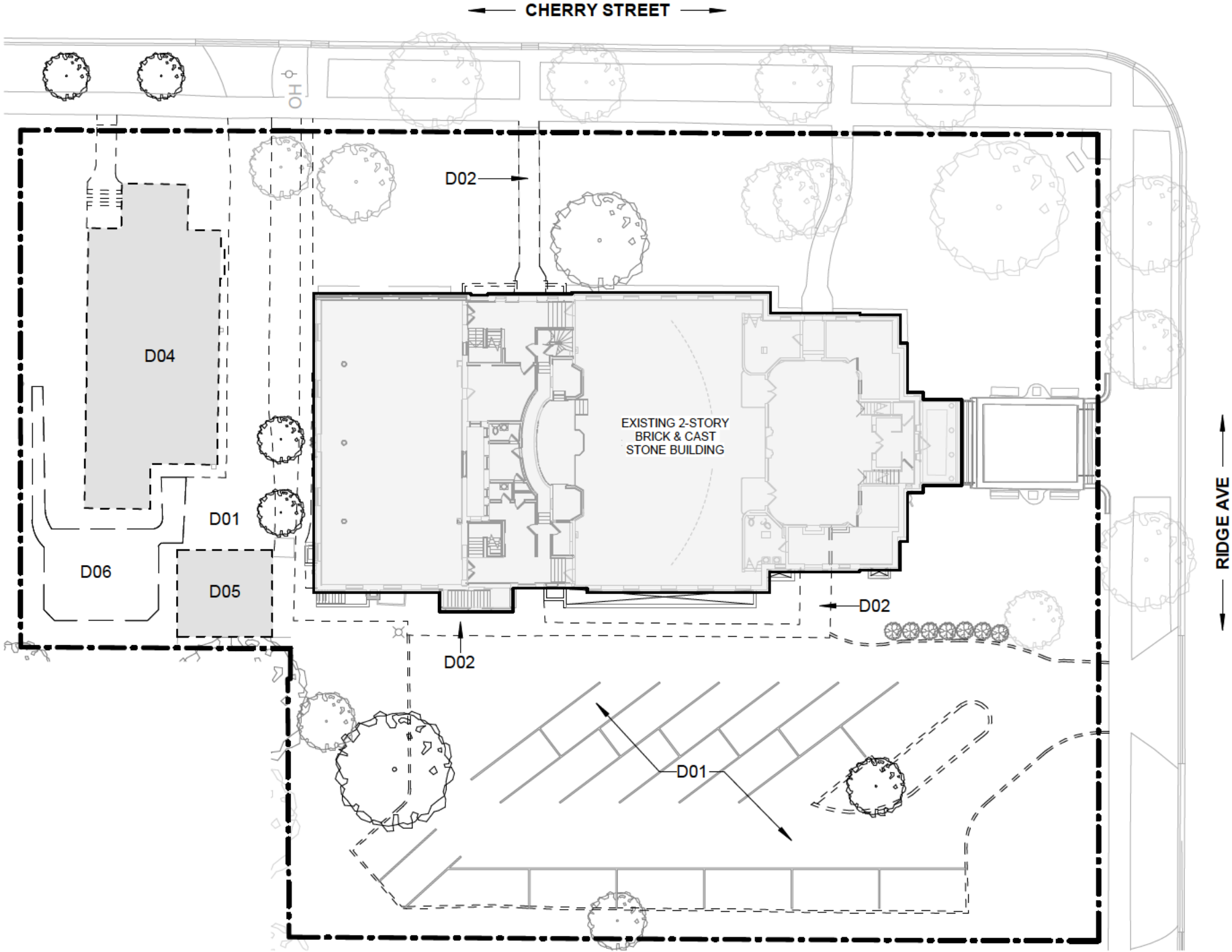
DEMOLITION LEGEND

- EXISTING ELEMENT TO REMAIN
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- STRUCTURE TO BE REMOVED, RE: PLAN / KEYNOTE

KEYNOTE LEGEND

- D01 REMOVE EXISTING ASPHALT PAVED PARKING LOT & ASSOCIATED CURB.
- D02 REMOVE EXISTING CONCRETE SIDEWALK.
- D04 REMOVE EXISTING 2 STORY BRICK AND STUCCO RESIDENCE AND ASSOCIATED FLOOR SLABS, CURBS, FOUNDATIONS, AND FOOTINGS THROUGHOUT PROPERTY.
- D05 REMOVE EXISTING BRICK GARAGE AND ASSOCIATED FLOOR SLABS, FOUNDATIONS, AND FOOTINGS.
- D06 REMOVE EXISTING STONE PATIO.

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE DEMOLITION INFORMATION.



1

DEMOLITION SITE PLAN

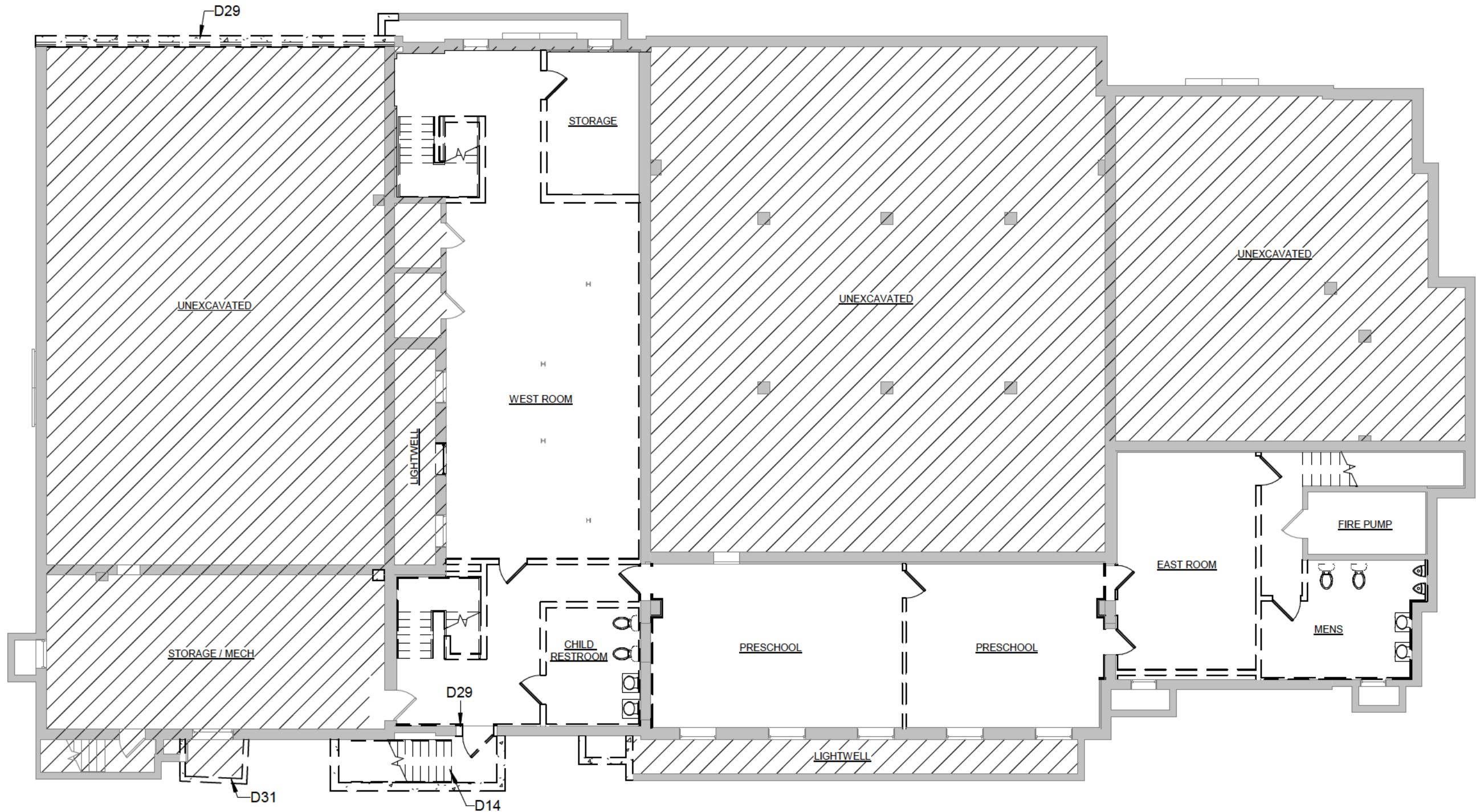
1" = 30'-0"



1

BASEMENT DEMOLITION PLAN

3/32" = 1'-0"



DEMOLITION LEGEND

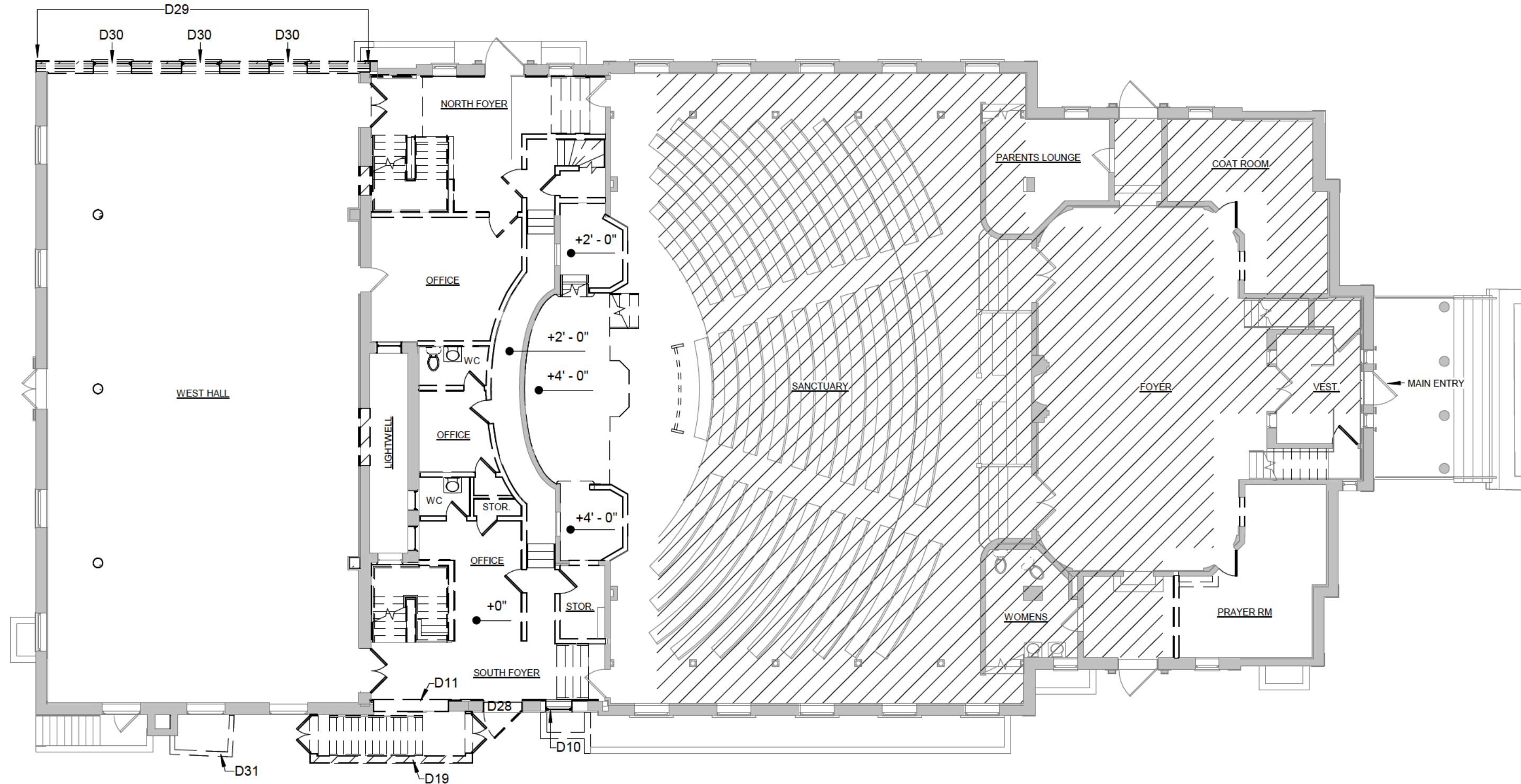
- DENOTES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING PARTITION / CONSTRUCTION TO REMAIN
- PARTITION TO BE REMOVED
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- EXISTING ELEMENT TO REMAIN

KEYNOTE LEGEND

- D14 REMOVE EXISTING CONCRETE STAIR AND ASSOCIATED HANDRIAL
- D29 REMOVE EXISTING MASONRY WALL. SEE STRUCT DWGS FOR ADD'L INFO.
- D31 REMOVE EXISTING WINDOW WELL & ASSOCIATED CONSTRUCTION.

 DENOTES AREA NOT IN CONTRACT (N.I.C.)
 EXISTING PARTITION / CONSTRUCTION TO REMAIN
 PARTITION TO BE REMOVED
 ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
 EXISTING ELEMENT TO REMAIN

D10	REMOVE EXISTING WINDOW AND INFILL EXISTING OPENING WITH BRICK TO MATCH ADJACENT IN SIZE, COLOR, AND TEXTURE.
D11	REMOVE PORTION OF EXISTING MASONRY WALL. SEE FLOOR PLAN FOR EXTENT OF REMOVAL.
D19	REMOVE STAIR TO BASEMENT IN ITS ENTIRETY AND ASSOCIATED WALLS / ROOF / STORAGE ROOM.
D28	REMOVE EXISTING DOOR. INFILL EXISTING OPENING WITH CONSTRUCTION TO MATCH ADJACENT.
D29	REMOVE EXISTING MASONRY WALL. SEE STRUCT DWGS FOR ADD'L INFO.
D30	REMOVE EXISTING WINDOW SYSTEM COMPLETE.
D31	REMOVE EXISTING WINDOW WELL & ASSOCIATED CONSTRUCTION.



1

$$3/32'' = 1'-0''$$

05/17/24

SP-007

GRACE PRESBYTERIAN CHURCH

**440 RIDGE AVE,
WINNETKA, IL 60093**

Present Future Architects
1147 W OHIO STREET #504 CHICAGO IL 60642 (312) 661-1202

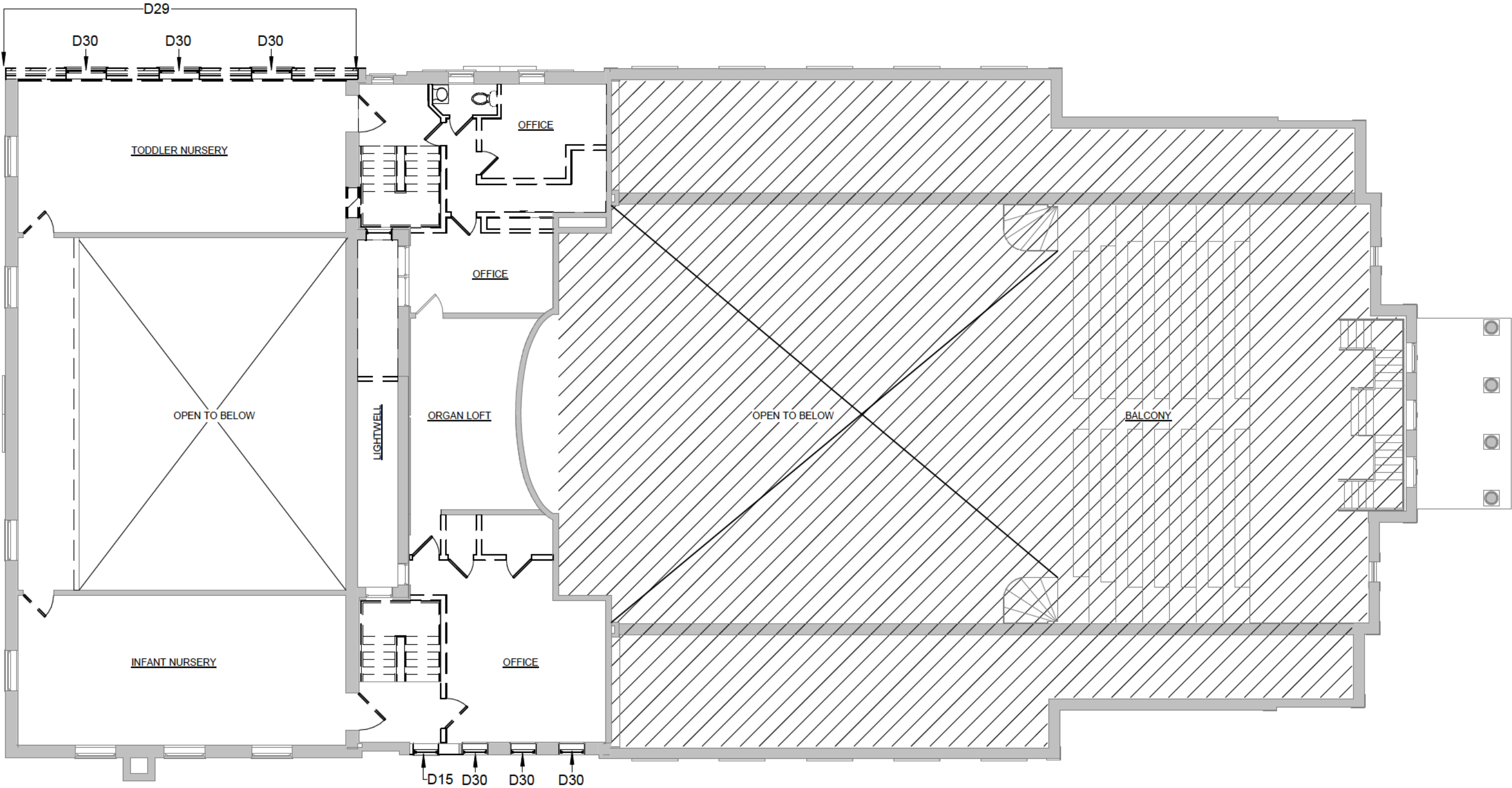
ARCHITECT'S PROJECT NO. :23XX



1

LEVEL 2 DEMOLITION PLAN

3/32" = 1'-0"

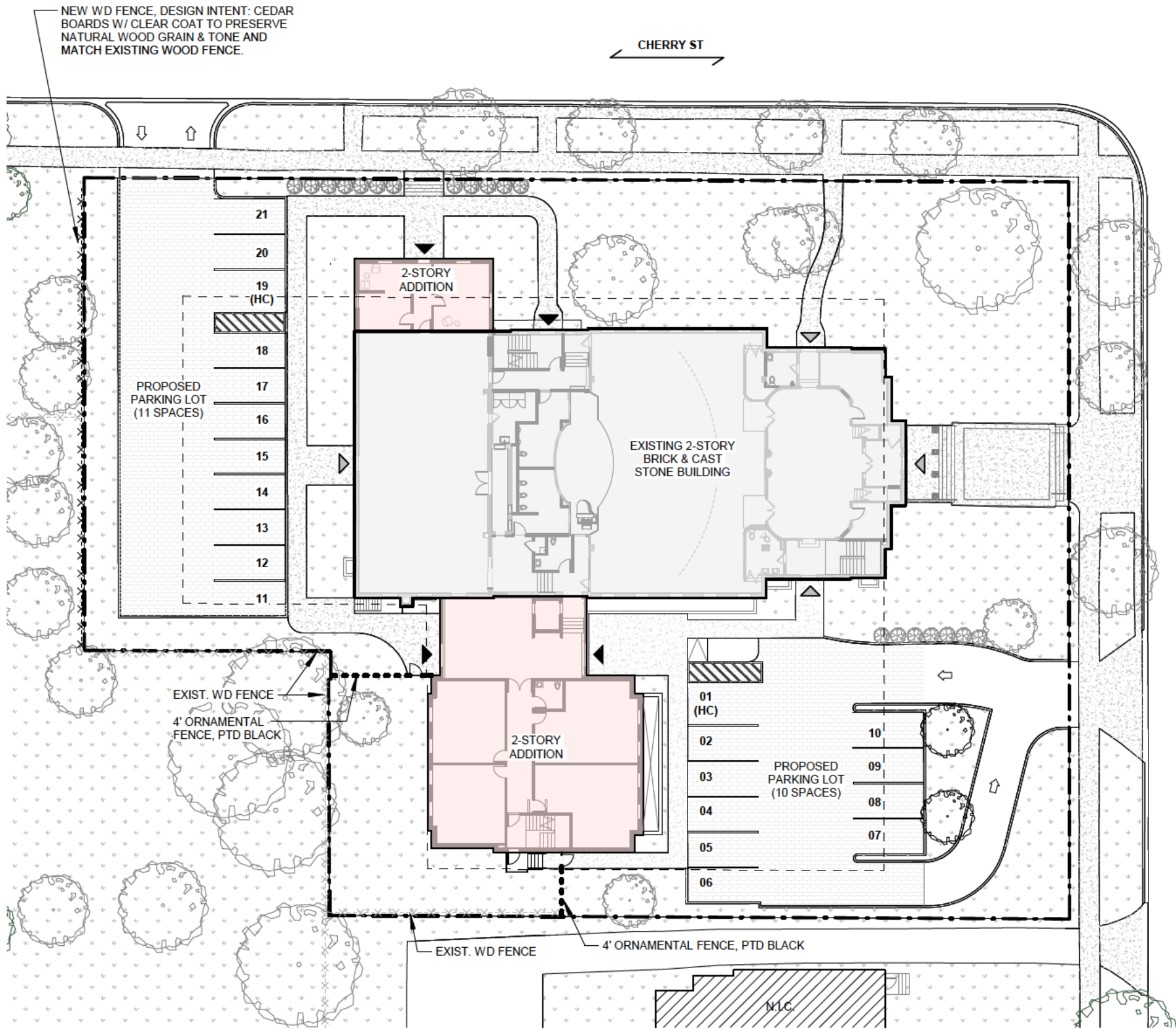


DEMOLITION LEGEND

- DENOTES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING PARTITION / CONSTRUCTION TO REMAIN
- PARTITION TO BE REMOVED
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- EXISTING ELEMENT TO REMAIN

KEYNOTE LEGEND

- D15 REMOVE EXISTING WINDOW AND MASONRY WALL FOR NEW OPENING. SEE FLOOR PLAN FOR EXTENT OF REMOVAL.
- D29 REMOVE EXISTING MASONRY WALL. SEE STRUCT DWGS FOR ADD'L INFO.
- D30 REMOVE EXISTING WINDOW SYSTEM COMPLETE.



SITE PLAN LEGEND

- ASPHALT PAVING
- CONCRETE
- PLANTED (LIVE GROUND COVER OR GRASS)
- PERMEABLE PAVERS
- PROPERTY LINE
- ORDINANCE REQ'D SETBACK
- EXISTING WOOD PRIVACY FENCE
- ORNAMENTAL MTL FENCE
- BUILDING ENTRY (NON-ACCESSIBLE)
- BUILDING ENTRY (ACCESSIBLE)

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE INFORMATION.

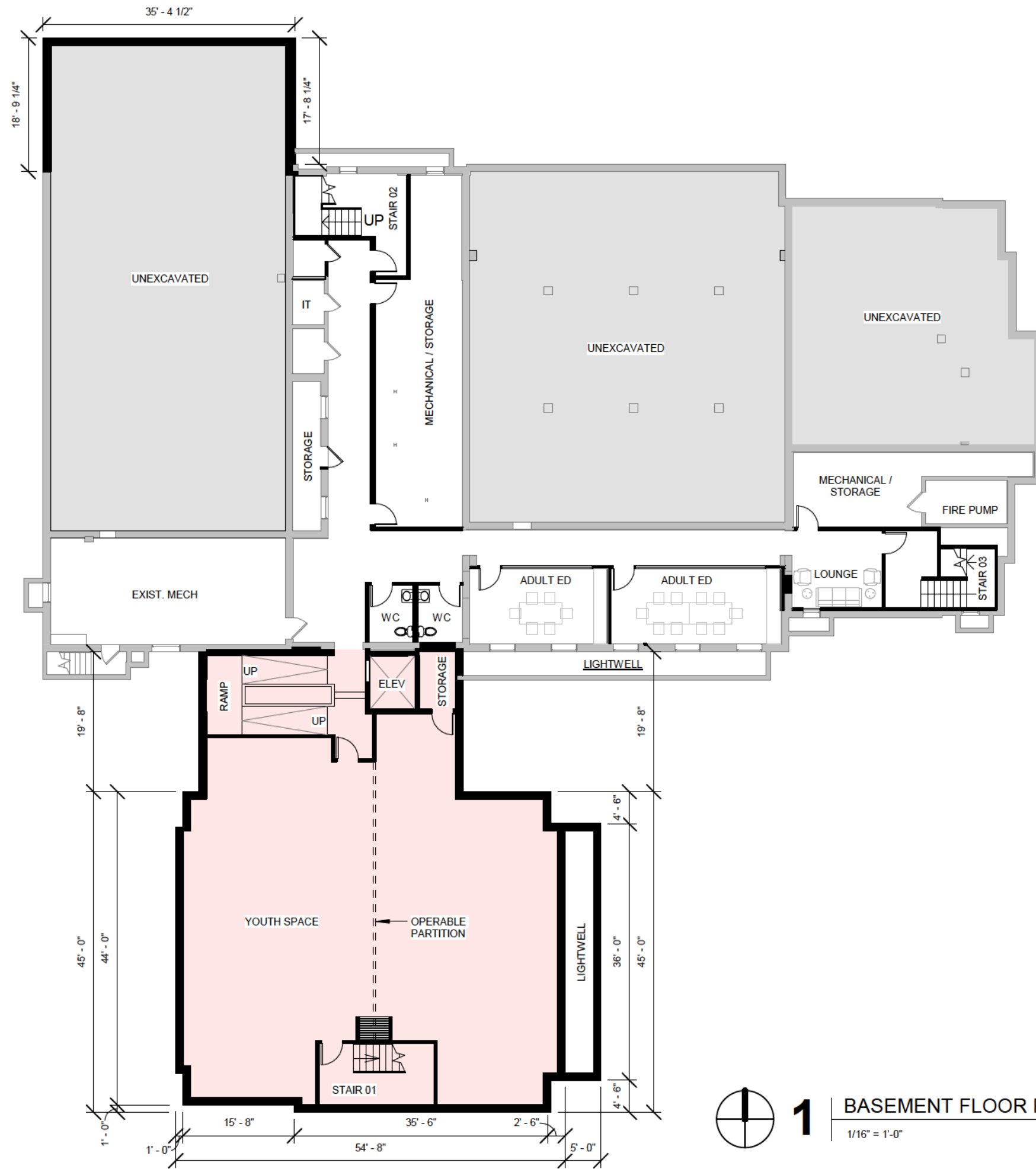
ZONING ANALYSIS

	ORDINANCE REQ'D	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	10,677 SF (25.0%)	11,831 SF (27.7%)	13,161 SF (30.8%)
TOTAL LOT COVERAGE	21,355 SF (50.0%)	24,479 SF (57.3%)	21,005 SF (49.18%)
GFA	11,638 SF (27.2%)	19,476 SF (45.6%)	20,956 SF (49.1%)
HEIGHT	60'-0"	34'-0"	34'-0"
SETBACKS			
FRONT	47'-0 3/8"	41'-4" SF	41'-4" SF
CORNER	30'-0"	37'-8"	20'-4"
SIDE	12'-0"	76'-3"	16'-1" SF
REAR	25'-0"	N/A	25'-0"
PARKING IN FRONT SETBACK	0 SF	258 SF	388 SF

1 SITE PLAN

1/32" = 1'-0"





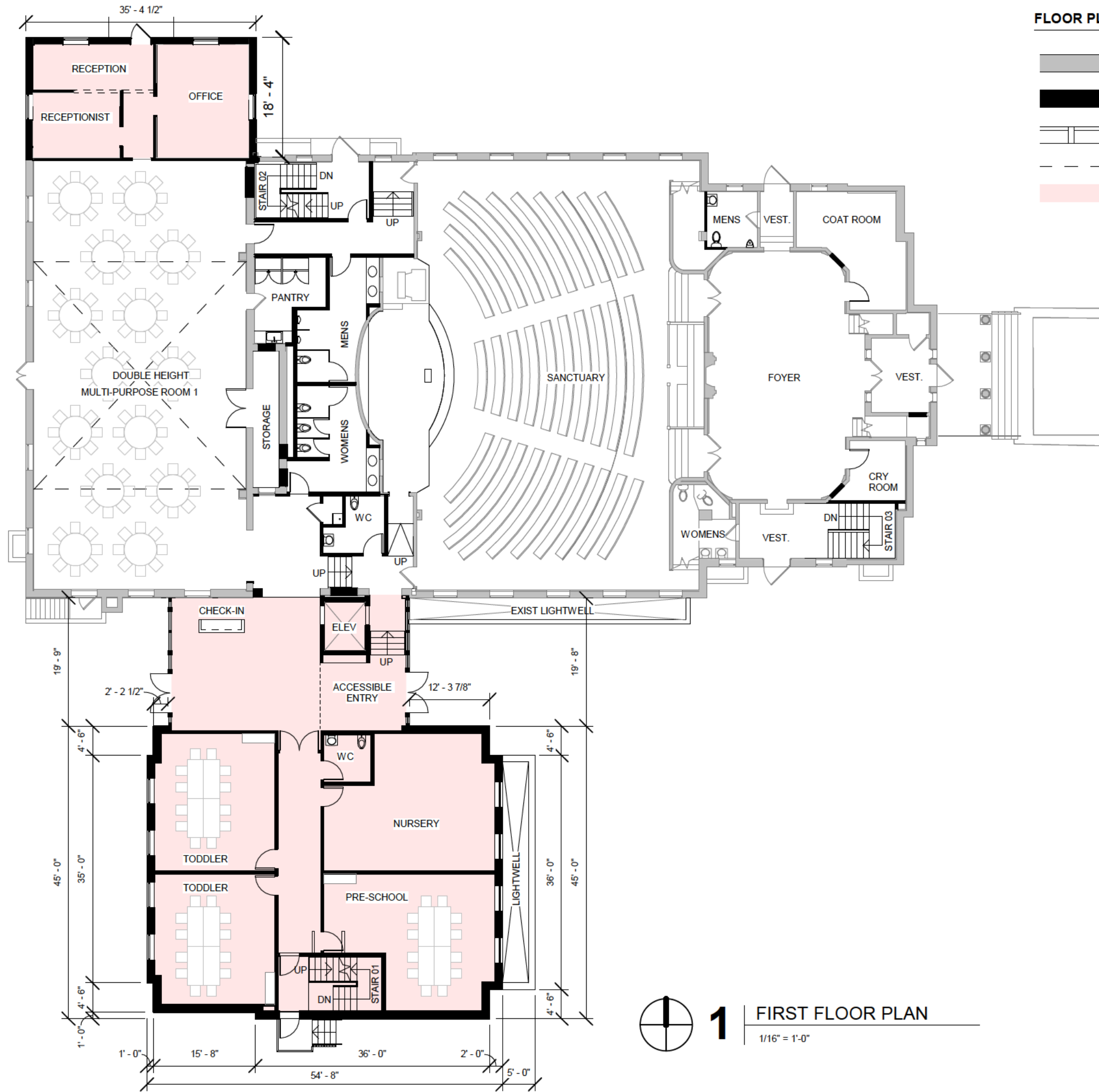
1

BASEMENT FLOOR PLAN

1/16" = 1'-0"

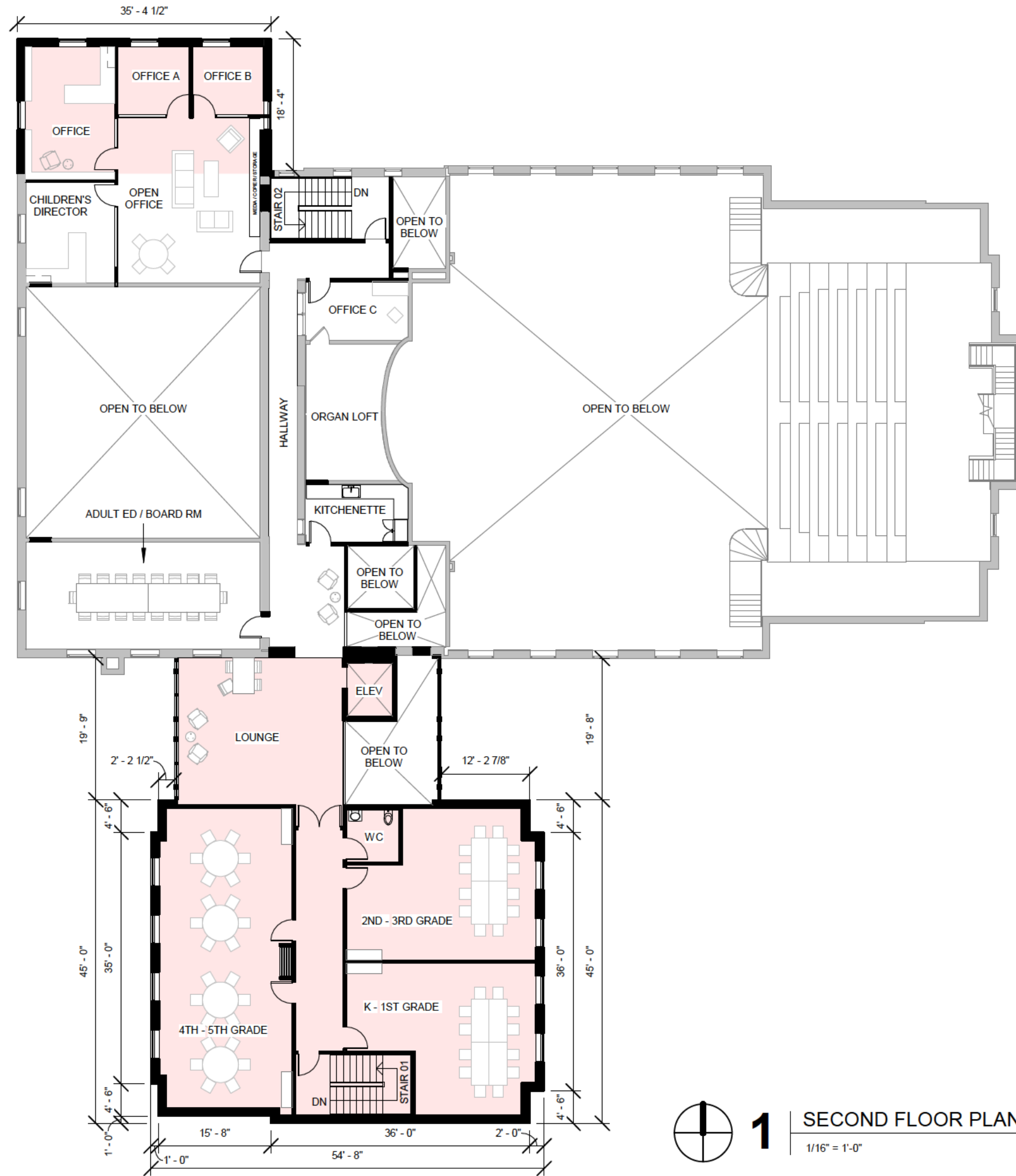
FLOOR PLAN LEGEND

- EXISTING WALL/CONSTRUCTION TO REMAIN
- NEW WALL/CONSTRUCTION
- EXTERIOR STOREFRONT
- ELEMENT ABOVE
- DENOTES AREA OF PROPOSED ADDITION



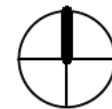
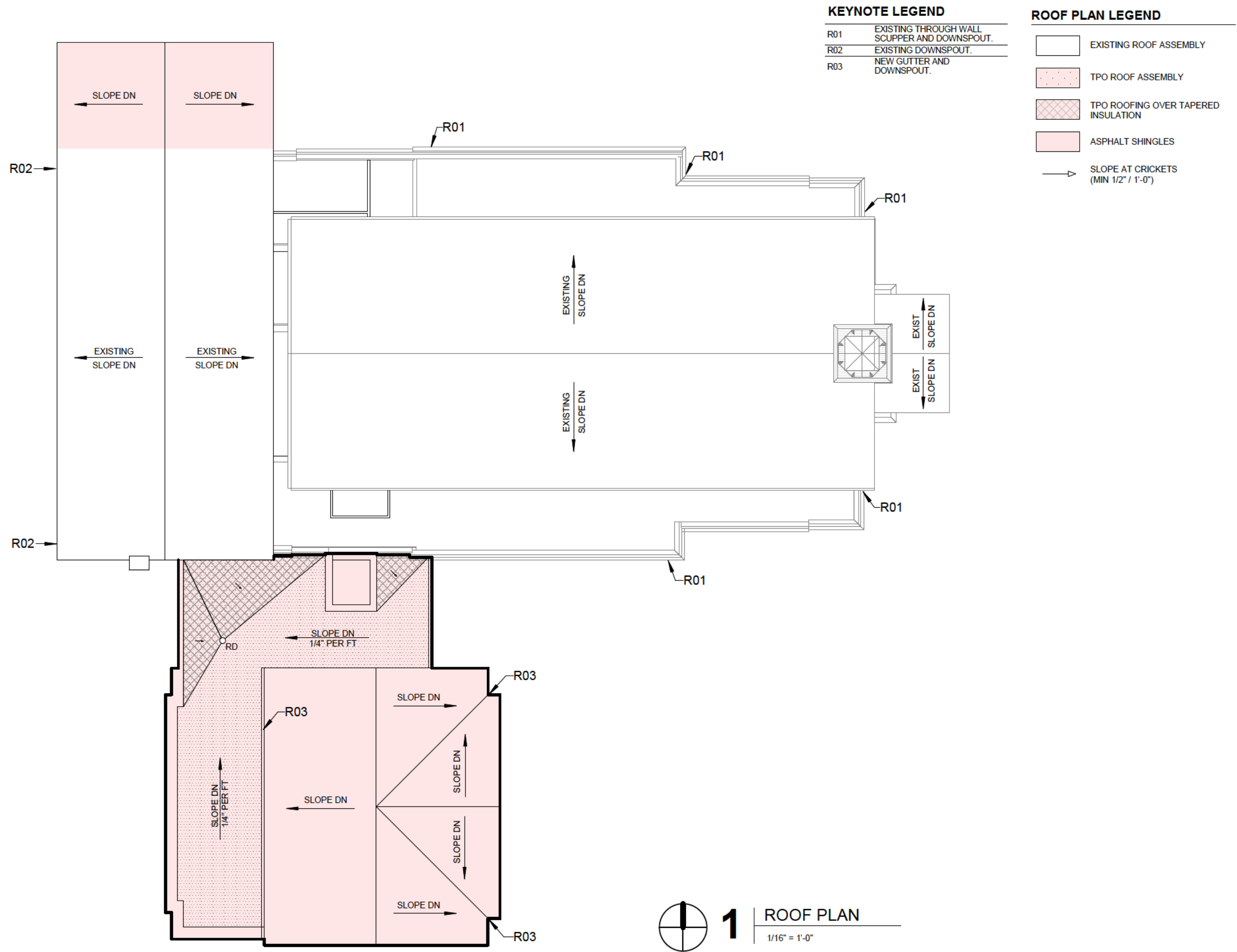
- FLOOR PLAN LEGEND**
- EXISTING WALL/CONSTRUCTION TO REMAIN
 - NEW WALL/CONSTRUCTION
 - EXTERIOR STOREFRONT
 - ELEMENT ABOVE
 - DENOTES AREA OF PROPOSED ADDITION

1 FIRST FLOOR PLAN
1/16" = 1'-0"



- FLOOR PLAN LEGEND**
- EXISTING WALL/CONSTRUCTION TO REMAIN
 - NEW WALL/CONSTRUCTION
 - EXTERIOR STOREFRONT
 - ELEMENT ABOVE
 - DENOTES AREA OF PROPOSED ADDITION

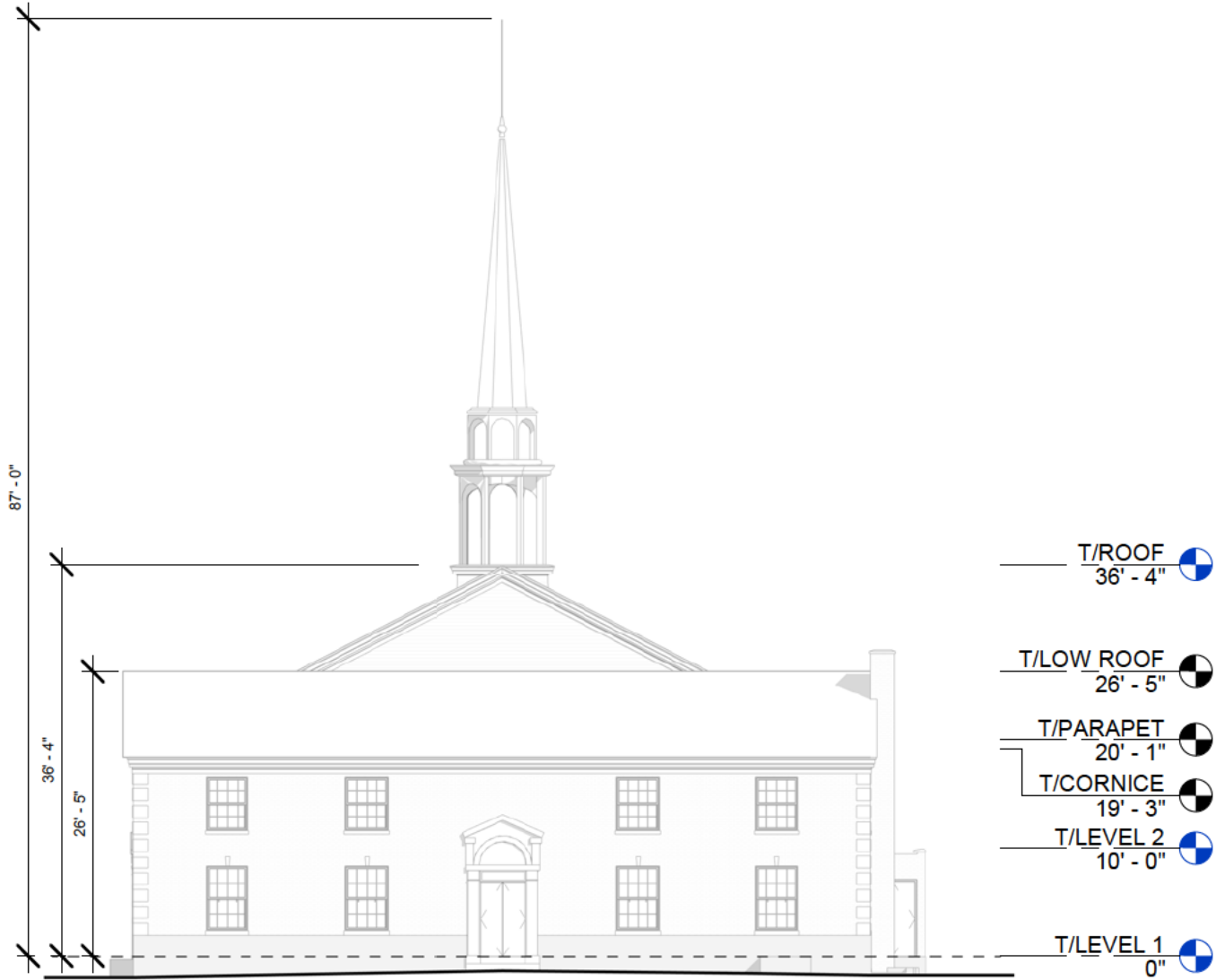
1 SECOND FLOOR PLAN
1/16" = 1'-0"



1

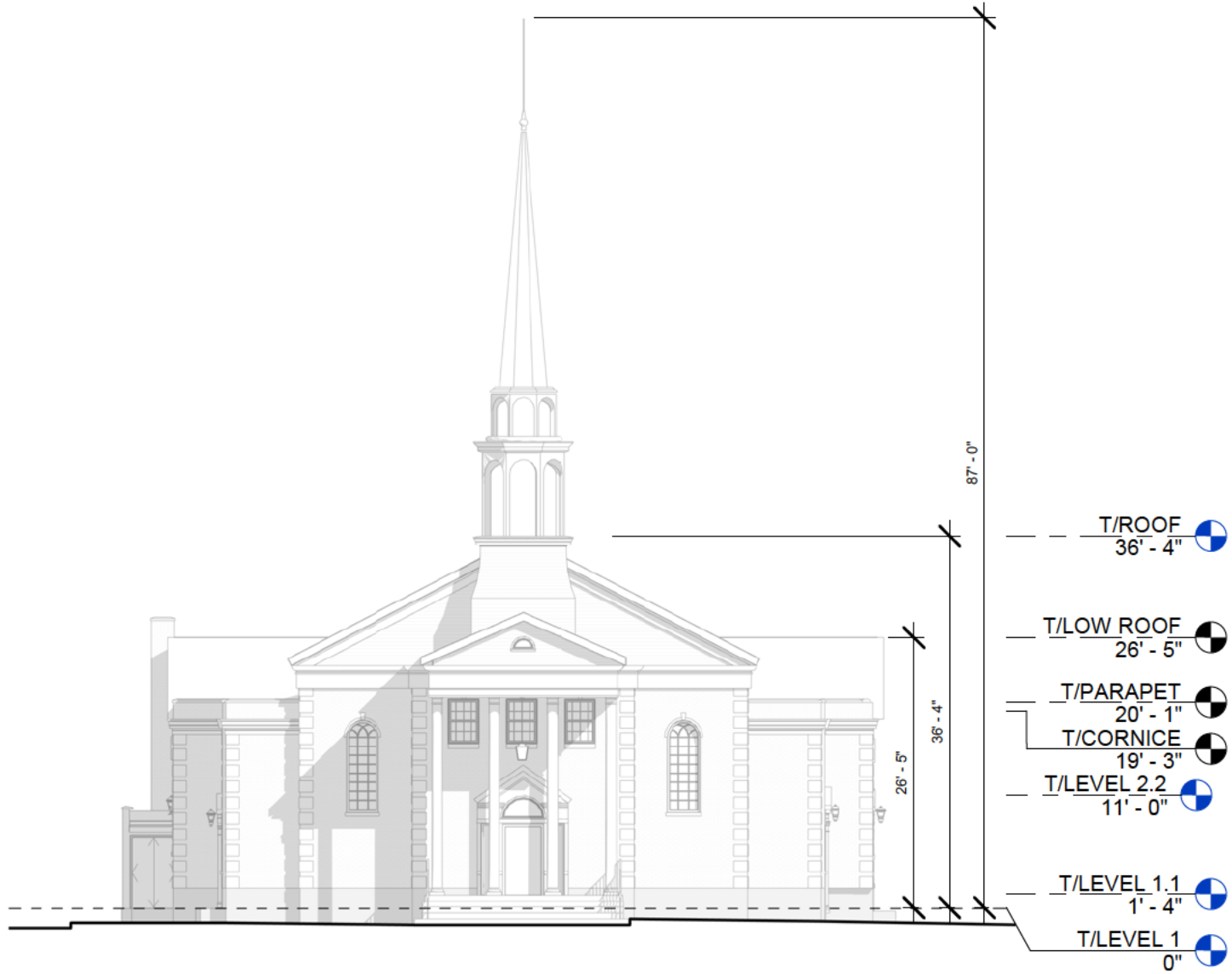
ROOF PLAN

1/16" = 1'-0"



2 | EXISTING EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



1 | EXISTING EXTERIOR ELEVATION - EAST

1/16" = 1'-0"



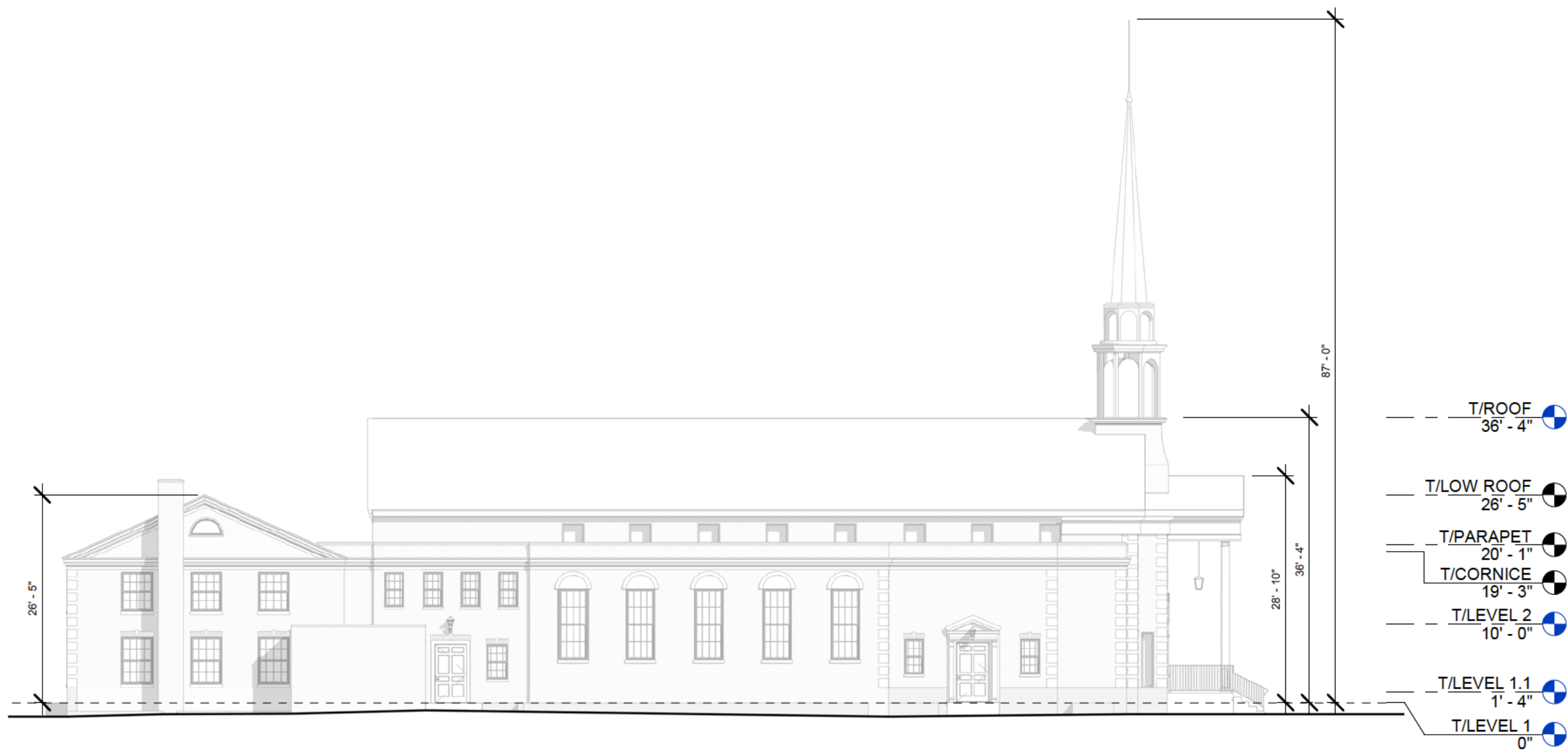
- T/ROOF 36' - 4"
- T/LOW ROOF 26' - 5"
- T/PARAPET 20' - 1"
- T/CORNICE 19' - 3"
- T/LEVEL 2 10' - 0"
- T/LEVEL 1.1 1' - 4"
- T/LEVEL 1 0"

1 | EXISTING EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

1

EXISTING EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"



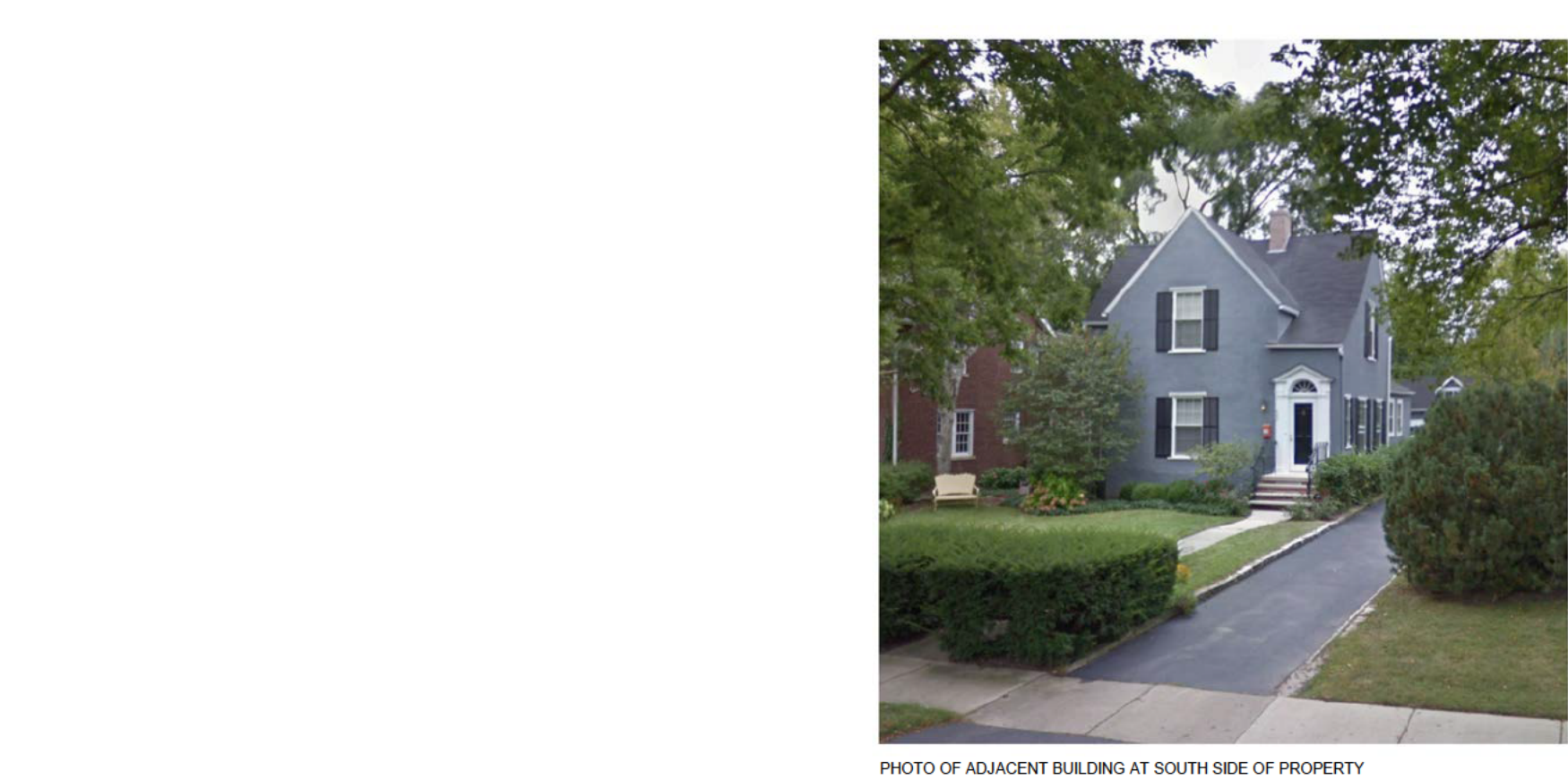
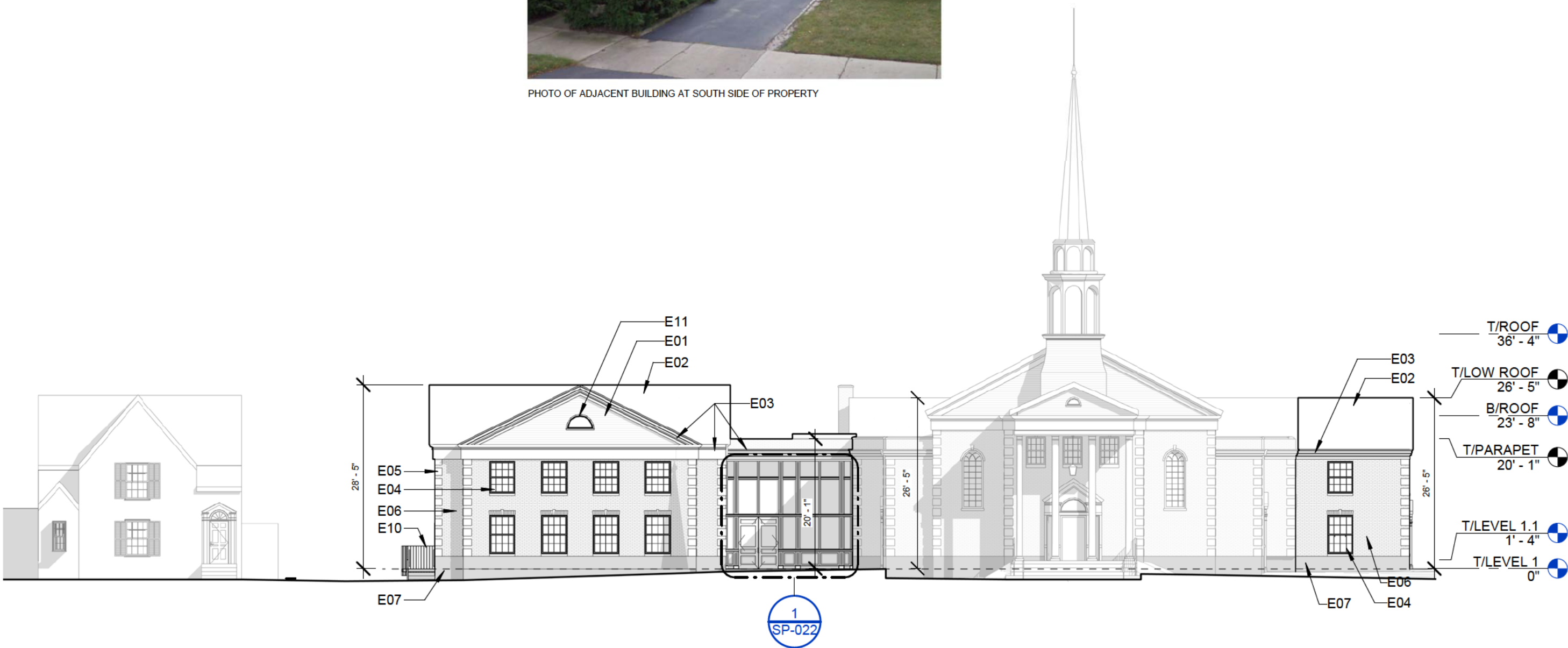


PHOTO OF ADJACENT BUILDING AT SOUTH SIDE OF PROPERTY

KEYNOTE LEGEND	
E01	WOOD SIDING, PAINT WHITE, MATCH EXISTING CHURCH SIDING.
E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.
E10	CONCRETE STAIR AND METAL HANDRAIL, PAINTED FINISH.
E11	WOOD LOUVERS TO MATCH EXISTING BUILDING, WHITE FINISH.





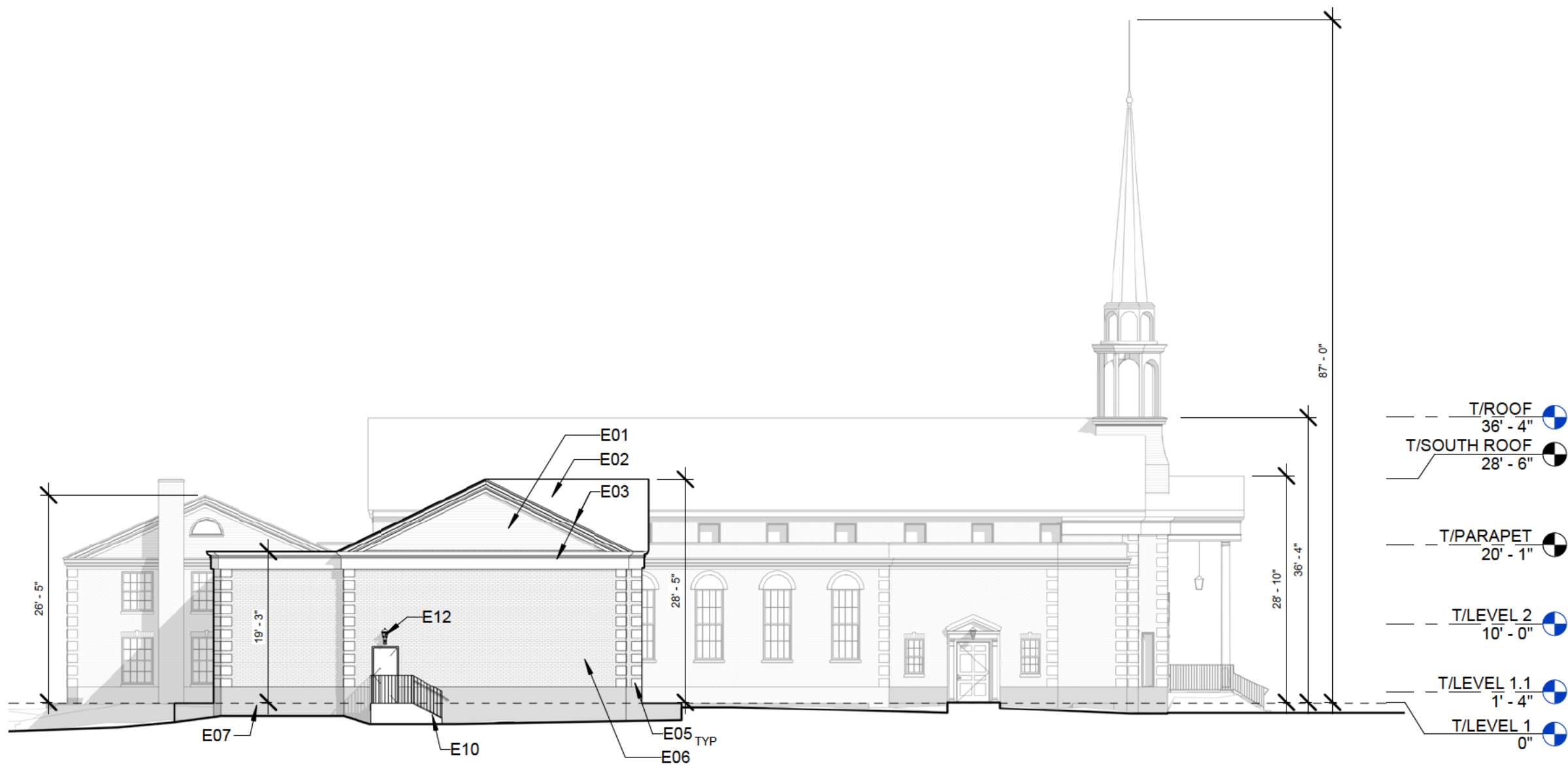
KEYNOTE LEGEND

E01	WOOD SIDING, PAINT WHITE, MATCH EXISTING CHURCH SIDING.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.
E08	DOOR AND FRAMING TO MATCH EXISTING BUILDING, WHITE FINISH.
E11	WOOD LOUVERS TO MATCH EXISTING BUILDING, WHITE FINISH.
E12	LIGHT FIXTURE, SEE PROVIDED PHOTOMETRIC PLANS.

1

EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"



KEYNOTE LEGEND

E01	WOOD SIDING, PAINT WHITE, MATCH EXISTING CHURCH SIDING.
E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.
E10	CONCRETE STAIR AND METAL HANDRAIL, PAINTED FINISH.
E12	LIGHT FIXTURE, SEE PROVIDED PHOTOMETRIC PLANS.

PROPOSED EXTERIOR
ELEVATION

05/17/24

SP-019

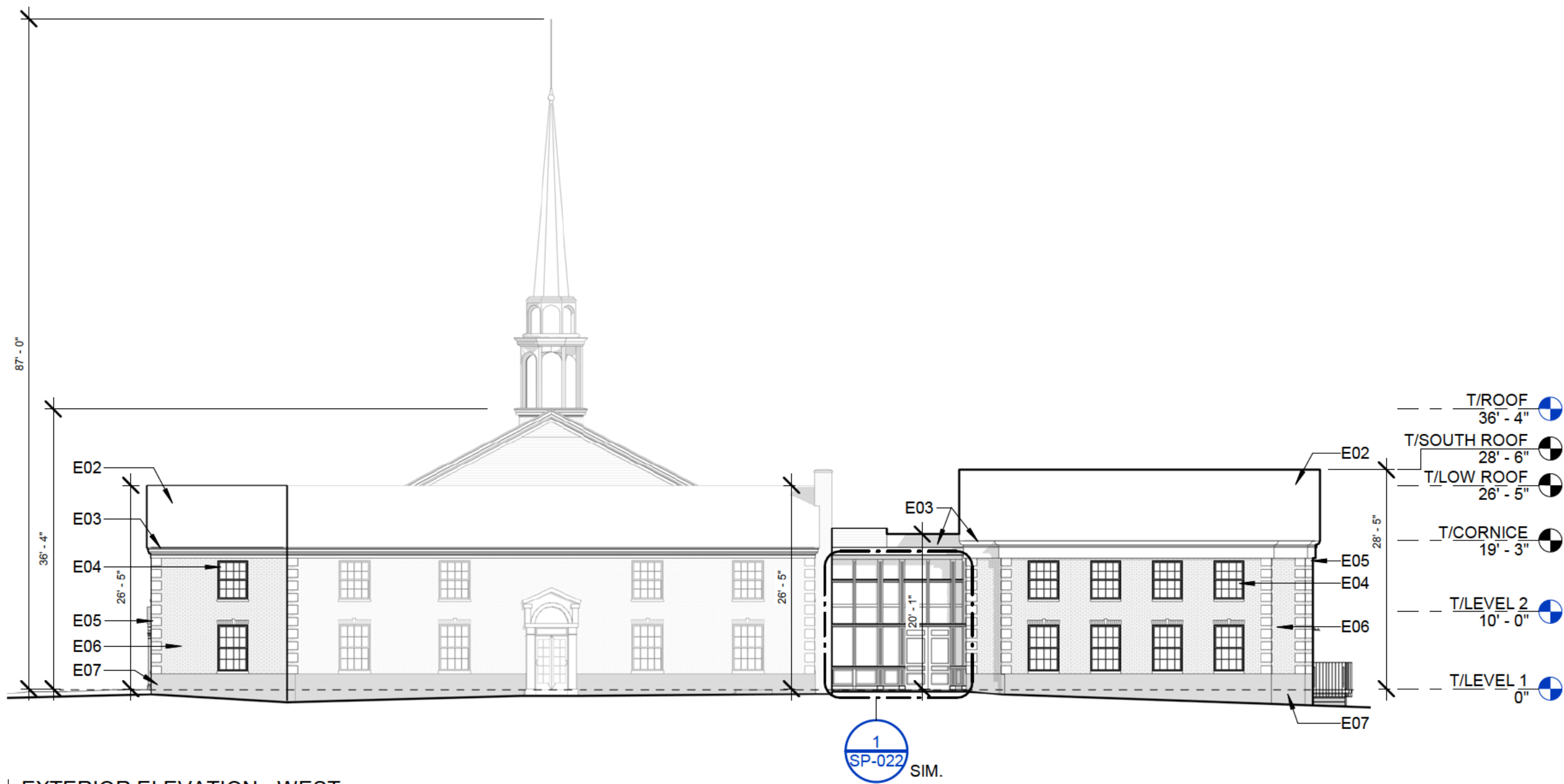
GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

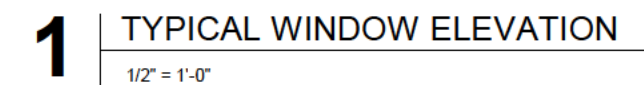
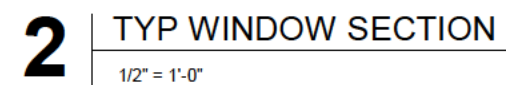
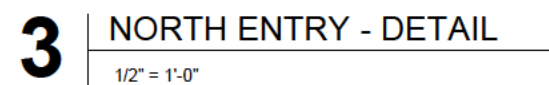
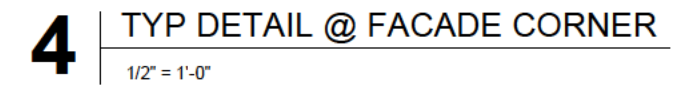
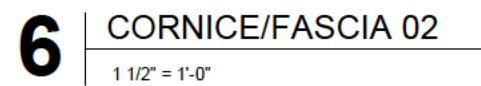
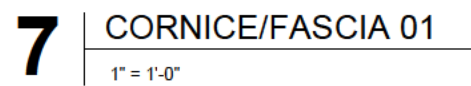
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 981-1292

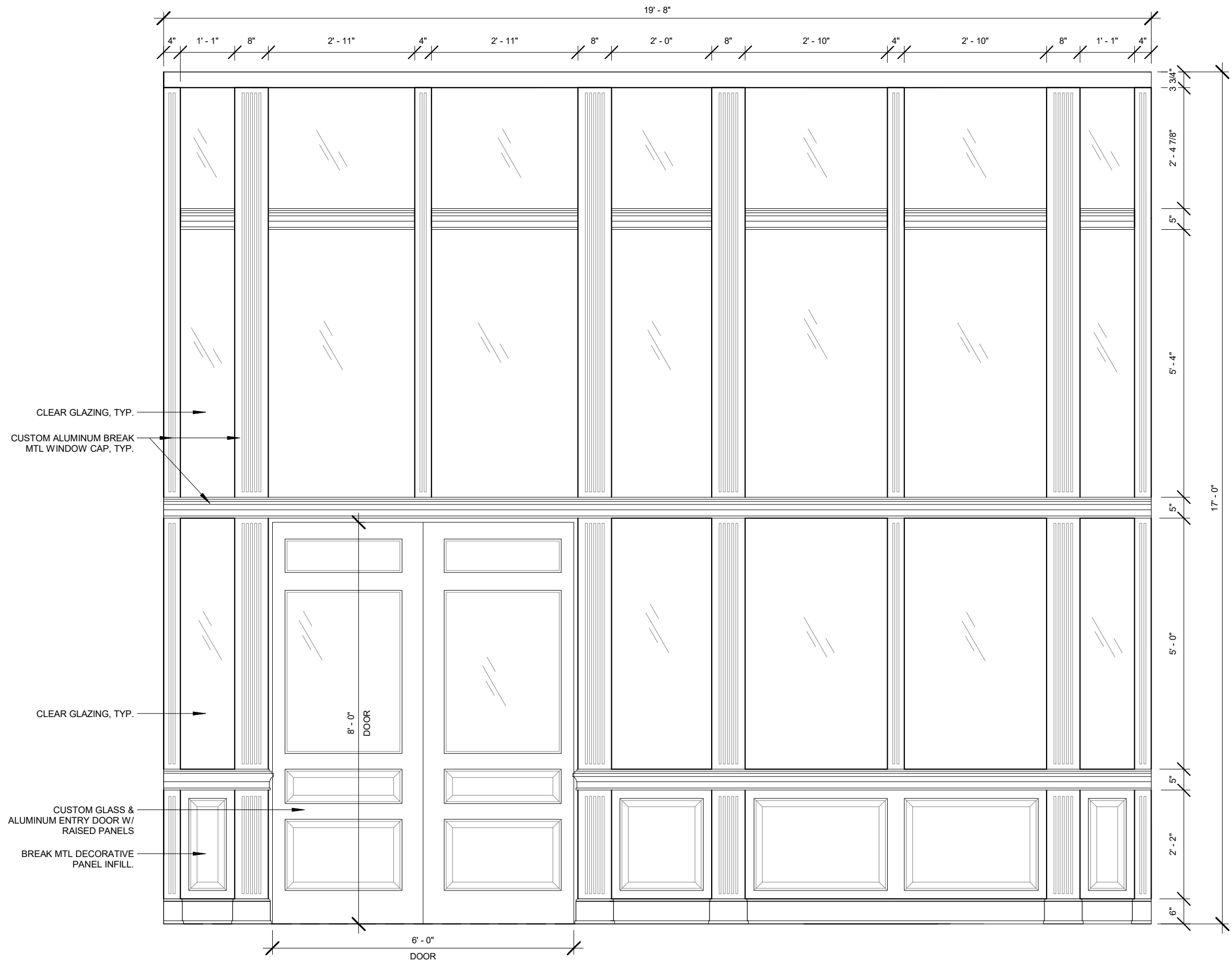
ARCHITECT'S PROJECT NO. :23XX



KEYNOTE LEGEND	
E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION WALL, MATCH EXISTING CHURCH FOUNDATION WALL.

1 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"





1 FRONT ENTRY - GLAZING ELEVATION

1/2" = 1'-0"



SOUTHEAST AERIAL

RENDERING
05/17/24
SP-023

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

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ARCHITECT'S PROJECT NO. 23XX



NORTHWEST AERIAL



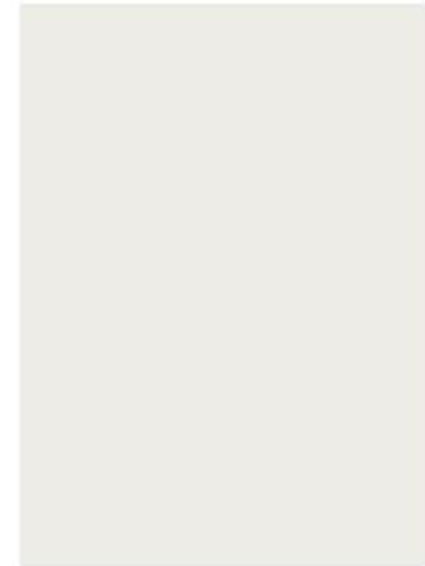
VIEW FROM RIDGE STREET



VIEW OF NORTH ADDITION FROM CHERRY STREET



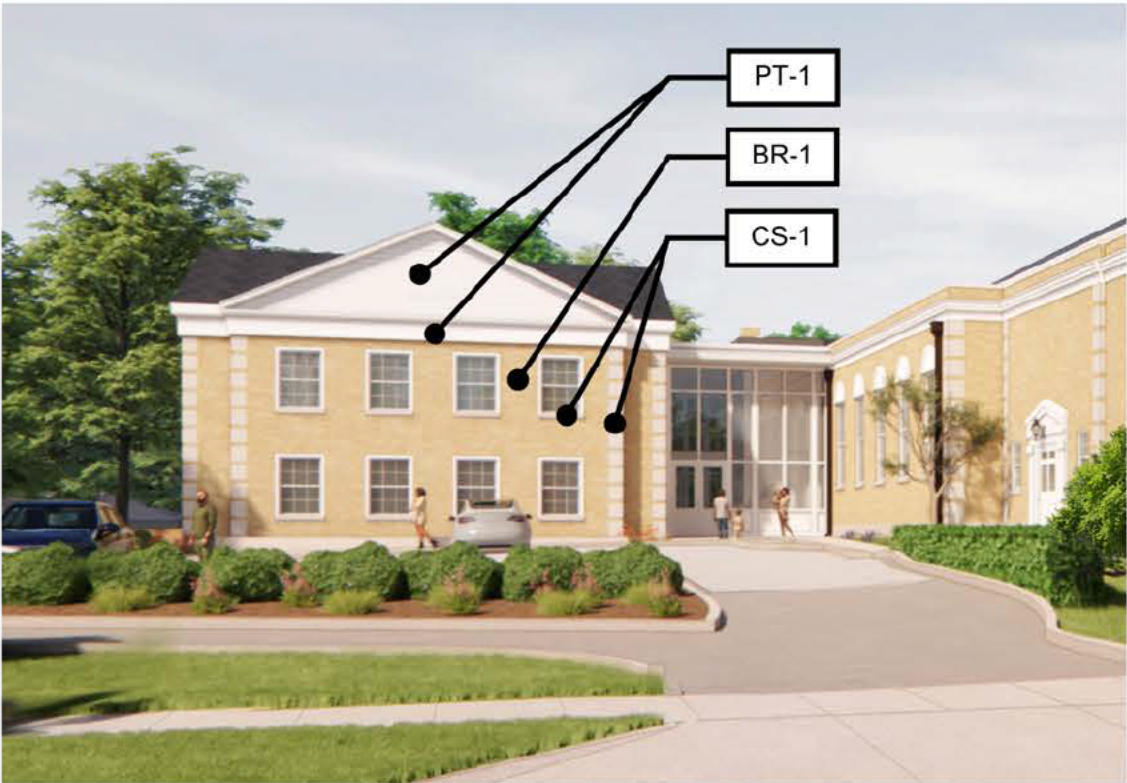
BR-1: MODULAR BRICK VENEER
TO MATCH EXISTING



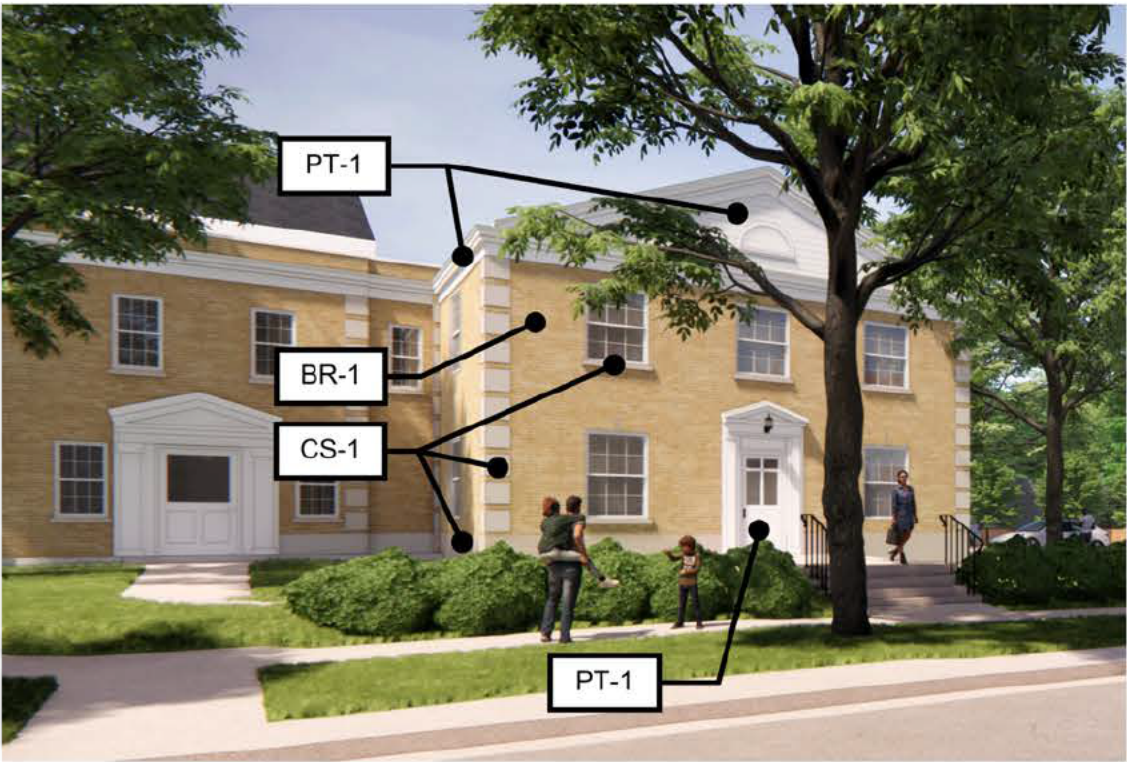
PT-1: WHITE PAINT TO
MATCH EXISTING



CS-1: CAST STONE TO MATCH
EXISTING



VIEW FROM RIDGE STREET



VIEW FROM CHERRY STREET

1 SITE PLAN - EXISTING

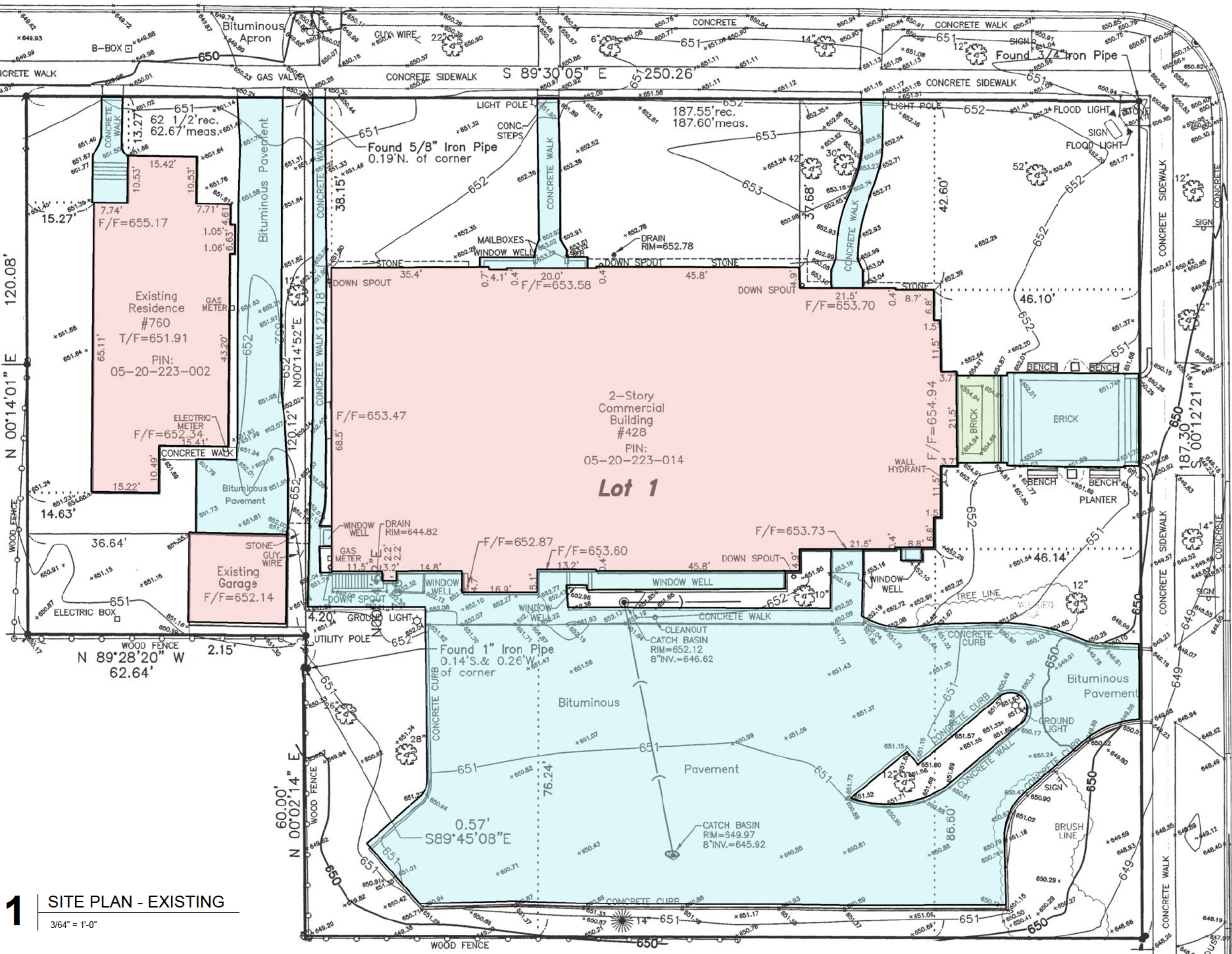
N 00°14'01" E 120.08'

WOOD FENCE

N 89°28'20" W 62.64'

N 00°02'14" E 60.00'

3/64" = 1'-0"



LEGEND

- BUILDING / ROOFED AREA COVERAGE - EXIST. (11,635 SF)
- OTHER ROOFED AREA - EXIST. (196 SF)
- IMPERMEABLE SURFACE - EXIST. (12,648 SF)

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 24,479 SF

NOTES:
1. SEE SURVEY FOR DIMENSIONS OF EXISTING BUILDINGS



EXISTING LOT COVERAGE 05/23/24 SP-028

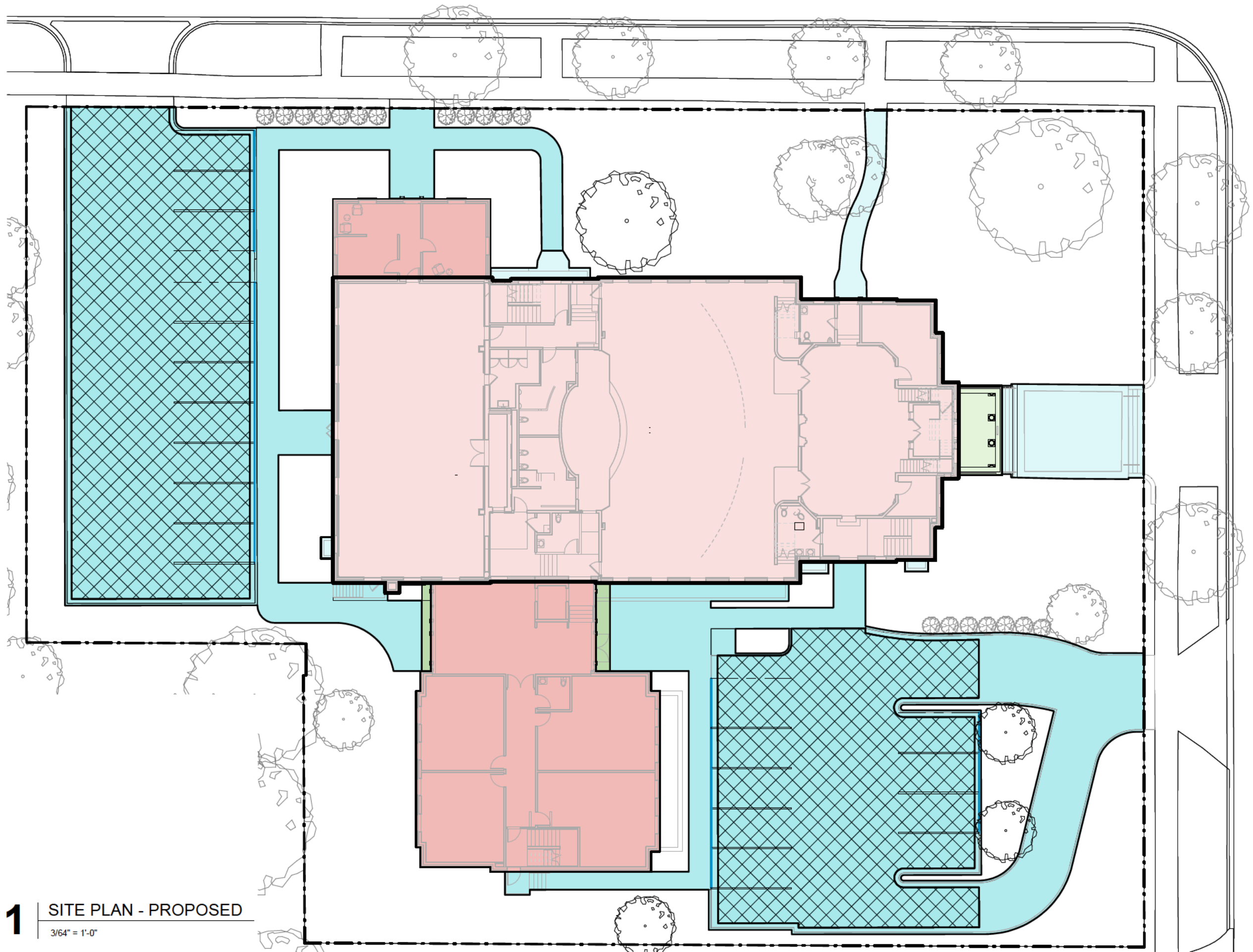
GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. 23XX



LEGEND

BUILDING / ROOFED
AREA COVERAGE -
EXIST.
(9,083 SF)

BUILDING / ROOFED
AREA COVERAGE -
NEW
(3,782 SF)

OTHER ROOFED
AREA - EXIST.
(196 SF)

OTHER ROOFED
AREA - NEW
(100 SF)

IMPERMEABLE
SURFACE - EXIST.
(1,002 SF)

IMPERMEABLE
SURFACE - NEW
(4,878 SF)

SEMI-PERMEABLE
SURFACE - NEW
(7,854 SF x 0.25
= 1,964 SF)

**TOTAL IMPERMEABLE
& BUILDING LOT
COVERAGE: 21,005 SF**

- NOTES:
1. SEE SITE PLAN FOR DIMENSIONS OF PROPOSED ADDITIONS
 2. SEE SURVEY FOR DIMENSIONS OF EXISTING BUILDINGS
 3. SEE CIVIL DWGS FOR DIMENSIONS OF IMPERMEABLE SURFACES



FAR ANALYSIS (EXISTING)

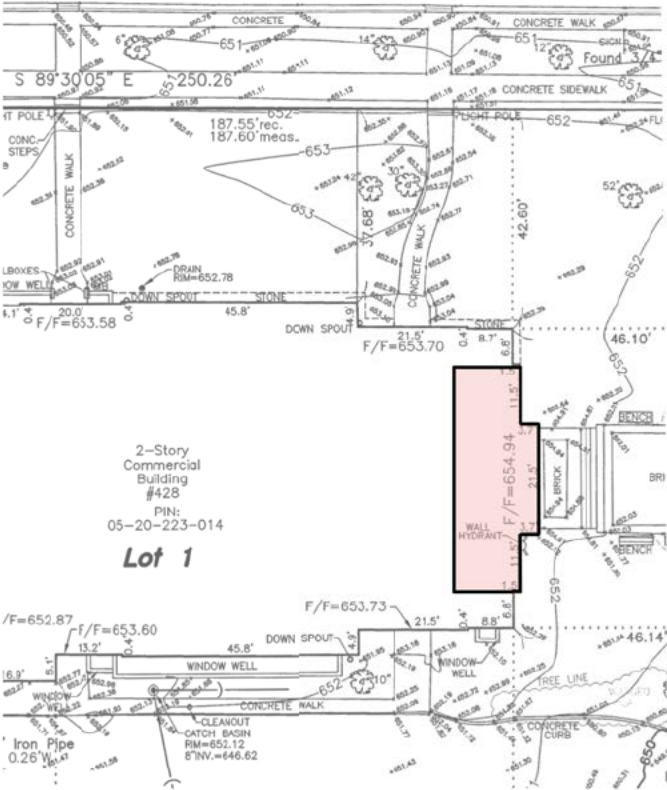
	EXISTING BUILDING	760 CHERRY
BASEMENT	0 SF*	1,679 SF**
1ST FLR	9,189 SF	2,046 SF
2ND FLR	4,094 SF	1,822 SF
3RD FLR	646 SF	0 SF
TOTAL	13,929 SF	5,547 SF

19,476 SF

*AREA EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).
**AREA INCLUDED IN FAR. ALL PARTS OF FIRST FLOOR ARE OVER 2 1/2 FT FROM GRADE (SEE SURVEY)

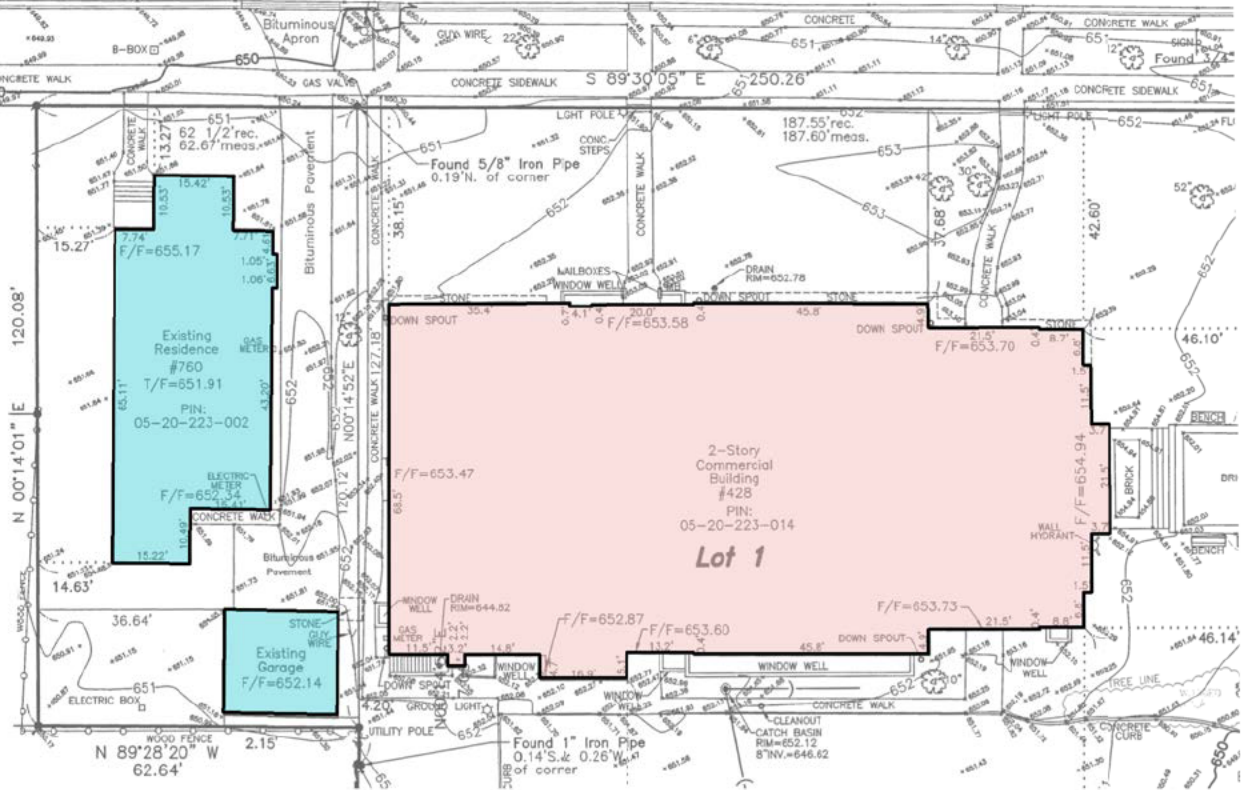
THIRD FLOOR (PARTIAL)

EXISTING BLDG (646 SF) 760 CHERRY (0 SF)



FIRST FLOOR

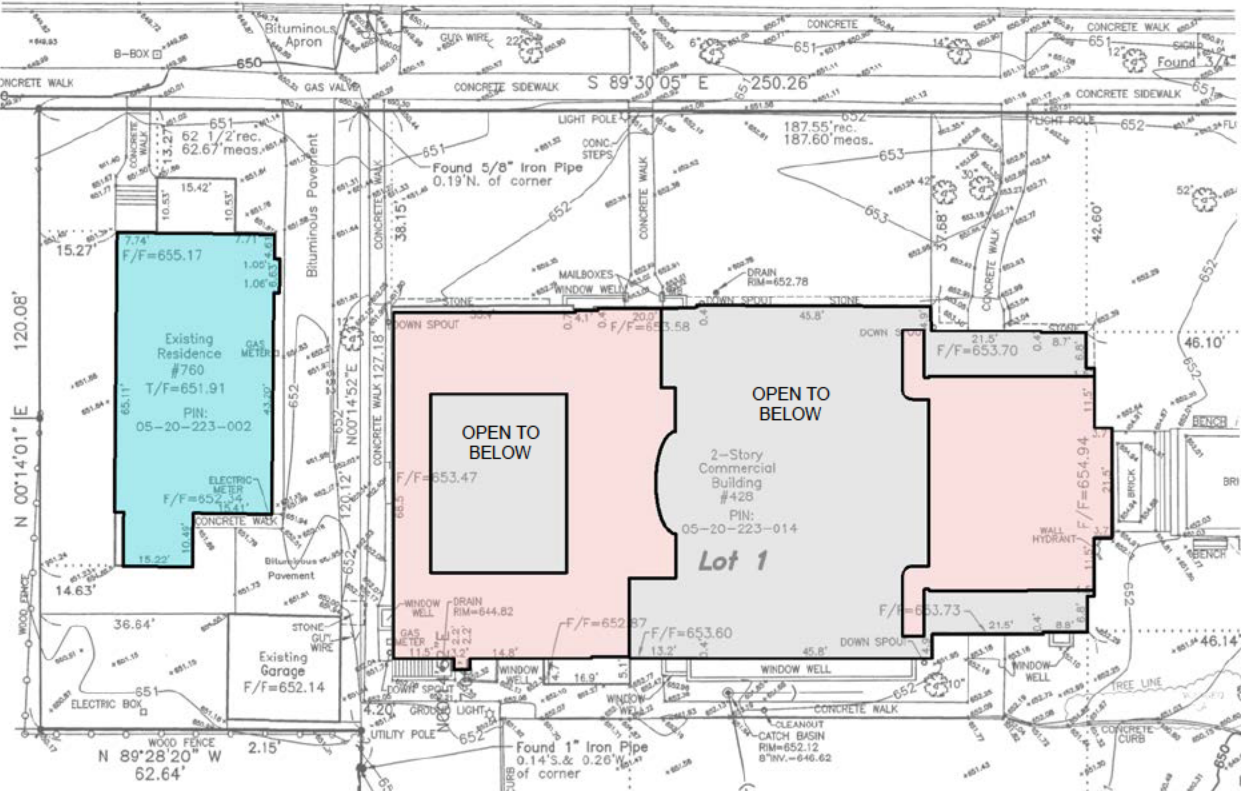
EXISTING BLDG (9,189 SF) 760 CHERRY (2,046 SF)*



*INCLUDES DETACHED GARAGE AREA IN EXCESS OF 400SF

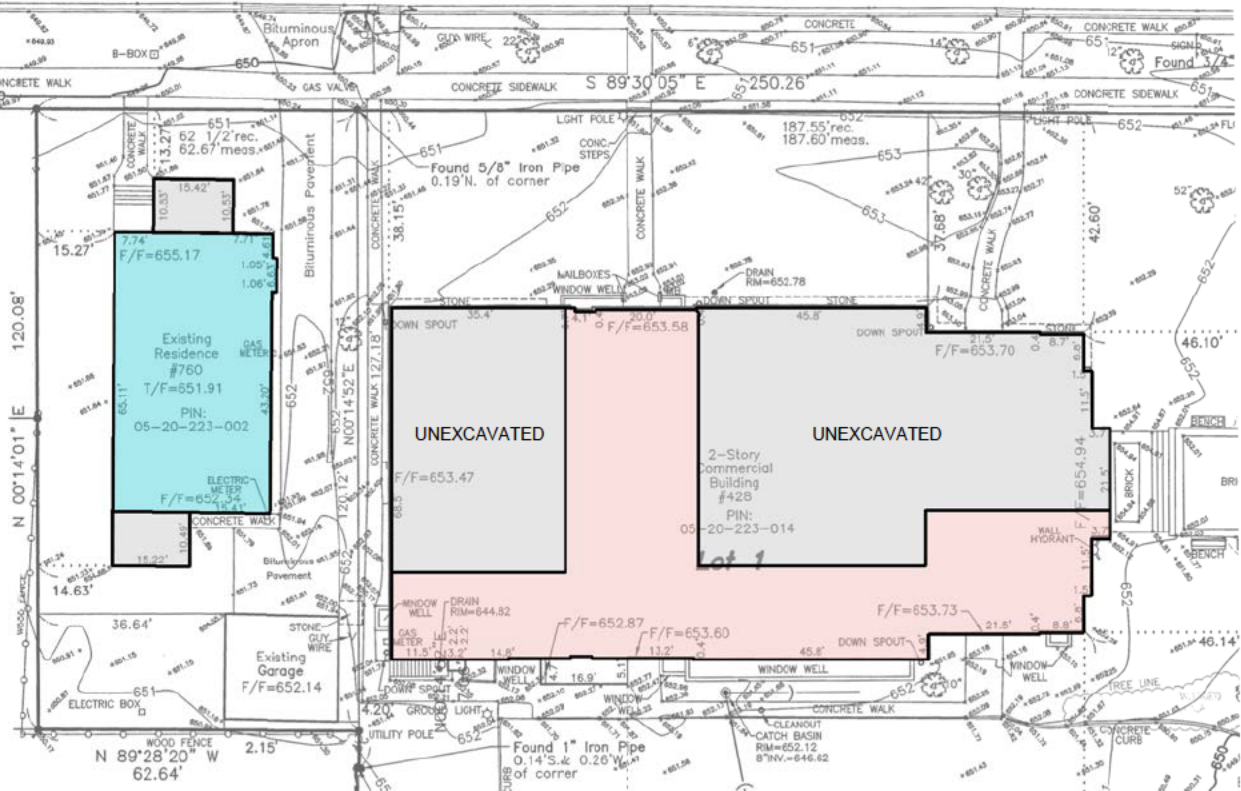
SECOND FLOOR

EXISTING BLDG (4,094 SF) 760 CHERRY (1,822 SF)



BASEMENT

EXISTING BLDG (3,931 SF)* 760 CHERRY (1,679 SF)**

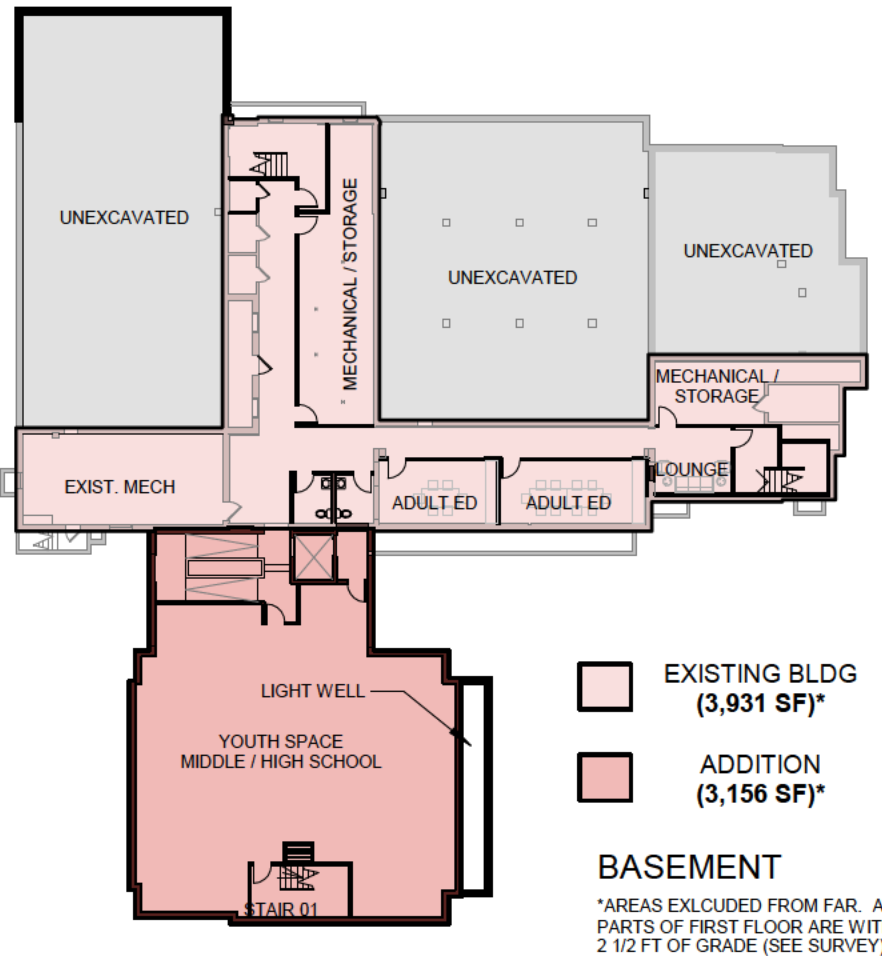
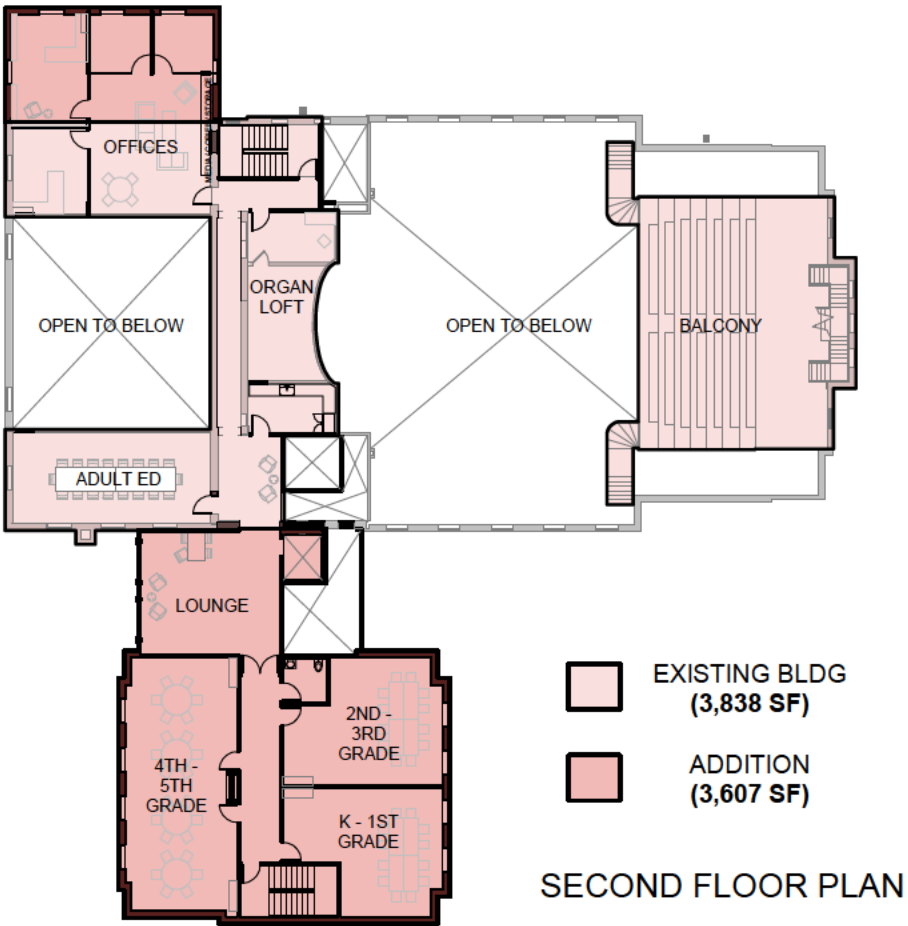
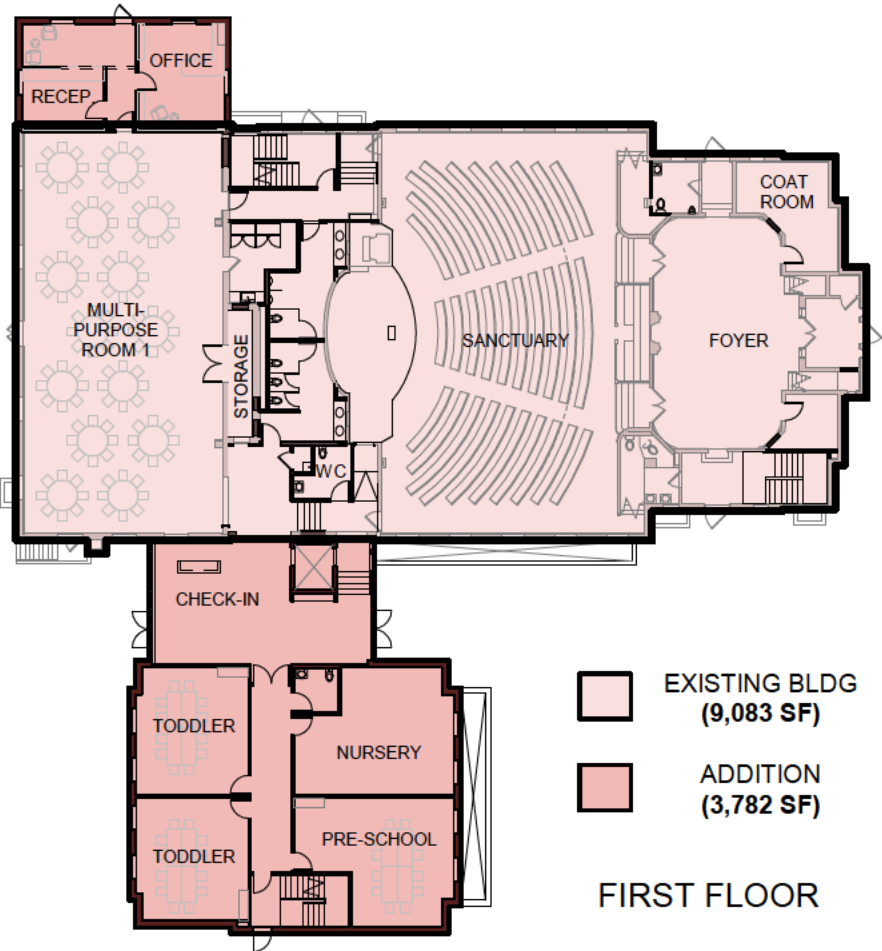
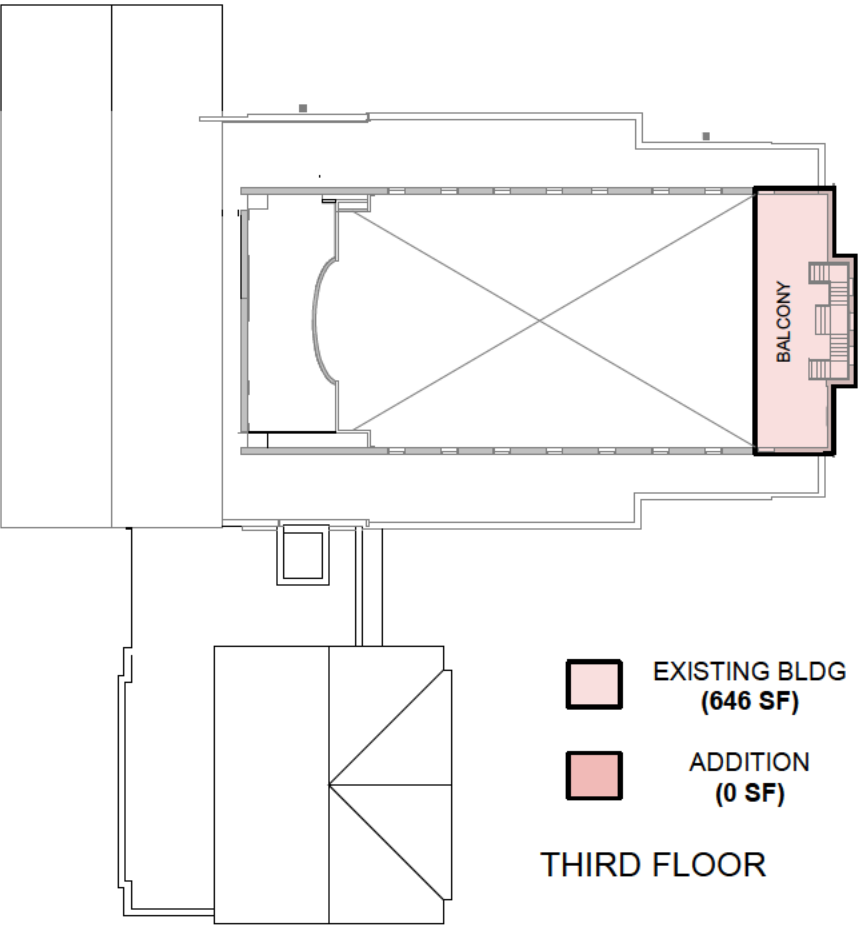


*AREA EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).
**AREA INCLUDED IN FAR. ALL PARTS OF FIRST FLOOR ARE OVER 2 1/2 FT FROM GRADE (SEE SURVEY)

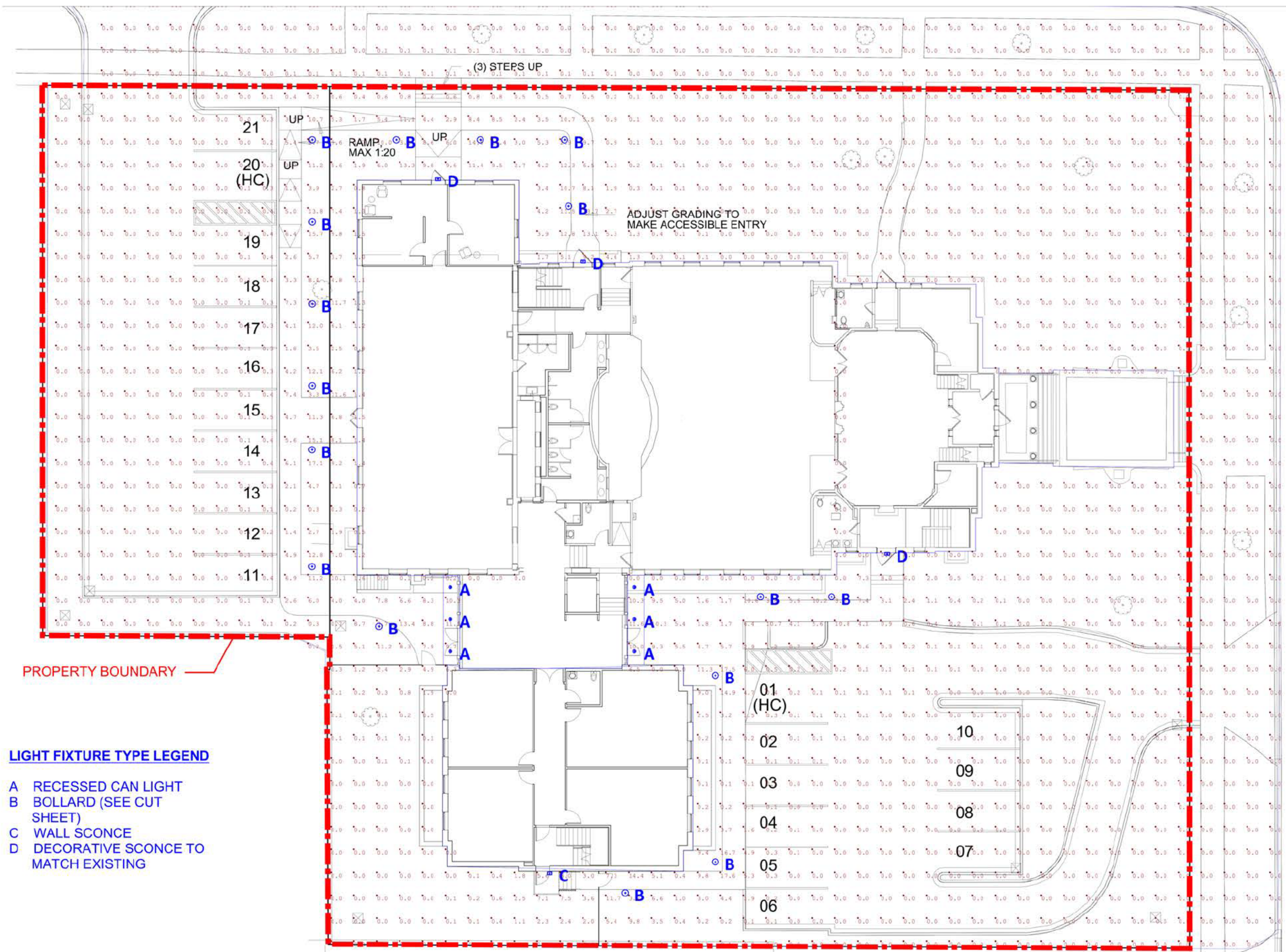
GFA ANALYSIS (PROPOSED)

	EXISTING BUILDING	ADDITION
BASEMENT	0 SF*	0 SF*
1ST FLR	9,083 SF	3,782 SF
2ND FLR	3,838 SF	3,607 SF
3RD FLR	646 SF	0 SF
TOTAL	13,567 SF	7,389 SF
	20,956 SF	

*AREAS EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).



SITE LIGHTING PHOTOMETRICS



PROPERTY BOUNDARY

LIGHT FIXTURE TYPE LEGEND

- A RECESSED CAN LIGHT
- B BOLLARD (SEE CUT SHEET)
- C WALL SCONCE
- D DECORATIVE SCONCE TO MATCH EXISTING

PROPOSED BOLLARD FIXTURE



KBR8 LED
LED Specification Bollard

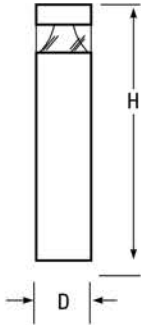


Specifications

8" Round
(20.3 cm)

Height: 40"
(101.6 cm)

Weight (max): 27 lbs
(12.25 kg)



Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED									
Series	LEDs	Drive current		Color temperature		Distribution	Voltage	Control options	Other options
KBR8 LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY Asymmetric ¹	MVOLT ⁵	Shipped installed	Shipped installed
		450	450 mA ^{3,4}	40K	4000 K	SYM Symmetric ²	120 ⁵	PE Photoelectric cell, button type	SF Single fuse (120, 277, 347V) ^{4,7}
		530	530 mA	50K	5000 K		208 ⁵	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DF Double fuse (208, 240V) ^{4,7}
	Symmetric 16C 16 LEDs ²	700	700 mA	AMBPC	Amber phosphor converted		240 ⁵		H24 24" overall height
				AMBLW	Amber limited wavelength ^{3,4}		277 ⁵		H30 30" overall height
							347 ⁴	ELCW Emergency battery backup, CA Title 20 Noncompliant ⁶	H36 36" overall height
									FG Ground-fault festoon outlet
								L/AB Without anchor bolts (3 bolt base)	DBLXD Black
								L/AB4 4 bolt retrofit base without anchor bolts ⁸	DDBTXD Textured dark bronze
									DBLBXD Textured black
									DNATXD Textured natural aluminum
									DWHGXD Textured white

Accessories

MRAB U Anchor bolts for KBR8 LED⁴

NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1					
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1					
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1					
	Amber 450	16																324	20	0	1	0
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0					
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1					
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1					
	Amber 450	20																374	19	0	0	0

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

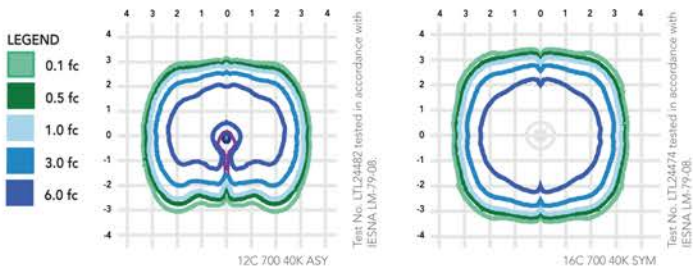
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KBR8 Bollard homepage](#).

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3 3/4" bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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KBR8-LED
Rev. 03/26/24

EXTERIOR LIGHTING

05/28/24

SP-033

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECTS PROJECT NO. 23XX

PROPOSED FIXTURE C

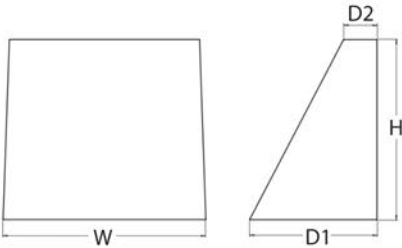


WDGE1 LED
Architectural Wall Sconce



Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ¹ Shipped separately AWS 3/8inch Architectural wall spacer ⁴ PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available. ⁴
	P1	30K 3000K	90CRI	VW Visual comfort wide	347 ²	
	P2	35K 3500K				
	40K 4000K					
	50K ¹ 5000K					

Options		Finish			
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) ⁵	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE	Photocell, Button Type ⁶	DBLXD	Black	DBLBXD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)				
CCE	Coastal Construction ⁶				



COMMERCIAL OUTDOOR

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WDGE1 LED
Rev. 05/30/24



FIXTURE D (MATCH EXISTING AS SHOWN)

EXTERIOR LIGHTING

05/28/24

SP-034

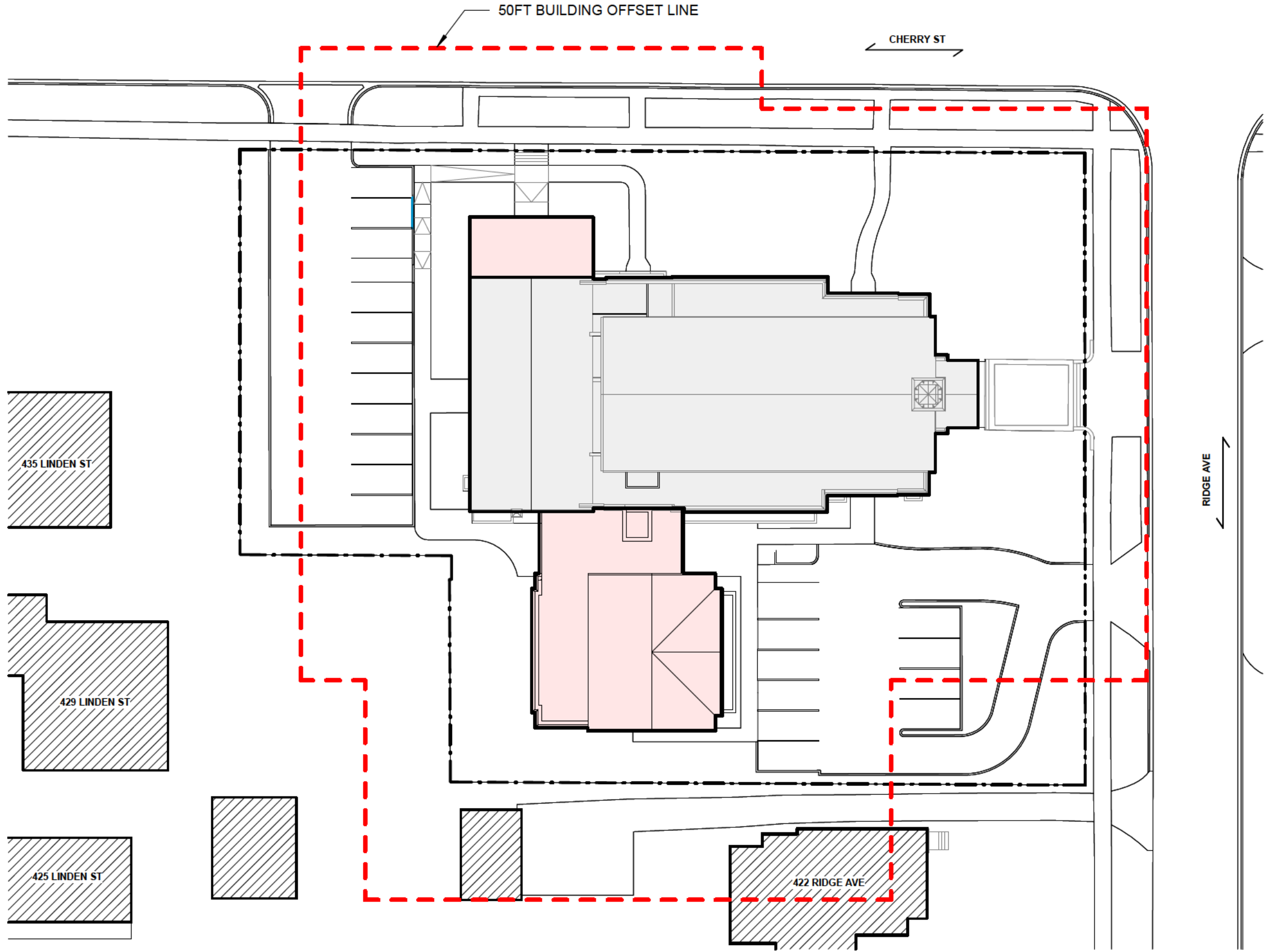
GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. 23XX



GRACE PRESBYTERIAN CHURCH ADDITION

440 RIDGE AVE

WINNETKA, IL 60093

ARCHITECT:
Present Future Architects
1147 W Ohio St., #504
Chicago, IL 60642
T: 1 (312) 961-1292
E: joe@pfa.work
Attn: Joe Buehler

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
135 S Jefferson St., Suite 135
Chicago, IL 60661
T: 1 (630) 296-6281
E: lrosenbauer@eea-ltd.com
Attn: Laura Rosenbauer

LANDSCAPE ARCHITECT
Eriksson Engineering Assoc., Ltd.
135 S Jefferson St., Suite 135
Chicago, IL 60661
T: 1 (630) 296-6274
E: jandersson@eea-ltd.com
Attn: Josh Andersson



SITE LOCATION MAP
(NTS)

CIVIL SHEET INDEX

C000	COVER SHEET
C100-C101	SITE DEMOLITION PLAN
C200-C201	SITE GEOMETRY PLAN
C300-C301	SITE UTILITY PLAN
C400-C401	GRADING & PAVING PLAN
C500-C501	SOIL EROSION & SEDIMENT CONTROL PLAN

LANDSCAPE SHEET INDEX

L010	TREE PRESERVATION & REMOVAL PLAN
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R.E. Allen & Associates, Ltd. For EEA on 12/19/23 Job Number 162-23.

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123



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ENGINEERING

ASSOCIATES, LTD.

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GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW

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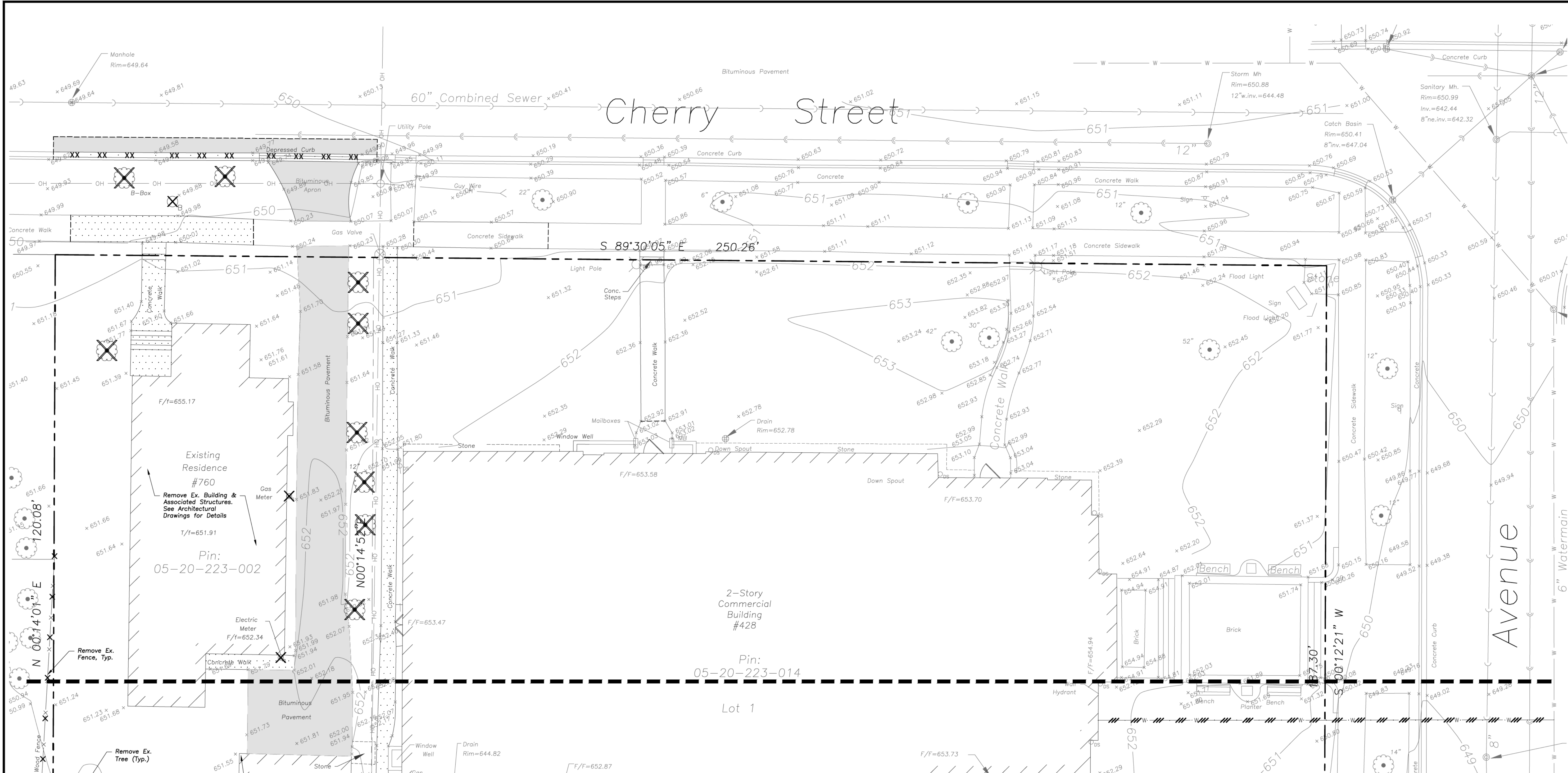
Design By: LMR	Approved By: CK	Date: 05/28/24
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Sheet Title:

COVER SHEET

Sheet No:

C000



DEMOLITION NOTES

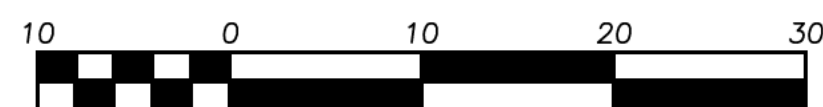
- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires and Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
- The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
- All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
- Perform Tree Pruning in All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



Scale: 1"=10'

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
Manhole	Manhole	Electric Manhole	
Catch Basin	Catch Basin	Light Pole	
Area Drain	Area Drain	Utility Pole	
Clean Out	Clean Out	Sign	
Storm Sewer	Storm Sewer	Fence	
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	
Water Main	Water Main	Curb & Gutter	
Gas Line	Gas Line	Depressed Curb	
Overhead Wires	Overhead Wires	Curb Elevation	
Electrical Cable (Buried)	Electrical Cable (Buried)	Pavement Elevation	
Telephone Line	Telephone Line	Sidewalk Elevation	
Fire Hydrant	Fire Hydrant	Ground Elevation	
Valve Vault	Valve Vault	Swale	
Buffalo Box	Buffalo Box	Contour Line	
Downspout	Downspout	Deciduous Tree	
Bollard	Bollard	Coniferous Tree	
Gas Valve	Gas Valve	Brushline	
Electric Meter	Electric Meter	Tree Protection Fencing at Drip Line	



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ENGINEERING**

ASSOCIATES, LTD.

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FAX (847) 223-4864
EMAIL INFO@EEA-LLD.COM
PROFESSIONAL DESIGN FIRM
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**Grace Presbyterian Church
Addition**
440 N Ridge Avenue
WINNETKA, ILLINOIS

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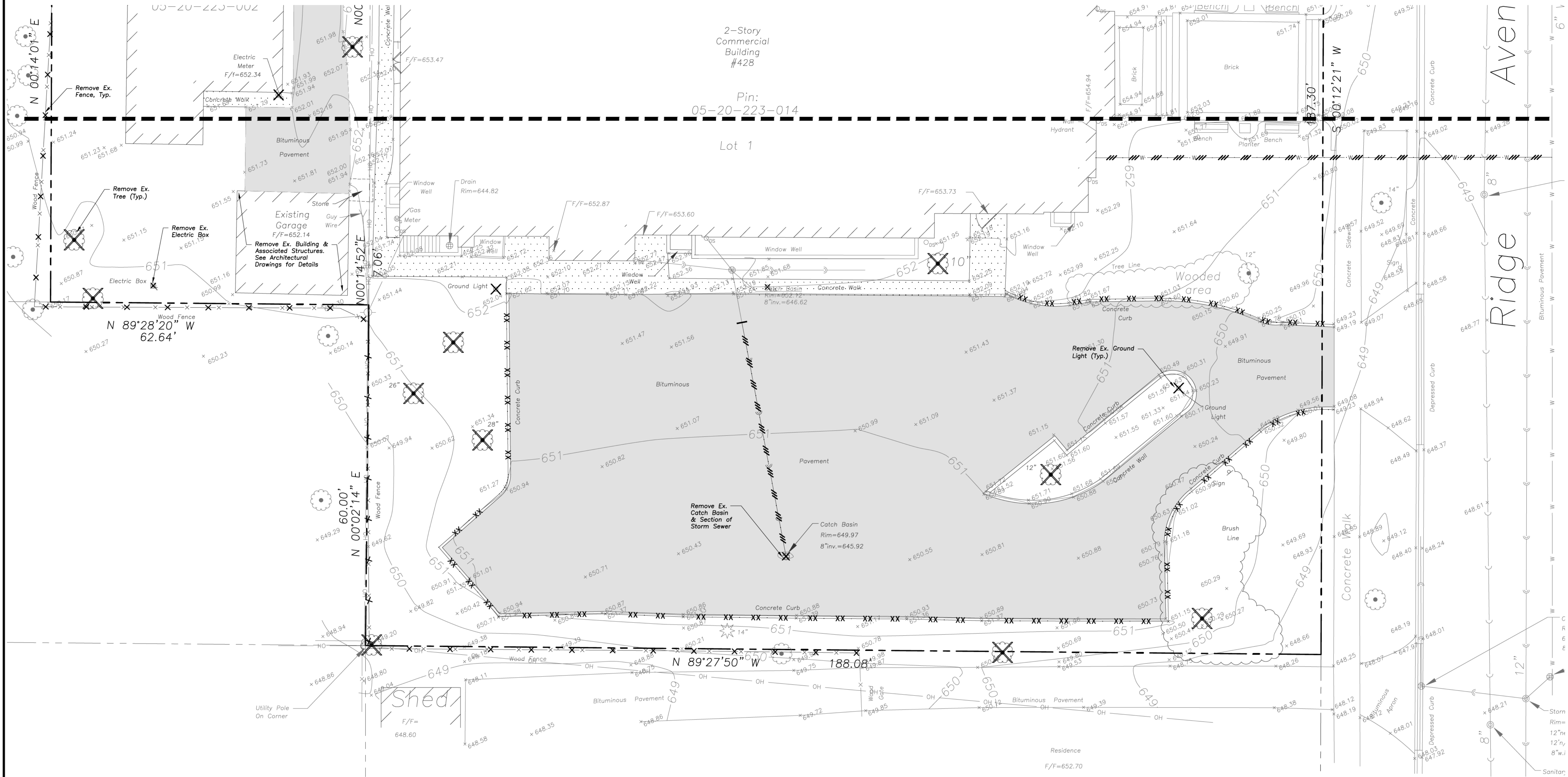
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Design By: LMR	Approved By: CK	Date: 05/28/24

Sheet Title:
**SITE DEMOLITION
PLAN**

Sheet No:
C100

EEA - P:\23267 - PFA - Grace Presbyterian\Drawings\Grace Presbyterian_Site Plan.dwg
Plotted: 5/28/24 @ 11:40am By: rosenbauer



DEMOLITION NOTES

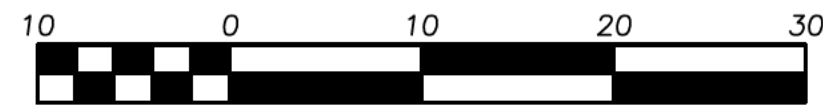
- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires and Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
- The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
- All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
- Perform Tree Pruning in All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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Scale: 1"=10'

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED



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Grace Presbyterian Church

Addition

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WINNETKA, ILLINOIS**

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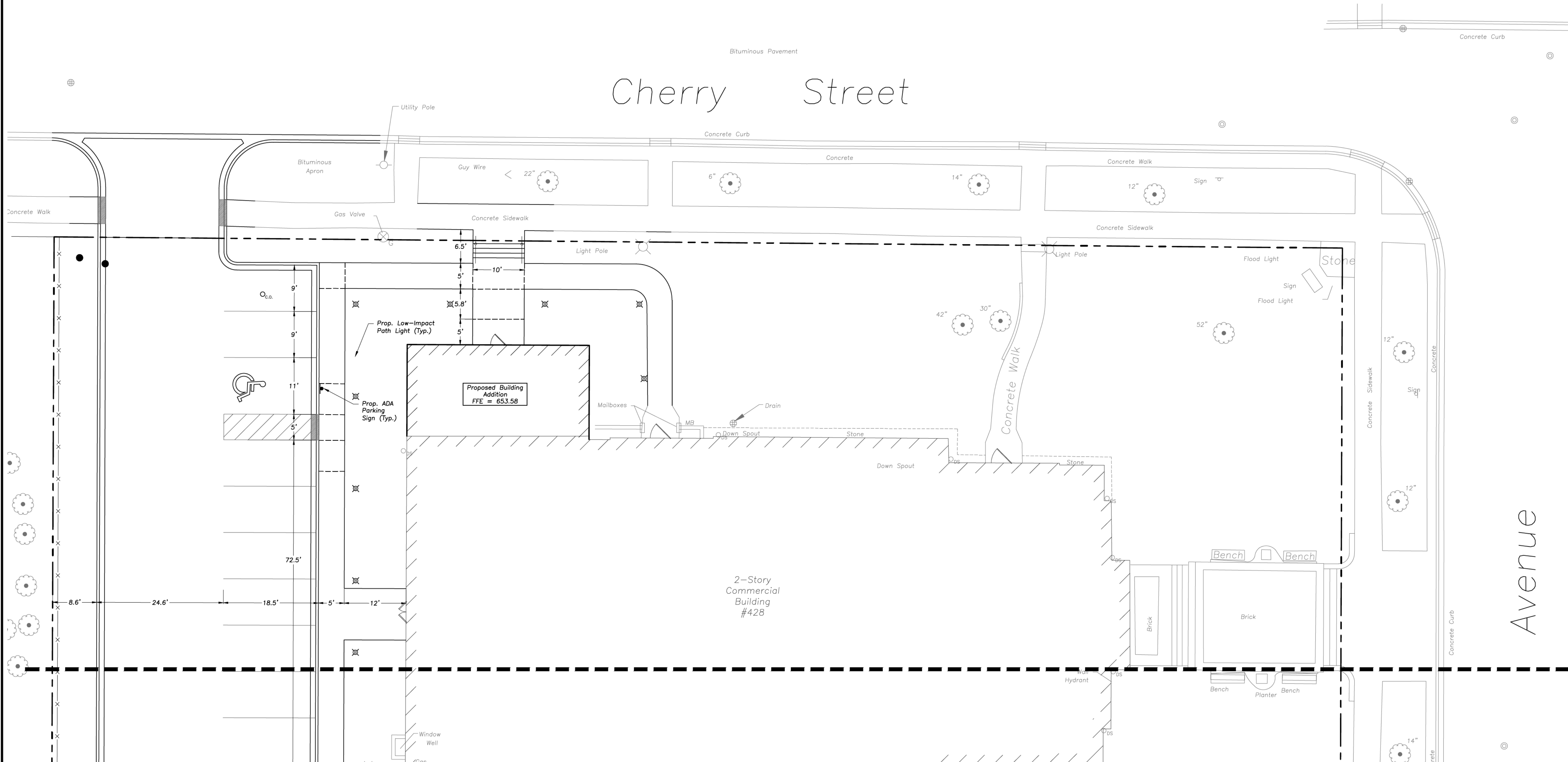
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Design By: LMR	Approved By: CK	Date: 05/28/24

Sheet Title:
**SITE DEMOLITION
PLAN**

Sheet No:
C101

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Plotted: 5/28/24 @ 11:39am By: Irosenbauer



GEOMETRY NOTES

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5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/8" ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

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Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
Telephone Line	Telephone Line	Pavement Elevation	Pavement Elevation
Fire Hydrant	Fire Hydrant	Sidewalk Elevation	Sidewalk Elevation
Valve Vault	Valve Vault	Ground Elevation	Ground Elevation
Buffalo Box	Buffalo Box	Swale	Swale
Downspout	Downspout	Contour Line	Contour Line
Bollard	Bollard	Deciduous Tree	Deciduous Tree
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Addition**
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WINNETKA, ILLINOIS

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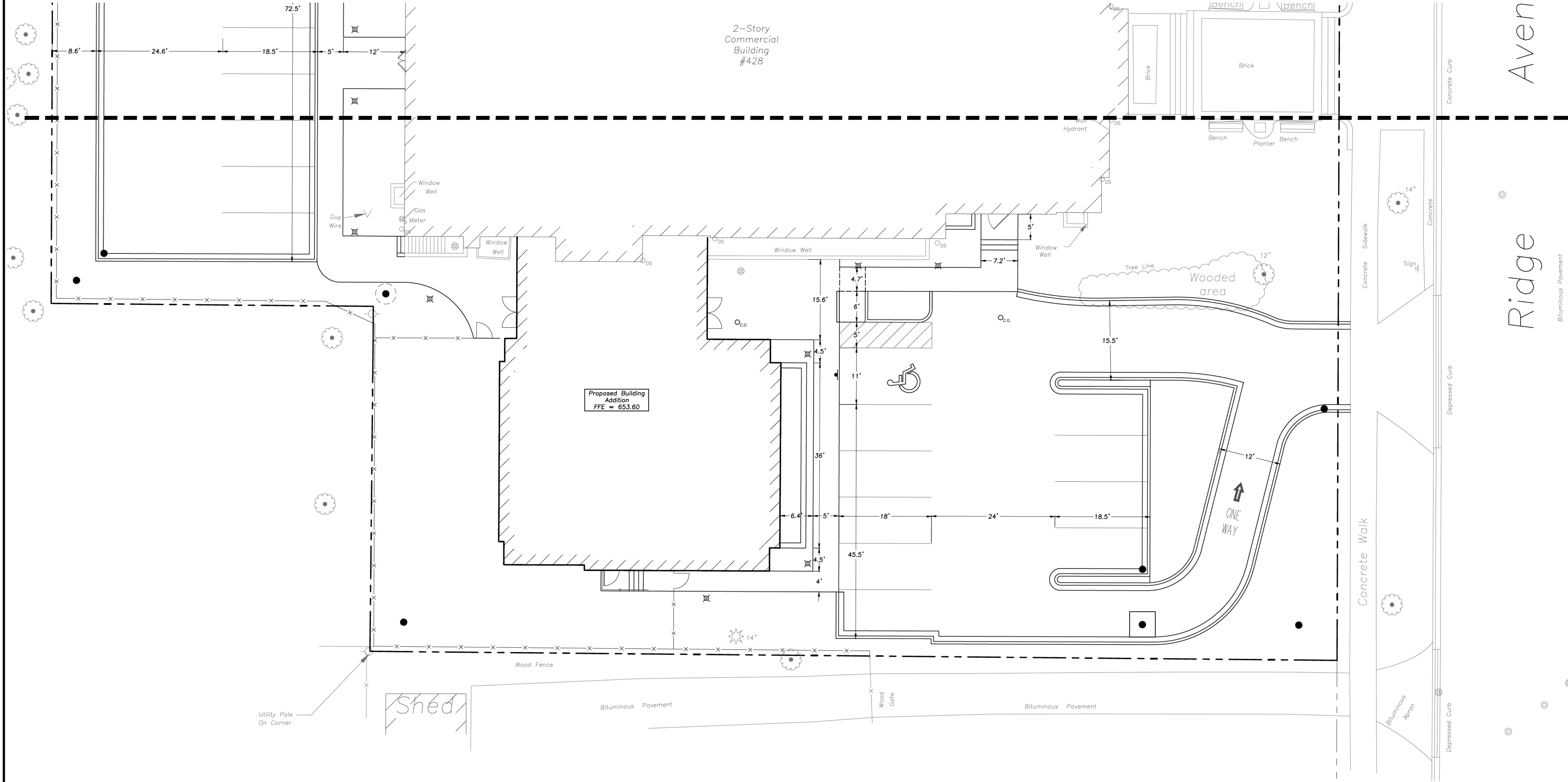
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LMR	CK	05/28/24

Sheet Title:
**SITE GEOMETRY
PLAN**

Sheet No:

C200

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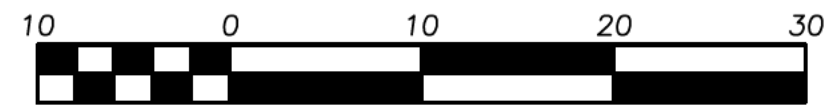


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Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
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Gas Line	Gas Line	Depressed Curb	Depressed Curb
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Bollard	Bollard	Deciduous Tree	Deciduous Tree
Gas Valve	Gas Valve	Coniferous Tree	Coniferous Tree
Gas Meter	Gas Meter	Brushline	Brushline
Electric Meter	Electric Meter	Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line



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Grace Presbyterian Church

Addition

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WINNETKA, ILLINOIS

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Design By: LMR Approved By: CK Date: 05/28/24

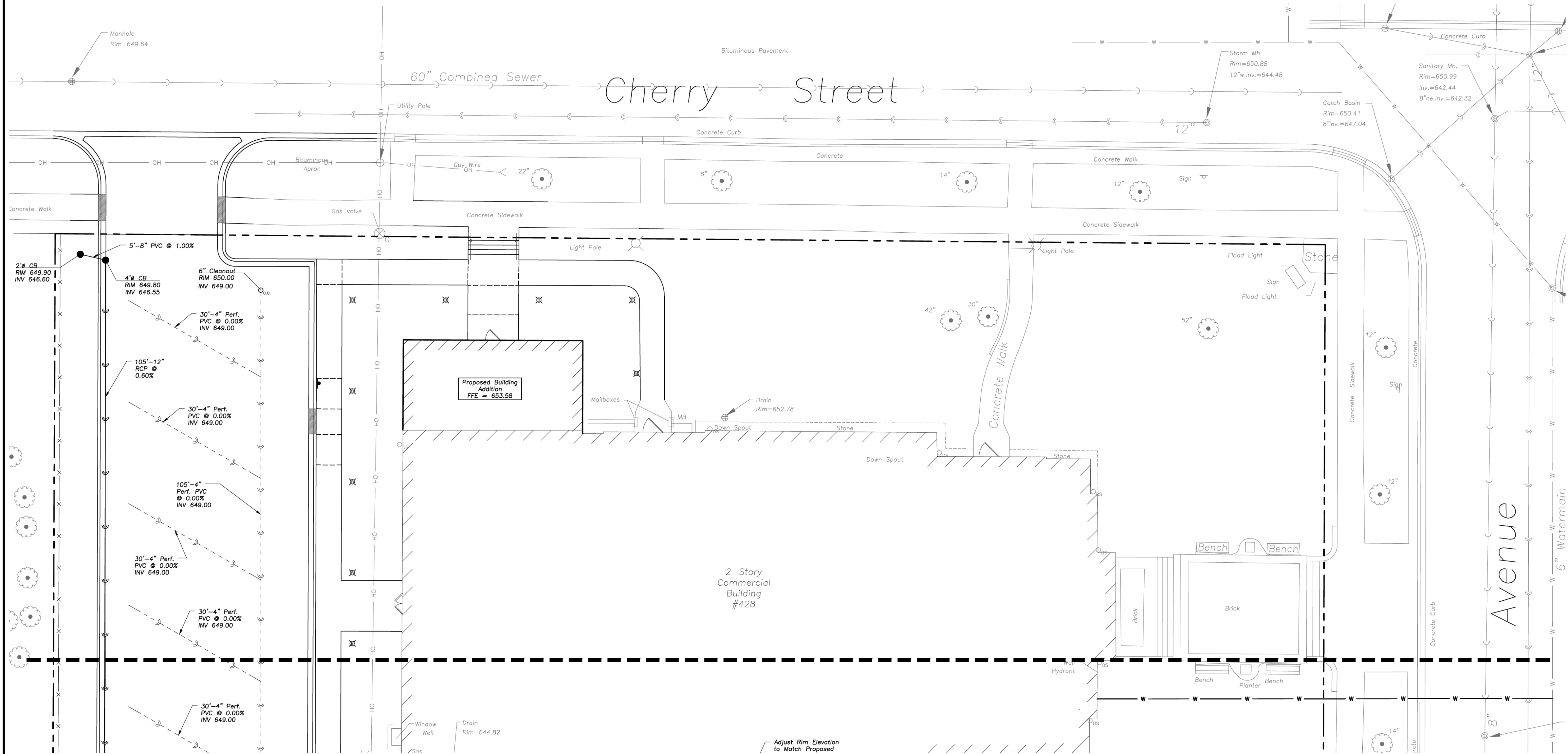
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SITE GEOMETRY
PLAN

Sheet No:

C201

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Plotted: 5/28/24 @ 11:39am By: Iosensbauer



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Downspout	Bollard	Contour Line	Deciduous Tree
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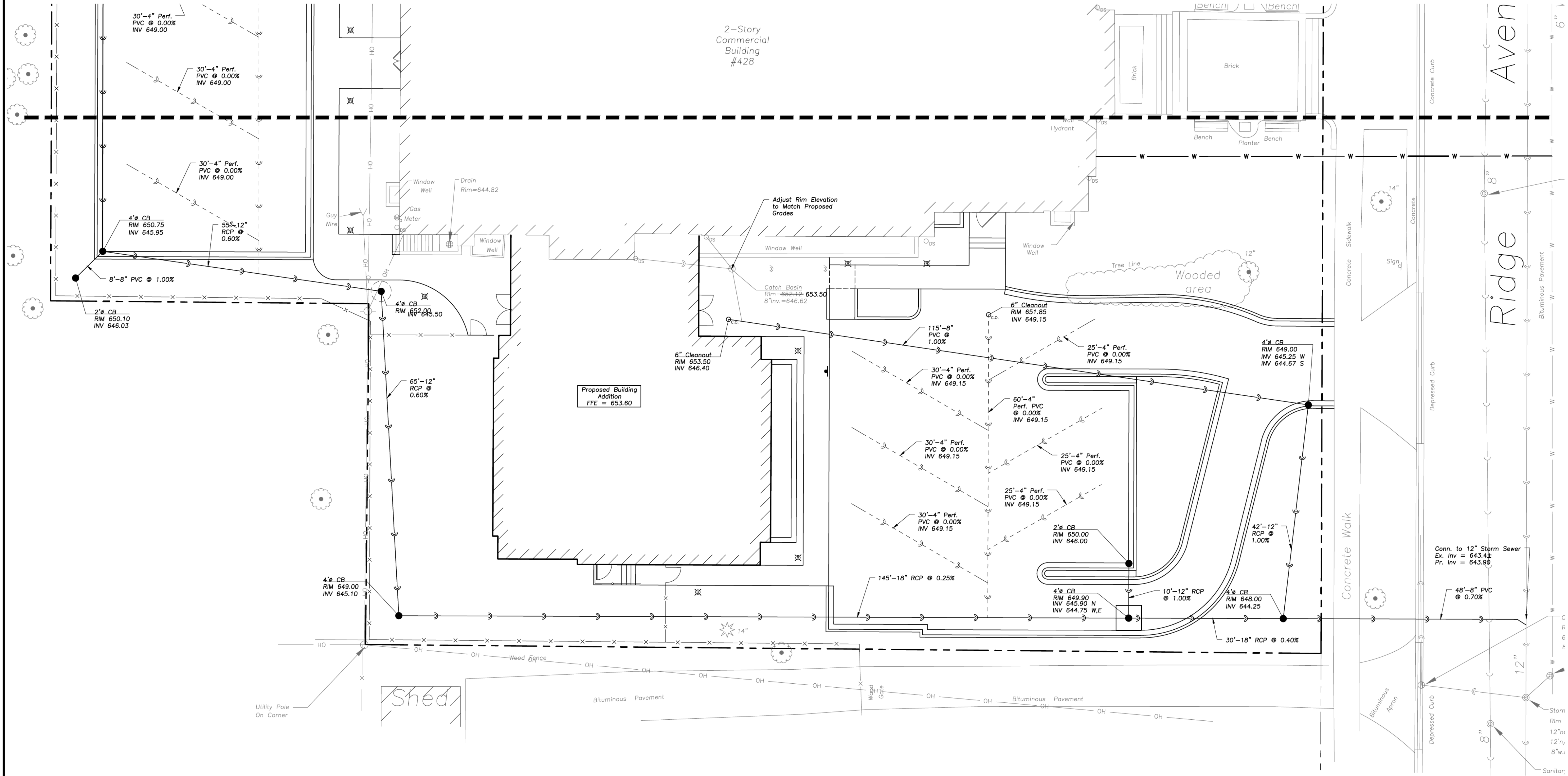
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Approved By: CK
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Sheet Title:

**SITE
UTILITY
PLAN**

Sheet No:

C300



STRUCTURE NOTES

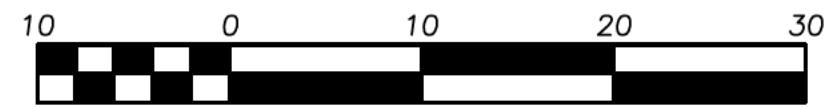
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9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



Scale: 1"=10'

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
Manhole	Manhole	Electric Manhole	Electric Manhole
Catch Basin	Catch Basin	Light Pole	Light Pole
Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
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Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
Telephone Line	Telephone Line	Pavement Elevation	Pavement Elevation
Fire Hydrant	Fire Hydrant	Sidewalk Elevation	Sidewalk Elevation
Valve Vault	Valve Vault	Ground Elevation	Ground Elevation
Buffalo Box	Buffalo Box	Swale	Swale
Downspout	Downspout	Contour Line	Contour Line
Bollard	Bollard	Deciduous Tree	Deciduous Tree
Gas Valve	Gas Valve	Coniferous Tree	Coniferous Tree
Gas Meter	Gas Meter	Brushline	Brushline
Electric Meter	Electric Meter	Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line



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Grace Presbyterian Church Addition 440 N Ridge Avenue WINNETKA, ILLINOIS

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CONSTRUCTION**

No.	Date	Description
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Design By:	Approved By:	Date:
LMR	CK	05/28/24

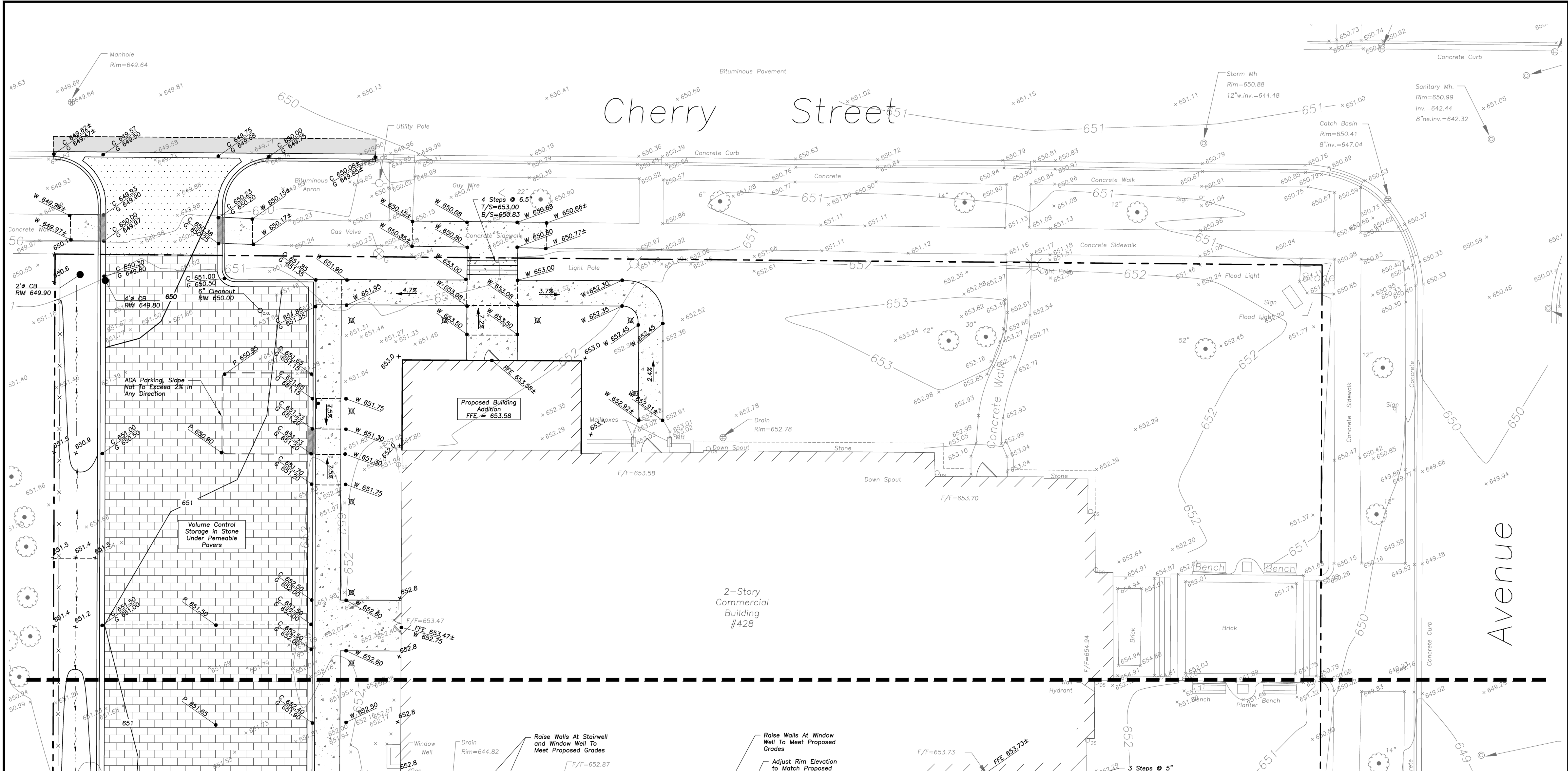
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**SITE
UTILITY
PLAN**

Sheet No:

C301

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Plotted: 5/28/24 @ 11:39am By: Irosenbauer



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PAVING & SURFACE LEGEND

- Asphalt Pavement Section**
 - 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
 - 2 1/2" Hot Mix Asphalt, IL-19.0, N50
 - Prime Coat (0.25 gal/sq yd)
 - 4" Aggregate Base Course, Type B, Crushed, CA-6
 - 4" Drainage Course, CA-7
 - Non-Woven Geotextile Fabric, 5 oz/sy
- Concrete Driveway Section**
 - 8" Portland Cement Concrete
 - Curing and Sealing Compound
 - 6"x6" W2.9xW2.9 Welded Wire Fabric
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- Concrete Sidewalk Section**
 - 5" Portland Cement Concrete
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 - 6"x6" W1.4xW1.4 Welded Wire Fabric
 - 2" Aggregate Base Course, Type B, Crushed
- Brick Permeable Paver Section**
 - See Landscape Plans for Paver Finish
 - 1 1/2" Permeable Setting Bed Aggregate
 - 10" Aggregate Base Course, CA-7
- Stormwater Overland Flow Path**
- Ridge Line/High Point**

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**Grace Presbyterian Church
Addition**
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WINNETKA, ILLINOIS

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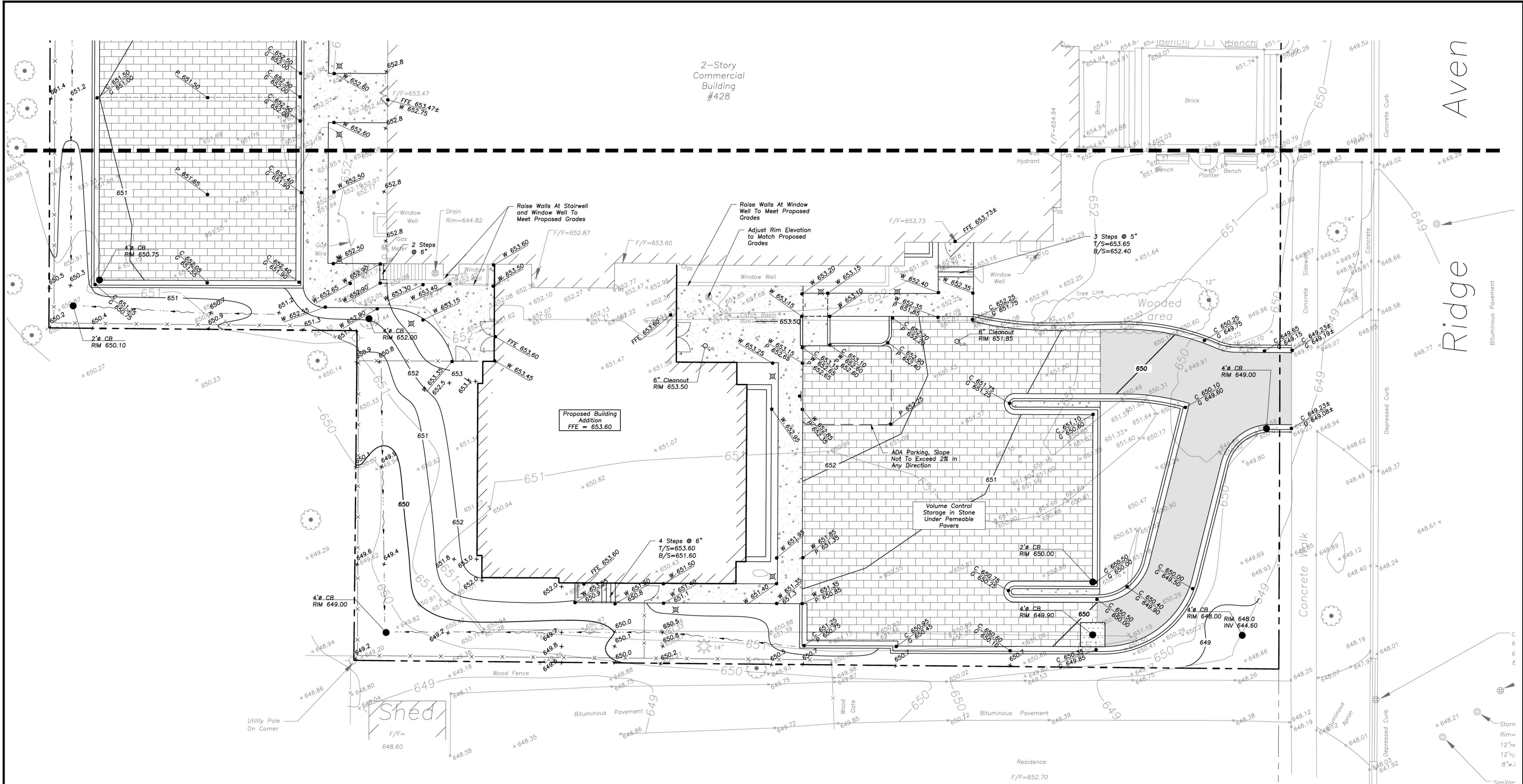
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Sheet Title:

**GRADING AND
PAVING PLAN**

Sheet No:

C400



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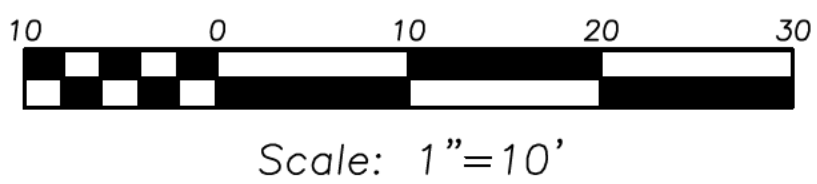
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	Downspout		Proposed Downspout
	Bollard		Proposed Bollard
	Gas Valve		Proposed Gas Valve
	Gas Meter		Proposed Gas Meter
	Electric Meter		Proposed Electric Meter

EXISTING		PROPOSED	
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	Light Pole		Proposed Light Pole
	Utility Pole		Proposed Utility Pole
	Sign		Proposed Sign
	Fence		Proposed Fence
	Accessible Parking Stall		Proposed Accessible Parking Stall
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	Contour Line		Proposed Contour Line
	Deciduous Tree		Proposed Deciduous Tree
	Coniferous Tree		Proposed Coniferous Tree
	Brushline		Proposed Brushline
	Tree Protection Fencing at Drip Line		Proposed Tree Protection Fencing at Drip Line



LEGEND



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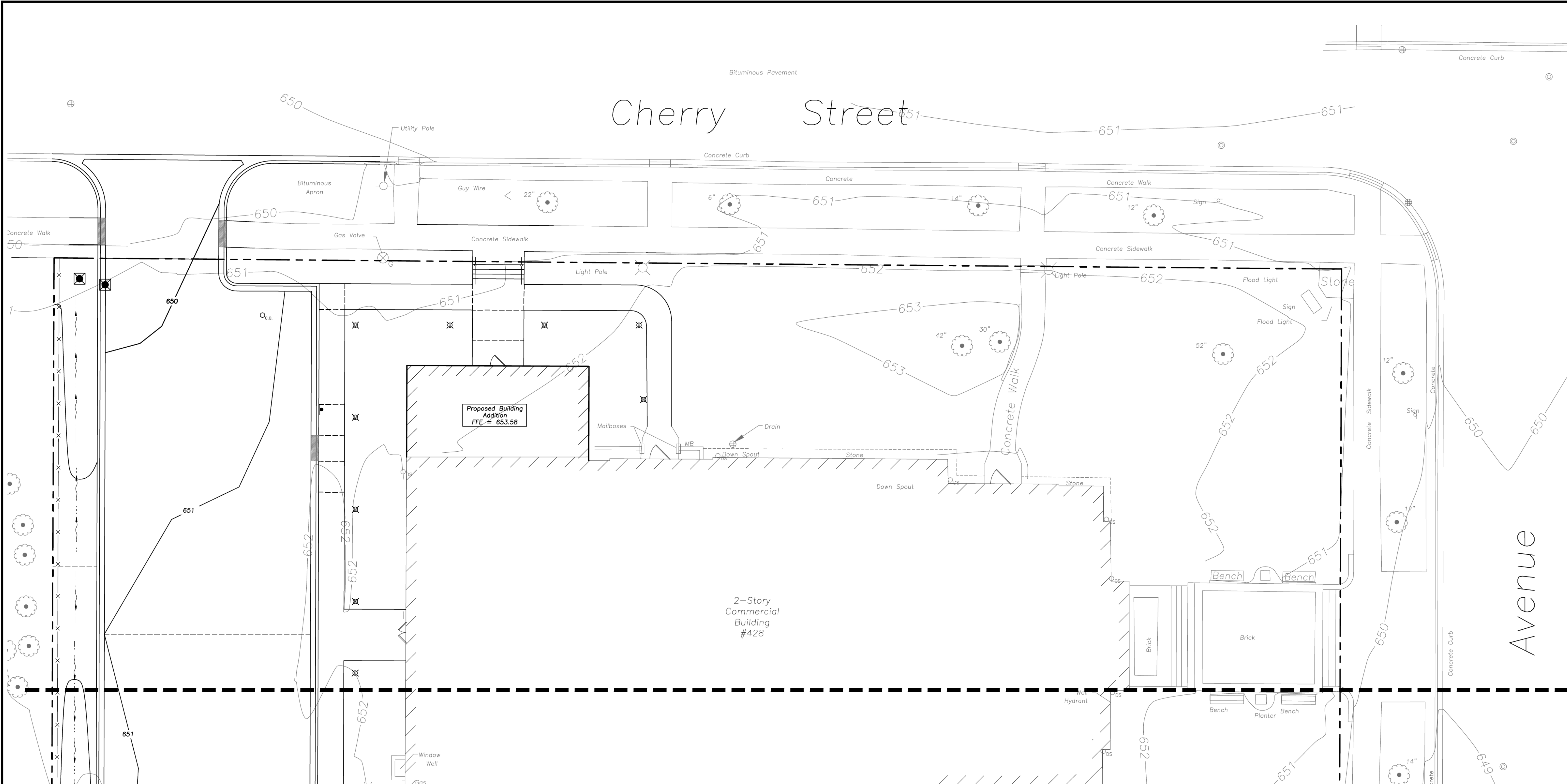
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Design By: LMR	Approved By: CK	Date: 05/28/24

Sheet Title: GRADING AND PAVING PLAN

Sheet No:
C401

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Plotted: 5/28/24 @ 11:39am By: Rosenbauer



INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Sedimentation Basins and Structures.
7. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket
- North American Green DS75
- Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
3. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
4. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
5. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
6. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
7. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) in Paved Areas To Prevent Siltation.
8. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
9. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
10. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
11. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
12. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
13. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

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Approved By: CK
Date: 05/28/24

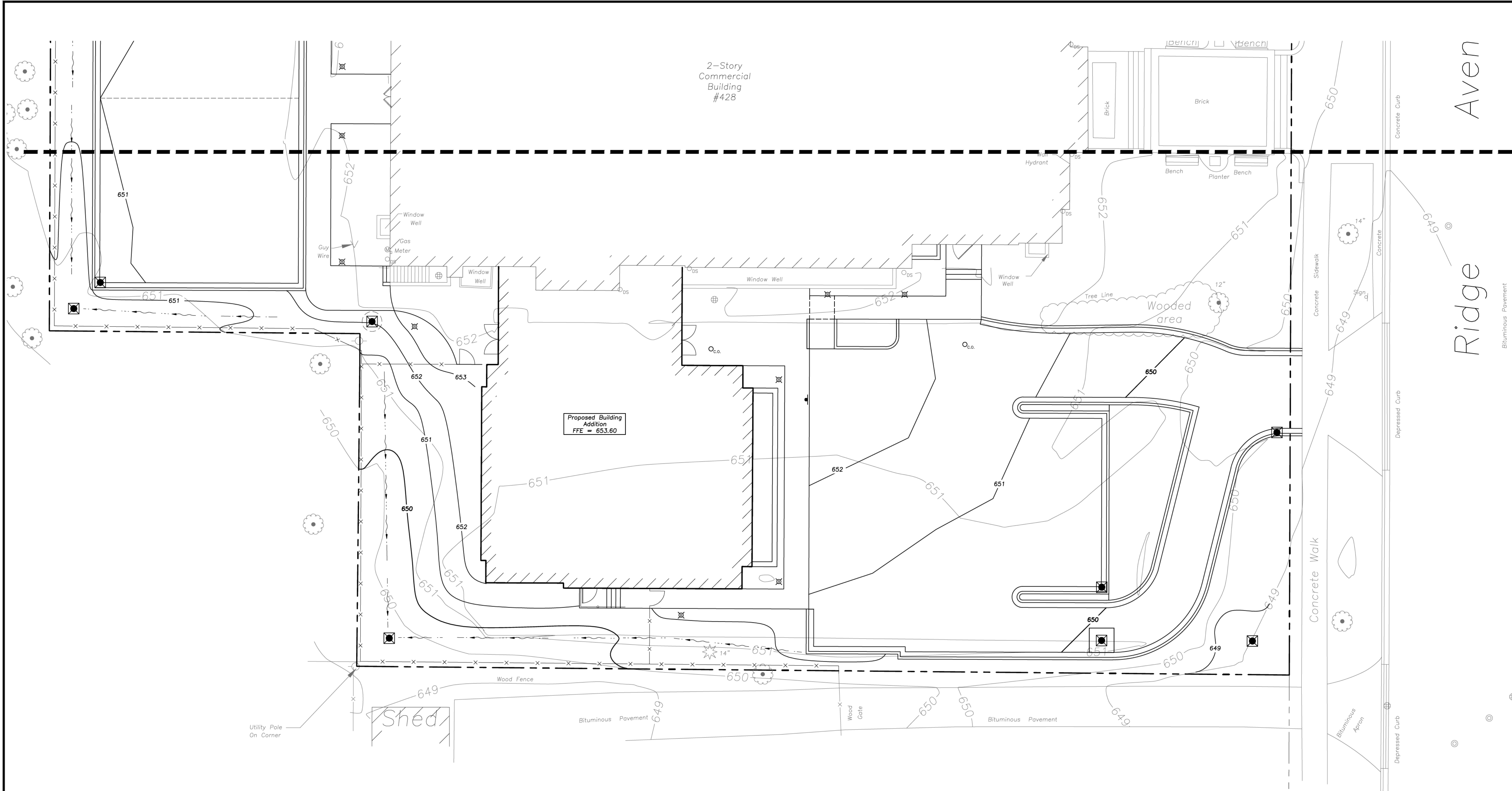
Sheet Title:

**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:

C500

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Plotted: 5/28/24 @ 11:40am By: Rosenbauer



INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Sedimentation Basins and Structures.
7. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

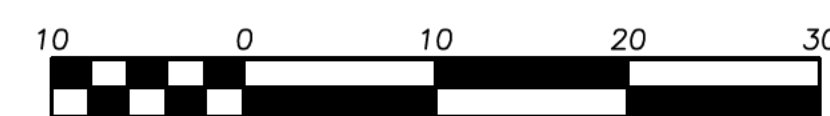
- Silt Fence
- Erosion Control Blanket
North American Green DS75
Or Approved Equal
- Catch-All, Park Chop Sedguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
3. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
4. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
5. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
6. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
7. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.
8. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
9. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
10. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
11. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with EPA NPDES Requirements.
12. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
13. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



Scale: 1"=10'

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
Manhole	Manhole	Electric Manhole	Electric Manhole
Catch Basin	Catch Basin	Light Pole	Light Pole
Area Drain	Area Drain	Utility Pole	Utility Pole
Clean Out	Clean Out	Sign	Sign
Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
Telephone Line	Telephone Line	Pavement Elevation	Pavement Elevation
Fire Hydrant	Fire Hydrant	Sidewalk Elevation	Sidewalk Elevation
Valve Vault	Valve Vault	Ground Elevation	Ground Elevation
Buffalo Box	Buffalo Box	Swale	Swale
Downspout	Downspout	Contour Line	Contour Line
Bollard	Bollard	Deciduous Tree	Deciduous Tree
Gas Valve	Gas Valve	Coniferous Tree	Coniferous Tree
Gas Meter	Gas Meter	Brushline	Brushline
Electric Meter	Electric Meter	Tree Protection	Tree Protection



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EXPIRES: 04/30/2025

**Grace Presbyterian Church
Addition**
440 N Ridge Avenue
WINNETKA, ILLINOIS

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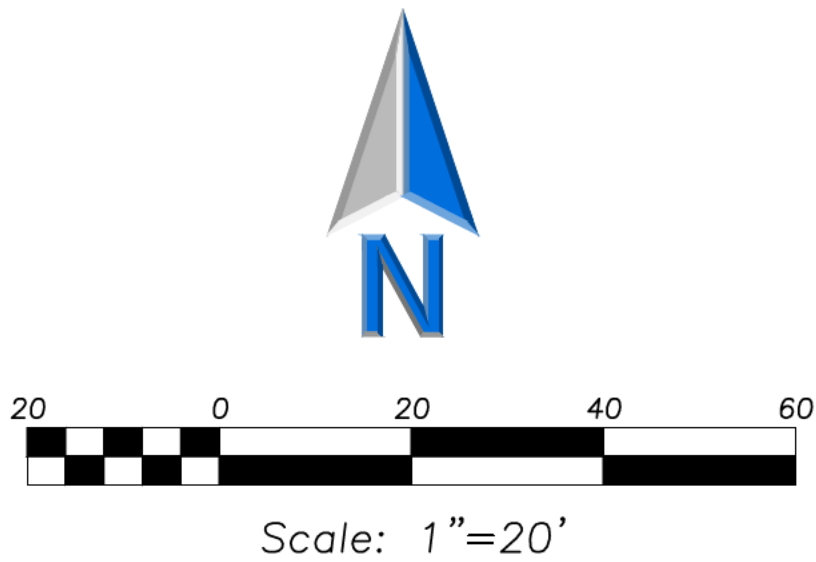
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Design By: LMR Approved By: CK Date: 05/28/24

Sheet Title:
**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:
C501

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Plotted: 5/28/24 @ 11:20am By: Jandersson



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Design By: JJA Approved By: CK Date: 05/22/2024

Sheet Title:
TREE
PRESERVATION &
REMOVAL PLAN

Sheet No:
L010

Tree #	Common Name	Scientific Name	Size	Cond.	Form	Status	Notes
1	Hackberry	Celtis occidentalis	3	2	2		
2	Thornless Cockspur Hawthorn	Crataegus crus-galli Inermis	4,4,4,3,2,1,1	2	3	Protected	Sheared crown.
3	Honeylocust	Gleditsia triacanthos	11	3	2	Protected	Dieback.
4	Crabapple	Malus spp.	5,4,4,3,3,2	5	5	Protected	Heavy dieback, trunk decay.
5	Callery Pear	Pyrus calleryana	3	2	3		
6	Eastern Redcedar	Juniperus virginiana	16	1	2	Protected	
7	American Elm	Ulmus americana	5	1	3		Overhead wires.
8	Sugar Maple	Acer saccharum	15	2	2	Protected	
9	White Oak	Quercus alba	21	4	4	Protected	Heavy dieback.
10	White Oak	Quercus alba	21	2	3	Protected	Dieback, one sided.
11	Redbud	Cercis canadensis	6	6	6		Dead.
12	Crabapple	Malus spp.	9	3	3	Protected	Dieback, decay.
13	Thornless Cockspur Hawthorn	Crataegus crus-galli Inermis	10	2	4	Protected	Sheared crown, included bark.
14	Freeman Maple	Acer x freemanii	11	1	1	Protected	
15	Hybrid Elm	Ulmus spp.	10	2	3	Protected	
16	Hedge Maple	Acer campestre	10	1	2	Protected	
17	White Oak	Quercus alba	37	2	1	Protected	Dieback.
18	Honeylocust	Gleditsia triacanthos	11	2	4	Protected	Overtopped.
19	Honeylocust	Gleditsia triacanthos	12	2	3	Protected	Overtopped.
20	White Oak	Quercus alba	22	2	4	Protected	Overtopped, missing (pruned) limbs.
21	White Oak	Quercus alba	32	4	2	Protected	Heavy dieback.
22	Red Maple	Acer rubrum	6	1	1		
23	Honeylocust	Gleditsia triacanthos	19	1	1	Protected	
24	Corneliancherry Dogwood	Comus mas	5	1	1		
25	Magnolia	Magnolia spp.	3	1	1		
26	Honeylocust	Gleditsia triacanthos	9	1	1	Protected	
27	Callery Pear	Pyrus calleryana	7	3	4		
28	Green Ash	Fraxinus pennsylvanica	4	2	3		
29	Mulberry	Morus alba	7	2	3		
30	Hackberry	Celtis occidentalis	7	2	2		
31	Basswood	Tilia americana	7,1,1	1	2	Protected	
32	Bur Oak	Quercus macrocarpa	48	4	2	Protected	Heavy dieback.
33	American Elm	Ulmus americana	9	3	4	Protected	Dieback, overtopped.
34	Hackberry	Celtis occidentalis	4	2	3		
35	Buckthorn	Rhamnus cathartica	4	2	3		
36	American Elm	Ulmus americana	4	2	3		
37	Black Cherry	Prunus serotina	3,3	2	3		Metal in trunk.
38	Black Walnut	Juglans nigra	7	2	3		Pruned for utilities.
39	Green Ash	Fraxinus pennsylvanica	4	2	2		Overhead wires.
40	Green Ash	Fraxinus pennsylvanica	4,2	5	5		Nearly dead, overhead wires.
41	American Elm	Ulmus americana	10	3	3	Protected	Dieback, overhead wires.
42	Buckthorn	Rhamnus cathartica	6	3	4		Dieback, overhead wires.
43	Mulberry	Morus alba	7	3	3		Dieback, overhead wires.
44	Buckthorn	Rhamnus cathartica	6	3	4		Dieback, overhead wires.

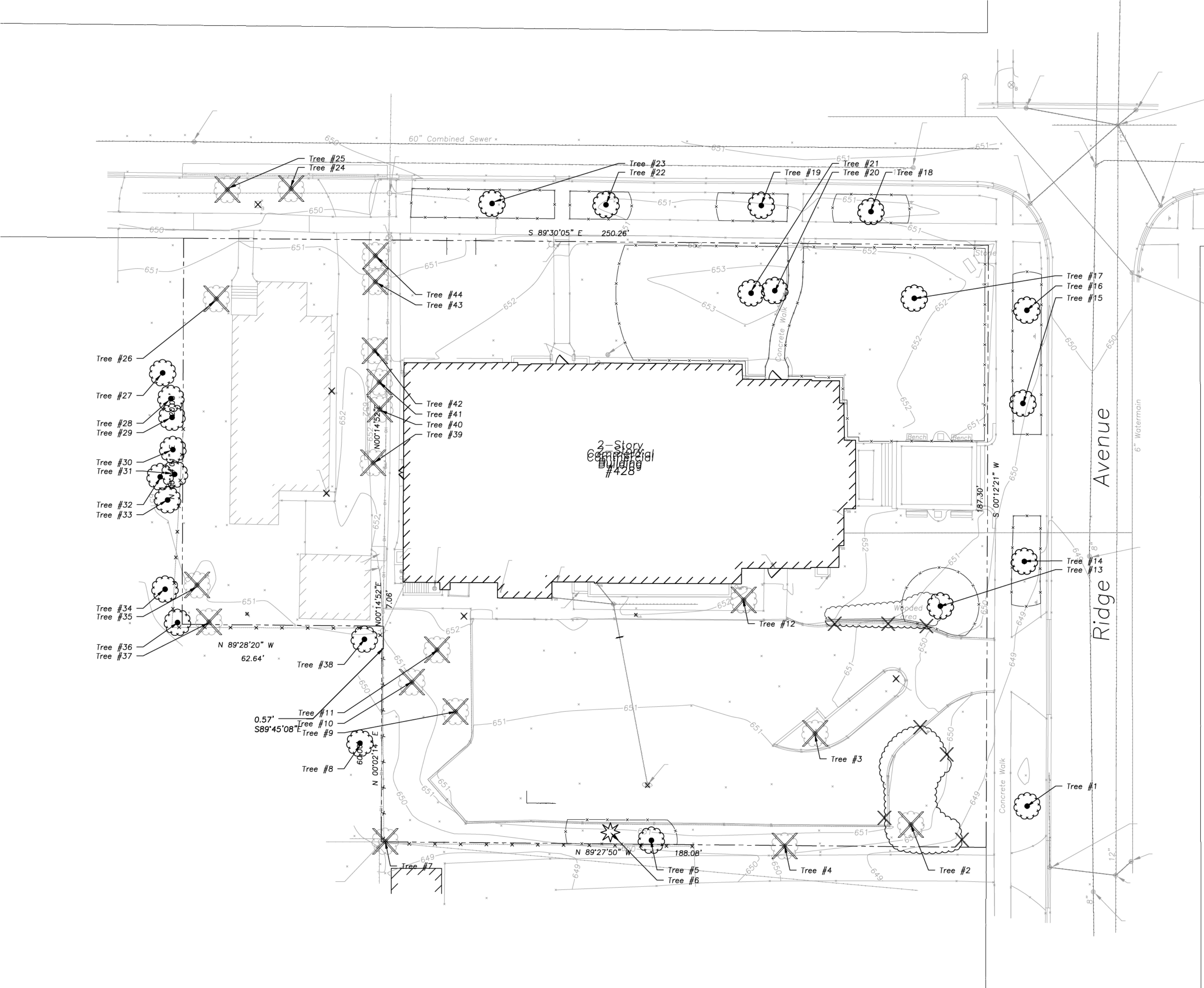
Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:

- 1 - Excellent
- 2 - Very Good
- 3 - Good
- 4 - Below Average
- 5 - Poor
- 6 - Dead

Tree Form. A visual assessment and rating of the form of the tree, as follows:

- 1 - Excellent
- 2 - Very Good
- 3 - Good
- 4 - Below Average
- 5 - Poor
- 6 - Dead

Prepared by: David Coulter, Osage Inc.
ISA Certified Arborist #L-0094 (Exp. 12/31/25)



EXISTING TREE LEGEND

- EX TREE - TO BE REMOVED
- EX TREE - TO BE PRESERVED
- PRESERVATION FENCE

TREE PRESERVATION NOTES

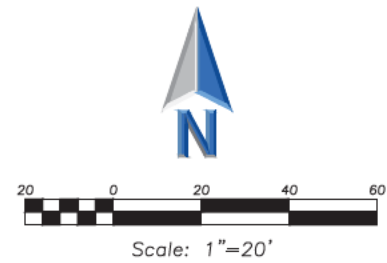
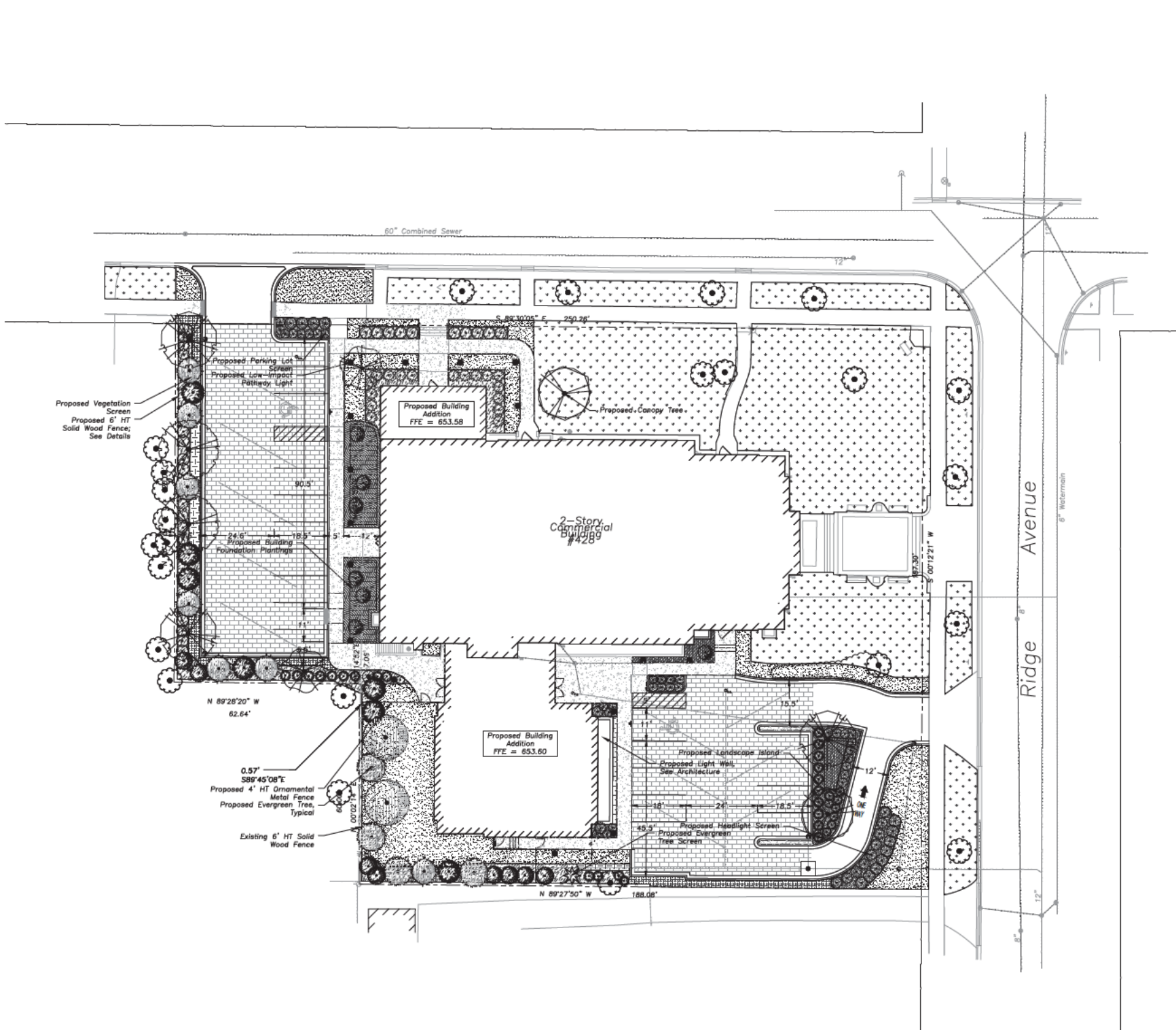
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF THE PERCEIVED CANOPY DRIP LINE OR MINIMUM 8.5' FROM THE TRUNK, WHICHEVER IS GREATER.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
- EXISTING TREE STUMPS TO BE GROUND UP AND REMOVED.

TREE REMOVALS

- GOOD FORESTRY PRACTICE : 12 TREES
- CONSTRUCTION LOGISTICS : 7 TREES
 - 3 1:1
 - 4 PROTECTED (39" REPLACEMENT)

PROPOSED TREE REPLACEMENTS

- CONSTRUCTION LOGISTICS (STANDARD) : 3 EVERGREEN TREES
- CONSTRUCTION LOGISTICS (PROTECTED) : 7 CANOPY TREES (3" CAL.)
18 EVERGREEN TREES (3" CAL.)
2 UNDERSTORY TREES (3" CAL.)



FENCE KEY

- X — X — X — EX FENCE — TO REMAIN
- X — X — X — PROPOSED WOOD CEDAR FENCE
SEE DETAILS
- — — — — PROPOSED ORNAMENTAL METAL FENCE

TREE + SHRUB SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES					
	CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	B & B	3" CAL.	3
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	3" CAL.	2
	ULM REG	ULMUS X 'REGAL' / REGAL ELM	B & B	3" CAL.	2
EVERGREEN TREES					
	PIC DEN	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	B & B	8" HT.	2
	PIN SWI	PINUS CEMBRA 'GLAUCA' / BLUE SWISS STONE PINE	B & B	8" HT.	4
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	8" HT.	7
	THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	8" HT.	7
SMALL EVERGREEN TREES					
	THU SUN	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	6" HT.	8
PROPOSED UNDERSTORY TREES					
	CAR AME	CARPINUS CAROLINIANA / AMERICAN HORNBEE	B & B	3" CAL.	2
DECIDUOUS SHRUBS					
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	24
	RHU BAL	RHUS TYPHINA 'BAILTIGER' / TIGER EYES® STAGHORN SUMAC	B & B	36" HT.	7
	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	18" HT.	10
EVERGREEN SHRUBS					
	JUN HOR	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	B & B	18" HT.	6
	PIC NID	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	B & B	18" HT.	20
	PIN MOP	PINUS MUGO 'MOPS' / MOPS MUGO PINE	B & B	30" HT.	2
	TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	24
	TAX TAU	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	B & B	30" HT.	34
BROADLEAF EVERGREEN					
	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKERRY HOLLY	B & B	30" HT.	10

PERENNIAL PLANT MIX + MATERIAL SCHEDULE

PERENNIAL MIX A		198 SF
ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION		28
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		10
CALAMINtha NEPETA / LESSER CALAMINT		18
SPOROBOULUS HETEROLEPIS / PRAIRIE DROPSIDE		37
PERENNIAL MIX B		885 SF
CAREX SPRENGELII / SPRENGEL'S SEDGE		144
GERANIUM X 'ORION' / ORION GERANIUM		228
NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT		42
PERENNIAL MIX C		686 SF
CAREX BROMOIDES / BROME-LIKE SEDGE		254
HOSTA X 'HALCYON' / HALCYON HOSTA		63
BUILD MIX		523 SF
HYACINTHUS ORIENTALIS 'BLUE JACKET' / BLUE JACKET HYACINTH		489
NARCISSUS CYCLAMINEUS 'FEBRUARY GOLD' / FEBRUARY GOLD DAFFODIL		326
PROPOSED TURF GRASS		3,364 SF
HARDWOOD MULCH		3,088 SF
EXISTING TURF GRASS		10,711 SF
PROPOSED PERMEABLE PAVER		7,932 SF
- Unilock Eco-Priora 5"x10" paver		
- Color: River		
- See Engineering for Details		

GENERAL NOTES

- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
- COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
- PROTECT EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS AND PLANTINGS, TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE WORK. IF ANY DAMAGE OCCURS, REPAIR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST.
- COORDINATE WITH ALL OTHER TRADES.

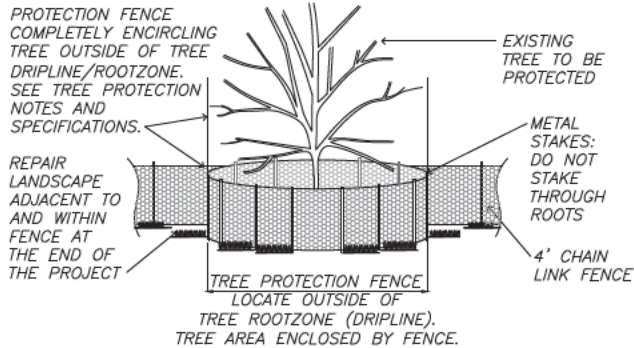
LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
- PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
 - TURF PLANTING - 6".
 - PERENNIAL / ORNAMENTAL GRASS PLANTING - 12".
 - ORNAMENTAL TREE & SHRUB PLANTING - 18".
 - PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES - 36".
- OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURRING NATIVE SOIL MATERIAL MEETING PERCOLATION REQUIREMENTS, FREE OF GREY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS, BACKFILL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A MINIMUM 3" DEPTH. WOODY PLANTS WITH A SHREDDED BARK MATERIAL AND PERENNIAL PLANTINGS WITH SOIL AMENDMENT.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS. SEE LANDSCAPE DETAILS.

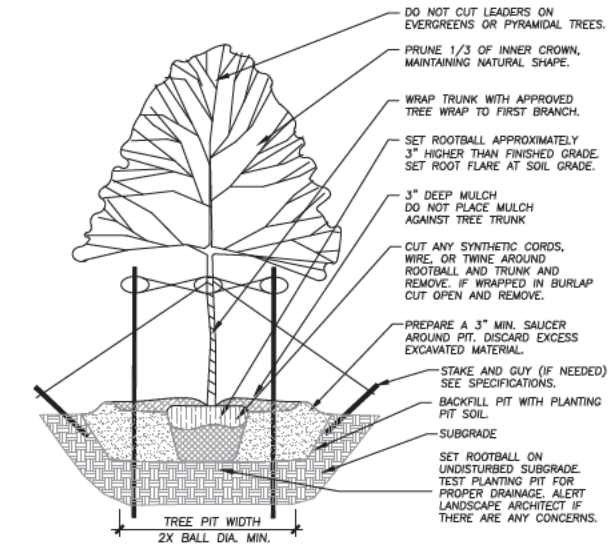
No.	Date	Description

- NOTES:
1. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION ACTIVITIES.
 2. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
 3. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
 4. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
 5. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
 6. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS AND DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
 7. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.

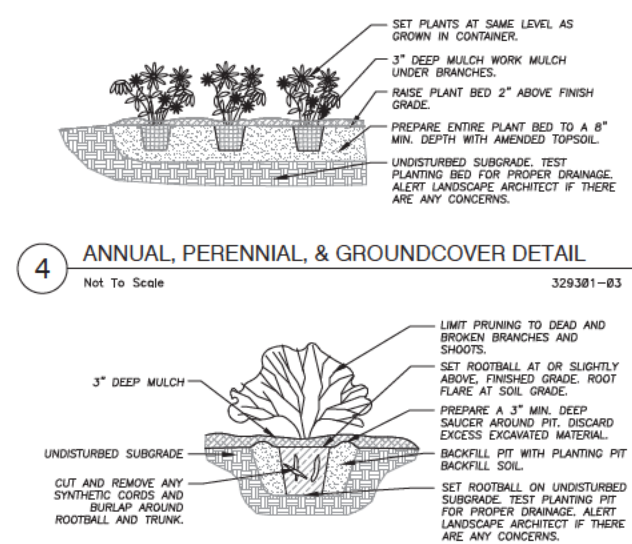
1 TREE PROTECTION DETAIL
NTS



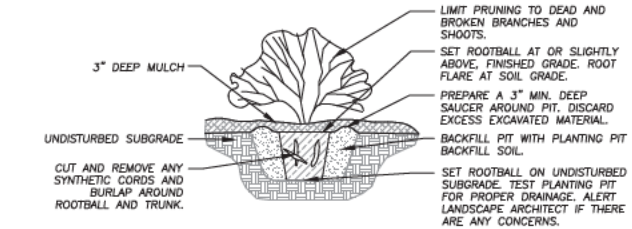
2 TREE PLANTING DETAIL
Not To Scale



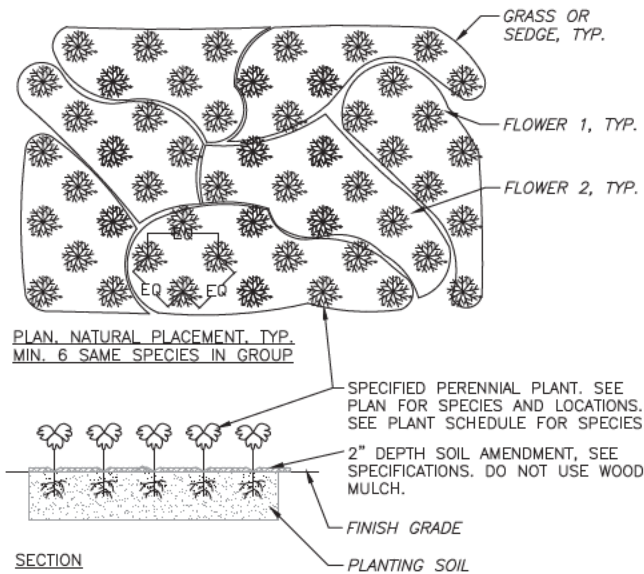
4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale



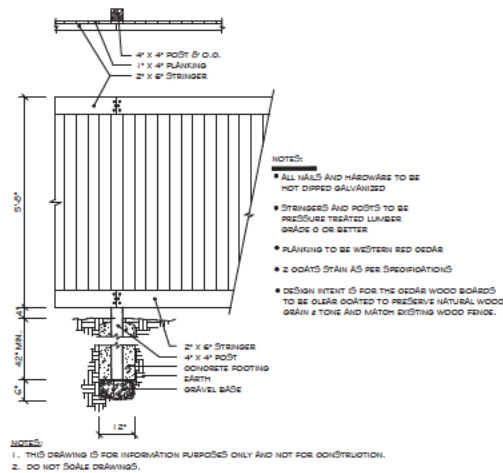
3 SHRUB PLANTING DETAIL
Not To Scale



- NOTES:
1. DO NOT DAMAGE EXISTING PLANT ROOTS WHEN EXCAVATING PLANTING HOLES.
 2. PLACE PLANTS IN A NATURAL MANNER SIMILAR TO THE DETAIL PLAN SHOWN AND APPROVED BY OWNER IN THE FIELD.
 3. PRUNE DEAD STALKS AND REMOVE ANY DEAD LEAVES.
 4. REMOVE ALL POTS PRIOR TO PLANTING. BY HAND, REMOVE POT BOUND AND ENCIRCLING ROOTS.
 5. PLACE PLANTS SO THAT FINISH GRADE IS FLUSH WITH SOIL POT HEIGHT. LEAVE SPACE BETWEEN PLANT STALKS AND SOIL AMENDMENT.
 6. MAINTAIN PROPER PLANTING HEIGHT THROUGHOUT WARRANTY PERIOD.
 7. MAINTAIN A WEED-FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD.



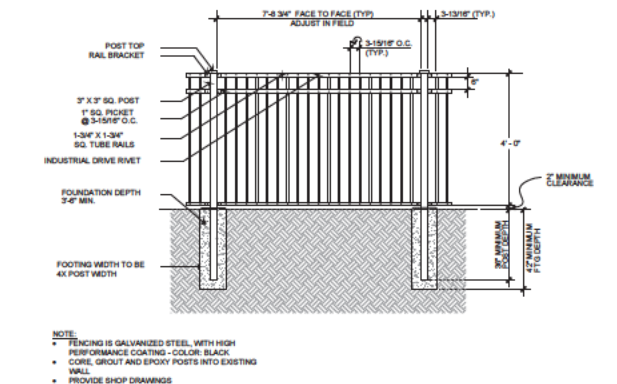
5 PERENNIAL PLANT MIX : LAYOUT
1/4" = 1'-0"



7 6' SOLID WOOD FENCE
NOT TO SCALE

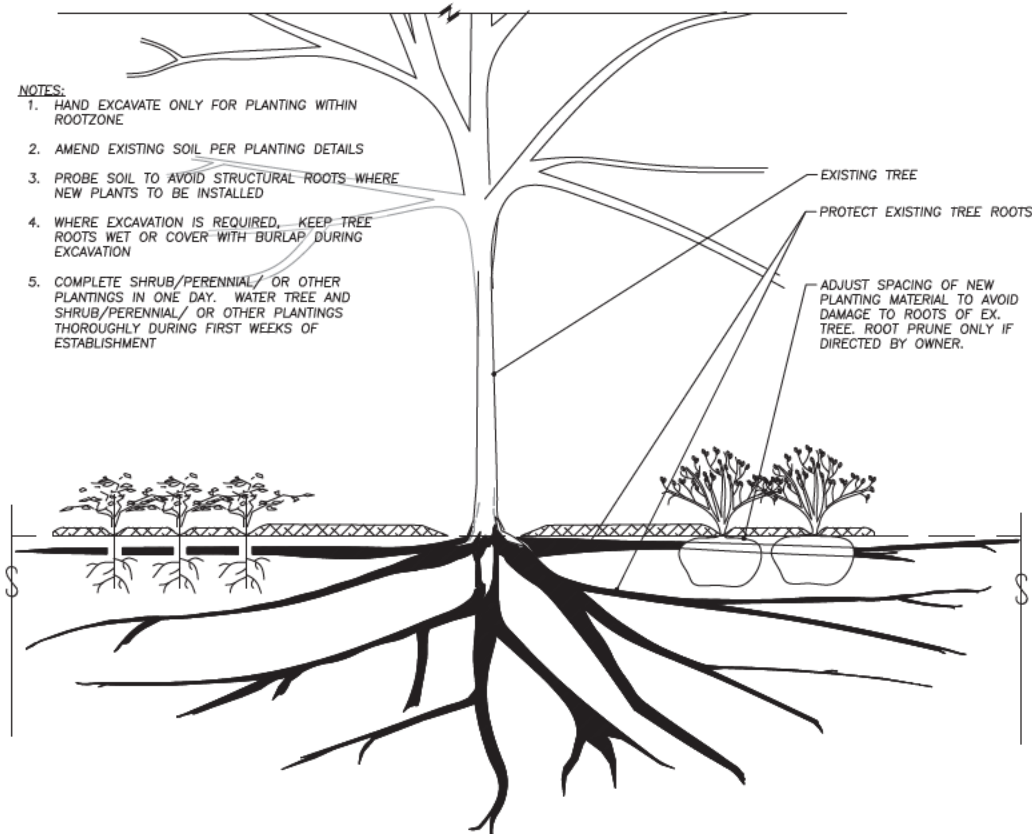
323129.23-02

8 4' ORNAMENTAL METAL FENCE
Not To Scale



323119-45

6 PLANTING WITHIN ROOTZONE OF EXISTING TREE
NOT TO SCALE



329383-12



143 COMMERCE DRIVE, SUITE A
GRAYBLAKE, ILLINOIS 60080
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-008220
EXPIRES: 04/30/2025

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description

DESIGN BY: JJA
APPROVED BY: CK
DATE: 05/22/2024

Sheet Title:
LANDSCAPE
DETAILS

Sheet No:
L200

Upper level setbacks, which create continuous open terraces, are not allowed on the primary facades. Small setbacks (such as 10'-0" maximum), no greater than one bay width (maximum 20'-0") with a continuous roof eave line, will be considered on upper floors only. The ratio of upper level setbacks must be considered with regard to the building's proportions and scale. No continuous upper level setbacks or corner setbacks will be considered.

Roof gables should be in the same plane as the primary building facade except for the 6"-12" projections allowed under Section VI.c, Articulation. Roof eaves should meet and project beyond the primary facade to create horizontal rhythm. (See figure 20) Buildings located on corner sites should hold the property line or "streetwall" at the intersections of both thoroughfares. Slightly rounded or angled building corners at intersections are acceptable to enhance the pedestrian flow and visibility.

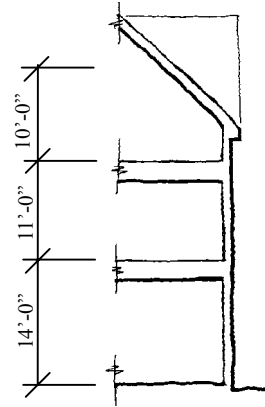


Figure 20

Institutional: Institutional buildings are located throughout the village in various zoning districts and are most often freestanding structures. They frequently function as a transitional element between zoning districts. If an institutional building is located within a commercial district, the mass of the building is encouraged to break from the "streetwall", creating open public space, establishing the hierarchy of the building within its context and creating both a focal point and a visual relief within the commercial district. Additions to existing institutional structures should respect the established setbacks of the original building and should be sensitive to the context of the surrounding zoning area, particularly residential neighborhoods.

Multiple-family Residential: Multiple-family residential buildings are generally located along Green Bay Road, creating a transition between a commercial thoroughfare and single-family residential zones. The B-1 and B-2 multiple-family residential zoning districts call for a 25'-0" front yard setback whereas multiple-family buildings within the C-1 and C-2 zones require a 1'-0" to 3'-0" setback. New multiple-family developments occurring at the edge of the C-1 and C-2 districts should have a front yard setback of 1'-0" to 6'-0" to create a transition between the commercial and residential districts. The primary facade should be located on the main thoroughfare for all zoning districts.

- b. Height:** Existing building heights in the commercial districts vary between single-story commercial buildings to 3-story mixed-use and institutional structures.

Commercial and Mixed Use: The existing building heights are consistent at 2-3 stories within the heart of the commercial district. Buildings of this height are appropriately located within dense pedestrian districts and along Green Bay Road whereas buildings of 1 and 2 stories function well as transitions to single-family residential areas. Single-story buildings are appropriately located along the automobile-oriented south end of Green Bay Road at Indian Hill. Based on existing building heights, new buildings or building additions should have transitional elements or bays such that the new building height will not vary more than $\frac{1}{2}$ story lower than the immediate adjacent buildings while complying with the requirements of the zoning ordinance. (See figure 21) The current zoning restricts all building heights to $2\frac{1}{2}$ stories within the B and C zoning districts.



Figure 21

Institutional: The height of institutional buildings will vary depending on the use and location of the structure. Institutional buildings located within the commercial zoning districts (C-1 and C-2) are typically more monumental in scale and massing, and the minimum height to the eave line or parapet should not be less than 30% of the length of the primary facade or 25 feet, whichever is greater. The maximum height must conform to the existing zoning requirements. The height of institutional buildings located in the multiple-family (B-1 and B-2) or single family (R-1 through R-5) zones should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions to existing facilities should respect the existing heights and not differ from the established eave line by more than $\frac{1}{2}$ story. Additions and alterations should be sensitive to the context of the surrounding zoning area.

Multiple-family Residential: Many of the older multiple-family residential buildings are built to the outdated zoning standard height of four stories, whereas the height of recent and new multiple-family developments is limited to 35 feet and $2\frac{1}{2}$ stories.

- c. **Roof Forms:** Roof forms contribute to the massing, scale and proportions of all buildings. Manipulation of the form can help distinguish between residential, commercial and institutional structures. Sloped roof systems, while containing the commercial $\frac{1}{2}$ story defined by the zoning ordinance, should have eave lines that extend to the perimeter of the building eliminating upper story setbacks at the primary elevation. The continuous length of any roof on a primary facade should be limited to

20'0", without a break in plane using dormers, gables or hip roofs. These should be designed in conjunction with the Vertical Rhythm, Section VIb.

Commercial and Mixed Use, Multiple-family Residential: The predominant roof form within the districts is a pitched shingle roof with cross gables, projecting eave line and brackets reflecting the structural bay rhythm of the building. Variations of the gable and roof pitch contribute to the general breakdown of the building mass and contribute to the steady streetwall rhythm. No roof pitch is to be greater than 60 degrees (21:12) or less than 35 degrees (8:12). (See figures 22 & 23)

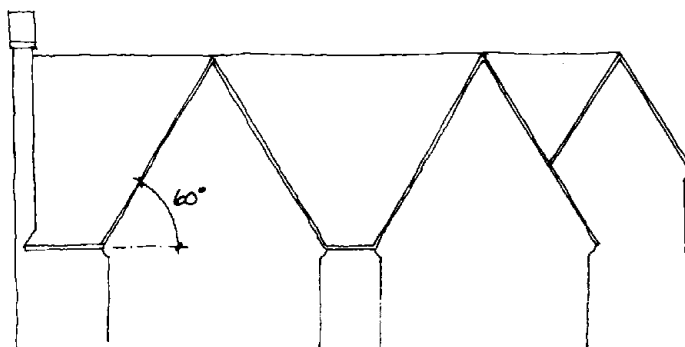


Figure 22

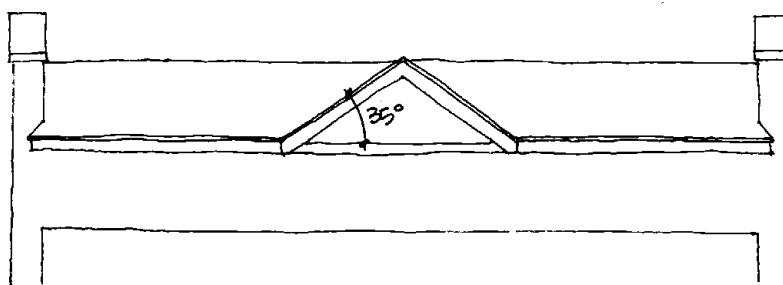


Figure 23

Institutional: The roofs of the institutional buildings should have shallower sloped roofs than the commercial structures and be composed of basic gable, hipped or flat roofs. The pitch of sloped roof systems should range between 25 degrees (6:12) and 45 degrees (12:12). Contextual sloped and gabled roofs are preferred. Flat roof systems must be concealed from view by a decorative parapet. The roof structures should not break up the mass of the structure, but emphasize overall volume through a uniform ridge, eave or parapet line. A cross or open gable can be introduced to provide hierarchy to the facade and identify the entry or wings. Additions to institutional structures should respect the existing roof form and slope, however, the height of the ridge, eave and parapet line can vary per the height restrictions outlined in Section V.b. (See figures 24 & 25)



Figure 26

Institutional: Institutional structures such as civic buildings and churches convey hierarchy through larger massing, scale and proportion. The base of the building should be articulated separately from the upper floors to give the building weight and an appearance of solidity, reliability and endurance. The height of the first floor should be a minimum 20% greater than the height of the upper floors. To add to the formality of an institutional structure, an elevated first floor should be considered while complying with Federal and State ADA requirements (refer to Section VII.f). Additions to existing structures should respect the existing horizontal rhythms in order to maintain and enhance the original scale and proportion of the structure.

- b. Vertical Rhythms:** The breakdown of the building facades into vertical bays creates a sense of progression and scale to the streetwall as well as individual buildings. Vertical rhythms break down the length of a building while unifying the floors from grade to eave. Fenestration patterns will emphasize the vertical rhythms, see Section VI.d.

Commercial, Mixed Use, Multi Family Residential: Facades are to be articulated to express a vertical rhythm that is directly related to the structural columns and bays. Structural bays should not exceed 20 feet in width.

Structural elements and bays should be architecturally articulated on the facade to add interest, scale, proportion and detail. Structural bays should be recessed and/or projected approximately 6"– 12" to provide a variety of changes of plane, interest in light and shadow and to establish a hierarchy with the architectural elements. Some variation of facade materials from bay to bay is encouraged. No building facade that faces a street or pedestrian open space may have a blank uninterrupted length greater than 20 feet.

Institutional: The scale and proportion of institutional buildings should be appropriate to the function and use of the building. The scale of prominent civic buildings such as a village hall or central library would differ from a recreation

center. The facades of prominent civic buildings are to be articulated so as to distinguish them from their context. Emphasis of the vertical rhythms and structural bays should be minimized to provide a larger building mass to establish the hierarchy of the building. Vertical rhythms should reinforce the importance of the structure with 1 to 10 foot projections restricted to larger building masses that span 40-60 feet. The large-scale change in mass will establish hierarchy within the building facade. (See figure 27) Educational, recreational and public works facilities located near or adjacent to a residential district, should provide a contextual design sensitive to the neighborhood.

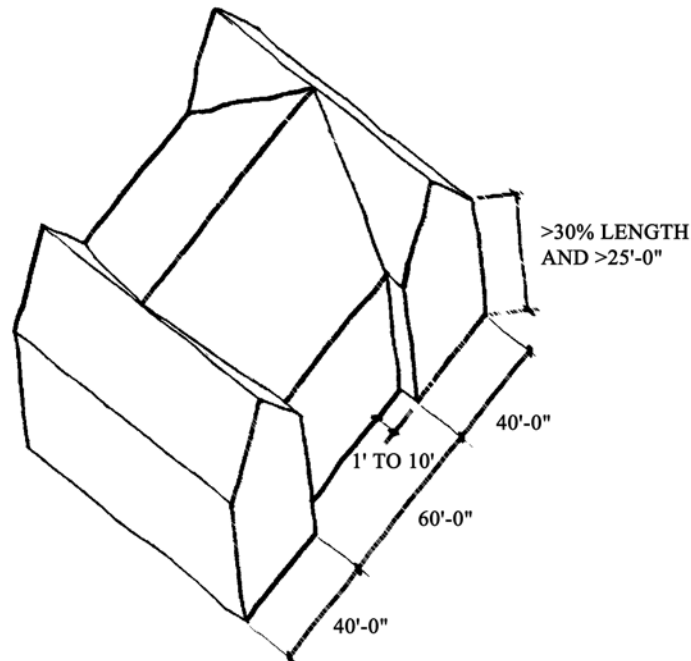


Figure 27

- c. **Facade Articulation:** Articulation is achieved through the combination of materials, introduction of detailing and changes in plane of the facade.

Commercial, Mixed Use and Multiple-Family Residential: Facade elements should be recessed and/or projected to provide a variety of changes of plane, interest in light and shadow and to establish a hierarchy with the architectural elements. Building facades are to be proportioned to respect human scale and the existing prevalent scale of the Village's architecture. No building facade that faces a street or pedestrian open space should have a blank uninterrupted length of wall greater than 20 feet. In addition, the proportion of the fenestration should comply with Section VI.d.

Commercial and Mixed Use: Ground floor /storefronts that face public streets, adjacent development or pedestrian open space should be subdivided using fenestration along no less than 60% of the facade.

Institutional: Since most institutional buildings are freestanding and larger in scale, the fenestration pattern does not vary much between the primary and secondary facades. To provide a desired proportion of fenestration and to promote an appearance of solidity:

Ground floor façade: Windows or doors should interrupt 25% but not more the 50% of the wall area. Uninterrupted wall area should not extend for more than 20 feet without the introduction of blind niches or windows. Note: Percentage is based on the total facade square footage, which is calculated from the top of the first or ground floor to the top of second floor. (See figure 31)



Figure 31

Upper floor facades: At least 20% but not more the 50% of the upper floor's wall area should be interrupted by windows. Uninterrupted wall area should not extend for more than 20 feet. Note: Percentage is based on the total facade square footage, which is calculated from the top of second floor to the underside of roof eave. (See figure 31)

Multiple-family Residential: In order to provide a desired proportion of fenestration the following guidelines should be met:

Ground and upper floor facades: At least 35% but no more the 60% of the façade should be windows or doors.

- e. **Hierarchy:** The prioritization of certain building masses, components or elements over others.

Commercial and Mixed Use: The hierarchy of public over private spaces should be conveyed by the facade. Public or retail spaces should be open and inviting through the introduction of storefronts with doors integral to the system. Private or office/residential spaces should have a separate entrance articulated independently from the storefront. (See figure 32)

Institutional: The primary facade should have a distinct public main entrance.

Multiple-family Residential: Multiple-family residences should have a distinct and articulated common entrance on the main facade(s). Town homes should have individually articulated entrances.



Figure 32

VII. Articulation

- a. Entries:** Proportion, scale, location and details should be used to differentiate public entrances from private or semi-private entrances at all uses.

1. Hierarchy

Commercial, Mixed Use and Institutional: The identity of the public entrance should be evident from the public way and differentiated from the semi-public and private entrances. Public entries should have a large-scale approach and be open and inviting whereas semi-public and private entries are integral to the adjacent building facade and more opaque.

Multiple-family Residential: Proportion, scale, location and details should be used to differentiate common entrances from private entrances.

2. Location

Commercial and Mixed Use: Public entrances should be located along the main thoroughfares and at corners. Private or semi-private entrances should be located either to the side of a single bay building or centrally for a multiple bay building.

Institutional: Public entrances, both main and secondary, should be located in a central location on the main facade or along major access routes or vistas. Services entrances should be remotely located from the open public space and not visible from the main public approach.

Multiple-Family Residential: Common entries will be oriented toward the main street or thoroughfare. Garage entrances should be oriented toward a secondary street, alley or away from the pedestrian way.

3. Detail

Commercial and Mixed Use: Typically, private or semi-private entrances should have a predominately solid door and be set in a masonry opening nearly flush to the building facade whereas the public or storefront doorway should be recessed and have an awning so as to provide protection from the elements for shoppers. Building entrances can be further defined by using subtle streetscape improvements such as pavers. Residential entrances should be clearly identified and dignified.

Institutional: Generally the public entrances are detailed to stand out on a facade through the use of articulation and location. In order to be open and inviting, public entrances should incorporate larger expanses of glass than secondary entrances.

b. Window and Door Fenestration:

Commercial, Mixed Use, Institutional and Multiple-family Residential: Punched single or ganged windows are required at upper floors but not allowed at street level on primary facades in commercial buildings. A combination of ganged and single units within the punched opening is encouraged to provide hierarchy to the facade. It is encouraged that the sill height of upper level windows align with adjacent buildings but should not be higher than 30" above finish floor elevation. See Section VI.d. Mullion and muntin divisions are required to maintain the scale of the districts and reduce large expanses of glass at the upper floors. (See figure 33) Strip windows are not allowed.



Figure 33

Commercial and Mixed Use: Storefront windows are required in commercial buildings on the primary facade at street level. Storefront windowsill heights cannot exceed 18". Secondary facades are encouraged to provide punched display windows to define the hierarchy of the primary facade over the secondary. (See figure 34)



Figure 34

Colors: Awning and banner colors must take into account the color selection of the surrounding materials, buildings, signs, awnings, and image of the retailer/user and district. All awnings located on the same building must be the same color. Colors should enhance and compliment the building and are restricted to earthtones and primary and secondary colors. Final color selection is contingent on approval by the Design Review Board and compliance with the Village awning ordinance.

Banners should be considered as identification of commercial districts. Banners may be location, event, holiday or sponsor specific and can create a unifying thread between the independent districts. Banners are to be mounted on existing poles by fixed brackets and hardware. The Design Review Board must approve the final design.

All new or replacement Awnings and Banners must comply with Village Ordinances and the Design Guidelines.

f. ADA Compliance:

Federal and State regulations require all public spaces to be accessible. Accessibility alterations shall allow access from either the primary or the secondary facade; additions of elevators or ramps should be designed as an integral element of the building.

Entrances: Commercial and mixed-use facilities should provide first floor access from the primary or secondary facade.

Elevators: Where possible, elevators should be incorporated into the existing building envelope. If physically impossible, the elevator and stair core can be located on the exterior of the building but should be located so as not visible from the main public way.

Ramps: Where required, the slope of the ramp should be as gradual as possible to eliminate the need for handrails. Although a 1:12 slope is permitted, 1:20 is encouraged. A ramp should be an integral design element, reflecting the design of the building it serves and surrounding site. This can be accomplished by concealing the ramp behind a low screen wall.

g. Mechanical Equipment

1. Location

Mechanical Equipment must not be visible from pedestrian view. Roof top equipment should be located either in the center of the roof or in one corner away from the street elevation so as not to be visible from the primary or secondary approach.

2. Screening

For at-grade equipment screening, see Sections IX.a (p.26), X.c.9 (p. 33), and XI.d.5 (p.57).

Mechanical equipment located at grade should be screened from view with a fence or wall that is constructed of the same materials as the adjacent building. Rooftop equipment that cannot be located out of view should be screened by walls constructed of materials sympathetic to those of the primary facade.

VIII. Materials

Building materials throughout the districts consist primarily of masonry and stucco. The existing buildings currently have a good palette of colors, textures and material mixes from which new materials should be selected. The masonry palette consists of wirecut, smooth and textured modular brick and rough-face and dressed limestone veneer. Rough-faced limestone should be limited to accent or base pieces only. The brick color palette should be restricted to those present in the district but can vary in color from reds to yellows and have varying levels of iron spotting. Pink or orange brick is not allowed.

English Tudor buildings obtain some of their character from the mix of materials used in the upper floors. Creative use of material combinations is encouraged to break up the massing. The number of facade colors should be minimized to maintain unified districts – white and cream stucco with reds and browns, emphasizing earth tones and eliminating saturated colors.

Commercial and Mixed Use: Acceptable materials include modular brick, rough-faced or dressed limestone and exterior grade stucco with wood trim. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Institutional: Institutional buildings are encouraged to have monochromatic material selection such as modular brick, or rough-faced or dressed stone. Wood, aluminum or vinyl siding, metals, rough/random lannon stone, concrete block (split-face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher on secondary facades only and the finish and articulation are acceptable. The finish of the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Multiple-Family Residential: Acceptable material for multiple-family structures includes modular brick, limited areas of dressed limestone, and exterior grade stucco with wood trim. Wood siding is allowed on secondary facades on upper floors only. Aluminum or vinyl siding, metals, rough/ random lannon stone, concrete block (split face or smooth) and glassblock are not acceptable materials. EIFS may be allowed if the location is limited to the second floor facades or higher and the finish and articulation are acceptable. The finish of

the EIFS must resemble exterior grade stucco of the historic English Tudor buildings in the Village.

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Limestone (Limited to partial first floor only. Limestone is to be integrated with brick for multiple-family residential) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade stucco with wood trim (See figure 45)
Wood siding (Multi family Residential only)



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

Modular face brick (See figure 43)
Modular common brick
Dressed limestone (Limited to first floor only) (See figure 44)
Cast stone, which clearly simulates stone, is limited to accent pieces such as belt courses, sills and shoes. (Split face or rusticated are not permitted.)
Exterior grade Stucco with wood trim (See figure 45)
EIFS (upper floors only, troweled texture to resemble stucco) (See figure 46)



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional.

Clay Tiles (See figure 47)
Cement Tiles and Shingles
Ceramic Tiles that simulate natural materials.



Figure 45

Architectural Series of Asphalt Shingles
(3 ply) (See figure 49)
Wood Shingles (Fire treated)
Slate (See figure 48)
Real Copper (No other metal roofs are
allowed)



Figure 46

Institutional only

Flat roofs must be hidden by parapet
on primary / secondary facades.

Commercial and Multiple- Family

Flat roof must not be visible from
street, pedestrian, or open spaces.

d. Door and Window Materials:

Commercial, Mixed Use, Institutional,
Multiple- Family Residential: Entry
doors should be wood or aluminum
stile and rail with varying degrees of
glass. Public entry doors should be
fully glazed whereas private and semi-
private entries should be primarily
solid panel doors. Storefront window
units should be either paneled
aluminum or brass. Many original
storefronts, some with transom
windows, remain in the districts.
Efforts should be taken to
repair and renovate these systems
where feasible. Window frames should
be wood, steel or aluminum. Vinyl
windows are not acceptable. Muntin
divisions should be real divided glass
or simulated with spacer bars. Snap-in
muntins are not acceptable. Color
selection should be sympathetic with
the overall building color palette and
take into account the adjacent building
materials within the structure,
immediately adjacent structures,
structures within the same block and
structures across the street.

Entry door hardware is to be exterior grade with weather-resistant finish. Hardware
design and finish is to be appropriate with facade articulation, color palette and
district character. Glazing should be clear glass without tint or film.



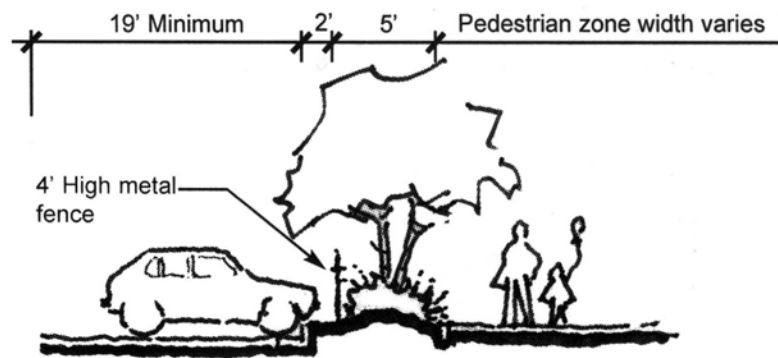
Figure 47



Figure 48



Figure 49



*Parking Cross-section with Streetscape
Figure 69*

Where possible expanses of on-street parking should be softened by landscape islands or bump outs at the corners. (See On-street Public Parking Landscaping, Page 56, and Special Pedestrian Zone/Streetscape Conditions, Pages 40-42.)

5. Parking Lot Signs: All parking areas within the Village, both public and private, should contain appropriate and adequate directional and regulatory signs in an uncluttered, clear and concise manner and as deemed permissible by Village code. (See Figure 65d)

Village-owned surface, deck, and on-street parking should be consistent with the Village's signs and wayfinding system. Clear low-maintenance signs should be developed as shown in Figure 65d indicating direction and restrictions related to public parking areas.

Individual businesses should identify their property address and establishment name with a clear, concise sign program located adjacent to the service/loading areas.

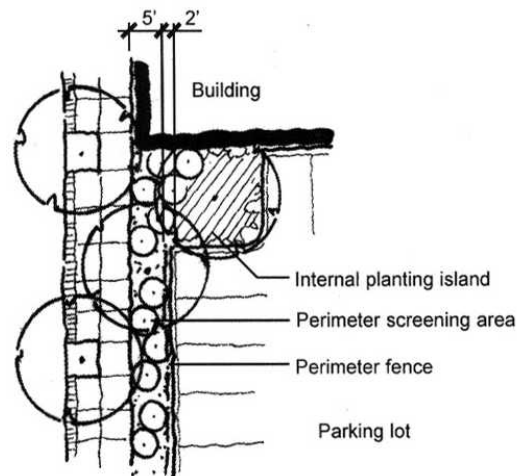
Lighting for all signs shall be at the discretion of the design review board. Alley service areas should be lit to minimize impact on residential apartments above storefront, yet provide a safe, secure environment.

See Village Signage Section, Page 62, for additional standards.

- d. **Vehicular Zone Landscape.** Vehicular parking areas require landscaping to minimize their **visual** and physical impacts upon the surrounding streetscape. The following are guidelines for off-street parking perimeter screening, off-street parking internal planting, on street parking planting, and parking structure landscaping. Irrigation and appropriate under-drainage are recommended for all landscaped areas.

1. Off-street Parking Perimeter Screening: A perimeter landscape area should be provided along all off-street parking areas on sides adjacent to public street/pedestrian zones and adjacent to transitional commercial or residential uses. (See Figures 70a and

70b) The goal of the buffer zone is to lessen the visual impact of parked cars and parking areas on the area streetscape and surrounding uses.



*Parking lot/Vehicular Use Area Perimeter Screening Treatment
Figure 70a*



*Typical surface parking lot with ample perimeter landscape screening
Figure 70b*

The minimum width of this landscape area should be 5 feet. An additional 24 inches of width is required where vehicular overhangs occur. The 24-inch wide overhang area should be of hardy plant material, solid permanent mulch or decorative paving. (See Figure 69)

Deciduous shade trees should be planted one per every 40 linear feet of frontage along the street. A continuous hedge planting should help block pedestrians' view into the parking lot. Clumps of ornamental trees may also be planted in lieu of or in coordination with shade trees for visual interest and screening. Perennials, grasses and groundcover under plantings should be incorporated to add additional seasonal color and appeal.

- *Shade Trees.* One shade tree at a 4-inch caliper minimum should be planted per 40 linear feet of the required perimeter screen area.
- *Shrubs/ Hedges.* Continuous evergreen or deciduous hedges/shrubs should be installed at a 30-inch minimum height and maintained at a continuous 42 to 48-inch height.
- *Ornamental Trees.* Ornamental trees should be single or multi-stemmed at 8 to 10 feet in height or 2½ to 3 inch caliper, spaced in natural or formally designed groupings relative to the overall site plan.
- *Perennials/Ornamental Grasses/Groundcovers.* Perennials, ornamental grasses and groundcovers should be planted in front of shrubs and trees along the public street frontage or in the overhang area. Perennials/grasses should be installed in 1-gallon pots. Groundcovers should be planted from quart containers.

All landscape perimeter buffer areas should be fully irrigated and drained. Decorative metal fencing measuring (4) four feet in height is also encouraged along public rights-of-way or street frontages when feasible to provide both a physical and visual barrier into the parking lot. In tight areas where the desired landscape buffer zone minimum widths cannot be feasibly met through careful site design, coordinated Village decorative metal fencing (See Figure 71a) or a solid masonry screen wall may be substituted at a height of no more than 4 feet. (See Figure 71b)

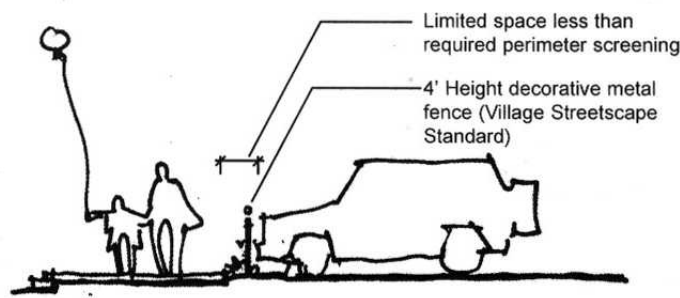
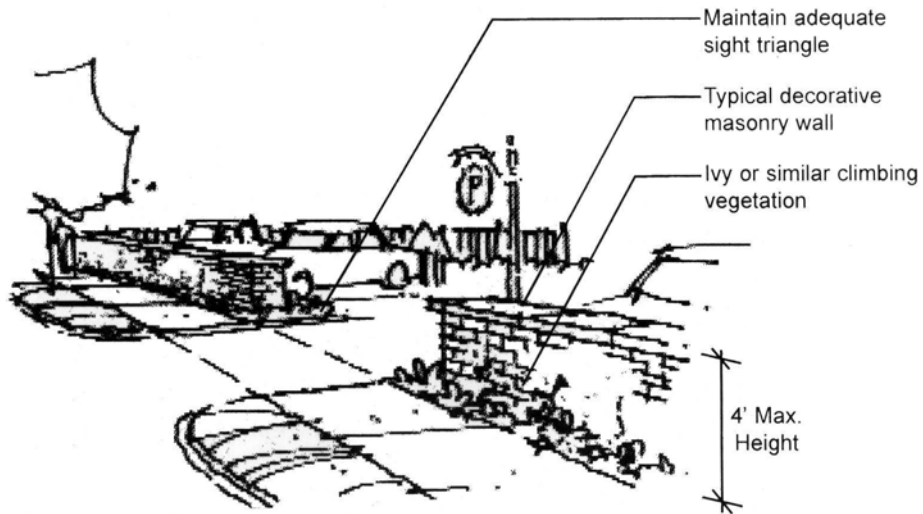


Figure 71a



Typical perimeter screening treatments for vehicular use areas with space constraints
Figure 71b

Where parking areas abut residential properties, a 6-8 foot solid screen fence or wall should be constructed. Appropriate materials include cedar, masonry (brick, stone, stucco) or evergreen plant material. The screen element should complement adjacent buildings and reflect the surrounding character.

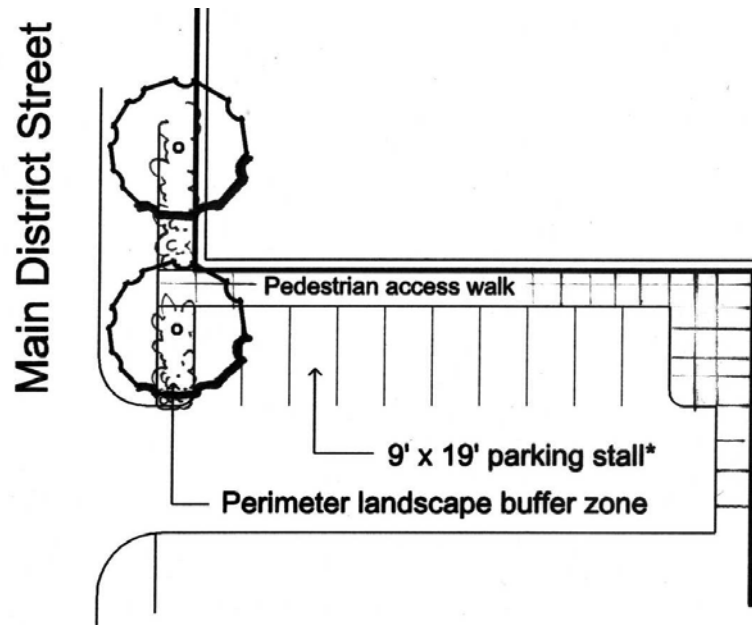
2. Off-Street Parking Internal Landscape Standards: In order to reduce the visual impact of surface parking on the streetscape, internal parking lot landscape guidelines should be employed. Landscape within the parking areas enhances the district character by:

- increasing “green space to pavement” ratio
- reducing storm water runoff
- creating shade and reducing the “heat island” effect
- softening the appearance for adjacent uses
- integrating the continuous streetscape character

Recognizing that some current and future parking lots may only contain nine or fewer parking spaces, these guidelines address the need for internal landscape plantings for paved vehicular use or parking areas larger than 3,000 square feet or approximately 10 parking spaces. These internal standards should be integrated and applied in addition to the perimeter parking lot landscape buffer zones.

For vehicular use/parking areas:

- 3,000 SF or less = no internal landscaping necessary (See Figure 72)
 - 3,000 SF to 30,000 SF = 5% landscaped area of total parking area (See Figure 73)
 - 30,000 SF or more = 7.5% landscaped area of total parking area (See Figures 74a and 74b)
- SF = square feet

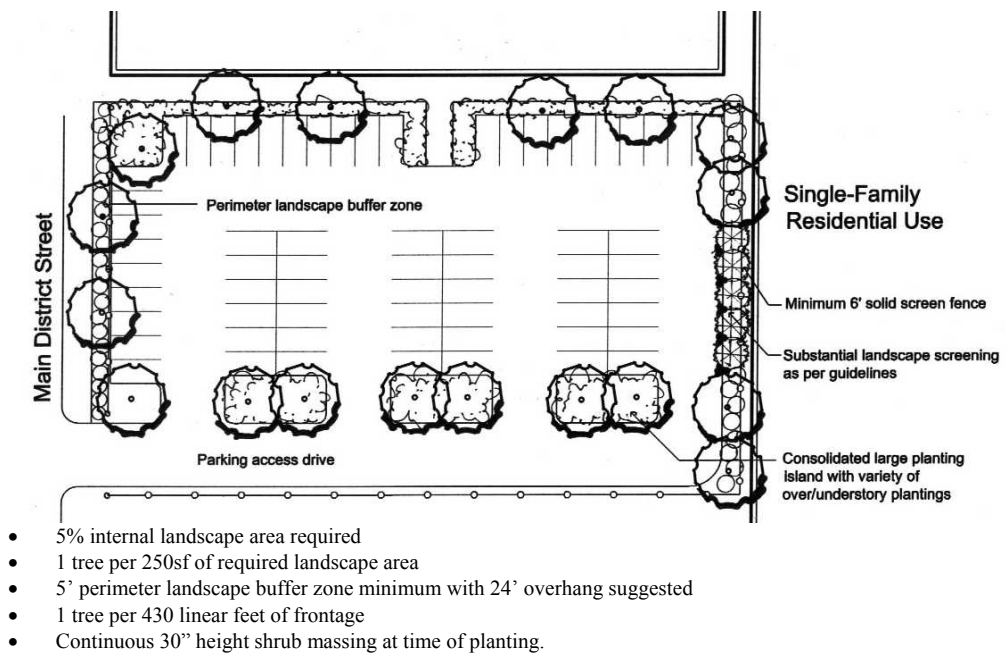


- No internal landscape required
- 5' perimeter landscape buffer zone minimum with 24" overhand suggested.
- 1 tree per 430 linear feet of frontage
- continuous 30" height shrub massing at time of planting.

The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Parking lot or vehicular use area 3,000 sf or less

Figure 72



The Village Standard for parking stalls is 9' x 18' as established by ITE (Institute of Traffic Engineers). A 9' x 19' stall is encouraged for all new parking areas.

Parking lot or vehicular use area 3,000sf to 30,000sf

Figure 73

All landscape areas in the parking lot, excluding perimeter screening, are included in the parking lot internal planting guidelines. This may include planting islands, corner pocket parks or additional perimeter screening areas.

One shade tree should be provided for every 250 square feet of the required internal landscape area. The deciduous canopy (shade) tree with a spreading branching structure established at 6 feet in height at time of planting should have a minimum caliper of 4 inches. The acceptable species list is found in the Village Plant Palette in Appendix B.

Landscaped planting islands should be a minimum eight feet wide back of curb to back of curb, mimicking a typical parking space's parallel and diagonal dimensions. These islands should be included at a rate of 1 island per 10 parking spaces. These islands can be set singularly but are encouraged to be grouped together in larger, more manageable planting pods at corners or corner bump-outs. (See Figure 74b.) These larger landscape islands provide a better growing opportunity for plantings, separate the parking lot into smaller "cells" and allow for better snow management techniques. (See Figure 75)