



Village of Winnetka

Zoning Board of Appeals Regular Meeting

October 14, 2024 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. September 9, 2024, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
 - a. **Case No. 24-08-SU: 225 Sheridan Road - Centennial Park & Beach:** An application seeking approval of (i) a Special Use Permit to allow construction of improvements to the existing park and beach; (ii) a zoning variation to allow fences and walls to exceed the maximum permitted wall and fence heights allowed in a front yard setback; and (iii) steep slope exceptions to allow walkways, retaining walls, steps, and seating areas within the steep slope zone. The Village Council has final jurisdiction on this request.
 - b. **Case No. 24-20-V2: 595 Elm Street:** An application seeking approval of a variation to allow construction of a second floor addition to the existing residence at 595 Elm Street. The requested variation would permit the proposed addition to provide less than the minimum required side yard setback from the west property line. The Village Council has final jurisdiction on this request.
5. **New Business**
 - a. November 11, 2024, Regular Meeting - Quorum Check
6. **Public Comments**
7. **Adjournment**

NOTICE

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

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

WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
September 9, 2024

Zoning Board Members Present:

Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kathryn Leister
Kate Casale MacNally
Mike Nielsen
Todd Vender

Zoning Board Members Absent:

None

Village Staff:

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

Call to Order & Roll Call:

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

Approval of Meeting Minutes.

Chairman Bradley asked for a motion to approve the August 12, 2024, meeting minutes. A motion to approve the August 12, 2024, meeting minutes was made by Ms. Hanley and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 7 to 0:

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

NAYS: None

Community Development Report.

Ms. Klaassen provided the Board with an update on the 473 Sheridan Road variation application that was approved by the Village Council at its meeting on September 3.

Case No. 24-19-V: 545 Maple Street: An application seeking approval of a variation to allow construction of a second floor dormer addition to the existing residence at 545 Maple Street. The requested variation would permit the proposed addition to exceed the maximum permitted gross floor area. The Zoning Board of Appeals has final jurisdiction on this request.

Mr. Marx identified the property's location and zoning classification as well as existing nonconformities. He then referred to the home's illustration and explained the proposed dormer installation requested by the applicant. Mr. Marx also explained the lot's GFA nonconformities with the proposed dormers increasing GFA by 31 square feet and representing a total of 71 square feet over the maximum GFA. He identified the current floor plan and explained the plan to incorporate unused space in the home for the improvements. Mr. Marx noted a dimensioned floor plan has been provided to the Board and identified the proposed west and north elevation renderings along with a window addition. He stated the request complied with the remaining zoning requirements and asked if there were any questions. No questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Daniel Bendixon introduced himself as the architect and confirmed the variation related to the dormers which are to project from the garage roof.

1 He stated the proposed dormers would be appropriate for the home's Colonial style and would improve
2 the home's streetscape view. Mr. Bendixon then asked if there were any questions.

3
4 Chairman Bradley also asked if there were any questions. Ms. Casale MacNally referred to the existing
5 windows in Figure 8 and asked if the new windows would match the existing windows. Mr. Bendixon
6 confirmed that is correct. Ms. Hanley then asked if there is no second floor space above the mudroom
7 and if they considered adding over the mudroom. Mr. Bendixon responded they did not consider that
8 alternative and identified the proposed area in the rear as the most functional space for the addition. Ms.
9 Hanley also asked if they considered the minimal amount of square footage to be added in their proposal.
10 Mr. Bendixon noted the additional 31 square feet related to the two dormers and would serve to minimize
11 the amount of the variation being requested. Chairman Bradley questioned the rationale for the
12 installation of two dormers as opposed to one. Mr. Bendixon explained the reasoning for having two
13 dormers on the home to provide balance. No additional questions were raised at this time.

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15 Chairman Bradley asked if there was any public comment. No comments were made at this time. He then
16 called the matter in for discussion.

17
18 Chairman Bradley called the matter in for discussion. Mr. Haller described the proposed additional space
19 as minimal which would make the home more useful, well-lit and more aesthetically appealing while not
20 changing the home's footprint. He stated with regard to the standards, the request did not violate any of
21 them. Mr. Haller also stated the request would increase the applicant's use of space and make the home
22 more attractive and he would be in favor of the request. Ms. Casale MacNally agreed with Mr. Haller's
23 comments and added she appreciated the applicant not expanding any of the other zoning requirements
24 and not changing the iconic corner lot. She described the request as a modest ask which would make a
25 big difference for the home. Ms. Casale MacNally concluded she is in favor of the request. Mr. Vender
26 stated that he is good with the request. Ms. Leister stated that they are not over-asking and that she is
27 good with the request. Mr. Nielsen stated the reasonable return standard did not apply and only related
28 to 31 square feet. He stated he would be in favor of the request. Chairman Bradley referred to the current
29 legal nonconforming lot with the second standard being satisfied. He then addressed how the request
30 complied with the remaining standards.

31
32 Chairman Bradley then asked for a motion to approve the request as indicated on page 24. A motion to
33 approve the variation was made by Ms. Hanley and seconded by Ms. Casale MacNally. A vote was taken
34 and the motion unanimously passed, 7 to 0:

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

36 NAYS: None

37
38 **New Business:**

39 a. September 24, 2024 Special Meeting – Quorum Check.

40 b. October 14, 2024 Meeting - Quorum Check.

41 Ms. Klaassen informed the Board the September 24, 2024, special meeting has been canceled. The Board
42 Members discussed their availability for the October meeting.

43
44 **Public Comment:**

45 No comments were made at this time.

46
47 **Adjournment:**

1 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Casale MacNally
2 and seconded by Ms. Hanley. A vote was taken and the motion unanimously passed, 7 to 0:

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

4 NAYS: None

5 The meeting adjourned at 7:22 p.m.

6
7 Respectfully submitted,

8
9 Antionette Johnson

10 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: OCTOBER 8, 2024
SUBJECT: CENTENNIAL PARK & BEACH - 225 SHERIDAN ROAD - SPECIAL USE PERMIT, VARIATIONS, & EXCEPTIONS (CASE NO. 24-08-SU)

INTRODUCTION

On October 14, 2024, the Zoning Board of Appeals ("ZBA") is scheduled to commence a public hearing on an application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 225 Sheridan Road (the "Subject Property"). The Applicant is proposing improvements to the existing park and beach located on the Subject Property and requests approval of the following relief:

1. Approval of a **Special Use Permit** to allow construction of improvements to the existing park and beach on the Subject Property, which is located in the R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District;
2. Approval of the following **zoning variation**:
 - a. **Fence and Wall Height** of 10.5 feet, whereas a maximum of 6.5 feet above natural grade is permitted, a variation of 4 feet (61.54%) variation [Section 17.30.130 Obstructions in Required Yards or Courts]; and
3. Approval of the follow **steep slope exceptions** [Section 17.82.040 Development in the Steep Slope Zone]:
 - a. Concrete access ramp 10 feet in width and associated retaining walls to support the ramp;
 - b. Outcropping stone steps that exceed 5 feet in width; and
 - c. Reconfigured mid-bluff paver walkway and seating area that extends beyond the footprint of the existing walkway and seating area and exceeds 5 feet in width.

A sign has been posted on the Subject Property indicating the time and date of the ZBA public hearing. A mail notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on September 26, 2024. As of the date of this memo, staff has received several written comments from the public regarding this application. The comments are provided in **Attachment C**.

The Village Council has final jurisdiction on this application. The Council has sole authority to (i) grant a Special Use Permit and (ii) grant variations or exceptions related to the special use.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 5.3 acres (230,911.56 square feet) in size, is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane and contains Centennial Beach and Park (see Figure 1). Under the Village Zoning Ordinance, the Subject Property has two front yards: (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

The Comprehensive Plan designates the Subject Property as appropriate for “Open Space” land uses, which includes public parks & recreation facilities, pocket parks/plazas, and Cook County Forest Preserve Land. The Comprehensive Plan also includes the following related goals:

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

Initiative 1.7.1: Study and consider establishing a specific zoning district for open space uses, or specific zoning standards for such uses within existing residential districts. This would allow more appropriate zoning standards for these uses.

Goal 6.1: The Village will continue to promote and encourage partnerships with other units of government and agencies to conserve, restore, and enhance natural features and ecosystems, to ensure accessibility to natural areas, parks, and other open or public spaces, and to support recreational facilities and programs that support the health of residents of all ages and abilities.

Initiative 6.1.1. Continue to collaborate with the Park District, local school districts, Forest Preserves of Cook County, and others to create opportunities that enhance accessibility to the open spaces of Winnetka. (refer to initiative 8.3.5)

Initiative 6.1.2. Continue to collaborate with the Park District, School District, Library District, Community House of Winnetka, and other community institutions to offer programs that maintain active and thriving Village recreation programs, offering a variety of sports, exercise, arts and crafts, cultural, life skills, educational, social, and leisure programs for residents of all ages and abilities.

Goal 6.4: The Village will support health and wellness through innovative and diversified recreational, learning, and cultural opportunities in its public parks, plazas, trails, and open spaces.

Initiative 6.4.4. Support the efforts of the Park District and other community organizations to expand and/or modify Winnetka’s recreational programming to fill gaps in services.

Goal 6.5: The Village will support policies that preserve and protect the unique natural resources of and the recreational opportunities provided by the Lake Michigan shoreline and bluffs.

Initiative 6.5.1. Continue to study and consider establishing development regulations addressing construction of shoreline stabilization projects and specific recreational projects in and adjacent to Lake Michigan and its shoreline that will not cause environmental damage to or interfere with the greater recreational opportunities

provided by the Lake and adjacent areas. [Ordinance MC-05-2023 was adopted by the Village Council on March 21, 2023, which created a new chapter of Village Code – Chapter 15.78 Lakefront Construction.]

Initiative 6.5.2. Study and consider establishing development regulations that requires construction on and adjacent to the bluffs along the Lake Michigan shoreline that protects, restores, and manages the stability of the bluffs and natural shoreline and that are contextually sensitive to the natural features of the bluffs. [Ordinance MC-01-2024 was adopted by the Village Council on February 6, 2024, amending the Zoning Ordinance concerning establishing bluff regulations for development in the steep slope area along Lake Michigan.]

The Subject Property is zoned R-2 Single Family Residential and is in the Lakefront Preservation Overlay District, and it is bordered by R-2 Single Family Residential to the north and south, and R-4 Single Family Residential to the west (see Figure 2).

In addition to single-family residential uses, the R-2 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-2 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library. In addition, the Zoning Ordinance allows park and recreational uses in any zoning district within the Village by special use permit approval.

The Applicant's current use of the Subject Property as a park and recreational facility is generally consistent with the Comprehensive Plan land use designation and the R-2 zoning district.



Figure 1 – Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Based upon documents provided by the Applicant, it appears that the Applicant has owned the Subject Property since 1969. There are five (5) previous zoning cases on file for the Subject Property, which occurred prior to the Applicant acquiring the Subject Property:

1. In 1923, ZBA Case No. 43 was approved to allow an addition to a nonconforming use for the North Shore Health Resort;
2. In 1945, ZBA Case No. 702 was approved to allow the alteration of a nonconforming use and building for the North Shore Health Resort;
3. In 1949, ZBA Case No. 751 was not approved to allow a building addition to the North Shore Health Resort;
4. In 1951, ZBA Case No. 776 was not approved to allow enclosure of the front entrance of the North Shore Health Resort; and
5. In 1964, ZBA Case No. 935 was approved to allow the extension of a nonconforming use (North Shore Health Resort) with the construction of an accessory building.

Figures 3 through 8 on the following pages are recent photos of the site where the improvements are proposed.



Figure 3 – Subject Property – Looking East from Centennial Park Towards Lake Michigan



Figure 4 – Subject Property – Top of Centennial Park Bluff



Figure 5 – Subject Property – Looking North at Centennial Beach



Figure 6 – Subject Property – Looking South at Centennial Beach



Figure 7 – Subject Property – Looking North from Centennial Beach



Figure 8 – Subject Property – Looking South at Existing Steel Groin on Centennial Beach & Stone Groin at 205 Sheridan Road Property

LAKEFRONT CONSTRUCTION AND STEEP SLOPE ORDINANCES

Given the Subject Property is located along Lake Michigan it is subject to the recently adopted lakefront construction ordinance, Chapter 15.78 of the Village Code, and the steep slope regulations, Chapter 17.82 of the Village Code. The requirements of both chapters are administratively reviewed and approved by staff (in this case after zoning approval). However, an applicant may appeal the decision of staff regarding the application of the lakefront construction ordinance to the Village Council or may request exceptions from the steep slope requirements, which will be discussed later in this section.

The lakefront construction regulations govern construction along, adjacent to, and within Lake Michigan. A permit pursuant to the lakefront construction ordinance is required for any construction activity within Lake Michigan regulated areas that requires a permit from any of the following governmental agencies ("Permitting Agencies"): the United States Army Corp of Engineers, the Illinois Department of Natural Resources, the Metropolitan Water Reclamation District of Greater Chicago, or the Illinois Environmental Protection Agency (collectively, "Covered Construction"). Typical construction activity relates to beach preservation, which consist of steel or stone groins, revetments/bulkheads/seawalls, or other means of lakefront stabilization and preservation. The Village's formal review and approval of such a permit occurs after the applicable zoning approvals and the regulatory agencies review and approval their respective permits. The Village's review and approval is conducted administratively by the Village Director of Engineering in consultation with the applicant and the Village's coastal engineering consultant. This review is based upon a set of criteria identified in the regulations.



Figure 9 - Steel and stone groin



Figure 10- Stone Revetment



Figure 11-Existing Sea Wall on Subject Property

The steep slope regulations govern construction activity on or adjacent to the steep slope of the bluffs along Lake Michigan. The steep slope regulations are part of the Zoning Ordinance and include the following key slope definition regulations, which are illustrated in the image below.

- Bluff
- Table Land
- Toe of the Bluff
- Steep Slope Line
- Steep Slope Zone
- Slope Transition Area
- Slope Impact Area

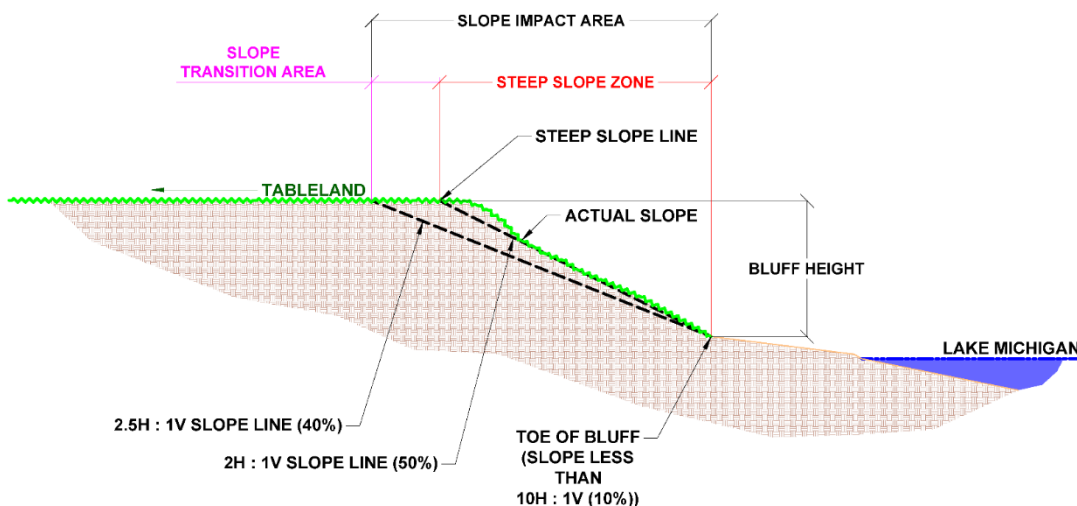


Figure 12 – Illustration of Steep Slope Regulation Terminology

The steep slope ordinance allows certain structures within the steep slope zone (area in red above). Additionally, it allows any structure within the slope transition area (area in magenta above) subject to certain engineering conditions and standards. In either the steep slope zone or the slope transition area, which together is the slope impact area, development must meet applicable geotechnical and structural engineering standards as noted in the ordinance.

The ordinance also **allows existing structures to remain and certain new development in the steep slope zone, which is summarized as follows:**

- a) Decks no larger than 50 square feet, unless exceptional engineering is provided.
- b) Retaining walls when necessary for stabilization, that do not increase or create tableland, and backfilling only allowed for stabilization.
- c) Stairs no more than 5 feet wide with landings no more than 50 square feet.
- d) Mechanical or electrical lifts, which do not obstruct the flow of light and water.
- e) Fences that comply with all other Village codes.
- f) Rebuilt, repaired, or remodeled existing structures that do not extend beyond the footprint or dimensions of the previously existing structure and constructed according to plans of an architect or structural engineer who certify that the new foundation or existing foundation (with appropriate engineering modifications and repairs, if any) will support the rebuilt, repaired or remodel structure without material adverse impact on the steep slope zone.
- g) Cantilevering of the principal structure with no more than a four-foot extension over the steep slope unless otherwise limited by the code. The cantilevering cannot block natural sunlight or alter natural stormwater drainage in a way that jeopardizes slope stability.
- h) Boat houses with a gross floor area limited to no more than 860 square feet, height limited to one-story and no taller than 15 feet, and the Engineering Director's determination that the structure will not impact slope stability.

The steep slope regulations include a provision that allows the Village Council to grant exceptions to the regulations as part of granting a special use permit, if the development includes construction activity that would not otherwise comply with the requirements under the steep slope regulations.

The steep slope regulations include a provision that allows the Village Council to grant exceptions to the regulations as part of granting a special use permit, if the development includes construction activity that would not otherwise comply with the requirements under the steep slope regulations.

The steep slope regulations also identify development standards for the slope impact area, which includes both the steep slope zone and the slope transition area. The standards include items related to:

- 1. Safety and control of steep slopes.
- 2. Construction techniques to enhance bluff stabilization.
- 3. Hydrological controls.
- 4. Vegetation maintenance and revegetation.
- 5. Filing, grading, and earth moving.

As with the lakefront construction regulations, the steep slope regulations are also administratively reviewed and approved through the Village's permit review process by the Village Director of Engineering with the assistance of the Village's coastal engineering consultant. They review proposed plans based upon whether the plans comply with the above steep slope development standards.

The technical review and approval of proposed plans set forth in the lakefront construction regulations and the steep slope regulations occurs during the building permit process, which occurs after the zoning entitlement process (e.g. special use, variations, etc.). That said, during Village staff's review of a zoning entitlement application, Village staff and consultants will conduct a preliminary review of the project for code requirements to determine if the development should be able to, in general terms, comply with administrative code requirements. Detailed construction plans are not required at this time, but the applicant is required to provide sufficient information so staff can determine whether the proposed site

layout can be achieved and still comply with other Village regulations as noted above. If after the Village Council approves a special use permit and during the building permit process an applicant changes the design of the project to such an extent that it would be considered a major change, the applicant would be required to go through the full special use permit process again before staff issues a building permit.

Regarding the Centennial Park and Beach zoning relief application, the Applicant has submitted preliminary engineering plans that have been reviewed by the Village Director of Engineering and Village's coastal engineer. The initial review that was performed assumes that all the Applicant's request for exceptions to the Village's steep slope regulations would be approved and the other applicable regulatory agencies would approve the proposed improvements regulated by the Village's lakefront construction regulations and steep slope regulations. The Engineering Department has provided preliminary comments to the Applicant. Based on the responses provided by the Applicant's engineering team to date, the Village Director of Engineering has determined that the Applicant will need to provide the additional required information. Based upon this additional information, the Village Engineer will determine if the information meets the design requirements of all Village Code requirements, including the lakefront construction regulations and the steep slope regulations.

Attached is a memo prepared by Village staff and the Village Attorney summarizing the role of Village staff, Boards/Commission, and the Council in the Centennial Park & Beach zoning relief application (**Attachment B**). As stated in this memo, each advisory board and commission will review the application based upon the applicable standards for that advisory body. Their review is based upon these broad standards and not based upon a review of the technical code requirements for such items as the Village's stormwater requirements, building code requirements, lakefront construction approval criteria, or steep slope regulation development standards. Those items are reviewed in detail administratively by qualified engineering staff during the building permit process. As noted above, if the Village Council were to approve zoning relief for the Centennial Park and Beach improvements and then during the building permit process the Applicant changed the design of the project to such an extent that it would be considered a major change, the Applicant would need to go through the full special use permit process again prior to the building permit being issued by staff.

PUBLIC TRUST DOCTRINE

Given the proposed improvements are located along the lakefront, it is important to review the nature and extent of the "public trust doctrine". At the January 10, 2023, Village Council study session, the Village Attorney reviewed a memorandum summarizing governmental jurisdiction as well as property rights and access along Lake Michigan. A copy of this memorandum can be found on the Village website by going to www.villageofwinnetka.org/agendas and looking for the January 10, 2023, Village Council study session agenda materials. The following are highlights of the applicable sections of the memo regarding the "public trust doctrine".

The "public trust doctrine" is a concept based upon an 1892 United States Supreme Court decision that held that lands under the navigable waters of Lake Michigan are held by the state in trust for the people of the state. This doctrine has since been codified by Illinois statute. Illinois courts have held that the boundary between private land and land owned by the state in public trust is "the line where the water usually [stands] when unaffected by storms or other disturbing causes." This line is variously referred to as the "water's edge," "still water shoreline," "calm waterline," "unaffected waterline," or the "normal waterline." Accordingly, in Illinois the boundary between private land and public land is the point at which the water normally stands (the "Normal Waterline").

A rule of thumb that generally applies in Illinois and other jurisdictions that rely on the Normal Waterline for the public-private property demarcation is that if your feet are wet, you are on public property, and if

your feet are dry then you are on private property. Based on these principles, the demarcation line in Illinois between public and private land is the same demarcation line that identifies where land held in trust begins and ends – both lines are the Normal Waterline.

The Illinois Supreme Court has held that the public trust doctrine for Lake Michigan extends “to recreational uses, including bathing, swimming and other shore activities.” Illinois Courts have acknowledged that the ability of the public to freely use Lake Michigan for recreational uses also ends at the Normal Waterline.

The Normal Waterline may change over time as a result of various processes, including accretion, reliction, and erosion. Accretion is the increase or reclamation of land along the shoreline due to the deposit, by water, of solid material such as mud, sand, or sediment. Reliction is the creation of dry land due to the recession of water. Similarly, dry land may become submerged by the erosion or removal of solid materials from the shoreline. Gradual changes to the Normal Waterline over time resulting in either increases or decreases in the amount of dry land are an “inherent and essential attribute of the original property,” and the property line changes with the Normal Waterline. However, if the addition or loss of property is sudden (i.e., caused by a violent storm), then the property line does not change. In the case of a sudden loss of land (called an avulsion), the owner may assert control over and reclaim the submerged land. The test of what change is gradual, as opposed to sudden, is “that though the witnesses may see from time to time that progress has been made, they could not perceive it while the process was going on”. Although a riparian owner may protect his property from erosion, he has no right to affect an increase of his own land, the result of which is a corresponding loss of land owned by the state in trust for the public.

Under these principles, the owner of real estate fronting on Lake Michigan owns the property to the Normal Waterline, and the land east of the Normal Waterline is owned by the state in trust for the public.

PROPOSED PLAN

The following is a summary of the Applicant's proposed improvements on the tableland, the slope impact area, and the lakefront. Each item described below is called out on an image by the corresponding paragraph number and the Applicant's plan sheet number from which the image comes from is identified. The complete set of plans is provided in the application materials, which are included in **Attachment A**.

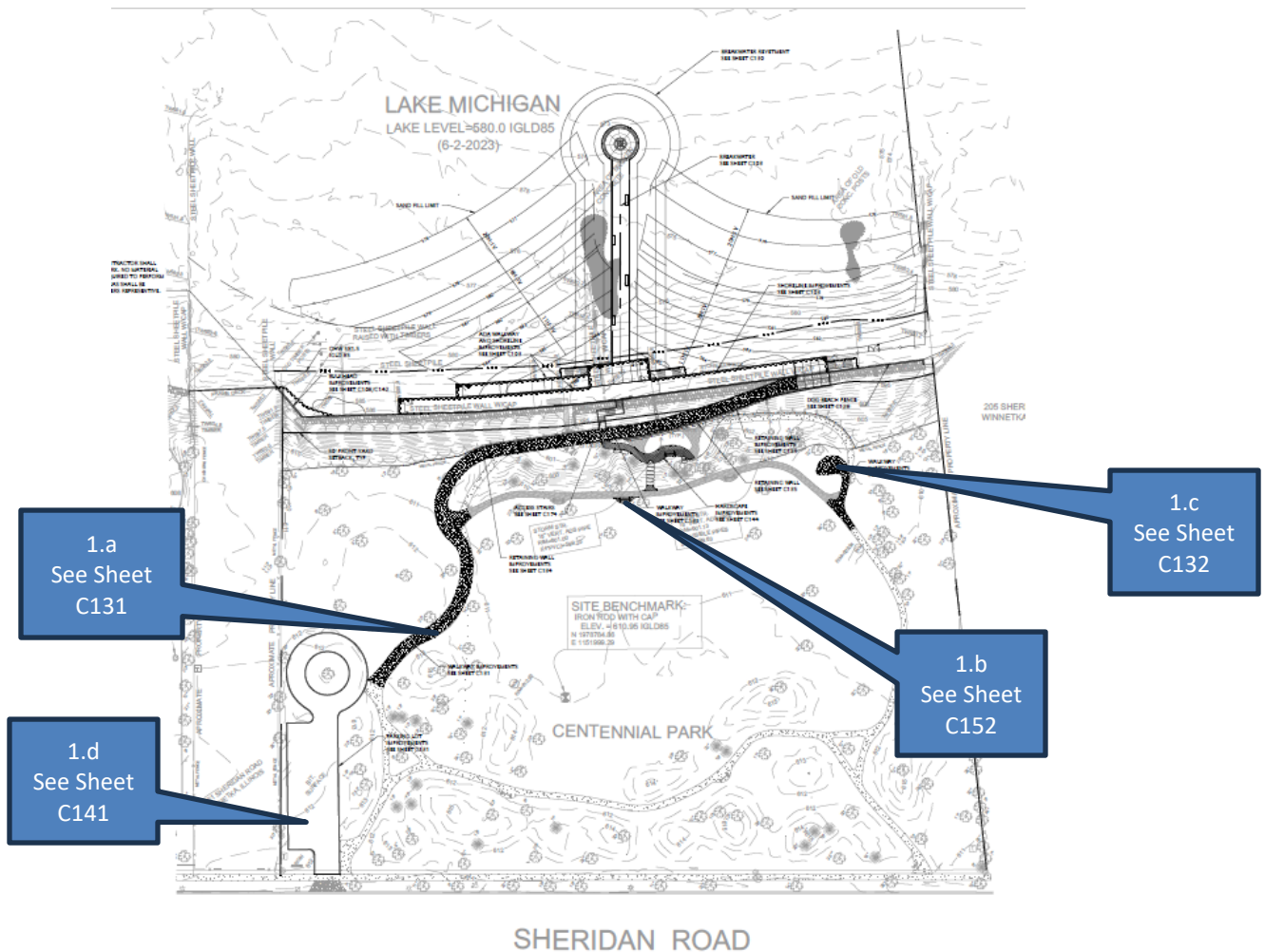


Figure 13 – General Site Development Plan (Sheet C101)

1. Tableland

- a. Walkway Improvements. The existing 5-wide concrete walkway from the circular vehicular island to the existing paver walkway would be expanded to 10 feet in width.
- b. Relocated Bench. An existing bench currently located mid-bluff would be relocated onto a new paver bench pad toward the center of the site.
- c. Overlook Seating Node: The existing bench towards the south side of the site would be replaced with an overlook seating node that would accommodate two benches.
- d. Resurfacing Parking Lot. The existing parking lot would be resurfaced. No expansion of the parking lot is proposed.

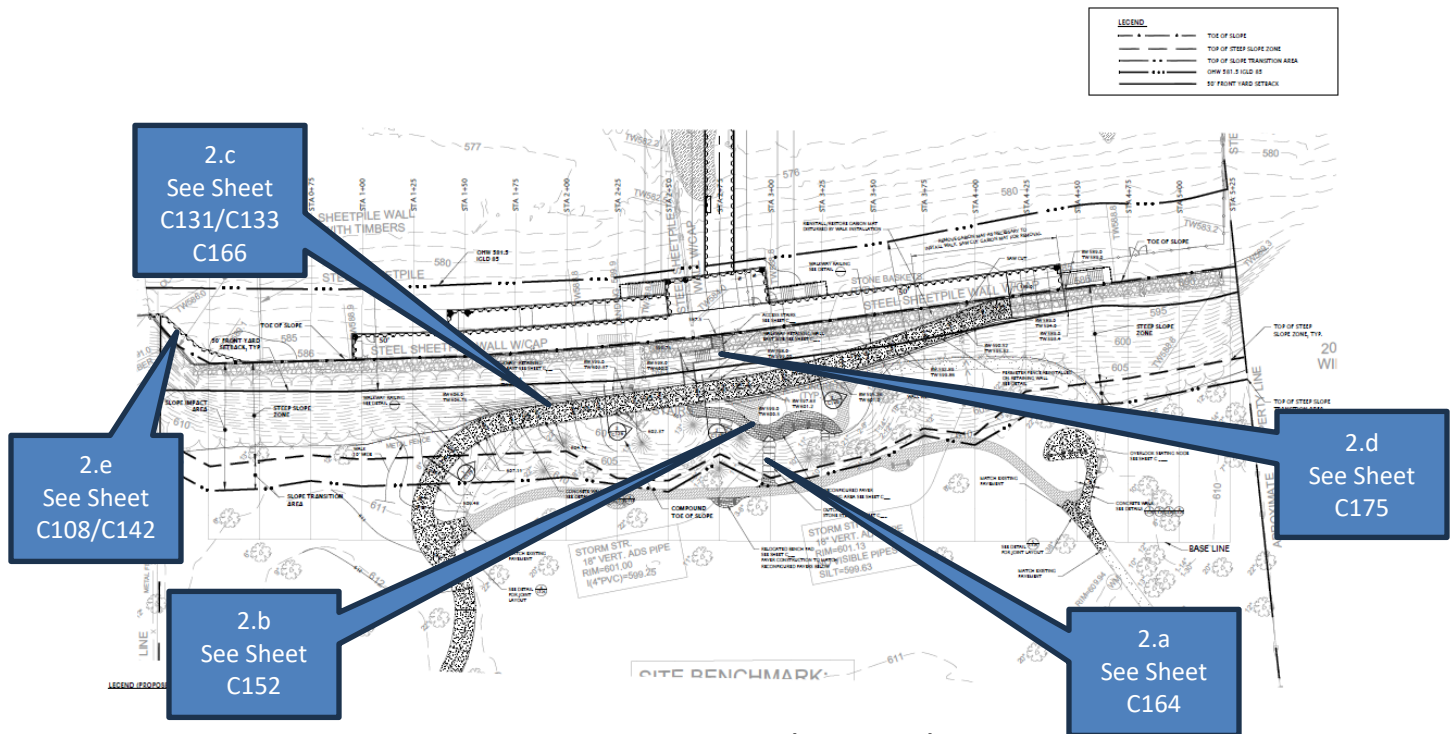


Figure 14 - Layout Plan (Sheet CS-6)

2. Steep Slope (Bluff)

- a. Outcropping Stone Steps. Stone steps measuring 6 feet in width are proposed from the existing walkway located on the tableland down to a reconfigured seating area. The distance from the existing walkway to the reconfigured seating area is approximately 22 feet.
- b. Mid-Bluff Paver Walkway and Seating Area. The existing paver seating area and walkway would be reconfigured to provide access to the proposed ramp that goes down to the beach).
- c. Concrete ADA Access Ramp with associated Retaining Walls. The existing concrete mid-bluff walkway, which is approximately 4-5 feet in width, would be replaced with a new 10-foot-wide concrete walkway/ramp to provide park users access to the proposed beach improvements as well as access for maintenance equipment for the beach. The slope of the ramp would be 7.9% or less to provide access for persons with disabilities.

Retaining walls are proposed to construct the proposed ramp. Towards the northern portion of the walkway/ramp, a retaining wall, 105 feet in length, would be located on the east of the access ramp until it intercepts with the proposed access stairs down to the proposed boardwalk. This portion of the retaining wall varies in height from 0.75 feet to 3.74 feet. Approximately 12.5 feet south of the proposed access stairs, the retaining wall transitions to the west side of the ramp, and it varies in height from 1.5 feet to 7.97 feet. The west retaining wall is approximately 175 feet in length; 30 feet of which is between 6.5 feet and 7.97 feet in height, the remaining 145 feet of the wall would be 1.5 feet to 6.4 feet in height. The approximate south 40 feet of the west retaining wall would be located within the required front yard, and it does not exceed 6.5 feet in height.

- d. Access Stairs (Bluff Staircase). Elevated wooden stairs, 5 feet in width, are proposed to provide a connection from the ramp described above to the proposed boardwalk below. The staircase would sit above the bluff on nine (9) helical piers. Traditional wood frame construction is proposed with Ipe wood decking and horizontal black metal railings.
- e. Steel Sheet Pile Replacement. At the northeast corner of the site, combined wooden timbers, steel I-beams, and steel sheet piling currently support a section of the bluff (see Figure 15 below). Due to the age and materials of this structure, the Applicant proposes to replace it with new steel sheet piling in front of the existing timber wall. The proposed steel sheet piling wall would be approximately 52 feet in length and approximately 8 feet in height from the current sand level, but 6.5 feet from the proposed sand (beach) elevation. This proposed sheet pile wall is located in the required front yard, and as discussed later in the report would require approval of a zoning variation. The proposed replacement steel sheeting will connect to the existing steel sheeting on the adjacent property to the north, just as the existing steel sheeting does today.



Figure 15 - Existing Wooden Timbers, Steel I-Beams, and Steel Sheet Piling to be Replaced

- f. Bluff Clearing and Restoration. The Applicant's plans for the site also include extensive clearing of invasive species as well as dead and dying trees. As described by the Applicant in the attached written explanation, an estimated 1.34 acres of invasive and noxious species control is proposed to be completed on the bluff. The Applicant's plan outlines four different restoration zones and strategic planting plans. The four zones include the: (i) bluff restoration zone (23,800 square feet); (ii) green gabion wall zone (3,200 square feet); (iii) dune grass planting zone (800 square feet); and (iv) turf restoration zone (32,162 square feet). The plan calls for the removal of 32 trees, four (4) of which are dead. To replace the trees being removed from the bluff, the Applicant states that it will plant nearly 30 caliper inches of trees on the site, and the remaining replacement caliper inches at other parks.

The Village Forester has reviewed preliminary landscape plans submitted by the Applicant. Most of the trees to be removed are located along the bluff, an area with a steep slope and otherwise challenging growing conditions for large-growing shade trees. Many of these trees are thus crowded and have not had space or other resources necessary to reach their potential mature size. Therefore, the canopy of these trees can be replaced by planting a less than one-to-one ratio if the trees are planted in locations with suitable growing conditions.

The Village will require the planting of at least 12 large-growing shade trades in Centennial Park. Upon maturity these trees should replace the canopy lost through tree removal. Trees not replaced with large-growing shade tree plantings as required may be planted as other shade trees, ornamentals or evergreens. It is preferred that these trees be planted in Centennial Park unless doing so would not be possible under good forestry practices. Any inches that cannot be planted in Centennial Park will need to be planted in another park in the Village. The species indicated in the landscape plan are suitable for the site. The number of trees to be planted should be increased to meet replanting requirements. The final landscape plan will be reviewed and approved by the Village Forester when the building permit plans are submitted for permit review.

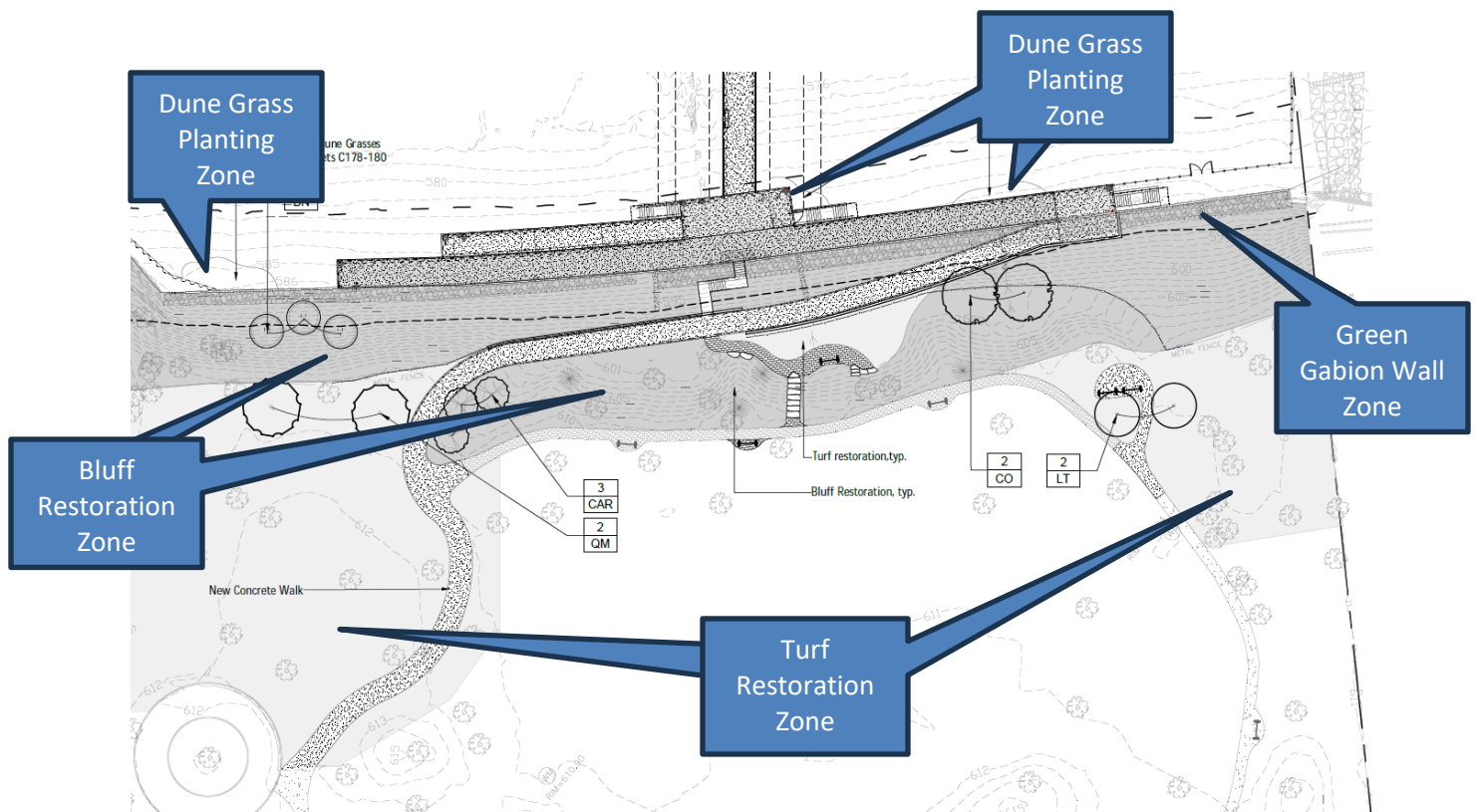


Figure 16 - Proposed Landscape Plan (Sheet C145)

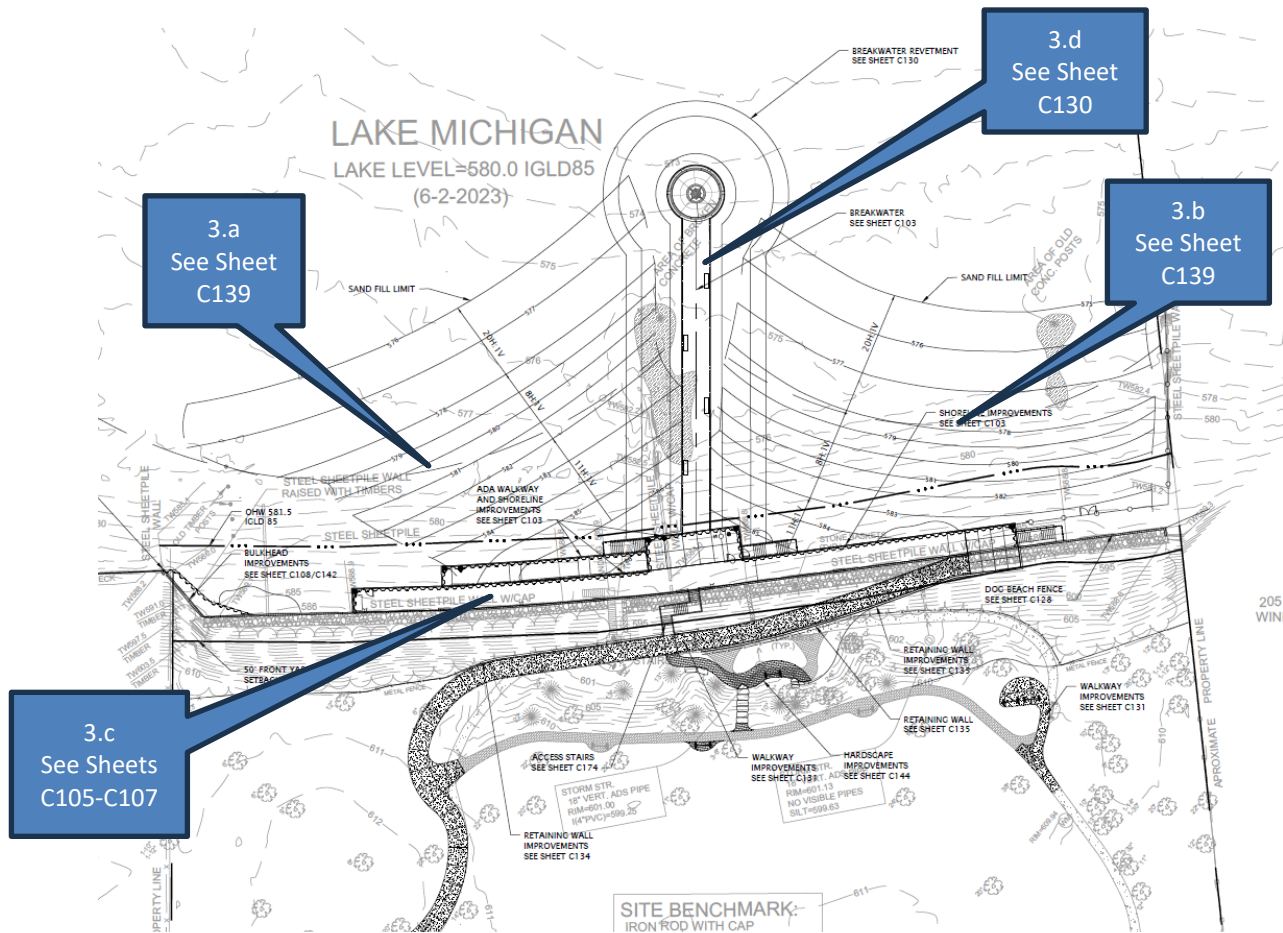


Figure 17 - Excerpt of General Site Development Plan (Sheet C101)

3. Lakefront (beach & within lake)

- a. Swimming Beach. A swimming beach is proposed on the north 250 feet of the site. It would operate under the same rules as the other Park District swimming beaches, with staff on site from late May until early September. The beach would be closed for swimming during the off-season but still open for beachgoers. At this time, the Applicant does not intend for the beach to be used for sailing, kayaking, paddleboarding, or other activities involving a boat or watercraft.
- b. Off-Leash Dog Beach. The Applicant has stated that it has operated a dog beach at Centennial Park since 1995. The existing dog beach would be reduced in size to accommodate the proposed swimming beach. The proposed 240-foot dog beach would have controlled access with a key fob system that would restrict access to registered users. The dog beach would be bordered by a 5-foot-tall black fence on the west and south boundaries of the specified area. The northern boundary of the dog beach would be the proposed pier and 3.5-foot-tall black handrail. On the southern portion of the site there is an existing steel groin that is perpendicular to the existing steel sheet piling (seawall identified in Figure 11) at the toe of the bluff. The steel groin extends approximately 145 feet easterly into the lake. Approximately 65 feet east of the seawall the steel groin is beyond the ordinary high water mark (OHWM). The southern portion of the proposed fencing enclosing the dog beach would be installed on top of the existing steel groin and extend into the lake approximately 103 feet. Approximately 26 feet of

the dog beach fence is within the required front yard but does not exceed 6.5 feet in height. The dog beach fence is off-set approximately 12.5 feet from the existing north/south seawall to maintain public access along the beach without having to walk through the dog beach. The dog beach would be accessed from 6-foot-wide concrete stairs off the proposed boardwalk within a secured entrance area. The existing dog beach is open year round and this would continue with the proposed improvements.

- c. Boardwalk. The proposed 12-12.5-foot-wide concrete boardwalk would connect to the existing seawall and is intended to not only provide a beach amenity but also maintain existing shore protection. The boardwalk would be elevated between 3 and 5.5 feet above the existing ground level, with a fence 3.5 feet in height on top. With the proposed sand nourishment, the boardwalk would be 1.5 to 4 feet above the beach.

The concrete would be tinted with a color additive used in other concrete on the site and it would be stamped with a wood decking pattern to give the boardwalk the appearance of natural wood. The goal is to achieve a weathered Ipe wood aesthetic to match the bluff staircase described earlier. The boardwalk would be 349 feet in length with integrated backed Ipe wooden benches mounted to the bulkhead along the western edge. Four low level LED bollard light fixtures are proposed for the boardwalk. Low-intensity lighting is also proposed along the walkway, or ramp, down to the boardwalk, and the dog beach area.

East of the proposed boardwalk would be a beach access ramp to the swimming beach. The concrete ramp would be 10-feet-wide and provide ADA access to the beach as well as access for maintenance equipment.

Three staircases are proposed from the boardwalk to access the different elements of the beach. The northernmost staircase would be east of the beach access ramp to provide access to the swimming beach. A second staircase would be from the fenced dog beach entry area down to the dog beach. The third staircase would be on the southernmost end of the boardwalk to provide access to properties south of the Subject Property for those walking the shoreline. The entire boardwalk and fencing on top of the boardwalk would be located within the required front yard, and as discussed later in the report would require approval of a zoning variation.

- d. Pier. According to the Applicant, a pier is proposed to serve several purposes, the primary purpose is to substantially delineate the swimming beach from the dog beach to the north and south respectively. The pier is also intended to provide additional shore protection and help hold sand for the beaches. Lastly, the pier would provide additional recreational use of the lake. The proposed pier would replace an existing sheet pile groin that currently splits the Centennial Beach. It would extend 192.5 feet from the boardwalk to the farthest end of the structure. The pier would be surrounded by 33.5 feet of stone, consisting of a bedding stone layer, armor stone, and elevated armor stone 3.5 feet above the ordinary high water mark (581.5). The elevated armor stone would be at the same height as the pier and extends 6 feet out from the pier, and then tapers down into the lake. The pier starts at 6 feet above grade and tapers down to the east by 2.5 feet, ending at an elevation of 585. A small portion of the proposed pier and the fencing on top of the pier would be located within the required front yard and would require approval of a variation.

The south side of the pier would have modular fence panels designed to provide a secure boundary for the dog beach. The proposed 3.5-foot-tall fence would consist of galvanized steel and powder coated black with horizontal rails. The east end of the pier would have six (6) concrete benches centered around a decorative 8-foot bronze compass rose inset on the flat surface of the pier.

The linear portion of the pier would also have four (4) 8-foot-long benches, equally spaced on both sides of the pier.

With the proposed design of the improvements along the lakefront, the Applicant is proposing that the public would be allowed access along the lakefront as illustrated in the following images.

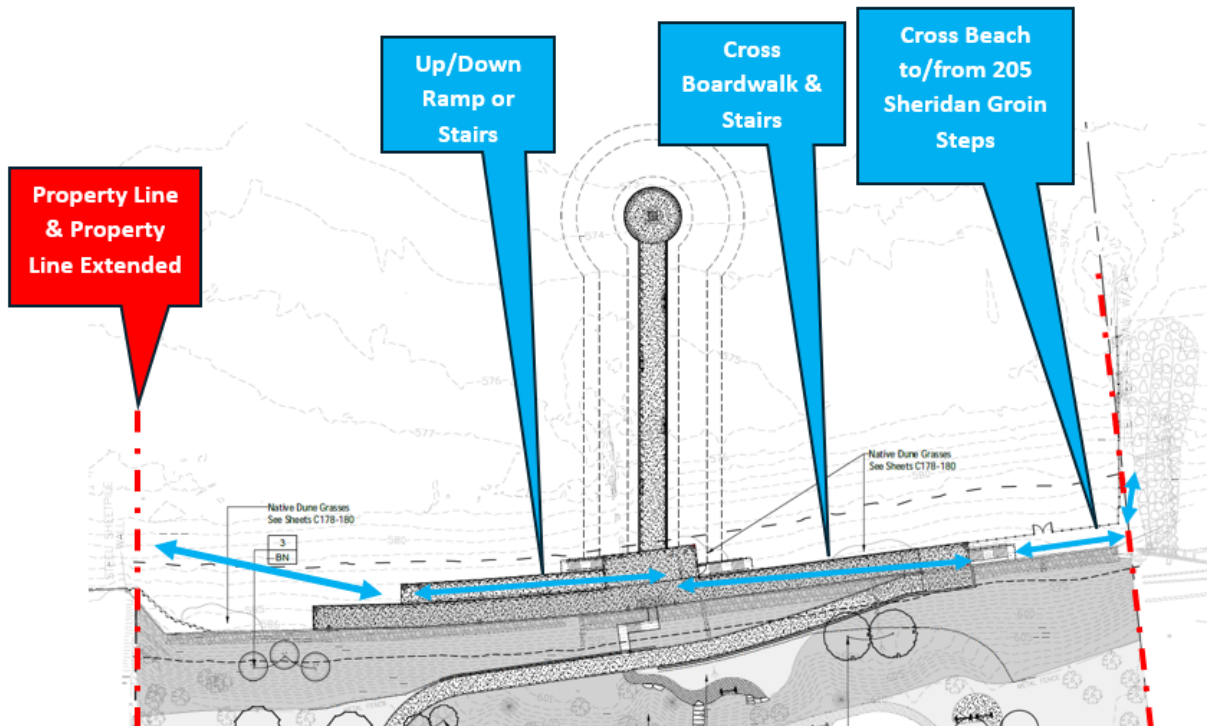


Figure 18 - Proposed Public Access Across Centennial Beach

As proposed, to walk along the beach from the north end to the south end of the Subject Property, or vice versa, a member of the public would need to use the proposed boardwalk and its ramp or stairs given the fencing around the dog park. Also, along the south property line, a member of the public would need to walk between the existing steel groin on which the dog fence would be placed, and the new stone groin associated with the 205 Sheridan Road property. The Applicant has stated that this portion of the path at its narrowest point will be 6 feet wide, which the Fire Department has indicated would be adequate. This path also runs along the Subject Property and the 205 Sheridan property, and we anticipate at the October 14 meeting, the Park District will provide additional details regarding how the public can legally access this area.

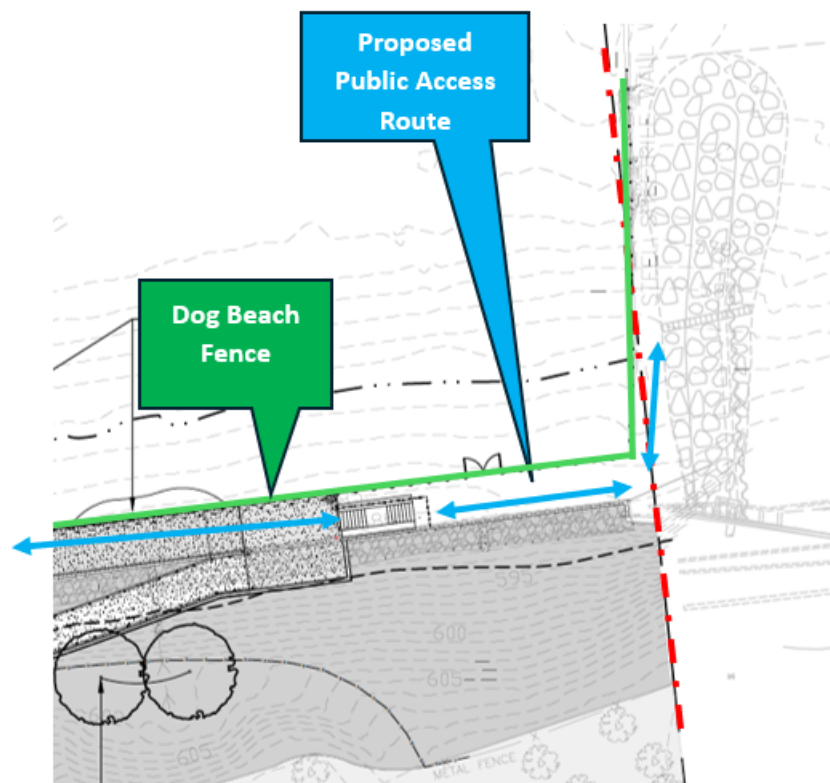


Figure 19 - Closeup of Proposed Public Access Across Centennial Beach Near South Property Line

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, as previously noted, the Village Director of Engineering has reviewed preliminary engineering plans submitted by the Applicant. Based on these preliminary engineering plans and discussions between the Village Director of Engineering and the Applicant's engineering team, the Village Director of Engineering is confident that the preliminary plans for addressing stormwater on the site will be approved for the proposed improvements.

REQUESTED ZONING RELIEF

In addition to the special use permit request, the Applicant also requests approval of the following zoning variations and exceptions.

Zoning Variations

- Fence and wall height within required setbacks. With the recent adoption of the steep slope regulations, the Village also amended the Zoning Ordinance to redefine the front line along the

lake as well as the front yard setback along the lake. The front lot line is now the ordinary high water mark and is defined as the line on the shore of Lake Michigan consistent with the U.S. Army Corps of Engineers' administrative benchmark, which is currently set at 581.5'. The front yard setback along the lake is now defined as the toe of the bluff or 50 feet from the ordinary high water mark, whichever results in the line farthest from the ordinary high water mark.

The Zoning Ordinance currently allows fences, walls, or a combination of a fence and wall within a required yard that is no taller than 6.5 feet from natural grade. The following proposed elements exceed this maximum permitted height.

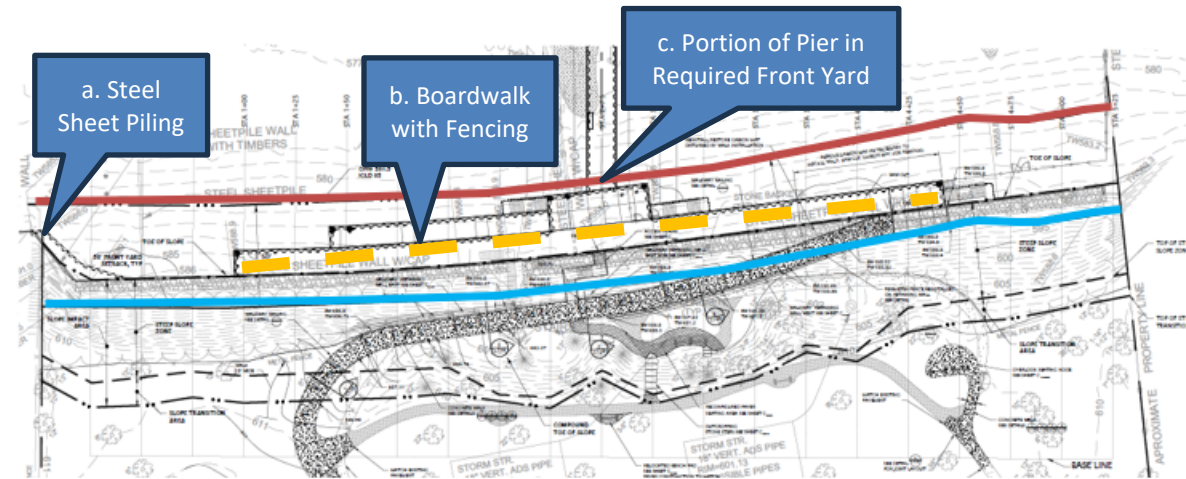


Figure 20- Proposed Elements in Required Front Yard

- a. Steel sheet piling wall at northeast corner of Subject Property would be 8 feet above the natural grade, requiring a variation of 1.5 feet (23.08%);
- b. Boardwalk with fencing. The height of the northern 120 feet of the boardwalk and the fencing on top of the boardwalk would be 8.5 feet above the natural grade. The center section (approximately 50 feet) of the boardwalk fencing has two sections that flare out to the proposed pier and range in overall height (boardwalk + fence) from 9.32 feet to 10.5 feet. The southern 95 feet of the boardwalk would have fencing that would be 8 feet in height at its tallest point. Therefore, at a maximum proposed height of 10.5 feet, the boardwalk fencing requires a variation of 4 feet (61.36%);
- c. Pier. That portion of the fencing on top of the pier that runs along the south side of the pier and is in required front yard would be 9.5 feet above natural grade, requiring a variation of 3 feet (46.15%). The length of this portion of the pier is 6 feet as it projects from the proposed boardwalk.

Steep Slope Zoning Exceptions

As previously stated, the steep slope regulations allow certain uses and structures within the steep slope zone. The proposed improvements require exceptions from the following two permitted structures – stairs and retaining walls.

To traverse from the top of the bluff to the toe of the bluff, the steep slope regulations allow stairs with the following limitations:

Stairs can be no greater than five feet in width. Stair landings can be no larger than 50 square feet. Stair landings for the purpose of this Chapter are defined as an intermediate platform on a flight of stairs, greater than 10 square feet, constructed for the purpose of allowing a change in stair direction down the steep slope zone or to break up ten or more stair steps.

The steep slope regulations also allow retaining walls subject to the following standards:

Retaining walls and other structures that are necessary for slope stabilization if constructed in a manner approved by the Director and in accordance with the following standards:

- (1) *Retaining walls cannot be used to increase table land;*
- (2) *Retaining walls cannot be used to create a shelf or other table area within the steep slope zone, unless it is necessary for slope stabilization; and*
- (3) *Backfilling of a retaining wall is not permitted, unless it is necessary for slope stabilization.*

The Applicant is requesting exceptions to these standards for the following proposed elements.

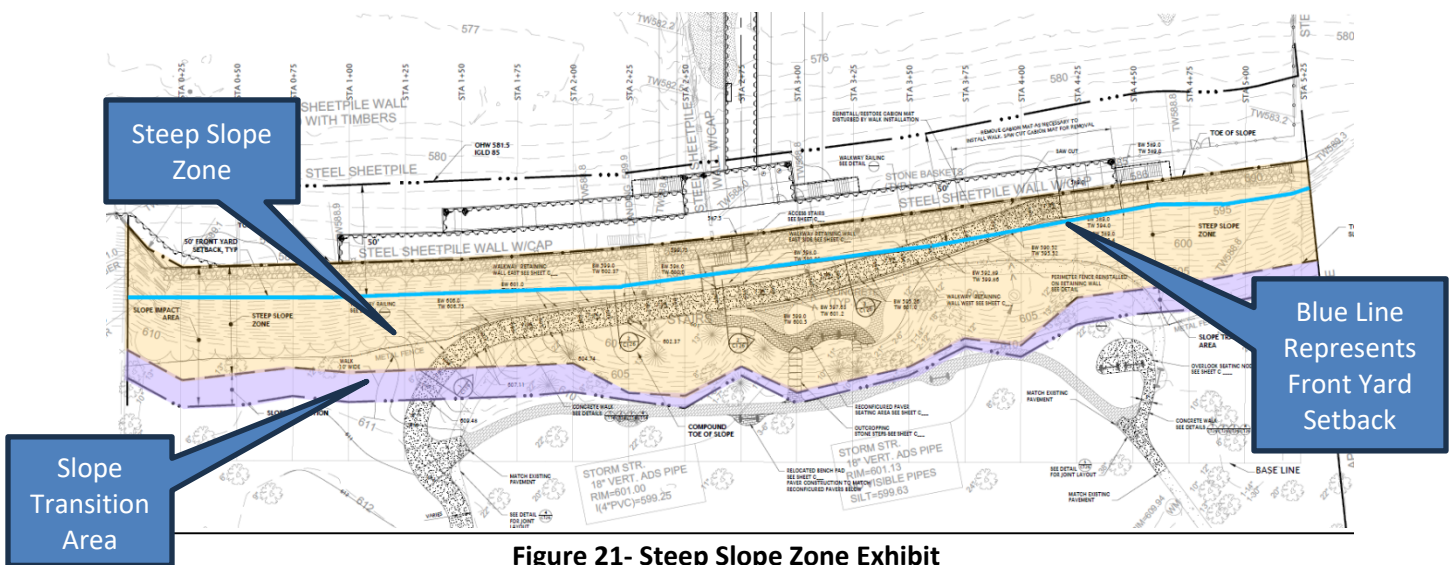


Figure 21- Steep Slope Zone Exhibit

- Concrete ADA Access Ramp and Associated Retaining Walls. The steep slope regulations allow stairs no wider than 5-feet in width within the steep slope zone. The Applicant proposes a 10-foot-wide walkway to serve as a ramp for persons with disabilities and to provide access for equipment to the beach. The proposed 10-foot-wide ramp, or walkway, exceeds the maximum permitted width of 5 feet. Retaining walls, on either side of the ramp, are necessary to construct the ramp, and therefore also require an exception from the steep slope regulations.
- Outcropping Stone Stairs. The proposed 6-foot width of the outcropping stone steps exceeds the permitted width of 5 feet. These are stairs down from the existing walkway on the tableland to the reconfigured mid-bluff seating area.
- Reconfigured mid-bluff paver walkway and seating area. This proposed element would extend beyond the footprint of the existing mid-bluff seating area and exceed the permitted width of 5 feet.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The proposed improvements also require review by the Design Review and the Plan Commission. Their review will occur after the Zoning Board of Appeals' review is complete.

STAFF & CONSULTANT REVIEW

The Police Department recommends the installation of security cameras for the Centennial Park and Beach areas. These improvements are likely to draw large volumes of visitors and guests to enjoy the lakefront. The presence of security cameras not only provides safety for the patrons visiting this location, but also is a highly visible deterrent of potential crimes. Over the last several years, the safety and security of some of the Winnetka beaches and parks have been monitored by the presence of security cameras. These cameras have assisted law enforcement in several areas related to safety, security, and follow-up investigations; most notably with a recent drowning. Through security camera footage, public safety was able to identify how many people accessed the property and how many may have succumbed to the rough waters.

Various types of security camera systems are available ranging from those that require a hardwire connection between the security cameras and nearby data storage equipment to others that wirelessly transmit data from the cameras to the storage equipment located some distance from the site, such as the security camera equipment the Village uses in our commercial districts. The security camera system should provide adequate coverage of the property, function properly during day and nighttime hours (low or minimal light), and footage saved should be easily accessible to park district staff for efficient and timely collaboration with public safety when an incident needs further investigation or follow-up.

Given the design of the proposed breakwater/pier elevation will allow wave action over the top, the Applicant has stated that they will have interchangeable signage as they have for other swimming beaches that will inform the public of the lake conditions. These signs will be monitored and changed as needed throughout the season. In addition to the signage, they anticipate installing type 2 barricades at the western pier entrance as necessary to prevent the use of the pier during the high lake conditions where there could be an opportunity for waves to top the pier. The Director of Engineering recommends the installation of a more robust permanent solution to ensure public safety at all times. As weather events can change very quickly, the installation of temporary safety measures can leave opportunities for avoidable accidents to occur and heavy weather events can disturb temporary type 2 barricades.

The Applicant has not incorporated these two recommendations, the installation of security cameras or the installation of a more permanent system to note when the pier is closed due to poor weather conditions, into their proposal, and we anticipate that they will address their reasons at the ZBA meeting.

FINDINGS

The ZBA is charged with evaluating Special Uses and associated steep slope exceptions for consistency with the six standards for granting special use permits, as well as evaluating Variations for consistency with the eight standards for granting of zoning variations. In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit and variations meet the standards for granting the requested Special Use Permit and zoning variations.

After hearing from the Applicant and the public, the Board may decide to act on one of two options:

- 1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Commission.
- 2) Consider a motion recommending approval or denial of the Special Use, Exceptions and Variation. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of

- A. A **Special Use Permit** to allow construction of improvements to the existing park and beach on the Subject Property, which is located in the R-2 Single-Family Residential Zoning District;
- B. The following **zoning variations**
 - a. **Fence and Wall Height** of 10.5 feet, whereas a maximum of 6.5 feet above natural grade is permitted, a variation of 4 feet (61.54%) variation [Section 17.30.130 Obstructions in Required Yards or Courts]; and
- C. The follow **steep slope zoning exceptions** [Section 17.82.040 Development in the Steep Slope Zone]:
 - a. Concrete access ramp 10 feet in width and associated retaining walls to support the ramp;
 - b. Outcropping stone steps that exceed 5 feet in width; and
 - c. Reconfigured mid-bluff paver walkway and seating area that extends beyond the footprint of the existing walkway and seating area and exceeds 5 feet in width.

based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed improvements **are consistent [are not consistent]** with the Standards for the granting of Special Use Permits and associated exceptions, as follows:
 - a. That the establishment, maintenance and operation of the special use and associated exceptions will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use and the associated exceptions will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use and associated exceptions will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and

- f. That the special use and associated exceptions in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.
2. The requested zoning variations are **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]**:
 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
 2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
 3. The variation, if granted, will not alter the essential character of the locality.
 4. An adequate supply of light and air to the adjacent property will not be impaired.
 5. The hazard from fire and other damages to the property will not be increased.
 6. The taxable value of the land and buildings throughout the Village will not diminish.
 7. The congestion in the public street will not increase.
 8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

[The special use and the requested variations and exceptions should only be approved subject to the following two conditions and any other conditions that the ZBA may approve.]

1. **The Applicant shall incorporate security cameras into areas of the park and beach in a manner approved by the Police Chief.**
2. **The Applicant shall install a more robust permanent method to notify the public for when the pier is closed due to high wave action in a manner approved by the Director of Engineering.**
3. **Other conditions.]**

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Staff Report Regarding Village's Role in the Centennial Park & Beach Zoning Relief Application

Attachment C: Public Correspondence

ATTACHMENT A



August 5, 2024

David Schoon
Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

Dear Mr. Schoon,

On behalf of the Winnetka Park District, I would like to thank you, the rest of the Village staff, and additional consultants for all your time and effort in refining our submittal application for the Special Use Permit for the project implementation for Centennial Beach, Bluff, and Park improvements.

As you know, the Winnetka Park District seeks approval of this Special Use Permit to continue reinvesting in long-term sustainable recreation and open space infrastructure, as identified in its approved and previously executed Lakefront Master Plan, Winnetka Waterfront 2030.

The Centennial beach, bluff, and park improvements will not only enhance and support the continued successful operation of community-desired amenities such as the controlled off-leash dog beach and recreational swimming beach, but also foster a sense of pride and connection within the community.

Primary shoreline and bluff stabilization infrastructure seeks to provide a long-term, meaningful strategy to lessen beach and bluff erosion, create and stabilize the beach environment, and meet state and regional lakefront stabilization goals. Additionally, through a carefully crafted ramp and boardwalk system, the district looks to provide meaningful and continuous ADA access to beachfront users of all ages and abilities.

The Winnetka Park District's Mission is to provide a balance of quality recreation and leisure opportunities while protecting assets, natural resources, and open space to benefit present and future generations. As a District, we believe the plan outlined in this application meets all the required Special Use Standards and Lakefront and Bluff ordinances that have been put in place to protect one of Winnetka's greatest community assets, its beautiful Lake Michigan Shoreline.

We have reviewed all the comments and questions from the various department heads and put together what we feel is a very thoughtful project that considers the founding pillars of the Waterfront 2030 Plan while balancing the community information we received throughout our engagement in this project.



Completing the Centennial Beach, Bluff, and Park improvements will allow the Park District to complete another lakefront park and move one-step closer to implementing the Winnetka Waterfront 2030 Plan.

We look forward to presenting our plan to the Village's governing boards in the next couple of months.

Sincerely,



Shannon Q. Nazzal, CPRE

Executive Director

Winnetka Park District

Winnetka Park District - Special Use Permit Application Narrative for Centennial Park and Beach Project

Introduction

The Winnetka Park District (the "District") is seeking a Special Use Permit, exceptions from the Steep Slope Regulations and related Variances to allow the construction, maintenance and operation of proposed improvements at Centennial Park and Beach as outlined in the plans. The District proposes the improvement project for Centennial Park and Beach to implement the Winnetka Waterfront 2030 Master Plan with goals to protect and improve access and safety for the community.

Relief Requested

1. Under the Winnetka Zoning Ordinance, a “nonessential public use” includes a use affected with the public interest, regardless of ownership, including uses owned and operated by local governments other than the Village. Section 17.56.020 of the Winnetka Zoning Ordinance establishes nonessential public uses as special uses in all districts within the Village. Consequently, the Park District is seeking a Special Use Permit to ratify and expand the public recreational use of Centennial Park and Beach within the R-2 single-family residential district.
2. The project outlined in the plans meets some of the requirements outlined in the recently enacted Steep Slope Regulations, codified at Chapter 17.82 of the Winnetka Zoning Ordinance. As permitted by Section 17.82.110, the submitted Special Use Permit application also asks for “exceptions” from Chapter 17.82 for items included in the plan that protect the beach, bluff, and tableland for the Centennial Park and Beach site.
3. Section 17.30.050.C.7 of the Winnetka Zoning Ordinance establishes the front yard setbacks for lakefront properties. The regulation states the required front yard setback is the toe of the bluff or 50 feet from the ordinary high-water mark, whichever results in the line farthest from the ordinary high-water mark. The District’s proposed plans include improvements which do not otherwise qualify as permitted obstructions in required yards, as defined by Section 17.130.130.A. For those improvements we are requesting variances to permit construction as presented in the plans.

Background

The redevelopment planning of Centennial Park and Beach began in 2014 with the District’s Winnetka Waterfront 2030 Master Planning process. When the Winnetka Waterfront 2030 Plan was adopted in 2016, it set the stage for the District's investment in the lakefront. The initiatives and founding pillars of that plan, along with the near-all-time high lake levels from 2020, have made this project a priority for the District. The Winnetka Park Board has been invested in this

project for several years and they have not wavered from the responsibility to repair the beach and protect the beach and bluff for future generations to come. This narrative supports the District's application by demonstrating that the proposed Centennial Park and Beach project meets the standards for granting a Special Use Permit and the related variances. Additionally, the narrative addresses comments from the Special Use Permit review process, outlines access and operational details, and provides a clear overview of the project's components and intended use. The District is excited for the opportunity to meet with each one of the different review boards and commissions, not only to present the project but also to tell the story of why this is a wonderful opportunity to allow the District to reinvest in one of the greatest and most unique amenities that Winnetka has to offer its residents.

In Section 17.56.120 of the Winnetka Zoning Ordinance, the Special Use Permit process outlines six standards that must be met and reviewed by each review board and commission as a condition of granting a Special Use Permit. This narrative shows that the District is proposing a project that clearly and unequivocally meets those standards and has been well-vetted with public input and feedback from the community every step of the way.

In Section 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance it describes the evidence to be presented in support of a variance application and the standards for granting such relief. This narrative summarizes the facts in support of the District's application to construct improvements within the front yard of Centennial Park and Beach facing Lake Michigan, as defined by Section 17.30.060 of the Winnetka Zoning Ordinance. The District's application shows it clearly satisfies all the evidentiary standards.

Project Summary

The Centennial Park and Beach project (the "Project"), is designed with a clear purpose to protect the bluff and tableland from erosion due to high lake levels and waves, improve site access and accessibility, create greater lake access for all community members and secure the off-leash dog beach. The District is proposing to restore and improve a public beach that can be used for both swimming and recreational uses, while maintaining an off-leash dog beach, and investing to secure the dog beach with fencing on three sides.

The Project was designed while considering many factors, including (1) the former use of Centennial Beach as a swimming beach, (2) the historical use of Centennial Beach as a dog park for the past 30 years, (3) the existing uses of nearby properties, (4) protecting and enhancing neighborhood property values, (5) promoting the public's health, safety and welfare, (6) the suitability of the property for the proposed uses and improvements, (7) the amount of time the beach has been closed due to shore erosion, and (8) the community's expressed desire for the proposed use. The Project also considers accessibility, newly adopted Village of Winnetka ordinances, County, State, and Federal laws and regulations, ongoing and future maintenance needs, community input and low impact to the community.

The Project which is proposed for Centennial Park and Beach includes a range of elements, such as:

- Swimming Beach;
- Off-leash dog beach with fencing and double entry gate system and stairs;
- Bluff clearing and restoration;
- Steel sheet pile replacement;
- New steel sheet pile bulkhead;
- Accessible boardwalk;
- Accessible pier with armor stone groin surrounding the pier;
- ADA beach ramp;
- Beach stairs (2), Low level safety bollard lighting;
- Boardwalk access staircase;
- Concrete ADA accessible walkway retaining walls;
- Reconfigured paver walkway; and
- Outcropping stone steps.

These elements are divided into two sections for zoning review: Chapter 17.30, Section 17.30.050 Front and Corner Yard Setbacks, and Chapter 17.82, Section 17.82.040 Development in Steep Slope Zone. The variations and exceptions being requested are outlined in the narrative and the chart titled "Proposed Project Elements" and can be viewed in the final plans submitted with the Special Use Permit application.

Project Elements

Human Swimming Beach (Reintroduction): Centennial Beach was once a swimming beach for the community before the development of the dog beach in 1995. The proposed human swimming beach will operate to the same standards as our other swimming beaches, such as Tower Road Beach or Maple Street Beach. The proposed swimming beach is 250 feet in length.

The sand elevations, compared to the new proposed pier, start 18" below the western most elevation of the pier. Moving east, the sand profile gradually drops to the water level.

The anticipated use for the human swimming beach includes swimming, sunbathing, passive recreation activities, sandcastle building, and other activities you would expect on a public beach. Currently, there is no proposed sailing, kayaking, paddle boarding, or other activities that include using a boat or watercraft of any kind.

Below is a list of the current beach rules we anticipate enforcing at Centennial Swimming Beach.

Swimming Beach Rules: The following regulations will be implemented by the Winnetka Park District staff during hours of operations to ensure that all beach users will be able to use, understand and will follow all rules when they are at the beaches.

1. Hours of Operation are 9am to dusk.
2. When lifeguards are not present, swimming is not allowed.
3. Swimming is allowed only in the supervised swimming areas as posted at each beach.
4. Parents and guardians are responsible for the supervision of children.
5. Children 9 and under must be accompanied by an adult.
6. Coast Guard approved life jackets are allowed when the child is within arm's reach of their parent. All other floatation devices are not allowed.
7. No scuba or snorkeling equipment is allowed.
8. Children who are not toilet trained must wear tight fitting plastic pants or swim diapers.
9. Beach facilities will be closed whenever water is considered unsafe by Health Department or lifeguards.
10. There is no roughhousing or horseplay allowed. Lifeguards will enforce this rule to ensure the safety of others.
11. No skateboards, bicycles, roller skates, or similar items allowed at beach.
12. No throwing rocks or sand in the swimming areas.
13. No jumping off piers.
14. No fires, including grills, are allowed on the beach.
15. Glass containers are not allowed on the beach.
16. No alcohol is allowed on the beach.
17. Smoking is prohibited at all Winnetka Park District facilities.
18. Dogs are only allowed at Centennial Dog Beach. Village Ordinance #504 will be enforced.
19. Motorized vessels are only allowed at Lloyd Boat Launch.
20. Non-motorized vessels are only allowed at Lloyd Boat Launch.
21. The Village of Winnetka Police Department maintains a regular patrol of the beach and enforces all Park District ordinances.
22. All other state and local health codes apply.

We anticipate operating the Centennial Swimming Beach from May 25 to September 2 (estimated) from year to year, and the beach would be staffed with personnel during the hours of operations for those dates. The beach would be closed off season (prior to May 25, and after September 3) for swimming but still open for beach goers to enjoy the beach.

There is no zoning relief needed for the swimming beach, this was to provide perspective on operations.

Off-Leash Dog Beach: The proposed off-leash dog beach is an existing on-leash element at Centennial Beach today and will remain per the project plans. The District has operated the dog beach since 1995, allowing controlled access to a single type of activity. The proposed off-leash dog beach will be reduced in size to allow for the re-introduction of the human swimming beach. The proposed 240' dog beach will be controlled with a double entry gate system and electronic key fob system, which will allow access for the registered users. The dog beach will be surrounded on the west and south boundaries by 5' black fencing on the beach. The northern boundary of the off-leash dog beach will be the pier structure and have a 42" black handrail (Type A) providing the required security. The eastern side of the dog beach will be the natural barrier of Lake Michigan.

On the southern end of the site and dog beach perimeter there is an existing steel groin running perpendicular to the existing steel sheet piling (seawall) at the toe of the bluff. The steel groin runs approximately 145-feet east into the lake, with a western elevation of 583.2' and an eastern elevation of 581.70'. Roughly 65 feet off the seawall, the existing steel groin crosses the south property line of Centennial Park. At this point, the steel groin is beyond the ordinary high water mark of 581.5'. The portion of fencing on the south perimeter of the dog beach will be installed on top of the existing steel groin going east into the lake approximately 103 feet. The 5-foot height fence may step down to maintain a maximum overall height of 6.5-feet off the adjacent proposed sand contours. The proposed fencing can be seen on sheet C161 of the construction plans.

Approximately 12.5-feet offset from the existing seawall along the toe of the bluff, the 5-foot height dog beach perimeter fencing continues north-south along the west edge of the dog beach area. This offset allows the public to cross Centennial Beach without walking through an active off-leash dog beach. A 10-foot-wide maintenance access gate is situated along this fence line, allowing access for beach maintenance equipment. This gate will be secured and operated as needed by maintenance personnel only.

The 42-inch-high (Type A) handrail will double as a fence on the pier and boardwalk to further secure the off-leash dog beach. In addition, a line of armor stone creates a border along the south of the pier, helping further separate the pier and the off-leash dog beach. The fencing is mounted to the pier and boardwalk at a consistent height of 42-inches. When viewing the fence line from the dog beach side, there will be a visual incline due to the sand contouring. The proposed grading for the dog beach sand fill is as follows: The westernmost sand elevation is set at 585.0', sloping at 11:1 to 583.0'. The slope then increases at 8:1 to an elevation of 578.0', then flattens again to a slope of 20:1 to elevation 575.0'.

To access the off-leash dog beach, there is a single concrete access stair of the boardwalk within the secure entrance area. The stairs are designed to be constructed with concrete within a steel sheet pile cell to support the harsh lake environment. The stairs have a 6-foot-wide clearance

with handrails on both sides. The stairs are designed with accessibility in mind, using acceptable materials with the proper rise and run for the treads and appropriate returns on the handrails. The bottom of the stairs are set to an elevation of 579.33' to allow for the fluctuating sand levels. The handrails are 1.5-inch brushed stainless steel round tubing set at 42-inch height. The detailed design can be viewed on Sheet C159.

The dog beach is operated year-round (excluding high wave events) from sunrise to sunset for the community's enjoyment.

To receive a dog beach pass, each applicant must complete a Dog Beach Pass Application which includes: owner information, pet information, vaccine certificate with vet signature, insurance acknowledgement (waivers, rules, warning of risk, release of all claims, indemnification agreement, assumption of risk, and policies). All applicants must adhere to dog beach rules anticipated below, though they may be changed by the Park Board.

Anticipated Off-leash Dog Beach Rules:

1. Leashed Area: Park + Parking Lot + walkways and boardwalk.
2. Only unleashed area is area inside the dog beach gate and dog beach itself.
3. You are solely responsible for the actions of your dog.
4. Leashes must not exceed 8 feet.
5. You must bring your electronic key fob each visit.
6. Attendants are not allowed to let anyone through the gate without a fob.
7. Keep an eye on your dog and keep your dog's leash with you at all times.
8. For safety reasons children must be at least 10 years of age to use the park and they must be closely supervised.
9. Children will be expected to behave in an appropriate manner: no running, no chasing dogs, no petting of other dogs unless permission is granted from the owner first.
10. Be polite: pick up dog feces and dispose of the dog feces in the waste receptacles, which are available throughout the park.
11. Dogs must wear current license tag and be up-to-date on shots.
12. Fill any holes your dog digs.
13. No more than 2 dogs per person on any one visit.
14. Check with your veterinarian before bringing a puppy under the age of four months to the park.
15. No dogs known to be aggressive toward other dogs or people may enter the area.
16. Owners/handlers are asked to closely supervise their dogs and at no time should anyone leave the area without his/her dog(s).
17. Do not bring rawhide or food into the dog area as dogfights may result.
18. Please remove pinch and spike collars from your dog prior to entering the beach.

19. Hours are sunrise to sunset.

The District has also reached out to Cook County Department for Animal Control for guidelines on how best to address the eastern barrier of the off-leash dog beach. It has been suggested that the District submit for a waiver until Cook County Animal Control is able to address this matter for all dog parks that abut Lake Michigan.

Bluff Clearing and Restoration: The bluffs will undergo an extensive clearing of invasive species and dead and dying trees to improve the overall health of the vegetated environment. The proposed work is outlined in the attached plans, sheets C178-C181. An estimated 1.34 acres of invasive and noxious species control is proposed to be completed on the Centennial Park bluff. There are approximately 30 different target invasive species identified on the removal list. This list includes a handful of various deciduous tree species that can be detrimental to the bluff environment if left uncontrolled and unmonitored. The plan outlines the four different restoration zones and strategic planting plans, dependent on the impact of construction and best management practices for each bluff zone. These four zones include the bluff restoration zone (23,800 sq. ft.), the green gabion wall zone (3,200 sq. ft.), the dune grass planting zone (800 sq. ft.), and the turf restoration zone (31,162 sq. ft.). All of these different zones combined account for the required installation and long-term maintenance to reestablish the bluffs and repair disturbed areas affected by construction. As part of the slope planting, the seed and plugs will be covered with a two-layer erosion control fabric while the plant material is established to minimize erosion. To replace the trees removed from the bluff, we will re-plant nearly 30 caliper inches of new trees on site, and the remaining replacement caliper inches at other park locations within the agency. This entire process will allow for greater views and vistas of the lake, one of the highest-ranked pillars of the Waterfront 2030 Lakefront Master Plan and a point of emphasis from public input.

Variations for Section 17.30.050 Front and Corner Yard Setbacks

As outlined in Chapter 17.30, Section 17.30.050(C)(7) Front yard setback for Lakefront Properties, it's noted that the required front yard setback is the toe of the bluff or 50 feet from the ordinary high-water mark, whichever results in the line farthest from the ordinary high-water mark. Nonetheless, Section 17.30.130(A) describes permitted obstructions in required yards. Village staff have issued an opinion that the District's vertical improvements in the front yard are characterized as either a wall or a fence, as described in Section 17.30.130(A)(10). Based on the District's review of these sections and staff's code interpretation, we propose including the following project elements as variations since they exceed a height of 6.5' from grade. The work proposed in the lakeward front yard includes the following elements which exceed 6.5' tall: Boardwalk with Type A handrailing (fencing), a 226 foot long elevated pier structure with armor

stone surround. The improvements listed below are those elements of the project that fall within the Ordinary High-Water (581.5' OHWM) Mark and the 50' setback associated with section 17.30.050 of the zoning code.

As outlined in the "Proposed Project Elements Chart", the maximum variation requested is 4' over the allowed 6.5' height as measured from the existing grade. This is outlined in detail in the "Non- conforming Elements" chart. Please note, as part of our overall proposed plan, the District has included sand nourishment for the two beaches and once completed the overall height variances will fall within the acceptable limits of the zoning requirements. The District, through its consultants, designed this element while listening to feedback from the community and with what would be minimally required from a coastal engineering perspective.

Based on the information and the zoning requirements, there is a small 6' section requiring a variance. The south 6' of the Type A handrail is set at 592.0' elevation, 9.5' above the existing sand profile. At this time, the District is requesting a zoning variance of 3' for this 6' section of Type A handrailing and pier. Please note, once the project is completed, and the sand is placed on the beach, the overall height for this area will fall within the 6.5' zoning requirement for the front yard setback.

Steel Sheet Pile Replacement: Located on the northern property line, north of the existing steel sheet wall, a combined wooden timber, steel I beam, and steel sheet piling hold back the bluff section. Due to the age of these structures and materials, this structure has the potential risk of failure, causing severe erosion concern for the northern portion of bluff. The District is preparing to correct this issue by installing a new line of steel sheet piling in front of the existing timber wall as a best practice repair. The proposed wall would consist of about 25 sheets of PZC-18 Steel Sheet Pile Bulkhead wall (roughly 52 feet in length), with a 3/8" bent plate cap welded on top of it. These 25-foot-tall sheets will be driven in place to a finish elevation of 592' to create the new vertical sheet piling wall with a height that does exceed 6.5 feet from grade. The existing grade of the beach in this area adjacent to the wall is 584' and the new proposed steel seawall is set at an elevation of 592', which is 8 feet tall with the current sand profile. The proposed replacement steel sheeting will connect to the existing steel sheeting on the adjacent property located at 261 Sheridan Road as it does today to ensure a mechanical connection to prevent future bluff erosion. These replacement sheets will become the primary shore protection for this area of the bluff.

The bluff areas located behind the eroded wall will be filled in, creating a sustainable slope of 2 to 1 (or greater) allowing for new for new plantings, stabilizing the bluff for the future. The bluff will be backfilled and compacted in 12" lifts for proper grading and planting. The slope will be covered with an erosion fabric while the plant material is established.

Elevated Boardwalk: As discussed previously, the District intends to create a boardwalk element at the Centennial Beach site to serve several functions. The boardwalk will maintain the existing shore protection for the Centennial Park bluff and protect against bluff erosion by using the

existing steel sheet pile seawalls installed in 1987. The boardwalk will connect to the existing walls to provide a continuous line of defense against future bluff erosion while establishing a foundation for additional improvements, including ADA accessible paths, and beach and pier amenities. The boardwalk also doubles as a recreational platform to allow greater access to the beaches and help delineate the beach elements. It also allows for greater connectivity for the beaches while permitting individuals the ability to traverse the lakeshore without having to pass through the off-leash dog beach.

Set at a base height of 3 feet above grade and ramping up slightly near the concrete ADA access ramp interchange, the boardwalk finishes at a height of 5.5 feet. The boardwalk is set between 18"-48" above the final sand nourishment and is pitched minimally to allow storm water runoff from the structure. The boardwalk is built by installing steel sheet piling which is driven in the clay to maintain the shore protection for the bluff and park backfilling with angular stone and capped with a thickened concrete slab. To help soften the feel for the boardwalk, the concrete will be tinted with a color additive used in other concrete areas across the site, to provide a seamless aesthetic throughout the site. The boardwalk concrete will be further distinguished with a stamped wood decking pattern to give the appearance of natural wood. The final result will achieve a weathered Ipe wood aesthetic to match the style of the bluff staircase which will land on the boardwalk. The boardwalk runs for a total length of 349', with integrated backed Ipe wooden benches mounted to the bulkhead along the western edge. These benches are provided to allow beach goers the opportunity to sit and relax on the boardwalk while enjoying the lake environment. There are also four (4) low level LED bollard light fixtures that will also be installed for safety and security. Low-intensity lighting will be used along pathways and in the dog beach area. Lights will be designed to minimize light pollution and focus on safety.

Like the stair access, the boardwalk also serves as the accessible transition route planned to ADA standards for the public to use and access the swimming beach, off-leash dog beach, and pier elements. There are three staircases that can be used to access the different elements of Centennial Beach. The northernmost staircase is set just to the east of the ADA access ramp, allowing quick access down to the beach level. The stairs have a 5-foot-wide clearance with 1.5-inch brushed stainless steel tube handrails on both sides to help patrons access the beach.

A second staircase runs from the boardwalk level fencing for the dog leash entry area (just beyond the electric dog gate) down to the dog beach. This staircase is described in the off-leash dog beach review.

A third staircase runs due south at the farthest southern end of the boardwalk allowing a clear access path to the properties south of Centennial Park, for those who chose to walk the Lake Michigan shoreline. This staircase was also described in the off-leash dog beach review.

To complement the access routing, an ADA accessible concrete ramp has also been included in the design for the human swimming beach. The ramp is 10 feet wide to allow access for both beach goers and maintenance equipment. Please note, current Centennial Beach improvements do not allow personnel to access the beach with the required equipment to maintain the beach. The proposed design allows for maintenance equipment to access the swimming beach and off-leash dog beach areas. While the site does not allow for large vehicle access such as ambulances or fire trucks, the same access route along the park ramp and boardwalk will allow first responders direct access to the Centennial Beach sites, as needed. The completed stamped drawing set has been included for final review by the Village.

District staff will utilize the northern-most section of the boardwalk for storage and respite between on-water shifts.

The proposed work is designed to be built upon the existing toe of slope, but east of and outside the steep slope zone.

Elevated Pier Structure: The proposed pier structure was designed to serve several purposes on site. The main purpose of the pier is to more substantially delineate the two distinctive swimming beach and dog beach uses, north and south respectively. Furthermore, the pier provides additional shore protection by diffusing wave energy and helps hold sand for both beaches from erosion and littoral drift. Finally, the pier provides an additional recreational use allowing visitors greater interaction with the lake. The pier structure replaces an existing steel sheet pile groin that splits the Centennial Beach site. The pier structure is 192.5 feet in length from the boardwalk to the farthest end of the concrete. Surrounding the outer ring of the pier is an additional 33.5 feet of stone, which makes up the bedding stone layer, armor stone, and elevated armor stone ring 3.5 feet above the ordinary high-water mark of 581.5'. The armor stone is set at the same height of the pier and goes out for 6 feet, from there the stone tapers into the lake at a slope of 1.5 to 1. The pier starts 6 feet above grade and tapers down to the east by 2.5 feet, ending at an elevation of 585.00'. The pier structure is lined with armor stone to dissipate wave action, help hold sand and prevent reflective rip currents from the steel surfaces. The pier is erected by driving steel sheet piling into the lake and capping the structure with a 12" concrete cap tied into the steel with welded pins. The southern edge of the pier is lined with modular fence panels, which by design provide a secure boundary for the off-leash dog beach, as previously described. The ornamental handrail (Type A) is designed for a marine setting made from galvanized steel and powder coated black with a rectangular framework of $\frac{3}{4}$ inch horizontal rails to minimize visual obstructions. The fence height is 42 inches high. The eastern end of the pier is ornamented with six (6) 9'9" concrete benches matching the outer pier's radius pinned into the 12-inch concrete cap. The benches are 18 inches tall with a spacing of an 18-inch gap between each bench to allow for drainage. Interior of the benches in the center of the pier's flat surface is a decorative 8-foot bronze compass rose inset with two gray granite border inlays around the inner and outer

perimeters of paving. The linear section of the pier is set with four (4) 18" x 18" x 8' long benches equally spaced with two on each side of the pier.

The design heights and elevation for the pier were driven by community input and what was minimally required to achieve its intended and proper purpose. To address the concerns of possible waves overtopping the pier from time to time during high wave events, the District intends to provide signage when necessary, noting that the pier is closed due to unsafe wave activity. This is the same signage used for the other three lakefront beach sites operated by the District. In the case of severe storms, Type 2 barricades would be installed to close the pier as needed.

Exceptions from Section 17.82.040 Development in Steep Slope Zone & Variations for Section 17.30.050 Front and Corner Yard Setbacks

After reviewing the zoning standards, there are two project elements which fall within the combined zoning for both the Front Yard Setback requirements and the slope impact area. The park staircase and the concrete ADA access ramp are split within these zones. The notes below outline these elements and how they fall within the zoning code.

Bluff Staircase to Park: (from the concrete ADA Access Ramp to the Boardwalk) To provide a more direct route to the proposed boardwalk, included in the Plan is a set of stairs that would allow a person to walk down a staircase from the ADA Access Ramp to the proposed elevated boardwalk. This staircase follows the design details from the existing staircase at Centennial and our Tower Road staircase, which utilizes an elevated platform built on helical piers that suspend over the bluff, allowing an individual to access the beach down an Ipe wood staircase with black powder-coated metal railings. The proposed staircase has two landing areas. The staircase is designed with 42" tall black Type A handrails with a horizontal top rail and .75" square tubing used to complete the horizontal rails on both sides of the access stairs from the intersection with the concrete ADA access ramp down to the boardwalk. The staircase is a traditional wood frame construction, with Ipe wood decking and metal handrails as described. The staircase sits above the bluff and is supported by nine helical piers. The proposed design was completed by structural engineers, who completed a similar design at the Tower Road bluff in 2019-2020. Based on the design, size of the landing areas, and where it falls within the front yard setback and steep slope zone, the staircase design meets the requirements for both sets of regulations.

Concrete ADA Access Ramp: The proposed concrete ADA access ramp falls within both the steep slope zone and the front yard setback. There is a short section (approximately 110 feet) of the lower south section of the ramp that falls within the front yard setback area, while the remaining

section (west of the front yard setback and east of the upper table land) falls within the Steep Slope Zone.

Currently, a mid-bluff sidewalk exists today, which runs parallel to the existing top of the bluff fence line, as shown in the Plan. The current sidewalk does not meet ADA requirements due to its slope. It is only a looped path that reconnects to the upper parkland; no current ADA-accessible route down to the Centennial beach exists. The proposed concrete ADA access ramp has been designed to meet several requirements for the project site. First, it will be used as an accessible walkway to access the proposed beach improvements for the recreation swimming beach and the off-leash dog beach. The current beach access is only for the gated dog beach, which is only accessed by a single stairway installed over the current bluff vegetation. During the high lake levels, there was a two-foot drop down to the sand from the Centennial Beach dog beach stairs, causing closures on the dog beach. In addition, the current stairway is only accessible to those who register with the District and purchase a key fob to access the beach. It is the vision of the Winnetka Waterfront 2030 Master Plan to reopen Centennial Beach to the greater population of the District.

The proposed design includes an accessible pathway to the new boardwalk, pier, swimming beach, and off-leash dog beach. In addition, the current 5-foot sidewalk in the park from the parking lot to the dog gate is being widened to allow greater access for users to all the beach elements. It also serves as an access point for maintenance equipment needed for the beach as previously described.

The new proposed width of the access ramp is 10-foot edge to edge, with integrated handrails on each side of the access ramp. The plans illustrate the handrails as 36inch in high, 1.5-inch round brushed stainless steel with a 9-foot clear width. The District also widened this walkway back to the parking lot as suggested by Village staff upon the initial review of the plans. To lessen the impact in the bluff steep slope zone, the design team utilized a single walkway with a slope of 7.9% or less with 5-foot landings every 30 feet as required by law. Since the bluff at Centennial Park is significantly narrower in width compared to the bluffs on the northern end of Winnetka, logic dictates a single walkway without switchbacks is best suited to achieve our goal. This also helps soften the impact on the bluff and keep clear and open sight lines for access and safety. Additional retaining walls were added to meet the required structural requirements to build the access ramp. The District's structural engineering team designed the retaining walls, with design input from contracted civil engineers and landscape architects. The north retaining wall runs on the east side of the access ramp (on the downslope side) for 105 feet until it intercepts with the access stair opening. The retaining wall height varies from .75 feet to 3.74 feet at its tallest section. There is a gap of 6 feet where it then starts again for an additional 12.5 feet with a height starting at 2 feet and tapering down to 1 foot.

At that point, the bluff topography switches due to the elevation, and the retaining wall transitions to the western edge of the access ramp. The proposed western retaining wall runs for approximately 175 feet in total length. It begins with a wall height of 1.5 feet. At the farthest south section of the western retaining wall, the final wall height is 4.07 feet. The wall height varies from 1.5 feet at its shortest and 7.97 feet at the tallest section. There is roughly 30 feet in which the retaining wall height is over 6.5 feet and maxes out at 7.97 feet. The remaining 145 feet vary between 1.5 feet and 6.4 feet. The face of the retaining wall in this section faces downslope so it is invisible from the table land at the top of the bluff.

The retaining wall is built into the bluff with a spread-type footing and is required to support the proposed ADA access ramp. Consideration was taken to help soften the retaining wall, as shown in the plans with a wave patterned concrete form liner. The wave reliefs on the liner are up to 0.75 inches deep (maximum depth), creating a flowing pattern on both the east and west sections of the retaining wall. Individuals can look to the east with uninterrupted lake views from the park and access ramp. When looking back from the shoreline, individuals can see the gentle waves of the form liners and bluff restoration to help break up the view.

Based on the design and engineering, the District is proposing a 10-foot-wide accessible ramp to allow access for beach users, life safety, and maintenance equipment to access the beach. To accomplish this, we are proposing to install retaining walls within this zone. The District is requesting an exception for this improvement within the slope impact area.

Please note, the Centennial Park bluff in question has been reconstructed over the years, including the erosion and rebuilding of the bluffs in the mid-'80s and previous developments that have taken place on-site prior to newly approved Village ordinances.

Variations for Section 17.82.040 Development in Steep Slope Zone

The elements listed below are the remaining project improvements that fall within the zoning requirements for section 17.82.040 Development in Steep Slope Zone.

Outcropping Stone Steps: Outcropping stone steps are being included as an active way to allow individuals to utilize the bluff more naturally. The outcropping stones are being proposed to be placed at the midlevel bluff passive seating area to allow an individual to walk up the limestone outcropping steps to access the upper park tableland. The rise and run of these steps are designed to be an active recreational step feature for users and not the sole source of access for the site. These steps are proposed to have a tread height of 13.5 inches with a total width of 72 inches. They are designed to be installed on a geotextile fabric supported by CA-6 stone bedding and dry stacked with mortar as needed for stability and proper drainage.

Due to their 6-foot width, which is 1 foot greater than the allowable 5-foot limit, the district is requesting exception for this project element.

Improved Mid-bluff Paver Walkway and Seating Area: The Plan has two seating node areas. As described below, one is within the steep slope, and the second is on the upper park tableland, outside the slope transition area. The seating node on the steep slope of the bluff is an existing park feature and has been since its development years ago. The proposed seating area is a reconfiguration of the existing pavers in the mid-bluff level to allow access to the seating area from the new ADA ramp at this location. The current pavers will be stockpiled and reused to set a walkway to the entrance location off the concrete ADA access ramp. Less than 150 square feet of pavers are being relocated to access this area. In addition to reworking the pavers, the current park bench will be replaced with the proposed natural stone benches. Due to the reconfiguration of the paver walkway, the District is requesting exception for this improvement which is located within steep slope of the bluff.

Standards for Granting a Special Use Permit

As a preliminary statement, a refusal to grant a Special Use Permit for the District to provide park and recreational uses on Centennial Park and Beach will frustrate the essential purpose and statutory function of the District. Moreover, the District is not proposing to change the essential character of the subject property, which will continue to provide community access to active and passive recreational activities along the lakeshore. The District has taken great care to plan this project and has accepted and considered the public comments it received for over two years. Based on the feedback received, a failure to issue a Special Use Permit will frustrate the community's interest and deny our shared residents a lakeshore amenity for which they have expressed a desire to see completed.

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

The proposed 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 Applicant does not intend to expand the scope of its programming in connection with the Project from activities that have previously been provided at the park and beach. The Applicant only needs to apply for a Special Use Permit because of amendments to the Zoning Ordinance which were approved after the establishment of Centennial Park and Beach as a public amenity.

The proposed improvements are designed to complement and enhance the existing park and beach environment. Features such as the off-leash dog beach, swimming beach, elevated boardwalk, and pier, as well as concrete ADA access ramp are strategically located to minimize impact on neighboring properties while enhancing the park's role as a community asset.

The proposed improvements also result in the implementation of the Winnetka 2030 Waterfront Master Plan. The Lakefront Master Plan has been adopted and endorsed by the Village of Winnetka Comprehensive Plan, which provides further evidence the proposed improvements are compatible with and will enhance the public health, safety, comfort, morals, or general welfare.

2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the districts 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. First and foremost, the beach has existed in this location for decades and the public's use of the park and beach has had no negative impact on the enjoyment of any private property or property values in the immediate vicinity. As direct evidence of this, our neighbor to the south at 205 Sheridan Road is investing millions of dollars in a new home – an investment that would not occur if the park and beach was injurious to the use and enjoyment of that property.

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 height, bulk, and density of the Centennial Beach and Park improvements are compatible with the height, bulk, and density of shoreline improvements on Lake Michigan and are designed to fit within the R-2 District; and (iii) 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.

- 3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for the uses permitted by right in the districts 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 Proposed Improvements do not change the essential nature of the property as a public park that provides community access to Lake Michigan. As a result, the proposed improvements will not change the park and beach's impact on development. Moreover, 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 change the essential character of the property nor negatively impact surrounding properties or the general welfare of the community (as discussed above). As direct evidence of this, our neighbor to the south at 205 Sheridan Road is investing millions of dollars in a new home – an investment that would not occur if the Project impeded the normal and orderly development in the immediate vicinity.

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

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 beach site is a walking destination for most of the community, and with the supplemental parking at Elder Lane Park, there is enough parking to help with any potential overflow.

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

Existing parking, utilities, access roads, drainage, and other facilities necessary for the Proposed Improvements are adequate. The Property is served by all existing utilities and drainage necessary to operate the Proposed Improvements. The Proposed Improvements do not require additional utilities or facilities to support the project.

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

Except for the Variations and Exceptions (described on the Chart Titled "Proposed Project Elements), the Proposed Improvements will conform to all applicable regulations of the

Zoning Ordinance and other Village ordinances and codes. Moreover, Section 17.56.020 of the Winnetka Zoning Ordinance establishes nonessential public uses as special uses in all districts within the Village.

Standards for Granting a Variation:

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

Because the Property is owned by the District, a public entity, the conventional interpretation of this criteria is not germane to this application. The District does not operate property with an aim to obtaining a reasonable return, but for the purpose of providing park and recreational amenities for the use and enjoyment of the community. The proposed improvements will clearly enhance the public's use and enjoyment of Centennial Park and Beach and benefit the public's health and welfare.

2. The plight of the owner is due to unique circumstances;

The Front Yard setback regulations are designed for a residential zoning district. Because the property is not used for residential purposes, the variances needed for the Project result from unique circumstances that are not generally applicable within the R-2 zoning district. The improvements located in the front yard setback area for which variances are required have been designed in response to community interest to minimize their height and maximize the visual aesthetics of the lakefront environment so the degree of incompatibility with the front yard setback regulations has been minimized.

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

The current use of the property is a park and beach. With the variations, the proposed improvements will permit the property to continue to be used as a park and beach, but with enhanced access to the lakefront for patrons of all abilities. The variations will most definitely not alter the essential character of the property and the locality.

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

The Project will result in no impairment to the supply of the light and air to adjacent property because all the proposed improvements within the front yard setback area for which variances

are required are built to maximize views of Lake Michigan and minimize their height. The improvements do not cause any shadows or encroachments on adjoining parcels.

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

The design, nature and building materials used for the proposed improvements in the front yard setback area for which variances are required will not increase any hazard from fire or other damages to the property.

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

The proposed improvements in the front yard setback area for which variances are required will not diminish the taxable value of land and buildings in the Village. Just the opposite, the creation of an enhanced beach is an additional community amenity that will make Winnetka a more attractive place to live and enhance property values.

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

The proposed improvements in the front yard setback area for which variances are required will not result in an increase in congestion in the public streets nearby. The District has adequate off-street parking to accommodate patrons at the park and beach.

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

The proposed improvements in the front yard setback area for which variations are required 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 District's facilities and the quality of the applicants' programming in service of the community.

Conclusion:

The Centennial Park and Beach project is designed to significantly enhance community recreational opportunities while ensuring environmental stewardship and public safety. By meeting the six standards for a Special Use Permit, addressing review comments, and providing detailed operational plans, the project is positioned to serve as a valuable community asset for generations to come. The District looks forward to presenting this project to required boards and

commissions in the near future to continue the process of making these much-needed beach improvements a reality for the community.

Winnetka Park District
 Centennial Park and Beach Project
 Proposed Project Elements

Code Section	Project Element	Requirement	Existing Condition	Proposed Improvement	Variance/Exception Required (yes/no)	Rational
Front and Corner Yard Setback Section 17.30.050 subsection	Steel Sheet Pile Replacement (Failing Wall)	Development on lots abutting Lake Michigan between the ordinary high water mark of lake Michigan (581.5') and the table land as defined by section 17.82.020 will also comply	The existing steel sheet pile bulkhead is at an elevation varying from 586.0' to 591.0'	New proposed steel piling is designed at an elevation of 592.0'	Yes, we are requesting a maximum variance of 1.5' for this primary shore protection	Primary shore protection, structural replacement to the existing sheeting and allow for proper backfilling and planting of the bluff slope.
	Boardwalk with Type A Handrail (Fencing) (elev. 587.5' - 589.0')		The existing sand contours vary from section to section ranging from 583' to 585.	Northern section of the boardwalk approx.. 120' have a height differential of greater than 6.5' ranging from 6.51' - 8.5'. This elevation includes a Type A style handrail that can be viewed on Sheet C155 (Drawing 1). Once the Beach is nourished, the height differential will be roughly the same.	Yes, we are requesting a maximum variance of 2' for this section of the boardwalk.	Suplemntal Shore Protection and structural support for the beach boardwalk, Type A handrails, accessible beach route and support access for life safety and maintenance equipment for the beach.
	Boardwalk with Type A Handrail (Fencing) (elev. 587.5' - 589.0')		The existing sand contours vary from section to section. ranging from 581.5' to 585.	The center section of the boardwalk approx. 50' has two smaller sections (20' and 16') where it flares out to the proposed pier area, ranging in overall heigh of 9.32' and 10.5' (which includes the 42" Type A Handrail (Fence). Once the Beach is nourished, the height differential will be 5.32' and 6.5'.	Yes, we are requesting a maximum variance of 4' for this section of the boardwalk.	Suplemntal Shore Protection and structural support for the beach boardwalk, Type A handrails, accessible beach route and support access for life safety and maintenance equipment for the beach.
	Boardwalk with Type A Handrail (Fencing) (elev. 587.5' - 589.0')		The existing sand contours vary from section to section. ranging from 583.5' to 585.	The southern section of the boardwalk approx. 95' from the southernmost end of the boardwalk to the center, ranges from 591.75' - 592.5', creating a difference of 6.51' - 8.0'.	Yes, we are requesting a maximum variance of 1.5' in the section of the boardwalk.	Suplemntal Shore Protection and structural support for the beach boardwalk, Type A handrails, accessible beach route and support access for life safety and maintenance equipment for the beach.
	Elevated Pier Structure		Existing Contours 581.5' OHWM to 582.0'	The south 6' of the Type A handrail is set at an elevation of 591.0' which is 9.5'. Upon completion of the project, the sand elevation will increase to 585.0' leaving a difference of 6' including the 42" handrail.	Yes, we are requesting a maximum variance of 3' in this six foot area of the pier.	Beach stabilization, structural support for the pier, type A handrails, accessible beach route and support access for life safety.

ADA Beach Access Ramp	with Chapter 17.82, Steep Slope, Regulations and Chapter 15.78 Lakefront Construction. For lots abutting lake Michigan, the required front yard setback is the toe of the bluff or 50 feet from the ordinary high water mark, whichever results in the line farthest from the ordinary high water mark. And Section 17.30.130 Obstructions in Required Yards or Court (10).	Existing Contours 582.5' - 585.0'	The ADA accessible beach access ramp ranges from 580.0' to 587.5', with a maximum height differential of 4.5' to the top of the ramp. Type B Handrails do not count in the overall height Measurment.	No, not greater than 6.5' from existing conditions.	ADA Universal Design.
Beach Access Stair (North) Swimming Beach		Existing Contours 581.5 - 583.0'	Access stair for the north swimming beach is set at elevation of 580.0' and meets the boardwalk at an elevation of 587.5'. The Type B Handrail do not count in the overall height measurement.	No, not greater than 6.5' from existing conditions.	Site Connectivity, swimming beach access.
Beach Access Stair (South)		Existing Contours 585.0' - 586.0'	Access stair for the south beach access is set at an elevation of 589.23' - 579.90'	No, not greater than 6.5' from existing conditions.	Site Connectivity, south beach bypass route.
Dog Beach Fencing		Existing Contours for exiting sheet piling 581.8' - 583.2'	The proposed off leashe dog beach is surrounded on the three sides with 5' high fencing. The fencing located on the southern boundery is proposed to be secured to the existing steel sheet pile groin, which till not exceed the 6.5' limit of fencing. The western fencing is designed to be installed on the beach and will be set at a height of 5'. Neither the southern or western fencing is proposed to surpass the maximum height for fencing within the front yard setback.	No, not greater than 6.5' from existing conditions.	Off leash dog beach site fening to secure the dogs within the boundries of the designated off leash dog beach area.
Dog Beach Access Stair (Off-leash Dog Beach)		Existing Contours 582.5' - 584.0'	Access stair for the Off-leash dog beach is set at an elevation of 587.50' - 579.33.	No, not greater than 6.5' from existing conditions.	Site Connectivity, off-leash dog beach access.
Concrete ADA Access Ramp		Existing Contours 589.0' -596.0'	ADA accessible ramp from upper park table land to the proposed boardwalk. Proposed retaining wall maximum height within the 50' setback is 595.52' with a bottom of wall at 590.52' tapering down to 593.4' with a bottom of wall at 589.0'	No, not greater than 6.5' from existing conditions.	ADA Universal Design and site connectivity.
Staircase to Park		Existing Contours 587.0' - 600.0'	Elevated access stair that is being installed on helical piles, that support a wooden sub structure, type A hand railings (42"), and a 5' wide lpe decked stair landings and treads.	No, the design width for the staircase is 5' and landings fall within their perspective sizes for each zoning location requirements.	Site Connectivity and secondary access to boardwalk and beach improvements.

Development in Steep Slope Zone Section 17.82.040	Concrete ADA Access Ramp and required retaining walls to support the ramp	Proposed improvements must meet the requirements for Ordinance No. MC-01-2024, Steep Slope Area Along Lake Michigan and required Zoning Requirements as noted in Section 17.82.040.	The current bluff existing elevation ranges from 611.0' down to 594.0' within the Slope Impact Area.	The proposed 10' walkway starts at the upper park table land and contours down to the bluff to the 50' front yard setback as noted in Chapter 17.30.050 Front and Corner Yard Setbacks. We are proposing a 10' wide accessible ramp for to allow access for beach users, life safety, and maintenance equipment to access the beach. To accomplish this, we are proposing to install retaining walls on both the upslope side and down slope side of the access ramp to support the bluff and grade.	The Park District is looking for exception of this improvement from the Slope Impact Area, to allow for the accessible connection to the Centennial Beach Level amenities.	ADA Universal Design and site connectivity.
	Outcropping Stone Steps		The existing conditions for the proposed outcropping stone staircase is set between 601.0' and 611.0'	The proposed outcropping stone steps are proposed to be 72" wide per the specifications.	The proposed stair width is 1' greater than the allowable limit. We are requesting an exception for this improvement to accommodate the additional 1 foot width of the outcropping stone staircase.	Recreational Asset and Site Connectivity
	Improved Mid-Bluff paver walkway and seating area		This location is set at an elevation of 600.0' and 602.0'. Currently there is a brick paver path and bench seating area.	The proposed re-design of this area include the installation of two (2) natural stone benches and the reconfiguration of the brick paver path to connect it to the proposed concrete ADA access ramp. The square-footage between the old configuration and new proposed configuration is about the same.	The proposed paver walkway is being reconfigured and not following the current footprint, which makes it a new improvement. Since the new area is wider than 5' we are requesting a exception.	Recreational Asset and Site Connectivity
	Staircase to Park		Existing Contours 587.0' - 600.0'	Elevated access stair that is being installed on helical piles, that support a wooden sub structure, type A hand railings (42"), and a 5' wide lpe decked stair landings and treads.	No, the design width for the staircase is 5' and landings fall within their perspective sizes for each zoning location requirements.	Site Connectivity and secondary access to boardwalk and beach improvements.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. _____

Property Information

Site Address: 225 Sheridan Road, Winnetka, Illinois 60093 (Centennial Park)

Applicant Information

Name: Winnetka Park District
Primary Contact: Costa Kutulas
Address: 540 Hibbard Road
City, State, ZIP: Winnetka, IL 60093
Phone No. 847-501-2052
Email: ckutulas@winpark.org

Architect Information

Name: The Lakota Group
Primary Contact: Scott Freres
Address: One East Wacker Dr. Ste. 2700
City, State, ZIP: Chicago, Illinois 60601
Phone No. 312-467-5445
Email: sfreres@thelakotagroup.com

Owner Information

Name: Winnetka Park District
Primary Contact: Shannon Nazzal
Address: 540 Hibbard Road
City, State, ZIP: Winnetka, IL 60093
Phone No. 847-501-2052
Email: Snazzal@winpark.org

Attorney Information

Name: Ancel Glink
Primary Contact: Adam Simon
Address: 175 E. Hawthorn Parkway, Suite 145
City, State, Zip: Vernon Hills, IL 60061
Phone No. 847-247-7400
Email: asimon@ancelglink.com

Applicant Signature: _____

Property Owner Signa _____

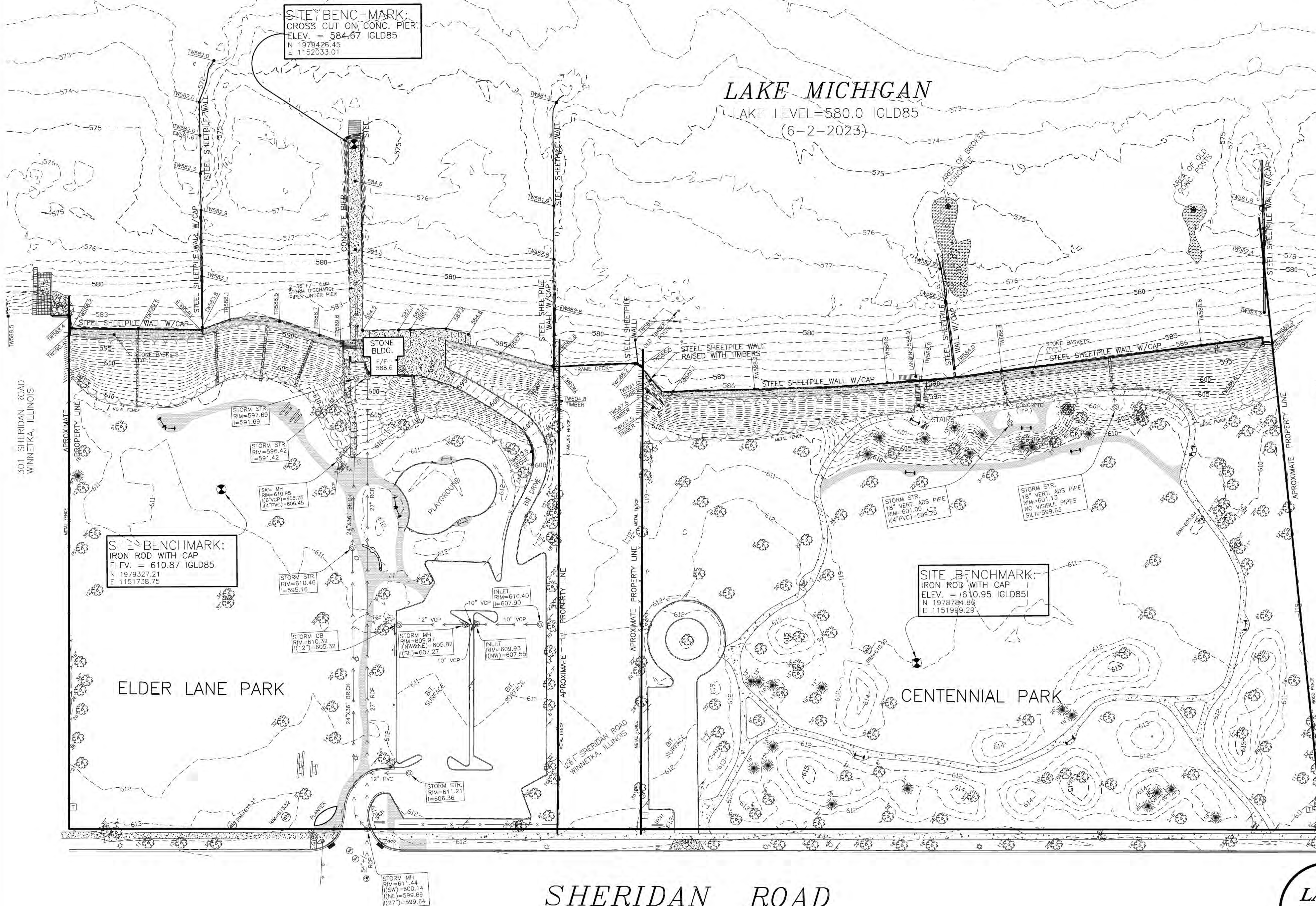
Printed Name of Owner: Shannon Nazzal

Date: 04/03/2024

Date: 04/03/2024

TOPOGRAPHIC / BATHYMETRIC SURVEY

ELDER LANE PARK
CENTENNIAL PARK
WINNETKA, ILLINOIS



SYMBOL LEGEND

- PICNIC TABLE
- BENCH
- WATER METER
- B-BOX
- DRINKING FOUNTAIN
- SANITARY MANHOLE
- TRANSFORMER
- ELECTRIC MANHOLE
- LIGHT POLE
- SIGN
- STORM STRUCTURE
- STORM STRUCTURE
- TRAFFIC SIGNAL
- HANDHOLE
- UTILITY CANISTER
- TREES/BRUSH

SCALE: 1" = 40'



STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plot shown hereon is a correct representation of said survey.

DATED THIS 18th DAY OF JULY, A.D. 2023.

BY: _____

Illinois Professional Land Surveyor No. 3210
License Renewal Date: 11/30/2024
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2025
REVISED: 10/10/2023 - SURVEY NOTES
REVISED: 1/5/2024 - CONTOURS

SURVEY NOTES:

- BASEMAP, TOPOGRAPHIC AND BATHYMETRIC INFORMATION PREPARED FROM SURVEY PERFORMED IN JUNE 2023.
- HORIZONTAL DATUM IS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 EAST ZONE 1201 - ESTABLISHED USING TRIMBLE VHS NOW NETWORK.
- VERTICAL DATUM IS IGLD85 (NAVD88 - 0.51' = IGLD85)
- TOPOGRAPHIC AND BATHYMETRIC SURVEYS GENERATING CONTOURS AT ONE (1) FOOT INTERVALS.
- UNDERGROUND UTILITIES ARE BASED ON FIELD OBSERVATIONS.
- UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR / OWNER IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR / OWNER SHALL CALL FOR A JULIE LOCATE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

GENERAL NOTES:

- Please check Legal Description with Deed and report any discrepancy immediately.
- Compare all points before building by same and report any discrepancies at once.
- Building lines, if any shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
- Consult local authorities for building lines established by local ordinances.
- This professional service conforms to the current Illinois minimum standards for a boundary survey.

**TERRA TECHNOLOGY
LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTS.1@SBCGLOBAL.NET
JOB NO.: 20-0078 SURVEY DATE: 1/4/2024
DWG FILE: DATA/20/0078/JUNE2023
/CHECK 12-27-23/SITE 12-23 SHEET.DWG

PLAT OF SURVEY

LOT 6 IN RESUBDIVISION OF BLOCKS 1,2,3 AND THE VACATED STREET KNOWN AS BELLEVUE PLACE, LYING BETWEEN BLOCKS 1 AND 2 ON THE EAST AND BLOCKS 3 AND 4 ON THE WEST IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, IN THE FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO BLOCK 1 IN PHILLIPS PARTITION SUBDIVISION IN THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT ATTACHED TO THE REPORT OF THE COMMISSIONERS IN PARTITION APPOINTED BY DECREE OF THE SUPERIOR COURT OF COOK COUNTY, DATED APRIL 24, 1901.

ELDER LANE PARK
CONTAINING 4.302 AC+/-
(TO ORDINARY HIGH WATER MARK)

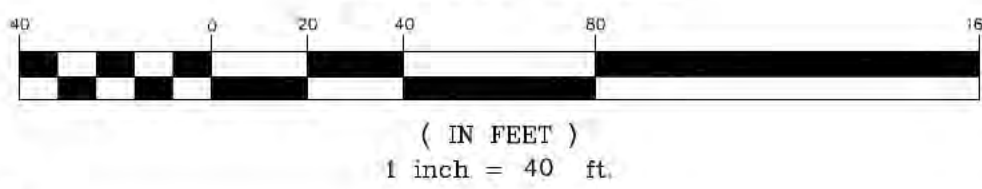
LAKE MICHIGAN

CENTENNIAL PARK
CONTAINING 4.872 AC+/-
(TO TOE OF BLUFF)

SHERIDAN ROAD
66.00' RIGHT OF WAY
572.50' MEAS.
N39°38'24"W

SYMBOL LEGEND	
	PICNIC TABLE
	BENCH
	WATER METER
	B-BOX
	DRINKING FOUNTAIN
	SANITARY MANHOLE
	TRANSFORMER
	ELECTRIC MANHOLE
	LIGHT POLE
	SIGN
	STORM STRUCTURE
	TRAFFIC SIGNAL
	HANDHOLE
	UTILITY CANISTER

GRAPHIC SCALE



SCALE: 1" = 40'



STATE OF ILLINOIS
COUNTY OF LAKE SS.
I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.
DATED THIS 21st DAY OF MAY, A.D. 2024.
BY: Vydas Rekasius
Illinois Professional Land Surveyor No. 3210
License Renewal Date : 11/30/2024
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2025
REV: 7/18/2024 ACREAGE COMPUTATION OHW-TOE

- NOTE:
- Please check Legal Description with Deed and report any discrepancy immediately.
 - Compare all points before building by same and report any discrepancies at once.
 - Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or noted out in the title report.
 - Consult local authorities for building lines established by local ordinances.
 - This professional service conforms to the current Illinois minimum standards for a boundary survey.

**TERRA TECHNOLOGY
LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTLS.1@SBCGLOBAL.NET
JOB NO. : 20-0078 SURVEY DATE : 7/18/2023
DWG FILE: JUNE2023/BOUNDARY2024/BOUNDARY-CENT.DWG

Centennial Park and Beach Existing Conditions





Centennial Parking Lot (East View)



East of Centennial Parking Lot (East View)



Sidewalk leading from Parking Lot to Upper Park (East View)



Existing Sidewalk From Parking Lot Beach (West View)



Park Sidewalk Split (Upper Park Loop and Beach Loop)



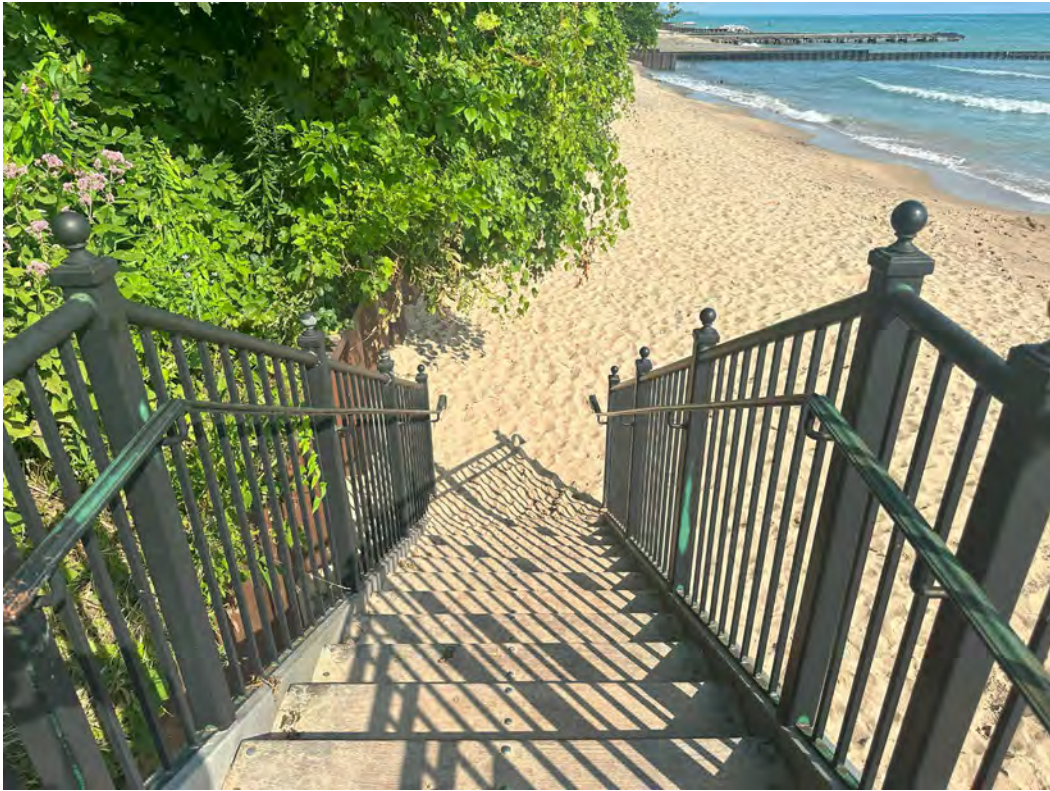
Dog Beach Access Area (Looking North)



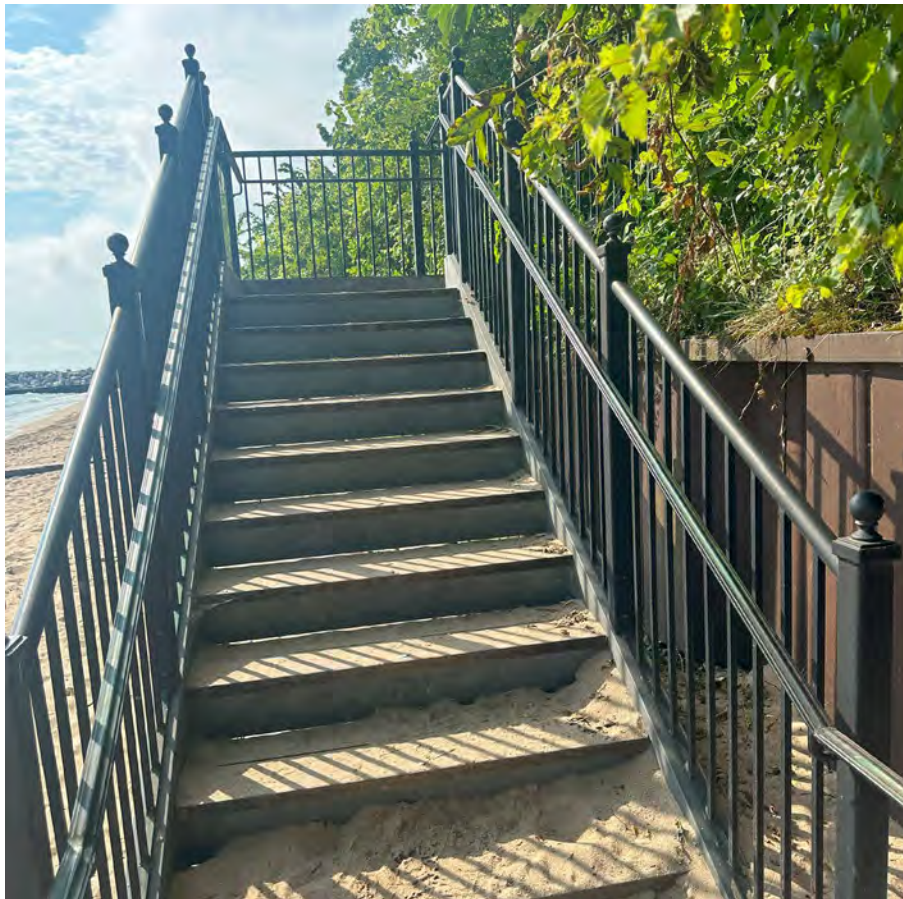
Dog Shower Amenities (Looking Northwest)



Dog Beach Access Gate (Looking East)



Dog Beach Access Stairs (Looking East)



Dog Beach Access Stairs Beach Level (Looking South)



Dog Beach Stairs Beach View (Looking West)



Dog Beach (Looking North)



North Seawall (Looking West)



North Seawall (Looking Northwest)



Dog Beach (Looking South)



Bog Beach (Looking South)



Dog Beach South Property Line (Looking West)



Dog Beach Seawall (Looking West)



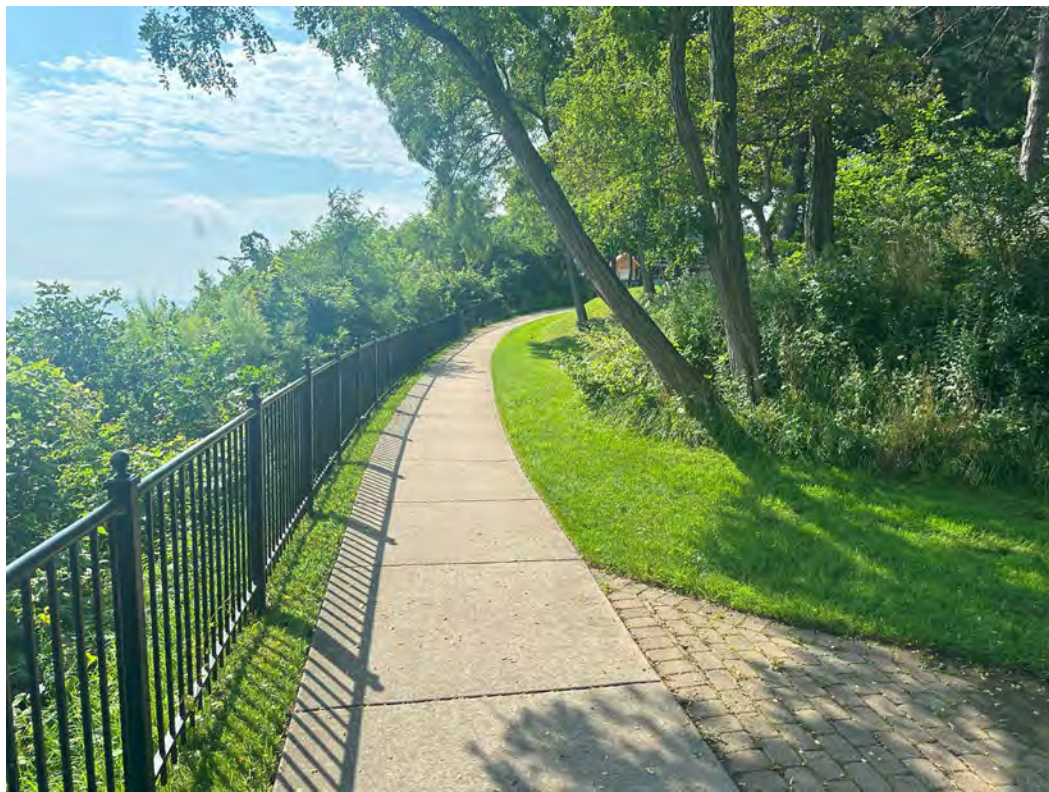
Mid-level Bluff Sidewalk (Looking South)



Mid-level Bluff Paver and Bench Area (Looking Southwest)



Mid-level Bluff Paver and Bench Area (Looking West)



Mid-level Bluff Sidewalk (Looking South)



Mid-level Bluff Sidewalk to Park Area (Looking West)



Upper Bench Southeast Section of Upper Parkland



Upper Park Sidewalk Southwest Corner of the Park (Looking East)



Upper Park Sidewalk South End (Looking East)



Upper Park (Looking South)



Upper Park (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Center East Side (Looking East)



Upper Park Center Overlooking Dog Entry Gate (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Area (Looking Southwest)



Upper Park Area (Looking Northeast)



Upper Park Sidewalk (Looking Southwest)



Sheridan Road Sidewalk South side of Park (Looking North)

ILLUSTRATIVE CONCEPT IMAGERY

FOR REFERENCE ONLY. ALL RENDERINGS ARE BASED ON WPD APPROVED SCHEMATIC DESIGN. NOT FOR CONSTRUCTION.



VIEW 1
CENTENNIAL BREAKWATER PIER LOOKING WEST (EYE-LEVEL, APPROX. 65.5" HT.)



VIEW 2
SOUTH CENTENNIAL LOOKING W/NW (BIRDS EYE)



VIEW 3
CENTENNIAL SWIMMING BEACH LOOKING SOUTH (EYE-LEVEL, APPROX. 65.5" HT.)



VIEW 4
CENTENNIAL ACCESS PATH LOOKING E/SE (EYE-LEVEL, APPROX. 65.5" HT.)



6750 Woodland Drive
 Waunakee Wisconsin 53597
 p. 608.849.2042
 c. 608.843.1870
 redbarnde@tds.net

Consultants	
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**THE
LAKOTA
GROUP.**

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

[illegible]

Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

Scale	NONE
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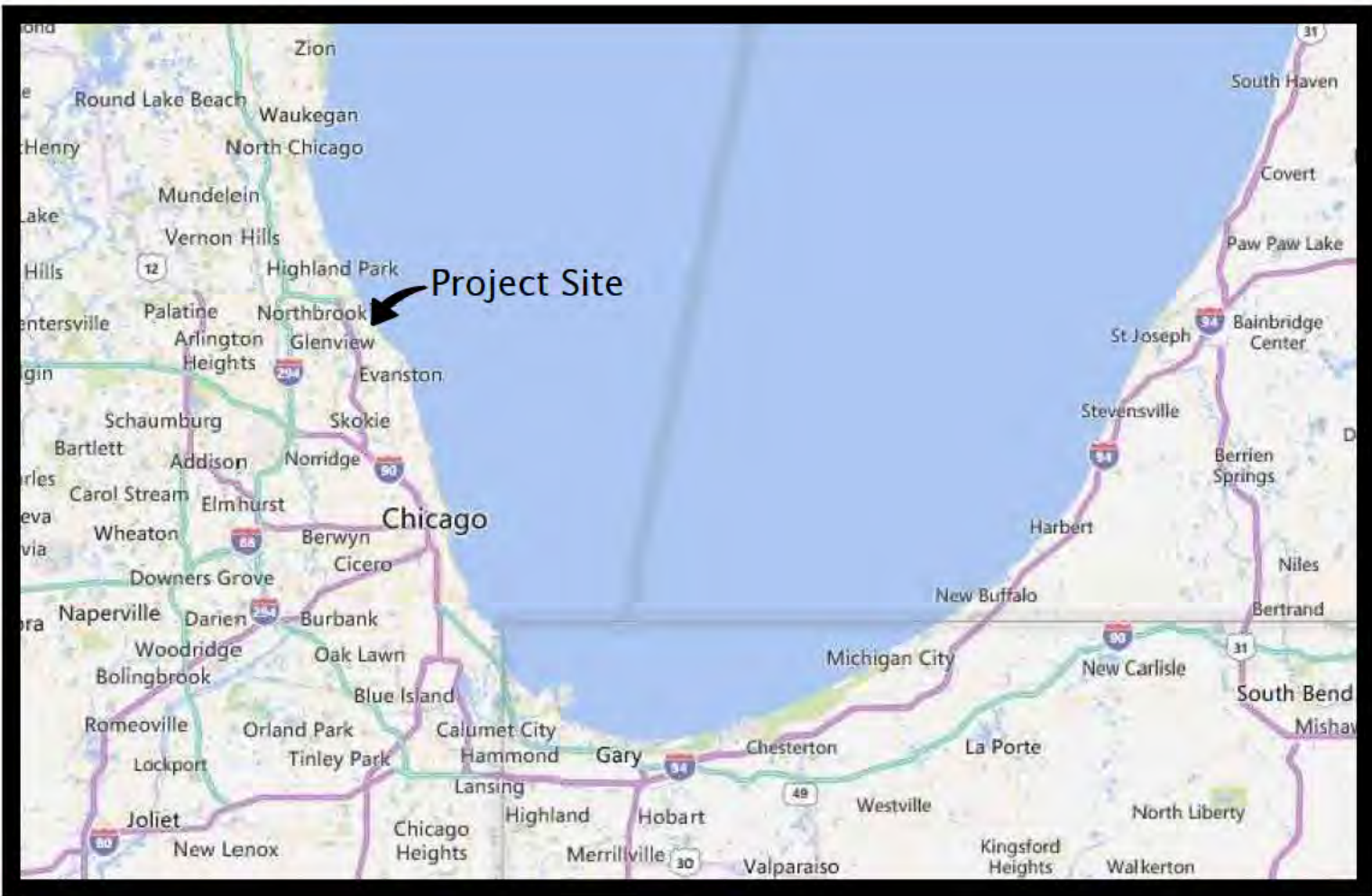
Drawing Title
Overall Site Plan

Sheet No. C102

DRAWING LIST

- T101 Title Sheet
C100 Existing Conditions Plan
C101 General Site Development Plan
C102 Site Preparation and Erosion Control Plan
C103 Shoreline Improvement Plan Overview
C104 Shoreline Improvement Layout Plan 1
C105 Shoreline Improvement Layout Plan 2
C106 Shoreline Improvement Layout Plan 3
C107 Shoreline Improvement Layout Plan 4
C108 Shoreline Improvements Sections and Details Section A-A'
C109 Shoreline Improvements Sections and Details Section B-B'
C110 Shoreline Improvements Sections and Details Section C-C'
C111 Shoreline Improvements Sections and Details Section D-D'
C112 Shoreline Improvements Sections and Details Section E-E'
C113 Shoreline Improvements Sections and Details Section F-F'
C114 Shoreline Improvements Sections and Details Section G-G'
C115 Shoreline Improvements Sections and Details Section H-H'
C116 Shoreline Improvements Sections and Details Section I-I'
C117 Shoreline Improvements Sections and Details Section J-J'
C118 Shoreline Improvements Sections and Details Section K-K'
C119 Shoreline Improvements Sections and Details Section L-L'
C120 Shoreline Improvements Corner Details 1
C121 Shoreline Improvements Corner Details 2
C122 Shoreline Improvements Corner Details 3
C123 Shoreline Improvements Corner Details 4
C124 Breakwater Plan Overview
C125 Breakwater Layout Plan 1
C126 Breakwater Layout Plan 2
C127 Breakwater Section and Details Section M-M'
C128 Breakwater Section and Details Section N-N'
C129 Breakwater Corner Details
C130 Breakwater Revetment Layout Plan and Sections
C131 Walkway Layout Plan and Details
C132 Walkway Details
C133 Retaining Wall Overview
C134 East Retaining Wall Plan and Profile View
C135 West Retaining Wall Plan and Profile View 1
C136 West Retaining Wall Plan and Profile View 2
C137 East Retaining Wall Details
C138 West Retaining Wall Details
C139 Sand Fill Layout Plan
C140 Sand Fill Sections
C141 Parking Lot Improvements
C142 Centennial North Bulkhead Corner Improvements
C143 Tree Preservation Plan
C144 Overall Site Plan
C145 Landscape Plan
C146 Planting Details
C147 Handrail and Fencing Plan
C148 Handrail and Fencing Enlargement Plan A
C149 Handrail and Fencing Enlargement Plan B
C150 Handrail and Fencing Enlargement Plan C
C151 Handrail and Fencing Enlargement Plan C and D
C152 Hardscape Details
C153 Hardscape Details
C154 Boardwalk Details
C155 Handrail Details
C156 Handrail Details
C157 Handrail Details
C158 Handrail Details
C159 Handrail Details
C160 Handrail Details
C161 Fencing Details
C162 Fencing Details
C163 Gate Details
C164 Site Furnishings
C165 Site Furnishings
C166 Retaining Wall Details
C167 Retaining Wall Details
C168 Lighting and Electrical Plan
C169 Lighting and Electrical Details
C170 Lighting and Electrical Details
C171 Lighting and Electrical Details
C172 Lighting and Electrical Details
C173 Dog and Foot Wash Plumbing Layout Plan
C174 Stairs - General Notes and Bill of Materials
C175 Stairs – General Plan, Foundation Plan and Framing Plan
C176 Stairs – Structural Details (Sheet 1 of 2)
C177 Stairs – Structural Details (Sheet 1 of 2)
C178 Overall Restoration Plan
C179 Restoration Plan
C180 Restoration Notes
C181 Restoration Notes
C182 Site Closure Plan

Site Improvements
Centennial Park
Winnetka, IL



LOCATION MAP
NTS



SOURCE : GOOGLE EARTH

PROJECT SITE
NTS



ENGINEER:
RED BARN Design & Engineering, SC
6750 Woodland Drive
Waunakee, Wisconsin 53597
Ph: (608) 849-2042
Attn: Matthew Wright, P.E.

LANDSCAPE ARCHITECT:
The Lakota Group
One East Wacker Drive
Chicago, IL 60601
Ph: (312) 467-5445
Attn: Scott Freres, ASLA

OWNER:
Winnetka Park District



540 Hibbard Road
Winnetka, IL 60093
Ph: (847) 501-2040
Attn: Costa Kutulas

License Expires 11-30-25	License Expires 11-30-24	License Expires 11-30-25	License Expires 11-30-24	License Expires 11-30-25



6750 Woodland Drive
Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

Issued for	Rev. Date
70% Submittal	04/08/24
100% Submittal	06/28/24
Bidding And Construction	07/19/24

Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

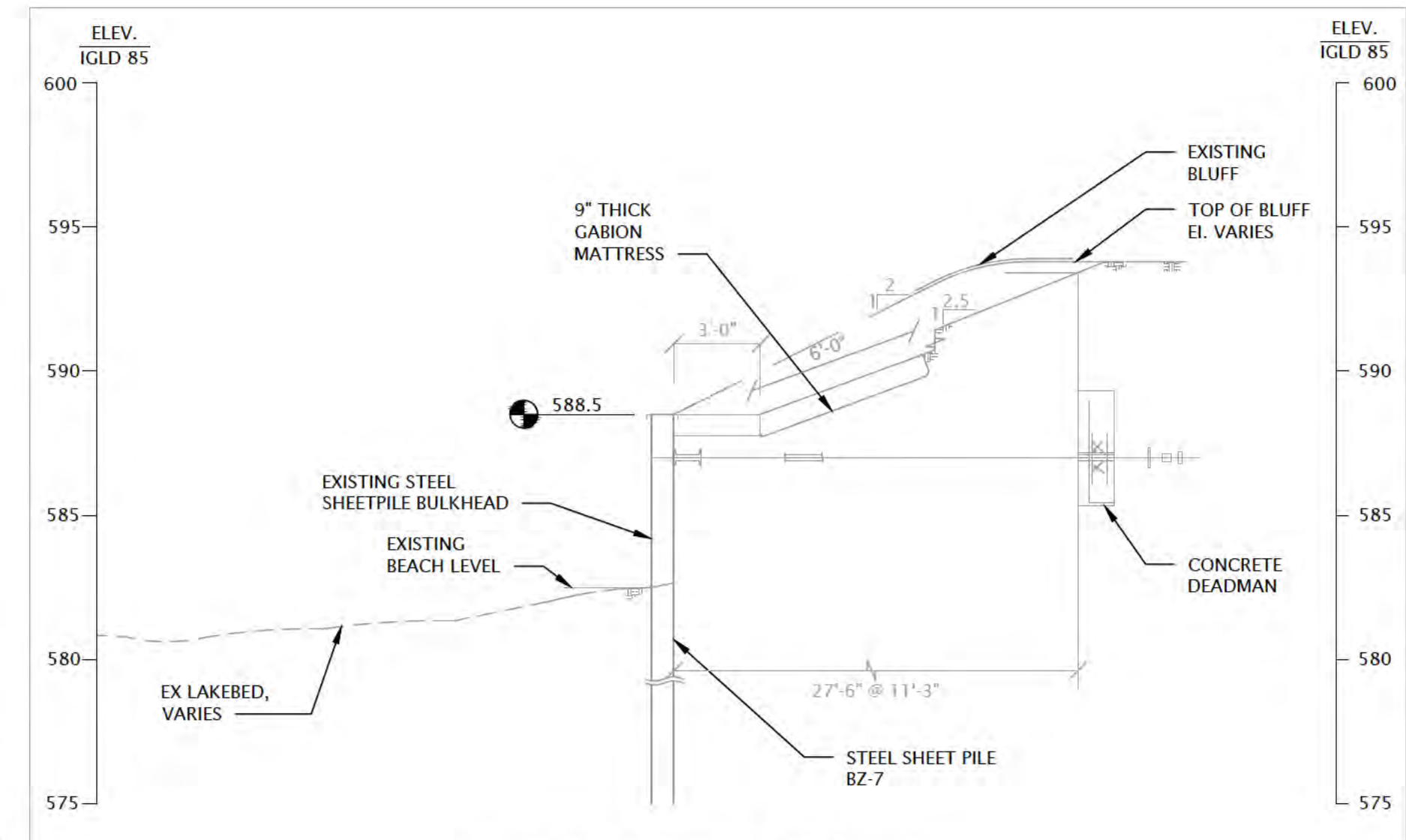
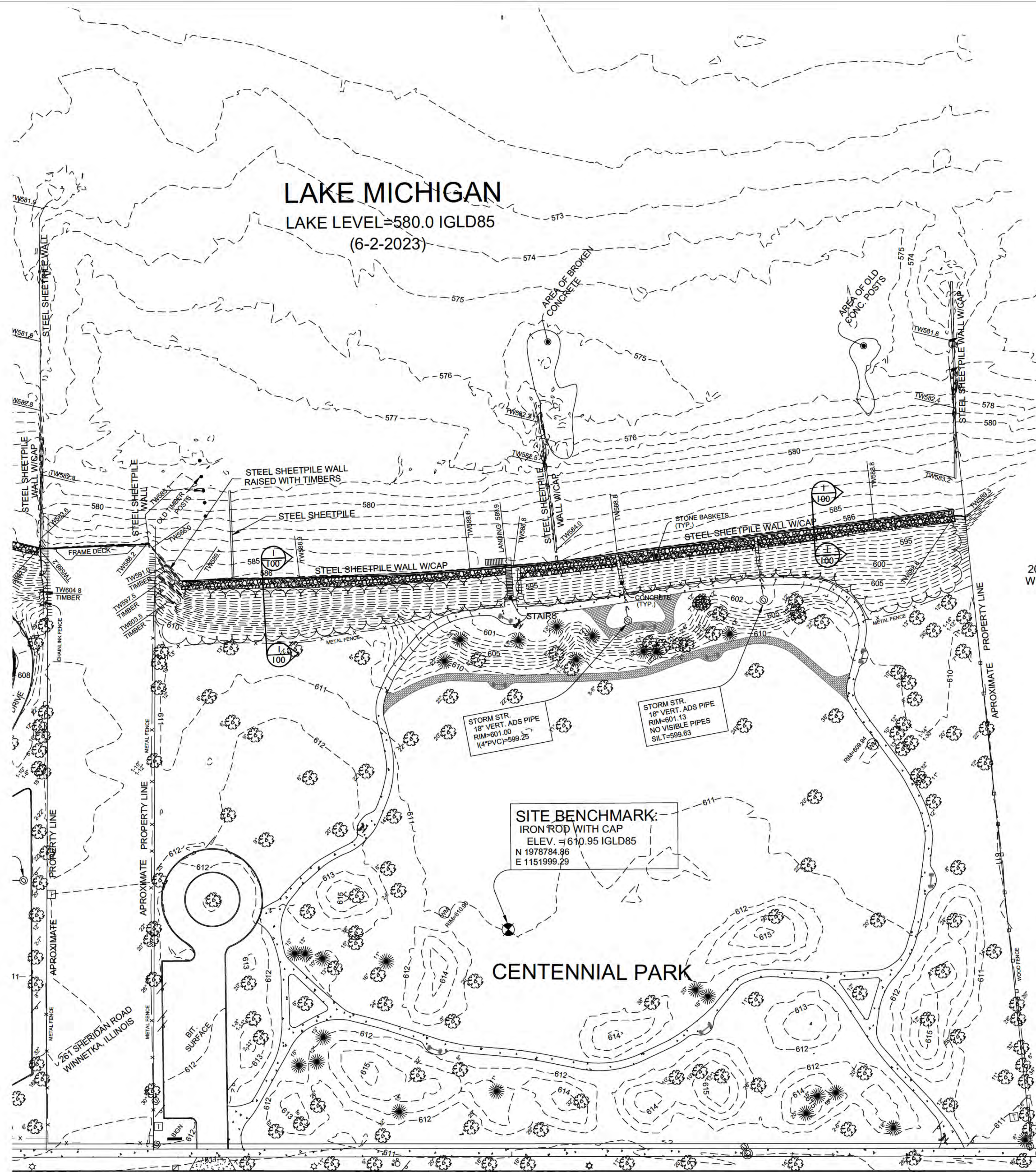
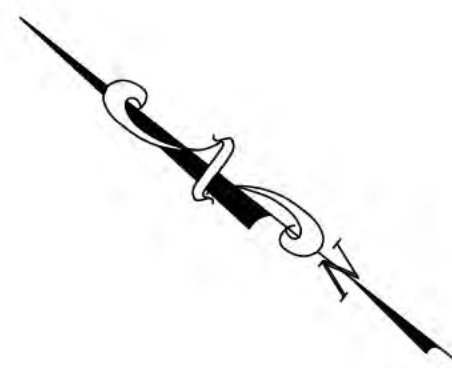
Graphic Scale

Scale None

Drawing Title

Title Sheet

Sheet No. T101



Existing Bulkhead
Scale : 0' 2.5' 5'

LEGEND (EXISTING)

- PICNIC TABLE
- BENCH
- WATER METER
- B-BOX
- DRINKING FOUNTAIN
- SANITARY MANHOLE
- TRANSFORMER
- ELECTRIC MANHOLE
- LIGHT POLE
- SIGN
- STORM STRUCTURE
- STORM STRUCTURE
- TRAFFIC SIGNAL
- HANDHOLE
- UTILITY CANISTER
- TREES/BRUSH

SHERIDAN ROAD

NOTES:

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- UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL FOR A JUNE LOCATE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

CONTROL POINTS/BENCHMARKS

CROSS CUT ON CONC. PIER
ELEV. = 584.67 IGLD 85
N 1979426.45
E 1152033.01

IRON ROD WITH CAP
ELEV. = 610.95 IGLD 85
N 1978784.86
E 1151999.29

IRON ROD WITH CAP
ELEV. = 610.87 IGLD 85
N 1979327.21
E 1151738.75

RED BARN
Design & Engineering, S.C.



6750 Woodland Drive
Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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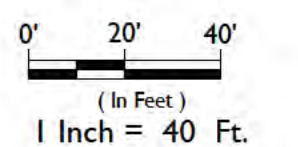
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale
1 Inch = 40 Ft.

Drawing Title

Existing Conditions Plan

Sheet No.
C100





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p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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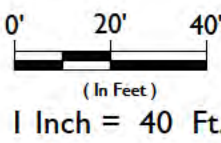
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



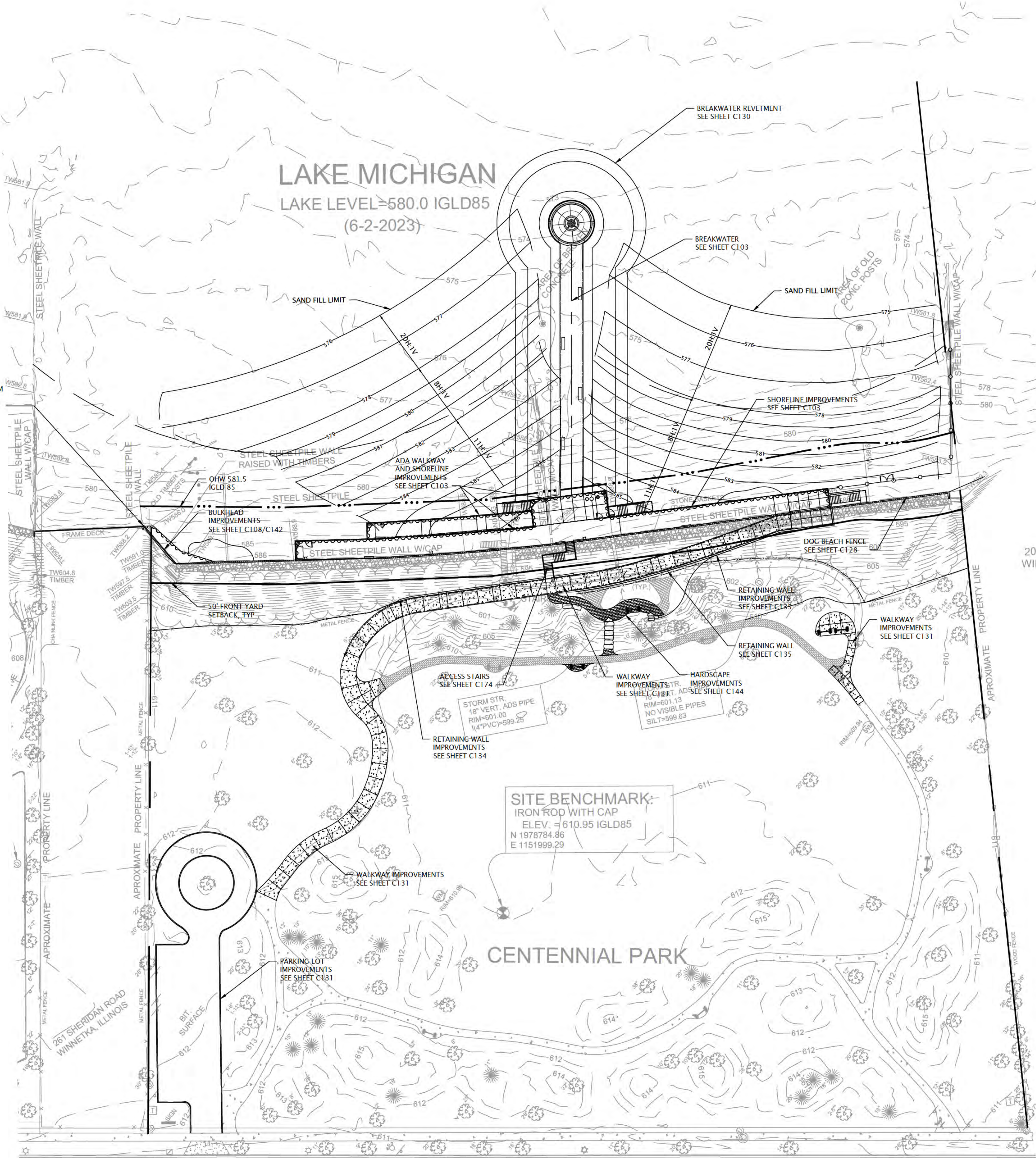
Scale
1 Inch = 40 Ft.

Drawing Title

General Site
Development Plan

Sheet No.
C101

CORNER CONSTRUCTION REQUIRES WORK ON ADJACENT PROPERTY. THE CONTRACTOR SHALL MINIMIZE ENCROACHMENT ONTO ADJACENT PROPERTY TO PERFORM THE WORK. NO MATERIAL STOCKPILING, EQUIPMENT STAGING, OR ANY ACTIVITY BEYOND THOSE IS REQUIRED TO PERFORM THE WORK SHALL BE PERFORMED. ALL DISTURBANCES TO UPLAND BEACH AREAS SHALL BE RESTORED TO PREEXISTING CONDITIONS TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.



SHERIDAN ROAD

LEGEND (PROPOSED)

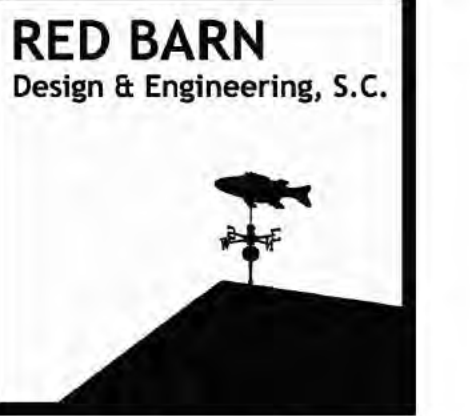
- • • — OHW 581.5 IGLD 85
- — — 50' FRONT YARD SETBACK

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



LEGEND

- ORDINARY HIGH WATER MARK (OHW)
--- 50' SETBACK LINE FROM OHW



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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619 E. Hoxie St.
Spring Green Wisconsin 53588
p. 608.588.7866

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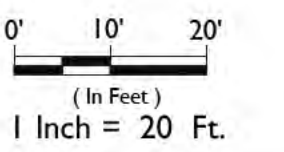
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

SHORELINE IMPROVEMENT
OVERVIEW

Sheet No. C103

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CENTENNIAL PARK SHORELINE IMPROVEMENTS OVERVIEW



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Associated Engineers, Inc.

619 E. Hoxie St.
Spring Green Wisconsin 53588
p. 608.588.7866

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Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

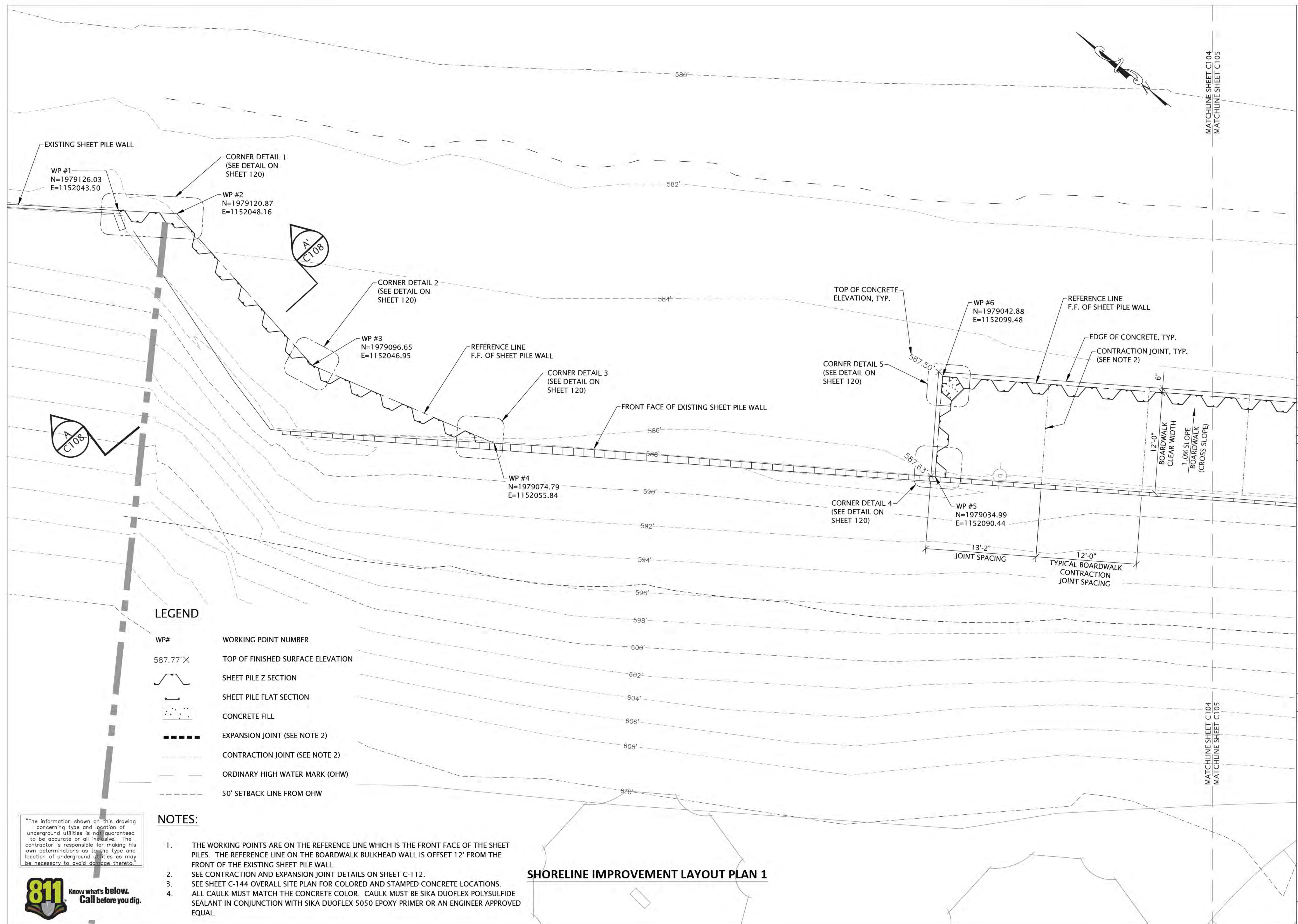
0' 2.5' 5'
(In Feet)
1 Inch = 5 Ft.

Scale 1 Inch = 5 Ft.

Drawing Title

SHORELINE IMPROVEMENT
LAYOUT PLAN I

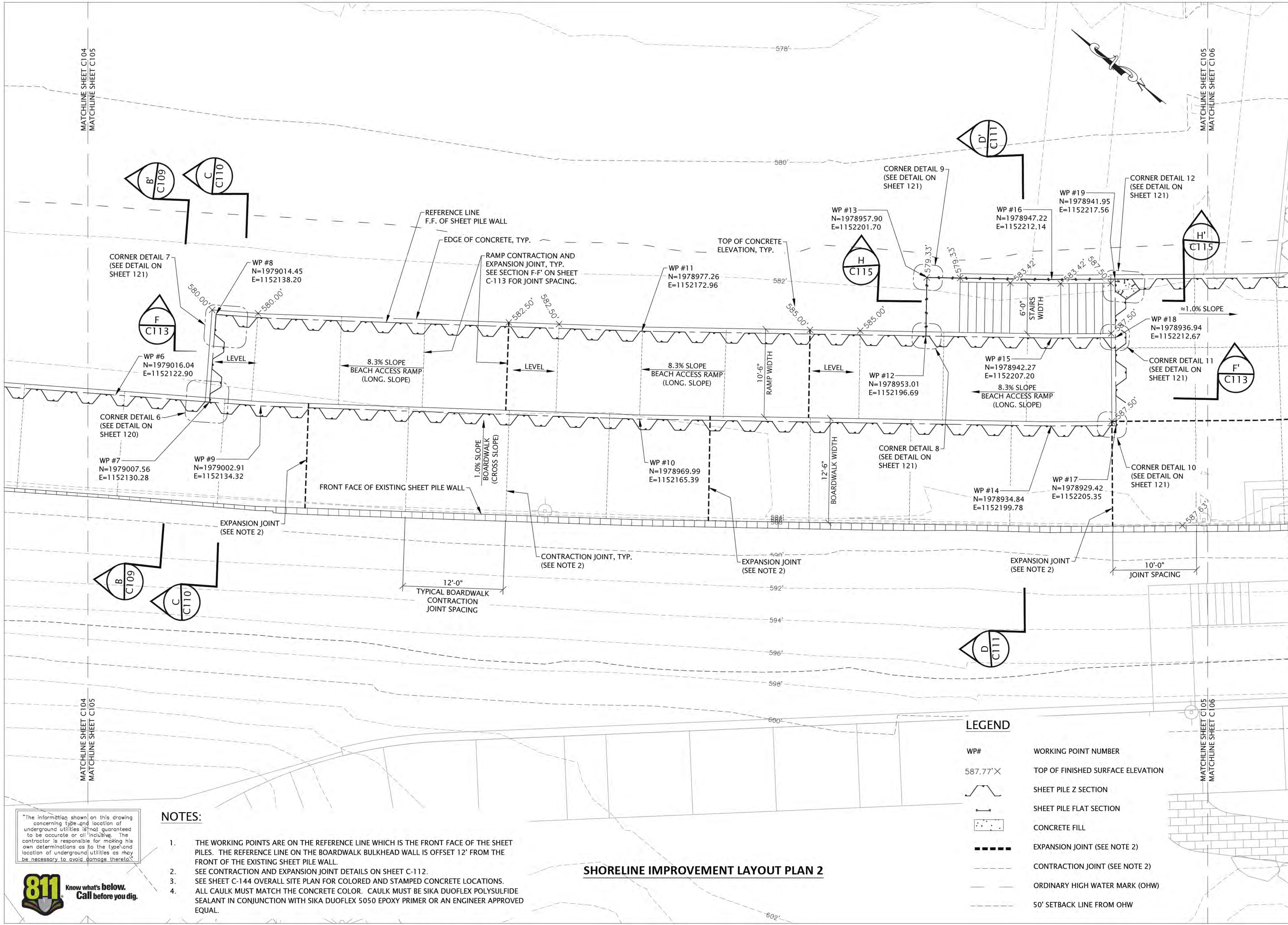
Sheet No. C104



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SHORELINE IMPROVEMENT LAYOUT PLAN 1



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Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
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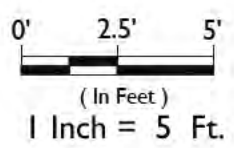
Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 5 Ft.

Drawing Title

SHORELINE IMPROVEMENT
LAYOUT PLAN 2

Sheet No.

C105

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



NOTES:

1. THE WORKING POINTS ARE ON THE REFERENCE LINE WHICH IS THE FRONT FACE OF THE SHEET PILES. THE REFERENCE LINE ON THE BOARDWALK BULKHEAD WALL IS OFFSET 12' FROM THE FRONT OF THE EXISTING SHEET PILE WALL.
2. SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C-112.
3. SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
4. ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKADUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKADUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.

SHORELINE IMPROVEMENT LAYOUT PLAN 2

LEGEND

- | | |
|-----------|-----------------------------------|
| WP# | WORKING POINT NUMBER |
| 587.77' X | TOP OF FINISHED SURFACE ELEVATION |
| | SHEET PILE Z SECTION |
| | SHEET PILE FLAT SECTION |
| | CONCRETE FILL |
| | EXPANSION JOINT (SEE NOTE 2) |
| | CONTRACTION JOINT (SEE NOTE 2) |
| | ORDINARY HIGH WATER MARK (OHW) |
| | 50' SETBACK LINE FROM OHW |



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619 E. Hoxie St.
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p. 608.588.7866

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Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

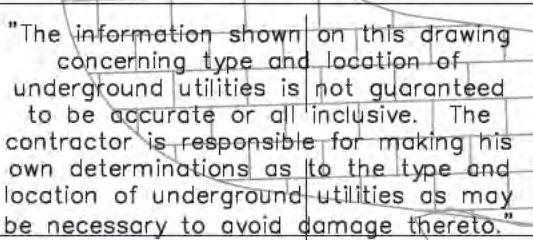
Winnetka Park District
Winnetka, IL

0' 2.5' 5'
(In Feet)
1 Inch = 5 Ft.

Scale 1 Inch = 5 Ft.

Drawing Title
SHORELINE IMPROVEMENT LAYOUT PLAN 3

Sheet No.	C106
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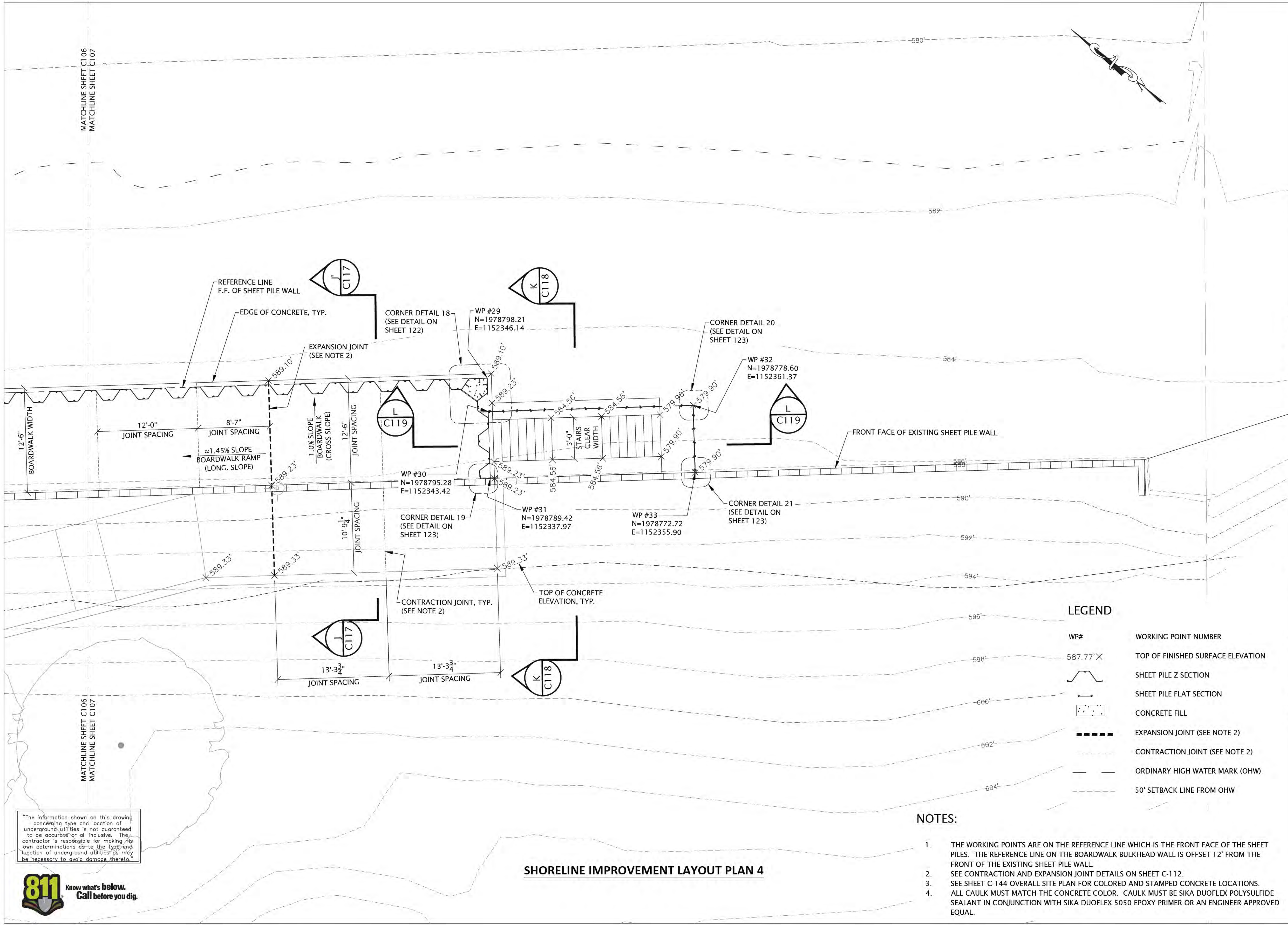


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SHORELINE IMPROVEMENT LAYOUT PLAN 3

NOTES:

1. THE WORKING POINTS ARE ON THE REFERENCE LINE WHICH IS THE FRONT FACE OF THE SHEET PILES. THE REFERENCE LINE ON THE BOARDWALK BULKHEAD WALL IS OFFSET 12' FROM THE FRONT OF THE EXISTING SHEET PILE WALL.
2. SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C-112.
3. SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
4. ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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619 E. Hoxie St.
Spring Green Wisconsin 53588
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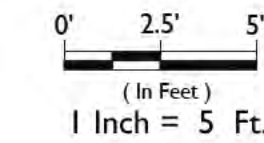
Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 5 Ft.

Drawing Title

SHORELINE IMPROVEMENT
LAYOUT PLAN 4

Sheet No.

C107

LEGEND

WP#	WORKING POINT NUMBER
587.77' X	TOP OF FINISHED SURFACE ELEVATION
	SHEET PILE Z SECTION
	SHEET PILE FLAT SECTION
	CONCRETE FILL
	EXPANSION JOINT (SEE NOTE 2)
	CONTRACTION JOINT (SEE NOTE 2)
	ORDINARY HIGH WATER MARK (OHW)
	50' SETBACK LINE FROM OHW

NOTES:

1. THE WORKING POINTS ARE ON THE REFERENCE LINE WHICH IS THE FRONT FACE OF THE SHEET PILES. THE REFERENCE LINE ON THE BOARDWALK BULKHEAD WALL IS OFFSET 12' FROM THE FRONT OF THE EXISTING SHEET PILE WALL.
2. SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C-112.
3. SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
4. ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.

SHORELINE IMPROVEMENT LAYOUT PLAN 4

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



LEGEND:

- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

GRANULAR FILL COMPACTION NOTES:

- ALL GRANULAR FILL SHALL CONFORM TO ILLINOIS DOT CA 6.
- PLACE GRANULAR FILL IN 12" MAX. LIFTS.
- EACH LAYER MUST BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY (ASTM D698).
- COMPACTION EQUIPMENT OR METHODS THAT PRODUCE HORIZONTAL OR VERTICAL EARTH PRESSURES THAT MAY CAUSE EXCESSIVE DISPLACEMENT OR OVERTURNING, OR MAY DAMAGE THE BULKHEAD STRUCTURE, SHALL NOT BE USED.



6750 Woodland Drive
Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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Spring Green Wisconsin 53588
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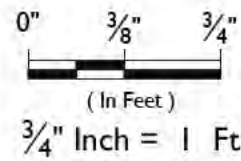
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION A-A'

Sheet No.

C108

GRIND SMOOTH AND
EASE SHARP CORNERS

BEACHSIDE

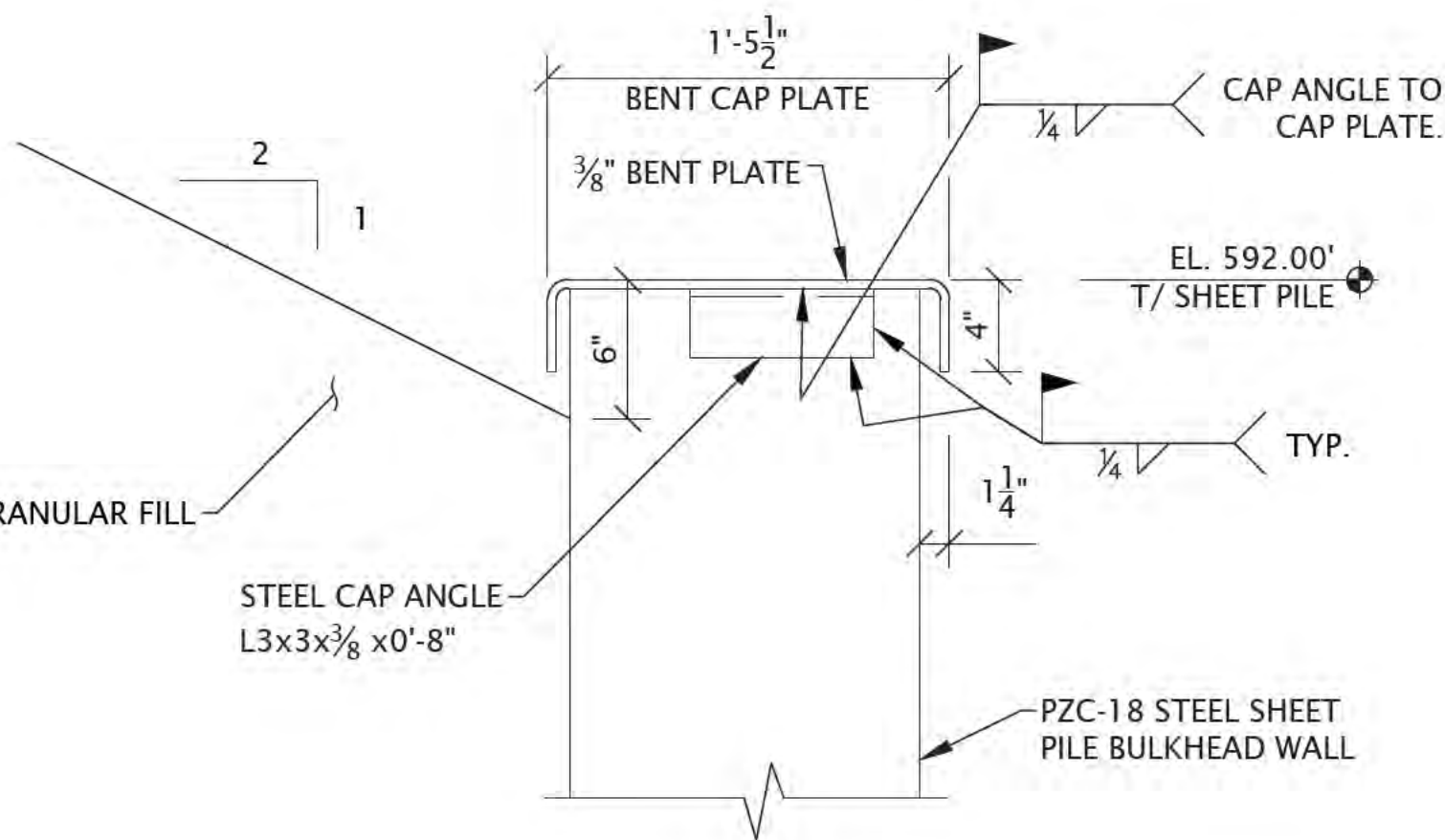
3/8" BENT PLATE

CAP ANGLE TO
CAP PLATE.

CAP BENT PLATE SPLICE DETAIL

FILLSIDE

STEEL CAP ANGLE
L3x3x3/8 x0'-8"



FILLSIDE

BEACHSIDE

CAP BENT PLATE ELEVATION VIEW

EXISTING WOOD RETAINING WALL, TYP.

GRANULAR FILL

ORDINARY HIGH WATER
EL. 581.50'

EL. 567.00'
PILE TIP

SHORELINE IMPROVEMENT TYPICAL SECTION A-A'

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."

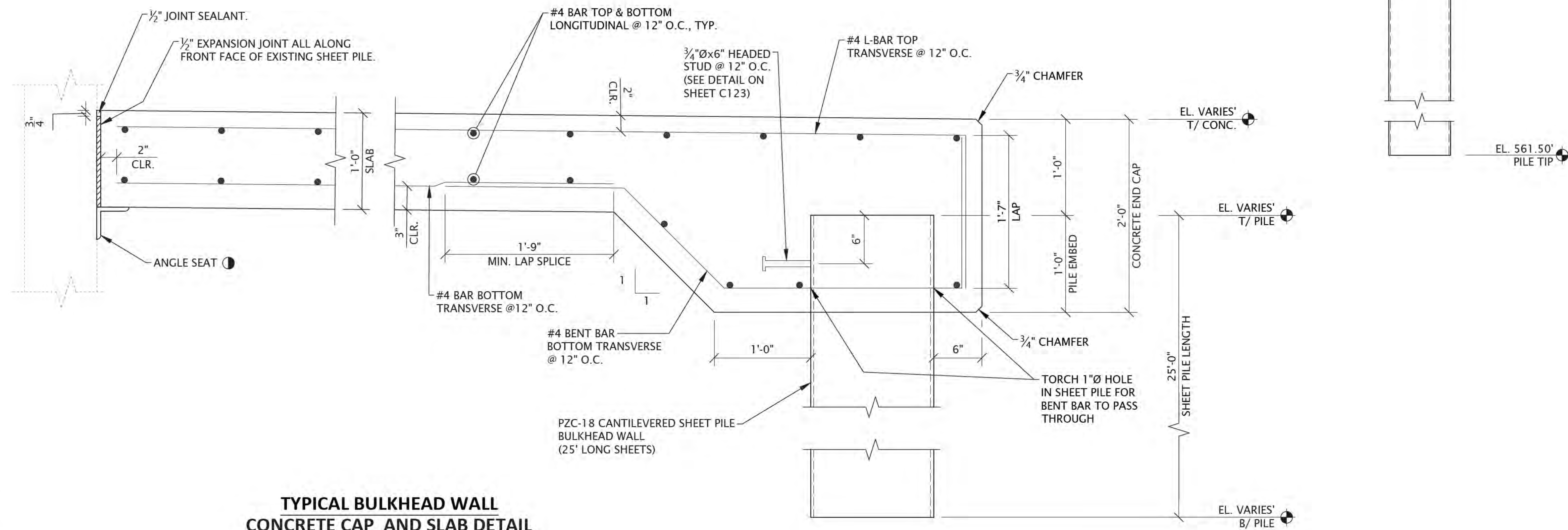


LEGEND:

- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

NOTES:

- SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
- ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKADUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKADUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



SHORELINE IMPROVEMENT TYPICAL SECTION B-B'

TYPICAL BULKHEAD WALL
CONCRETE CAP AND SLAB DETAIL

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6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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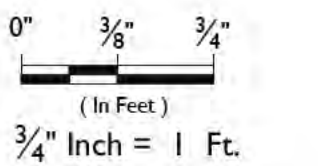
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION B-B'

Sheet No.

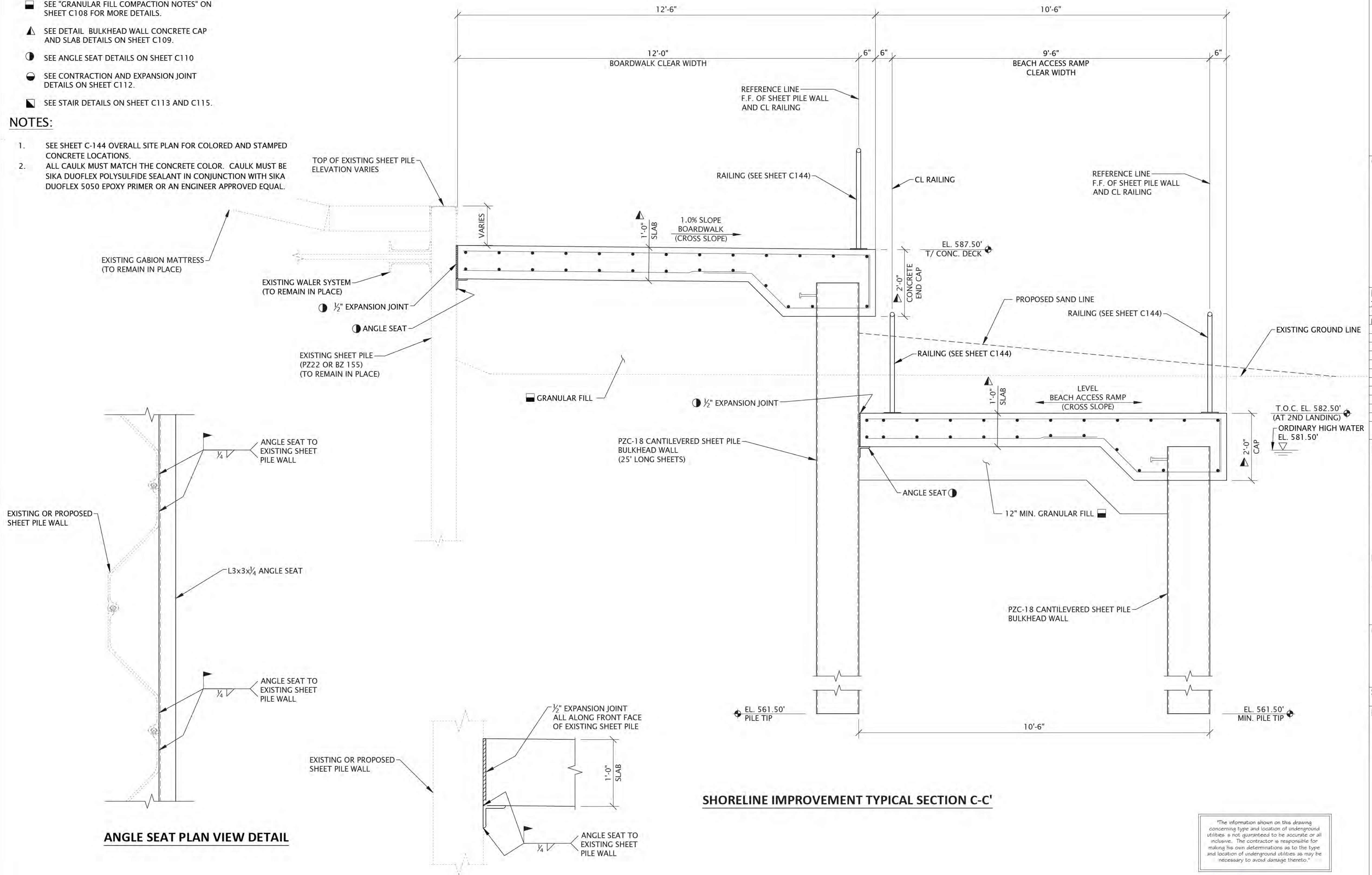
C109

LEGEND:

- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- ▲ SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

NOTES:

- SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
- ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKADUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKADUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



ANGLE SEAT PLAN VIEW DETAIL

ANGLE SEAT ELEVATION VIEW DETAIL

SHORELINE IMPROVEMENT TYPICAL SECTION C-C'

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6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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Associated Engineers, Inc.

619 E. Hoxie St.
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p. 608.588.7866

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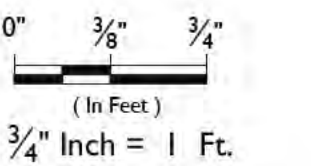
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION C-C'

Sheet No.

C110

- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

1. SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
2. ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



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Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION D-D'

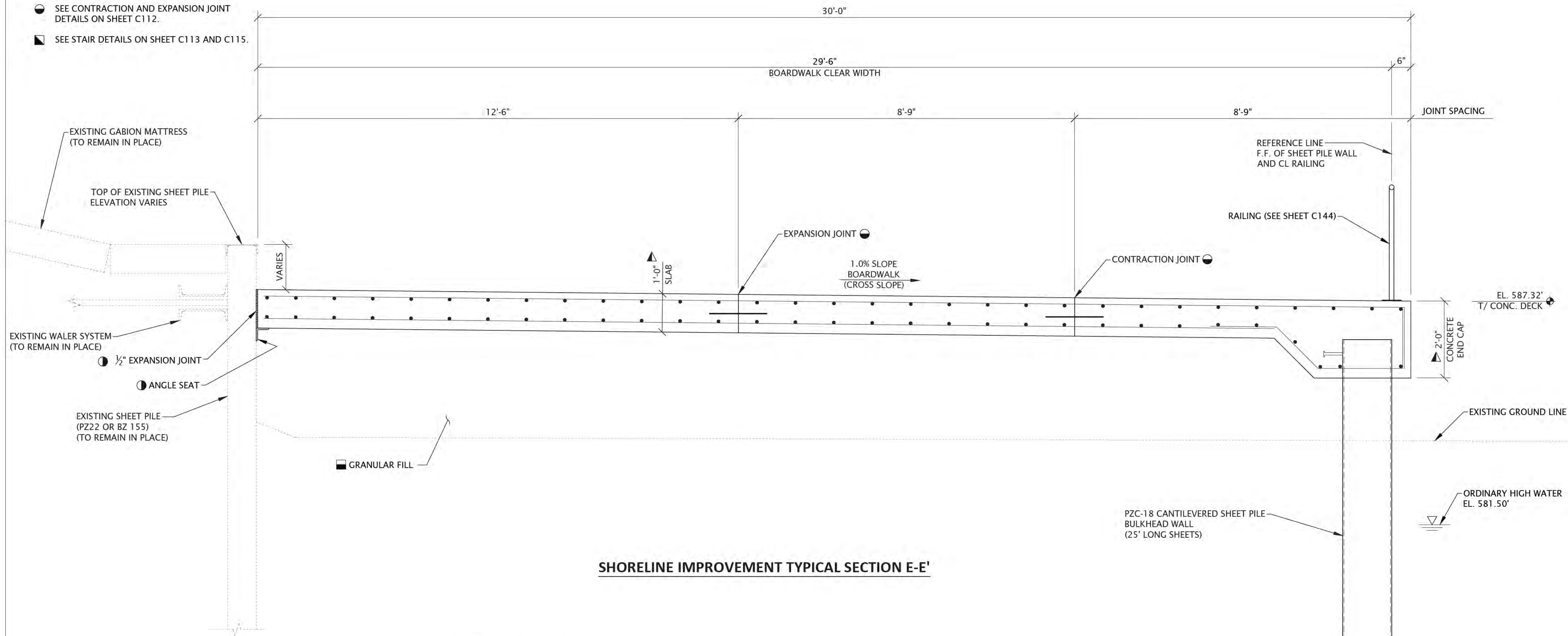
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LEGEND:

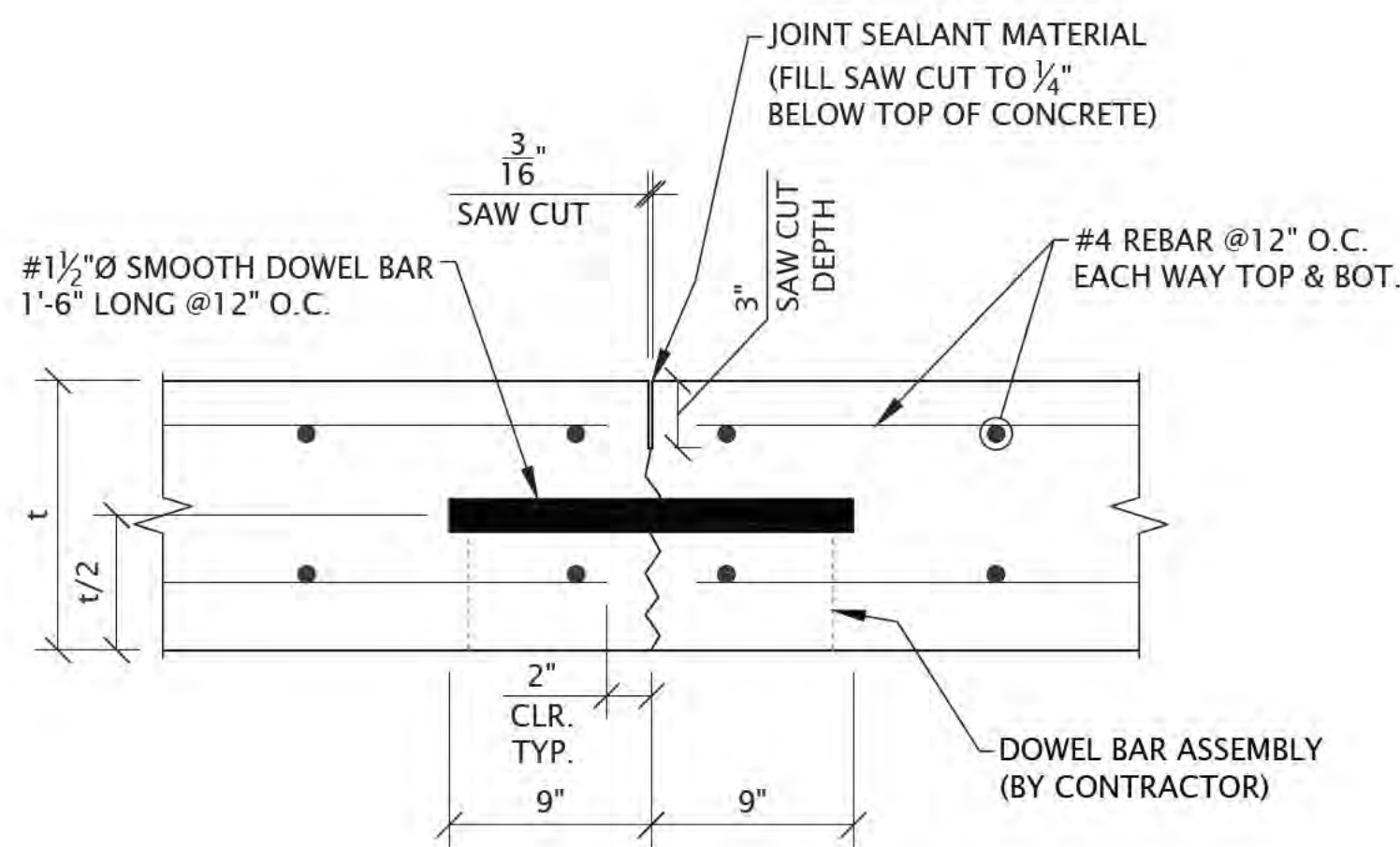
- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

NOTES:

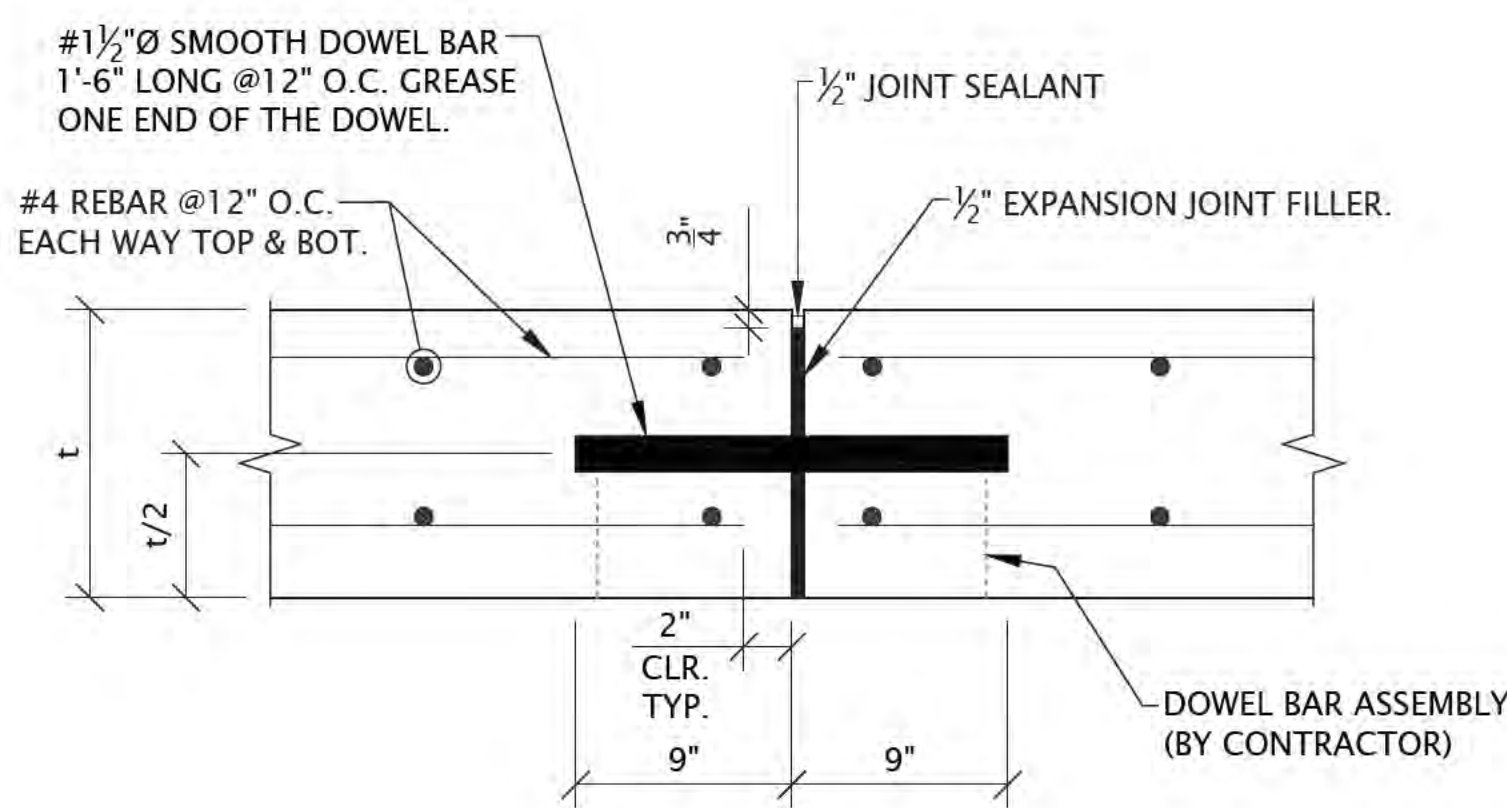
- SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
- ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKADUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKADUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



SHORELINE IMPROVEMENT TYPICAL SECTION E-E'



TYPICAL CONTRACTION JOINT DETAIL



TYPICAL EXPANSION JOINT DETAIL

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p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants



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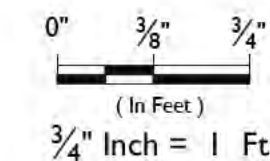
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



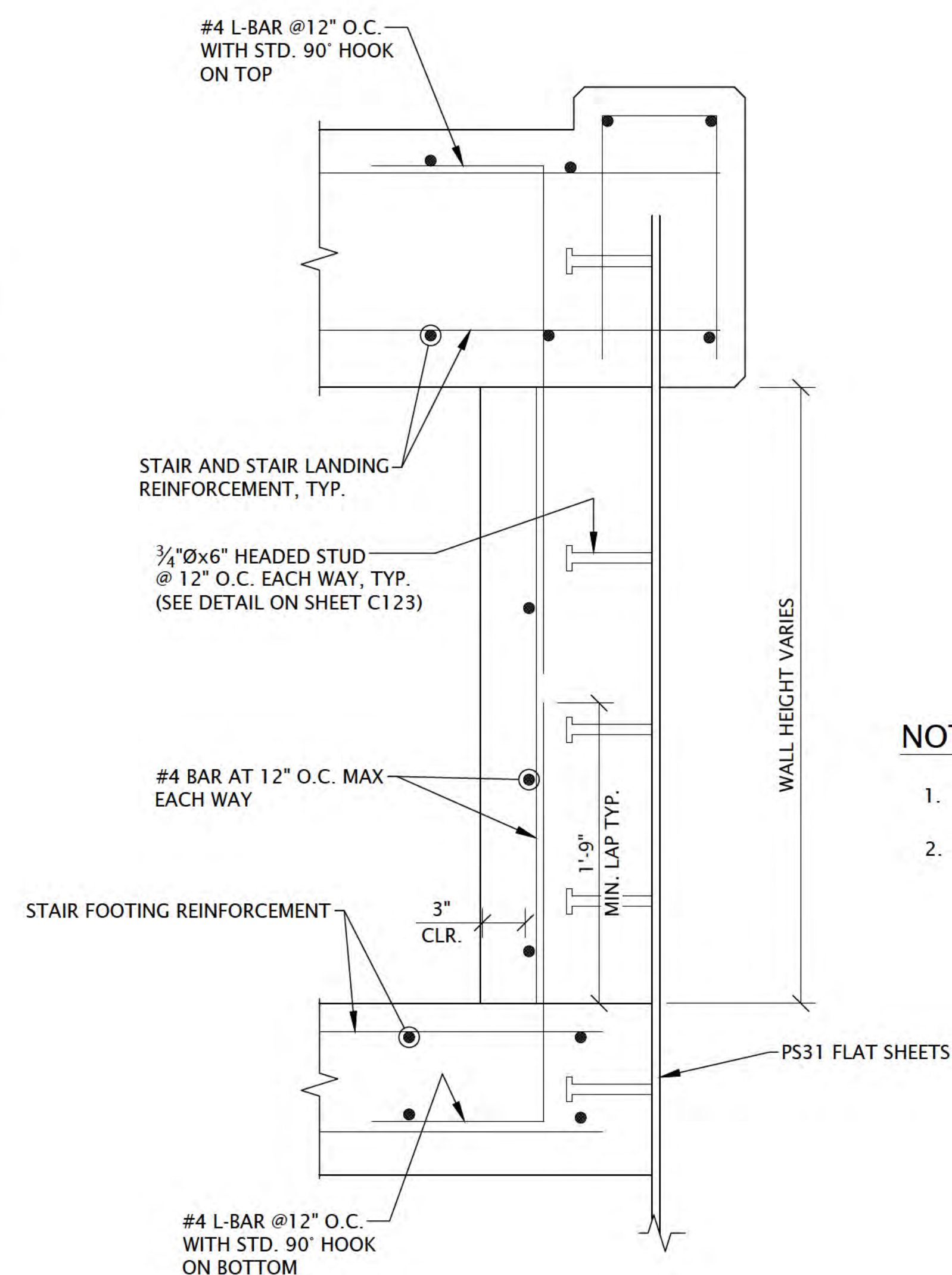
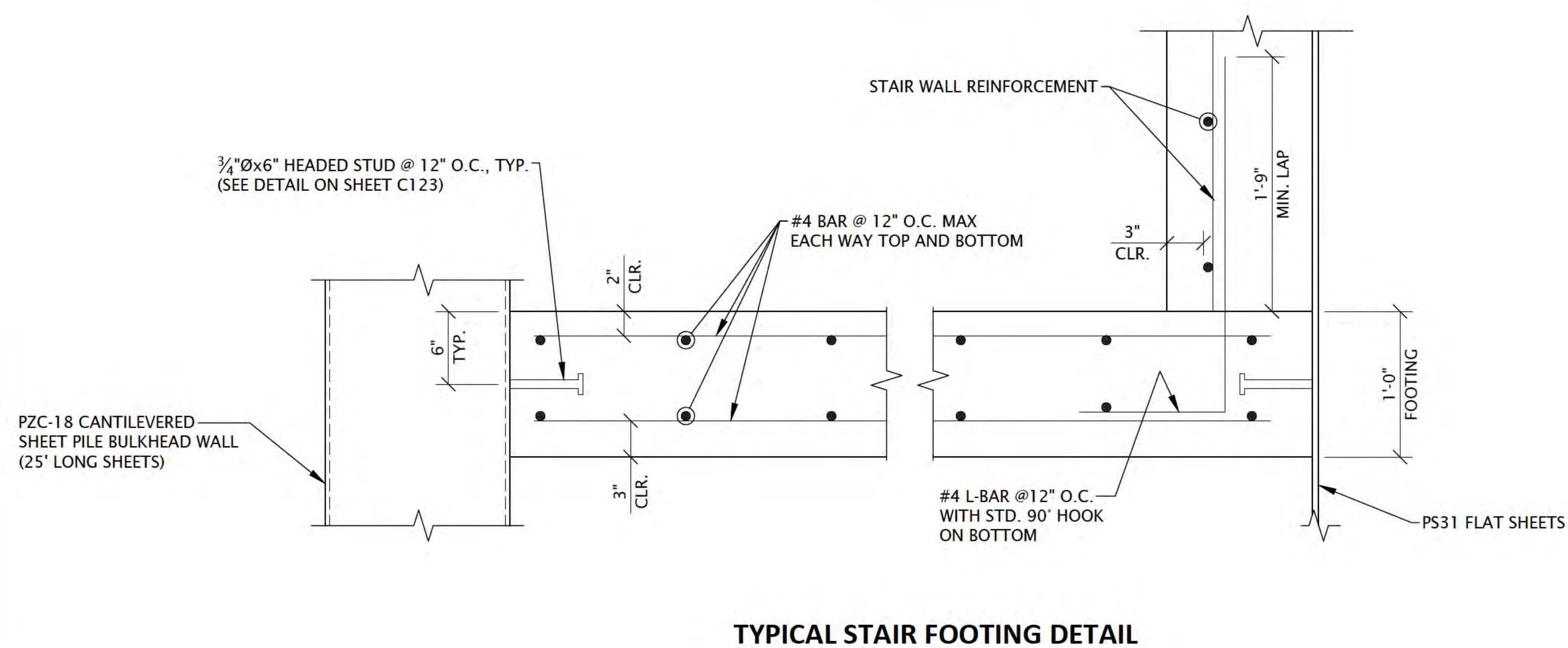
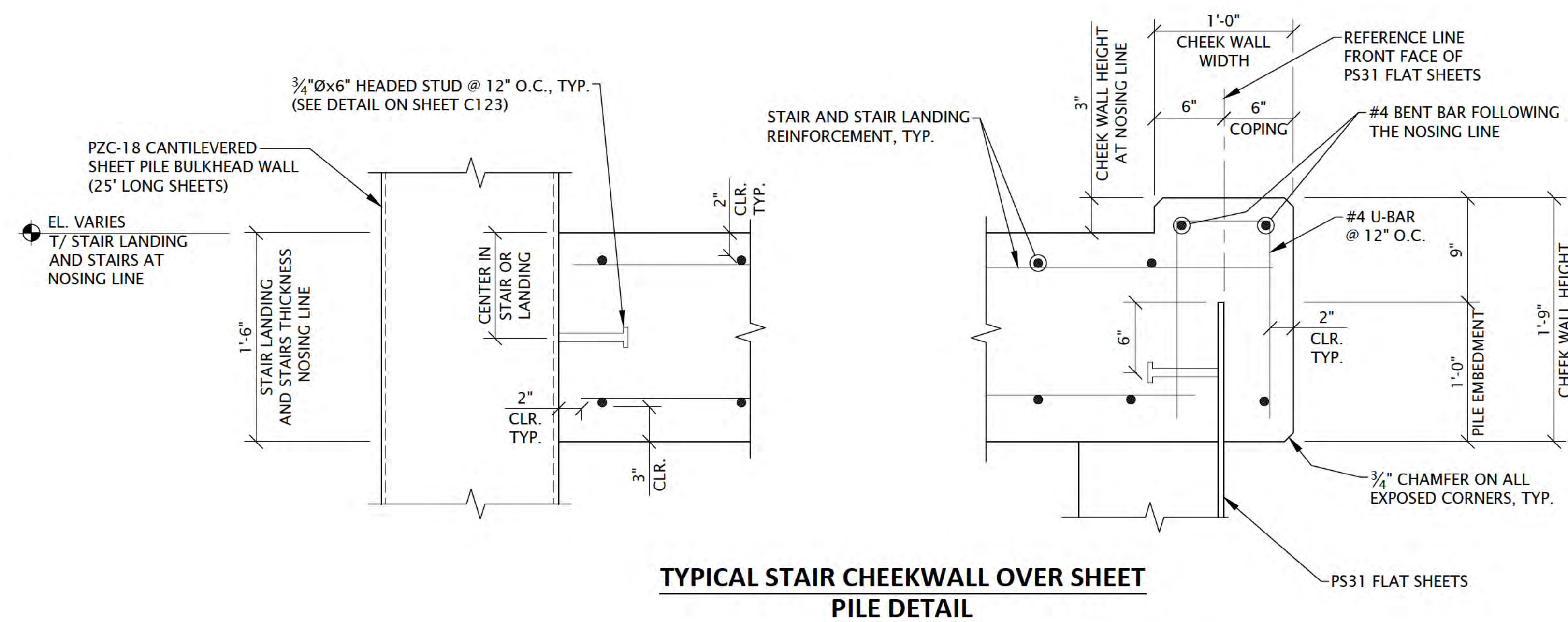
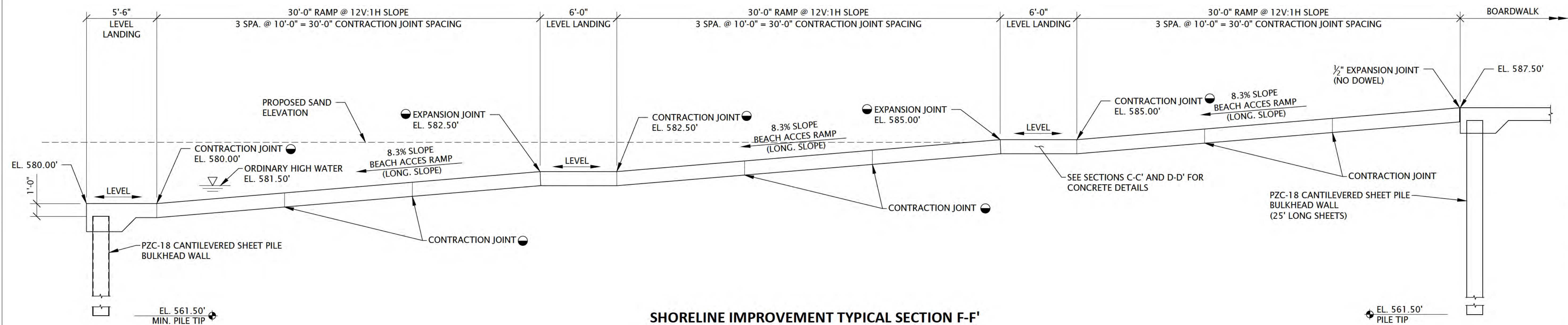
Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION E-E'

Sheet No.

C112



- NOTES:

1. SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
2. ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.

- LEGEND:

-  SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
-  SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
-  SEE ANGLE SEAT DETAILS ON SHEET C110
-  SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
-  SEE STAIR DETAILS ON SHEET C113 AND C115.



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c. 608.843.1870
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100% Submittal	06/28/24
Bidding and Construction	07/19/24

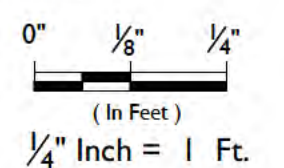
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: $\frac{3}{4}$ " Inch = 1 Ft.

Drawing Title SHORELINE IMPROVEMENTS SECTIONS AND DETAILS SECTION F-F'

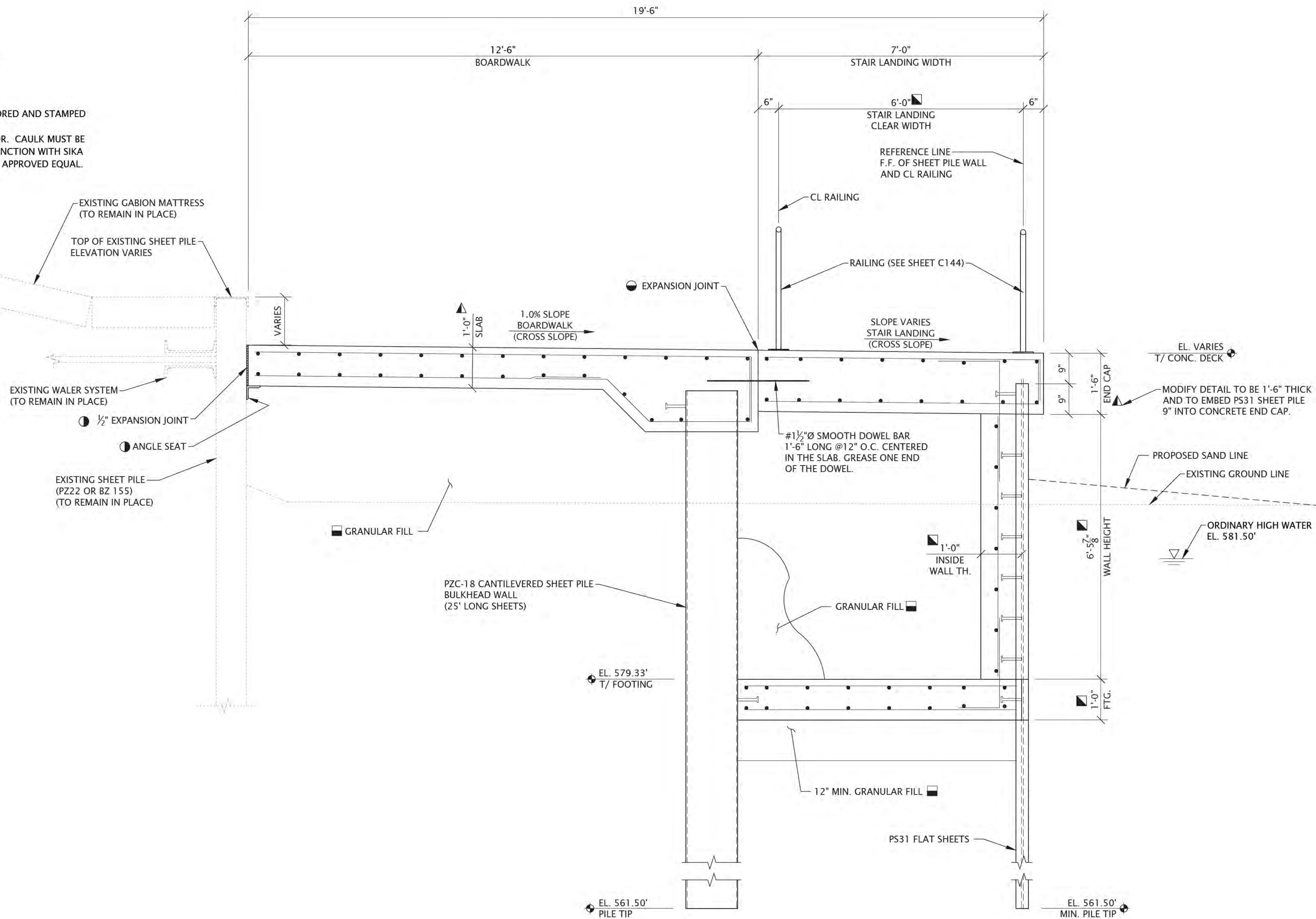
Sheet No. C113

LEGEND:

- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

NOTES:

- SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
- ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



SHORELINE IMPROVEMENT TYPICAL SECTION G-G'

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



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Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
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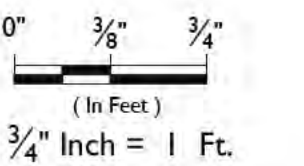
Project Title:

Site Improvements
Eldorado Park &
Winnetka Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION G-G'

Sheet No.

C114

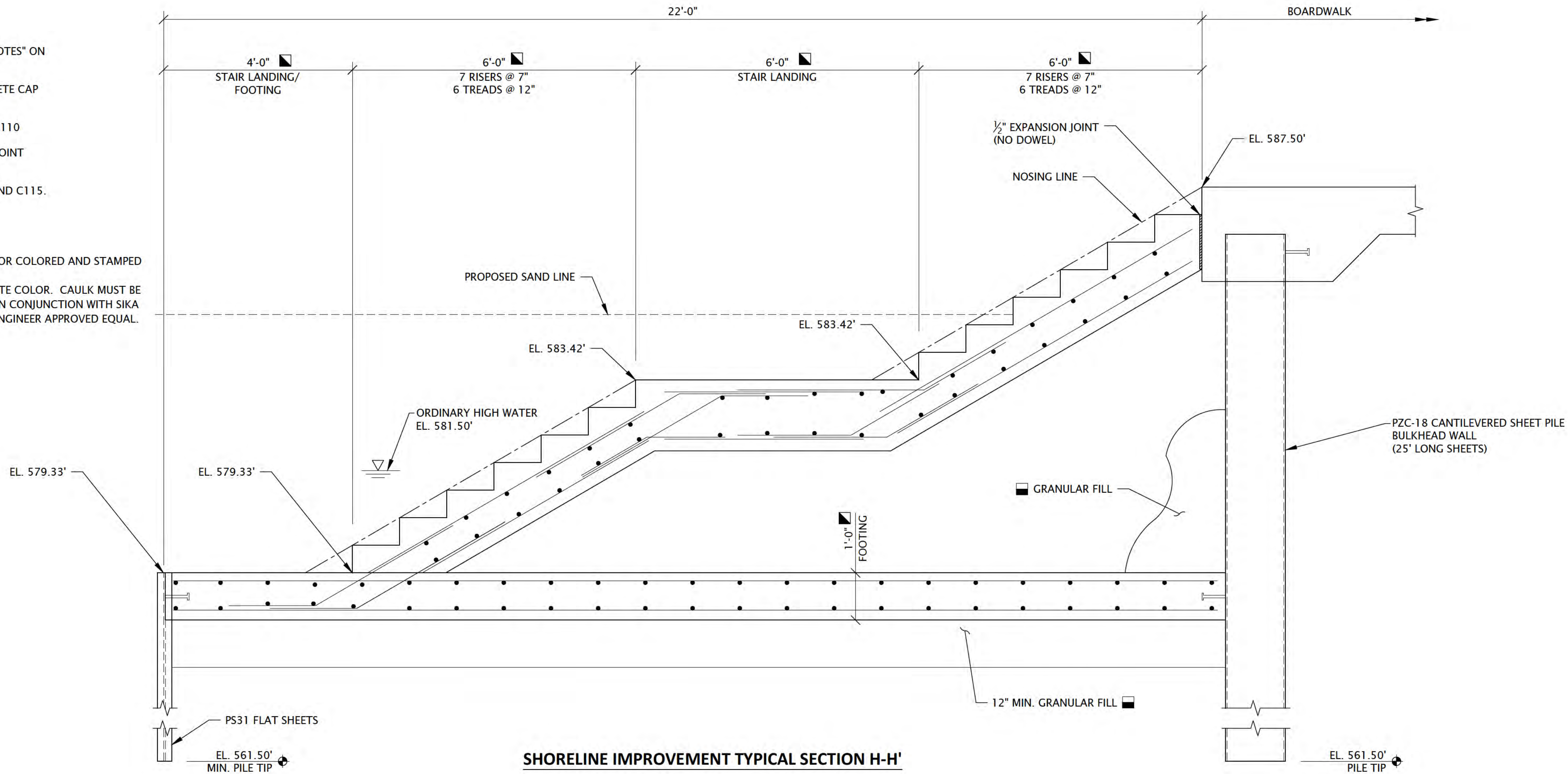
LEGEND:

- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

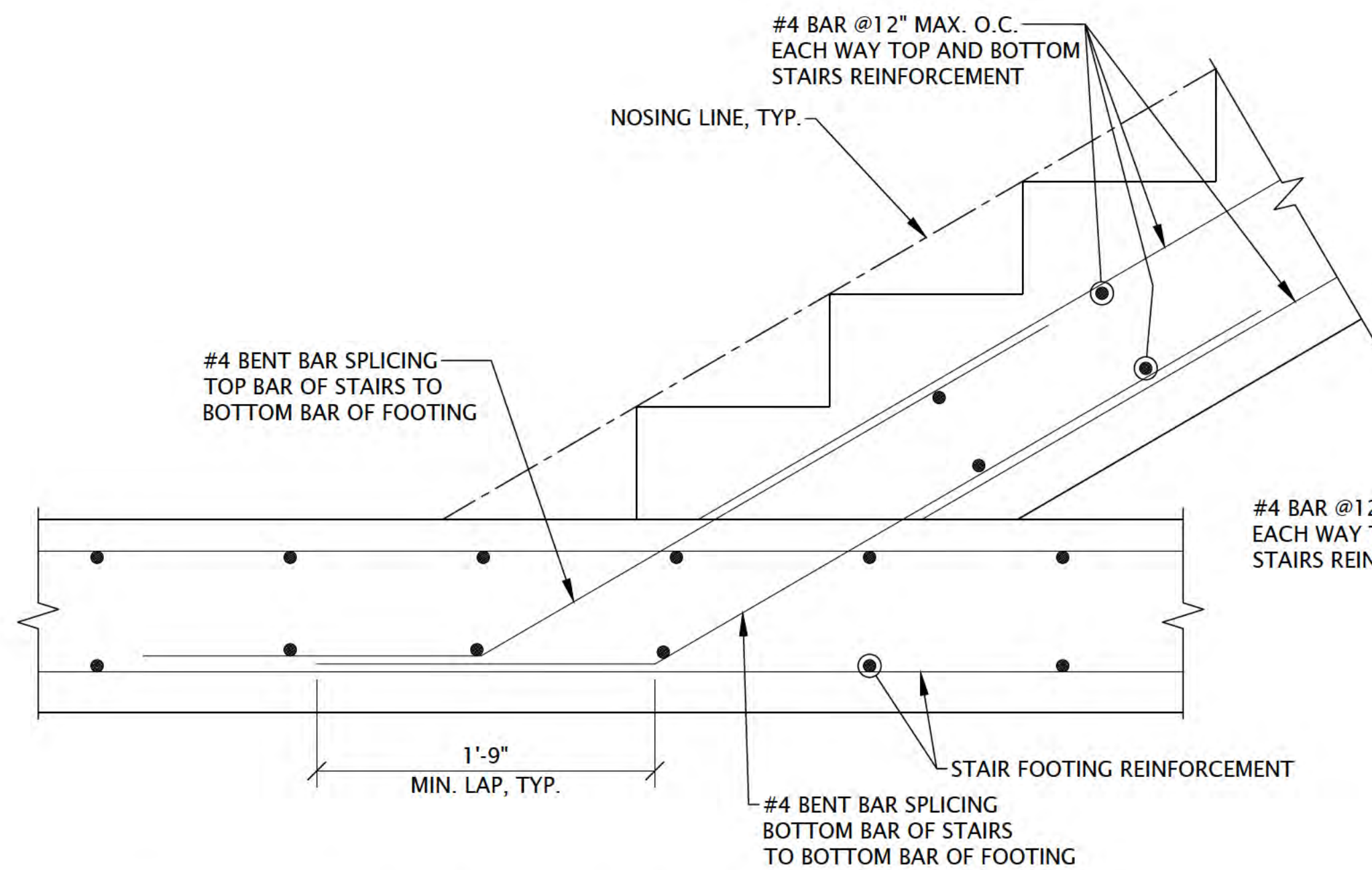
NOTES:

- SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
- ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.

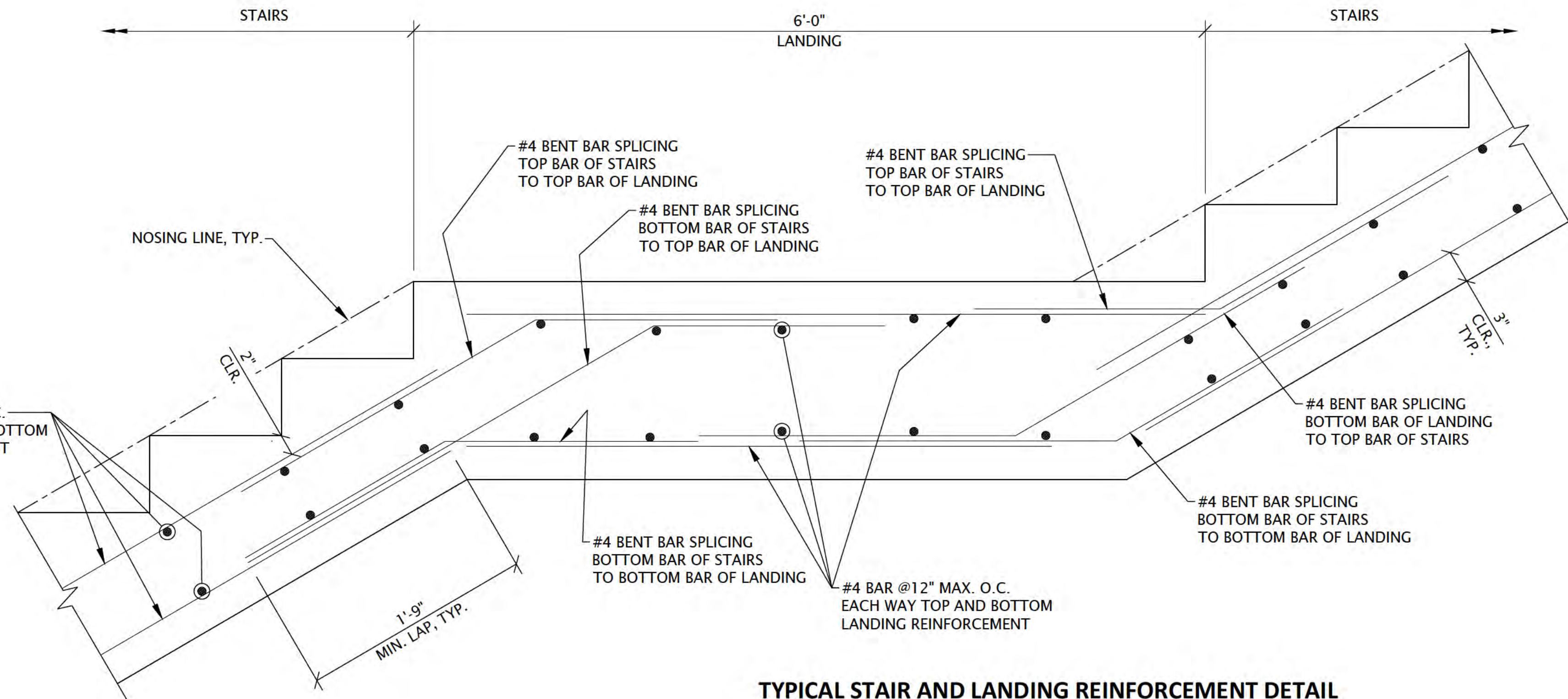
"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



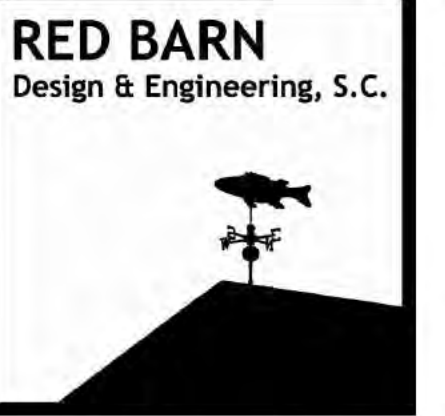
SHORELINE IMPROVEMENT TYPICAL SECTION H-H'



TYPICAL STAIR TO FOOTING REINFORCEMENT DETAIL



TYPICAL STAIR AND LANDING REINFORCEMENT DETAIL



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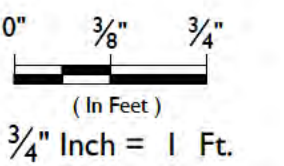
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

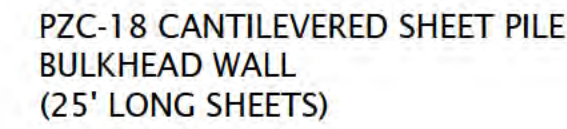
SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION H-H'

Sheet No.

C115

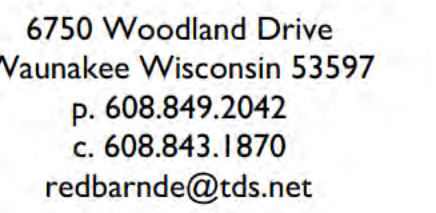
- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- ▲ SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

1. SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
2. ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



811 Know what's below.
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SHORELINE IMPROVEMENT TYPICAL SECTION I-I'



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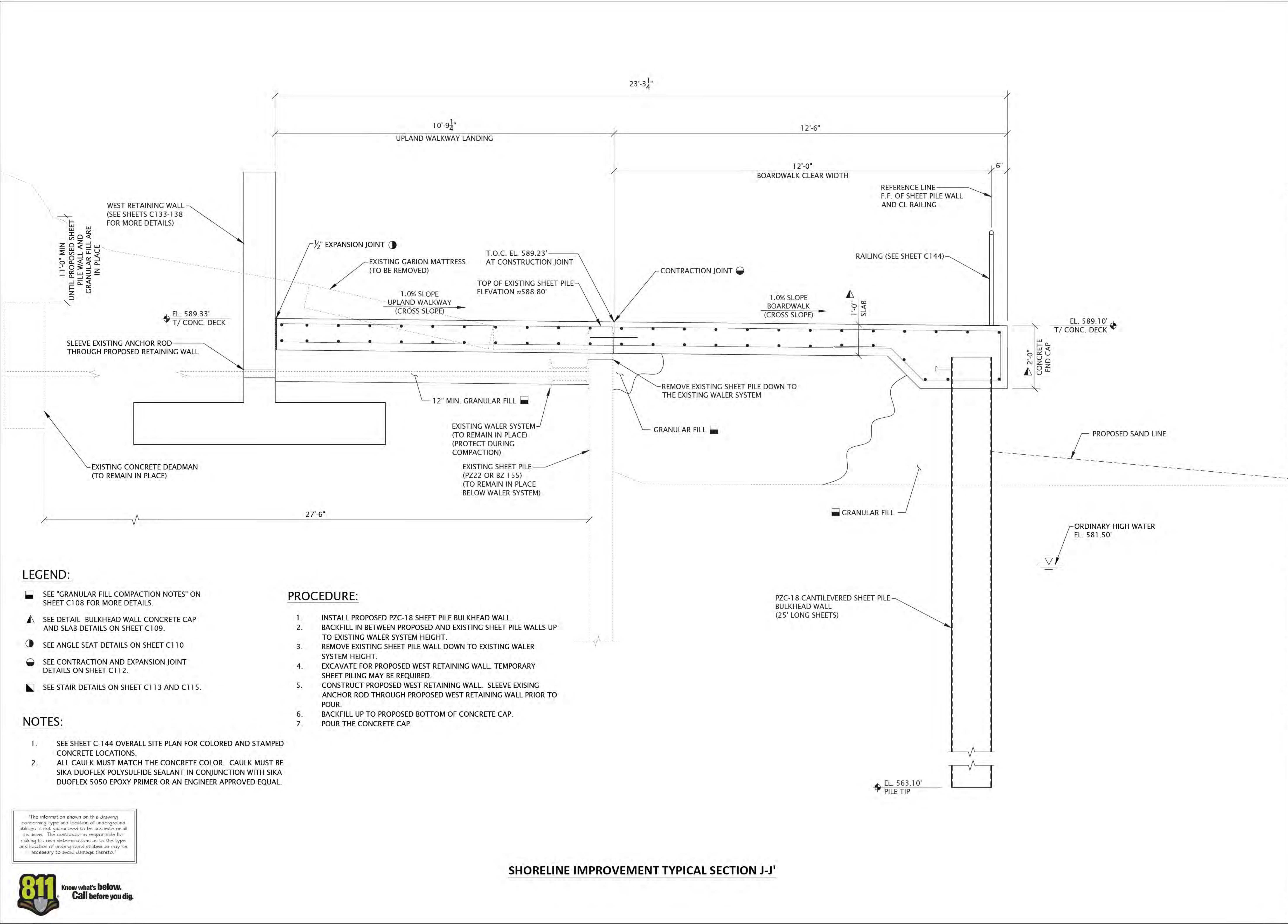
Project Title:

Prepared For:

Graphic Scale:



Sheet No. C116



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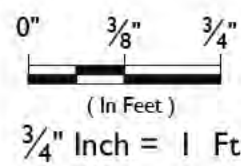
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION J-J'

Sheet No.

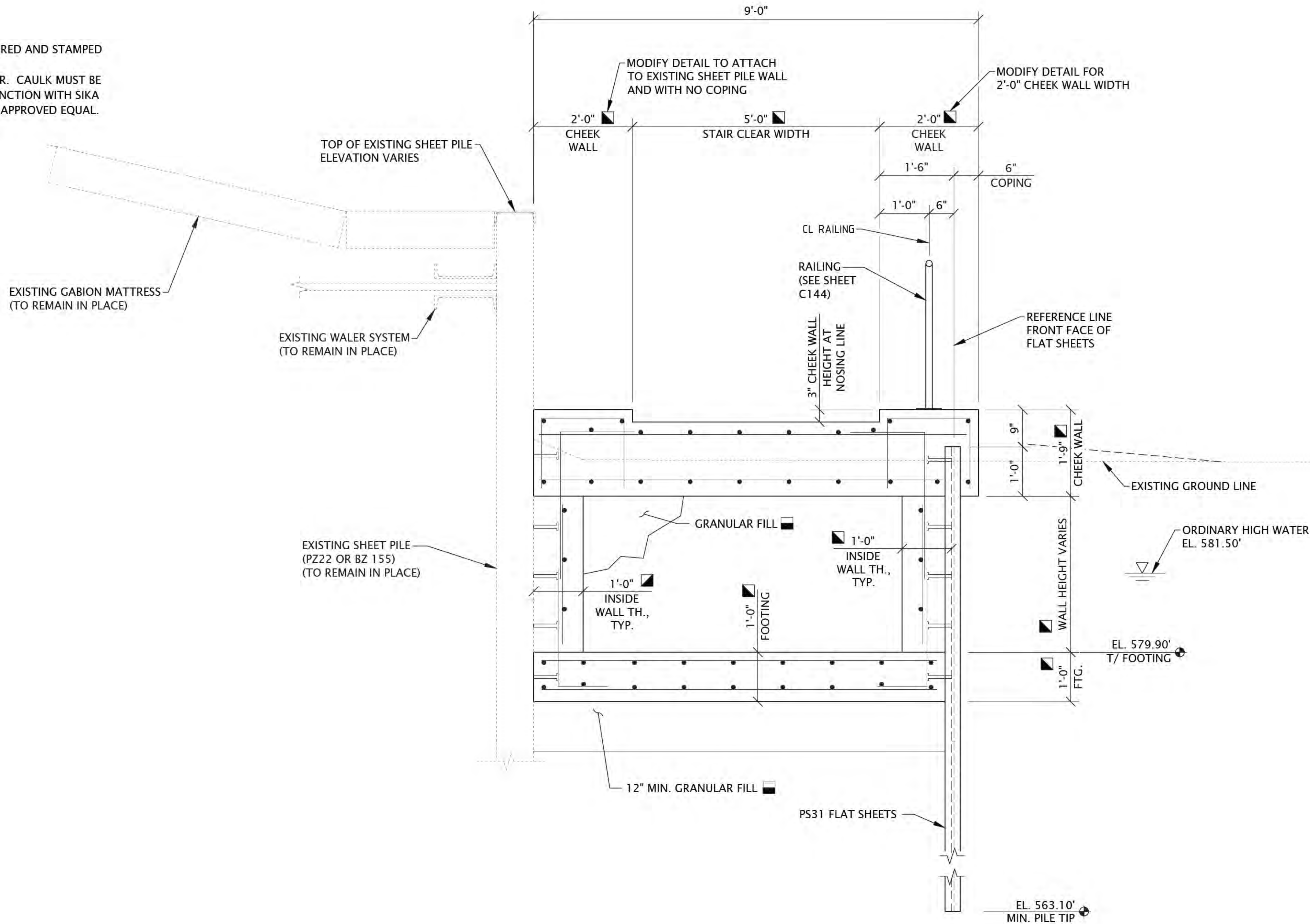
C117

LEGEND:

- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- ▲ SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- ▣ SEE STAIR DETAILS ON SHEET C113 AND C115.

NOTES:

- SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
- ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



SHORELINE IMPROVEMENT TYPICAL SECTION K-K'

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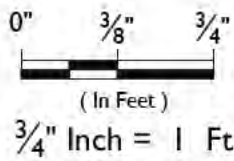
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION K-K'

Sheet No.

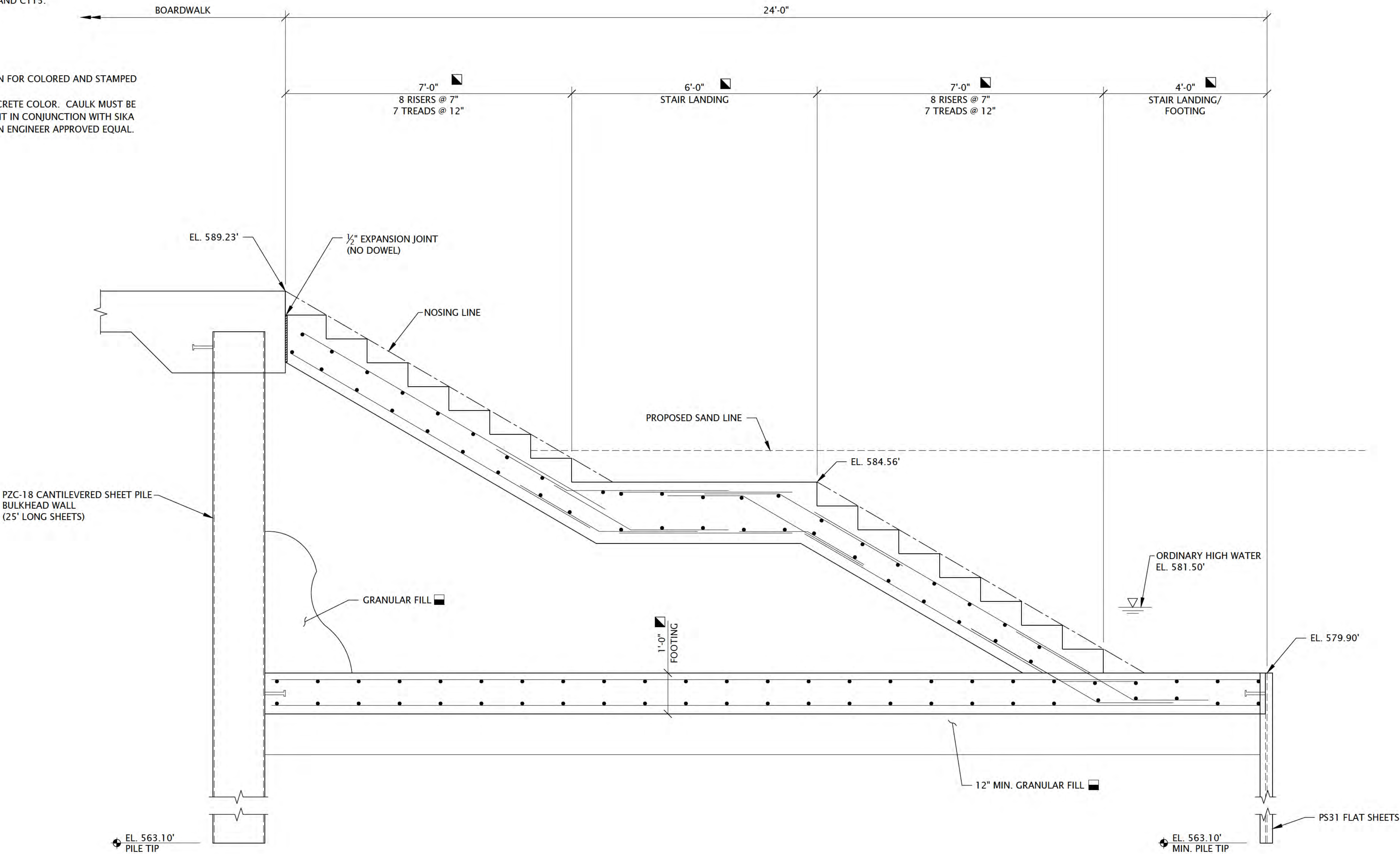
C118

LEGEND:

- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

NOTES:

- SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
- ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



SHORELINE IMPROVEMENT TYPICAL SECTION L-L'

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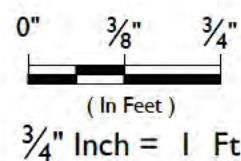
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



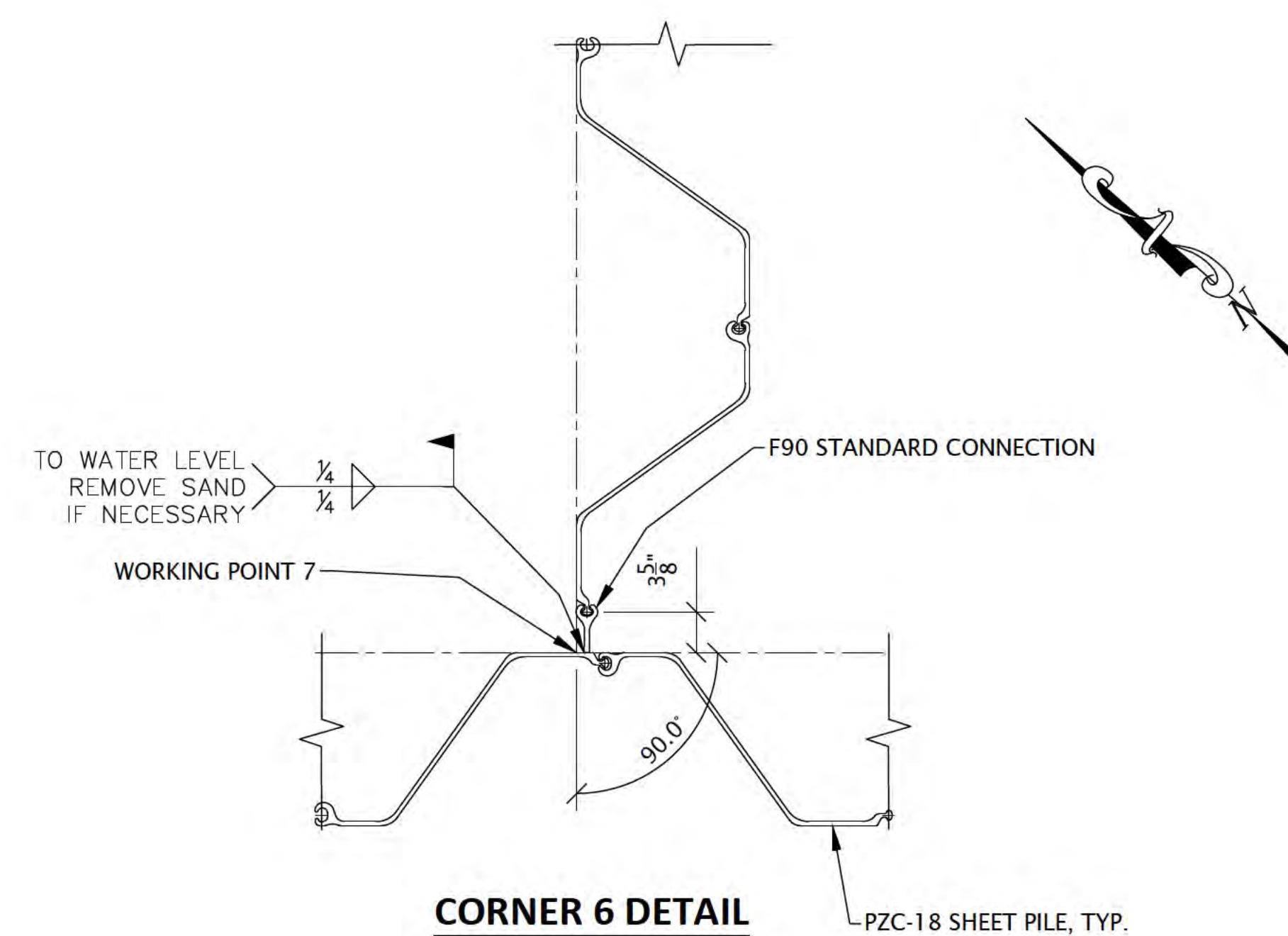
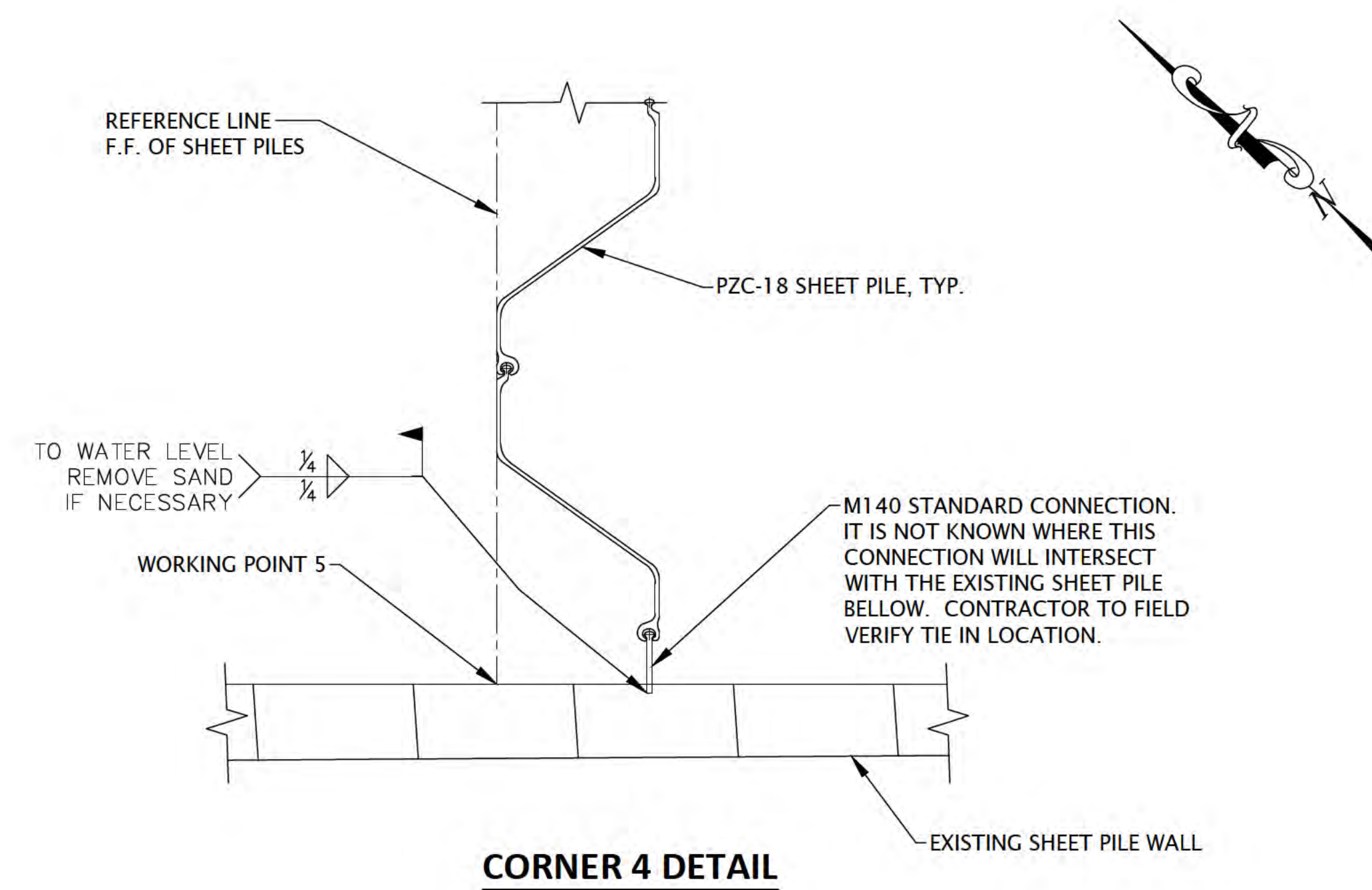
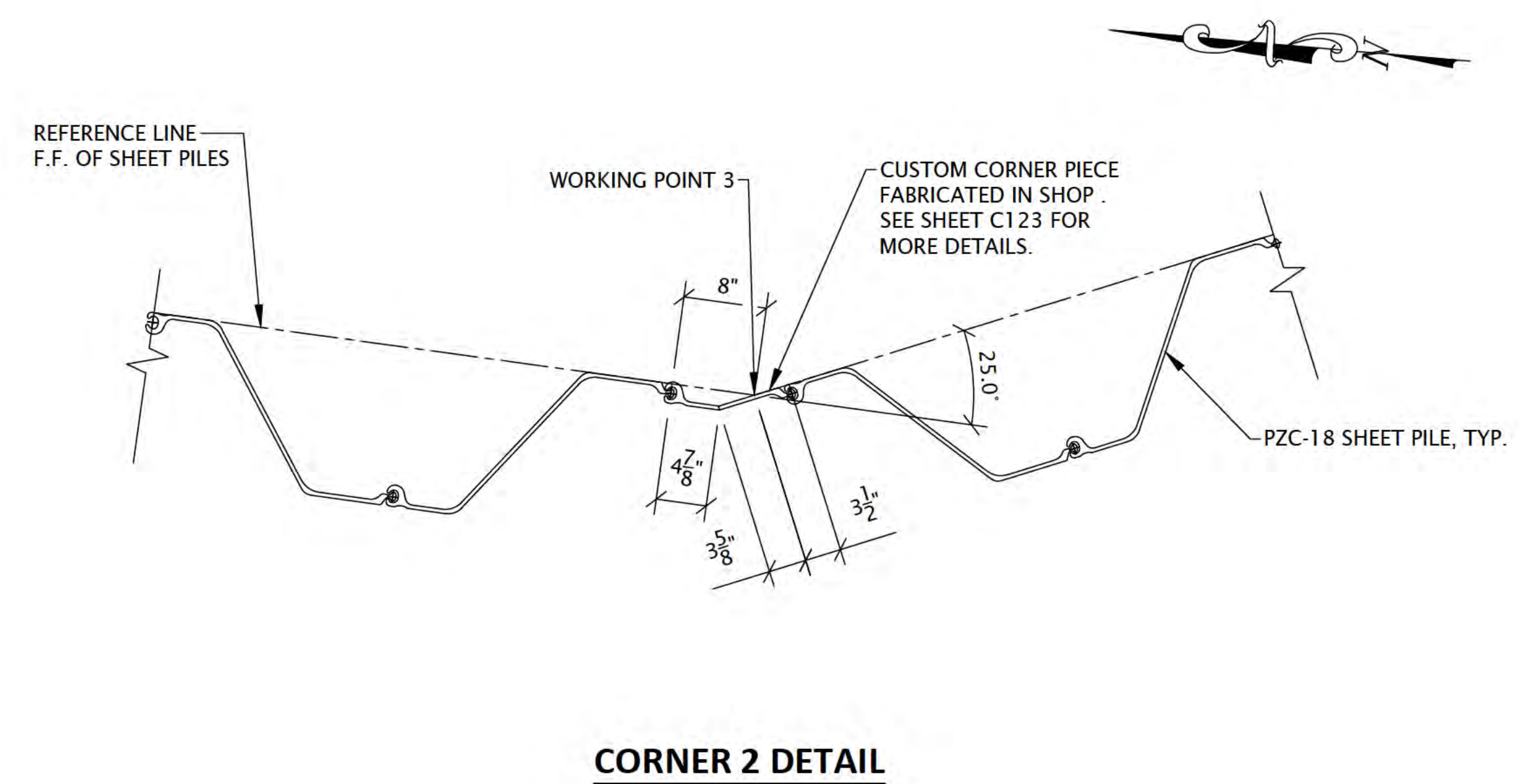
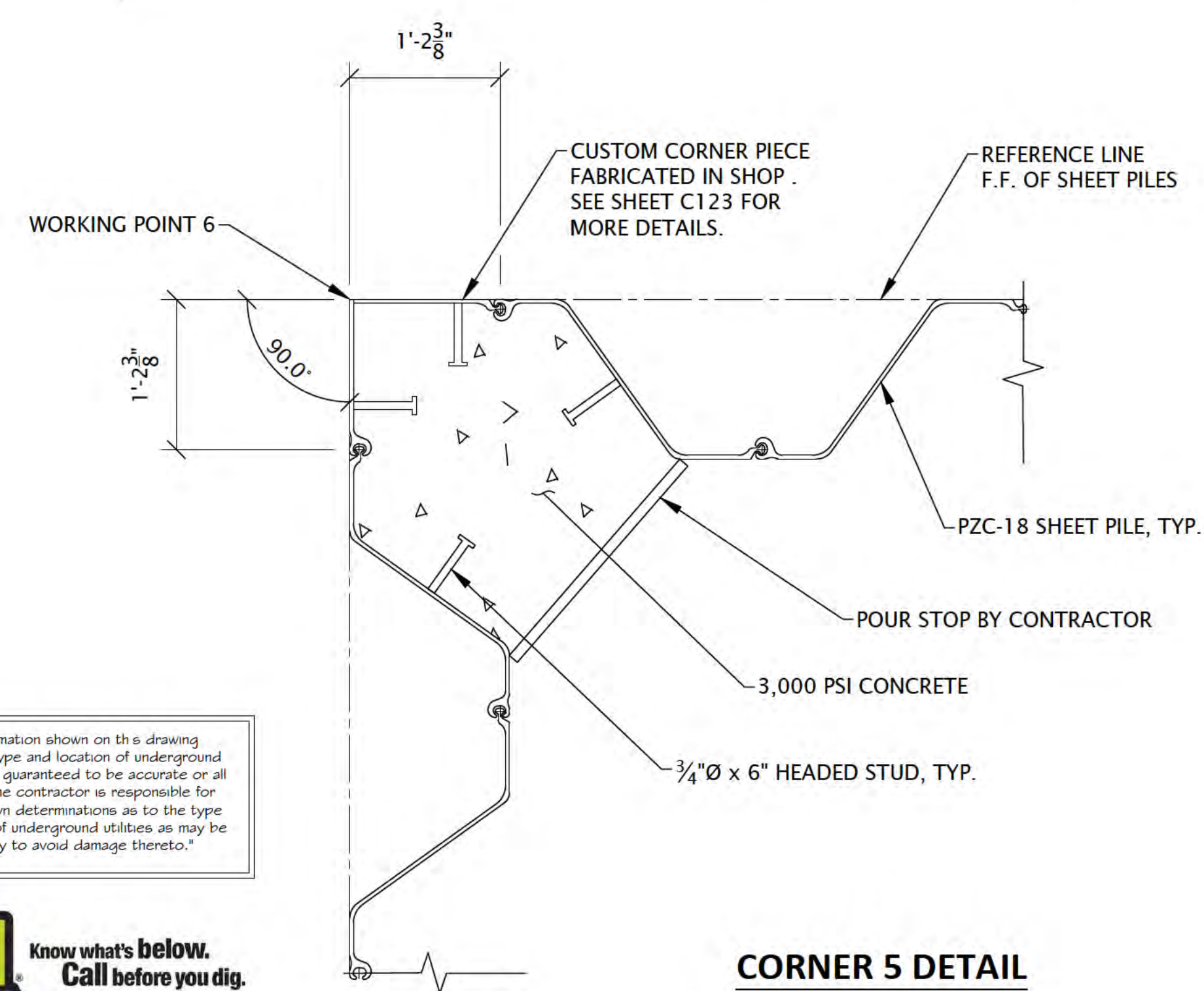
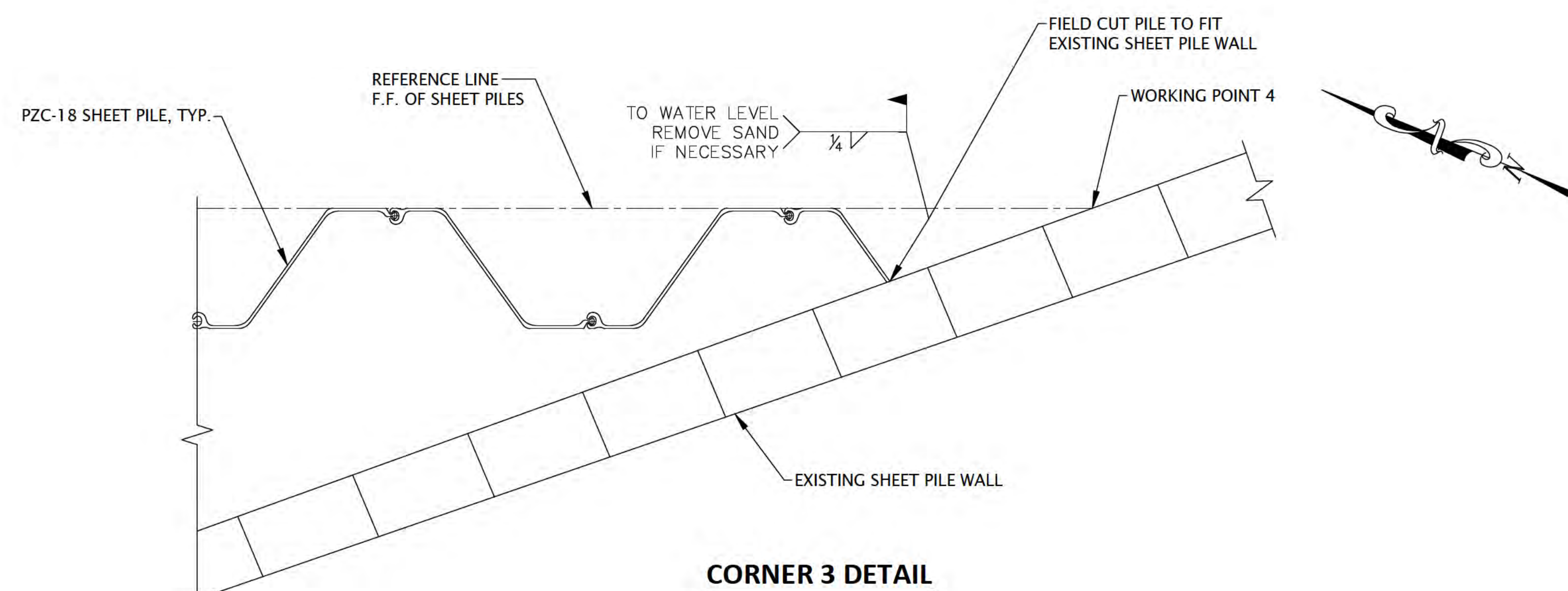
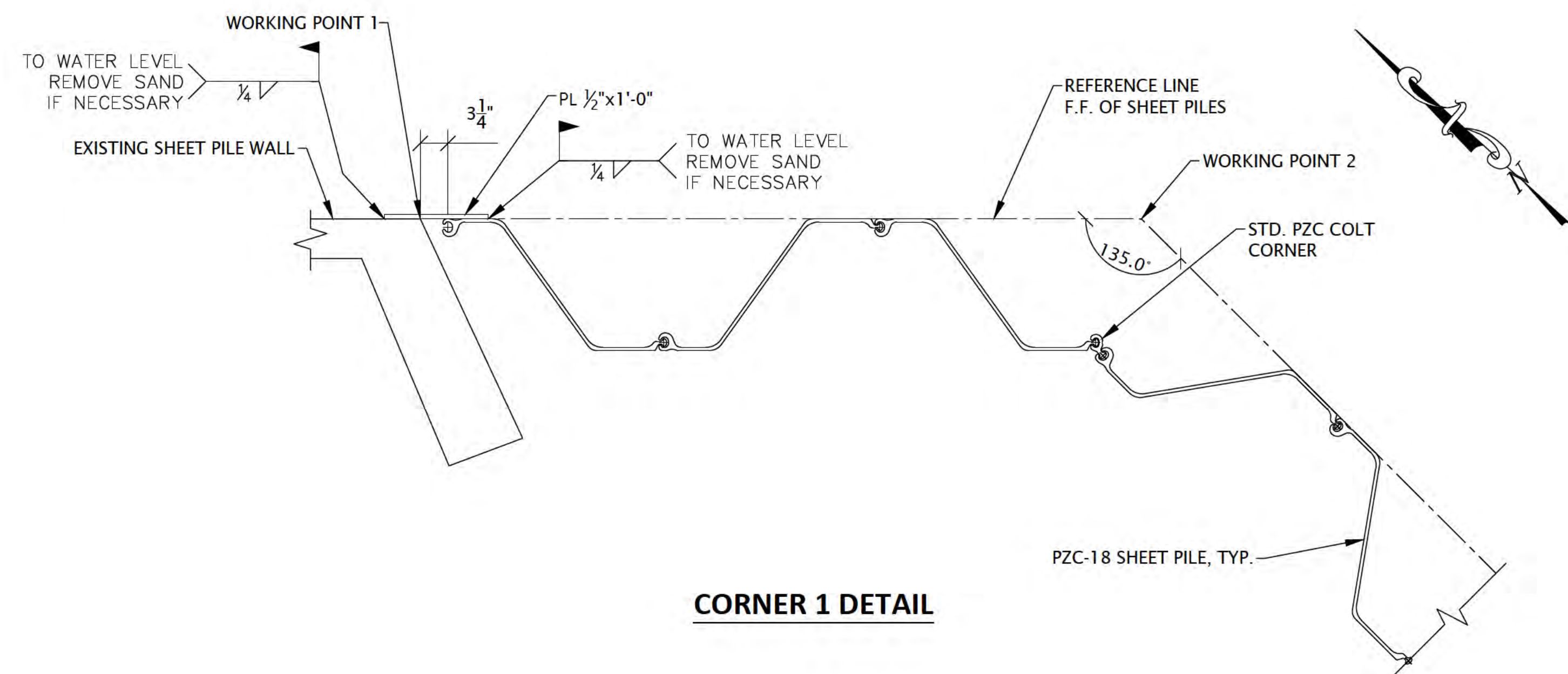
Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION L-L'

Sheet No.

C119



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100% Submittal	06/28/24
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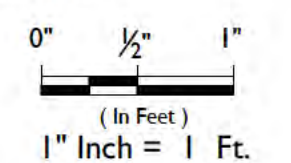
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:

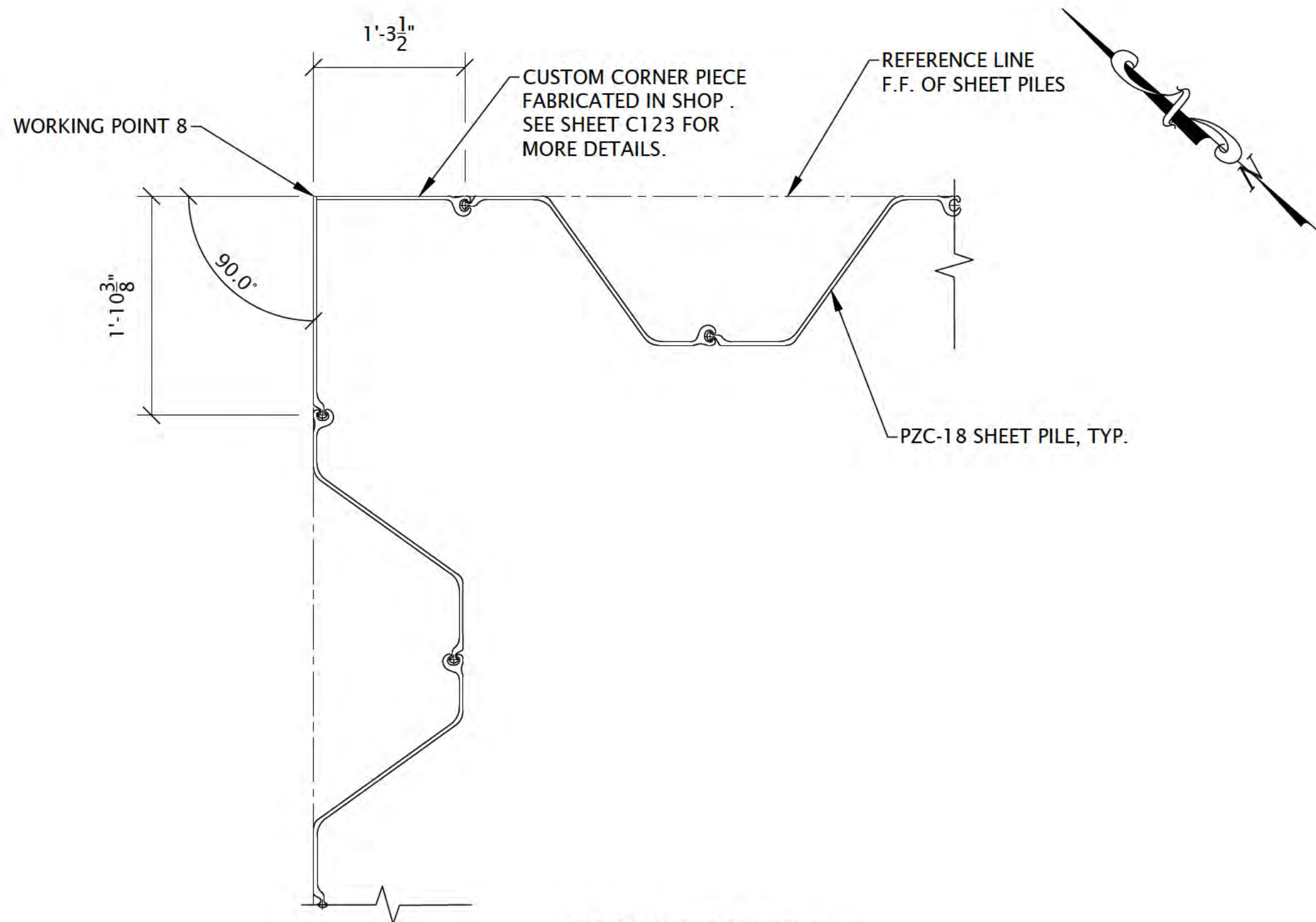


Scale: 1" Inch = 1 Ft.

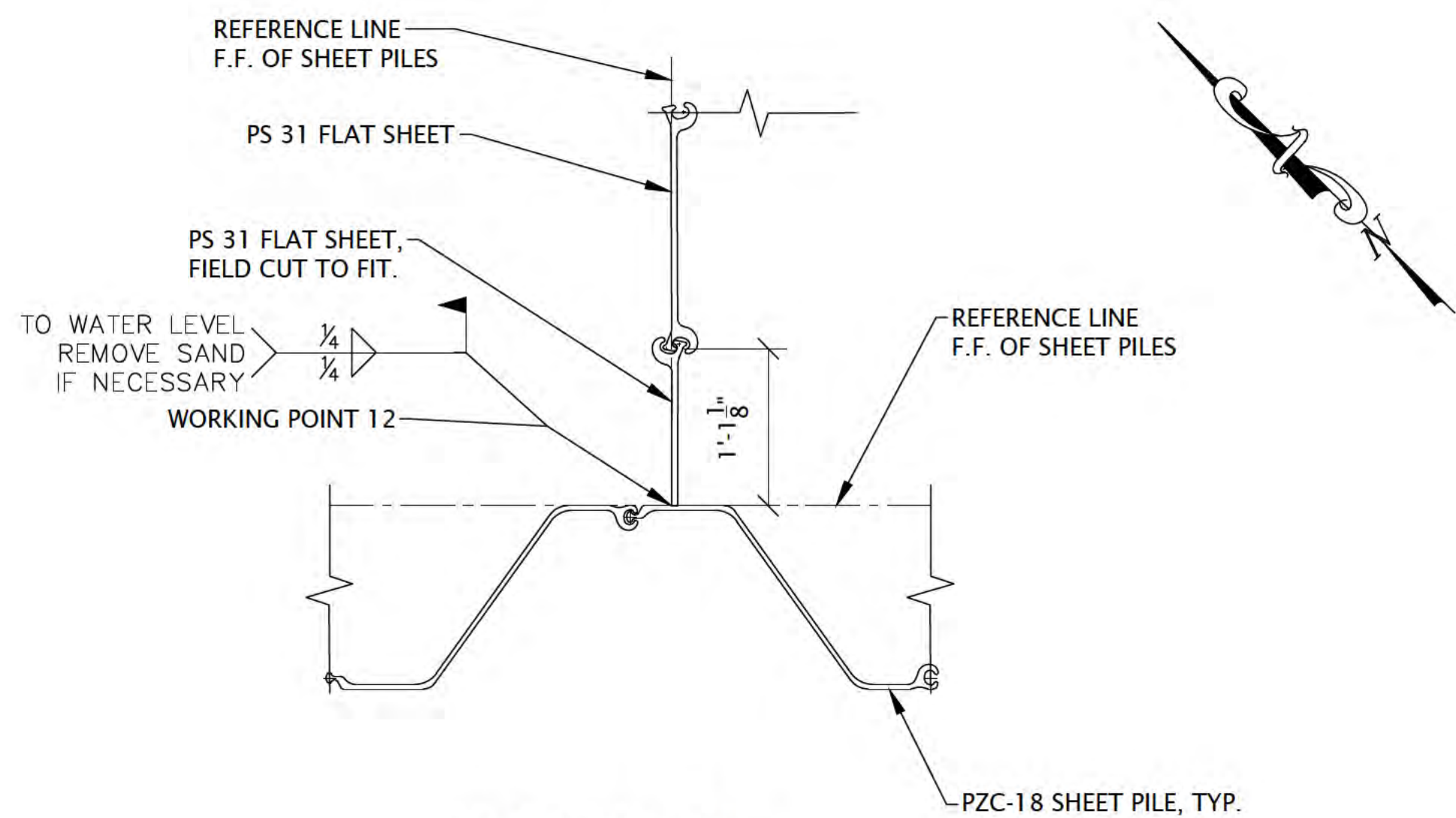
Drawing Title

SHORELINE IMPROVEMENTS
CORNER DETAILS I

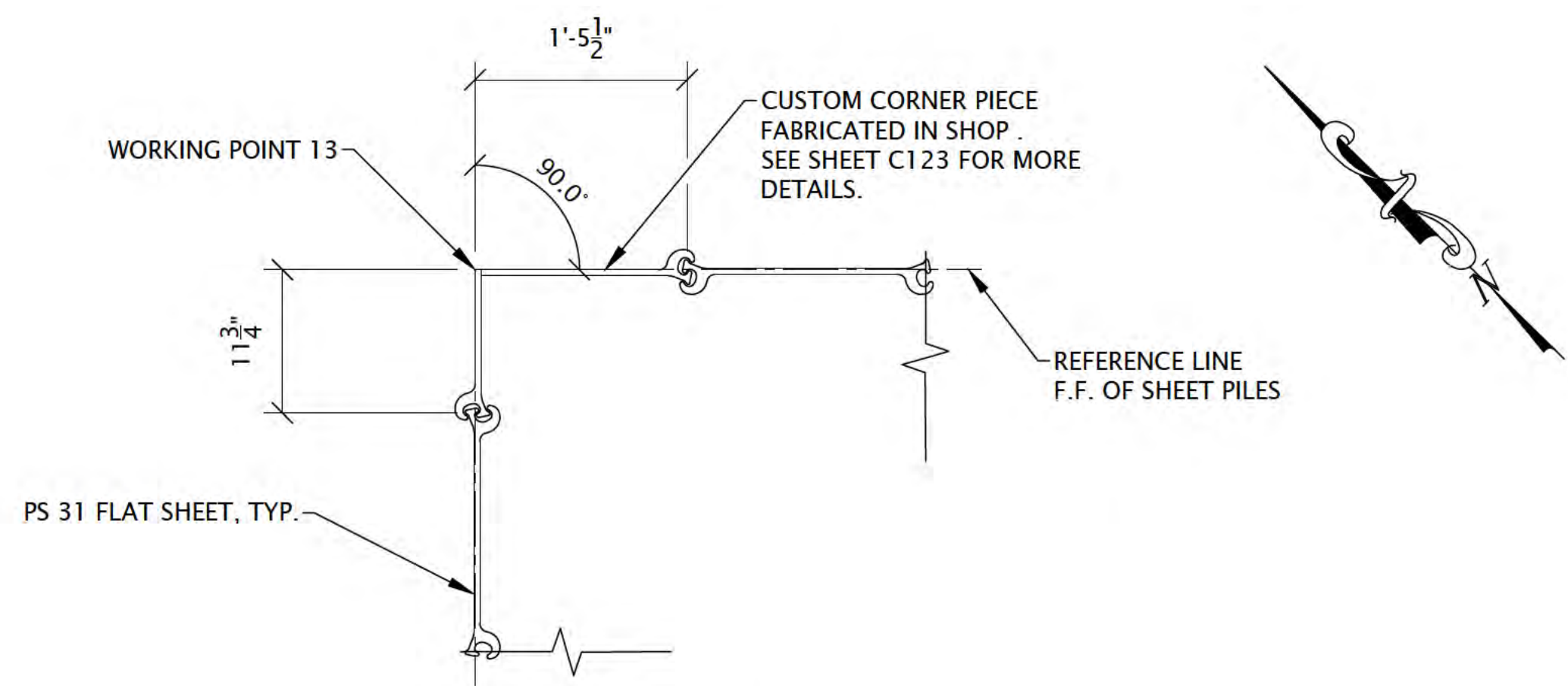
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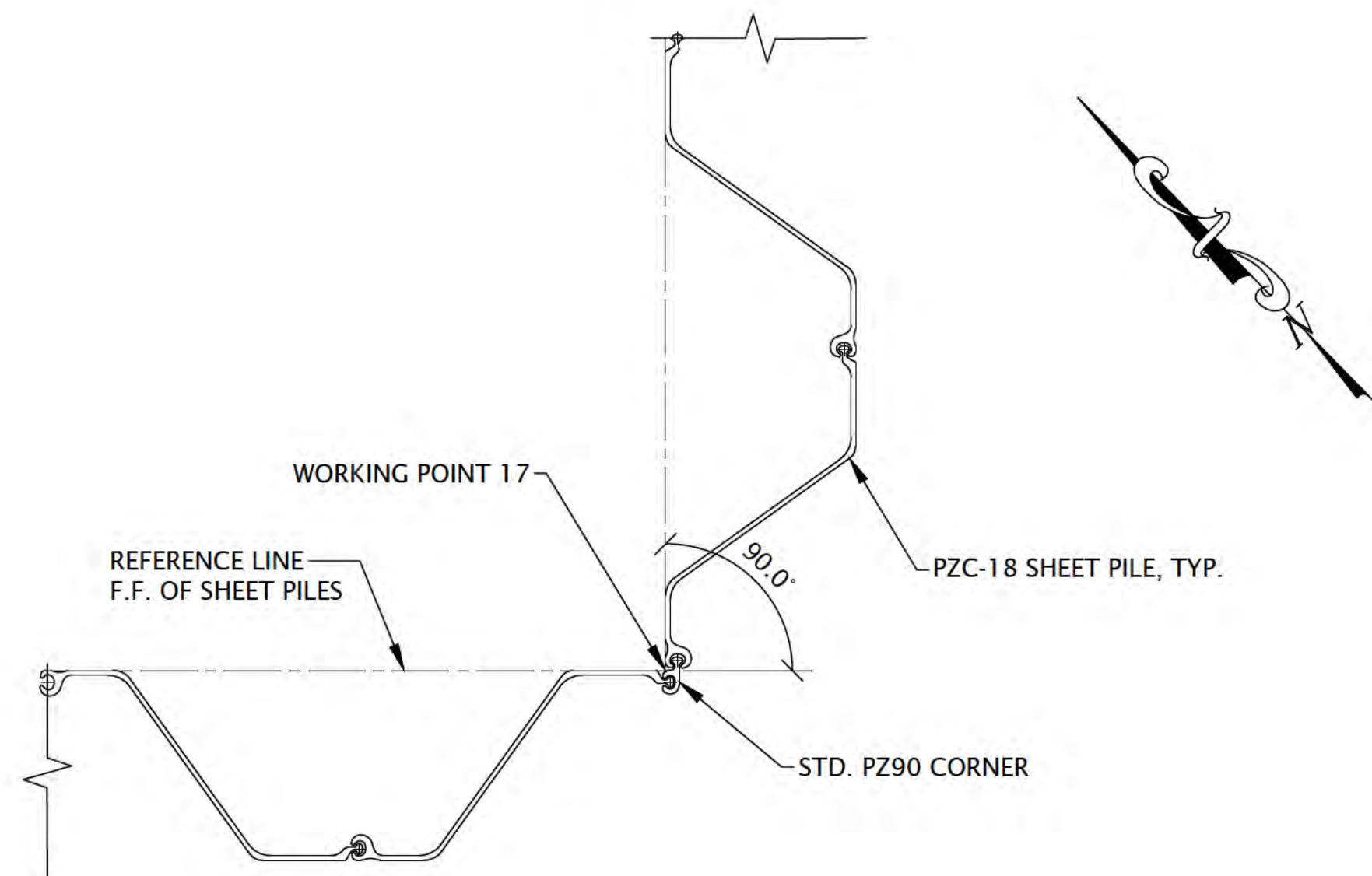
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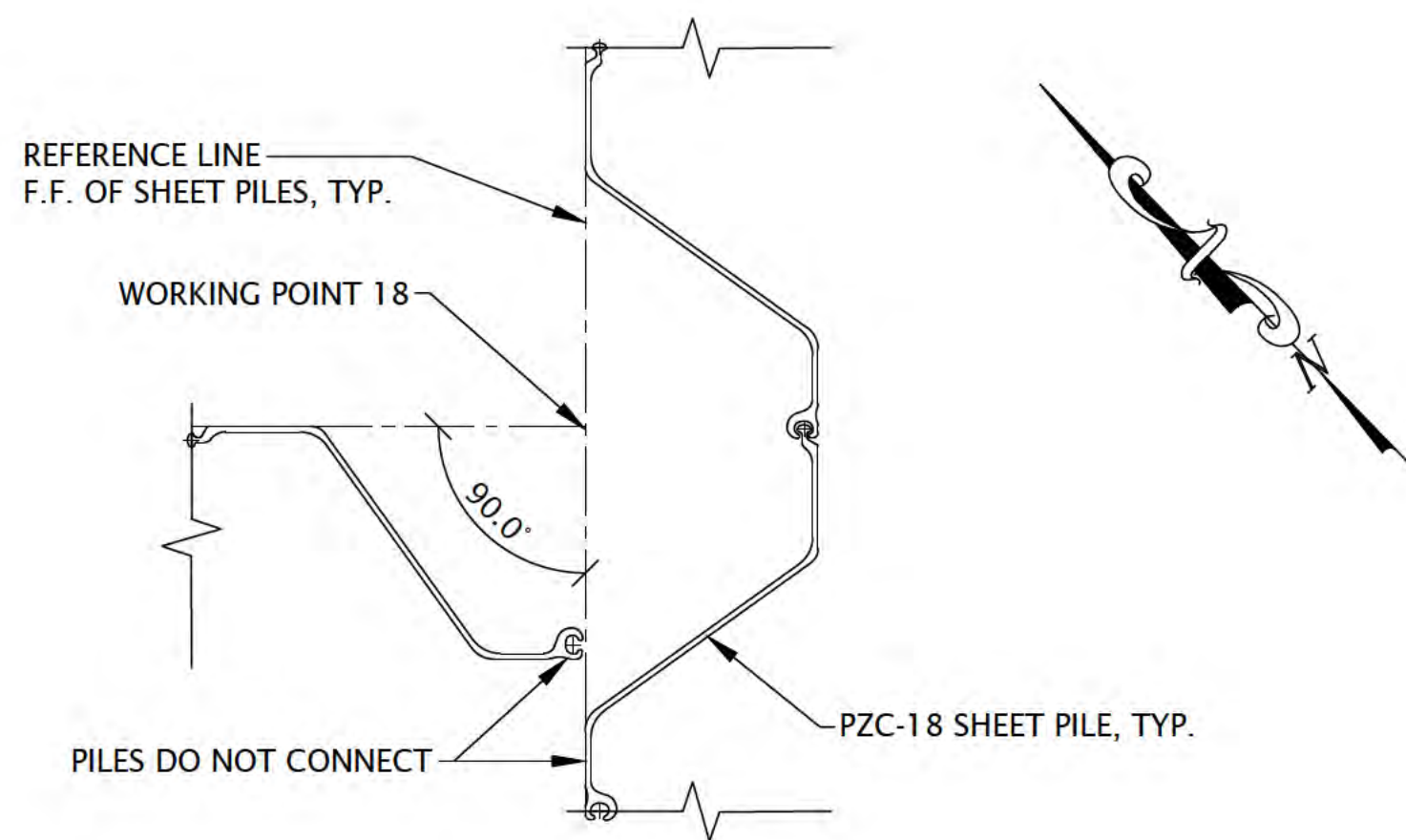
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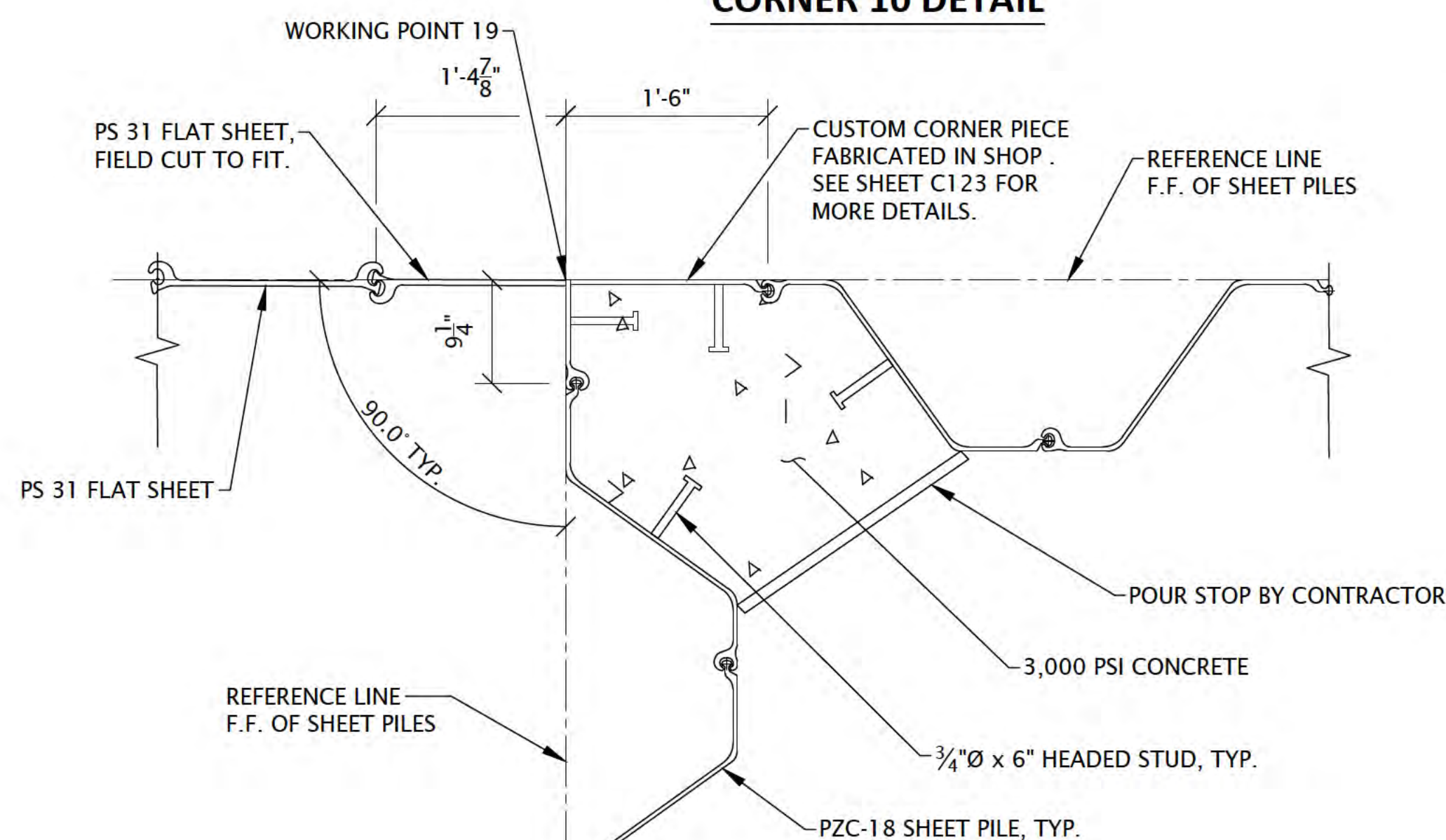
CORNER 9 DETAIL



CORNER 10 DETAIL



CORNER 11 DETAIL



CORNER 12 DETAIL

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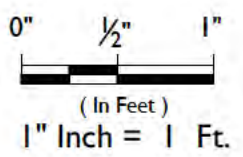
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 1" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
CORNER DETAILS 2

Sheet No.

C121



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Bidding and Construction	07/19/24

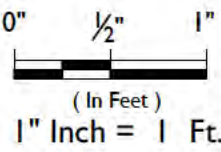
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



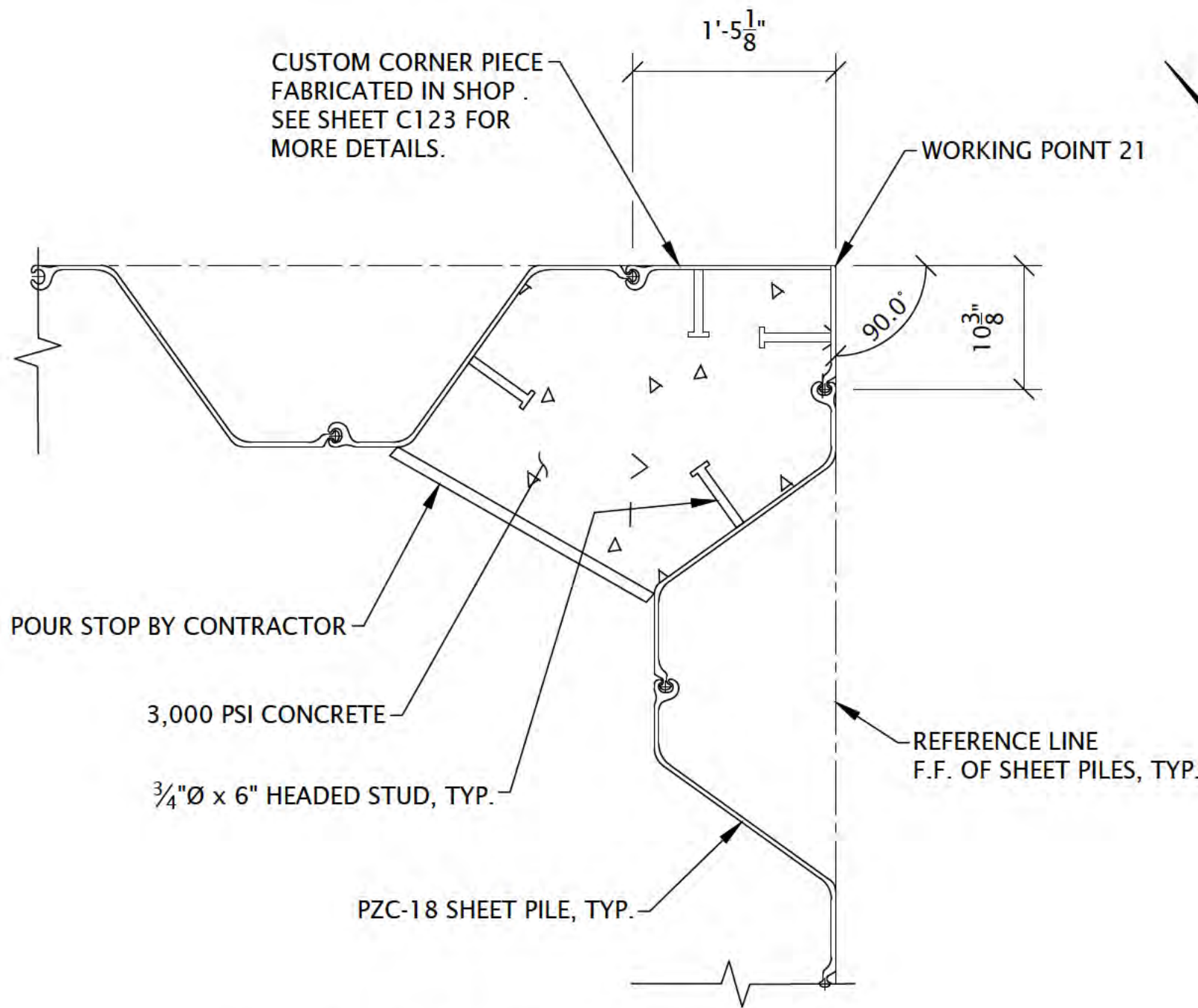
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Drawing Title

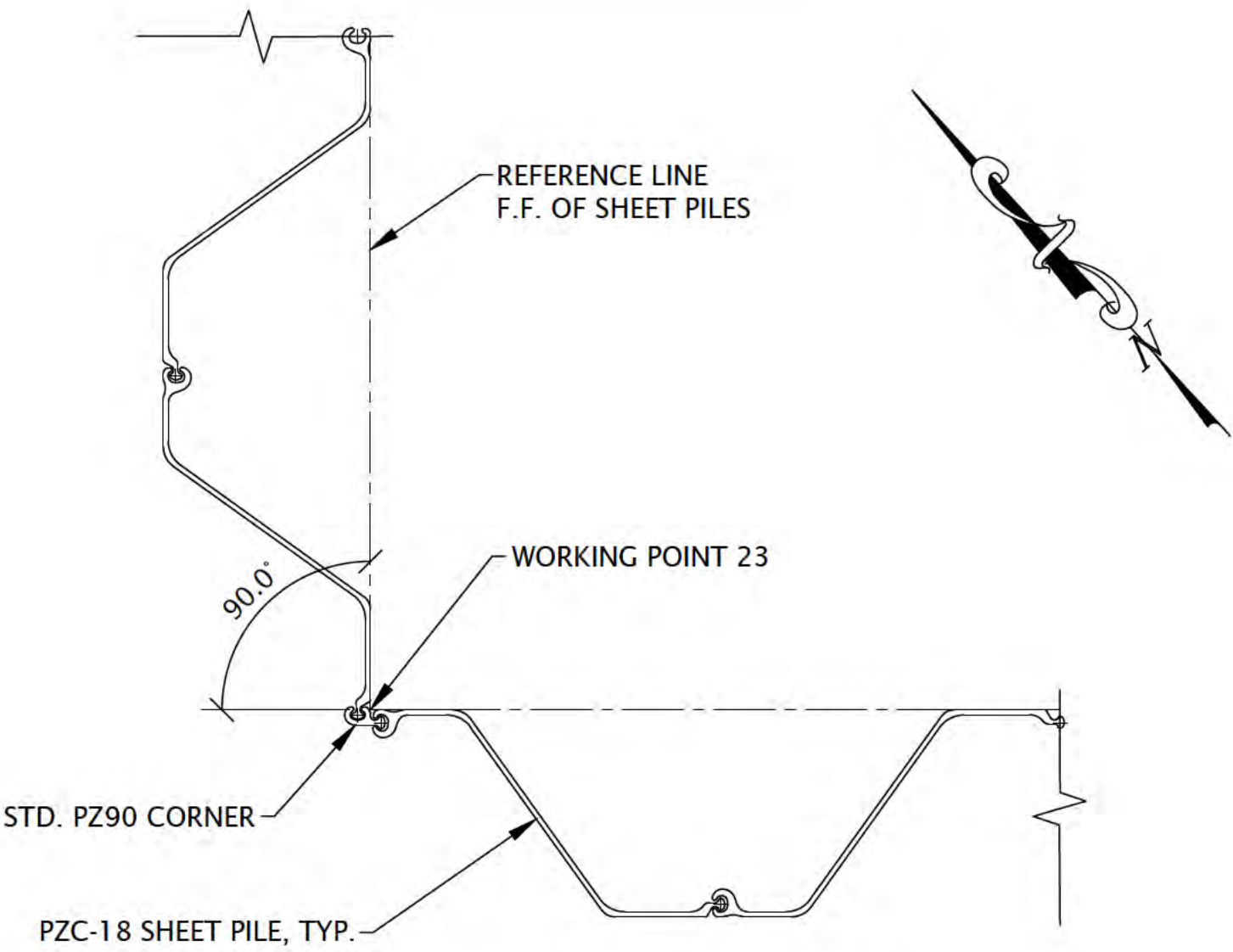
SHORELINE IMPROVEMENTS
CORNER DETAILS 3

Sheet No.

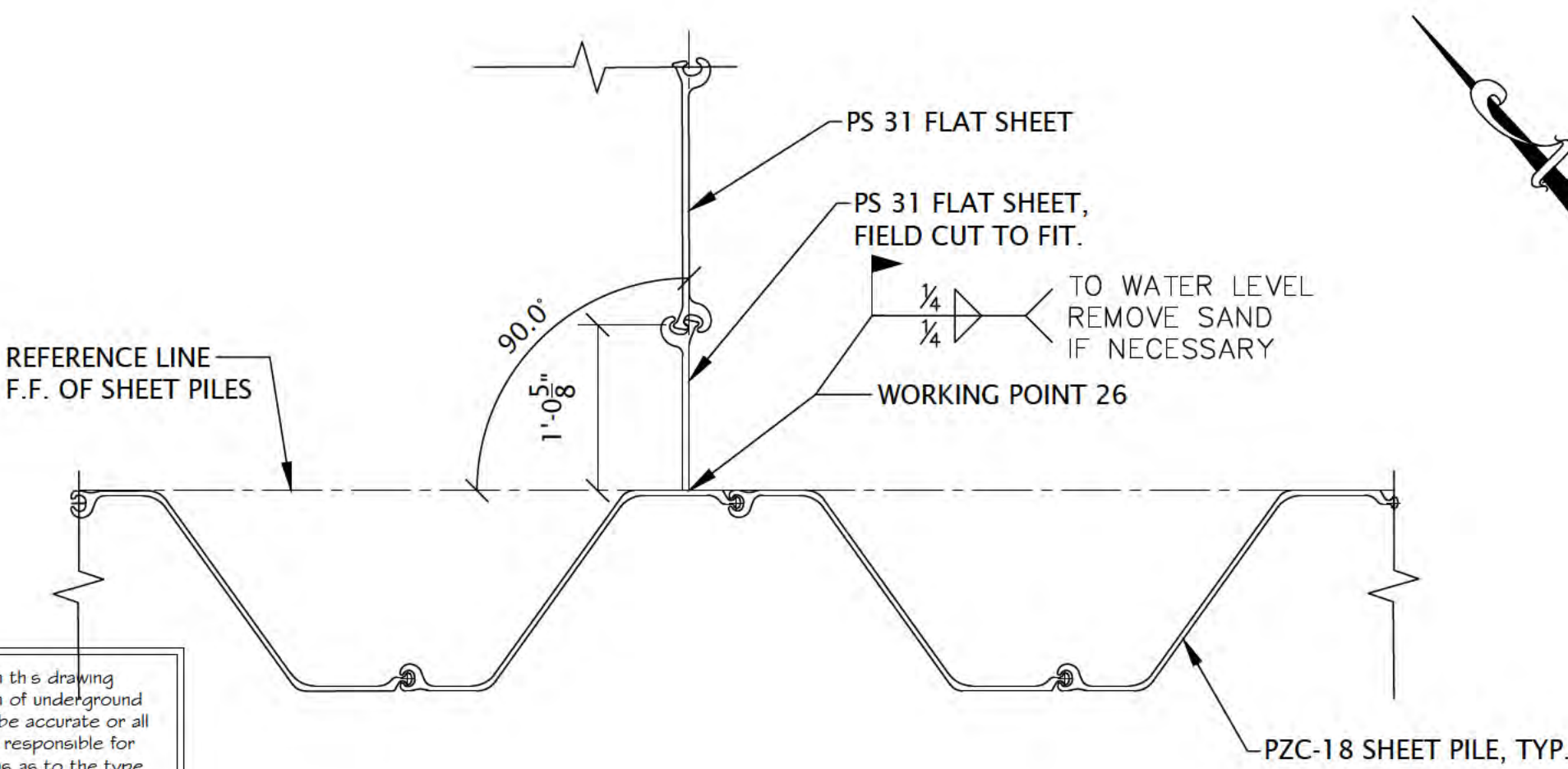
C122



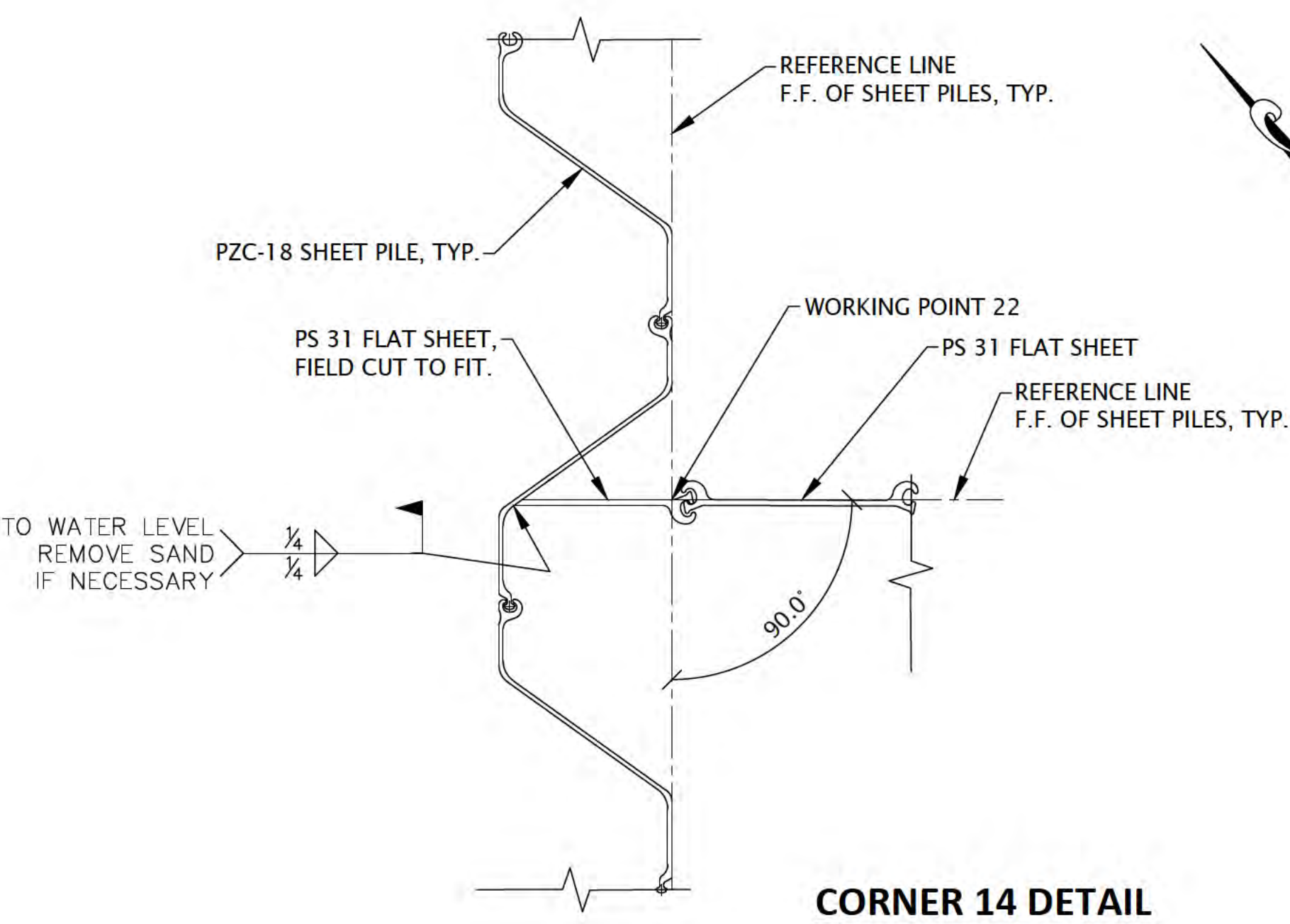
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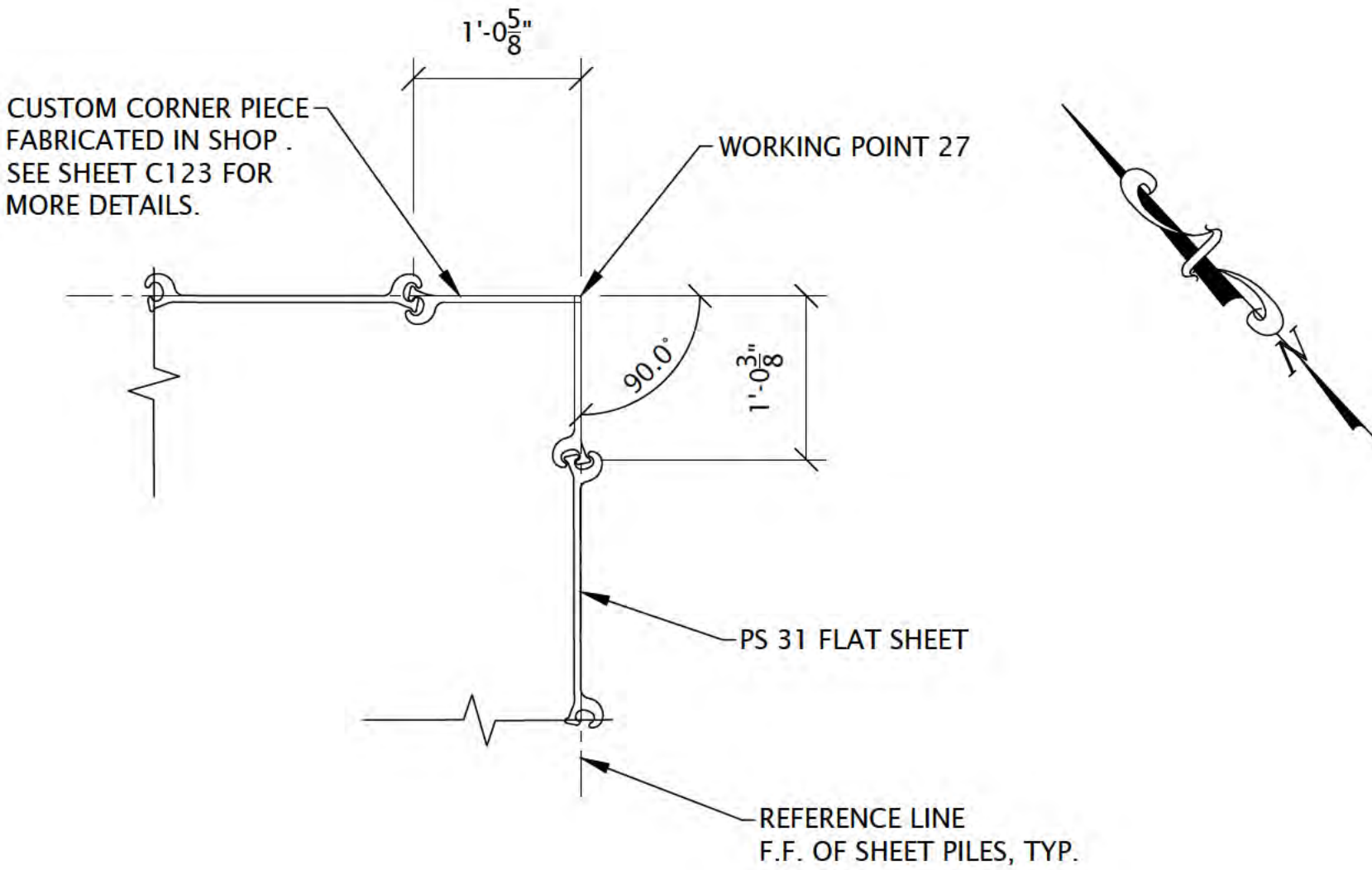
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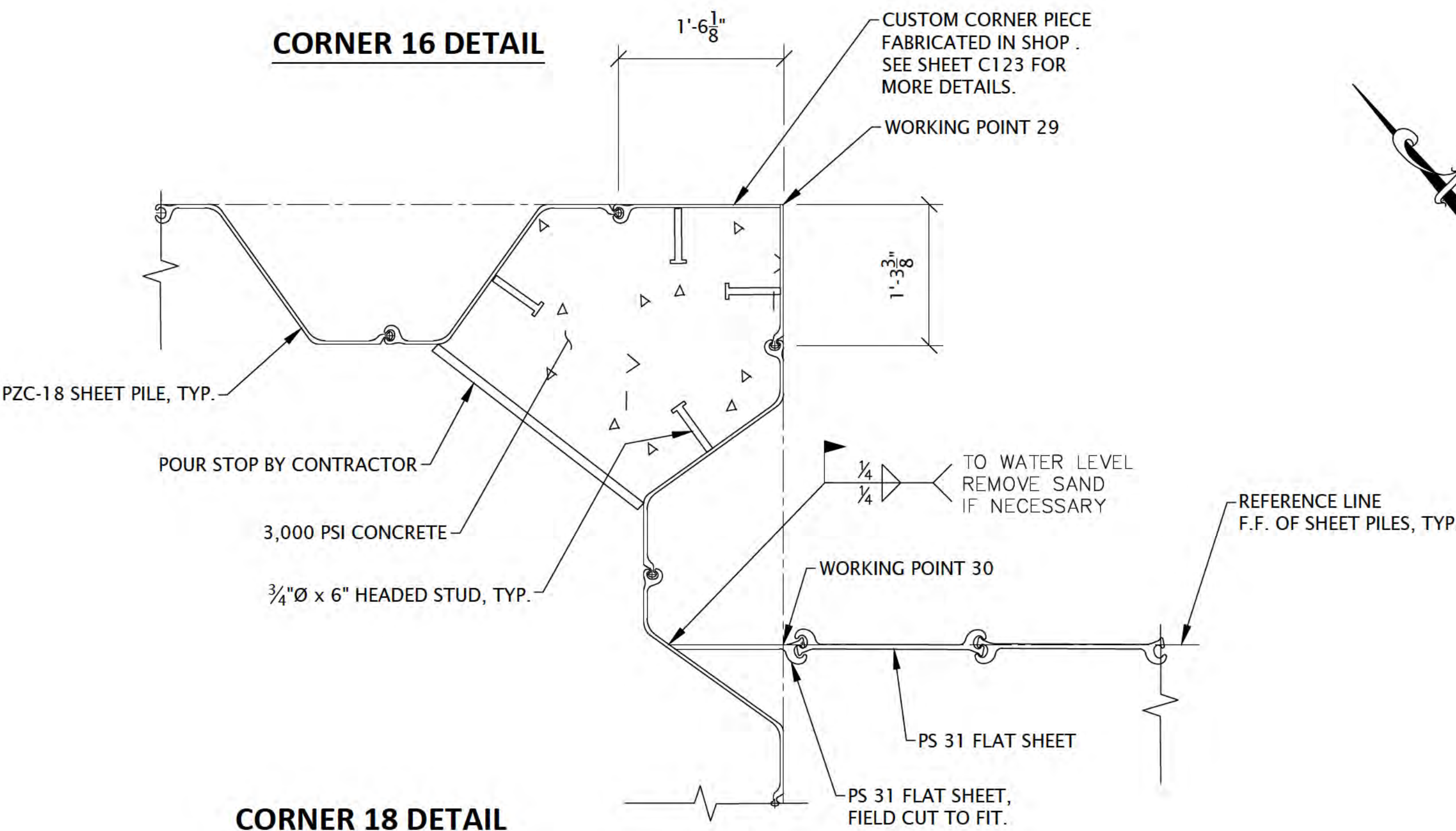
CORNER 17 DETAIL



CORNER 14 DETAIL



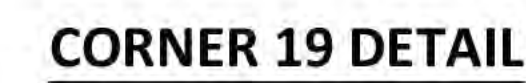
CORNER 16 DETAIL



CORNER 18 DETAIL

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LEGEND:

-  SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
-  SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.



Consultants	
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[illegible]

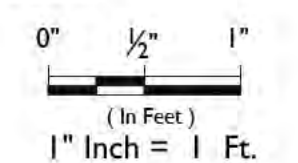
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 1" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
CORNER DETAILS 4

Sheet No.	C123
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LEGEND

- ORDINARY HIGH WATER MARK (OHW)
- - - 50' SETBACK LINE FROM OHW

RED BARN
Design & Engineering, S.C.



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

WESTBROOK
Associated Engineers, Inc.

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Spring Green Wisconsin 53588
p. 608.588.7866

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Bidding and Construction	07/19/24

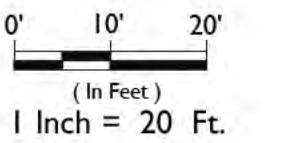
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

BREAKWATER PLAN
OVERVIEW

Sheet No.

C124

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CENTENNIAL PARK BREAKWATER OVERVIEW



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Associated Engineers, Inc.

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p. 608.588.7866

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100% Submittal	06/28/24
Bidding and Construction	07/19/24

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

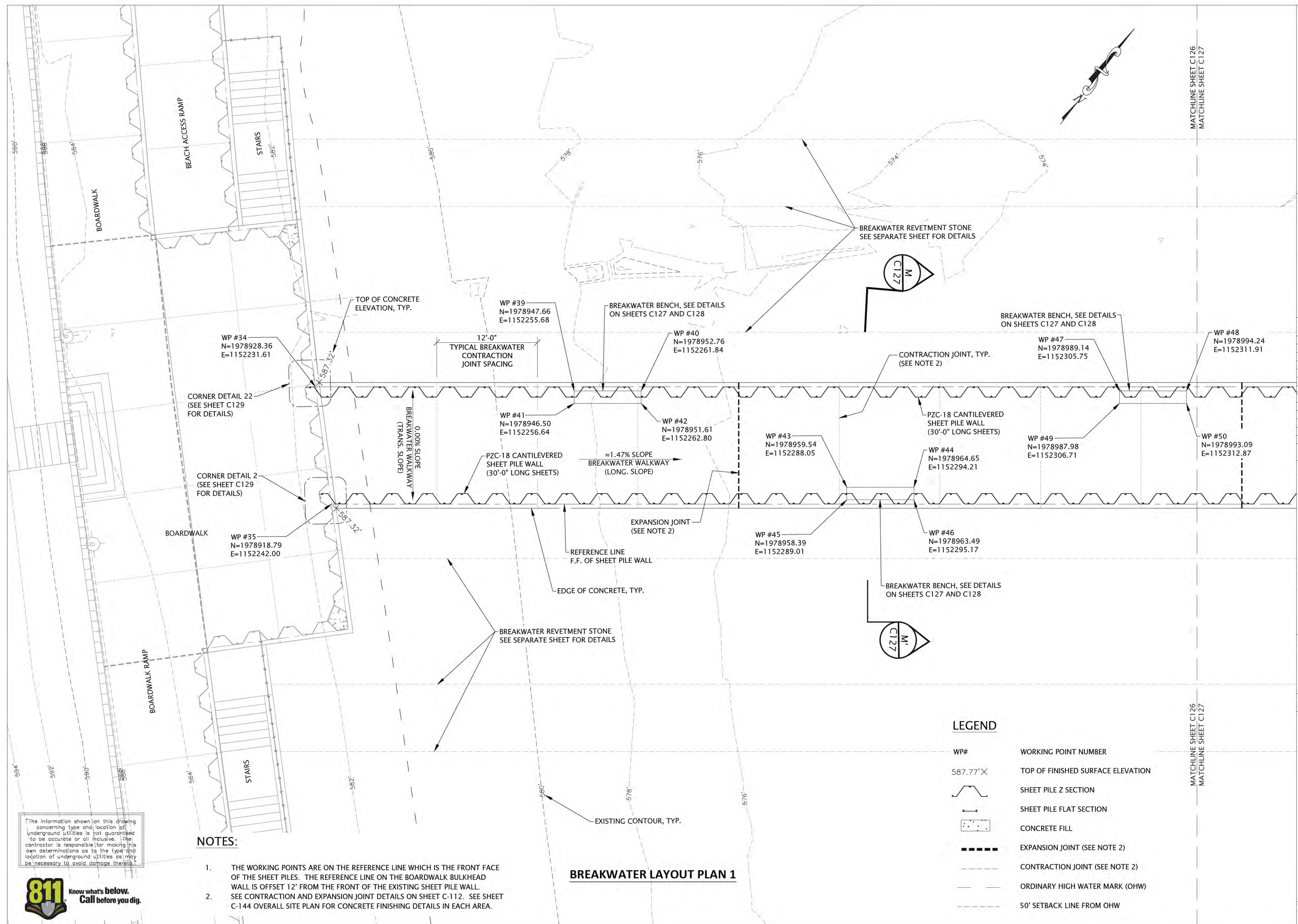
0' 2.5' 5'
(In Feet)
1 Inch = 5 Ft.

Scale 1 Inch = 5 Ft.

Drawing Title

**BREAKWATER
LAYOUT PLAN I**

Sheet No. C125



"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



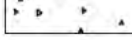
**Know what's below.
Call before you dig.**

NOTES:

1. THE WORKING POINTS ARE ON THE REFERENCE LINE WHICH IS THE FRONT FACE OF THE SHEET PILES. THE REFERENCE LINE ON THE BOARDWALK BULKHEAD WALL IS OFFSET 12" FROM THE FRONT OF THE EXISTING SHEET PILE WALL.
2. SEE CONSTRUCTION AND EXPANSION JOINT DETAILS ON SHEET C-112. SEE SHEET C-144 OVERALL SITE PLAN FOR CONCRETE FINISHING DETAILS IN EACH AREA.

BREAKWATER LAYOUT PLAN 1

LEGEND

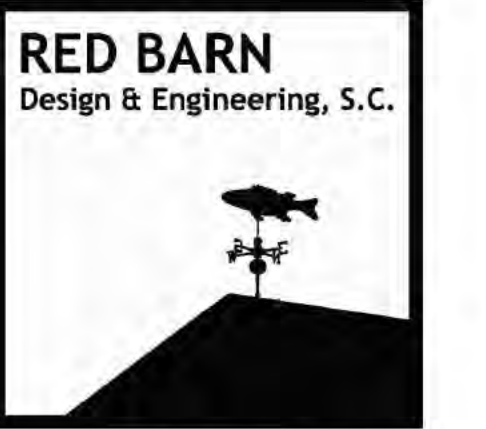
WP#	WORKING POINT NUMBER
587.77'X	TOP OF FINISHED SURFACE ELEVATION
	SHEET PILE Z SECTION
	SHEET PILE FLAT SECTION
	CONCRETE FILL
	EXPANSION JOINT (SEE NOTE 2)
	CONTRACTION JOINT (SEE NOTE 2)
	ORDINARY HIGH WATER MARK (OHW)
	50' SETBACK LINE FROM OHW

LEGEND (PROPOSED)

- WP# WORKING POINT NUMBER
- 587.77'X TOP OF FINISHED SURFACE ELEVATION
- SHEET PILE Z SECTION
- SHEET PILE FLAT SECTION
- CONCRETE FILL
- EXPANSION JOINT (SEE NOTE 2)
- CONTRACTION JOINT (SEE NOTE 2)

NOTES:

1. THE WORKING POINTS ARE ON THE REFERENCE LINE WHICH IS THE FRONT FACE OF THE SHEET PILES. THE REFERENCE LINE ON THE BOARDWALK BULKHEAD WALL IS OFFSET 12' FROM THE FRONT OF THE EXISTING SHEET PILE WALL.
2. SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C-112. SEE SHEET C-144 OVERALL SITE PLAN FOR CONCRETE FINISHING DETAILS IN EACH AREA.



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants



619 E. Hoxie St.
Spring Green Wisconsin 53588
p. 608.588.7866

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70% Submittal	04/08/24
100% Submittal	06/28/24
Bidding and Construction	07/19/24

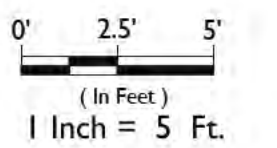
Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

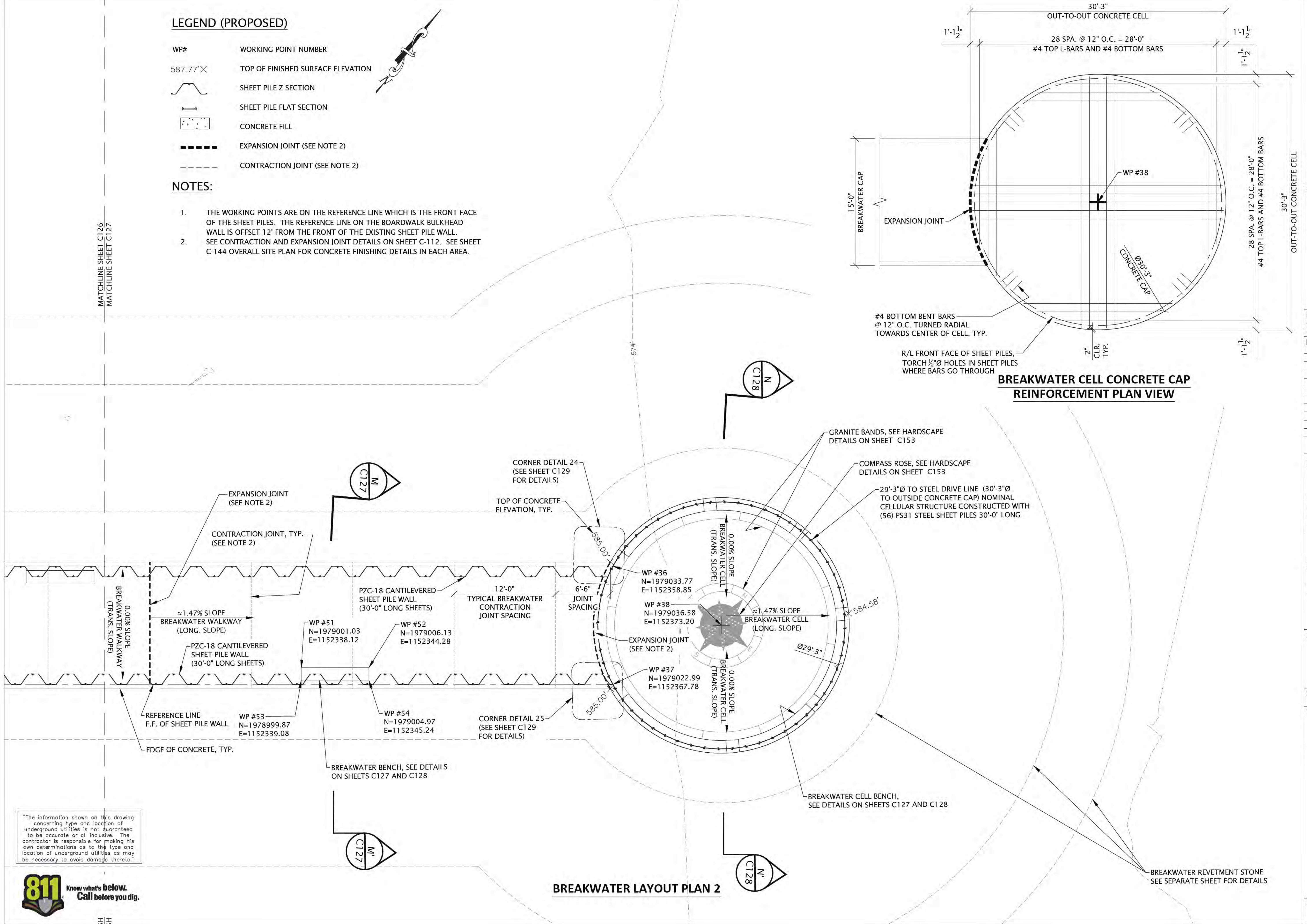
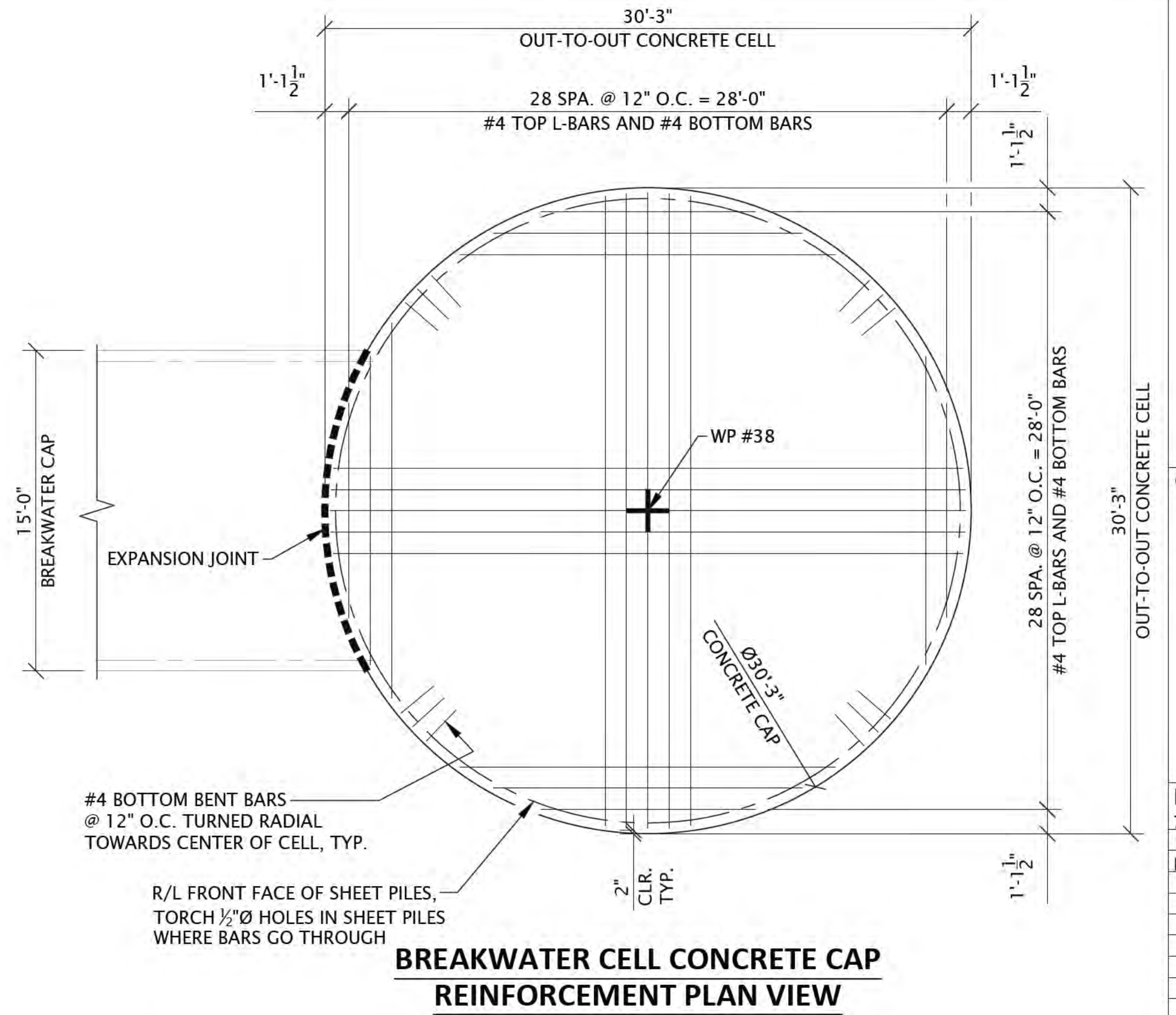


Scale 1 Inch = 5 Ft.

Drawing Title

BREAKWATER
LAYOUT PLAN 2

Sheet No.
C126



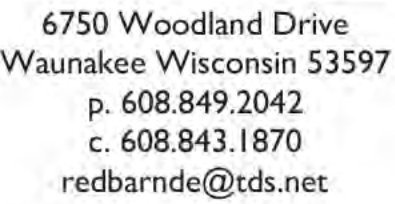
"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."





SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.

SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.



WESTBROOK
Associated Engineers, Inc.

619 E. Hoxie St.
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p. 608.588.7866

[illegible]

Site Improvements
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

0" $\frac{3}{8}$ " $\frac{3}{4}$ "

 (In Feet)
 $\frac{3}{4}$ " Inch = 1 Ft.

Scale: $\frac{3}{4}$ " Inch = 1 Ft.

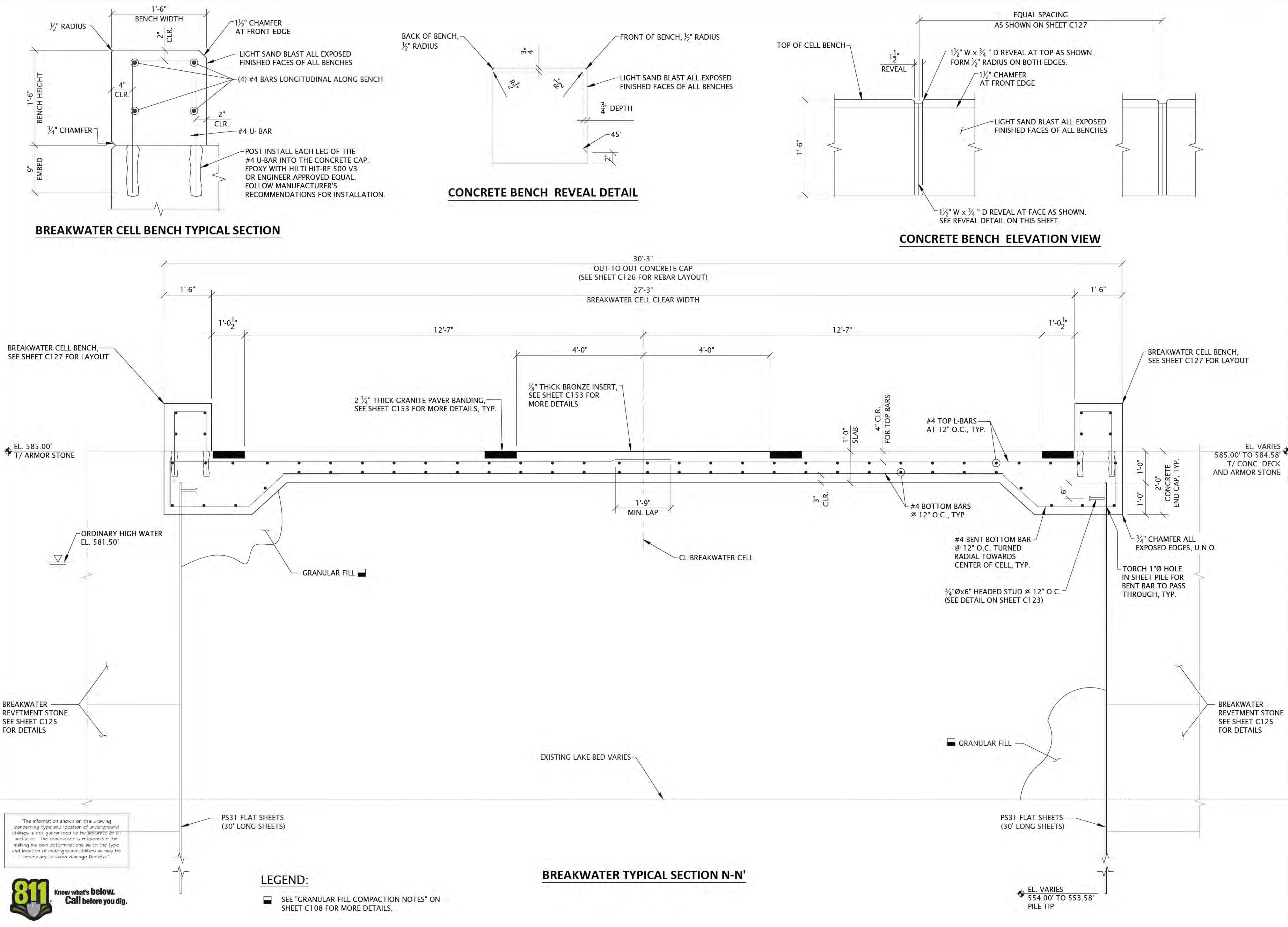
Drawing Title

BREAKWATER IMPROVEMENTS
SECTIONS AND DETAILS
SECTION M-M'

Sheet No. C127

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Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants



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Spring Green Wisconsin 53588
p. 608.588.7866

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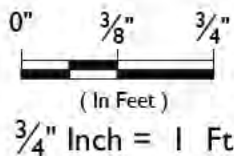
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

BREAKWATER IMPROVEMENTS
SECTIONS AND DETAILS
SECTION N-N'

Sheet No.

C128



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p. 608.849.2042
c. 608.843.1870
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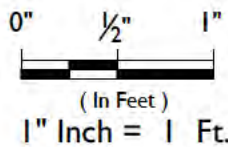
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



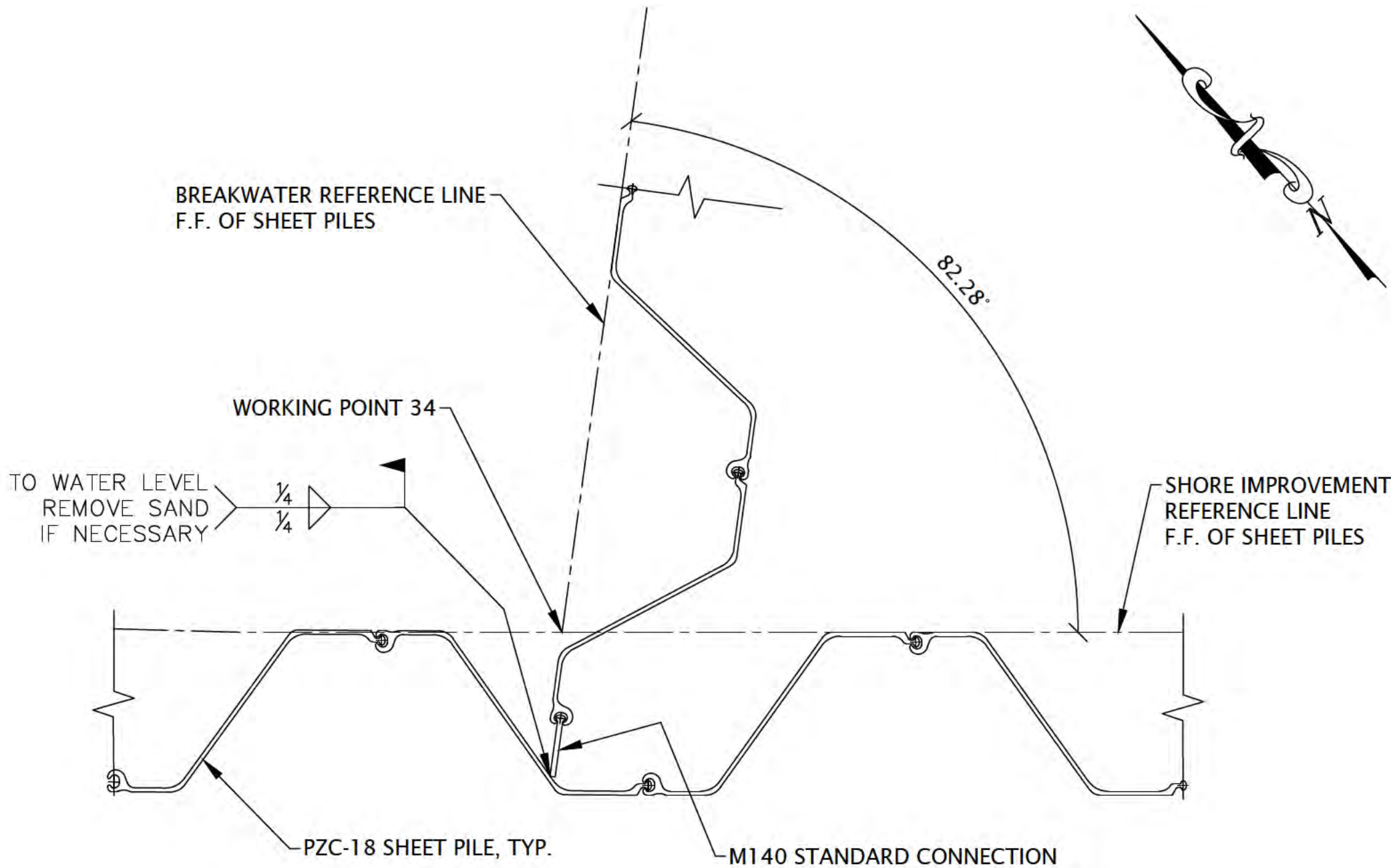
Scale: 1" Inch = 1 Ft.

Drawing Title

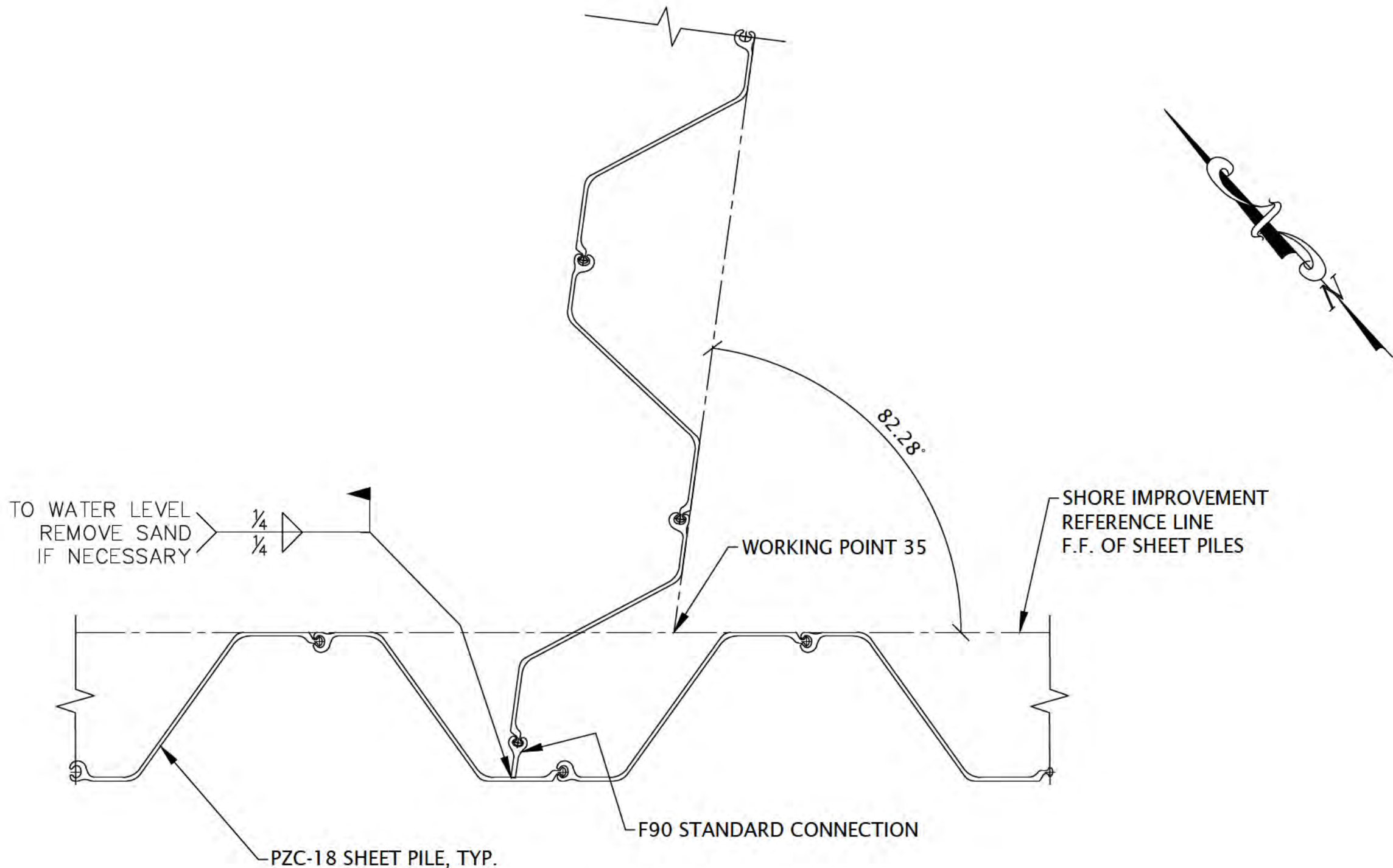
BREAKWATER
CORNER DETAILS

Sheet No.

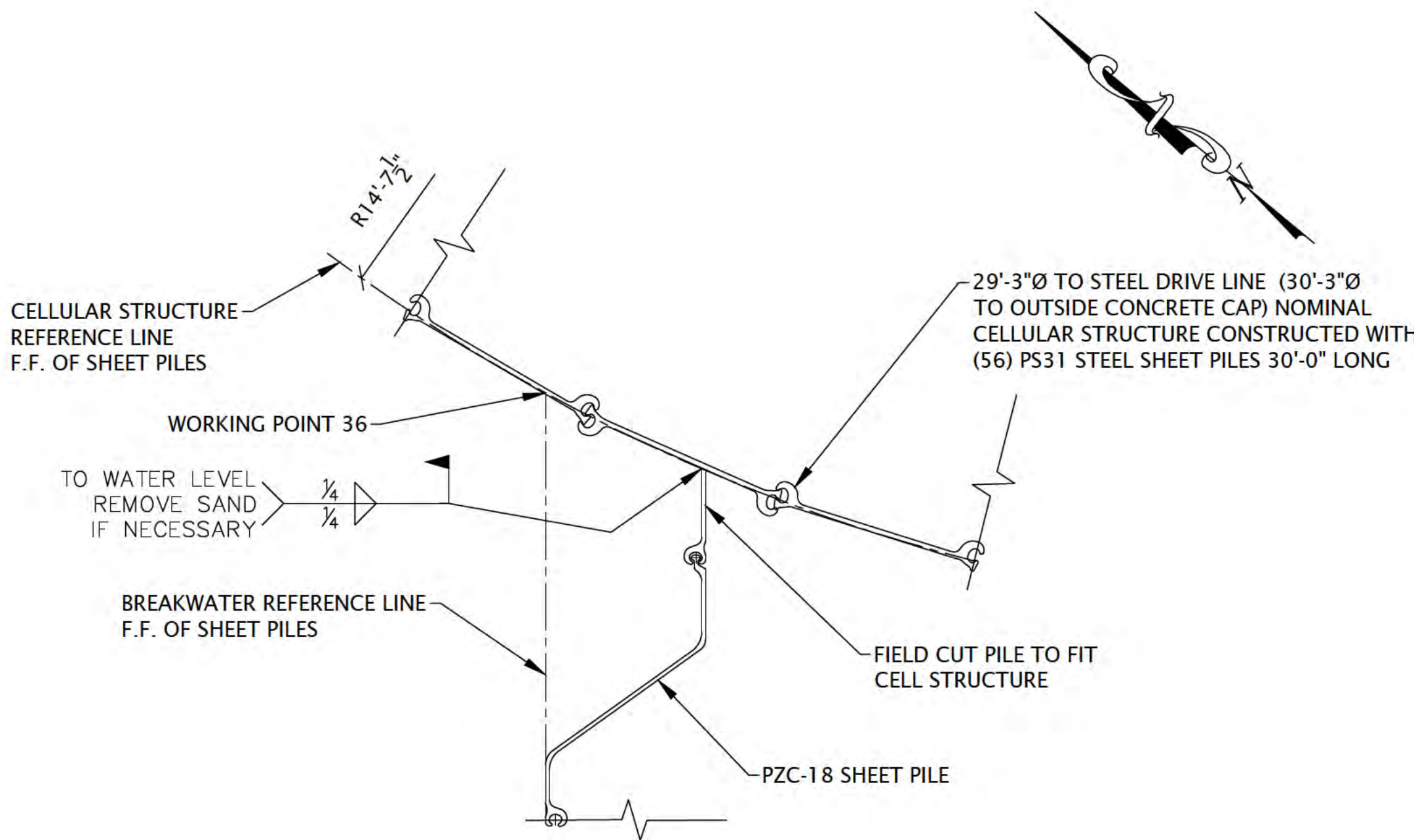
C129



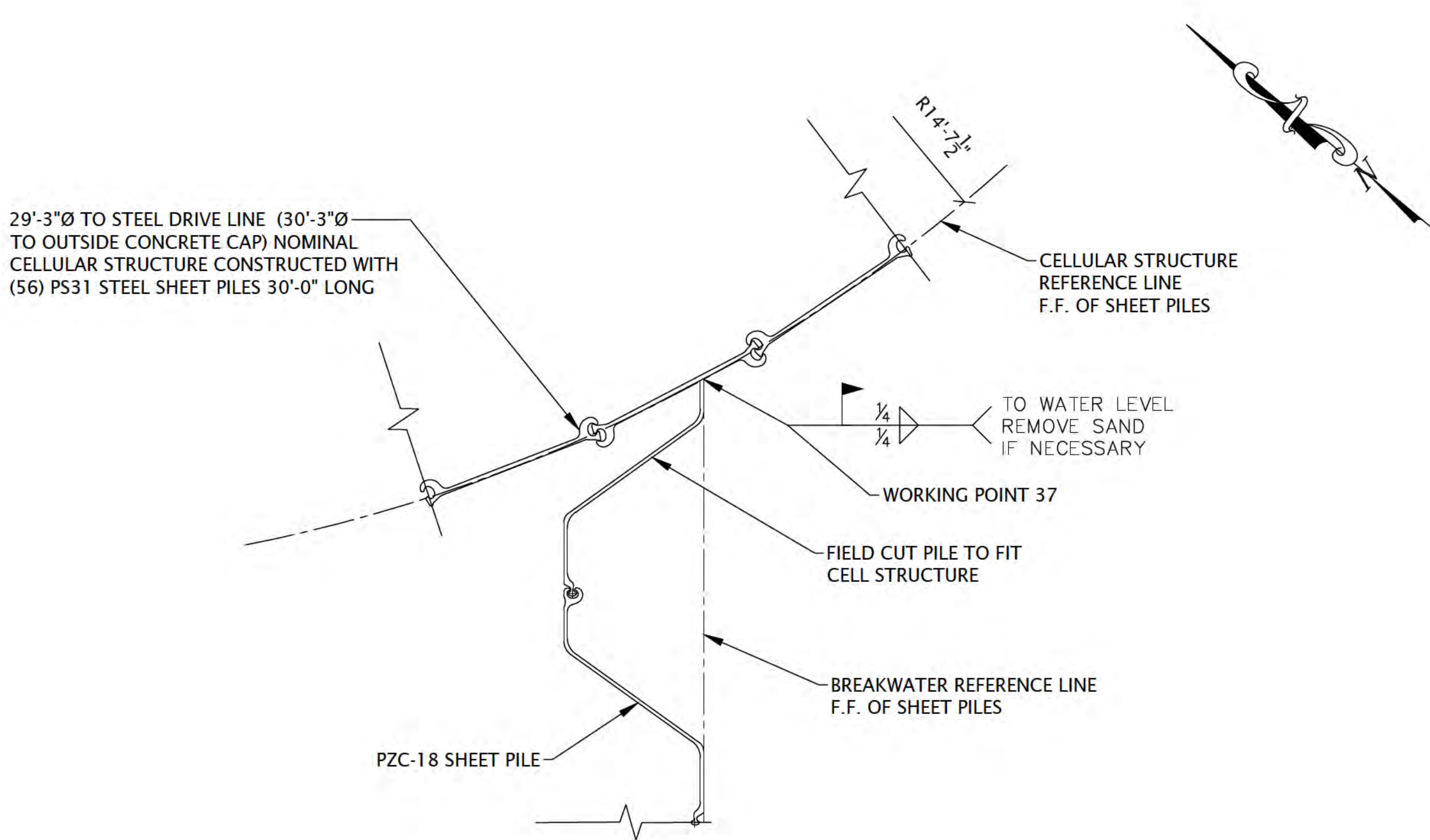
CORNER 22 DETAIL



CORNER 23 DETAIL



CORNER 24 DETAIL



CORNER 25 DETAIL

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p. 608.849.2042
c. 608.843.1870
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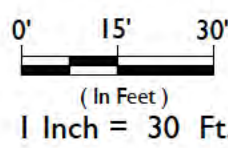
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 30 Ft.

Drawing Title

Breakwater Revetment
Layout Plan and Sections

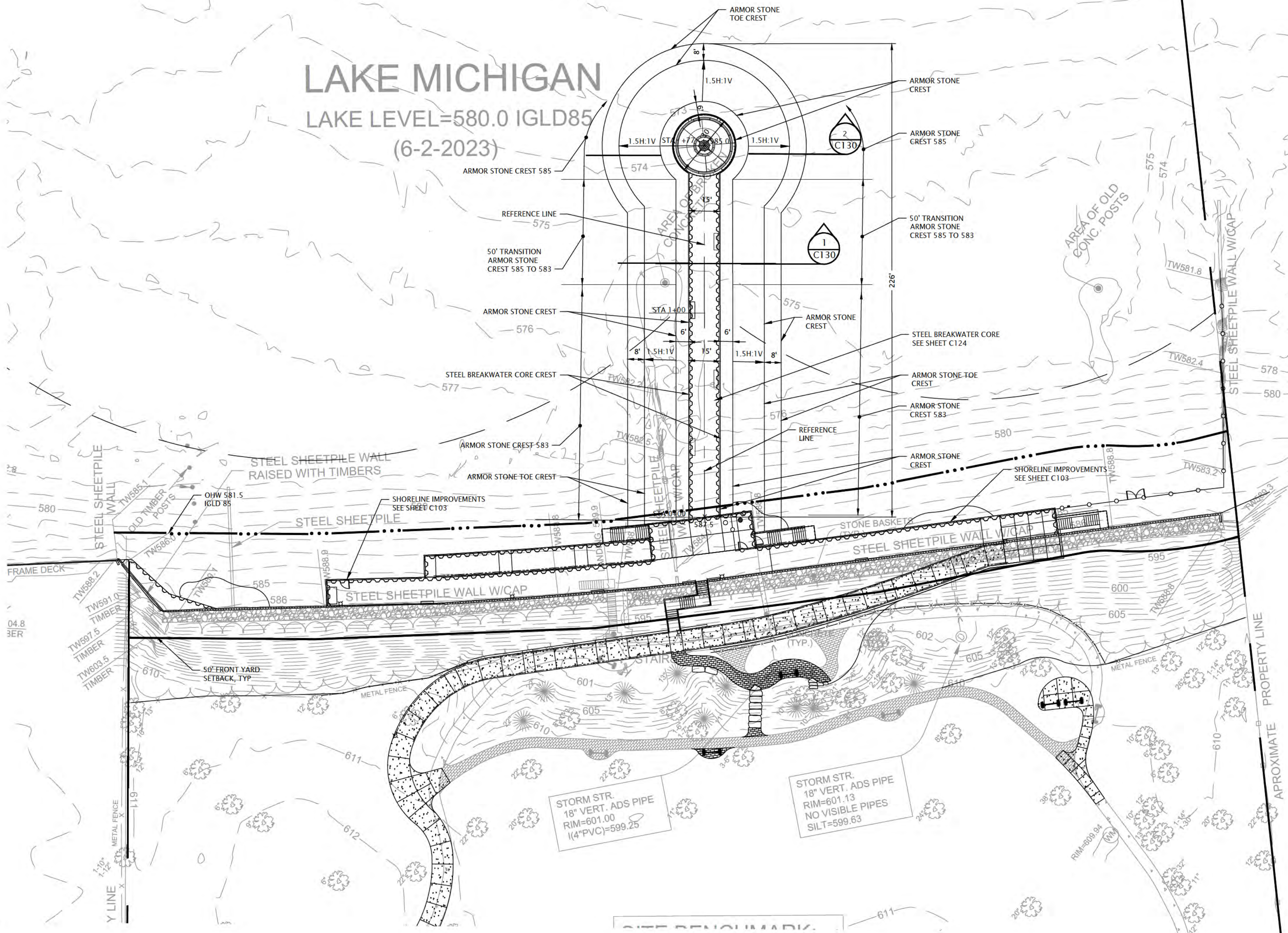
Sheet No.

C130

LAKE MICHIGAN

LAKE LEVEL=580.0 IGLD85

(6-2-2023)

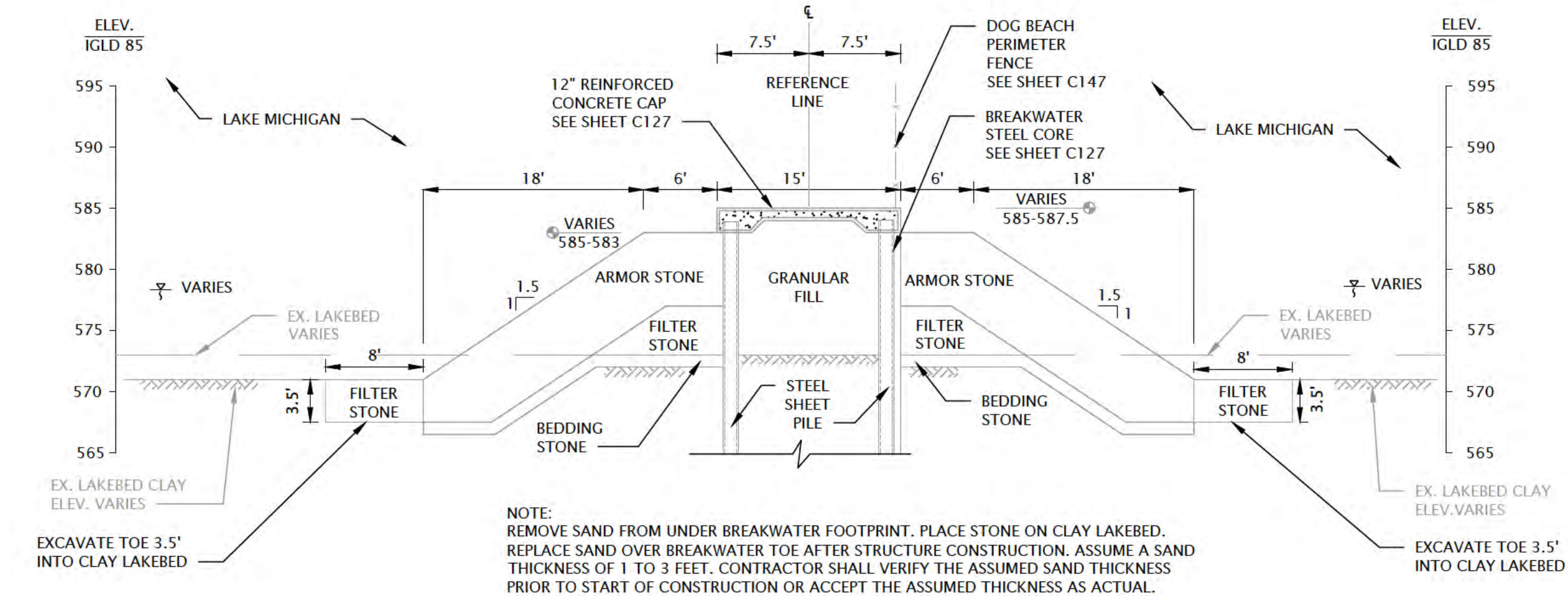


LEGEND (PROPOSED)

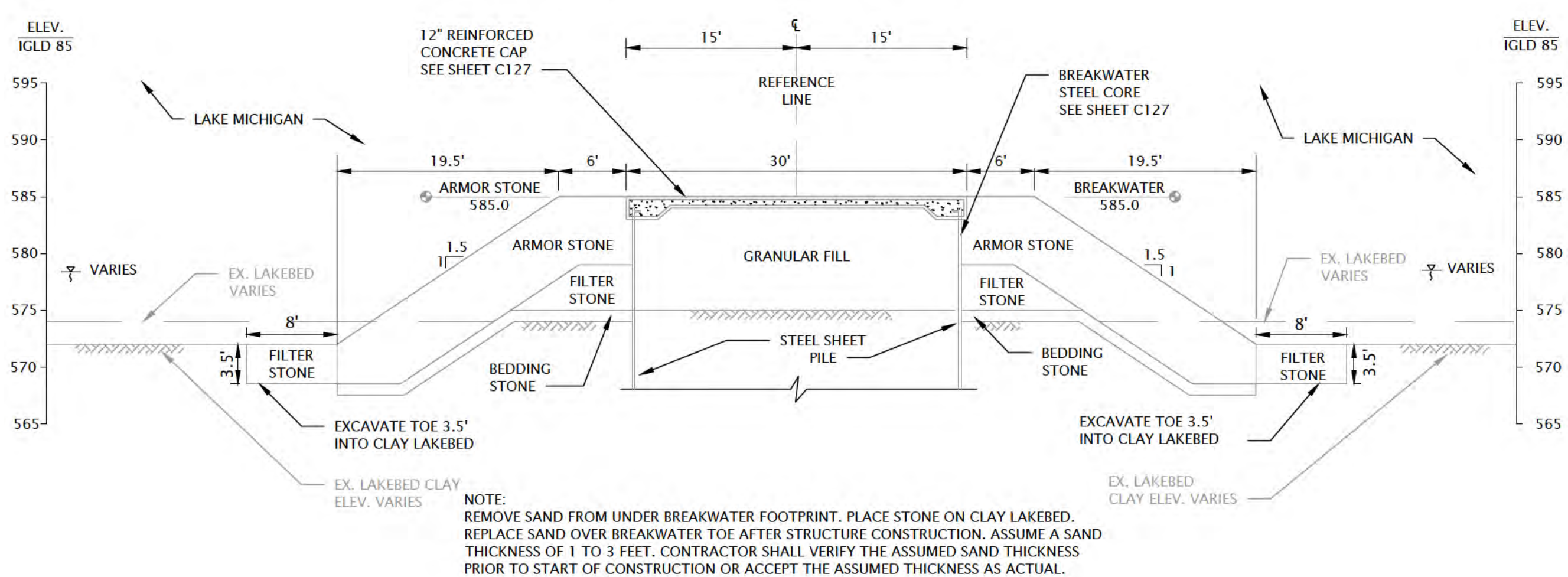
- BOARD WALK
- CONCRETE ADA RAMP
- BREAKWATER
- STORM SEWER
- X 585 - SPOT ELEVATION
- REFERENCE LINE
- OHW 581.5 IGLD 85
- 50' FRONT YARD SETBACK

STORM STR.
18" VERT. ADS PIPE
RIM=601.00
1/4" PVC=599.25

STORM STR.
18" VERT. ADS PIPE
RIM=601.13
NO VISIBLE PIPES
SILT=599.63



1 BREAKWATER SECTION STA 0+00 TO STA 1+45
C130 Scale: 0' 5' 10'



2 BREAKWATER SECTION STA 1+45 TO STA 1+77
C130 Scale: 0' 5' 10'





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Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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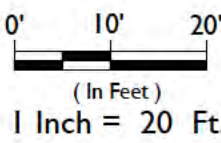
Project Title:

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Centennial Park
Winnetka, IL

Prepared For:

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Winnetka, IL

Graphic Scale



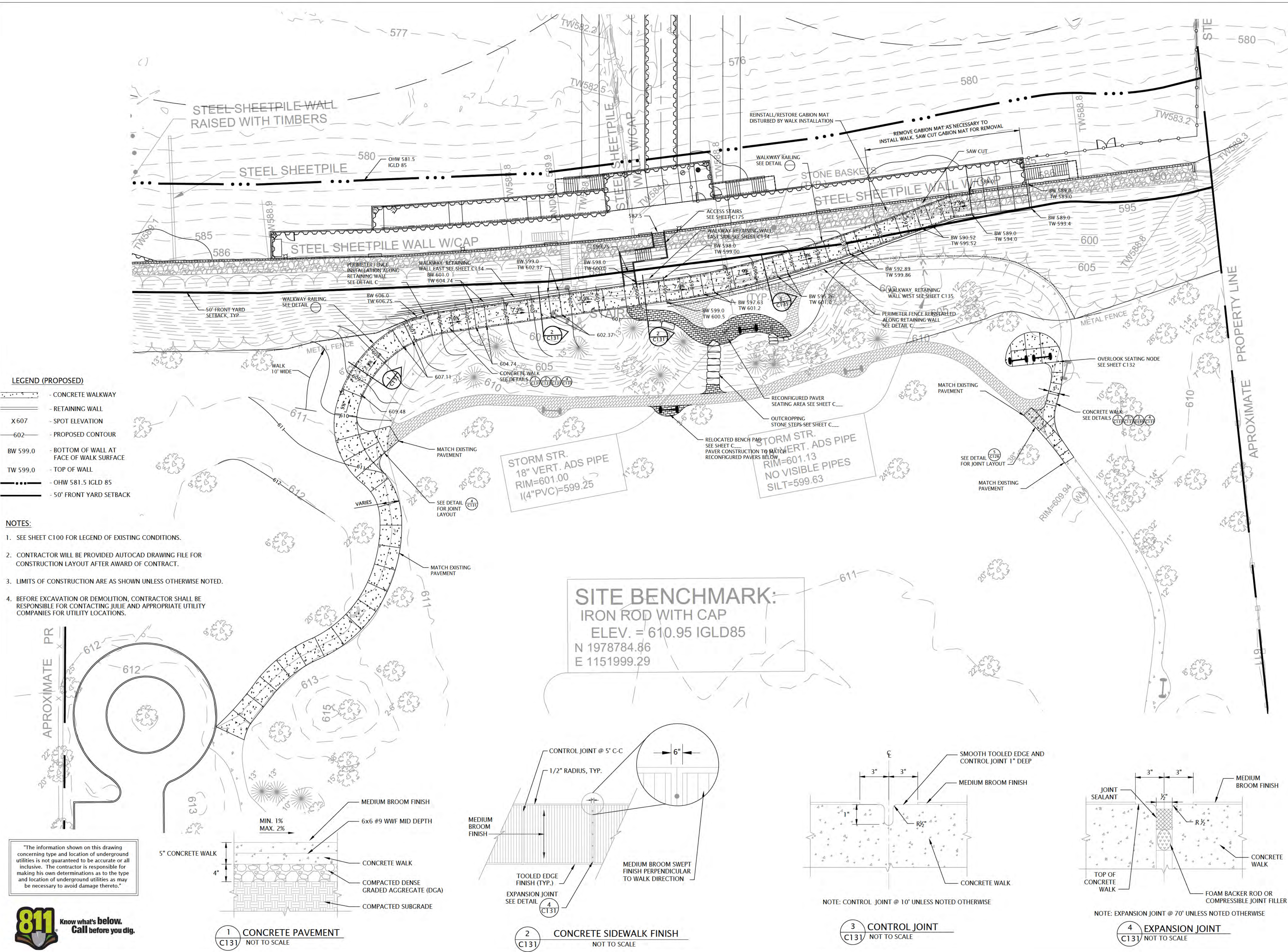
Scale 1 Inch = 20 Ft.

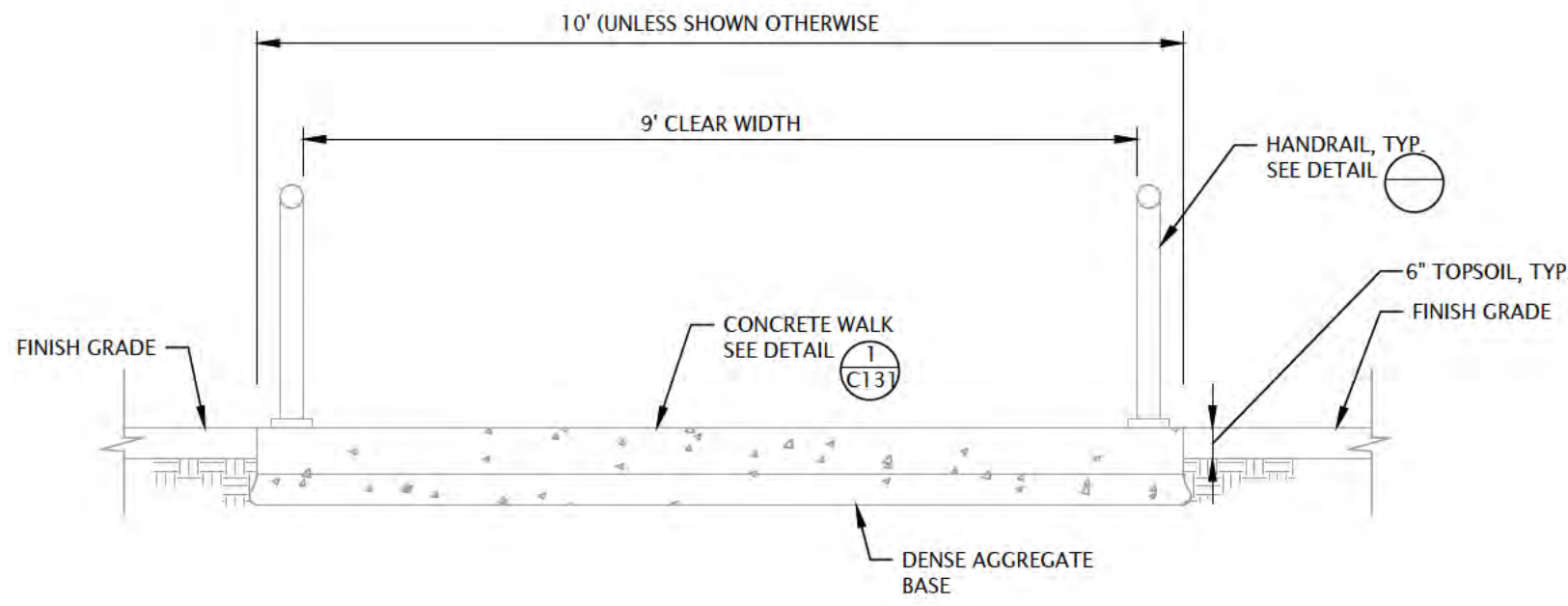
Drawing Title

Walkway Layout
Plan and Details

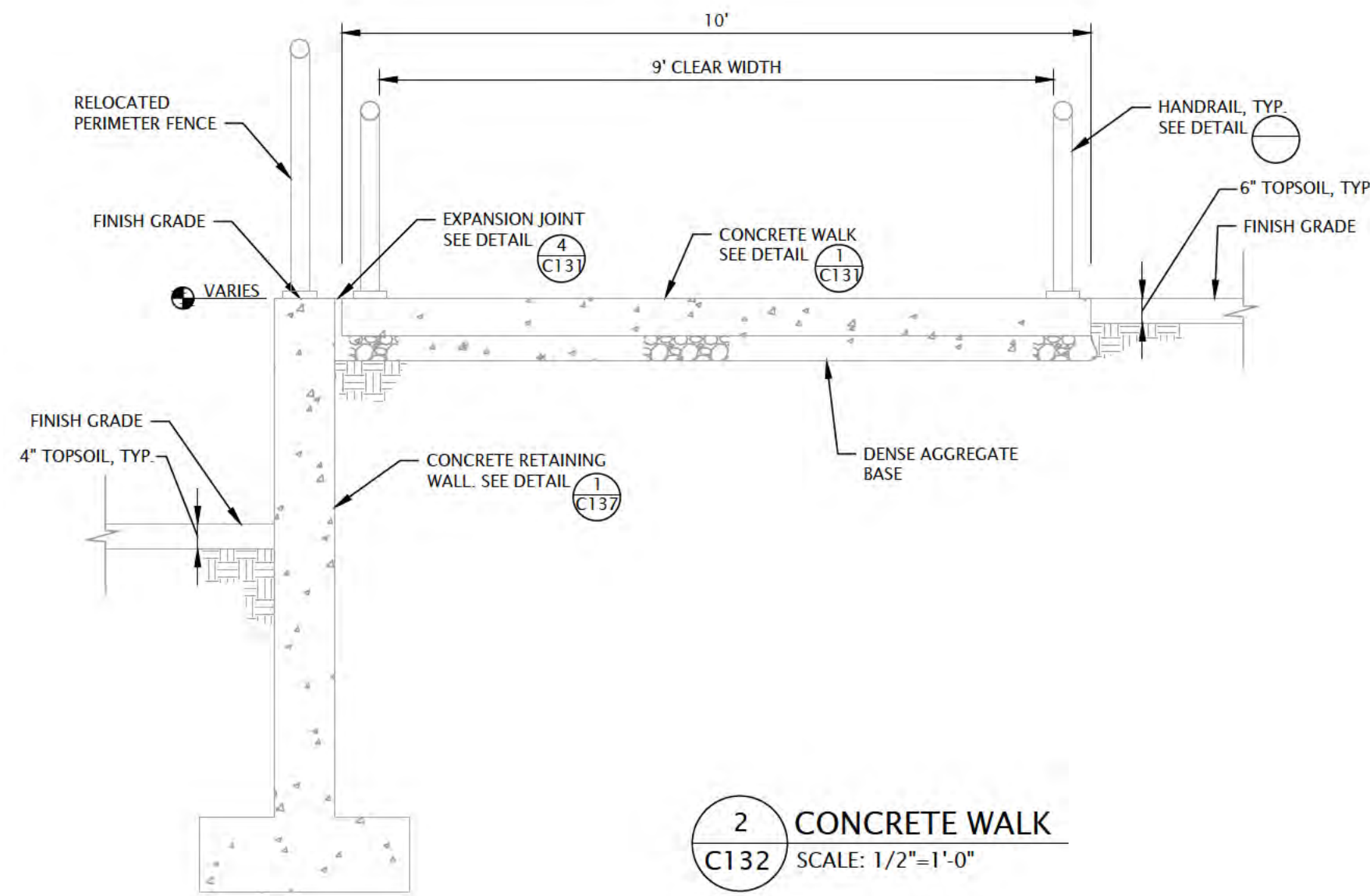
Sheet No.

C131

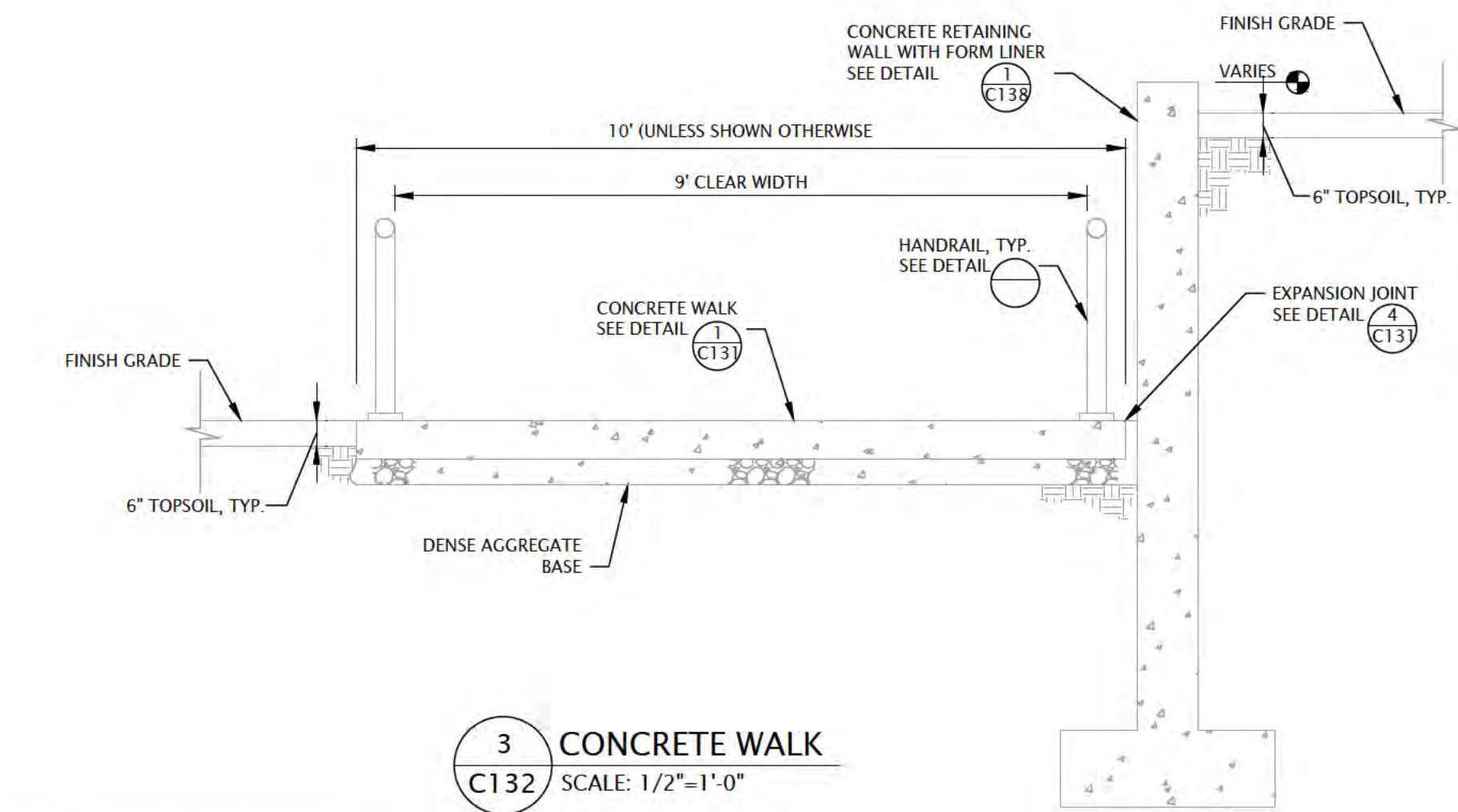




1 CONCRETE WALL
C132 SCALE: 1/2"=1'-0"

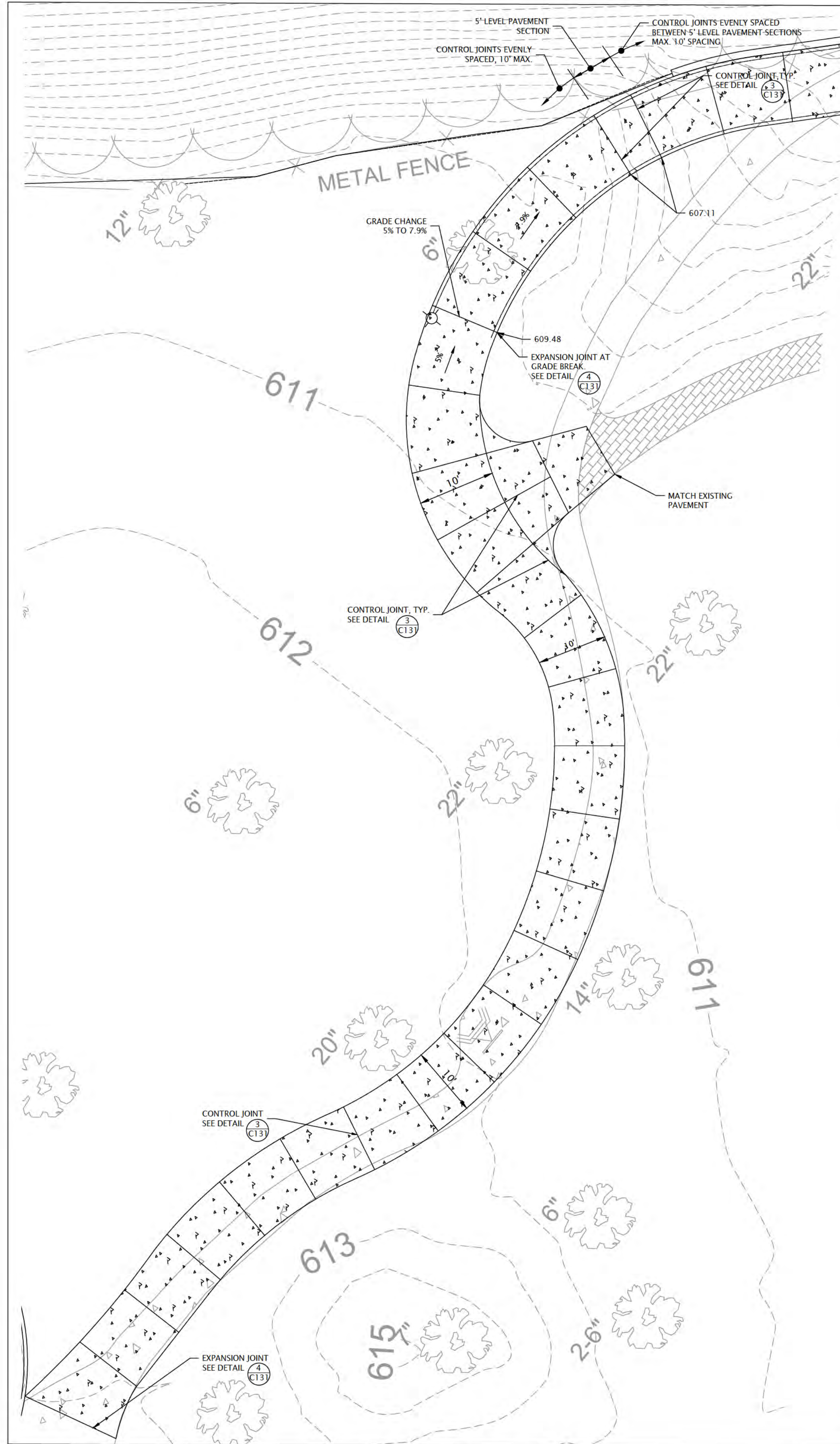


2 CONCRETE WALK
C132 SCALE: 1/2"=1'-0"

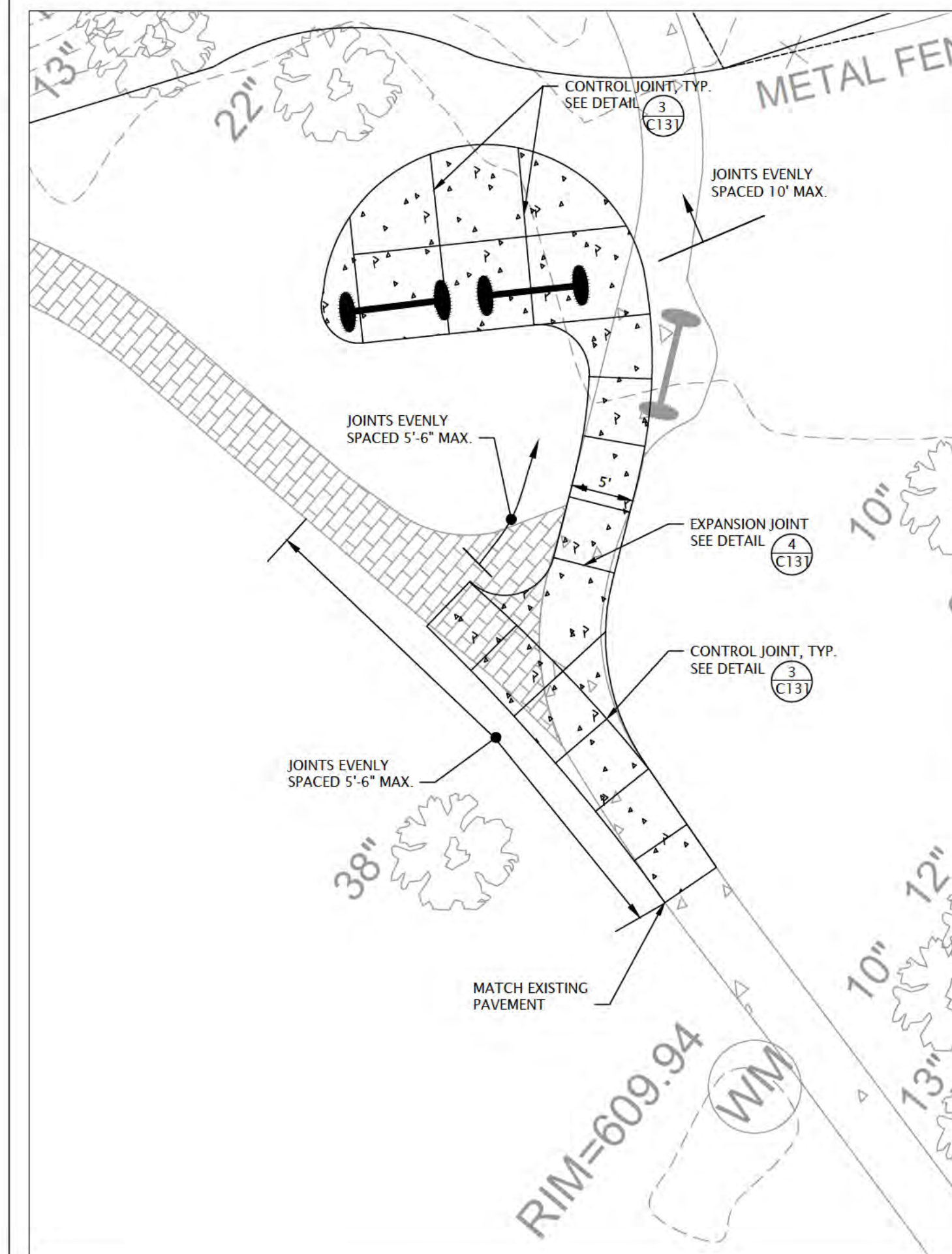


3 CONCRETE WALK
C132 SCALE: 1/2"=1'-0"

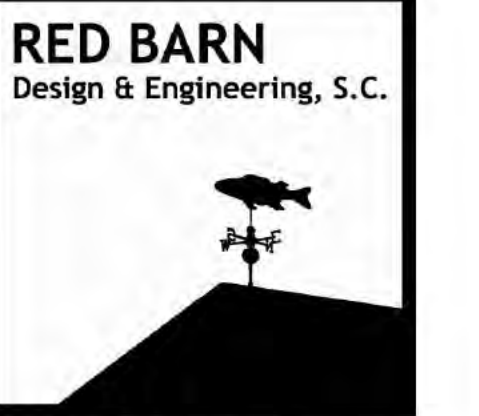
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4 JOINT LAYOUT PLAN
C132 SCALE: 1" = 10'



5 JOINT LAYOUT PLAN
C132 SCALE: 1" = 10'



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Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
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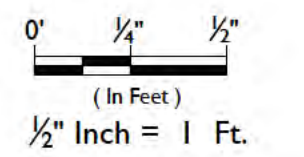
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

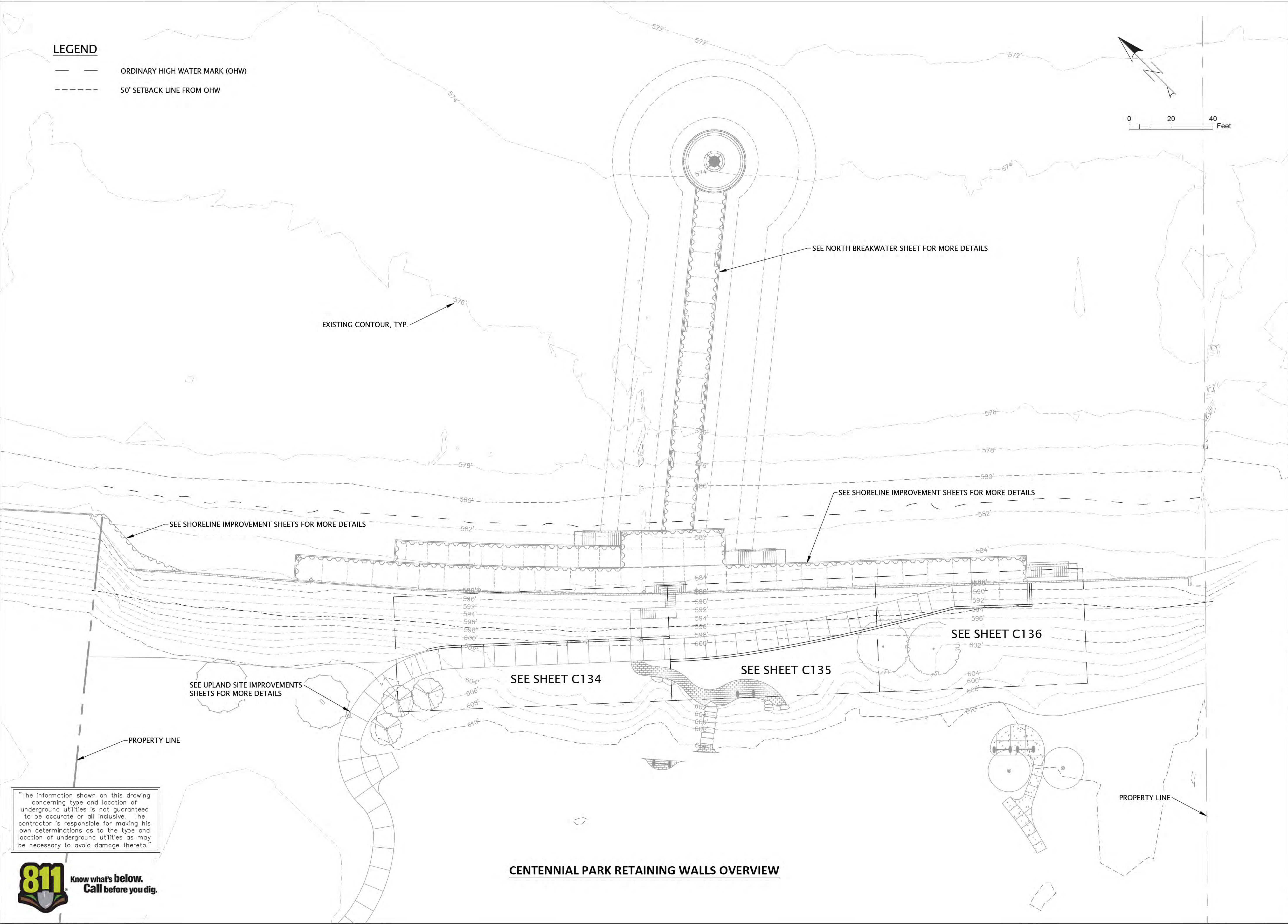
Graphic Scale



Scale 1/2" = 1'-0"

Drawing Title
Walkway Details

Sheet No.
C132



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Waukegan Wisconsin 53597
p. 608.849.2042
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redbarnde@tds.net

Consultants



619 E. Hoxie St.
Spring Green Wisconsin 53588
p. 608.588.7866

Issued for	Rev. Date
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Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

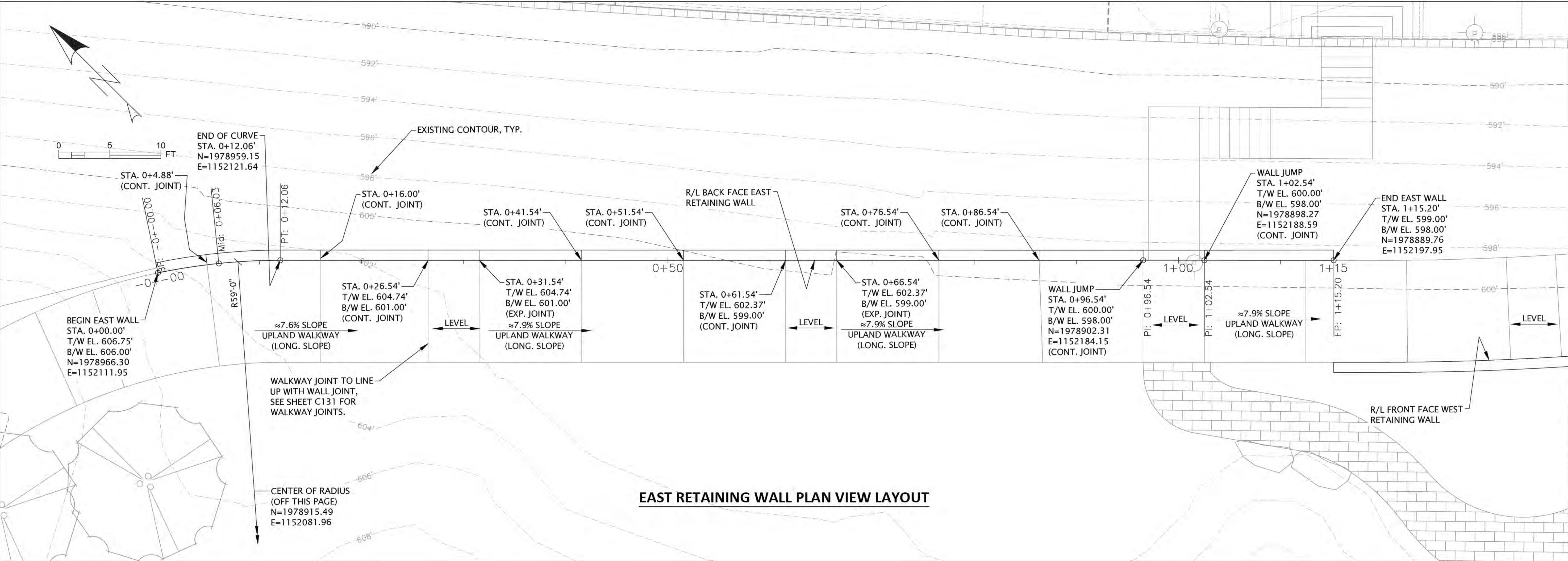
Scale 1" = 40'

Drawing Title

RETAINING WALL OVERVIEW

Sheet No.

C133



EAST RETAINING WALL PLAN VIEW LAYOUT



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Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants



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Spring Green Wisconsin 53588
p. 608.588.7866

Issued for	Rev. Date
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100% Submittal	06/28/24
Bidding and Construction	07/19/24

Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

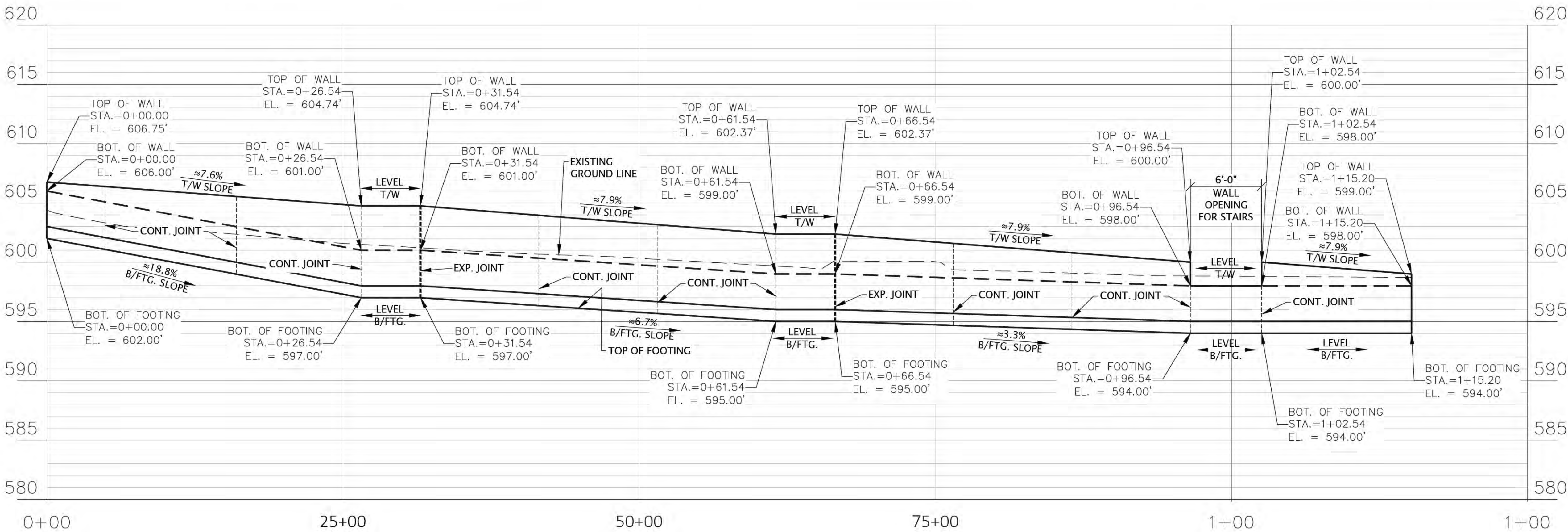
Scale 1" = 10'

Drawing Title

EAST RETAINING WALL PLAN
AND PROFILE
VIEW

Sheet No.

C134



EAST RETAINING WALL PROFILE VIEW



"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."

[illegible][illegible]

LEGEND

--- 50' SETBACK LINE FROM OHW

R/L FRONT FACE EAST RETAINING WALL

R/L FRONT FACE WEST RETAINING WALL

BEGIN WEST WALL
STA. 0+00.00'
T/W EL. 600.50'
B/W EL. 599.00'
N=1978882.36
E=1152191.22

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+17.34'
T/W EL. 601.20'
B/W EL. 597.63'
(CONT. JOINT)

STA. 0+7.24'
(CONT. JOINT)

6"Ø PERFORATED DRAIN PIPE WITH A FILTER SOCK TO DAYLIGHT THROUGH EXISTING SHEET PILE WALL

CENTER OF RADIUS (OFF THIS PAGE)
N=1979105.87
E=1152399.39

WALKWAY JOINT TO LINE UP WITH WALL JOINT, SEE SHEET C131 FOR WALKWAY JOINTS.

STA. 0+22.34'
T/W EL. 601.20'
B/W EL. 597.63'
(EXP. JOINT)

POINT OF COMPOUND CURVATURE
STA. 0+41.02'
N=1978856.50
E=1152223.02

FRONT FACE WEST RETAINING WALL

STA. 0+52.34'
T/W EL. 601.00'
B/W EL. 595.26'
(CONT. JOINT)

STA. 0+57.34'
T/W EL. 601.00'
B/W EL. 595.26'
(EXP. JOINT)

STA. 0+67.34'
(CONT. JOINT)

STA. 0+42.34'
(CONT. JOINT)

CENTER OF RADIUS (OFF THIS PAGE)
N=1979509.17
E=1152683.92

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+87.34'
T/W EL. 599.86'
B/W EL. 592.89'
(CONT. JOINT)

STA. 0+92.34'
T/W EL. 599.86'
B/W EL. 592.89'
(EXP. JOINT)

STA. 0+77.34'
(CONT. JOINT)

MATCHLINE SHEET C135
MATCHLINE SHEET C136

MATCHLINE SHEET C135
MATCHLINE SHEET C136

0 5 10 FT

N

WEST RETAINING WALL PLAN VIEW LAYOUT 1

[illegible]

LEGEND

--- 50' SETBACK LINE FROM OHW

R/L FRONT FACE EAST RETAINING WALL

R/L FRONT FACE WEST RETAINING WALL

BEGIN WEST WALL
STA. 0+00.00'
T/W EL. 600.50'
B/W EL. 599.00'
N=1978882.36
E=1152191.22

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+17.34'
T/W EL. 601.20'
B/W EL. 597.63'
(CONT. JOINT)

STA. 0+7.24'
(CONT. JOINT)

6"Ø PERFORATED DRAIN PIPE WITH A FILTER SOCK TO DAYLIGHT THROUGH EXISTING SHEET PILE WALL

CENTER OF RADIUS (OFF THIS PAGE)
N=1979105.87
E=1152399.39

WALKWAY JOINT TO LINE UP WITH WALL JOINT, SEE SHEET C131 FOR WALKWAY JOINTS.

STA. 0+22.34'
T/W EL. 601.20'
B/W EL. 597.63'
(EXP. JOINT)

POINT OF COMPOUND CURVATURE
STA. 0+41.02'
N=1978856.50
E=1152223.02

FRONT FACE WEST RETAINING WALL

STA. 0+52.34'
T/W EL. 601.00'
B/W EL. 595.26'
(CONT. JOINT)

STA. 0+57.34'
T/W EL. 601.00'
B/W EL. 595.26'
(EXP. JOINT)

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+87.34'
T/W EL. 599.86'
B/W EL. 592.89'
(CONT. JOINT)

STA. 0+92.34'
T/W EL. 599.86'
B/W EL. 592.89'
(EXP. JOINT)

STA. 0+67.34'
(CONT. JOINT)

STA. 0+42.34'
(CONT. JOINT)

Matchline Sheet C135
Matchline Sheet C136

Scale: 0 5 10 FT

North Arrow

WEST RETAINING WALL PLAN VIEW LAYOUT 1

LEGEND

--- 50' SETBACK LINE FROM OHW

R/L FRONT FACE EAST RETAINING WALL

R/L FRONT FACE WEST RETAINING WALL

BEGIN WEST WALL
STA. 0+00.00'
T/W EL. 600.50'
B/W EL. 599.00'
N=1978882.36
E=1152191.22

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+17.34'
T/W EL. 601.20'
B/W EL. 597.63'
(CONT. JOINT)

STA. 0+7.24'
(CONT. JOINT)

6"Ø PERFORATED DRAIN PIPE WITH A FILTER SOCK TO DAYLIGHT THROUGH EXISTING SHEET PILE WALL

CENTER OF RADIUS (OFF THIS PAGE)
N=1979105.87
E=1152399.39

WALKWAY JOINT TO LINE UP WITH WALL JOINT, SEE SHEET C131 FOR WALKWAY JOINTS.

STA. 0+22.34'
T/W EL. 601.20'
B/W EL. 597.63'
(EXP. JOINT)

POINT OF COMPOUND CURVATURE
STA. 0+41.02'
N=1978856.50
E=1152223.02

FRONT FACE WEST RETAINING WALL

STA. 0+52.34'
T/W EL. 601.00'
B/W EL. 595.26'
(CONT. JOINT)

STA. 0+57.34'
T/W EL. 601.00'
B/W EL. 595.26'
(EXP. JOINT)

STA. 0+67.34'
(CONT. JOINT)

STA. 0+42.34'
(CONT. JOINT)

CENTER OF RADIUS (OFF THIS PAGE)
N=1979509.17
E=1152683.92

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+87.34'
T/W EL. 599.86'
B/W EL. 592.89'
(CONT. JOINT)

STA. 0+92.34'
T/W EL. 599.86'
B/W EL. 592.89'
(EXP. JOINT)

STA. 0+77.34'
(CONT. JOINT)

MATCHLINE SHEET C135
MATCHLINE SHEET C136

MATCHLINE SHEET C135
MATCHLINE SHEET C136

0 5 10 FT

N

WEST RETAINING WALL PLAN VIEW LAYOUT 1

LEGEND

--- 50' SETBACK LINE FROM OHW

R/L FRONT FACE EAST RETAINING WALL

R/L FRONT FACE WEST RETAINING WALL

BEGIN WEST WALL
STA. 0+00.00'
T/W EL. 600.50'
B/W EL. 599.00'
N=1978882.36
E=1152191.22

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+17.34'
T/W EL. 601.20'
B/W EL. 597.63'
(CONT. JOINT)

STA. 0+7.24'
(CONT. JOINT)

6"Ø PERFORATED DRAIN PIPE WITH A FILTER SOCK TO DAYLIGHT THROUGH EXISTING SHEET PILE WALL

CENTER OF RADIUS (OFF THIS PAGE)
N=1979105.87
E=1152399.39

WALKWAY JOINT TO LINE UP WITH WALL JOINT, SEE SHEET C131 FOR WALKWAY JOINTS.

STA. 0+22.34'
T/W EL. 601.20'
B/W EL. 597.63'
(EXP. JOINT)

POINT OF COMPOUND CURVATURE
STA. 0+41.02'
N=1978856.50
E=1152223.02

FRONT FACE WEST RETAINING WALL

STA. 0+52.34'
T/W EL. 601.00'
B/W EL. 595.26'
(CONT. JOINT)

STA. 0+57.34'
T/W EL. 601.00'
B/W EL. 595.26'
(EXP. JOINT)

STA. 0+67.34'
(CONT. JOINT)

STA. 0+42.34'
(CONT. JOINT)

CENTER OF RADIUS (OFF THIS PAGE)
N=1979509.17
E=1152683.92

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+87.34'
T/W EL. 599.86'
B/W EL. 592.89'
(CONT. JOINT)

STA. 0+92.34'
T/W EL. 599.86'
B/W EL. 592.89'
(EXP. JOINT)

STA. 0+77.34'
(CONT. JOINT)

MATCHLINE SHEET C135
MATCHLINE SHEET C136

MATCHLINE SHEET C135
MATCHLINE SHEET C136

0 5 10 FT

N

WEST RETAINING WALL PLAN VIEW LAYOUT 1

LEGEND

--- 50' SETBACK LINE FROM OHW

R/L FRONT FACE EAST RETAINING WALL

R/L FRONT FACE WEST RETAINING WALL

BEGIN WEST WALL
STA. 0+00.00'
T/W EL. 600.50'
B/W EL. 599.00'
N=1978882.36
E=1152191.22

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+17.34'
T/W EL. 601.20'
B/W EL. 597.63'
(CONT. JOINT)

STA. 0+7.24'
(CONT. JOINT)

6"Ø PERFORATED DRAIN PIPE WITH A FILTER SOCK TO DAYLIGHT THROUGH EXISTING SHEET PILE WALL

CENTER OF RADIUS (OFF THIS PAGE)
N=1979105.87
E=1152399.39

WALKWAY JOINT TO LINE UP WITH WALL JOINT, SEE SHEET C131 FOR WALKWAY JOINTS.

STA. 0+22.34'
T/W EL. 601.20'
B/W EL. 597.63'
(EXP. JOINT)

POINT OF COMPOUND CURVATURE
STA. 0+41.02'
N=1978856.50
E=1152223.02

FRONT FACE WEST RETAINING WALL

STA. 0+52.34'
T/W EL. 601.00'
B/W EL. 595.26'
(CONT. JOINT)

STA. 0+57.34'
T/W EL. 601.00'
B/W EL. 595.26'
(EXP. JOINT)

STA. 0+67.34'
(CONT. JOINT)

STA. 0+42.34'
(CONT. JOINT)

CENTER OF RADIUS (OFF THIS PAGE)
N=1979509.17
E=1152683.92

≈7.9% SLOPE UPLAND WALKWAY (LONG. SLOPE)

STA. 0+87.34'
T/W EL. 599.86'
B/W EL. 592.89'
(CONT. JOINT)

STA. 0+92.34'
T/W EL. 599.86'
B/W EL. 592.89'
(EXP. JOINT)

STA. 0+77.34'
(CONT. JOINT)

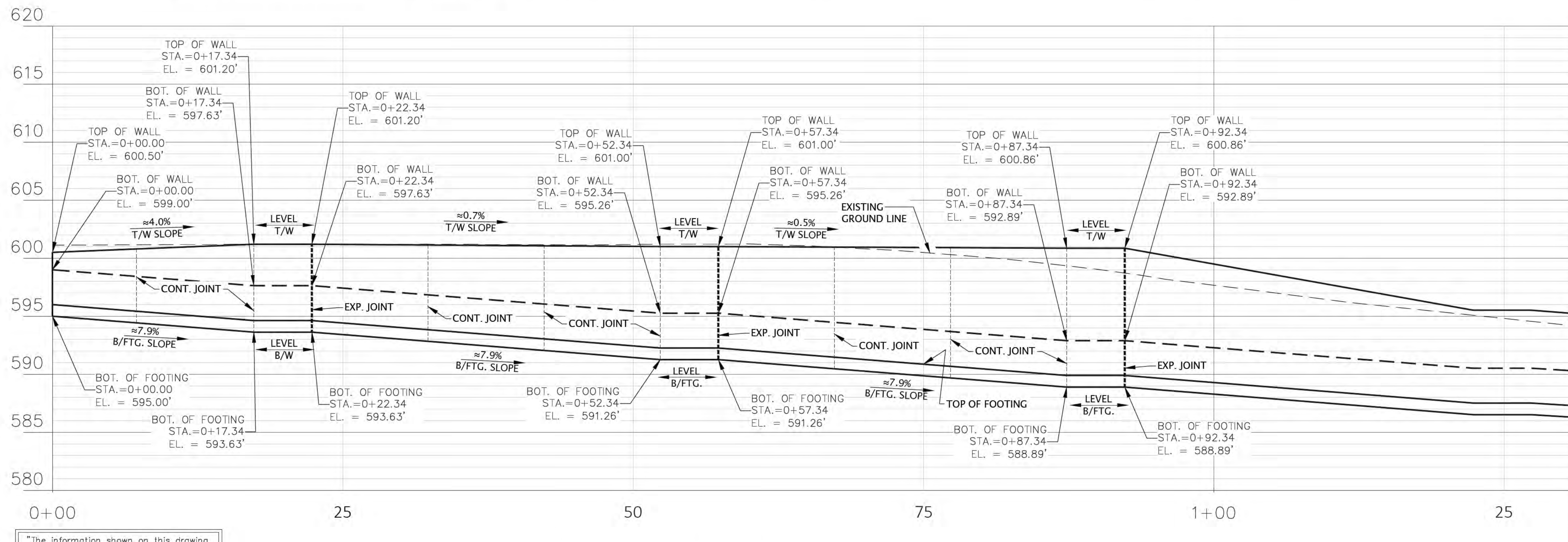
MATCHLINE SHEET C135
MATCHLINE SHEET C136

MATCHLINE SHEET C135
MATCHLINE SHEET C136

0 5 10 FT

N

WEST RETAINING WALL PLAN VIEW LAYOUT 1



"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."

WEST RETAINING WALL PROFILE VIEW 1



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants	
-------------	--



619 E. Hoxie St.
Spring Green Wisconsin 53588
p. 608.588.7866

Issued for	Rev. Date
70% Submittal	04/08/24
100% Submittal	06/28/24
Bidding and Construction	07/19/24

Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

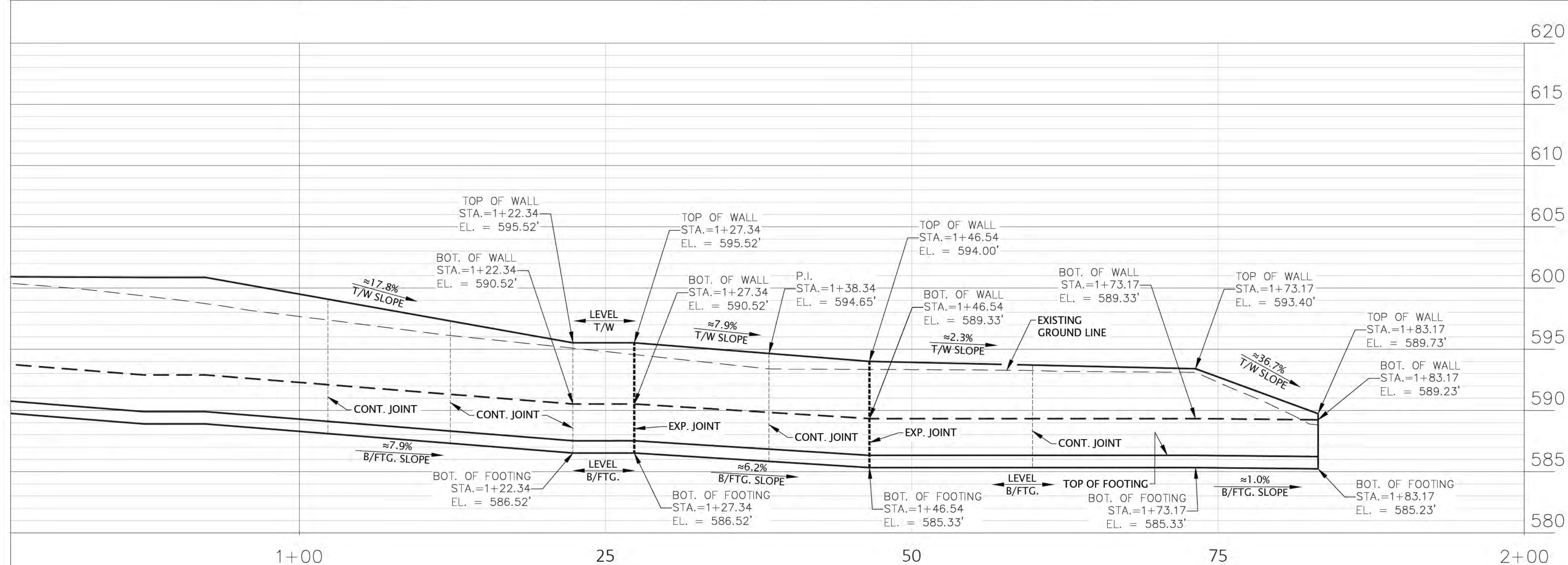
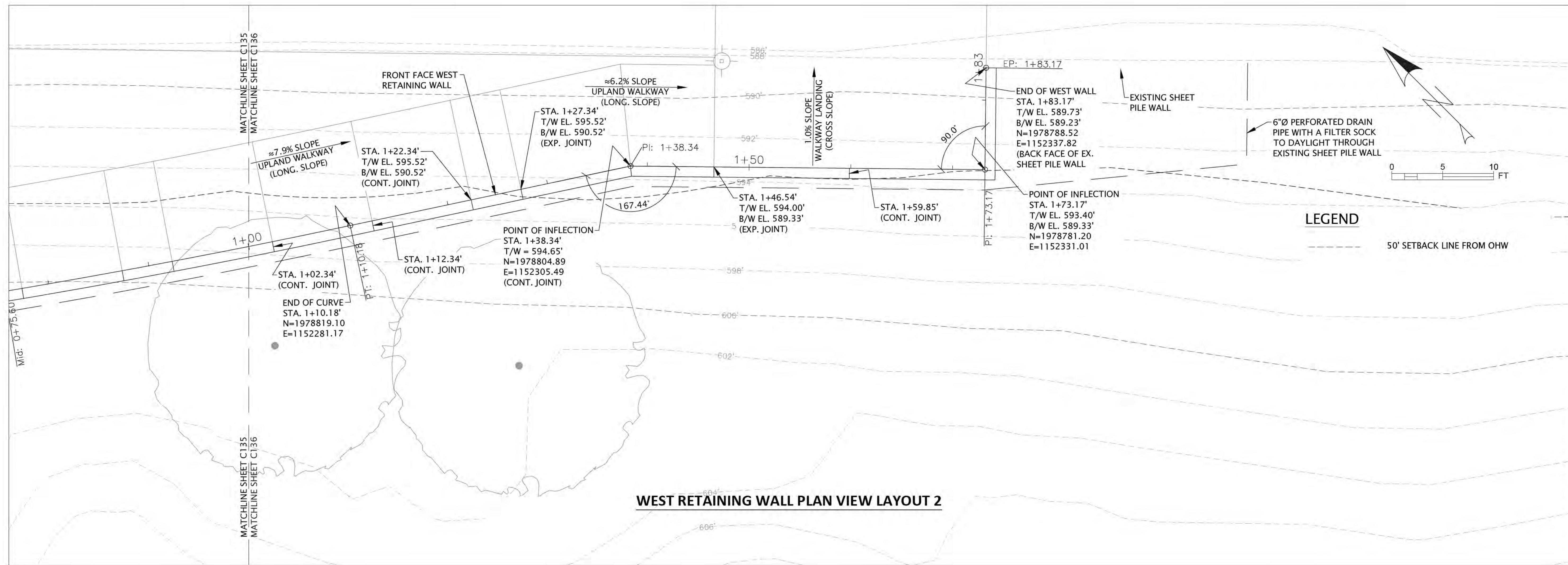
Scale 1" = 10'

Drawing Title

WEST RETAINING WALL PLAN
AND PROFILE VIEW 1

Sheet No. _____

C|35



**Know what's below.
Call before you dig.**

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WEST RETAINING WALL PROFILE VIEW 2



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Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants	
-------------	--



619 E. Hoxie St.
Spring Green Wisconsin 53588
p. 608.588.7866

[illegible]

Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

Scale 1" = 10'

Drawing Title

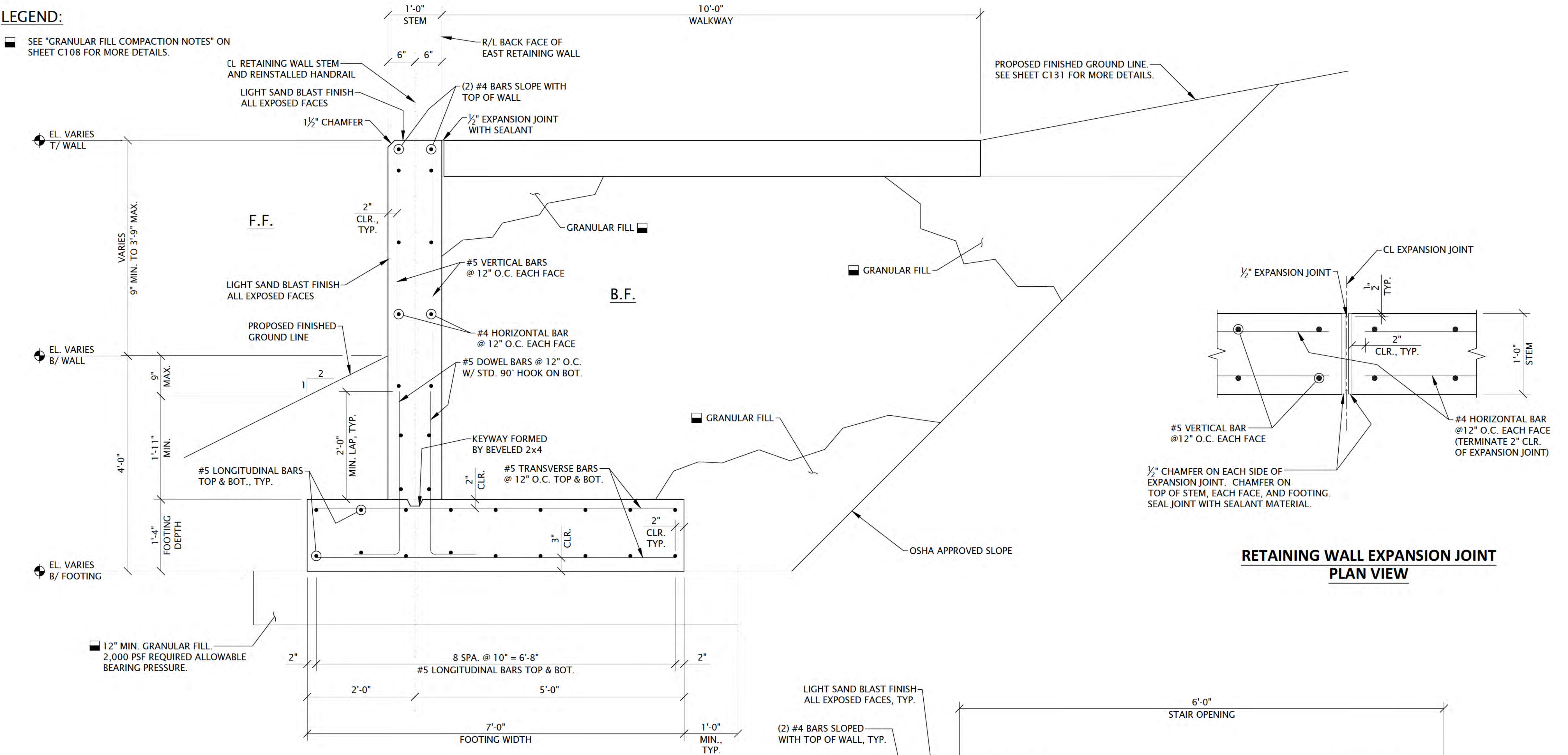
WEST RETAINING WALL PLAN
AND PROFILE VIEW 2

Sheet No.

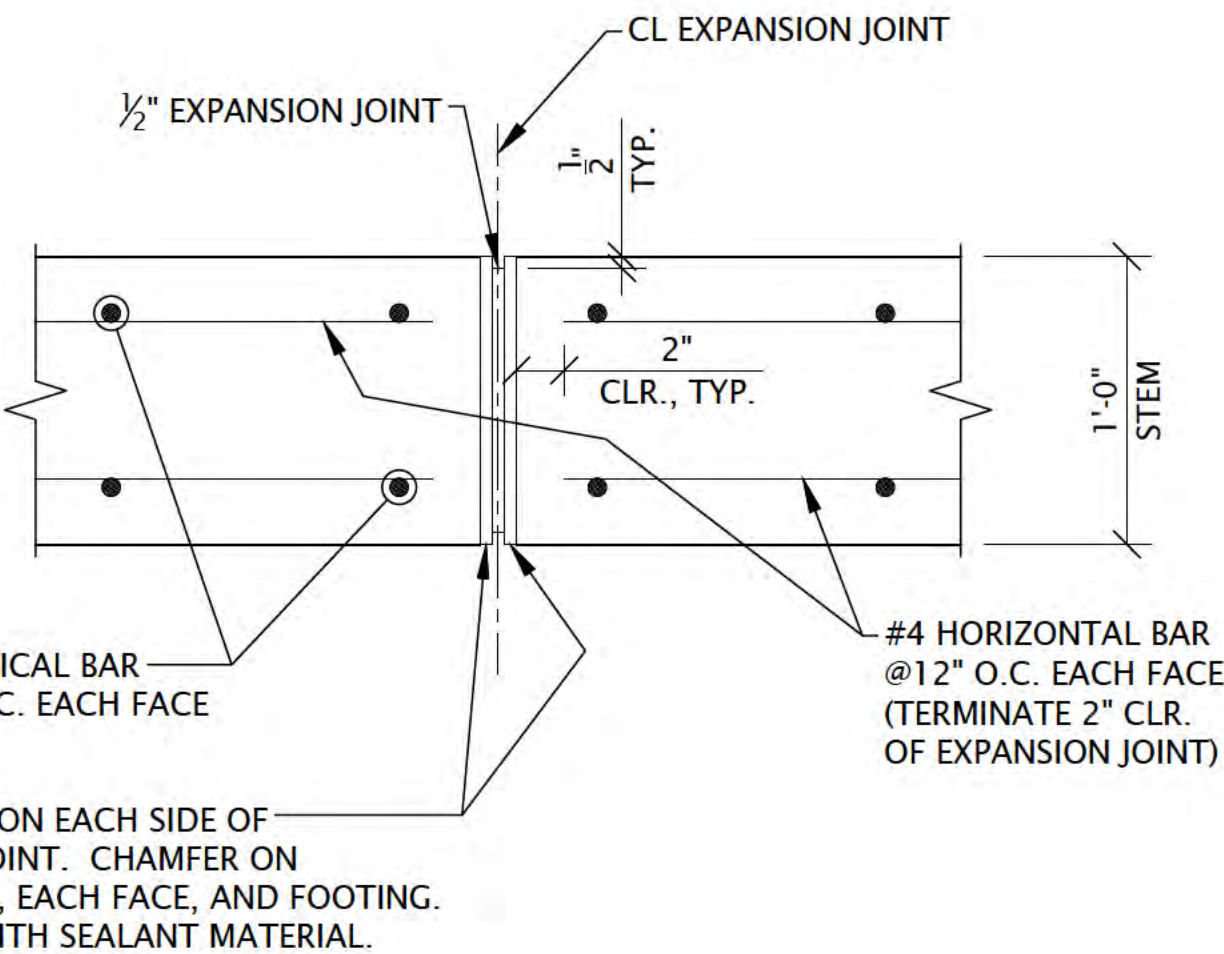
C136

LEGEND:

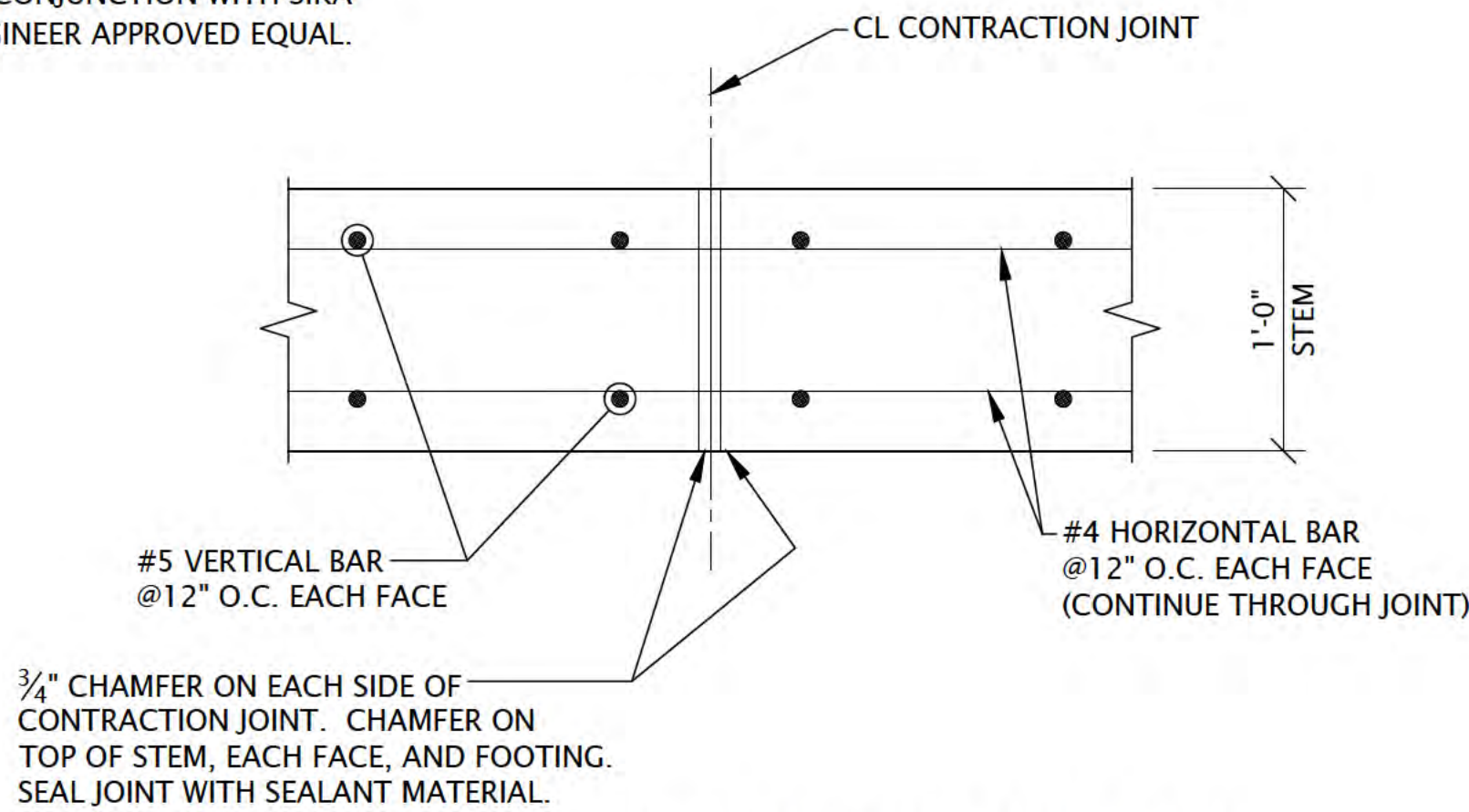
■ SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.



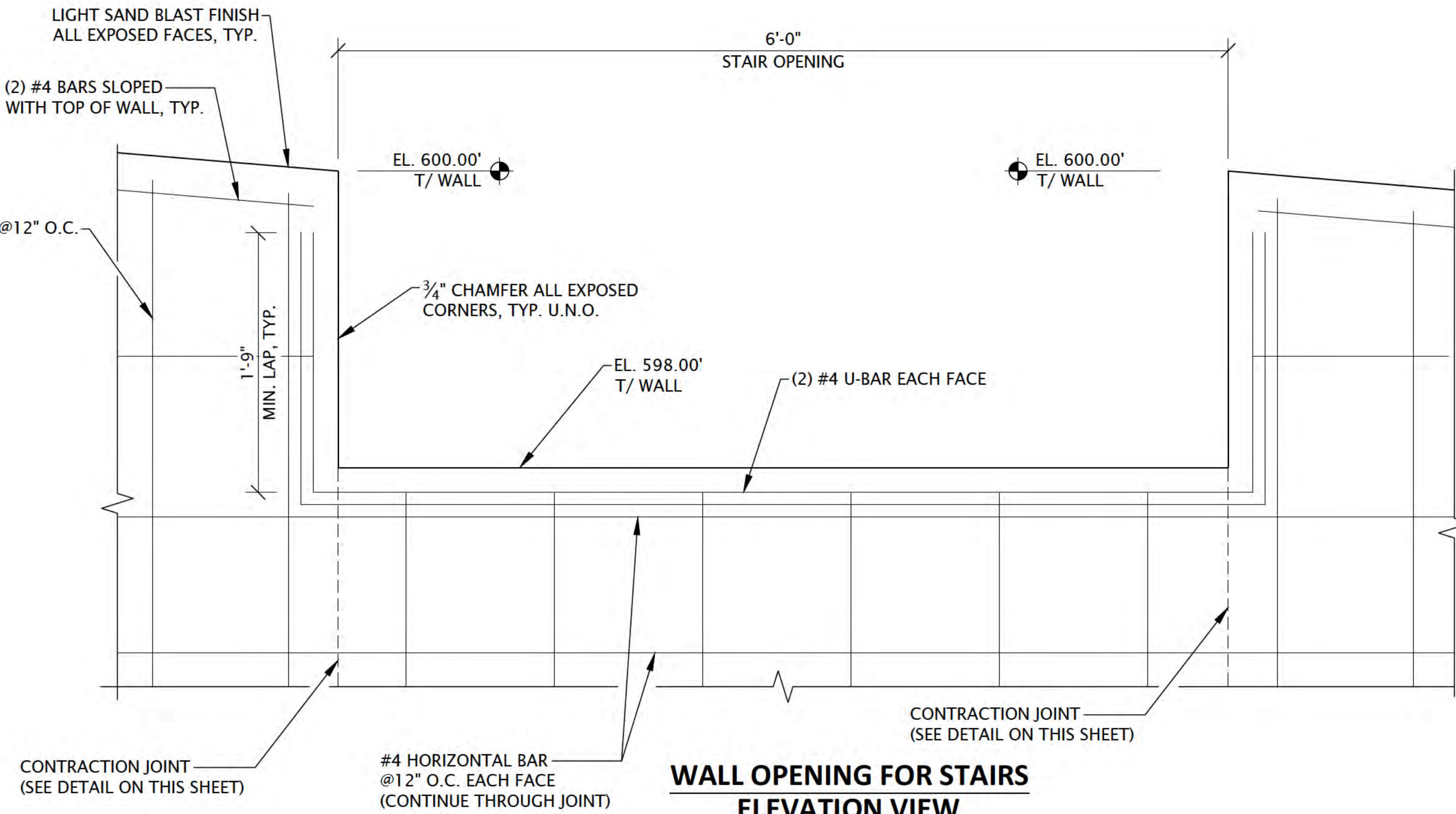
RETAINING WALL EXPANSION JOINT
PLAN VIEW



EAST RETAINING WALL TYPICAL SECTION



RETAINING WALL CONTRACTION JOINT
PLAN VIEW



WALL OPENING FOR STAIRS
ELEVATION VIEW

NOTES:

1. SEE SHEET C-166 FOR FORMLINER DETAILS.
2. ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKADUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKADUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.

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p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

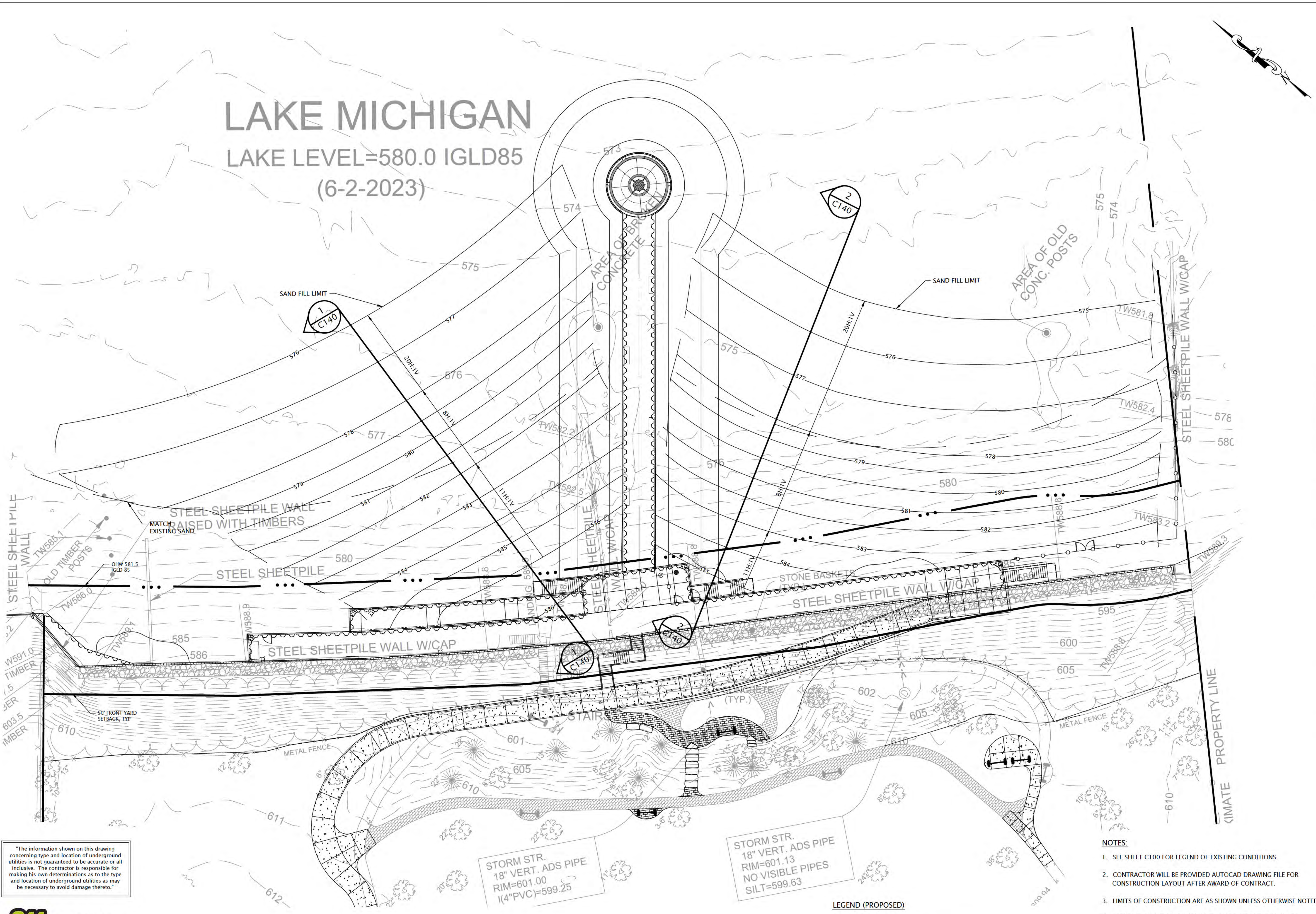
Scale

Drawing Title

EAST RETAINING WALL
DETAILS

Sheet No.

C137



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- NOTES:
1. SEE SHEET C100 FOR LEGEND OF EXISTING CONDITIONS.
 2. CONTRACTOR WILL BE PROVIDED AUTOCAD DRAWING FILE FOR CONSTRUCTION LAYOUT AFTER AWARD OF CONTRACT.
 3. LIMITS OF CONSTRUCTION ARE AS SHOWN UNLESS OTHERWISE NOTED.
 4. BEFORE EXCAVATION OR DEMOLITION, CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING JULIE AND APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS.

LEGEND (PROPOSED)

- 50' FRONT YARD SETBACK
- OHW 581.5 IGLD 85



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Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
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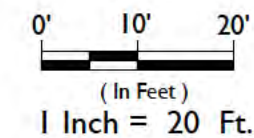
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

Sand Fill Layout Plan

Sheet No.

C139



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p. 608.849.2042
c. 608.843.1870
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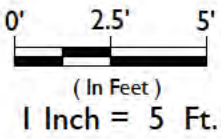
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

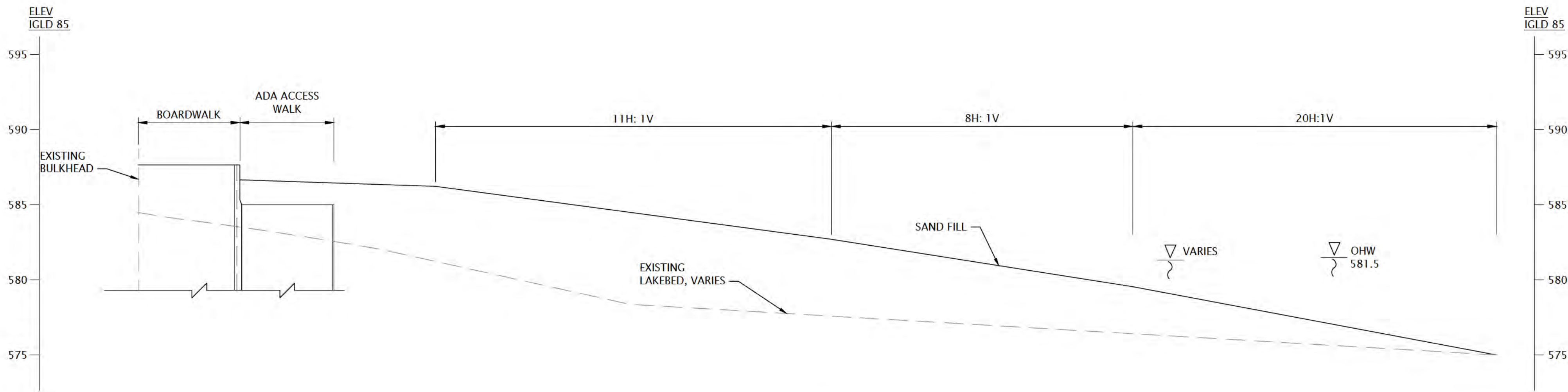
Graphic Scale



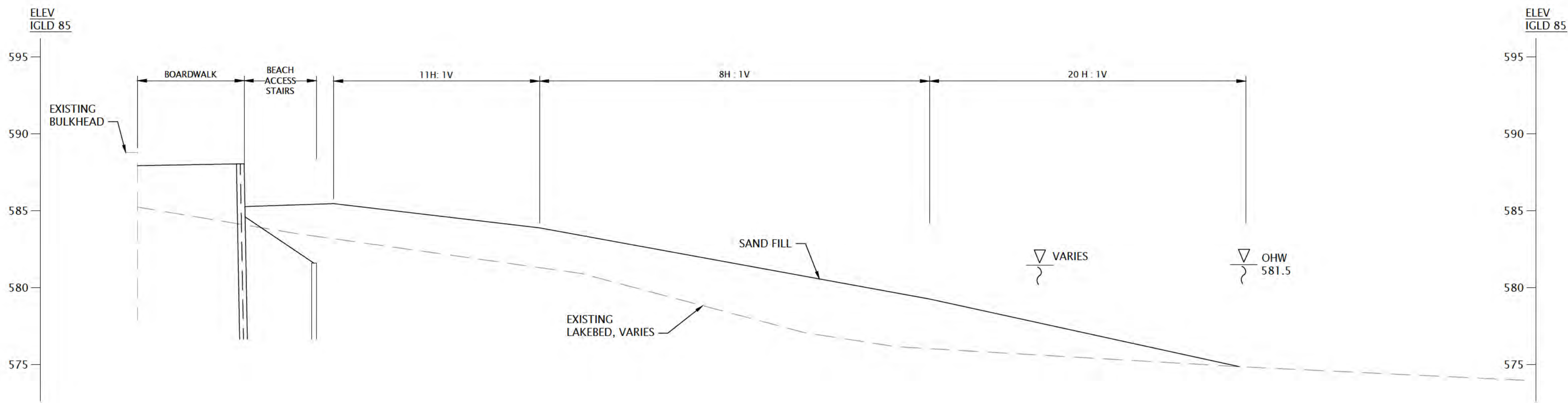
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Drawing Title
SAND FILL SECTIONS

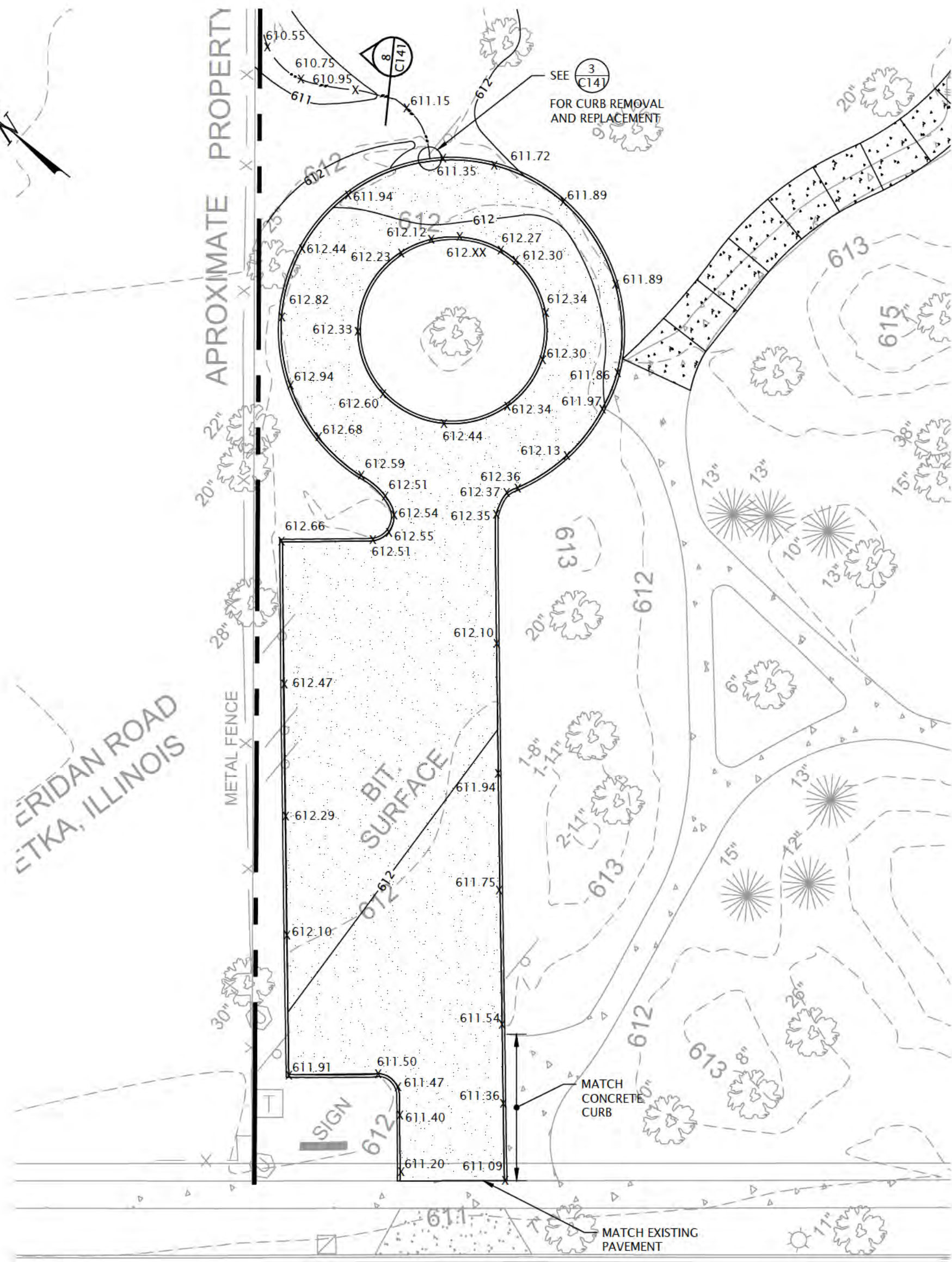
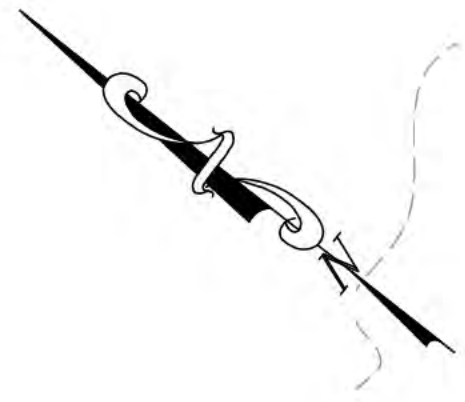
Sheet No.
C140



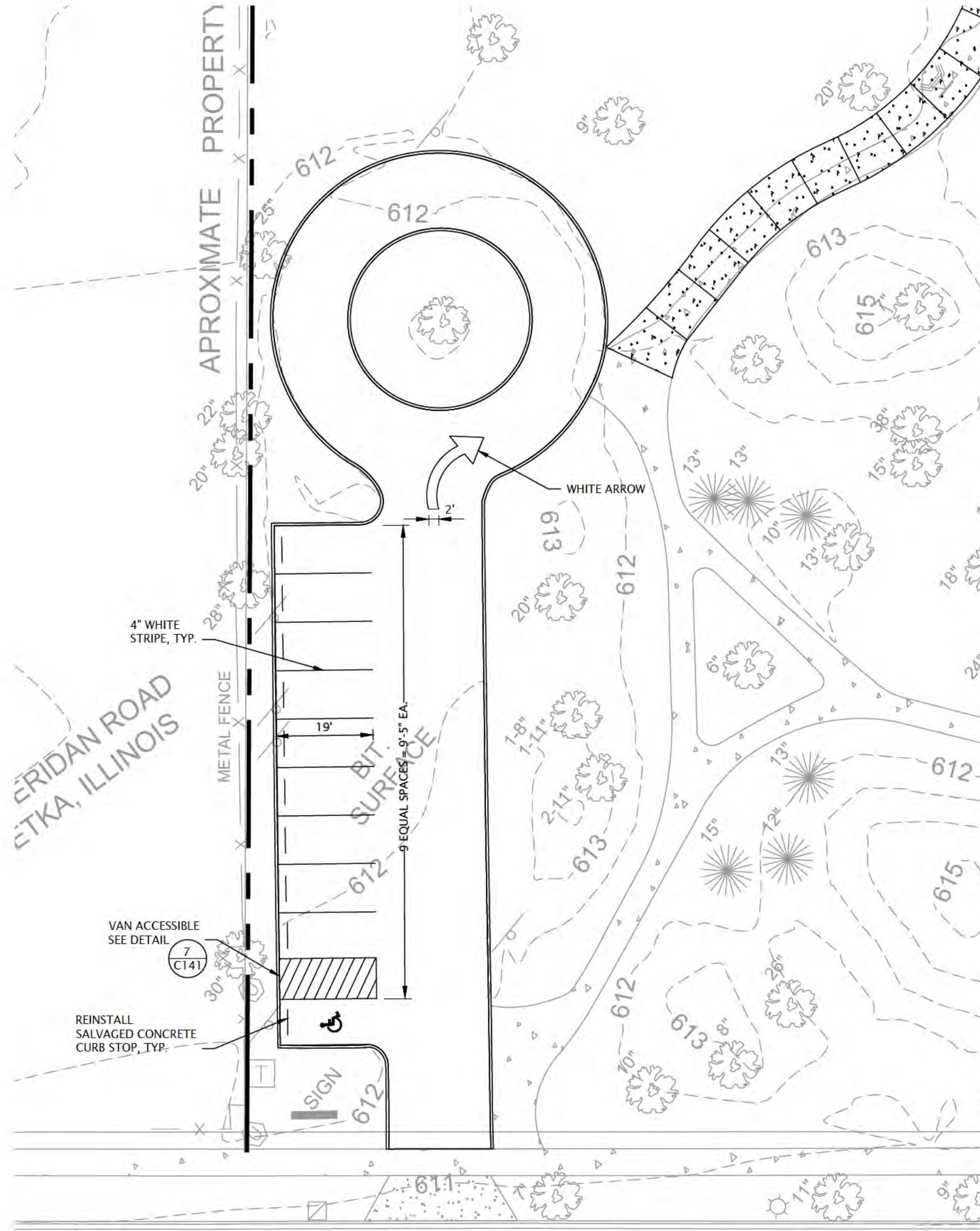
1 SAND FILL SECTION 1
C140 SCALE : H: 1" = 10'
V: 1" = 5'



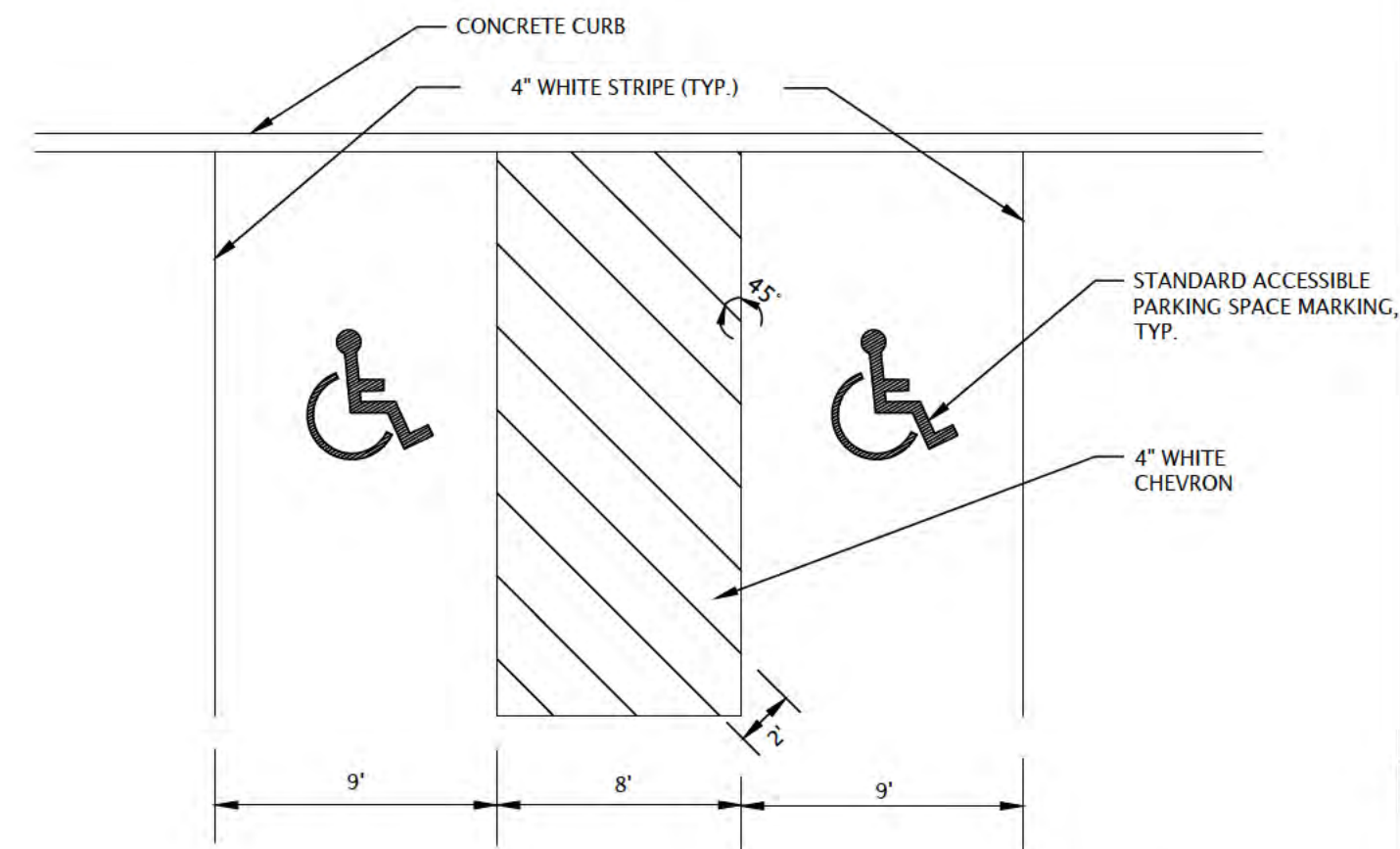
2 SAND FILL SECTION 2
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V: 1" = 5'



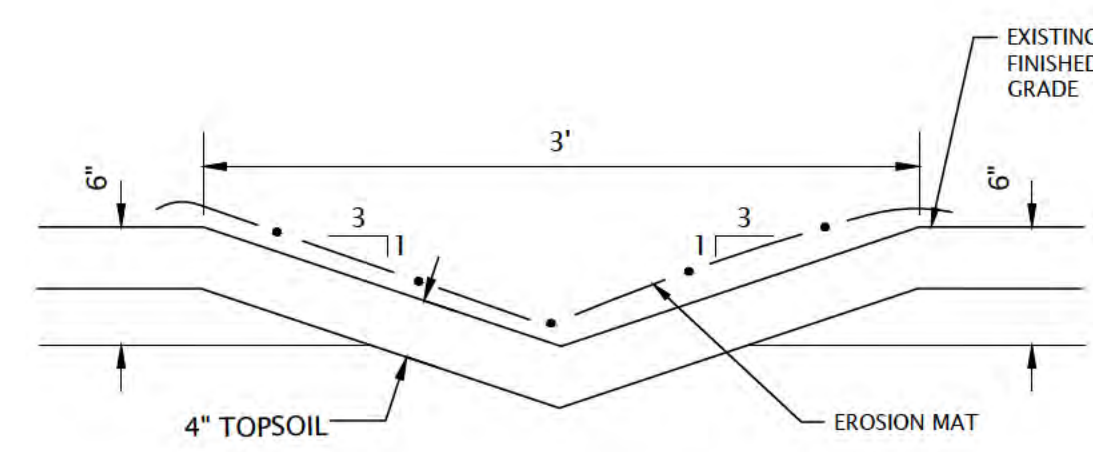
1 PAVEMENT LAYOUT AND GRADING
C141 SCALE: 0' 10' 20'



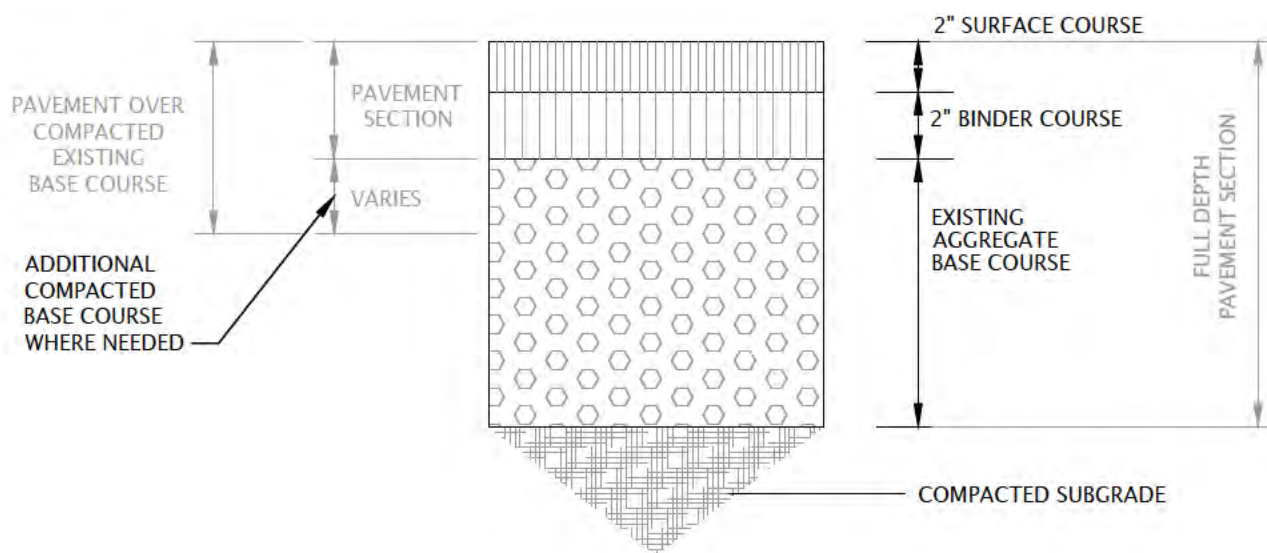
6 PARKING LOT PAVEMENT MARKING PLAN
C141 SCALE: 0' 10' 20'



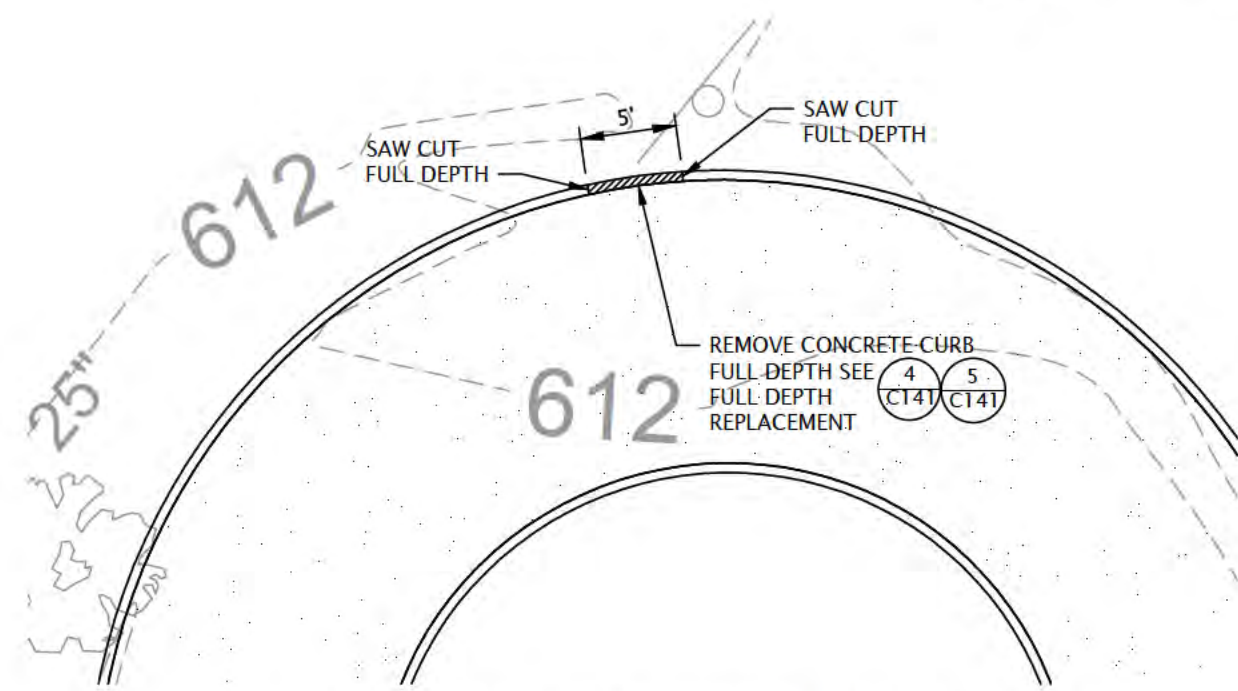
7 ACCESSIBLE PARKING SPACE PAVEMENT MARKING
C141 NOT TO SCALE



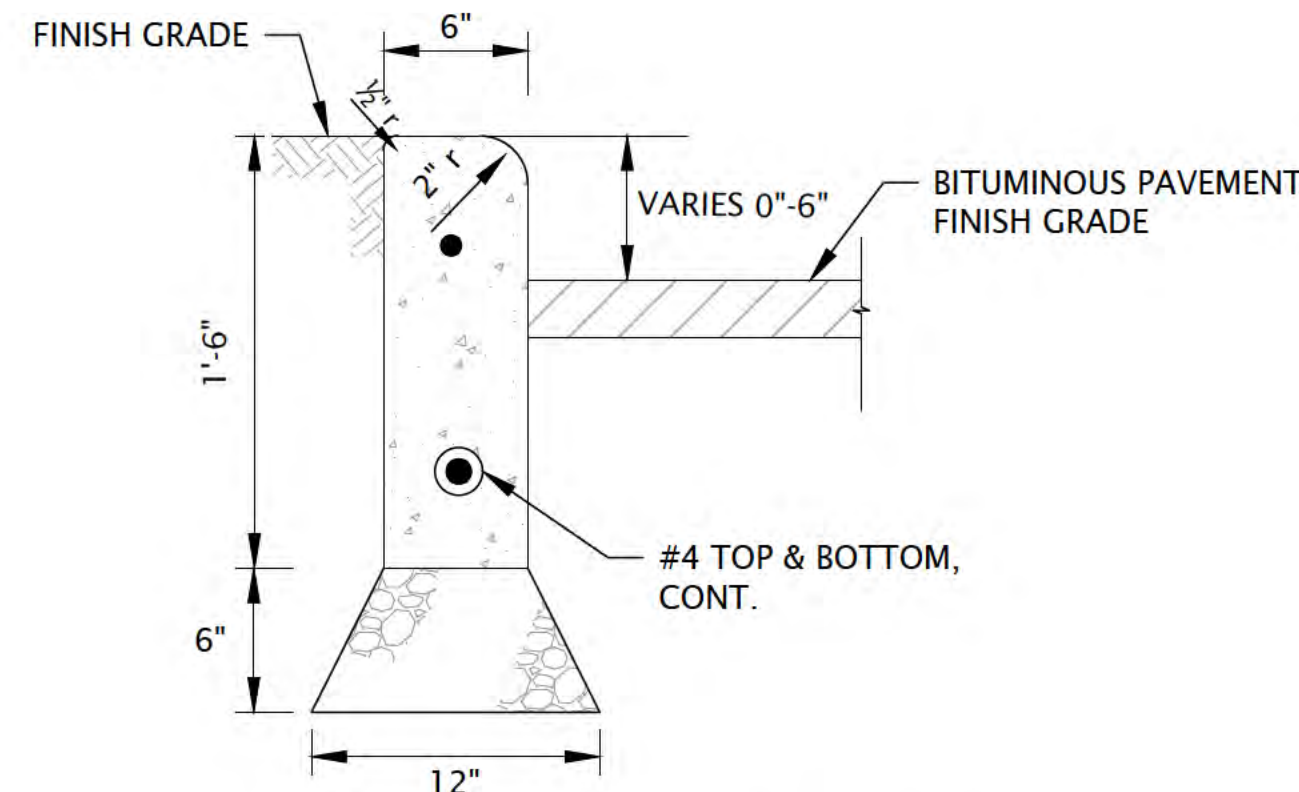
8 SWALE SECTION
C141 NOT TO SCALE



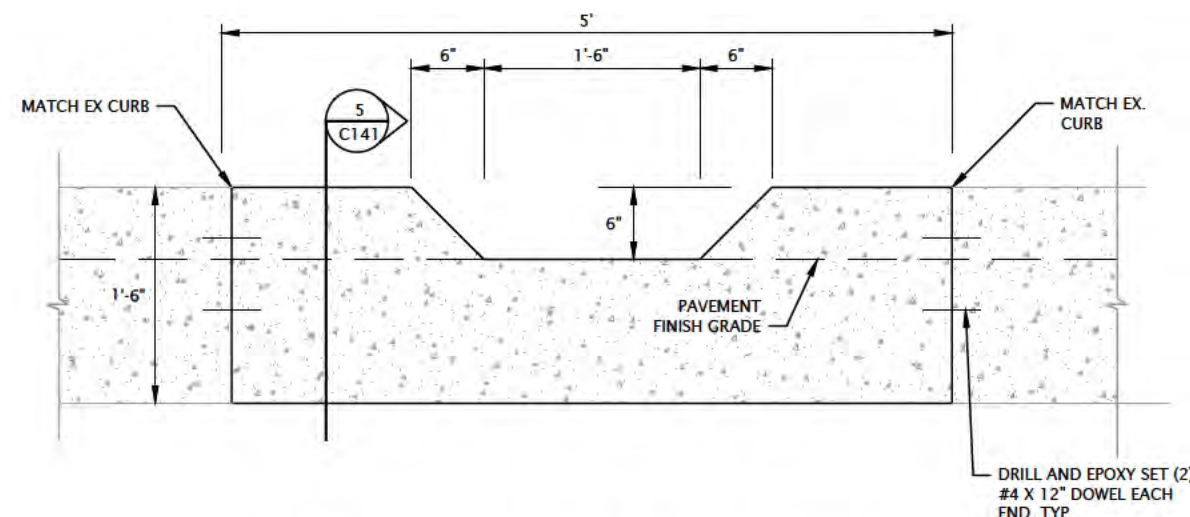
2 BITUMINOUS PAVEMENT
C141 NOT TO SCALE



3 CONCRETE CURB REMOVAL
C141 SCALE: 0' 5' 10'



5 CONCRETE CURB - SECTION
C141 SCALE: 0' 3/4\"/>



4 CONCRETE CURB ELEVATION
C141 SCALE: 0' 3/8\"/>

WORK SEQUENCE NOTES:

1. LIMIT OF CONSTRUCTION ARE PAVEMENT EDGE UNLESS NOTED OTHERWISE.
2. SEE SHEET C100 FOR LEGEND OF EXISTING CONDITIONS.
3. BEFORE EXCAVATION OR DEMOLITION, CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND JULIE FOR UTILITY LOCATIONS.
4. CONTOUR INTERVAL IS ONE (1) FOOT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO DISTURBANCE ACTIVITIES.
6. SEED AND MULCH ALL DISTURBED AREAS.
7. PROPOSED GRADES SHOWN INDICATE FINISH GRADE.
8. CONTRACTOR WILL BE PROVIDED AUTOCAD DRAWING FILE FOR CONSTRUCTION LAYOUT AFTER AWARD OF CONSTRUCTION CONTRACT.

NOTES:

1. SEE SHEET C100 FOR LEGEND OF EXISTING CONDITIONS.
2. CONTRACTOR WILL BE PROVIDED AUTOCAD DRAWING FILE FOR CONSTRUCTION LAYOUT AFTER AWARD OF CONTRACT.
3. LIMITS OF CONSTRUCTION ARE AS SHOWN UNLESS OTHERWISE NOTED.
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6750 Woodland Drive
Wauunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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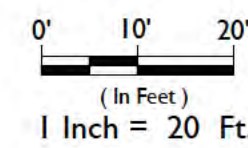
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

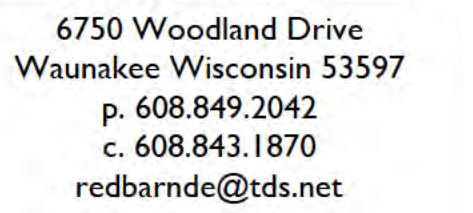
Park Parking Lot
Improvements

Sheet No.

C141

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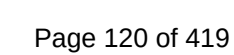
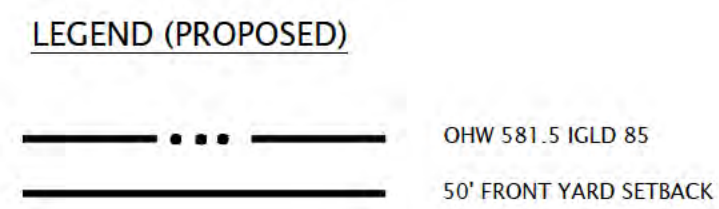


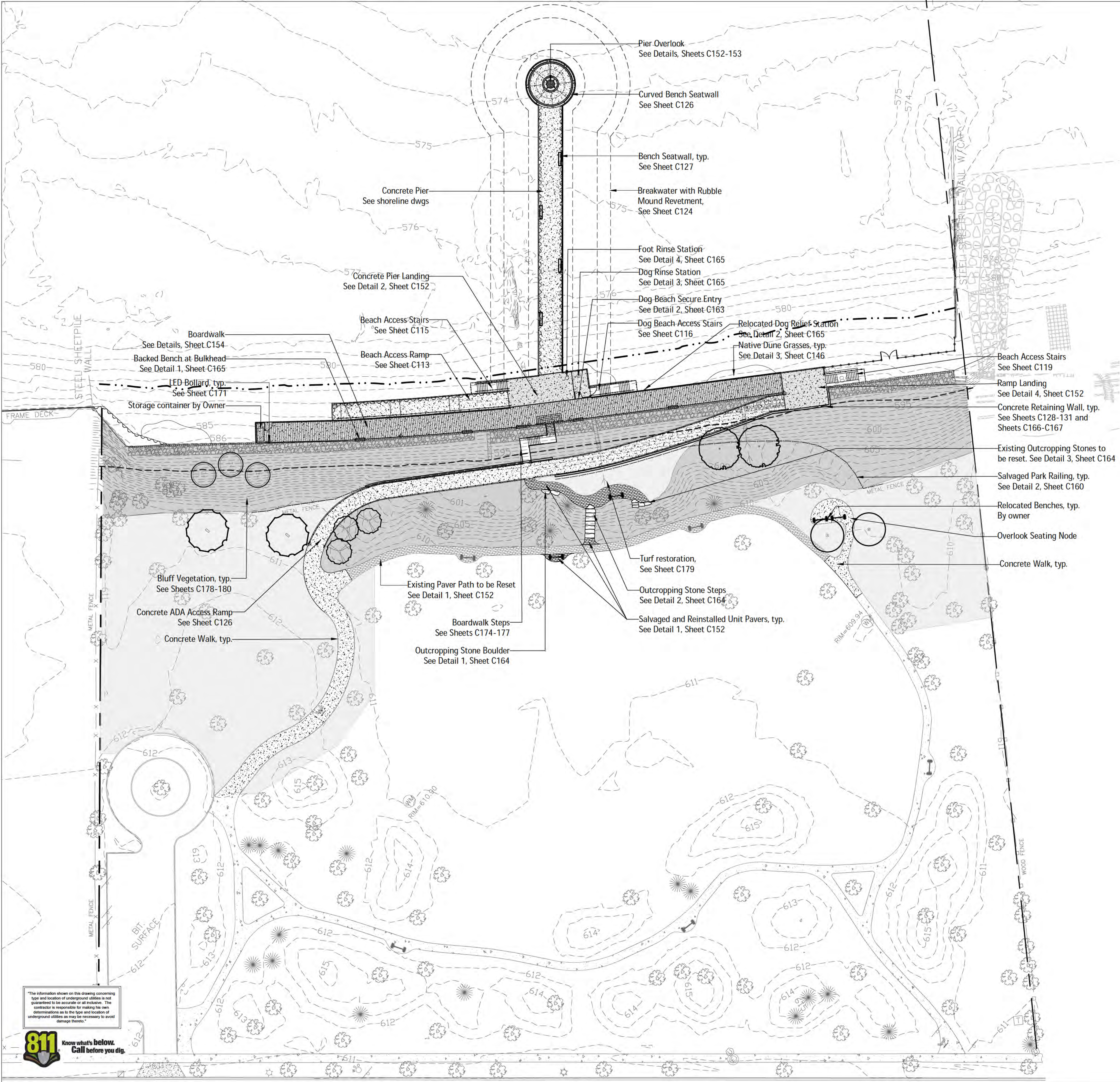


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0' 2.5' 5'
(In Feet)
1 Inch = 5 Ft.

Sheet No.	C142
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LEGEND

- Ordinary High Water Mark (OHW)
- - - 50' Setback Line from OHW
- Concrete Walks, typ.
- Salvaged and Reinstalled Unit Pavers, typ. See Detail 1, Sheet C152
- Boardwalk, typ. See Details, Sheet C154
- Bluff Restoration, typ. See Restoration Plans
- Turf Restoration, typ. See Restoration Plans
- Proposed Shade Tree See Detail 1, Sheet C146
- Proposed Ornamental Tree See Details 2 & 4, Sheet C146
- Existing Trees to Remain
- Existing Bench to be Relocated
- Backed Bench Top
- Bollard, typ. See Lighting and Electrical Plans

GENERAL NOTES

- Contractor responsible for field layout of all new improvements. The Owner's Representative is to verify in field all layout and locations prior to installation and provide additional coordinates and dimensions as needed.
- Digital files of geometric information will be provided upon request in AutoCAD format by the landscape architect.
- Contact the Owner's Representative for resolution of discrepancies between existing conditions and dimensioned layout as shown in contract documents. No additional payment will be made for adjustments necessary to construct the work as drawn.
- Contractor to field verify site conditions and information on drawings. Contractor to promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
- Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
- Place stakes at edges of concrete and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
- All curves and radii to be smooth and not segmented.
- Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
- Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
- Layout all surfacing, score joints, and paving patterns as identified in the plans. Do not deviate from the plans unless approval is obtained from the Owner's Representative.
- Layout of pavers, site amenities, light fixtures, control box enclosure(s), and outcropping stones shall be verified in field by the Owner's Representative prior to placement.
- All surface drainage shall be diverted away from structures and noted site features in all areas as shown on the civil engineer's grading plans. Where poor subsurface drainage conditions occur in the field, contractor shall notify the Owner's Representative immediately and make recommendations for solutions to drainage issues before proceeding with work.
- Landscape accent lighting as shown on these plans is for general location and intent only. The specified fixture and wattage shall be provided and installed on the desired feature per the electrical drawings and at the Owner's Representative's direction. Contractor shall field stake all accent lighting locations and obtain the Owner's Representative's approval before final installation. Please refer to electrical plans for conduit or low-voltage cable routing and power-source (timer, transformers, switch boxes, etc.).



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

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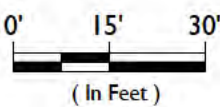
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



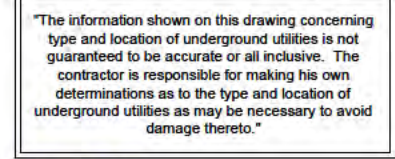
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Drawing Title

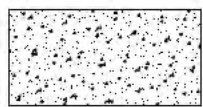
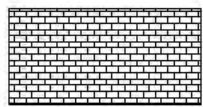
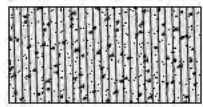
OVERALL SITE PLAN

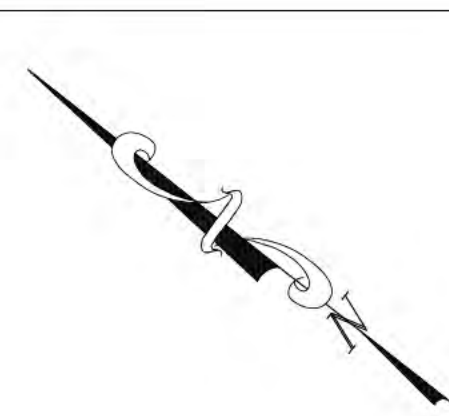
Sheet No.

C144



LEGEND

- · — · — Ordinary High Water Mark (OHW)
- — — — — 50' Setback Line from OHW
-  Concrete Walks, typ.
-  Salvaged and Reinstalled Unit Pavers, typ.
See Detail 1, Sheet C152
-  Boardwalk, typ.
See Details, Sheet C154
-  Bluff Restoration, typ.
See Sheets C178-180
-  Turf Restoration, typ.
See Sheets C178-180
-  Proposed Shade Tree
See Detail 1, Sheet C146
-  Proposed Ornamental Tree
See Details 2 & 4, Sheet C146
-  Existing Trees to Remain
-  Existing Bench to be Relocated
-  Backed Bench Top
-  Bollard, typ.



TREE PLANTING SCHEDULE

SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
CO	2	Celtis occidentalis	Common Hackberry	3" caliper, BtB	As shown
LT	2	Liriodendron tulipifera	Tulip Tree	3" caliper, BtB	As shown
QM	2	Quercus macrocarpa	Bur Oak	3" caliper, BtB	As shown
ORNAMENTAL TREES					
BN	3	Betula nigra 'Heritage'	Heritage River Birch	1.5" - 2", BtB	As shown
CAR	3	Carpinus caroliniana 'J.N. Upright'	Frispree American Hornbeam	1.5" - 2", BtB	As shown

NOTES

General Conditions

1. Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to the Owner's Representative in writing prior to landscape work commencement.
2. The landscape contractor shall keep all areas clean and orderly at all times.
3. The landscape contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.

Planting Standards

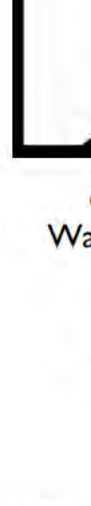
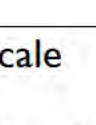
1. All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (ANA) and as deemed appropriate by landscape architect. Landscape architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
2. Sizes shown on plant schedule are minimum acceptable sizes.
3. All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
4. All new and transplanted plants to be sprayed with an antidesiccant within twenty-four (24) hours after planting. Antitranspirant shall be "wiltpruf" or an approved equal.
5. Landscape architect shall field verify and approve all final staked tree locations prior to installation.
6. The landscape contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
7. Landscape architect shall approve all trees for quality, condition and specified sizes. Trees shall be approved at nursery location, during tagging or before removal and transport to job site. See specifications for additional information regarding planting standards.

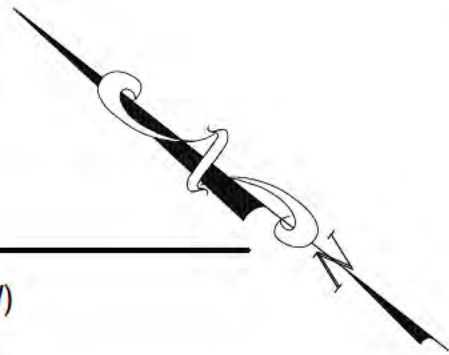
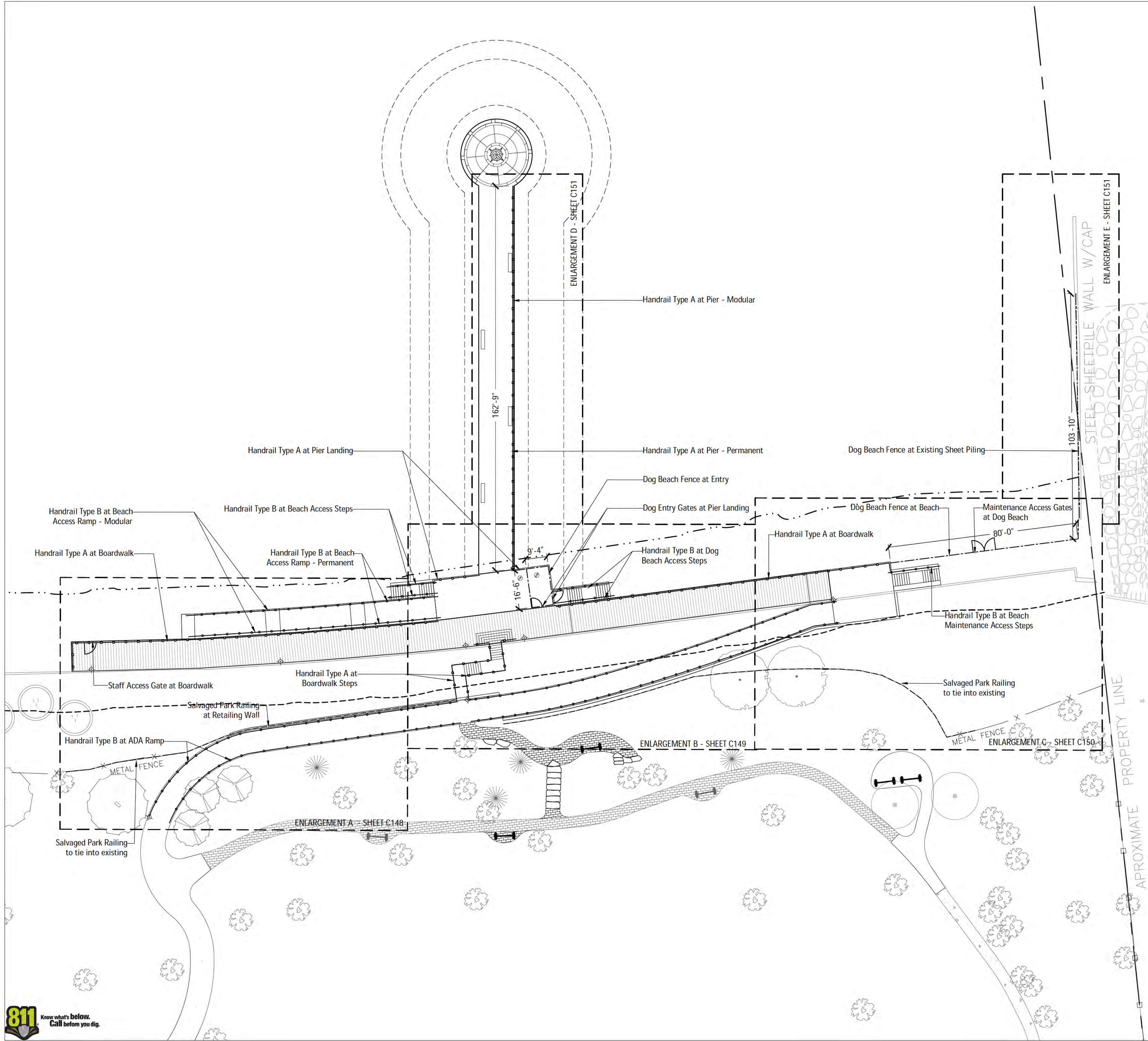
Fertilizer & Mulching

1. Prior to mulching tree planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.
2. All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.
3. All trees shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.
4. See specifications for additional information regarding fertilizer and mulching.

Maintenance & Warrantie

1. All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
2. Landscape contractor shall warranty all trees under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.
3. See specifications for additional information regarding maintenance and warranties.

 RED BARN Design & Engineering, S.C. 6750 Woodland Drive Waunakee Wisconsin 53597 p. 608.849.2042 c. 608.843.1870 redbarnde@rds.net																																			
Consultants THE LAKOTA GROUP. 1 East Wacker Drive Suite 2700 Chicago, Illinois 60601 p 312.467.5445 f 312.467.5484 thelakotagroup.com																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;">Issued for</th> <th style="text-align: right; padding: 5px;">Rev. Date</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><u>70% Submittal</u></td> <td style="text-align: right; padding: 5px;">— 04/08/24</td> </tr> <tr> <td style="padding: 5px;"><u>100% Submittal</u></td> <td style="text-align: right; padding: 5px;">— 06/28/24</td> </tr> <tr> <td style="padding: 5px;"><u>Bidding and Construction</u></td> <td style="text-align: right; padding: 5px;">07/19/24</td> </tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> <tr><td style="padding: 5px;"> </td><td style="text-align: right; padding: 5px;">—</td></tr> </tbody> </table>	Issued for	Rev. Date	<u>70% Submittal</u>	— 04/08/24	<u>100% Submittal</u>	— 06/28/24	<u>Bidding and Construction</u>	07/19/24		—		—		—		—		—		—		—		—		—		—		—		—		—	
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Project Title: Site Improvements Centennial Park Winnetka, IL																																			
Prepared For: Winnetka Park District Winnetka, IL																																			
Graphic Scale  (In Feet)																																			
Scale 1 Inch = 30 Ft.																																			
Drawing Title LANDSCAPE PLAN																																			
Sheet No. C145																																			



LEGEND

- Ordinary High Water Mark (OHW)
- 50' Setback Line from OHW
- Handrail Type A
See Details, Sheets C155-157
- Handrail Type B
See Details, Sheet C158-C160
- Dog Beach Fencing
See Details, Sheet C161-163
- Salvaged Park Railing
See Detail 2, Sheet C160

METAL FABRICATION NOTES

- Metal fabricator to provide shop drawings and specifications for all metal work including, but not limited to, all connections, fixtures, hardware, and related equipment needed to provide structure and coverage per the contract drawings and for review by the Owner's Representative.
- Contractor shall provide coordinated shop drawings for all fabrication components and installation of these elements for approval by Owner's representative. Shop drawings shall coordinate all aspects of the bluff ramp, boardwalk, and staircase construction including structural, ipe decking, wood, concrete, and metal fabrication.
- Contractor shall assume full structural and manufacturing responsibility for all mounting components and ensure durability and integrity of these elements.
- Mockups of each handrail type shall be submitted for review and approval by Owner and Owner's representative. Approved mockups to become part of final installation.

HANDRAIL NOTES

The following notes apply to all handrails, see sheets C155-C160.

- Coordinate with Structural Drawings for framework and footing details.
- All steel components, other than than stainless steel, to be powder coated black. See specifications.
- All welds shall be ground smooth, clean, and as close to straight angles as possible for a clean finished appearance.
- All hardware and fasteners for handrail Type A shall be stainless steel, heads painted black, unless otherwise noted.
- All hardware and fasteners for handrail Type B shall be stainless steel, unless otherwise noted.
- Metal fabricator to determine appropriate anchor bolt depth and indicate in coordinated shop drawings.
- Metal Fabricator to indicate expansion joint locations and splice connections for all permanent handrails (Type A and Type B) and for horizontal bars for the length of dog beach fence where mounted at sheet piling.
- Samples of all metal component finishes to be submitted for review and approval by the Owner's Representative.



6750 Woodland Drive
Wauwaukee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

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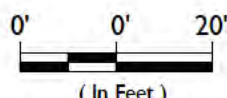
Project Title:

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Graphic Scale



Scale 1 Inch = 20 Ft.

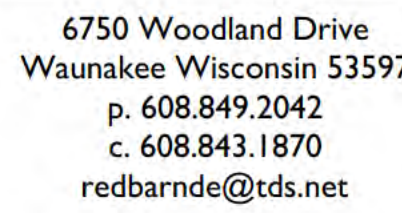
Drawing Title

HANDRAIL AND FENCING PLAN

Sheet No.

C147





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312.467.5445
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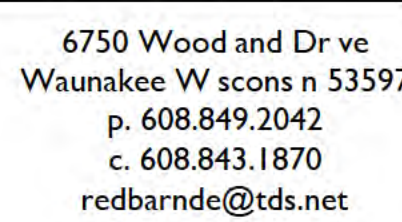
Site Improvements
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Winnetka Park District
Winnetka, IL

(In Feet)

Drawing Title

C149



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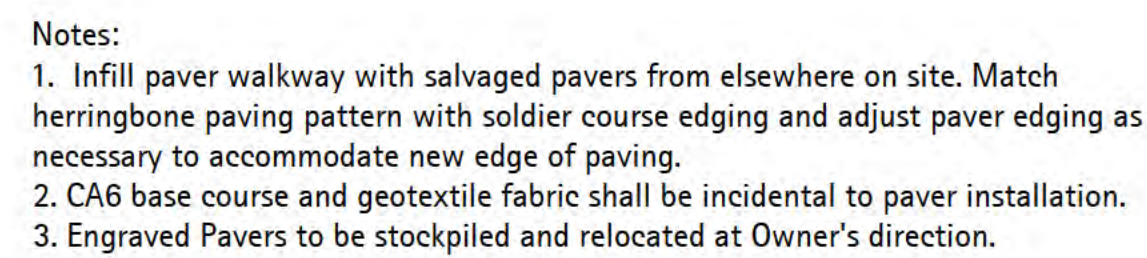
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Winnetka Park District
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Drawing Title

C151



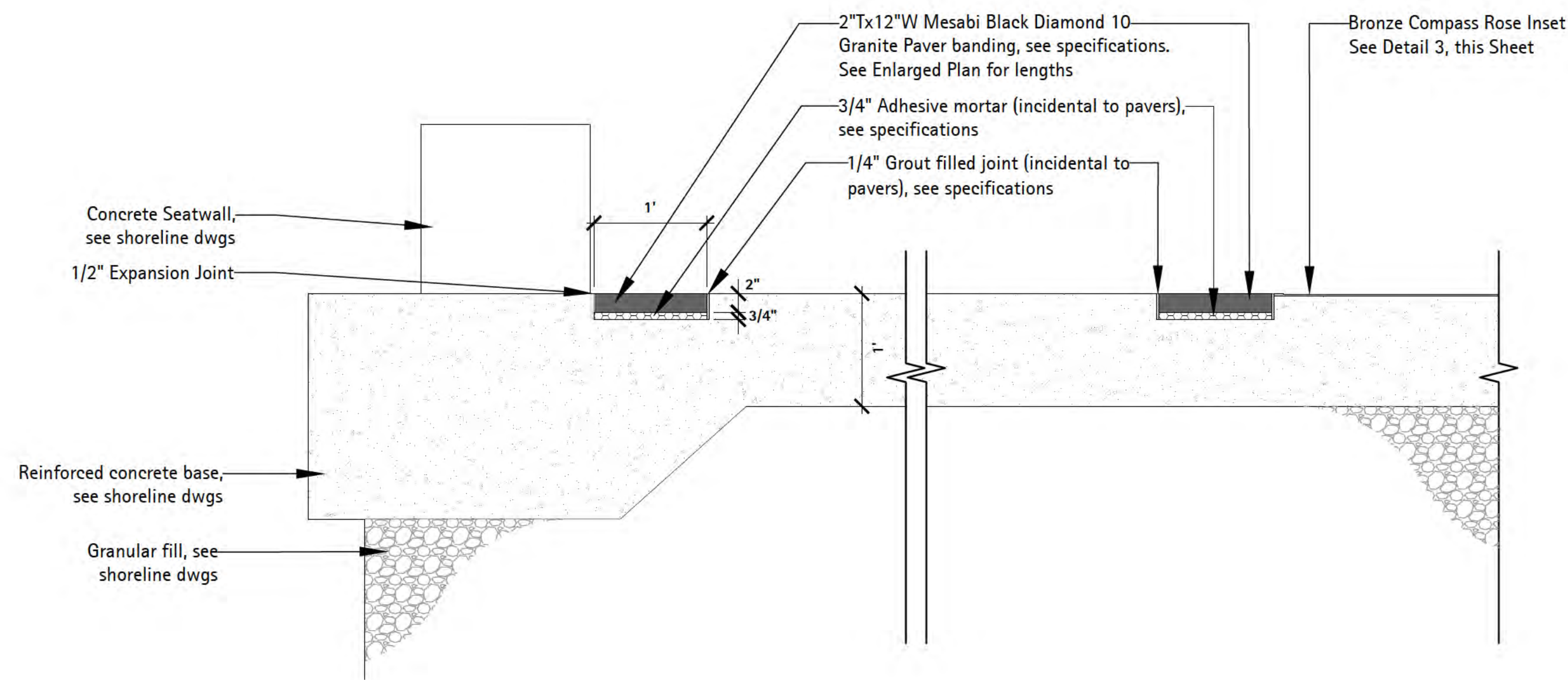
Scale: 1 1/2" = 1'-0"

Scale: 1" = 5'-0"

Enlarged

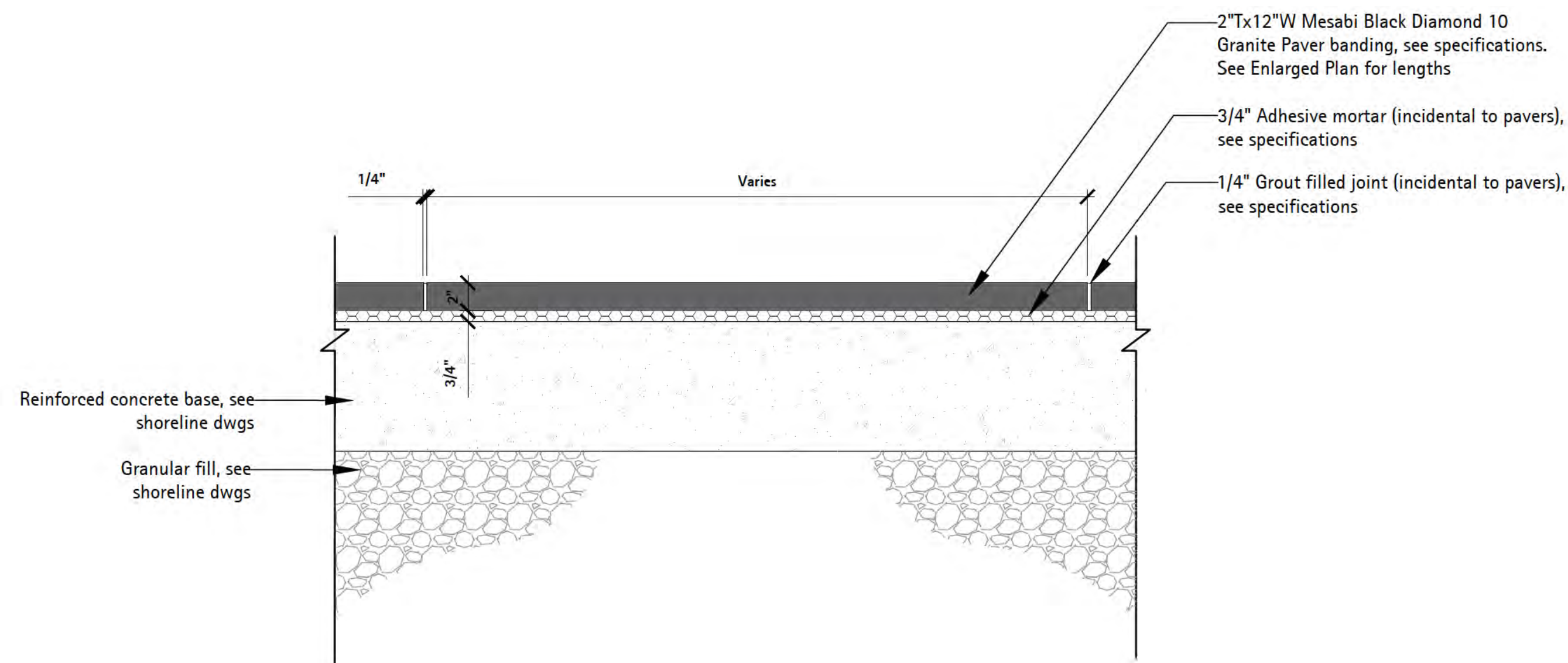
Scale: 1" = 5'-0"

C152



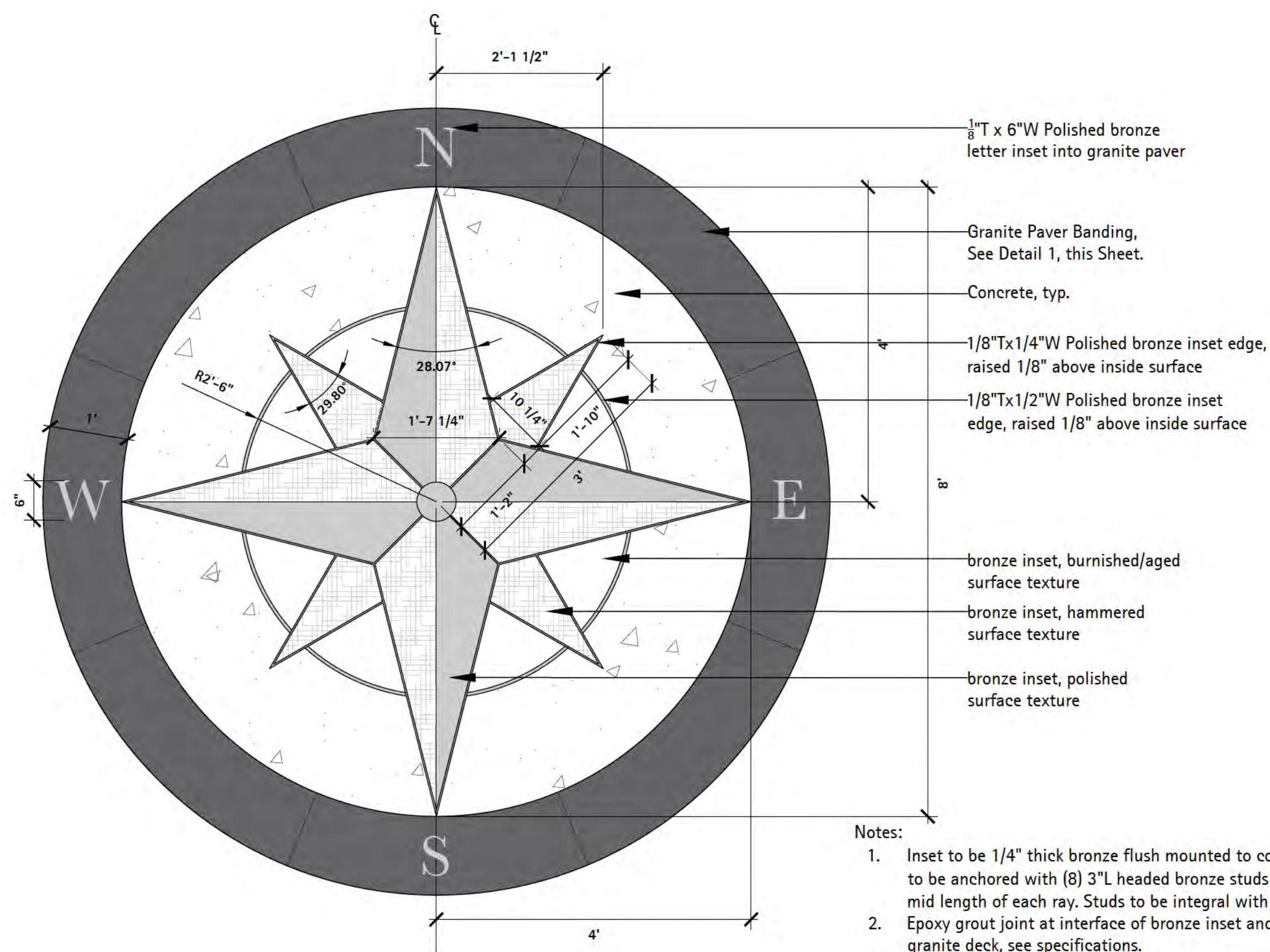
1 Section – Granite Banding
Scale: 1" = 1'-0"

d-granite banding



2 Section – Granite Paver Joint Spacing
Scale: 1 1/2" = 1'-0"

d-file name



3 Enlarged Plan – Bronze Compass Rose Inset
Scale: 3/4" = 1'-0"

d-bronze inset

- Notes:
1. Inset to be 1/4" thick bronze flush mounted to concrete deck. Inset to be anchored with (8) 3/8" L headed bronze studs (one per ray) at mid length of each ray. Studs to be integral with body of inset.
 2. Epoxy grout joint at interface of bronze inset and concrete and granite deck, see specifications.
 3. Contractor shall provide coordinated shop drawings for all fabrication components and installation of these elements for approval by Owner's Representative.



6750 Wood and Drive
Waukegan, IL 60087
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
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Graphic Scale

Scale None

Drawing Title

HARDSCAPE DETAILS

Sheet No.

C153



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Waukegan, IL 60087
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
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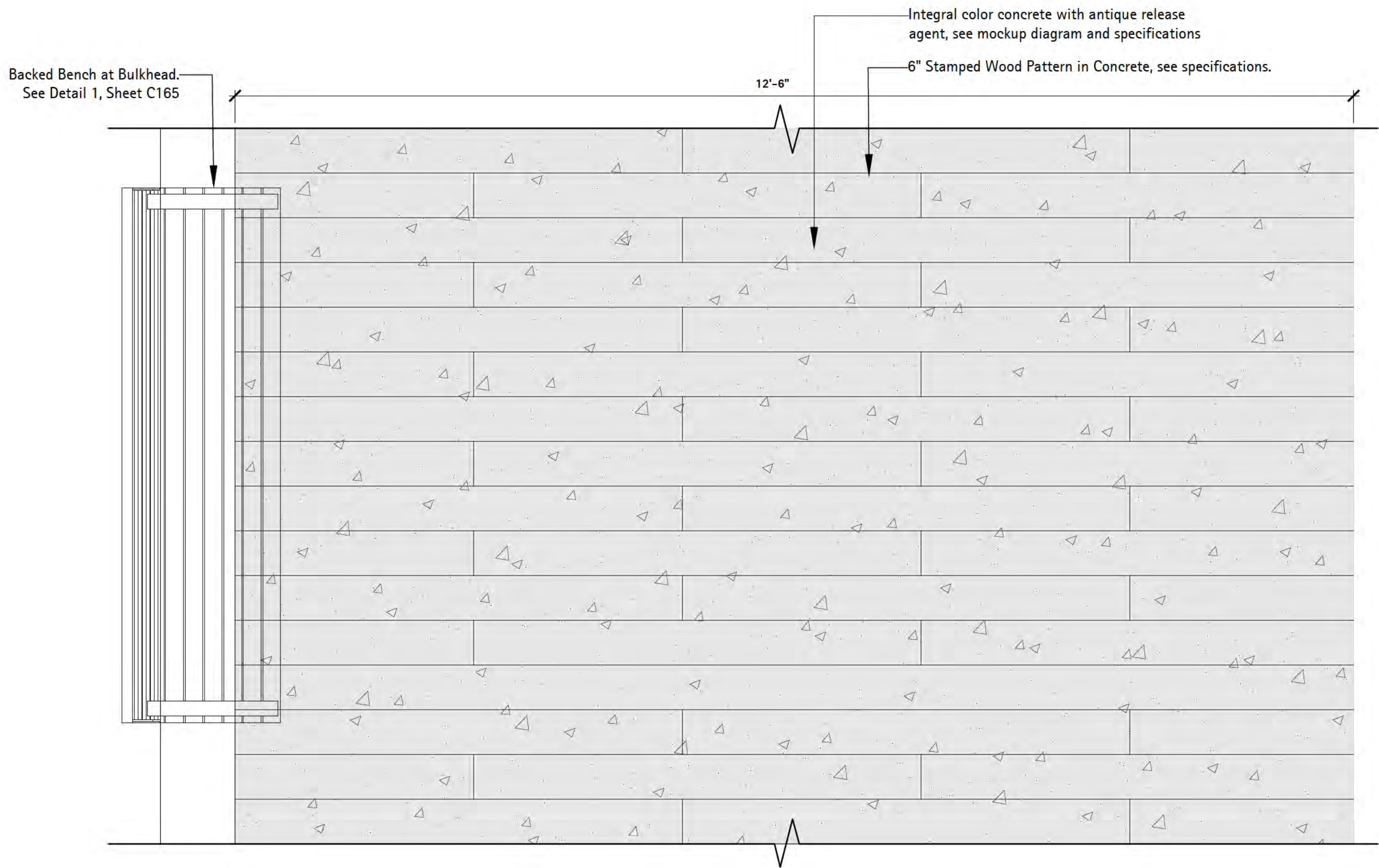
Scale

Drawing Title

BOARDWALK DETAILS

Sheet No.

C154



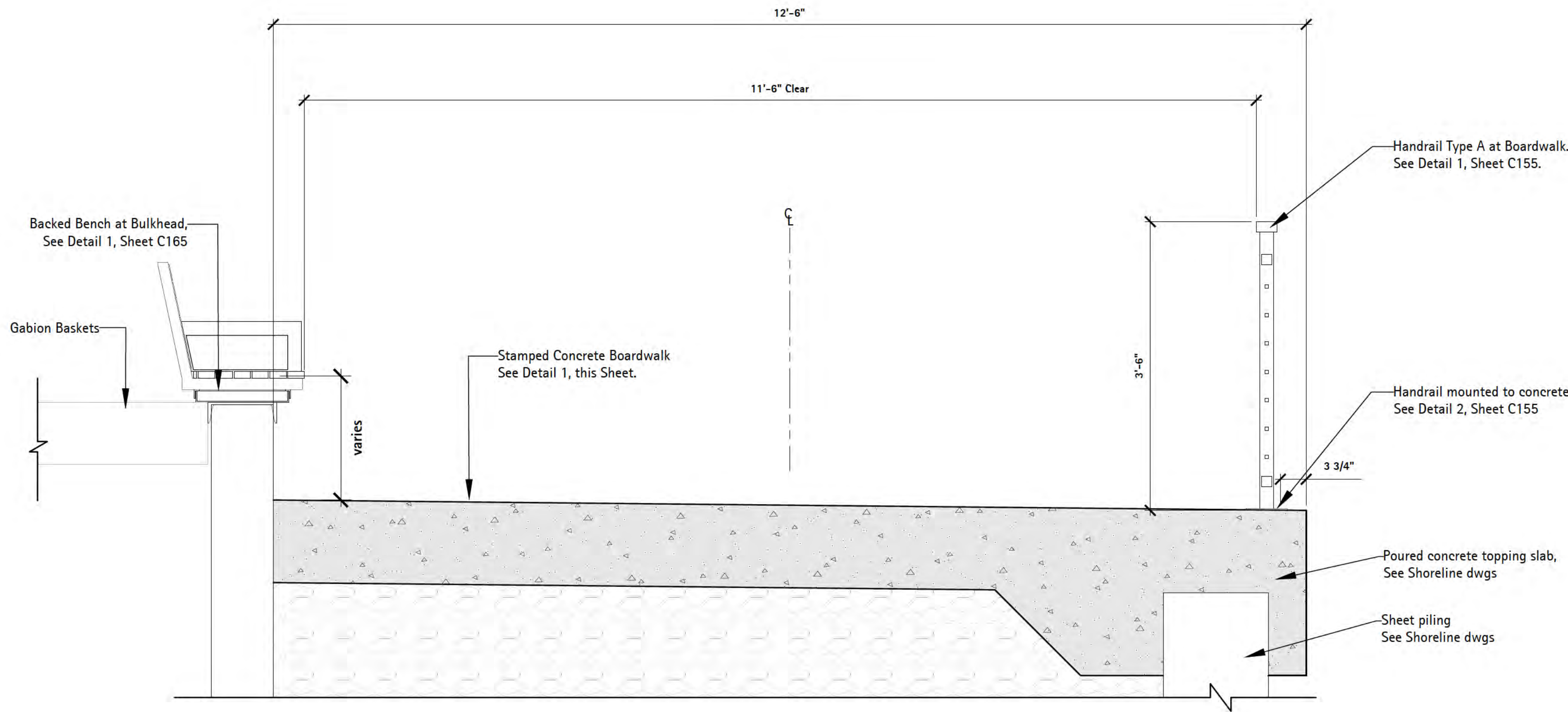
Mockup Diagram		
	Color Option 1 Uni-Mix U-10 Sonoran Tan	Color Option 2 Uni-Mix U-20 Smoke
Type A Finish Antique Release Color SikaColor-300 R24 Colina Tan		
Type B Finish Antique Release Color SikaColor-300 R14 Walnut		
Type C Finish Broom Finish		

Note:
1. Mockup panels to be 4' x 4' x full depth.
2. See specifications for product information and mockup requirements.
3. Wood pattern to run perpendicular to boardwalk alignment. Break and re-set pattern at any changes in boardwalk alignment direction. Askew pattern will not be acceptable.

1 Enlarged Plan - Stamped Concrete Boardwalk

Scale: 1" = 1'-0"

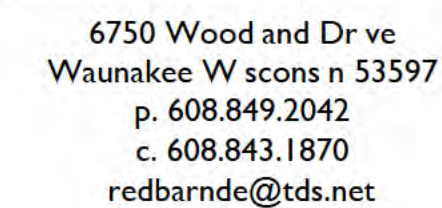
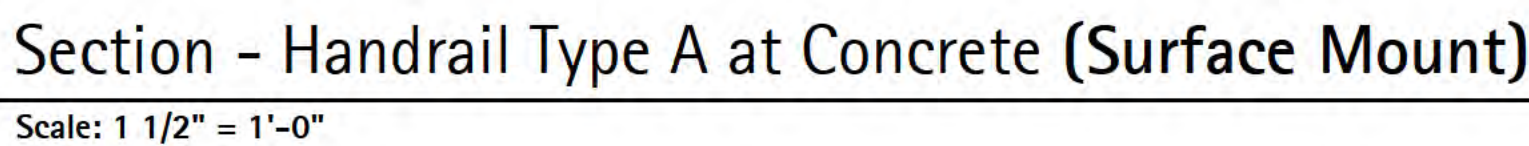
d-boardwalk-plan



2 Section - Stamped Concrete Boardwalk

Scale: 1" = 1'-0"

d-boardwalk-section



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**1 East Wacker Drive
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p 312.467.5445
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Graphic Scale

Scale	None
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Drawing Title

HANDRAIL DETAILS

Sheet No.

C155



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p. 608.849.2042
c. 608.843.1870
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GROUP.**

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
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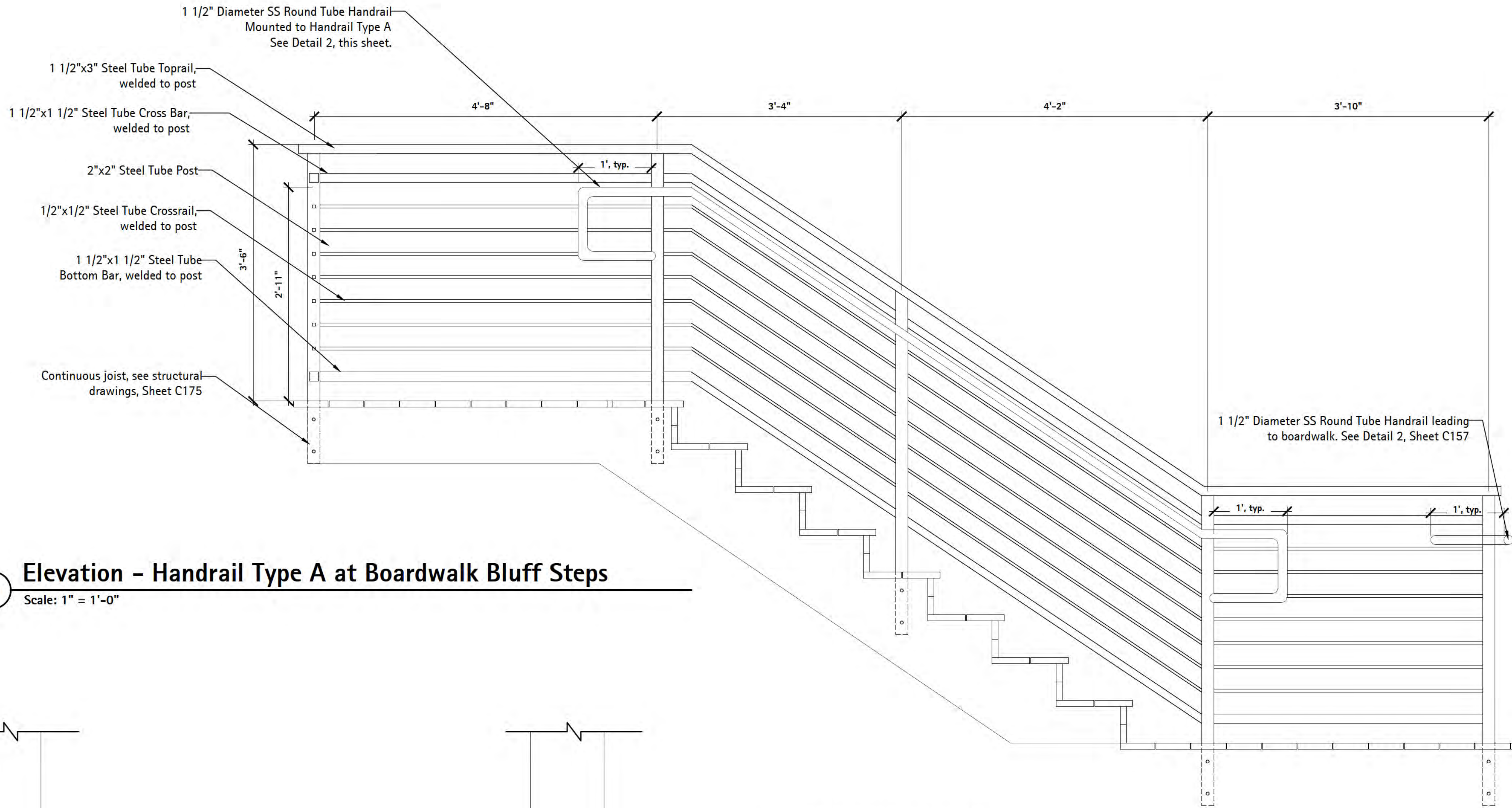
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Drawing Title

HANDRAIL DETAILS

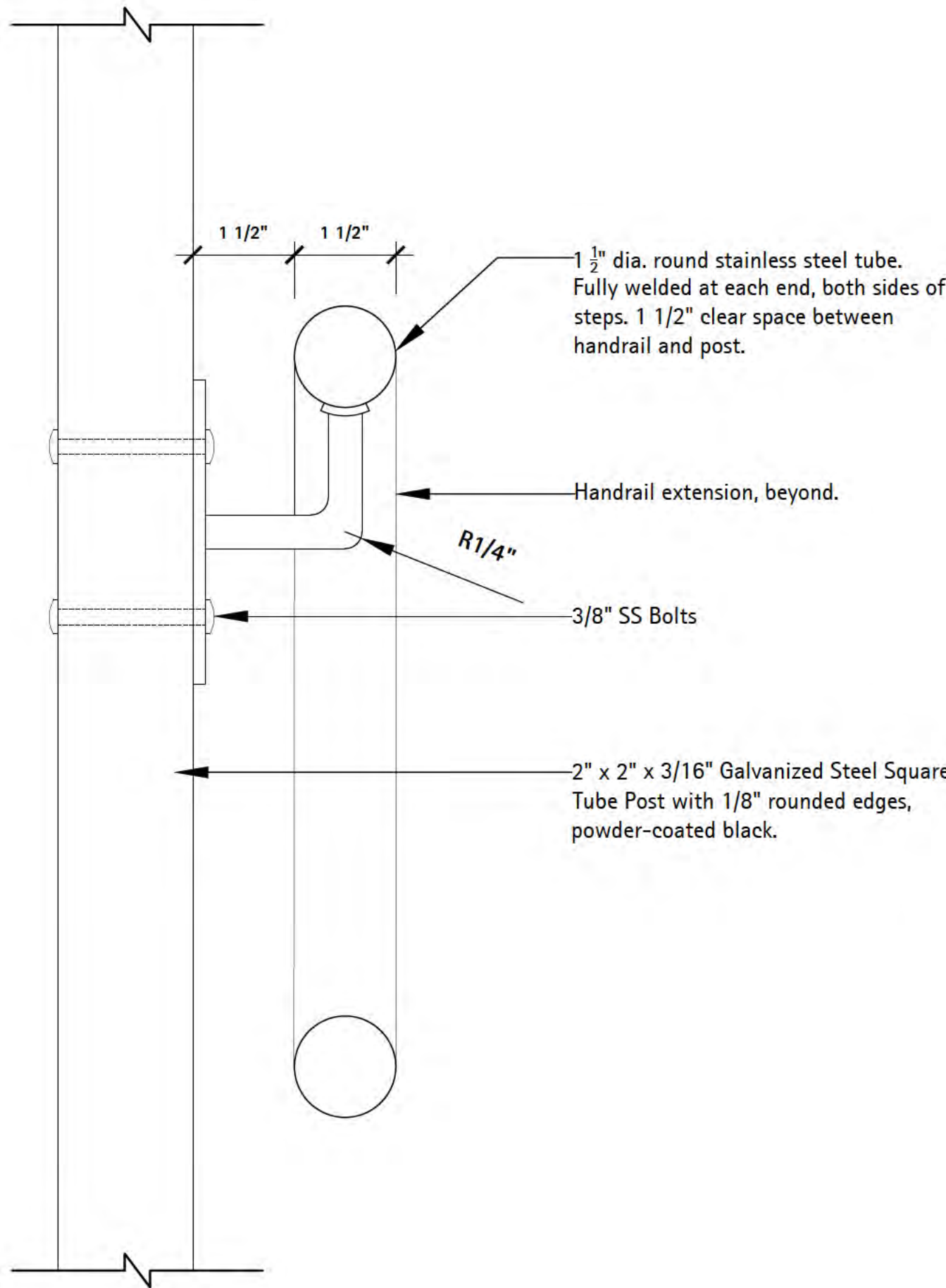
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C156

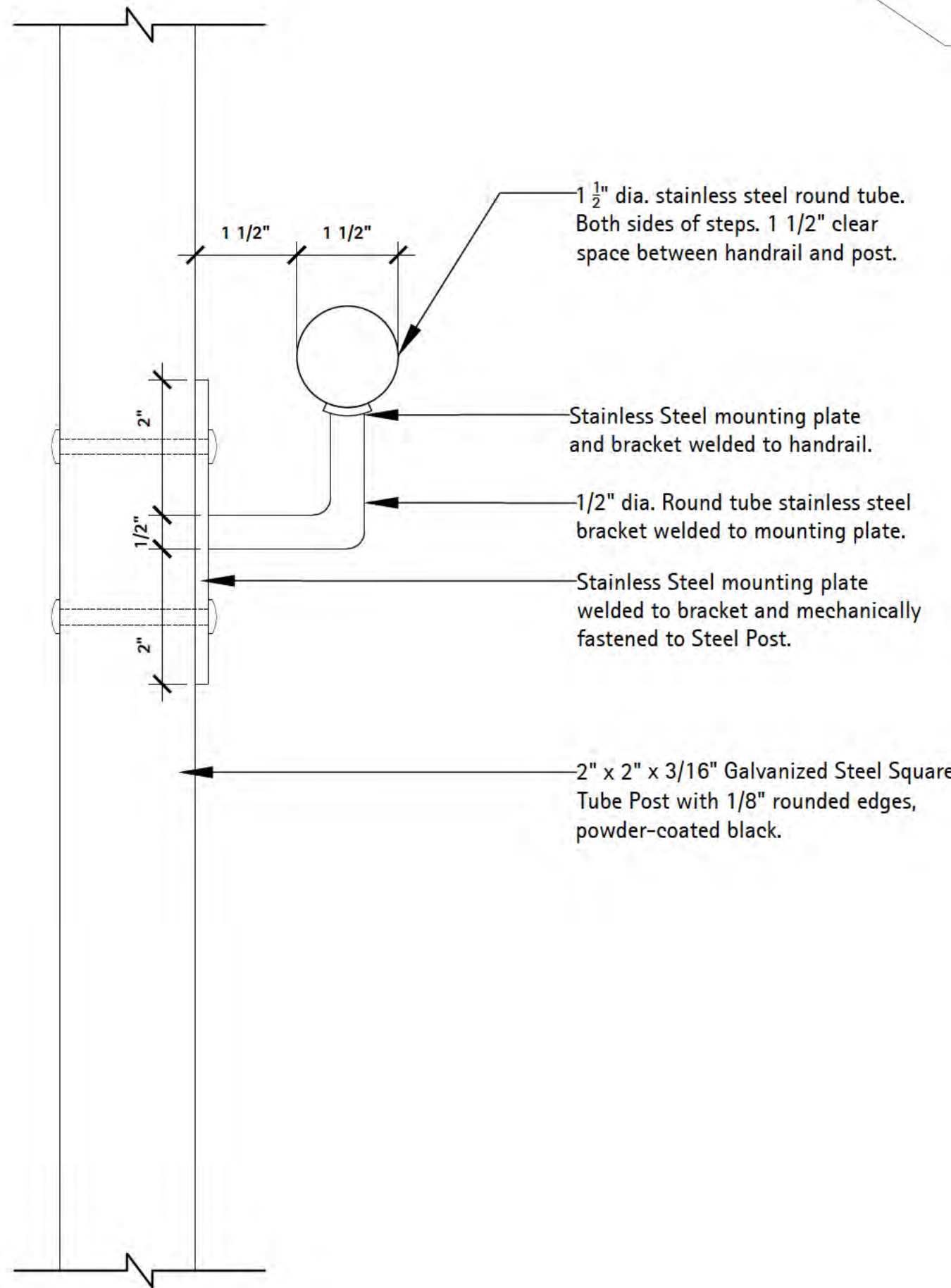


1 Elevation – Handrail Type A at Boardwalk Bluff Steps

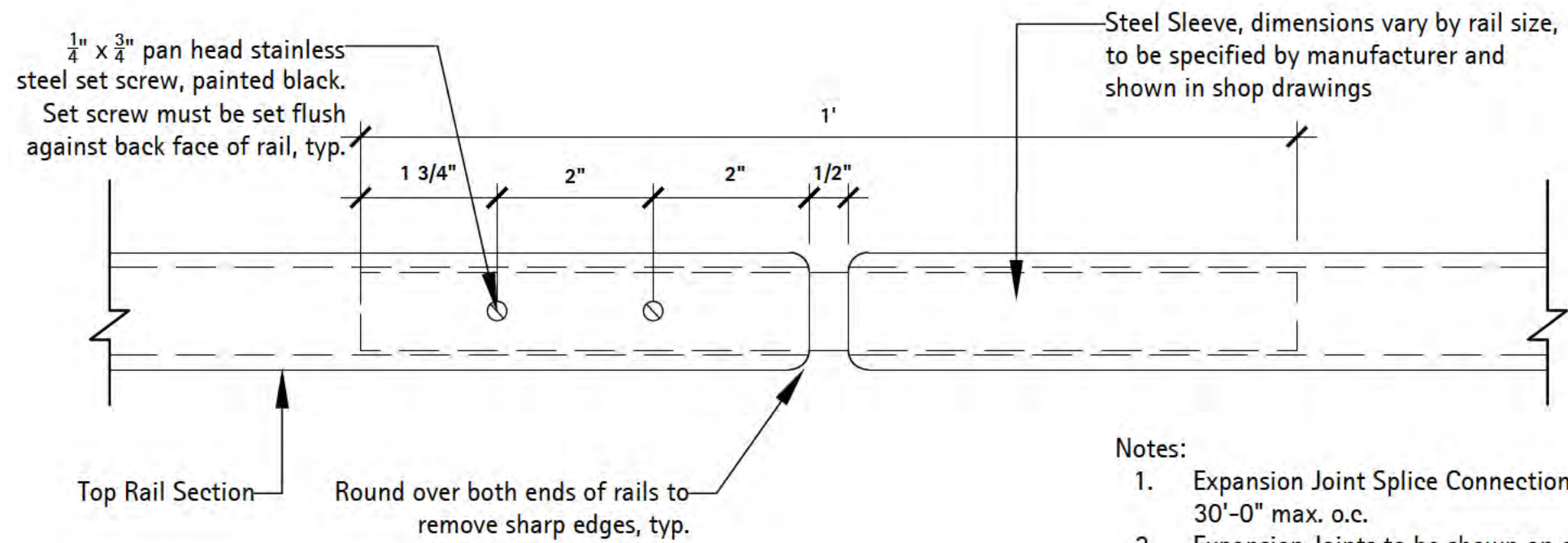
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TOP AND BOTTOM POST CROSS SECTION



MIDDLE POST CROSS SECTION



Notes:

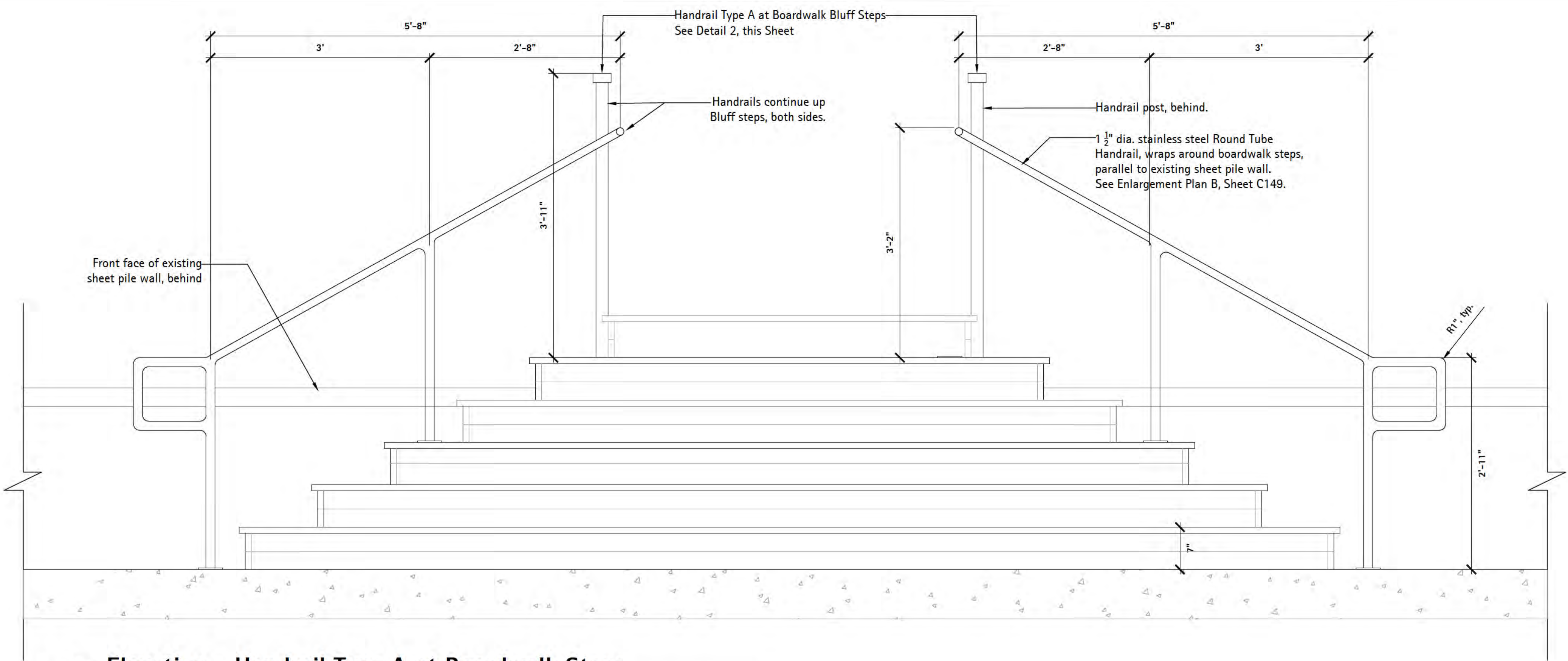
- Expansion Joint Splice Connections to be located 30'-0" max. o.c.
- Expansion Joints to be shown on all horizontal bars and rails for all permanent railings.
- Final screw sizes and spacing to vary per rail size, indicate screw sizing and spacing on shop drawings for all horizontal rails on permanent railings.

2 Handrail at Elevated Boardwalk Steps (Post-Mounted)

Scale: 6" = 1'-0"

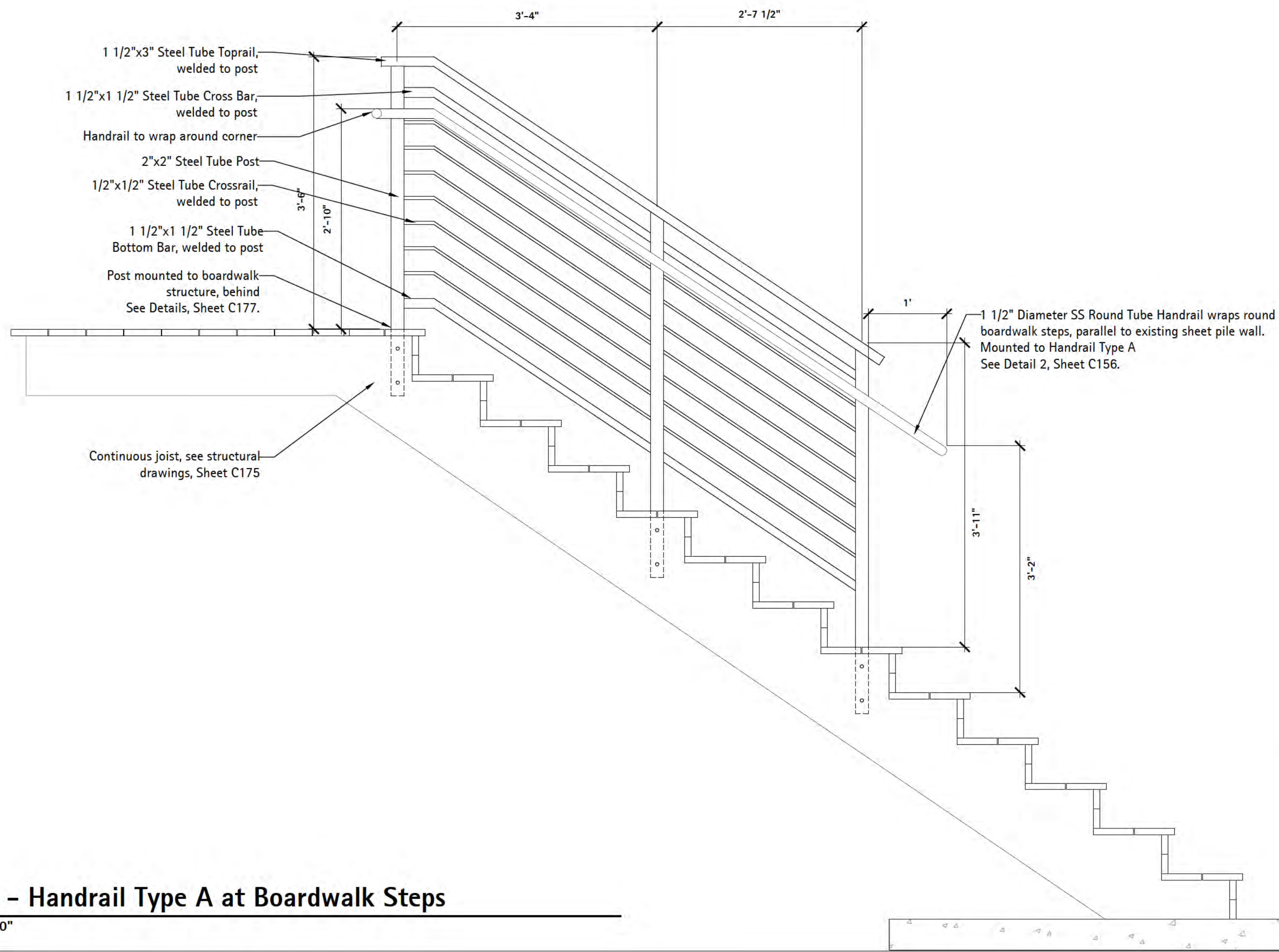
3 Handrail A Expansion Joint Splice Connection

Scale: 6" = 1'-0"



1 Elevation – Handrail Type A at Boardwalk Steps

Scale: 1" = 1'-0"



2 Section – Handrail Type A at Boardwalk Steps

Scale: 1" = 1'-0"



6750 Wood and Drive
Waukegan, IL 60087
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

**THE
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1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
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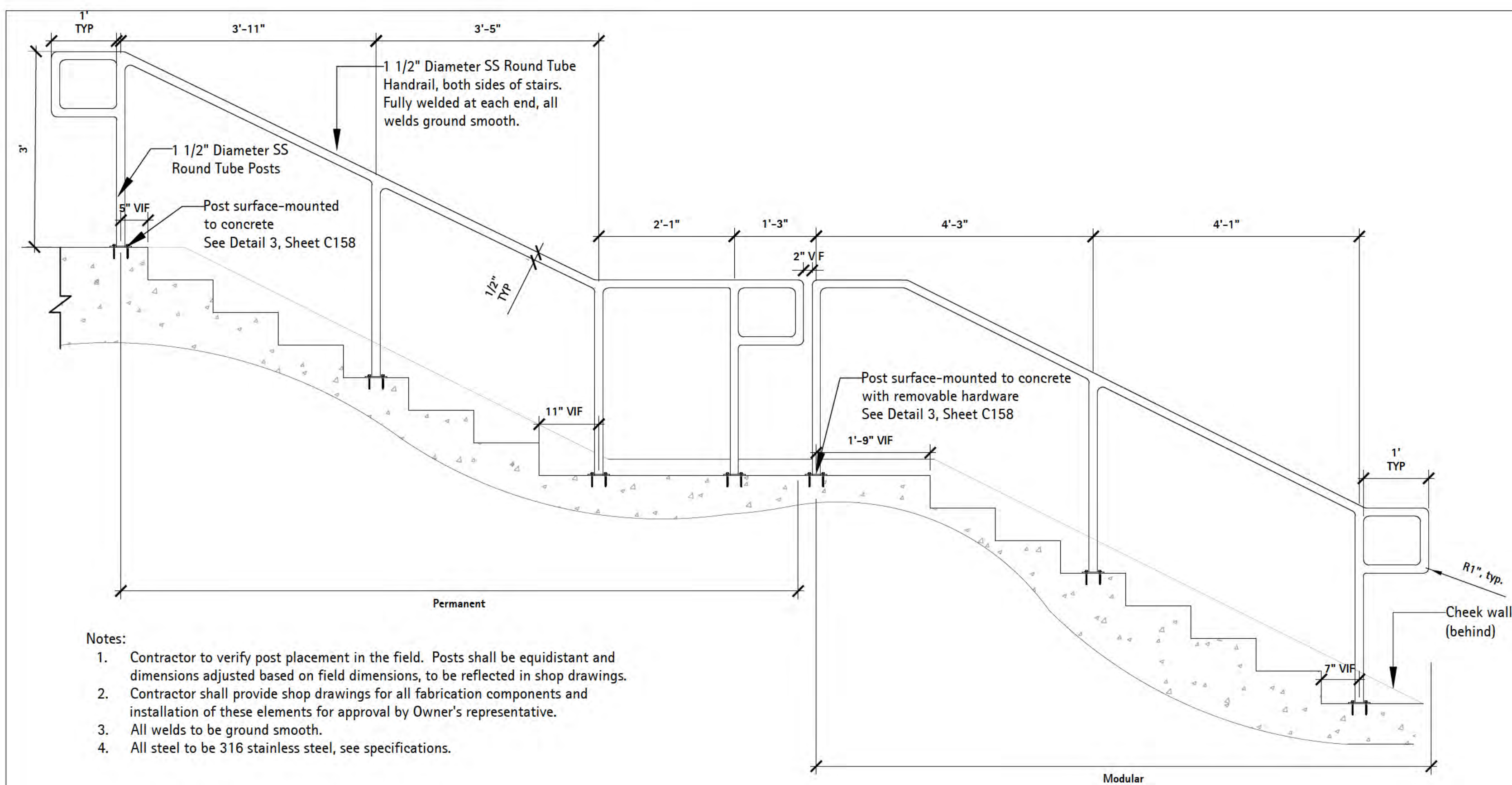
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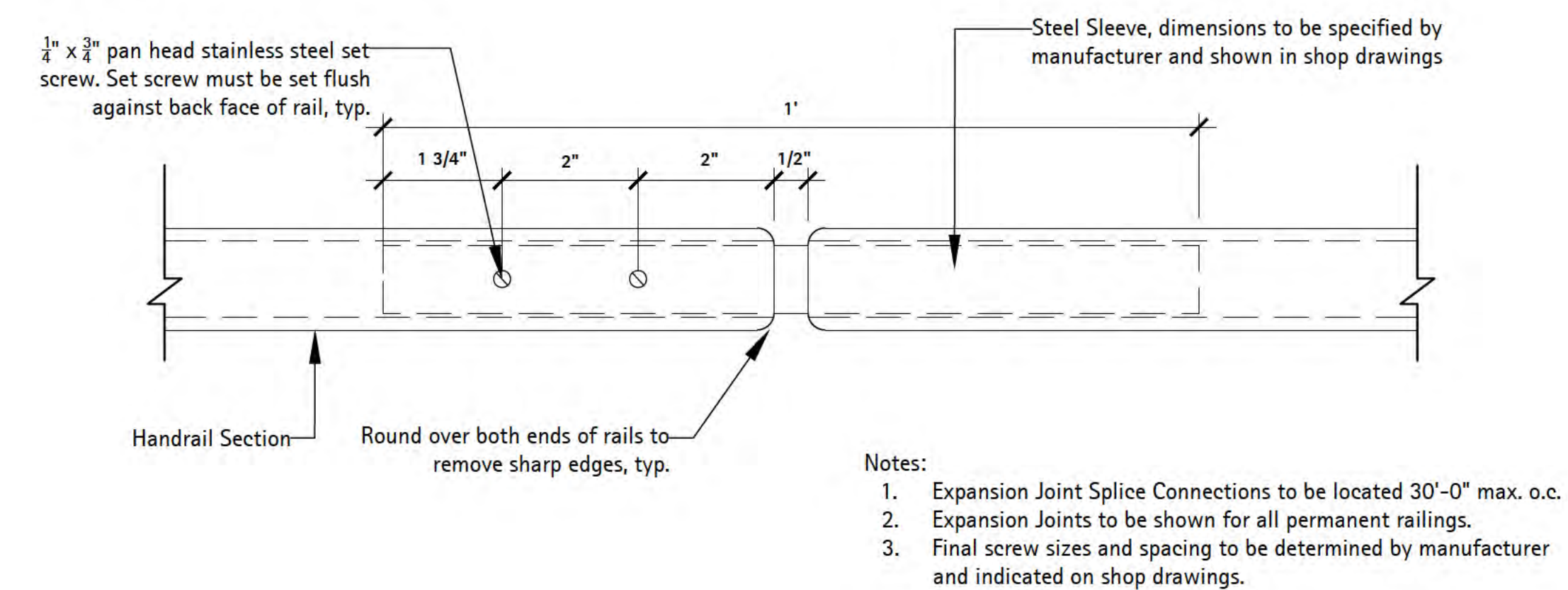
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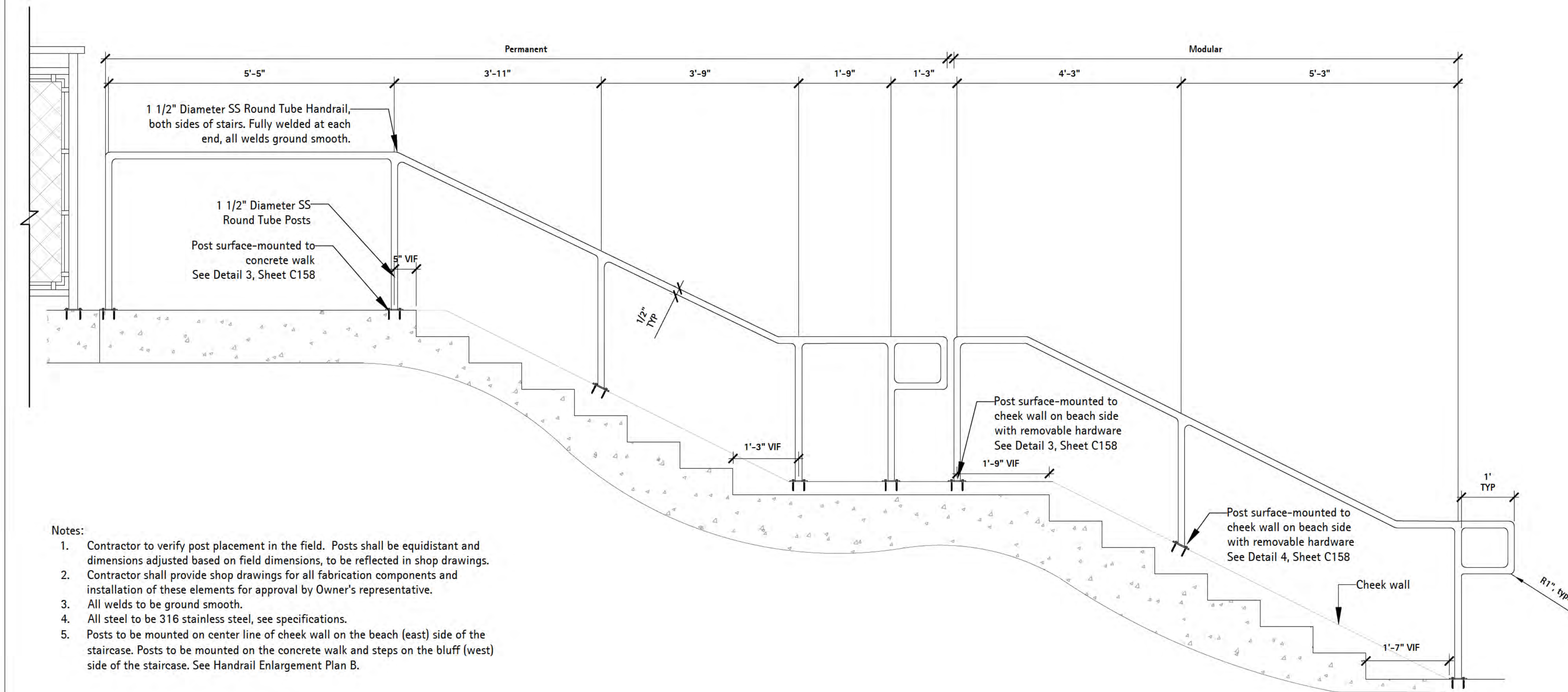
C157



1 Elevation - Handrail Type B at Beach Access Steps
Scale: 3/4" = 1'-0"



3 Handrail B Expansion Joint Splice Connection



2 Elevation - Handrail Type B at Dog Beach Access Steps
Scale: 3/4" = 1'-0"



6750 Wood and Drive
Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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GROUP.**

**1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com**

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Winnetka, IL

Graphic Scale

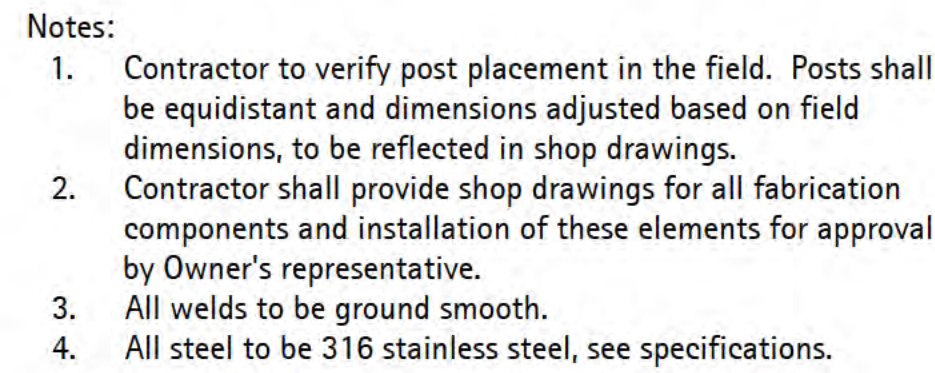
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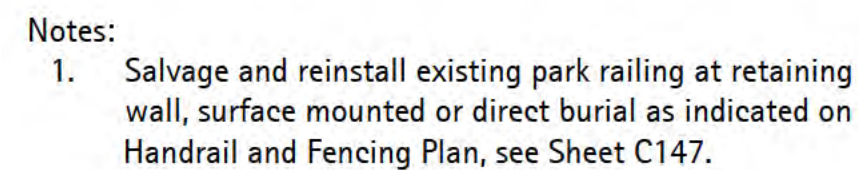
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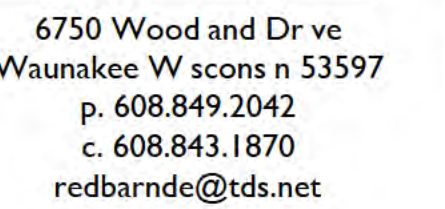
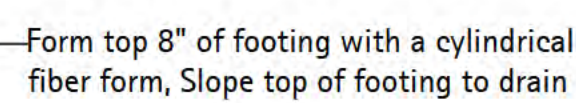
C159



d-conc handrail exst steps elevation



d-handrail at conc



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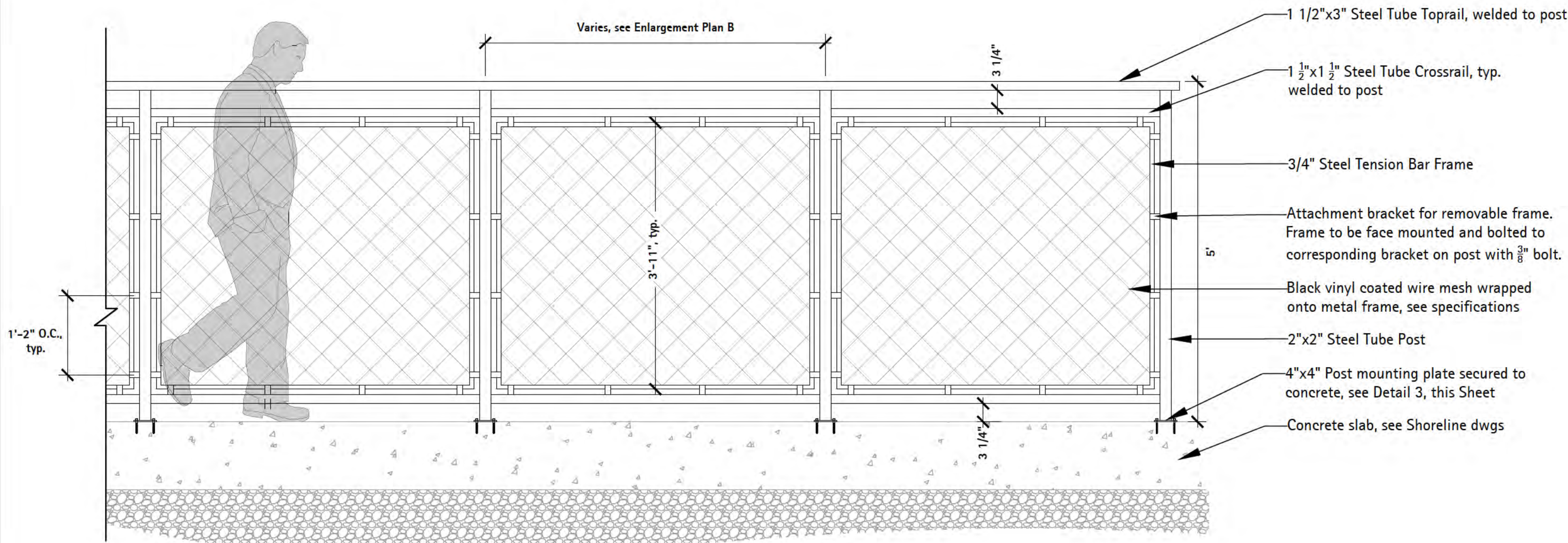
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Scale	None
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Drawing Title

HANDRAIL DETAILS

C160

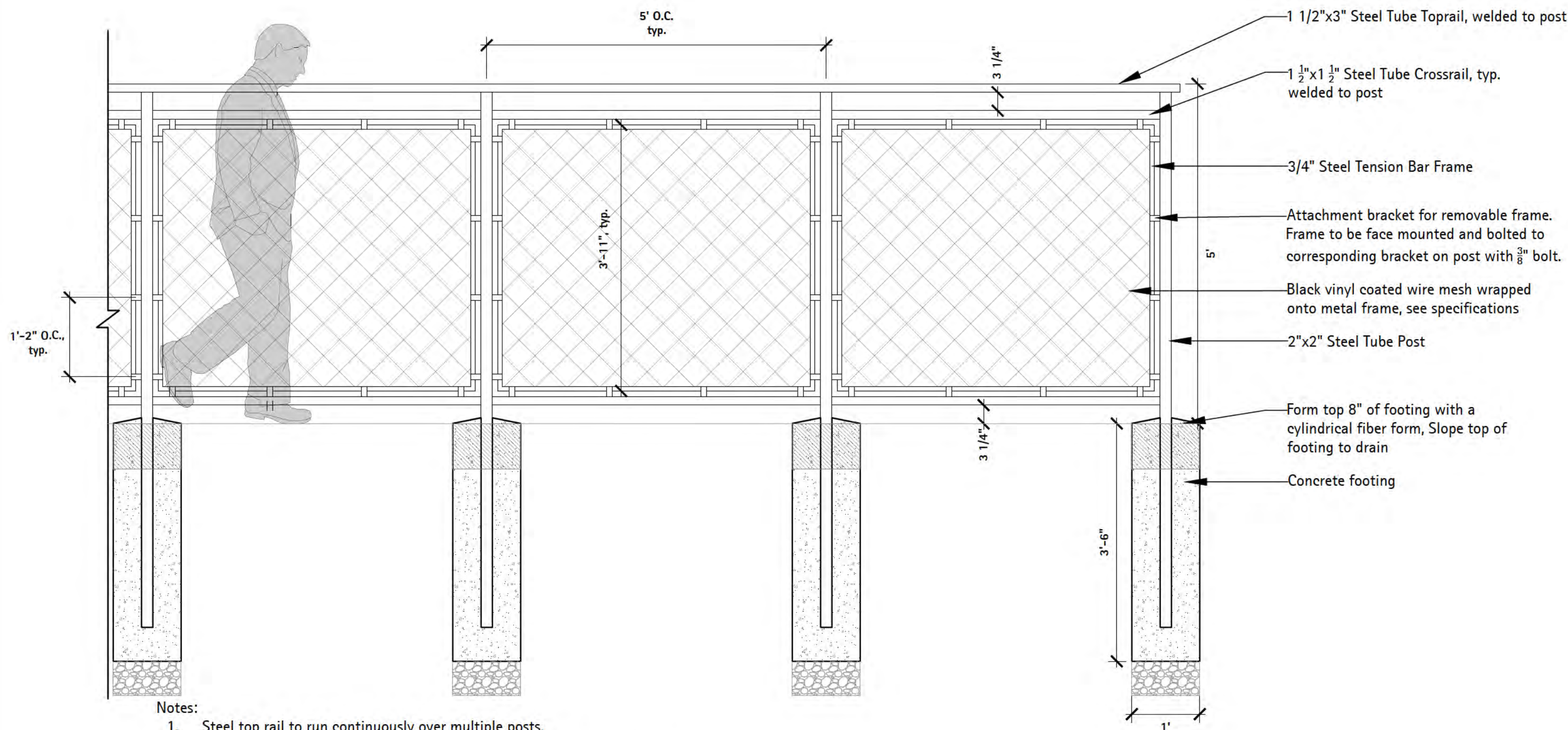


- Notes:
1. Steel top rail to run continuously over multiple posts.
 2. All steel tube rails and posts to have $\frac{1}{8}$ " rounded edges.
 3. Cap exposed steel posts and horizontal rails for water-tight seal, both ends.
 4. All steel to be galvanized steel, powder-coated black.

1 Elevation - Dog Beach Fence at Dog Beach Entry

Scale: 3/4" = 1'-0"

d-dog beach fence type a - pier

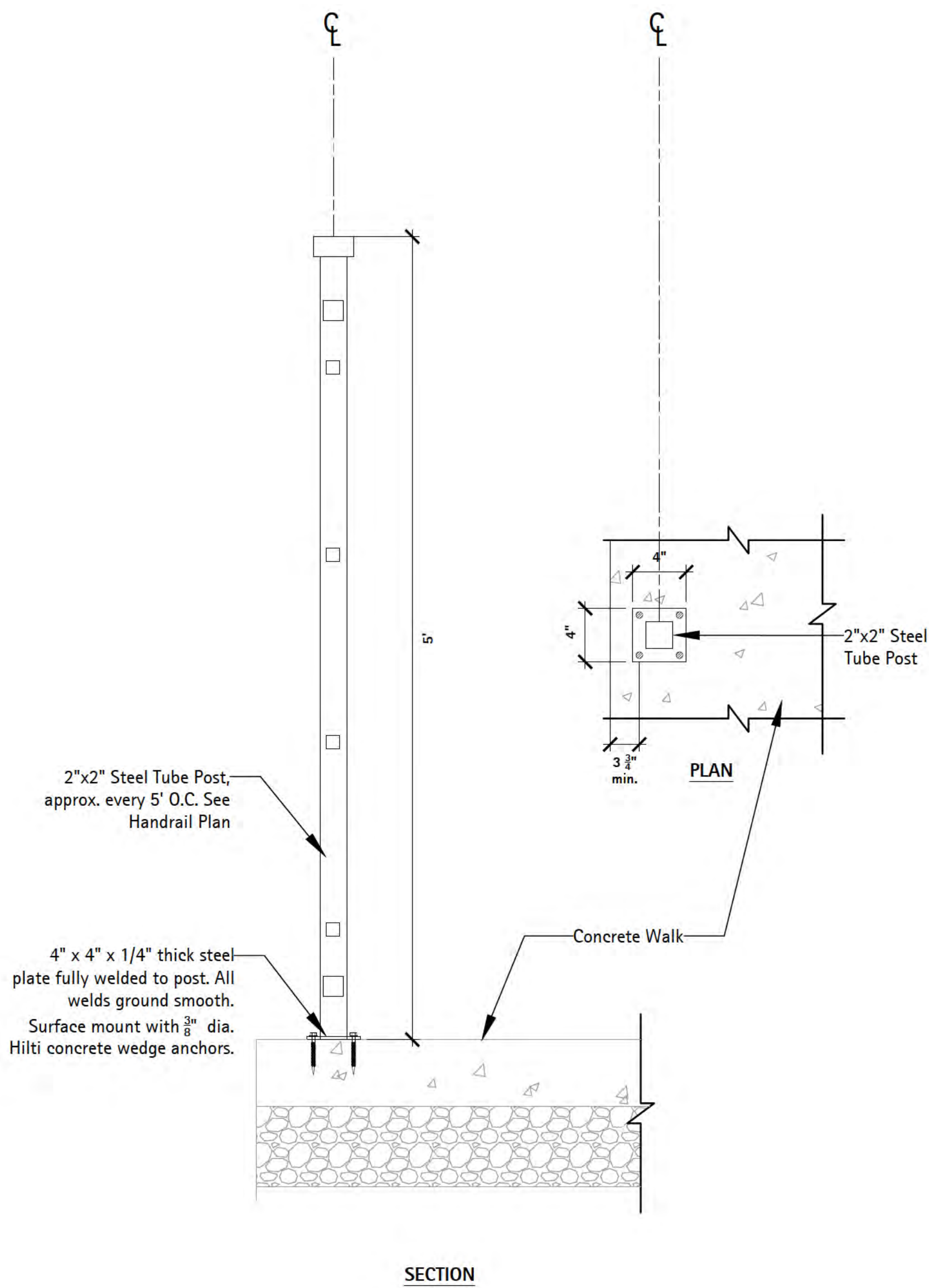


- Notes:
1. Steel top rail to run continuously over multiple posts.
 2. All steel tube rails and posts to have $\frac{1}{8}$ " rounded edges.
 3. Cap exposed steel posts and horizontal rails for water-tight seal, both ends.
 4. All steel to be galvanized steel, powder-coated black.

2 Elevation - Dog Beach Fence at Beach

Scale: 3/4" = 1'-0"

d-dog beach fence type a - pier



SECTION

3 Section - Dog Beach Fence at Concrete (Surface Mount)

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

d-handrail at cone



6750 Wood and Drive
Waukegan, IL 60087
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
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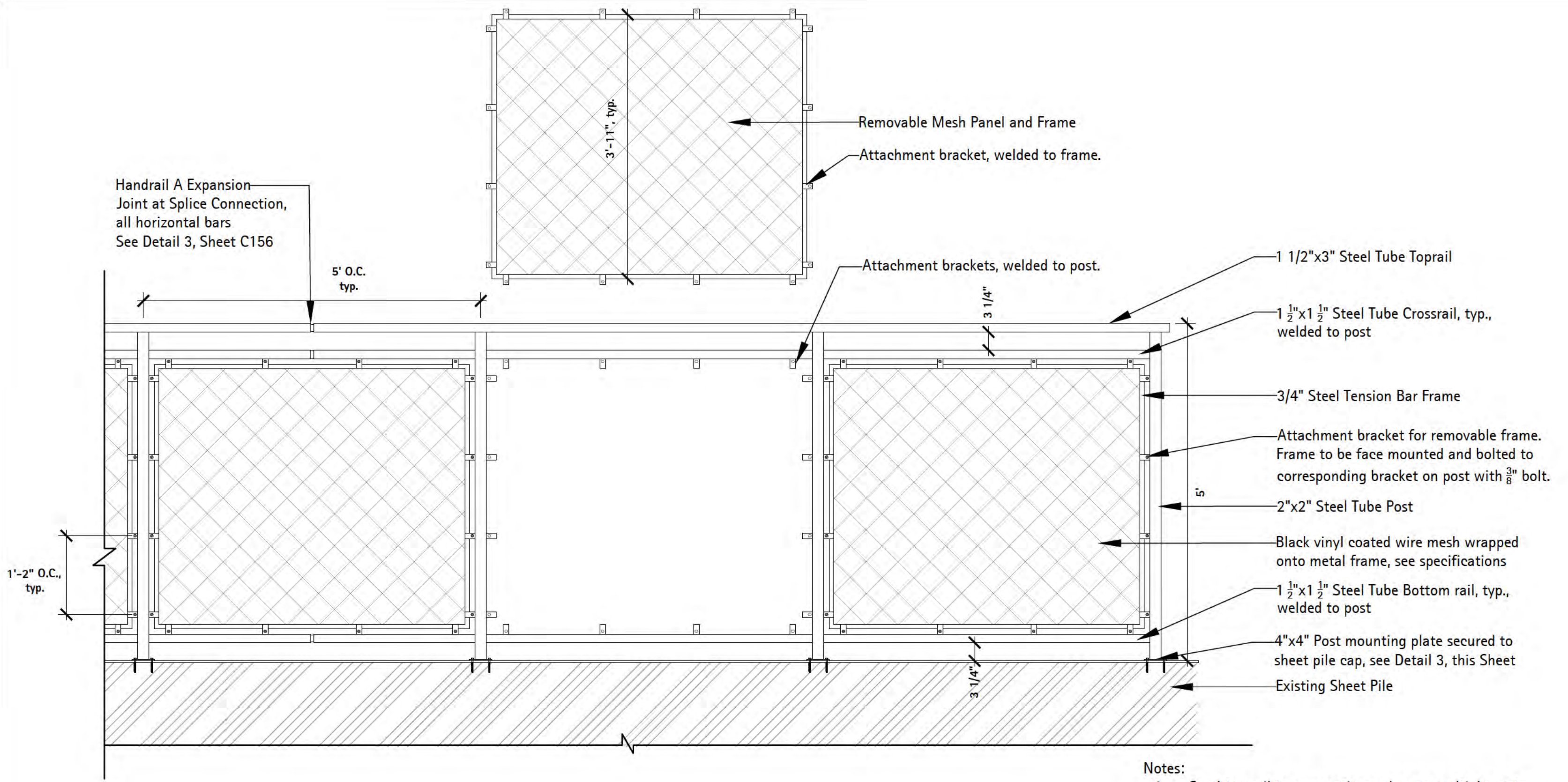
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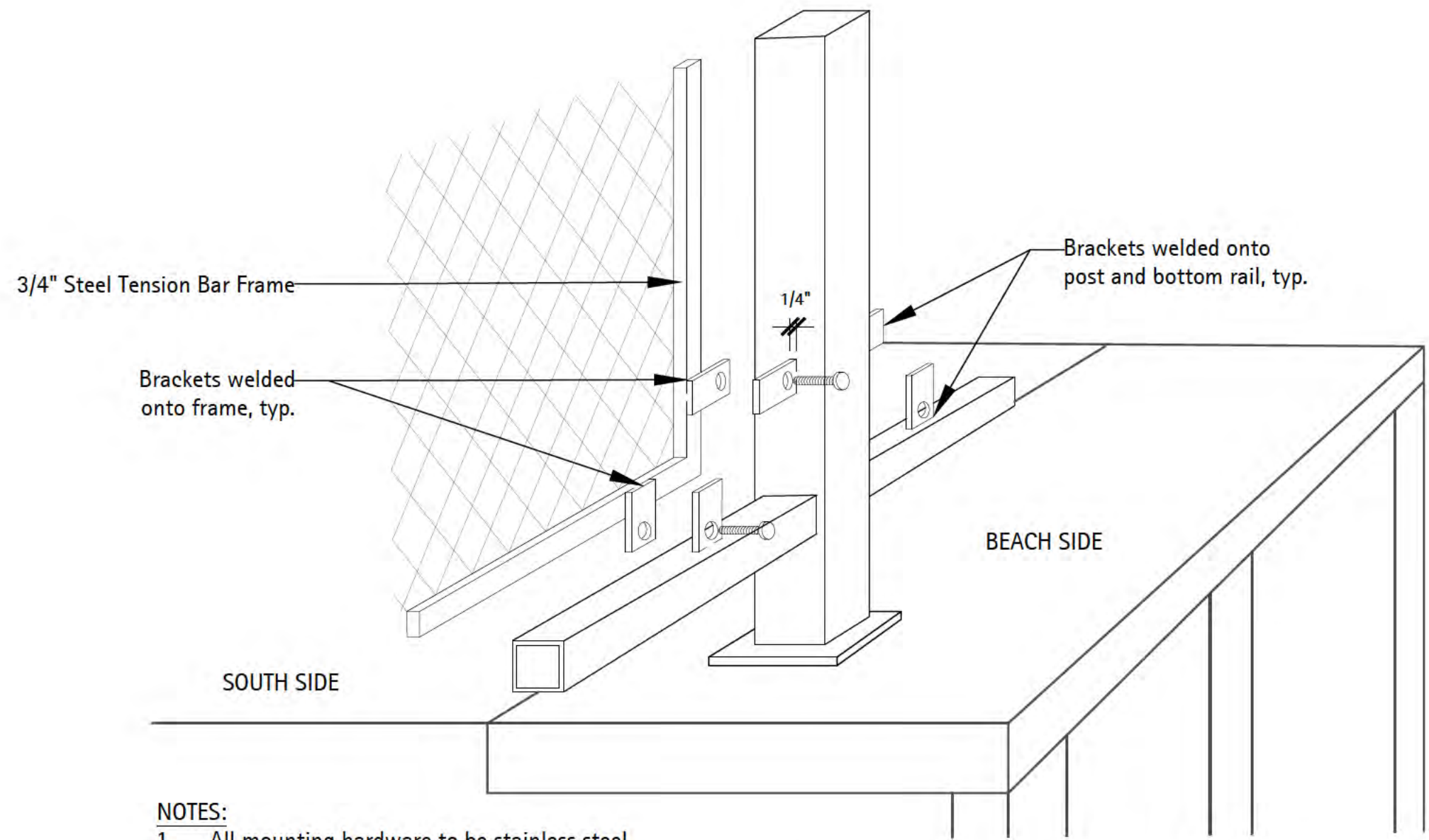
C161



1 Elevation - Dog Beach Fence at Existing Sheet Pile

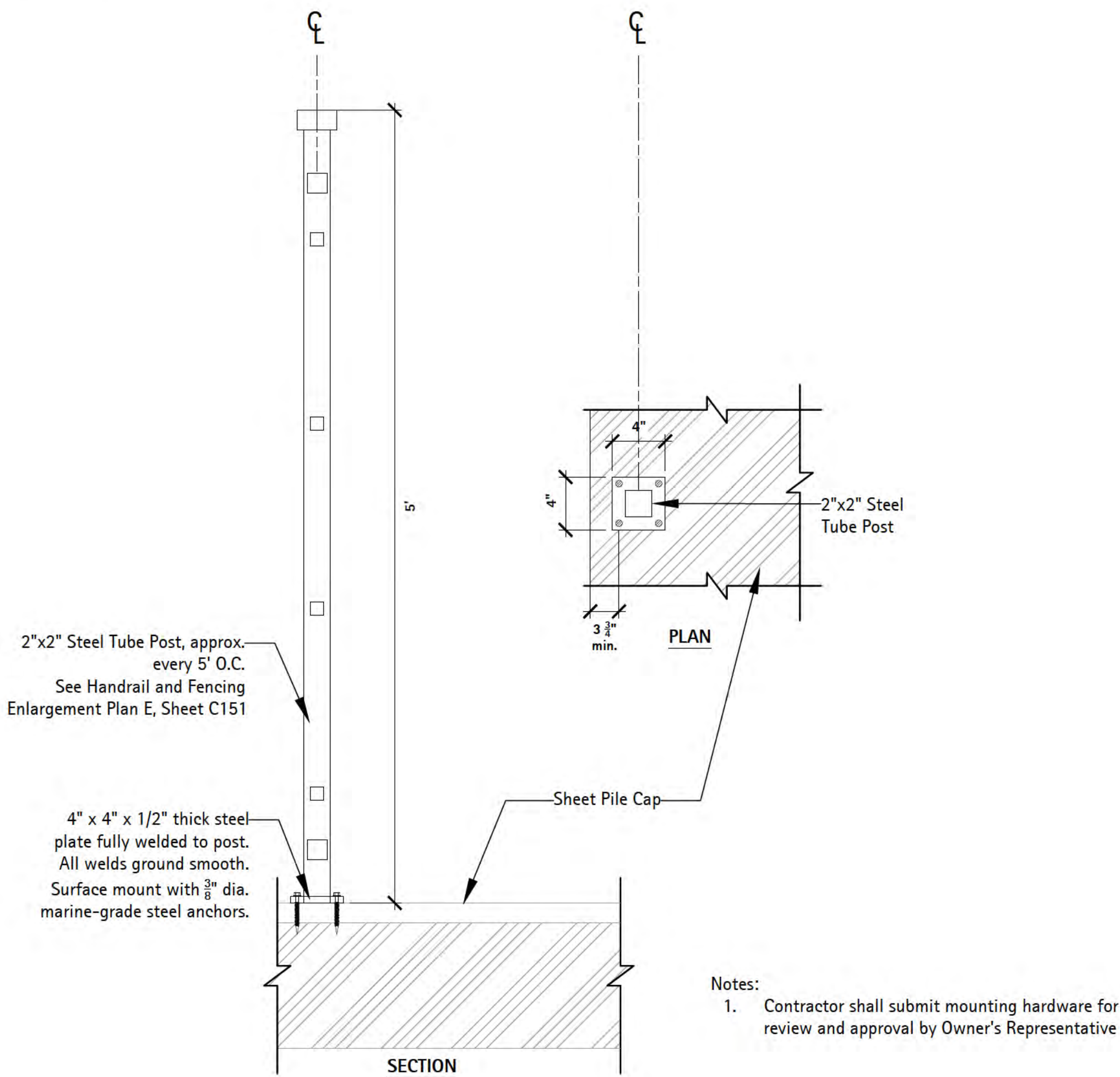
Scale: 3/4" = 1'-0"

d-dog beach fence type a - pier



2 Section - Removable Panel Attachment at Dog Beach Fence

Scale: 3" = 1'-0"



3 Section - Dog Beach Fence at Existing Sheet Pile (Surface Mount)

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

d-handrail at conc.



6750 Wood and Drive
Waukegan, IL 60087
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

THE LAKOTA GROUP.

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Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
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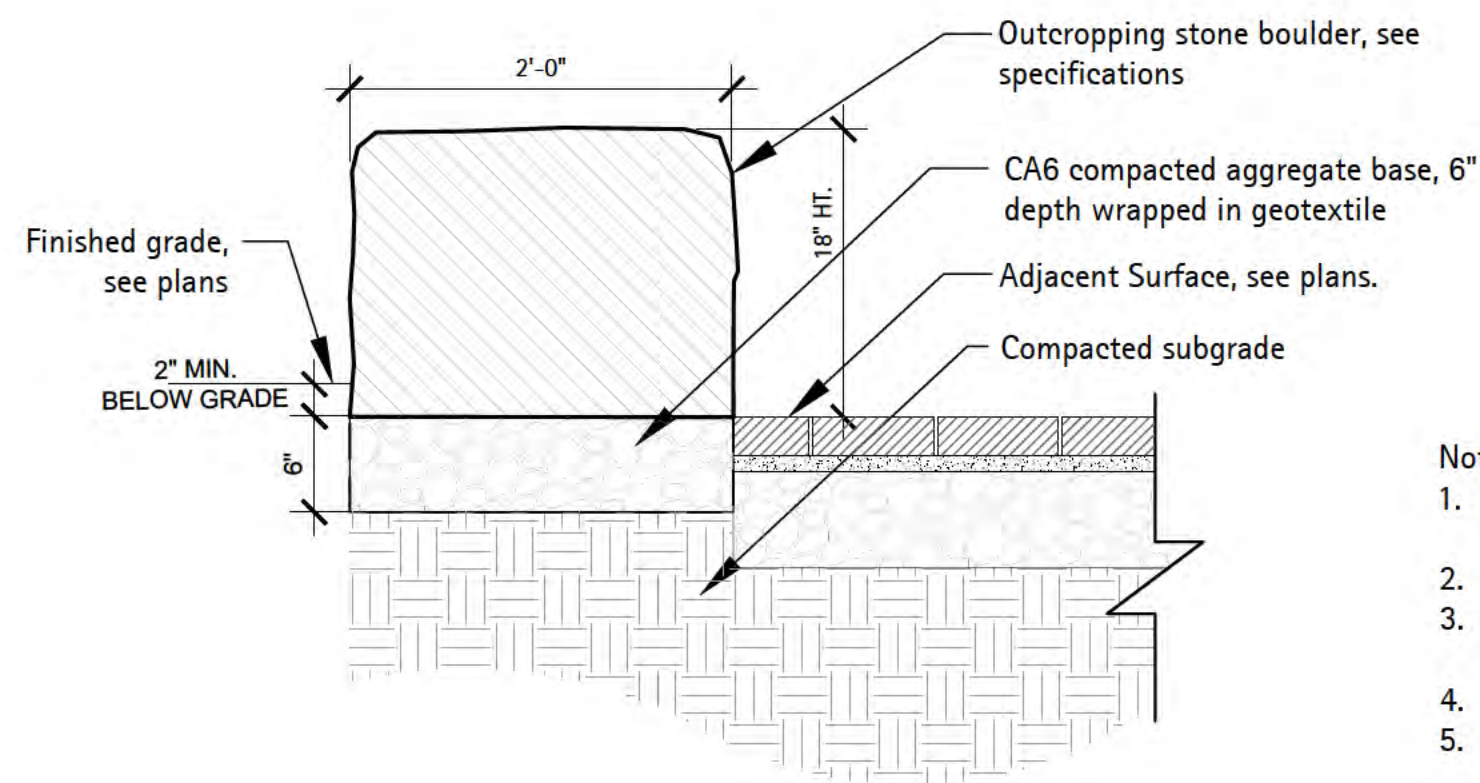
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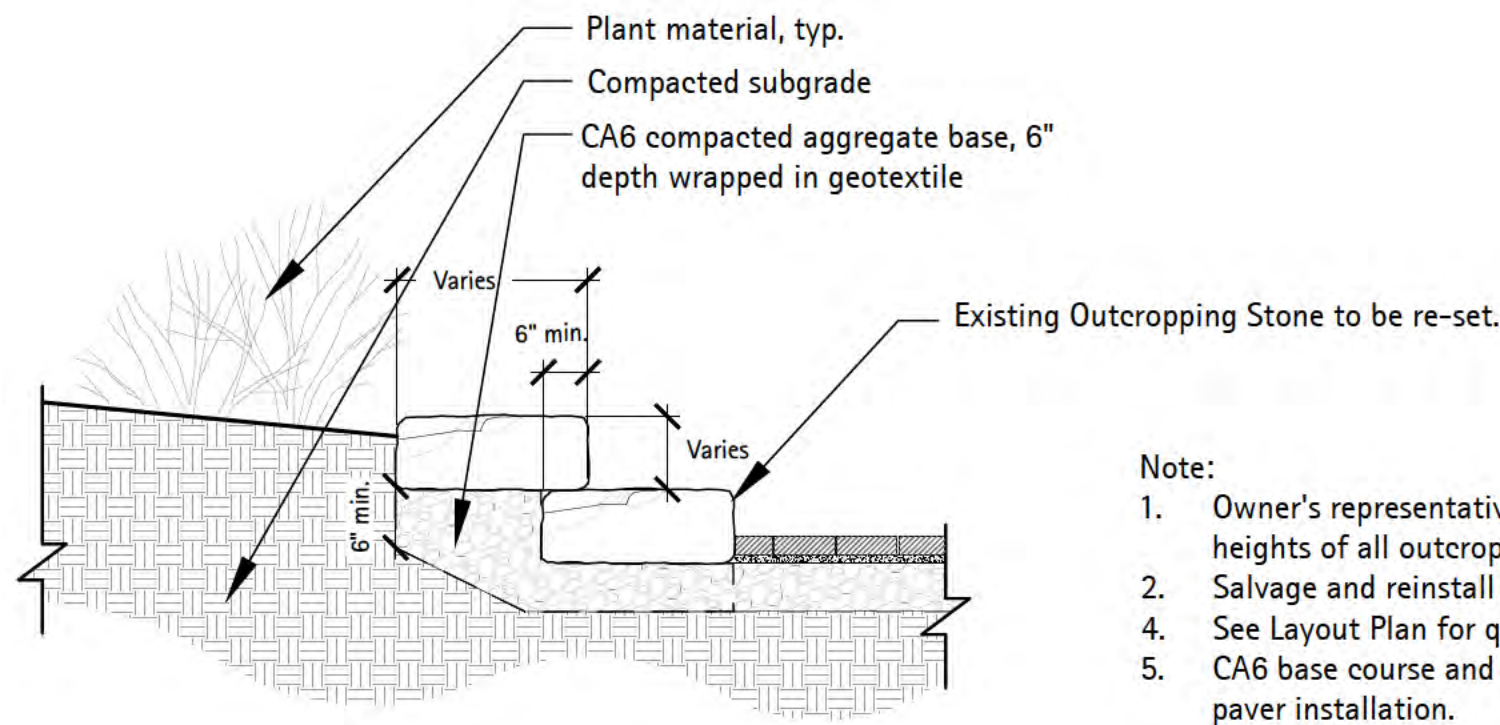
FENCING DETAILS

Sheet No.

C162



- Note:
1. Owner's representative to field verify and approve layouts and heights of all outcropping stone areas shown on the plans.
 2. See specifications for outcropping stone type and sizes.
 3. Provide pictures of stones for review and approval by Owner's representative prior to ordering.
 4. See Layout Plan for quantity and locations.
 5. CA6 base course and geotextile fabric shall be incidental to paver installation.



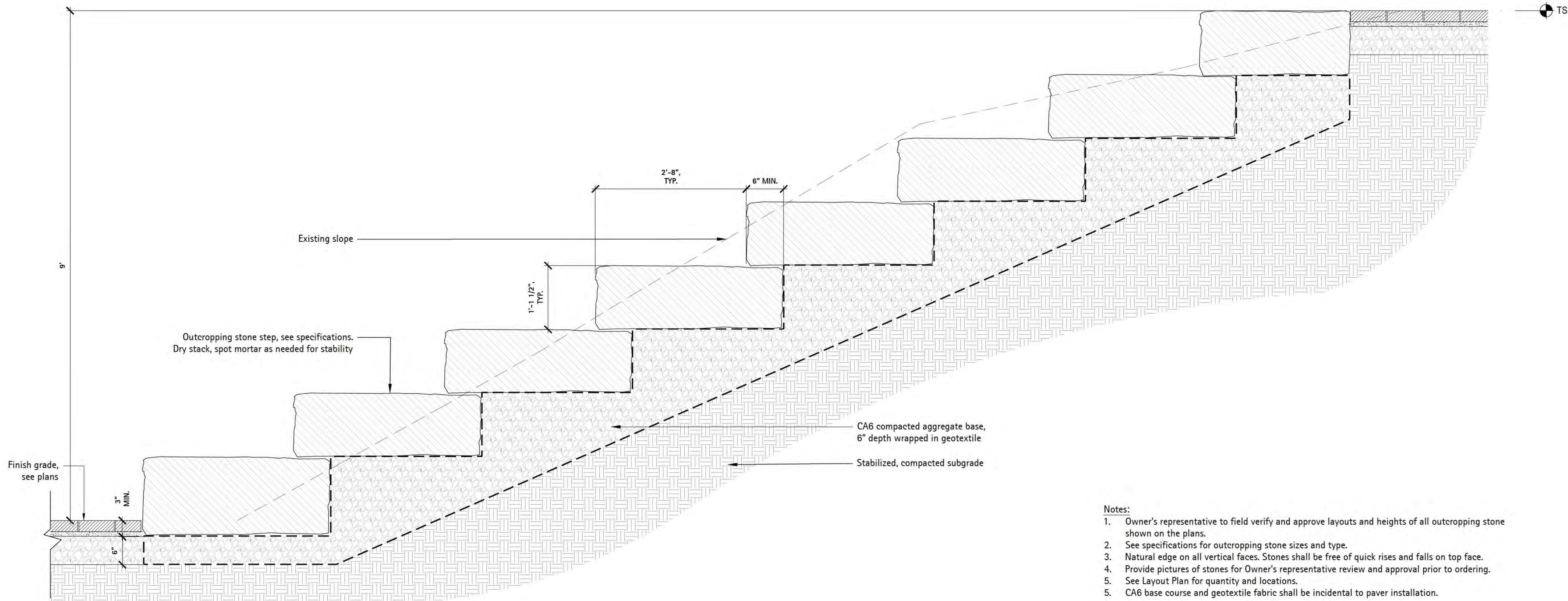
- Note:
1. Owner's representative to field verify and approve layouts and heights of all outcropping stone areas shown on the plans.
 2. Salvage and reinstall existing outcropping stone.
 3. See Layout Plan for quantity and locations.
 4. See Layout Plan for quantity and locations.
 5. CA6 base course and geotextile fabric shall be incidental to paver installation.

1 Section - Outcropping Stone Boulder

Scale: 1" = 1'-0"

3 Section - Existing Outcropping Stone to be Reset

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



- Notes:
1. Owner's representative to field verify and approve layouts and heights of all outcropping stone shown on the plans.
 2. See specifications for outcropping stone sizes and type.
 3. Natural edge on all vertical faces. Stones shall be free of quick rises and falls on top face.
 4. Provide pictures of stones for Owner's representative review and approval prior to ordering.
 5. See Layout Plan for quantity and locations.
 6. CA6 base course and geotextile fabric shall be incidental to paver installation.

2 Section - Outcropping Stone Steps

Scale: 1" = 1'-0"



6750 Wood and Dr ve
Wauunakee WV scons n 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

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70% Subm tta		04/08/24
100% Subm tta		06/28/24
B dd ng and Construct on		07/19/24

Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

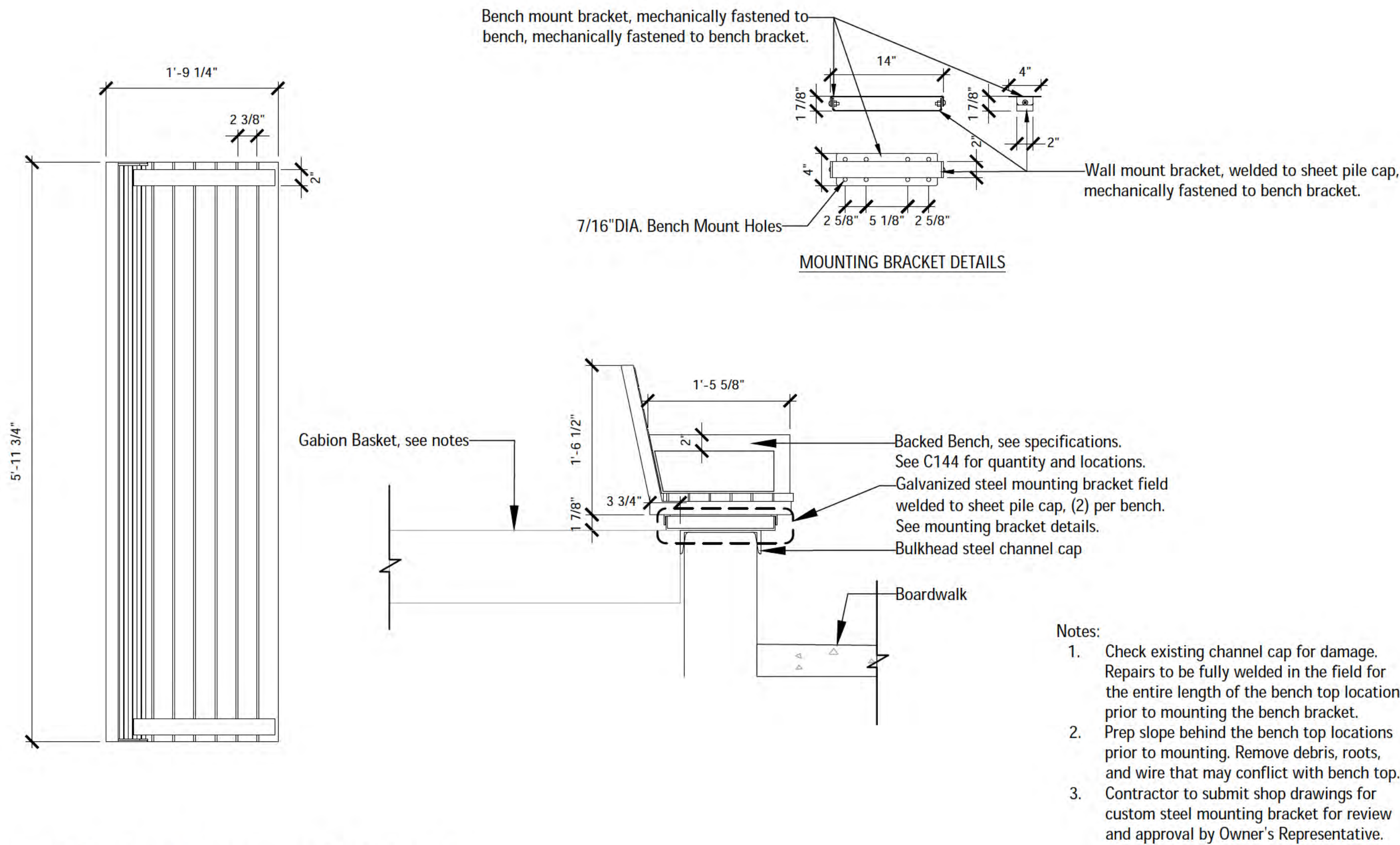
Scale None

Drawing Title

FURNISHINGS

Sheet No.

C164

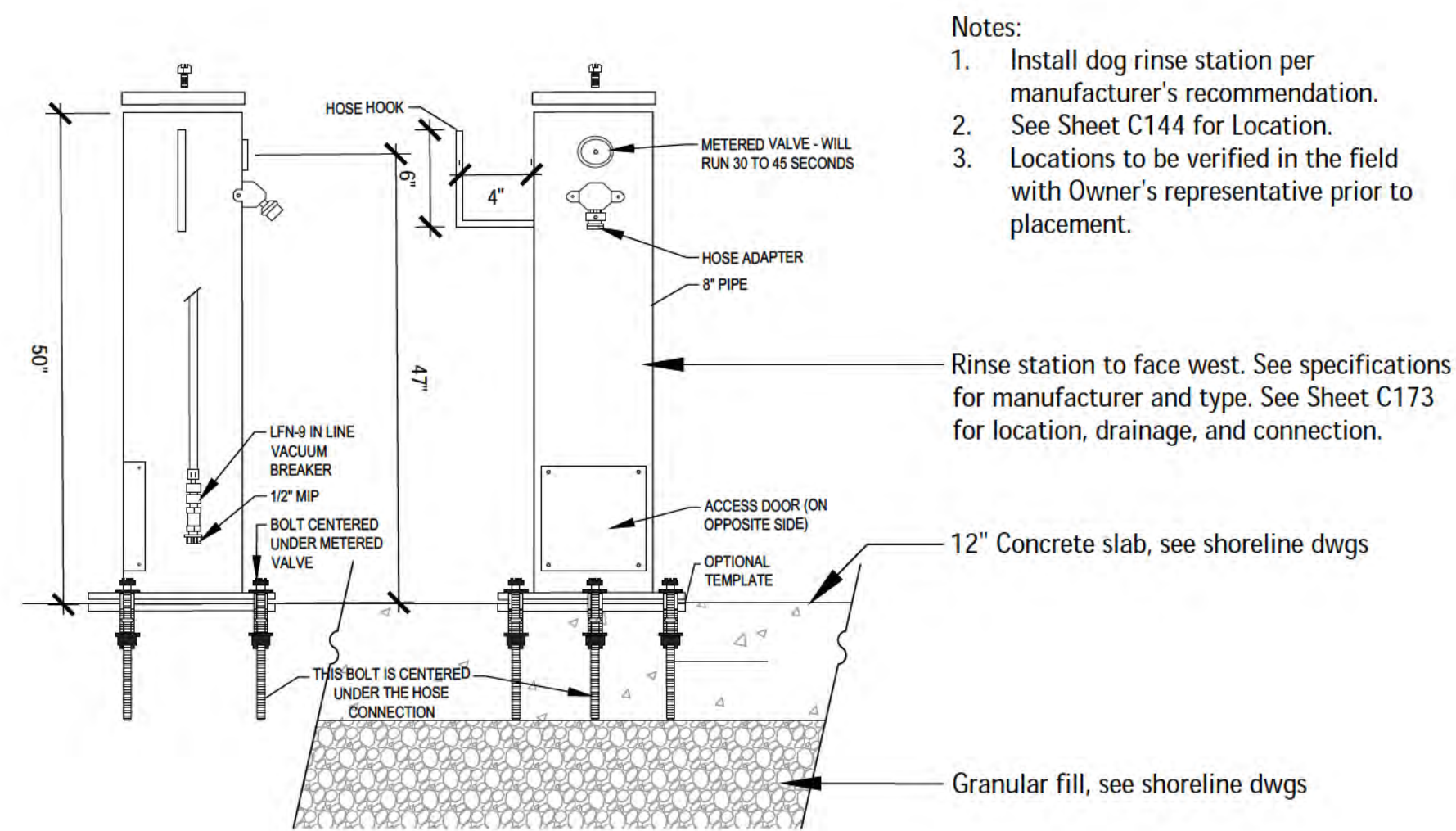


1 Backed Bench at Bulkhead
Scale: 1" = 1'-0"

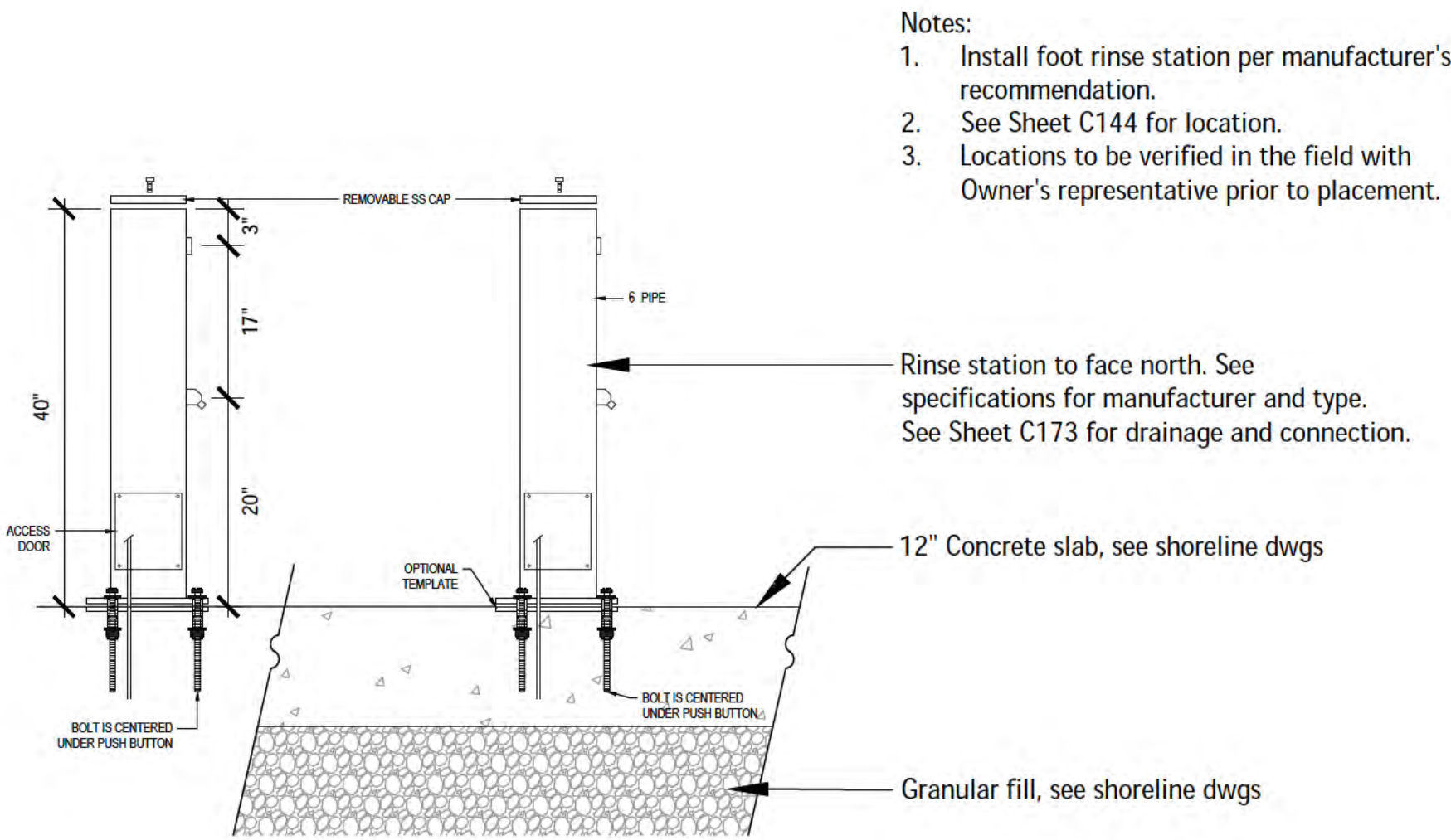


Relocate pet relief station and signage as directed by Owner. See locations on Overall Site Plan, Sheet C144. Verify in the field.

2 Pet Relief Station (Relocated)
NTS



3 Section - Dog Rinse Station
Scale: 3/4" = 1'-0"



4 Section - Foot Rinse Station
Scale: 3/4" = 1'-0"



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

THE LAKOTA GROUP.

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Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

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Graphic Scale

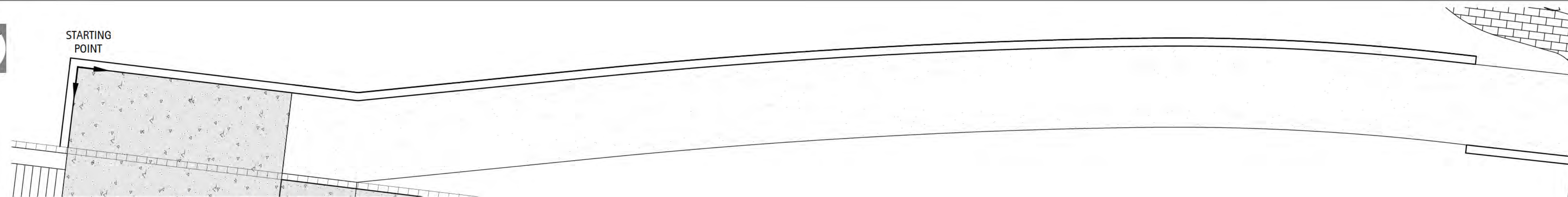
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Drawing Title

FURNISHINGS

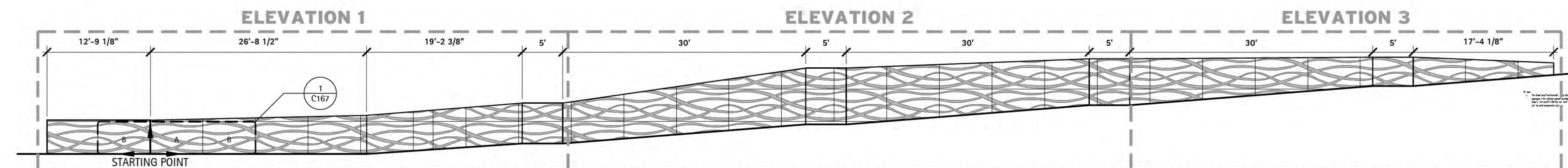
Sheet No.

C165



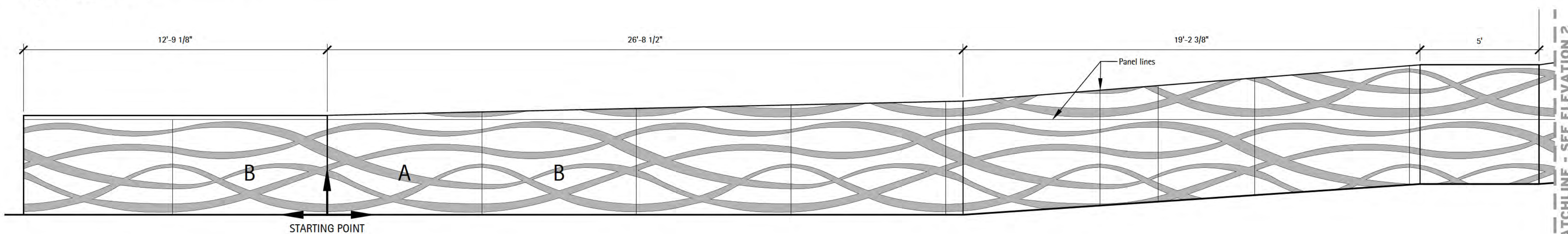
1 Retaining Wall - Plan View

Scale: 1/8" = 1'-0"



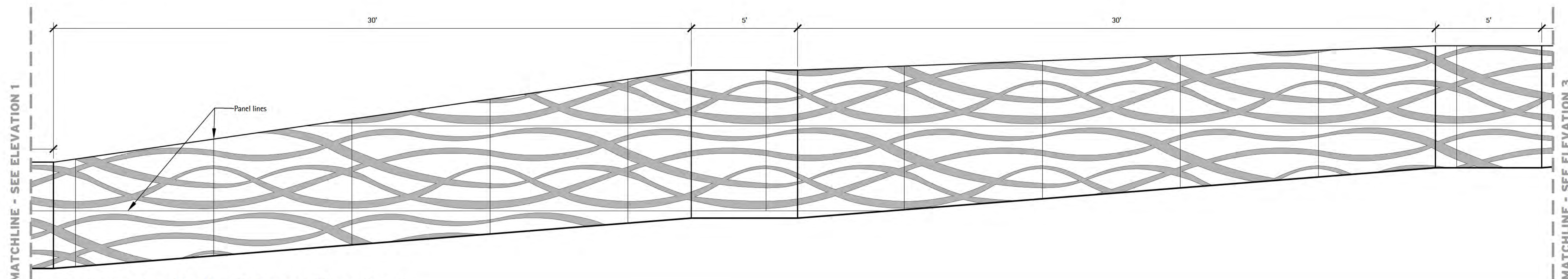
② Retaining Wall - Elevation

Scale: $1/8" = 1'-0"$



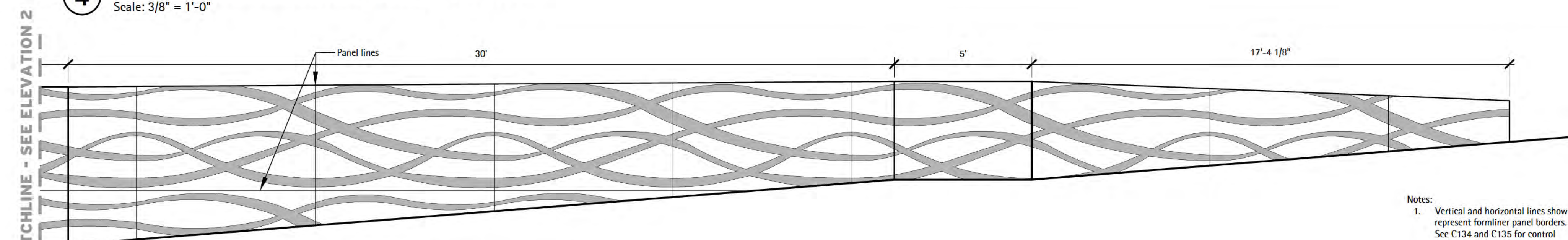
② Retaining Wall - Enlarged Elevation1

Scale: $3/8" = 1'-0"$



④ Retaining Wall - Enlarged Elevation 2

Scale: $3/8" = 1'-0"$

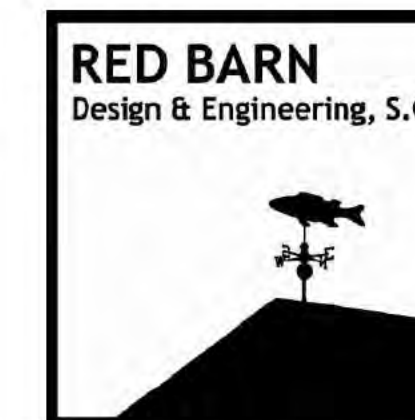


Retaining Wall - Enlarged Elevation 3

Scale: $3/8" = 1'-0"$

Notes:

1. Vertical and horizontal lines shown represent formliner panel borders. See C134 and C135 for control joints and expansion joints.



6750 Wood and Drive
Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants	
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**THE
LAKOTA
GROUP.**

**1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com**

[illegible]

Project Title:

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Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

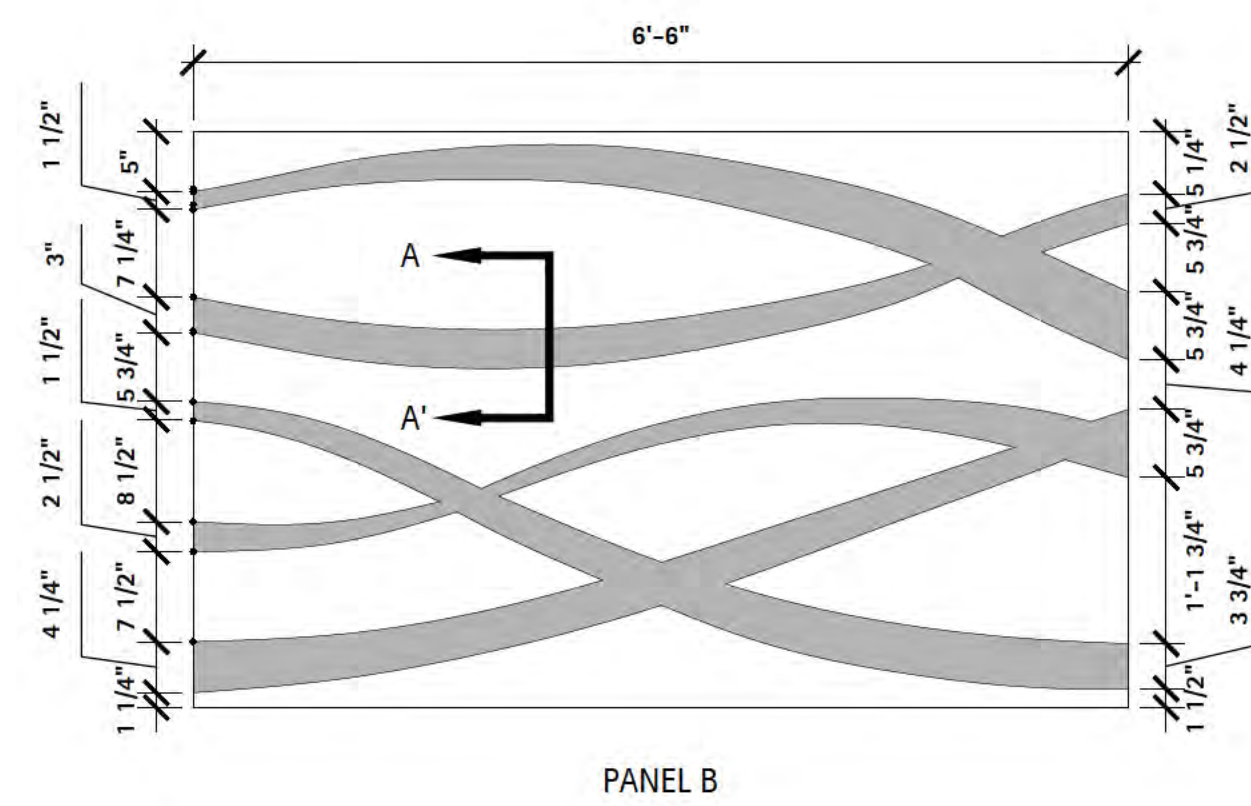
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Drawing Title

RETAINING WALL DETAILS

Sheet No.

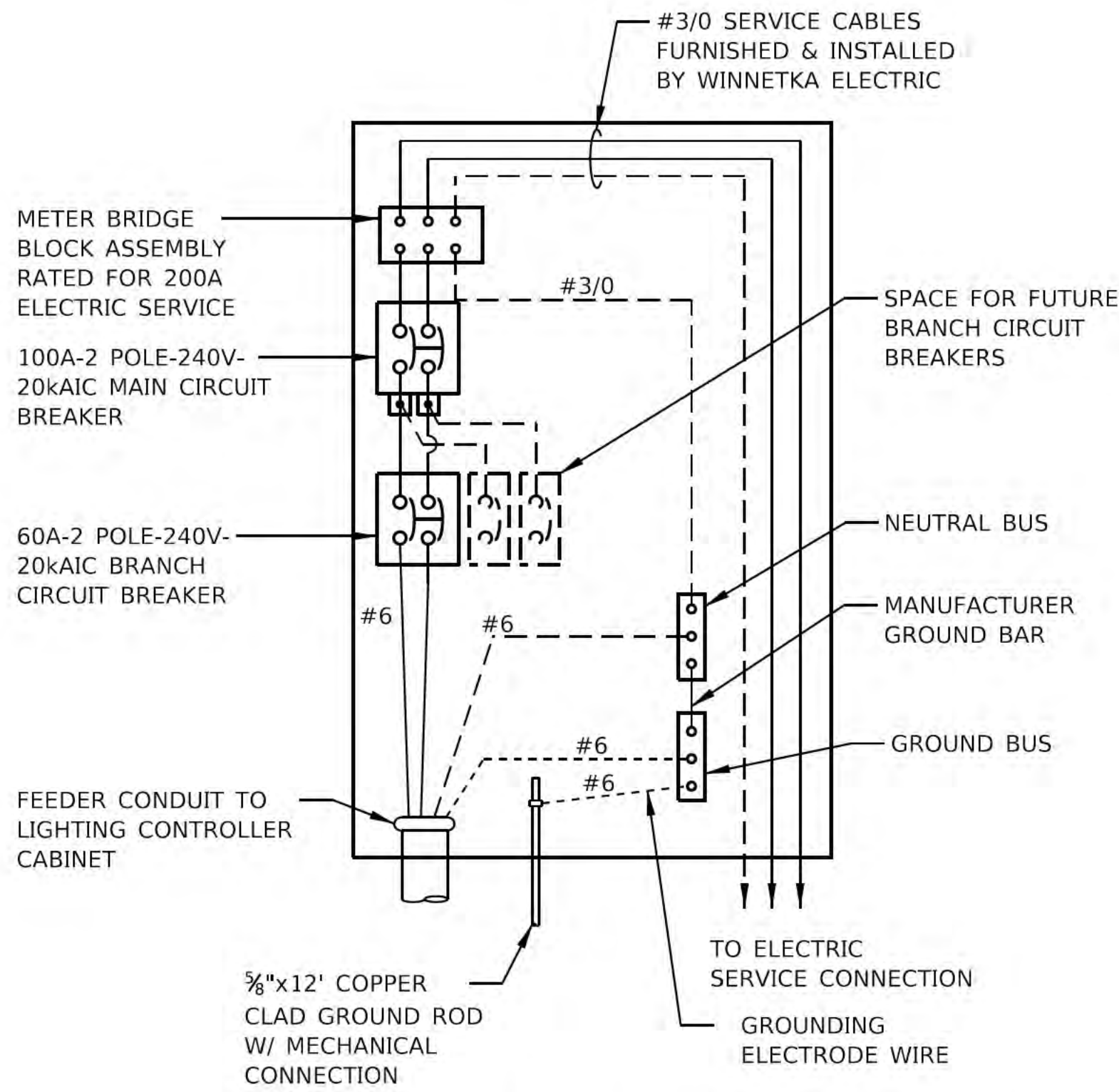
C166



- ## 1 Detail - Formliner Wave Pattern Panels

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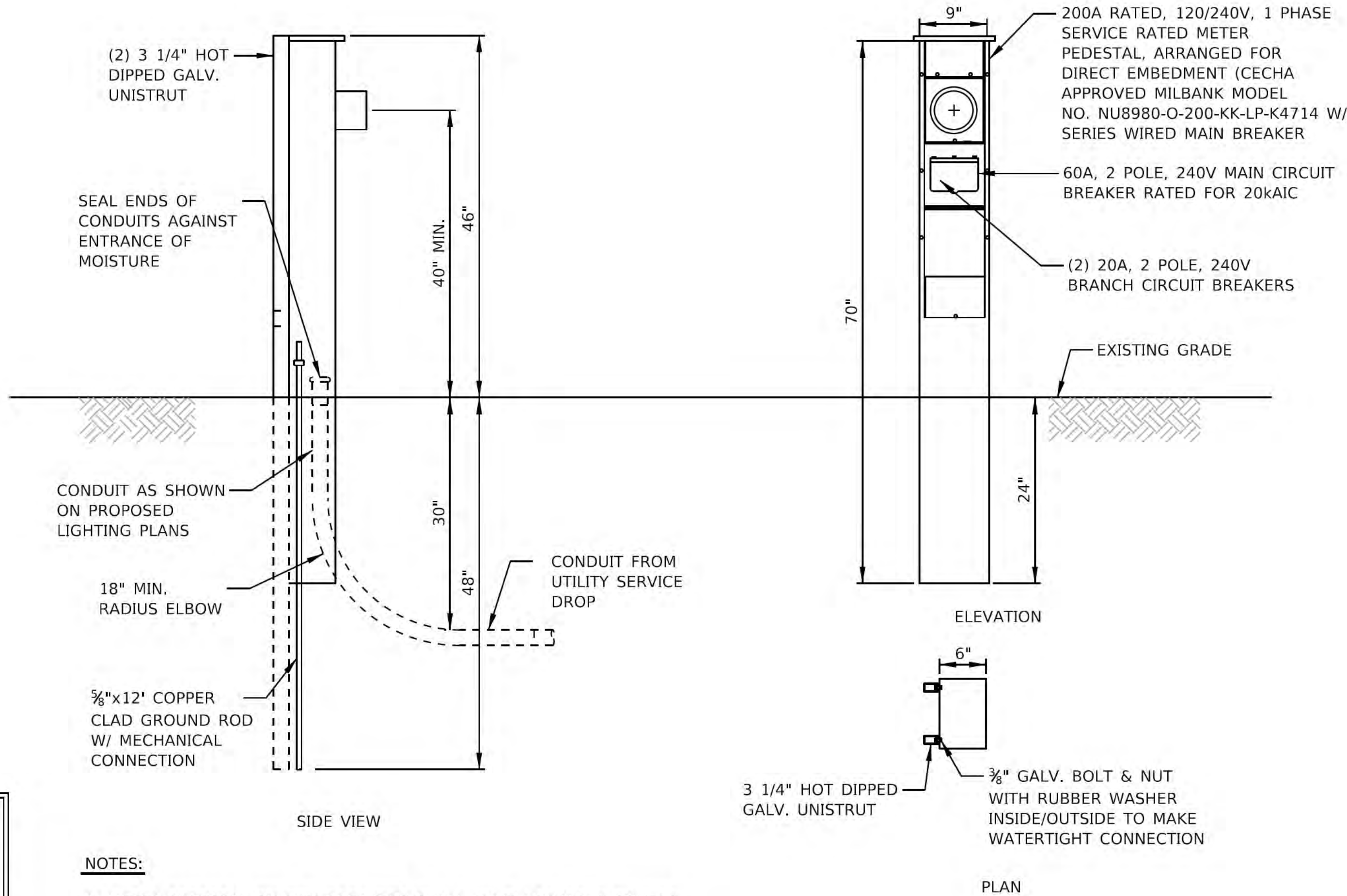
C167



SERVICE METER PEDESTAL WIRING DIAGRAM
N.T.S.



EXISTING ELECTRIC SERVICE (FOR REFERENCE ONLY)
N.T.S.



- NOTES:**
- METER PEDESTAL CIRCUIT BREAKERS SHALL HAVE LOCKABLE COVERS.

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



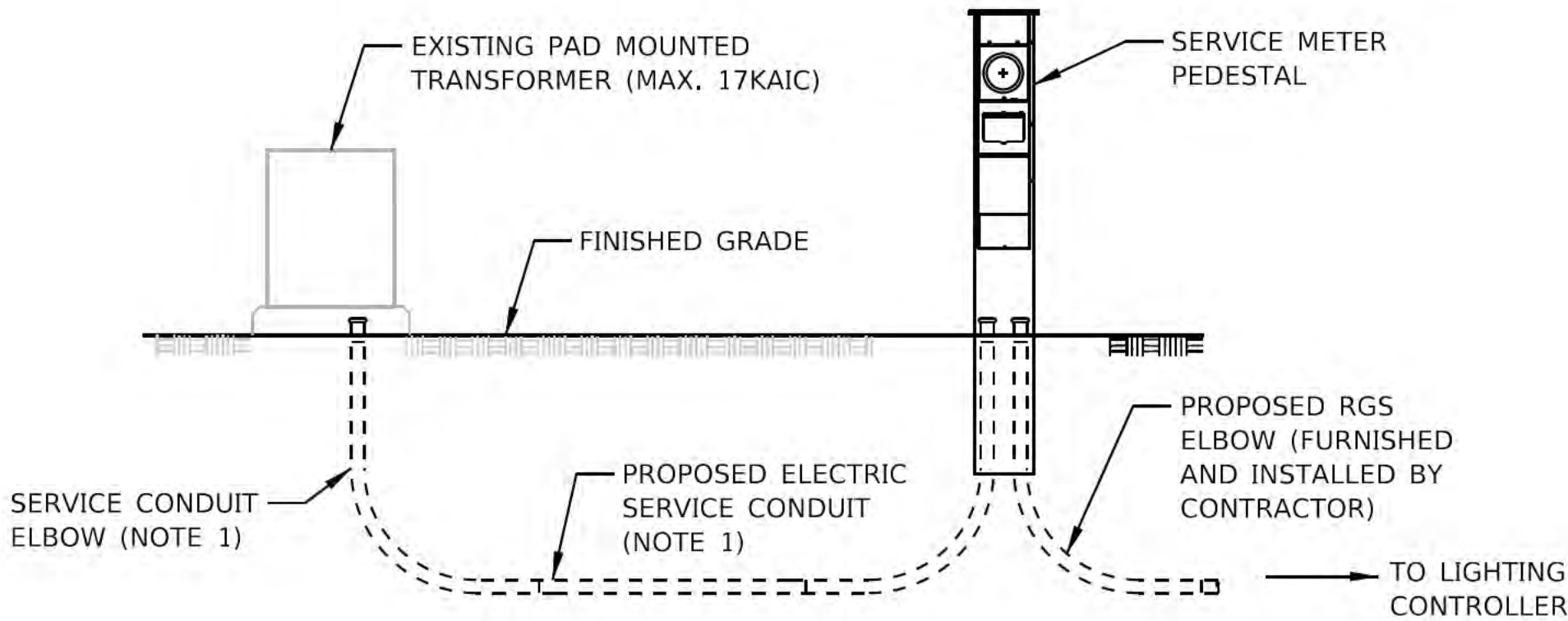
SERVICE METER PEDESTAL
N.T.S.

LIGHTING GENERAL NOTES

- THE LOCATION OF BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION ONLY. REROUTING, DISCONNECTION, RELOCATION, PROTECTION ETC., OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BASED ON UTILITY/JULIE MARKINGS PRIOR TO BEGINNING CONSTRUCTION.
- THE LOCATIONS OF EXISTING LIGHTING/ELECTRICAL FACILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS.
- BEFORE INSTALLING LIGHT STANDARDS NEAR OVERHEAD AND UNDERGROUND ELECTRIC UTILITIES THE CONTRACTOR SHALL CALL ELECTRIC UTILITY COMPANY FOR LOCATION APPROVAL AND MINIMUM CLEARANCE REQUIREMENTS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SPECIFICATIONS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PREPARED BY IDOT, ALSO REFERRED TO AS THE "STANDARD SPECIFICATIONS"
 - NATIONAL ELECTRIC CODE (NEC)
 - LOCAL CODES AND STANDARDS
 - WINNETKA ELECTRIC UTILITY STANDARDS
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION/DIRECTION AND MEANS/METHODS OF CONSTRUCTION.
- UNDERGROUND CABLES SHALL BE DISCONNECTED AND REMOVED FROM CONDUITS TO BE ABANDONED.
- UNDERGROUND CONDUITS TO BE ABANDONED SHALL BE REMOVED TO A MINIMUM OF 2 FT BELOW GRADE.
- UPON COMPLETION OF THE SITE LIGHTING AND ELECTRICAL IMPROVEMENTS, THE CONTRACTOR SHALL PERFORM ELECTRICAL TESTING AND VERIFY THAT THE INSTALLATION COMPLIES WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS. ALL ELECTRICAL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER/OWNER, PARK DISTRICT, AND THE VILLAGE.

PROJECT CONTACTS

WINNETKA ELECTRIC
CONTACT: MR. RYAN BRIDGES
OFFICE NO.: (847) 716-3550



- NOTES:**
- WINNETKA ELECTRIC DEPARTMENT WILL SUPPLY SERVICE CONDUIT, ELBOWS, AND CABLES BETWEEN THE EXISTING PAD MOUNTED TRANSFORMER AND SERVICE METER PEDESTAL.
 - CONTRACTOR TO SCHEDULE & COORDINATE ALL WORK WITH WINNETKA ELECTRIC DEPARTMENT.

ELECTRIC SERVICE DETAIL
N.T.S.



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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Winnetka Park District
Winnetka, IL

Graphic Scale

Scale N.T.S.

Drawing Title

Lighting and Electrical Details

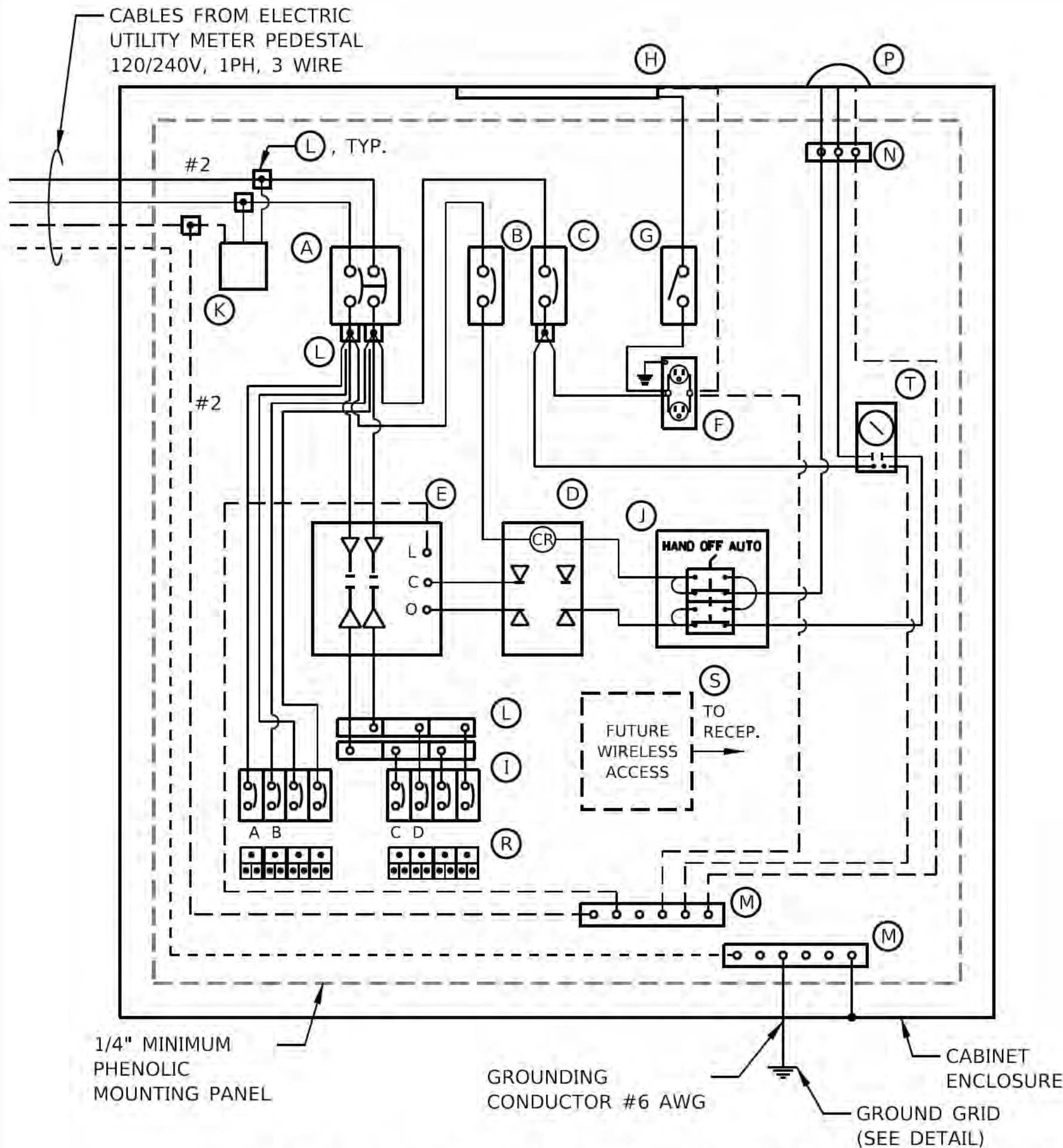
Sheet No.

C169

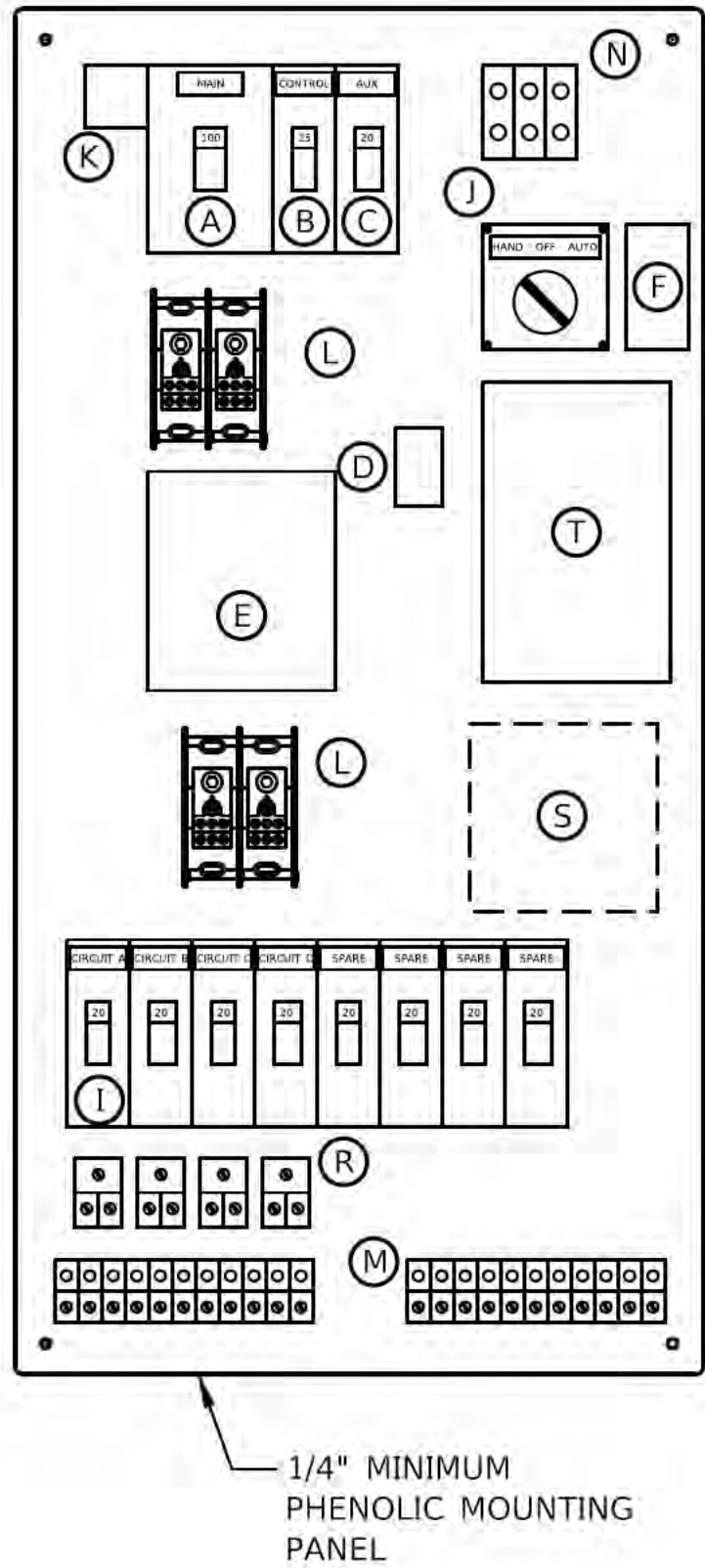
LIGHTING CONTROLLER EQUIPMENT

ITEM	SPECIFICATION	MANUFACTURER MODEL NO. OR EQUAL
A MAIN CIRCUIT BREAKER	60A, 2P, 240V SERVICE RATING, 10KAIC	SQUARE D NO. BDL26060
B CONTROL CIRCUIT BREAKER	15A, 1P, 120V RATING, 10KAIC	SQUARE D NO. BDL16015
C CABINET CIRCUIT BREAKER	20A, 1P, 120V RATING, 10KAIC	SQUARE D NO. BDL16020
D AUXILIARY RELAY	30A-120 V OPERATED DPDT 60 HZ COIL 2 NO & 2 NC CONTACTS, PLUG IN	MAGNECRAFT NO. 389 FXBXC1-120A
E LIGHTING CONTACTOR	30A, 2-POLE, 120V COIL, MECH HELD, OPEN TYPE	SQUARE D NO. 8903SMO1 V02
F CABINET RECEPTACLE AND BOX	COMMERCIAL GRADE GFCI 20A/120V, MOUNTED IN A WEATHERPROOF CAST ALUMINUM SINGLE GANG BOX WITH WEATHERPROOF COVER	RECEPTACLE: LEVITON NO. 8899, BOX: APPLETON NO. WSM150 COVER: APPLETON NO. WHG1
G DOOR SWITCH	20A-120V, DOOR MTD SNAP ACTION PLUNGER SWITCH	OMRON NO. A-20GQ-K
H CABINET LIGHT	5 WATT LED STRIP LIGHT, 60K HOUR RATING, DOOR SWITCH CONTROLLED, FASTENED TO TOP OF CABINET	PENTAIR NO. LEDA1S35
I BRANCH CIRCUIT BREAKER	8-20A, 1P, 120V RATING, 10 KAIC	SIEMENS NO. ED21B020
J HAND-AUTO-OFF CONTROL SWITCH	20A, 3 POS. MTD IN 3-GANG CAST ALUM. BOX	SQUARE D NO. 9001 KYK 111
K SURGE ARRESTOR	10 K AMPERE RATING	SQUARE D NO. SDSA 1175
L POWER DISTRIBUTION BLOCK	600 VOLT, INSULATED, SIZE AS REQ'D, 10KAIC	MARATHON
M GROUND & NEUTRAL COPPER BUS	NEUTRAL BUS-MIN 24 TERMINATIONS (#3/0-#10) & GROUND BUS-MIN 16 TERMINATIONS (#3/0-#10), BUSES SHALL BE HORIZONTAL & LOCATED AT THE BASE OF CABINET	ERICO NO. TCB
N PHOTOCELL TERMINAL BLOCK	3 TERMINAL, SCREW TYPE, #14-#10 WIRE SIZE	CINCH NO. 3-142
P PHOTOCELL	120V, MTD ON CABINET, DELAY TYPE, SPST-NC	FISHER PIERCE NO. FPFA-105M
R TERMINAL BLOCK	30A, 240V, #12-#1/0 AWG WIRE RANGE (MAX 3 #10 PER LUG), INSULATED, CKTS SHALL BE LABELED	SQUARE D NO. GD6
S FUTURE TRILOGY WIRELESS ACCESS	8"x8" SPACE FOR FUTURE WIRELESS CONTROL BOX AND CONNECTIONS	TRILOGY NETWORKX LOCK
T TIMECLOCK	120V, DPST, 24-HOUR MECHANICAL TIME CLOCK WITH METAL ENCLOSURE	INTERMATIC NO. T103

NOTES:
1. THE CONTROLLER, ALONG WITH ALL ITS COMPONENTS, SHALL BE UL LISTED 508A AS AN "ENCLOSED INDUSTRIAL CONTROL PANEL."
2. THE MAIN CIRCUIT BREAKER SHALL BE LABELED "SERVICE DISCONNECT."
3. ALL SWITCHES SHALL BE IDENTIFIED USING TWO COLOR ENGRAVED NAME PLATES.
4. THE CABINET SHALL BE LABELED WITH THE APPROPRIATE ARC FLASH LABEL AND INCLUDE PERSONNEL PROTECTION DESIGNATIONS.
5. ALL EXPOSED BUS BARS AND COMPONENTS SHALL BE INSULATED.
6. CONTROL WIRE SHALL BE #12 MTW.



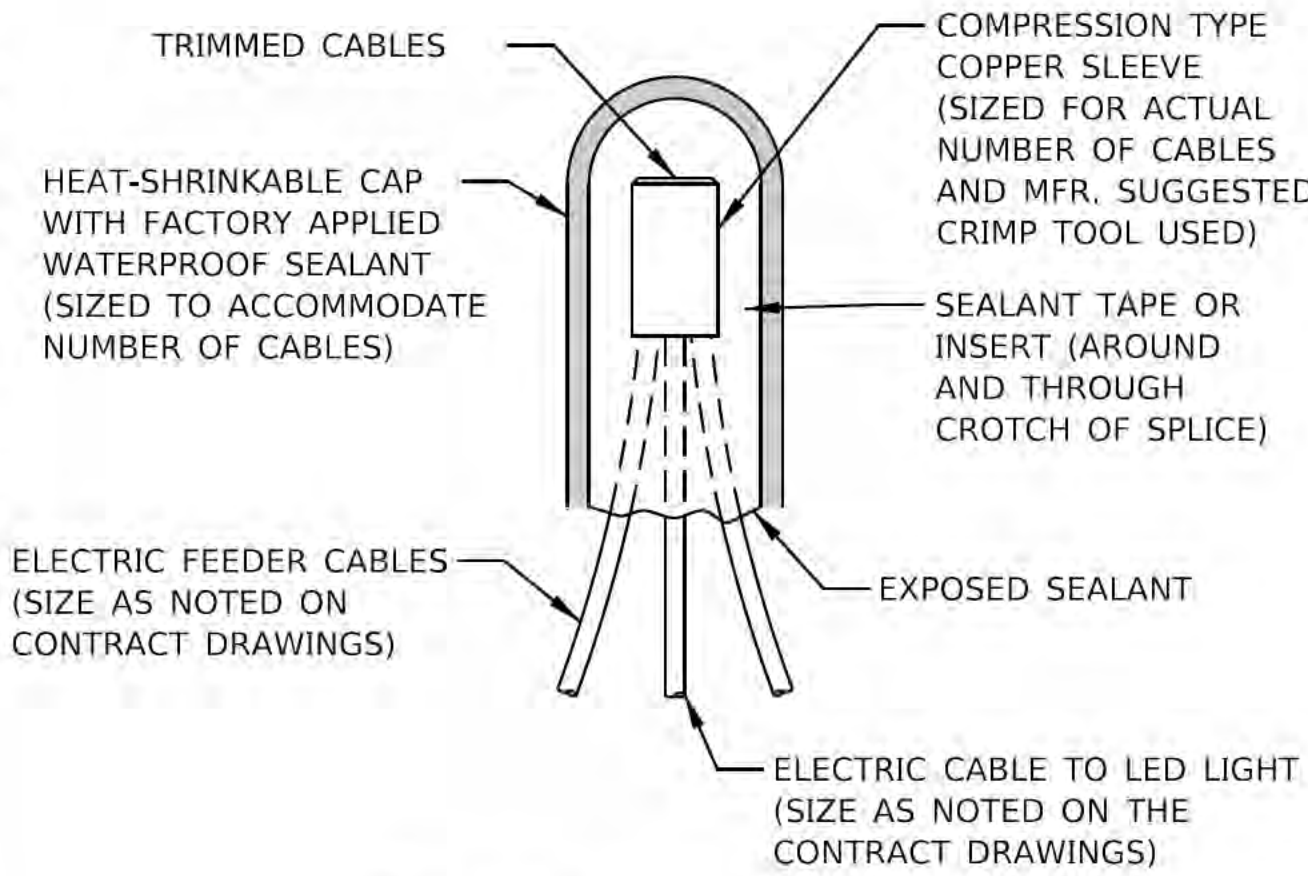
LIGHTING CONTROLLER WIRING DIAGRAM
N.T.S.



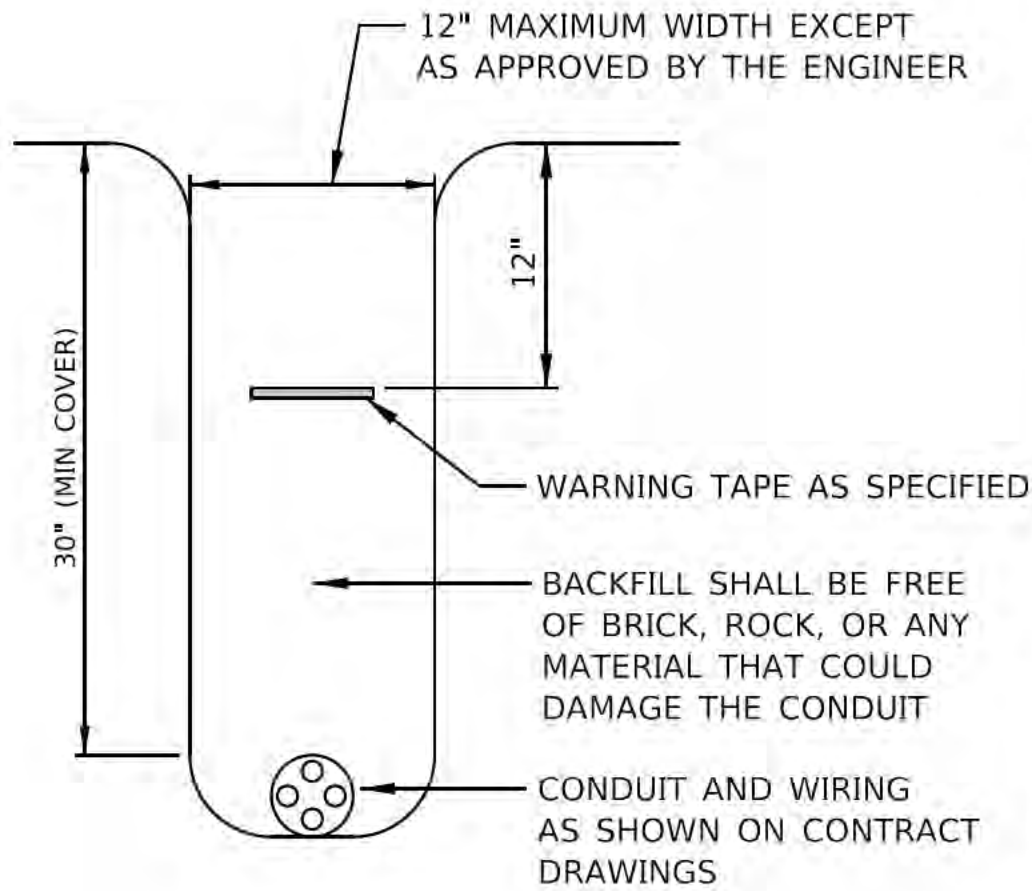
LIGHTING CONTROLLER EQUIPMENT LAYOUT
N.T.S.

PROPOSED LIGHTING CONTROLLER LOAD TABLE

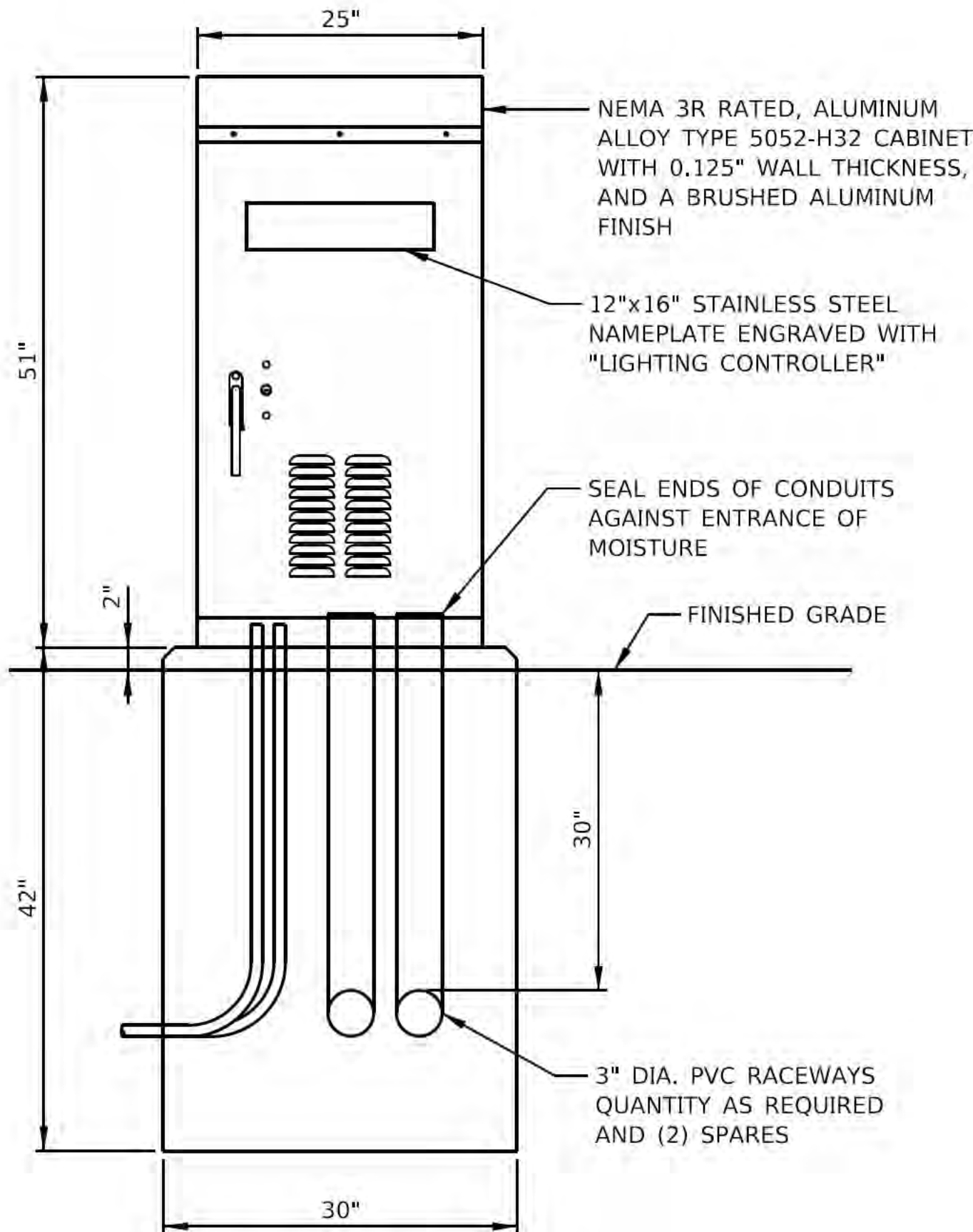
CIRCUIT ID (INSULATION COLOR)	CIRCUIT BREAKER/ POLES	BOLLARD		DUPLEX RECEPTACLE		MOTORIZED GATE		TOTAL CIRCUIT LOAD		
		QTY.	LOAD/FIX T	QTY.	LOAD/FIX T	QTY.	LOAD/FIX T	WATTS	AMPS	VOLTS
A - RED	20A-1P	0	20	0	500	1	100	100	0.8	120
B - BLACK	20A-1P	0	20	4	500	0	100	2,000	16.7	120
C - RED	20A-1P	7	20	0	500	0	100	140	1.2	120
D - BLACK	20A-1P	0	20	0	500	0	100	0	0.0	120
E - RED	20A-1P	0	20	0	500	0	100	0	0.0	120
F - BLACK	20A-1P	0	20	0	500	0	100	0	0.0	120
TOTAL		7		4		1		2240W	9.33A	240



TYPICAL SPLICE DETAIL
N.T.S.



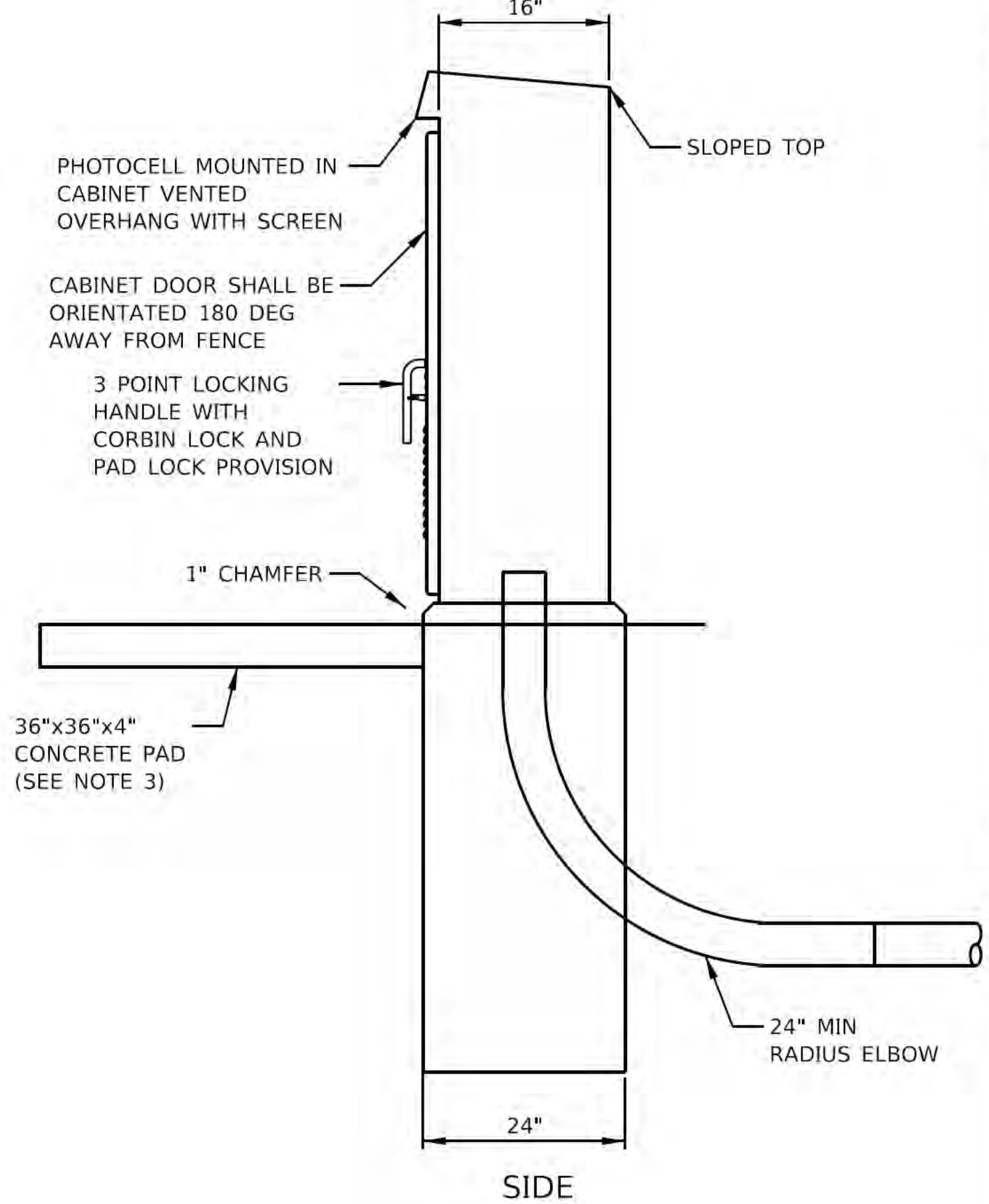
TYPICAL WIRING IN TRENCH DETAIL
N.T.S.



NOTES:

- CABINET DIMENSIONS SHOWN ARE APPROXIMATE. CABINET SHALL BE AS COMPACT AS POSSIBLE.
- FOUNDATION SIZE SHALL BE COORDINATED WITH CABINET SIZE AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL REMOVE VEGETATION IN FRONT OF CONTROL CABINET DOOR, LEVEL THE AREA AND TOP WITH 2" TOPSOIL, WHERE THERE IS NO SIDEWALK.

LIGHTING CONTROLLER CABINET DETAIL
N.T.S.



RED BARN
Design & Engineering, S.C.



6750 Woodland Drive
Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants



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Winnetka, IL

Graphic Scale

Scale N.T.S.

Drawing Title

Lighting and Electrical Details

Sheet No.

C170



EXISTING GATE ACCESS EQUIPMENT
TO BE REMOVED

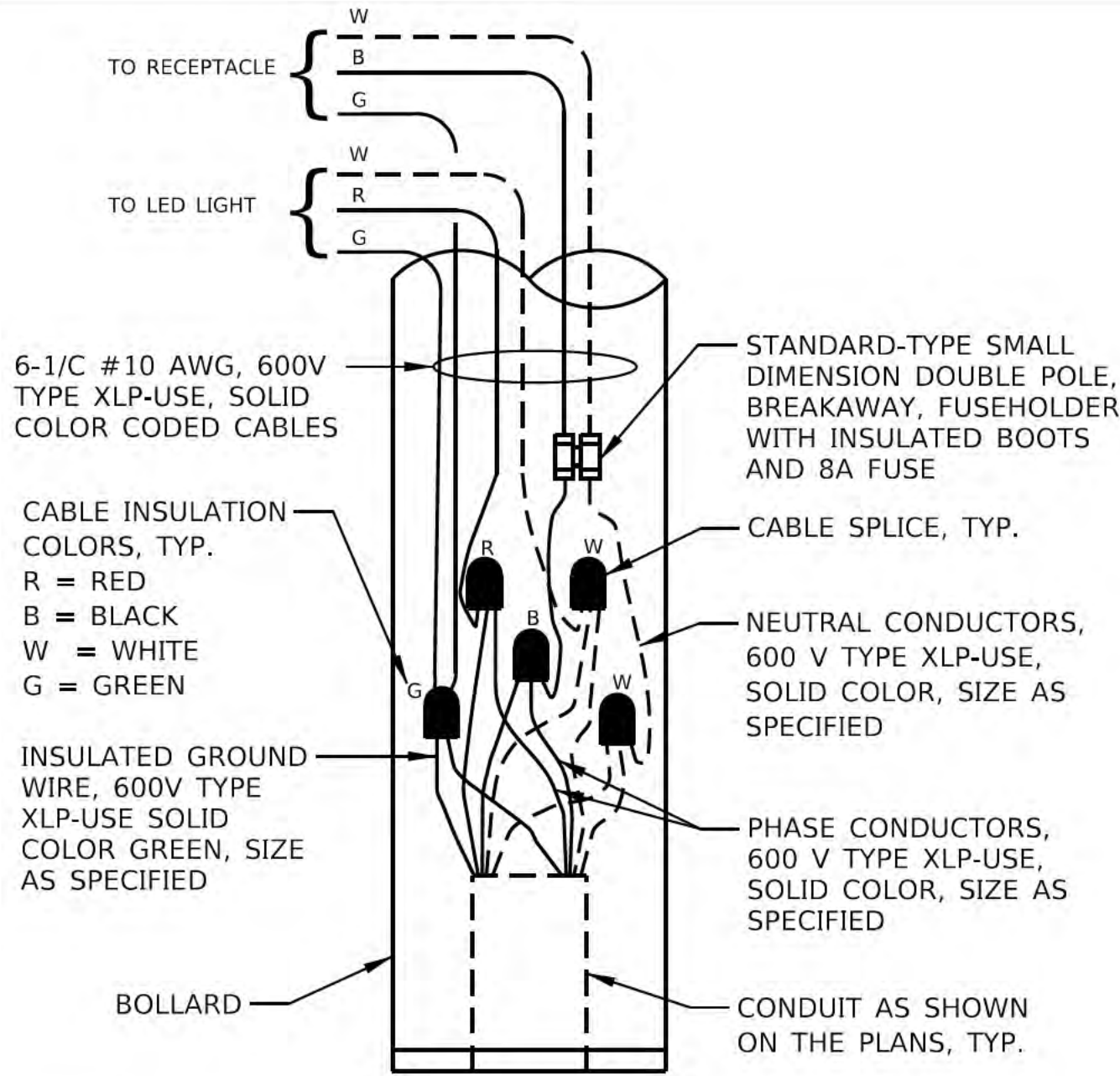
N.T.S.



EXISTING GATE ACCESS
JUNCTION BOX TO BE REMOVED

N.T.S.

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."

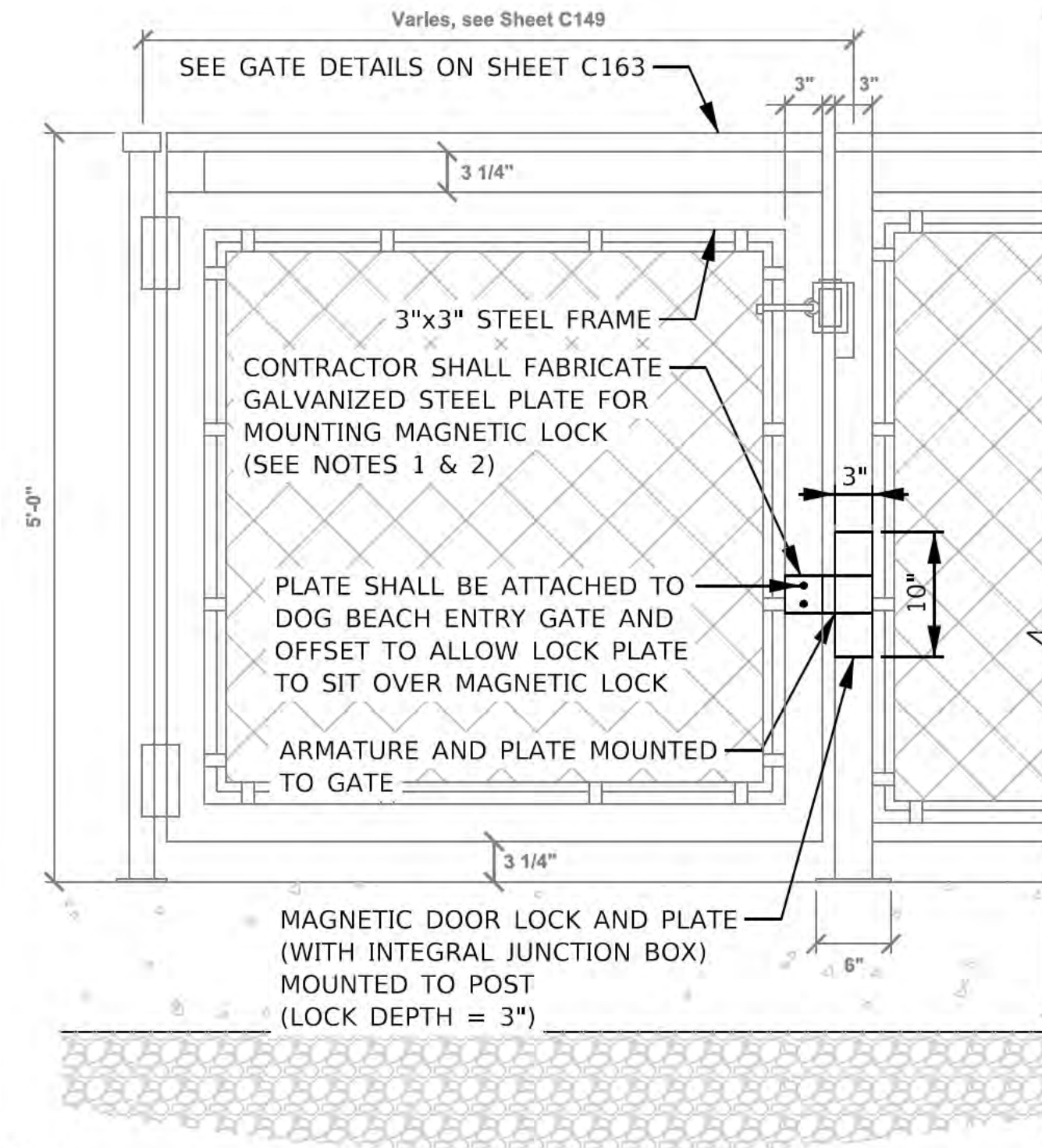


NOTES:

1. BOLLARDS MOUNTED TO BOARDWALK (B3-B6) SHALL BE PROVIDED WITH RECEPTACLES. ALL OTHER BOLLARDS SHALL ONLY BE PROVIDED WITH A LED LIGHT.

BOLLARD WIRING DETAIL

N.T.S.

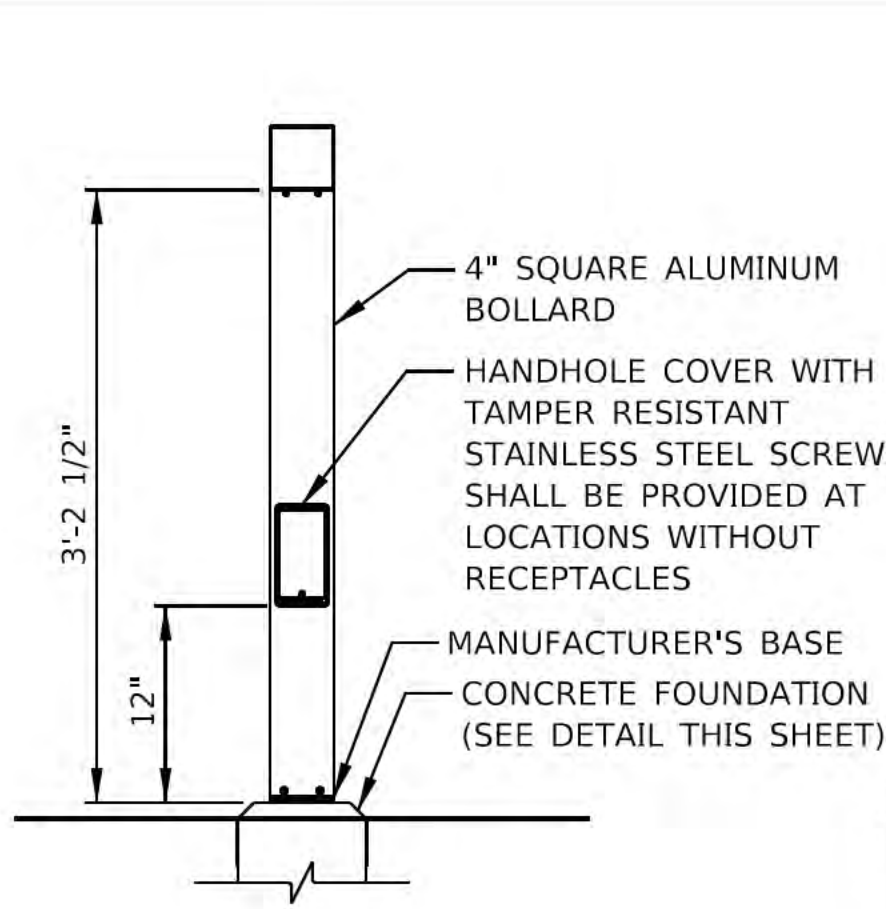


NOTES:

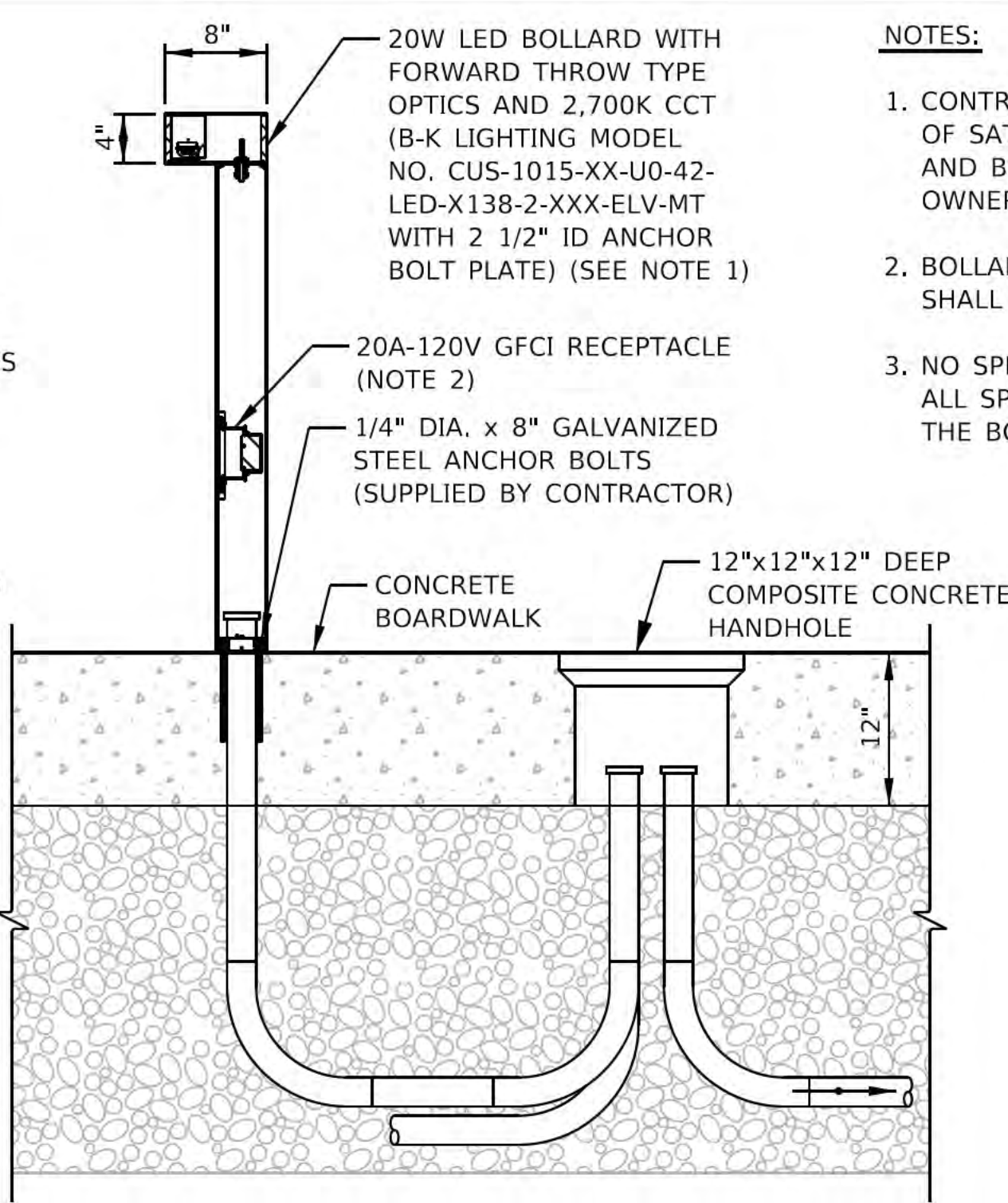
1. STEEL PLATE SHALL BE PROVIDE WITH A BLACK FINISH TO MATCH THE GATE.
2. STEEL PLATE SHALL BE AS COMPACT AS POSSIBLE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MOCK UP AS REQUESTED BY ENGINEER/OWNER.
3. MAGNETIC LOCK SHALL BE WELDED TO STEEL FENCE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. SEE EXISTING GATE ACCESS EQUIPMENT PHOTO (THIS SHEET) FOR REFERENCE.

MAGNETIC LOCK GATE MOUNTING DETAIL

N.T.S.



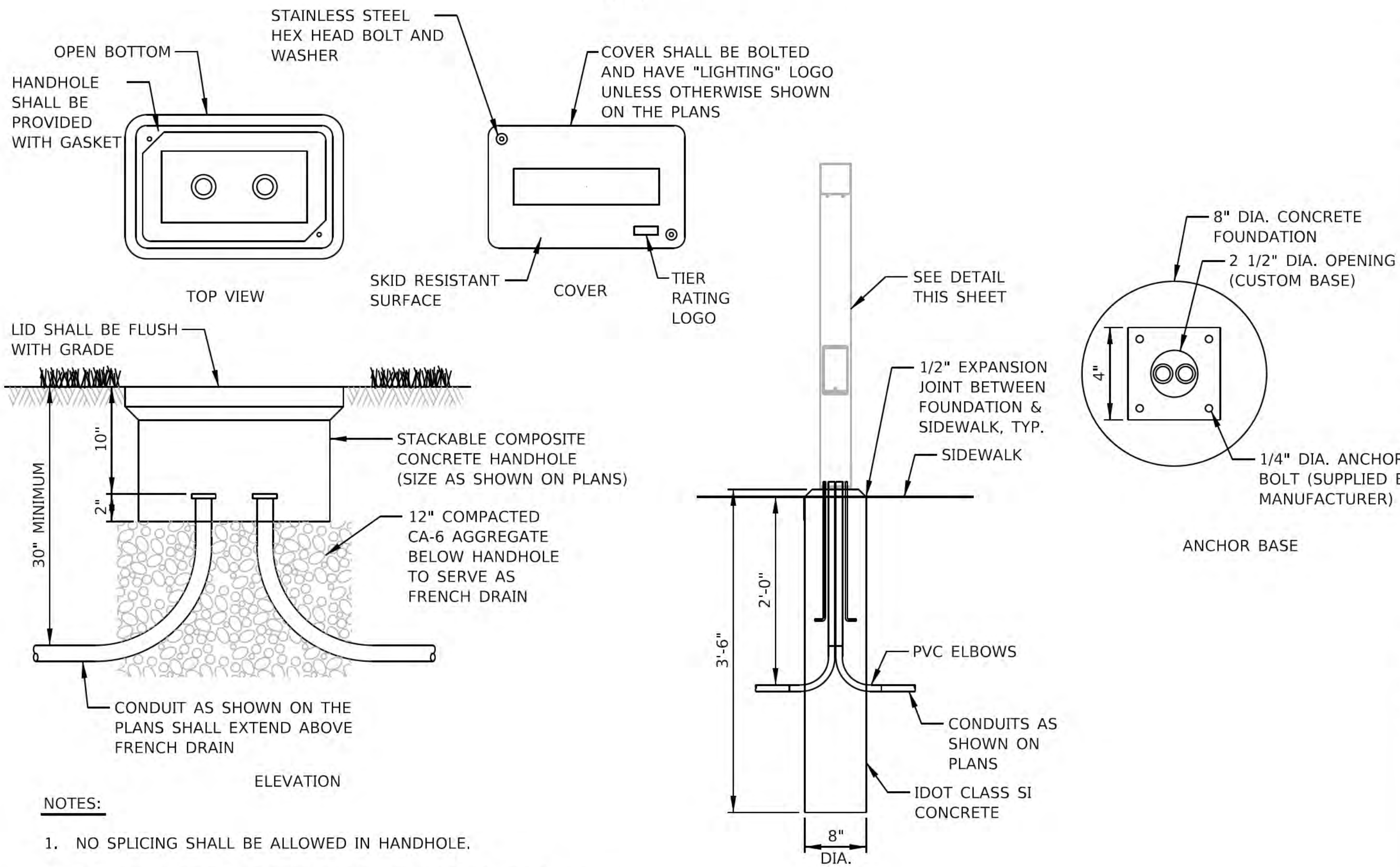
MOUNTED TO
CONCRETE FOUNDATION



MOUNTED TO BOARDWALK

BOLLARD DETAIL

N.T.S.



NOTES:

1. NO SPlicing SHALL BE ALLOWED IN HANDHOLE.
2. POLYMER CONCRETE HANDHOLE AND LID SHALL BE GREEN IN LANDSCAPED AREAS AND MATCH COLOR IN CONCRETE/BRICK AREAS.
3. BOX & LID SHALL MEET/EXCEED ANSI TIER 15 LOADING REQUIREMENTS, AND BE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/SCTE 77 "SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY", AND THE PROVISIONS OF PARAGRAPHS 5.2.3 AND 5.2.4 OF WESTERN UNDERGROUND COMMITTEE GUIDE 3.6.

COMPOSITE CONCRETE HANDHOLE DETAIL

N.T.S.

NOTES:

1. CONTRACTOR SHALL SUBMIT COLOR SAMPLES OF SATIN BLACK (BLP), BLACK WRINKLE (BLW), AND BLACK CHROME (BCM) PAINT CHIPS FOR OWNER SELECTION.
2. BOLLARDS MOUNTED TO CONCRETE BOARDWALK SHALL BE PROVIDED WITH GFCI RECEPTACLE (ONLY).
3. NO SPlicing SHALL BE ALLOWED IN HANDHOLES. ALL SPlices SHALL BE MADE AT THE BASE OF THE BOLLARDS ONLY.

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL FASTENERS AND ACCESSORIES TO MOUNT THE BOLLARD TO CONCRETE FOUNDATION.
2. CONTRACTOR SHALL INSTALL BOLLARD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BOLLARD CONCRETE FOUNDATION DETAIL

N.T.S.



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants



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Graphic Scale

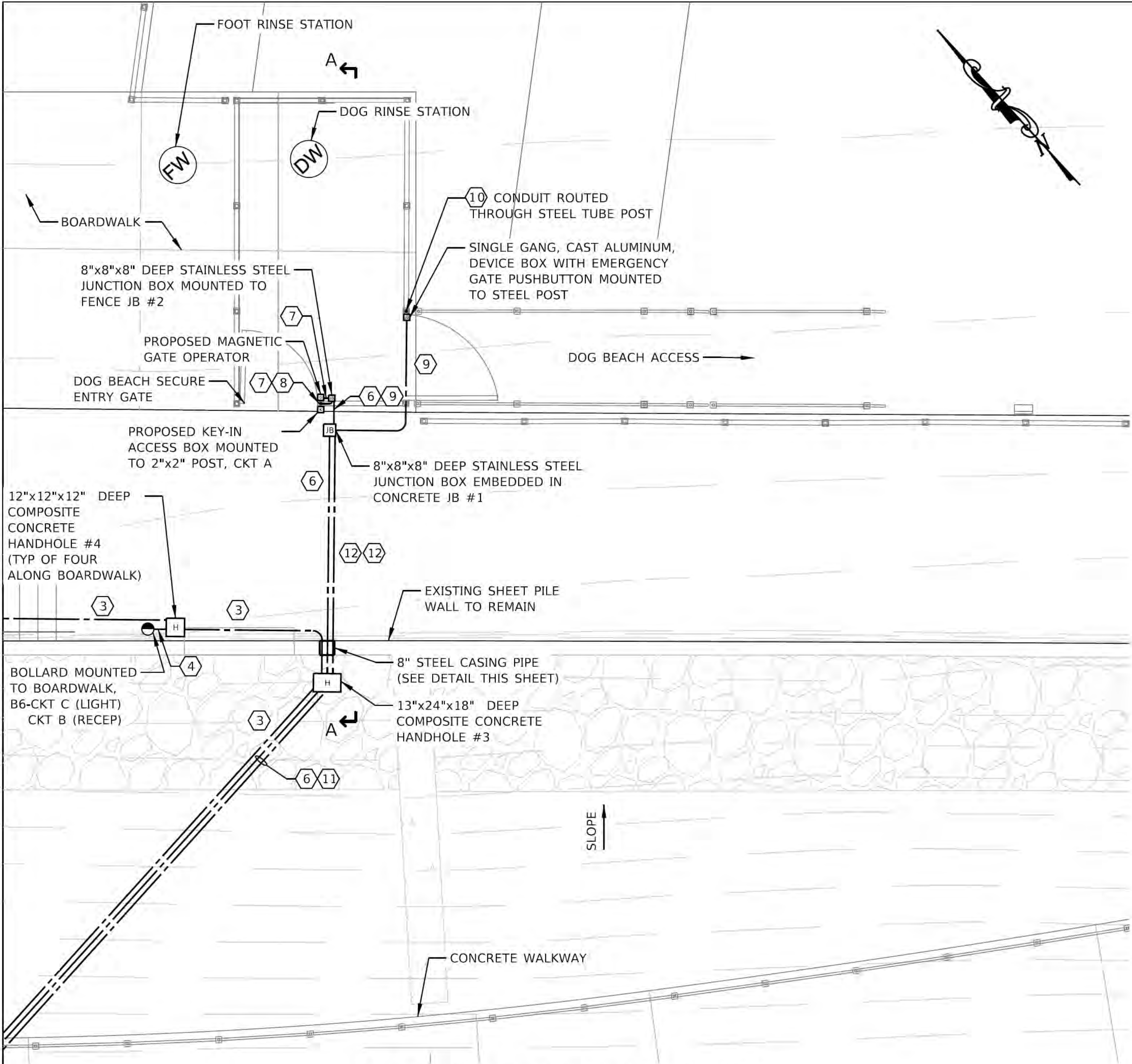
Scale N.T.S.

Drawing Title

Lighting and Electrical Details

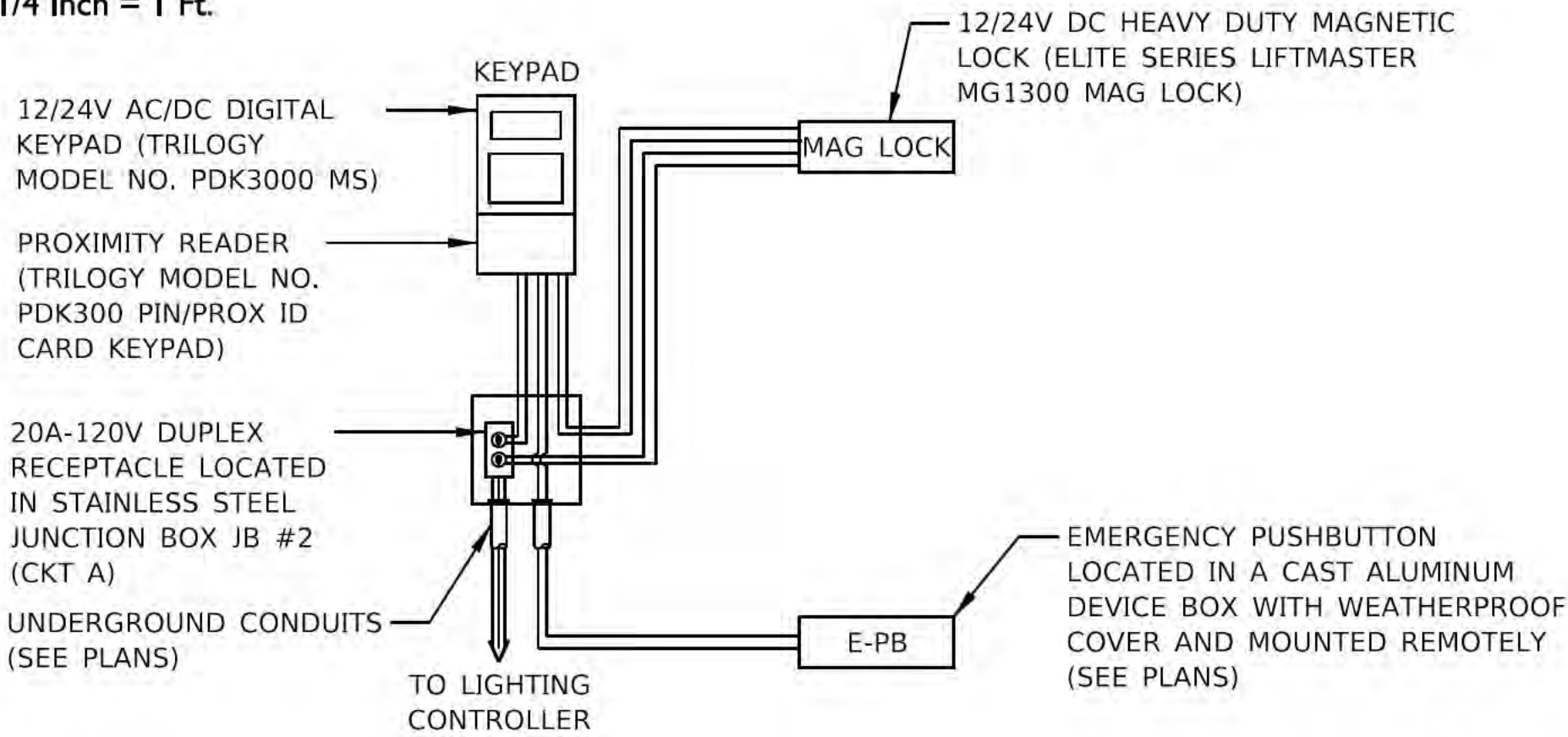
Sheet No.

C171



ENLARGED CONDUIT AND CABLE PLAN

0' 2' 4'
(In Feet)
1/4 Inch = 1 Ft.

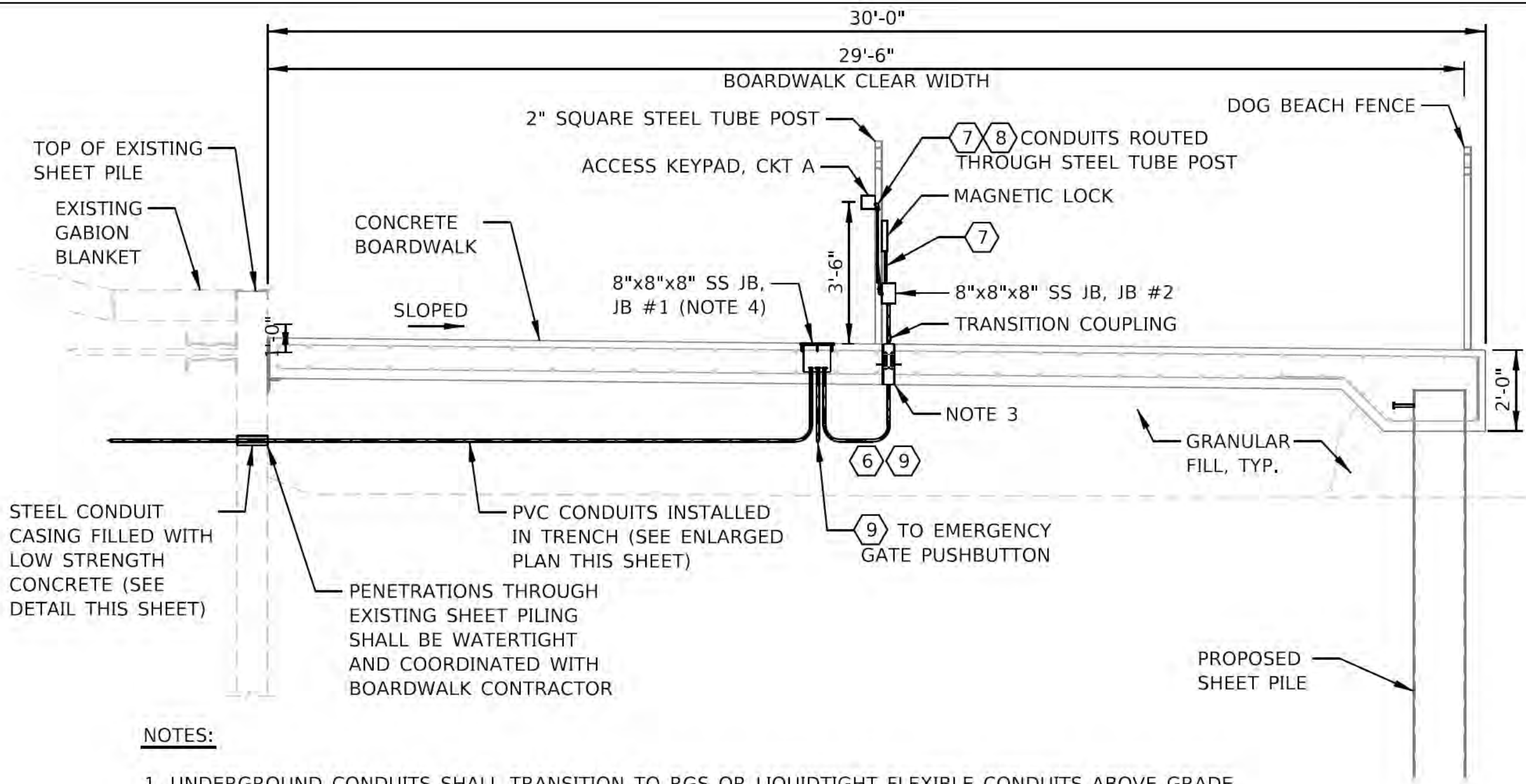


NOTES:

1. GATE OPERATOR AND COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. MANUFACTURER AND MODEL NUMBERS SPECIFIED ARE OWNER PREFERRED MANUFACTURERS. NO SUBSTITUTIONS ALLOWED.
3. CONTRACTOR SHALL COORDINATE EQUIPMENT LOCATIONS AND ORIENTATIONS WITH ENGINEER AND OWNER.

GATE OPERATOR WIRING DETAIL

N.T.S.

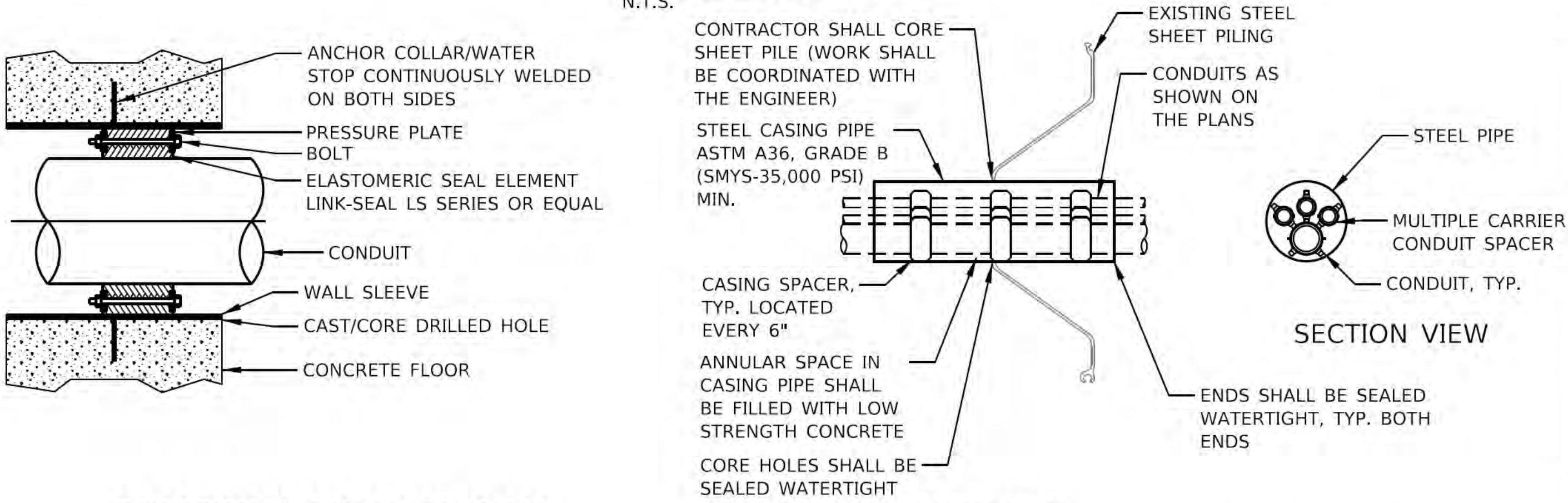


NOTES:

1. UNDERGROUND CONDUITS SHALL TRANSITION TO RGS OR LIQUIDTIGHT FLEXIBLE CONDUITS ABOVE GRADE.
2. CONDUIT PENETRATIONS THROUGH EXISTING SHEET PILING SHALL BE WATERTIGHT.
3. CONDUIT PENETRATIONS THROUGH BOARDWALK SHALL BE SEALED WATERTIGHT WITH WALL SLEEVE, WATER STOP COLLAR, AND ELASTOMERIC SEAL ELEMENT (SEE DETAIL THIS SHEET).
4. JUNCTION BOXES EMBEDDED IN CONCRETE BOARDWALK SHALL BE INSTALLED FLUSH WITH CONCRETE.
5. ELECTRICAL CONTRACTOR SHALL COORDINATE CONDUIT ROUTING THOUGH FENCE POST WITH FENCE CONTRACTOR. CONDUITS SHALL BE NOT BE MOUNTED TO THE FACE OF FENCE POST, UNLESS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL COORDINATE EQUIPMENT MOUNTING AND ORIENTATION WITH ENGINEER.
7. SEE CONTRACT SPECIFICATIONS FOR GATE OPERATOR EQUIPMENT.

SECTION A-A

N.T.S.



ELEVATION

SHEET PILING CONDUIT PENETRATION DETAIL

N.T.S.

PROPOSED LIGHTING CABLE AND CONDUIT SCHEDULE	
①	UNIT DUCT, 600V, 3-1/C #6, 1/C #6 GROUND, (XLP-TYPE USE), 2" DIA. POLYETHYLENE
②	ELECTRIC CABLE IN CONDUIT, 600V, 4-1/C #6 (RECEP), 4-1/C #10 (LITE) & 2-1/C #6 GROUND, (XLP-TYPE USE), IN UNDERGROUND CONDUIT, PVC, 1 1/2" DIA
③	ELECTRIC CABLE IN CONDUIT, 600V, 2-1/C #6 (RECEP), 2-1/C #10 (LITE) & 1/C #6 GROUND, (XLP-TYPE USE), IN UNDERGROUND CONDUIT, PVC, 1 1/2" DIA.
④	ELECTRIC CABLE IN CONDUIT, 600V, 4-1/C #10, 2-1/C #10 GROUND, (XLP-TYPE USE), IN UNDERGROUND CONDUIT, PVC, 1 1/4" DIA.
⑤	ELECTRIC CABLE IN CONDUIT, 600V, 2-1/C #10, 1/C #10 GROUND, (XLP-TYPE USE), IN UNDERGROUND CONDUIT, PVC, 1 1/4" DIA.
⑥	ELECTRIC CABLE IN CONDUIT, 600V, 2-1/C #10, 1/C #10 GROUND, (XLP-TYPE USE), IN UNDERGROUND CONDUIT, PVC, 3/4" DIA.
⑦	MANUFACTURER CORD CABLE IN CONDUIT ATTACHED TO STRUCTURE, LIQUIDTIGHT FLEXIBLE CONDUIT, 1/2" DIA
⑧	ELECTRIC CABLE IN CONDUIT, 600V, 4-1/C #12 (XLP-TYPE USE), IN CONDUIT ATTACHED TO STRUCTURE, LIQUIDTIGHT FLEXIBLE CONDUIT, 1/2" DIA.
⑨	ELECTRIC CABLE IN CONDUIT, 600V, 2-1/C #12, (XLP-TYPE USE), IN UNDERGROUND CONDUIT, PVC, 1/2" DIA.
⑩	ELECTRIC CABLE IN CONDUIT, 600V, 2-1/C #12, (XLP-TYPE USE), IN CONDUIT ATTACHED TO STRUCTURE, LIQUIDTIGHT FLEXIBLE CONDUIT, 1/2" DIA.
⑪	UNDERGROUND CONDUIT, PVC, 2" DIA. (SPARE) WITH PULL ROPE
⑫	UNDERGROUND CONDUIT, PVC, 3/4" DIA. (SPARE) WITH PULL ROPE



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

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Bidding and Construction	07/19/24

Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

Scale
AS SHOWN

Drawing Title

Lighting and Electrical Details

Sheet No.

C172



1. The building code applicable to this project is the International Building Code (IBC) 2017.
2. All details and sections shown on the drawings are typical and shall be used wherever a similar condition occurs unless noted otherwise.
3. Contractor shall field verify all existing dimensions and conditions as it relates to new construction. Contractor shall report any discrepancies to the E/A.
4. The stability and strength of the completed structure depends upon the interaction of various connected parts such as diaphragms, braces and/or shear walls. Contractor shall provide temporary bracing and/or shoring as necessary to complete the work.
5. Design Loads:

Dead Load	actual weight
Uniform Live Load	100 psf
Concentrated Live Load.....	300 pounds

Roof Snow Load:

Ground Snow Load (P_g).....	25 psf
Flat Roof Snow Load (P_r).....	17 psf
Snow Exposure Factor (C_e).....	0.8
Snow Load Importance Factor (I).....	1.0

Wind load:

Basic Wind Speed	107 mph
Wind Load Importance Factor	1
Wind Exposure Category	D
Wind Design Pressure (P).....	30 psf

1. For location of soil borings see Civil or Architectural Plans.
2. For boring logs and foundation report see the appendix to the project manual.

1. Minimum required net bearing capacity is: 3000 psf
3000 psf - for spread footings
2. Where foundation is over excavated, remove all disturbed foundation soil and replace with lean concrete or compacted structural backfill.
3. Over excavate unsuitable foundation soil where required by the E/A and replace with compacted structural backfill. See specifications.

1. Provide shoring and bracing for structural elements during partial removal to avoid any damage to the existing facilities.
2. Existing structures shall be protected from overloading due to construction loadings. Heavy equipment shall not be operated close to existing tanks to avoid high lateral earth pressures on walls.
3. Damage to adjacent facilities during construction shall be repaired at no additional cost to the owner.

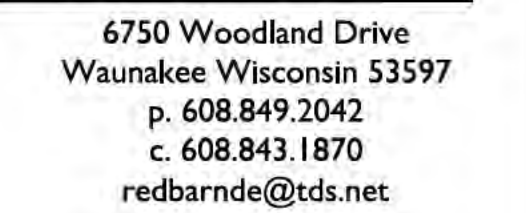
1. Concrete work on this project shall conform to all requirements of ACI 301, standard specifications for structural concrete, published by the American Concrete Institute (ACI), Detroit, Michigan, except as modified by the requirements of these contract documents.
2. All concrete shall be provided with a minimum ultimate compressive strength at 28 days (F_{cu}) of 3000 psi
3. All exterior concrete, building foundations and concrete subject to freeze-thaw shall have 4% to 7% air content by volume measured in accordance with ASTM C231. Air entraining admixtures shall conform to ASTM C260. The slump shall not exceed 4 inches measured in accordance with ASTM C143.
4. Reinforcing steel shall conform to ASTM A-615 Grade 60. Welded wire fabric shall conform to ASTM A-185.
5. Submit shop drawings of the reinforcement bars prepared in accordance with ACI 315, details and detailing of concrete reinforcement.
6. Welding of reinforcing bars shall not be permitted.
7. No calcium chloride will be used in concrete.
8. Dusting with any material to absorb surface water is prohibited.
9. Curing procedures in accordance with ACI 301 shall continue for a period of at least 7 days.

- | | Minimum
Cover, Inches |
|--|--------------------------|
| Slabs and joists: | |
| Top and bottom bars for dry conditions:
#11 bars and smaller | 3/4 |
| Formed concrete surfaces exposed to earth,
water, or weather, and over or in contact
with sewage and for bottoms bearing on
work mat, or slabs supporting earth cover:
#5 bars and smaller | 1 1/2 |
| #6 through #11 bars | 2 |
| Beams and Columns: | |
| For dry conditions:
stirrups, spirals, and ties
principal reinforcement | 1 1/2
2 |
| Exposed to earth, water, sewage, or weather:
stirrups and ties
principal reinforcement | 2
2 1/2 |
| Walls: | |
| For dry conditions:
#11 bars and smaller | 3/4 |
| Formed concrete surfaces exposed to earth,
water, sewage, weather, or in contact with
ground: | 2 |
| Footings and base slabs: | |
| At formed surfaces and bottoms bearing
on concrete work mat | 2 |
| At unformed surfaces and bottoms in
contact with earth | 3 |
| Top of footings - same as slabs
over top of piles | 2 |

- | | | Lap length - inches (smaller bar)* | | | | | | | | |
|-----------------|---|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|
| <u>Bar Size</u> | | <u>#3</u> | <u>#4</u> | <u>#5</u> | <u>#6</u> | <u>#7</u> | <u>#8</u> | <u>#9</u> | <u>#10</u> | <u>#11</u> |
| A) | horizontal bars so placed that <u>more</u> than 12 inches of concrete will be cast below the bars | 24 | 32 | 40 | 48 | 70 | 80 | 91 | 102 | 113 |
| B) | Horizontal bars so placed that <u>less</u> than 12 inches of concrete will be cast below the bars | 19 | 25 | 31 | 37 | 54 | 62 | 70 | 79 | 87 |
| C) | Vertical Bars 19 | 25 | 31 | 37 | 54 | 62 | 70 | 79 | 87 | |

13. Obtain E/A's written approval for any additional or relocated construction joints other than those shown on drawings.
14. Unless shown otherwise, chamfer all exposed edges of concrete 3/4 inch.

C174 Stairs – General Notes and Bill of Materials
C175 Stairs – General Plan, Foundation Plan and Framing Plan
C176 Stairs – Structural Details (Sheet 1 of 2)
S177 Stairs – Structural Details (Sheet 2 of 2)



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Bidding and Constr.	7/19/24

Site Improvements
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

Scale

STAIRS - GENERAL NOTES AND BILL OF MATERIALS

Sheet No. C-174



**Know what's below.
Call before you dig.**

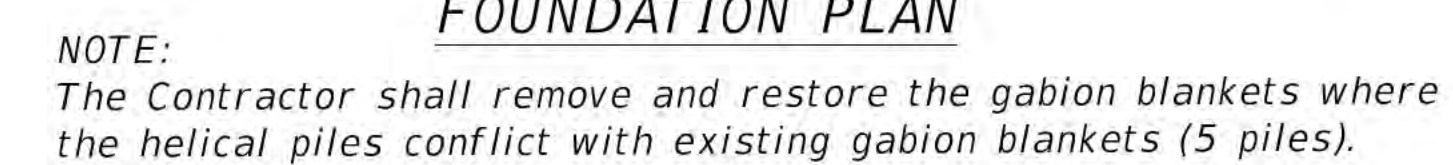


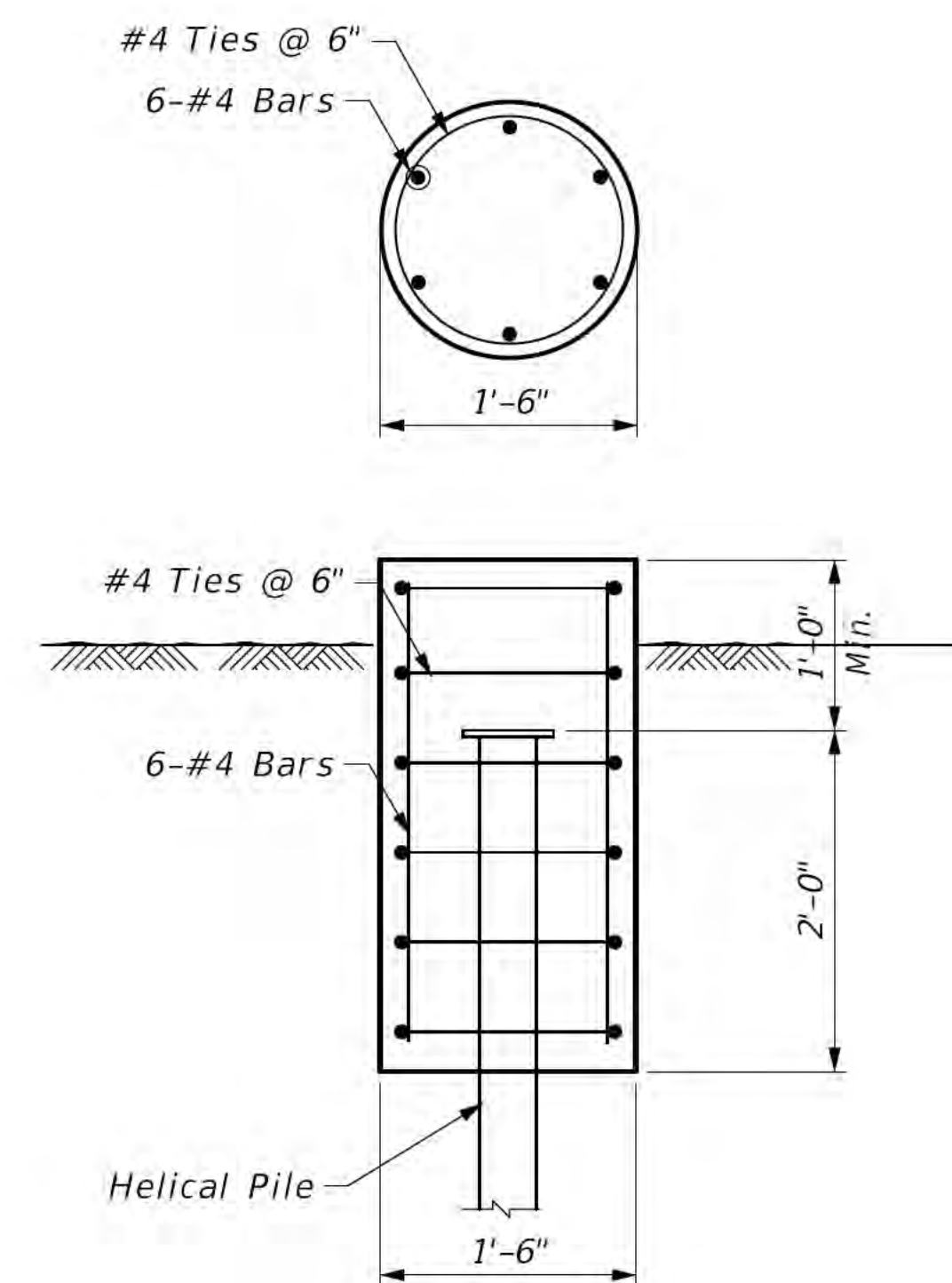
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Bidding and Constr.	7/19/24

Sheet No. C-175

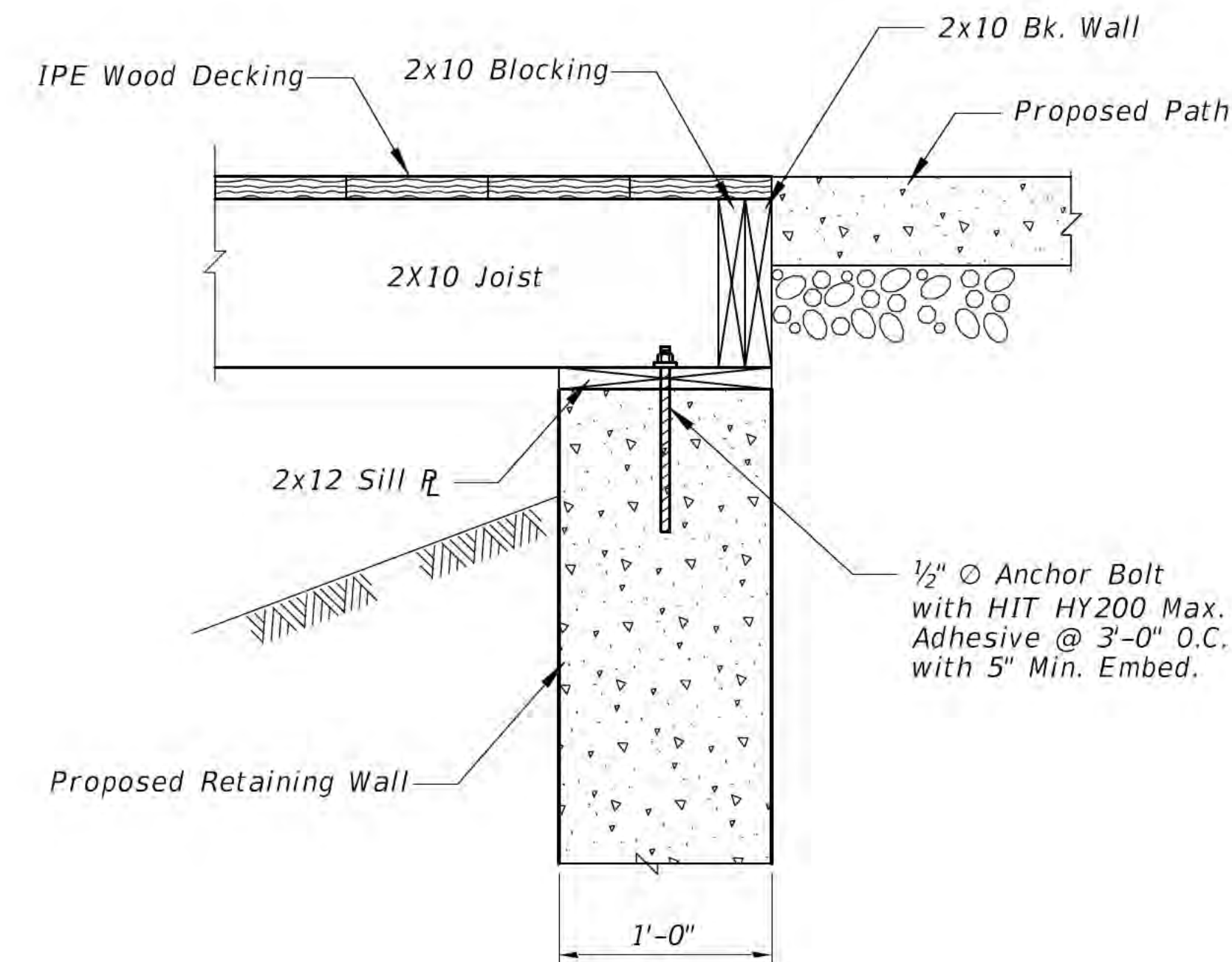


811 Know what's below.
Call before you dig.

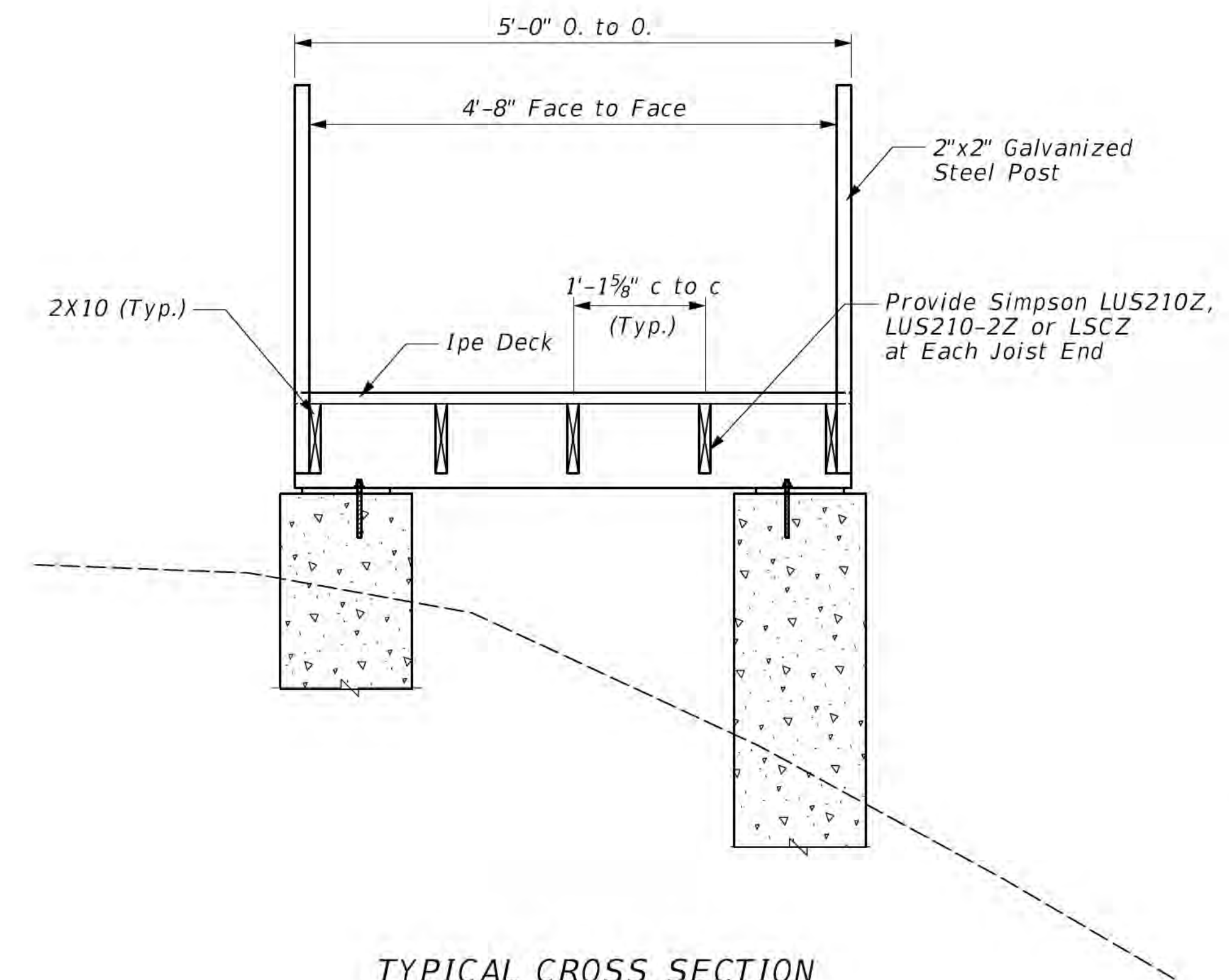




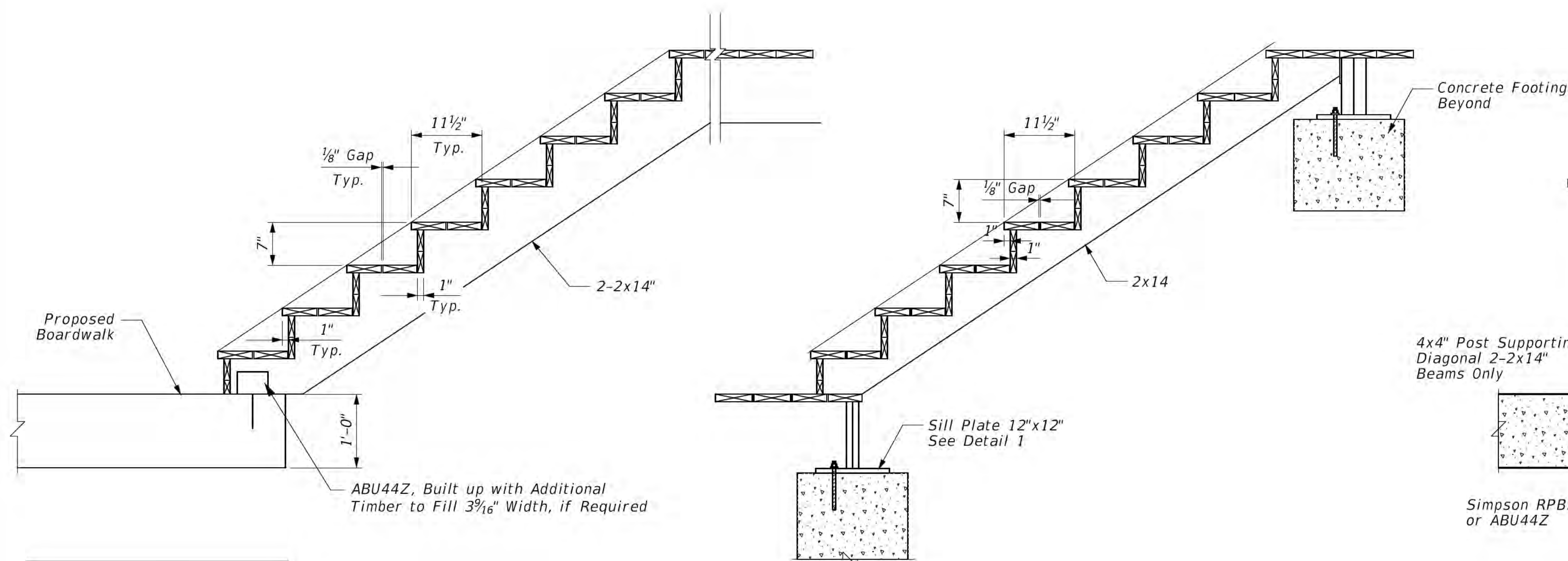
FOOTING DETAIL
*Typical Concrete Encasement for
Helical Piles Supporting Timber Posts*



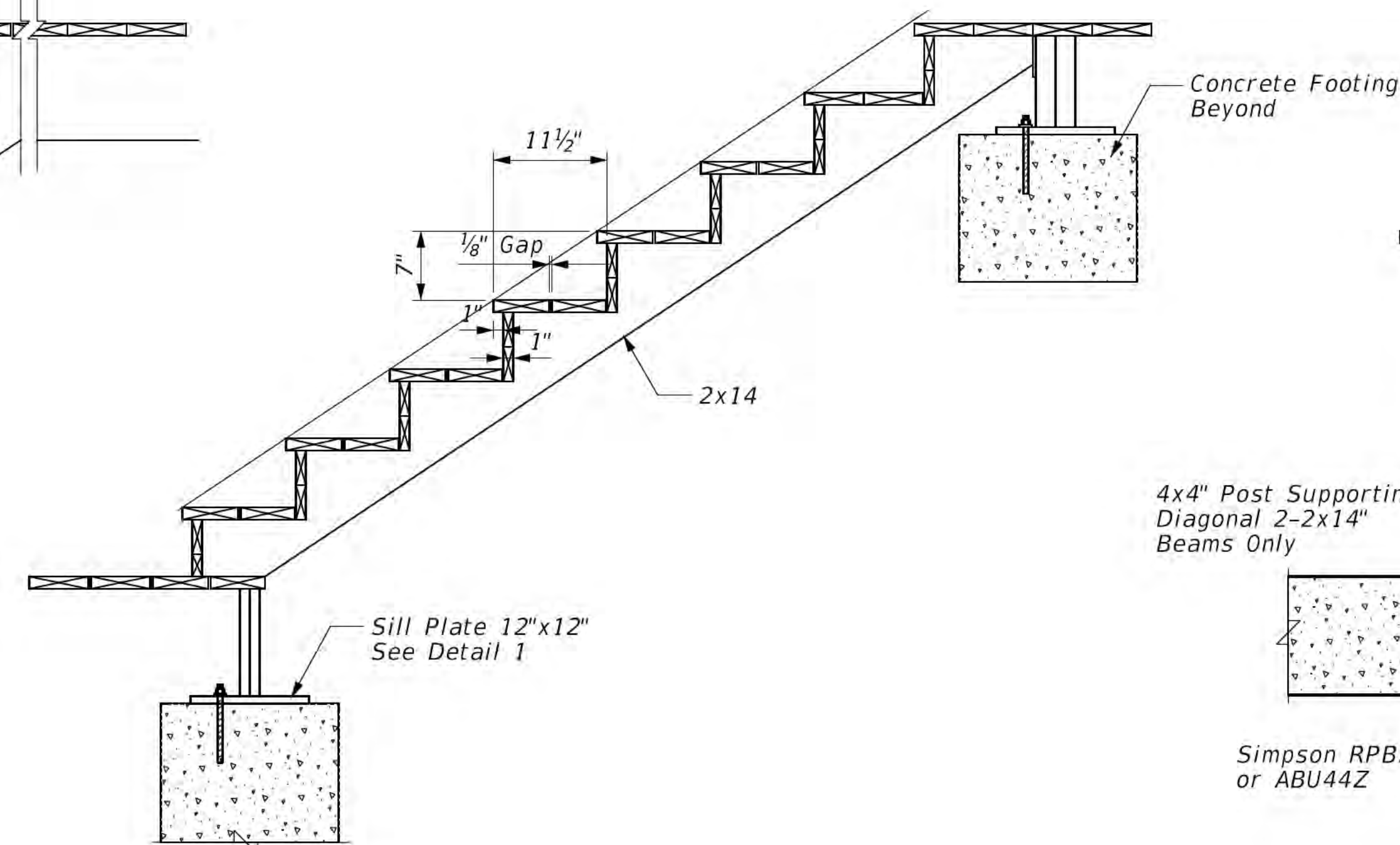
DECK SUPPORT DETAIL AT TOP STAIRS



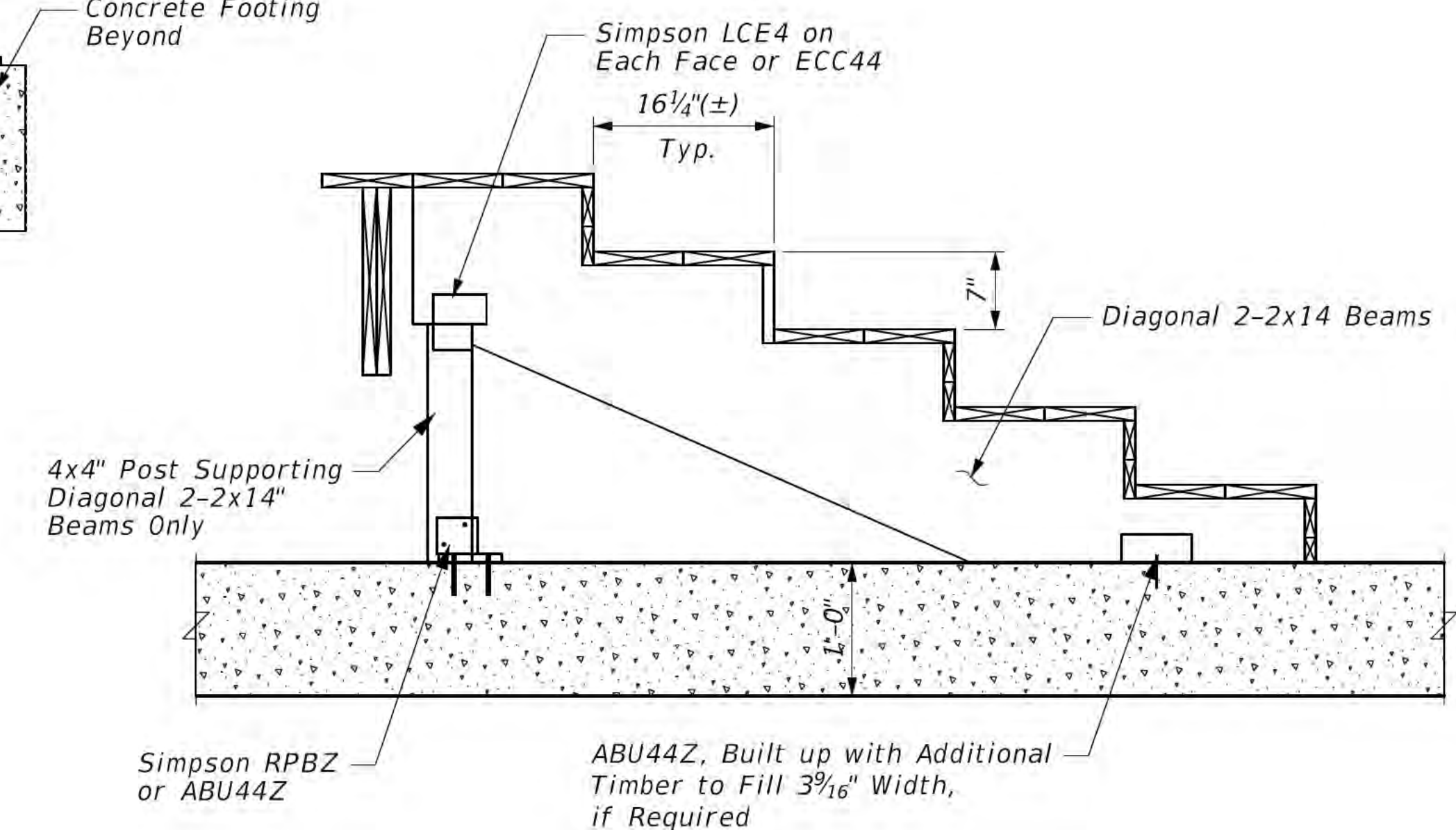
TYPICAL CROSS SECTION



SECTION A-A



SECTION B-B



SECTION C-C

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



6750 Woodland Drive
Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants	
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CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

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Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

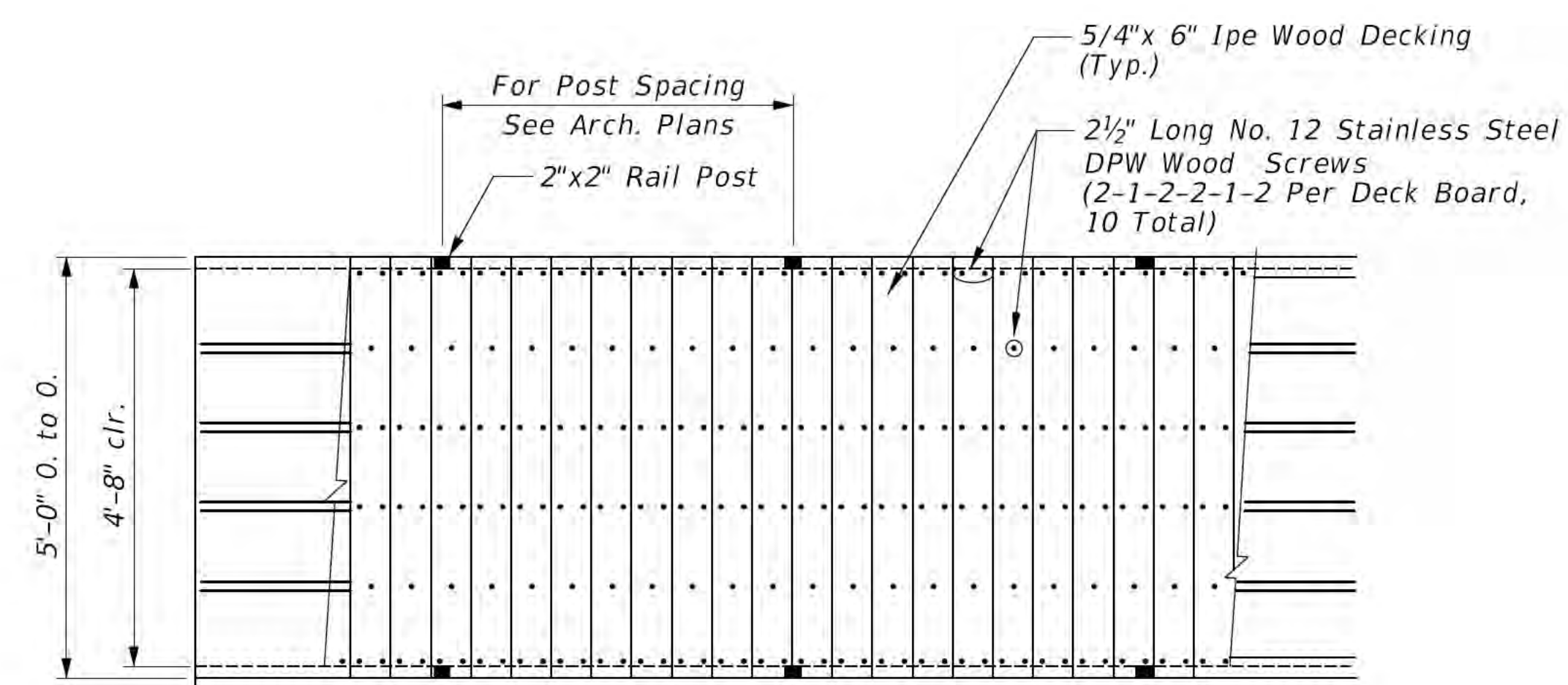
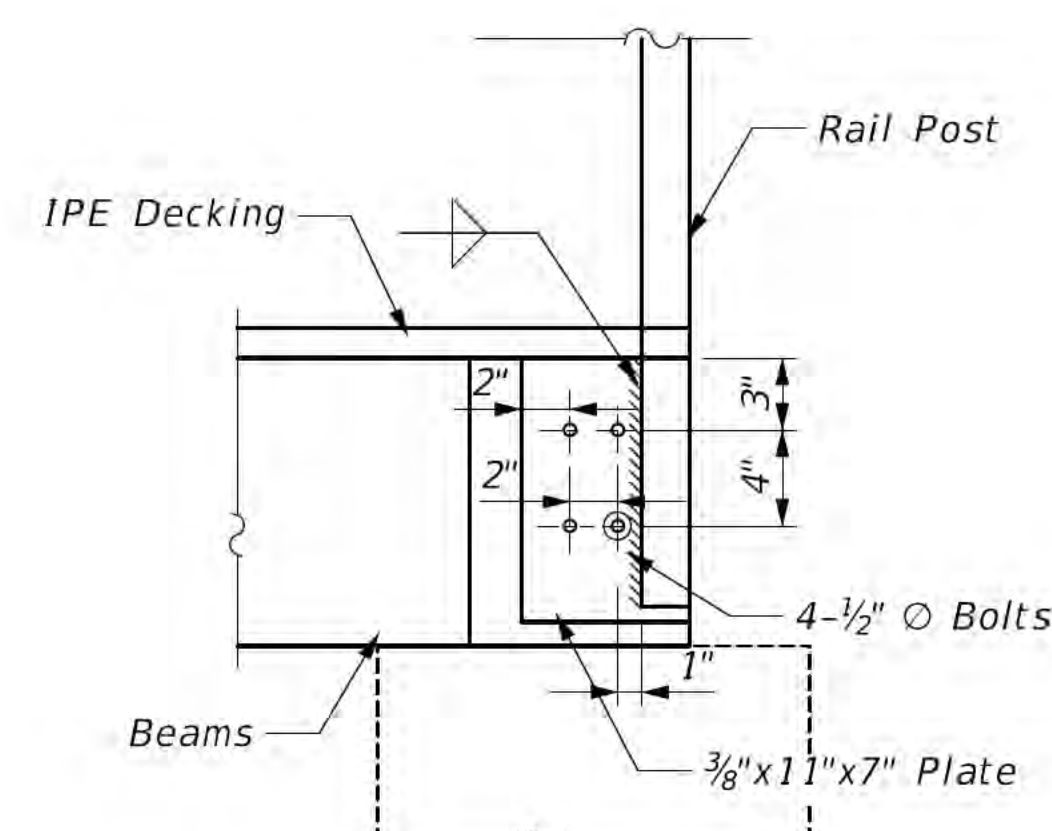
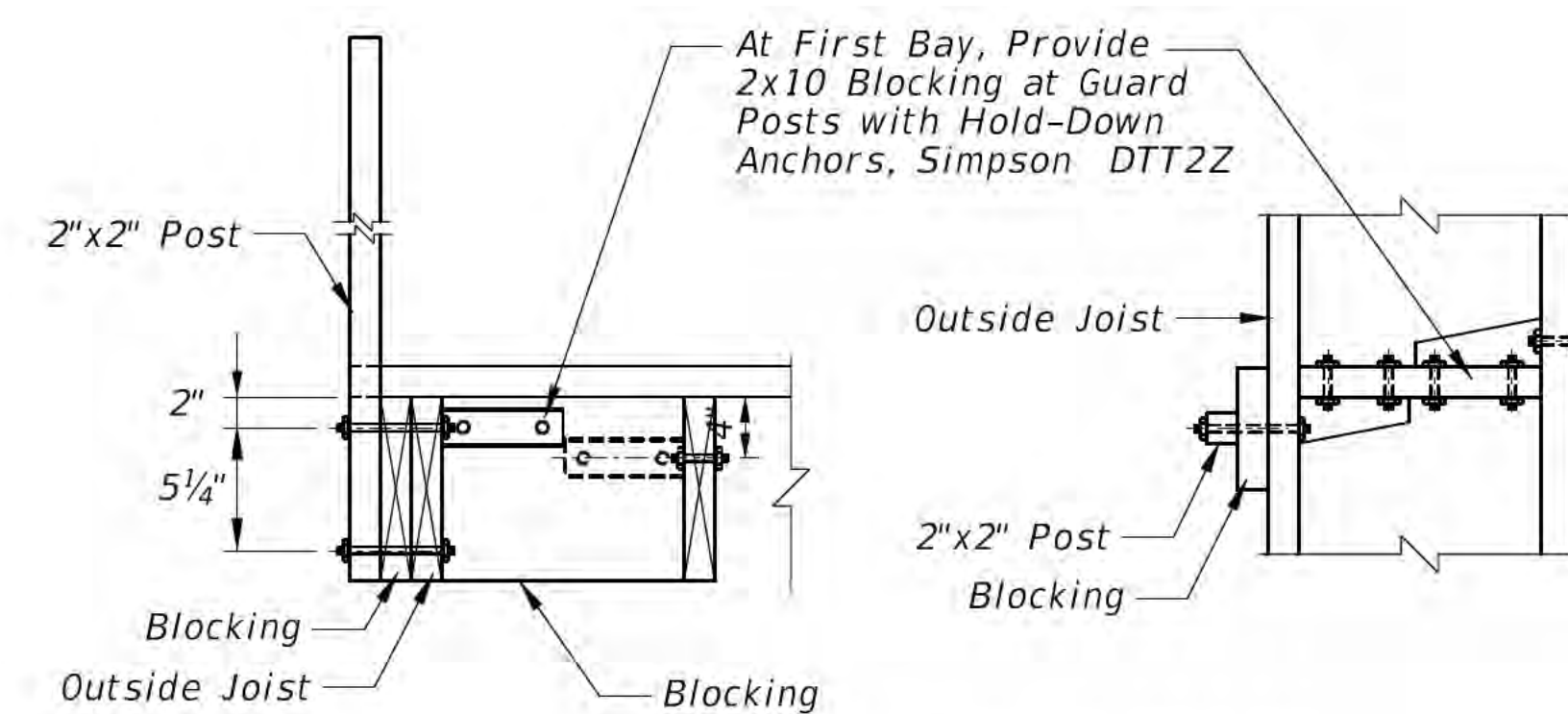
Graphic Scale

Scale

Drawing Title

STAIRS -
STRUCTURAL
DETAILS
(SHEET 1 OF 2)

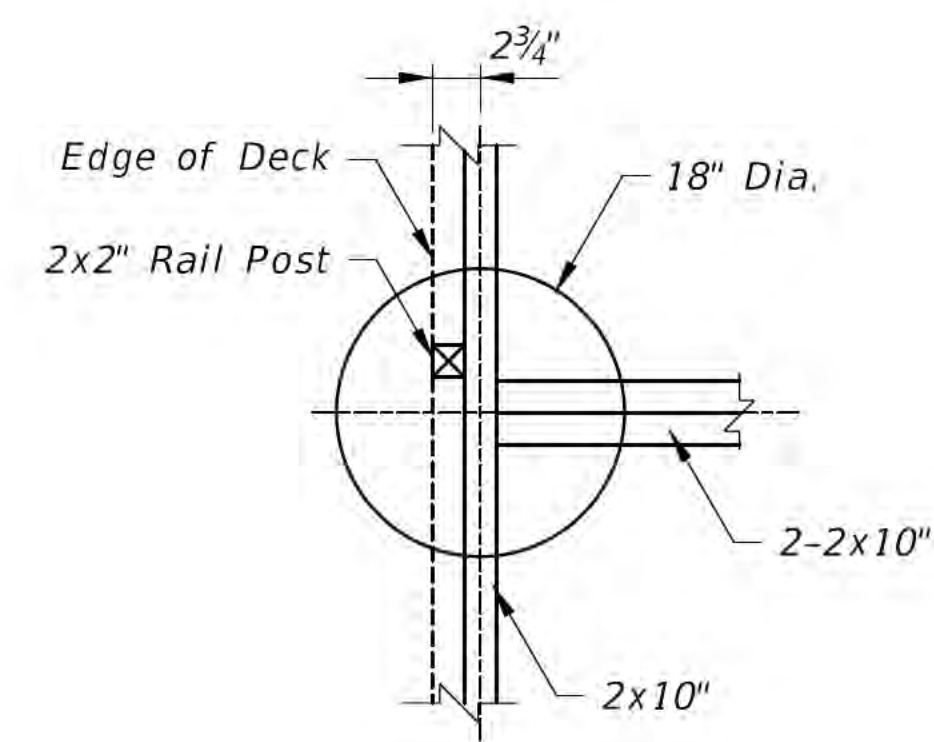
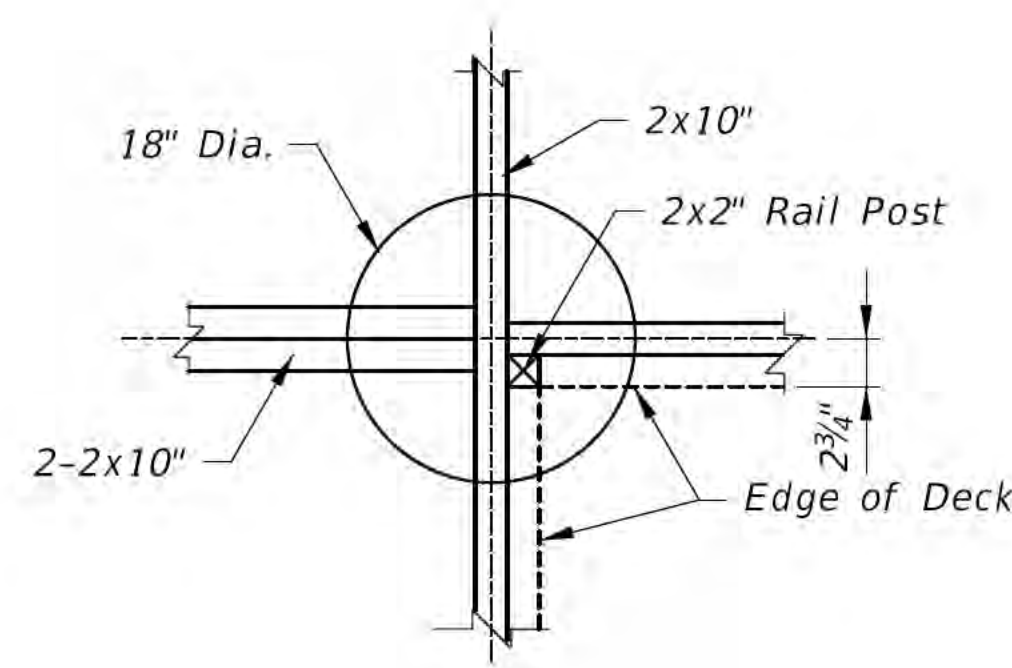
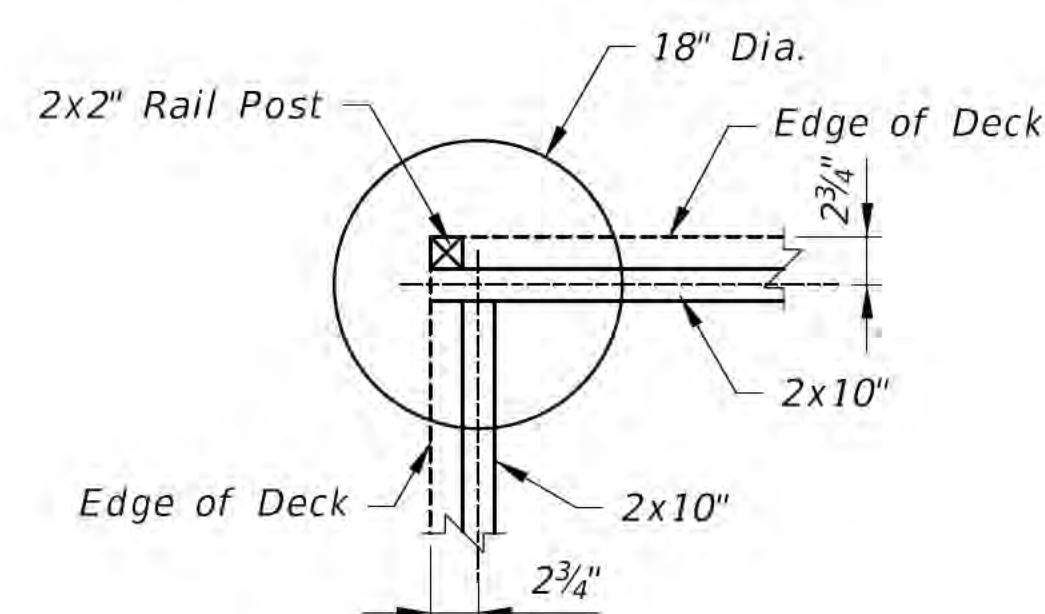
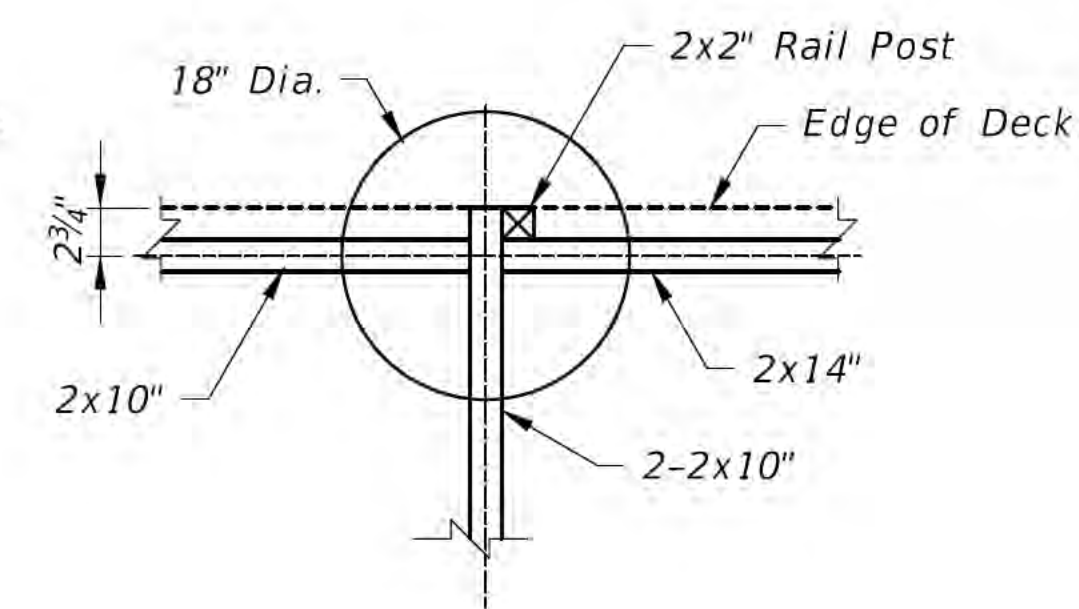
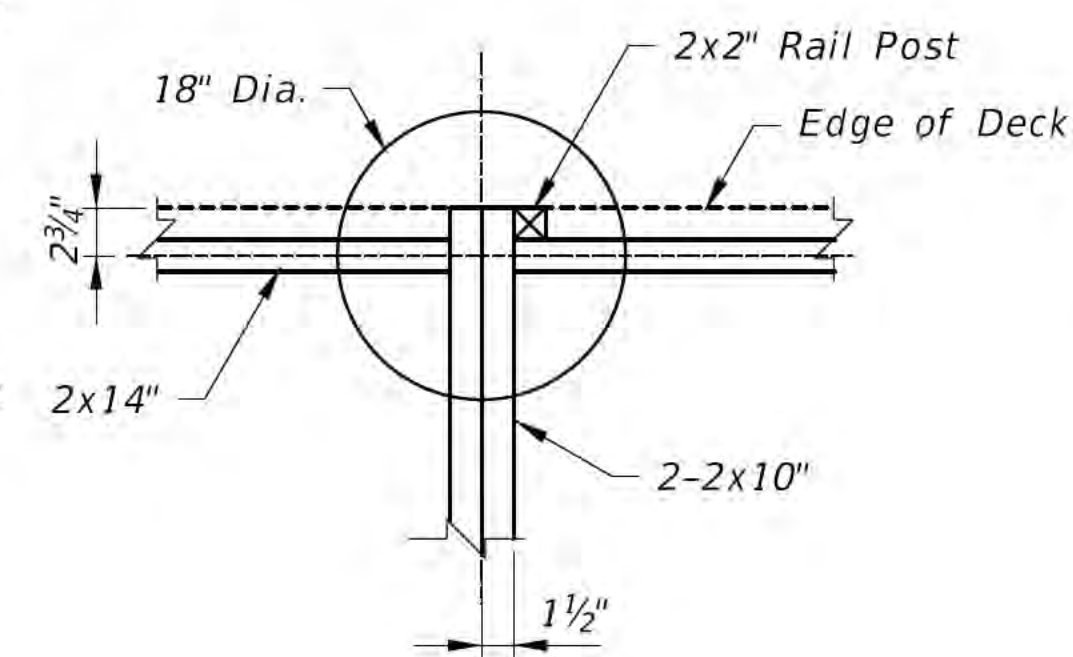
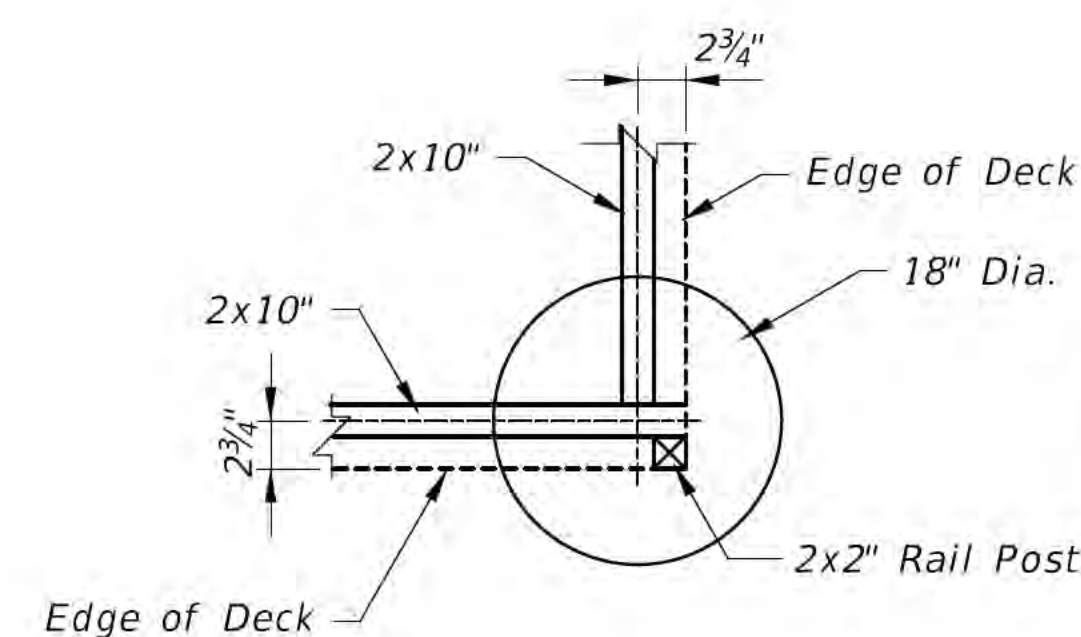
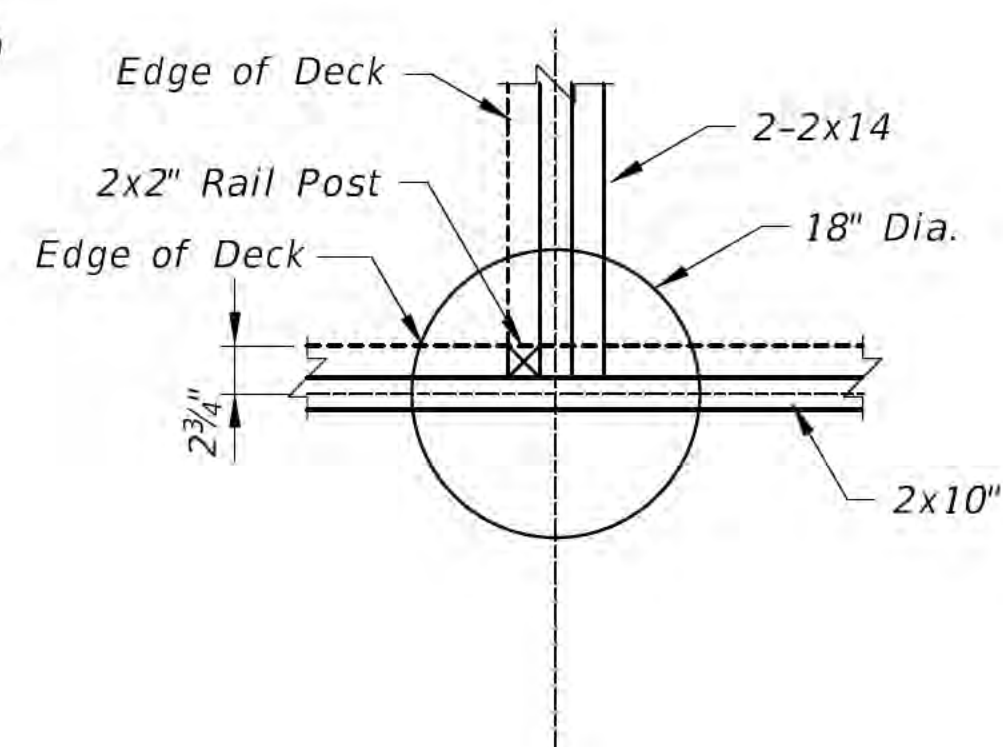
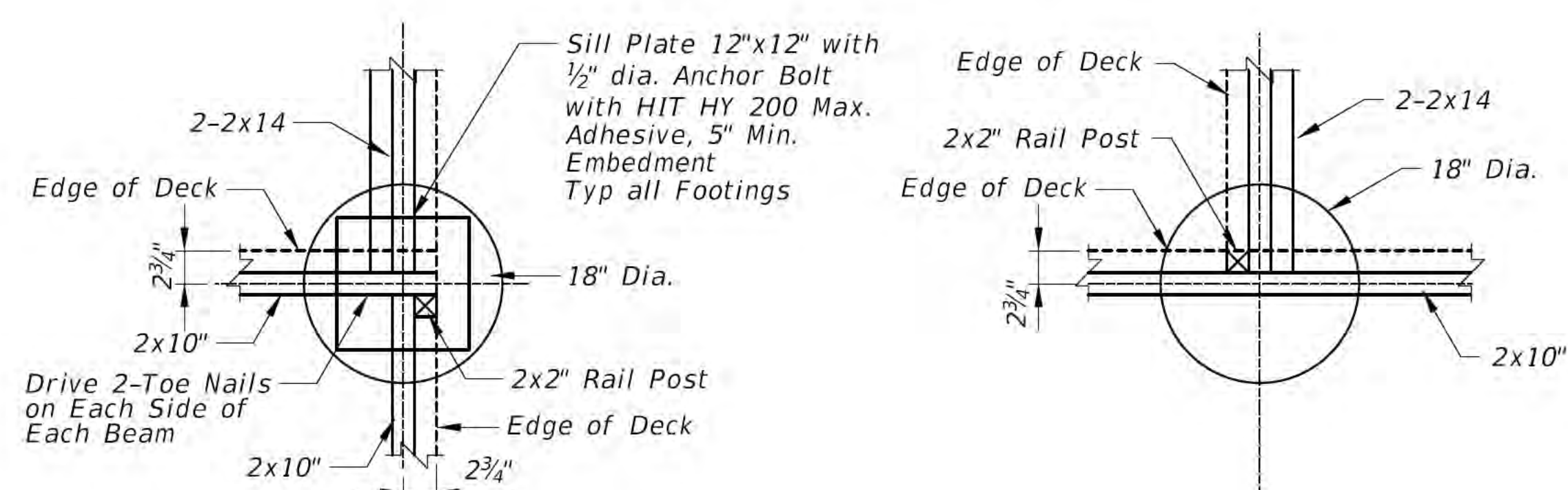
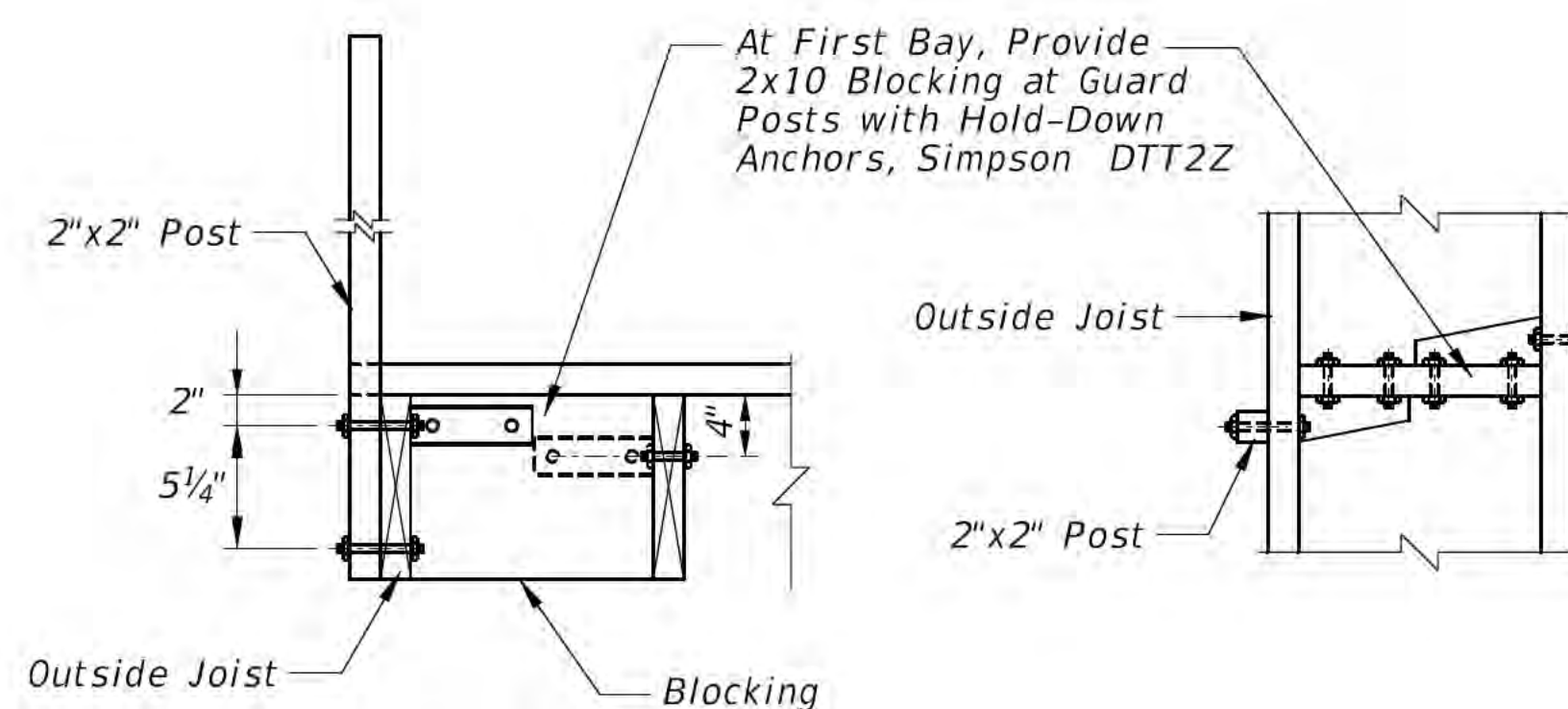
Sheet No. **C176**



* NOTE: All Boards Must Be Pre-Drilled

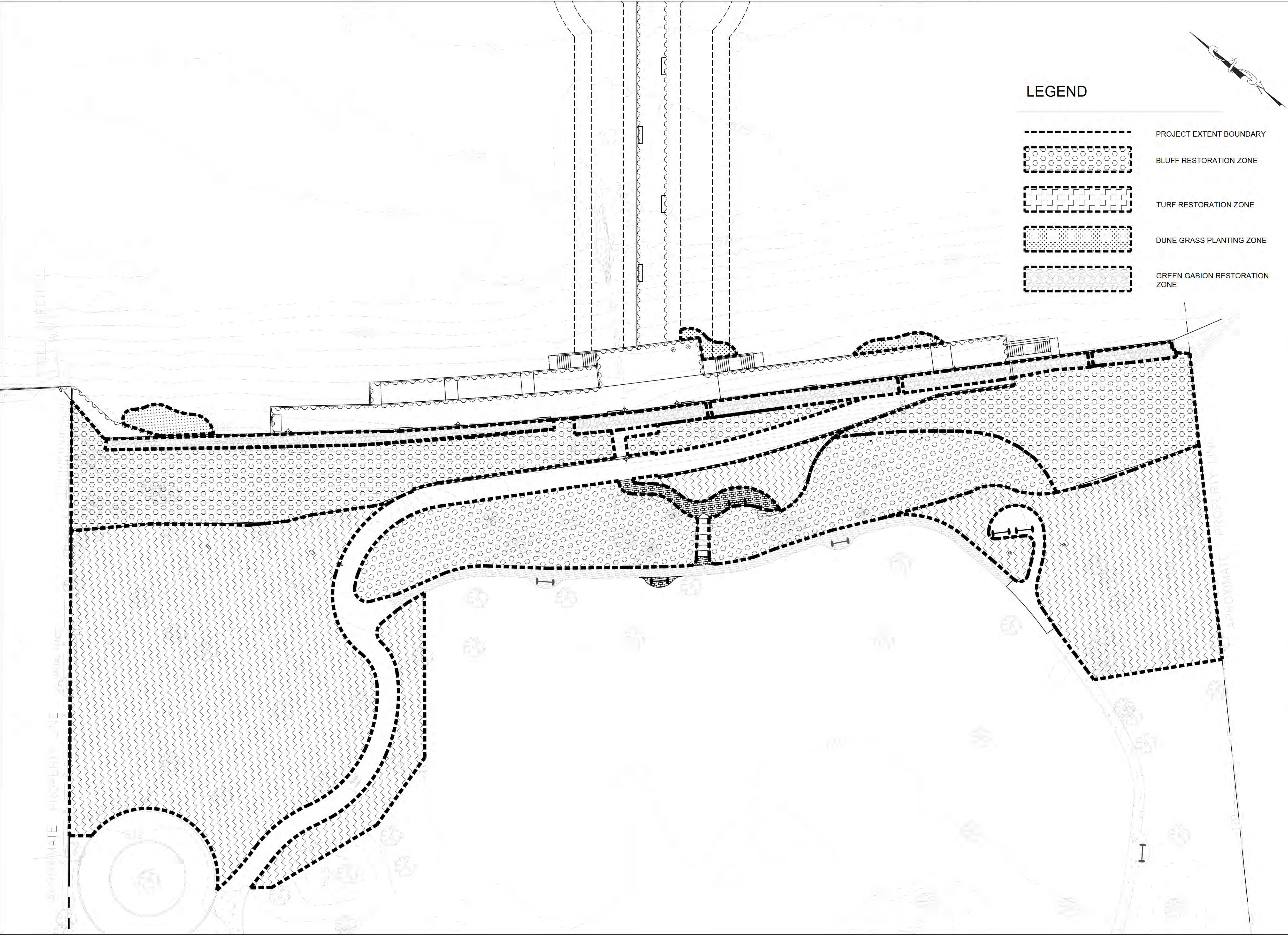
PARTIAL DECKING PLAN

(Provide Blocking at 6'-0" Spacing)



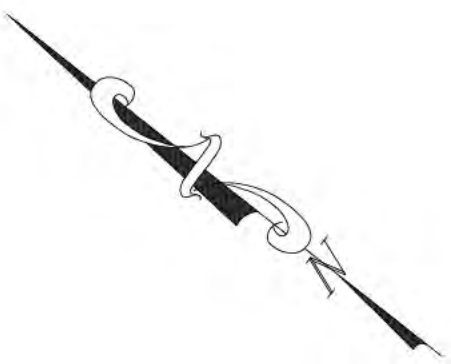
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LEGEND

- PROJECT EXTENT BOUNDARY
- BLUFF RESTORATION ZONE
- TURF RESTORATION ZONE
- DUNE GRASS PLANTING ZONE
- GREEN GABION RESTORATION ZONE



6750 Wood and Dr ve
Waunakee W scons n 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants



200 West 22nd Street
Su te 220
Lombard, no s 60148
p. 630.705.1762
c. 630.495.3740

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B dd ng and Construct on	07/19/24

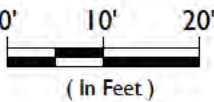
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 nch = 20 Ft.

Drawing Title

RESTORATION PLAN

Sheet No.

C179

PLANTING AND SEEDING NOTES

Bluff Restoration Zone - 23,755 sq. ft.

- Green Gabion Wall - 3210 sq. ft**

- Dune Grass Planting Zone - 800 sq. ft.**

- Turf Restoration Zone - 31,162 sq. ft.**

- | Bluff Restoration Zone Planting List | | |
|--------------------------------------|--------------------|-------------|
| Centennial Park | | |
| Species | Common Name | Plug Amount |
| <i>Asclepias tuberosa</i> | Butterfly weed | 1432 |
| <i>Calamovilfa longifolia</i> | Sand Reed Grass | 2046 |
| <i>Clematis virginiana</i> | Virgin's bower | 409 |
| <i>Elymus virginicus</i> | Virginia Wild Rye | 2046 |
| <i>Euphorbia corollata</i> | Flowering Spurge | 409 |
| <i>Helianthus occidentalis</i> | Western sunflower | 614 |
| <i>Monarda fistulosa</i> | Wild bergamot | 409 |
| <i>Panicum virgatum</i> | Switch grass | 1227 |
| <i>Penstemon hirsutus</i> | Hairy beard-tongue | 409 |
| <i>Potentilla simplex</i> | Common cinquefoil | 409 |
| <i>Ruellia humilis</i> | Wild petunia | 409 |
| <i>Schizachyrium scoparium</i> | Little Bluestem | 2046 |
| <i>Symphytotrichum ericoides</i> | Heath Aster | 409 |
| <i>Symphytotrichum sericeum</i> | Silky aster | 409 |
| <i>Tephrosia virginiana</i> | Goat's rue | 409 |
| <i>Tradescantia ohiensis</i> | Ohio spiderwort | 409 |
| <i>Verbena stricta</i> | Hoary vervain | 409 |
| Total | | 13910 |

Bluff Restoration Zone Seed List	
Centennial Park	
Species	Common Name
<i>Asclepias tuberosa</i>	Butterfly weed
<i>Calamovilfa longifolia</i>	Sand Reed Grass
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Monarda fistulosa</i>	Wild bergamot
<i>Panicum virgatum</i>	Switch grass
<i>Penstemon hirsutus</i>	Hairy beard-tongue
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Tradescantia ohiensis</i>	Ohio spiderwort
<i>Verbena stricta</i>	Hoary vervain

RESTORATION NOTES

INVASIVE SPECIES NOTES

Invasive and Noxious Species Removal and Control - 1.34 ac.

1. The Bluff Restoration Zone has steep, irregular slopes, and a relatively dense understory with some significant stands of invasive shrubs, trees, and vines. The native herbaceous plant community here is not particularly well established throughout most portions of the bluff restoration zone. There are small clusters of native spring ephemeral species that should be avoided during late-winter and early-spring target species treatment applications. The Turf Restoration and Dune Grass Planting Zones are included in the total acreage but do not require any target species treatments.
2. The contractor shall be responsible for submitting an Invasive Species Control Plan for review and approval prior to the start of any target species control. This plan will include the contractor's proposed schedule and treatment methodology for both woody and herbaceous target species.
3. All target non-native and invasive species are to be treated within the limits of the restoration project area as shown on the plan.
4. Only non-native tree and shrub species with a DBH < 8" are to be removed/treated as part of this project. Exceptions to the size class limit apply to invasive and highly aggressive species noted in the target species list.
5. All trees, shrubs, and vines greater than 1' in height shall have their stumps cut to a height less than or equal to 2" above the ground surface. Trees, shrubs, and vines less than 1' in height shall receive a foliar treatment with an appropriate selective herbicide once the leaves have fully emerged.
6. All cut woody species will be chipped and disposed of at an appropriate off-site area.
7. All cut stumps will be treated with an herbicide containing glyphosate as an active ingredient and applied at the manufacturer's recommended rate for dormant stump treatment. If the area of treatment is within 50' of the lakeshore, an herbicide approved for aquatic use shall be used. Cut stumps will be treated within 30 minutes of cutting. Contractors may propose the use of alternative herbicides as part of the Invasive Species Control Plan. The use of alternative herbicides would require the approval of the project engineer and would be done at no additional cost.
8. Any cut stumps that are not treated within the specified time limit, or cut to the correct height, should be recut and treated.
9. Target woody species removal and cut stump treatment will be conducted during the winter season of the contracted construction year when plants are dormant. Woody and herbaceous target species foliar treatments to begin in spring season of contracted construction year.
10. Quantity and timing of herbicide treatments will be dependent upon species to be controlled and should follow industry standard practices and herbicide manufacturer's recommendations to achieve an 95% reduction in target species cover by the end of the growing season of the contracted construction year.

Maintenance

1. Monthly inspections of the three restoration zones will be conducted to identify any areas with insufficient plant growth and/or areas of erosion.
2. Any bare areas larger than 4 square feet will be reseeded and/or replanted and mulch as necessary to obtain an even and vigorous stand of vegetation.
3. Any areas of erosion will be repaired as deemed appropriate to stabilize the eroded area in coordination with the engineer.
4. The contractor shall control non-native and invasive species to maintain a 5% or lower areal cover of the Bluff Restoration and Dune Grass Planting zones.

Target Species List		
Species	Common Name	Tree Removal Size Limit (If Applicable)
<i>Acer platanoides</i>	Norway Maple	≤8" DBH
<i>Ailanthus altissima</i>	Tree-of-Heaven	All Sizes
<i>Alliaria petiolata</i>	Garlic Mustard	
<i>Arctium minus</i>	Common Burdock	
<i>Artemisia vulgaris</i>	Common Mugwort	
<i>Berberis thunbergii</i>	Japanese Barberry	
<i>Celastrus orbiculatus</i>	Asian Bittersweet	
<i>Centaurea stoebe</i>	Spotted Knapweed	
<i>Cirsium arvense</i>	Canada Thistle	
<i>Conium maculatum</i>	Poison hemlock	
<i>Dipsacus</i> spp.	Teasel	
<i>Elaeagnus umbellata</i>	Autumn Olive	
<i>Euonymus alatus</i>	Winged Euonymus	All Sizes
<i>Euonymus fortunei</i>	Winter creeper	
<i>Hedera</i> spp.	Ivy	
<i>Humulus japonicus</i>	Japanese Hop	
<i>Leymus arenarius</i>	European Lyme Grass	
<i>Ligustrum</i> spp.	Privet	All Sizes
<i>Lonicera japonica</i>	Japanese honeysuckle	
<i>Lonicera</i> spp.	Bush honeysuckles	All Sizes
<i>Lotus corniculatus</i>	Bird's Foot Trefoil	
<i>Lysimachia nummularia</i>	Moneywort	
<i>Lythrum salicaria</i>	Purple Loosestrife	
<i>Melilotus</i> spp.	Sweet Clover	
<i>Morus alba</i>	White Mulberry	All Sizes
<i>Pastinaca sativa</i>	Wild Parsnip	
<i>Phalaris arundinacea</i>	Reed Canary Grass	
<i>Phragmites australis</i>	Common Reed	
<i>Reynoutria</i> spp.	Knotweed	
<i>Rhamnus cathartica</i>	Common Buckthorn	All Sizes
<i>Rhus typhina</i>	staghorn sumac	≤4" DBH
<i>Robinia pseudoacacia</i>	Black Locust	All Sizes
<i>Rosa multiflora</i>	Multiflora Rose	
<i>Securigera varia</i>	Crown Vetch	
<i>Solidago sempervirens</i>	Seaside Goldenrod	
<i>Typha</i> spp.	Cattail	
<i>Ulmus pumila</i>	Siberian Elm	All Sizes
<i>Vinca</i> spp.	Periwinkle	
<i>Vitis</i> spp.	Grapevines	
*List includes some of the region's commonly encountered noxious and invasive species, but not limited to this list.		



6750 Wood and Drive
Waukegan, WI 53197
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants



200 West 22nd Street
Suite 220
Lombard, Illinois 60148
p. 630.705.1762
c. 630.495.3740

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Graphic Scale

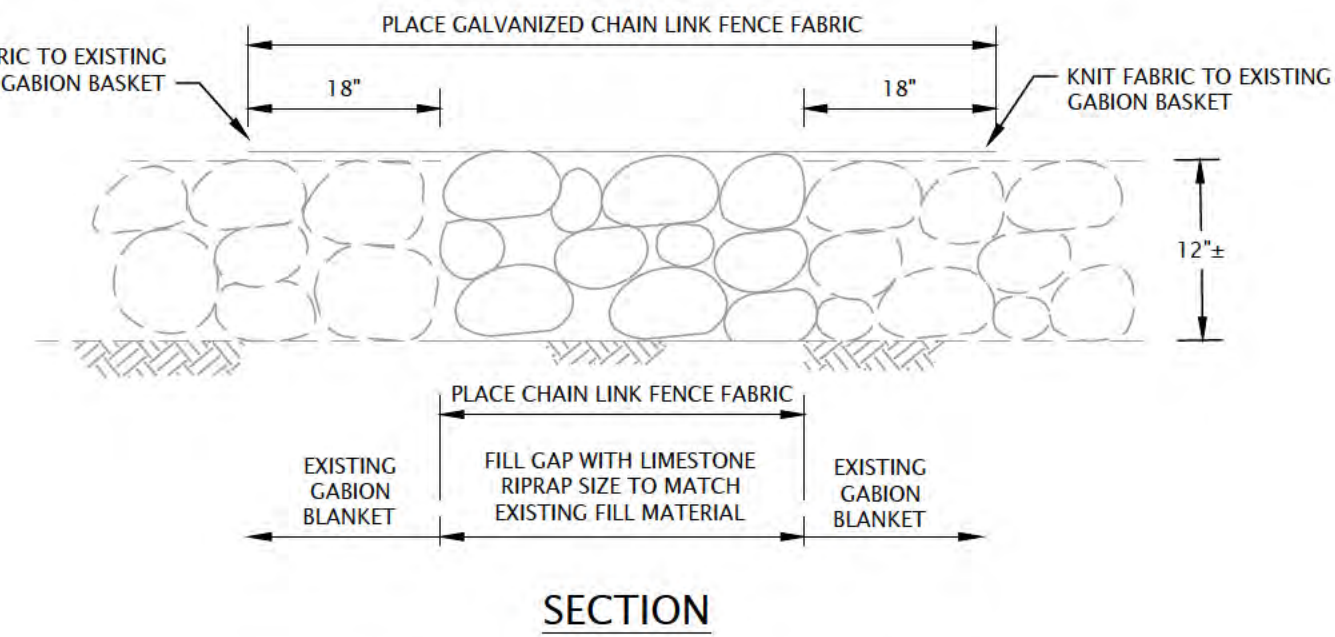
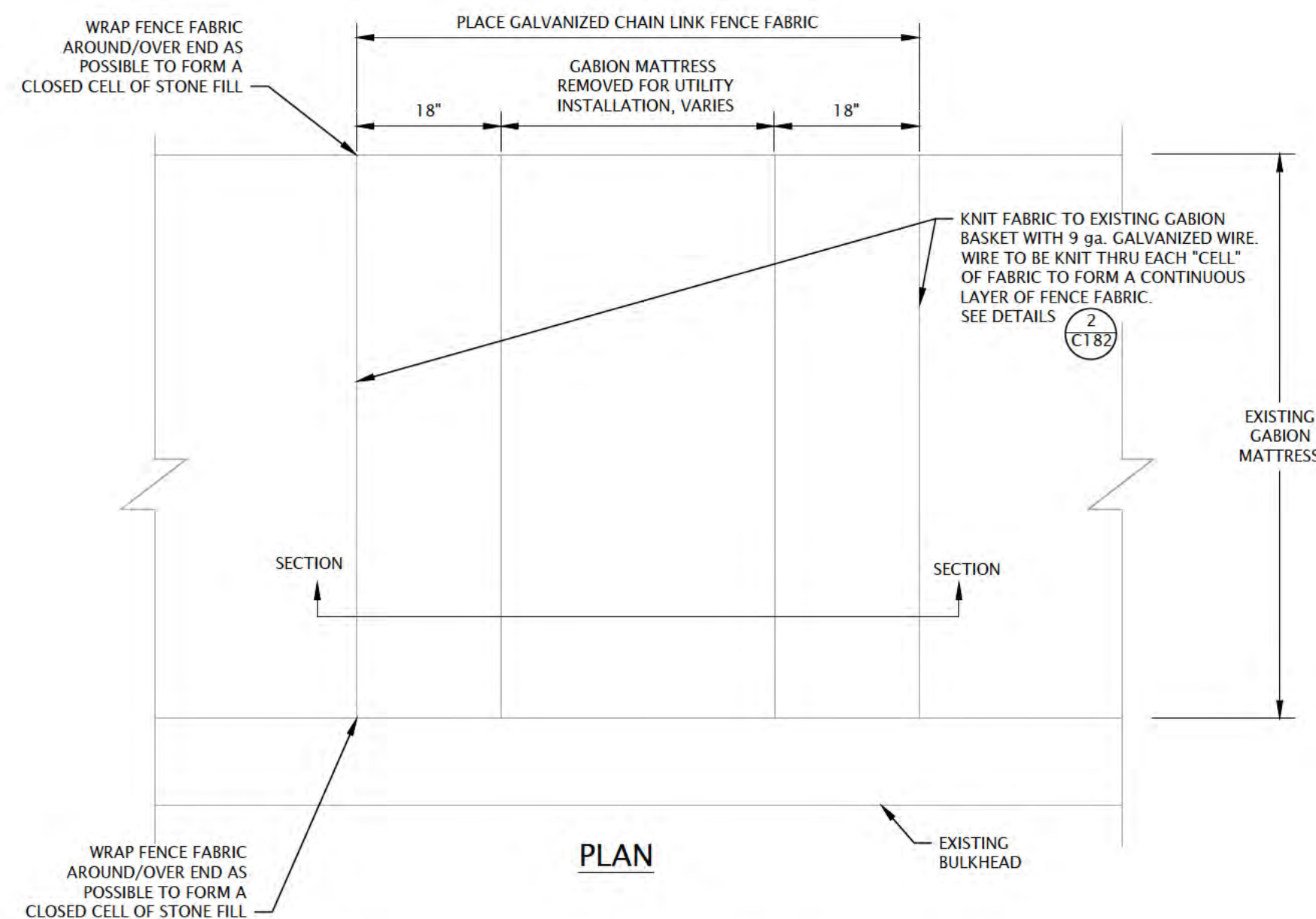
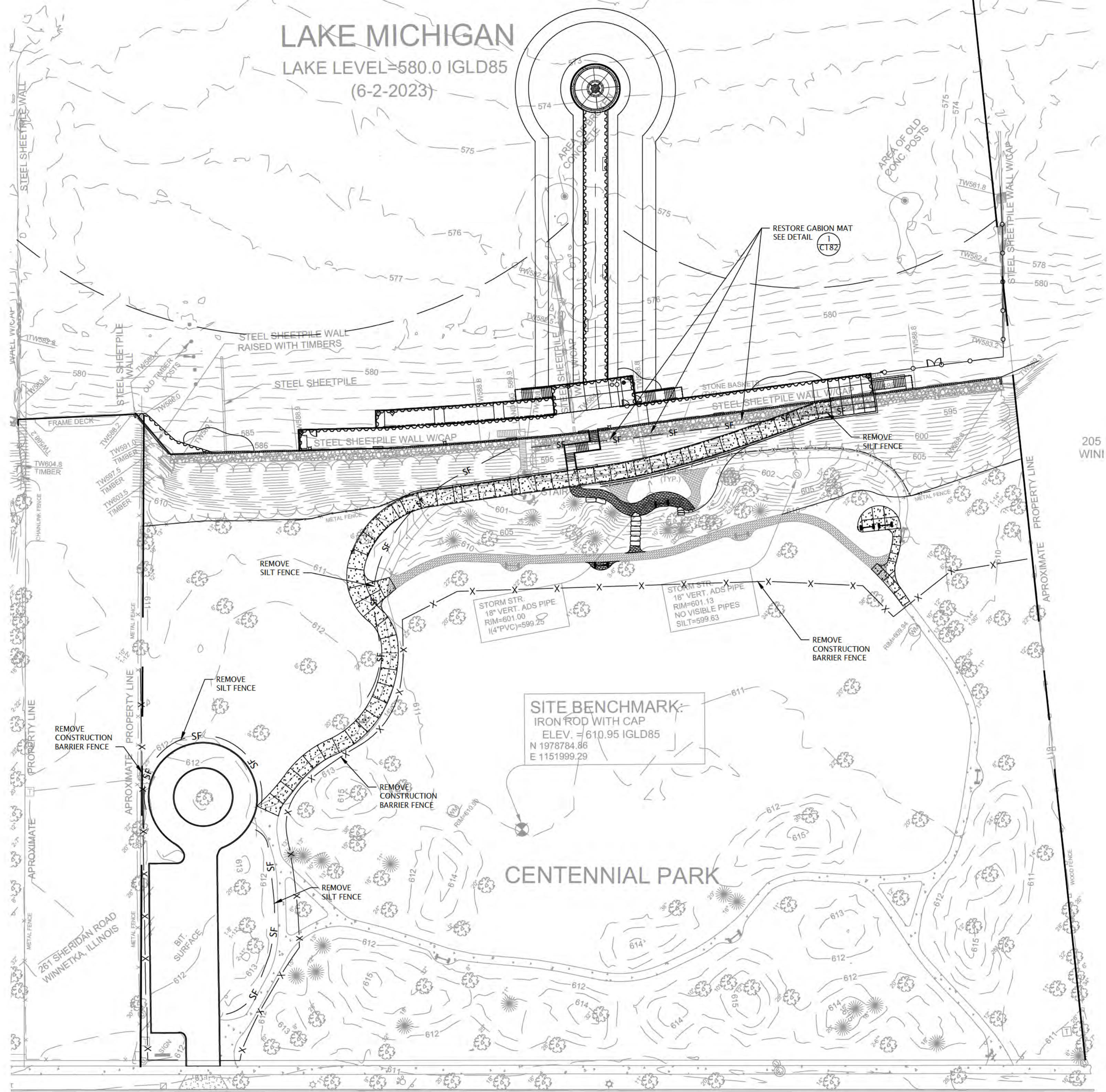
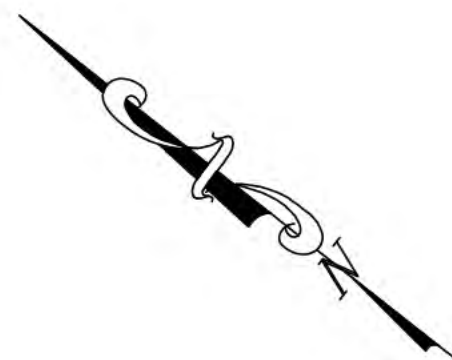
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Drawing Title

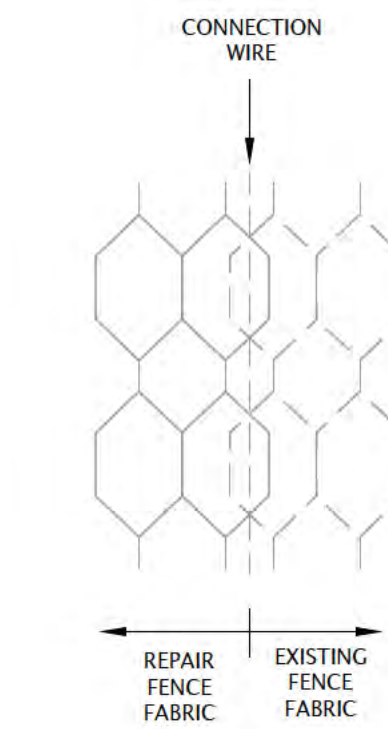
RESTORATION NOTES

Sheet No.

C181



1 GABION MATTRESS RESTORATION
SCALE : NOT TO SCALE



2 FENCE FABRIC CONNECTION
NOT TO SCALE

NOTES:

- SEE SHEET C100 FOR LEGEND OF EXISTING CONDITIONS.
- CONTRACTOR WILL BE PROVIDED AUTOCAD DRAWING FILE FOR CONSTRUCTION LAYOUT AFTER AWARD OF CONTRACT.
- LIMITS OF CONSTRUCTION ARE AS SHOWN UNLESS OTHERWISE NOTED.
- BEFORE EXCAVATION OR DEMOLITION, CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING JULIE AND APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS.



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

Issued for	Rev. Date
70% Submittal	04/08/24
100% Submittal	06/28/24
Bidding And Construction	07/19/24

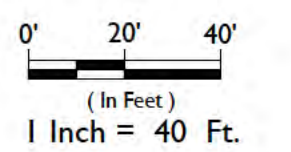
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 40 Ft.

Drawing Title

Site Closure Plan

Sheet No.

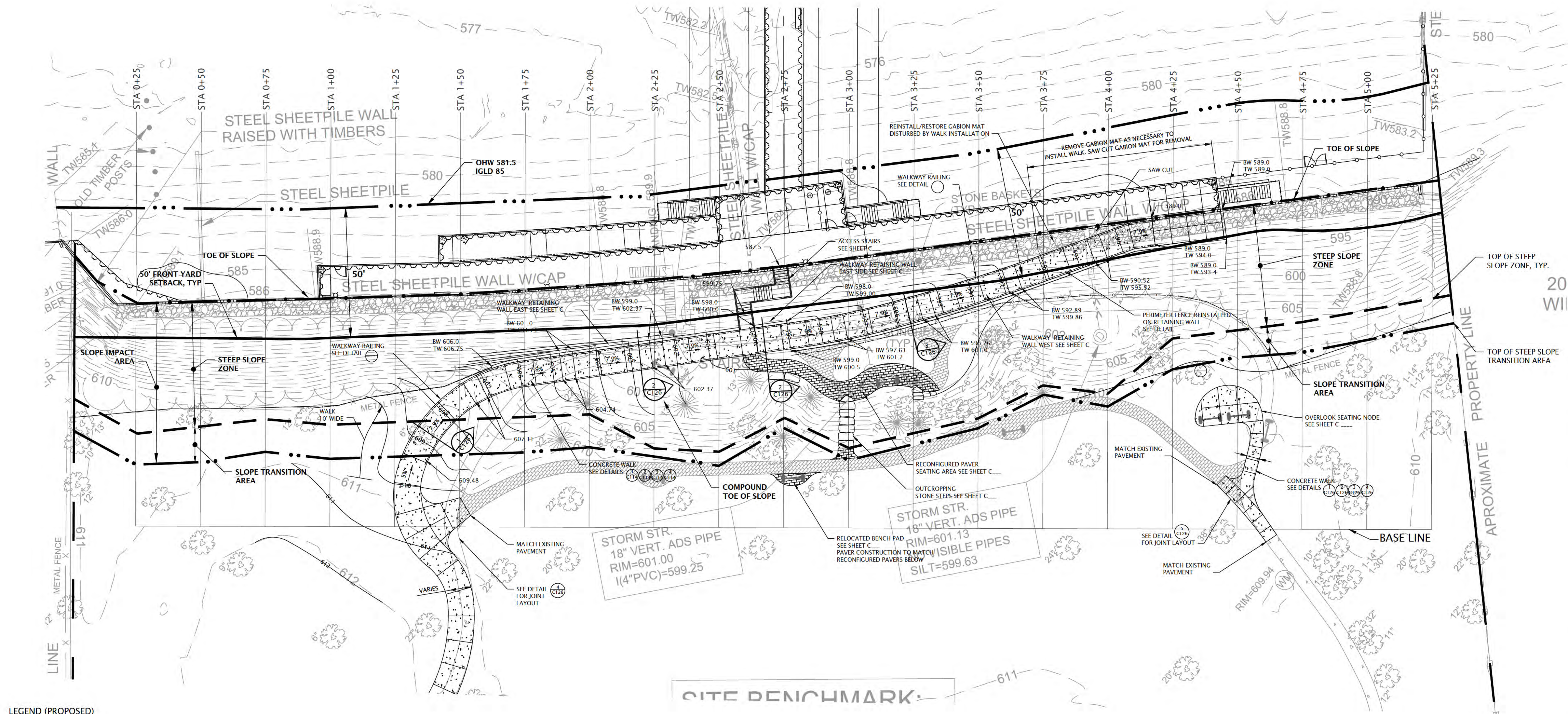
C182

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



NOTE:

RESTORE/SEED/MULCH ALL TRENCHING AND DISTURBANCE FROM SILT FENCE INSTALLATION AND REMOVAL.



- LEGEND (PROPOSED)
- CONCRETE WALKWAY
 - RETAINING WALL
 - SPOT ELEVATION
 - PROPOSED CONTOUR
 - BOTTOM OF WALL AT FACE OF WALK SURFACE
 - TOP OF WALL

"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



- LEGEND
- TOE OF SLOPE
 - TOP OF STEEP SLOPE ZONE
 - TOP OF SLOPE TRANSITION AREA
 - OHW 581.5 IGLD 85
 - 50' FRONT YARD SETBACK



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

Issued for	Rev. Date
Village Response	07/30/24
Village Revisions	08/02/24

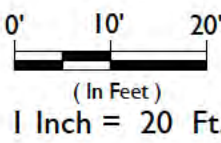
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Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

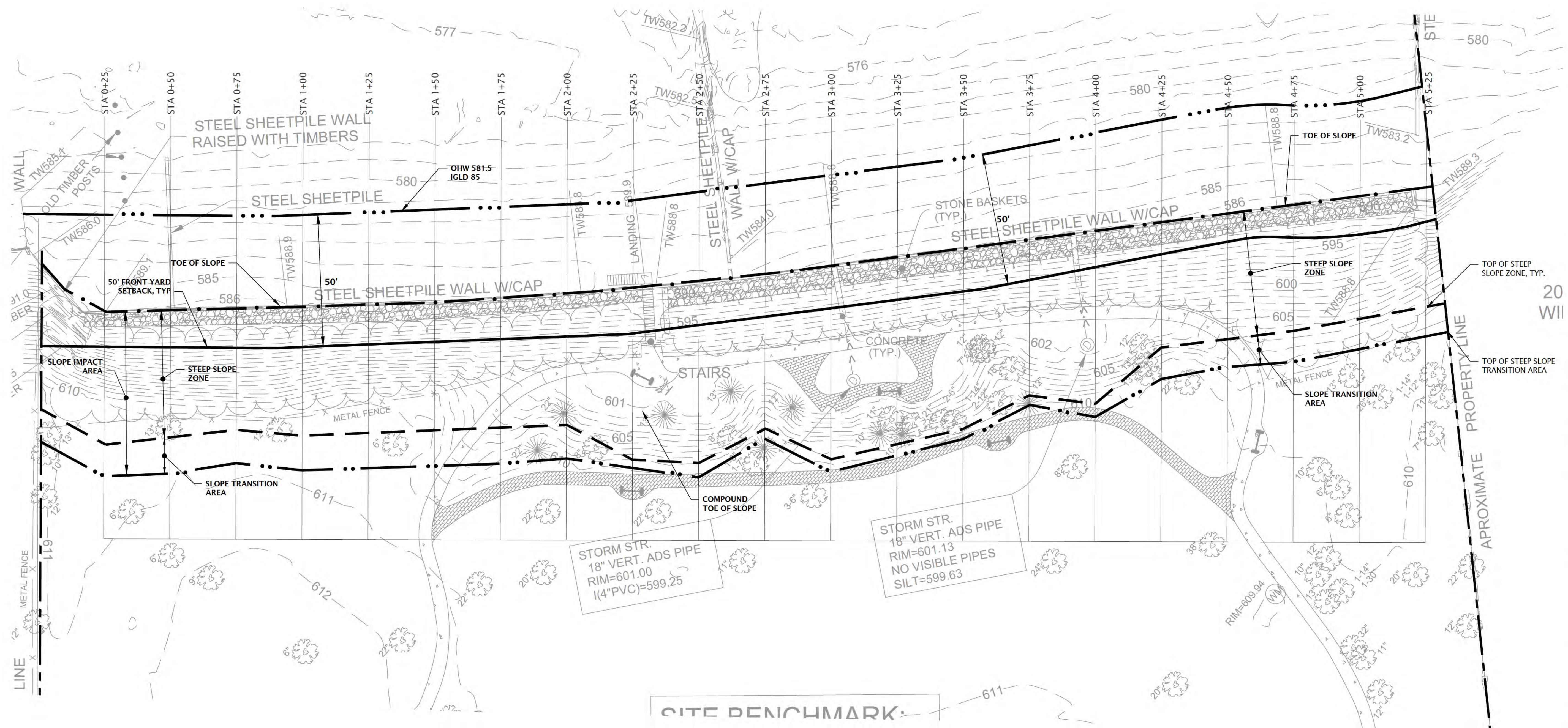
Cross Section
Layout Plan

Sheet No.

CS - 6



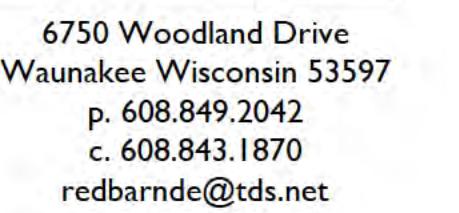
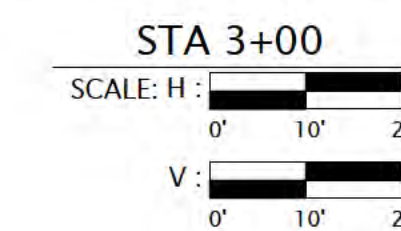
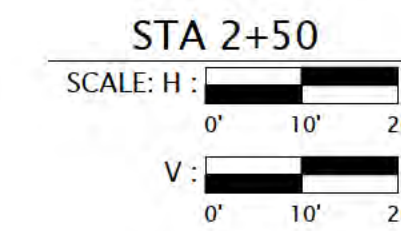
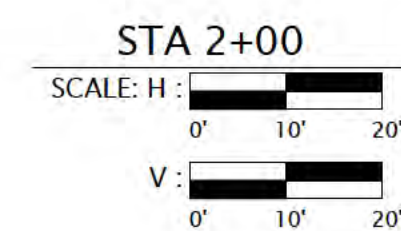
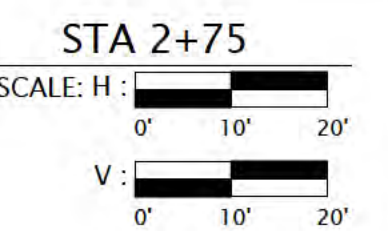
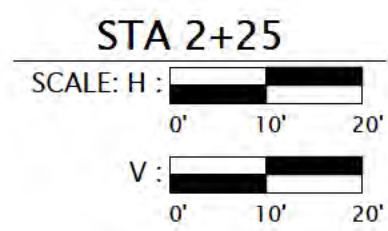
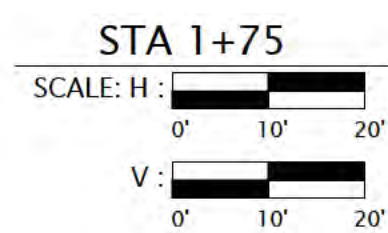
Sheet No. CS - 6A



"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



	TOE OF SLOPE
	TOP OF STEEP SLOPE ZONE
	TOP OF SLOPE TRANSITION AREA
	OHW 581.5 IGLD 85
	50' FRONT YARD SETBACK



Consultants	
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[illegible]

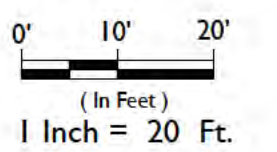
Project Title:

Site Improvements Centennial Park Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1" = 20'

Drawing Title
Cross Sections

Sheet No. CS - 8



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

**FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR
PETER FRIEDMAN, VILLAGE ATTORNEY**

DATE: AUGUST 1, 2024

**SUBJECT: REVIEW OF SPECIAL USE PROCESS - ROLE OF VILLAGE STAFF,
BOARDS/COMMISSIONS, AND COUNCIL IN THE CENTENNIAL PARK &
BEACH ZONING RELIEF APPLICATION**

INTRODUCTION

Given recent public comments regarding the Village's role in the review and approval of the zoning relief necessary for the proposed improvements to Centennial Park and Beach, Village staff and the Village Attorney have prepared this memorandum summarizing the Village's process and the various roles of the advisory bodies and Village Council. At the August 6, 2024, Village Council meeting, we plan to review the following materials with the Village Council.

WINNETKA PARK DISTRICT AS ZONING ENTITLEMENT APPLICANT

As Council members know, the Winnetka Park District ("WPD") is a separate and distinct governmental entity from the Village of Winnetka government. The WPD Board of Commissioners ("Board") is the governing body of the WPD, which Board members are elected by the residents located within the WPD borders. As a separate governmental body, the Board makes all decisions regarding the WPD's use of the land that it owns, such as Centennial Park and Beach.

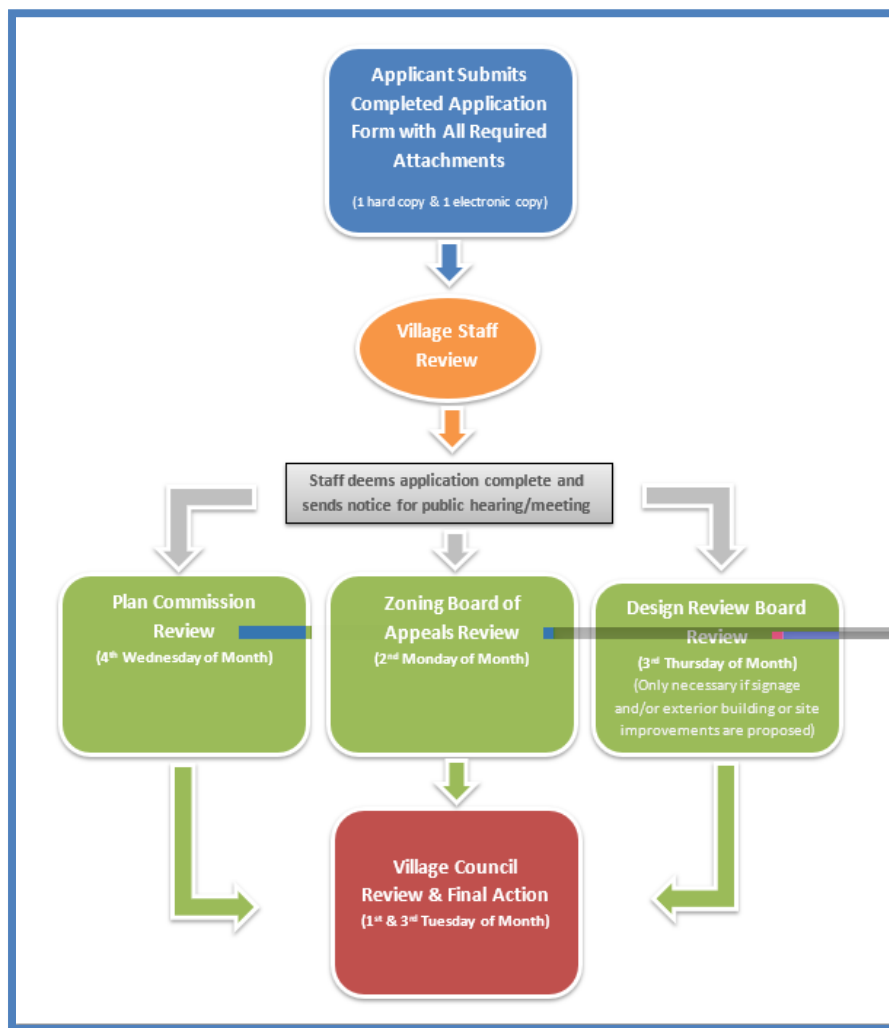
In Winnetka, a park or recreation facility, such as those operated by WPD, are allowed as a special use within any zoning district within the Village. This means any new facility or any major changes to an existing facility, such as with Centennial Beach and Park, requires approval of the proposed use by the Village Council, but not before the Village Council receives recommendations from its advisory bodies - the Plan Commission and the Zoning Board of Appeals. (If physical improvements are proposed to the property, the Design Review Board would also provide a recommendation regarding a certificate of appropriateness for the design of exterior physical improvements.)

The Village Attorney has advised that WPD's request for Village approval will include at least one official public hearing before each of the three advisory bodies. Public notice will be provided for all public hearings. Public hearings are designed to allow the applicant (here, WPD) to present all of its materials and testimony in support of its request, and to allow any other interested persons, including of course Village residents, to provide comments and testimony regarding the

requested zoning relief. The Village Attorney has also explained that it is important for the Council to allow the public hearing process to proceed and to begin Council deliberations only after the public hearings and all testimony before the applicable advisory bodies has been completed and the advisory bodies have made their respective recommendations. This is important to ensure that due process protections are afforded to the WPD and to any other interested parties who provide testimony at the hearings. Accordingly, the Village Attorney recommends against any substantive public discussions by the Council regarding WPD's requested zoning relief until the matter is officially before the Council for consideration.

As with any proposed use, the property owner or an entity with contractual interest in a property and with the property owner's consent ("property owner") has the right to submit an application requesting special use permit approval of a proposed use that is an allowed special use within a particular zoning district. The property owner has the right under our Zoning Ordinance to also request other zoning relief such as zoning variations and exceptions. Once a property owner has submitted such zoning relief applications, the Village has an obligation to process the application according to the rules of procedure established in the Village's Zoning Ordinance. A general flow chart of the review process is provided below.

General Zoning Relief Reviews Process



ZONING RELIEF PROCESS FOR CENTENNIAL PARK AND BEACH

The Park District has chosen to first proceed with a zoning relief application for Centennial Park and Beach, which is allowed since Centennial is a separate legal parcel from Elder Lane Park and Beach. The Park District has submitted a zoning relief application for Centennial Park and Beach, which is under review by staff and the Village's consultants. At the end of June, staff completed its second review of materials submitted by the Park District and provided the Park District staff with comments and informed them that additional information is necessary prior to determining that the application is ready for review by the advisory bodies. In mid-July, the Park District submitted revised plan sheets and some of the revised narrative materials. This week we anticipate receiving additional materials associated with the zoning relief application. Village staff is in the process of reviewing the revised materials to determine if the application is complete and ready for review by the advisory bodies. It is not unusual for a special use permit application involving site improvements to require multiple staff reviews prior to the application being ready for review by the advisory bodies. At this time, the earliest the Zoning Board would begin reviewing this application would be in September.

With any development project there are various types of review – some are administrative reviews handled by staff and as mentioned above, other reviews involve a public review process. If a proposed development is allowed by right and does not require approval of a special use, variation, certificate of appropriateness or other zoning or subdivision entitlement ("zoning entitlement"), the development can proceed to the building permit approval stage, which is administratively handled by staff. At the building permit approval stage, staff determines if the project complies with all requirements of the Village Code, such as storm water detention and drainage requirements, building code requirements, Village utility service requirements, lakefront construction regulations, steep slope regulations, etc., before a building permit can be issued.

If a proposed development does require approval of some type of zoning entitlement relief, during Village staff's review of the zoning entitlement application we will conduct a preliminary review of the project for code requirements to determine if the development should be able to, in general terms, comply with administrative code requirements. Detailed construction plans are not required at this point, but the applicant is required to provide sufficient information so staff can determine that the proposed site layout can be achieved and still comply with other Village regulations as noted above. If after the Village Council approves a special use permit and during the building permit process an applicant changes the design of the project to such an extent that it would be considered a major change, the applicant would need to go through the full special use permit process again prior to the building permit being issued by staff. (Attachment B)

With any proposed development project, the property owner will submit a proposal for the Village's review. If during Village staff's review of a project, staff determines that the project does not comply with Village zoning or subdivision requirements, the applicant:

- a) may seek relief from the requirement, if the Village Code provides for such ability, or

- b) may request that the Village Council amend the Village Code to allow the development as proposed.

During the zoning entitlement process the Village advisory bodies determine if the requested relief is consistent with the applicable Village Code standards. During this process, each advisory body may identify changes to the plans that would be necessary before the body could make a favorable recommendation of the project. Though the advisory body may suggest changes or include conditions with their recommendation, the applicant determines:

- a) if it wishes to make the changes or agree to the conditions of the advisory bodies, or
b) if it would rather move forward to the Village Council with a recommendation of approval with conditions or a recommendation of denial from the advisory body.

In the end, the Village Council will determine if the project as proposed by the applicant is appropriate for the proposed location. Again, the property owner has the right to make requests as it sees fit, and in the end it is within the Council's legislative authority to determine whether to approve the zoning relief requested by the property owner.

Below, please see a matrix summarizing the role of Village staff, each Village advisory body, and the Village Council in the various aspects of Village approval process for the proposed Centennial Park project. Attachment A contains the standards, findings of fact, or criteria that staff, the advisory bodies, or Village Council will use when considering whether to grant approval to the project.

**Involvement of Village Staff, the Village Advisory Bodies, and the Village Council
in the Centennial Park & Beach Project Process**

	Staff	ZBA	PC	DRB	Village Council
Special Use Permit	X	X	X		X
Exceptions – Steep Slope Zoning	X	X	X		X
Variations – Other Zoning (e.g. front yard setbacks)	X	X			X
Certificate of Appropriateness	X			X	X
Lakefront Construction Permit (Lakefront work requiring USACE, IDNR, MWRD, or IEPA permits)	X				
Site Improvement Permit (All other site improvements not requiring lakefront construction permit)	X				

Each advisory body will review the application based upon the applicable standards for that advisory body, which are identified in Attachment A. Their review is based upon these broad standards and not based upon a review of the technical code requirements for such items as the Village's stormwater requirements, building code requirements, lakefront construction approval criteria, or steep slope regulation development standards. Those items are reviewed in detail administratively by staff during the building permit process. As previously stated, if the Village Council were to approve zoning relief for the Centennial Park and Beach improvements and then during the building permit process the WPD changed the design of the project to such an extent that it would be considered a major change, the WPD would need to go through the full special use permit process again prior to the building permit being issued by staff.

Finally, the applicant, in this case the Park District, will be required to submit all required information, analysis, and evaluations for the Village's review. This required information is then evaluated by professional staff, consultants, and the Council to render a decision on the project. The Village would not undertake independent studies, but rather evaluate required information when required for submittal. Also, a construction permit from the Village would not be issued for any of the improvements until after the Village Council granted the applicable zoning relief and then staff and the Village's consultants completed their administrative function of reviewing the permit for compliance with all applicable Village regulations including, but not limited to, the lakefront construction regulations and the steep slope regulations.

ATTACHMENTS

- Attachment A Applicable Standards, Findings of Fact, or Criteria and Standards for Staff, the Advisory Bodies or Village Council for Review of Zoning Applications – Village Code Excerpts
- Attachment B Amendments to Special Use Permits – Major Changes

ATTACHMENT A
**Applicable Standards, Findings of Fact, or Criteria and Standards for Staff, the Advisory
Bodies, or Village Council for Review of Zoning Applications - Village Code Excerpts**

SPECIAL USE STANDARDS

– APPLICABLE TO PLAN COMMISSION AND ZONING BOARD OF APPEALS

Section 17.56.120 Standards for Granting of Special Use Permits.

A. General Standards for the Granting of Special Use Permits. No special use permit shall be granted unless it is found:

1. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided;
6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes. In the event that the application for special use permit involves a request for variation from the terms of this title, such request, subject to required notification procedures, may be considered at the same public hearing at which the proposed special use is reviewed by the Board of Appeals.

VARIATION STANDARDS

– APPLICABLE TO ZONING BOARD OF APPEALS & VILLAGE COUNCIL

Section 17.60.050 Standards for Granting Variations.

C. Variation Standards for Zoning Board of Appeals and Zoning Administrator. The Zoning Board of Appeals shall not grant a standard variation, and the Zoning Administrator shall not grant a minor variation, unless the Board or the Zoning Administrator, as the case may be, makes an affirmative finding, based on evidence in the record or in a public document, that the variation requested is in harmony with the general purpose and intent of the Zoning Ordinance and that each of the eight conditions on which evidence is required pursuant to Section 17.60.050 of this Code has been met in connection with the variation application.

D. Variation Standards for Village Council. The Village Council shall have the discretion to grant variations, without further public hearing, upon finding that the variation requested is in harmony with the general purpose and intent of the Zoning Ordinance and in accordance with general or specific rules contained in this chapter, and upon finding that there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the provisions or regulations of the Zoning Ordinance; provided that, the passage of any ordinance granting a variation or application for variation that failed to receive a recommendation of approval by the Zoning Board of Appeals shall require the favorable vote of four Village Trustees.

Section 17.60.040 Variation Procedures: Standard and Major Variations.

C. Evidence Required at Hearing. The Zoning Board of Appeals shall require evidence on the following issues:

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

D. Recommendation by the Zoning Board of Appeals. The Zoning Board of Appeals shall not recommend that the Village Council grant a variation unless the Zoning Board of Appeals makes an affirmative finding, based on evidence in the record or in a public document, that each of the foregoing eight conditions is met in connection with the variation application. The findings of the Zoning Board of Appeals shall comply with Section 17.60.050.

CERTIFICATE OF APPROPRIATENESS FINDING OF FACTS

– APPLICABLE TO DESIGN REVIEW BOARD & VILLAGE COUNCIL

Section 15.40.010 Certificate of appropriateness of design.

F. Scope of Hearing, Findings of Fact. At the hearing, the Board shall consider the application materials, including construction documents, and any additional evidence including, in the Board's discretion, testimony given under oath, regarding the following issues:

(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.

I. Denial of Certificate.

1. Criteria. The Board or, where applicable, the Village Council, may deny a request for a certificate of appropriateness of design only upon findings that external architectural features of the proposal when completed will be:

(a) so inconsistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board for the review of such external architectural features and site improvements as to be inappropriate and incompatible with the character of the immediate neighborhood; or

(b) so inappropriate and incompatible with adopted Village plans or public improvements in the immediate neighborhood as to cause substantial depreciation in the effectiveness and value of such plans or improvements; or

(c) so inappropriate and incompatible with the existing character of the immediate neighborhood as to cause substantial depreciation in property values in such neighborhood.

STEEP SLOPE EXCEPTION STANDARDS

- APPLICABLE TO PLAN COMMISSION AND ZONING BOARD OF APPEALS

Section 17.82.110 Exceptions.

If a development that requires a special use permit includes construction activity that does not comply with the requirements of this Chapter, the Village Council may grant exceptions to the regulations set forth in this Chapter as part of granting the special use permit. [Note: This means, the special use standards are used when considering an exception associated with a special use permit request.]

LAKEFRONT CONSTRUCTION APPROVAL CRITERIA

– APPLICABLE TO STAFF’S ADMINISTRATIVE REVIEW FOR PERMITTING.

Section 15.78.080 Criteria for Permit Approval.

The Village Engineer (and, if applicable on appeal, the Village Council) will issue a permit (with or without conditions) only if the following requirements are satisfied:

- A. Permitting Agency Permits. The applicant has received and provided to the Village all required permits for the covered construction from the permitting agencies.
- B. Height. The height of the covered construction and any related structures will be no greater than what is minimally necessary to achieve the intended and proper purpose of the project and to be consistent with the purposes set forth in Section 15.78.010 of this chapter.
- C. Conformity with Code. The covered construction and any related structures comply with all other applicable provisions of the Village Code, including, without limitation, the construction permitting requirements of Chapter 15.32 of this title.
- D. Project Scope. The covered construction and any related structures include only what is minimally necessary to achieve the intended and proper purpose of the project and to be consistent with the purposes set forth in Section 15.78.010 of this chapter.
- E. No Public Safety Hazard. The covered construction and any related structures will not create any public safety hazards, including, without limitation, by unreasonably obstructing or otherwise interfering with ingress or egress to adjacent public beaches or private property.
- F. Interference with Public Safety Operations. The covered construction and any related structures will not block or otherwise unreasonably interfere with the ability of public safety personnel to conduct search and rescue or other public safety operations.
- G. Existing Sight Lines. The covered construction and any related structures will alter existing sight lines along the Lake Michigan shoreline no more than is minimally necessary to achieve the intended and proper purpose of the project and to be consistent with the purposes set forth in Section 15.78.010 of this chapter.

STEEP SLOPE DEVELOPMENT STANDARDS

– APPLICABLE TO STAFF’S ADMINISTRATIVE REVIEW.

Section 17.82.050 Development Standards.

A. Any application for development in the slope impact area will be reviewed by the Director, who will consider such application in light of the standards of this section relating to landscape planning, soil mechanics engineering, hydrology, geology, environmental design, structural and coastal engineering, and structural architecture. The Village recognizes each slope impact area may have different characteristics and features that affect its stability and preservation. Therefore, the Director may determine that certain standards of this Section do not apply to every application. Whenever the Director waives or alters otherwise applicable requirements in this Section, the waiver or alteration will be memorialized in a written decision that provides the rationale for the waiver or alteration. Before the Director finalizes the waiver or alteration, the Director will confer with the Village Manager and the Director of Community Development. The Director will have the authority to determine if the application in its totality satisfies the purposes of this Chapter to a substantial degree without creating an economic hardship as provided in Section 17.82.090.

B. Development standards for the slope impact area are as follows:

(1) Safety control of steep slopes.

- a. The development will not jeopardize slope stability on the subject site or neighboring properties.
- b. Except as necessary for an approved development, no filling, grading, or earth moving is permitted in a slope impact area.
- c. A fence must be erected temporarily along the top edge of the steep slope zone, during any construction or demolition activity in the steep slope zone or adjacent to the steep slope zone.

(2) Construction techniques. All proposed structures must have foundations designed in a manner consistent with sound engineering and geological principals. Additionally, the following techniques must be used to enhance bluff stabilization:

- a. Planning the development to recognize and fit the natural topography, soils, geology, hydrology, and other existing conditions on the proposed sites;
- b. Orienting development so that filling, grading, and earth moving, landscaping and other site preparation is kept to an absolute minimum;
- c. Preserving and enhancing the landscape through minimized disruption of natural terrain and existing vegetation;
- d. Minimizing disruption or alteration of natural drainage ways;
- e. Minimizing the time during which areas are bare and exposed;
- f. Designing and properly locating structures so that the structure's weight does not negatively impact slope stability; and
- g. Considering the effect of undercutting at the base of a slope impact area caused by wave action, storm water flow, erosion, or channel changes.

(3) Hydrological controls.

- a. Natural channels. Natural drainage ways must be preserved to the maximum extent possible.
- b. Controlled runoff. Concentrated runoff from impervious surfaces will be collected and transported in a pipe or other approved manner to a municipal storm sewer system, if available or to the toe of the bluff as determined by the Director.
- c. Water discharge into steep slope. Whenever stormwater is transported across a property for discharge into a steep slope zone, the conveyance pipe material must be installed below ground by directional boring where possible.
- d. Trenching. No pipe can be installed within a steep slope zone by excavating a trench unless such trench is approved by the Director.
- e. Pipe materials. Flexible corrugated pipes may not be used within a slope impact area unless directional boring is found to be infeasible in the sole determination of the Director.
- f. Water Quality. The Director will determine the appropriate water quality requirements for all stormwater that is discharged to Lake Michigan.
- g. Interceptor ditches. When required by the Director pursuant to sound professional engineering principles, interceptor ditches will be established above steep slopes in order that soil will not become saturated and the intercepted water will be conveyed in a pipe or other approved manner to a municipal storm sewer system, if available, or to the toe of the bluff as determined by the Director.
- h. Discharge point stabilization. Natural drainage ways will be stabilized by landscape integration and rip-rap or other means consistent with sound professional engineering practice, to a distance below drainage and culvert discharge points sufficient to convey the discharge without channel erosion and in such a manner as to dissipate the energy of the discharge as approved by the Director.
- i. Energy dissipater. All outflow from a stormwater conveyance pipe must discharge into an energy dissipater.
- j. Early completion. The overall drainage system must be completed and made operational at the earliest possible time during construction, the schedule of which will be approved by the Director.
- k. Impact on adjacent property. The natural or usual flow of surface or subsurface water must not be altered or obstructed in any way by grade changes that may adversely affect the property of another by contributing either to pooling or collection of waters or to the concentration or intensification of surface water discharge. However, development which might otherwise be prohibited hereinabove may be allowed if such waters are properly drained by a pipe or other approved manner to a municipal storm sewer system, if available, or to the toe of the bluff as determined by the Director. All grade changes must comply with the Village Code.

(4) Vegetation and revegetation.

- a. Native vegetation will be maintained to the greatest extent possible within the slope impact area.
- b. Smallest area. At all times, the smallest practical area of raw soil will be exposed for as short a duration of time as practical.

c. Revegetation. A mixed planting of native perennial grasses and woody species with deep root systems will be used to landscape steep slope areas disturbed by construction, demolition or earth moving. When sound engineering practices dictates and when required by the Director, temporary vegetation, or other acceptable cover shall be used to protect areas of raw soils exposed during development and to prevent erosion.

d. Erosion control mat. Temporary erosion control matting properly staked and trenched must be provided over raw soil areas until new vegetation is established.

(5) Filling, grading, and earth moving.

a. Minimum alterations. Filling, grading, and earth moving will be limited to the minimum required for building foundations, driveways, drainage control structures, and immediate yard areas. With the exception of restoration efforts, substantial filling, grading, and earth moving is prohibited.

b. Erosion control. All filling, grading, and earth moving will be accomplished in a manner that will create the lowest possible potential for airborne or waterborne transportation of soil.

c. Soil fill in steep slope zone. All fill in steep slope zone is prohibited, other than back-fill which will be determined by the Director to be necessary for slope stabilization or re-establishment of the steep slope zone as part of general maintenance.

d. Soil fill on table land. In conformance with generally accepted engineering standards, all fill on table land will be stabilized to at least 90% of maximum dry density as determined in ASTM procedure D-1557 or equivalent.

e. Prompt completion. All filling, grading, and earth moving will be accomplished in the shortest practical period of time, the schedule of which will be approved by the Director. All excavated material must be removed from the slope impact area and no temporary or permanent material storage will be permitted within the slope impact area. No existing natural vegetation will be destroyed, removed or disturbed prior to the commencement of development activities.

Attachment B
Amendments to Special Use Permits – Major Changes

“Section 17.56.130 Amendments to Special Use Permits.

- A. Definitions. For purposes of this Section, the following terms are defined as follows:

“Major Change” means any change in the uses, site plan, design details, or operations of an approved special use which is not a Minor Change.

“Minor Change” means any change in the uses, site plan, design details, or operations of an approved special use which is (i) consistent with the standards and conditions applicable to the special use, (ii) does not alter the concept or intent of the special use, and (iii) does not materially:

1. increase the special use’s density;
2. increase the special use’s operational intensity;
3. change programming in a way that alters the fundamental character of the existing special use;
4. change the use or add new uses;
5. increase the extent of the measurement of any applicable bulk regulation;
6. reduce open space;
7. expand, relocate, or add new parking areas;
8. relocate pedestrian walkways or access points;
9. alter alignment of roads, utilities, or drainage; or
10. change or conflict with any standard or condition imposed by the Village Council in approving the special use.

ATTACHMENT C

TO:
Winnetka Trustees
Zoning Board Commissioners
Plan Review Board Members



FROM:
Joanna Karatzas, Winnetka Resident

Because I am traveling and can't attend upcoming meetings, I wanted to write ahead of a review for a variance request by the Winnetka Park District. While I haven't been able to read the actual request nor the original special use permit, I believe the request is regarding a variance to the Steep Slope Ordinance.

More specifically, I think from past meeting remarks by Commissioner James, it has something to do with a ramp along the bluff. The bluff is already compromised by construction at 205 Sheridan. The Village Council passed the Steep Slope Ordinance—an admirable move. Please don't let the homeowner to the south, and wayward WPD Board members destroy more bluff — stick with the regulation.

Obviously, my concern encompasses the entire beach project not just the upcoming variance request. Actions by the WPD Board in the past three years have caused me to be skeptical of the motivations of certain board members when it comes to the Elder/Centennial Beach project. My skepticism towards the WPD board turned to suspicion on 25 April 2024 at that night's meeting. I was dismayed by the board's censure of Commissioner Root since she has worked ethically and tirelessly for Winnetka Parks and Winnetka citizens. Right now Commissioner Root's fellow commissioners are trying to discredit her. They do it by relying on procedural issues that are of no interest nor consequence to the rest of us.

Four commissioners cited Commissioner Root's lack of support for majority decisions by the WPD Board as reasons for speaking out. I might remind them Commissioner Root doesn't have a split personality. How can she, under any circumstances, support a substandard design which panders to one home owner? Her first duty is to the taxpayers of Winnetka, not to spare her fellow commissioners their blushes.

If Commissioners Hemmings, James, Lusson, Codo and Tyson think they have a good case for the proposed plan for Elder/Centennial Beach they should promote the benefits of their position. They don't, because it's hard to support an irrational design and blatant head-scratcher moves like accepting a \$3 million donation with strings attached from the 205 Sheridan owner when another donor offered an equal amount free of caveats. To divert the public's attentions the WPD Board masks its bad decisions by censuring Commissioner Root. Its behavior is shameful.

The truth of the matter is the WPD Board, in trying to please one homeowner, is proposing to make an Elder/Centennial that is a far cry from its original vision of a 1000-foot-long united beach. It fails the broader community because it casts aside the Public Trust Doctrine by making access along the shoreline laborious or non-existent. Other shortcomings of Elder/Centennial as of today are as follows:

1.

The plan puts swimmers in the most polluted waters of Winnetka. Yes, the swimmers are relegated to Elder, where storm water outfall pipes are located and harmful PVCs abound.

2.

Dogs get the cleaner section of south Centennial where they are relegated to a dog pen. Chicago's Montrose dog beach doesn't require a hermetic seal for its dogs, it says so on their website, so why does Winnetka go so far with the fencing?

3.

Worst of all is the breakwaters. Four will clutter our lakefront, hampering lake views and sight lines to swimmers. One of the breakwaters has a fence running on the top of it purportedly for the dog enclosure. Why? What dog swims along a breakwater and then picks its way up slippery rocks to climb over a fence? What the entire barrier is really satisfying are the privacy goals of the neighbor to the south.

No one has explained why the breakwater is there at all. Winnetka dogs have been using that part of the beach without one for years and the beach has shown itself to be resilient. Should a swimmer get into trouble on the other side of that fence and rock pile, how will they be seen or rescued in a timely fashion? The homeowner at 205 Sheridan won't take responsibility for any future tragedies.

4.

Add in the retention of the pier at Elder to cover the outfall pipes, and there is hardly any uninterrupted and safe beach for people.

Clearly, the WPD Board is determined to please the homeowner at 205 Sheridan. Since when is it incumbent on a village to provide privacy and security to one homeowner, especially when that homeowner is more than able to provide those things for himself?

If I were a Village Trustee or served on one of the boards, I would encourage the WPD Board to take another look at their plans.

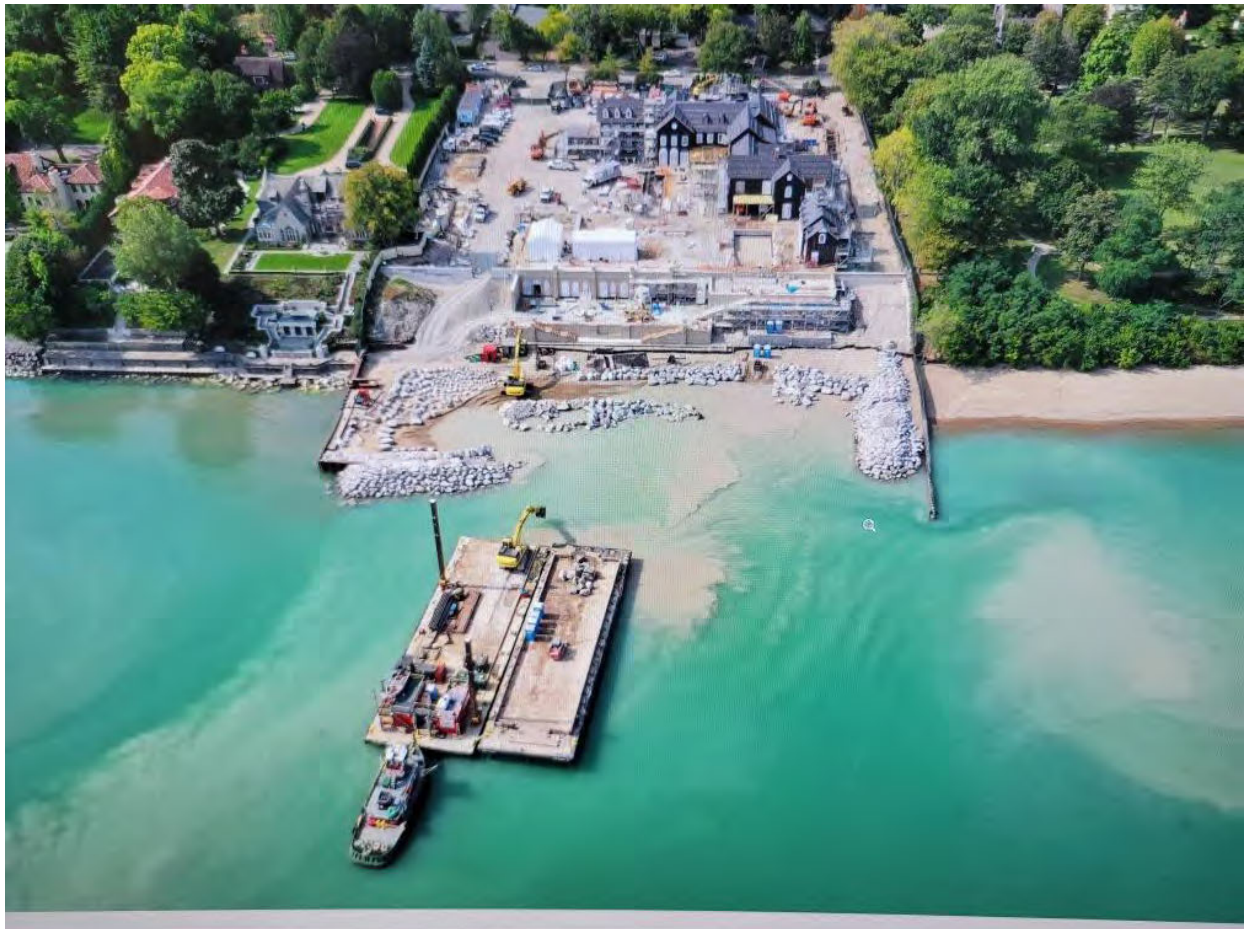
Joanna Karatzas
Winnetka Resident

From: [REDACTED]
To: [contactus](#); [Ann Klaassen](#); [Robert Bahan](#); [Chris Rintz](#); [Robert Apatoff](#); [Kim Handler](#); [Kirk Albinson](#); [Bridget Orsic](#); [Tina Dalman](#); [Robert Dearborn](#); [James Bernahl](#)
Subject: Re: Upcoming EFC, ZBA, LPC and DRC meetings to review WPD SUP Application
Date: Tuesday, September 10, 2024 1:28:47 PM

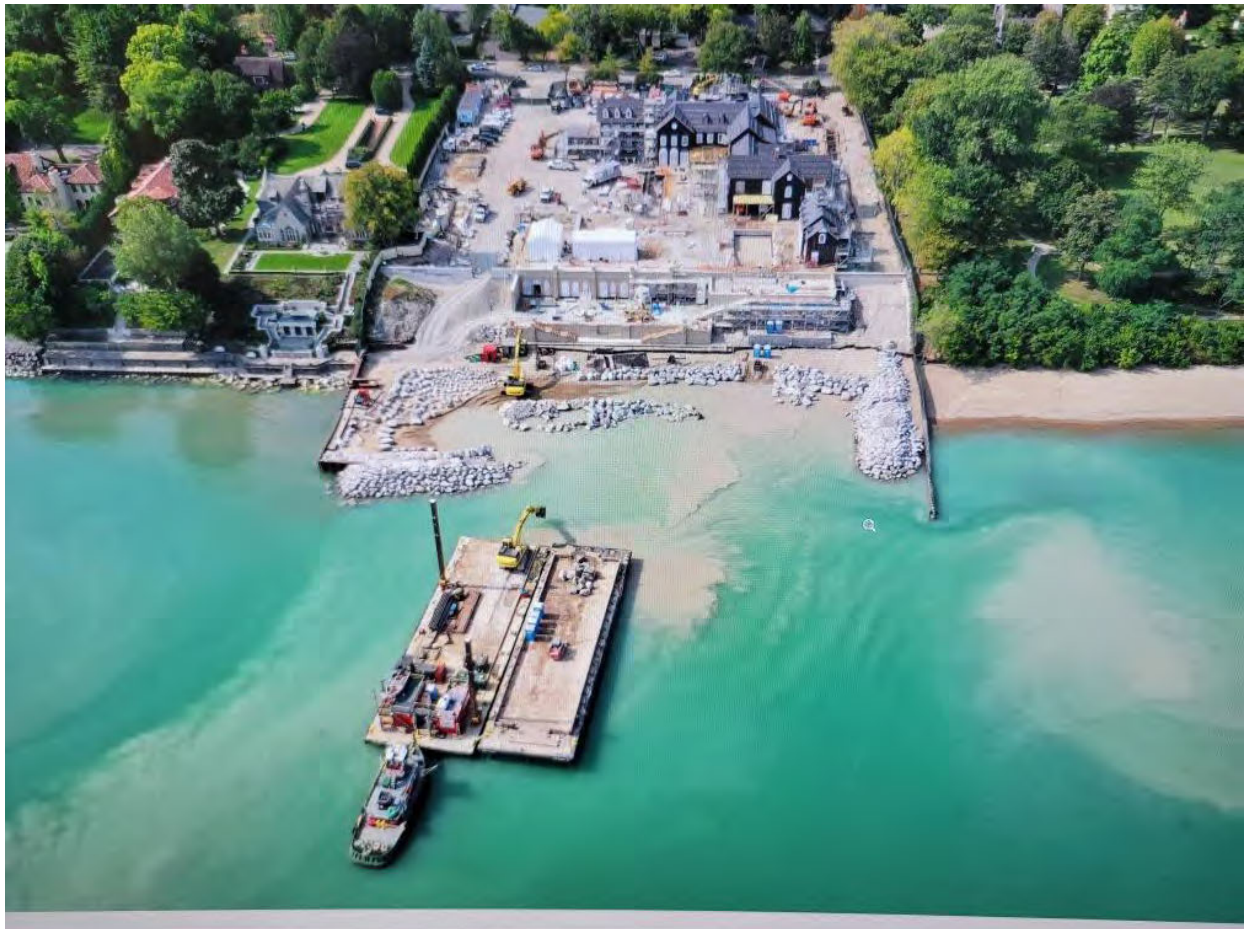
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please also include all of these photos of Winnetka's lakefront water conditions during the construction of one (1) breakwater when you distribute my email below to the Trustees, Village Staff and members of EFC, ZBA, DRB and LPC. Thank you.



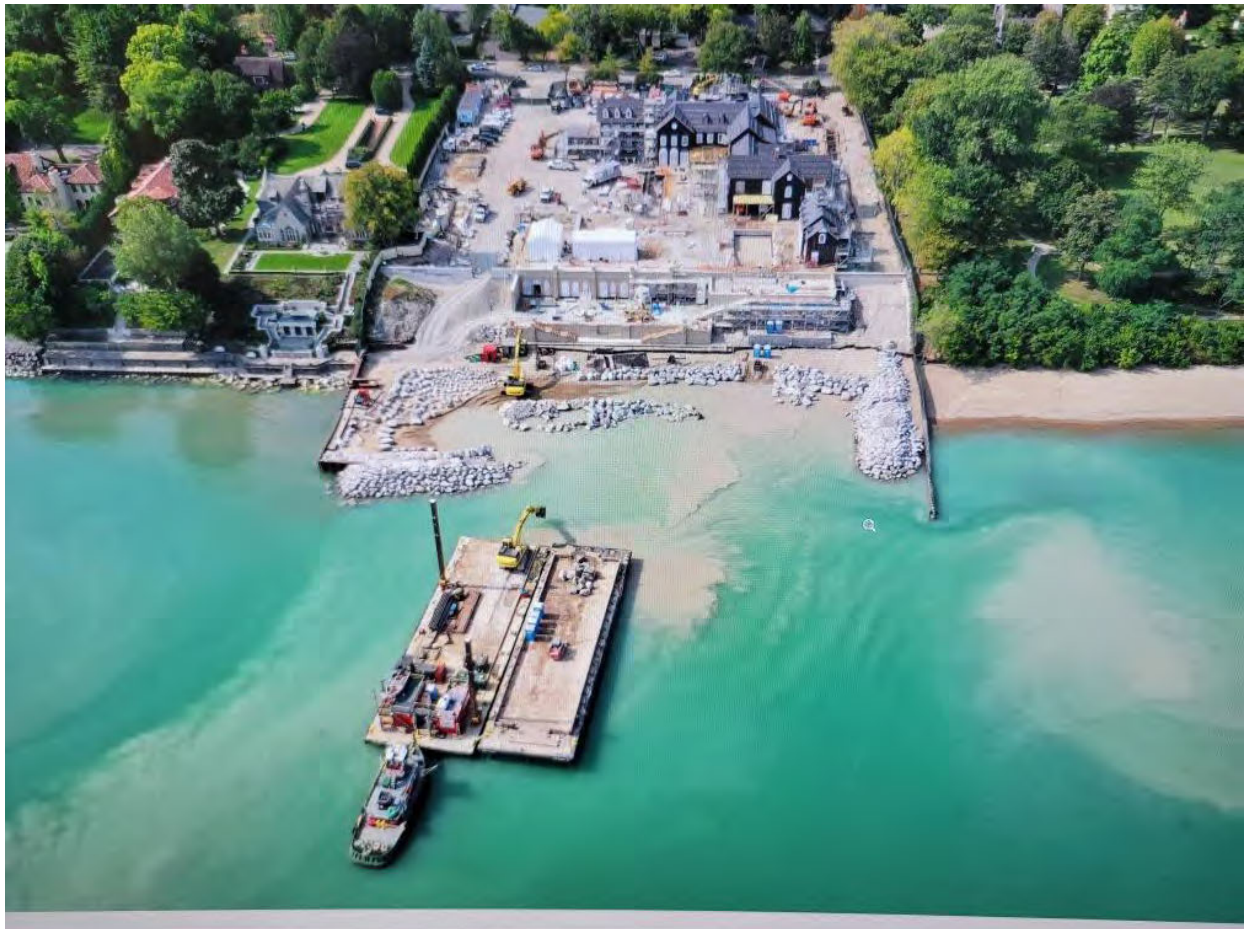




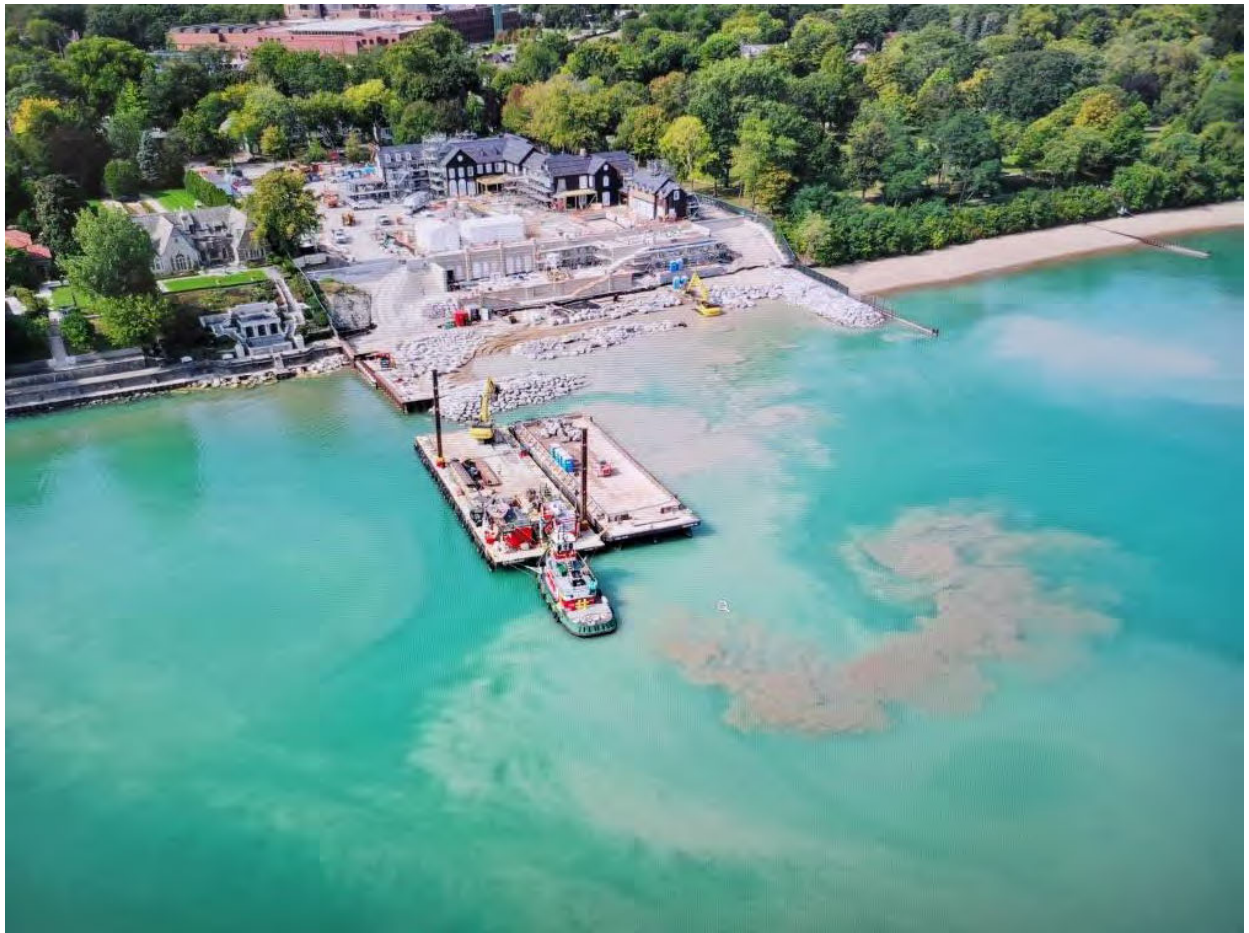


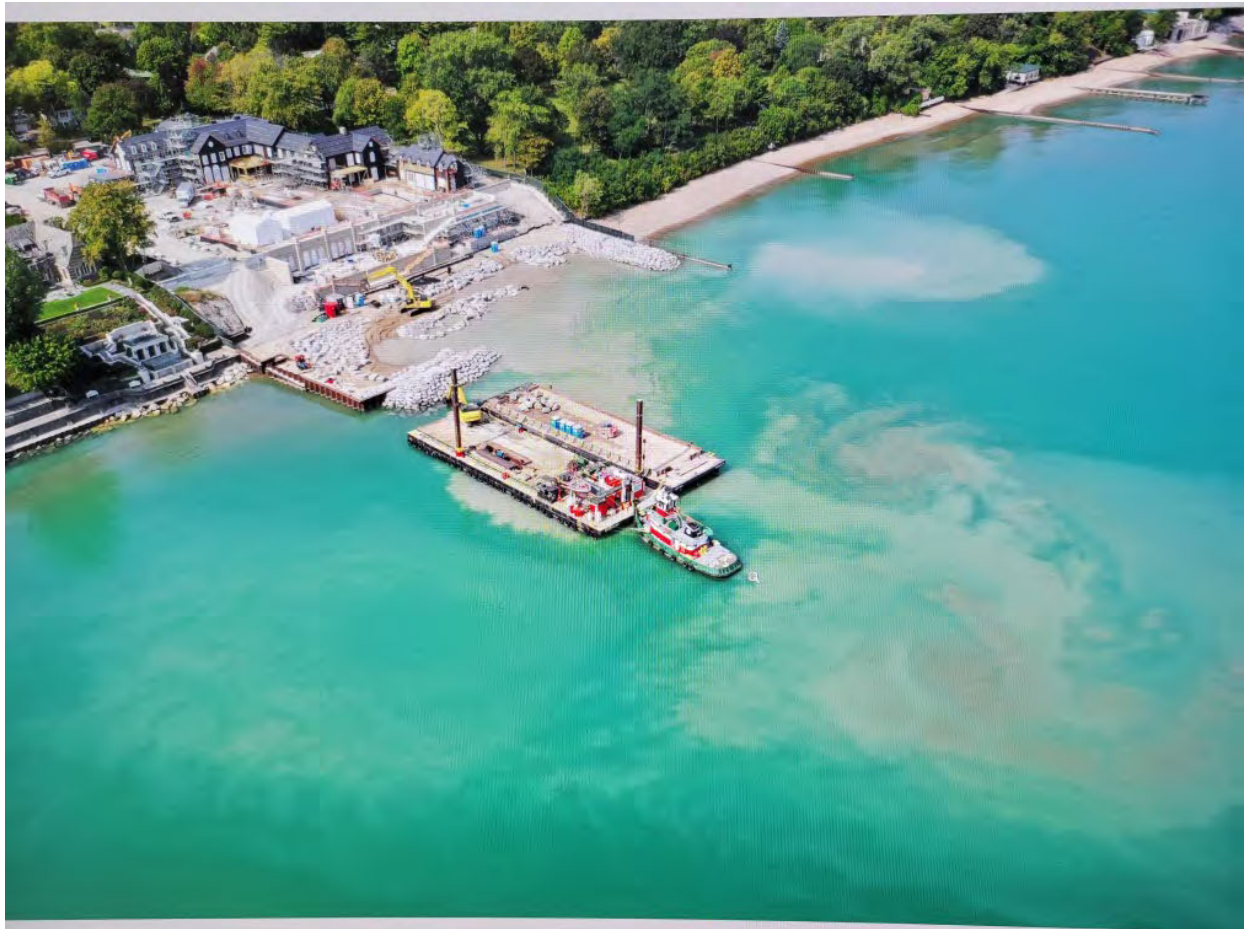














Sent from my iPad

On Sep 10, 2024, at 12:08 PM, Kris Schriesheim [REDACTED] > wrote:

Would you please share this with members of the Environmental-Forestry Commission, Zoning Board of Appeals, Design Review Board, and Landmarks Preservation Commission, as well as the Village Trustees prior to their upcoming meetings, and include it in the public record? Thank you.

To: Village Trustees and Commission Members and Village Staff
From: Kristine Schriesheim
Re: Winnetka Park District Special Use Permit Application
Date: September 10, 2024

The Winnetka Park District ("WPD")'s Centennial Park/Beach SUP filing threatens the sanctity of Centennial's uniquely picturesque landscaping and, more broadly, its overall environment across the tabletop, the bluffs, the beach, and out into the waters of Lake Michigan.

Centennial Beach is fully open, popular and robust. According to a proposed 2024 update to WPD's Policy Manual, Centennial has increased in size from 5.22 acres to 5.3 acres, which would be attributable to the beach as the tabletop's size is fixed. WPD's SUP application fails to acknowledge this.

I would respectfully remind you that Centennial's trees are a source of pride—as described in Winnetka Historical Society research, the park's beautiful oak trees on its southern end were secured by the Winnetka Garden Club following WPD's acquisition of the land in the Village's centennial year. WPD minutes describe numerous citizens' offers to help landscape Winnetka's fifth lakefront park; the result is a cohesive park setting with a gorgeous expanse of trees, elegant hillocks, curved paths and tasteful, low profile seating.

Prior to the Village pulling its support for WPD's Elder-Centennial permit filing in 2022 due to the presence of inappropriate steel walls in the design, the Village Forester noted that "there are several mature trees in good condition through the property, as such any plans for the property should strive to preserve as many of those trees as possible." (Village Files). These trees still exist at Centennial—in fact, WPD has applied to remove "only" four of Centennial's trees from 2022-2024 (two of them at the fence line with 205 Sheridan). Now, and as a result of WPD's over-engineered and poorly conceived designs, it proposes to demolish 28 of Centennial's trees, which coincidentally or not represents exactly half of the park's trees that were included on 205 Sheridan's 2023 tree inventory for its demolition permit application, which resulted in clear-cutting 3.7 acres of 300+ trees. WPD's tree removal plans (attached) do not bear a licensed arborist's signature.

Centennial Park's tabletop and bluffs provide important habitat for many plant and animal species. There are federal and state laws (Federal Migratory Birds Act Treaty, Antiquities Act, IEPA protections) in place to help protect them, which will have to be addressed. Sheridan Road construction projects require IDOT involvement, including with respect to trees on the site, which is not waivable by the Village Engineer. The

Village Code also requires 2.0+ acre projects to involve the North Cook County Soil and Water Conservation District to address the effects of vegetation removal, among other issues.

Please know that in mid-August 2024, WPD staff chopped down and cleared a section of Elder's bluffs, removing trees and vegetation without complying with the law. A concerned citizen notified the Village of the unlawful activity. WPD Executive Director Nazzal FOIA'd communications indicate that the clearing was done to go along with a female citizen's phone call to WPD requesting the same . . . in anticipation of three, one-hour exercise classes for children and their parents at Elder Park, hoping this would show participants "what they're missing." One wonders what controls WPD has in place to ensure legal compliance if an individual citizen--most likely a former commissioner still involved with WPD's Elder Centennial efforts--can make a call and get a section of the bluffs clear-cut during a Steep Slope Ordinance Special Use Permit's pendency. Further, FOIA'd communications and a staff memo reveal that but for the citizen's reporting of this activity to the Village, Centennial's bluffs likely would have been cleared without permission as well, apparently for a one night only family movie event.

You may not be aware that WPD's initial 4/3/24 SUP filing to the Village was premised on avoiding the Steep Slope Ordinance, claiming it was an amendment to a pre-existing Centennial Park SUP in lieu of compliance. In fact, the supposed Centennial SUP did not exist--WPD was unable to submit any supporting documentation at all for it, which the Village confirmed.

Independent engineering studies have documented that even a single breakwater can cause damage down the shoreline, resulting in lawsuits as neighboring properties suffer damage due to changes in wave action, littoral drift, etc. State of Illinois signage at Illinois Beach State Park (attached) lays out the destructive domino effect that plans like WPD's would unleash on the lakefront and other properties along the shoreline. The work also causes lakebed fines, destroys fish nesting areas, habitat, and creates filthy water spreading out into the lake like an oil slick (photos attached).

WPD received NOAA and Illinois Coastal Management Zone grant money to help pay for its 2030 Lakefront Master Plan. NOAA/ICMZ signage at Tower (photo attached) warns people to "Fear the Pier," because piers increase rip tide and drowning risks. WPD's Elder-Centennial design schematic would dramatically increase these risks. The 2030 LMP grant also requires WPD to follow best scientific practices and engage with other communities.

Another of the plan's environmentally unacceptable, unhygienic aspects is that staff has said publicly WPD does not plan to build bathrooms at Centennial, which is not only unlawful, but appalling.

In light of the above, please take steps to prevent WPD's proposed tree demolitions; its planned use of chemically dyed concrete because high quality ipe wood has become unaffordable with almost \$2 million in expenses just to get to this point; the plan's outdated shoreline techniques--multiple, extended-length, huge, wide, and tall view-blocking breakwaters with fencing out into Lake Michigan that (1) would permanently block the shoreline; (2) pose safety hazards for swimmers and boaters; (3) constitute a nuisance under various Village Code provisions; (4) needlessly drive steel sheet piling into the park's stable bluffs; and (5) fail to employ environmentally appropriate building techniques on the bluffs like WPD's contractors did at Tower (Foundation Mechanics and Stalworth testimonials are available online); and (5) failure to comply with grant conditions or to provide restroom and changing facilities.

ATTACHMENTS

Illinois Beach State Park signage describing cascading shoreline destruction from piers/breakwaters, followed by photo of "Fear the Pier" sign at Tower Road Beach.

 IMG_7906.jpeg

 IMG_7423.jpeg

Relevant documentation, followed by 9/10/2024 photos that capture oil slick-like water conditions with "only" one breakwater currently under construction.

<Centennial Tree Plans Bid and Construction Drawings.pdf>

<Centennial Plan Updated 8-22-24 Board Meeting.pdf>

<Re Elder Steep Slope Cutting_Redacted.pdf>

<Re Weeds upkeep at Elder & Centennial.pdf - krisschriesheim@gmail.com.pdf>

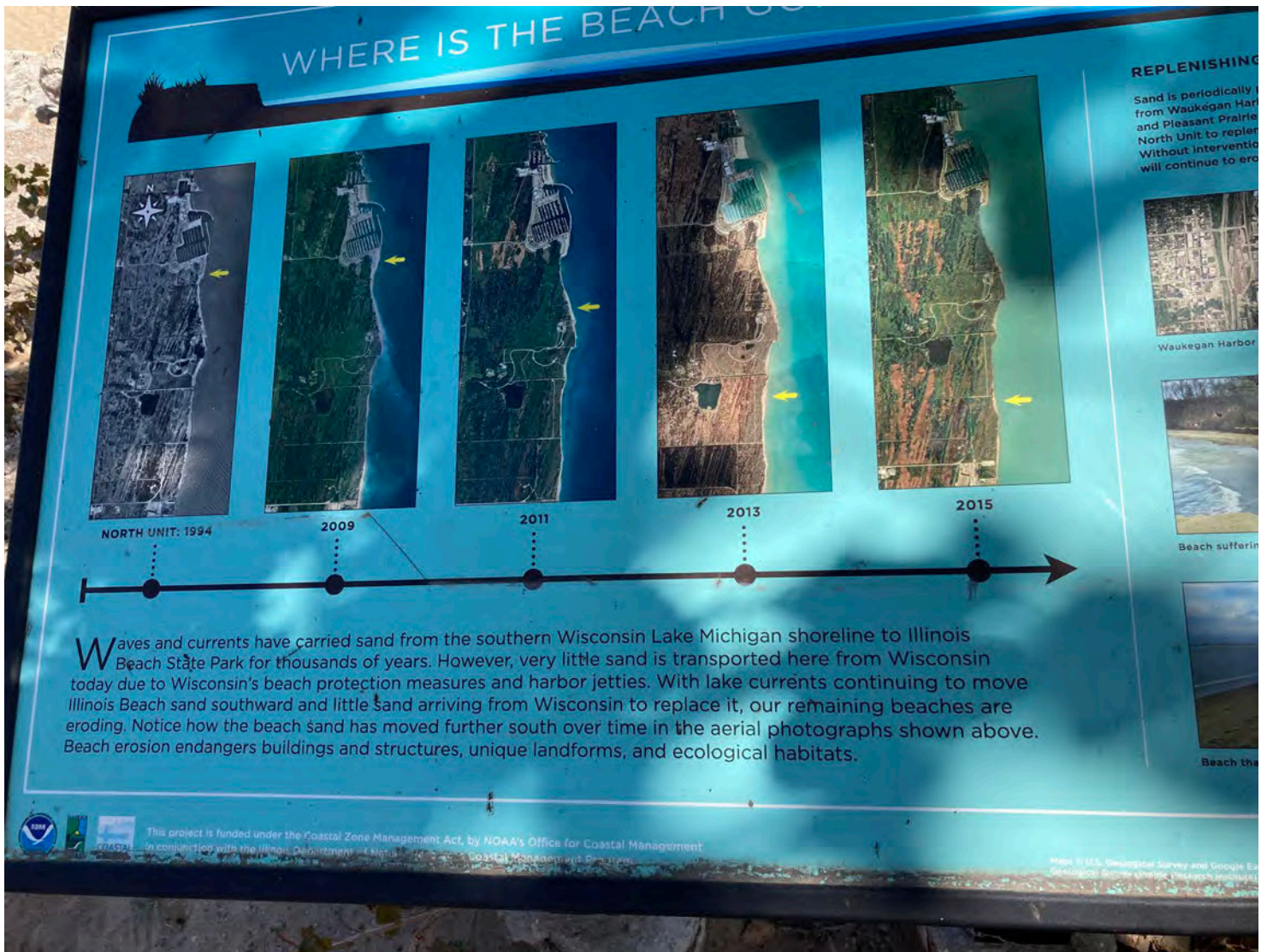
<Bank swallow nest destructionUSFWS.pdf>

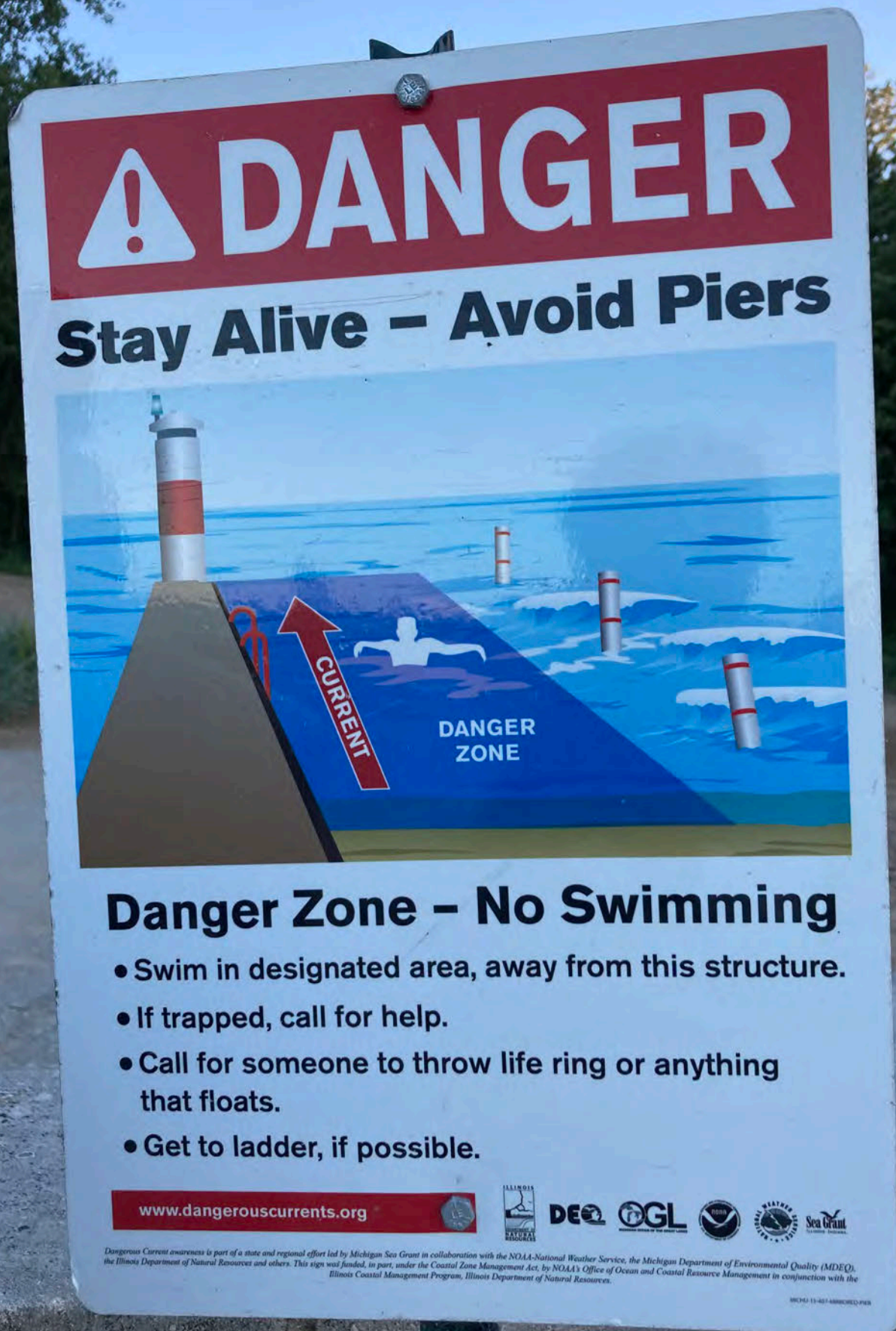
<Concordia University Wisconsin's massive seawall frustrates downstream neighbors.pdf>

<8 RE [External] Violation of IEPA Permit_Redacted.pdf>

<Resized_20240910_113932_1725986469972.jpeg>

<Resized_20240910_114005_1725986479779.jpeg>







LEGEND

- Concrete Walks, typ.
- Salvaged and Reinstalled Unit Pavers, typ. See Detail 1, Sheet C152
- Boardwalk, typ. See Details, Sheet C154
- Bluff Restoration, typ. See Sheets C178-180
- Turf Restoration, typ. See Sheets C178-180
- Proposed Shade Tree See Detail 1, Sheet C146
- Proposed Ornamental Tree See Details 2 & 4, Sheet C146
- Existing Trees to Remain
- Existing Bench to be Relocated
- Backed Bench Top
- Bollard, typ.

TREE PLANTING SCHEDULE

SYMBOL	QTY	BOTANIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
CO	2	Celtis occidentalis	Common Hackberry	3" caliper, B&B	As shown
LT	2	Liriodendron tulipifera	Tulip Tree	3" caliper, B&B	As shown
QM	2	Quercus macrocarpa	Bur Oak	3" caliper, B&B	As shown
ORNAMENTAL TREES					
BN	3	Betula nigra 'Heritage'	Heritage River Birch	1.5" - 2", B&B	As shown
CAR	3	Carpinus caroliniana JN Upright	Firespire American Hornbeam	1.5" - 2", B&B	As shown

NOTES

- General Conditions
- Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to the Owner's Representative in writing prior to landscape work commencement.
 - The landscape contractor shall keep all areas clean and orderly at all times.
 - The landscape contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.
- Planting Standards
- All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (AAN) and as deemed appropriate by landscape architect. Landscape architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
 - Sizes shown on plant schedule are minimum acceptable sizes.
 - All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
 - All new and transplanted plants to be sprayed with an antidesiccant within twenty-four (24) hours after planting. Antitranspirant shall be "Wiltpruf" or an approved equal.
 - Landscape architect shall field verify and approve all final staked tree locations prior to installation.
 - The landscape contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
 - Landscape architect shall approve all trees for quality, condition and specified sizes. Trees shall be approved at nursery location, during tagging or before removal and transport to job site. See specifications for additional information regarding planting standards.
- Fertilizer & Mulching
- Prior to mulching tree planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.
 - All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.
 - All trees shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.
 - See specifications for additional information regarding fertilizer and mulching.
- Maintenance & Warranties
- All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
 - Landscape contractor shall warranty all trees under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.
 - See specifications for additional information regarding maintenance and warranties.



6750 Wood and Dr ve
Wauakee W scons n 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

Issued for	Rev.	Date
70% Subm tta		04/08/24
100% Subm tta		06/28/24
Bdd ng and Construct on		07/19/24

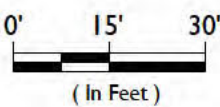
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



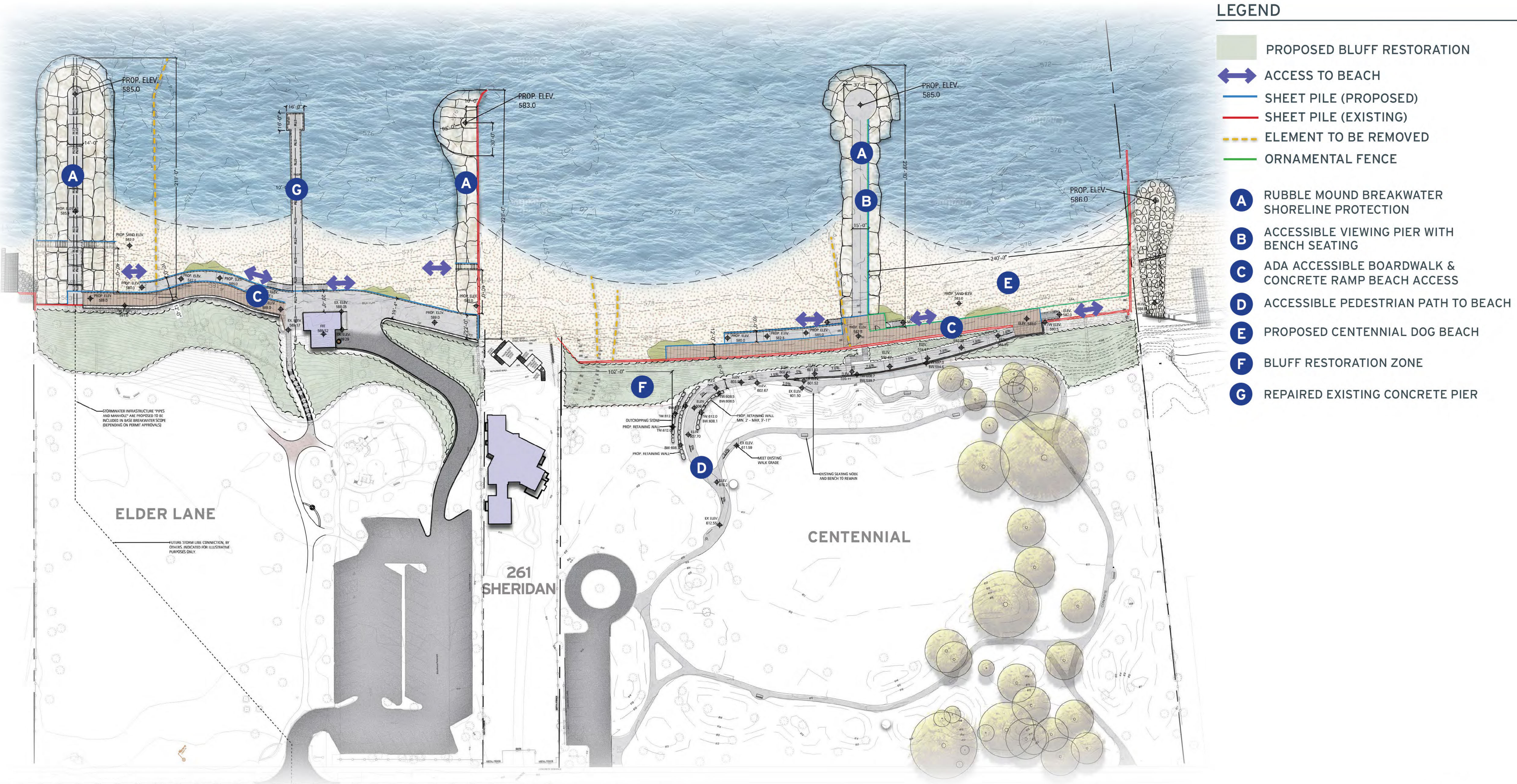
Scale 1 inch = 30 Ft.

Drawing Title

LANDSCAPE PLAN

Sheet No.

C145



Elder + Centennial | Schematic Design

ELDER | CENTENNIAL BEACH FEASIBILITY STUDY



LEGEND

- PROPOSED BLUFF RESTORATION**

 -  **ACCESS TO BEACH**
 -  **SHEET PILE (PROPOSED)**
 -  **SHEET PILE (EXISTING)**
 -  **ELEMENT TO BE REMOVED**
 -  **ORNAMENTAL FENCE**

A RUBBLE MOUND BREAKWATER
SHORELINE PROTECTION

B ACCESSIBLE VIEWING PIER WITH
BENCH SEATING

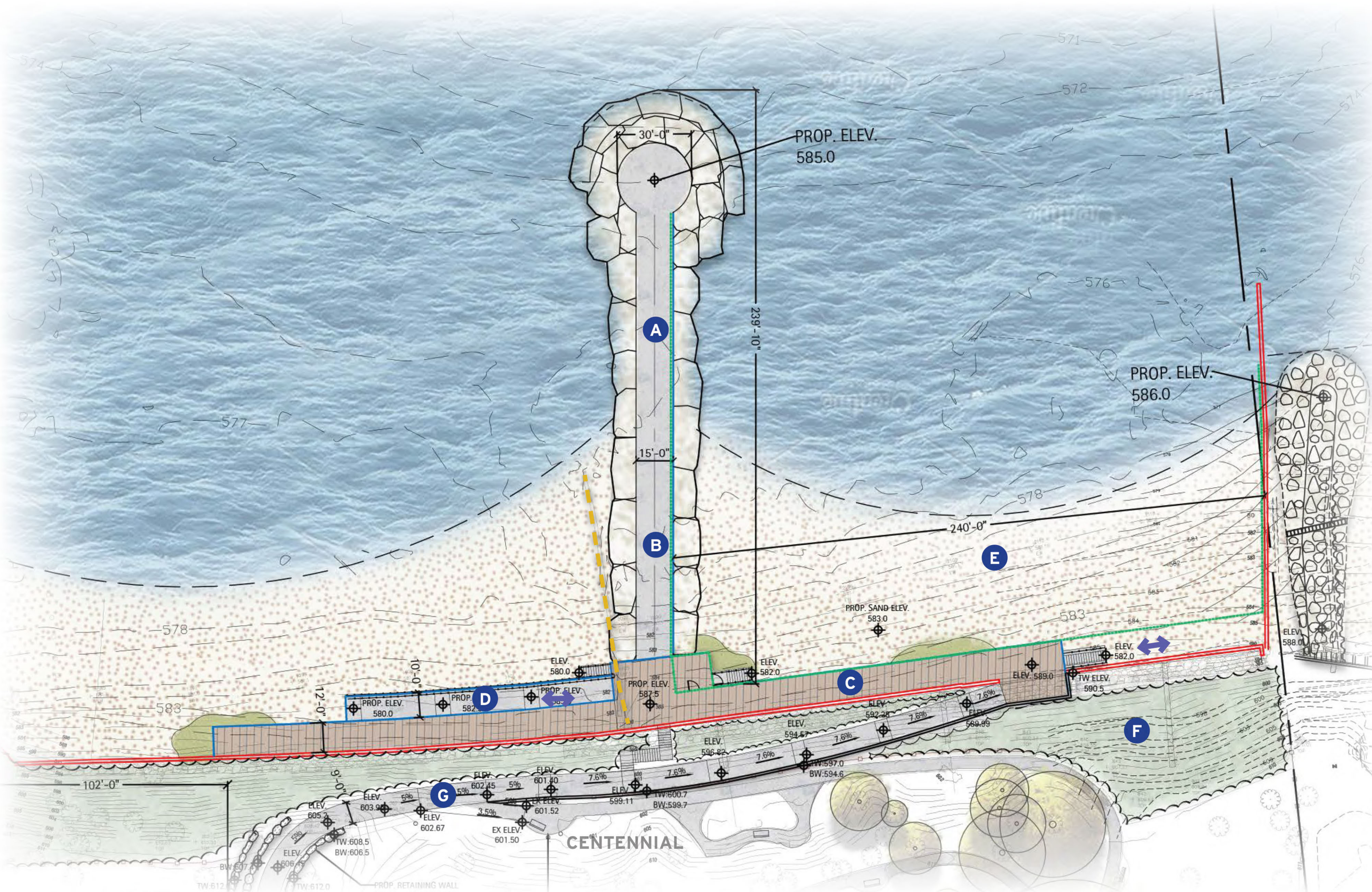
C ADA ACCESSIBLE BOARDWALK

D ADA ACCESSIBLE CONCRETE RAMP
BEACH ACCESS

E PROPOSED CENTENNIAL DOG BEACH

F BLUFF RESTORATION ZONE

G ACCESSIBLE PEDESTRIAN PATH & RAMP
TO BEACH



Centennial Enlargement | Final Schematic Design

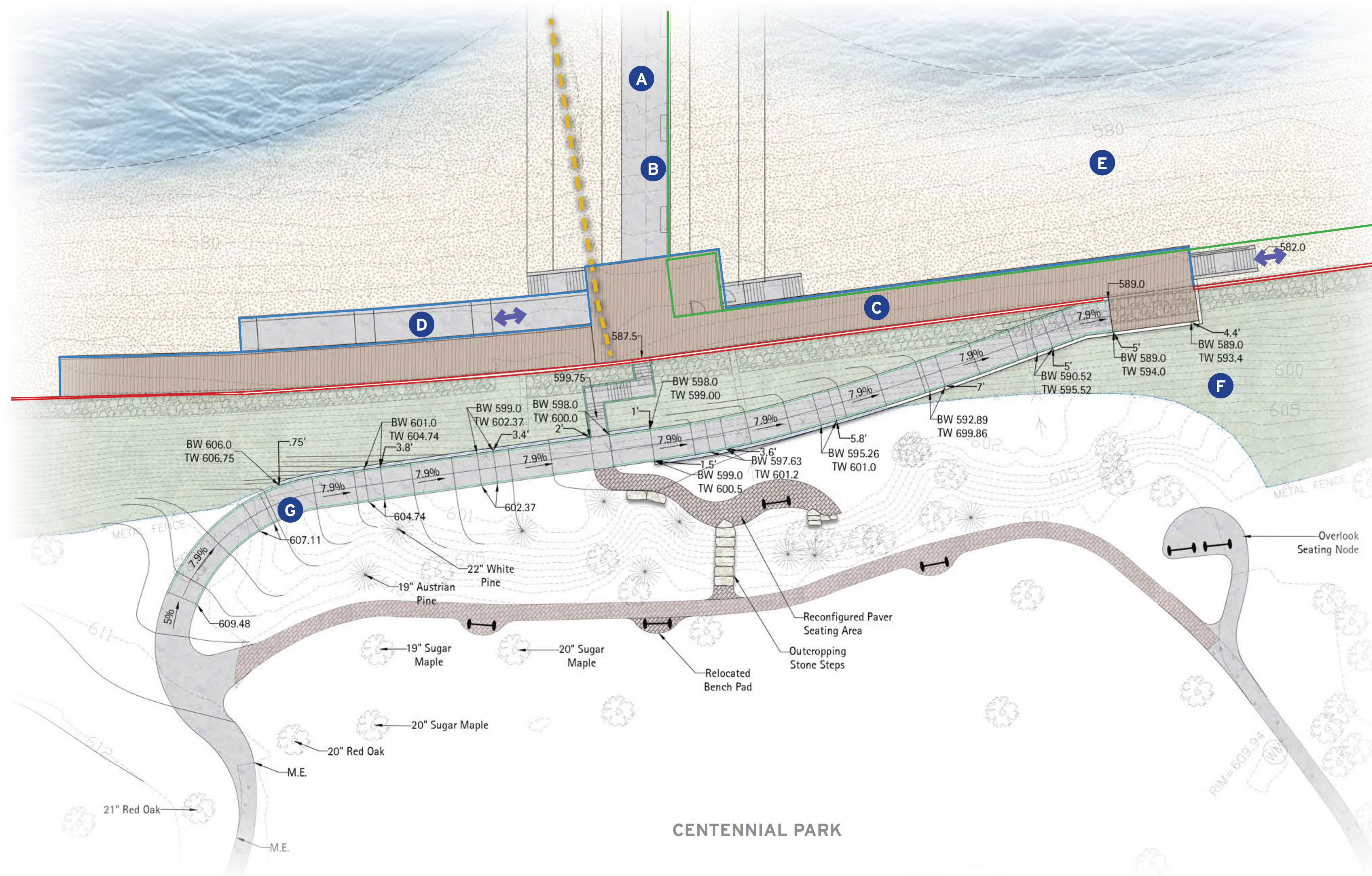
SCALE: 1"=20'

0 10' 20' 40'

 NORTH

10/19/2023

**THE
LAKOTA
GROUP.**



- LEGEND**
- PROPOSED BLUFF RESTORATION
 - ACCESS TO BEACH
 - SHEET PILE (PROPOSED)
 - SHEET PILE (EXISTING)
 - ELEMENT TO BE REMOVED
 - ORNAMENTAL FENCE
- A** RUBBLE MOUND BREAKWATER SHORELINE PROTECTION
- B** ACCESSIBLE VIEWING PIER WITH BENCH SEATING
- C** ADA ACCESSIBLE BOARDWALK
- D** ADA ACCESSIBLE CONCRETE RAMP BEACH ACCESS
- E** PROPOSED CENTENNIAL DOG BEACH
- F** BLUFF RESTORATION ZONE
- G** ACCESSIBLE PEDESTRIAN PATH & RAMP TO BEACH



6750 Woodland Drive
Waunakee Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

Issued for	Rev. Date
70% Submittal	04/08/24
100% Submittal	06/28/24
Bidding And Construction	07/19/24

Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

0' 15' 30'
(In Feet)
1 Inch = 30 Ft.

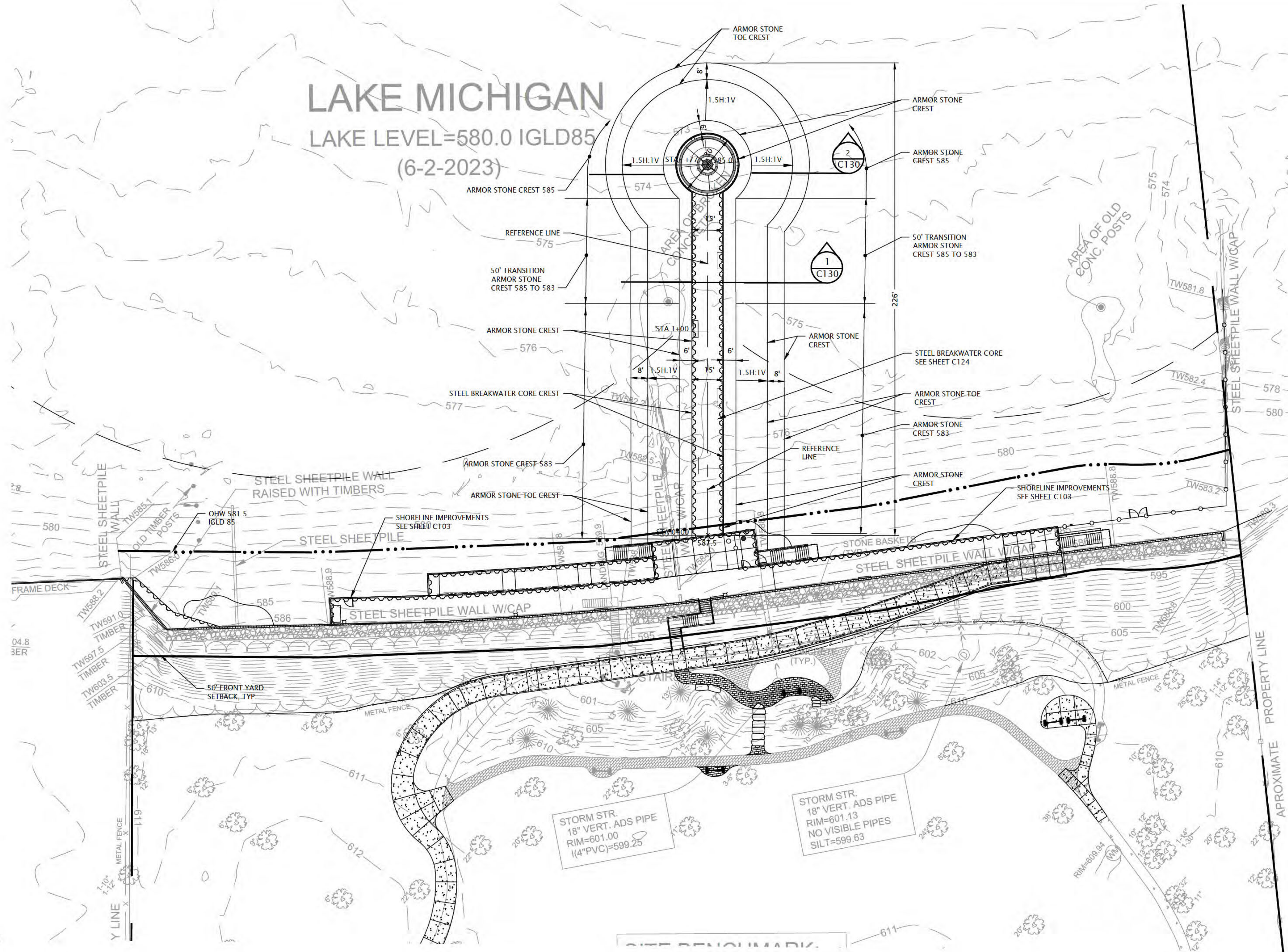
Scale 1 Inch = 30 Ft.

Drawing Title

Breakwater Revetment
Layout Plan and Sections

Sheet No.

C130



LEGEND (PROPOSED)

- BOARD WALK
- CONCRETE ADA RAMP
- BREAKWATER
- STORM SEWER
- X 585 - SPOT ELEVATION
- REFERENCE LINE
- OHW 581.5 IGLD 85
- 50' FRONT YARD SETBACK

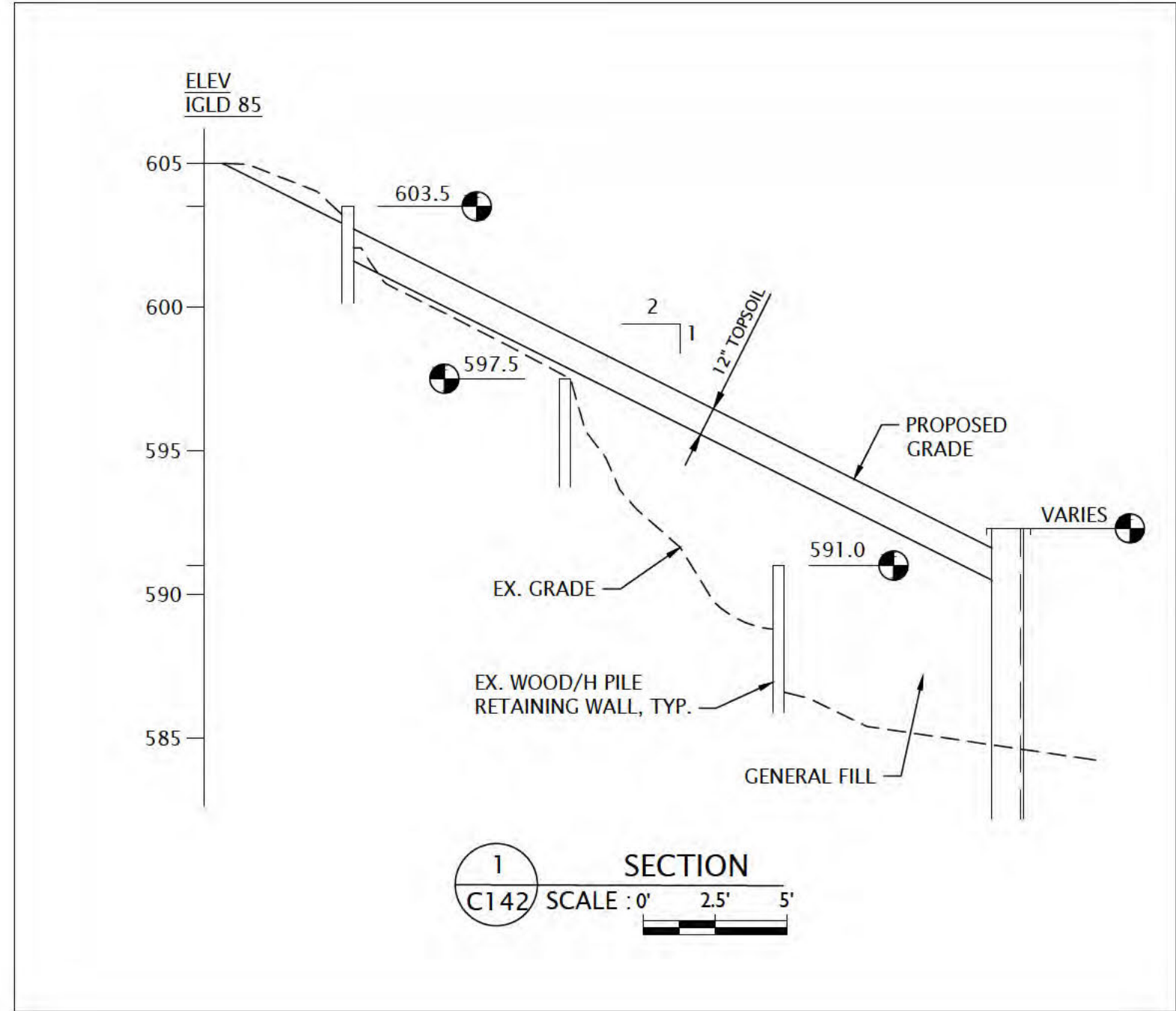
"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



1 BREAKWATER SECTION STA 0+00 TO STA 1+45
C130 Scale: 0' 5' 10'

2 BREAKWATER SECTION STA 1+45 TO STA 1+77
C130 Scale: 0' 5' 10'

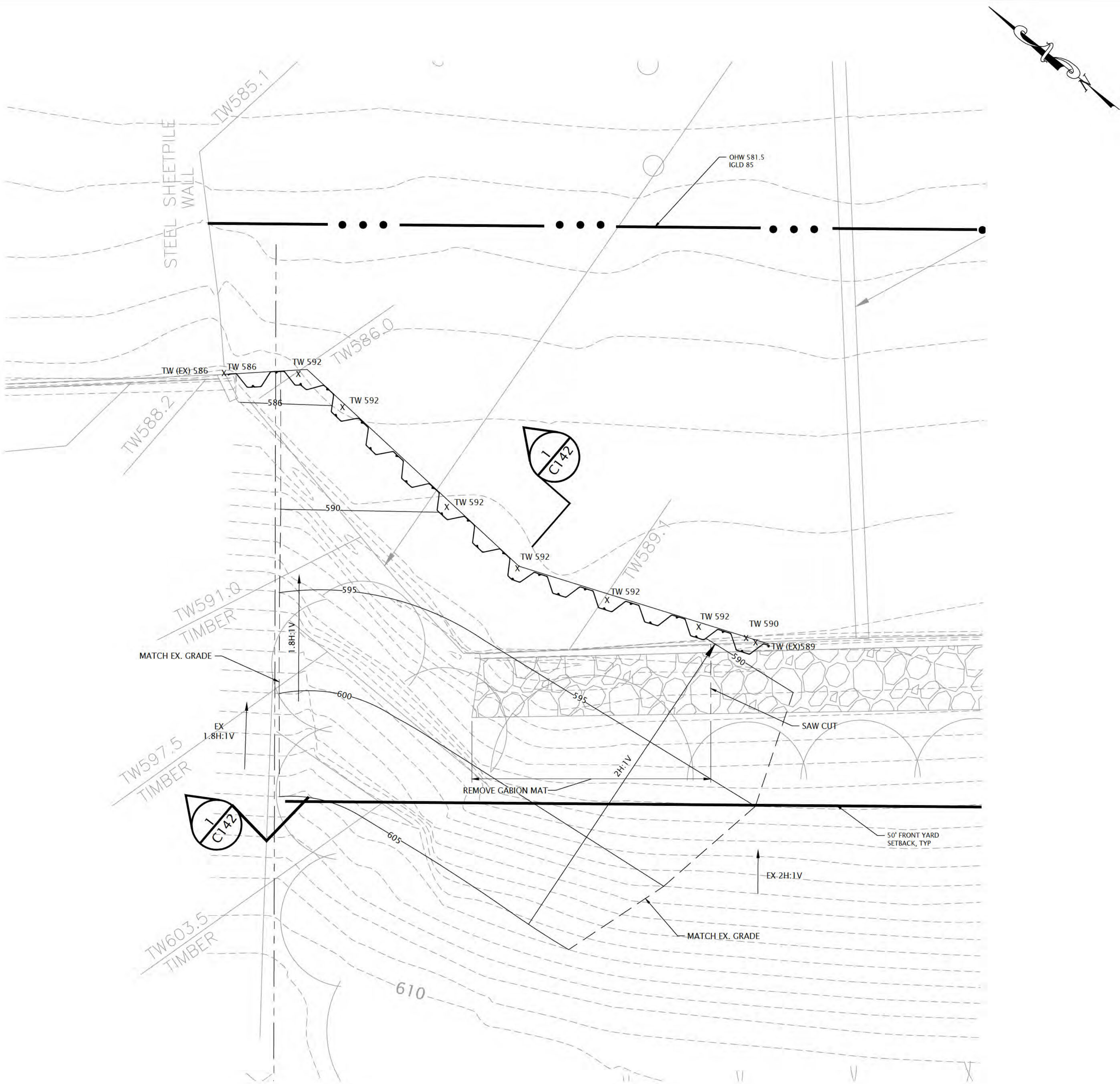




LEGEND (PROPOSED)

--- . . . --- OHW 581.5 IGLD 85

--- 50' FRONT YARD SETBACK



"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



6750 Woodland Drive
Waukegan Wisconsin 53597
p. 608.849.2042
c. 608.843.1870
redbarnde@tds.net

Consultants

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100% Submittal	06/28/24
Bidding And Construction	07/19/24

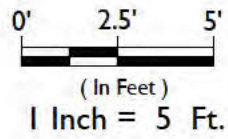
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 5 Ft.

Drawing Title

Centennial North Bulkhead
Corner Improvements

Sheet No.

C142



WESTBROOK
Associated Engineers, Inc.

619 E. Hoxie St.
Spring Green Wisconsin 53588
p. 608.588.7866

Issued for	Rev. Date
70% Submittal	04/08/24
100% Submittal	06/28/24
Bidding and Construction	07/19/24

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

0' 2.5' 5'

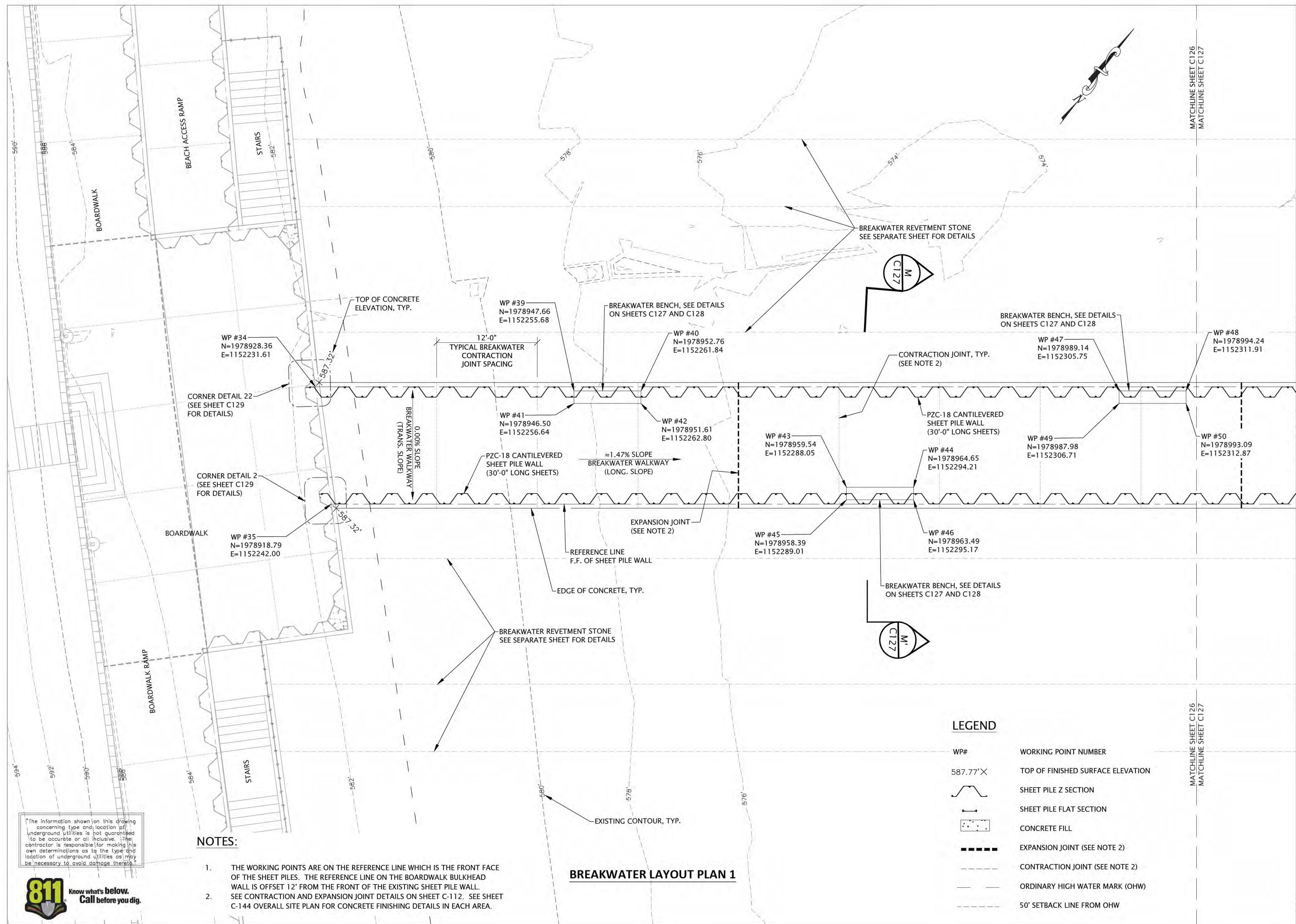
(In Feet)

1 Inch = 5 Ft.

Scale 1 Inch = 5 Ft.

Drawing Title
BREAKWATER LAYOUT PLAN I

Sheet No.	C125
-----------	------



Shannon Nazzal

From: Shannon Nazzal
Sent: Wednesday, August 7, 2024 8:49 AM
To: Greg Fields; Costa Kutulas
Subject: Re: "Weeds" / upkeep at Elder & Centennial



Internal (snazzal@winpark.org)



[Report This Email](#) [FAQ](#) [Protection by INKY](#)

Thanks Greg!

Shannon Q. Nazzal, CPRE (she / her)

Executive Director

Office: +1.847.501.2074

Email: snazzal@winpark.org

Winnetka Park District | winpark.org



From: Greg Fields <GFields@winpark.org>
Sent: Wednesday, August 7, 2024 6:31 AM
To: Shannon Nazzal <snazzal@winpark.org>; Costa Kutulas <CKutulas@winpark.org>
Subject: RE: "Weeds" / upkeep at Elder & Centennial

Shannon,

The last large scare selective clearing that was done at Elder and Centennial were at least 6 or 7 years ago. At this time the park district in conjunction with an eagle scout project and volunteer group removed a large

From: Judith Pollock [REDACTED]
Subject: Bank swallow nest destruction
Date: Jul 24, 2023 at 11:19:15 AM
To: lawenforcement@fws.gov
Cc: stacey_cummins@fws.gov

Dear USFWS enforcement officer,

We would like to bring to your attention a serious violation of the Migratory Bird Treaty Act at 205 Sheridan Rd in Winnetka. Construction by a private citizen destroyed a bluff and the swallow colony contained in it. This private owner is involved in a land swap with the Winnetka Park District, potentially for 70 feet of the adjoining lakefront Centennial Park.

The property includes a lakefront bluff with an extensive swallow colony. From June 5 to early July, the bluff was leveled and the nesting colony destroyed. First the vegetation was removed, and then the bluff was leveled in order to build a house on the beach. We estimate that the bluff was leveled beginning on June 5, 2023. There was a colony of swallows, we presume bank swallows, nesting in the bluff at the time it was leveled. At least 20 nests were observed and at least 40 birds.

These videos and images show the site and the birds:

This video is from the site before the bluff was removed.

Note the swallows flying and out of nest holes. This video was taken shortly before June 3, 2023.



New video by Brian Homans
photos.google.com

This is the site after the bluff was removed, looking south. You can see that the bluff with the birds' nest would have been where the row of concrete columns is.



Tap to Download
IMG_1677.jpg
5.2 MB

These two images from the the private owner's Storm Water Protection Plan Permit show that the bluff can be reduced by about 2 acres.



Can you please investigate and let me know your findings and your action so that I can pass them along to our members, who are very concerned about this egregious violation. Thank you.

Warm Regards,

Judy Pollock

Judy Pollock (she/her/hers)

President

[Chicago Audubon Society](#)

[REDACTED]

[REDACTED]



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Concordia University Wisconsin's massive seawall frustrates downstream neighbors

Erosion concerns and seawall feuds span the Great Lakes and the globe, and 15 years after it was built, a Mequon university's lakeside fortification has left neighbors bitter.

Wisconsin Watch

August 29, 2022 • [SOUTHEAST REGION](#)





In 2007, the Concordia University Wisconsin in Mequon finished fortifying a 130-foot bluff and building a 2,700-foot-long rock wall to buffer waves. The \$12 million project was among the largest built along Lake Michigan in Wisconsin. Neighboring landowners soon noticed changes to their property. The project has accelerated erosion on downstream properties from around 9 inches to more than 7 feet per year. After two couples sued, a jury later agreed that Concordia's construction caused "significant harm" to properties, but the university was not negligent. The jury awarded no damages, leaving bitterness over the seawall to linger in the neighborhood Photo taken Aug. 9, 2022. (*Credit: Coburn Dukehart / Wisconsin Watch*)



In 2016, David Spector bought an 80-year old house perched on a 120-foot bluff that provided a panoramic view of Lake Michigan's endless horizon.

But that priceless view may cost Spector more than he could have imagined as ongoing shoreline erosion edges his house ever closer to the bluff's precipice and crashing waves below.

Spector, who works in real estate, knows it's only a matter of time until the bluff gives way and his home will be gone.

"It's such a beautiful view. It makes up for some of the heartache," he said.

The Great Lakes collectively hold 20% of the world's surface fresh water, and Lake Michigan is the second-largest of those lakes by volume.

The Spector property, about 20 miles north of Milwaukee in Mequon, occupies a hotspot for bluff erosion. Wind and waves whittle away at the base of the bluff, knocking soil loose and shaving off portions of Spector's backyard. Ten years ago, the house stood 50 feet away from the bluff's edge. Today it's less than 10 feet away.



According to David Spector (*blue house, center*) is seen on a 120-foot bluff in Mequon in a panoramic view of Lake Michigan. In 2012, the house stood 50 feet away from the lake. In 2022, it's less than 10 feet away. While the elements leave the area particularly vulnerable, Spector and many of his neighbors say the real problems started after 2007, when the University of Wisconsin, a nearby private institution, built a 2,700-foot-long rock wall along its own beach and bluff. But while the wall protected the university, its neighbors eventually saw their own beaches begin to wash away. Much of the bluff, once a sheer vertical face as yards of land tumbled into the lake. Photo taken by David Spector (credit: Coburn Dukehart / Wisconsin Watch)

While the elements leave the area particularly prone to erosion, Spector and many of his neighbors say the real problems started after 2007, when Concordia University Wisconsin, a nearby private institution, built a 2,700-foot-long rock wall to protect its own beach and bluff. Experts say the \$12 million project is one of the largest seawall structures on Wisconsin's Lake Michigan shoreline.

But while the wall protected the university, its neighbors almost immediately saw their own beaches begin to wash away. Much of the bluff, once a gentler slope, became a sheer vertical face as yards of their properties tumbled into the lake. Neighbors complained to the university, and [two couples sued](#). Spector's home was one of the properties at the center of that lawsuit, although the case involved the prior owners, not Spector.

A jury later agreed that Concordia's construction caused "significant harm" to properties, but the university was not negligent. The jury awarded no damages, leaving bitterness over the seawall to linger in the neighborhood. Concordia did not respond to a request for comment.

[Erosion concerns](#) and [battles over seawalls](#) span the Great Lakes and the globe, [notably in Hawaii](#), where the islands of Oahu, Maui and Kauai have lost an estimated 25% of their sandy beaches with seawall construction fueling the losses. In Australia, the construction of a nearly 25-foot-tall wall to protect properties along the beach [sparked intense pushback](#) from community members who argued it would do more harm than good by [washing away sand](#) in front of the concrete structure.

Experts worry about the long-term effects of shoreline armoring while describing the practice as a short-term maneuver that benefits those who are fastest to build.

Revetments, a kind of seawall, are typically sloped, stacked rocks meant to buffer the beach against the impact of waves. But they can also affect downstream properties — making adjacent beaches deeper while blocking the natural movement that would otherwise replenish them.

The construction of one wall can kick off a domino effect with consequences for beaches down the shoreline. Damage from one revetment can cause neighbors to armor their shoreline, which can damage the next beach, said Guy Meadows, a professor at Michigan

Technological University and director of its Marine Engineering Laboratory.

“That’s what we see happening here near Concordia,” Meadows said. “There’s a cumulative effect.”

Chin Wu, a professor in University of Wisconsin-Madison’s Department of Civil and Environmental Engineering, has studied the issue for years. In 2014, Wu wrote an [article](#) published in the *Journal of Great Lakes Research* that found Concordia’s revetment worsened bluff erosion on the south side of the project, the same direction the current travels.

But new evidence has shown the damage from the revetment is even more widespread than originally known. Not only has the massive wall led to erosion to its south, as

first detected, but erosion is also occurring to its north, Wu told the *Guardian* and Wisconsin Watch.

The rush to armor property is natural, Meadows said. But residents are losing a battle against nature. As waves hit revetments, water reflects backwards, pulling sand farther from the shoreline. Over time, the force scours away at the base of the seawall causing it to fall forward or fail.



McDonough University Wisconsin in Mequon finished fortifying a 130-foot bluff and 11-foot-long rock wall to buffer waves. Chin Wu, a professor in University of Wisconsin's Department of Civil and Environmental Engineering, found in 2014 that the treatment worsened bluff erosion to its south, the same direction the current travels. The image has shown the damage from the revetment occurring north of the wall as well, taken Aug. 9, 2022. (Credit: Coburn Dukehart / Wisconsin Watch)

Experts like Wu advocate for the [use of nature-based solutions](#) — using materials like sand,

vegetation or logs to create natural barriers while promoting resiliency of the shoreline.

But many property owners still opt for the quick-fix of seawall construction, a tactic Meadows and others describe as a band-aid solution with unintended consequences.

“Once we start building structures on the shoreline, armoring the shoreline, (creating) harbor structures, we change the shoreline dynamic,” Meadows said. “There’s many, many places where there is no beach anymore. So going to the extreme, if these trends continue, there will be no beach or access for the general public.”

Dramatic shifts in water levels

Looking out from its shoreline, with no land in sight, Lake Michigan's waters resemble more of an ocean than a lake.

Unlike the oceans, however, which are rising gradually with global temperatures, water levels on Lake Michigan's water levels largely depend on weather and swing up and down in three- to 10-year cycles.

But climate change appears to be altering patterns in the region, bringing warmer temperatures that speed evaporation and more frequent, intense storms that dump more water into the lake. As a result, lake levels over the past 10 years have swung from low to high at a startling pace.

Between record lows in 2013 and a record high in 2020, lake Michigan rose by 6 feet, according to data

from the U.S. Army Corps of Engineers. Water levels have since dropped, but still remain above their monthly, long-term average.

Contractors, ferry boat captains, climate scientists and home owners [are living through](#) the most dramatic shifts in their lifetimes.

The Great Lakes are new features geologically speaking, said Meadows, carved out several thousand years ago by retreating glaciers. Especially in the case of Lake Michigan, that retreat left a deep basin with steep sides, which is broadening through natural erosion by about a foot per year. But during years of high water, waves pack more energy, dramatically accelerating erosion, Meadows said.

“When we go through episodes of extremely high water levels, like we just went through in 2020 for Lake Michigan, that erosion rate goes up catastrophically, from one foot per year to 10, 20 or 30 feet per year, depending on where you are on the shoreline,” Meadows told Wisconsin Watch in 2021.

As Lake Michigan’s waters climbed between 2018 and 2020, the number of property owners in Wisconsin applying to build revetments along their properties more than doubled. Those requesting emergency certifications — a temporary permit that allows walls to stand until the state can inspect them — soared from fewer than 30 applications to 280, an 830% increase.

And those figures offer only a partial glimpse of Lake Michigan shoreline. The Wisconsin

Department of Natural Resources issued most permits in Door County — a sensitive habitat in northeastern Wisconsin where permits are required. Property owners farther south are not required to seek permits for new barriers, so long as they meet DNR's standards.

Some residents along Door County's shoreline watched neighbors, one by one, hustle to build revetments during 2020's high waters. Similar trends played out elsewhere on the lake, as panicked property owners in communities north of Chicago [rushed to do the same.](#)



es are seen in the Door County village of Ephraim, on July 31, 2021. Many have placed large rocks along the shoreline to confront erosion amid wild swings in water levels in recent years. (*Credit: Coburn Dukehart and Tad Dukehart / ch*)

In Wisconsin, many of those who installed new revetments under emergency certification may have to revisit the work. The DNR recently sent letters to 115 Door

County property owners whose seawalls failed to meet agency standards upon inspection, according to James Pardee, DNR environmental analysis and review specialist.

DNR spokesperson Sarah Hoyer said Concordia obtained a permit for its project in 2005. The DNR hasn't identified any enforcement issues with the project, she said, but hasn't done any follow up monitoring on the revetment since its construction.

Stabilizing a bluff

For the next few years, Spector does not expect his house to topple over the bluff's edge. The same can't be said for all his neighbors.

Spector's property is several doors south of Concordia's seawall. But properties north of the revetment

are now seeing pronounced erosion. Wu said it's hard to attribute all the damage done to properties north of Concordia to its seawall alone; recent years' high water and heavy rains have also accelerated erosion.

But in 2020, a three-bedroom house overlooking the lake in Grafton was [left on the brink of collapse](#) after heavy rains pummeled the area. At one point, the house's worth was estimated at nearly \$1 million. The house has since been demolished. Now, a bare patch of concrete sits where it once stood.

At another nearby property, a children's swing set teetered on the edge of the bluff, its front legs clinging to soil that hasn't yet tumbled into the lake.



nging to David Spector is seen perched on a 120-foot bluff in Mequon that
ramic view of Lake Michigan. The previous owners installed a \$60,000 revetment
luff. To extend the house's lifespan, Spector reinforced its basement and built a
ng wall to keep the home in place. He and neighbors hired a contractor to cut a
remaining yard, which can help stabilize the bluff. And they planted deep-rooted
ch can help hold soil. Photo taken Aug. 9, 2022. (*Credit: Coburn Dukehart /
ch*)

Spector said he believes there's a
misperception that everyone in the
area is extremely wealthy. But there

are many modest homes and retired residents along the lakeshore — people who can't afford to make major repairs.

He said he bought his house for around the cost of the land, knowing work needed to be done.

The previous owners installed a \$60,000 revetment to protect that bluff. To extend the house's lifespan, Spector reinforced its basement and built a \$25,000 retaining wall to keep the home in place. He and neighbors hired a contractor to cut a slope into his remaining yard, which can help stabilize the bluff. And they planted deep-rooted vegetation, which can help hold soil.

“For me, it made sense to buy the house and put some work into it knowing I might only have it for 10 to 15 years,” he said. “But I think

some people who are moving into these million-dollar homes without any kind of protection might be living in denial.”

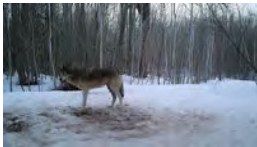
Spector is optimistic the work he has done to protect his property will keep the house upright for years to come.

“I’d like to say it’s a success story, but it may be only a temporary success story,” he said.

Tanka dhakal contributed reporting. A version of this story was [first published by the Guardian](#), which commissioned it. The nonprofit [Wisconsin Watch](#) collaborates with WPR, PBS Wisconsin, other news media and the University of Wisconsin-Madison School of Journalism and Mass Communication. All works created, published, posted or disseminated by Wisconsin Watch do not

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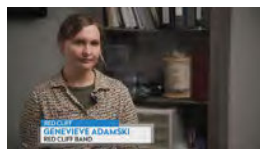
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There is no place for racism in our society. We must work together as a community to ensure we no longer teach, or tolerate it. [Read the full statement.](#)

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From: [Deslien, Weibert](#)
To: [James Bernahl](#)
Cc: [Gove, Darren](#)
Subject: RE: [External] Violation of IEPA Permit
Date: Thursday, August 31, 2023 9:08:00 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.jpg](#)
[image009.jpg](#)

Mr. Bernahl,

Here is a condensed list of the key areas of inquiry:

- **Spoil Material Management:** Where is it being deposited? What measures are in place to prevent its discharge into state waters?
- **Rain Events and Inspections:** Are there logs of rain events and corresponding inspections?
- **Erosion Control Measures:** Are silt fences and other perimeter controls (e.g., berms) properly installed and maintained? Are there any signs of erosion, breaches, or damages?
- **Compliance and Reporting:** Can you provide evidence of compliance with the City of Winnetka's erosion control standards, Section 404 permits, and any other applicable regulations? Have all "Incidence of Noncompliance" reports been filed, and do they cover all violations?
- **Vehicle Management:** Are vehicles transporting materials always covered, and is there proof? Are water trucks used to control dust? Are there recent records of vehicle entry/exit inspections?
- **Site Management:** Is the construction entrance stabilized and maintained? Are there any signs of solid material discharges to state waters? Is a Notice of Intent posted, and are driver notices being followed?

For each of these areas, we are looking for evidence of proactive management, compliance with regulations, and prompt response to any issues or violations.

Sincerely,



Weibert Deslien | Environmental Protection Engineer
Bureau of Water, Division of Water Pollution Control
Permit Section – 401/Mines Unit
☐ 1021 N. Grand Ave. East, Springfield, IL 62794-9276
☐ (217) 557-6937 ☐ webert.deslien@illinois.gov
☐ www.epa.illinois.gov

From: James Bernahl <JBernahl@winnetka.org>
Sent: Monday, July 31, 2023 8:25 PM
To: Deslien, Weibert <Weibert.Deslien@Illinois.gov>
Cc: Patel, Jay <Jay.Patel@Illinois.gov>; Wiedel, Sarah <Sarah.Wiedel@Illinois.gov>; David Schoon <DSchoon@winnetka.org>
Subject: RE: [External] Violation of IEPA Permit

Weibert,

The Village continues to inspect the site on a regular basis, is there something specific that you are looking for from the Village via this email?

James J. Bernahl, P.E., CFM
Director of Engineering/Village Engineer
Village of Winnetka, Illinois
1390 Willow Road
Winnetka, IL 60093
Phone: (847) 716-3261
Email: jbernahl@winnetka.org

From: Deslien, Weibert <Weibert.Deslien@Illinois.gov>
Sent: Monday, July 31, 2023 3:58 PM
To: James Bernahl <JBernahl@winnetka.org>
Cc: Patel, Jay <Jay.Patel@Illinois.gov>; Wiedel, Sarah <Sarah.Wiedel@Illinois.gov>
Subject: FW: [External] Violation of IEPA Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi James,

██████████ shared more information on the Orchard Private Residence site – See emails below dated July 19 and 22.

From: ██████████
Sent: Saturday, July 22, 2023 9:10 AM
To: Deslien, Weibert <Weibert.Deslien@Illinois.gov>
Cc: Gove, Darren <Darren.Gove@Illinois.gov>

Subject: Re: [External] Violation of IEPA Permit

Hi Webert,

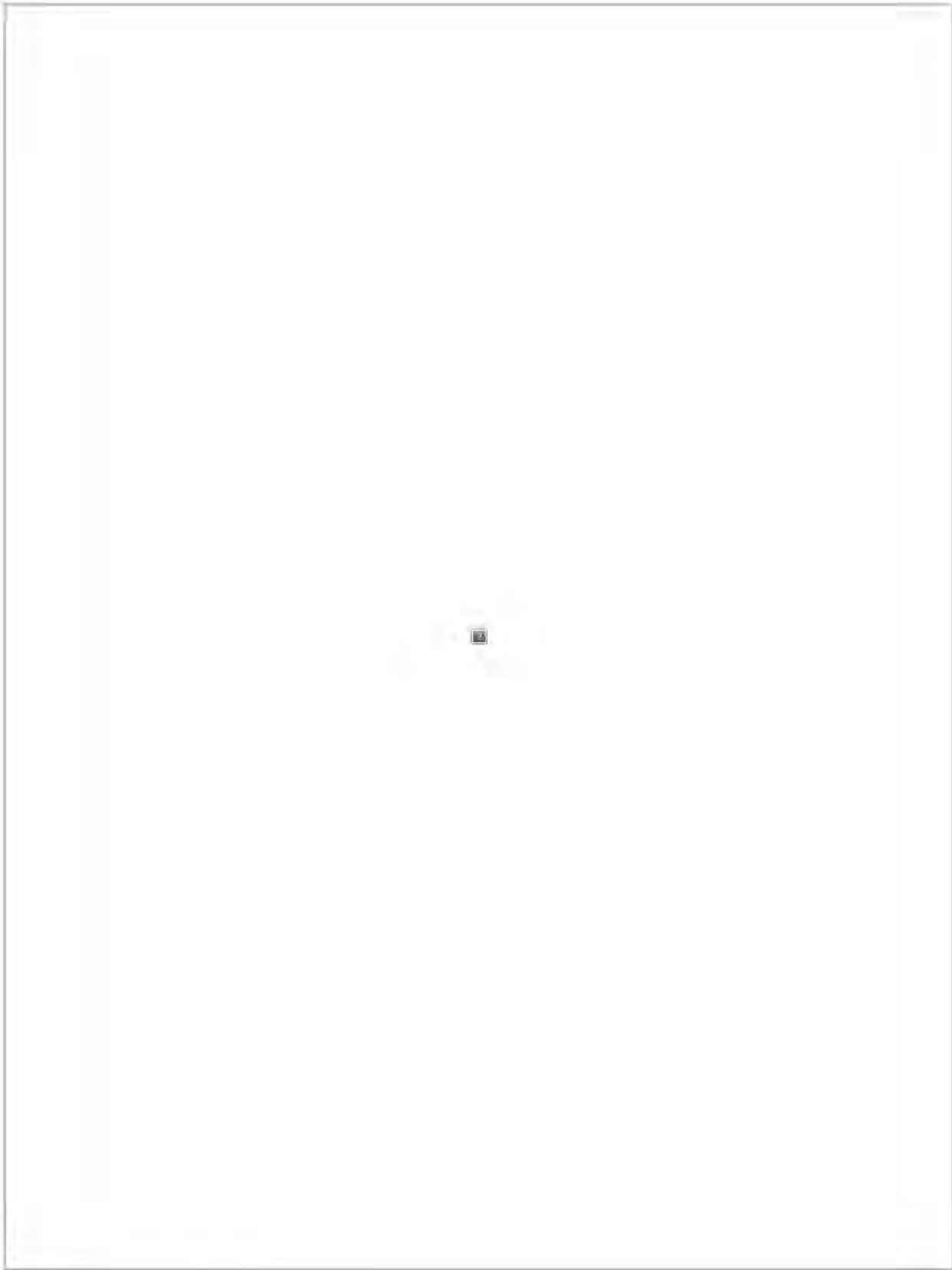
Here are a few more photos that may be informative. Below you will see that they are storing hazardous materials very close to the water line and directly in front of one of the areas where the sand/soil has eroded under the silt screen. The retention pond that they are using (the one that I believe failed to create this erosion) is also in very close proximity. This was this morning (Saturday) and they don't typically do much work on Saturday (and can't on Sunday because of Village regs), so I presume that these gas tanks (the painted text says "No Smoking," I think) are being left here all weekend.

Additionally, you can see that the rock truck is not being stored in a "designated upland area away from any natural or created watercourse, pond, drainage-way or storm drain." (Tab 6 D. Vehicle Storage and Maintenance).

In the event of a sudden rain storm, these practices could create a very dangerous situation.



I have also been watching debris fall from trucks as they leave the site and depositing it in the street in front of our home. Every single truck has a giant dust cloud coming off of it. Here is one example of many of an uncovered truck that had just left the site.



Hope this information is helpful. Thanks.



On Jul 19, 2023, at 3:17 PM, [REDACTED] wrote:

Hi Weibert,

I'll apologize in advance. My understanding of this topic is relatively basic (but getting better every day it seems!), so my vocabulary and verbiage may not be exactly right. I've gone through and quoted the SWPP below with annotations (in bold and italic) where I have identified problems. I'm sure I've missed some things, as my view of the site is only from behind the fences. Please let me know if you have any further questions.

Thanks,

[REDACTED]

Tab 4

C. Nature and Sequence of Construction Activity Sequence of major activities

4. Contractor performs weekly inspections and "after rain event" inspections starting upon disturbance of the site.

Did not fix silt barriers. Must not be inspecting after rain events.

8. Temporary containment of soil/aggregate stockpiles (seed and silt fence around toe of slope).

Silt fence is not properly installed.

Tab 5

A. Approved State or Local Plans

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:
City of Winnetka

The current measures do not meet the requirements of Village of Winnetka.

B. Control Implementation Schedule

Perimeter controls shall be actively maintained until final stabilization of those portions of the site upward of the perimeter control.

Perimeter controls are not being actively maintained.

C. Erosion and Sediment Controls

All damaged or defective temporary sediment and erosion control measures must be repaired or replaced as soon as possible to maintain NPDES compliance.

Erosion control measures have not been repaired or replaced after showing to be damaged/defective.

D. Storm Water Management

The site design includes various BMPs to improve water quality, including a storage infiltration basin. The storm sewer outfall is directed into an infiltration gallery along the beach designed to provide a non-erosive velocity flow from the structure to the water course so that the natural, physical and biological characteristics and functions are maintained and protected.

I don't completely understand this section, but my pictures show that velocity coming from the site exceeded the point of being non-erosive.

E. Off-Site Vehicle Tracking

Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

Vehicles have not been covered with tarps. Our neighborhood is a mess with many neighbors complaining about dust on and around their homes. Additionally the street has been covered in dust/dirt/mud for hundreds of yards in both directions from the site.

Tab 6

A. Waste Management

No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit.

Does this include soil in water? If so, then that is being discharged into Lake Michigan.

Tab 7

A. Inspections

- Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Not operating correctly. Erosion control measures are not effective.

- Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

Lots of evidence of offsite sediment tracking.

- The contractor shall complete and submit within 5 days an "Incidence of Noncompliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission shall be on forms provided by the IEPA and include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact, which may have resulted from the noncompliance. A blank copy of the ION is included under Tab 11.

Have any "ION" reports been filed for anything mentioned in this e-mail?

- The permittee shall notify the appropriate Agency Field Operations Section office by telephone or fax within 24 hours of any incidence of noncompliance for any violation of the SWPPP observed during any inspection conducted, or for violations of any condition of this permit. This is in addition to the submittal of an Incidence of Noncompliance (ION).

Was notification given?

B. Maintenance of Controls

- *Stabilized Construction Entrance:* The stabilized construction entrance should be maintained to prevent tracking or sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stones and sediment. The sediment run-off onto public right of way should be removed immediately.

Lots of sediment in public streets.

- *Erosion Control Blanket:* The blanket and staples should be inspected frequently and shall be installed to Illinois Urban Manual Drawing Number IL-530, unless otherwise instructed by the manufacturer. Erosion occurring underneath the blanket should be back filled and seeded with the appropriate seed mix. Additional BMP's may need to be installed to reduce erosion under the blanket.

I'm not sure that they have erosion control blankets. If they do, they are not working properly.

- *Silt Filter Fence:* Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Instances when areas of silt fence continually fail, replace with another BMP as seen fit.

Silt fences have failed.

Tab 8

A. Public Posting

The following notices shall be posted until the date of final site stabilization.

- A copy of the Notice of Intent shall be posted at the construction site in a prominent place for public viewing.
- Notice to drivers of equipment and vehicles, instructing them to stop, check and clean tires of debris and mud before driving onto traffic lanes. Post such notices at every stabilized construction exit area.

Have not seen Notice of Intent, but it may be posted. Drivers are not following this notice if it is posted.

On Jul 19, 2023, at 1:35 PM, Deslien, Webert <Webert.Deslien@Illinois.gov> wrote:

■ The actual permit is attached. I will share your latest information with the field office and will let you know if they need the video.

If you can, please point out on the SWPP the areas where they are not adhering to the plan. Thank you.

Webert

From: ■
Sent: Tuesday, July 18, 2023 2:41 PM
To: Deslien, Webert <Webert.Deslien@Illinois.gov>
Cc: Gove, Darren <Darren.Gove@Illinois.gov>
Subject: Re: [External] Violation of IEPA Permit

Hi Webert,

Thank you for getting back to me. You left the "I" off the end of the url below, but I was able to find the page and look up the permit. Unfortunately, the file that I believe should be the actual permit is blank. I've attached below.

I was able to look at the site's SWPP briefly, and I've already noticed a number of areas where they are not adhering to the plan beyond what I mentioned in my earlier e-mail (Dust control has been a major issue for instance). I also have video of the stormwater runoff if that is helpful (files are too large to attach).

Thanks,

On Jul 18, 2023, at 12:53 PM, Deslien, Webert <Webert.Deslien@Illinois.gov> wrote:

Hi [REDACTED]

Based on our EPermit Search, we've determined that the site is permitted under the General NPDES Permit For Storm Water Discharges From Construction Site Activities, Permit No. ILR10.

We've forwarded your information to the Des Plaines field office to check for non-compliance, and to request a site visit.

Let me know if you have any question.

EPermit System (<https://epa.illinois.gov/topics/forms/water-permits/storm-water/noi.htm>)

Thanks,

Webert Deslien
Environmental Protection Engineer
Industrial Permit Section, BOW
Illinois Environmental Protection Agency
217/557-6937

From: [REDACTED]
Sent: Wednesday, July 12, 2023 6:44 PM
To: Gove, Darren <Darren.Gove@Illinois.gov>
Subject: [External] Violation of IEPA Permit

Hi Darren,

I see that you are listed as the point of contact for the 205 Sheridan Road project in Winnetka.

IEPA Log Nos. 2023-68048 and C-0273-22
Bureau of Water ID # W0318100061
Final Determination #: 2023-LM-68048

The permit stipulates:

- > Any spoil material excavated, dredged or otherwise produced must not be returned to Lake Michigan
- > but must be deposited in a self-contained area in compliance with all state statutes, regulations and permit
- > requirements with no discharge to waters of the State unless a permit has been issued by this Agency.
- > Any backfilling must be done with clean material and placed in a manner to prevent violation of
- > applicable water quality standards.

During my walk with the dogs this morning and a subsequent walk this afternoon, I noticed that the work site is very clearly discharging materials into Lake Michigan. I've attached a number of photos below that show this. I think a site visit is necessary, as immediate enforcement action must be taken to stop these discharges. It has rained quite a bit today, and there is more rain coming in the 10 day forecast.

Thank you.

[REDACTED]

<image001.jpg>

<image003.jpg>

<image004.jpg>

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<Orchard.JPG>

<general-npdes-permit-ilr10-construction.pdf>





Dear David Schoon

This package is being sent to be included in the agenda packet for the 14 Oct meeting of the Zoning Board of Appeals to consider the WPD's application for a Special Use Permit for reconstruction of Centennial Park

The following 7 pages describe details of how the WPD's application for a Special Use Permit for Centennial Park enhancement fails to meet the following four Winnetka Ordinances:

- 1) 17.04.030 and 12.04.04 instruct that it is unlawful to construct a fence across a public way (street) and the lake is considered a street by ordinance. The animal control fence crosses into the lake and thus blocks movement along the lake.
 - a. See page 2 for details
- 2) 15.78.010 instructs that Centennial Park construction must not cause environmental harm. It harms down drift riparian properties and Kenilworth by trapping large volumes of sand north of Elder and thus consideration of Centennial must include the other ½ of the project, Elder
 - a. See page 3 for details
- 3) 15.78.080 D instructs that Centennial Park's construction must not exceed that minimally necessary. It fails by comparison with 1) the plan adopted by Kenilworth, located only 2000 feet to the south and 2) survival of Centennial and Elder bluffs during the latest high water event
 - a. See page 4 for details
- 4) 15.78.080 E instructs that safe passageway to adjacent public land must be provided. No safe passageway is provided **within the property bounds of Centennial Park**
 - a. See pages 5-8 for details.

I am unable to attend the meeting and wish this letter and its contents to be part of the public record. Please acknowledge receipt of this message, and please describe how this request will be handled.

Charles H Dowding

█ Elm St

Winnetka, IL

█

█

Construction of an animal control (dog beach) fence across the water's edge is expressly prohibited by Winnetka Ordinance.

By Ordinance (17.04.030) Lake Michigan is considered a public street; It is unlawful (12.04.04) to construct a fence on a street. The dog beach fence can only be constructed by the granting of a variance to the combination of these two ordinances.

A long discussion about application of this ordinance to parkways as well was held by the Village Council. At the end of which, a resident was required to remove a structure from the Parkway.

Section 17.04.030 Definitions.

S

7. Street.

"Street" means a public or private street.

8. Street Line.

"Street line" means the outermost limits of a public or private street. The water's edge of Lake Michigan shall be deemed the outermost limits of that public street..

10. Street, Public.

"Public street" means the area lying within the described limits of a right-of-way or thoroughfare dedicated for vehicular traffic (excluding an alley), whether or not so used. For purposes of this Zoning Ordinance, Lake Michigan shall be considered a "public street."

Cut and paste the URL below for the exact reference to Village ordinance

https://codelibrary.amlegal.com/codes/winnetka/latest/winnetka_il/0-0-0-25896

Section 12.04.040 Encroachments.

It is unlawful to construct any building, fence, cellar, vault door, coal chute, vent, fill pipe or structure or portion of any of the foregoing which encroaches on any public street or sidewalk in the Village. All such encroachments, except cellar or vault doors lawfully in existence in 1932, are declared to be nuisances and the Director of Public Works is authorized to abate such nuisances.

Cut and paste the URL below for the exact reference to Village ordinance

https://codelibrary.amlegal.com/codes/winnetka/latest/winnetka_il/0-0-0-21752#JD_Chapter12.04

Centennial Park Permit cannot be judged by itself because the unspoken (but planned) Elder portion will irreparably harm down drift riparian properties and Kenilworth.

Section 15.78.010 Purpose. (Lakeshore Construction)

Some development and construction activity in and around Lake Michigan may be hazardous to people and property and may impact the **erosion process** and alter natural drainage patterns. This chapter is intended to attempt to **preserve** those portions of Lake Michigan, **its coastline** and vegetation within the Village's boundaries, while protecting the value of properties along the lake through the establishment of narrow, reasonable permitting regulations. The regulations in this chapter are further intended to provide that **construction in and adjacent to Lake Michigan and its shoreline will not cause environmental or ecological damage to the lake or surrounding areas of the Village or otherwise adversely impact the health, safety, and welfare** of the Village or its residents.

Cut and paste the URL below for the complete ordinance

https://codelibrary.amlegal.com/codes/winnetka/latest/winnetka_il/0-0-0-31501

Construction of overly long north boundary rock groin will 1) create excessively large up drift accretion of sand and 2) prevent replenishment of sand to down drift riparian properties including Kenilworth. See the drawing below that compares the planned Elder-Centennial complex with the size of the Lloyd-Tower complex with information provided by the WPD.

A 240 ft long armor stone groin is equivalent to adding a power plant sized sand dam



Centennial Park's plan exceeds that minimally necessary by comparison with the plan adopted by Kenilworth, located only 2000 feet to the south,

Section D of 15.78.080 of the Winnetka Village Ordinance 15.78.080, (Lakefront Construction) states that

The Village Engineer (and, if applicable on appeal, the Village Council) will issue a permit (with or without conditions) only if bluff erosion protection plan's "covered construction and any related structures include only what is minimally necessary to achieve the intended and proper purpose of the project and to be consistent with the purposes set forth in Section [15.78.010](#) of this chapter."

To determine if the Winnetka Park District's bluff and beach protection plans meet the Ordinance's standard of care, the Village Council and the Village Engineer and their coastal engineer should compare it with the just completed bluff and beach protection plan of the 600 ft long Kenilworth Public Beach. This beach is only 2000 feet south of Centennial Park with a similar bluff height.

The Kenilworth plan consists of two alternatives: 1) straight stone north groin and south groin and 2) plan 1) plus a "T" on the north stone groin. Bids (not estimates) received for the two alternates were \$992,000 and \$1,350,000 respectively or \$1,660 or \$2,250 per linear foot of beach. A summary of these plans and bids was presented to the Kenilworth Board of Trustees on 15 April 2024. A coastal analysis was performed by GZA for the project that included selection of the design criteria (water level and offshore wave), wave transformations to the near-shore using Federal standard (USACE) computer models for the calculation of near-shore wave height, wave overtopping rates, wave run-up and requirements for the revetment stone sizes.

Cut and paste the URL below for this section of the Ordinance

https://codelibrary.amlegal.com/codes/winnetka/latest/winnetka_il/0-0-0-31501

No safe passageway to adjacent public land is provided as required by 15.78.080 E

Impenetrable animal control fences (dog beach fence on Centennial Park beach in the Winnetka Park District's application for a SUP violate Winnetka Ordinance 15.78.08 E as well as IDNR Administrative Law. A variance should not be granted.

Impenetrable animal control fences that cross public beach land lead to WPD's abrogation of the public trust doctrine by forcing a trespass to access adjacent public land. Together these fences force beach walkers off more than 280 feet of public beach onto a pile supported detour that ultimately forces them to trespass on property belonging to 205 Sheridan Rd (also called 2020 Orchard) as described in detail with drawings on page 6.

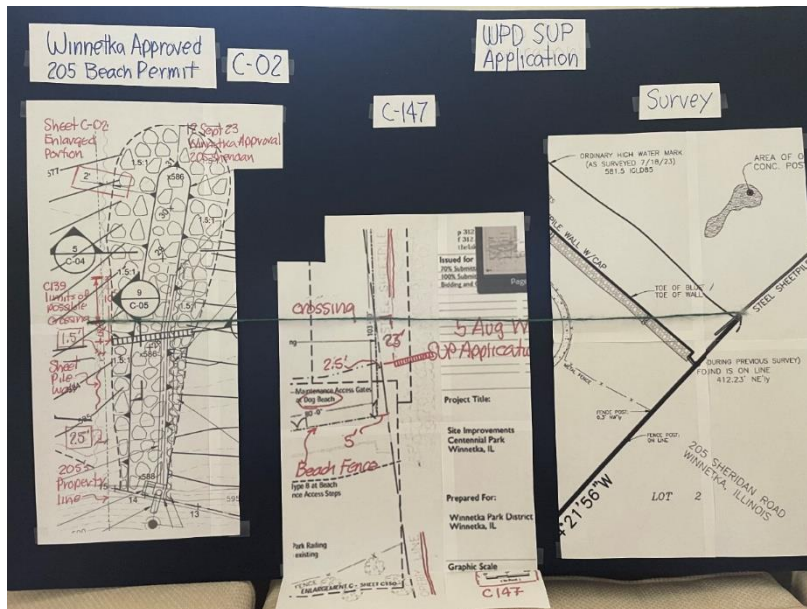
Fences across public land are not permitted by the IDNR. One such fence (called a siech protection fence) had to be removed from 205's beach protection plans before it was permitted. IDNR Administrative Law supersedes all others with respect to state land.

Winnetka Ordinance 15.78.080 and IDNR administrative law require beach construction to provide access to adjacent public land within its footprint. 205's stairs on both of their East-West groins on public land are such an example. WPD's application for a SUP does not provide safe passageway access within its own footprint or property bounds as explained in detail on page 5. Safe passageway is defined in the WPD application for an SUP for Centennial Park in Engineers Comment 11 as 6 feet wide. This commentary is attached as page 7.

The drawings and explanation on page 6 shows why the coincidence of the Ordinary High Water Mark (OHWM) and crossing of the sheet pile wall (and location of the animal control fence) and 205's E-W property line force beach walkers to trespass on 205's private property.

Land shoreward of the Ordinary High Water Mark is private for IDNR permit purposes, It is elevation 582 on drawings C01 and C02 in 205 Sherian Rd's permit application for shore protection that was approved by Baird on 20 July 2023. The elevation 582, "wrack" location is defined by writing and photograph in the Weaver (AECOM) 30 Sept 2023 letter within 205's 14 Nov. 2022 permit application. This photograph and definition is attached on page 8.

How fences force trespass and abrogation of Public Trust Doctrine



These documents all have one geometry in common marked by the green string, coincidence of the OHWM and the crossing of the steel sheet pile wall and 205 Sheridan Rd's property line. The sheet pile wall carries the dog beach fence and cannot be penetrated. Thus the crossing describes the point at which there is no public passage way to reach the IDNR required public access stairs over 205's groin.

C-02 drawing on the left from 205's permit for beach construction approved by Baird and the Village shows that there is only 2.5 to 1.5 feet of safe passageway to the stairs. C-147 from the Winnetka Park District SUP application shows only 5 to 2.5 feet are provided to reach the stairs. The two engineering drawings conflict in width of passageway provided as well as where the stairs are located. C-02 shows the stairs to be 3 to 10 feet shoreward of the crossing. C-147 shows stairs 23 feet shoreward.

The Ordinary High Water Mark (OHWM) on the Village plat of "survey" falls near to the OHWM on the full version of C-02

A new plat of survey is required to resolve differences between C-02 and C-147. It does not contain the stairs. It is not known if the steel sheet pile wall was surveyed. The property line as drawn may be as wide as several feet of the passageway.

The WPD's application for a SUP should be denied because C-147 shows that it does not provide sufficiently wide passageway to the IDNR stairs within the bounds of Centennial Park and thus does not comply with Ordinance 15.78.08 E. It agreed to provide 6 feet of passageway as described in Engineers Comment 11 in the application for an SUP, when in fact it may only provide 2.5 to 1.5 feet of passage.

Locating the dog beach fence on the sheet pile groin abrogates the public trust doctrine and IDNR admin law requiring public access to public land. With the fence on the groin the C-02 document allows 205 Sheridan Rd. to request the Winnetka Police Department to cite any person on the groin stairs for trespass by walking outside the miniscule 1.5 foot wide public passageway. If allowed this fence will prevent passage from Centennial Park to adjacent public land.

Engineers Comment 11 from 5 Aug version of WPD application for SUP

11. Proposed fence around dog park, specifically along the southern end of the dog area, will need to be placed far enough away from the existing steel groin and new stone groin on neighboring property to allow for ample safe passage between the properties.

a. PD Response: The proposed dog beach fence is to be located on the existing steel groin to the south, **offset 6' min. width** from the newly installed stone groin at the south neighbor property, as shown on sheet C138.

b. *Engineering Response: Recommend a larger space between the two elements be provided, as a wider pathway opening would be preferred to allow for easier passage and for access of emergency equipment to the adjoining property.*

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c. WPD Response: The dimension verified in the field is a minimum of 6' between two currently fixed structures, the new stone breakwater built on 205 Sheridan Road Property and the current southernmost steel groin, which has been in place for over 70+ years. The 6' dimension is from the newly built passage steps across the 205 Sheridan Road Breakwater and widens from there as you move west to over 10' plus as you approach the existing steel groin. The area between the western off-leash dog fencing and existing steel sheet piling is greater than 12', which leaves ample room for access. The fencing plan is detailed on sheet C147 of the Bid and Construc

Page 4 from Weaver AECOM letter attached to Nov 14, 2022 IDNR permit

2.0 High Water Mark

The High Water Mark for this site is currently 582.0. This elevation was observed in the field and surveyed. The line is estimated based on the impressions in the sand that indicate the current high-water mark limits. There are wrack lines where organic material, cobbles, and other debris that follow a consistent elevation along the beach. In addition, the beach slope flattens markedly above this line. The following photograph illustrates the location of the OHW line.



From: [REDACTED]
To: [Ann Klaassen](#)
Subject: Protection of our beaches
Date: Wednesday, October 2, 2024 10:12:35 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Friends -

In light of the upcoming examinations of the WPB plans for Elder and Centennial, I am sending you 2 recent news items on the Illinois Beach State Park's successful restoration project.

The current science tells us that the methods used in Waukegon are the best way to protect our lakefront. They're also much cheaper than the current WPD plans. I wish the WPD would consider the benefits you will see in the CBS News' video.

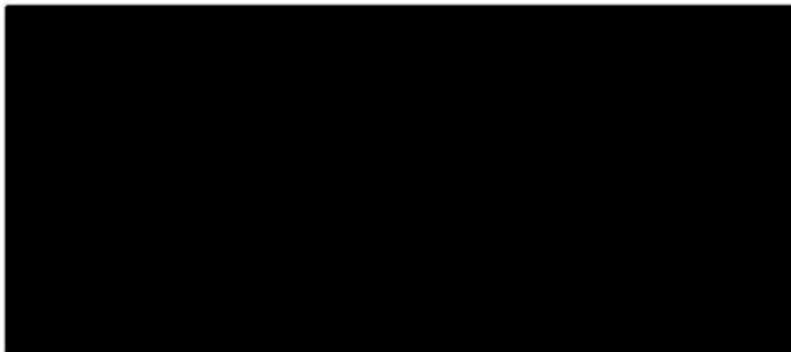
Rob B. - Would you please forward this email to the Plan Commission Board, the Zoning Board of Appeals, and the Design Review Board?

Thank you all for your attention to these very important matters.

Yours,

Irene Smith
[REDACTED]

[Restoration of Illinois Beach State Park becomes model for other shoreline projects](#)



Restoration of Illinois Beach State Park becomes model for other shoreli...

Beachgoers notice a much wider beach, and 22 stone breakwater structures to protect against erosion.

[\\$73 Million Stabilization Project Shores Up Illinois Beach State Park](#)



\$73 Million Stabilization Project Shores Up Illinois Beach State Park

The recently completed project to safeguard Illinois' last natural shoreline by combating erosion has earned nat...

Though I may not be here with you, I urge you to answer the highest calling of your heart and stand up for what you truly believe. In my life I have done all I can to demonstrate that the way of peace, the way of love and nonviolence is the more excellent way. Now it is your turn to let freedom ring.

When historians pick up their pens to write the story of the 21st century, let them say that it was your generation who laid down the heavy burdens of hate at last and that peace finally triumphed over violence, aggression, and war. So I say to you, walk with the wind, brothers and sisters, and let the spirit of peace and the power of everlasting love be your guide.

John Lewis, from the essay he wrote shortly before his death on July 17, 2020.

ZION, Ill. (CBS) -- CBS News Chicago has been covering concerns about the dilapidated shoreline at the Illinois Beach State Park for years—but now, the once-forgotten beach has become a model for shorelines across the country.

On Monday, leaders across the state celebrated the early completion of this project, which surprisingly came in under budget.

"Miles of shoreline that were being eroded and depositing the sand actually in Waukegan Harbor, where it didn't need to be," said Beach Park Mayor John Hucker.

Hucker said that erosion, and the lack of investment in the area, had the effect of keeping people from visiting the vacation destination just south of the Illinois-Wisconsin state line.

The last time CBS News Chicago spoke with Hucker was in July of 2019 when his beloved Illinois Beach State Park was shrinking at a rate of about 100 feet per year, and the entire area was in need of investment.

Fast forward more than five years, and the evidence of the \$72 million project can be seen firsthand by beachgoers who notice a much wider beach, and 22 stone breakwater structures to protect against erosion. The breakwater structures cover about 12.2 acres of lakebed.

The largest capital project in Illinois Department of Natural Resources history also brought in nearly 430,000 cubic yards of sand.

It was a big investment in the lakefront that Gov. JB Pritzker said will be worth it.

"There was a very real possibility that we could lose it forever," Pritzker said. "That would have put critical ecosystems at risk."

The project will be watched closely, because it is a good example of an innovative design focused on lower-impact and less-expensive measures to protect a shoreline.

"The type of breakwaters that were installed are unique," Hucker said, "and so this will be maybe a model for other Great Lakes areas—and maybe other areas in the

world."

Mayor Hucker said attendance is already up at the beach as of this summer, and the newly-renovated hotel and convention center has also seen more visitors.

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\$73 Million Stabilization Project Shores Up Illinois Beach State Park

The recently completed project to safeguard Illinois' last natural shoreline by combating erosion has earned national recognition.



Jonah Meadows, Patch Staff

Posted Tue, Oct 1, 2024 at 2:56 pm CT



Illinois Beach State Park had been eroding at more than 100 feet per year prior to a recently completed capital project. (Jonah Meadows/Patch, File)

ZION, IL State and local officials gathered Monday at the Illinois Beach Hotel to celebrate the completion of a landmark project to safeguard the shores of Lake Michigan, a \$73 million Illinois Beach State Park Shoreline Stabilization Project.

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Funded through the Rebuild Illinois capital plan, the stabilization project tackled erosion that had been threatening the state's last fully natural shoreline for years, ultimately preserving a vital ecological and recreational resource. State officials said it was the largest capital investment in the history of the Illinois Department of Natural Resources.

"Just a few short years ago, the natural lakefront was eroding in some places at more than 100 feet per year. There was a very real possibility that we could lose it forever," Gov. J.B. Pritzker said. "That would have put critical ecosystems at risk and also prevented so many visitors and local residents from enjoying all the beauty and recreation that the state park has to offer."

The project involved the construction of 22 offshore stone breakwaters to protect 2.2 miles of beachfront, restoring sand and installing ecological features like nests and gardens to preserve endangered species and natural habitats.

The park stayed open during construction, which involved bringing in 35,000 truckloads of sand and 4,000 tons of cobblestone.

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The Illinois Beach State Park Shoreline Stabilization Project was given the 2024 Best Restored Beach award by the American Shore and Beach Preservation Association. (Office of Gov. Pritzker)

Zion Mayor Billy McKinney said the new breakwaters help protect the water supply of several Lake County communities by sheltering the 17th Street water plant.

"That affects the water that's distributed to Winthrop Harbor, to Beach Park, to Zion and the Marina, the North Point Marina, and to Wadsworth, so without that work being done, there was huge potential for our water supply to be disrupted," McKinney said.

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"Hosah Park, one of our great treasures in the city, I've watched, over the last 10 years since I've been back, watched the boardwalk get washed out," he said.

Natalie Phelps Finnie, director of the Illinois Department of Natural Resources, noted the increase in events and visitors to the park, which became the state's first nature preserve just over six decades ago.

"The beach has been restored, and word has already gotten out. The hotel saw an immediate uptick in beach events," Finnie said. "In fact, Friday night, there was a wedding here."

Finnie predicted more campsite bookings, hotel stays and visits to nearby towns as a result of the project.

The effort was the first in the Midwest to achieve Waterfront Edge Design Guidelines, WEDG, verification, and won the 2024 Best Restored Beach Award through the American Shore and Beach Preservation Association.

"I'm always proud of our great state. I especially want us to lead," Pritzker said.

In fact, whenever you see rankings of states for different things and Illinois isn't ranked at the top, I'm always thinking, 'How do we get to the top of that list?'" he said. "I'm a competitive sort, and the idea that we did a project here that has been recognized throughout the United States as the best — I think that's something we should all be proud of."

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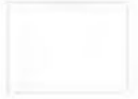
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In the spirit of adhering to the Village adopted plan for lakefront protection of the bluffs, the proposed Winnetka Park District (WPD) plan for Centennial Park and Beach should not be approved as presented.

In the spirit of permeable and not permeable surfaces, the proposed WPD plan for Centennial should not be approved as presented. In the proposal there are 10 foot wide stretches of new paths and many other non permeable surfaces designed.

The proposed ramp at Centennial is very detrimental to the existing bluff. The Village has approved an Ordinance to protect Lakefront Bluffs now, and into the future. Universal ADA access is an important part of projects in our Village and ADA is very important to our Community. Universal ADA, is a concept in which products and environments are designed to be usable by all people to the greatest extent possible without the need for adoption or specialized design that can be accomplished in a less intrusive way. A lift from the top the bluff to the beach and a path to the water is simple, effective, is not invasive to the bluff at Centennial. This existing proposed project, without grant money is an outrageous cost to the taxpayers, but more important, is detrimental to our Centennial Bluff.

In the spirit of protecting the bluff, the proposed large boulders stretching 200 feet into the lake perpendicular to the bluff are by todays standards not necessary. The Chicago Tribune presented an article about Northerly Island and the destruction that Northerly Island has endured in the past few years using the boulders of similar design.

The proposed 200 foot extensions into the Lake are not what was proposed in 2030 plan for the Lakefront Parks. The north boulder extension at Elder is against the bluff and will not allow the literal drifting of sand to reach the proposed Elder and Centennial Beaches. These beaches will have to be nourished with rock-like sand and the maintenance will be ongoing as well as expensive. The southern existing pile of boulders blocks traversing the Beach.

The current Caucus Survey requests that Elder Beach be opened and Centennial be put on hold. Our beaches are not privately owned, but are for all to enjoy. All people may traverse the beachfront. One may traverse the beach fronts along

the water line. The proposed giant boulders are preventing access to traverse the Beach, particularly for the challenged or senior population. The boulders are indeed a public nuisance and a safety hazard as is witnessed at Lloyd. Climbers and also swimmers are endangered. These boulders are proposed for Centennial and Elder to segregate the private owners on the north, as well as the south of Centennial and Elder.

Please use your best judgment to analyze this Winnetka Park District proposal that only five people in the WPD consisting of 14,500 residents have voted to hurriedly push through. In the meantime, the WPD has not maintained the bluffs and has shut down Elder Beach for 5 seasons to date. Open Elder Beach and minimize the proposed plan for Centennial. The proposed plan for Centennial does not have Community support. To the Zoning Board, thank you for your commitment to our Village.

Mary Garrison
10/4/2024

John William Root
[REDACTED] **Woodland Avenue**
Winnetka, IL 60093
Telephone: [REDACTED]
Email: [REDACTED]

Sent by electronic mail: dschoon@winnetka.org

Mr. David Schoon
Village of Winnetka
Director of Community Development
510 Green Bay Road
Winnetka, IL 60093

October 1, 2024

Re: Case No. 24-08-SU
225 Sheridan Road – Centennial Park & Beach
Comments for 10/14/24 Hearing

Dear Mr. Schoon:

I have reviewed the Winnetka Park District's (WPD) Special Use Permit Application (SUP) for Centennial Park, dated April 3, 2024, in addition to the four SUP supplements provided by the WPD to the Village. The following comments summarize my concerns about the proposed WPD Centennial beach design and how that design conflicts with Village ordinances, particularly the Village zoning ordinances. I would appreciate your assistance in sharing my comments as part of the official packet to be delivered to the members of the Village of Winnetka Zoning Board of Appeals.

Design Concerns

I have reviewed the SUP, and I believe that WPD's design violates provisions in the Steep Slope ordinances and violates Lakefront Construction ordinances. WPD has offered inadequate reasons or justification for variances from the regulations.

Steep Slope Design Defects

The SUP includes an American with Disabilities Act (ADA) accessible pedestrian path that connects Centennial table land with an ADA accessible boardwalk on Centennial beach (see figure 1 below).

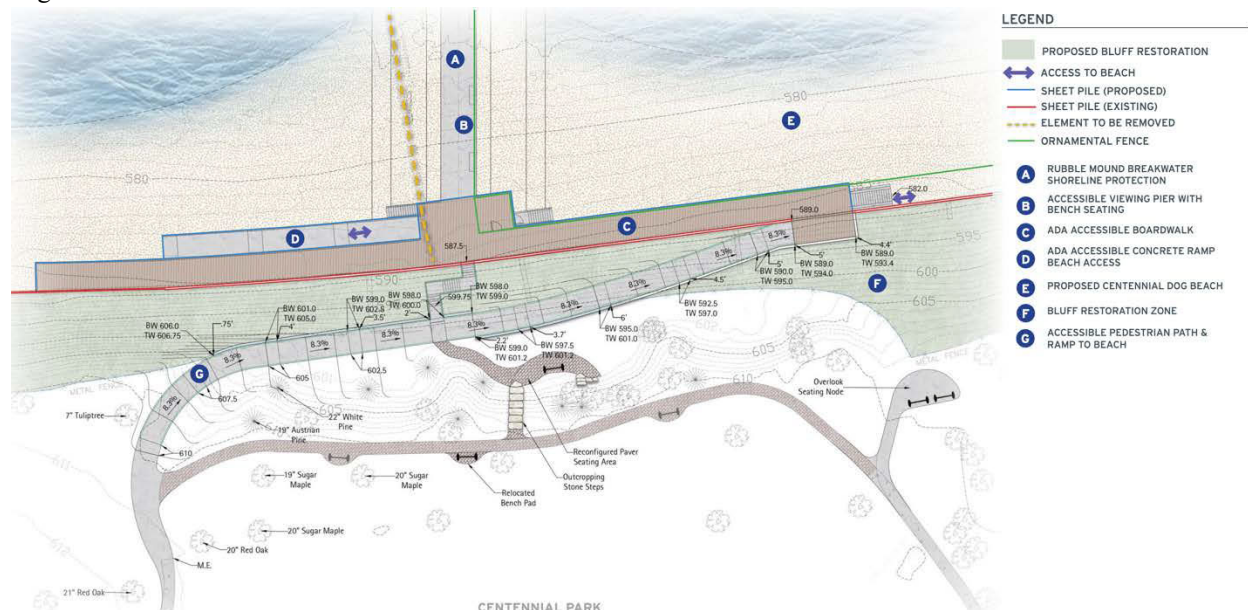


Figure 1: Centennial ADA Accessible Pedestrian Path

The purpose of the Village's recently passed steep slope ordinances (MC-01-2024) is:

To protect the environment and the integrity of the Lake Michigan coastal area that is a distinctive and valuable feature of the Lake Michigan shoreline.

To recognize the potential for hazards that could affect health and safety to persons and property from significant bluff and shoreline development.

To maintain the stability of the coastal bluffs and shorelines and to reduce the risks of coastal erosion, undermining, slumping, or collapse of the bluffs, and to protect the waters of Lake Michigan from unnatural sedimentation.

The steep slope ordinances are designed to protect against adjoining development from harming the individual properties of surrounding neighbors. The steep slope ordinances were also legislated to safeguard the public at large by protecting the environment and Eco structure of the Lake Michigan bluffs. The WPD's SUP for the ADA pathway should not be granted because the design proposed violates Special Use Permit Standards. Specifically, the ADA path harms the general welfare of the residents by degrading the bluff and the Lake Michigan shoreline. My calculations show that 9,000 cubic feet of bluff will need to be excavated to construct this ADA path. The large scope of this excavation and construction will detrimentally impact the ecology of the bluff and the bluff's structural integrity in contravention to SUP Standards.

I support ADA access to all the beaches in Winnetka; however, this access need not come at the expense of the environment. The WPD has an authorized alternative of a mechanical or

In the alternative, the WPD already has an access road down to the beach at Elder Lane Park with a handicap parking space on the Elder Lane beach. The WPD could provide an all-terrain wheelchair, like the wheelchair currently available at Tower beach, that would permit a disabled person to traverse the beach. The WPD could place Mobi-mats (figure 19) and could build ramps over the existing sheet pile groins on Elder and Centennial. If these were made available a handicapped person would be able to traverse both beaches eliminating the need for the ADA path or building an electric lift on Centennial.

LEGEND

- Existing Trees to Remain
- Existing Tree to be Removed
- Tree Protection Fencing, ft.

TREE REMOVAL LIST

Tree Removals - Centennial Beach				Notes
#	Category	Location	Species	Quantity
1	Tree	Location 1	Redwood	1
2	Tree	Location 2	Redwood	1
3	Tree	Location 3	Redwood	1
4	Tree	Location 4	Redwood	1
5	Tree	Location 5	Redwood	1
6	Tree	Location 6	Redwood	1
7	Tree	Location 7	Redwood	1
8	Tree	Location 8	Redwood	1
9	Tree	Location 9	Redwood	1
10	Tree	Location 10	Redwood	1
11	Tree	Location 11	Redwood	1
12	Tree	Location 12	Redwood	1
13	Tree	Location 13	Redwood	1
14	Tree	Location 14	Redwood	1
15	Tree	Location 15	Redwood	1
16	Tree	Location 16	Redwood	1
17	Tree	Location 17	Redwood	1
18	Tree	Location 18	Redwood	1
19	Tree	Location 19	Redwood	1
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74	Tree	Location 74	Redwood	1
75	Tree	Location 75	Redwood	1
76	Tree	Location 76	Redwood	1
77	Tree	Location 77	Redwood	1
78	Tree	Location 78	Redwood	1
79	Tree	Location 79	Redwood	1
80	Tree	Location 80	Redwood	1
81	Tree	Location 81	Redwood	1

Figure 2 Tree removal plan for Centennial

The WPD has formulated this tree removal plan without input from Forester or the public. As I mentioned previously, if the WPD opted for a mechanical lift, then the number of trees that would have to be removed would be reduced.

Brief History of the Elder/Centennial Beach Plan

Since 1969 when Centennial Park was first obtained through eminent domain many residents in Winnetka have dreamed of uniting Elder and Centennial parks by acquiring 261 Sheridan, the property separating the two parks. In 2005, Public Lands surveyed the community on whether the public was willing to finance the acquisition of 261 Sheridan, and the public rejected the acquisition. In 2016, the WPD in its Waterfront 2030 Plan again proposed the goal of a united Elder/Centennial beach; however, no plan was proposed on how to acquire 261 Sheridan by the

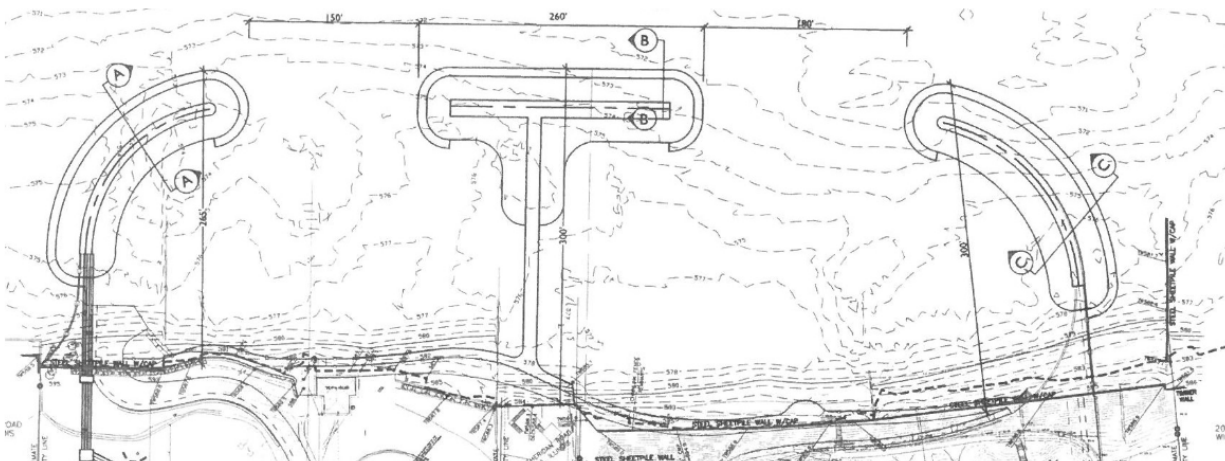
2030 Waterfront Plan. The Waterfront 2030 Plan included a conceptual plan as shown in Figure 3 below.



Figure 3: Concept for Elder-Centennial headland beach design in the 2030 Plan

The 2030 plan proposed a headland beach system (figure 3). A headland beach or cove beach requires a natural or artificial structure parallel to shore that breaks incoming wave energy and protects the shoreline from erosion and aides in the retention of sand.

In October of 2020, the WPD entered a property exchange agreement with Orchard 2020, a trust that is the current owner of 261 Sheridan of whom Mr. Justin Ishbia is the sole trust beneficiary, in which the parties agreed to exchange 70' of Centennial park for 261 Sheridan. Orchard 2020 on behalf of Justin Ishbia and the WPD jointly submitted a beach design plan in their 2022 application for permits that were filed in February of 2022 with the IDNR and USACE as seen below in Figure 4. These joint applications were withdrawn in June of 2022 due to the lack of support for the beach design by the public.



2022 Elder + Centennial Plan (permit withdrawn)

Figure 4: Elder + Centennial beach plan

The 2022 plan was a headland beach system that united the beaches but required the WPD to sacrifice 70' of Centennial Park and was a joint venture design between Mr. Ishbia, his technical team and the WPD. The public was outraged by the design when they became aware of it in February 2022 and the WPD withdrew its permits as result of public petitions and protests. The public's main objections were to louvers on top of the breakwaters and planter pockets that obstructed views on the beach and impeded the public from walking the beach of adjoining properties. The WPD made a series of designs, all without louvers and planter pockets after the withdrawal of the 2022 permits. In October 2023, the WPD approved the designs for Elder and Centennial (figure 5 below). The Centennial portion of this plan has been submitted to the Village in WPD's SUP.



Figure 5: WPD's October 2023 Elder/Centennial plan

One can see that the October 2023 plan design is a radical departure from that proposed by the Waterfront 2030 Plan. This new plan is no longer a headland beach system as originally proposed by the 2030 plan (Figure 3) or as proposed in the joint WPD/Ishbia design that was withdrawn from the IDNR and USACE in 2022 (Figure 4). Unlike the 2030 plan, or the 2022 plan, no workshops, surveys or interviews were conducted with the public seeking their input for this newly revised plan of October 2023. It appears that the only resident outside of the WPD board that had input into this plan was Mr. Justin Ishbia, as evidenced by a contribution agreement that was signed by the Ishbia Family Foundation that requires the WPD to strictly follow the October 2023 beach design for Centennial. That donation agreement restricts any changes from this beach design and grants Mr. Ishbia and his foundation a 50-year restrictive covenant, the conveyance of an interest of public land in Centennial Park to a private entity and individuals.

Centennial Design Defects

In Winnetka Park District's (WPD) Special Use Permit for Centennial (SUP), August 2024, the WPD states that the pier, boardwalk, and dog fencing all fall within the front yard setback. The

WPD claims that Village staff have issued an opinion that the WPD's vertical improvements of boardwalk and pier in the front yard setback are characterized as either a wall or a fence.

“As outlined in Chapter 17.30, Section 17.30.050(C)(7) Front yard setback for Lakefront Properties, it's noted that the required front yard setback is the toe of the bluff or 50 feet from the ordinary high-water mark, whichever results in the line farthest from the ordinary high-water mark. Nonetheless, Section 17.30.130(A) describes permitted obstructions in required yards. Village staff have issued an opinion that the District's vertical improvements in the front yard are characterized as either a wall or a fence, as described in Section 17.30.130(A)(10). Based on the District's review of these sections and staff's code interpretation, we propose including the following project elements as variations since they exceed a height of 6.5' from grade.”

I have not seen any written opinion by Village staff characterizing all vertical improvements as a wall or a fence. Has Village staff issued such an opinion? Did staff consult with the Village attorney before issuing such an opinion? Was there any consultation between Village staff, the Village attorney, and Village trustees before the issue of such an opinion?

In my opinion, the characterization of boardwalk and pier structures as a “wall” or “fence” is ludicrous. Section 17.30.130(A)(10) states which structures are permitted in the front yard setback:

A. Obstructions Permitted in All Required Yards and Required Inner and Outer Courts. The following obstructions shall be permitted in all required yards, provided they comply with all other applicable standards of this Chapter:

10. Fences and walls not exceeding 6½ feet above natural grade located along a front or corner lot lines, except that no fence or wall shall extend within 10 feet of the intersection of a driveway and sidewalk or within 25 feet of the intersection of the street line of two intersecting streets: (17.30.130(A)(10))

There are no definitions for “wall” or “fence” in the zoning code. Section 17.30.130(A)(10) was passed on 4/2/96 long before the Lakefront Construction ordinances and the Steep-Slope Construction ordinances were passed, and the context of the ordinance indicates that “wall” means a masonry fence around a garden, park, or estate. The boardwalk falls entirely in the front yard setback and a portion of the pier falls within the front yard setback. These structures require an SUP because they are structures that are prohibited by 17.30.130(A) not because they are 6.5' wall or fence above grade.

The purpose of the Village's recently passed Lakefront Construction ordinance stated in 15.78.010 is:

.... to provide that construction in and adjacent to Lake Michigan and its shoreline will not cause environmental or ecological damage to the lake or surrounding areas of the Village or otherwise adversely impact the health, safety, and welfare of the Village or its residents.

The Lakefront Construction ordinances protect individual property owners from harm from adjoining development and protect the public at large by protecting the environment of Lake Michigan shoreline and adjacent waters. The Lakefront Construction ordinances protect the health and safety of the public by prohibiting dangerous structures and assuring public access along the Lakefront. The WPD SUP for the pier, boardwalk, and dog beach fence should not be granted because it violates Special Use Permit Standards. Specifically, the pier, boardwalk, and dog beach fence harm the general welfare of the residents by covering the lake and beach, blocking sight lines along the beach, degrading the environment of the lakeshore preventing free passage of the public along the beach, creating a safety hazard for swimmers, and in the event of a water emergency, rescue responders from both seeing an individual in distress and in reaching that individual. Furthermore, the Special Use Permit Standards provide:

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

The SUP structures violate the Special Use Permit Standards because the SUP violates the following Lakefront Construction ordinances: their design includes more than is minimally necessary to achieve the project intended purpose (Section 15.78.080(D)); the design interferes with access to adjoining public property (Section 15.78.080(E)); the designs create a public safety hazard (Section 15.78.080(E)); the design will obstruct public safety operations; and, the design will alter existing sight lines (Section 15.78.080(G)).

Section 15.78.080(D). Project Scope. The covered construction and any related structures include only what is minimally necessary to achieve the intended and proper purpose of the project and to be consistent with the purposes set forth in Section [15.78.010](#) of this chapter.

Section 15.78.080(E). No Public Safety Hazard. The covered construction and any related structures will not create any public safety hazards, including, without limitation, by unreasonably obstructing or otherwise interfering with ingress or egress to adjacent public beaches or private property.

Section 15.78.080(F). Interference with Public Safety Operations. The covered construction and any related structures will not block or otherwise unreasonably interfere with the ability of public safety personnel to conduct search and rescue or other public safety operations.

Section 15.78.080(G). Existing Sight Lines. The covered construction and any related structures will alter existing sight lines along the Lake Michigan shoreline no more than is minimally necessary to achieve the intended and proper purpose of the project and to be consistent with the purposes set forth in Section [15.78.010](#) of this chapter.

Sight lines are not limited along the horizon but also include looking down at the beach from the bluff or looking from any vantage point at any elevation at the natural beach and lake. By covering the lake and beach with artificial structures, as proposed by the WPD, the Park District is severely altering existing sight lines.

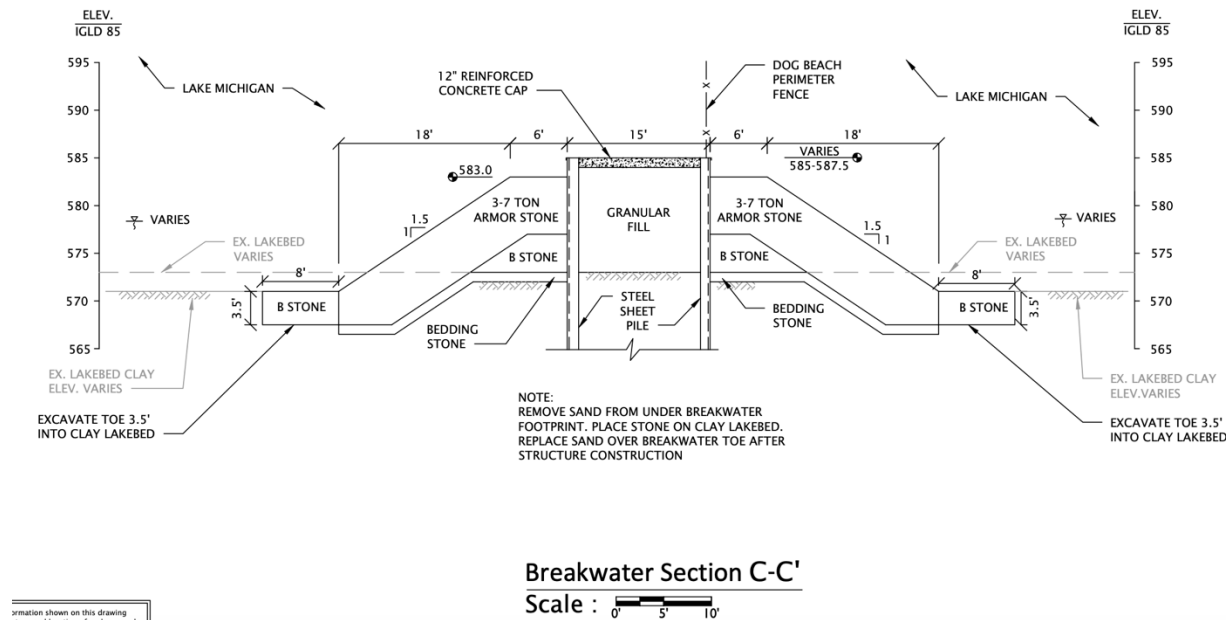


Figure 7: Cross section through proposed pier

It should be noted that the width of 261 Sheridan, the property desired by the WPD in the property exchange agreement is only 70'. The pier extends 239' into the lake and will cover an area of 18,960 square feet of lakebed and beach. A chain link fence would just as effectively separate dogs from swimmers and will only cover a 2" width of beach and lakebed for a total area of 40 square feet (*highlighting for emphasis*). Use of a massive pier to delineate a dog beach from a swimming beach is not a proper use for Lakefront construction (Section 15.78.080(D)). By covering so much area of the lake with pier the WPD is harming the lakefront environment and the welfare of the community by obstructing sight lines (Section 15.78.080(G)) with a structure that exceeds what is minimally necessary (Section 15.78.080(D)) to delineate the dog beach from the people beach.

There are seven dog beaches on the North Shore of Lake Michigan in Illinois; four of these Illinois dog beaches share a boundary with a public swimming beach. These four North Shore examples are Sunrise Dog beach in Lake Bluff, Gillson Dog Beach in Wilmette, Evanston Dog Beach in Evanston, and Montrose Dog Beach in Chicago. All four of these beaches use simple fences to separate patrons with dogs from human swimmers.

Sunset Dog Beach & Adjacent Swimming Beach

Sunset Dog Beach is bounded on the north by private property and on the south by a public swimming beach (figure 8).

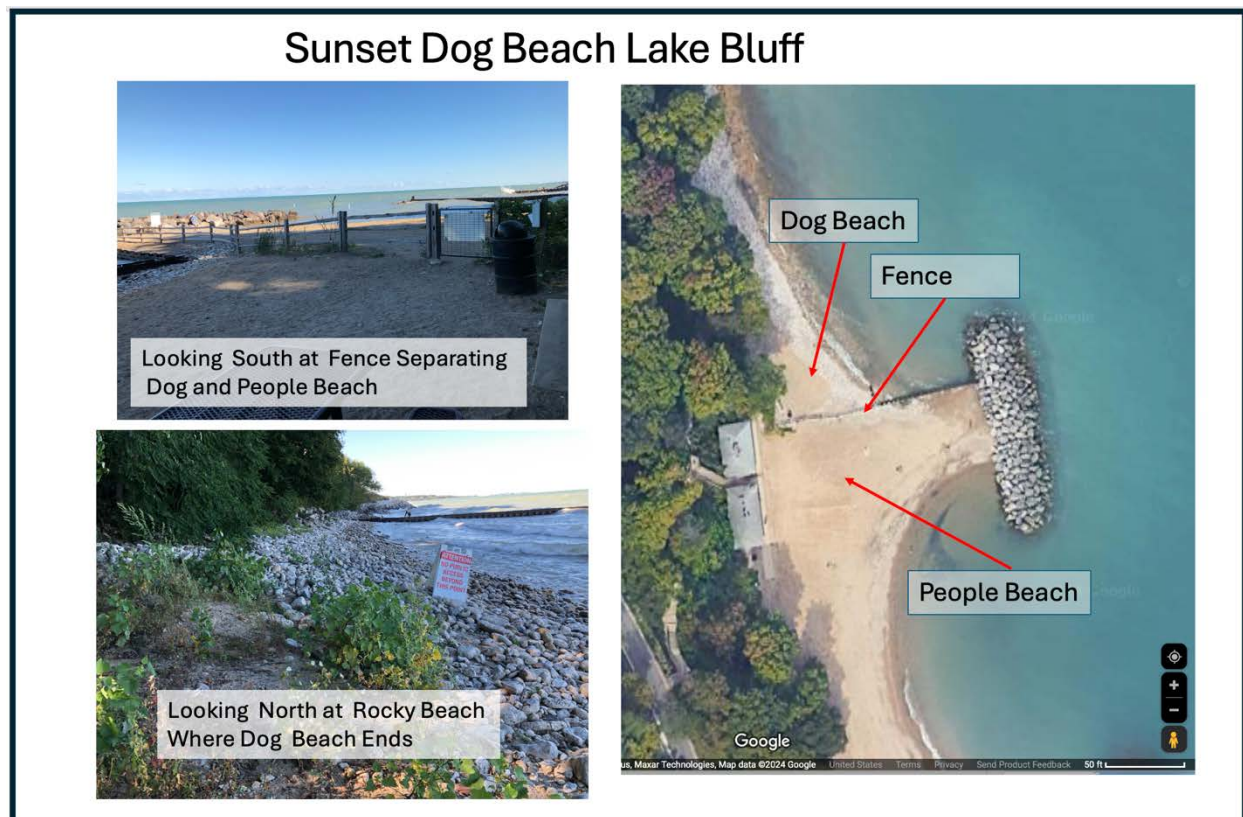


Figure 8: Sunset dog beach Lake Bluff

There is a 4' high split rail fence covered in wire mesh on the southern boundary of the dog park that separates the dog beach from the people swimming beach and a rocky shore to the north keeps the dogs confined to the beach.

Gillson Dog Beach & Adjacent Swimming Beach

Gillson Dog Beach is bounded on the north by Gillson Swimming Beach and bounded to the south by Wilmette Harbor. (figure 9).



Figure 9: Gillson dog beach Wilmette

The chain link fence 4'-5' high on the northern boundary separates the dog beach from the people swimming beach and the Wilmette Harbor to the south keeps the dogs confined to the dog beach. A plastic safety barrier fence keeps dogs off the rubble stone lining the harbor. In fact, the chain link fence are panels that are removed from the park upon the conclusion of the Summer swimming season.

Evanston Dog Beach & Adjacent Swimming Beach

Evanston Dog Beach is bounded on the north by Clark Street Swimming Beach and bounded to the south by Church Street Power Boat Ramp (figure 10).



Figure 10: Evanston dog beach Evanston

There is a 4' high chain link fence on top of a 3' high steel groin on the northern boundary separating human swimmers from dogs and the Church Street Power Boat Ramp to the south keeps the dogs confined to the dog beach.

Montrose Dog Beach & Adjacent Swimming Beach

Montrose Dog Beach is bounded on the north by a concrete revetment and bounded to the south by a chain link fence that separates it from Montrose Swimming Beach (figure 11).

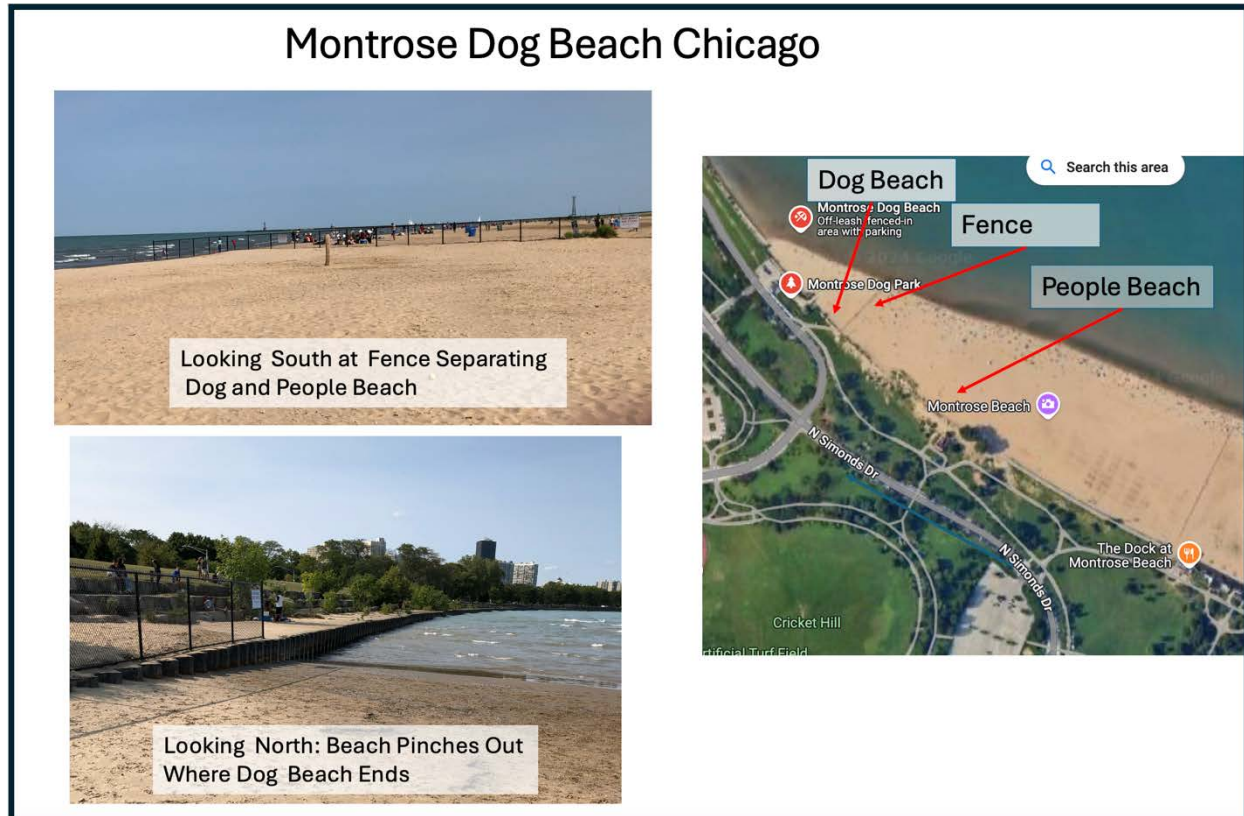


Figure 11: Montrose dog beach Chicago

The chain link fence is 4' to 5' high on the southern boundary and the revetment to the north keeps the dogs confined to the dog beach.

Belmont Dog Beach

Belmont Dog Beach, located in Belmont Harbor in Chicago, does not border a public swim beach or private property. The western boundary of the dog park is an iron fence 4' high and the remaining three sides of the beach are bordered by the harbor (figure 12).



Figure 12: Belmont dog beach Chicago

North Shore Public Dog Beaches Adjoining Private Property

On the north shore of Illinois there are only two dog beaches that adjoin private property, Moraine Dog Beach in Highland Park and Centennial Dog Beach in Winnetka. Moraine Dog beach is bound to the north by a ravine on private property and bound to the south by private property (Figure 13).



Figure 13: Moraine dog beach Highland Park

A ravine confines the dogs to the north **and a 4' high wooden slat snow fence confines the dogs to the south** (*highlighting for emphasis*).

Current Status of Centennial Dog Beach

Centennial Dog Park, the location for the SUP, currently has no permanent fencing that confines dogs to the park (figure 14).



Figure 14: Centennial dog beach Winnetka

The property bounding Centennial on the south, 205 Sheridan, owned by Mr. Justin Ishbia, has erected a temporary chain link fence that prevents dogs and owners from entering the property that is under construction. There is no fence between 261 Sheridan, the property bounding Centennial on the north. Elder Lane Park is a swimming beach located on the northern boundary of 261 Sheridan and there is no fencing between these two properties. Winnetka beachgoers can now walk the 71' between the parks with only low-profile sheet pile groins creating little obstruction that can be easily navigated.

This review of all the North Shore Lake Michigan dog beaches in Illinois shows that fencing is the most popular method used to separate, confine, and “delineate” dog beaches from human beaches. Municipalities also use natural boundaries such as ravines and rocky shorelines to confine the dogs and separate them from people. Artificial structures such as stone lined harbors and boat launches also serve a secondary purpose of confining dogs and separating them from humans on the beaches. There is no example where a massive pier or rubble stone breakwater has been built for the primary purpose to “delineate” a dog beach from a human beach in Illinois. I believe that no municipality has done such construction because of the expense of stone

breakwaters or piers, the environmental damage to the lake, the impairment of lakefront vistas, and the safety problems these stone structures cause, when the simple solution of a fence is available without the associated problems.

Suggested Alternative

Centennial Dog Beach opened in 1995 and a 71' strip of beach (261 Sheridan) between the parks has provided an adequate buffer that “delineates” dog beach from swimming for the past 29 years. The WPD plan splits the current Centennial Dog Beach between dogs and swimmers and keeps Elder as a swimming beach. As an alternative the WPD could move the dogs to Elder north of the Elder pier. The Elder pier would provide the “delineation” between an Elder dog beach north of the pier and a swim beach south of the pier (figure 15) without having to build a massive pier on Centennial.



Figure 15: Alternate dog beach plan Elder Centennial

The WPD states that a secondary purpose of the pier is to provides an additional recreational use allowing visitors greater interaction with the lake. At first blush this objective would appear to satisfy **Section 15.78.080 (D)**'s requirement that only designs that are minimally necessary should be approved. The Village's consulting coastal engineer states the following after reviewing the plan for the pier:

2. Elevation of proposed pier (585' IGLD) seems justifiable since it is for pedestrian access. As conceptually submitted, this meets the “minimally necessary to achieve the intended and proper purpose” requirements in the lakefront construction ordinance. However, the

proposed pier will be frequently overtopped by waves and the concrete promenade should be detailed accordingly

However, the engineer does not address the fact that Centennial pier is only 500' away from the existing Elder pier (figure 16).

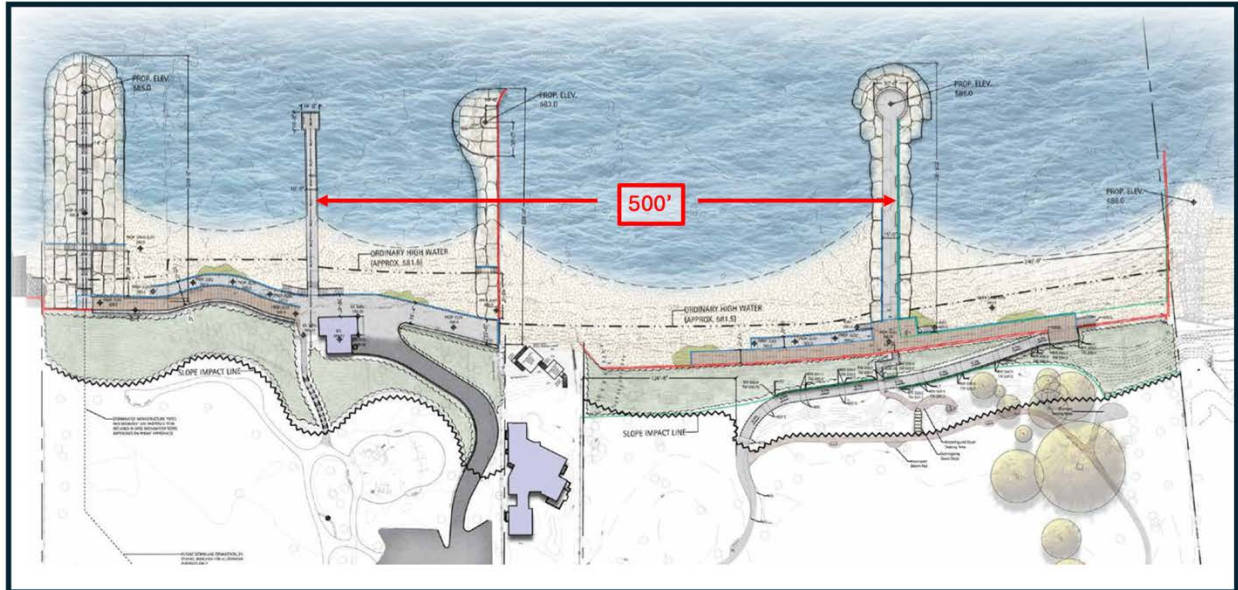


Figure 16: WPD's October 2023 plan with 500' separation between Elder and Centennial piers

The WPD does not need two viewing piers so close together. Having the piers in such close proximity will cause each pier to interfere with the other pier's views. The Elder Lane pier provides an adequate platform for viewing the lake making the Centennial pier redundant and violates Section 15.78.080 (D) prohibition against designs that are not minimally necessary. Building an observation pier so close to an existing pier would not be a proper purpose under Section 15.78.080 (D).

The WPD claims in its SUP that the pier provides additional shore protection and helps hold sand from erosion and littoral drift. During the November 16, 2023, WPD Board Meeting, Commissioner Warren James, a WPD board member and the leader of the Elder Centennial design team, stated that the design was no longer a headland system (Time Stamp 1:02:10). The previous Elder-Centennial beach plan was a headland beach system designed to protect the bluffs and retain sand (figure 4). Mr. James stated that the October 2023 design has been revised to prioritize the preservation of views over retention of sand following the directives of the new Lakefront ordinances (Time Stamp 1:02:10). It should be noted that the Village had already approved a permit application for a headland beach system design under its new Lakefront Construction ordinances for 205 Sheridan (205 Sheridan is on Centennial's southern boundary and owned by Mr. Justin Ishbia) on July 6, 2023. The elevation of 205 Sheridan's breakwaters varied from 585'-587' elevation and the proposed pier on Centennial in the SUP varies from 585' to 587.5. Both 205 Sheridan's breakwater and WPD's pier on Centennial should have similar effects on sight lines along the horizon. The WPD could have retained a headland beach design that would have retained sand on the shoreline and still conform to the Lakeshore Construction ordinances. As I have noted above there are no approved structures for lakeshore construction,

conversely there are no prohibited structures in the Lakefront Construction ordinances. At the November 16, 2023, Mathew Wright, the consulting civil engineer engaged by the WPD for the Centennial project stated that the pier would not add protection for the bluff and that existing steel sheet-pile revetment and planned steel sheet-pile revetments would provide the bluff protection (Time Stamp 1:15:06). When asked by Commissioner Root why no coastal analysis had been done to explain the need for the pier, Mr. Wright replied that the main function of the pier was to separate the dog beach from the people beach and to provide an amenity to the public for viewing the lake (Time Stamp 1:33:12). Mr. Wright also provided that beyond the separation of dog and human beaches and viewing amenity for the public, there is no need for the pier and therefore no need further coastal analysis (Time Stamp 1:33:12).

The coastal engineer, Rob Nairn, hired by the Village to review this design made the following comment about shoreline protection by the proposed pier in the Village's engineering review:

2. Proposed pier extends deeper/ further lakeward than existing steel sheet pile groin, will impact the shoreline shape, and should improve the shoreline/bluff protection in the immediate vicinity. The beach cells should be prefilled to minimize impacts to longshore sediment transport. I would expect the permit application to include an analysis of the impacts to sediment transport and how the proposed shape of the beach fill was determined.

Mr. Nairn states that the pier "should" have a positive effect on the shoreline, but he does not state the magnitude of the impact nor how much an alternate design would better protect the bluff and beach compared to the existing steel groin it would replace. Without a coastal engineering analysis there is no way to predict whether sand used to prefill the beach cells will remain or quickly be eroded by storms and littoral drift. The Centennial beach design is not a headland beach design designed to protect the beach and bluff. The bluff at Centennial is currently protected by a steel sheet pile and the pier is not needed for bluff protection. The minimal unquantified beach protection that the pier may provide does not justify the damage to the lake and shoreline environment caused by dumping massive amounts of rock concrete into the lake to construct the pier.

The proposed pier creates a public safety hazard for swimmers, paddle boarders, kayakers, and dogs (Section 15.78.080 (E)). The pier will obstruct sight lines between swimming beach and the dog beach. This obstructed sight line will create a safety hazard if a swimmer or dog is in distress and persons on the adjoining beach are unable to see it. The rubble stone used to construct the pier will create a hazard for swimmers, paddle boarders, dogs, and kayakers when waves wash them into the rubble stone pier. Swimmers, dogs, and wildlife are likely to climb on the stones and can injure themselves by falls.

Centennial Boardwalk Design Defects

The WPD SUP for the boardwalk should not be granted because it violates Special Use Permit Standards prohibition against harming the general welfare of the community. The boardwalk covers lake and blocks sight lines along the beach, degrading the environment of the lakeshore. Furthermore, the Special Use Permit Standards require that the special use conforms to all other

Village ordinances and the boardwalk violates **Section 15.78.080 (D)**'s requirement that only designs that are minimally necessary to achieve their intended proper purpose are permissible on the Lakefront.

The elevated boardwalk (Figure 17) is 330' in length and is 12' wide and will cover 3,960 square feet of Centennial beach.

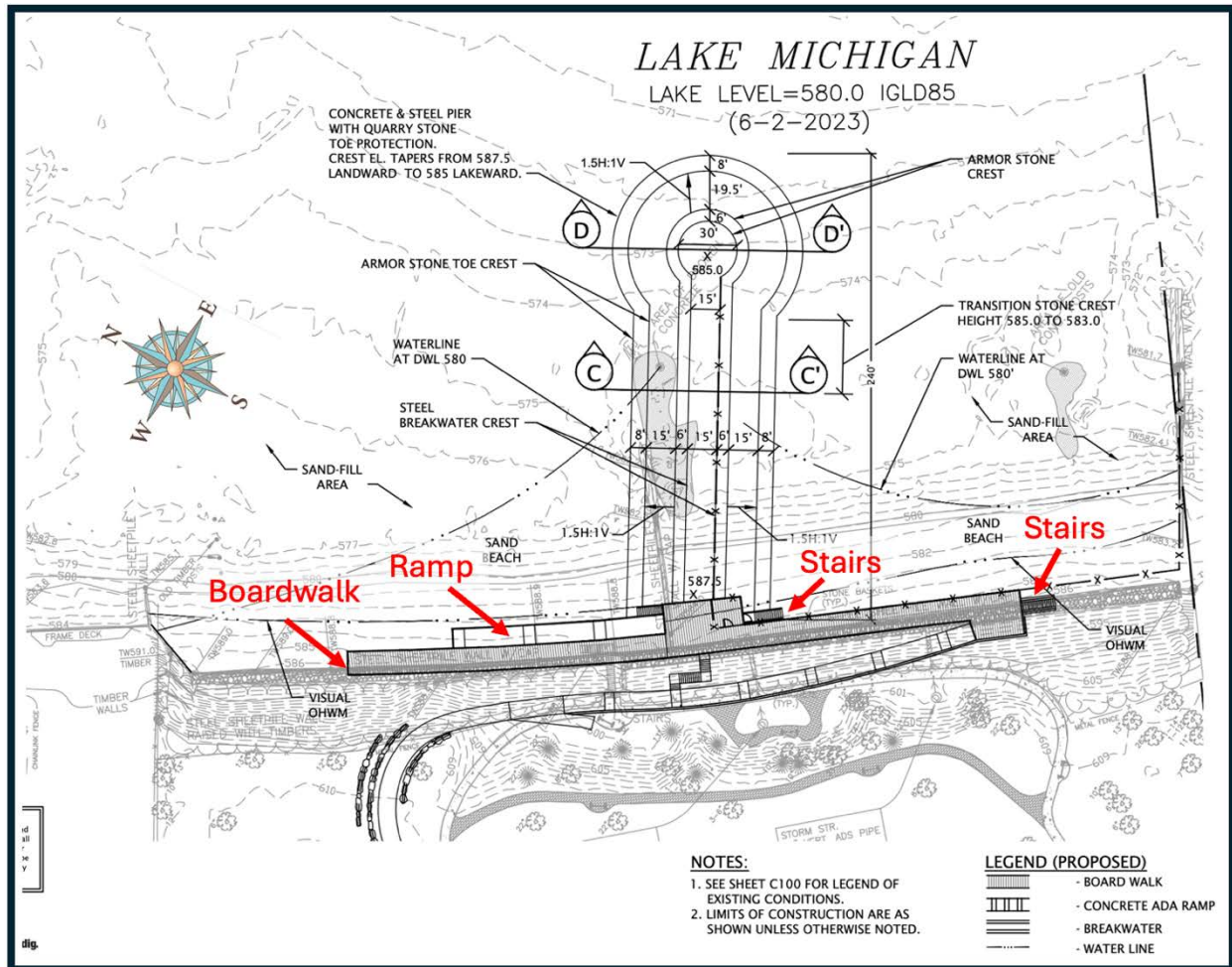


Figure 17: WPD's Centennial elevated boardwalk

The WPD has chosen to sacrifice useable beach for this amenity. As mentioned above, there is already a pier at Elder that provides excellent views of the lake rendering a boardwalk viewing platform unnecessary. As with all the Centennial designs, the WPD has not surveyed the public on whether they want this amenity nor have they submitted their plan for referendum to see if the public wishes to pay for it despite numerous repeated requests for a referendum during Public Comment at WPD meeting for the past 2 ½ years.

The boardwalk terminates to the south with a set of stairs to the beach which will permit pedestrians to walk to the adjoining property to the south but will deny access to those with disabilities (Figure 17). In the center of the boardwalk there will be a set of steps to the dog beach that will deny access to the dog beach for those with disabilities (Figure 17).

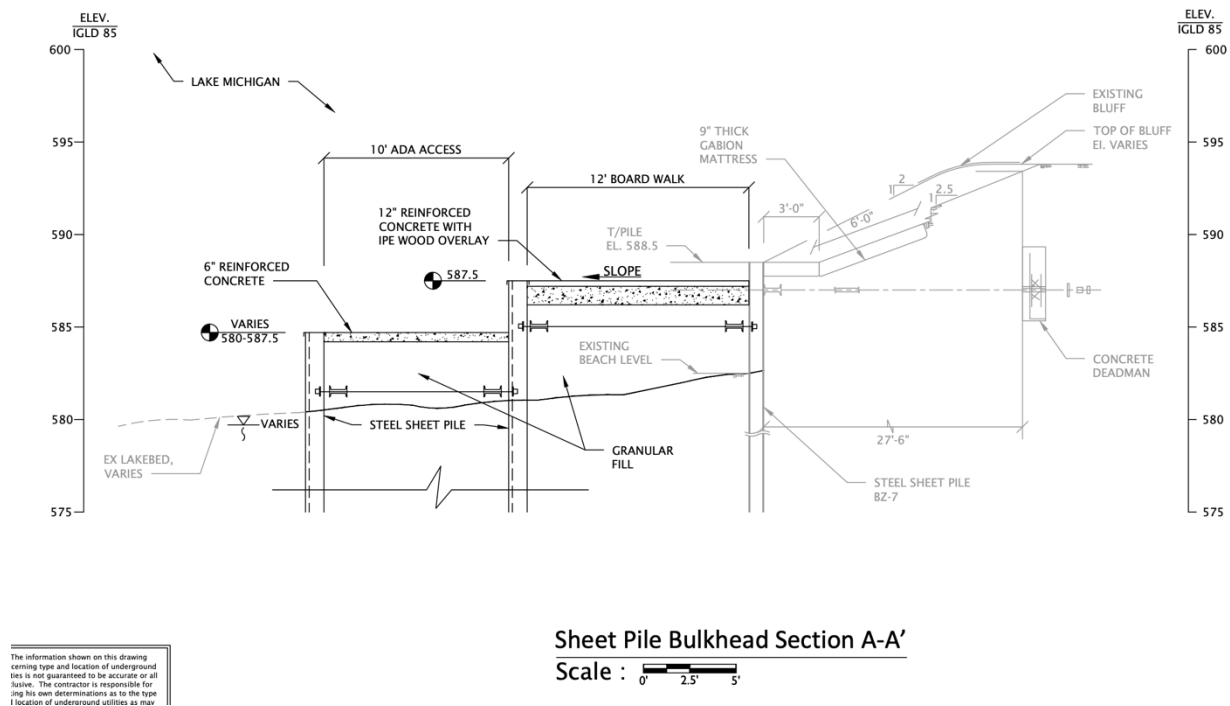


Figure 18: Cross section through boardwalk

From figure 18 above, you can see that the boardwalk is elevated 6' above the beach and requires steel sheet pile to be driven to support the boardwalk. The boardwalk is 2' higher than the pier which will permit public views unobstructed by the Centennial pier. However as noted above, the pier serves no valid engineering purpose and there will be no need to elevate the boardwalk if the pier is absent. There are boardwalks at Lloyd and Maple, and neither is elevated. Elevating the boardwalk goes counter to 15.78.080 (D) that permits only designs that are minimally necessary to achieve the intended proper purpose.

Montrose beach uses an alternate design of a Mobi-mat for pedestrians and mobility impaired individuals to access the lake (figure 19). A 6.5' wide Mobi-mat could serve the same function as the 12' wide 330' long boardwalk, but the Mobi-mat would cover 46% less beach area compared to the boardwalk.

Montrose Dog Beach Chicago



Figure 19: Mobi-mat utility mat

Centennial Dog Fence Design Defects

The WPD SUP for the dog fence should not be granted because it violates Special Use Permit Standards because the design endangers public safety by impeding mobility by the public, police, and the fire department. Furthermore, the Special Use Permit Standards require that the special use conforms to all other Village ordinances and the dog fence violates Section 15.78.080 (E) (No Public Safety Hazard), Section 15.78.080 (F) (Interference With Public Safety Operations) from the Lakefront ordinances.

The northern boundary of the dog beach is the pier on Centennial which will have an ornamental fence on top of the pier (figure 20). The western boundary fence of the dog beach is parallel to the toe of the bluff and runs from the pier to the southern boundary of Centennial (figure 19).

The southern boundary of the dog park will be a fence on top of a sheet pile groin that goes from the toe of the bluff out into the Lake (figure 20).

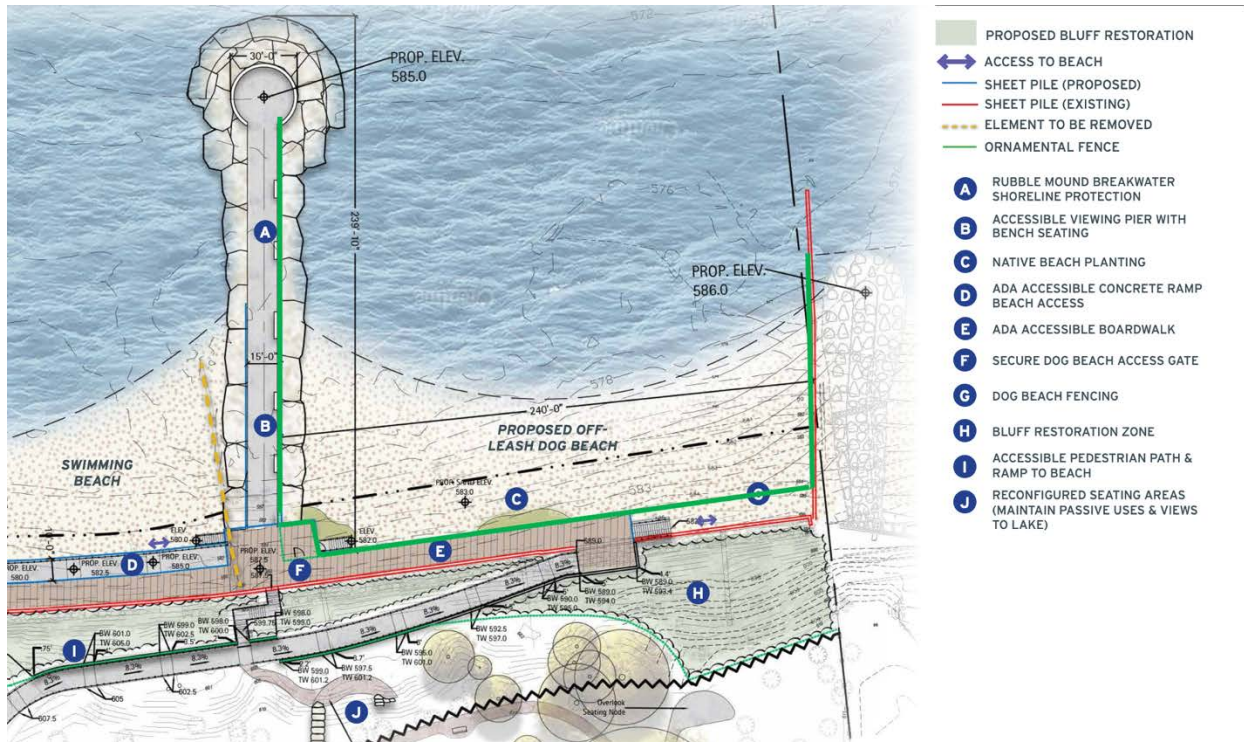


Figure 20: Dog beach fencing (green line)

The western boundary fence and the bluff creates a path for pedestrians on a strip of beach that terminates at the southern boundary of Centennial (figure 20). In order to continue walking the beach on the adjacent property, 205 Sheridan, a person would have to cross the sheet pile groin and walk east between the southern boundary fence and the stone breakwater near the boundary on 205 Sheridan until the individual reaches the stone steps through the breakwater (figure 21).

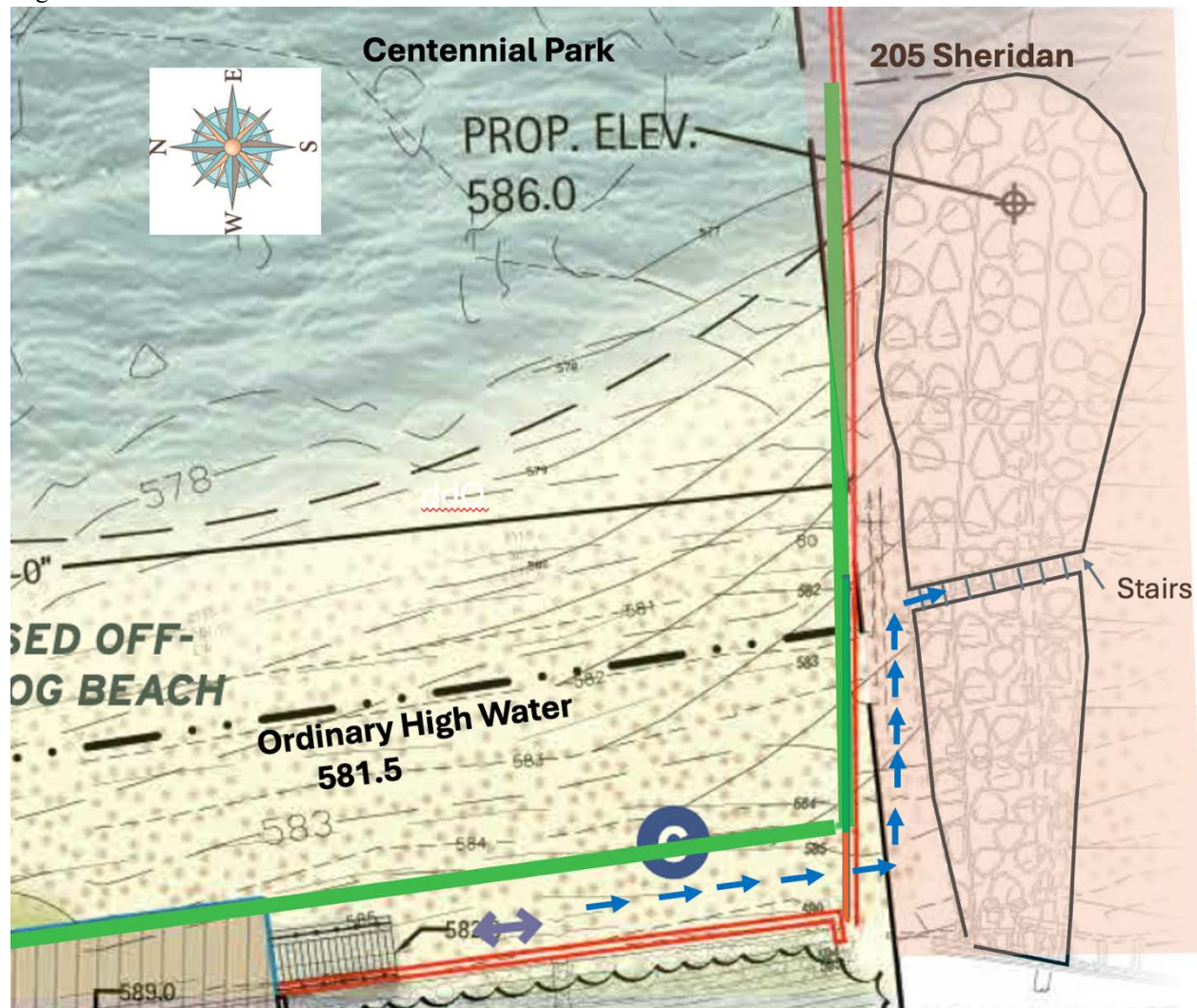


Figure 21: Dog beach fencing (green line) detail

This path will take the pedestrian across 205 Sheridan, the property owned above the ordinary high-water mark by Mr. Justin Ishbia, forcing the pedestrian to trespass on 205 Sheridan to reach the stairs in the breakwater. The WPD dog fence will block direct access to the stairs in the breakwater on 205 Sheridan and will prevent pedestrians from walking along the ordinary highwater mark in violation of Section 15.78.080 (E) obstructing or otherwise interfering with ingress or egress to adjacent public beaches or private property. The Village engineering department has noted that this path is too narrow:

11. Proposed fence around dog park, specifically along the southern end of the dog area, will need to be placed far enough away from the existing steel groin and new stone groin on neighboring property to allow for ample safe passage between the properties.

The WPD has failed to correct this design flaw and their SUP for the fence should be denied.

At the currently planned exit from Centennial on to 205 Sheridan at the toe of the bluff, a person cannot see the stairs in the breakwater on 205 Sheridan (figure 22) and this could cause a public safety hazard prohibited by Section 15.78.080 (E) and could also interfere with public safety operations prohibited by Section 15.78.080 (F).

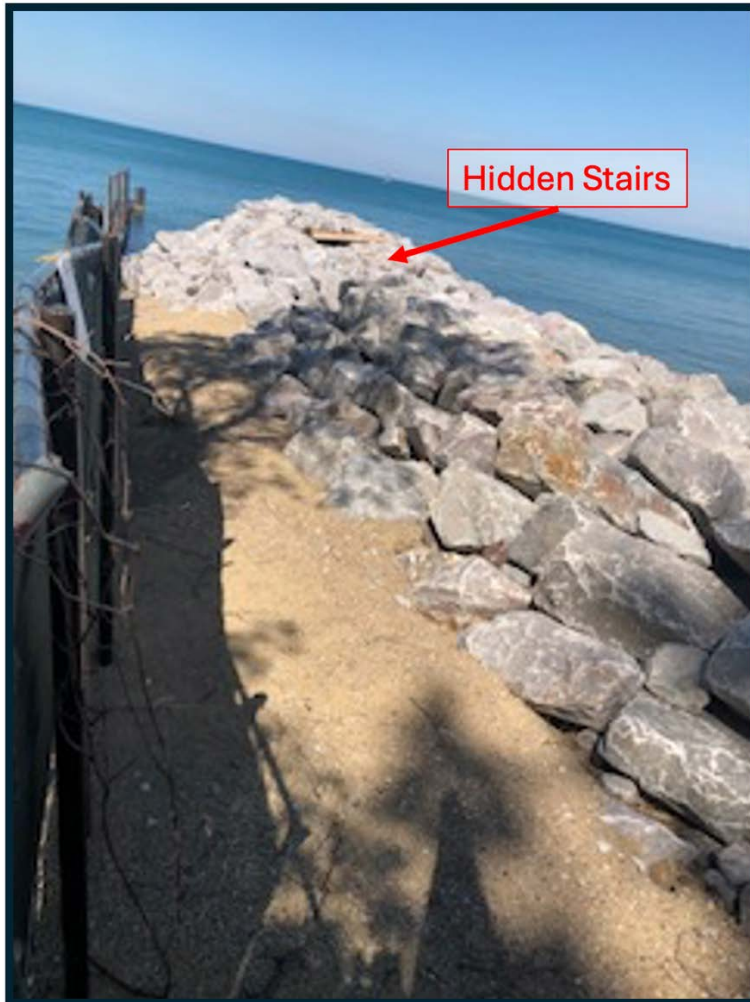


Figure 22: Looking east along breakwater on 205 Sheridan stairs are not visible

The location of the southern fence in the SUP should be denied and alternatives should be considered. By changing the location of the southern boundary fence (figure 23), the WPD would allow direct access from Centennial Park to the stone steps across the breakwater on 205 Sheridan and allow pedestrians to stay below the ordinary high-water mark and therefore not be potentially subject to allegations of trespass on 205 Sheridan, the property owned by Mr. Justin Ishbia. This new path between the fence and the groin would be sufficiently wide for safety operations. This design would cure WPD's current defective design that creates a public safety hazard and interferes with public safety operations.

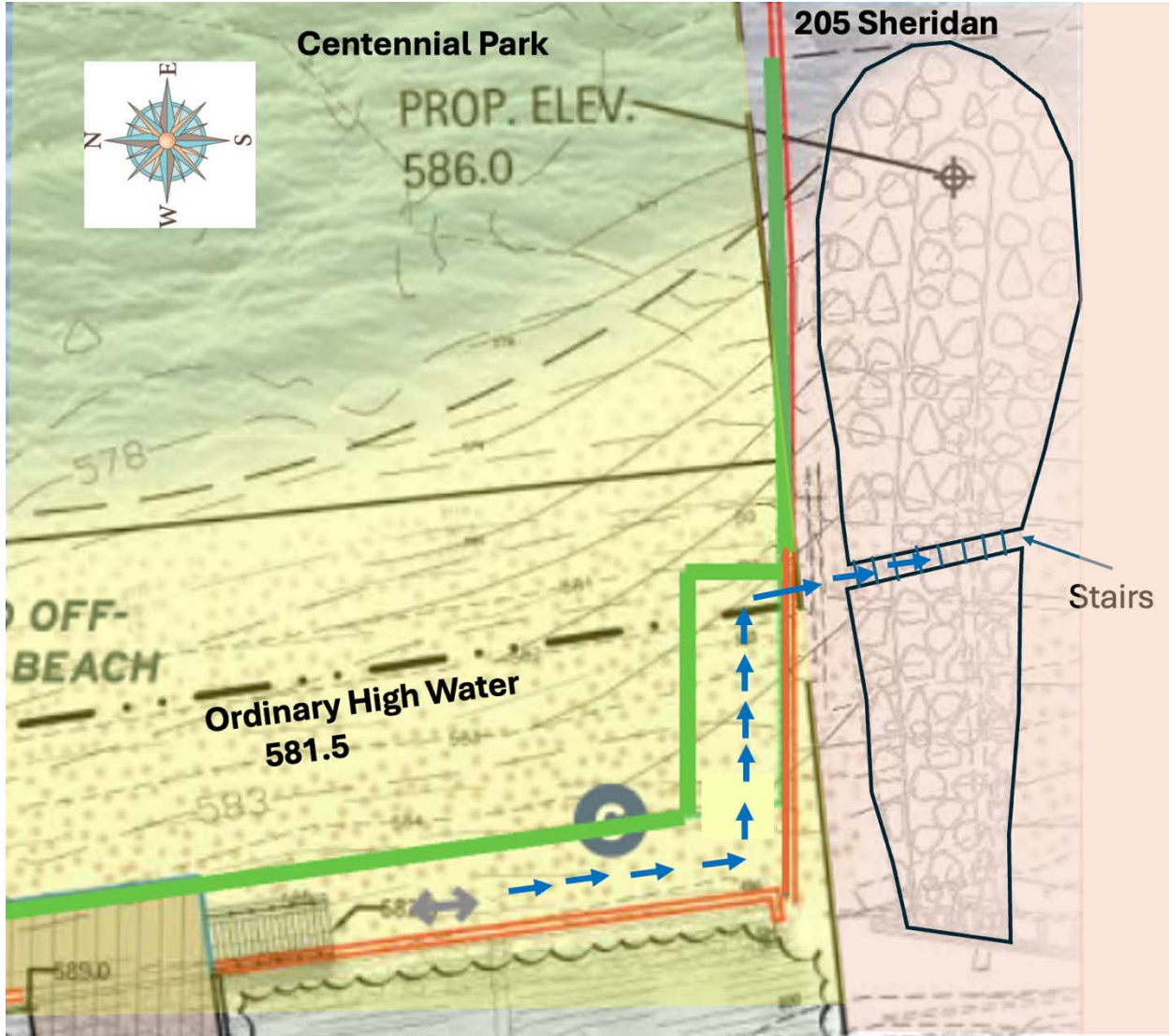


Figure 23: Proposed relocation of dog fence to permit access to stairs on 205 Sheridan

As seen in figure 21, the southern dog fence begins near the toe of the bluff on Centennial Park and ends in the Lake on 205 Sheridan. The SUP application is only from the WPD, and the Village should require a joint application from the WPD and 205 Sheridan for the southern dog fence to avoid any problems for those who simply want to enjoy walking the public beach.

Lakefront Overlay Preservation District Violations

On January 19, 2024, WPD entered into an agreement, (the WPD/Ishbia Family Foundation Donation Agreement), with the Ishbia Family Foundation (IFF) where the WPD has agreed to build on Centennial an ADA pathway, armored-stone pier, and fencing for a dog park (*all structures in the SUP, as expressly identified by the beach design of the SUP, which design is an Exhibit and requirement for funding of the Donation Agreement*). IFF has agreed to pay \$3,000,000 in return for these designated beach design amenities. In addition to building the

agreed structures, the WPD has also agreed to grant a restrictive covenant to IFF that is tied to the agreed structures for a minimum period of fifty (50) years:

7. Restrictive Covenant. The Parties agree this Restricted Donation is to be used to make possible the construction of the Project, as described in Exhibit A. It is the intention of the Parties the Project remains in place in the same location where the Project Elements are located on Exhibit A and, except for ordinary wear and tear, will remain there for fifty years from the execution of this Agreement by both Parties, regardless of the ownership of the underlying property. (the “Restricted Period”). A Restrictive Covenant (attached as Exhibit B) will be recorded against the land to ensure the Project Elements remain in their as-built locations for the Restricted Period. The WPD, or its successor owner, will not be in violation of this Agreement or the Restrictive Covenant so long as it performs ordinary and usual maintenance on the Project Elements and does not move or destroy, or instruct or permit any third party to move or destroy, any Project Elements during the Restricted Period.

The restrictive covenants give control of 51% of the beach on Centennial to the IFF as seen in figure 24 below.

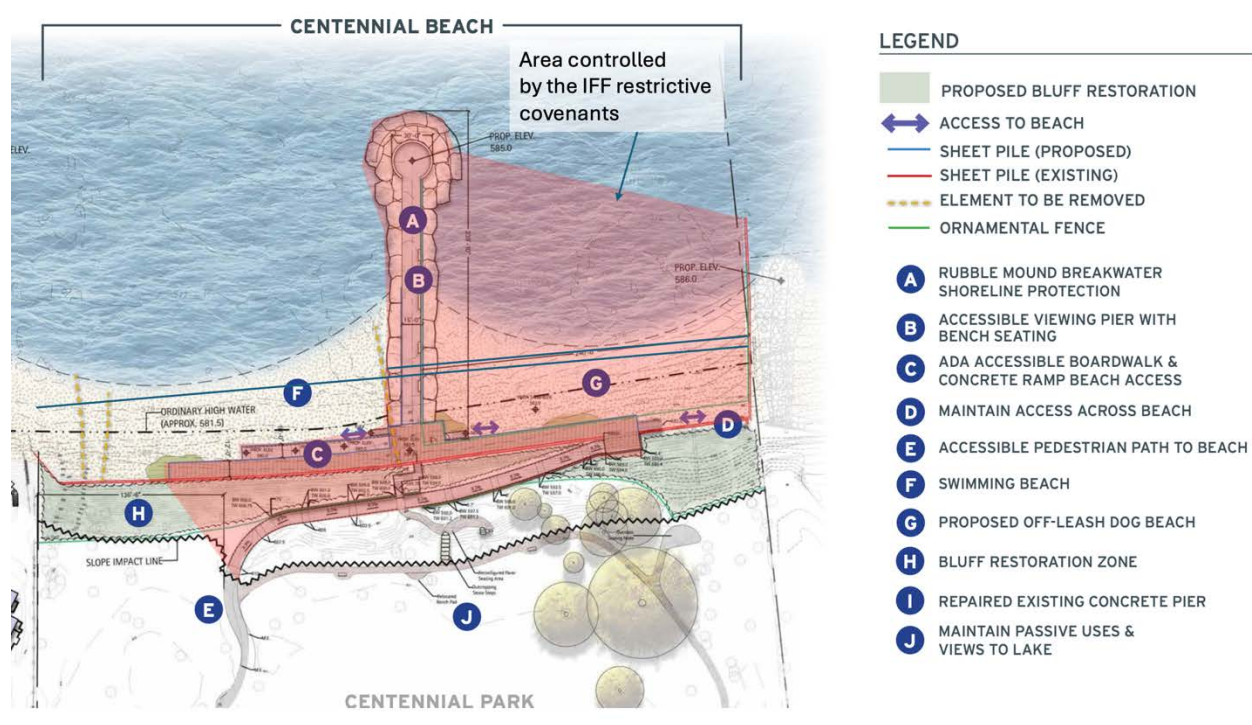


Figure 24: Area of restrictive covenants conveyed from WPD to IFF

The WPD’s SUP for the Centennial improvements should not be granted because it violates Special Use Permit Standards. Specifically, the structures covered by the Donation Agreement harm the general welfare of the residents by placing public lands under the control of a private entity, the IFF, for half a century. By granting the restrictive covenant in the Donation Agreement the WPD is conveying an interest in real estate in park land that is subject to the

Page 28 of 32

Lakefront Preservation Overlay District and therefore violates Special Use Permit Standards by violating Section 17.50.010 E:

E. Prohibited Activities and Uses. Notwithstanding any other regulations in the Village Code or the Zoning Ordinance, including, without limitation, the regulations in the applicable underlying zoning district, the following regulations shall apply to all Regulated Property in the Lakefront Preservation Overlay District:

1. No new buildings, signs, fences, or other structures shall be erected or materially altered.

The structures that will be built for the benefit of IFF and will be controlled by the IFF clearly violate Section 17.50.010 E. The Village should deny the SUP and condition any future permits for Centennial on cancellation of the restrictive covenants in the Donation Agreement.

Elder Beach Design Defects

The October 2023 Elder plan (figure 25 below), that was filed by the WPD with the Village on September 16, 2024, should be considered while evaluating the Centennial beach plan. The Elder beach plan involves construction of two stone groin breakwaters that extend 219' into the lake and will also construct an elevated boardwalk like the boardwalk planned at Centennial.

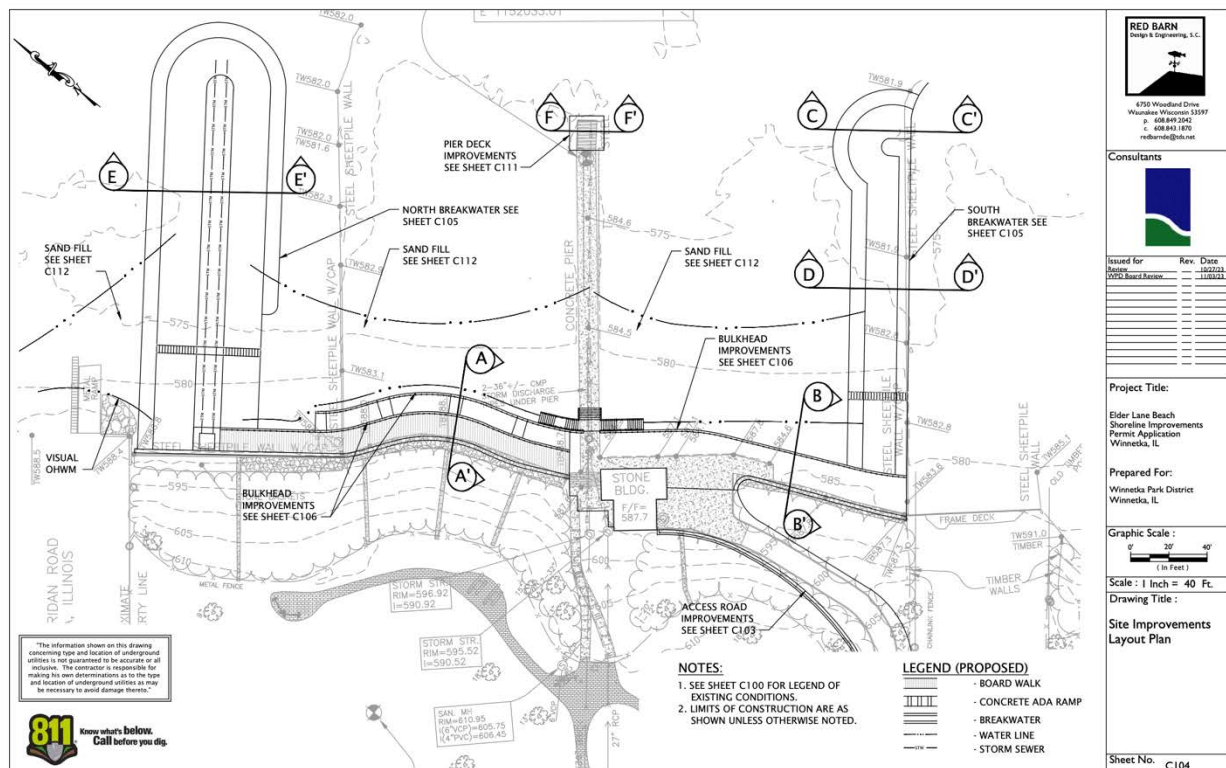


Figure 25: October 2023 Elder lakeshore construction plan

These stone groins like the pier at Centennial will do little to protect the bluff or retain sand on the beach. The stone groins and elevated boardwalk planned at Elder violate all the lakeshore ordinances that the Centennial structures violated listed above. The Northern stone groin is designed to contain two 36" diameter storm water pipes purportedly to replace the 54" pipe covered by the existing pier at Elder. The Village has not agreed to move the 54" pipe at Elder and the WPD should not be planning the alternate location of the stormwater pipe without the Village's agreement. The Village is currently working with Strand Engineering on a plan for East Winnetka stormwater and these plans should be concluded before the Village approves any construction on Elder Beach.

Loss of Beach and Lakeshore Vistas

The WPD's Elder/Centennial beach plans will cover 52,127 square feet (26,082 square feet on Centennial and 26,045 square on Elder) of bluff, beach, and lakebed with concrete ADA path, massive stone groins, boardwalks, and a massive pier. The Menkaure pyramid in Giza covers 54,878 square feet, similar to the area covered by the proposed structures for Elder/Centennial. I have overlain Menkaure pyramid over a rendering of Centennial pier to give a sense of the bluff, beach and lakebed that will be consumed by WPD's plans (figure 26).

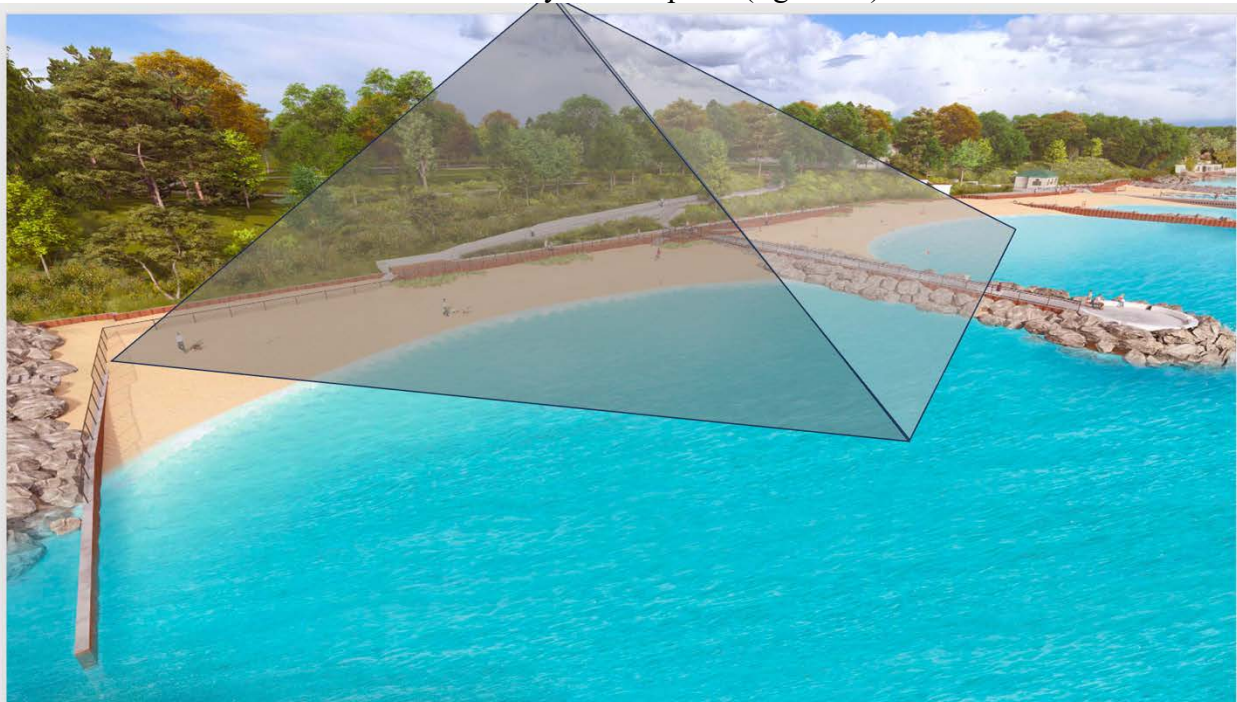


Figure 26: View of proposed Centennial pier overlain by Menkaure pyramid

The Elder/Centennial beach plan structures, like the pyramids, have no practical value and there has been no consideration of the environmental toll that this construction will have on a lakefront that is already seeing substantial impact from the construction at 205 Sheridan.

Alternate Plan

In the WPD's permit application to the IDNR and USACE for the Lloyd Beach construction, the WPD presented three alternative plans. WPD has offered only one plan in its SUP application (figure 28), however in October 2022 the WPD considered a plan called Option1 Elder/Centennial (figure 27 below).



Figure 27: Option 1 Elder/Centennial

Option 1 was a minimal plan that would stabilize the bluff at Elder, repair the pier, remove the gabion blankets and repair the parking lots at both parks and open Elder Lane Beach which is greatly desired by the public.

The WPD never presented more minimal design options for a public vote, nor have they ever brought the current design to the public for referendum. In October 2023, the WPD board voted with a 5-2 vote on its final design (figure 28) for Elder-Centennial with no public workshop on this design and with little public input.



Figure 28: WPD's October 2023 plan

A comparison between Option 1 Design October 2022, and the October 2023 Design can be seen below in figure 29.

	Option 1 Design October 2022	October 2023 Design
Will protect the Bluff	Yes	Yes
Will improve sand retention	No	No
Will increase ADA access	No ¹	Yes
Boardwalk	No	Yes
Area of new Construction	0 sqft	57,000 sqft
Cost	\$2.3 million	\$24.0 million

Figure 29: Comparison of Option 1 October 2022 Elder/Centennial design and the October 2023 Elder/Centennial design

Both Option 1 October 2022 design and the October 2023 design will protect the bluff and neither design will improve sand retention at Elder or Centennial. Option1 retains the current ADA access at Elder and the October 2023 design adds ADA access to the beach at Centennial via the ADA path excavated into the bluff. A much less intrusive design for ADA access could be achieved by installation of a lift at Centennial or ADA access could be achieved at the current

¹ There is already ADA access to Elder as note above.

ADA access point on Elder with ramps installed over the present sheet metal groins allowing ADA access to Centennial.

Option 1 is a more natural beach design that preserves bluff, beach and lakebed, and lakeview vistas. In my opinion, the October 2023 design presented for review is an overly engineered plan that destroys a large portion of the bluff, covers large areas of the beach and lakebed with steel, stone and concrete, and obstructs lakeview vistas. The Village should reject the WPD's SUP in its entirety and ask the WPD to return with options.

Conclusion

In July of 2023 the Village passed an ordinance imposing a moratorium on bluff construction. Despite this moratorium the WPD continued its design work for its October 2023 Centennial and Elder beach plans without regard to the Village's efforts.

The Village passed the bluff regulations in February of 2024. The WPD determined to make no revisions to their October 2023 design to conform with the bluff regulations. Instead, the WPD chose to submit a SUP application and also ignore the policies outlined in the new bluff regulations.

The Lakefront Construction ordinances were passed in March of 2023. In October of 2023, the WPD chose to pursue designs that are markedly more than what is minimally necessary, that block sight lines of the lake, obstruct passage along the lake, and create safety hazards for the public but are expressly required by the WPD/Ishbia Family Foundation Donation Agreement that the WPD Board approved in a 4 to 3 vote in January of 2024. The WPD could have submitted their Option 1 October 2022 design to the Village (*noted above*) that would not have required a Special Use Permit. The Village should deny WPD's SUP permit for its October 2023 design and require the WPD to follow the new regulations that uphold the new policies enumerated in their Lakefront Construction ordinances and Steep Slope ordinances. In my opinion, the proposed beach design is detrimental to the use and enjoyment of properties in the immediate vicinity of Centennial Beach and endangers the health, safety and general welfare of the public. It should be denied.

cc: *Courtesy Copy sent via email:* Mr. Robert Bahan, Winnetka Village Manager

From: [REDACTED]
To: [Robert Bahan](#); [Robert Bahan](#); [David Schoon](#); [David Schoon](#)
Cc: [Kristin Kazenas](#); [Kristin Kazenas](#)
Subject: Letter from residents re: concerns about Elder/Centennial plan
Date: Sunday, October 6, 2024 2:22:54 PM
Attachments: [10-6-24 Letter to Village re-WPD Elder Centennial Project \(1\).pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Bahan and Mr. Schoon:

The attached letter is a compilation of thoughts and concerns from residents of Winnetka who have been closely watching the WPD Elder Centennial Beach project since its inception. These residents would like to see these concerns addressed during the Village review of the Special Use Permit Process applications.

Would you please forward this letter to the current members of the Zoning Board and the Village Council and include it in the Zoning Board packet you are preparing for the October 14 meeting?

As a former President of the Winnetka Park District, I understand how important public input is to the governing process. I greatly appreciate all of the hard work you and your staff have done in preparation for these meetings.

Thank you very much for your assistance.
Best Regards,

Angie Dahl
[REDACTED] Forest Glen Dr N
Winnetka IL 60093
[REDACTED]

Why the Village of Winnetka must put a temporary hold on the current WPD plans for Elder and Centennial Park/Beaches

The WPD plans for Elder and Centennial have an abundance of serious and material flaws. Chief among them are:

1. The plan has neither been designed nor vetted by a specialized coastal engineer, and the desired outcomes have not been confirmed through the standard practice of modeling or hydrologic studies. Early involvement of a coastal engineer is standard operating procedure in coastal communities, as can be seen in Glencoe and Kenilworth. Neither the ZBA, Plan Commission nor the DRB would be able to properly evaluate the application without this essential information.
2. The destruction caused by the development immediately adjacent to Centennial Park and Beach exacerbates the potential for harm to the lake and bluffs yet has not been taken into consideration when creating the plan.
3. The cost of this plan is exorbitant when compared with similar solutions created by neighboring communities. Although the cost of the current plan has been estimated by the WPD and others to be anywhere from \$14M to \$24M, the WPD plan has not been put before the public for approval via vote or referendum.
4. The assignment of beaches to dogs and swimmers is particularly ill-advised as it reserves what is currently the cleaner and broader swimming beach (Centennial) for the ±280 resident dog beach passholders while offering to the thousands of beach users the more polluted beach, Elder, where they are put in close proximity to the stormwater pipe outfall. An additional safety concern is the proposed fencing at Centennial, which is unprecedented along the Winnetka shoreline and creates serious safety hazards for both people and dogs.
5. The plan has grown significantly in size and scope and is now at odds with Winnetka's Steep Slope ordinances, which were created to ensure what is minimally necessary for protection of the shoreline and bluff.
6. The mission of the Winnetka Park District is: *to provide a balance of quality recreation and leisure opportunities while protecting natural resources and open space for the benefit of current and future generations*. The plan does not comport with the WPD's mission.
7. The plan has changed dramatically from the original 2030 WPD Lakefront Master Plan, without comprehensive engagement of the public. It also has significant legal entanglements, including giving up precious public park and beach assets.
8. Altogether and most importantly, the plan, which was originally created in 2015, has not been updated or improved to reflect current best practices now available for ADA, environmental and shoreline protections along the Great Lakes.

In 2022, the residents of Winnetka overwhelmingly rallied against "the Wall" and the Village listened, pulling its support for permits.

Unfortunately, what has been proposed in its place is **much** wider, longer, denser and difficult to traverse than the original "wall" concept. Further, this revised but unimproved plan destroys the treasured views along the coastline that should be zealously defended. It deprives the public of hundreds of feet of shoreline and replaces an historic and natural open space with large, artificial barriers that have been found to do damage to our lake ecosystem and create safety hazards.

In devising this plan the WPD has resisted continuous public calls to reconsider the design and incorporate best practices, including those cited by a former WPD Board Commissioner and resident of Winnetka with 35 years of experience in shoreline protection and Lake Michigan remediation standards. (See footnote A).

Now it is time for the governing bodies of our municipality to properly vet this **public** project, which will be **paid for by taxpayers throughout Winnetka and from portions of Glencoe, Northfield and Glenview**. The WPD's plan proposes a drastic change to the shoreline, at significant cost to the taxpayers.

The proposal calls for a thorough and detailed evaluation by an objective body, such as a **lakefront advisory committee**, which can be composed, at least in part, of people whose life experience and backgrounds make them best qualified to assess, advise and evaluate projects along the shoreline and bluffs. A lakefront advisory committee is common practice in shoreline communities and **would have the task of studying alternatives** to the nearly 10-year-old current plan, alternatives that can be superior environmentally, economically and functionally.

Environmentally. The current plan is predicted to cause extensive and irreparable damage to our lakefront whereas alternative models are proving to be superior for the lake, the environment, and the health of our community.

Economically. In contrast to the potential \$24M expenditure on the proposed plan, better alternatives are available for a fraction of the cost. Millions of dollars of grants are being awarded for shoreline protection and the WPD has not procured any grants for this project.

Functionally. Lower-cost alternatives occupy no shoreline while still providing protection to public and private bluffs and shorelines. Alternatives can accommodate changes in wave action without disruption to the beaches or bluffs, which is not the case with large rock assemblages anchored into the bluff. Alternatives can better address the safety and welfare of our community.

There is no rush to do this project. Tower, Lloyd, Maple and Centennial beaches are open, and Elder could easily be opened while a lakefront advisory committee performs its work. Ideally, the review would be completed over the winter, and plans could be updated in time to start construction fairly close to the original schedule.

There are other reasons to halt the plan for further review:

1. The Village has recently learned that it has authority over the lakefront, which has necessitated a new examination of shoreline and bluff protection and all its implications. The topic has acquired a sense of urgency in our community. The relative absence of precedent makes this a broad and challenging area for Village officials.
2. Until recently, it was reasonable to assume that we all shared a common respect for our surrounding community and the same standards of citizenship. No one ever anticipated that Winnetka would be witness to the unprecedented destruction of 14,000-year-old bluffs. We can no longer count on cherished neighborly standards as we are faced with more and more individualistic behavior across the community.
3. This is not the first Winnetka landmark project to present unique challenges to the governing bodies, but we have great examples of how good leadership and proper scrutiny made them better.
 - A. **Stormwater Project:** We faced a similar crossroads when a group of leaders, faced with severe flooding issues, wanted to go the “easy” route and dump all the stormwater into the lake. Luckily, calmer heads prevailed, and through public outcry and strong leadership, we were able to create the much more elegant and environmentally friendly underground water storage plan with natural filtering through the lagoons. The WPD got a new golf course, and New Trier got new ball fields. Over \$30M in grants were awarded. It was a win-win for everyone.
 - B. **Creating Centennial Park:** In the late 1960s, what is now Centennial Park was supposed to be a housing development. But the forward-thinking leaders of the WPD, along with community-minded residents, saved the land and the lakefront for all the public to enjoy free and clear forever.
 - C. **Below Street Level Railroad Tracks:** And who hasn’t thanked our predecessors for having the imagination to depress our railroad tracks below street level so we don’t have the traffic jams, accidents and delays other communities experience when train passage and individual travel conflict?

We hope that you, our current leaders, will have the same **foresight, fortitude and fondness** for Winnetka and its greatest asset, the lake, **to do the right thing**.

Put a halt on this plan until there can be a careful and detailed review of the possible benefits of alternatives to this outdated plan and find a solution that would add value to our lakeshore community.

Such a review would help the Village to honor its mission of “leaving it better than we found it”.

Thank you very much for your consideration.

Footnote A: The State of Illinois received a \$3 billion-dollar federal grant to be used for infrastructure projects. Acting on one of Gov. Pritzker’s key priorities, Illinois allocated a significant portion of that grant, \$73 million dollars, to Illinois State Beach Park. The goal: to study how to protect the shoreline in a manner that won’t do harm to the lake. Several major universities, international scholars, the IDNR, ACE, IEPA and NOAA all worked together for over six years to develop a better way to solve the problem of erosion on our beaches and bluffs. The result is a living shoreline and, where protection is called for, it is the way of the future. You can drive 40 minutes north of Winnetka to see it in action.

<https://patch.com/illinois/lakeforest/73-million-stabilization-project-shores-illinois-beach-state-park>

<https://www.cbsnews.com/chicago/news/restoration-illinois-beach-state-park/>

<https://www.smithgroup.com/projects/illinois-beach-state-park-shoreline-protection>

<https://theconversation.com/let-coastlines-be-coastlines-how-nature-based-approaches-can-protect-canadas-coasts-217353>

David Schoon

From: Kris Schriesheim <k[REDACTED]>
Sent: Sunday, October 6, 2024 1:28 PM
To: David Schoon; Robert Bahan
Subject: REVISED—WPD SUP Permit Comments for ZBA packet
Attachments: 225 Sheridan Legal Description.pdf; CENTENNIAL PARK KEHOE.pdf; WPD2023ElderCentennialSurvey.pdf

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Please submit my REVISED comments below (rather than the earlier version of my first email today).
Thank you.

Hello Mr. Schoon:

Please include my comments in the ZBA packet.

The Winnetka Park District (“WPD”) Centennial SUP application appears misleading across multiple fronts.

First, WPD’s application misrepresents its nearly decade-old 2030 Lakefront Master Plan. NOAA and Illinois Coastal Management Zone grant funds were used to create the 2030 LMP. The grant’s terms call for (1) a headland beach system, (2) using scientifically established best practices, and (3) collaboration with other communities. WPD’s proposed Centennial project does none of this; rather, its 2024 scheme would build multiple massive, inflexible, permanent, 230+ foot breakwaters with fencing, cutting into and paving the bluffs unnecessarily, in the course of which it would chop down 28 of Centennial’s tabletop trees, along with a weirdly unspecified number of trees on the bluffs. It puts handicapped persons onto an inexpertly conceived ADA pathway that resembles a “wheelchair racetrack” jointly shared with dogs racing to enter a gated, caged-in pen on the beach. Views would be greatly impaired. The plan’s impact on downstream neighbors was not studied by coastal experts—nor, broadly speaking, its potential to cause property damage and perhaps generate lawsuits from downstream property owners and other communities.

WPD’s proposed design would harm wide swaths of bluff, paving over the ground with impermeable concrete requiring the use of chemical dyes posing unknown risks to people, animals, vegetation, marine life and Lake Michigan’s waters, which we drink. After spending over \$2 million in taxpayer funds just to get to the permit submittal stage, WPD cannot afford to use quality ipe wood as it did at Tower. The plans would throw up impassable, dangerous, massive breakwaters on the shore and out into the lake, with fencing. These breakwaters would constitute a nuisance and pose safety hazards for

people walking along the beach, paddleboarding, using non-motorized boats, and impede emergency responders' views and access.

WPD's plan overlooks the money-losing nature of Winnetka's subsidized beach operations, which it consistently is unable to open for a complete beach season running from Memorial Day through Labor Day. This year was no exception—with "only" WPD's Tower and Maple swimming beaches open, WPD was unable to staff the beaches for the entire summer. After an opening on Monday, May 27, 2024—Memorial Day itself, rather than the start of Memorial Day weekend—WPD had to close both beaches early (mid-August for Maple; beach was closed multiple days in August before re-opening over Labor Day weekend with lifeguards present). On no days was either beach's "load" at capacity. Further, the beaches were closed regularly over the summer due to rip tides, hazardous currents, inclement weather and bacterial contamination. This is significant because WPD has not analyzed the impact of climate change on its project plans, and does not know how changing weather will affect them—it may result in more closed days and even less beach usage. It also speaks to the plan's prematurity as the Village continues to study its stormwater discharge options.

As attested to by WPD's refusal to conduct a referendum, the public is not demanding massively overbuilt beaches with armored stone plus fencing that blocks the public's access to the shoreline and views. The public does support cleaning up and re-opening Elder Beach. Centennial Beach is already fully open year-round, and by WPD's own measure has added sand. It seems clear that this hugely expensive, disfiguring project is not supported by WPD's beach-related pass sales, usage statistics, financial data, or diminution of Centennial's beach, with bluffs that existing steel sheet piling protects. The Village should respect its 2040 Futures Plan's commitment to respect the lakefront's residential "R-2" character. WPD's plans would threaten this by continuing to hold out the loss of Centennial's southernmost 70 feet to a private party as a "dormant" possibility. I believe WPD still has plans to commercialize and privatize a combined Elder-Centennial beach, building an entertainment venue that is completely inappropriate for the neighborhood's R-2 zoning. WPD should adhere to the 2030 LMP's statement that it respects the lakefront parks' R-2 character, and not destroy Sheridan Road and vicinity's neighborhoods with an unpopular, financially burdensome project that it (1) refuses to put to referendum, even with costs currently estimated at \$15.5 million+ for Elder-Centennial, and over \$7 million for Centennial alone; (2) the Village/ZBA should consider that WPD voted to impose the maximum tax levy on the public and also imposed a tax surcharge on the public; (3) the judicial order transferring title to Centennial's 4.49 acres to WPD, running from Sheridan Road to the bluffline, followed public discussion and a referendum to use Centennial for park purposes, in a manner consistent with the surrounding neighborhoods' quiet residential character, which is still important today; (4) WPD is violating its 2005-2006 resolution never to establish a Cook County "dog park" in Winnetka, because of the undesirability of fencing in a dog pen at any of Winnetka's parks; (5) WPD's absurd assertion that for purposes of Cook County's animal control ordinance, Lake Michigan's waters are equivalent to a side of fencing, is counterfactual and easily disproved simply by looking at the lake; (6) Cook County's dog parks are completely enclosed by four sides of actual fencing, not fictional, imaginary "water fences,"; (7) Cook County permits "dog friendly areas" for waterfront areas, consistent with Winnetka's current procedures at Centennial which require proof of dogs' vaccination and health status—"dog friendly areas" do not require fencing, real or imaginary; (8) former Trustee

Andrew Cripe's safety and nuisance-focused analysis of the Village Code highlights the dangerous conditions that would exist should WPD's Centennial's breakwater and fence-heavy plans be approved; (9) WPD misleadingly claims Winnetka's 2040 Futures Plan's demographics discussion supports its Centennial project, when in fact the 2040 Futures Plan highlights that the Village's growing population demographic is the 75+ age group, hardly consistent with a massive project that would block seniors' ability to enjoy either uninterrupted views or shoreline; (10) Winnetka's 2040 Futures Plan states that fewer young families are moving into the Village because of lot consolidations and increasingly expensive housing, which is another point that undercuts WPD's distortion of the Village's plan; (11) WPD's plats of survey and accompanying legal descriptions from Centennial's 1969 acquisition onward, make clear that it owns land only to the bluffline, which WPD now appears to be attempting to obscure by re-surveying the park out to the Ordinary High Water Mark, which is blatantly inconsistent with its own records; (12) WPD's Centennial Plan would destroy the park's natural beauty, and harm a neighborhood that is already enduring the massive residential project and lakefront work at 205 Sheridan.

ZBA/the Village should be concerned that WPD did not hire a coastal or geotechnical engineer to design its plans. Rather, WPD hired a DeForest, Wisconsin based civil engineer licensed as an Illinois design (not engineering) firm, with a subcontracted Spring Green, Wisconsin-based structural engineer. WPD's Centennial Plan is based on 19th and 20th century building techniques known to damage downstream properties, increase scouring of the bluffs, and increase rip-tide and hazardous current threats to swimmers and boaters. See ongoing reports and coverage of the State of Illinois's Illinois Beach State Park's use of environmentally superior offshore islands to protect the shoreline in the Tribune, CBS News, and other media coverage.

WPD failed to use an ADA expert to help design its current project, which is obvious even to the casual observer. The project violates State law requiring swimming beaches to have bathrooms and changing areas. In violation of ADA requirements, it does not provide access to the water. It ignores IL ADA regulations allowing building projects to avoid natural ecosystem destruction. It ignores ADA guidelines explaining that ADA-related project costs of 20%+ of the total amount, means that ADA designs are not mandatory. For your benefit I am sending separately a Wilmette Park District ADA report laying out expert, detailed analysis of legal requirements for ADA project designs. The Village should require WPD to provide an ADA assessment for our lakefront as well. By the way, according to WPD Executive Director Nazzal, the only ADA report WPD has is an old 2010 report that pre-dates even the 2014-2016 2030 LMP, which obviously is not specific to WPD's 2024 designs.

Finally, WPD accepted federal and state OSLAD and LWCF grant monies for Centennial Park with terms that continue to apply, such as incorporating an ongoing requirement for WPD's Centennial projects to adhere to current state laws and regulations, including ADA and others.

Please require WPD to honor Winnetka's R-2 Zoning along the lakefront, rather than undercutting it to shoehorn a poorly designed, unnecessary plan into a neighborhood that needs respite from the detrimental effects of construction-related noise, debris, filth, traffic disruptions, impaired views, etc. Please also consider the fact that the Centennial project's un-capped costs will burden taxpayers for years, which is especially objectionable given WPD's refusal to conduct a referendum, unlike our neighboring communities. Please also consider that WPD's breakwaters are out of line with current

science, harm the environment, ruin views, and can lead to lawsuits from neighbors and downstream communities whose properties suffer resultant damage.
Thank you for serving the public's interests and not special interests driving the Centennial project.
Sincerely,
Kris Schriesheim

Centennial Park's legal description:

WPD title expert's report on Centennial:

WPD's 2023 survey submitted with SUP application wrongly and without explanation purports to extend Centennial Park's legal boundaries outside of what it holds title to, unlike Elder's legal boundaries, which end at the bluffline—as do Centennial's, see above accurate plat of survey and legal description of Centennial's 4.49 acre size, ending at the bluffline.

WPD actually claiming Lake Michigan is a barrier/fourth side of a fence:

On Jul 31, 2024, at 1:02 PM, Shannon Nazzal <[sn](#)>



I believe you are referring to the "On the Horizon" campaign. Happy to

We have not insinuated a "pen" though it is anticipated after project completion as well as required separate entrance areas based on Cook County's Animal

We base our plans on regulations for the dog area from the Village of Winnetka

Shannon Q. Nazzal, CPRE (she / her)

Executive Director

Office: [+1.847.501.2074](tel:+18475012074)

Email: snazzal@winpark.org

Winnetka Park District | winpark.org



From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]
Date: [REDACTED]
Attachments: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please submit my REVISED comments below (rather than the earlier version of my first email today) Thank you

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As attested to by WPD's refusal to conduct a referendum, the public is not demanding massively overbuilt beaches with armored stone plus fencing that blocks the public's access to the shoreline and views. The public does support cleaning up and re-opening Elder Beach. Centennial Beach is already fully open year-round, and by WPD's own measure has added sand. It seems clear that this highly expensive, disfiguring project is not supported by WPD's beach-related past sales, usage statistics, financial data, or diminution of Centennial's beach, with bluffs that existing steel sheet piling protects.

The Village should respect its 2040 Futures Plan's commitment to respect the lakefront's residential "R-2" character. WPD's plans would threaten this by continuing to hold out the loss of Centennial's southernmost 70 feet to a private party as a "dormant" possibility. I believe WPD still has plans to commercialize and privatize a combined Elder-Centennial beach, building an entertainment venue that is completely inappropriate for the neighborhood's R-2 zoning. WPD should adhere to the 2030 LMP's statement that it respects the lakefront parks' R-2 character, and not destroy Sheridan Road and vicinity's neighborhoods with an unpopular, financially burdensome project that it (1) refuses to put to referendum, even with costs currently estimated at \$15.5 million for Elder-Centennial, and over \$7 million for Centennial alone; (2) the Village/EBA should consider that WPD voted to impose the maximum tax levy on the public and also imposed a tax surcharge on the public; (3) the judicial order transferring title to Centennial's 4.49 acres to WPD, running from Sheridan Road to the bluffline, followed public discussion and a referendum to use Centennial for park purposes, in a manner consistent with the surrounding neighborhoods' quiet residential character, which is still important today; (4) WPD is violating its 2005-2006 resolution never to establish a Cook County "dog park" in Winnetka, because of the undesirability of fencing in a dog pen at any of Winnetka's parks; (5) WPD's should assert that for purposes of Cook County's animal control ordinance, Lake Michigan's waters are equivalent to a side of fencing, is counterfactual and easily disproved simply by looking at the lake; (6) Cook County's dog parks are completely excluded by four sides of actual fencing, not fictional, imaginary "water fences"; (7) Cook County grants "dog friendly areas" for waterfront areas, consistent with Winnetka's current procedures at Centennial which require proof of dogs' "vaccination and health status"—"dog friendly areas" do not require fencing, real or imaginary; (8) former Trustee Andrew Crisp's safety and nuisance-focused analysis of the Village Code highlights the dangerous conditions that would exist should WPD's Centennial's breakwater and fence-heavy plans be approved; (9) WPD misleadingly claims Winnetka's 2040 Futures Plan's demographics discussion supports its Centennial project, when in fact the 2040 Futures Plan highlights that the Village's growing population demographic is the 75+ age group, hardly consistent with a massive project that would block seniors' ability to enjoy either uninterrupted views or shoreline; (10) Winnetka's 2040 Futures Plan states that fewer young families are moving into the Village because of lot consolidations and increasingly expensive housing, which is another point that underscores WPD's distortion of the Village's plan; (11) WPD's plans of survey and accompanying legal descriptions from Centennial's 1960 acquisition onward, make clear that it owns land only to the bluffline, which WPD now appears to be attempting to obscure by re-surveying the park out to the Ordinary High Water Mark, which is blatantly inconsistent with its own records; (12) WPD's Centennial Plan would destroy the park's natural beauty, and harm a neighborhood that is already enduring the massive residential project and lakefront work at 205 Sheridan.

ZBA/Abbe Village should be concerned that WPD did not hire a coastal or geotechnical engineer to design its plans. Rather, WPD hired a DeForest, Wisconsin-based civil engineer licensed as an Illinois design (not engineering) firm, with a subcontracted Spring Green, Wisconsin-based structural engineer. WPD's Centennial Plan is based on 19th and 20th century building techniques known to damage downstream properties, increase scouring of the bluffs, and increase rip-tide and hazardous current threats to swimmers and boaters. See ongoing reports and coverage of the State of Illinois's Illinois Beach State Park's use of environmentally superior offshore islands to protect the shoreline in the Tribune, CBS News, and other media coverage.

WPD failed to use an ADA expert to help design its current project, which is obvious even to the casual observer. The project violates State law requiring swimming beaches to have bathrooms and changing areas. In violation of ADA requirements, it does not provide access to the water. It ignores IL ADA regulations allowing building projects to avoid natural ecosystem destruction. It ignores ADA guidelines explaining that ADA-related project costs of 20%+ of the total amount, means that ADA designs are not mandatory. For your benefit I am sending separately a Winnetka Park District ADA report laying out expert, detailed analysis of legal requirements for ADA project designs. The Village should require WPD to provide an ADA assessment for our lakefront as well. By the way, according to WPD Executive Director Nazzari, the only ADA report WPD has is an old 2010 report that pre-dates even the 2014-2016 2030 LMP, which obviously is not specific to WPD's 2024 designs.

Finally, WPD accepted federal and state (SLDAD and LWCF) grant monies for Centennial Park with terms that continue to apply, such as incorporating an ongoing requirement for WPD's Centennial projects to adhere to current state laws and regulations, including ADA and others.

Please require WPD to honor Winnetka's R-2 Zoning along the lakefront, rather than undermining it to shoredom a poorly designed, unnecessary plan into a neighborhood that needs respite from the detrimental effects of construction-related noise, debris, fumes, traffic disruptions, impaired views, etc. Please also consider the fact that the Centennial project's up-capped costs will burden taxpayers for years, which is especially objectionable given WPD's refusal to conduct a referendum, unlike our neighboring communities. Please also consider that WPD's breakwaters are out of line with current science, harm the environment, ruin views, and can lead to lawsuits from neighbors and downstream communities whose properties suffer resultant damage.

Thank you for serving the public's interests and not special interests driving the Centennial project.

Sincerely,

Kris Schreiner

Centennial Park's legal description:

WPD title expert's report on Centennial:



WPD's 2023 survey submitted with SUP application wrongly and without explanation purports to extend Centennial Park's legal boundaries outside of what it holds title to, unlike Elder's legal boundaries, which end at the bluffline—as do Centennial's, see above accurate plat of survey and legal description of Centennial's 4.49 acre size, ending at the bluffline.



WPD actually claiming Lake Michigan is a barrier/farth side of a fence:

On Jul 31, 2024, at 1:02 PM, Shannon Nazzari <snazzar@winpark.org> wrote:



I believe you are referring to the "On the Horizon" campaign. Happy to assist. The facility as it stands now is an on-leash dog area facility based on regulations from Cook County.

We have not insinuated a "pen" though it is anticipated after project construction to be an off-leash dog area with fencing. The fenced area is proposed to be a three-sided barrier, with the 4th barrier being Lake Michigan as well as required separate entrance areas based on Cook County's Animal Control ordinance.

We base our plans on regulations for the dog area from the Village of Winnetka and Cook County. Please let me know if I can be of further assistance.

Shannon Q. Nazzari, CPRE (she / her)

Executive Director

Office: +1.847.501.2074

Email: snazzar@winpark.org

Winnetka Park District | winpark.org



Sent from my iPad

PLAT

OF

SURVEY



Lot 6 in ReSubdivision of Blocks 1, 2, 3, and 4 and the vacated street known as Belleview Place, lying between Blocks 1 and 3 on the East and Blocks 3 and 4 on the West in Lake Shore Subdivision in the Village of Winnetka. In the Fractional Section 81, Township 48 North, Range 13 East of the Third Principal Meridian. Also Block 1 in Phillips Partition Subdivision in the Fractional Southeast Quarter of Section 91, Township 48 North, Range 13 East of the Third Principal Meridian, as per plat attached to the report of the Commissioners in Partition appointed by decree of the Superior Court of Cook County, dated April 24, 1901.

EWER'S CONSOLIDATION
Recorded September 18, 1985 as Document No. 85195143.
N55°19'44"E
343.70'

AREA:
194,756.3524
(4.4709 Acres)
(To the top of the Bluff)

LAKE MICHIGAN

SHERIDAN

ROAD

FULLER LANE

- Notes:
1. This plat is subject to the conditions and restrictions as shown on the title insurance policy. A copy of a current title insurance policy should be obtained when using this plat.
 2. All survey points should be compared on the ground and with one another before building by owner and any discrepancies be reported immediately to this firm.
 3. No dimensions or angles herein to be assumed by scaling. Distances noted herein are in feet and decimal parts thereof.
 4. Any information relative to utilities or encroachments herein are taken from available records, unless otherwise noted.

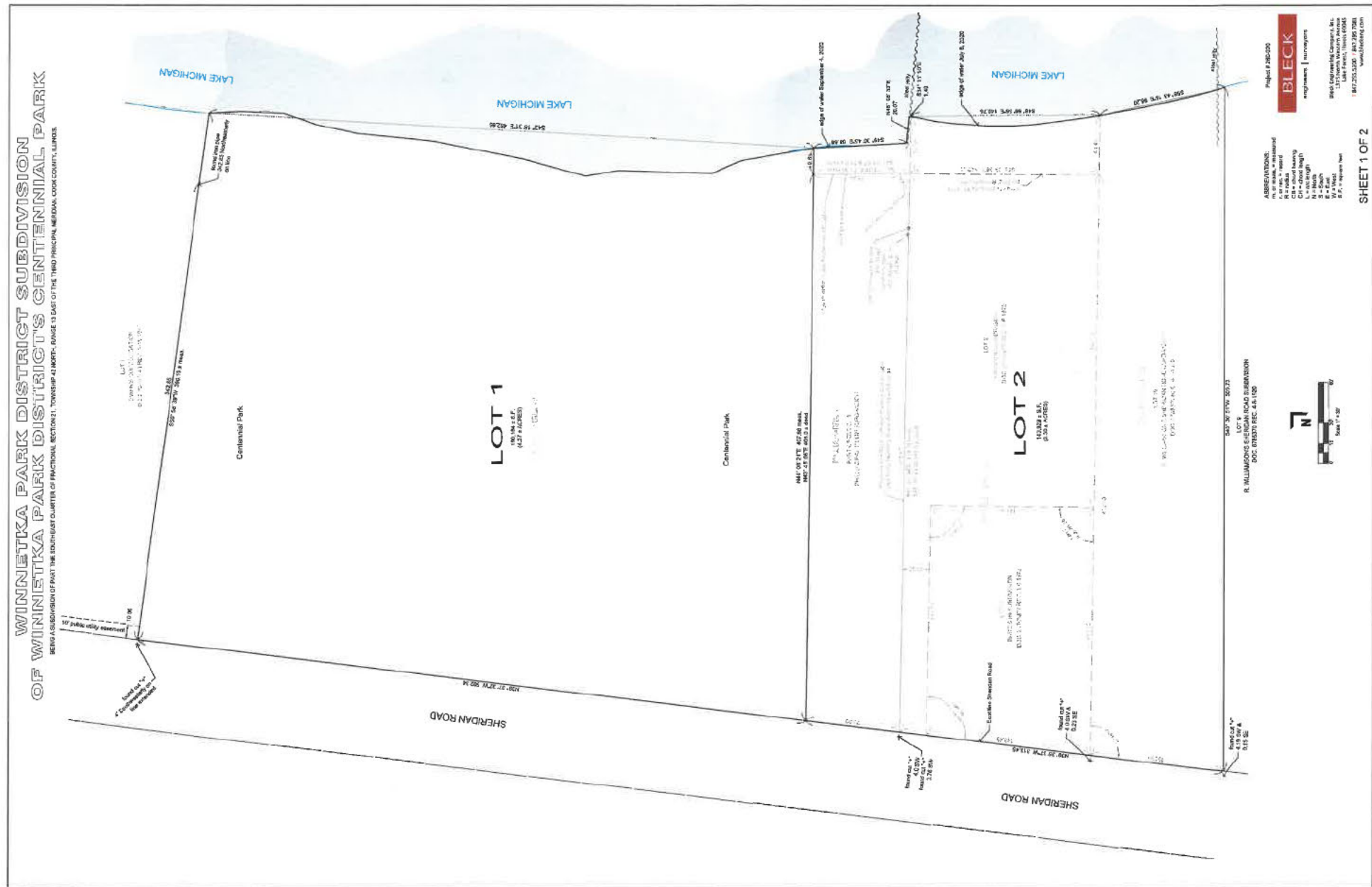
DANIEL CREANEY COMPANY
CONSULTING CIVIL ENGINEERS
400 SKOKIE BLVD., SUITE 105
NORTHBROOK, ILLINOIS
(847) 480-5757
FAX (847) 480-7209

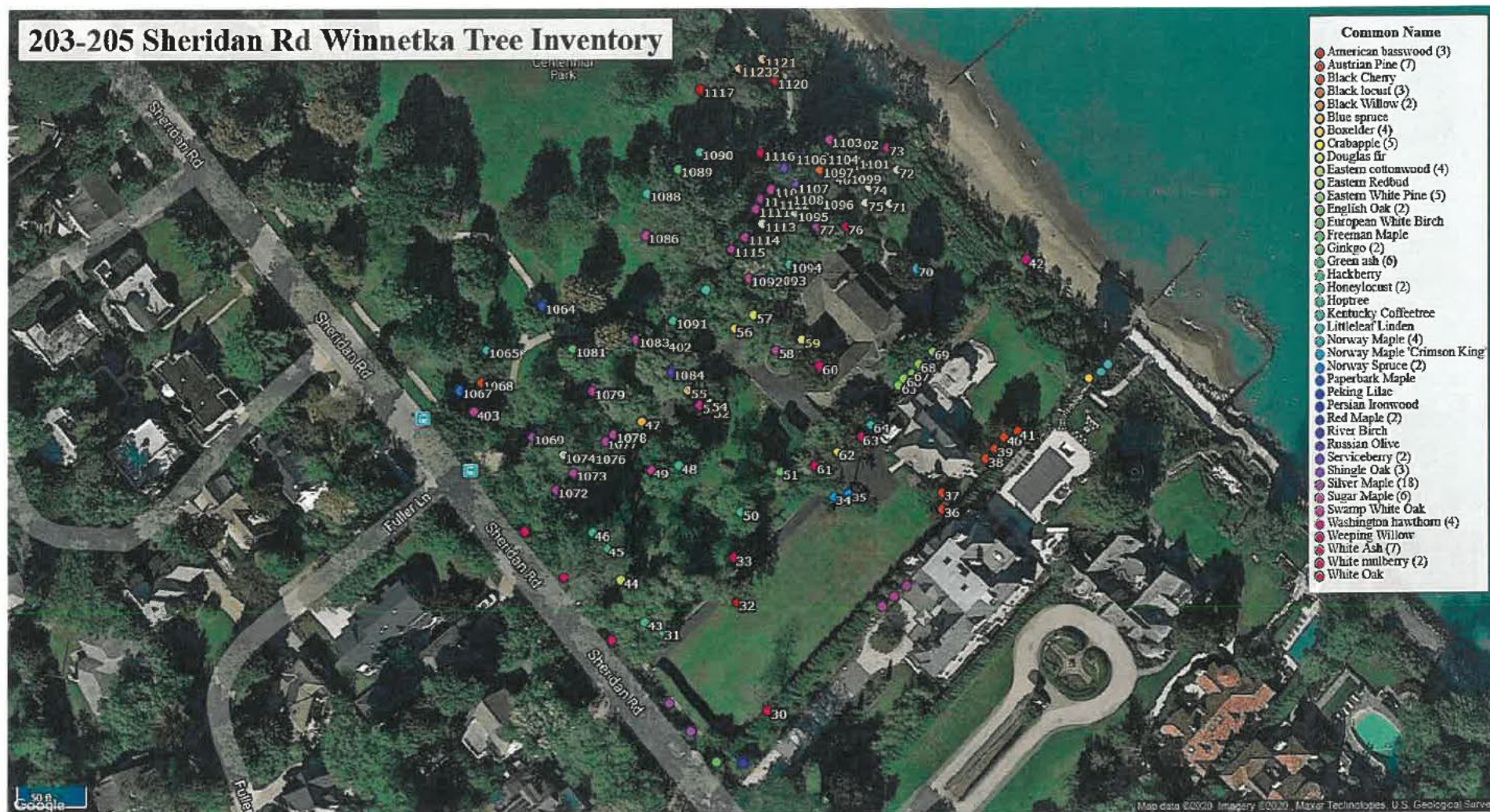
BOOK: _____
JOB NO.: **6398**
SHEET **1** OF **1**

BRITZ'S RESUBDIVISION of LOT 11
Recorded January 6, 1972 as Document No. 21788877.
378.00'
S44°59'11.5"W

STATE OF ILLINOIS
COUNTY OF COOK
Jeffrey D. Carlson, do hereby certify that I, have surveyed the property as described in the above caption and that the Plat herein shown is a correct representation of said survey. I further state that this professional service conforms to current Illinois minimum standards for a boundary survey. The work was performed for _____ and the said work was completed on July 15, 2008.
Northbrook, Illinois August 1, 2011
Jeffrey D. Carlson
Illinois Professional Land Surveyor No. 2936

My Illinois Professional Land Surveyor License expires November 30, 2015
JBA:agm:1-Patrick - LENOIR PARK SUBDIVISION - Page 48





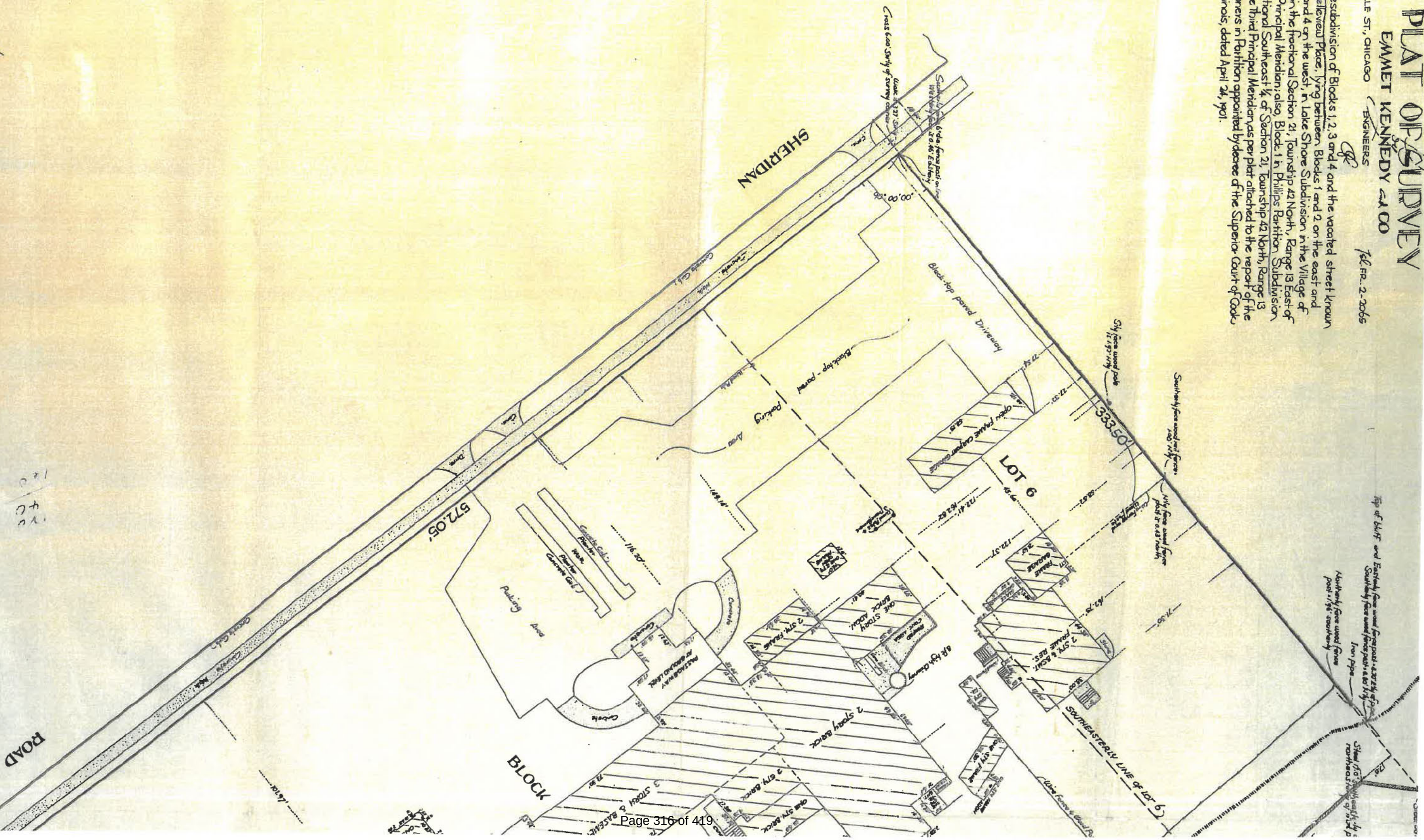
PLAT OF SURVEY EMMET KENNEDY & CO

30 N. LA SALLE ST., CHICAGO

ENGINEERS

Feb. 2-2065

of 6, in Resubdivision of Blocks 1, 2, 3 and 4 and the vacated street known as Bellevue Place, lying between Blocks 1 and 2 on the east and Blocks 3 and 4 on the west, in Lake Shore Subdivision in the Village of Winnetka, in the fractional Section 21, Township 42 North, Range 13 East of the Third Principal Meridian; also, Block 1 in Phillips Partition Subdivision in the fractional Southeast 1/4 of Section 21, Township 42 North, Range 13 East of the Third Principal Meridian, as per plat attached to the report of the Commissioners in Partition appointed by decree of the Superior Court of Cook County, Illinois, dated April 24, 1901.



Reviewed by

James Reginald Land Surveyor

Compare same before building by same and at once report any difference.

CENTENNIAL PARK

225 Sheridan Road

LEGAL DESCRIPTION (taken from Creaney Survey)

Lot 6 in Resubdivision of Blocks 1, 2, 3 and 4 and the vacated street known as Belleview Place, lying between Blocks 1 and 2 on the East and Blocks 3 and 4 in the West in Lake Shore Subdivision in the Village of Winnetka in Fractional Section 21, Township 42 North, Range 13 East of the Third Principal Meridian.

Also Block 1 in Phillips Partition Subdivision in the fractional Southeast Quarter of Section 21, Township 42 North, Range 13 East of the Third Principal Meridian as per plat attached to the report of the Commissions to Partition appointed by decree of the Superior Court of Cook County dated April 24, 1901 in case number 170875 in Cook County.

Area: 5.22 acres

TITLE, TITLE DOCUMENTATION

WPD acquired fee simple title to the property described in the first paragraph, above, pursuant to a 1969 condemnation proceeding (**Winnetka Park District v. North Shore Hospital, Inc.**, case no. 68 L 16116)

SURVEY

There are two Daniel Creaney Surveys and 1 Emmett Kennedy

Daniel Creaney Company Plat of Survey dated 15 July 2009 and the second dated 1 August 2011 (the **Creaney Survey**). They appear identical but for the different dates (have same job number – 6398)

Emmett Kennedy Plat of Survey dated 15 January 1968 (the **“Kennedy Survey”**)

PINs

05-21-412-004-0000

05-21-412-005-0000

05-21-412-006-0000

ISSUES

Nothing on the **Creaney Surveys** locates “Block 1 in Phillips Partition Subdivision” shown (italicized and in ‘bold’) in the 2nd paragraph of “Legal Description,” above.

There is a difference between the legal descriptions of the Creaney Surveys and the Condemnation document. The Condemnation legal description contains the following additional language:

“...being a Subdivision of Lot 1 in a subdivision made by Simon’s and Others’ of part of fractional Southeast Quarter Section of Section 21 and of fractional Southwest Quarter of Section 22....also of the 5 acres more or less lying North of and adjoining said Lot 1 extending to Dale’s Addition to Winnetka on the North and lying between Lake Shore Road (known as Lake Avenue) on the West and Lake Michigan on the East, in Cook County, Illinois.”

Title was acquired through condemnation. There is no deed or title policy.

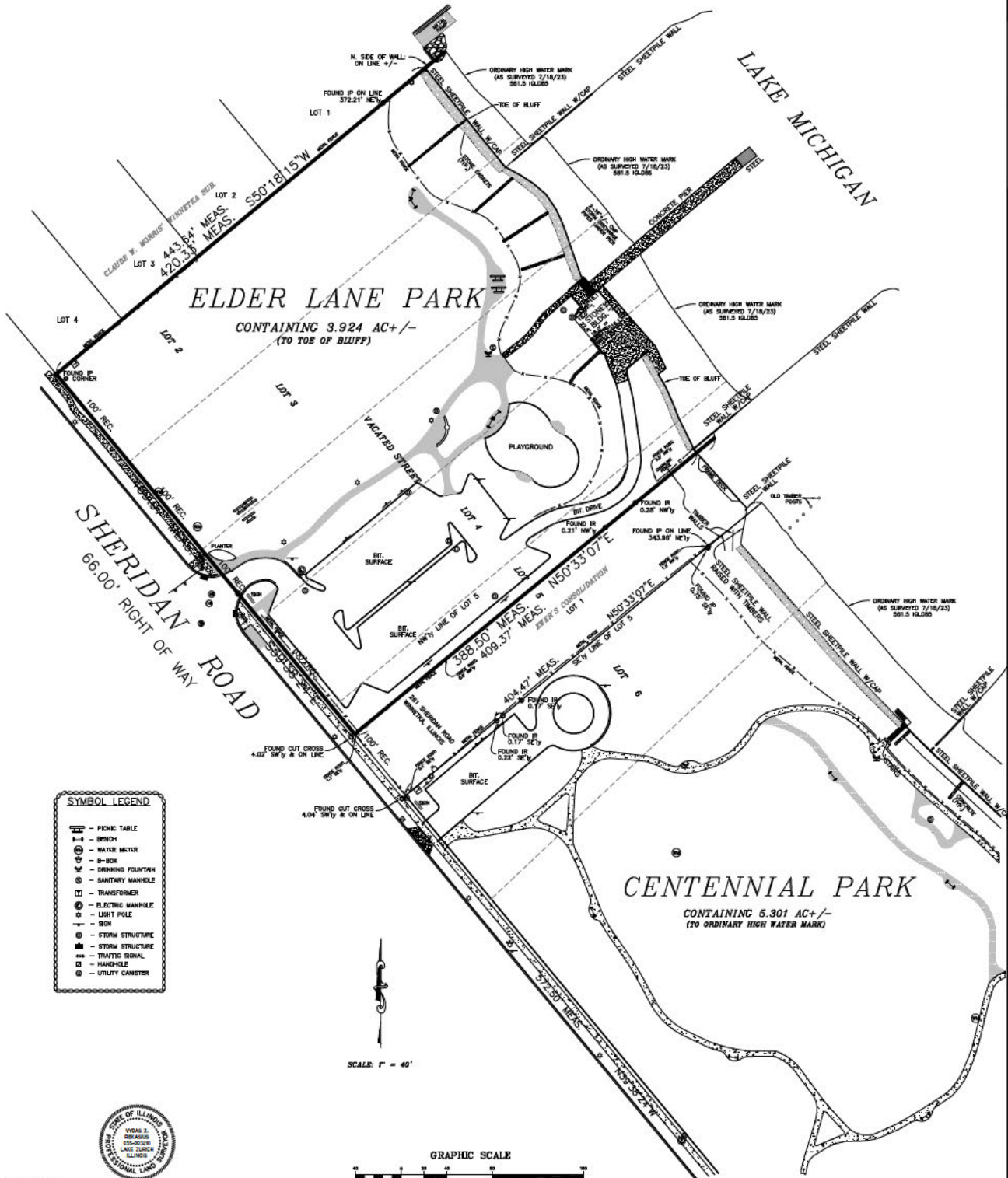
Couldn’t find “vacated Belleview Place” on Surveys

SUGGESTION:

Order a title search using the 2011 Creaney Survey legal description – or use the legal description from the Condemnation action? Question for Adam.

PLAT OF SURVEY

LOTS 2, 3, THE VACATED STREET KNOWN AS BELLEVUE PLACE, LOT 4 AND THE NORTHWESTERLY 30.00 FEET OF LOT 5 IN THE RESUBDIVISION OF BLOCKS 1 AND 2 ON THE EAST AND BLOCKS 3 AND 4 ON THE WEST IN LAKE SHORE SUBDIVISION OF LOT 1 IN NICHOLAS SIMON AND OTHERS' SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21 AND FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF LAKE, SS.

I, Victor Z. Rehak, Jr., Being Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown herein is a correct representation of said survey.

DATED THIS 21st DAY OF MAY, A.D. 2024.

BY: *Victor Z. Rehak, Jr.*

Victor Z. Rehak, Jr., Being Professional Land Surveyor No. 3210
License Renewal Date: 11/30/2028
Survey Date: 04-20-2024
REMARKS: 9/18/2024 - ADJUSTMENT CALCULATION

NOTES:

1. Please check Legal Description with Deed and report any discrepancies immediately.
2. Complete all public utility building by owner and report any discrepancies at once.
3. Survey lines, 7 day, should remain open 14 days from close of the survey.
4. Complete final subdivision for building lines established by local ordinance.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

**TERRA TECHNOLOGY
LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8506 E-MAIL: TTS@TERRATECHGLOBAL.NET

JOB NO.: 20-0078 SURVEY DATE: 7/18/2023
DWG FILE: JUNE2023/BOUNDARY2024/BOUNDARY-ELDER.DWG

David Schoon

From: Kris Schriesheim <k[REDACTED]>
Sent: Sunday, October 6, 2024 8:11 AM
To: David Schoon; Robert Bahan
Subject: Please include in ZBA packet for WPD's Centennial SUP
Attachments: WilmetteW-TGroupADABARCompliance.pdf; WEDGAllianceILBeachStateParkArticle.pdf; GaynorRasmusIDNRPermitComments.pdf; Final Signed Donation Agreement.pdf; IMG_7423.heic; IMG_4378.heic

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This documentation supplements my immediately prior email:

WPD failed to obtain ADA expert input in designing its Centennial Project plans:

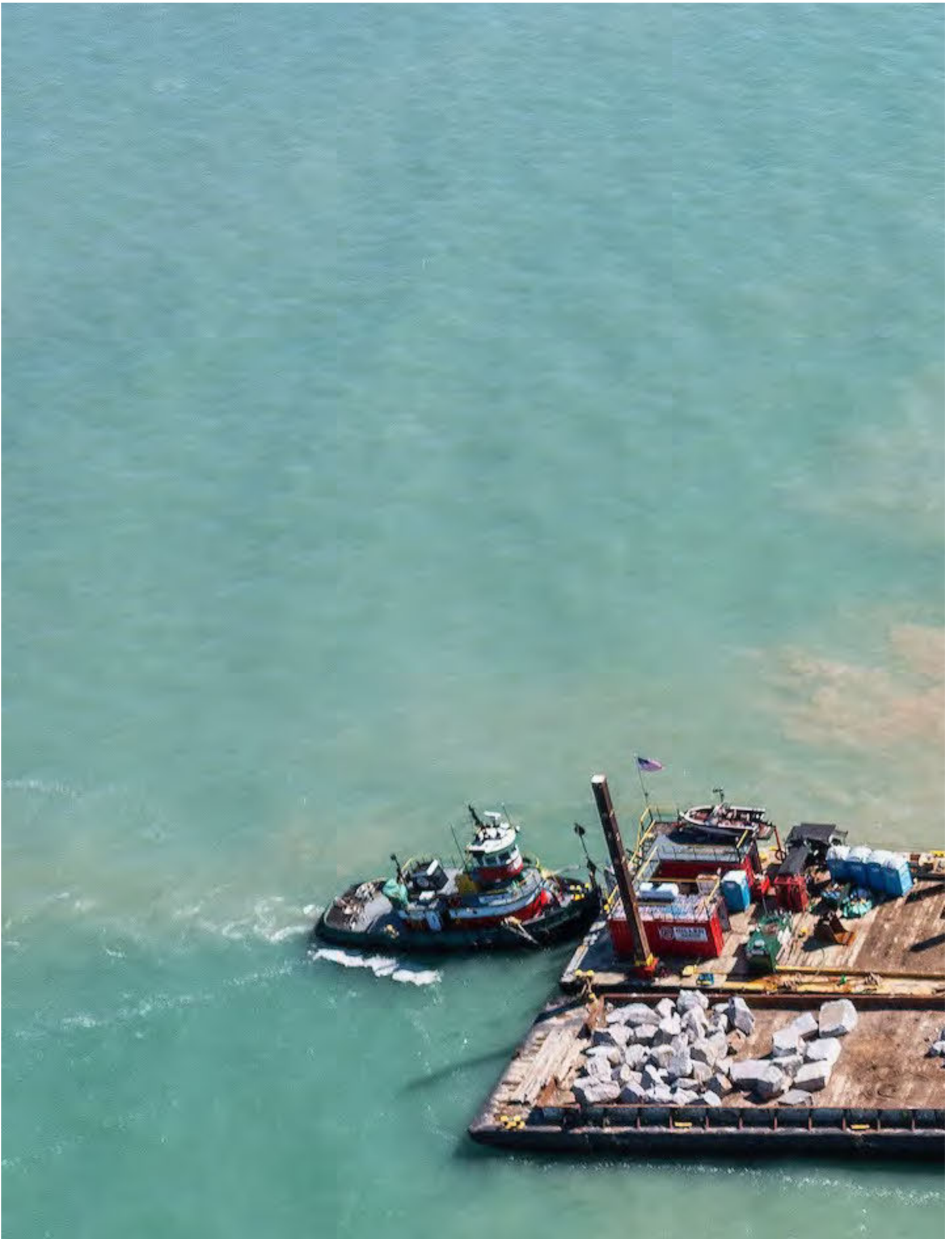
State of Illinois, IDNR and independent experts disfavor WPD-type breakwater projects in favor of up-to-date and scientifically supported alternatives that are designed to provide flexible responses to climate change-impacted shorelines.

Well-known negative effects of WPD-type breakwater projects:

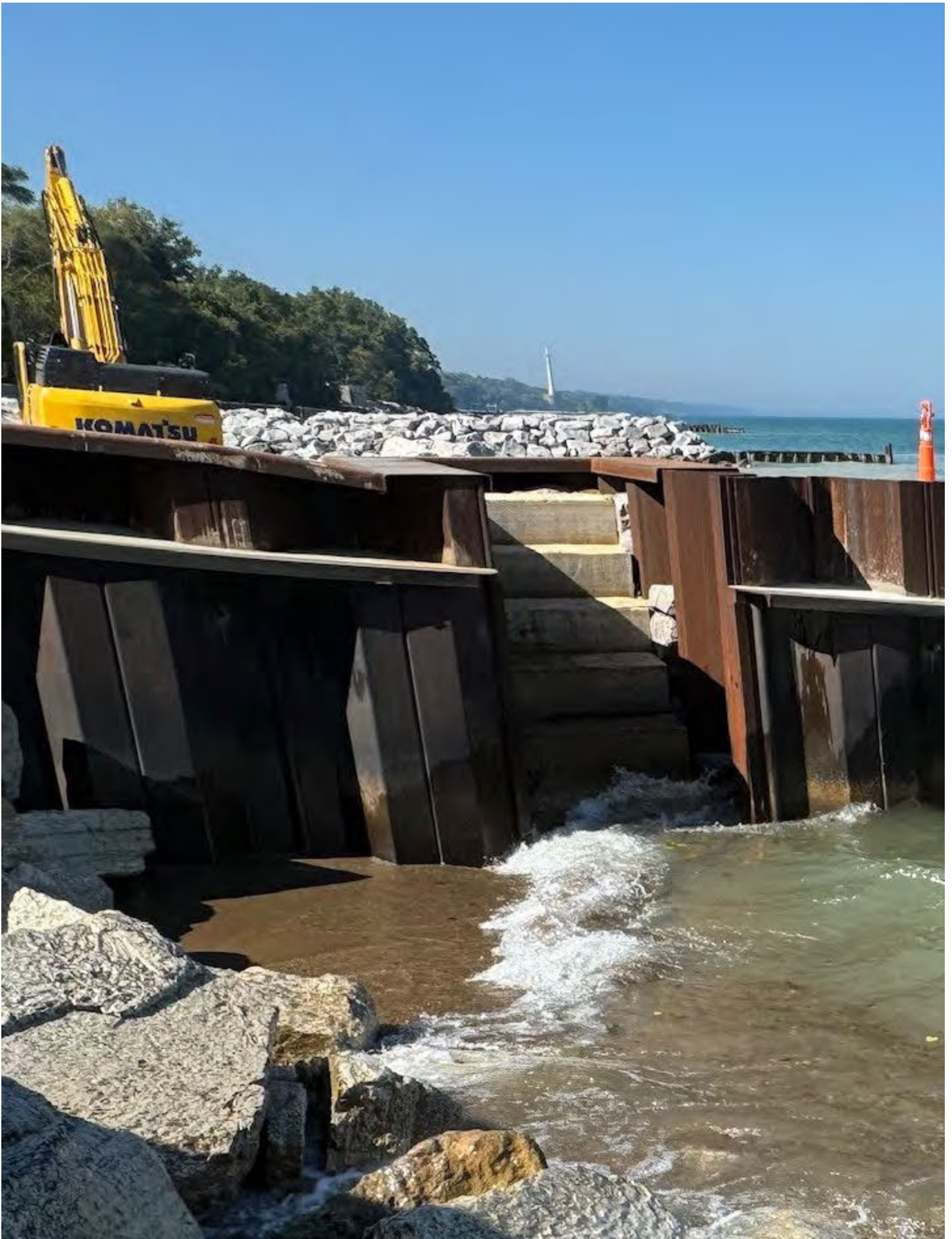
If approved, WPD's Centennial Plan permit designs would result in a private party receiving an interest in all of Centennial Park pursuant to a Restrictive Covenant agreement that WPD's board president executed in January 2024, which WPD intends to record as an encumbrance on its title to the park. Not only would this violate the terms of WPD's OSLAD/LWCF grants, but also, the private party's legal interest in all of Centennial's 5+ acres could result is unprecedented. A future lawsuit could theoretically result in loss of public ownership of the park.

WPD's project increases drowning risks because of its massive breakwaters/piers. This signage appears at Tower, in connection with WPD's receipt of NOAA/Illinois Coastal Management Zone funding for the 2030 LMP.

205 Sheridan's northern breakwater is 125' long. The barge appears to be approximately the same length, which combined would be roughly the length of WPD's proposed breakwaters/piers.



Views of 205 Sheridan's southern breakwater, which would be similar to the public's views should WPD receive project approval.



From: [REDACTED]
To: [REDACTED]
Subject: Please include in 200 packet for WPD's Centennial SLP
Date: Sunday, October 6, 2024 9:24:20 AM
Attachments: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This documentation supplements my immediately prior email:

WPD failed to obtain ADA expert input in designing its Centennial Project plans:

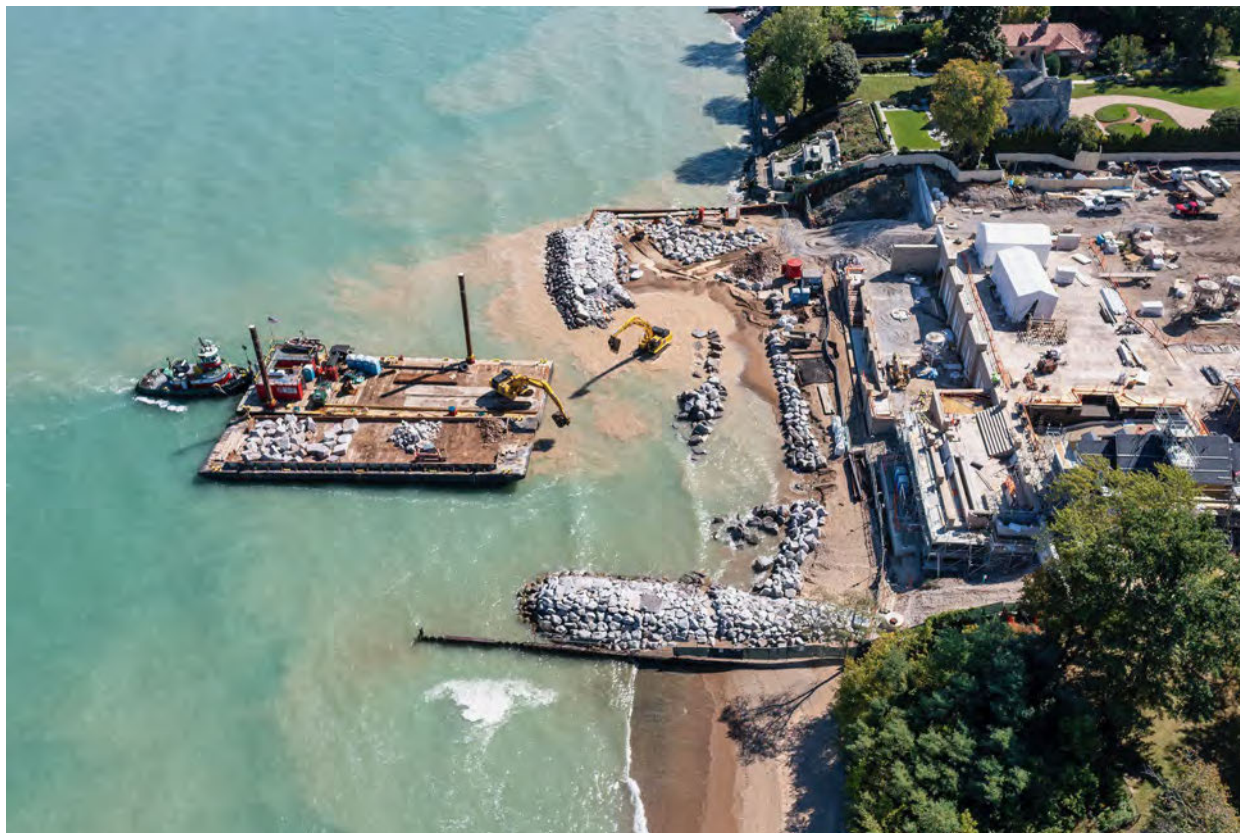
State of Illinois, IDNR and independent experts disfavor WPD-type breakwater projects in favor of up-to-date and scientifically supported alternatives that are designed to provide flexible responses to climate change-impacted shorelines

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Views of 205 Sheridan's southern breakwater, which would be similar to the public's views should WPD receive project approval



Sent from my iPad

August 11, 2022

Steve Wilson
Executive Director
Wilmette Park District
1200 Wilmette Avenue
Wilmette, IL 60091

Review for Langdon Park Beach

Dear Steve:

Thanks for the opportunity to review the diagrams for the three options being considered for access to the Langdon Park Beach. Tanya Scheibe reviewed these diagrams. Tanya, one of our Project Managers, has a degree in architecture and is a Registered Accessibility Specialist. I also reviewed her work. The following are our remarks.

Beach Access Route Requirements

When work is underway at an Illinois beach, beach access routes must be part of the project. A beach access route (BAR) must meet certain requirements for access and connect to an appropriate water level based on the type of beach. Authorities consider Lake Michigan and the other Great Lakes non-tidal lakes. Therefore, the Park District must provide access to the normal recreation water level. This is not defined within the 2018 Illinois Accessibility Code nor does there appear to be a definition for normal recreation water level in other texts. We believe that the long-term average data provided by the Army Corps of Engineers may be the best benchmark here.

A BAR can be a permanent surface like the path that is being added or can be removable, being rolled out or set up during hours the beach is open and stored when the beach is closed. Regardless of surface type, the beach access route must be a minimum of 60" wide, have changes in level or obstacles maximum .5", have gaps maximum .5", and must be free of protruding objects. If the beach access route is a permanent surface, it must also meet requirements for slopes and resting intervals. The cross slope of a beach access route must not exceed 2.08%. The running slope can be:

- Up to 5% for any length of the beach access route without requiring resting intervals;
- Between 5% and 8.33% for a maximum length of 50' with resting intervals at each end of the segment; and
- Between 8.33% and 10% for a maximum length of 30' with resting intervals at each end of the segment.

These running slopes match the requirements of an Outdoor Recreation Access Route and are not as generous as the allowances for trails which can reach 12.5% for a maximum of 10'.

What type of path is provided at Langdon?

The Park District can view the path intended to connect users to the beach in three different ways. One is to consider it a BAR. Another approach is to consider the majority of this path as an outdoor recreation access route. A third is to consider a portion of this path as a trail before it meets the BAR.

We caution considering the path or a portion of the path a trail as this has a more specific definition and, as currently shown, the path here will not meet that definition.

Option A - 5% Sloped Path with North Entry to Beach

This option meets accessibility requirements for the path. A maximum 5% running slope is identified for the entire length of the path. There is no mention of a cross slope maximum in the documents provided and we note here that it must not exceed 2.08%.

Option B - Path starting at Village Sidewalk Providing South Entry to Beach

This option describes and shows slopes up to 12% and includes resting intervals or landings. Within the presentation documents provided, the 12% segments are too long to be compliant with trail requirements where segments of the trail can be a maximum slope of 12.5% for a maximum of 10' in length. Additionally, because this path does not meet the definition of a trail as shown, the slopes must not exceed 10%. Cross slopes were not identified here but must not exceed 2.08%.

Option C - Path Connecting from Pavers with Circular Entry to Beach

This option has many similarities to Option B above, but the documents we received did not show the slopes on the diagrams or the locations of the resting intervals. As described, if the slope connecting the playground area with pavers to the new circular entry towards the beach is less than 5%, we can expect that the remaining path down to the beach from that circular entry is generally steeper than what was provided in Option B. The description provided indicated that the slope did not exceed 12%. As mentioned in Option B, a trail can have slopes up to 12.5% for a maximum of 10' with compliant resting intervals or landings. And, as mentioned in Option B above, this path as shown will not meet the definition of a trail. Once again, there is no mention of cross slopes for this design and those must be a maximum of 2.08%.

Stairs

Each option includes stairs to provide an alternate access point to the beach for those able to utilize them. The diagrams did not include details for the stairs. As a reminder, the stairs must have compliant handrails on both sides. The handrails must be mounted between 34" and 38" above the nosings, have extensions at the top and bottom, be a minimum of 1.5" from the adjacent surface, have a diameter between 1.25" and 2", and they must not be obstructed for more than 20% of their length.

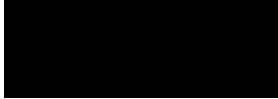
If this set of stairs is considered to be a means of egress, the tread depth and the riser heights must also comply. A stairway that is part of a means of egress must have risers between 4" and 7" high and consistent. The risers must not be open risers. The treads must be a minimum of 11" deep and consistent. As a smart practice, the treads should include a contrasting color on the leading edge of the nosing about 2" deep.

Steve Wilson
Langdon Park Beach
August 11, 2023 Page 3

Conclusion

That concludes our remarks. If there are questions, or you would like us to review additional plans as they become available, please contact us.

Sincerely,



John N. McGovern, J.D.
Partner, Principal-in-Charge
The WT Group, LLC Accessibility Practice

TRS/JNM/WILMETTE PARK DISTRICT LANGDON BEACH PLAN REVIEW 202301

BEACH ACCESS: A REPORT TO THE WILMETTE PARK DISTRICT

AUGUST 14, 2023

**John N. McGovern, JD, Partner, Principal-in-Charge
The W-T Group, LLC Accessibility Practice**

CONTENT

- **The ADA**
- **The Illinois EBA**
- **DOJ title II reg**
- **Federal Standards, Illinois Accessibility Code**
- **New design and construction rules**
- **Existing sites and program access test**
- **Plan Review**
- **Conclusion**

THE AMERICANS WITH DISABILITIES ACT (ADA)

- **Effective 1/26/92 for the Park District**
- **Applies to new sites and existing sites**
- **District policies, programs, & communication**
- **Enforcement has been consistent throughout every administration since 1992 to today**

THE ILLINOIS ENVIRONMENTAL BARRIERS ACT (EBA

- **Effective 1985 for the Park District**
- **Applies to new design and construction**
- **Disability Rights Bureau within the Office of the Attorney General enforces the EBA**
- **Relatively small staff in Chicago and Springfield**

DOJ TITLE II REGULATION

- **Effective 1/26/92 for the Park District, modified and effective March 15, 2011**
- **Existing sites addressed at 28 CFR Part 35.149**
- **New sites addressed at 28 CFR Part 34.151**
- ***No* grandfather clause for any type of asset**

FEDERAL, STATE STANDARDS

- **2010 Standards for Accessible Design, effective 3/15/12**
- **Illinois Accessibility Code (IAC) effective October 2018**
- **IAC is broader, and covers beaches, trails, picnic area, campsites, viewing areas, and more**
- **Park District must follow the federal or state standard that is more stringent for that element...**

NEW DESIGN AND CONSTRUCTION RULES

- **All new design and construction must fully comply, includes replacement, and rehabilitation**
- **Beach nourishment and alterations to circulation paths trigger access requirements, and access may be capped at 20% of the project cost**
- **New sites addressed by US DOJ at 28 CFR Part 35.151**
- **The Langdon beach project is a 35.151 project**

EXISTING SITES AND PROGRAM ACCESS TEST

- A jurisdiction with an existing beach or beaches that plans no work must still make the “program” of beaches accessible
- The program access test allows an entity to make some but not necessarily all beaches accessible
- Existing sites addressed by US DOJ at 28 CFR Part 35.149
- The Langdon beach project is **not** a program access issue

PLAN REVIEW

- **Beach Access Route (BAR) goal: max 5% running slope and max 2.08% cross slope**
- **BAR from entry at top of bluff to Lake Michigan “normal recreation water level”**
- **BAR can be a permanent route or a temporary route New sites addressed by US DOJ at 28 CFR Part 35.151**
- **The North option is the only compliant option, likely must also address stairs**

CONCLUSION

- **The North option is IAC compliant**
- **Whenever altering, adding to, or designing new, make accessibility the second most important item discussed by the District**
- **Meeting with Village officials to facilitate the permit process and if desired, consult with CDB**
- **Continued plan review and walkthrough with Park District and Village officials**

Illinois Beach State Park Shoreline Stabilization Project

February 22, 2024

By [Valery Aguilar](#), Waterfront Design Coordinator

This park became the first breakwaters, freshwater, and rural project to achieve WEDG® (Waterfront Edge Design Guidelines) Verification.

Home to six miles of natural lake shoreline and over 4,000 acres of public park, Illinois Beach State Park faces chronic erosion from Lake Michigan waves and evolving climate change impacts. With portions of the site eroding away at over 100 feet per year, the Illinois Department of Natural Resources and Capital Development with design-build team lead Moffatt & Nichol, set into motion the [Illinois Beach State Park Shoreline Stabilization Project](#). In December 2023, this park became the first breakwaters, freshwater, and rural project to achieve [WEDG® \(Waterfront Edge Design Guidelines\)](#) Verification, and the first to complete its WEDG Verification using the new WEDG V3.0.

WEDG is a national rating system and gold standard for resilient, ecological, and accessible waterfront design. External specialists in engineering, architecture, and landscape architecture determined that the project exceeded the requirements for WEDG Verification, earning 146 out of 250 possible points in the standard (130 are needed to pass). In October 2023, the standard expanded to include inland rivers and lakes.

The project team devised an environmentally balanced approach to stabilize, renourish, and protect Illinois Beach State Park. This undertaking is a part of Illinois Governor J.B. Pritzker's bipartisan [Rebuild Illinois](#) capital plan intended to reinvest in the state's infrastructure. Illinois Beach State Park received \$73 million for the construction of shoreline stabilization structures across three locations in the park. The result of this investment will transform the beach into an ecologically thriving environment and maintain a lasting crucial resource for parkgoers.

Renourishing & Protecting the Shoreline

To protect the beach from the threat of ongoing erosion, the project team

RELATED
STORIES

July, 25 2024

[Weaving WEDG Into Policy: A Multi-Faceted Approach](#)

April, 25 2024

[WEDG Insights: The Habitat Elements at Illinois Beach State Park](#)

April, 25 2024

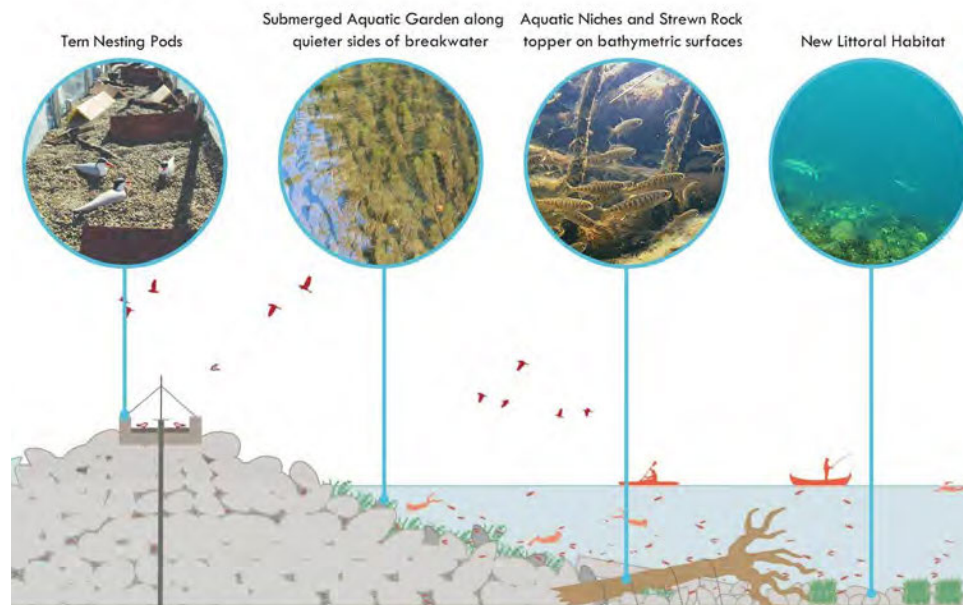
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designed 22 stone breakwaters. These breakwaters will reduce transmission of wake energy before it reaches the shoreline and upland habitat. The resilient structures will also help maintain about 2.2 miles of sandy beachfront. Construction of the Kellogg Creek groin will ensure that cobbles and stone are retained, and sand is deposited at the mouth of the creek when water level rises. In turn, sand will be cleared and drained into the lake, reducing upstream flooding and restoring upland wetlands.

The project team was conscious of the park user's experience, purposefully arranging the breakwaters to allow for unobstructed waterfront views between the structures and choosing stone material for a more natural appearance. The widened beach also restored an eroded trail connection along Burnett Avenue, improving pedestrian pathways.

Building for Habitation

With an overarching goal to restore habitat, the project team integrated under and over water habitat elements into the breakwaters' design. The rough surfaces of the stone breakwaters will provide aquatic habitats for mudpuppies and yellow perch. One breakwater will host nests for Caspian and common terns with incorporated predator deterrent components to encourage colonial nesting behavior. The newly stabilized beach will also increase connectivity between the beach and internationally significant and rare wetland, which will support nesting habitat for federally endangered Great Lakes piping plovers.



Breakwater Section. Credit: Living Habitats

Repurposing Site Materials

To minimize construction debris disposal, enhance biodiversity, and protect

habitat creation during construction, the project team tactically reused site materials. Salvaged concrete ecoblocks will be repurposed into vegetated blocks that will promote root structure among plant species, provide refuge for juvenile fish, and encourage vegetation growth. Repurposed driftwood and cut trees create natural windrows along the edge of the beach fill template to create a natural barrier between the beach activities and wetland habitats.

The renourishment, resilience, and ecology of Illinois Beach State Park will allow parkgoers to enjoy a flourishing natural lake shoreline and direct connection to Lake Michigan for years to come. This project demonstrates that the leading principles of WEDG are not only possible to incorporate on freshwater sites, but imperative, too.

The Project Team

The collaborative efforts between the Illinois Department of Natural Resources and Capital Development Board with design-build team lead Moffatt & Nichol have led to the WEDG Verification of the Illinois Beach State Park Shoreline Stabilization Project. Other project partners included:

- American Surveying/Engineering: surveying
- Carmona Strategic Solutions: stakeholder outreach
- Collins Engineering: construction quality and site civil design
- Living Habitats LLC: habitat design and landscape architecture
- Michels Construction, Inc.: contractor, design-build team lead
- Moffatt & Nichol: coastal design, design team lead
- SmithGroup: bridging document design, owner's engineer
- Wang Engineering: geotechnical site investigation
- Edgewater Resources: design work in a previous phase of the project

Waterfront Alliance congratulates the whole team in its endeavor to protect Illinois Beach State Park and looks forward to the project's anticipated completion in spring 2024. View the [official project case study](#).

Questions about the WEDG Verification process can be directed to Joseph Sutkowi, Chief Waterfront Design Officer at Waterfront Alliance, at jsutkowi@waterfrontalliance.org.

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Our work takes place on the coastlines that are homeland to the Lenape.

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December 30, 2022

Via Electronic Mail and Hand Delivery

Mr. Jim Casey
Illinois Department of Natural Resources
Office of Water Resources
100 W. Randolph Street
15th Floor
Chicago, Illinois 60601
james.casey@illinois.gov

Re: Comments to Permit Application for Construction of Shore Protection System, in Lake Michigan, at 205 Sheridan Road, Winnetka, IL 60093

Dear Mr. Casey:

This firm represents Robert and Carol Rasmus, the owners of 175 Sheridan Road, Winnetka, Illinois (a property on the shore of Lake Michigan, three lots to the south of 205 Sheridan Road), with respect to the Orchard 2020 Revocable (the "Applicant") Trust Permit Application for Construction of Shore Protection System, in Lake Michigan, at 205 Sheridan Road, Winnetka, IL 60093 ("Permit Application").

The Permit Application seeks the Illinois Department of Natural Resources' ("IDNR") permission to construct, among other things, a wall that will privatize public land and the historic lakebed of Lake Michigan, a boat ramp across public land and the historic lakebed of Lake Michigan, and a private pier. The proposed construction violates the Illinois Public Trust Doctrine, the Illinois Rivers, Lakes, and Streams Act, IDNR Regulations, and IDNR Guidelines. As such, it should be denied.

Pursuant to the IDNR public notice, we submit the following questions, comments, and objections to the Permit Application (the "Comments"). The Comments set out (I) background information critical to understanding and documenting ecological and social impacts of the Permit Application, if built, and other similar projects and (II) specific comments and objections to the Permit Application as submitted.

I. Background

IDNR permits private landowners, like Orchard 2020, to build structures on the historic bed of Lake Michigan for the purpose of shore *protection*. That IDNR mandate—to protect the shore—must consider the impact of any proposal on neighboring properties and the public’s interest in federally and state protected public land. This consideration should include an examination of applicable coastal dynamics and applicable legal doctrines.

A. Coastal Dynamics

The construction of coastal structures “updrift” along the shoreline, such as jetties and groins, are widely understood to block the natural flow of sand (“littoral drift”) and to contribute to “downdrift” shoreline erosion. The U.S. Army Corps of Engineers (“USACE’s”) *Coastal Engineering Manual* memorializes this phenomenon for consideration:

In the case of a jetty [or groin], the result is a buildup of the beach along the updrift side of the structure and an erosion of the beach downdrift of the structure. The impacts pose problems to the adjacent beach communities, as well as threaten the usefulness of the adjacent navigable waterways (channels, harbors, etc.)

USACE, *Coastal Engineering Manual – Part III*, (April 1, 2008)(Change 2), Chapter III-2-1(a)(2), p. III-2-1.¹ The IDNR acknowledges this dynamic publicly on its own website.²

The existing impact of this coastal dynamic may already be observed at the relevant site of the Permit Application, 205 Sheridan Road. *See*, Exhibit A. Existing groins at 205 Sheridan Road, 203 Sheridan Road, and 195 Sheridan Road have blocked littoral drift and accumulated, or accreted, sand that would otherwise be supplied to downdrift neighboring properties. With Orchard 2020’s pending consolidation of multiple properties under the 205 Sheridan Road address, two of these existing groins owned by the Applicant are already negatively affecting downdrift neighboring properties. The Permit Application seeks to build even larger structures that would exacerbate the existing imbalance, further denying neighboring properties of downdrift sand.

¹ Located at, <https://www.plainwater.com/pubs/EM-1110-2-1100P3.pdf>. (Accessed December 20, 2022).

² Illinois Department of Natural Resources Division of Water Resources Management (“DWRM”) Permit Program at <https://www2.illinois.gov/dnr/WaterResources/Pages/PermitPrograms.aspx> (accessed December 22, 2022), stating that DWRM’s permit programs apply to “...projects, in Lake Michigan, with the potential to trap sand from the littoral drift.”

In response to the construction proposed in the Permit Application, downdrift property owners, such as those at 175 Sheridan Road, would be compelled to incur great expense to fortify their own shoreline. This would, in turn, negatively impact those neighbors downdrift of 175 Sheridan Road, which would precipitate their need to construct shoreline protection systems. Ultimately, this causes a destructive cycle up and down the lakefront. See Exhibits B and C for further examples of this negative shoreline impact and a contrasting example of a naturally maintained shoreline.

B. IDNR's Legal Authority to Approve Limited Lakebed Construction

The review of applications to construct structures that affect these coastal dynamics, and impact neighboring properties, requires a careful adherence to legal doctrine, statutes, and regulations. It is through these existing bodies of law that the Illinois legislature, federal courts, states courts, and administrative experts have worked to create the necessary balance of the rights of the public and numerous property owners against the interest of an individual property owner. Through this body of law, the IDNR bears the responsibility of protecting the public's right to lawfully access Lake Michigan's shoreline, while permitting only those structures that are minimally necessary to protect private property and do not impinge on the public's rights in any way.

Through its Permit Application, Orchard 2020 seeks IDNR's permission to build far beyond what is minimally required to protect the shoreline of 205 Sheridan Road. As a result, the proposed project violates the Public Trust Doctrine, the Illinois Rivers, Lakes, and Streams Act, and the IDNR's own regulations, guidance, and permit conditions.

1. *The Permit Application Violates the Public Trust Doctrine*

The proposed project would unlawfully impede public rights of access protected by the Public Trust Doctrine. The Permit Application seeks permission to construct a new groin on the north side of the property that will be some 5 feet higher than the current, deteriorated steel wall. Without a ladder, citizens desiring to access the lakefront and public beaches that have accreted from prior groin construction would be required to climb up and over large stone. This would create a safety hazard. Alternatively, citizens would be required to access the beaches by traversing the base of the bluff above the high-water mark. The proposed south groin is impassible by citizens transiting the beach. It entails an approximate 7-foot drop from the promenade, either into the lake or onto armor stone.

Illinois courts recognize that protected public uses of the lakefront are broad. Such public trust uses "are not limited to the ancient prerogatives of navigation and fishing, *but extend as well to recreational uses, including bathing, swimming and other shore activities.*" *People ex rel. Scott*

v. Chicago Park Dist., 66 Ill.2d 65, 77 (Ill. 1976) (citing *Borough of Neptune City v. Borough of Avon-By-The-Sea*, 294 A.2d 47, at 54-55 (N.J. 1972)) (emphasis added).

Residents of Winnetka and throughout Illinois have the common law right to transit—whether wading or otherwise move within legal limits—across the lakefront. Some members of the public have already stated their interest in maintaining those rights.³

2. *The Permit Application Violates the Illinois Rivers, Lakes, and Streams Act*

The Permit Application seeks to exclude the public from Lake Michigan lakebed in violation of Illinois statute. The Illinois Rivers, Lakes, and Streams Act specifies the IDNR's obligations under the Public Trust Doctrine as the trustee for the people of the State of Illinois. *See*, 615 ILCS 5/4.9 *et seq* (the "Act"). If the IDNR were to approve the Permit Application, it would impede lawful public uses by permitting structures on and above the lake bottom for private benefit in violation of the Act. The most basic public use example is of citizens who wish to wade or paddle along the shoreline which would be blocked by the proposed structures. Though the State is not conveying title of these areas to a private landowner, the effect is the same: an IDNR permit would result in the alienation of public lands.

Illinois courts have consistently found that control over public lands, including the lake bottom, cannot be alienated unless the public's interest in those lands is protected. *People ex rel. Scott v. Chicago Park Dist.*, 360 N.E. 2d 773 (1976); *Friends of the Parks v. Chicago Park Dist.*, 160 F. Supp. 3d. 1060, 1066-67 (N.D. Ill. 2016). Under the proposed project, the public's interest in using lake bottom lands and its waters will be impeded and harmed. The proposed structures would prevent the public's unimpeded ability to wade, paddle, and swim along the shoreline. Granting such a permit would therefor violate the Public Trust Doctrine and the Act.

Section 7 of the Act summarizes the IDNR's broad obligations:

It shall be the duty of the Department of Natural Resources to . . .
at all times . . . exercise a vigilant care to see that none of said
bodies of water are encroached upon, or wrongfully seized or used
by any private interest in any way, except as may be provided by
law and then only after permission shall be given by said
department

See 615 ILCS 5/7.

a. *The proposed project exceeds what is legally permissible*

³ Hulvalchick, Alex, "Winnetka Village Council OKs lakefront land consolidation," *Winnetka Talk* (December 9, 2022), Statement of Chuck Dowding (accessed December 27, 2022).

The proposed structures greatly exceed what is necessary to stabilize the beach or control shoreline erosion. The Project Description of the Permit Application states that its purpose is to “stabilize the beach and reduce future potential for bluff damage.” Permit Application at 8. IDNR should focus on and permit those measures necessary to achieve this purpose *only*. In contrast, the Permit Application report addresses in only a cursory manner alternatives that protect the shoreline without creating downdrift damage. There exist increasingly employed nature-based shoreline techniques and underwater structures that dissipate wave energy without depriving downdrift properties. See *e.g.*, Exhibits D and E.

Nor does the existence and historic IDNR permitting of structures such as those proposed in the Permit Application provide any basis for their continued construction. While IDNR has historically permitted such structures, the observation of their historic impact demonstrates that they violate the overall purpose of the Act, particularly where nature-based shoreline techniques and underwater structures can achieve the same purpose without impeding the rights of the public.

Any shoreline structures permitted must be in the public interest and not for exclusive private interests. That Act states:

If deemed in the public interest, the Illinois DNR . . . may permit the placing of unconfined fills or deposits of clear sand, rock or other material approved by the Department in or along the shores of Lake Michigan or in, or along the shores of, other streams or lakes of this State for the purpose of replacing or augmenting the natural material in the littoral currents, for creating new beaches or for replenishing existing beaches, for the protection of the shore against erosion or for other lawful purposes specifically authorized by statute.

615 ILCS 5/18. (emphasis added).

The Permit Application fails to demonstrate how the proposed structures are in the public interest. Their plain effect would be to the contrary as they would privatize public beach (historic lakebed) that has accreted *solely* due to the prior issuance of IDNR permits and obstruct public wading and other lawful public access below the high-water mark.

Illinois courts have held that in using public trust resources, such projects must proactively advance the public’s interest rather than simply avoid injury to those resources or uses. See *Friends of the Parks v. Chicago Park Dist.*, 160 F. Supp. 3d. 1060, 1066-67 (N.D. Ill. 2016). The

Permit Application fails on both points. It protects private interests at the expense of the public and injures the property of its downdrift neighbors.

b. The proposed project will unlawfully damage neighboring properties

The Act provides that it should be liberally construed for the purpose of preserving the rights and interests of the people of Illinois. As such, IDNR has a responsibility to protect the public interest when making permitting decisions.

At all times this act shall be construed in a liberal manner for the purpose of preserving to the State of Illinois and the people of the State, fully and unimpaired, the rights which the State of Illinois and the people of the State of Illinois may have in any of the public waters of the State of Illinois, and to give them in connection therewith, the fullest possible enjoyment thereof, and to prevent to the fullest extent, the slightest improper encroachment or invasion upon the rights of the State of Illinois, or any of its citizens with reference thereto.

615 ILCS 5/27 (emphasis added).⁴

The Permit Application's proposed structures violate this statutory requirement because they would exclusively advance a private interest to the detriment of other private (neighbors) and public interests. First, the structures exclude the public from accessing public beaches. Second, by blocking Lake Michigan's natural littoral drift to the detriment of its downdrift neighbors. On this second point, the *existing* structures at 205 Sheridan Road already have a negative impact on the downdrift neighbors. See Exhibit A. The proposed project structures, even larger than the existing structures, would only exacerbate such adverse impacts. Plainly, the proposed project will *not* prevent the "slightest improper encroachment upon . . . any of [Illinois's other] citizens."

3. The Permit Application Violates Illinois Regulations

The mandates of the Public Trust Doctrine and the Act are expressed in detail by IDNR Regulations. The Permit Application fails to meet the applicable Regulations as well. Specifically, it fails to satisfy the requirements of Section 3704.80 of Regulation of Public Waters (17 Ill. Adm. Code Chapter 1, Part 3704). Section 3704.80 provides that the proposed activity must *not*:

⁴ The Act is replete with numerous references to IDNR's obligation to advance public uses and enjoyment of Lake Michigan rather than exclusive private uses and enjoyment. See, e.g., 615 ILCS 5/16, 19, 24, and 26.

- 1) cause an obstruction to, or interference with, the navigability of a public body of water,
- 2) result in an encroachment on a public body of water,
- 3) cause an impairment of any rights, interests or uses of the public in any public body of water or its natural resources, and
- 4) cause bank or shoreline instability on other properties.

If it is determined that the activity would *not* cause any of the listed impacts, the activity will be considered permissible under this Part.

Section 3704.80 (emphasis added).

Before even considering the grant of a permit, it must be established that a proposed project will not “cause *any* of the above listed impacts.” *Id.* (emphasis added). As noted above and throughout these Comments, the proposed project will cause *all* the above listed impacts. It impedes navigation for those who wish to paddle along the shoreline. The proposed structures would extend into and encroach upon Lake Michigan as a public waterbody. The structures will impair and interfere with the public’s right to transit across the shoreline (e.g., wading). Moreover, existing smaller structures have already contributed to shoreline erosion (a form of instability) on neighboring properties.

Even if IDNR were to consider the Permit Application, the Applicant—not neighboring public or private property owners—has the burden to demonstrate:

- 1) . . . *the benefits [of the project] to the public interest* in the body of water which would result from the activity;
- 2) A discussion of the measures...which would *minimize and/or mitigate the negative impacts*; and
- 3) An analysis of the extent and *permanence of the activity's encroachment* on the body of water and of any impairment the activity would have *on the rights, interests or uses of the public in the body of water and in the natural resources thereof*. The analysis shall *consider both the activity alone and the combined effects of similar activities which exist and/or could be lawfully undertaken* in the locality. The analysis should be *expressed in quantitative terms* to the fullest extent practicable and should be performed by persons with expertise in such impact analysis.

Section 3704.80(b)(emphasis added).

Section 3704(b)(3) also suggests, through the mandate that the quantitative analysis consider the combined effects of similar activities, that the existence of previous structures in the same location does not excuse violations of the Act or mean that proposed projects should be subject to diminished regulatory scrutiny. Further, the Permit Application seeks to build structures that are larger and, therefore, likely to result in even greater infringement on the public's right to lawfully access the shoreline.

IDNR must grant permits in accordance with Departmental Standards, which require an applicant to meet its own independent burden. Sections 3704.80, 3704.90. Because the Applicant has failed to meet its burden, IDNR may not grant the requested permit.

This project cannot be approved as currently proposed. As discussed *supra*, the Applicant (i) should be required to submit supplemental information in accordance with Section 3704.80(b), and (ii) must provide alternatives narrowly tailored—and nothing more—to protect its shoreline. Should the Applicant wish to build or maintain a beach, it may only do so through “beach nourishment,” meaning supplying sand to its beach from offsite without violating other aspects of the common or state law. Section 3704.70(b). These approaches are the only way in which IDNR's own regulations can be harmonized with—and not violative of—the Public Trust Doctrine and the Act. The Applicant has not complied with these regulatory requirements and, as such, IDNR cannot grant the permit for the project as proposed.

4. *The Proposed Project Does Not Comply with State Shore Protection Project Guidelines and Permit Conditions*

Should Orchard 2020 wish to resubmit the Permit Application, IDNR's *Guidelines for the Submittal of Applications for Illinois Department of Natural Resources, Office of Water Resources Permits for Shore Protection Projects in Lake Michigan* (“IDNR Guidelines”) provides helpful guidance. The IDNR Guidelines state that “shore protection is the primary reason the Department allows limited construction to occur on the bed of Lake Michigan. Applicants should provide a detailed explanation of the purpose and need of the proposed project.” *IDNR Guidelines* at page 3 (emphasis added).

While the Permit Application indicates that it is intended to promote “shore protection,” the proposed structures, including a boat ramp, do not meet the requirements for limited construction. See Permit Application, Attachment A, Section 8, Project Description.

The Permit Application also fails to include a sufficient (i) evaluation of the project's potential impact on public uses; such as legally permissible public transiting below the high-water mark (HWM); (ii) evaluation of the project's potential impact on natural resources; or (iii) analysis

and descriptive or narrative explanation of the project components that will minimize, mitigate or offset any project induced negative impacts. *IDNR Guidelines* at page 3.

Even if the structures proposed were to be appropriate for shore protection, they are in violation of the IDNR's permit conditions by impeding the public's right to enjoy public property. Where an applicant receives a permit for construction, the IDNR permit states expressly that "Any artificially created beach area is considered to be public property and the owner of the upland property may not do *anything* to impair or prohibit lawful public use of such created beach area." See IDNR Office of Water Resources ("OWR") Permit No. LM2017, Special Condition A (emphasis added).⁵⁵ This language is significant for two reasons. First, it expressly prohibits impairments to public uses of newly created beaches. Second, it suggests that the HWM boundary that normally delineates the boundary between public and private ownership rights does not apply to "artificially created beach area." In other words, the public may use any sand created as a result of built structures regardless of where the HWM would have been before such structures manipulated the shoreline.

Because the Permit Application violates the Public Trust Doctrine, the Rivers, Lakes, and Streams Act, IDNR Regulations, and IDNR Guidelines, it should be denied.

II. Comments and Objections to the Permit Application

IDNR bears the duty of general supervision of every body of water within the State of Illinois, including Lake Michigan. At a part of this duty, it is incumbent upon the Department to "inquire into encroachments upon, wrongful invasion and private use" of Lake Michigan. See 615 ILCS 5/7. As such, we respectfully request responses to the following elements of the Permit Application.

1.0 Project Introduction and Need

- Provide a detailed explanation of the purpose and need for the project and its goals (to increase the useable beach size, restore shoreline positioning to a selected design water level or any other goals).
- Provide detailed rationale for the proposed design and whether the proposed design/project is the minimum needed to accomplish the detailed description of project purposes and needs.
- The Permit Application notes that the existing system currently maintains a sandy beach. It should be recognized and considered that the existing sandy beach is greater than that which currently exists for some neighboring properties. The construction of this project

⁵⁵ Online at: https://www2.illinois.gov/dnr/WaterResources/Documents/OWR_LakeMichiganPermitConditions_ShoreProtectionProjects.pdf (accessed December 22, 2022). Special Permit Condition

will likely accrete sand along the project proponent's shoreline at the expense of down-drift property owners' beaches.

- Clarify the statement in the Permit Application that "a stone groin at the north property line will address wind and wave erosion and support beach stability." If this is the main proposed structure that supports beach stability, please explain in detail why are other design elements are being proposed and are necessary (i.e., a proposed south breakwater)?
- Provide additional information and detail (including renderings) regarding the native vegetation area to be constructed south of the north breakwater. Also explain why the proposed vegetation is necessary to accomplish the project's purpose and need.
- Provide greater detail regarding and clarify the statement in the Permit Application that: "The proposed stone coastal structures will stabilize the beach, eliminate bluff toe erosion, and replace failing existing coastal structures." The *elimination* of bluff toe erosion is virtually impossible to achieve should lake levels continue to rise and should Lake Michigan experience storms with 20-25 foot waves, as it did in January 2020. As such, the effectiveness of the project in achieving the purposes that it purports to achieve are incongruent.
- Is it anticipated that the beach will be stable in the long-term future after construction of the proposed structures without on-going periodic beach nourishment?
- Provide additional detail and explanation regarding the proposed "grated access ramp and stair from upland to the beach."
- Provide detail regarding which structures are failing, are in deteriorated condition, and recommended priorities for replacement or repairs.

2.0 High Water Mark

- Was the High Water Mark of 582.0 cited in the Permit Application verified by a professional surveyor in the field? Given that the High Water Mark is the elevation for the regulatory jurisdiction for permits, provide the record of survey (who conducted it) and the approval in writing from the regulatory agencies regarding the 582.0 feet (assumed International Great Lakes Datum, IGLD85). As you are aware, this is a critical elevation value that the USACE determines in the field.

3.0 Development of Shoreline and Bluff Protection Alternatives

- Option 1: No Action: As the current water level is significantly lower (more than 2 feet) compared to the June/July high levels, provide/document the current beach widths. Provide the estimated design useful life of the existing structures and recommended priorities for repairs.
- Option 2: Reconstruct the failing slopes: Explain in detail the meaning of "reconstruct the failing slopes." Is this applicable to the beach side slope (above or underwater)? In addition, explain/describe the meaning of "slope reconstruction alone." What is the "base

line” considered for the beach desired slope and useable beach at the selected design water level. What is the project attempting to “restore” to?

- Option 3: Construct an Armor Stone Revetment Only at the Toe of Slope: We understand that this is a backshore protection alternative, to protect the bluff slope/toe. As the existing shoreline protection system sustains a sandy beach, explain why this is not a viable alternative (with or without beach nourishment). Is the main goal of the project to create a larger beach?
- Option 4: Restore the Beach and Address Coastal Structure Failures with New Structures: Is the main goal of the project to create a larger beach? If currently there is an existing beach along the shoreline, why is a periodic beach not included in the considered alternatives? The same applies to the repairs of the existing structures, prioritized based on the condition and age.
- Provide additional alternatives in the Development of Shoreline Alternatives and explain why the Selected Option is better than a plan for periodic beach nourishment (if necessary) and a plan to repair the existing structures, as the Selected Option has a much larger footprint and greater net fill.

4.0 Selected Option

- Explain in detail the statements that: “A stone groin at the north property line. The structure will address wind and wave erosion *for the north half of the property* and significantly contribute to beach stability.” Emphasis added. This differs from the statement contained in the Project Introduction and Need regarding the north breakwater.
- As requested above, provide detailed information regarding the elevated native vegetation area, including its location and purpose.
- The middle steel groin is proposed to be removed, and replaced with a shore parallel breakwater, intended to “stabilize” the south and central portions of the property. Explain why the steel groin cannot be repaired or replaced with a new “in-kind, in-place” structure, with or without beach nourishment.
- Provide details regarding the type of sand being proposed for beach fill (medium, coarse, etc.) and the source(s) for the new sand.
- At the December 15, 2022 WPD Regular Board Meeting there was specific discussion regarding what the WPD is proposing regarding Centennial Park and the beach and what is being proposed in the Permit Application. The President of the WPD stated at that meeting:

I do think that we should have as one of the exhibits [at an upcoming community workshop on January 21, 2023] *the plans that Orchard submitted for permit so that we could look at them in*

context and be able to understand how anything we do at Centennial can relate to that. And I think it's safe to say there are ongoing negotiations with Orchard regarding design elements...It's a critical component that if there are concerns, it's another item on our agenda, concerns expressed as to what's being proposed on Orchard's property it abuts the end of our exiting Centennial property. It should be part and parcel of this discussion.

(emphasis added).⁶

Another WPD Commissioner stated:

If he [Orchard] goes ahead with, if the permit gets approved, then we have a breakwater on his existing property line. It makes no sense for us to put more stone on our property.

Id. at 1:36:21-35

- Explain whether the proposed Winnetka Park District ("WPD") plans for Elder and Centennial Parks were considered. If so, describe in detail what was considered regarding the WPD plans. It is noted that the proposed north breakwater runs parallel to the steel groin owned by the WPD. Provide detailed information regarding the proposed construction timeline, the proposed homeowner's plan and use for the proposed structures if the WPD plans are approved and implemented.
- Explain in detail and provide the facts in support of the conclusion that: "From a site access, littoral drift, erosion management, navigation, and habitat perspective, the project will not impair the public rights, interests, or uses from the project considered alone or from cumulative effects of existing/ future projects in the area."

5.0 Wave Climate Evaluation

- Provide detailed information for all items listed (wave conditions, wave forces, wave climate variability to establish the geometry and elevations of the proposed structures, wave overtopping, develop beach nourishment requirements). Explain the rationale for providing the design structures and beach sand fill, and whether these structures would result in a long-term stable cell. Also, provide details about the sand nourishment program mentioned (the quantity and how often it would need to be provided).
- Explain and establish that the north steel groin is of adequate material and sheet length, and, if the stone armoring is provided on only one side of the groin, the new load will be adequately supported by the steel groin.

⁶ <https://winpark.diligent.community/document/5368/?splitscreen=true&media=true> at 1:35:17-1:36:20

- Explain the conclusion that: “the project is designed such that no adverse wave reflections or wave climate changes would occur that could have an adverse impact on adjacent shoreline areas or existing littoral drift.” Beach nourishment is referenced and there is a likelihood that in the future some sand will be lost. When this occurs, explain why there is not a likelihood to accrete some sand from the natural littoral drift which will diminish the transport rate and impact the neighboring properties?

6.0 Impact Assessment

- Suspended Particulates: Explain and provide support for the statement that: “There will be no increase in suspended particle load or turbidity.” Increased turbidity and/or suspended particle load are very likely to result during the placement of stone and especially during the addition of sand. Please explain what contractor plans and methods will be used (land or water-based), and whether a turbidity curtain will be deployed in the project area during construction.
- Water: same concerns listed above apply for the project construction.
- Current Patterns and Water Circulation: please explain the statement: “the proposed structure will dampen wave energy near the beach. These changes will be localized and impacts to the larger Lake Michigan ecosystems will be negligible.” Even if “negligible,” what type of impacts are expected? Was an analysis performed for the existing conditions versus proposed to justify this statement? Also, please explain the statement “The orientations of the lakefront structures are established to maintain the current energy balance associated with wave reflections.” Again, was any analysis performed for the existing versus proposed conditions to justify this?
- Fish, Crustaceans, Mollusks, Birds and Other Aquatic Organisms in the Food Web: incomplete first sentence. If the existing habitat is limited, how will the project “enhance habitat quality for a wide variety of aquatic species by creating sheltered and shaded areas with diminished wave action and low turbidity”? Was there any aquatic survey performed or is there any data to justify this?
- Please detail the proposed monitoring plan to proactively identify sand losses/accretion with remedy actions and if this is a report that will be submitted to the regulatory agencies and if adjacent property neighbors can review.

7.0 Stormwater

- Provide details regarding the stormwater discharges. Describe if and how the Village of Winnetka common practice of at least retaining/treating the “first flush” will apply. Have any nearshore induced circulation studies been conducted to analyze the expected stormwater discharge mixing and possible impact on the neighboring properties,

including the WPD proposed public swimming areas? Is there a risk of E Coli contamination as the discharge will be infiltrating sand?

Project Plans

- Explain whether an Illinois licensed Professional Surveyor (PLS) will stamp/sign the existing conditions, and if an Illinois licensed Professional Engineer (PE) will stamp the plans.
- Proposed Plan sheet: Explain the “125-foot line.” Describe how this was determined/measured. What is the governing rule, guideline or basis for this dimension? Is there a published official IDNR rule or regulation?
- There are proposed steps shown in the Plan View and Cross-Sections & Details. Explain how access north-south will occur as the public cannot access and cross the north groin from the water. Can access be provided closer to shore on the beach? Shoreline access should be provided, especially for emergency purposes.
- Provide the justification for the south groin extension and the double wall. It appears that a private pier is being proposed that includes a proposed hand railing and increased height which will obstruct the lake views. Also, explain the need for and intended use of the private pier. If it intended for people access on top of the concrete cap, is the elevation safe when subject to significant waves that will produce challenging wave overtopping rates?

Additional Comments

- Has the Applicant submitted to IDNR a plat survey in accordance with 615 ILCS 5/7 which provides:

In order to expedite the fulfillment of such duties by the department, and to remove or reduce many causes of contention between the State and riparian owners, *every subdivision plat drawn for any land bordering or including any public waters of the State of Illinois in which the State has any property rights or property interests, shall be submitted to the Department of Natural Resources for review and approval* as to the boundary line between private interest and public interests, and shall not be recorded until so reviewed and approved by the department. Should the department find such boundary line to be incorrectly indicated on the plat, it shall return the plat unapproved with a statement in detail of the reasons for not approving such plat.

(emphasis added).

- Has IDNR reviewed and approved any such plat surveys?
- As part of the permit review process there should be detailed consideration of the WPD proposed Elder Lane Park and Centennial Park. Applicant/Engineer should provide a detailed written plan of action of how the WPD plans will impact the 205 proposed design.

Illinois Department of Natural Resources
Office of Water Resources
December 30, 2022
Page Fifteen

Conclusion

For the reasons stated above, the proposed construction project violates the Illinois Public Trust Doctrine, the Illinois Rivers, Lakes, and Streams Act, IDNR Regulations, and IDNR Guidelines. Therefore, the Permit Application should be denied.

Very truly yours,

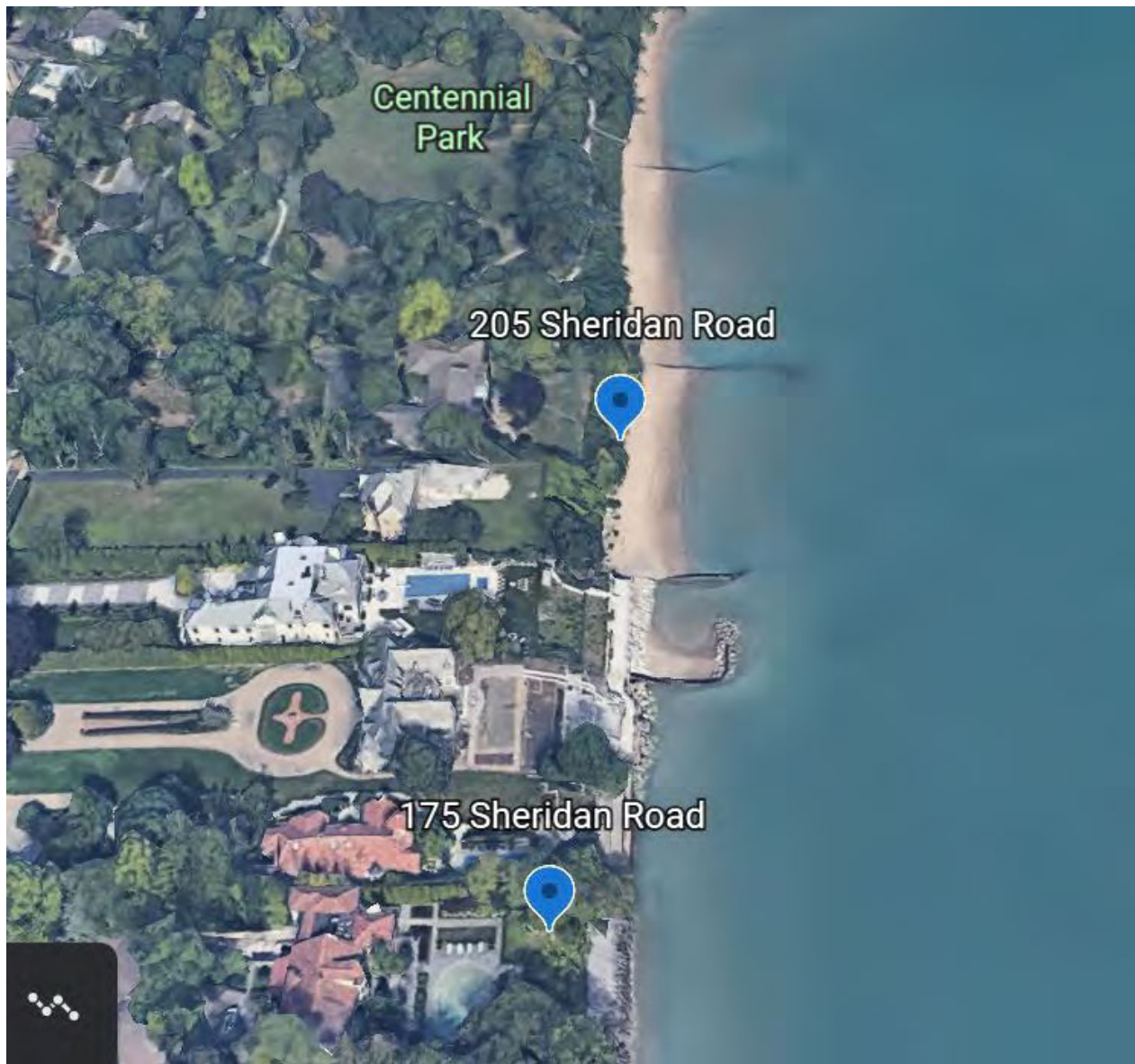
G&R Public Law and Strategies, LLC

By: 

Paul J. Gaynor

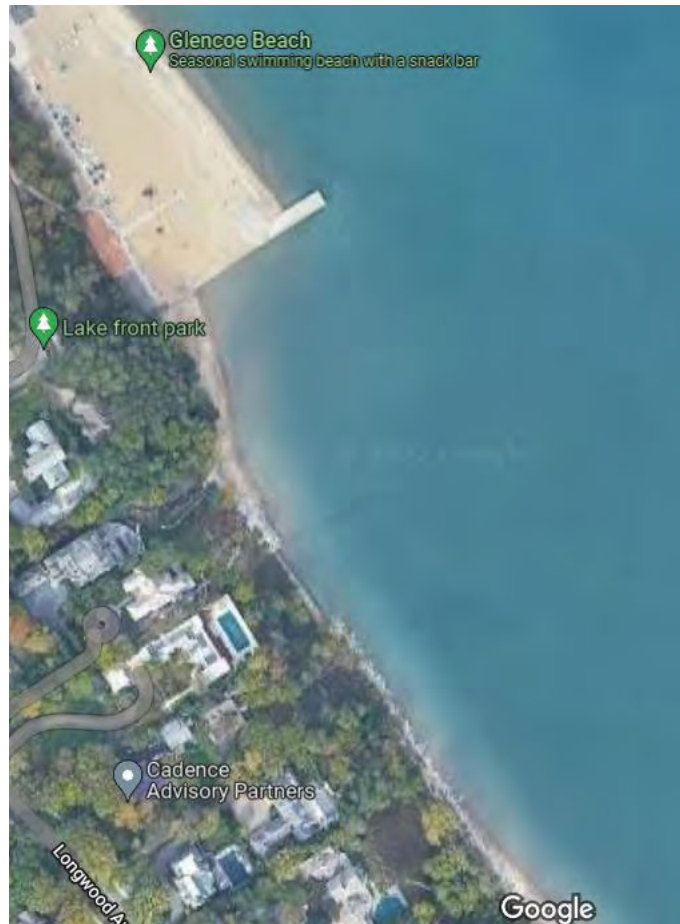
CC: Village Council of Winnetka Trustees
Winnetka Park District Board of Commissioners

Exhibit A



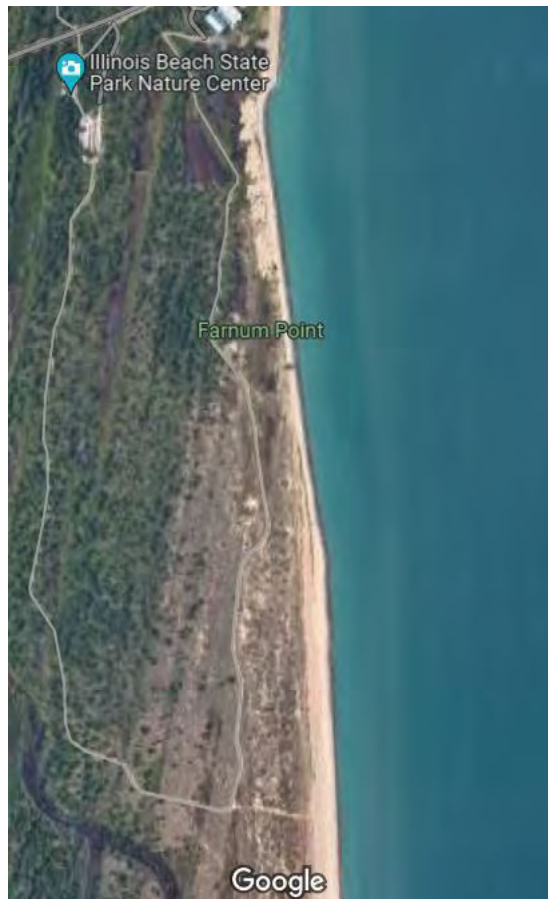
Jetties/groins to the north trap sand that would otherwise flow “downdrift,” depriving neighboring properties of beaches and, in the above picture, forcing neighboring property owners to place rock on their shorelines for protection. Credit: Google Maps/Google Earth (accessed December 20, 2022).

Exhibit B



Glencoe Beach, north of the proposed project area in Winnetka, also demonstrates that groins usurp sand that would otherwise help nourish downdrift property owners' beaches. Credit: Google.

Exhibit C



Illinois Beach State Park provides the best illustration of what a shoreline and beach could look like without groins to erode and ricochet damage to downdrift properties. Credit: Google.

Exhibit D



Types of NBS Techniques in the Great Lakes

The NBS techniques used on the Great Lakes can be broadly classified into six categories. These techniques can often be used in combination to achieve hybrid shoreline protection that maximizes ecosystem benefits. The categories are the following:

Vegetation
Native vegetation planted on the shore to reinforce sediments with its roots, dissipate wave energy and slow erosive runoff and wind.

Nourishment
The placement of clean sediment, often sand, on beaches, dunes or in nearshore waters to replace lost sand or build dunes.

Slope Stabilization
Regrading or reinforcing an eroding or failing bluff, bank or dune to a stable slope to allow vegetation to establish.

Edging
The placement of coir logs, wood or stones at the toe, or base, of the shoreline to prevent erosion and allow vegetation to establish.

Sill
A low-profile structure located in the water just off the shoreline to dissipate wave energy and create an area of protected natural marsh.

Ecologically Enhanced Hard Armoring
Vegetation, textured surfaces or other features added to conventional hard armoring structures to provide habitat and other benefits. This also includes breakwaters built offshore to reduce wave energy at the coast and allow natural features like a beach or vegetation to establish.

Adaptation, the Most Natural Approach
Erosion and flooding are natural processes on the Great Lakes. The most natural response is to adapt and stay out of nature's way. Adaptation options include:

- Move a threatened building back from the coast
- Locate new structures far enough from the shoreline or high enough above the lake that erosion and flooding won't reach them during their useful life
- Enact regulations like setback ordinances that keep new coastal development out of harm's way

Adaptation can often be the most cost-effective option to protect coastal homes. When adaptation actions are not feasible to protect property, nature-based shorelines may be a suitable solution.

NATURE-BASED SHORELINE OPTIONS FOR THE GREAT LAKES COASTS V

Nature-based shoreline (NBS) are now increasingly common practices for many shoreline and bluff protection projects across the Great Lakes as shown from this page from the University of Wisconsin Sea Grant Institute's publication, Nature-Based Shoreline Options for the Great Lakes (September 2021). <https://ohiodnr.gov/static/documents/coastal/Wisconsin-NBS-Guide.pdf> (accessed December 21, 2022).

Exhibit E



Reefs are increasingly recognized as approaches to dissipate wave energy to protect shorelines as seen by this picture of a recent Illinois Department of Natural Resources project. Illinois Sustainable Technology Center – Prairie Research Institute, “Underwater innovation at Illinois Beach State Park to help mitigate coastal erosion,” (February 18, 2022) at <https://blog.istc.illinois.edu/2022/02/18/underwater-innovation-at-illinois-beach-state-park-to-help-mitigate-coastal-erosion/> (accessed December 21, 2022).

**RESTRICTED DONATION AGREEMENT BETWEEN THE WINNETKA PARK
DISTRICT AND ISHBIA FAMILY FOUNDATION, INC. FOR THE
CENTENNIAL PARK IMPROVEMENT PLAN**

THIS AGREEMENT ("Agreement") is entered into as of the 19th day of January 2024, by and between the Winnetka Park District ("WPD"), an Illinois municipal corporation and Ishbia Family Foundation, Inc. ("IFF") (each a "Party" and collectively the "Parties").

RECITALS

WHEREAS, the purpose of this restricted Donation is to create access for citizens of all abilities to Winnetka's Centennial Beach and to improve and re-establish a long-term dog beach at the southernmost portion of Centennial Park's beachfront;

WHEREAS, the WPD owns, operates, controls and maintains properties covering nearly five square miles, consisting of twenty-six parks, five beaches, a boat launch, two golf courses, a tennis center, an ice arena, platform tennis courts, and athletic fields;

WHEREAS, the WPD provides a full range of year-round recreation programs, including athletics, fitness programs, education programs, summer camps, and special events;

WHEREAS, specific among these properties the WPD owns and operates is Centennial Park and Beach located at 225 Sheridan Rd, Winnetka, IL 60093 ("**Centennial Park**");

WHEREAS, the WPD is a municipal corporation and a unit of local government organized, established and existing under the laws of the State of Illinois, 70 ILCS 1505 *et. seq.*;

WHEREAS, in conjunction with Winnetka residents and lakefront experts, the WPD developed and adopted the Winnetka Waterfront 2030 plan in 2016. This plan was and continues to serve as a conceptual guide for future projects that preserve and enhance WPD's five beaches;

WHEREAS, pursuant to, in keeping with and consistent with its core mission, the WPD desires to renovate Centennial Park to provide high quality recreational opportunities, and will do so per the Centennial Park renovation plan approved by the WPD Board on October 19, 2023, as depicted on **Exhibit A** and referred to herein as either "**Exhibit A**" or the "**Plan**", and fully incorporated into this Agreement;

WHEREAS, at the May 25, 2023, WPD Board Meeting, the WPD Board passed Resolution 23-5-25, which included Findings of Fact Concerning Elder Lane + Centennial

Park Beaches and Authorization and Direction for Preparation of Permit Plans and Specifications for Elder + Centennial Lakefront Improvements and Permit Applications to Permitting Authorities;

WHEREAS, between May 25, 2023 and October 19, 2023, the WPD refined its plans for the Elder + Centennial Lakefront Improvements, and this Plan is embodied in Exhibit A;

WHEREAS, because of age, deterioration and weather-related damage to local improvements and infrastructure, the beaches at Elder Lane and Centennial Parks have not been fully open and available for residents and their families to enjoy since 2020;

WHEREAS, residents of the Winnetka community have repeatedly voiced their desire for the Park District to accelerate the execution of the Elder and Centennial improvement plans so they and their families can enjoy the lakefront;

WHEREAS, IFF has had the opportunity to review the Plan;

WHEREAS, the WPD's current budgeting would only allow for the execution of a portion of the approved Plan in Exhibit A and capital restraints would hinder the completion of all the WPD approved Plan in Exhibit A;

WHEREAS, executing the entire Plan concurrently would save taxpayer dollars in a meaningful way and expedite the completion of the Plan in Exhibit A;

WHEREAS, IFF wishes to make a restricted donation to the WPD for the express and sole purpose of helping to fund the following WPD Board approved beach improvements in the Plan, as set forth in Exhibit A: (1) the ADA-accessible pathway from the Centennial parking lot to the beach (the "ADA Pathway"); (2) the off-leash dog park on the southernmost portion Centennial Beach, compliant with all laws and regulations (the "Dog Beach"); (3) with the fences extending into Lake Michigan a distance of 112 feet, as measured from the toe of the bluff as depicted in Exhibit A (the "Dog Beach Perimeter Safety Fence"); (4) a pedestrian bypass around the dog beach to permit transit north and south (the "Bypass"); and (5) the stone breakwater system at the Centennial Park beachfront located approximately 200 feet north of the Centennial Park's southern-most property line (collectively, the "Project" and the five elements described above are collectively the "Project Elements");

WHEREAS, creating an environment where people of all abilities can enjoy the lakefront has been a long-time priority for the WPD and the Winnetka community, which the IFF is pleased to support;

WHEREAS, improving and re-establishing a Dog Beach, Dog Beach Perimeter Safety Fence and Bypass has been a long-time priority for the WPD and the Winnetka community, which the IFF is pleased to support;

WHEREAS, the IFF agrees to donate the restricted funds described herein for the Project as described in Section 6 herein and the WPD agrees to complete the Project subject

to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and of the above recitals which are made a contractual part of this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereto agree as follows:

TERMS AND CONDITIONS

1. Description of Contribution. IFF will donate Three Million Dollars (\$3,000,000.00) (the "**Restricted Donation**" or "**Donation**") to WPD, as set forth herein, solely for the purpose of paying for the costs of the WPD's construction of the Project, as described in Section 6 herein. As described in Section 6, this Restricted Donation will be used solely for the construction of the Project, and if used for any other purpose, IFF in its discretion may require the WPD to return all or a portion of the funds which are used for any purpose other than the construction of the Project.
2. Representations and Warranties.
 - a. WPD hereby makes the following representations and warranties as of the date hereof and as of each date WPD endorses and deposits any check or accepts the wire transfer of any Donation installment from IFF:
 - 1) WPD is a political subdivision of the State of Illinois which is eligible to receive tax-deductible, charitable donations.
 - 2) The Donation shall be used exclusively in furtherance of WPD's government purposes and shall not be used for lobbying, political contributions or to support political campaigns.
 - 3) The Donation will serve a public purpose.
 - 4) No tangible benefit, goods or services will be provided to IFF or any individuals or entities connected with the IFF as a condition of the Donation.
 - 5) This Agreement has been duly authorized, executed and delivered by WPD, and the representatives executing this Agreement on behalf of WPD are duly authorized to execute this Agreement.
 - 6) There is no pending or threatened claim, action, suit, proceeding, investigation or criminal proceeding, the outcome of which could have a material adverse effect on the ability of WPD to perform the Project.
 - 7) WPD does not and will not knowingly provide financial support or other resources to any individual or entity to further unlawful acts including acts of violence or terrorism, and WPD is in compliance with all laws, statutes, and regulations restricting U.S. persons from dealing with any individuals,

entities, groups, or countries subject to Office of Foreign Assets Control sanctions.

- 8) WPD is in compliance with all applicable federal, state and local laws and regulations.
 - 9) WPD represents the Donation is not being used to satisfy the payment of a pledge or any other personal or corporate financial obligation on behalf of IFF.
- b. IFF hereby makes the following representations and warranties as of the date hereof and as of each date IFF presents any check or wire transfers any Donation installments to WPD:
- 1) This Agreement has been duly authorized, executed and delivered by IFF and the representatives executing this Agreement on behalf of IFF are duly authorized to execute this Agreement.
 - 2) At all times during the Term of this Agreement, IFF shall have lawful access to sufficient funds for IFF to make all installment payments required by this Agreement and no approvals or consents from any third parties are necessary as a condition for IFF to make the Donation.
 - 3) IFF does not and will not knowingly provide financial support or other resources to any individual or entity to further unlawful acts including acts of violence or terrorism, and IFF is in compliance with all laws, statutes, and regulations restricting U.S. persons from dealing with any individuals, entities, groups, or countries subject to Office of Foreign Assets Control sanctions.
 - 4) IFF is not barred from contracting with any unit of local government by reason of Article 33E of the Illinois Criminal Code.
 - 5) IFF is in compliance with all applicable federal, state and local laws and regulations.
 - 6) IFF is recognized by the Internal Revenue Service as a tax-exempt organization and has filed all relevant applications and returns for its most recently completed fiscal year for which such applications or returns are due.

3. Arbiter. John Peterson is appointed as a third-party decision maker for the reasons herein described (the "Arbiter"). The Arbiter shall base its opinions and decisions on its independent judgment. In the event of a vacancy in the role of Arbiter, or if the Arbiter has a Conflict of Interest, decisions and dispute resolution authority otherwise delegated to the Arbiter will be delegated to an arbitrator under the Uniform Arbitration Act, 710 ILCS 5/1, et seq. A "Conflict of Interest" exists when the Arbiter's pecuniary interests compromise the Arbiter's judgment, actions or decisions. The Arbiter is granted authority to engage design professionals to the extent reasonably necessary for the Arbiter to make an informed judgment about the issues herein described. IFF and WPD shall evenly share the cost for any third-party design professionals engaged by the Arbiter in its reasonable discretion. The WPD and IFF shall hold harmless the Arbiter from all claims arising from this Agreement except to the extent arising from the Arbiter's gross negligence or intentional misconduct.

4. Timing of Restricted Donation. IFF will make the Restricted Donation to WPD in two (2) installments for the Project as follows: (a) \$1,000,000.00 within 10 (ten) days of: (i) the receipt by IFF of a notice to proceed ("NTP") for construction; (ii) the WPD's receipt of all applicable permits required in order to start construction of the Project showing the Project Elements will be constructed the same as depicted in the Plan in Exhibit A; and (b) \$2,000,000.00 within thirty (30) days of completion of the Project and the Arbiter's review and confirmation, in his/her/its sole discretion, that the Project Elements have been constructed the same as provided in the permits issued for the Project.

5. Term. The duration of this Agreement shall begin upon the execution by both Parties and shall terminate on upon the end of fifty (50) years from the execution of this Agreement by both Parties.

6. Restricted Donation.

a. WPD agrees the amount contributed to WPD pursuant to Sections 1 and 4 shall be a restricted donation that shall not be repayable to IFF except as otherwise provided herein. All Parties expressly agree and acknowledge the donated funds shall be used exclusively toward funding the Project and this Restricted Donation will be used to help make possible the Project, as set forth in Exhibit A. The Parties agree the plans attached as Exhibit A may be modified to the extent necessary to conform to regulatory requirements and permit conditions enforced by applicable Federal, State and local agencies, but if any of the Project Elements are modified from Exhibit A in any manner without IFF's written consent, IFF will not be obligated to make any portion of the donation contemplated by this Agreement. Before any portion of the Restricted Donation is funded, the Parties will review the final Project construction drawings for which permits have been issued to ensure only that the each of the foregoing approved Project Elements are included the same as depicted in the final plans to be constructed as set forth in Exhibit A. For avoidance of doubt, IFF's ability to elect not to fund the donation if the Plan is modified will supersede any other provision in this Agreement.

b. The WPD confirms any funds received by it from IFF under this agreement will be used exclusively for governmental purposes and will not be used for any activities that would cause the donation not to qualify as a charitable contribution under 26 USC 170(c)(1). Each of the IFF and the WPD agree it will comply with all applicable federal, state, and local laws. The WPD further agrees it is responsible for the proper expenditure of the Restricted Donation and for the maintenance of adequate supporting records consistent with generally accepted accounting principles. WPD shall provide IFF a general ledger describing the Project expenses within ninety (90) days after the Project is completed. WPD shall retain all records related to the Project for not less than seven (7) years.

c. IFF reserves the right to refuse a request for disbursement of funds to the WPD and to require the refund of expended funds used for any purpose other than the construction of the Project as specified in this Agreement, or both, in the event the Arbiter, in his/her/its sole discretion, finds WPD has used any funds for a purpose other than

specified in paragraph 6 of this Agreement.

7. Restrictive Covenant. The Parties agree this Restricted Donation is to be used to make possible the construction of the Project, as described in Exhibit A. It is the intention of the Parties the Project remains in place in the same location where the Project Elements are located on Exhibit A and, except for ordinary wear and tear, will remain there for fifty (50) years from the execution of this Agreement by both Parties, regardless of the ownership of the underlying property. (the "Restricted Period"). A Restrictive Covenant (attached as Exhibit B) will be recorded against the land to ensure the Project Elements remain in their as-built locations for the Restricted Period. The WPD, or its successor owner, will not be violation of this Agreement or the Restrictive Covenant so long as it performs ordinary and usual maintenance on the Project Elements and does not move or destroy, or instruct or permit any third party to move or destroy, any Project Elements during the Restricted Period.

WPD and IFF agree that it is their desire to efficiently and quickly resolve any disputes that arise, and that any Dispute (as hereinafter defined) shall be submitted to the Arbiter, who will make a determination with respect to the Dispute, in his sole discretion or, if the Arbiter does not still exist, to binding arbitration pursuant to the Uniform Arbitration Act, 710 ILCS 5/1, et seq., and except for a claim for specific performance not a court of law or equity. For purposes hereof, "Disputes" shall include any and all controversies, disputes or claims arising out of or relating to the enforcement of the provisions of the Restrictive Covenant.

The Parties agree the restrictive covenant shall not result in and shall disclaim any express or implied limitation on the WPD's discretion with respect to the use or improvement of any part of Centennial Park which does not comprise a Project Element. The Parties further agree the restrictive covenant is not intended to convey any interest in property whatsoever. IFF agrees to record a release of the Restrictive Covenant within thirty (30) days following the occurrence of any of the following events: (a) the Restricted Donation is not paid in full after the Arbiter finds it fully due and payable, or (b) the expiration of the Restricted Period.

If: (a) the WPD is in breach of this Restrictive Covenant; (b) the WPD fails to cure such violation with the application of diligent and continuous effort; and (c) the WPD has moved or destroyed, or instructed or permitted any third party to move or destroy the stone breakwater system at the Centennial Park beachfront, the WPD's liability shall be liquidated damages in the sum of Three Millions Dollars (\$3,000,000.00). If, for any reason, the Arbiter, in his/her/its sole discretion, finds the ADA Pathway, Dog Beach, or Dog Beach Perimeter Safety Fence do not remain in their as-built locations for the Restricted Period, IFF may file a specific performance claim in order to have the WPD restore them to their respective, as-built locations.

8. IFF Recognition. Intentionally omitted.

9. Coordination of Events. The WPD and IFF shall coordinate mutually agreeable schedules and activities in connection with groundbreaking and ribbon cutting ceremonies for the Project as well as the announcement and any publicity concerning the Project. WPD shall either own, or be assigned an irrevocable license to use, any intellectual property created related to the Project or publicity therefor.

10. Coordination of Publicity. Neither IFF nor WPD shall use the name or marks of the other party, or any related party, in any publicity or news release without the prior approval of the other party or any related party whose name will be used.

11. Responsibility. At all times, the WPD, or its successor property owner, will assume all responsibility for the operation, maintenance and repair of any Project Element owned by such party under the same standards of care applicable to other WPD facilities to ensure that the Project will serve its intended purpose. Except as provided in the preceding sentence, in no event shall IFF be responsible for any payments of any type other than its contributions described in Section 1 and 4.

WPD shall not act as or be an agent of IFF nor shall IFF act or be an agent of WPD. All of WPD's activities will be at WPD's own risk and liability, and WPD shall not be entitled to insurance protection from IFF for WPD's own acts or omissions. WPD will have no authority, and will not represent to any person it has any authority, to bind IFF to any agreement with any third party, or to otherwise commit IFF to any proposal. Nor shall IFF have any authority or represent to any person it has any authority to bind the WPD to any agreement. In no event shall IFF at any time be construed as an expert in, knowledgeable about, or engaged in the business of constructing Projects.

WPD shall be responsible for the payment of all taxes, if and as applicable, associated with the Project initiative and the Donation by IFF hereunder, and shall indemnify and hold IFF and its affiliates harmless therefrom. WPD shall also be responsible for ensuring all work is in full compliance with all legal standards. So long as WPD is the owner of the property on which the respective Project Element is located, WPD shall indemnify, defend and hold harmless IFF and his/her respective employees, agents and representatives from and against any and all claims of any nature arising from or related to the Project initiative or use of the Project (including but not limited to any personal injury, property damage, activity, work or things done, or permitted by WPD or its agents) or arising from or related to any negligence of WPD or any of WPD's agents; and in case any action or proceeding be brought against IFF by reason of any such claim, WPD shall defend the same at WPD's expense by counsel reasonably satisfactory to IFF, which approval will not be unreasonably conditions, denied or delayed. WPD, as a material part of the consideration to IFF, hereby assumes all risk of damage to property or injury to persons in, on or about the Project arising from any cause attributable to WPD and WPD hereby waives all claims in respect thereof against IFF.

This Section 11 shall survive the expiration or termination of this Agreement and the expiration or termination of any obligation owing to any Party under this agreement.

12. Termination of Obligations. The Parties agree once this Agreement has been executed by IFF and WPD, and once the Project is completed consistent with the plans in Exhibit A, and once all donations due under this Agreement have been funded by IFF, IFF shall not be able to require any refund of donated funds except as otherwise set forth in this Agreement. The WPD may choose to terminate the Project at any time at its sole discretion and refund IFF, as the case may be, the monies paid to WPD in their entirety before the completion of the Project. In the event the Project is terminated, IFF's continued obligation to make any contributions shall automatically terminate. If all or a portion of the Project is destroyed beyond repair due to a *force majeure* event, or any other circumstance, then the WPD will, as soon as possible, restore any of the Project Elements effected to their respective prior conditions and locations and compliant with all laws prior to the event. This *force majeure* clause will not apply to the stone breakwater system at the Centennial Park beachfront.

13. Acknowledgement of Donation. WPD shall complete and sign a charitable contribution receipt acknowledgement as required under the tax law in form and substance satisfactory to IFF. WPD does not warrant any tax consequence as a result of the Donation and this Agreement shall not be subject to termination as a result of any particular tax consequence. WPD shall not indemnify, defend or hold harmless IFF from any orders, decisions or rulings made by the IRS related to the Donation except to the extent caused solely by reason of the WPD's acts or omissions.

14. Miscellaneous.

a. Notices. Unless otherwise specified, any notice, demand or request required under this Agreement must be given in writing at the addresses set forth below by any of the following means: personal service, overnight courier or first-class mail.

If to Winnetka Park District: Winnetka Park District
540 Hibbard Rd
Winnetka, Illinois 60093
Attn: Executive Director

With Copies to: Adam B. Simon
Ancel Glink
175 East Hawthorn Parkway, Suite 145
Vernon Hills, IL 60061
Attn: WPD General Counsel

If to IFF: David B.H. Williams
Williams, Bax & Saltzman, PC
221 N. LaSalle St., Suite 3700
Chicago, IL 60601

15. Governing Law. This Agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof. If there is a lawsuit under this Agreement, each Party hereto agrees to submit

to the jurisdiction of the courts of Cook County in the State of Illinois.

16. Severability. In the event any provision of this Agreement is deemed to be invalid by reason of the operation of any law or by reason of the interpretation placed thereon by any court or any other governmental body, this Agreement shall be construed as not containing such provision and any and all other provisions hereof which otherwise are lawful and valid shall remain in full force and effect.

17. Integration. All exhibits to this Agreement are expressly incorporated herein by this reference thereto. This Agreement constitutes the entire agreement between the Parties, merges all discussions between them and supersedes and replaces any and every other prior or contemporaneous agreement, negotiation, understanding, commitments and writing with respect to the subject matter hereof.

18. Assignment. This Agreement, or any portion thereof, shall not be assigned by any Party without the prior written consent of the others.

19. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which when taken together shall be deemed to be one and the same instrument.

20. Parties' Interest/No Third-Party Beneficiaries. This Agreement shall be binding upon the Parties and their respective successors and permitted assigns and shall inure to the benefit of the Parties, and their respective successors and permitted assigns. This Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a Party and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this Agreement, nor any act of the Parties, shall be deemed or construed by any of the Parties hereto or by third parties, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving any of the Parties.

21. Modification or Amendment. This Agreement may not be altered, modified or amended except by a written instrument signed by all the Parties.

22. No Implied Waivers. No waiver by any Party of any breach of any provision of this Agreement will be a waiver of any continuing or succeeding breach of the breached provision, a waiver of the breached provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to, or demand on, any Party in any case will, of itself, entitle that Party to any further notice or demand in similar or other circumstances.

23. Titles and Headings. Titles and headings to paragraphs contained in this Agreement are for convenience only and are not limited to limit, vary, define or expand the content of this Agreement.

24. No Personal Liability. IFF expressly agrees no member, Commissioner, official, employee or agent of the WPD, and the WPD expressly agrees no officer, director, employee or contractor of IFF, will be individually or personally liable to it, its successors

or assigns under any term or provision of this Agreement or because of his or her execution of this Agreement or in the event of any default or breach by any party under this Agreement. The limitations on liability in this Section 24 shall survive the expiration or termination of this Agreement and the expiration or termination of any obligation owing to any Party under this Agreement.

25. Ethics. IFF hereby represents and affirms its decision to contribute to the WPD pursuant to this Agreement is entirely voluntary and is completely unrelated to any past or future government decision relating to the award of contracts or any other action. IFF further represents and affirms no representative of IFF has had any conversation with any representative of the WPD, or with any government official or employee in any way links this contribution to any past or future government decision relating to the award of contracts or any other matter.

26. Attorneys' Fees. In the event of a Dispute arising under this Agreement or the Restrictive Covenant, the party which receives an arbitration award or judgment will be awarded, as part of such award or judgment, its reasonable fees and costs of obtaining such award or judgment, including reasonable attorneys' fees, witness fees and court costs.

Signature page to follow

IN WITNESS WHEREOF, the WPD and IFF have caused this Agreement to be executed as of the date first written above.

WINNETKA PARK DISTRICT

By:


Christina Codo
President, Board of Commissioners

Attest:


Secretary to the Board

ISHBIA FAMILY FOUNDATION, INC.

By: _____

Name: Justin R. Ishbia, Vice President

IN WITNESS WHEREOF, the WPD and IFF have caused this Agreement to be executed as of the date first written above.

WINNETKA PARK DISTRICT

By: _____
Christina Codo
President, Board of Commissioners

Attest: _____
Secretary to the Board

ISHBLA FAMILY FOUNDATION, INC.

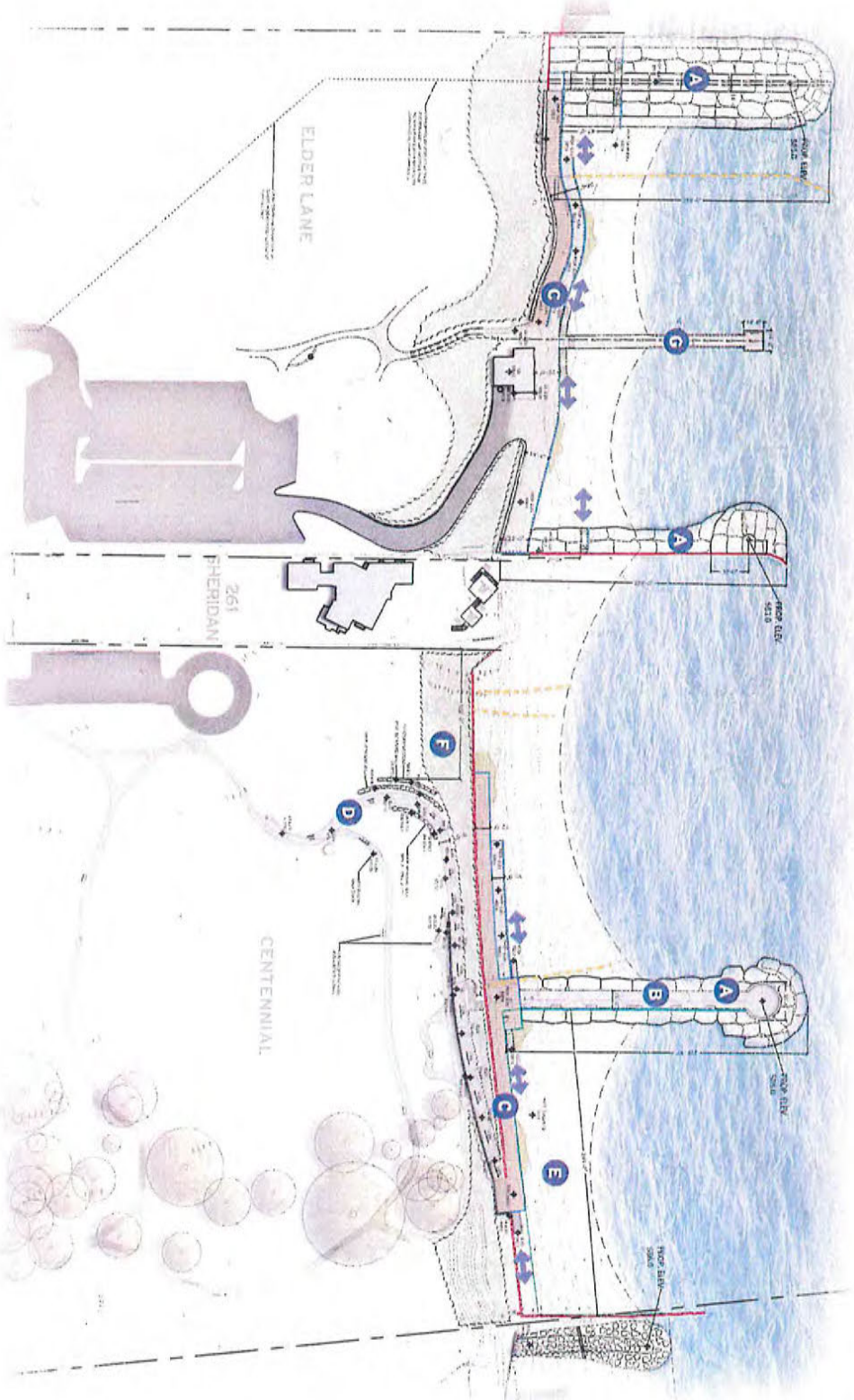
By: _____

Name: Justin R. Ishbia. Vice President

Exhibit A
Centennial Park Renovation Plan

Elder + Centennial | Schematic Design

ELDER | CENTENNIAL BEACH FEASIBILITY STUDY



LEGEND

- PROPOSED BLUFF RESTORATION**
- ➔ ACCESS TO BEACH
 - SHEET PILE (PROPOSED)
 - SHEET PILE (EXISTING)
 - ELEMENT TO BE REMOVED
 - ORNAMENTAL FENCE
 - A** RUBBLE MOUND BREAKWATER SHORELINE PROTECTION
 - B** ACCESSIBLE VIEWING PIER WITH BENCH SEATING
 - C** ADA ACCESSIBLE BOARDWALK & CONCRETE RAMP BEACH ACCESS
 - D** ACCESSIBLE PEDESTRIAN PATH TO BEACH
 - E** PROPOSED CENTENNIAL DOG BEACH
 - F** BLUFF RESTORATION ZONE
 - G** REPAIRED EXISTING CONCRETE PIER

Elder + Centennial | Final Schematic Design

DATE: 10/19/2023

THE
LAKOTA
GROUP

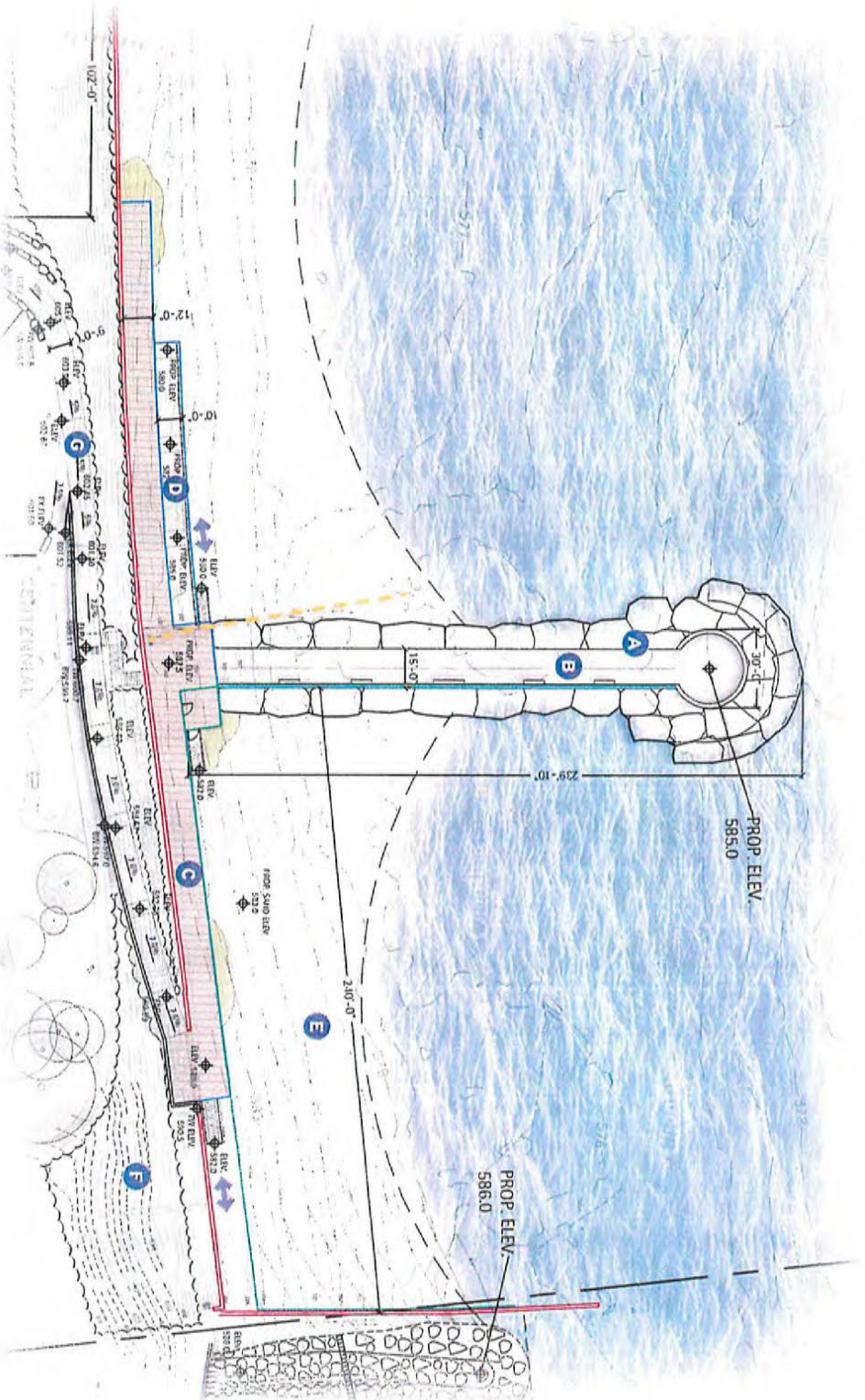
Elder + Centennial | Schematic Design

ELDER | CENTENNIAL BEACH FEASIBILITY STUDY



LEGEND

- PROPOSED BLUFF RESTORATION
- ↔ ACCESS TO BEACH
- SHEET PILE (PROPOSED)
- SHEET PILE (EXISTING)
- ELEMENT TO BE REMOVED
- ORNAMENTAL FENCE
- A RUBBLE MOUND BREAKWATER SHORELINE PROTECTION
- B ACCESSIBLE VIEWING PIER WITH BENCH SEATING
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- E PROPOSED CENTENNIAL DOG BEACH
- F BLUFF RESTORATION ZONE
- G ACCESSIBLE PEDESTRIAN PATH & RAMP TO BEACH



Centennial Enlargement | Final Schematic Design

10/19/2023



Exhibit B
Form of Restrictive Covenant

After recording, mail to:

Adam B. Simon
Ancel Glink
175 East Hawthorn Parkway, Suite 145
Vernon Hills, IL 60061
Attn: WPD General Counsel

Property Identification Numbers:

05-21-412-004-0000

05-21-412-005-0000

05-21-412-006-0000

Common addresses:

225 Sheridan Road
Winnetka, Illinois 60093

FOR RECORDER'S USE

DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANT ("Restrictive Covenant") is made this 19th day of January, 2024 (the "Effective Date") by Winnetka Park District, an Illinois park district and unit of local government ("WPD").

WHEREAS, the WPD is a political subdivision and a unit of local government organized, established and existing under the laws of the State of Illinois, 70 ILCS 1205 *et. seq.*;

WHEREAS, WPD is the sole owner in fee simple of certain real property known as Centennial Park and Beach, located at 225 Sheridan Road, Winnetka, Illinois, identified as of the Effective Date as Cook County Parcel Identification Numbers 05-21-412-004-0000, 05-21-412-005-0000, and 05-21-412-006-0000 and legally described in **Schedule A** ("Centennial Park");

WHEREAS, Centennial Park currently is partially improved for lawful passive and active recreational uses;

WHEREAS, pursuant to, in keeping with and consistent with its core mission, the WPD desires to renovate Centennial Park to provide high quality recreational opportunities, and will do so per the Centennial Park renovation plan for which all necessary permits have been issued as depicted on **Schedule B** and referred to herein as either "**Schedule B**" or the "**Plan**", and fully incorporated into this Agreement;

WHEREAS, the WPD executed a Restricted Donation Agreement between the WPD and the Ishbia Family Foundation, Inc. (the "**IFF**") for the Centennial Park

Improvements Plan, (the “**Restricted Donation Agreement**”) pursuant to which the IFF agreed to make a restricted donation to the WPD for the express and sole purpose of helping to fund the following WPD Board approved lakefront improvements, as set forth in Schedule B: (1) the ADA-accessible pathway from the Centennial Park parking lot to the beach (the “**ADA Pathway**”); (2) the off-leash dog park located at the southernmost portion of Centennial Beach, compliant with all laws and regulations (the “**Dog Beach**”); (3) Dog Beach fences extending 112 feet into Lake Michigan (measured from the toe of the bluff) as depicted in Schedule B (the “**Dog Beach Perimeter Safety Fence**”); (4) a pedestrian bypass around the Dog Beach and Dog Beach Perimeter Fence to permit transit north and south (the “**Bypass**”), and (5) the stone breakwater system at the Centennial Park beachfront located approximately 200 feet north of the Centennial Park’s southern-most property line (the “**Park Breakwater**” and together with the ADA Pathway, the Dog Beach, the Dog Beach Perimeter Safety Fence and the Bypass, collectively the “**Project Elements**”);

WHEREAS, the WPD agreed to be bound by certain obligations and restrictions related to the Project Elements in accordance with the Restricted Donation Agreement;

WHEREAS, the WPD desires to place a restrictive covenant on Centennial Park to evidence the obligations and restrictions pursuant to the Restricted Donation Agreement to ensure the long-term recreational use and enjoyment of the Project Elements;

WHEREAS, WPD intends this Restrictive Covenant shall be recorded as a covenant running with the land and shall be binding on WPD and all future owners of all or any part of Centennial Park where the Project Elements are located; and

NOW, THEREFORE, in consideration of the above recitals and the covenants, terms, conditions and restrictions contained herein, WPD does hereby establish a restrictive covenant on Centennial Park as follows:

1. Purpose. The purpose of this Restrictive Covenant is to preserve the Project Elements for public recreational uses consistent with applicable law.

2. Continued Existence of Project Elements. Regardless of the owner of the underlying property, the Project Elements shall remain in place in the same location where the Project Elements are located in Schedule B and, except for ordinary wear and tear, will remain there for fifty (50) years after the grand opening of Centennial Beach (the “Restricted Period”). The WPD, or its successor owner, will not be in violation of this Restrictive Covenant so long as the WPD, or its successor owner, performs ordinary and usual maintenance on the Project Elements and does not move or destroy, nor instruct or permit any third party to move or destroy, any Project Elements during the Restricted Period. IFF and WPD agree to record a release of the Restrictive Covenant within thirty (30) days following the expiration of the Restricted Period.

3. Park District Reservation of Rights. The WPD expresses this restrictive covenant shall not result in and disclaims any express or implied limitation to the WPD’s

discretion with respect to the use or improvement of any part of Centennial Park which does not comprise a Project Element. The WPD further expresses nothing herein is intended to convey any interest in real property whatsoever.

4. Covenant Running with the Land. The restrictions and covenants contained in this Restrictive Covenant shall run with the land defined herein as Centennial Park, and are binding upon and inure to the benefit of the IFF, WPD and its successor landowners, and their respective heirs, executors, administrators, successors, assigns, agents, licensees, invitees, and representatives. This restrictive covenant shall be recorded against Centennial Park.

5. WPD Breach. If, for any reason (a) the WPD violates this Restrictive Covenant; and (b) the WPD fails to cure such violation with the application of diligent and continuous effort, the WPD will be in breach of this Restrictive Covenant.

If (a) the WPD is found to be in breach of this Restrictive Covenant; (b) the WPD fails to cure such violation with the application of diligent and continuous effort; and (c) the WPD has moved or destroyed, or instructed or permitted any third party to move or destroy the stone breakwater system at the Centennial Park beachfront, the WPD's liability shall be liquidated damages to IFF in the sum of Three Millions Dollars (\$3,000,000.00). If, for any reason, the Arbiter, in his sole discretion, determines the ADA Pathway, Dog Beach, or Dog Beach Perimeter Safety Fence do not remain in their as-built locations for the Restricted Period, IFF may file a specific performance claim in order to have the WPD restore them to their respective, as-built locations.

WPD and IFF agree that it is their desire to efficiently and quickly resolve any disputes that arise, and that any Dispute (as hereinafter defined) shall be submitted to the Arbiter, who will make a determination with respect to the Dispute, in his sole discretion, or, if the Arbiter does not still exist, to binding arbitration pursuant to the Uniform Arbitration Act, 710 ILCS 5/1, et seq., and except for a claim for specific performance not a court of law or equity. For purposes hereof, "Disputes" shall include any and all controversies, disputes or claims arising out of or relating to the enforcement of the provisions of this Restrictive Covenant.

6. Miscellaneous.

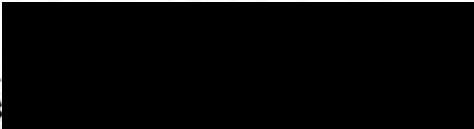
A. Promptly after IFF's payment of the second installment of the Restricted Donation, this Restrictive Covenant shall be recorded against title to Centennial Park and shall run with the land and bind Centennial Park and all future owners of all or any part of Centennial Park during the Restricted Period, but only with respect to the Project Elements.

B. This Restrictive Covenant shall be binding on the WPD, and its respective successors, assignees, and heirs, including any successor owners of all or any part of Centennial Park.

C. If any provision of this Restrictive Covenant is found to be invalid, illegal or unenforceable by a court of competent jurisdiction, that finding shall not affect the validity, legality, or enforceability of the remaining provisions.

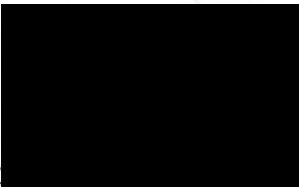
IN WITNESS WHEREOF, the WPD has executed this Restrictive Covenant on the date first written above.

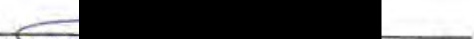
WINNETKA PARK DISTRICT



President, Board of Park Commissioners
Winnetka Park District

ATTEST:



By: 
Secretary, Board of Park Commissioners
Winnetka Park District

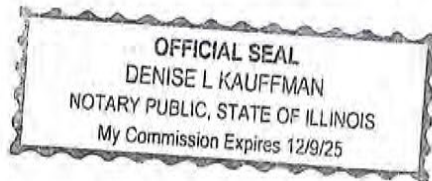
Prepared by:
David B.H. Williams
Williams, Bax & Saltzman, P.C.
221 N. LaSalle St., Suite 3700
Chicago, IL 60601

WINNETKA PARK DISTRICT ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY THAT Christina Codo and John Peterson, personally known to
me to be the same persons whose names are subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that they signed, sealed and
delivered the said instrument as their free and voluntary act, for the uses and purposes
therein set forth.

Given under my hand and official seal, this 19th day of January, 2024.



[Redacted Signature]
Notary Public /

My Commission expires: 12/9/25

SCHEDULE A

Centennial Park Legal Description

LOT 6 IN THE RESUBDIVISION OF BLOCKS 1 THROUGH 4 AND VACATED STREET KNOWN AS BELLVIEW PLACE, LYING BETWEEN BLOCKS 1 AND 2 ON THE EAST AND BLOCKS 3 AND 4 ON THE WEST IN LAKE SHORE SUBDIVISION OF LOT 1 IN NICHOLAS SIMON AND OTHERS' SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21 AND FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

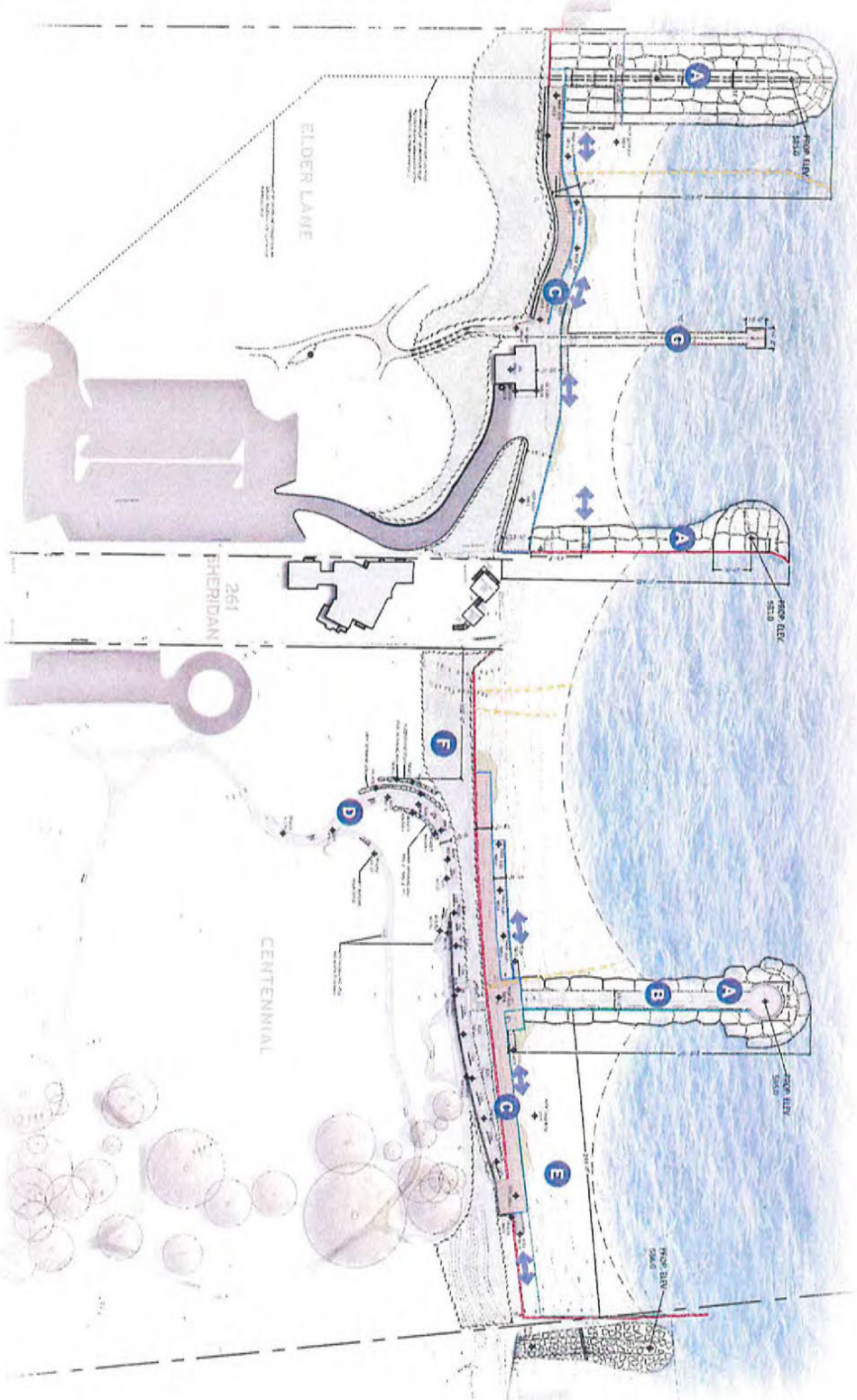
P.I.N.: 05-21-412-004-0000, 05-21-412-005-0000, and 05-21-412-006-0000

SCHEDULE B

Plan of Project Elements

Elder + Centennial | Schematic Design

ELDER | CENTENNIAL BEACH FEASIBILITY STUDY



LEGEND

- PROPOSED BLUFF RESTORATION**
- ↔ ACCESS TO BEACH
 - SHEET PILE (PROPOSED)
 - SHEET PILE (EXISTING)
 - ELEMENT TO BE REMOVED
 - ORNAMENTAL FENCE
 - A** RUBBLE MOUND BREAKWATER SHORELINE PROTECTION
 - B** ACCESSIBLE VIEWING PIER WITH BENCH SEATING
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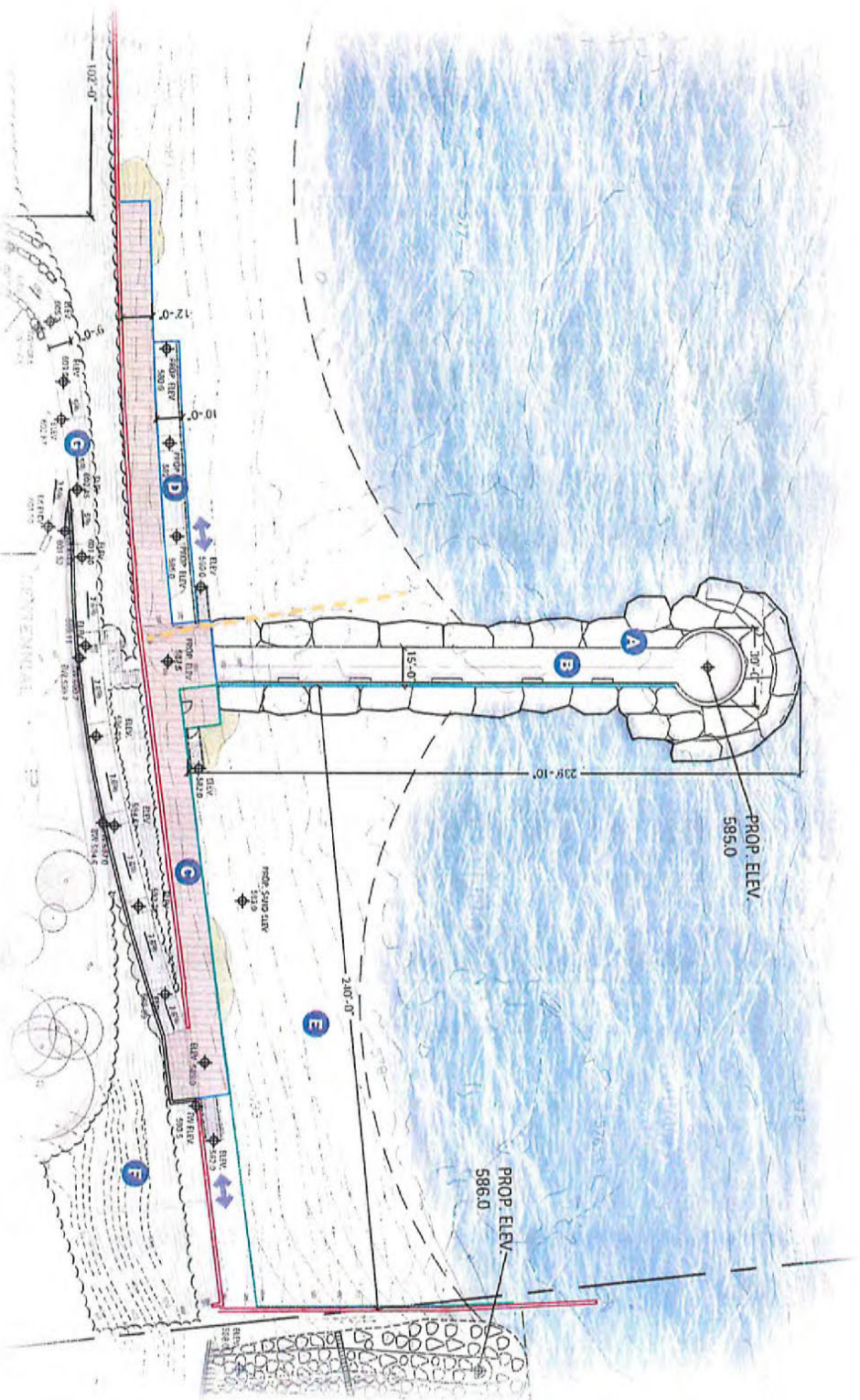
Elder + Centennial | Final Schematic Design

10/19/2023

THE
LAKOTA
GROUP

Elder + Centennial | Schematic Design

ELDER | CENTENNIAL BEACH FEASIBILITY STUDY



LEGEND

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- ACCESSIBLE PEDESTRIAN PATH & RAMP TO BEACH

Centennial Enlargement | Final Schematic Design

Scale: 1" = 100'
10/19/2023





DANGER

Stay Alive – Avoid Piers



Danger Zone – No Swimming

- Swim in designated area, away from this structure.
- If trapped, call for help.
- Call for someone to throw life ring or anything that floats.
- Get to ladder, if possible.

www.dangerouscurrents.org



Dangerous Current awareness is part of a state and regional effort led by Michigan Sea Grant in collaboration with the NOAA-National Weather Service, the Michigan Department of Environmental Quality (MDEQ), the Illinois Department of Natural Resources and others. This sign was funded, in part, under the Coastal Zone Management Act, by NOAA's Office of Ocean and Coastal Resource Management in conjunction with the Illinois Coastal Management Program, Illinois Department of Natural Resources.

MICH-15-607-ABRIDGED-PIER



From: [REDACTED]
To: [David Schoon](#); [Robert Bahan](#)
Subject: No bathrooms planned for Winnetka's Centennial Beach; plans for two beaches continue – Chicago Tribune
Date: Sunday, October 6, 2024 8:23:59 AM
Attachments: [No bathrooms planned for Winnetka's Centennial Beach: plans for two beaches continue – Chicago Tribune.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include in ZBA packet for 10/14/24 ZBA meeting to review WPD's SUP application

Subject: No bathrooms planned for Winnetka's Centennial Beach; plans for two beaches continue – Chicago Tribune

1. IL Swimming Facility Code requires public bathing beaches, which WPD is positing Centennial will be, to have bathrooms within 300 feet of the shoreline, which their designs do not do.
2. Publicly stating that beach patrons will have to wade through the water to get to a bathroom at Elder exposes the sham nature of WPD's purportedly ADA-based beach design.
<https://www.chicagotribune.com/2024/08/26/winnetka-park-district-refining-separate-centennial-elder-lane-beach-projects/>

Sent from my iPad

LOCAL NEWS

No bathrooms planned for Winnetka's Centennial Beach; plans for two beaches continue



Stacey Wescott / Chicago Tribune

Residents and their dogs walk to the high water mark of Lake Michigan in front of Justin Ishbia's lake front home as they cross from Centennial Beach to Elder Lane Beach on Oct. 24, 2022, in Winnetka.



By **DOUG T. GRAHAM**

UPDATED: August 26, 2024 at 12:41 p.m.

The Winnetka Park District's plan to improve Centennial beach does not call for washroom facilities, so visitors seeking a toilet will be directed to wade into Lake Michigan, so they can avoid the private beachfront property owned by billionaire Phoenix Suns co-owner Justin Ishbia and walk to the restrooms at Elder Lane Beach.

Park District officials confirmed that plan during a district Board meeting Thursday evening.

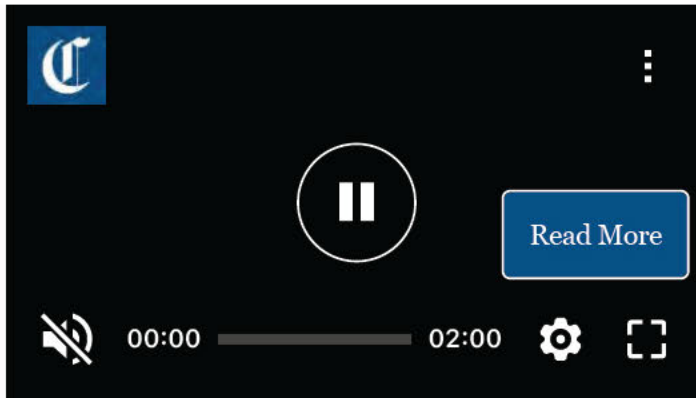
"Right now we would propose that people would walk to, using the natural contours of the beach, walk across the property and access Elder to utilize the washrooms there," Costa Kutulas, the district's director of parks and maintenance, said.

Kutulas said officials have discussed adding portable potties to Centennial Beach.

"I think we'll look at the demand and what that looks like and if we have to supplement we'll look at those options," Kutulas said. "For right now we would suggest for people to use the bathrooms that are brick-and-mortar, if you will."

Park district officials agreed to a land swap deal with Ishbia in October 2020 which would have granted the village 261 Sheridan Road, the property between the two beaches, in exchange for a similarly-sized parcel on the southern edge of Centennial which he could add to his 3.7 acre property at 205 Sheridan Road.

That prompted Winnetka resident Robert Schriesheim to file suit against the Park District, arguing it shouldn't be giving public land to private owners.



The Schriesheim lawsuit was back before a judge on Thursday but Shannon Q. Nazzal, the Park District's executive director, said the court ordered another status hearing in the case for Oct. 7.

Also at the meeting Thursday, board members reviewed the latest details of the two separate projects, which stand at around \$6.5 million for Centennial and around \$6.8 million for Elder, not including contingency costs.

The plans call for the construction of boardwalks and breakwaters at both parks intended to retain sand for swimming beaches, one of which will be for dogs. The work will be ADA-compliant and will include native vegetation along walking pathways.

A significant expense will be the construction of two breakwaters, around \$2.8 million for one at Centennial and \$1.4 million for another at Elder Lane. Plans call for 6,400 tons of sand to be added to Centennial and 7,800 tons of sand to be added at Elder Lane, which will cost an estimated \$568,000 in total.

Kutulas said officials hope to submit documents to the village soon so the plans can be reviewed by the Zoning Board of Appeals at their Sept. 24 meeting.

The plans call for the improvements to be completed before summer 2026.



Stacey Wescott/Chicago Tribune

High waves break near Elder Lane and Centennial Park beaches along Lake Michigan on Aug. 15, 2023, in Winnetka. Early Tuesday a teen was reported missing at Elder Lane Beach. With rough conditions, no searchers were visible from the lakefront.

Nazzal said Friday if the land swap is eventually permitted then park district officials would need to go through the permitting process again with the village, Army Corps of Engineers and Illinois Department of Natural Resources.

Originally Published: August 26, 2024 at 10:16 a.m.

TRENDING NATIONALLY



2 students start Laguna Beach High after being told they would have to attend special education program

- 1** **elsewhere**
- 2** **After 600 noise complaints in two weeks, a new \$90 million amphitheater is facing the music**
- 3** **At just 7 years old, he lives in a tent in a San Jose homeless encampment and wishes he had a microwave and a shower**
- 4** **Florida team wins Little League World Series championship**
- 5** **Historic nuclear-powered ship now open to new ownership, possible move from Baltimore**

2024 > August > 26

From: [REDACTED]
To: [Nancy Shapiro](#)
Subject: Elder-Centennial Beach Projects—ZBA comments
Date: Monday, October 7, 2024 3:38:17 AM
Attachments: [Outlook-Lucy254.png](#)
[Outlook-s9rta.png](#)
[Outlook-jth2w1.png](#)
[Outlook-Outlook-5y.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Schoon:

Would you please include this in ZBA's 10/14/24 meeting packet:

1. WPD's Centennial project requires a construction easement of some type from Orchard 2020 Trust which has not been granted. Given WPD's resultant inability to build its project designs, ZBA/Village review is premature at this time.
2. WPD Commissioner James posted at a September meeting that Orchard 2020 Trust would grant an easement to preserve the public's right to traverse the shoreline from Centennial south across 205 Sheridan's northern breakwater, which appears to have been an entirely hypothetical assertion. This issue is significant because the public fears Village trespassing prosecutions.

Thank you.
Kris Schriesheim

Sent from my iPad

Begin forwarded message:

From: Shannon Nazzal <snazzal@winpark.org>
Date: October 1, 2024 at 4:14:15 PM CDT
To: Kris Schriesheim [REDACTED]
Subject: Re: Elder Lane Beach Project - Winnetka Park District

Ms. Schriesheim,

Thank you so much for your thoughtful and detailed message regarding the Elder Park SUP filing and the upcoming ZBA hearing! I truly appreciate your commitment to transparency and your passion for preserving our natural landscapes and community resources!

It's important to us that the community is informed and engaged!

Regarding your questions:

1. **Easement Agreement with Orchard 2020 Trust:** As of now, we do not have a perpetual easement agreement in place. We appreciate your input on the matter!
2. **Construction Easements or Licenses:** We are currently in discussions regarding potential construction easements for our projects. We recognize the importance of cooperation and will keep the community informed with any updates!
3. **Posting Important Documents:** I hear your request for increased transparency, and while I currently don't have access to upload the documents to our website, I'm attaching the permit application for your viewing! We will make every effort to share relevant documents as soon as possible to keep the community informed! [9-16-24 Elder Lane Park & Beach Special Use Permit Application WPD Final.pdf](#)

Thank you once again for your engagement and for holding us accountable as we navigate this project! Your feedback is invaluable, and I look forward to continuing this dialogue! Happy Tuesday!

Warm regards,

Shannon Q. Nazzal, CPRE (she / her)
Executive Director
Office: +1.847.501.2074
Email: snazzal@winpark.org
Winnetka Park District | winpark.org



From: Kris Schriesheim
Sent: Monday, September 30, 2024 12:33 PM
To: Shannon Nazari <snazari@winperk.org>
Subject: Re: Elder Lane Beach Project - Winnetka Park District



External
(krischriesheim@gmail.com)

EXCALTECH®

Making IT Simple

[Report This Email](#) [FAQ](#) [Protection by IMKY](#)

Ms. Nazari:
Withholding WPD's Elder Park SUP filing is contrary to the public's interest in learning details of WPD's unvetted, financially burdensome, scientifically outdated, breakwater-heavy construction project that would result in 60 tabletop trees being cleared from Elder and Centennial Parks with more trees and vegetation clear-cut from the bluffs, paving and wreckage of the natural landscape, wildlife habitat destruction, etc.

As you know, WPD's first Centennial SUP hearing is scheduled for two weeks from today. From your response it appears that WPD is unwilling to post important information for the public's benefit in the lead up to ZBA's hearing on a taxpayer funded \$15.5 million+ project.

Please reply to the following additional questions:

Last week Warren James stated publicly that he believes WPD could get Orchard 2020 Trust to sign an easement agreement which would forestall trespassing citations, given the location of WPD's plan's strategically placed fencing.

1. Does WPD have an agreement with Orchard 2020 Trust pursuant to which it would grant a perpetual easement to cross the area on the opposite side of Centennial's southern existing steel girder to access Orchard's northern stone breakwater's steps? If not, why not?
 2. Has Orchard 2020 Trust agreed to grant WPD construction easements or licenses for its construction projects at Elder and Centennial, including but not limited to the new steel sheet piling design at Centennial's northern border, which Costa Kumala's memo says will require cooperation from 261 Sheridan's owner?
 3. I renew my request for WPD to post important documents on the website that will shed light on WPD's intentions, including but not limited to documents easily available from Mr. James such as the structural engineering report he has for 261 Sheridan, and architectural drawings for 261 Sheridan which are referenced in WPD's 2-25-21 meeting packet.
- Thank you in advance for your forthright reply.
Kris Schriesheim

Sent from my iPad

On Sep 30, 2024, at 11:53 AM, Shannon Nazari <snazari@winperk.org> wrote:

Ms. Schriesheim,

As I provided in one of my email responses on September 26, 2024, we are in the process of updating information on the website, which we are prioritizing within the next week or so to put the permit applications and notices that we've either received or submitted recently.

Shannon Q. Nazzari, CPRE (she / her)
Executive Director
Office: +1.847.501.2074
Email: snazzari@winpark.org
Winnetka Park District | winpark.org



From: Kris Schriesheim [REDACTED]
Sent: Monday, September 30, 2024 10:58 AM
To: Shannon Nazzari <snazzari@winpark.org>
Subject: Elder Lane Beach Project - Winnetka Park District

Good morning Ms. Nazzari:
WPD's website states that there are no permit submissions for Elder, which is incorrect.
Would you please post Elder's SUP permit application on the website, along with its tree plans and any other accompanying documents?
If the plans are already on the website please let me know where to find them. Thank you.
Kris Schriesheim
<https://www.winnepark.org/elder-lane-beach-project/>



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER
DATE: OCTOBER 8, 2024
SUBJECT: 595 ELM STREET – VARIATION (CASE NO. 24-20-V2)

INTRODUCTION

On October 14, 2024, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Jeff and Holly Tyson (collectively the “Applicant”), as the owners of the property located at 595 Elm Street (the “Subject Property”). The Applicant requests approval of the following zoning variation to allow construction of an addition to the existing residence on the Subject Property:

1. **Side Yard Setback** of 5.98 feet from the west property line, whereas a minimum 12 feet is required, a variation of 6.02 feet (50.17%) [Section 17.30.060 – Side Yard Setback] [Note: The residence currently provides a west side yard setback of 5.98 feet].

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on September 26, 2024. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant a variation to reduce a required side yard setback for a principal building by more than 50% of the required setback.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.3 acres in size, is located on the northwest corner of the intersection of Elm Street and Walnut Street and contains an existing two-story residence with an attached garage (see Figure 1). The property is zoned R-4 Single Family Residential, and it is surrounded by the same. (see Figure 2).

The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

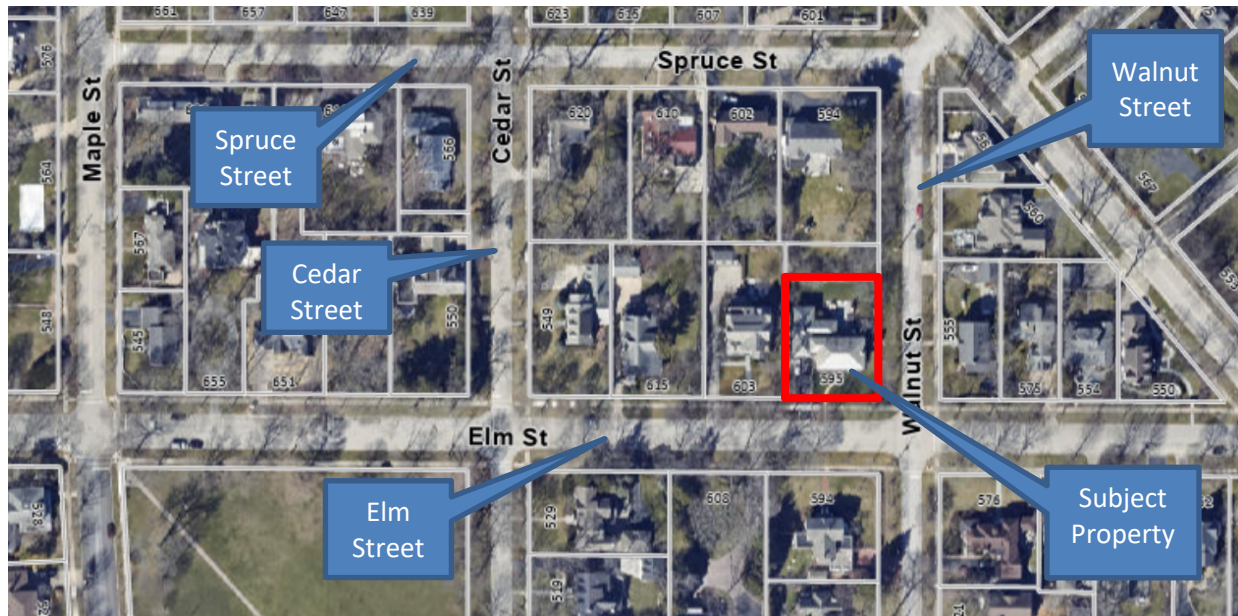


Figure 1 – Aerial Map

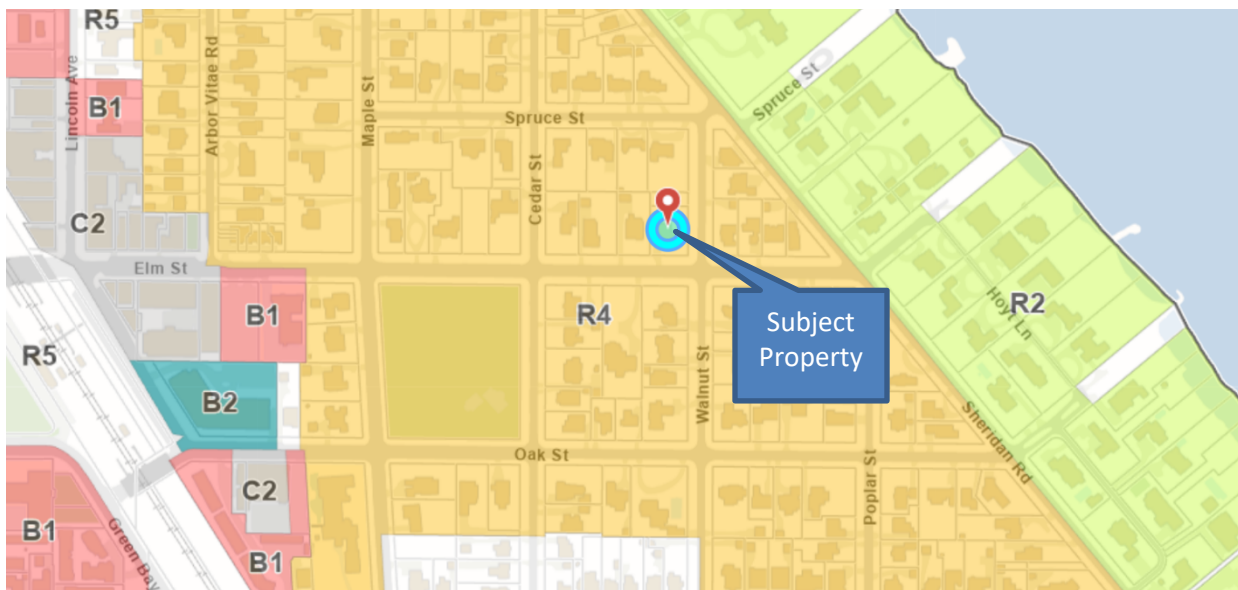


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The house was constructed in 1922 with subsequent additions built in 1968 and 2002. There is one (1) previous zoning case on file, which occurred prior to the Applicant acquiring the Subject Property. In 1967, ZBA Case No. 987 was approved granting a variation to provide less than the minimum required corner yard setback to allow an addition to the existing residence.

The Applicant acquired the property in July of 2020 and received minor building permits for a rear patio, outdoor fireplace, and covered front porch. On August 5, 2024, the property was granted a Maximum Building Size Bonus by the Historic Preservation Commission (HPC) that allows the house to exceed the maximum permitted Gross Floor Area (GFA) by 20%. In this instance the 20% bonus equates to an additional 880 square feet of GFA. The proposed addition that is the subject of this variation application utilizes 568 square feet of the bonus (64.52%). So, there is an additional 312 square feet remaining of the

GFA bonus. It is also worth noting that in accordance with Chapter 15.53 Maximum Building Size Bonus of the Village Code, the Director of Community Development has considered the proposed addition and has determined that it will retain and respect the Critical Exterior Historical or Architectural Features as determined by the HPC. Those features include: (i) the existing first-floor arched windows of the residence; (ii) the symmetrical nature of the main block of the front of the residence; (iii) the red brick exterior façade of the residence; and (iv) the hipped roof of the residence.

Figure 3 below is a current photo of the Subject Property.



Figure 3 – Subject Property - Front Elevation (Elm Street)

PROPOSED PLAN

The variation is being requested in order to construct an addition on the second floor of the existing residence. The proposed addition would be located above the existing attached garage that is legally nonconforming with respect to the minimum required side yard setback. The proposed addition would consist of a primary bedroom suite. Currently, the second floor consists of a primary suite, two other bedrooms and a hall bathroom, and a fourth bedroom that serves as a secondary suite that also has a staircase down to the first floor level. The proposed plan would include converting the fourth bedroom into a new primary bathroom, and the primary bedroom and closet addition above the existing nonconforming garage. The second-floor addition would measure approximately 607 square feet. Approximately 13 square feet of the proposed addition would cantilever over the existing secondary entrance between the garage and the main portion of the residence. Therefore, in total the proposed addition represents an increase of approximately 620 square feet of gross floor area. With the exception of the side yard setback, the proposed addition complies with the zoning regulations.

Excerpts of the proposed site plan, floor plan, and building elevations are provided on the following pages as Figures 4 through 7. The complete set of plans is provided in the application materials (**Attachment B**).



Figure 6 – Proposed Front (South) Elevation

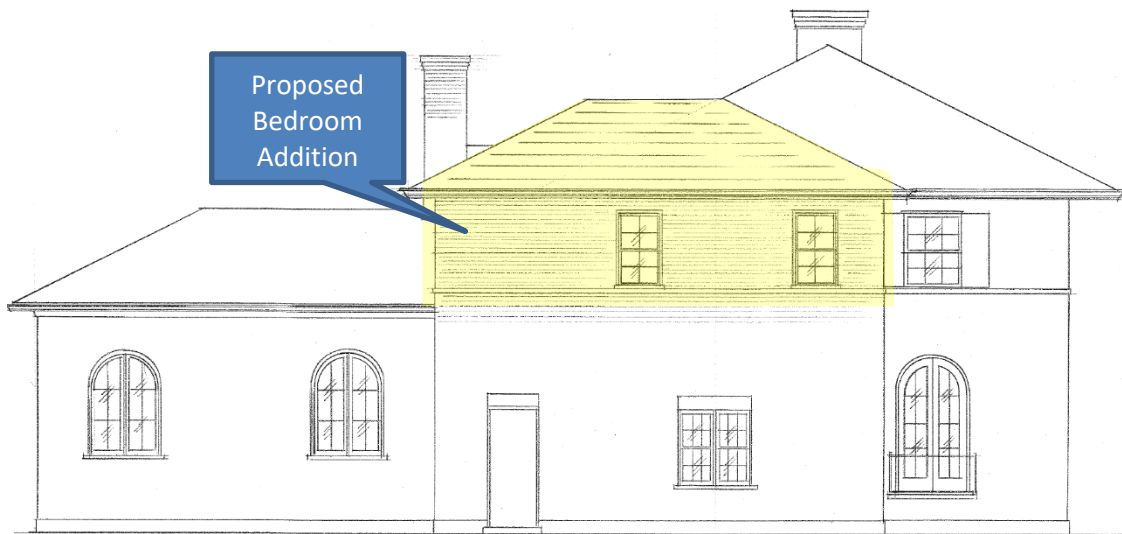


Figure 7 – Proposed Side (West) Elevation

The proposed improvement does not include any additional impermeable lot coverage. However, upon submittal of the building permit for the proposed addition, Village Engineering staff will review the permit for compliance with the Village stormwater regulations to verify stormwater is being managed on-site.

Figure 8 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

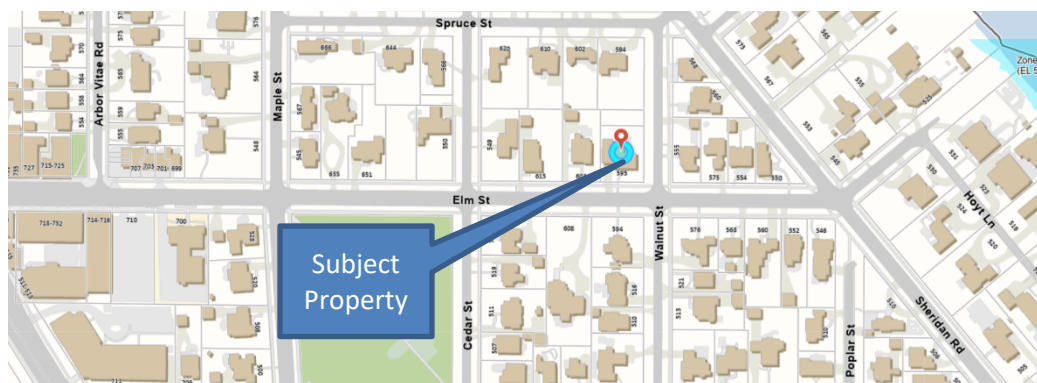


Figure 8 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-4 zoning district (**Attachment A**). One variation is being requested to allow the proposed addition to provide a side yard setback of 5.98 feet from the west property line, whereas a minimum setback of 12 feet is required, a variation of 6.02 feet (50.17%). The existing residence is legally nonconforming with respect to the minimum required side yard setback as it currently provides a side yard setback of 5.98 feet from the west property line, encroaching the minimum required setback of 12 feet by 6.02 feet. The proposed second floor addition would be a vertical expansion of the existing nonconforming side building wall.

FINDINGS

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the Board must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards.

After hearing from the Applicant, and the public, the Board may decide to act on one of two options:

1. Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Board; or
2. Consider a motion recommending approval or denial of the variation. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

- A. Side Yard Setback of 5.98 feet from the west property line, whereas a minimum of 12 feet is required, a variation of 6.02 feet (50.17%) [Section 17.30.060 – Side Yard Setback].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]** in connection with this variation application **[subject to the following conditions...]**

The eight standards to consider when granting a variation are as follows:

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

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

ATTACHMENTS

Attachment A: Zoning Matrix

Attachment B: Application Materials

ATTACHMENT A

ZONING MATRIX						
ADDRESS: 595 Elm Street						
CASE NO: 24-20-V2						
ZONING: R-4						
ITEM	REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN	ZONING CODE COMPLIANCE (3)	
Min. Lot Size	12,600 SF	12,932 SF	N/A	N/A	OK	
Min. Average Lot Width	70 FT	100 FT	N/A	N/A	OK	
Min. Lot Depth	120 FT	129.31 FT	N/A	N/A	OK	
Max. Roofed Lot Coverage	3,491.64 SF (1)	2,962.4 SF	2,975.76 SF	13.36 SF	OK	
Max. Gross Floor Area	5,281.68 SF (2)	4,348.44 SF	4969.36 SF	620.92 SF	OK	
Max. Impermeable Lot Coverage	6,466 SF (1)	5,379.54 SF	5,379.54 SF	0 FT	OK	
Min. Front Yard (Elm/South)	30 FT	35.03 FT	35.03 FT	0 FT	OK	
Min. Corner Yard (Walnut/East)	28 FT	19.92 FT	19.92 FT	0 FT	EXISTING NONCONFORMING	
Min. Side Yard (West)	12 FT	5.98 FT	5.98 FT	0 FT	6.02 FEET (50.17%) VARIATION	
Min. Rear Yard (North)	19.4 FT	32.02 FT	32.02 FT	0 FT	OK	
NOTES:						
(1) Based on lot area of 12,932 square feet.						
(2) Based on lot area of 12,932 square feet, and granted Historic and Architecturally Significant Maximum Building Size Bonus of 20%.						
(3) Variation amount is the difference between proposed and requirement.						

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION



Case No. _____

Property InformationSite Address: 595 Elm St.Owner InformationName: Holly and Jeff Tyson

Address: _____

City, State, Zip: Winnetka, IL 60093

Email: _____

Primary Contact: Jeff Tyson

Phone No. _____

Date property acquired by owner: 06/01/2020Architect InformationName: Healy M. RicePrimary Contact: Healy Rice

Address: _____

City, State, Zip: Winnetka, IL 60091

Phone No. _____

Email: _____

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: none known

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

Side yard setback to build over existing non-conforming west wall

Property Owner Signature _____

Date: 08/12/2024

**Holly and Jeff Tyson
595 Elm Street
Winnetka, IL. 60091**

Request for Zoning Variation

595 Elm Street is located on the north side of Elm at the corner of Elm and Walnut Streets. We have lived in our home since 2020 and are seeking side yard setback variation of 5.96 feet to meet the average of 5.98 and 6.10 existing setbacks, in order to build a second story addition over our existing legally non-conforming garage. Lot coverage and remaining setbacks are all conforming. We applied for and received the Historic Home Bonus, as such the addition square footage will be conforming with this additional 20% bonus. We sought the Historic Approval first as without it, the addition would not be possible without a FAR bonus also.

We seek this variation due to unique circumstances, hardship, and practical difficulty. The home was remodeled in 2002 by previous owners. They constructed a large kitchen and family room addition on the rear of the house, and also expanded the garage west to the minimum 6.00 foot setback that was conforming at that time. The Village ordinance has since changed and the side yard setback for lot widths at and above 100.00 feet wide is now 12.00 feet. We are proposing to add above the existing garage to create a new primary suite. The west side of the addition would be built over the existing garage wall below. We are going no closer to the west property line than already exists, and as noted above, this is a condition not created by us that was conforming when the garage was constructed.

The previous addition did not change anything on the second floor of the home which is what we hope to address. We considered various options to improve the bedroom, bathroom and closet space on the second floor and feel this location is the best solution for the following reasons:

1. The kitchen addition is below the north wall of the second floor; the kitchen and family room ceilings are 10'-0" feet high where the rest of the first floor is 8'-6", making the transition from the second floor over that space more challenging.
2. The garage location is most efficient location from a circulation standpoint and impacts the least of the existing bedroom spaces.
3. The footprint of the garage is ideal for the new primary bedroom, closet and bathroom we hope to add.
4. The current 4th bedroom is basically a hallway to back stairs and doesn't really function as a bedroom. We will remove the back staircase and repurpose that area as a new primary bathroom and larger hall bathroom for two family bedrooms.

The only home that is impacted by our proposed addition is our neighbor to the west. There is ample separation between our two homes and we are going no closer than currently exists. The hipped roof shape angles away from their home to minimize bulk and maximize light onto their property. There is also landscaping between the homes to help screen and soften the addition. To the north and south, both homes are well away from our house, across Elm St. and much closer to the corner of Spruce and Walnut behind us.

The proposed zoning relief does not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies established in the zoning ordinance. The proposed variation will not impair an adequate supply of light and air to the adjacent properties, will not injure other property and its use, will not substantially increase the danger of fire, or otherwise endanger public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood. Congestion in the public street will not increase.

Thank you for your consideration.

Standards of Review:

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

The proposed addition will provide a new primary bedroom, bathroom and closet. The existing second floor bedroom and bath configuration is original to the house and substandard for modern families. We explored options to reconfigure the existing layout and were unsuccessful without sacrificing a bedroom which would devalue the property. The proposed addition location is the most efficient and least impactful to the home and neighboring properties.

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

The Village side yard setback ordinance changed following construction of an addition and expansion of the garage by previous owners in 2002 from 6.0 to 12.0 feet. The west garage wall was conforming when this work was performed. We wish to add over the existing non-conforming wall. The new second floor wall and roofline be no closer to the west property line than already exists. Offsetting the wall to satisfy the 12.0 foot setback will create an awkward jog in the wall, and a ledge that is structurally challenging with the brick façade.

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

Most homes in this neighborhood have 4+ second floor bedrooms and primary suites. The addition will be in keeping with the neighborhood for properties of this size.

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

The proposed addition is no closer to the west property line than existing. The hipped roof shape angles away from the west neighbor to minimize bulk and maximize light and air. There is ample separation between houses and mature landscaping to provide a green buffer between homes. The existing north, south and east walls of the house are unchanged at the closest points to the property lines and neighbors, so have no negative impact on these houses.

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

The footprint of the house remains unchanged, and as such will not create an increase in risk of fire or other damages.

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

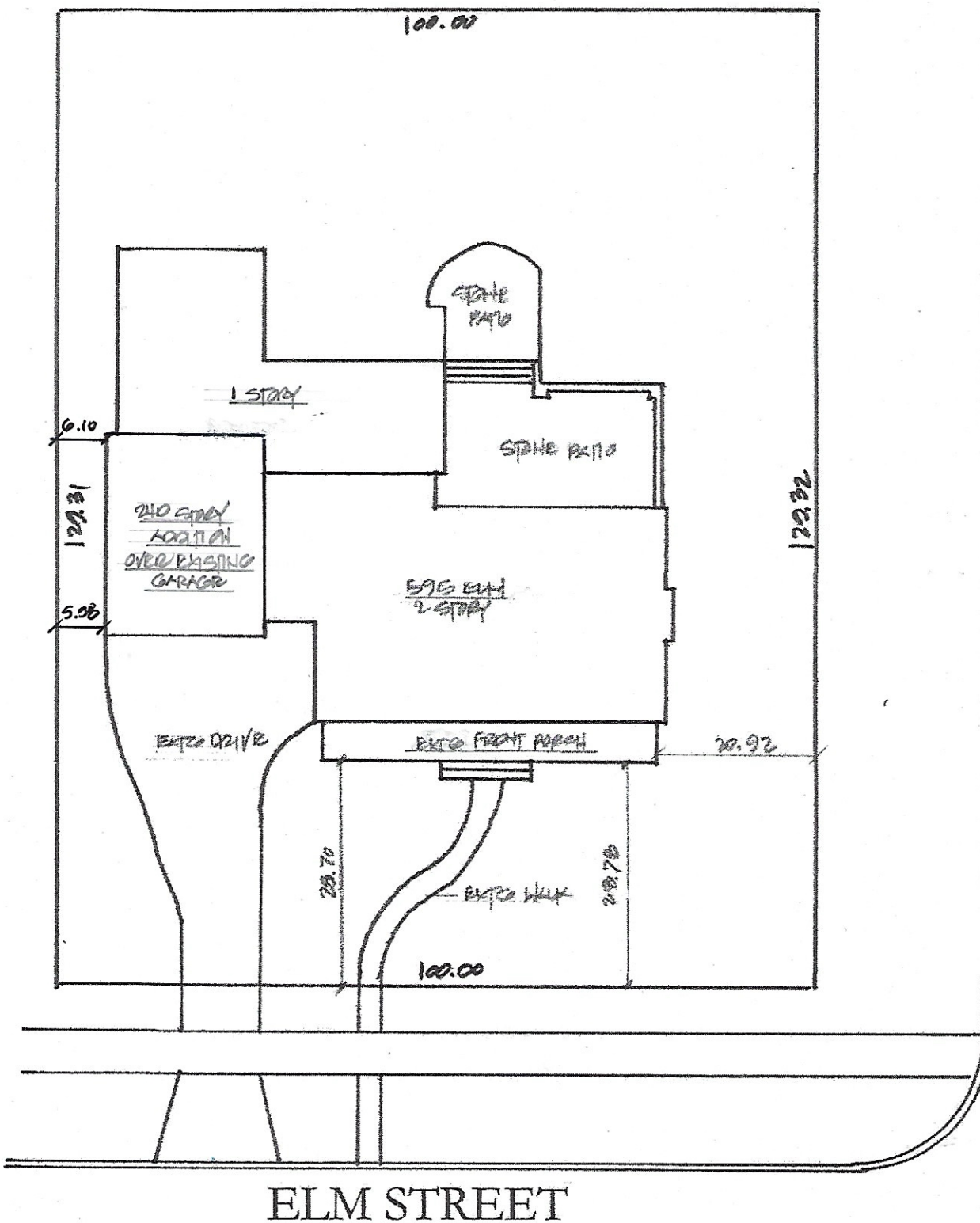
The value of the home will improve with the addition; therefore the taxable value of the land and buildings throughout the Village will not diminish.

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

There will be no increase in congestion in the public street.

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

There will be no impact to the public health, safety, comfort, morals or welfare of the inhabitants of the Village.



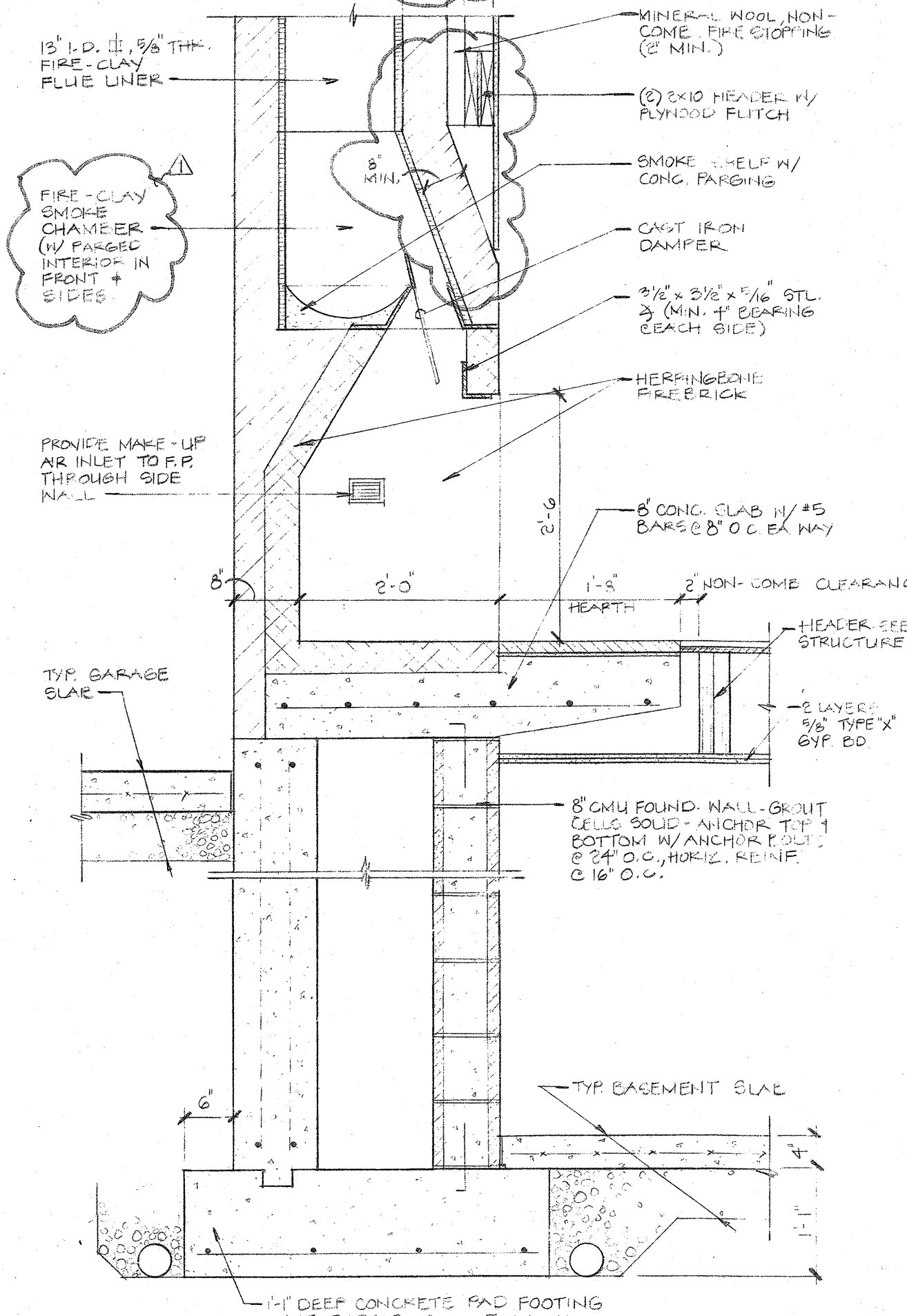
SITE PLAN

1"=20'-0"

SITework

- GENERAL CONTRACTOR AND SUBCONTRACTORS TO COMPLY WITH AND FOLLOW VILLAGE OF WINNETKA SITE MAINTENANCE REQUIREMENTS (AVAILABLE AT VILLAGE HALL)
- TREES ON THE PROPERTY AND PARKWAY SHALL RECEIVE PROTECTIVE FENCING IN ACCORDANCE WITH VILLAGE OF WILMETTE REQUIREMENTS.
- EXISTING GRADES SHALL REMAIN AS IS
- ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE

REQUIRED CLEARANCE AROUND MASONRY WALLS SHALL BE FIRE STOPPED ONLY AT FLOOR & CEILING BACK OF CHIMNEY / WALL. CONCRETE FLOOR FRAMING WITH A 1" THICK APPROVED MATERIAL WHICH SHALL BE TYPED BY WIRE MESH OR FIRE OF METAL.

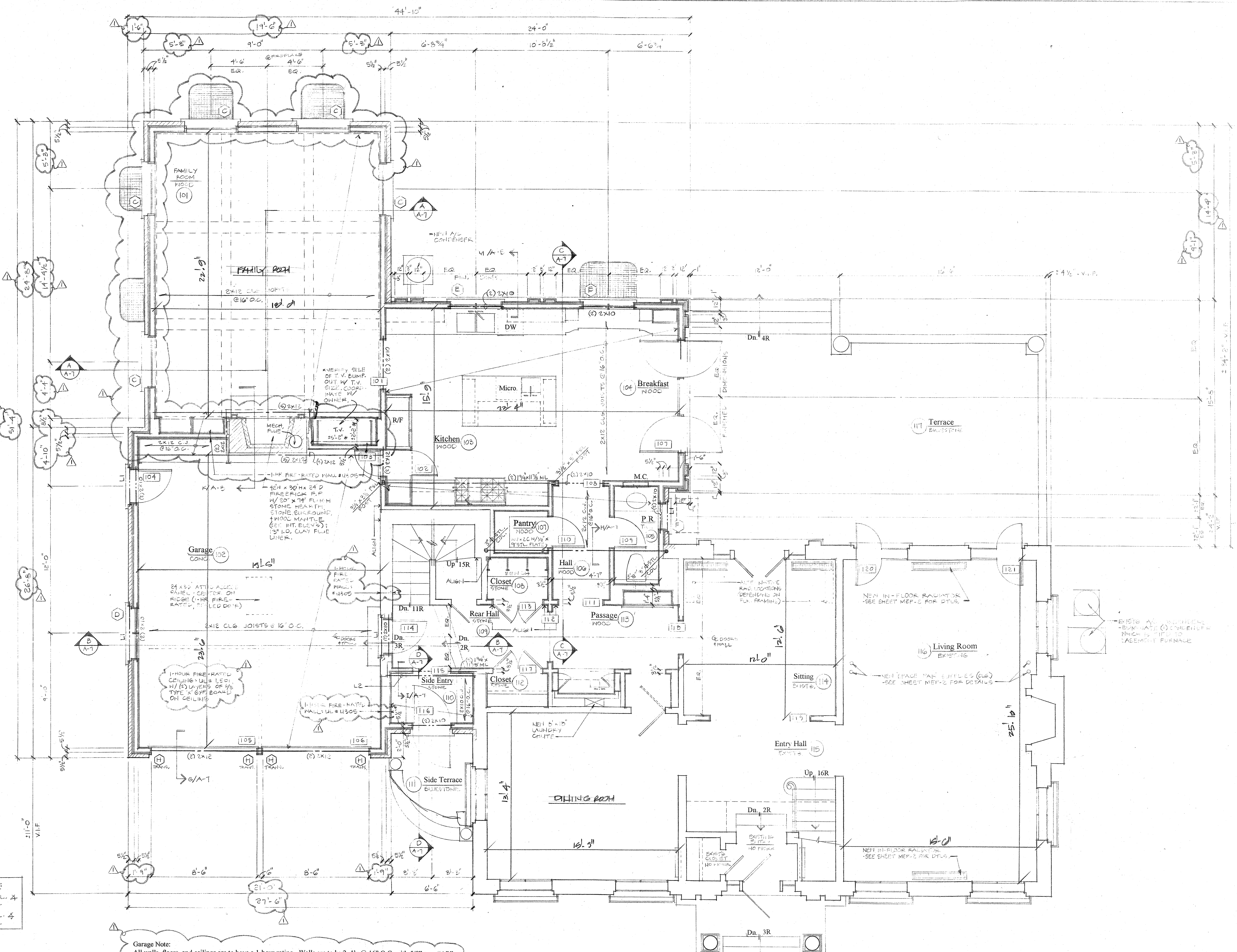


Typical Fireplace Section K
3/4" = 1'-0"

Design Criteria		
Floor	= 40# LL 10# DL	All areas
Wall	= Actual load	
Ceiling	= 20# LL 10# DL	Roof slopes over 3 in 12
Attic	= 20# Attic Load	
Roof	= 30# LL 10# DL	
Structural Framing Lumber:		
Floor joists, ceiling joists, headers and rafters in-grade base value (use no multipliers against base value):		
Grade #2	Hem-Fir Domestic	Base Fb = 850
OR		
Grade #2	SPF	Canadian Base Fb = 875
Specify Manufacturer and name of specific beam product with the current size, Fb and E values per manufacturer:		
Truss Joist Macmillan	1.9E Microllam LVL	
Size: see plans	Fb = 2600 PSI E = 1.9 x 10 ⁶ PSI	
Specify manufacturer of specific I-joists product with series number and size of joists per manufacturer:		
Truss Joist Macmillan	11 7/8" TJ/Pro Series #350 (See Plans)	

LINTEL SCHEDULE:	
L1	= 3/4" x 3/4" x 1/4" STL. 2' x 1/4" BRG. @ E.E.
L2	= 5/8" x 3/4" x 3/4" STL. 4' x 1/2" BRG. @ E.E.

Garage Note:
All walls, floors, and ceilings are to have a 1-hour rating. Walls are to be 2x4's @ 16" O.C. with 5/8" type "AR" gypsum board on both sides - UL Design #1005. Floor is to be 4" solid concrete. Ceiling is to be 2 layers of 5/8" type "X" gypsum board laid on 2 x 12 ceiling joists at 16" O.C. Install second layer perpendicular to first, and tape and mud all joints (both layers) and stagger joints between both layers. All openings in the Garage shall be protective. See door schedule for fire-door information.

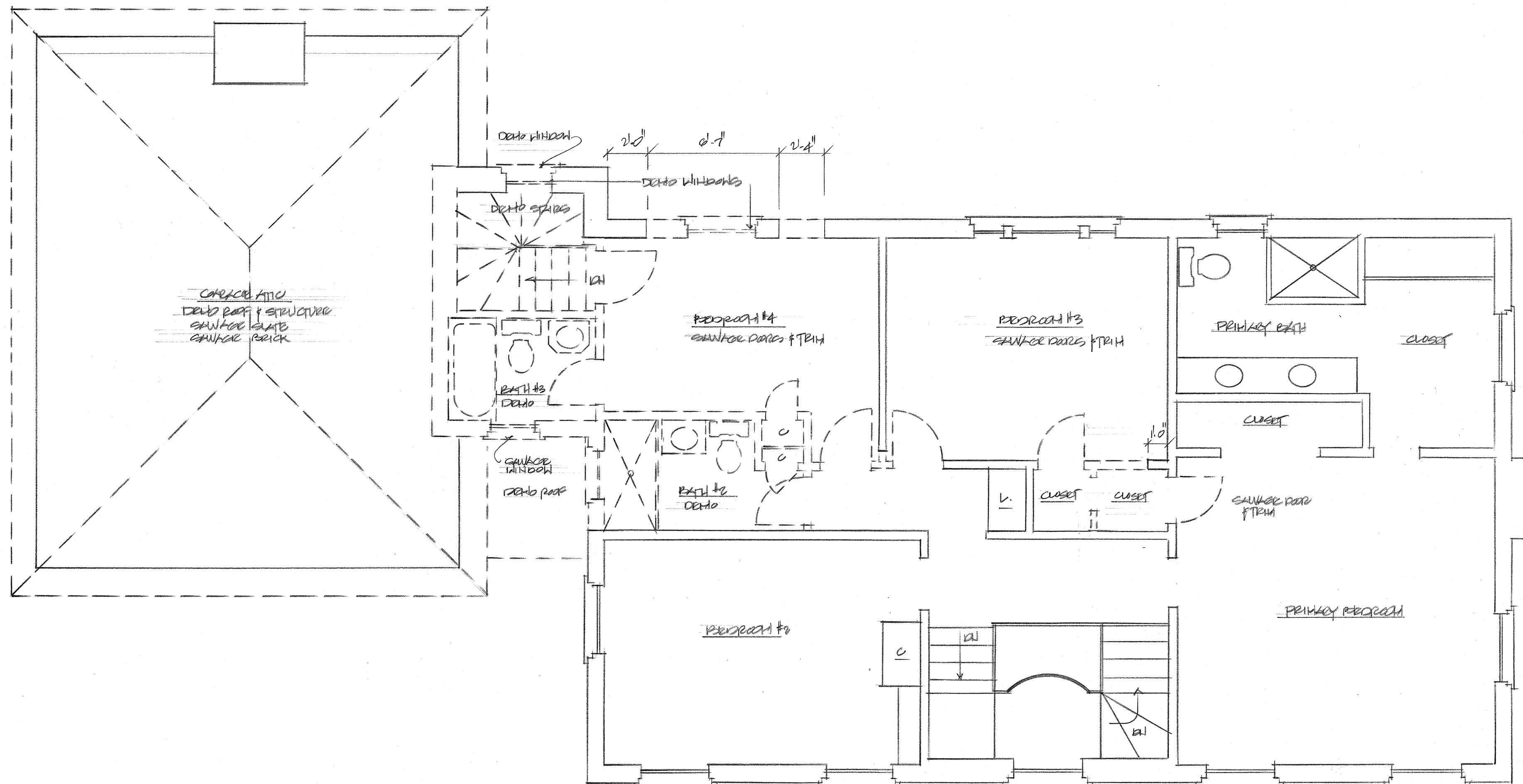


First Floor Plan
1/4" = 1'-0"

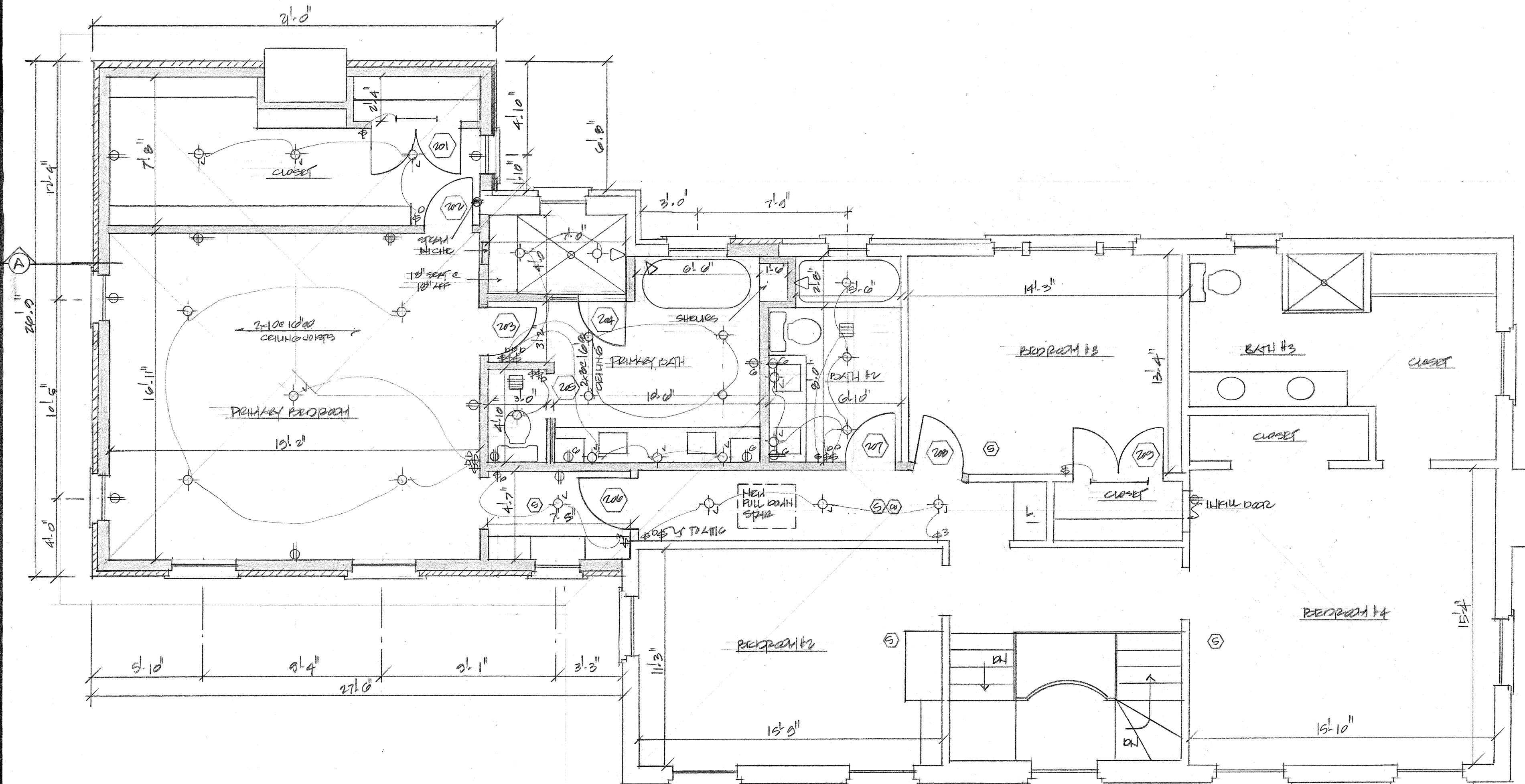
12 August, 2002 - For Permit
25 September, 2002 - Revised For Permit

LAWSON RESIDENCE
595 Elm - Winnetka, Illinois

Hackley / Lang & Associates
Architecture & Design
4401 Oak Street, Suite 100
Winnetka, IL 60093
(847) 853-8258 (847) 853-8156



2ND FLOOR DEMOLITION
 1/2" = 1'-0"
 DEMOLITION ---



2ND FLOOR PLAN
 1/2" = 1'-0"
 NEW CONSTRUCTION ---



WALLSECTION A
 3/8" = 1'-0"

ROOF CONSTRUCTION

- SLATE SHINGLES TO MATCH EXISTING
- W.R. GRACE ICE & WATER SHIELD
- 5/8" CDX PLYWOOD ROOF DECK
- 2 x 8 RAFTERS @ 16" O.C.
- 2 x 4 COLLAR TIES @ 48" O.C.
- R-49 CLOSED CELL FOAM INSULATION
- 2 x 10 CEILING JOISTS @ 16" O.C.
- 5/8" DRYWALL CEILING
- 4/4 x 7.25 SMOOTH HARDIE FASCIA
- SMOOTH MDO SOFFIT
- OVERSIZED COPPER GUTTERS/DOWNSPOUTS

EXTERIOR WALL CONSTRUCTION

- BRICK VENEER TO MATCH EXISTING
- 1" AIR SPACE
- STEEL MASONRY TIES @ 24" O.C. - STAGGER TO SUPPORT NO MORE THAN 3.25 SF
- MEMBRANE FLASHING
- TYVEK BUILDING PAPER
- 1/2" CDX PLYWOOD SHEATHING
- 2 x 6 WALL STUDS @ 16" O.C.
- R-30 CLOSED CELL FOAM INSULATION
- 5/8" DRYWALL

ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING
FLOOR #1				
GARAGE	EXTG	EXTG	EXTG	PAINT
MUDROOM	EXTG	EXTG	EXTG	PAINT
LAUNDRY	ST	WD2	PAINT	PAINT
FLOOR #2				
PRIMARY BEDROOM	WD1	WD2	PAINT	PAINT
PRIMARY CLOSETS	WD1	WD2	PAINT	PAINT
PRIMARY BATH	ST	WD2	PAINT	PAINT
NEW HALLWAY	WD1	WD2	PAINT	PAINT
LINEN	REF EXTG	EXTG	PATCH/WD2	PAINT
LANDING	REF EXTG	EXTG	PAINT	PAINT
BEDROOM #2	EXTG	EXTG	EXTG	EXTG
CLOSET #2	ST	WD2	PAINT	PAINT
BATH #2	EXTG	EXTG	EXTG	EXTG
BEDROOM #3	EXTG	EXTG	EXTG	EXTG
CLOSET #3	PATCH/REF	WD2	EXTG	EXTG
BATH #3	ST	WD2	PAINT	PAINT
BEDROOM #4	EXTG	PATCH	PAINT	PAINT
CLOSET #4	EXTG	EXTG	PAINT	EXTG
WD1	2 1/2" x 1/2" OAK - STAIN AND 3 COATS WATER BASED POLYURETHANE			
WD2	METRIE #20168			
ST	STONE TILE			
PAINT	PAINT OVER DRYWALL			
REF EXTG	REFINISH EXISTING WOOD FLOOR			
PATCH	SAVAGE AND PATCH EXISTING WALLBASE			
PLYWD	PLYWOOD SUBFLOOR			
EXTG	EXISTING TO REMAIN			

INTERIOR WALL CONSTRUCTION

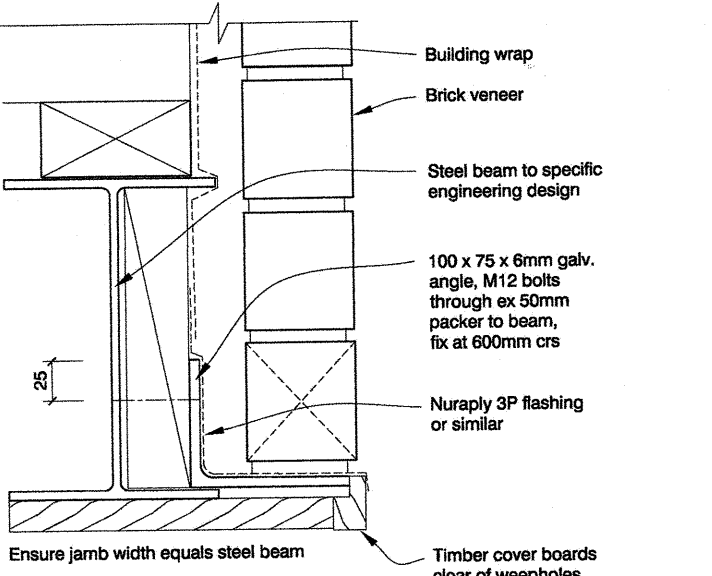
- 2 x 4 WALL STUDS @ 16" O.C.
- 5/8" DRYWALL - BOTH SIDES
- SOUND INSULATION WHERE NOTED

INTERIOR FINISHES

- METRIE #24136CCRPRI CROWN MOLDING AT FLAT CEILINGS
- WINDOW/DOOR CASING TO MATCH EXISTING
- METRIE #20168 WALLBASE

FLOOR CONSTRUCTION

- FINISH FLOOR
- 1/2" T&G PLYWOOD SUBFLOOR
- 11 7/8" TJI/PRO 360 FLOOR JOISTS @ 16" O.C.
- R-30 CLOSED CELL FOAM INSULATION AT RIM
- 5/8" DRYWALL TYPE X CEILING



BEAM SECTION
 NO SCALE

DOOR SCHEDULE

101	2'-0" x 7'-0" x 1 3/8"
201	2'-0" x 6'-8" x 1 3/8"
202	2'-0" x 6'-8" x 1 3/8"
203	2'-0" x 6'-8" x 1 3/8"
204	2'-4" x 6'-0" x 1 3/8" SHOWER DOOR/SIDELITE
205	2'-4" x 6'-8" x 1 3/8"
206	INSTALL SALVAGED BEDROOM DOOR
207	INSTALL SALVAGED BATHROOM DOOR
208	INSTALL SALVAGED BEDROOM DOOR
209	INSTALL SALVAGED CLOSET DOORS

SALVAGE AND REUSE EXISTING DOORS, CASING AND HARDWARE. NEW INTERIOR DOORS TO MATCH EXISTING FOR PAINT FINISH. HINGES TO BE SATIN BRASS. CASING TO BE PLAT STOCK WITH BACKBAND TO MATCH EXISTING FOR PAINT FINISH. INCLUDE ALLOWANCE OF \$125.00/EA FOR NEW INTERIOR DOOR HARDWARE, INCLUDE \$3,000.00 ALLOWANCE FOR SHOWER DOOR #204. HARDWARE FINISH TO MATCH PLUMBING FIXTURES.

ELECTRICAL SCHEDULE

0	DUPLEX OUTLET
1	QUADRAPLEX OUTLET
2	SEPARATE CIRCUIT OUTLET
3	GROUND FAULT CIRCUIT INTERRUPTER
4	RECESSED LIGHT FIXTURE
5	J-BOX FOR OWNER FURNISHED LIGHT FIXTURE
6	LED STRIP LIGHT
7	SINGLE TOGGLE SWITCH
8	3-WAY SWITCH
9	ELECTRONIC DIMMER SWITCH
10	HARDWIRED SMOKE DETECTOR
11	EXHAUST FAN - PANASONIC FV-20VQ3
12	CARBON MONOXIDE DETECTOR

HARDWARE HAND

PASSAGE	R
DUMMY/BALLCATCH	R
PASSAGE	R
PRIVACY	L
"PRING	L
POCKET	L
EXTG	R
EXTG	R
EXTG	L
DUMMY/BALLCATCH	L

TYSON RESIDENCE
 595 ELM ST.
 WINNETKA, IL. 60093

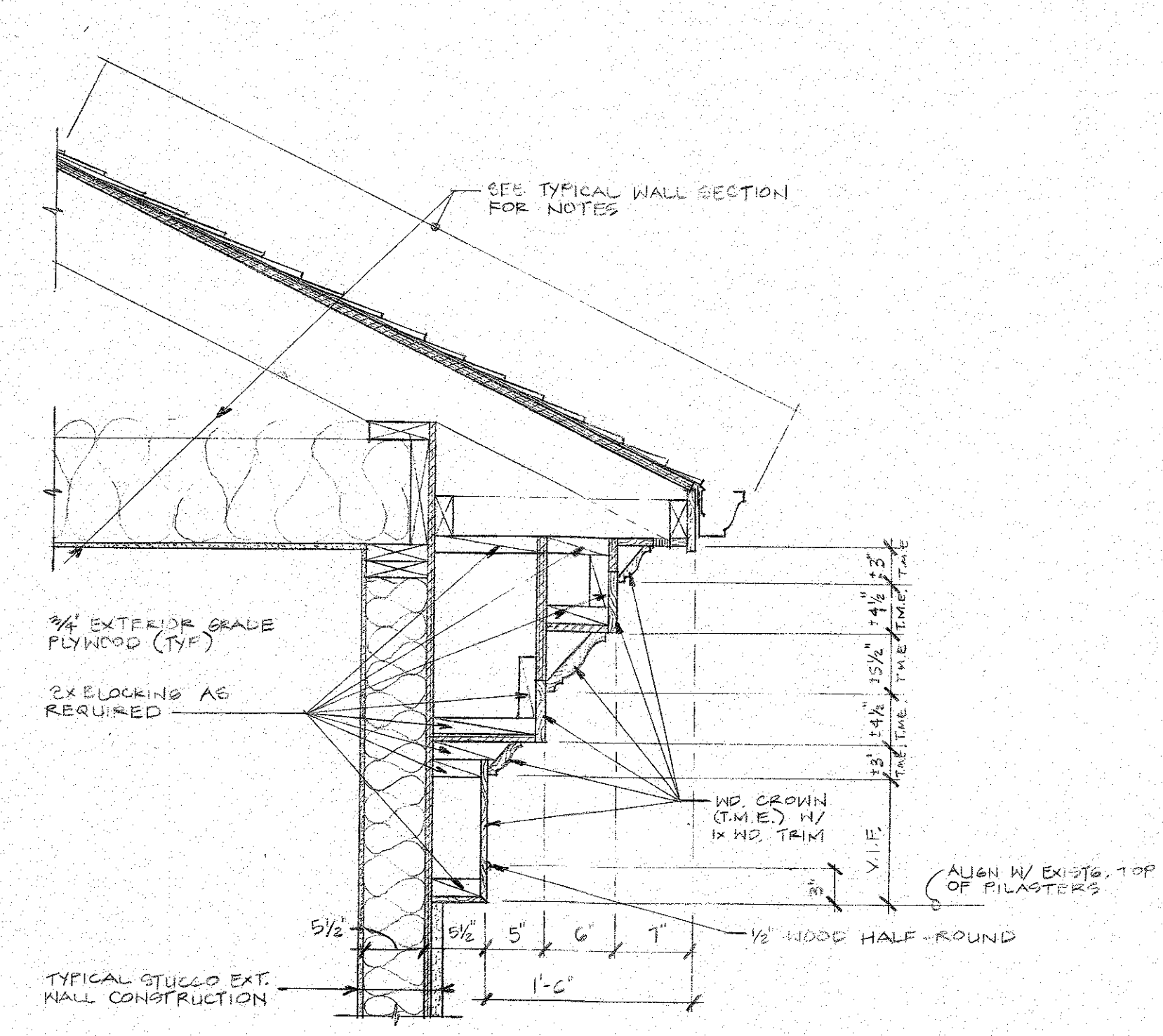
HEALY M. RICE, PC
 415 WASHINGTON AVE.
 WILMETTE, IL. 60091
 847-853-0824
 healyrice1@gmail.com

DATE 12 SEPT 24
REVISED

SHEET 2 OF 3



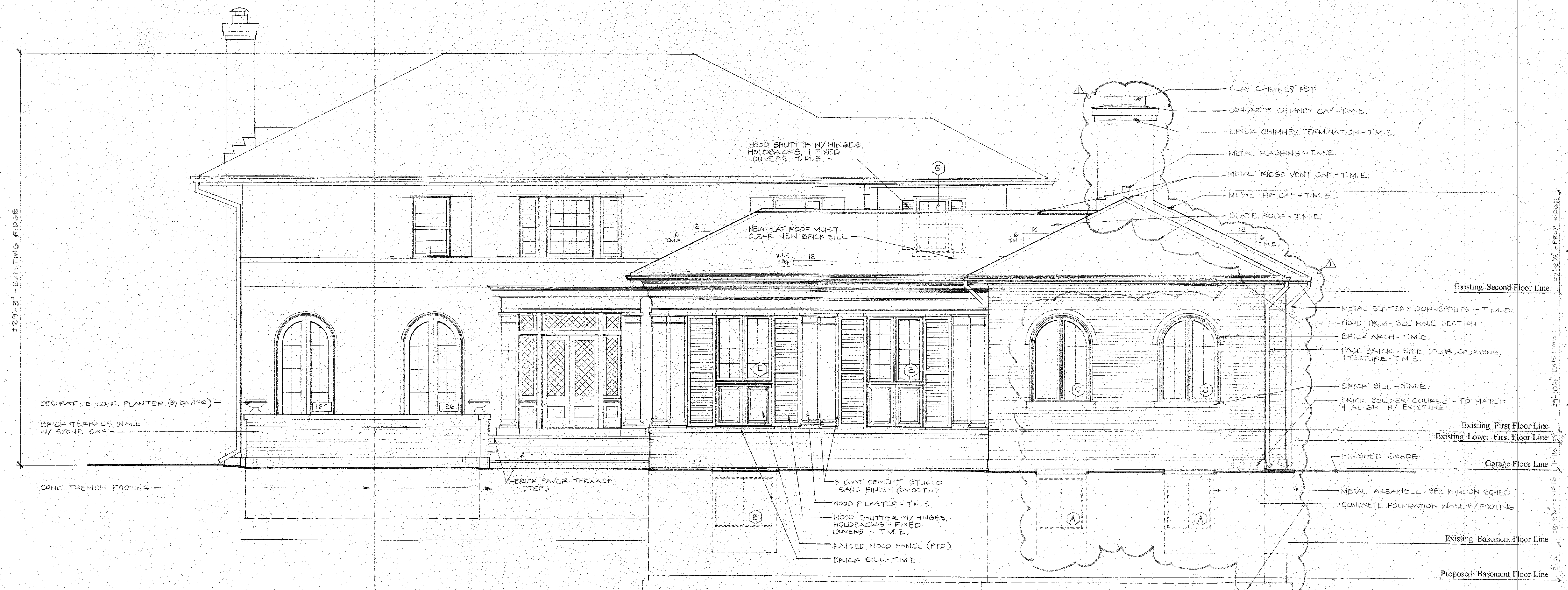
South Elevation
1/4" = 1'-0"



Wood Banding Detail M
1" = 1'-0"



East Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

12 August, 2002 - For Permit
25 September, 2002 - Revised For Permit

LAWSON RESIDENCE
595 Elm - Winnetka, Illinois

Hackley / Lang & Associates
Architecture & Design
440 Green Bay Road - Kankakee, IL 60903
Tel 847 853 8258 Fax 847 853 8351

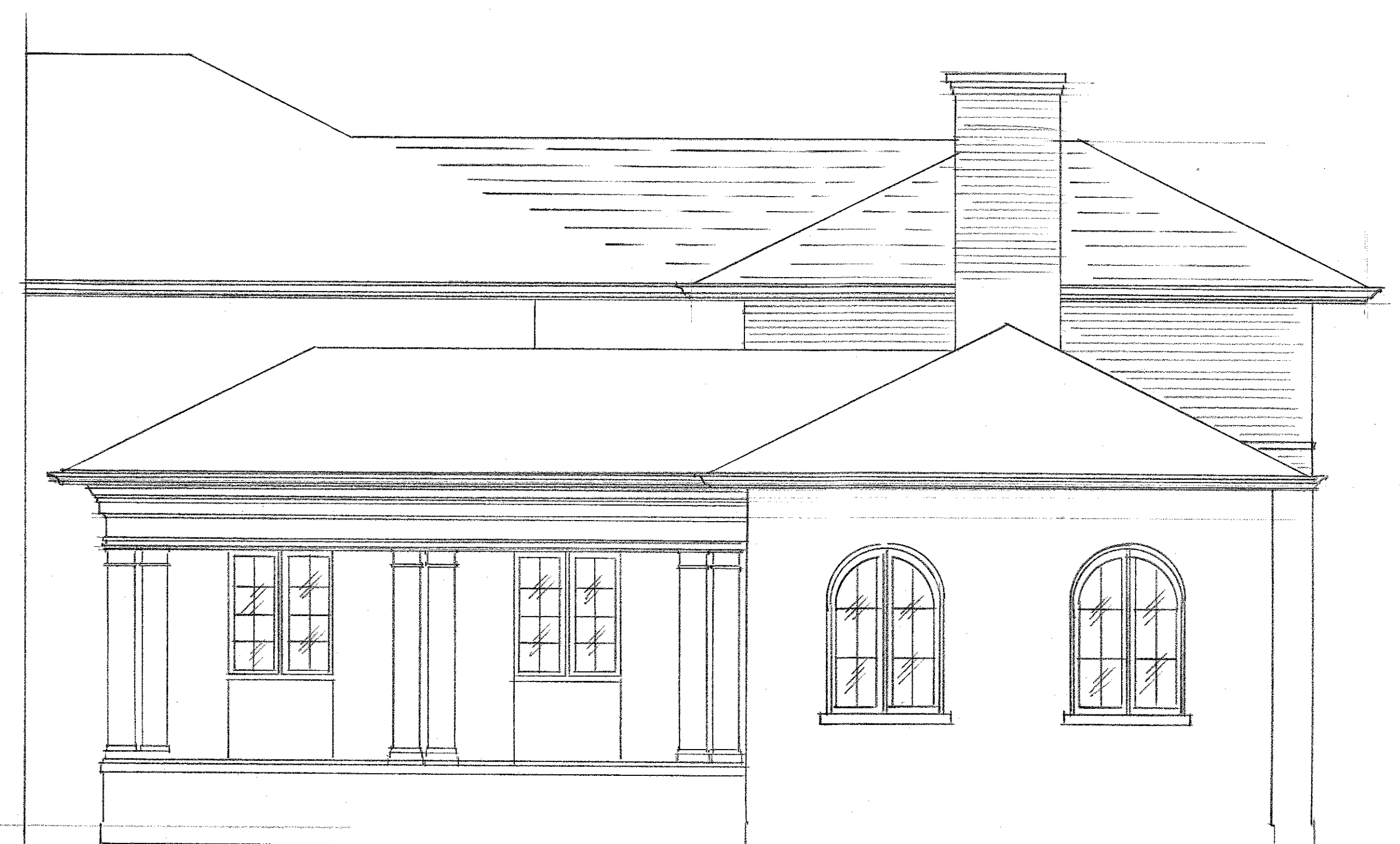
A-6
2023



SOUTH ELEVATION
 1/4" = 1'-0"



WEST ELEVATION
 1/4" = 1'-0"

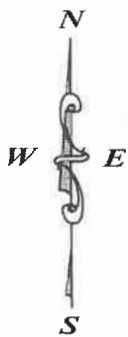


NORTH ELEVATION
 1/4" = 1'-0"

TYSON RESIDENCE
 595 ELM ST.
 WINNETKA, IL. 60093
HEALY M. RICE, PC
 WILMETTE, IL 60091
 DATE 8 AUG 24
 REVISED
 SHEET 3 OF 3







Scale - 1 inch = 20 feet

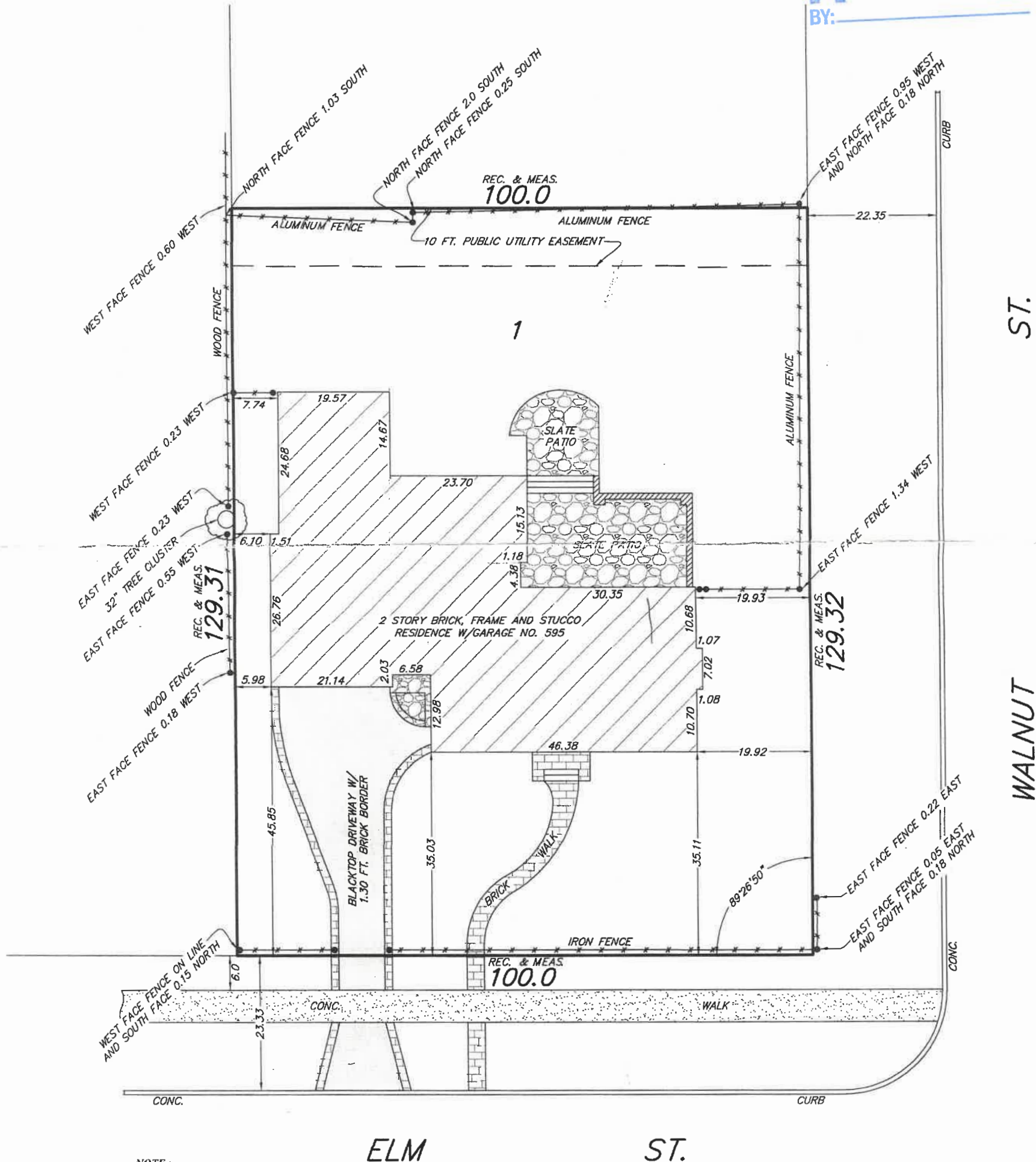
Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY
of

ORDER NO.
20-0313

LOT 1 IN DUNCAN'S CONSOLIDATION OF THE EAST 100 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF BLOCK 16
(EXCEPT THE NORTH 36.5 FEET THEREOF) IN THE VILLAGE OF WINNETKA (EXCEPT THEREFROM THAT PART
FALLING IN SPRUCE STREET ON THE NORTH, WALNUT STREET ON THE EAST AND ELM STREET ON THE SOUTH)
IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 595 ELM ST., WINNETKA, ILLINOIS.

RECEIVED
NOV 16 2020
BY:



NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** Be compared with the Deed.
For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

Field work completion date : July 3, 2020.

ORDERED BY:
OLSON, GRABILL & FLITCRAFT

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 6th Day of July

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 20

