



Village of Winnetka

Plan Commission Regular Meeting

October 23, 2024 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. May 22, 2024, Regular Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue and 760 Cherry Street):** Applications seeking approval of (i) a Final Plat of Subdivision to consolidate the two existing lots known as 440 Ridge Avenue and 760 Cherry Street into a single Lot of Record; (ii) a Special Use Permit to allow the consolidation that is greater than two times the minimum required lot size and more than two times the minimum required average lot width for a corner lot in the R-5 Single-Family Residential Zoning District; and (iii) an amendment to an existing Special Use Permit to allow construction of additions to the existing church and a parking lot on the proposed consolidated lot. *The Village Council has final jurisdiction on this request.*
6. **New Business**
 - a. November 20, 2024, Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

**WINNETKA PLAN COMMISSION REGULAR MEETING MINUTES
MAY 22, 2024**

Members Present:

Layla Danley, Chairperson
Matthew Bradley
Mamie Case
Chris Foley
Liz Kunkle
Cyrus Subawalla

Members Absent:

Jonathan Alt
Chris Enck

Non-Voting Members Present:

Rob Apatoff

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Call to Order & Roll Call:

The meeting was called to order by Chairperson Danley at 7:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of April 3, 2024, Special Meeting Minutes:

Chairperson Danley asked for a motion to approve the April 3, 2024, special meeting minutes. A motion to approve the April 3, 2024, special meeting minutes was made by Mr. Bradley and seconded by Mr. Foley. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Bradley, Case, Danley, Foley, Kunkle, Subawalla

NAYS: None

NON-VOTING: Apatoff

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon provided the Commission Members with an update on the Hubbard Woods playground improvements and Toned Yoga studio.

New Applications:

a. **Case No. 24-13-SU: 1155 Oak Street - Winnetka Public School Nursery:** An application seeking approval of an amendment to an existing ordinance granting a Special Use Permit and Variations that allowed construction of an addition to Carleton Washburne School on the Subject Property. The requested amendment would allow improvements to the existing Winnetka Public School Nursery playground located at 1155 Oak Street. The Village Council has final jurisdiction on this request.

Ms. Klaassen provided a summary of the nursery school playground application and identified the proposed improvements. She also identified the property's location and zoning classification and outlined how the request is consistent with zoning and the Comprehensive Plan. Ms. Klaassen referred to site

1 photos and described the playground equipment removal and replacement, play surface improvements
2 and the sheds and pergola replacement. She noted the existing fence would remain and identified the
3 new 4-foot fence to be installed. Ms. Klaassen described the proposed play equipment and landscaping
4 improvements. She noted the Village Forester reviewed the plans and approved one tree's removal and
5 replacement and preservation measures to be taken during construction for the existing trees that are to
6 remain.

7
8 Ms. Klaassen stated zoning variations would be considered by the ZBA at a future meeting and noted that
9 the existing improvements are also currently nonconforming. She informed the Commission the Design
10 Review Board reviewed the proposal and recommended approval of the design. Ms. Klaassen stated no
11 public comment was received and a draft motion is included in the packet on page 17. She then asked if
12 there were any questions.

13
14 Mr. Subawalla asked for clarification in connection with the use of wood chips versus rubberized surface.
15 Ms. Klaassen stated that it would be best for the applicant to answer that question and referred to the
16 cost of the rubberized play surface. Ms. Kunkle referred to the tree replacement and its diameter and
17 questioned why the 1:1 ratio was not followed. Ms. Klaassen confirmed it is not a 1:1 replacement and
18 the request was approved by the Village Forester. Ms. Kunkle stated the reasoning should be explained.
19 Mr. Schoon informed the Commission if the Village Forester did not believe a 1:1 replacement can be
20 accommodated on the property, it would not be required, and further clarification can be provided. He
21 also referred to tree quality and durability with the Village Forester to confirm if that is a factor in terms
22 of its replacement. No additional questions were raised at this time.

23
24 Chairperson Danley swore in those speaking to this matter. Rebecca Levine, with Winnetka Public School
25 Nursery, and Philip Cox, with GRB Playscapes, introduced themselves to the Commission and offered to
26 answer Commission Member questions.

27
28 Mr. Bradley referred to the 4-foot fence to be located between the sheds. Ms. Levine confirmed it would
29 replace an existing fence and represented a contained play area. Mr. Bradley questioned the timetable
30 and how summer programming would be affected. Ms. Levine responded construction would take place
31 during the summer and noted the preschool leased the playground and interior and exterior space which
32 is used for summer camps. Mr. Cox informed the Commission the certified playground wood chips would
33 be installed at a 12-inch depth and are considered a playground safety surface. He noted the poured-in-
34 place surface is significantly more expensive. Mr. Bradley asked if the project would encompass the
35 school's future ADA needs. Ms. Levine responded the project was not specifically designed for ADA
36 accessibility although children in wheelchairs have been able to enjoy the playground along with the new
37 equipment. Mr. Subawalla questioned the maple tree's canopy which defined the tree root zone. Ms.
38 Levine stated the Village Forester can answer that question and described how the existing tree has
39 outgrown the area.

40
41 Chairperson Danley asked if there were any other questions. No additional questions were raised at this
42 time. Chairperson Danley commended the applicant on the proposal and called the matter in for
43 discussion.

44
45 Ms. Case stated the request is consistent with the Comprehensive Plan and special use permit standards'
46 purpose and she is in support of the request. Mr. Foley stated he is also in support of the request and
47 agreed the equipment needs refreshing. He stated the proposal is the least impactful in comparison to
48 other playground requests they have reviewed. Mr. Bradley agreed the request is consistent with the

1 Comprehensive Plan and the standards although one tree would be lost. Mr. Subawalla stated his only
2 concern related to the loss of one tree and he is otherwise in support. Ms. Kunkle stated her concern
3 related to a further explanation of the tree replacement standard and described the proposal as
4 thoughtfully designed and the least impactful and appreciated the applicant working with the Village
5 Engineer and Village Forester.

6
7 Chairperson Danley asked for a motion to recommend approval. Mr. Foley moved to recommend approval
8 of the request as indicated on page 17 of the agenda packet. Ms. Kunkle seconded the motion. A vote was
9 taken, and the motion unanimously passed, 5 to 0:

10 AYES: Case, Danley, Foley, Kunkle, Subawalla

11 NAYS: None

12 NON-VOTING: Bradley, Apatoff

13
14 **New Business.**

15 a. June 26, 2024, Meeting – Quorum Check.

16 The Commission Members discussed their availability.

17
18 **Adjournment:**

19 Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Ms. Case and
20 seconded by Mr. Bradley. A vote was taken, and the motion unanimously passed, 6 to 0:

21 AYES: Bradley, Case, Danley, Foley, Kunkle, Subawalla

22 NAYS: None

23 NON-VOTING: Apatoff

24
25 The meeting was adjourned at 7:30 p.m.

26
27 Respectfully submitted,

28
29 Antionette Johnson

30 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: OCTOBER 18, 2024
SUBJECT: GRACE PRESBYTERIAN CHURCH OF THE NORTH SHORE
440 RIDGE AVENUE AND 760 CHERRY STREET
FINAL PLAT APPROVAL AND SPECIAL USE PERMITS (CASE NO. 24-14-SU)

INTRODUCTION

On October 23, 2024, the Plan Commission is scheduled to hold a public hearing on an application submitted by Grace Presbyterian Church of the North Shore (the "Applicant"), as the owner of the properties located at 440 Ridge Avenue and 760 Cherry Street (collectively, the "Subject Property"). The Applicant is proposing construction of additions to the existing church and a new parking lot on the Subject Property and requests approval of the following relief:

1. A **Final Plat of Subdivision** to consolidate the two existing lots known as 440 Ridge Avenue and 760 Cherry Street into a single lot of record;
2. A **Special Use Permit** to allow the consolidation of 440 Ridge Avenue and 760 Cherry Street, which results in a lot that is greater than two times the minimum required lot size and minimum average lot width for a corner lot in the R-5 Single Family Residential Zoning District;
3. An amendment to an existing **Special Use Permit** that allowed construction of a parking lot as an accessory use to the existing church on the Subject Property; and
4. Any other zoning or subdivision relief necessary for approval of the Final Plat and the proposed improvements.

The Applicant has also submitted the following applications:

- **Variations** to:
 - Exceed the maximum permitted gross floor area;
 - Exceed the maximum permitted roofed lot coverage;
 - Exceed the maximum permitted impermeable lot coverage;
 - Provide less than the minimum required front yard setback (Ridge Avenue) to accommodate a portion of the existing church building and a portion of the redesigned existing parking lot;
 - Provide less than the minimum required corner yard setback (Cherry Street) to accommodate the proposed new parking lot and proposed addition; and
 - Provide less than the minimum required area for an off-street parking space.
- **Certificate of Appropriateness** for the design of the proposed additions and site improvements.
- **Demolition** application to demolish the existing residence and detached garage located at 760 Cherry Street.

The Historic Preservation Commission (HPC) considered the demolition application for 760 Cherry Street on August 5, 2024; by a vote of 4-0, the Commission required a Historical Architectural Impact Study (HAIS). Upon submittal of the HAIS by the Applicant, public notice of the HPC's consideration of the HAIS will be provided by mail to property owners within 250 feet of the Subject Property once the meeting is scheduled.

The Design Review Board (DRB) considered the certificate of appropriateness at its June 20, 2024, and September 19 meetings. At the September DRB meeting, by a vote of 5-0, the DRB recommended approval of the design of the proposed additions and site improvements. Details regarding the DRB's consideration are provided later in this report.

The Zoning Board of Appeals will consider the special use permit specific to the building additions and site improvements, and the variation requests. A meeting date for the ZBA's consideration has not been scheduled. Once the meeting date is confirmed, public notice will be provided by mail to property owners within 250 feet of the Subject Property, a public notice sign will be posted on the site, and the required newspaper notice will be published.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the public hearing being held by the Plan Commission. The hearing was also properly noticed in the *Winnetka Talk* on October 3, 2024. Additionally, a public notice sign was posted on the Subject Property informing the public of the Plan Commission meeting. As of the date of this memo, staff has received three written comments from the public regarding this application. The comments are provided in **Attachment E**.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

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

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

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

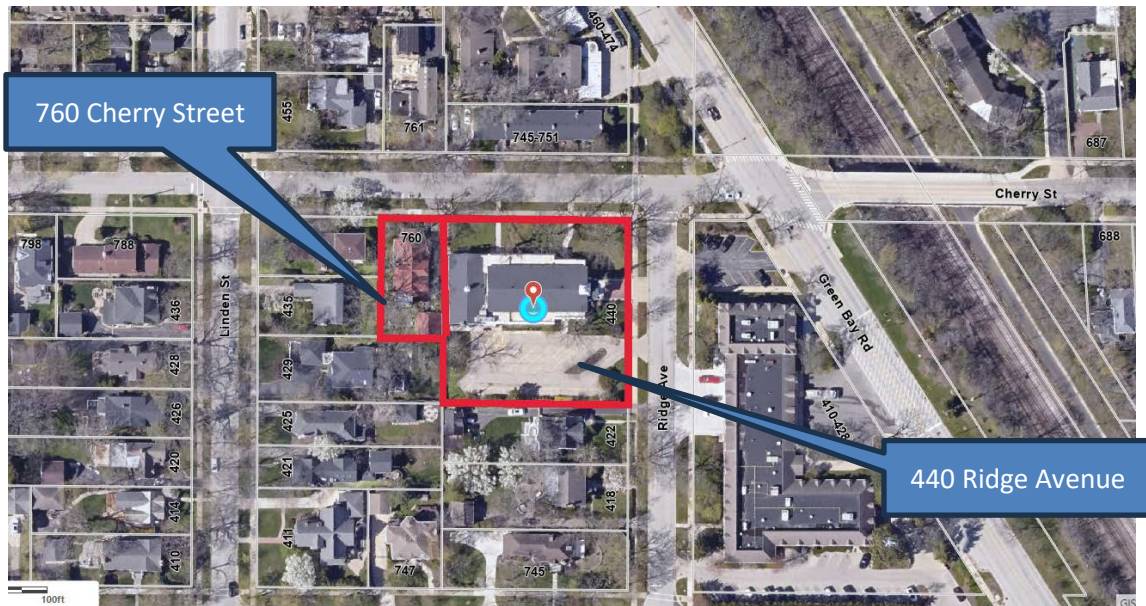


Figure 1 – Two Existing Lots

The Comprehensive Plan designates the existing church parcel (440 Ridge Avenue) as appropriate for “Institutional (Religious Institution, School, Governmental & Other Facilities)” uses and the 760 Cherry Street parcel as appropriate for “Single Family Residential” uses (Figure 2). The Subject Property is located in a transitional area with single-family residences, multi-family residential buildings, and government facilities. The Land Use Plan Map designates the properties to the north as appropriate for “Multi-Family Residential” uses, the properties to the south and west as appropriate for “Single Family Residential” uses, and the properties to the east as appropriate for “Institutional (Religious Institution, School, Governmental & Other Facilities)” uses.



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

The Comprehensive Plan also contains the following vision statement and goal relevant to the proposed application:

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

***Initiative 1.4.1:** Study and consider establishing a specific zoning district for institutional uses or specific zoning standards for such uses within existing residential districts. This would allow more appropriate zoning standards for these uses.*

The property is zoned R-5 Single Family Residential, and it is bordered by B-1 Multifamily Residential to the north and east and R-5 Single Family Residential to the south and west (Figure 3). In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; (c) library; and (d) pre-school or pre-kindergarten.

The Applicant's use of the Subject Property as a church is generally consistent with the Comprehensive Plan land use designation and the R-5 zoning district.

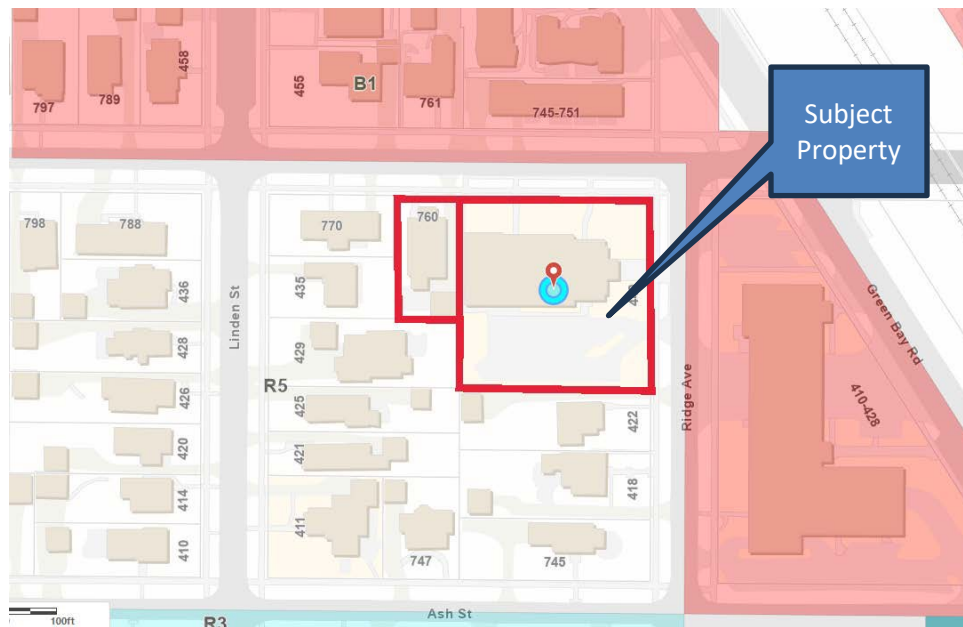


Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

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

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

The Applicant has been operating a church and associated programming at the church since 2012. Figures 4 through 7 below and on the following pages are current photos of the church provided by the Applicant.



Figure 4 – Grace Presbyterian Church – East Façade



Figure 5 – Grace Presbyterian Church – North Façade



Figure 6 – Grace Presbyterian Church – South Façade



Figure 7 – Grace Presbyterian Church – West Façade

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

As noted earlier this report, the Applicant intends to demolish the existing residence and detached garage located at 760 Cherry Street and consolidate 760 Cherry Street and 440 Ridge Avenue into a single lot to accommodate the following proposed improvements: (i) a two-story addition on the south side of the existing church; (ii) a two-story addition on the north side of the existing church; and (iii) additional accessory parking on the west side of the existing church. The consolidation of the two existing parcels would create a single buildable lot measuring 42,709 square feet. The proposed consolidation is represented in Figure 8 below and an excerpt of the *First Church of Christ Scientist Consolidation* plat is provided in Figure 9. Details regarding the proposed additions and site improvements are included later in this report.

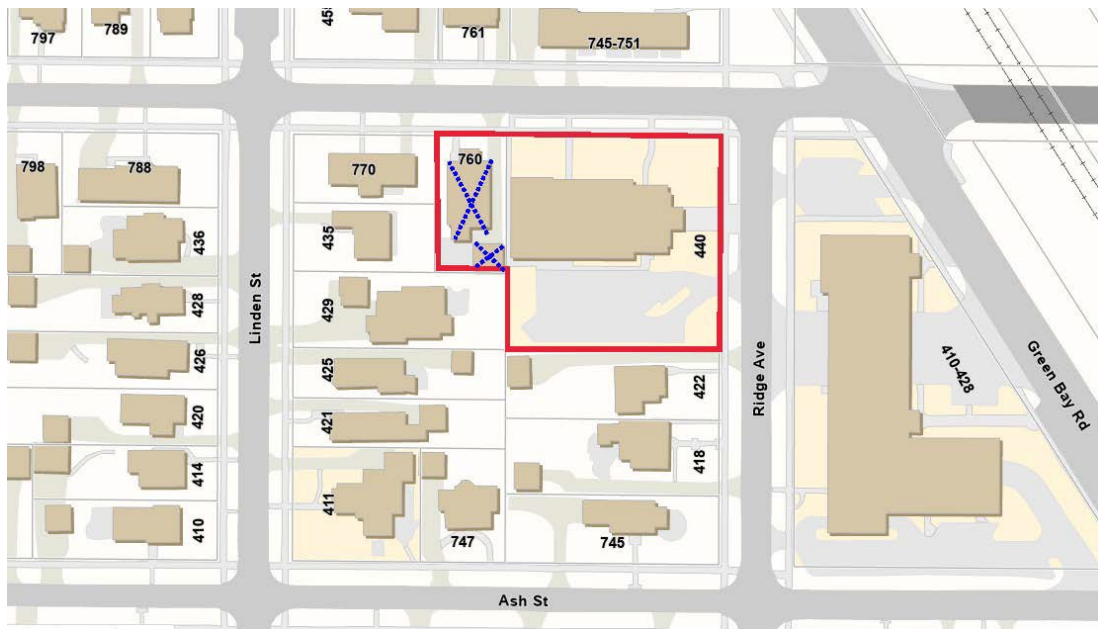


Figure 8 – Proposed Consolidation (neighborhood map view)

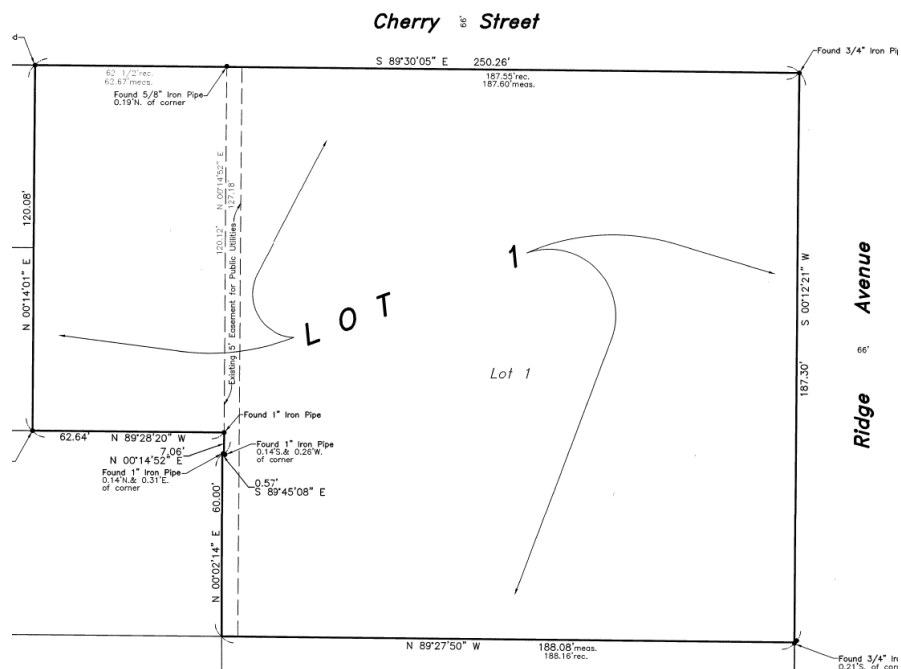


Figure 9 – Excerpt of Proposed First Church of Christ Scientist Consolidation Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-5 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-5 zoning district provides for the densest form of single-family development compared to most other residential zoning districts, with the R-5 zoning district's purpose statement describing the district as demonstrating a "an intense suburban" character.

Residential Zoning Hierarchy

A comparison of the Village's five different residential zoning classifications (Table 1 below) shows the hierarchy of zoning standards throughout the Village's residential neighborhoods, ranging from larger "estate" character lots in portions of the Village, to smaller, more intensive developed areas.

Surrounding Zoning

Neighboring lots to the west and south of the Subject Property are similarly zoned for smaller lot sizes called for in the R-5 zoning district (minimum lot area of 8,400 square feet for interior lots and 8,900 square feet for corner lots). Lots on the east side of Ridge Avenue and the north side of Cherry Street are zoned for multi-family residential development in order to provide a land use buffer between commercial and detached single-family land uses (Figure 3).

Table 1 Residential Zoning Hierarchy	R-1 ("estate" character)	R-2 ("small estate" character)	R-3 ("moderately intense" suburban character)	R-4 ("relatively intense" suburban character)	R-5 ("relatively intense" suburban character)
Minimum Lot Area - corner lots	50,400 s.f.	25,200 s.f.	16,800 s.f.	13,300 s.f.	8,900 s.f.
Minimum Lot Width - corner lots	150 ft.	115 ft.	85 ft.	70 ft.	70 ft.
Minimum Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Minimum Rear Setback	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to assure compliance with basic minimum quantitative measures including, but not limited to (a) minimum lot area, (b) minimum lot width, and (c) minimum lot depth. Additionally, with the adoption of Ordinance MC-12-2023 by the Village Council on December 19, 2023, the Zoning Ordinance and Subdivision Code were amended to require special use approval for consolidations of any number of lots in a single-family residential district that results in a lot that is greater than two times the minimum lot size or two times the minimum average lot width for the lot in question.

Even though the Subject Property is an institutional use it is located within the R-5 Single Family Residential zoning district and is therefore required to comply with zoning standards and regulations that are more suitable for single family development.

The proposed *First Church of Christ Scientist Consolidation* fully complies with minimum lot area, lot width and lot depth requirements as summarized in Table 2 on the following page. It should be noted that the

existing 760 Cherry Street parcel is nonconforming with respect to the minimum required lot area, with an existing lot area of 7,606.25 square feet. Also important to note is that the existing 440 Ridge Avenue parcel (existing church parcel) is approximately 35,200 square feet in lot area and 186 feet in average lot width, which is nearly four times the minimum required lot area and more than two times the minimum required average lot width for a corner lot in the R-5 District. The proposed consolidation of the two parcels would create a new lot measuring 42,709 square feet with an average lot width of 170 feet. **Therefore, the proposed consolidation would eliminate one nonconforming lot while creating one lot that is four times greater than the minimum required lot area and more than two times greater than the minimum required average lot width.** Hence, the proposed consolidation requires approval of a special use permit for which the Plan Commission is charged with making a recommendation to the Village Council.

Table 2 R-5 Zoning Standards		Proposed Lot	Existing Lot 440 Ridge Avenue	Existing Lot 760 Cherry Street
Minimum Lot Area (Corner lot)	8,900 sq. ft. (8,400 sq. ft. interior lot)	42,709 sq. ft. 4 X TIMES MINIMUM	35,203 sq. ft. 3 X TIMES MINIMUM	7,506 sq. feet DOES NOT COMPLY
Minimum Lot Width (average)	70 feet (60 ft interior lot)	170 feet 2 X TIMES MINIMUM	186 feet 2 X TIMES MINIMUM	62 feet COMPLIES
Minimum Lot Depth	120 ft.	250 feet COMPLIES	188 feet COMPLIES	120 feet COMPLIES

Table 2 – R-5 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

The allowable size of buildings on a residential lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be considered by both the Plan Commission and Zoning Board of Appeals, with the Village Council having final jurisdiction.

Staff evaluation of the proposed *First Church of Christ Scientist Consolidation* and the associated proposed improvements is summarized in Tables 3 and 4 on the following pages, indicating the extent to which the proposed consolidated lot and proposed improvements comply with (or fall short of) zoning standards. The items highlighted yellow in Tables 3 and 4 indicate the zoning regulations the proposed improvements do not comply with and therefore require approval of zoning variations and will be reviewed by the Zoning Board of Appeals.

Those items highlighted green are existing zoning nonconformities **that would be eliminated** with the proposed consolidation. The existing church on the 440 Ridge parcel currently provides a rear yard setback of 3.32 feet from the existing west property line, and the existing church and parking lot currently exceed the maximum permitted gross floor area, roofed lot coverage, and impermeable lot coverage. Such nonconformities are not unusual for an institutional use in a single-family residential zoning district. The residence at 760 Cherry Street currently provides a front yard setback of 13.27 feet and also exceeds the maximum permitted gross floor area, roofed lot coverage, and impermeable lot coverage.

Table 3 Zoning Setback Requirements		<i>Proposed Consolidated Lot</i>	<i>Existing Lot 440 Ridge</i>	<i>Existing Lot 760 Cherry</i>
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	47.01 feet	47.01 feet	30 feet
	Front yard provided existing structures or to be provided	34.4 feet	34.4 feet	13.27 feet EXISTING NONCONFORMING
	Minimum Corner Yard Setback	30 feet	30 feet	N/A
	Corner yard provided by existing structures or to be provided	4.6 feet (proposed parking lot) VARIATION OF 24.5 FT (84.67%)	37.68 feet	N/A
	Minimum Required Side Yard	12 feet	12 feet	6.25 feet
	Minimum side yard provided by existing structures or to be provided	16.08 feet (proposed addition)	76.24 feet	14.63 feet
	Minimum Required Rear Yard	25 feet	25 feet	18.02 feet
	Rear yard provided by existing structures or to be provided	25 feet (proposed addition)	3.32 feet EXISTING NONCONFORMING	31.02 feet

Table 3 – Zoning Setback Requirements

Table 4 – Zoning Building Size Requirements		Proposed Consolidated Lot	<i>Existing Lot 440 Ridge Avenue</i>	<i>Existing Lot 760 Cherry Street (to be torn down)</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	11,638 sq. ft.	9,911 sq. ft.	3,002.5 sq. ft.
	GFA provided by existing structures or to be provided	26,448 sq. ft. VARIATION OF 14,809 S.F. (127.25%)	18,718 sq. ft. EXISTING NONCONFORMING	3,716 sq. ft. EXISTING NONCONFORMING
	Maximum Allowed Roofed Lot Coverage (RLC)	10,677.25 sq. ft.	8,800.75 sq. ft.	2,026 sq. ft.
	RLC provided by existing structures or to be provided	13,178.5 sq. ft. VARIATION OF 2,501.25 S.F. (23.42%)	9,359 sq. ft. EXISTING NONCONFORMING	2,246 sq. ft. EXISTING NONCONFORMING
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	21,345.5 sq. ft.	17,601.5 sq. ft.	3,753.12 sq. ft.
	ILC provided by existing structures or to be provided	24,782 sq. ft. VARIATION OF 3,427 S.F. (16.05%)	20,700.2 sq. ft. EXISTING NONCONFORMITY	5,000 sq. ft. EXISTING NONCONFORMING

Table – 4 Zoning Building Size Requirements

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code and are subject to review by the Plan Commission and approval by the Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Ordinance.

According to Section 16.12.010 Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. This section of the Subdivision Code was amended, as explained earlier in this report, so that the consolidation of any number of lots that results in a lot that is greater than two times the minimum lot size or greater than two times the minimum average lot width for the lot in question, as established by the Zoning Ordinance, is only permitted by a special use permit. In addition to considering the Village’s typical special use standards, the Plan Commission and Village Council may also “*consider such factors as, without limitation, the extent to which the proposed special use would be inconsistent with the general lot size, average lot width, or character of properties located adjacent to or on the same block face of the subject lot*”.

When the Plan Commission and the Village Council consider granting a special use permit request to consolidate any number of lots that results in a lot within a single-family residential district that is greater

than two times the minimum required lot size or two times the minimum required average lot width for the lot in question, the Village Council would be authorized to impose certain conditions, including without limitation, any one or more of the following conditions:

- (i) the installation of additional landscaping on the lot;
- (ii) an increase in any minimum required yard or yards on the lot beyond what is required by the zoning ordinance;
- (iii) a restriction on the maximum gross floor area on the lot;
- (iv) a restriction on the maximum roofed lot coverage on the lot;
- (v) a restriction on the maximum total area of impermeable surfaces on the lot;
- (vi) a requirement to provide preliminary conceptual plans as are reasonably necessary to evaluate the proposed special use request; and
- (vii) restrictions to mitigate the impact of construction activity.

The Applicant has provided plans for the lot in question so that the Plan Commission can determine if the proposed plans are consistent with the Village's special use standards, and the Commission may consider any conditions that may be appropriate.

PROPOSED PLAN

The Applicant is proposing the following improvements on the proposed lot: (i) a two-story addition on the south side of the existing church; (ii) a two-story addition on the north side of the existing church; and (iii) additional accessory parking on the west side of the existing church.

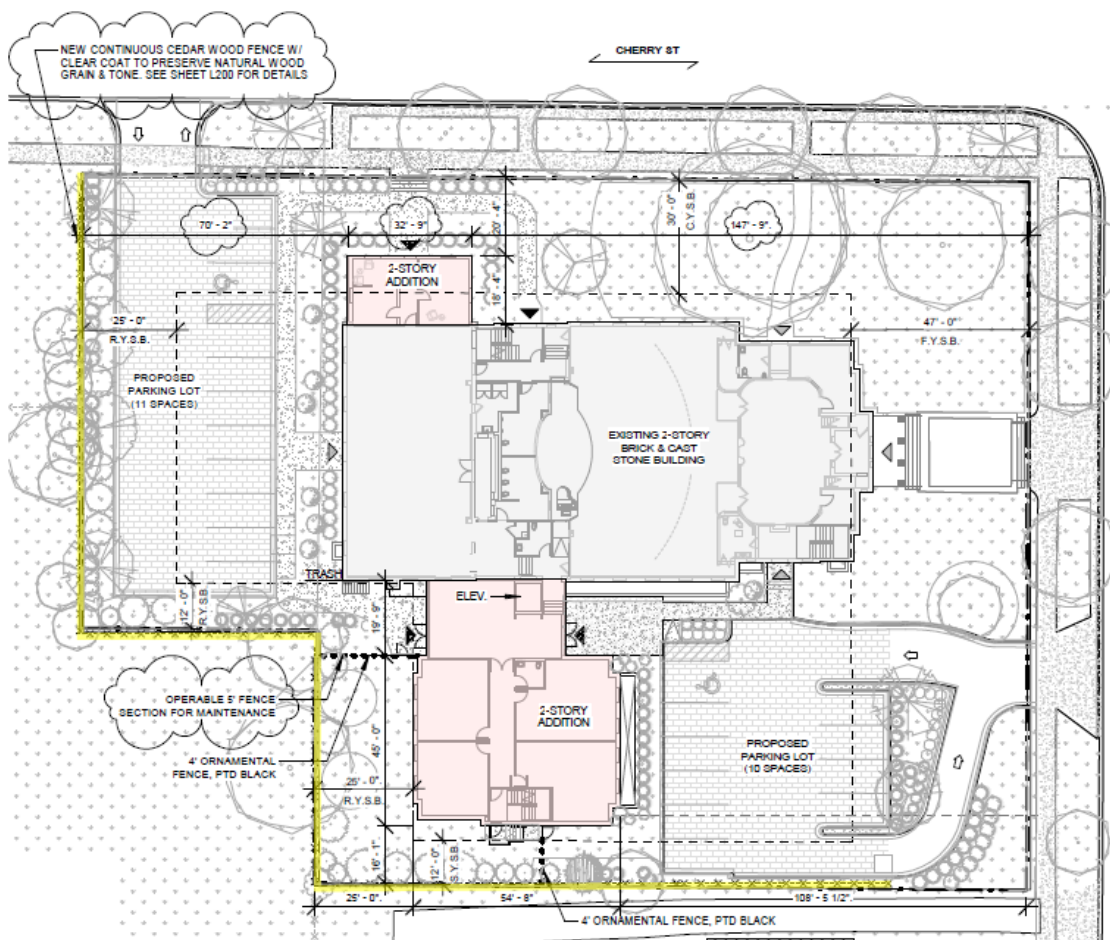


Figure 10 – Proposed Site Plan

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

North Addition. The Applicant is also proposing a two-story addition on the north side of the existing church to provide reception and office space. This addition represents an increase in roofed lot coverage of approximately 648 square feet and 1,296 square feet of gross floor area. The proposed additions are shaded pink in Figure 10 on the previous page.

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



Figure 11 – Rendering of East Façade



Figure 12 - Rendering of North Façade

Exterior Building Materials. The proposed building materials for both additions would match the existing church. A modular brick veneer is proposed to match the existing brick.

Exterior lighting. The proposed site improvements include installation of 18” tall path light fixtures along the walkways on the Subject Property (Figure 13).

PRODUCT DETAILS:

- A wiring kit and ground spike are included.
- Suitable for use in wet (outdoor) locations. Listed by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.

HARDY ISLAND PATH LIGHT
16012MZ-LL
 12V ROUND SIDE MOUNT LED PATH LIGHT

DETAILS	
FINISH:	Matte Bronze
MATERIAL:	Cast Brass
GLASS:	Etched Lens
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY

DIMENSIONS	
WIDTH:	7"
HEIGHT:	16.3"
DEPTH:	7.5
WEIGHT:	2.5lb

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	EA-LMW-1.5W
VOLTAGE:	12v
VOLT AMPS:	2.5
COLOR TEMP:	2700
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25w
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 36"

SHIPPING	
CARTON LENGTH:	22
CARTON WIDTH:	8
CARTON HEIGHT:	7.5
CARTON WEIGHT:	3

Figure 13 – Proposed Pedestrian Light Fixture

Landscaping and Hardscape. Included in the application materials is a proposed landscape plan and plant schedule. The Applicant intends to provide vegetation screening along the west and south property lines with a variety of evergreen and canopy tree plantings to obstruct views of the proposed south addition. Landscape screening is also proposed for the parking lots.

Both of the parking lots would be constructed of permeable pavers, in a color referred to as “River”. A new continuous 6-foot-tall solid wood fence is proposed along the west and south property lines (highlighted yellow in Figure 10). It would be a cedar fence with clear coat stain to preserve the natural wood grain and tone.

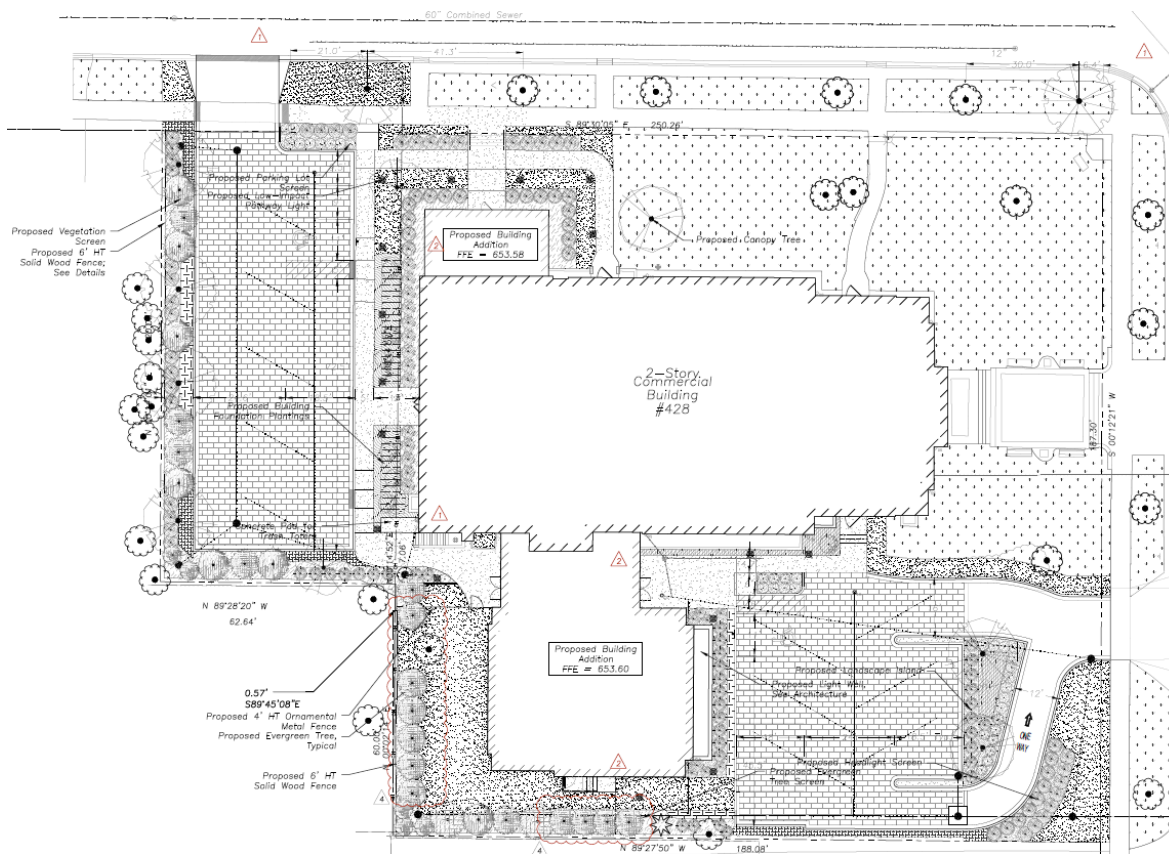


Figure 14 – Landscape Plan

In addition to the renderings included earlier in this report, the Applicant has provided aerial perspectives of the proposed additions and site improvements, which are provided on the following pages as Figures 15 and 16. The complete set of plans is provided in **Attachment A**.



Figure 15 - Southeast Aerial Perspective



Figure 16 - Northwest Aerial Perspective

STORMWATER

The Applicant has submitted preliminary engineering plans, which include stormwater volume control storage under the permeable paver parking lots. These preliminary plans have been reviewed by the

Village Engineer. Based on these preliminary engineering plans and discussions between the Village Engineer and the Applicant's engineering team, the Village Engineer is confident the final engineering plans could be approved for the proposed improvements. Final engineering plans are required with the submittal of the necessary permits to construct the proposed improvements; at that time, the stormwater detention and volume control calculations will be verified and confirmed. Figure 17 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain and the orange represents the 500-year floodplain.

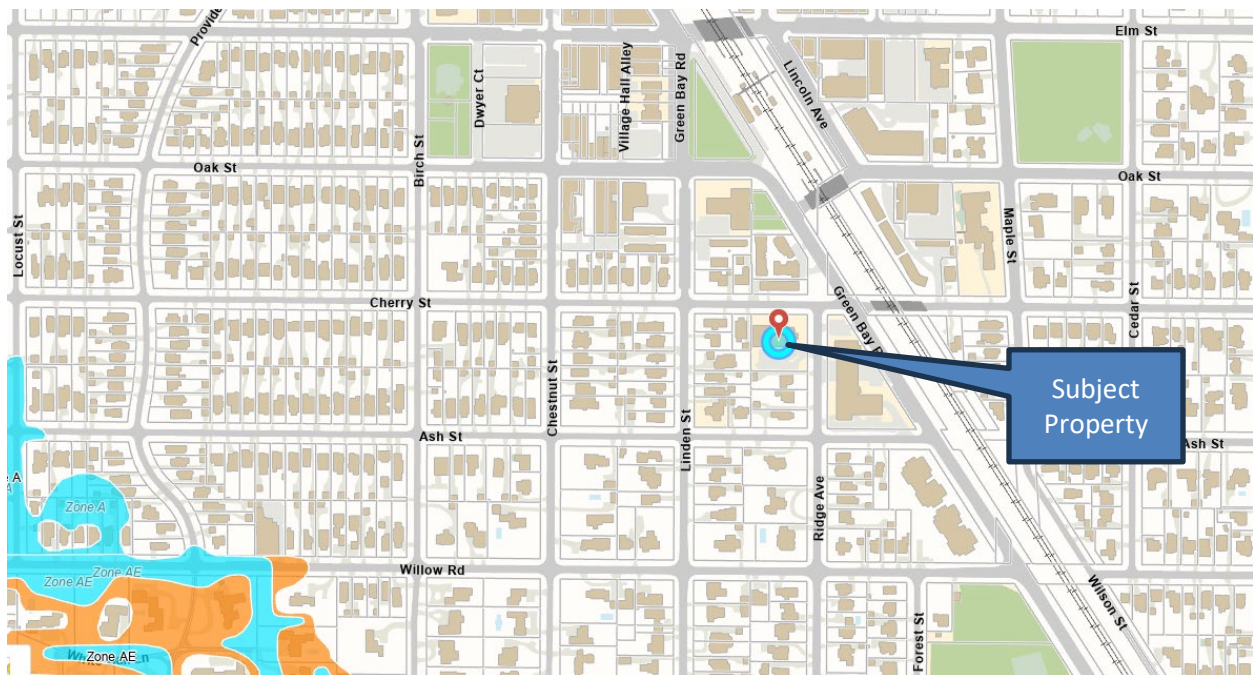


Figure 17 – GIS Floodplain Map

ZONING RELIEF

Although not part of the Commission's consideration, it should be noted that the following variations are necessary to allow the proposed improvements to: (i) exceed the maximum permitted gross floor area; (ii) exceed the maximum permitted roofed lot coverage; (iii) exceed the maximum permitted impermeable lot coverage; (iv) provide less than the minimum required front yard setback from Ridge Avenue; (v) provide less than the minimum required corner yard setback from Cherry Street; and (vi) provide less than the minimum required area for an off-street parking space. The existing church and site improvements on the 440 Ridge lot are currently nonconforming with respect to: (i) gross floor area; (ii) roofed lot coverage; (iii) the front yard setback; and (iv) rear yard setback.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

Details regarding the Historic Preservation Commission and Zoning Board of Appeals respective reviews are provided on the first two pages of this report.

The Design Review Board (DRB) first considered a Certificate of Appropriateness for the proposed additions and site improvements on June 20, 2024. After hearing presentations by Village staff and by the Applicant, the Board heard from ten residents who are neighbors of the church. All spoke in opposition to the proposed plan as presented. Their concerns mainly focused on the requested zoning relief; however, some of their comments focused on the proposed design in terms of where the on-site parking, and the proposed additions should be located, and the impact on the character of the residential

neighborhood. The Board then discussed the project. The members suggested: (a) providing more details on the proposed windows; b) providing a better comparison of the proposed brick and the existing brick; (c) elimination of the northern loop to the east parking lot; (d) further refinement to the fenestration on the south building elevation; (e) providing a pedestrian view of the rooftop mechanical equipment and screening; (f) bollard light fixtures that are more neighbor friendly (not so tall); (g) possible shift of north addition to the east to break up the west wall; (h) more thought given to having one consistent fence on the site; and (i) use of natural stone rather than cast stone. Ultimately, by a vote of 5-0, the Board continued the item to the next DRB meeting on July 18 to provide the applicant time to address the comments of the Board.

After two subsequent continuations requested by the Applicant in order to continue its dialogue with the neighbors, the DRB considered an amended Certificate of Appropriateness on September 19. After hearing a summary from staff and a presentation by the Applicant, four members of the public addressed the Board. Two area residents continued to express concerns from their perspective of the lack of communication with the neighborhood by the church much earlier in the church's design process as well as not knowing exactly what those who live west of the church property will see once the project is completed. They also expressed some concerns regarding the additional traffic on Cherry Street due to the new parking lot. The two other public speakers were members of the church speaking in support of the project and indicating the church's desire to continue to have dialogue with the neighbors. The Board discussed the revised plan and commended the applicant for addressing the design concerns they noted at the June 20, 2024, DRB meeting. By a vote of 5-0, the Board recommended approval of the proposal subject to the new entry façade that connects the existing church building and the new addition be constructed with the Option 2 design (see below).



Figure 18 – Option 2 – Entry Façade for Connection between Existing Church and Proposed Addition

COMMISSION CONSIDERATION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters. There is an existing 5-foot easement for public utilities along the west property

line of the existing church parcel. There are existing overhead electric and communication utilities that serve properties in the area within this easement, which utilities will remain, as well as the easement in its current location. No additional easements are being request by the Village Water & Electric Department or the Village Engineer. All necessary signature blocks are provided on the plat of consolidation.

In addition to considering the final plat of consolidation, the Plan Commission is charged with evaluating Special Uses for consistency with the six (6) standards for granting special use permits. For this particular application, the Commission is to consider the special use for the large lot consolidation, as well as the amendment to the existing special use, granted by a previous ordinance, to allow additions and site improvements to the existing church. In addition to responding to the standards used for the evaluation of special uses, the Applicant has provided a traffic and parking analysis prepared by Eriksson Engineering Associates (**Attachment C**). The analysis concluded that:

“the proposed expansion will not have a material impact on traffic and parking conditions around the church with no changes in the congregation’s level of activities. The expansion will serve existing church programs. The low level of traffic activity in general on the roadway system on a Sunday will not be impacted and will accommodate the church. There is sufficient parking around the church to accommodate typical services.”

The Village Engineer has reviewed the analysis and is in agreement with this finding.

FINDINGS & RECOMMENDATION

The Plan Commission is to consider whether or not the requested special uses to allow (i) the large lot consolidation; and (ii) the proposed additions and site improvements to the existing church are consistent with the Village’s Comprehensive Plan and with the Village’s special use permit standards. Additionally, the Commission is to consider whether the proposed consolidation complies with the Subdivision Code and is consistent with the Comprehensive Plan.

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

- 1) Continue further review of the application to a specific date in order to provide the Applicant and/or staff additional time to address questions and comments from the Commission; or
- 2) Consider a motion recommending approval or denial of the Special Uses and Final Plat of Subdivision. If the Commission is prepared to make a recommendation to the Village Council regarding the requested relief, a Commissioner may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend approval [denial] of

- A. The proposed First Church of Christ Scientist Consolidation Final Plat consolidating the two existing lots commonly known as 440 Ridge Avenue and 760 Cherry Street into a single Lot of Record, as the **Final Plat of Consolidation**
 - a. **meets [does not meet]** the Subdivision Code standards for approving such final plat;
 - b. **is [is not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “Institutional (Religious Institution, School, Governmental & Other Facilities” development; and
 - c. **meets [does not meet]** the Standards for granting of Special Use Permits to allow the consolidation of 440 Ridge Avenue and 760 Cherry Street, which results in a

lot that is greater than two times the minimum required lot size and minimum average lot width for a corner lot in the R-5 Single Family Residential Zoning District; and

- B. A **Special Use Permit** to allow an amendment to the existing special use granted Ordinance M-151-83 and Resolution-793-83 to allow construction of additions and site improvements to the existing church on the Subject Property.

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, 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.

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

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Consolidation (First Church of Christ Scientist Consolidation)

Attachment C: Traffic and Parking Analysis Provided by Applicant

Attachment D: Ordinance M-151-83 and Resolution R-793-83, adopted by the Village Council on September 20, 1983

Attachment E: Public Correspondence

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. **24-14-SU**Property InformationSite Address: 440 Ridge Avenue and 760 Cherry StreetParcel Identification Number(s) (PIN): 05-20-223-002-0000; 05-20-223-014-0000Property Owner InformationName: Grace Presbyterian Church of the North ShorePrimary Contact: Kendall LettingaAddress: 440 Ridge AvenueCity, State, Zip: Winnetka, IL 60093Phone No. [REDACTED]Email: [REDACTED]Date owner acquired property: 06/21/2023Architect InformationName: Present Future ArchitectsPrimary Contact: Joe BuehlerAddress: 1147 W. Ohio Street, Suite 504City, State, ZIP: Chicago, IL 60642Phone No. (630) 802-5987Email: joe@pfa.workSurveyor InformationCompany Name: R.E. Allen and Associated, Ltd.Primary Contact: Brian J. LeeAddress: 1015 N. Corporate Circle, Suite CCity, State, Zip: Grayslake, IL 60030Phone No. (847) 223-0914Email: [REDACTED]Attorney InformationName: Taft Stettinius & Hollister LLPPrimary Contact: Karl CamillucciAddress: 111 E. Wacker Drive, Suite 2600City, State, Zip: Chicago, IL 60601Phone No. (312) 863-4085Email: kcamillucci@taftlaw.comProperty Owner Signature: [REDACTED]Date: 5/29/24

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 24-14-SU

Property Information

Site Address: 440 Ridge Avenue and 760 Cherry Street

Applicant Information

Name: Grace Presbyterian Church of the North Shore

Primary Contact: Kendall Lettinga

Address: 440 Ridge Avenue, Winnetka

City, State, ZIP: Winnetka, Illinois 60093

Phone No. [REDACTED]

Email: [REDACTED]

Architect Information

Name: Present Future Architects

Primary Contact: Joe Buehler

Address: 1147 W. Ohio Street, Suite 504

City, State, ZIP: Chicago, IL 60642

Phone No. (630) 802-5987

Email: joe@pfa.work

Owner Information

Name: Same as Applicant.

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Attorney Information

Name: Taft Stettinius & Hollister LLP

Primary Contact: Karl D. Camillucci

Address: 111 E. Wacker Street, Suite 2600

City, State, Zip: Chicago, IL 60601

Phone No. (312) 863-4085

Email: kcamillucci@taftlaw.com

Applicant Signature: [REDACTED]

Date: 5/28/24

Property Owner Signature: [REDACTED]

Date: 5/28/24

Printed Name of Owner: Grace Presbyterian Church of the North Shore

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

1. Background.

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

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

In connection with the Proposed Improvements, the Applicant has submitted applications for approval of: (i) a special use permit for the operation of a church on the Property; (ii) a special use permit for consolidation of two lots into a single lot that is greater than two times the minimum lot size as established in Section 17.30.010 of the Winnetka Zoning Ordinance (the “**Zoning Ordinance**”); (iii) the Variations (defined below); (iv) a plat of subdivision consolidating the Ridge Property and the Cherry Property; (v) a Certificate of Appropriateness; and (vi) a permit to demolish the existing, vacant building located on the Cherry Property. This Statement provides information that is relevant to all of those applications and describes how the Proposed Improvements satisfy the standards of approval for a special use permit and variations.

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

Residential District. Pursuant to Section 17.12.010 of the Zoning Ordinance, the R-5 District provides for a “single-family residential environment of relatively intense suburban character.” The adjacent multi-family zoning districts provide for greater density and a greater variety of uses than the R-5 District. Just one block north of the Property, at Oak Street, begins the Village’s downtown area, which features a mix of commercial and institutional uses. Moreover, the Village’s fire and police department building is located across Ridge Avenue to the east of the Property. Green Bay Road is also located less than one block east of the Property. Green Bay Road is a major thoroughfare that features a mix of multi-family residences, institutional uses (such as the North Shore County Day School to the southeast and the Winnetka Public Library and Village Hall to the northwest of the Property), and commercial uses. Adjacent to Green Bay Road is the Union Pacific North railroad right-of-way, which carries Metra train traffic to and from Chicago and points north. The Applicant’s activities and Proposed Improvements are consistent with the robust and diverse array of land uses and activities taking place in the vicinity of the Property.

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

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

- Men’s ministry, which features bible study. Wednesday from 6:30 a.m. to 7:30 a.m. Currently located on the main level of West Hall. Approximately 15 participants.
- Women’s ministry, which features bible study and related activities. Thursdays from 9:30 a.m. – 11:00 a.m. Currently located on the main level of West Hall. Child care is provided in the main level of West Hall. Approximately 30 participants.
- Moms in Prayer program. Mondays from 11:00 a.m. – noon. Currently located on the main level of West Hall. Approximately 4 participants.
- “Tuesdays at 12:00 p.m.” prayer program. Tuesdays from 12:00 – 12:30 p.m. Currently located on the main level of West Hall. Approximately 10 participants.

2. Purpose of Proposed Improvements.

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

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

3. Pre-Application Meetings with Staff and Neighbors.

In November of 2023, the Applicant held a pre-application meeting with Village staff to discuss preliminary plans for the Proposed Improvements. Additionally, the Applicant held a meeting with approximately 20 neighbors of the Property in February of 2024. The preliminary plans proposed a larger, 11,000 square foot, 2 ½ story South Addition, with a 12-foot setback from the south lot line of the Property (rather than 16 feet, as currently proposed). The preliminary plans did not include the North Addition. Neighbor comments regarding the preliminary plans

focused in large part on certain issues, including: (a) concerns about traffic and parking, including the proposed New Parking Lot on Cherry Street; and (b) the height, bulk, and density of the proposed South Addition and its proximity to neighboring single-family residences.

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

4. Traffic and Parking.

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

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

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

The relocation of 11 accessory parking spaces to the New Parking Lot on Cherry Street will not materially increase the impact of Church-related parking on the surrounding neighborhood or change the character of the neighborhood. After the Proposed Improvements are constructed, the Property will have substantially the same number of accessory parking spaces as it currently has, and a substantially identical number of vehicles will be travelling to and from the Property and using the accessory parking spaces. The location of the New Parking Lot on Cherry Street,

just around the corner from the Existing Parking Lot, will have a minimal effect, if any, on neighboring properties and land uses. As discussed above, the area around the Property features a diverse mix of land uses that are compatible with the existing and proposed levels of traffic and parking related to the Applicant's Programming.

Nevertheless, the Applicant considered whether an addition to the Existing Building could be constructed on the Cherry Property instead of on the Ridge Property to avoid locating the New Parking Lot on the Cherry Property, but unfortunately that alternative is not feasible. A utility easement containing above-ground utility facilities is located between the Ridge Property and the Cherry Property. The utility lines continue to the north and south of the Property. These utilities prevent the Applicant from building an addition to the Existing Building on the Cherry Property. Relocating or burying the powerlines to allow for construction of the addition on the Cherry Property is not reasonably feasible due to the additional cost and time that would be required to coordinate with multiple utility companies and pay for the utility relocation work. In addition, the dimensions of the Cherry Property are not suitable for an addition designed to provide modern, functional, and accessible classroom-type spaces for the Programming. The Cherry Property is relatively narrow and deep. The floorplate of any addition on the Cherry Property would impose limitations on the configuration of classrooms, internal access and circulation, light, and accessibility for people with disabilities. These design constraints would not allow for the modern, functional, accessible space that the Applicant seeks to provide.

5. Height, Bulk, and Density.

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

The Applicant reduced the height of the South Addition by half a story (from 2 ½ stories to 2 stories), reduced the floor area of the South Addition by 1,841 square feet (from 8,231 square feet to 6,390 square feet), and increased the setback from the south lot line of the Property by 4 feet (from 12 feet to 16 feet). To compensate for the reduction in floor area in the South Addition, the Applicant proposes to enlarge West Hall by constructing the North Addition. The North Addition faces Cherry Street and does not abut any neighboring properties. By shifting floor area from the South Addition to the North Addition, the revised Plans mitigate the impact of height, bulk, and density on adjacent single family homes, while providing approximately the same amount of space for the Applicant's Programming and administrative functions. In fact, the current proposed dimensions of the South Addition are comparable to the dimensions of a single-family home that could be constructed as of right in the R-5 District. The effect of the height, bulk, and density of the South Addition on neighboring property owners, therefore, is similar to that of a new single-family home.

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

6. Special Use Standards.

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

In addition, pursuant to Section 17.30.010.H. of the Zoning Ordinance, the consolidation of any number of lots that results in a lot that is greater than twice the applicable minimum lot size requires approval as a special use. The minimum lot size for a corner lot in the R-5 District is 8,900 square feet and the minimum lot size for an interior lot in the R-5 District is 8,400 square feet. Consolidation of the Ridge Property and the Cherry Property results in a lot that is 42,709 square feet, greater than twice the minimum lot size in the R-5 District and, therefore, requires a special use permit.

A. Standards Set forth in Section 17.56.120 of the Zoning Ordinance.

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

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

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

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

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

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

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

ii. The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity.

For the same reasons, the Proposed Improvements will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity or substantially diminish or impair property values in the immediate vicinity. As described above: (a) the Proposed Improvements and the Programming are compatible with the mix of uses in the vicinity of the Property; (b) the Proposed Improvements will not cause noise, odors, light, vibration, or other impacts that would materially and adversely affect the use and enjoyment and property values of nearby properties; (c) the height, bulk, and density of the South Addition is compatible with the height, bulk, and density of single-family homes within the R-5 District; and (d) 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.

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

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

iv. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways.

Existing traffic and parking infrastructure is sufficient to minimize pedestrian and vehicular traffic congestion in the public ways. As discussed above, the Applicant does not expect the Proposed Improvements to create new parking demand or materially increase traffic. The existing

and proposed parking supply provides adequate capacity to accommodate vehicular traffic generated by the Applicant's Programming without causing unreasonable congestion in the right-of-way. The Applicant proposes new ingress and egress to the New Parking Lot on Cherry Street, which will not materially affect traffic congestion in public ways.

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

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

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

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

B. Additional Considerations for Consolidations Set Forth in 17.56.120.E.

The Proposed Improvements also satisfy the additional considerations for large lot consolidations set forth in Section 17.56.120.E. of the Zoning Ordinance, which states that the Village Council may consider "the extent to which the proposed special use would be inconsistent with the general lot size, average lot width, or character of properties located adjacent to or on the same block face of the subject lot." The Property is located along two block faces: (a) the western edge of the segment of Ridge Avenue located between Cherry Street and Ash Street (the "**Ridge Block Face**"); and (b) the southern edge of the segment of Cherry Street located between Ridge Avenue and Linden Street (the "**Cherry Block Face**" and, collectively with the Ridge Block Face, the "**Block Faces**"). The consolidation of the Ridge Property and the Cherry Property will not change existing conditions in a manner that is inconsistent with existing lot sizes, lot widths, or the character of properties along the Block Faces.

i. Lot Size.

Consolidation of the Ridge Property and the Cherry Property would not be inconsistent with the general lot sizes of properties located along the Block Faces. Both Block Faces already include the Ridge Property, a large lot that contributes to the existing general lot sizes along the Block Faces. At 35,113 square feet, the Ridge Property already is greater than twice the minimum lot size in the R-5 District. Conversely, at only 7,596 square feet, the Cherry Property is a nonconforming lot that is smaller than the minimum lot size in the R-5 District. Consolidating the Cherry Property and the Ridge Property would eliminate the nonconformity caused by the Cherry Property's small size. More importantly, the consolidated lot will be only 7,596 square feet larger than the existing Ridge Property. That increase does not materially change, and is not inconsistent with, the existing general lot sizes on the Block Faces.

ii. Lot Width.

Similarly, consolidation of the Ridge Property and the Cherry Property would not be inconsistent with the existing average lot width of properties located along the Block Faces. The Ridge Property is already a part of both Block Faces. The Ridge Property's lot widths on each Block Face are part of the existing conditions along the Block Faces. The width of the consolidated Property along the Ridge Block Face will be the same as the existing width of the Ridge Property along the Ridge Block Face. The width of the consolidated Property along the Cherry Block Face will be only 62.67 feet greater than the existing width of the Ridge Property along the Cherry Block Face. Compared to existing conditions, this modest increase will not cause the consolidated Property to be inconsistent with the average lot widths along the Block Faces.

iii. Character of Properties.

For the same reasons, consolidation of the Ridge Property and the Cherry Property is not inconsistent with the character of properties along the Block Faces. The size of the existing Ridge Property significantly contributes to the existing character of the other properties along the Block Faces. The consolidated Property will be only modestly larger than the Ridge Property and, therefore, will not materially alter the existing character of the properties along the Block Faces.

Importantly, multiple other large lots in the vicinity of the Property also contribute to the existing character of properties along the Block Faces. For example, the Village's fire and police building, located on the east side of Ridge Avenue across from the Ridge Block Face, is on a lot that is larger than the proposed consolidated Property. Additionally, multi-family buildings located on the north side of Cherry Street, across from the Cherry Block Face, and on Green Bay Avenue north of Cherry Street and south of Ash Street are also on lots that are larger than typical lots in the R-5 District. Just one block north on Linden Street, the public library and multi-family and commercial buildings are also located on larger lots. These larger lots affect the character of the properties located along the Block Faces. The size of the consolidated Property will not materially change the character of those properties.

7. Variation Standards.

The Existing Building is more than 80 years old and is a legal nonconforming structure with respect to certain provisions of the Zoning Ordinance. Pursuant to Section 17.64.060 of the Zoning Ordinance, when alterations are made to a legal nonconforming structure, the structure must either be brought into conformity with applicable provisions of the Zoning Ordinance or variations must be obtained. The Proposed Improvements increase the extent of certain nonconformities, but in many cases the increases are attributable, in whole or in part, to the Applicant's efforts to mitigate the impact on adjacent property owners by reducing the height of the South Addition and moving floor area to the North Addition.

Code Section	Requirement	Existing	Proposed	Difference from Existing	Variation Required?
17.30.100.C.	Accessory parking spaces in front yard prohibited.	Does not comply.	Does not comply.	Parking layouts differ, but both include fractional spaces in front yard.	Yes.
17.30.100.B.	Minimum of 180 s.f. of area for each off street parking space	Less than 180 s.f.	Less than 180 s.f.	Parking layouts differ, but both include off street parking spaces that would satisfy standards applicable in commercial districts.	Yes.
17.30.040	Maximum of 11,638 sf of GFA.	22,768 s.f.	26,448 s.f.	Increase of 3,680 s.f.	Yes.
17.30.030.A.	Maximum of 10,677 s.f. of roof lot coverage.	11,831 s.f.	13,152 s.f.	Increase of 1,321 s.f.	Yes, but extent of variation increased to address neighbors' comments. Reducing the height of the South Addition and moving floor area to the North Addition increased the total area of roofed or building lot coverage.
17.30.030.B.	Maximum of 21,355 s.f. of impermeable surface lot coverage.	24,479 s.f.	26,492 s.f.	Increase of 2,013 s.f.	Yes, but extent of variation increased to address neighbors' comments. Reducing the height of the South Addition and moving floor area to the North Addition increased the total area of roofed or building lot coverage,

Code Section	Requirement	Existing	Proposed	Difference from Existing	Variation Required?
					which is part of impermeable surface lot coverage.
17.30.050.B	Setback of 30 feet from Cherry Street.	37 feet, 8 inches from Cherry Street	20 feet, 4 inches from Cherry Street.	Reduction of 17 feet, 4 inches.	Yes, but variation made necessary by neighbors' comments. Reducing the height of the South Addition and moving floor area to the North Addition causes the need for reduced setback.

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

- A variation to allow accessory parking spaces in the front yard, where accessory parking spaces are not permitted in the front yard by right.
- A variation to allow off-street parking spaces with an area of less than 180 s.f., where a minimum area of 180 s.f. is required.
- A variation to allow 26,448 s.f. of GFA, where a maximum of 11,638 s.f. of GFA is permitted by right.
- A variation to allow 13,152 s.f. of roof lot coverage, where a maximum of 10,677 s.f. of roof lot coverage is permitted by right.
- A variation to allow 26,492 s.f. of impermeable surface lot coverage, where a maximum of 21,355 s.f. of impermeable surface lot coverage is permitted by right.
- A variation to allow a 20-foot, 4-inch setback from Cherry Street, where a minimum setback of 30 feet is required.

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

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

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

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

Finally, the Applicant seeks to correct existing code deficiencies and has elected to bring the Existing Building into compliance with ADA accessibility standards. The Applicant is unable to cause all of the spaces within the Existing Building to comply with ADA standards without construction of the South Addition and the North Addition. The Proposed Improvements create space for accessible entries, elevators providing access to all floors, accessible hallways, and other accessible spaces, including the sanctuary, where Sunday worship services are held.

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

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

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

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

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

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

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

Further, as described in Section 5 of this Statement, the height, bulk, and density of the South Addition, as revised by the Applicant in response to neighbors' comments, will be consistent with the scale of a single-family home designed in accordance with the requirements of the R-5 District and, therefore, will have a minimal impact on the character of the area.

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

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

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

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

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

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

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

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

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

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

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

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

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

8. Subdivision.

In connection with the Proposed Improvements, the Applicant proposes to consolidate the Cherry Property and the Ridge Property into a single lot of record. The Applicant has submitted a Subdivision/Consolidation Application and a Plat of Subdivision depicting the proposed

consolidation. This Statement describes the Proposed Improvements, including conformity with zoning standards and the orientation, arrangement, and configuration of the Proposed Improvements on the Property in the context of the surrounding neighborhood. The Applicant has also submitted the Plans, which depict the Proposed Improvements on the Property, along with engineering, landscaping, and related improvements.

GRACE PRESBYTERIAN CHURCH

SPECIAL USE PERMIT REVIEW / JULY 3, 2024

Present Future Architects

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CIVIL

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EXHIBIT LIST	
#	SHEET NAME
SP-000	COVER SHEET
SP-001	EXISTING CONDITIONS 440 RIDGE AVE
SP-002	EXISTING CONDITIONS 440 RIDGE AVE
SP-003	EXISTING CONDITIONS 760 CHERRY ST
SP-004	EXISTING CONDITIONS 760 CHERRY ST
SP-005	SITE DEMOLITION PLAN
SP-006	BASEMENT DEMOLITION PLAN
SP-007	FIRST FLOOR DEMOLITION PLAN
SP-008	SECOND FLOOR DEMOLITION PLAN
SP-009	SITE PLAN & ANALYSIS
SP-010	BASEMENT FLOOR PLAN
SP-011	FIRST FLOOR PLAN
SP-012	SECOND FLOOR PLAN
SP-013	ROOF PLAN
SP-014	EXISTING EXTERIOR ELEVATION
SP-015	EXISTING EXTERIOR ELEVATION
SP-016	EXISTING EXTERIOR ELEVATION
SP-017	PROPOSED EXTERIOR ELEVATION
SP-018	PROPOSED EXTERIOR ELEVATION
SP-019	PROPOSED EXTERIOR ELEVATION
SP-020	PROPOSED EXTERIOR ELEVATION
SP-021	PROPOSED EXTERIOR DETAILS
SP-023	RENDERING
SP-024	RENDERING
SP-025	RENDERING
SP-026	RENDERING
SP-027	MATERIAL BOARD
SP-028	EXISTING LOT COVERAGE
SP-029	PROPOSED LOT COVERAGE
SP-030	EXISTING GFA
SP-031	PROPOSED GFA
SP-032	EXTERIOR LIGHTING
SP-033	EXTERTIOR LIGTHING
SP-034	EXTERTIOR LIGTHING
SP-035	BUILDING ADJACENCY
C000	COVER SHEET
C100	SITE DEMOLITION PLAN
C101	SITE DEMOLITION PLAN
C200	SITE GEOMETRY PLAN
C201	SITE GEOMETRY PLAN
C300	SITE UTILITY PLAN
C301	SITE UTILITY PLAN
C400	GRADING AND PAVING PLAN
C401	GRADING AND PAVING PLAN
C500	SITE EROSION & SEDIMENT CONTROL PLAN
C501	SITE EROSION & SEDIMENT CONTROL PLAN
L010	TREE PRESERVATION & REMOVAL PLAN
L100	LANDSCAPE PLANS
L200	LANDSCAPE DETAILS



VIEW OF EAST FACADE



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



LIMITED HEADROOM IN EXISTING BASEMENT



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



LIMITED HEADROOM IN EXISTING BASEMENT



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



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



VIEW OF SOUTH & EAST FACADE



MISSING AND DAMAGED CLAY ROOF TILES



WATER DAMAGE THROUGHOUT SECOND FLOOR CEILING DUE TO DISREPAIR OF ROOF



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



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

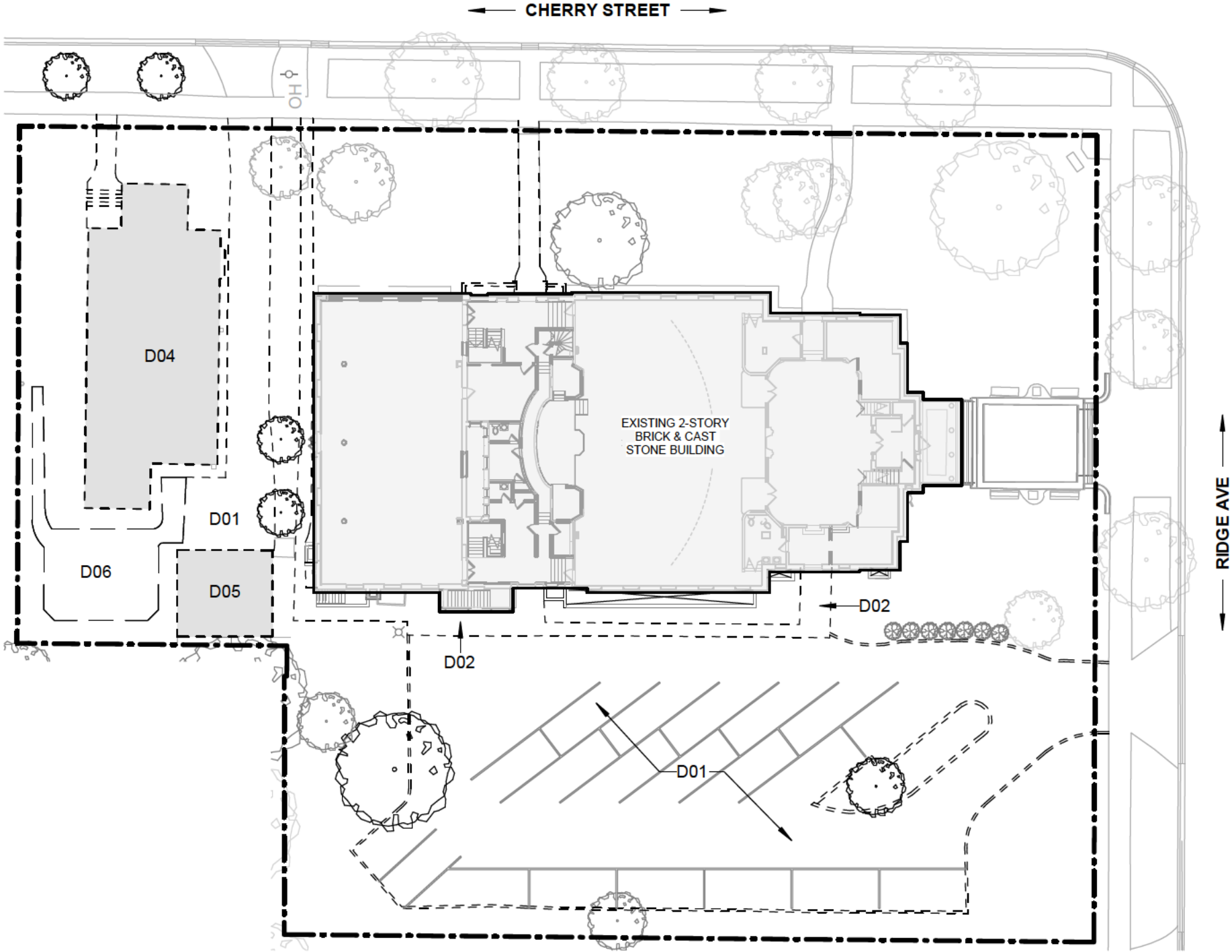
DEMOLITION LEGEND

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

KEYNOTE LEGEND

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

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE DEMOLITION INFORMATION.



1

DEMOLITION SITE PLAN

1" = 30'-0"



1

BASEMENT DEMOLITION PLAN

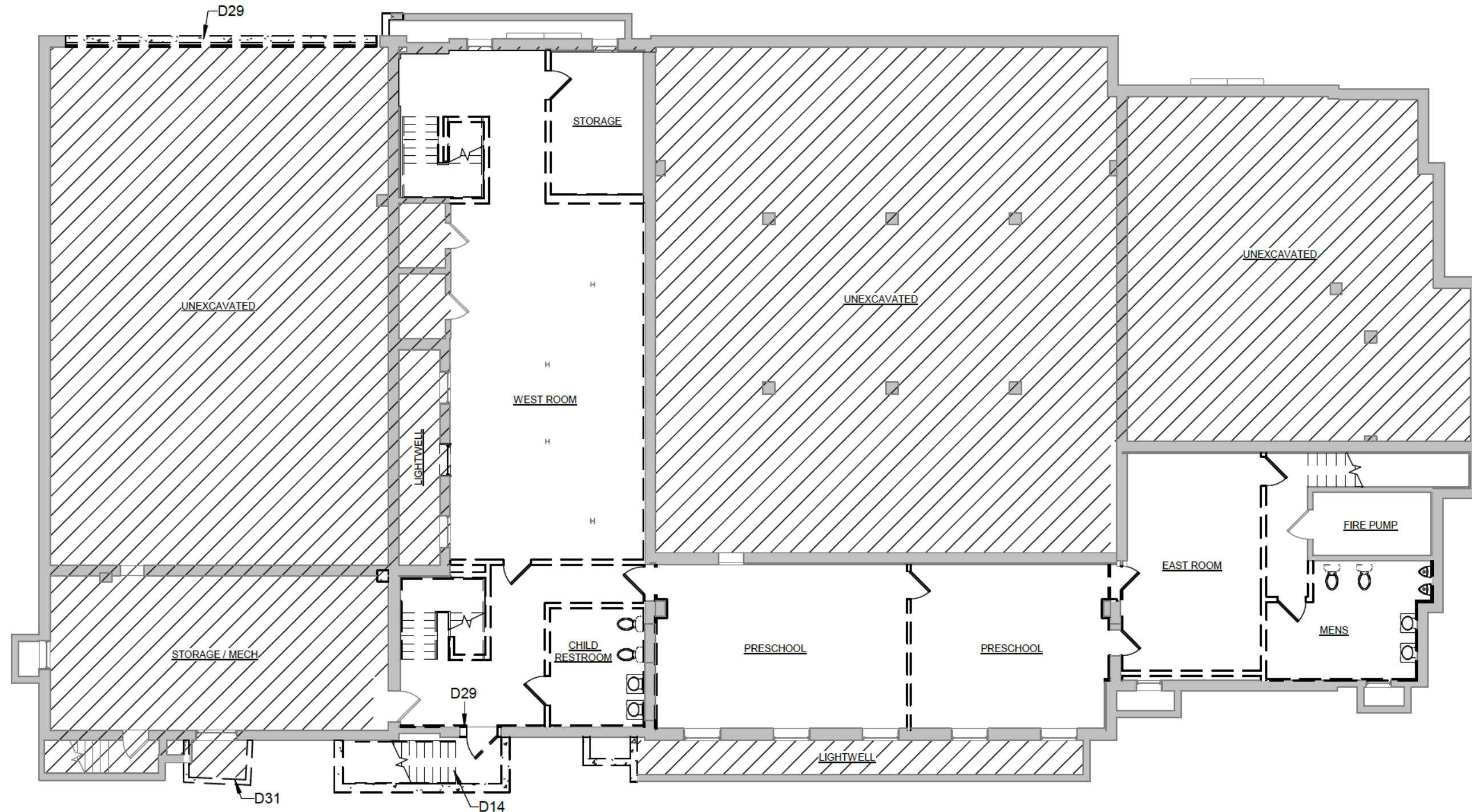
3/32" = 1'-0"

DEMOLITION LEGEND

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

KEYNOTE LEGEND

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

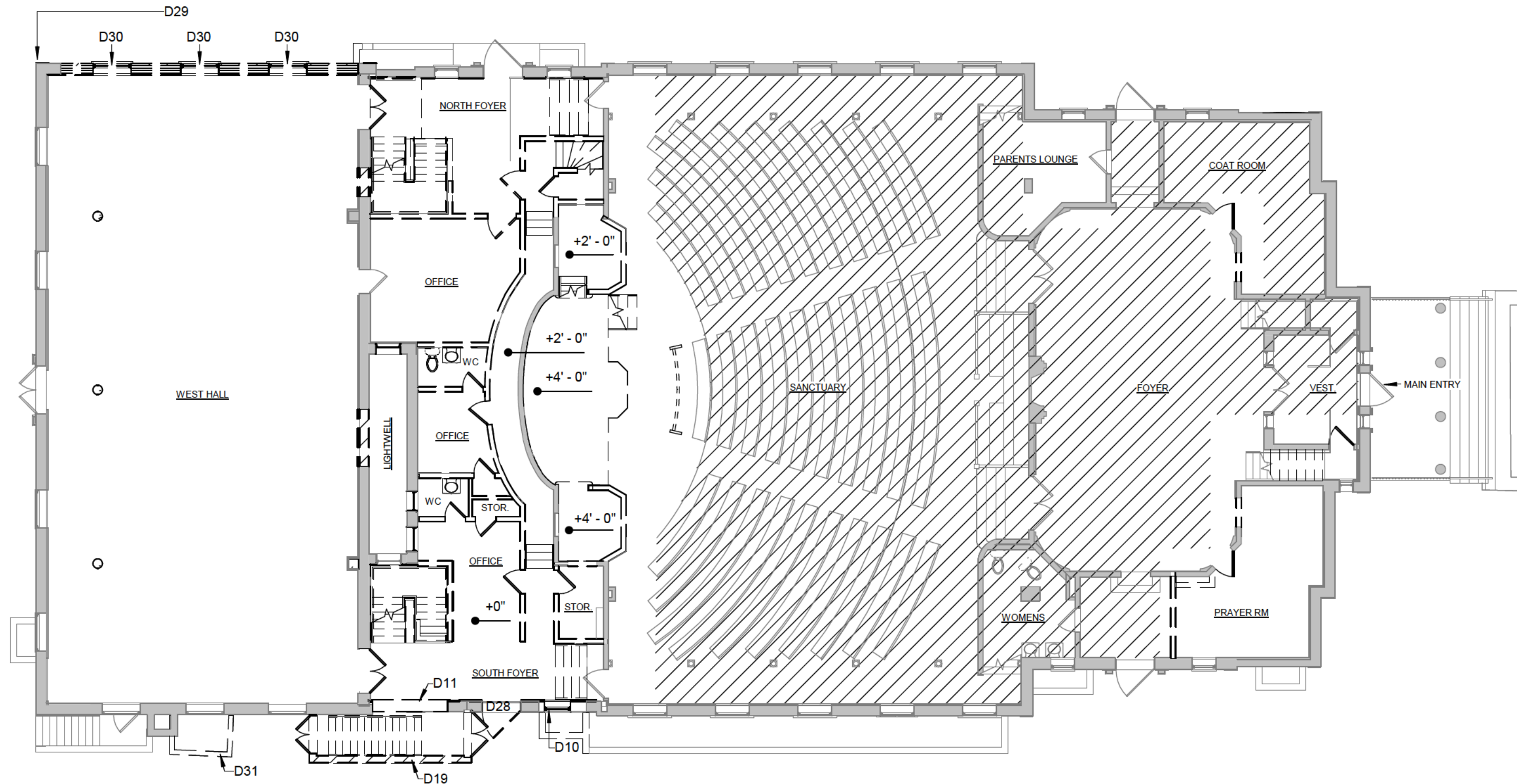




1

LEVEL 1 DEMOLITION PLAN

3/32" = 1'-0"



DEMOLITION LEGEND

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

KEYNOTE LEGEND

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

FIRST FLOOR
DEMOLITION PLAN

07/03/2024

SP-007

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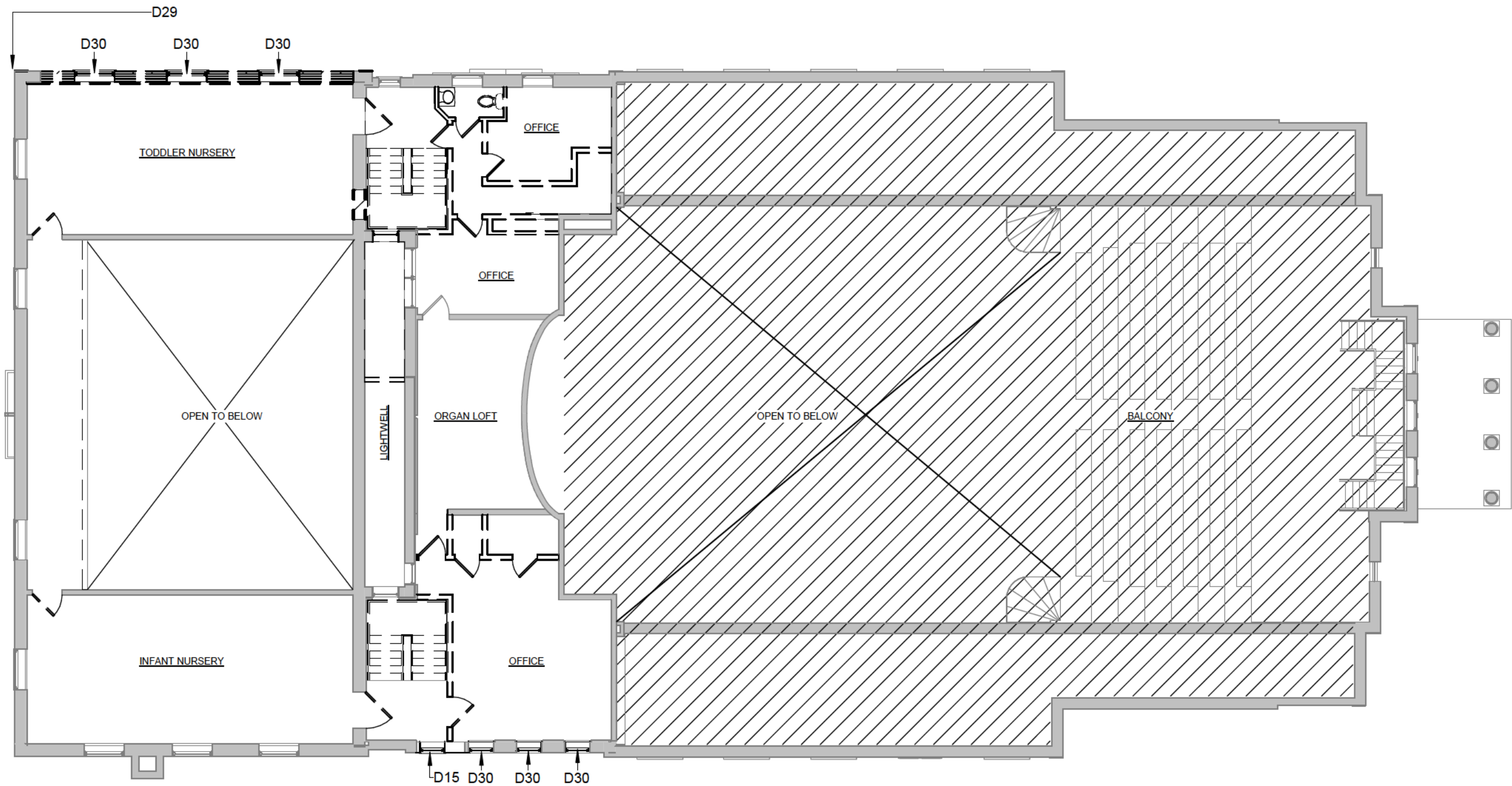
ARCHITECT'S PROJECT NO. 23XX



1

LEVEL 2 DEMOLITION PLAN

3/32" = 1'-0"



DEMOLITION LEGEND

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

KEYNOTE LEGEND

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

SECOND FLOOR
DEMOLITION PLAN

07/03/2024

SP-008

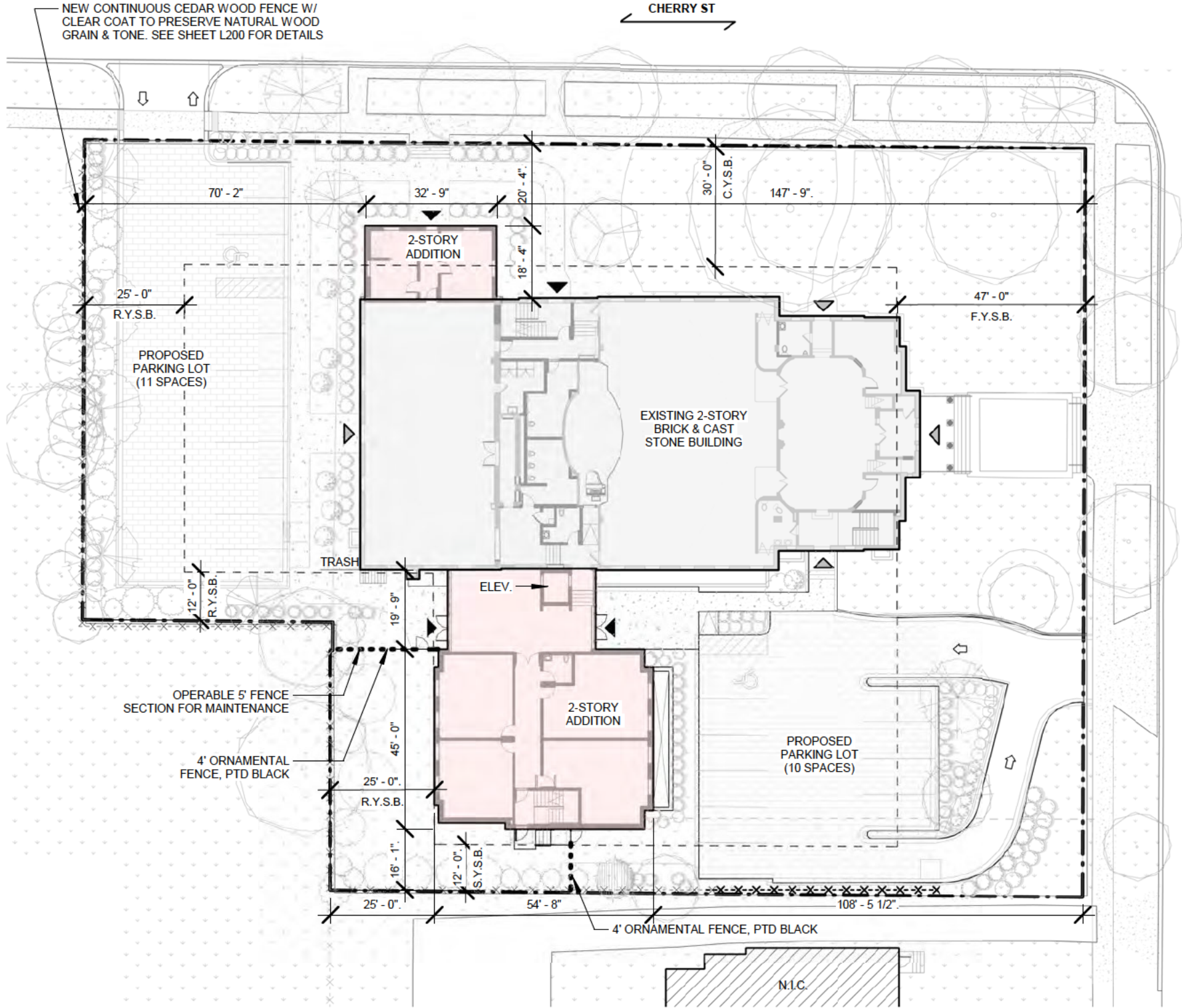
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ARCHITECT'S PROJECT NO. :23XX



SITE PLAN LEGEND

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

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE INFORMATION.

ZONING ANALYSIS

	ORDINANCE REQ'D	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	10,677 SF (25.0%)	11,831 SF (28.36%)	13,105 SF (31.42%)
TOTAL LOT COVERAGE	21,355 SF (50.0%)	24,479 SF (57.3%)	24,529 SF (57.43%)
GFA	11,638 SF (27.9%)	22,768 SF (53.3%)	26,448 SF (61.9%)
HEIGHT	60'-0"	34'-0"	34'-0"

SETBACKS

FRONT	47'-0 3/8"	41'-4" SF	41'-4" SF
CORNER	30'-0"	37'-8"	20'-4"
SIDE	12'-0"	76'-3"	16'-1" SF
REAR	25'-0"	N/A	25'-0"
PARKING IN FRONT SETBACK	0 SF	258 SF	388 SF

1 SITE PLAN

1/32" = 1'-0"

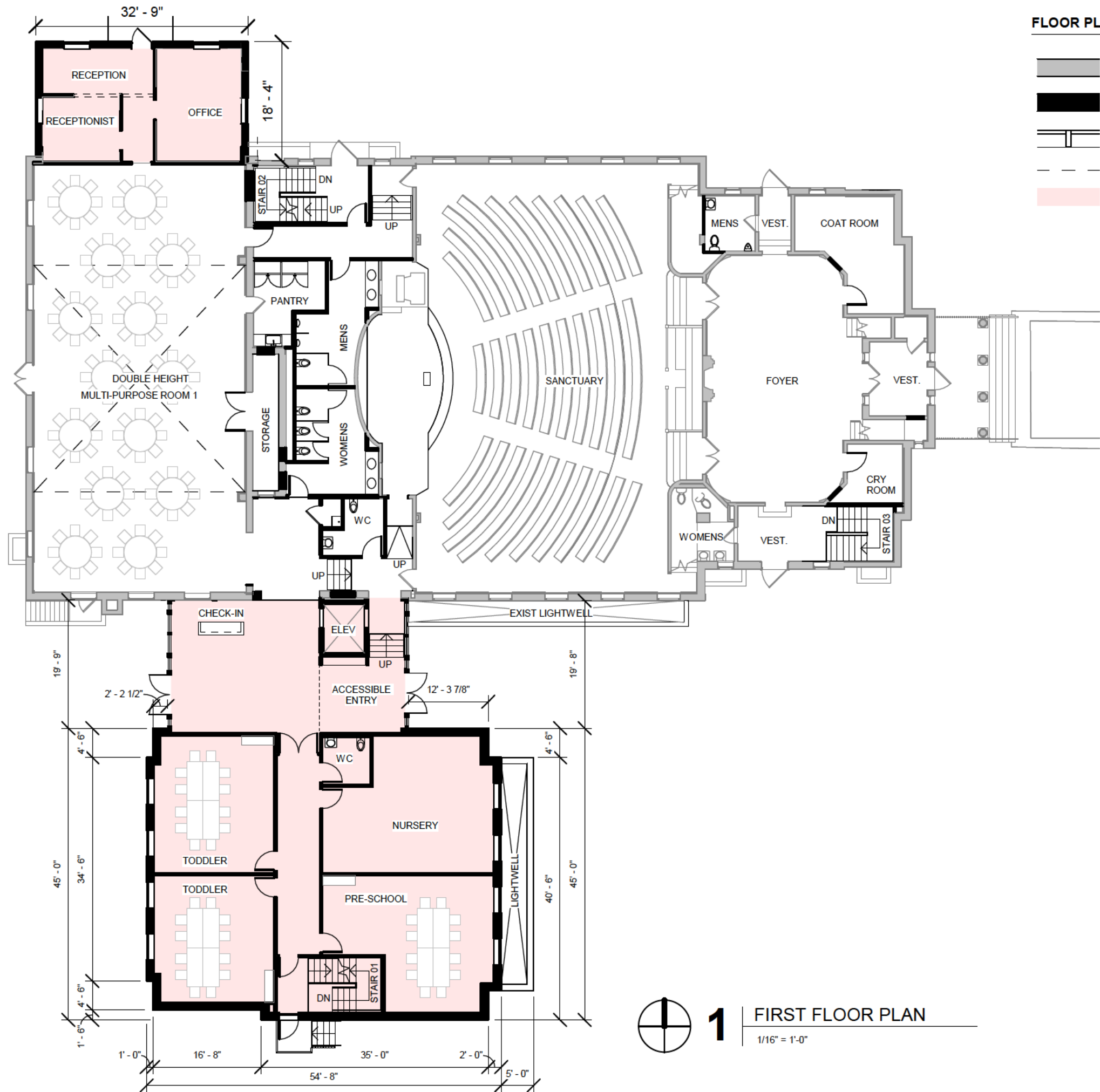


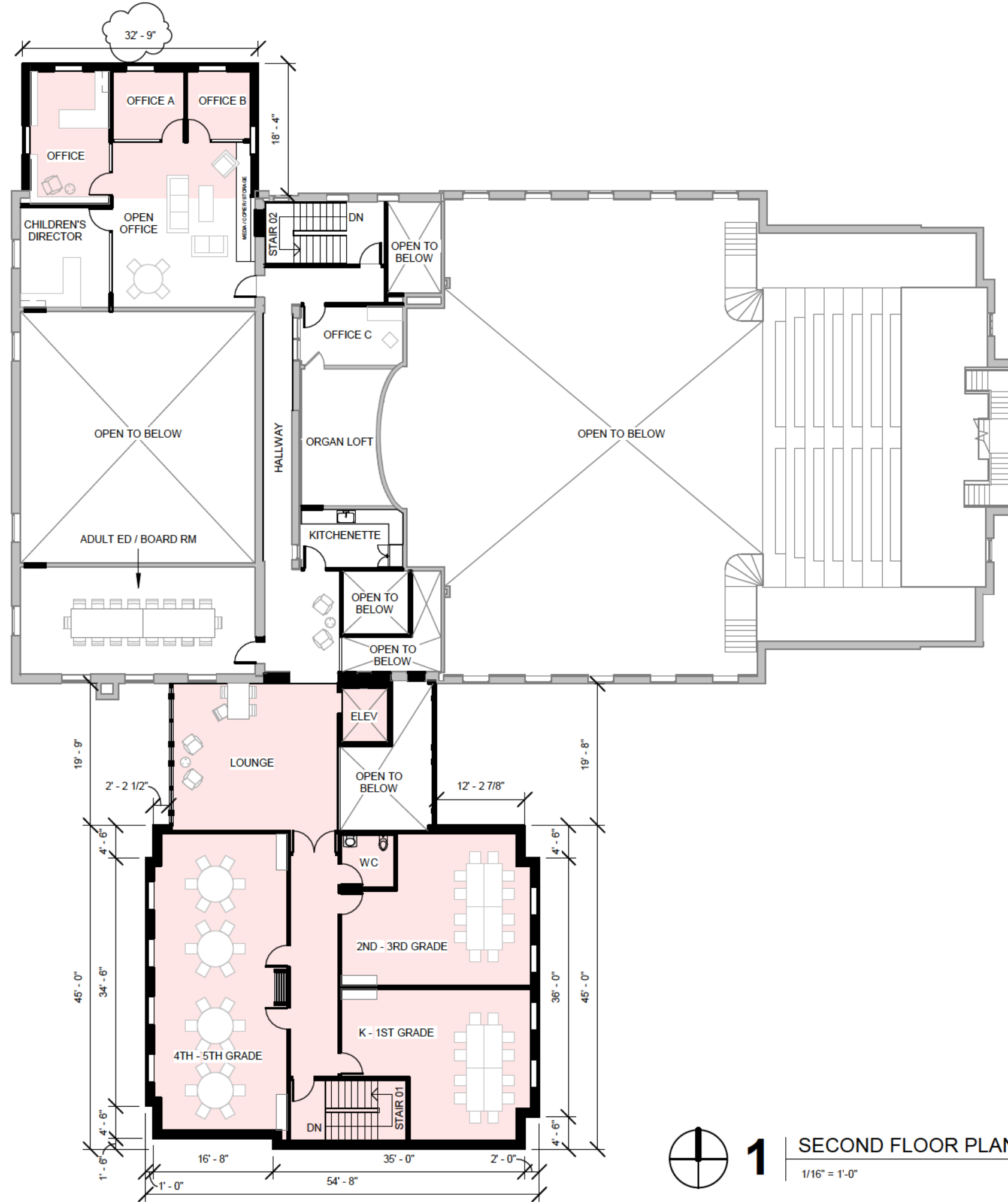


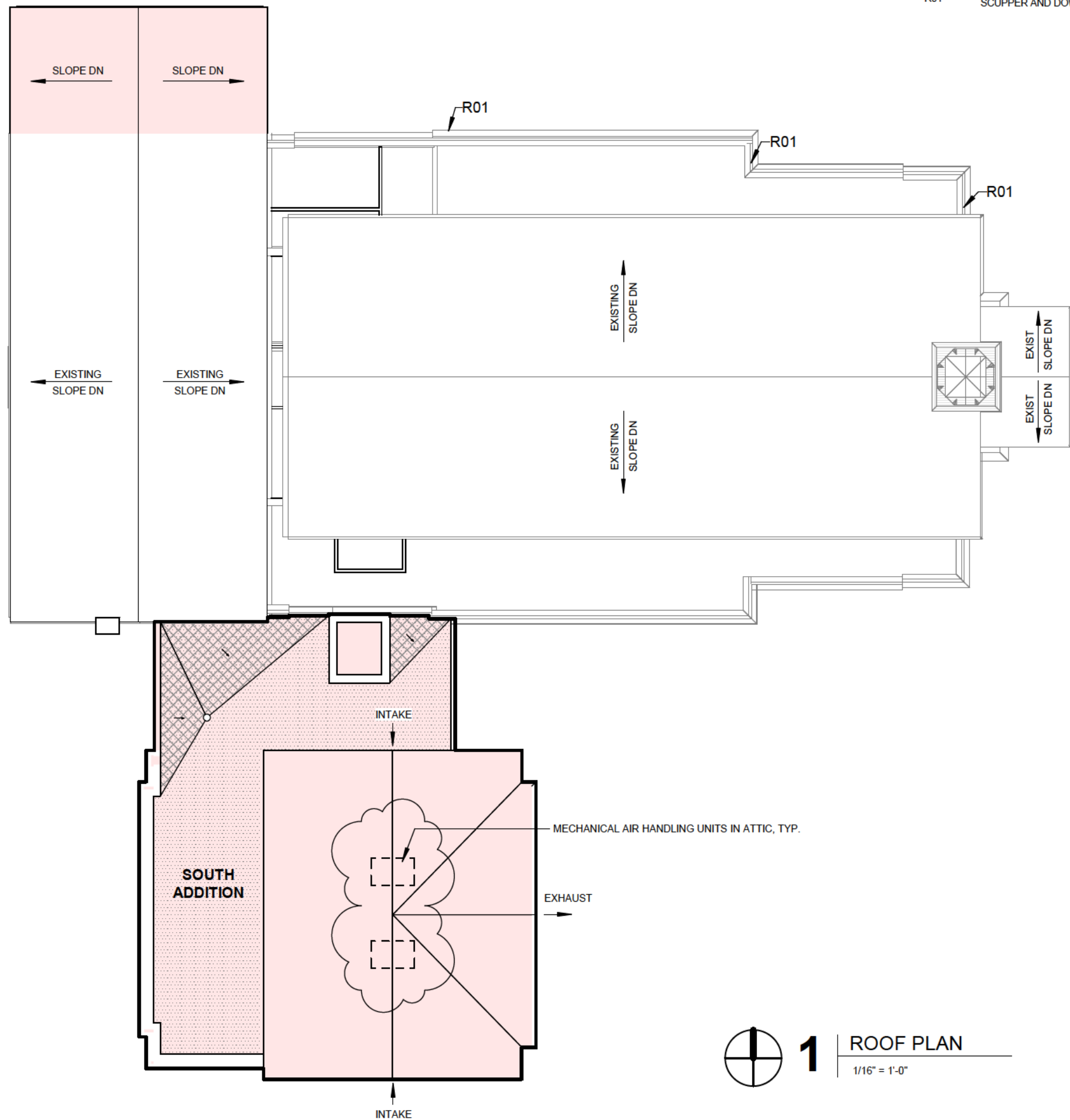
BASEMENT FLOOR PLAN

$$1/16'' = 1'-0''$$

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







KEYNOTE LEGEND

R01 EXISTING THROUGH WALL SCUPPER AND DOWNSPOUT.

ROOF PLAN LEGEND

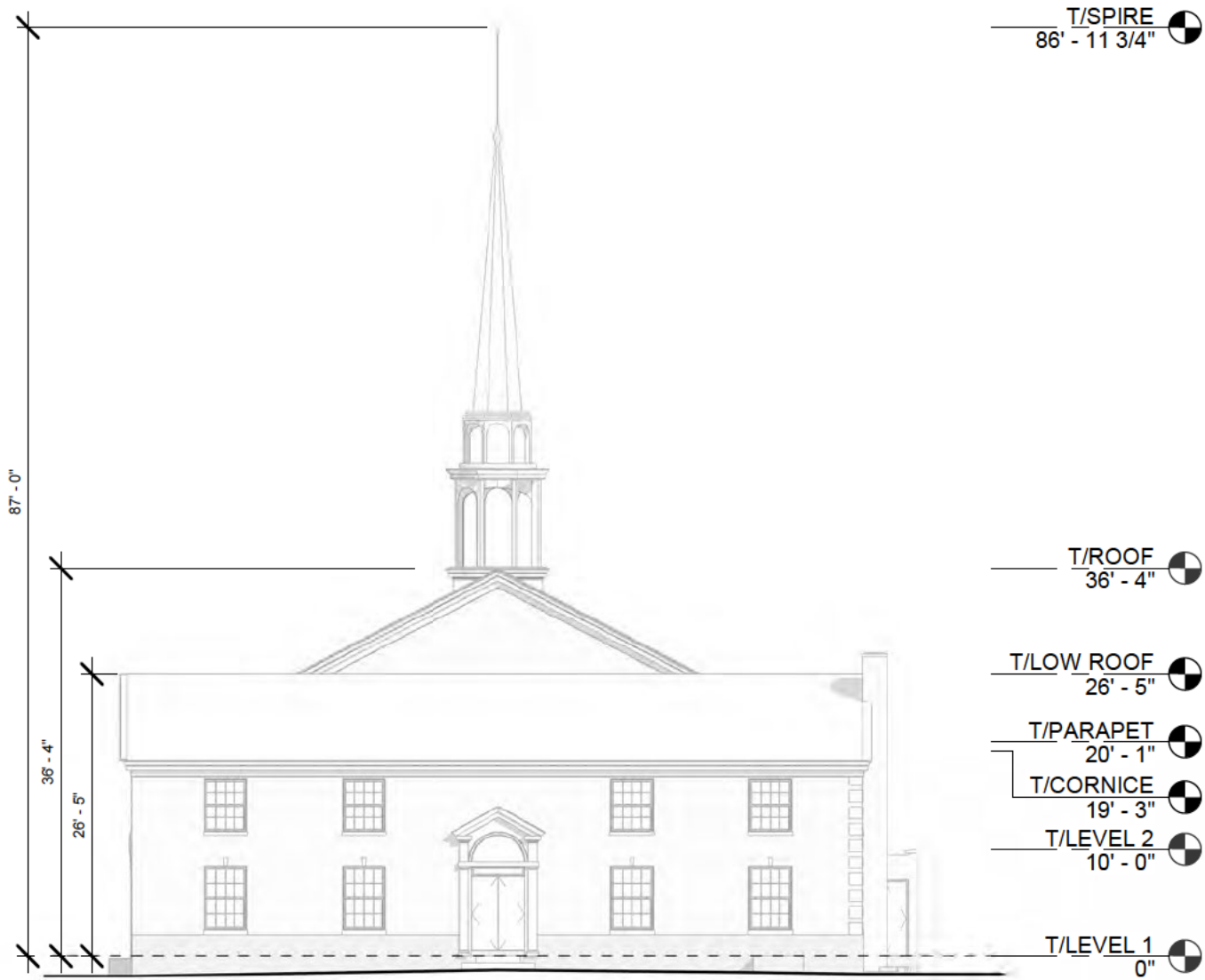
- EXISTING ROOF ASSEMBLY
- TPO ROOF ASSEMBLY
- TPO ROOFING OVER TAPERED INSULATION
- ASPHALT SHINGLES
- SLOPE AT CRICKETS (MIN 1/2" / 1'-0")



1

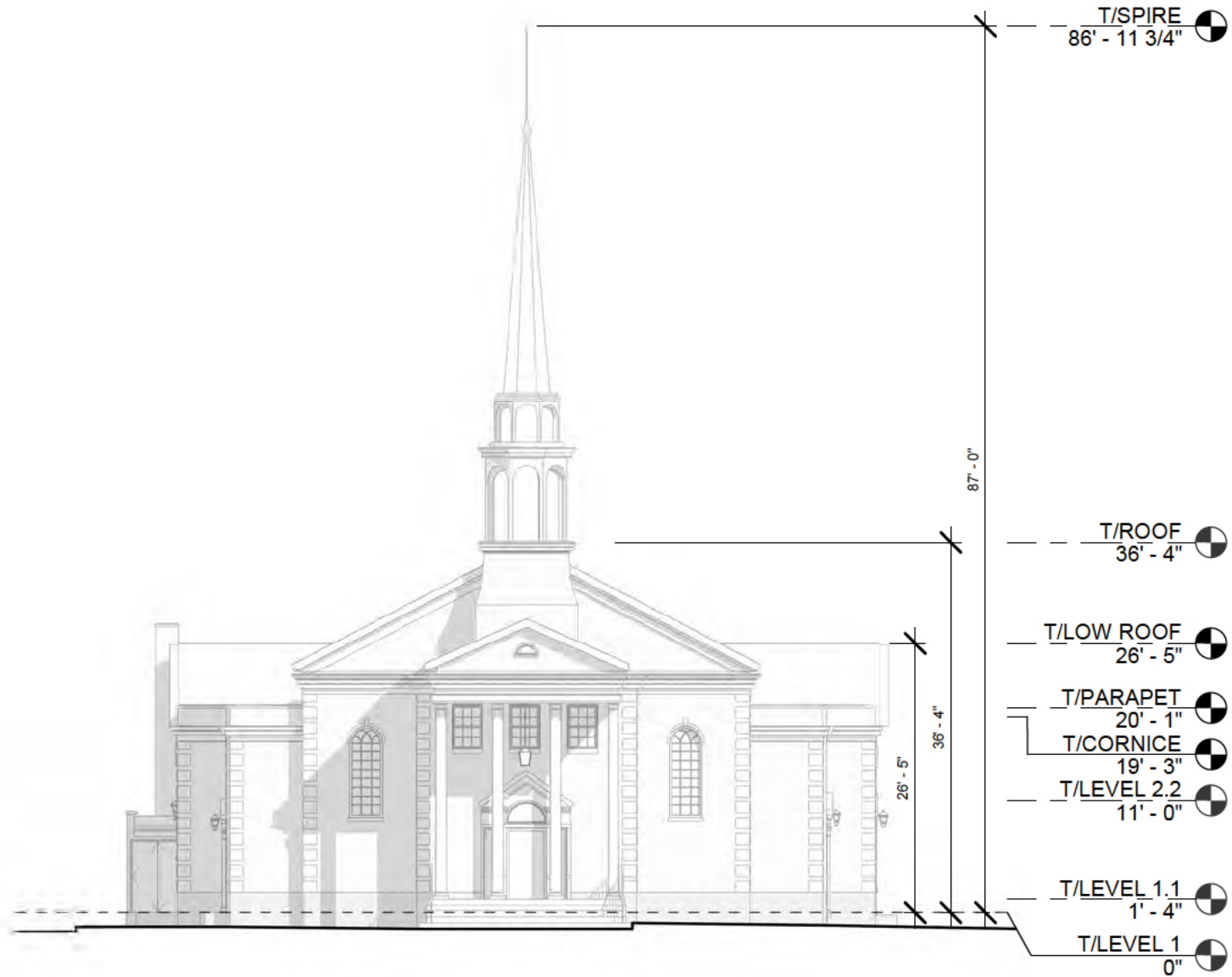
ROOF PLAN

1/16" = 1'-0"



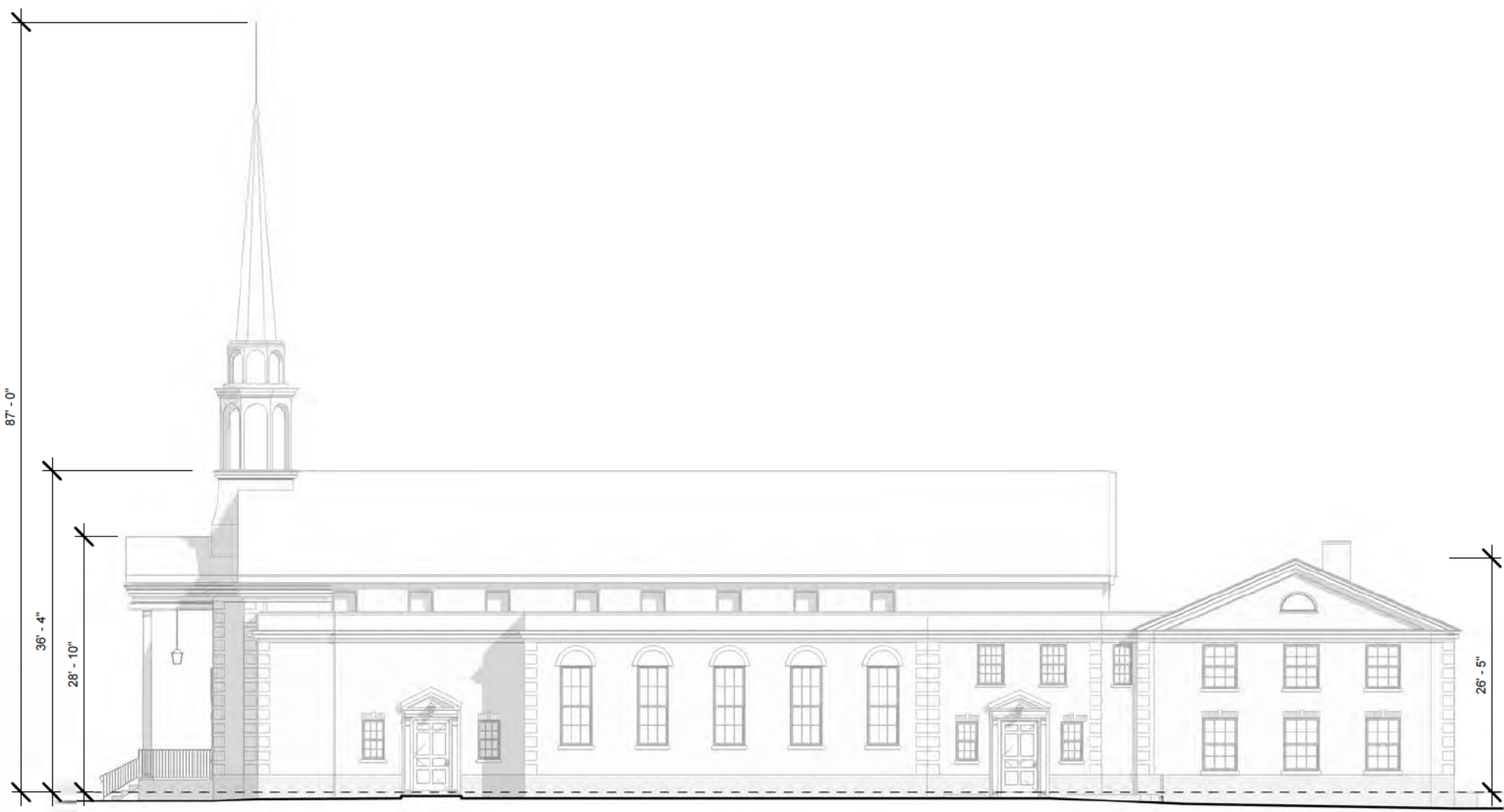
2 EXISTING EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - EAST

1/16" = 1'-0"



T/SPIRE
86' - 11 3/4"

T/ROOF
36' - 4"

T/LOW ROOF
26' - 5"

T/PARAPET
20' - 1"

T/CORNICE
19' - 3"

T/LEVEL 2
10' - 0"

T/LEVEL 1.1
1' - 4"

T/LEVEL 1
0"

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

1

EXISTING EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

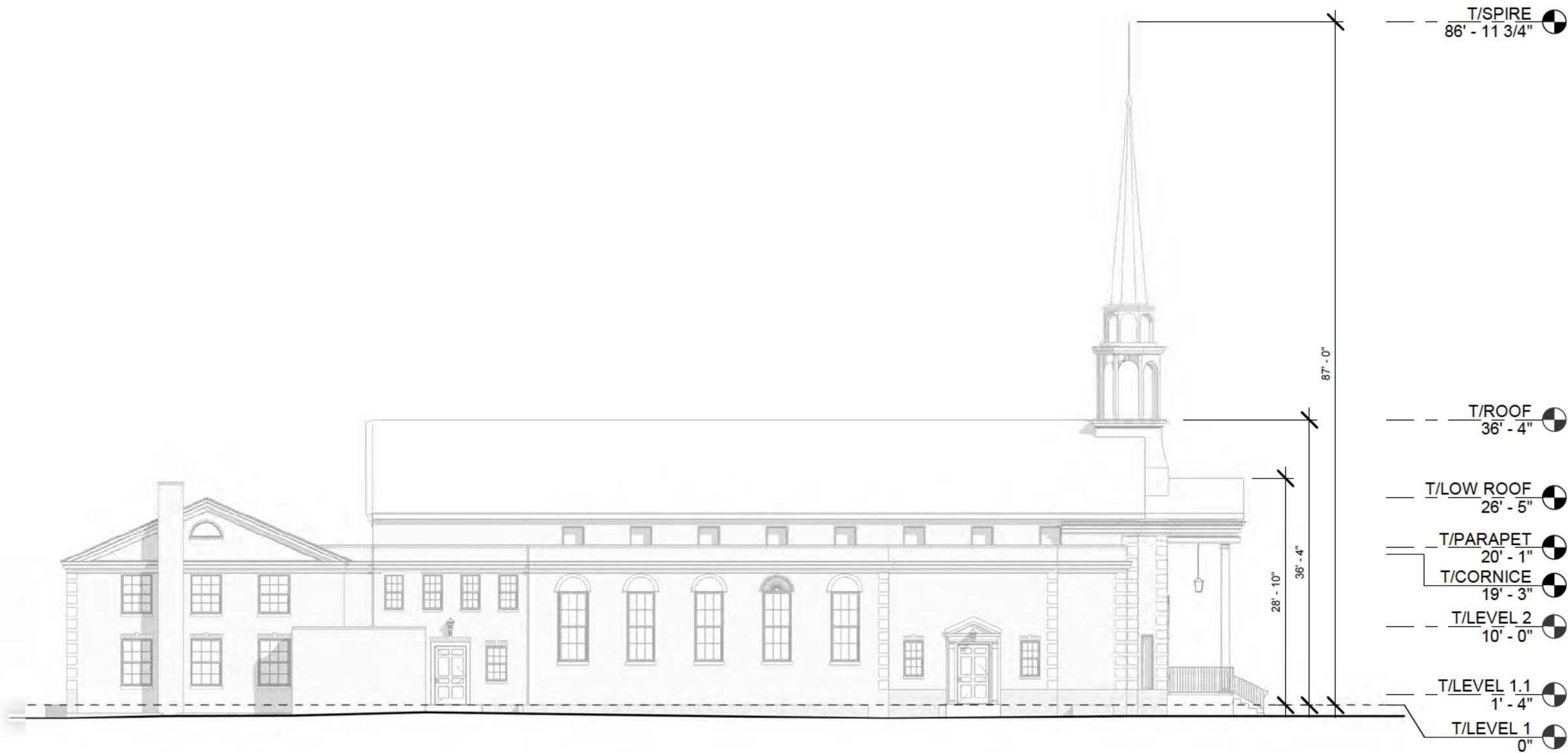
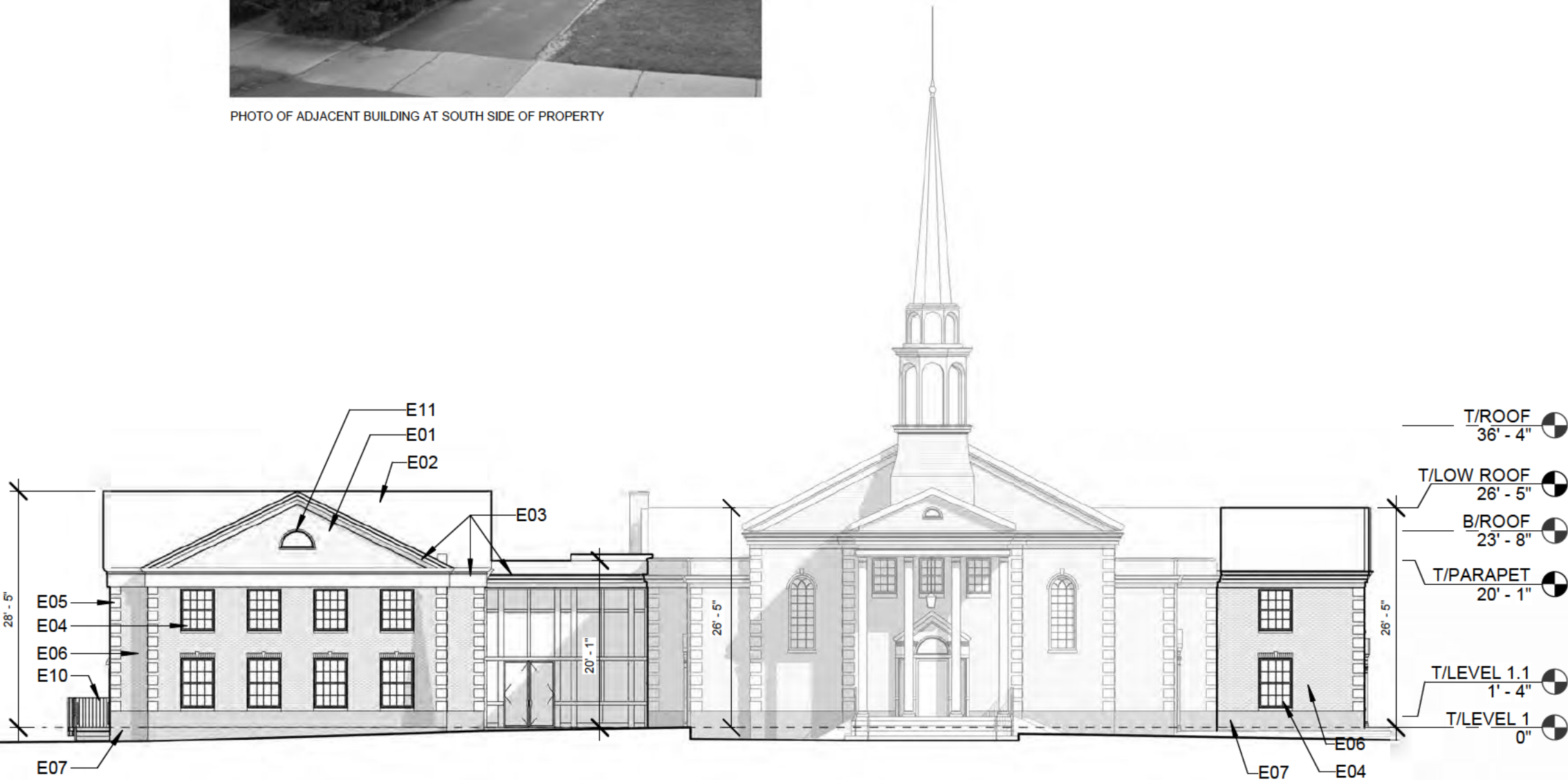




PHOTO OF ADJACENT BUILDING AT SOUTH SIDE OF PROPERTY

KEYNOTE LEGEND

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



1 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

PROPOSED EXTERIOR
ELEVATION

07/03/2024

SP-017

2

EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"



KEYNOTE LEGEND

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

PROPOSED EXTERIOR

ELEVATION

07/03/2024

SP-018

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

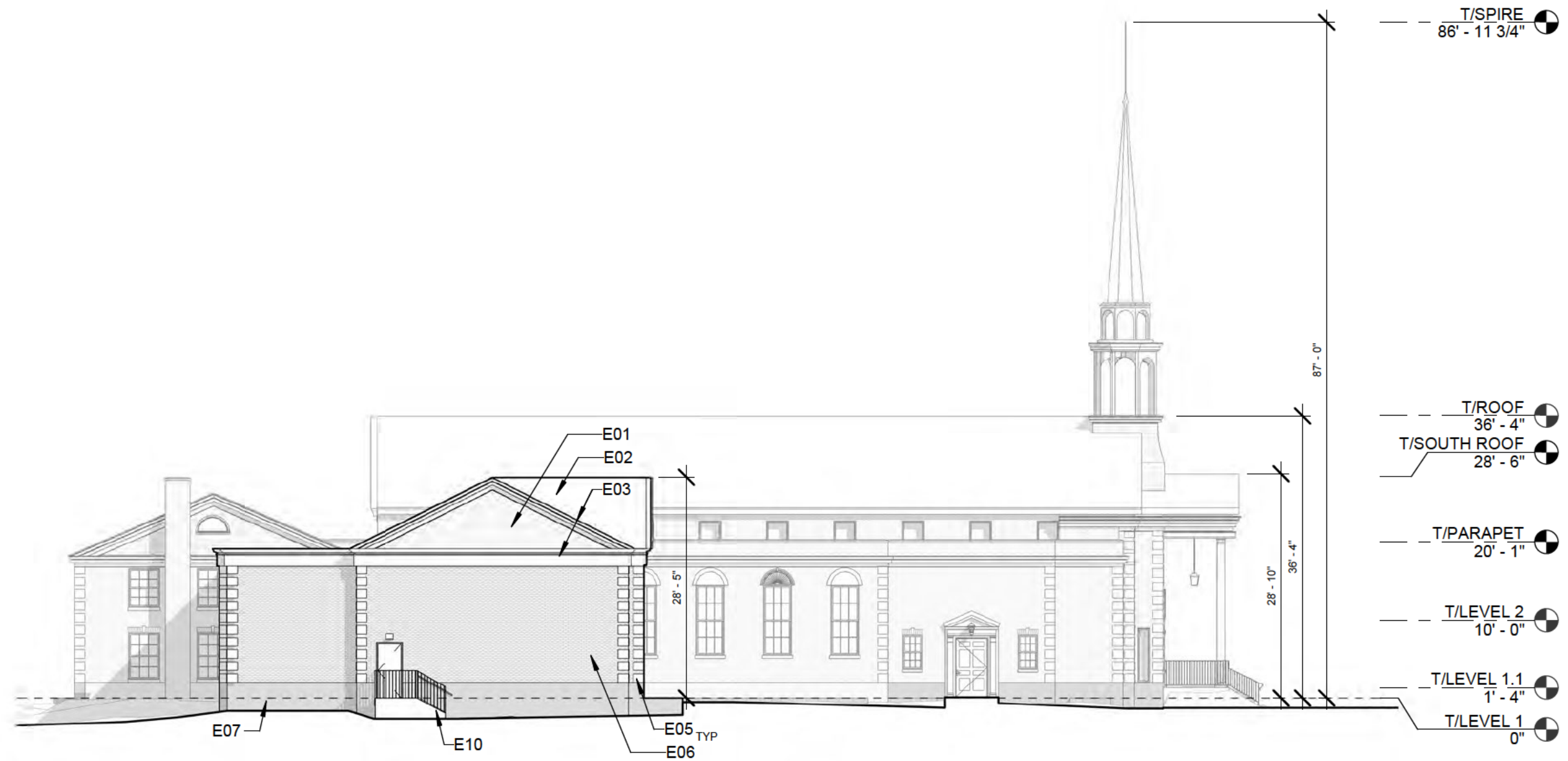
Present Future Architects

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

ARCHITECT'S PROJECT NO. :23XX

KEYNOTE LEGEND

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



1

EXTERIOR ELEVATION - SOUTH

$$1/16'' = 1'-0''$$

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[illegible]

ARCHITECT'S PROJECT NO.: 23XX

GRACE PRESBYTERIAN CHURCH

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

PROPOSED EXTERIOR
ELEVATION

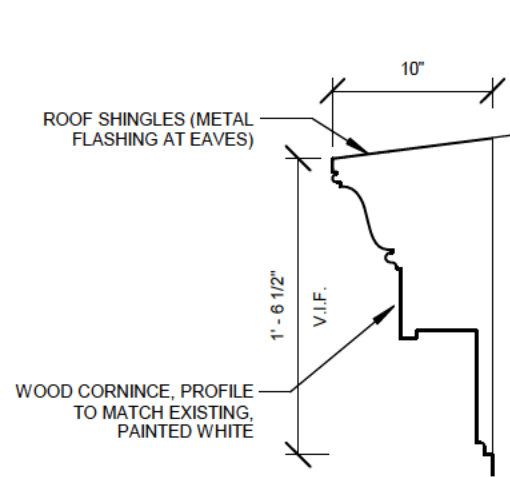
07/03/2024

SP-019

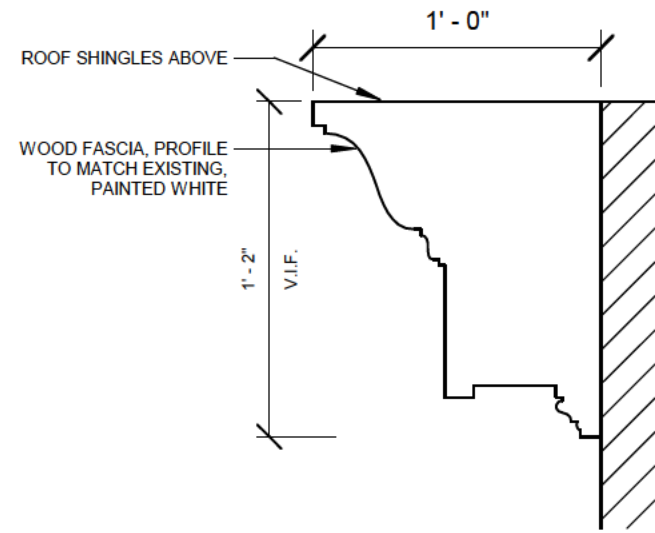


KEYNOTE LEGEND

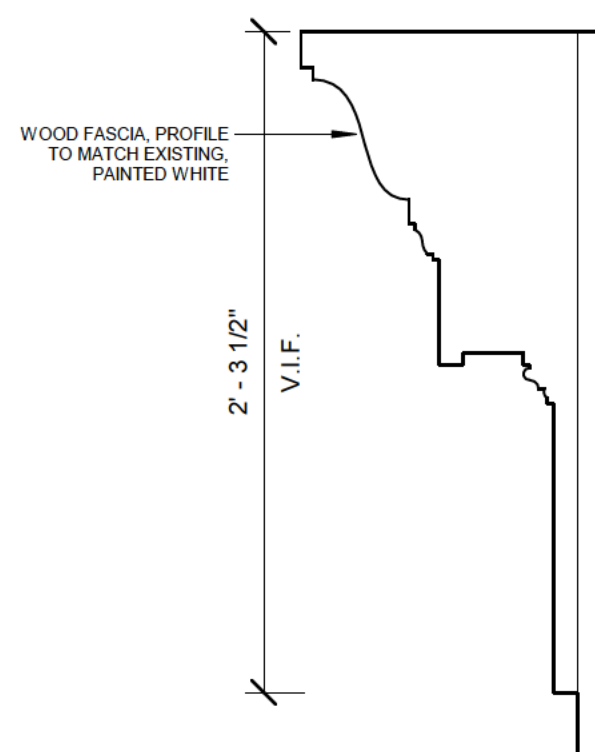
E02	ASPHALT SHINGLES.
E03	CORNICE & FASCIA DETAILS TO MATCH EXISTING BUILDING, WHITE FINISH, TYP.
E04	ALUMINUM SINGLE-HUNG WINDOW W/ WHITE FRAMING & PRECAST STONE SILL, TYP.
E05	PRECAST STONE CORNER PANEL.
E06	BRICK TO MATCH EXISTING CHURCH BRICK IN SIZE, TEXTURE, AND COLOR.
E07	STONE CLAD FOUNDATION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



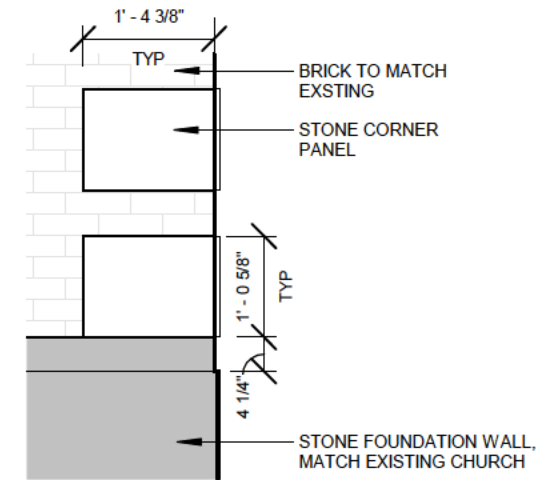
7 CORNICE/FASCIA 01
1" = 1'-0"



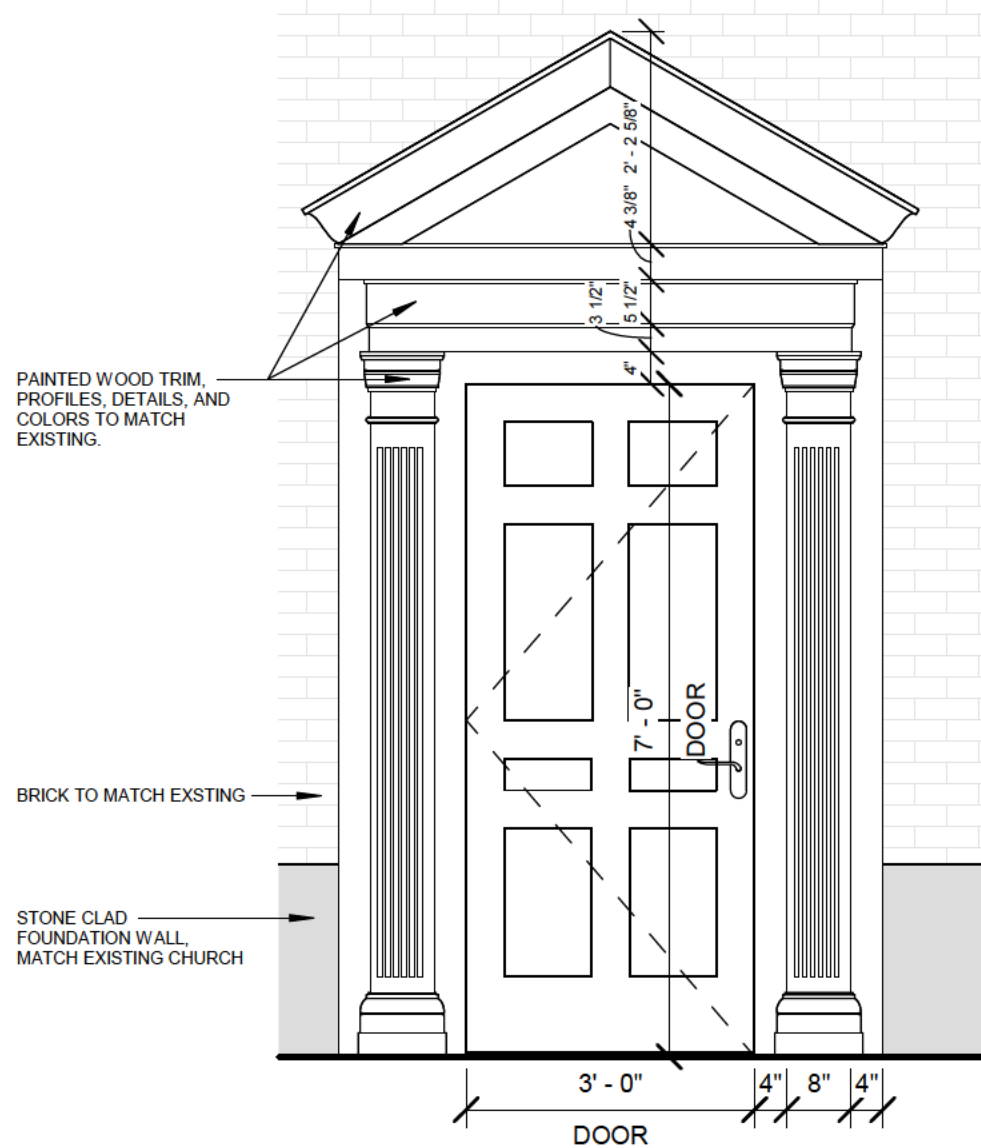
6 CORNICE/FASCIA 02
1 1/2" = 1'-0"



5 CORNICE/FASCIA 03
1 1/2" = 1'-0"

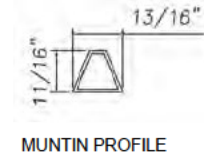


4 TYP DETAIL @ FACADE CORNER
1/2" = 1'-0"

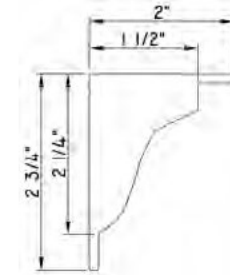


3 NORTH ENTRY - DETAIL
1/2" = 1'-0"

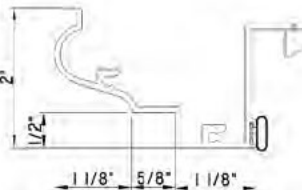
WINDOW BASIS OF DESIGN:
QUAKER H650/H655 SERIES



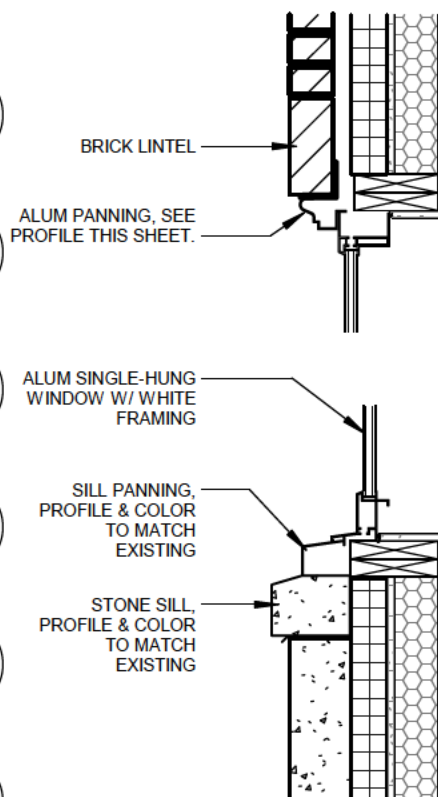
MUNTIN PROFILE



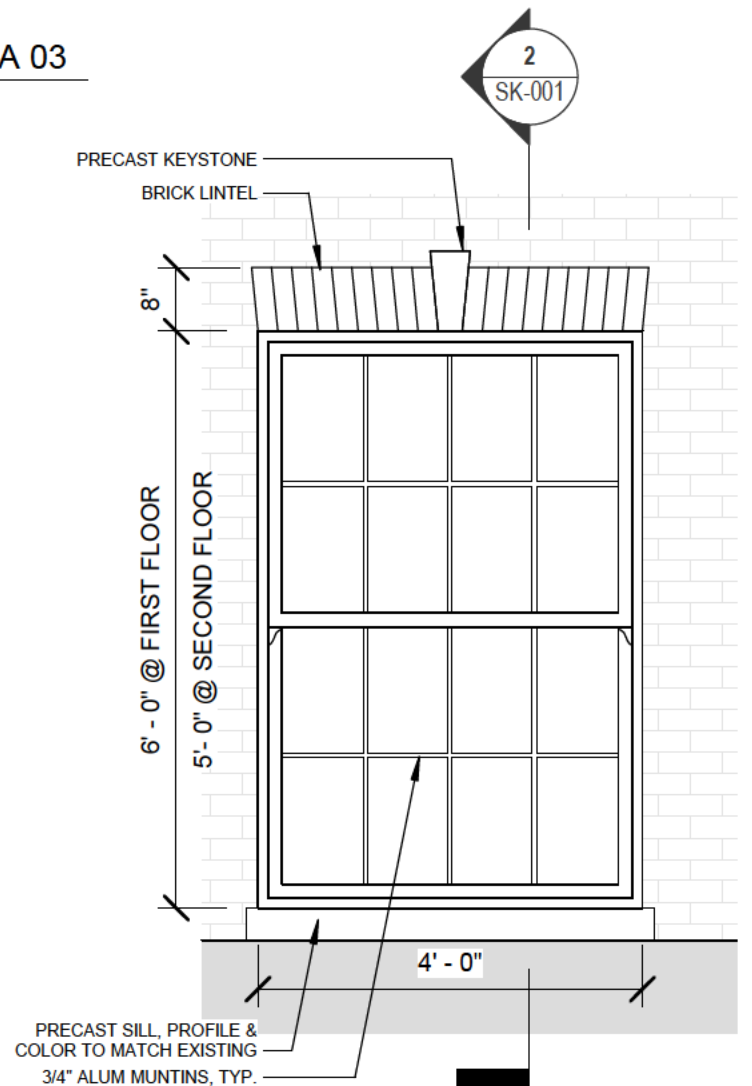
Ogee LUG PROFILE



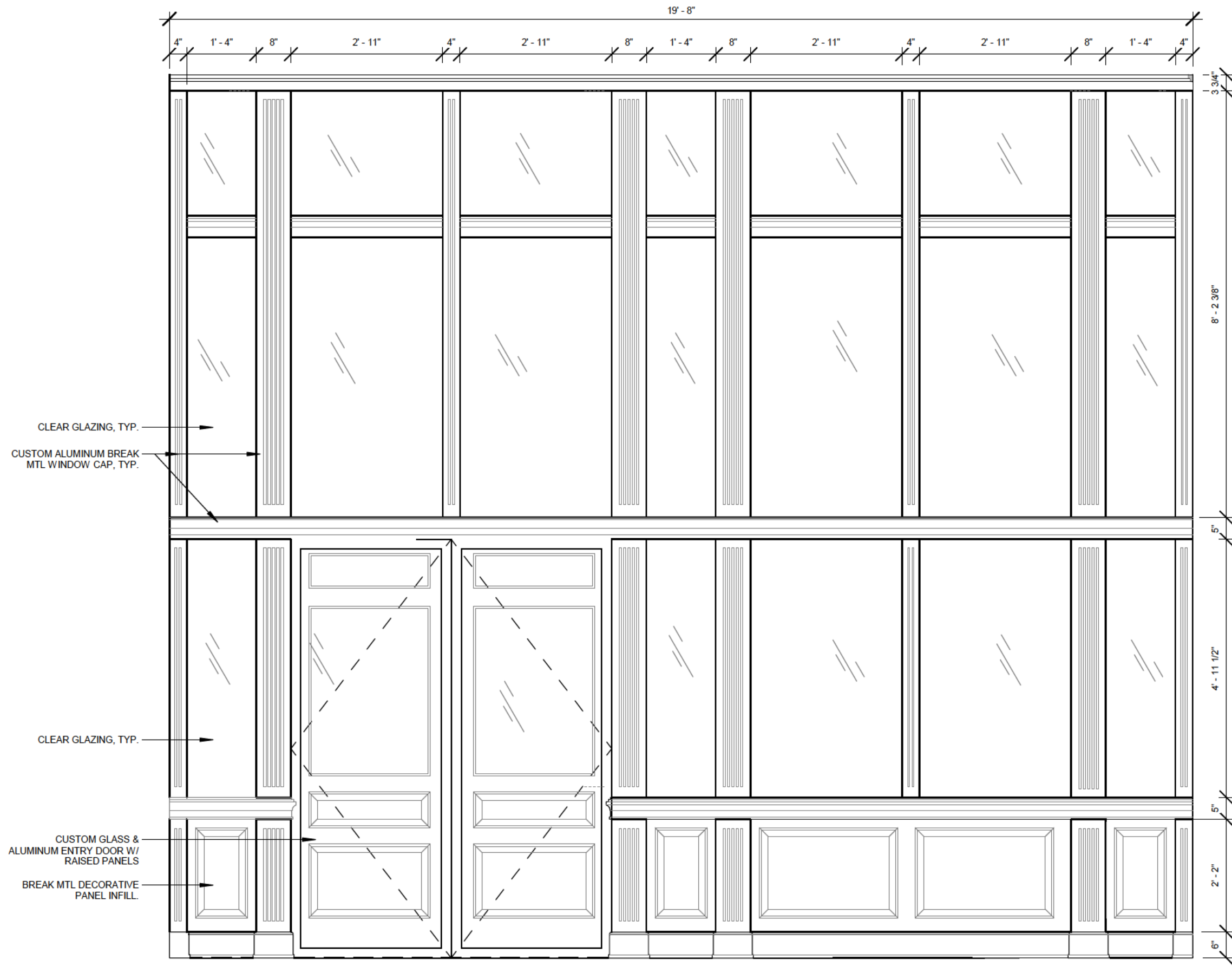
PANNING PROFILE



2 TYP WINDOW SECTION
3/4" = 1'-0"



1 TYPICAL WINDOW ELEVATION
1/2" = 1'-0"





SOUTHEAST AERIAL



NORTHWEST AERIAL



VIEW FROM RIDGE STREET

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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

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WINNETKA, IL 60093

RENDERING

07/11/2024

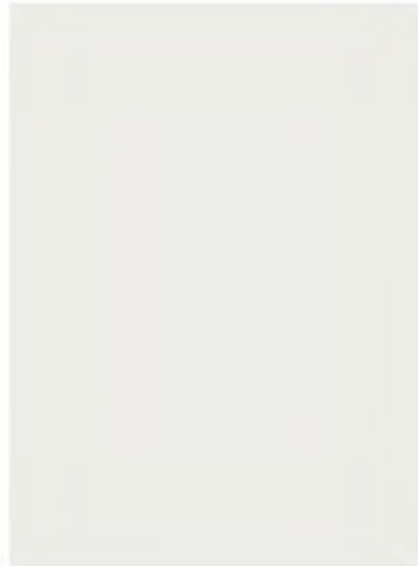
SP-025



VIEW OF NORTH ADDITION FROM CHERRY STREET



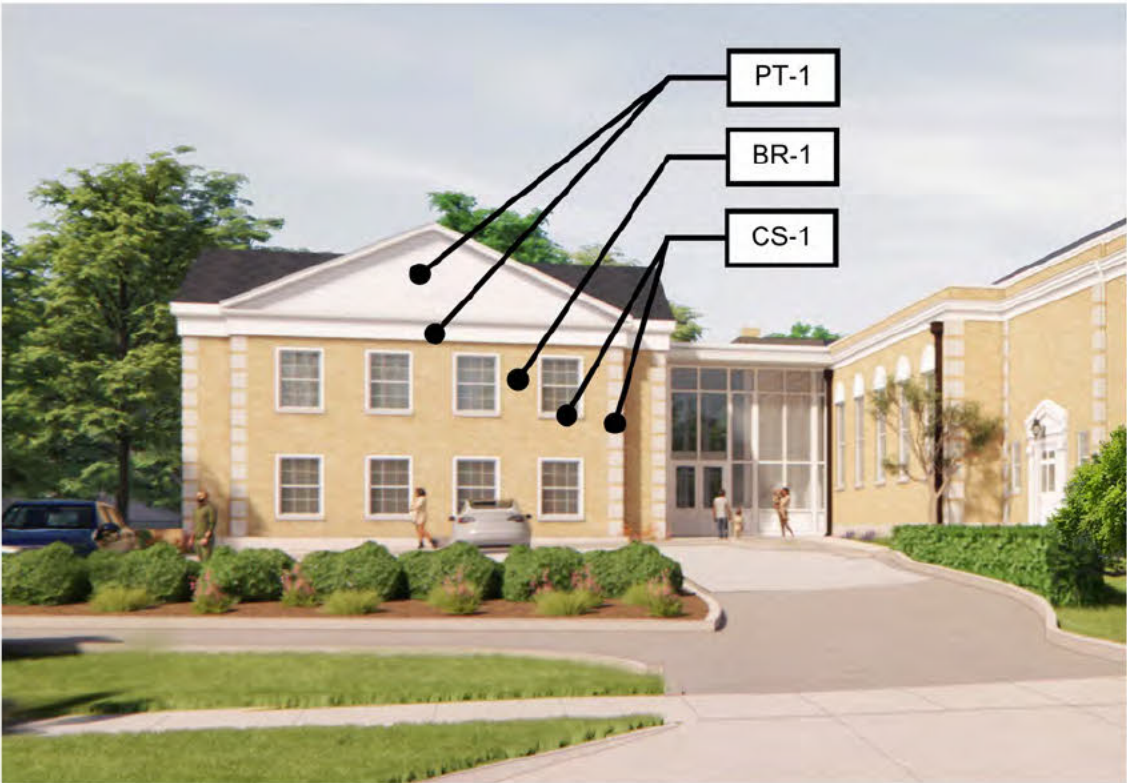
BR-1: MODULAR BRICK VENEER TO MATCH EXISTING



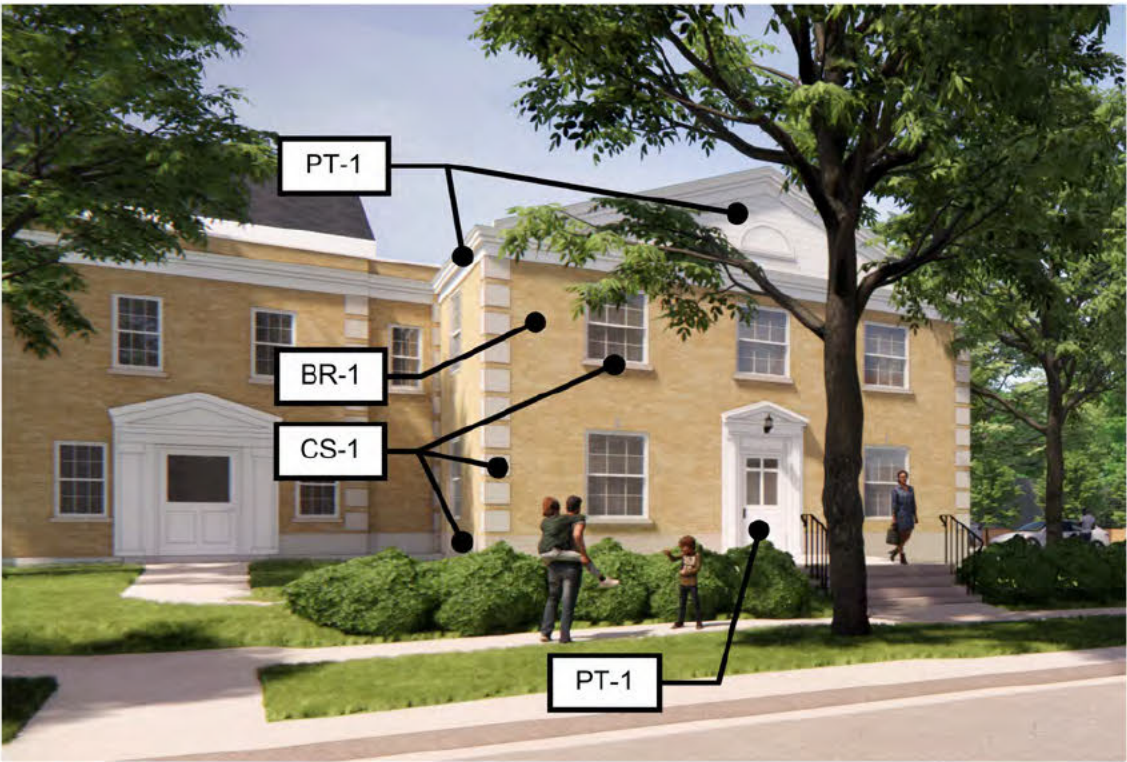
PT-1: WHITE PAINT TO MATCH EXISTING



CS-1: CAST STONE TO MATCH EXISTING

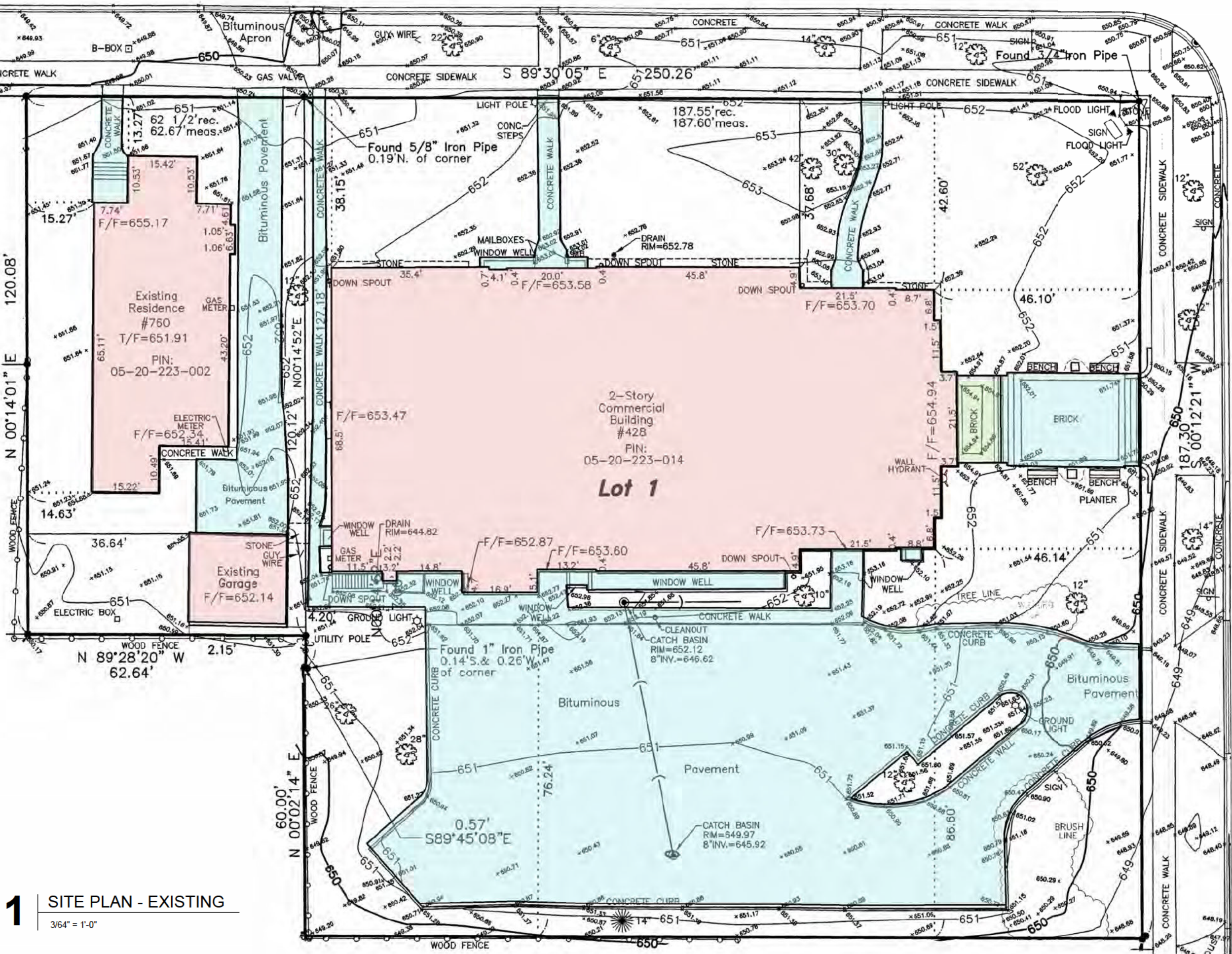


VIEW FROM RIDGE STREET



VIEW FROM CHERRY STREET

1 SITE PLAN - EXISTING



LEGEND

BUILDING / ROOFED AREA COVERAGE - EXIST. (11,635 SF)

OTHER ROOFED AREA - EXIST. (196 SF)

IMPERMEABLE SURFACE - EXIST. (12,648 SF)

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 24,479 SF

NOTES:
1. SEE SURVEY FOR DIMENSIONS OF EXISTING BUILDINGS

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EXISTING LOT COVERAGE
07/03/2024
SP-028

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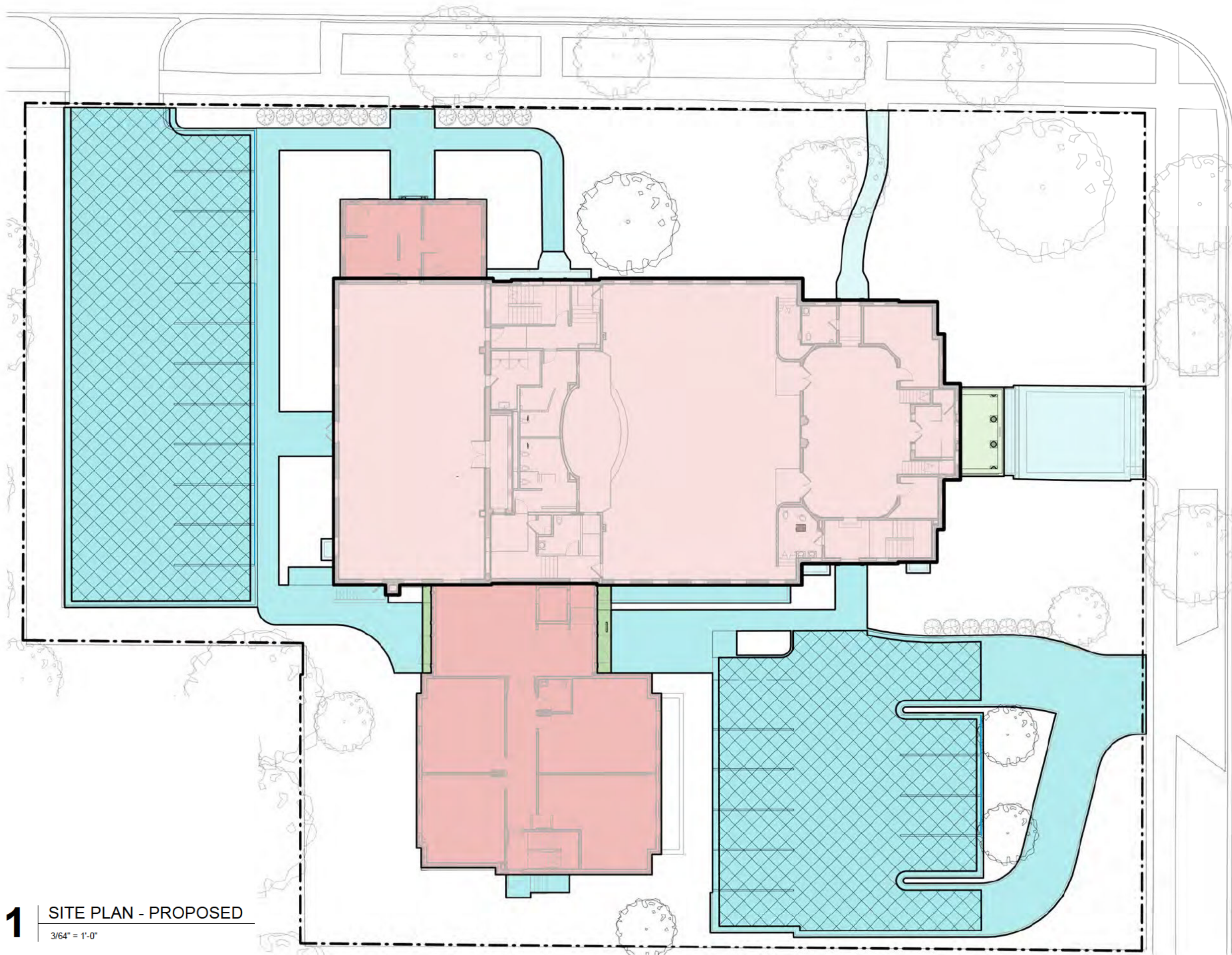
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. 23XX

1

SITE PLAN - PROPOSED

3/64" = 1'-0"



LEGEND

- BUILDING / ROOFED AREA COVERAGE - EXIST. (9,083 SF)
- BUILDING / ROOFED AREA COVERAGE - NEW (3,726 SF)
- OTHER ROOFED AREA - EXIST. (196 SF)
- OTHER ROOFED AREA - NEW (100 SF)
- IMPERMEABLE SURFACE - EXIST. (1,002 SF)
- IMPERMEABLE SURFACE - NEW (4,531 SF)
- SEMI-PERMEABLE SURFACE - NEW (5,891 SF)

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 24,529 SF

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



PROPOSED LOT COVERAGE
07/11/2024
SP-029

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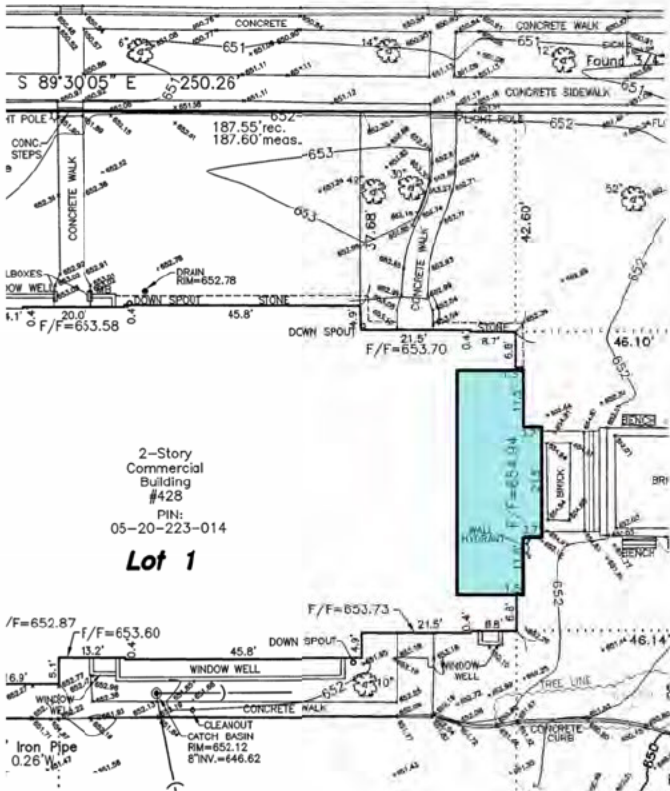
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. 23XX

FAR ANALYSIS (EXISTING)

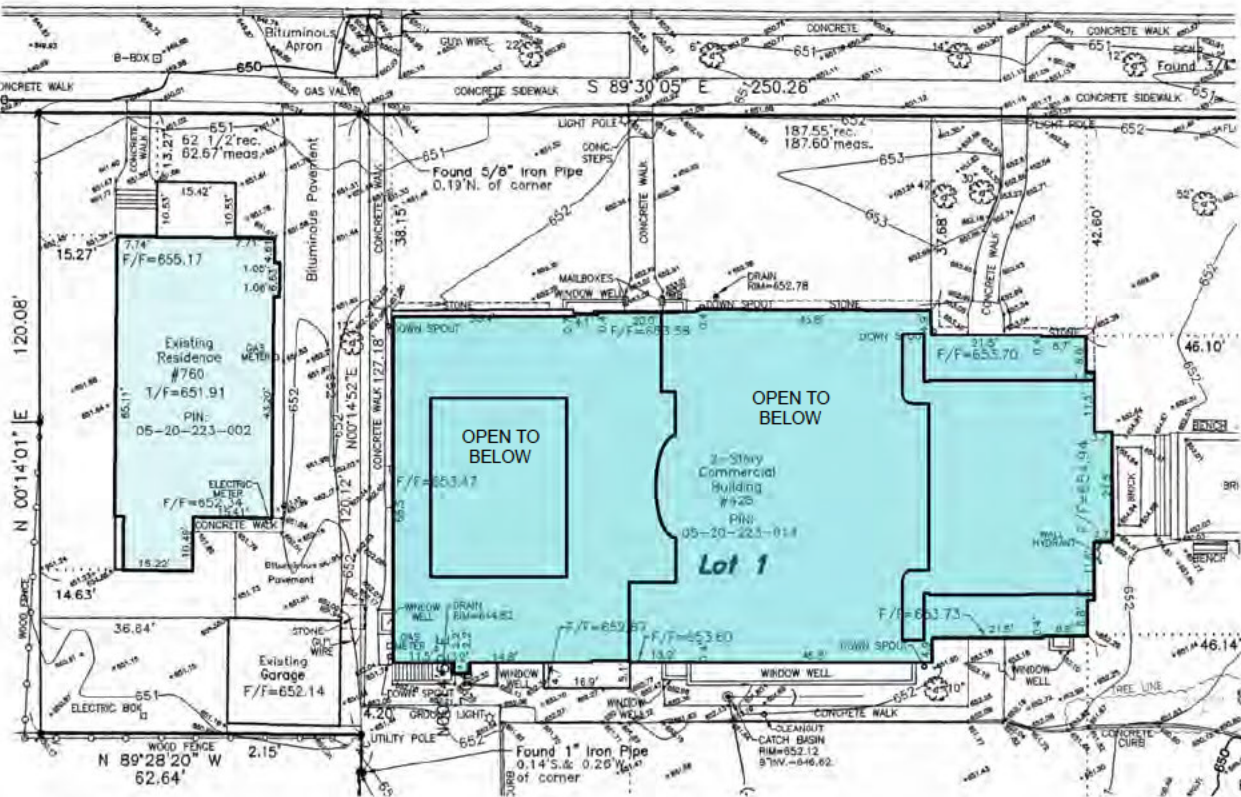
	EXISTING BUILDING	760 CHERRY
1ST FLR	9,189 SF	2,046 SF
2ND FLR	9,065 SF	1,822 SF
3RD FLR	646 SF	0 SF
TOTAL	18,900 SF	3,868 SF

22,768 SF



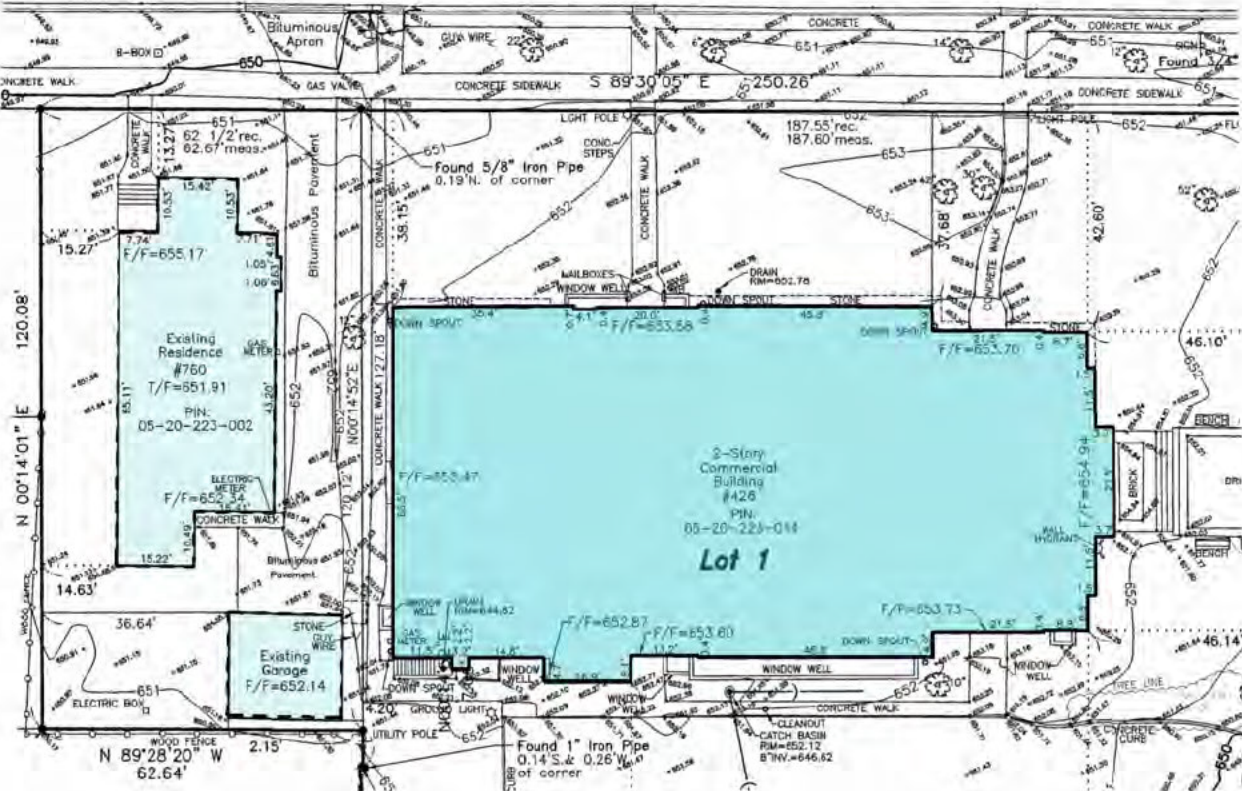
THIRD FLOOR (PARTIAL)

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



SECOND FLOOR

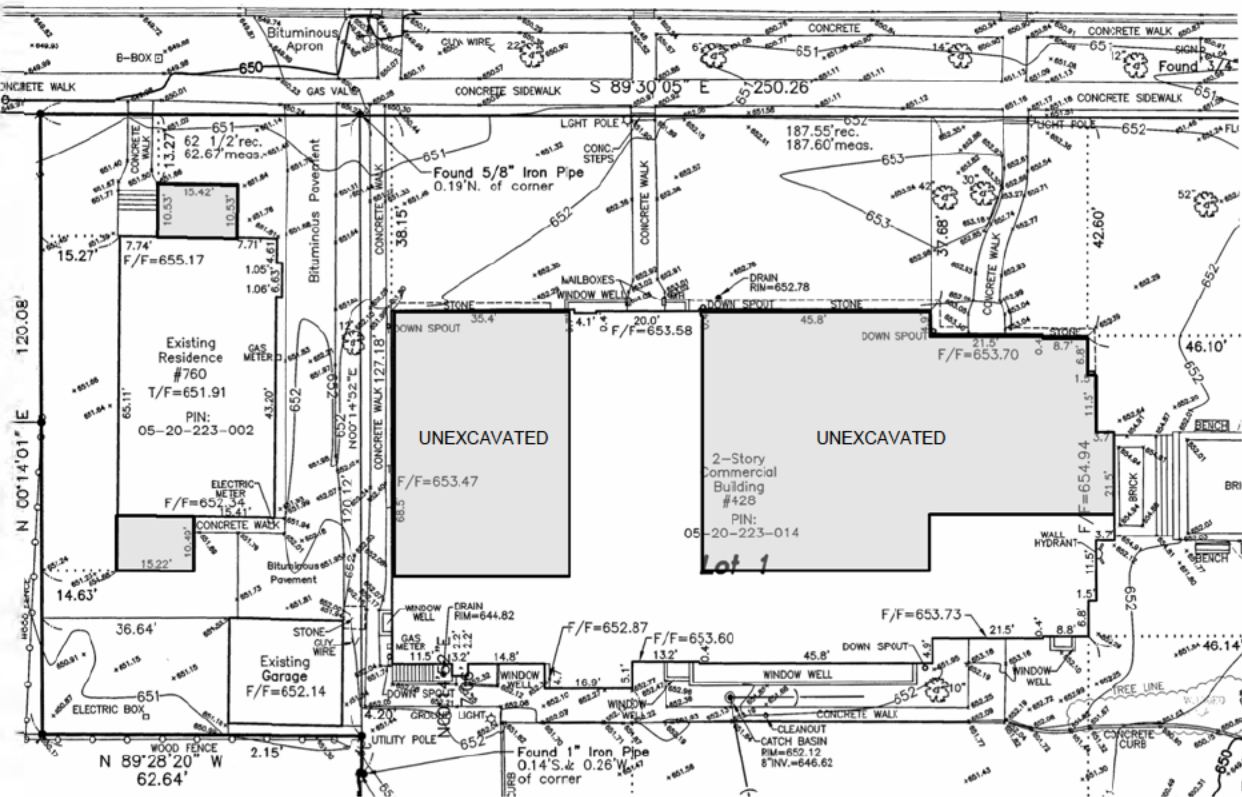
EXISTING BLDG (9,065 SF) 760 CHERRY (1,822 SF)



FIRST FLOOR

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

*INCLUDES DETACHED GARAGE AREA IN EXCESS OF 400SF



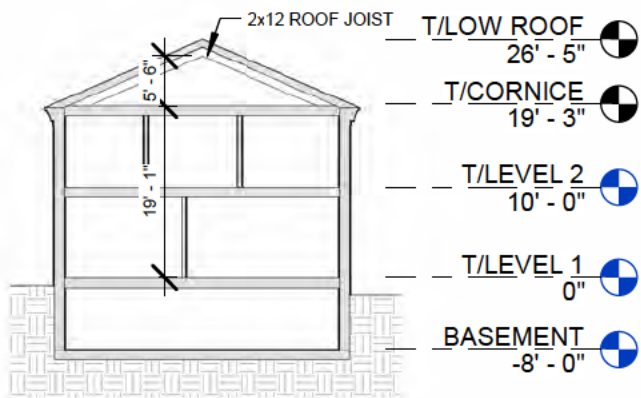
BASEMENT

*AREA EXCLUDED FROM FAR.

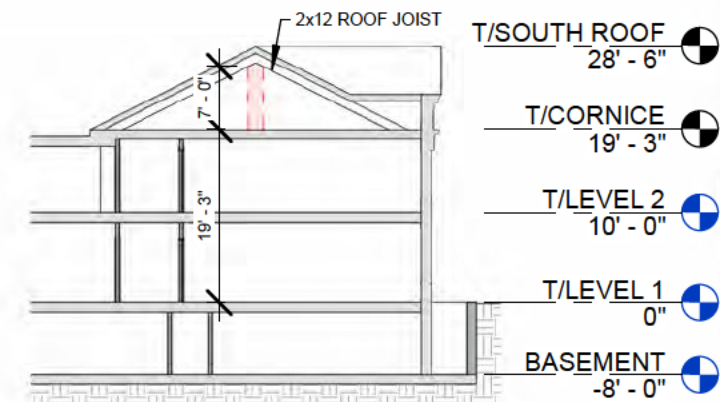
GFA ANALYSIS (PROPOSED)

	EXISTING BUILDING	NORTH ADDITION	SOUTH ADDITION
1ST FLR	9,083 SF	579 SF	3,145 SF
2ND FLR	3,838 SF	579 SF	3,145 SF
3RD FLR	646 SF	0 SF	100 SF
TOTAL	18,900 SF	1,158 SF	6,390 SF
26,448 SF			

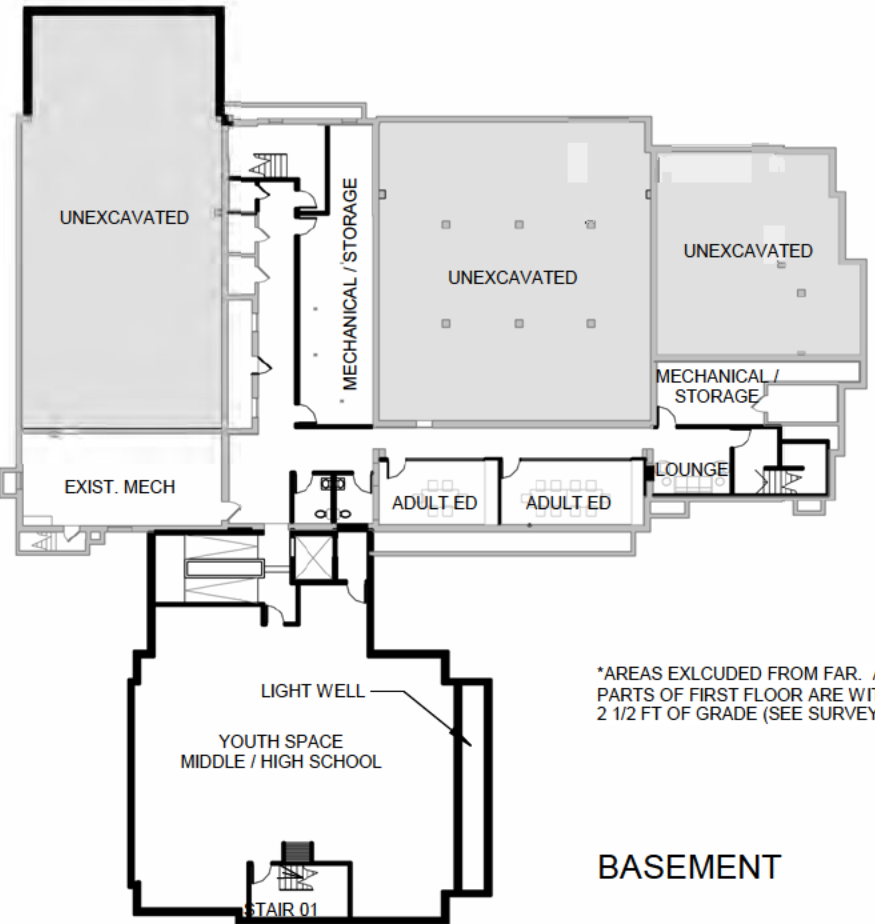
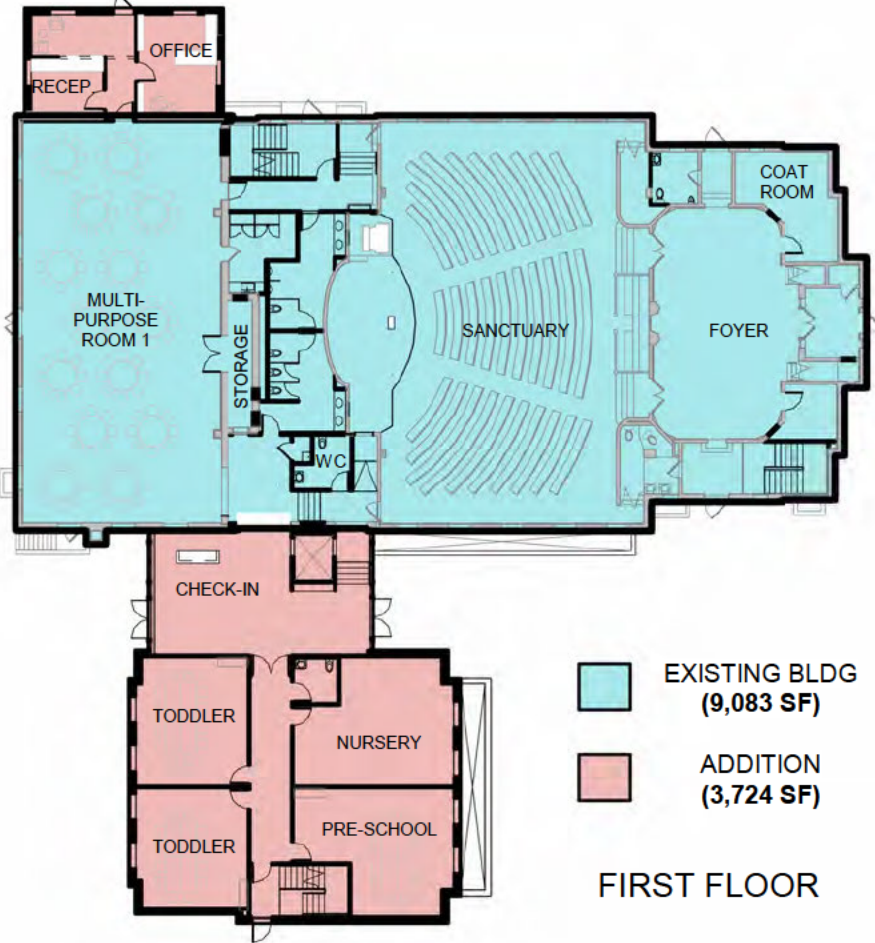
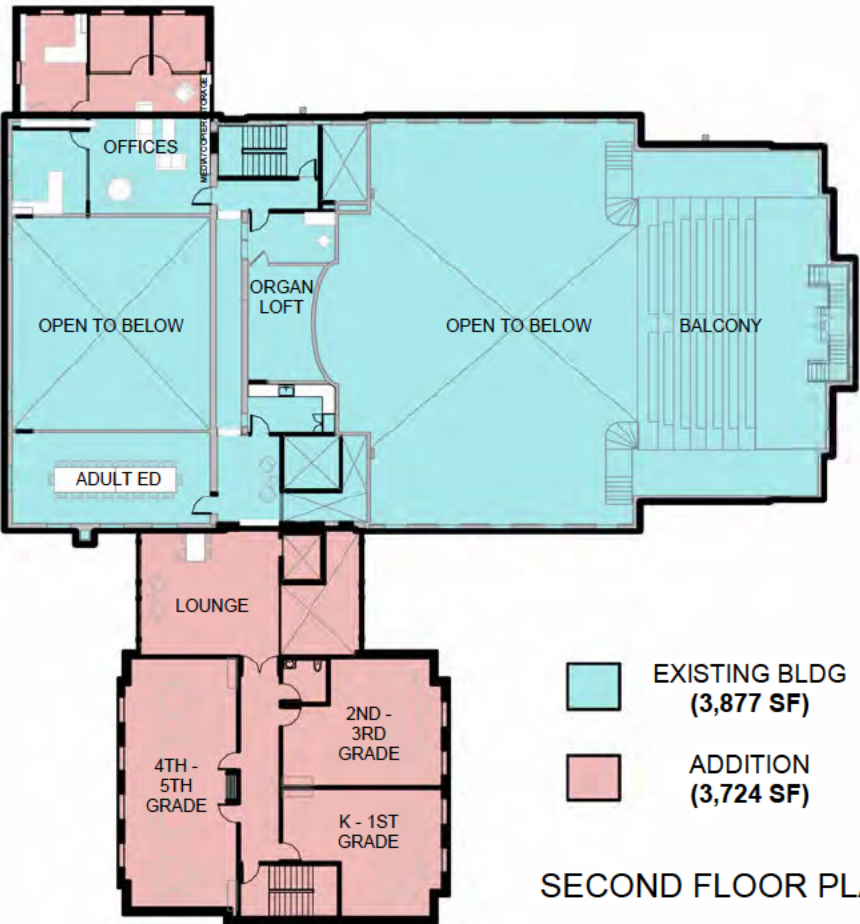
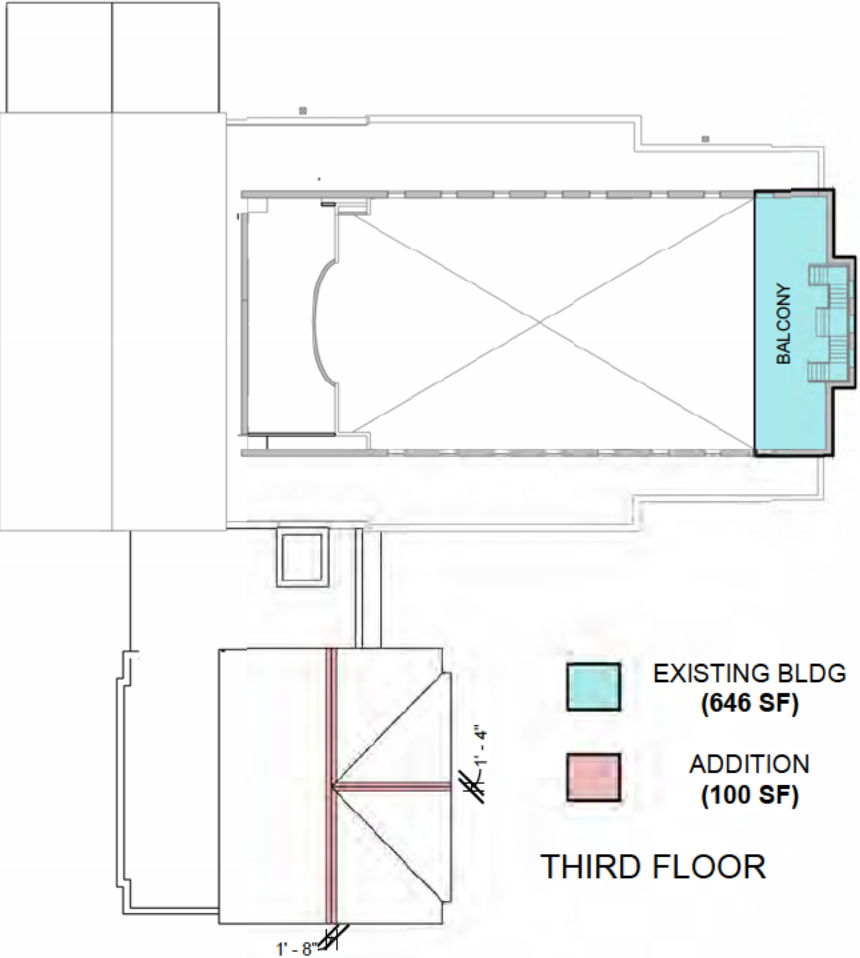
*AREAS EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).



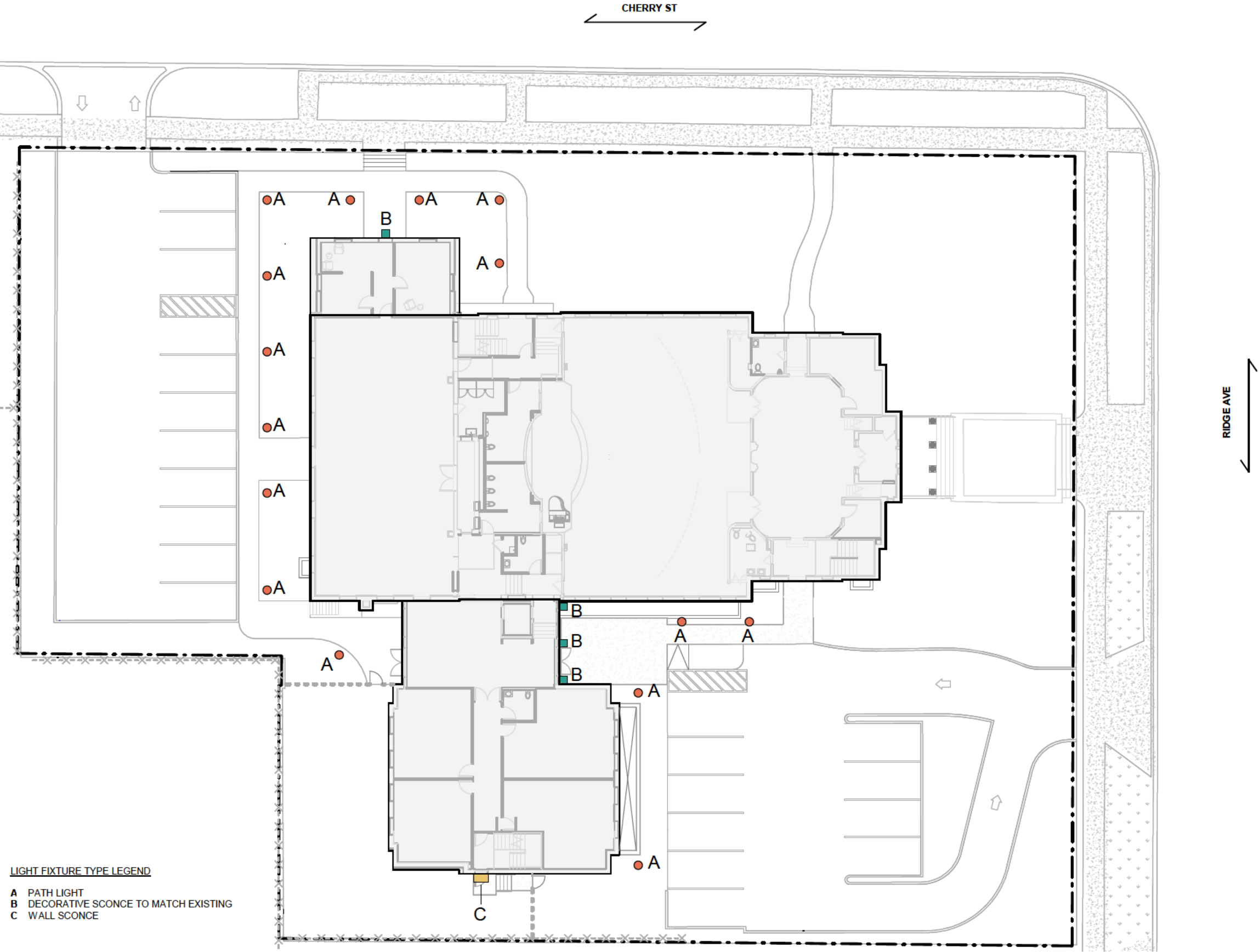
TYP SECTION @ NORTH ADDITION



TYP SECTION @ SOUTH ADDITION



SITE LIGHTING



PROPOSED PATH LIGHT FIXTURE A



PRODUCT DETAILS:

- A wiring kit and ground spike are supplied.
- Suitable for use in wet (outdoor direct rain) locations. Listed by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- For more information on how to control your landscape lighting via the Hinkley Home Automation App, click here.
- Hardy Island Series products carry a lifetime limited warranty
- LED Bulbs carry a 3-year limited warranty
- The Hardy Island Collection, named for the ruggedly beautiful island off the coast of British Columbia, defies the harshest environments in style with landscape lighting that features fully enclosed bulbs and a rich weathered brass finish that will mature naturally over time.
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style

HARDY ISLAND PATH LIGHT

16012MZ-LL
12V ROUND SIDE MOUNT LED PATH LIGHT

DETAILS	
FINISH:	Matte Bronze
MATERIAL:	Cast Brass
GLASS:	Etched Lens
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY

DIMENSIONS	
WIDTH:	7"
HEIGHT:	18.3"
DEPTH:	7.5
WEIGHT:	2.5lb

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	EA-LMW-1.5W
VOLTAGE:	12v
VOLT AMPS:	2.5
COLOR TEMP:	2700
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25w
DIMMABLE:	YES, WITH MLV ON TRANSFORMER PRIMARY
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 36"

SHIPPING	
CARTON LENGTH:	22
CARTON WIDTH:	8
CARTON HEIGHT:	7.5
CARTON WEIGHT:	3

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

EXTERIOR LIGHTING

07/03/2024

SP-033

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

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ARCHITECT'S PROJECT NO.:23XX

PROPOSED FIXTURE C



WDGE1 LED

Architectural Wall Sconce



Catalog Number

Notes

Type

Specifications

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



Introduction

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

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

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

WDGE LED Family Overview

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

Ordering Information

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

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included	
	P1	30K 3000K	90CRI	VW Visual comfort wide		SRM Surface mounting bracket	
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)	
		40K 4000K				Shipped separately	
		50K ¹ 5000K				AWS 3/8inch Architectural wall spacer *	
					PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.*		
Options					Finish		
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) ¹					DDBXD Dark bronze	DDBTXD Textured dark bronze
PE	Photocell, Button Type ²					DBLXD Black	DBLBXD Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)					DNAXD Natural aluminum	DNATXD Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)					DWHXD White	DWHGXD Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.					DSSXD Sandstone	DSSTXD Textured sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)						
CCE	Coastal Construction ³						



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) •
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WDGE1 LED
Rev. 05/30/24



FIXTURE B (MATCH EXISTING AS SHOWN)

EXTERIOR LIGHTING

07/03/2024

SP-034

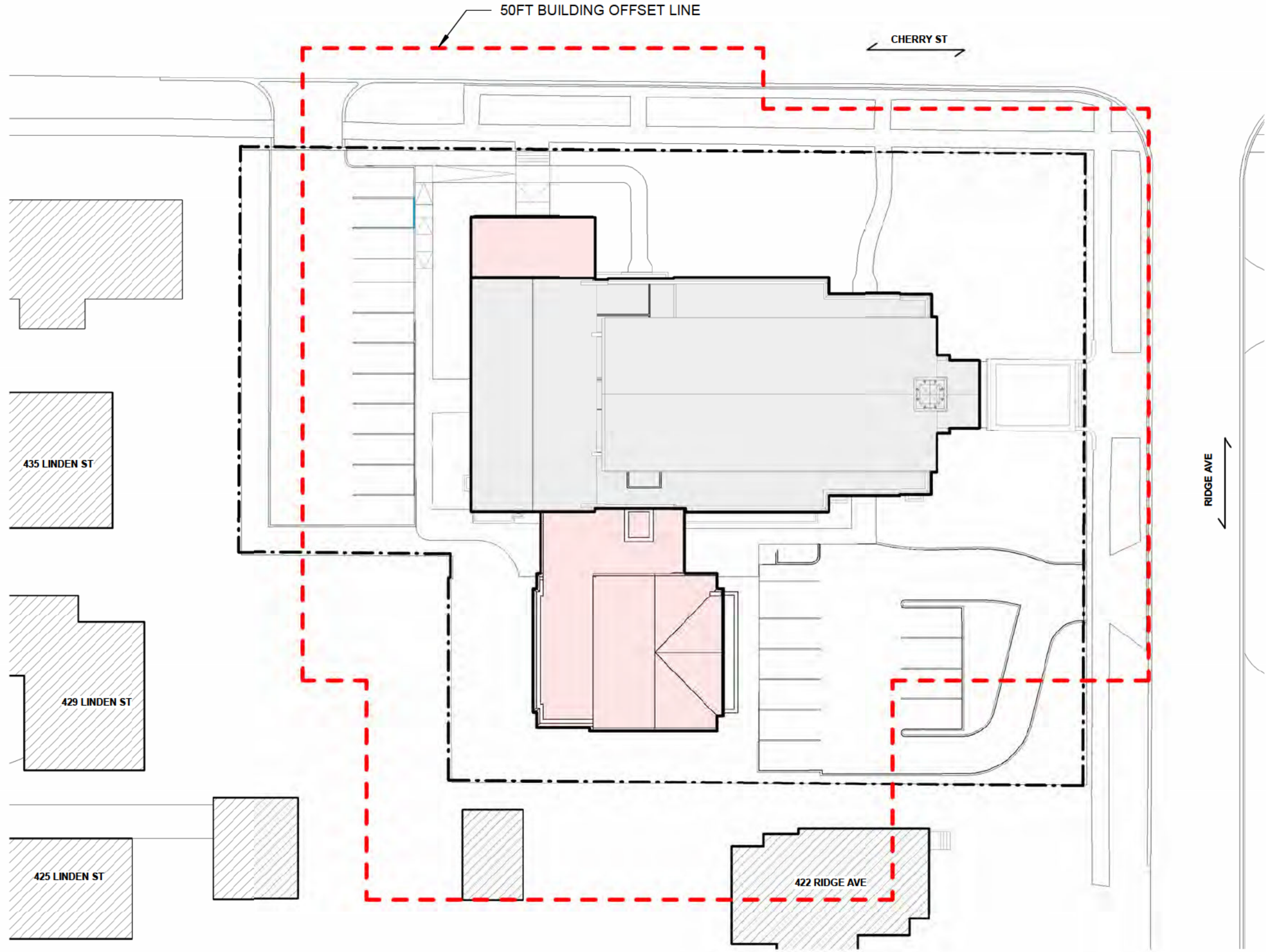
GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

Present Future Architects

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

ARCHITECT'S PROJECT NO.: 23XX



Present Future Architects

Date: 9/5/2024

To: Ann Klaassen, Assistant Director
Village of Winnetka
Community Development Dept.

RE: DRB – Neighbor Feedback Revisions
Grace Presbyterian Church Building Addition & Site Improvements
440 Ridge Ave., and 760 Cherry Street (Case #24-14-SU)

Below are a few revisions we'd like to make to the proposal following meetings GPC had with adjacent neighbors.

1. Retain (1) mature oak tree west of the proposed south addition that was previously noted to be removed.
[See revised sheets C101, C201, C401, C501, L010, L100.](#)
2. Area drains within the proposed west parking lot relocated further east within the lot to pitch water away from western curb of the parking lot.
[See revised sheets C200, C201, C300, C301, C400, C401, L100](#)
3. The elevation of the area drain in south west corner of the property was lowered and grades adjusted to improve the collection of water on site and reduce water flowing to adjacent southern property.
[See revised sheets C301, C401](#)
4. Add evergreen trees along the western edge of the property to obstruct views of the proposed south addition.
[See revised sheet L101](#)
5. Add evergreen trees along the southern edge of the property to obstruct views of the proposed south addition.
[See revised sheet L101](#)

If you have any further questions please let me know.

Kind Regards,



Joe Buehler, AIA, LEED AP BD+C

GRACE PRESBYTERIAN CHURCH ADDITION

440 RIDGE AVE

WINNETKA, IL 60093

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

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

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



SITE LOCATION MAP
(NTS)

CIVIL SHEET INDEX

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

LANDSCAPE SHEET INDEX

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

SURVEY PROVIDED BY:

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

J.U.L.I.E.

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



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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

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Addition
440 N Ridge Avenue
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No.	Date	Description
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⚠	06/17/24	PERMIT REVISIONS
⚠	07/03/24	PERMIT REVISIONS
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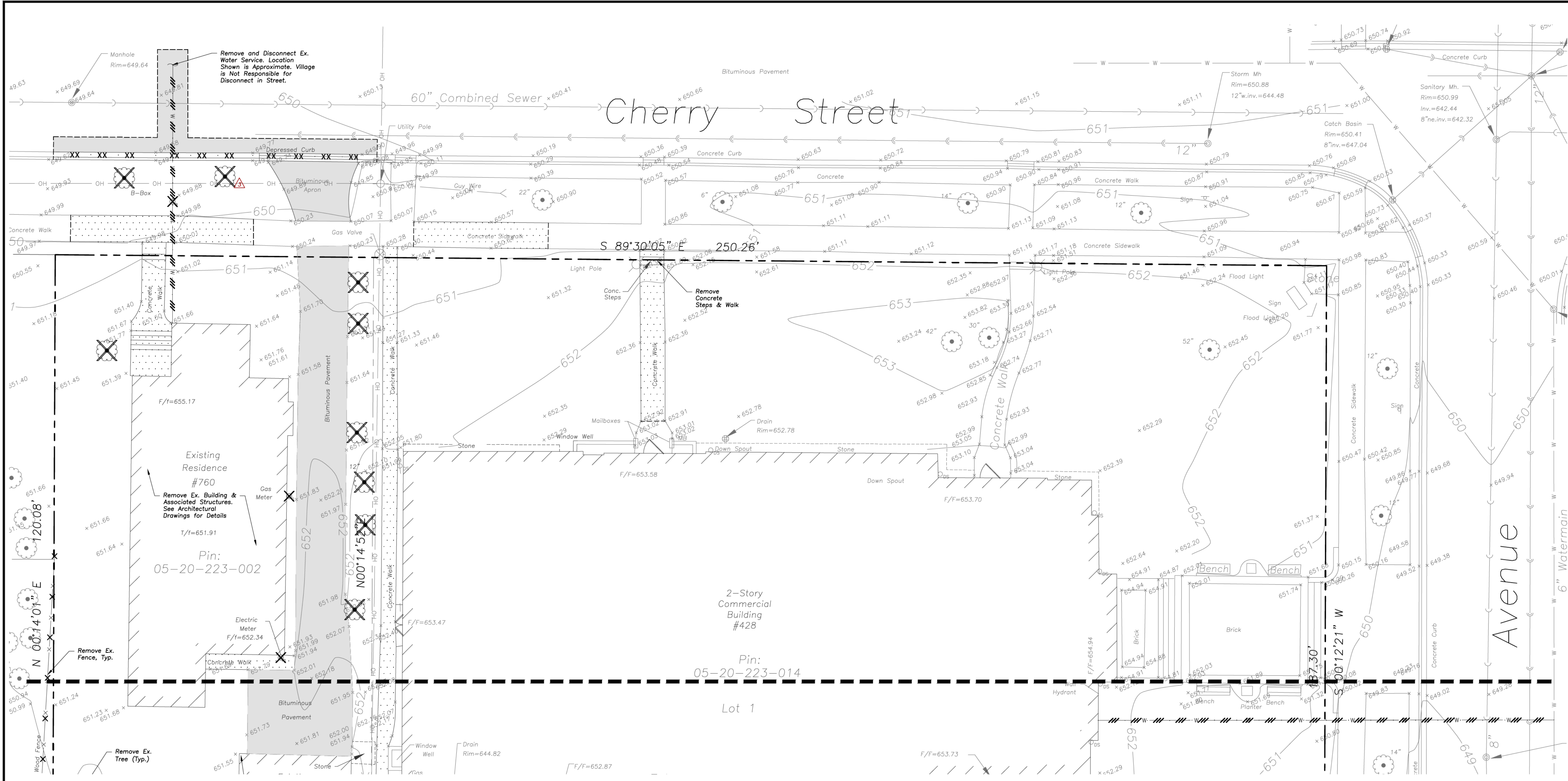
Design By: LMR	Approved By: CK	Date: 09/03/24
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Sheet Title:

COVER SHEET

Sheet No:

C000



DEMOLITION NOTES

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DEMOLITION LEGEND

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

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Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
Water Main	Water Main	Curb & Gutter	Curb & Gutter
Overhead Wires	Overhead Wires	Depressed Curb	Depressed Curb
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
Telephone Line	Telephone Line	Pavement Elevation	Pavement Elevation
Fire Hydrant	Fire Hydrant	Sidewalk Elevation	Sidewalk Elevation
Valve Vault	Valve Vault	Ground Elevation	Ground Elevation
Buffalo Box	Buffalo Box	Swale	Swale
Downspout	Downspout	Contour Line	Contour Line
Bollard	Bollard	Deciduous Tree	Deciduous Tree
Gas Valve	Gas Valve	Coniferous Tree	Coniferous Tree
Gas Meter	Gas Meter	Brushline	Brushline
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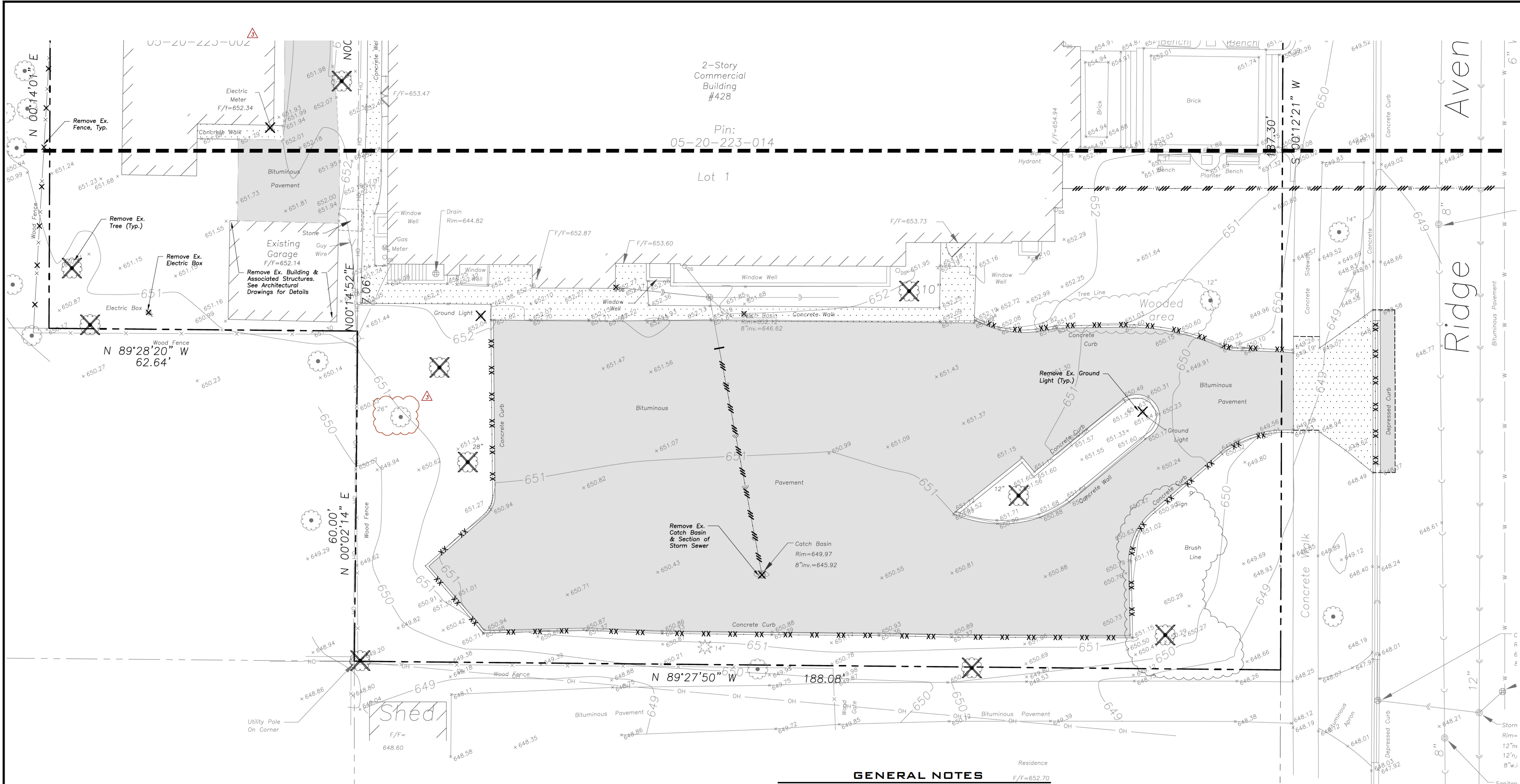
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Sheet Title:
SITE DEMOLITION
PLAN

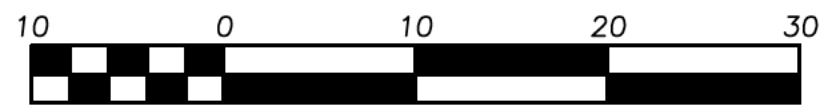
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Downspout	Downspout	Contour Line	Contour Line
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DEMOLITION LEGEND

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Concrete Pavement Removal (Full Depth)	Pavement Sawcut
Curb & Gutter Removal	Structure Removal
Tree Removal	

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PROFESSIONAL DESIGN FIRM
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Grace Presbyterian Church Addition

440 N Ridge Avenue
WINNETKA, ILLINOIS

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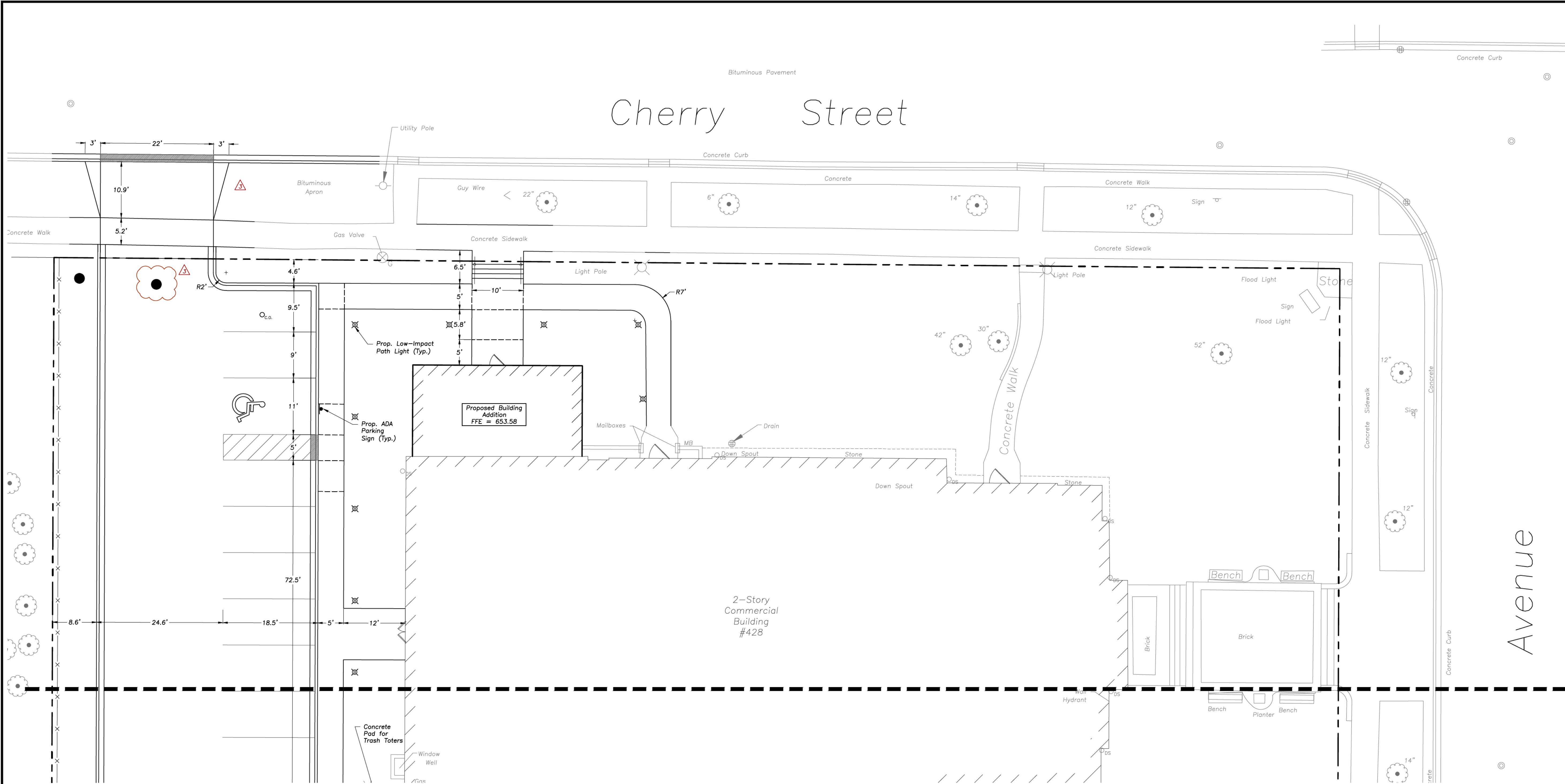
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Design By: LMR	Approved By: CK	Date: 09/03/24

SITE DEMOLITION PLAN

Sheet No:

C101

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Plotted: 9/03/24 @ 10:08am By: Irosenbauer



GEOMETRY NOTES

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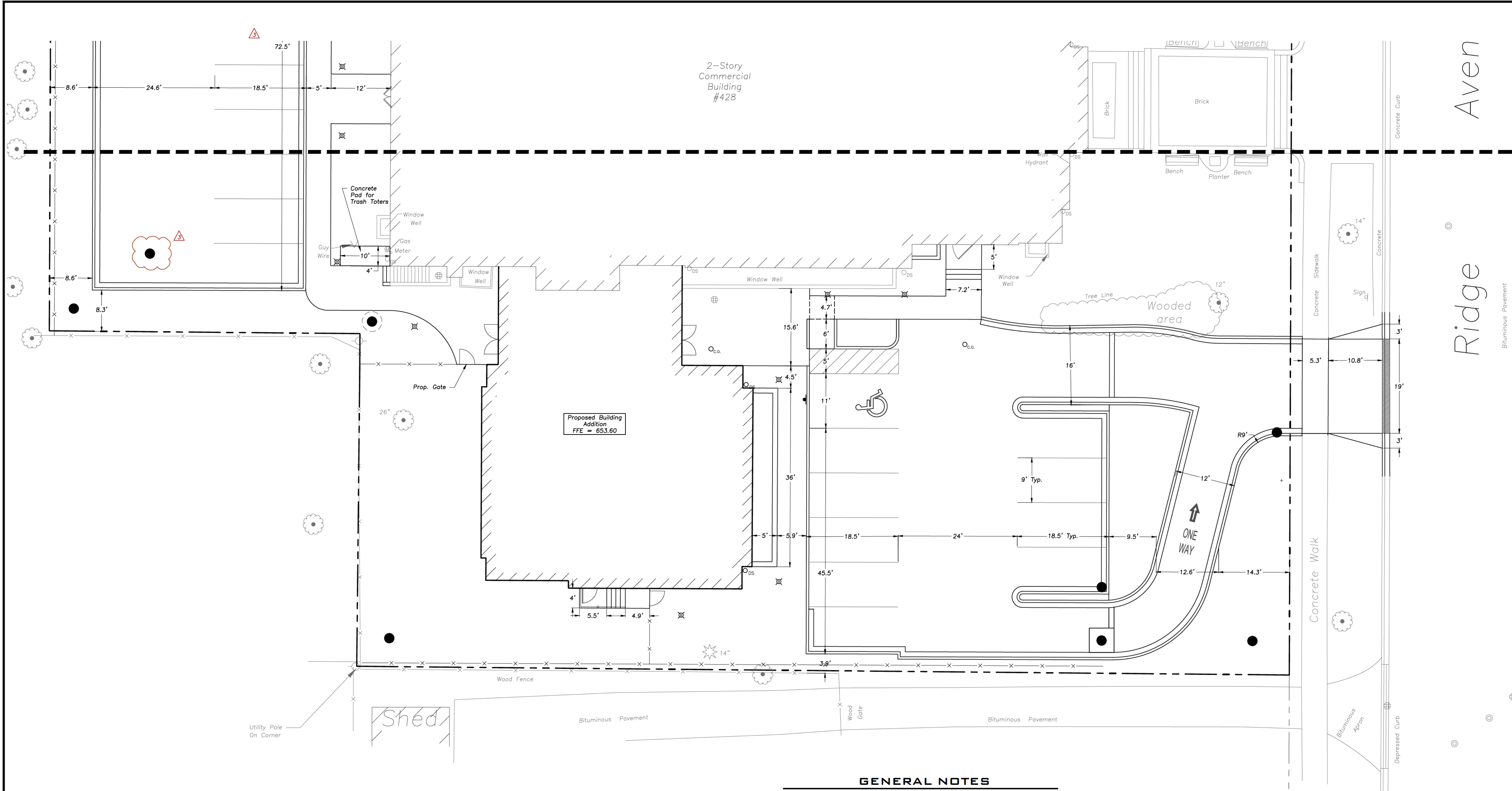
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**SITE GEOMETRY
PLAN**

Sheet No:

C200

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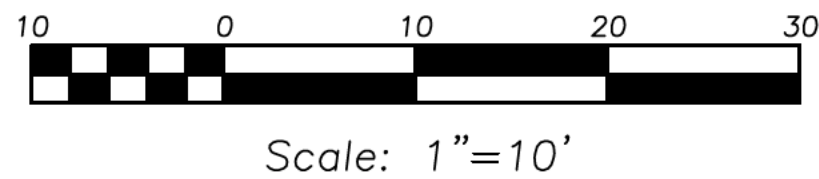


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Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
Electrical Cable (Buried)	Electrical Cable (Buried)	Gutter Elevation	Gutter Elevation
Telephone Line	Telephone Line	Pavement Elevation	Pavement Elevation
Fire Hydrant	Fire Hydrant	Sidewalk Elevation	Sidewalk Elevation
Valve Vault	Valve Vault	Ground Elevation	Ground Elevation
Buffalo Box	Buffalo Box	Swale	Swale
Downspout	Downspout	Contour Line	Contour Line
Bollard	Bollard	Deciduous Tree	Deciduous Tree
Gas Valve	Gas Valve	Coniferous Tree	Coniferous Tree
Gas Meter	Gas Meter	Brushline	Brushline
Electric Meter	Electric Meter	Tree Protection Fencing at Drip Line	Tree Protection Fencing at Drip Line



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EXPIRES: 04/30/2025

Grace Presbyterian Church

Addition

**440 N Ridge Avenue
WINNETKA, ILLINOIS**

Reserved for Seal:

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No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
	06/17/24	PERMIT REVISIONS
	07/03/24	PERMIT REVISIONS
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Design By: LMR Approved By: CK Date: 09/03/24

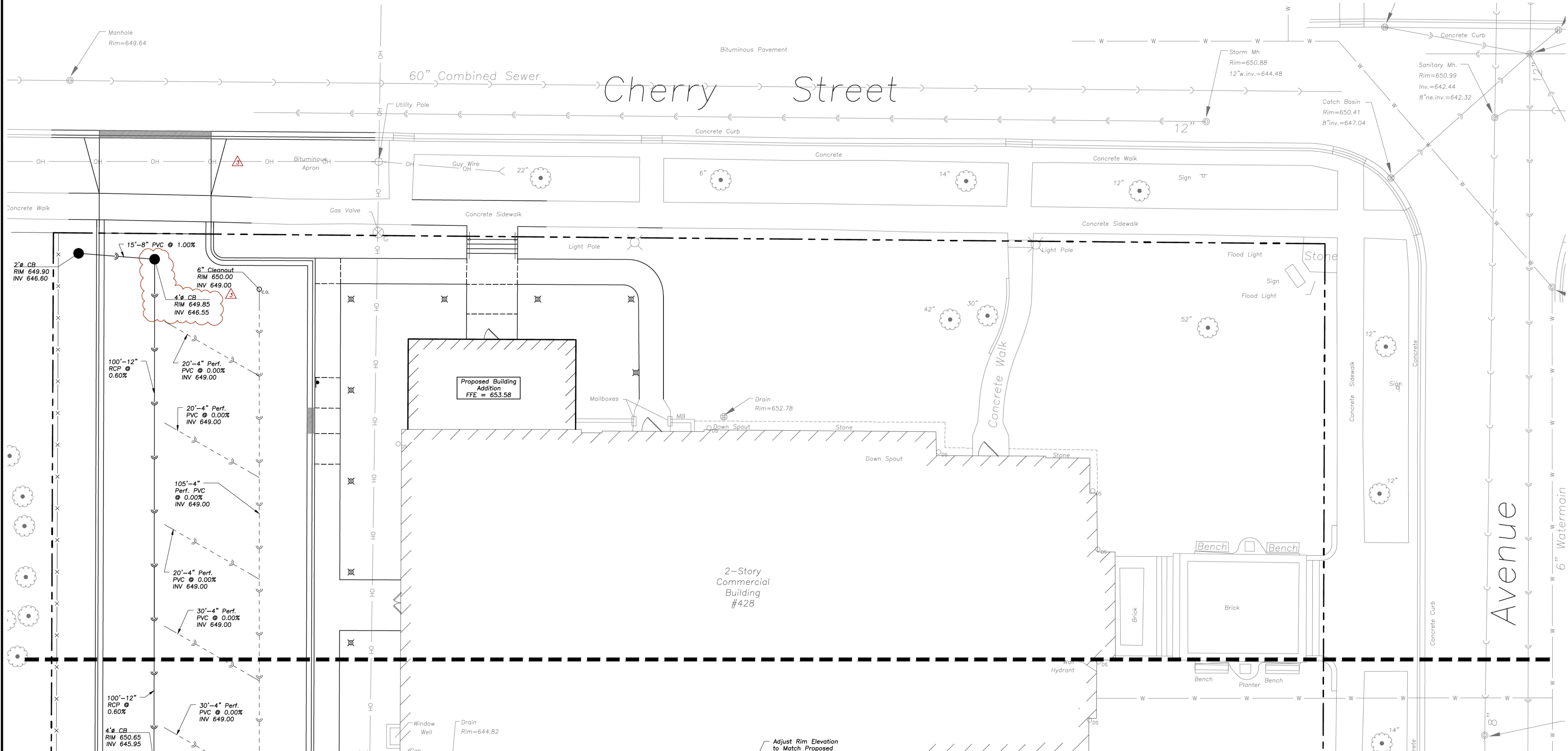
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**SITE GEOMETRY
PLAN**

Sheet No:

C201

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STRUCTURE NOTES

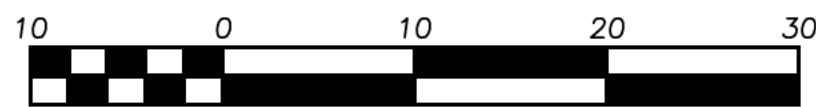
- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
4" Diameter Structure- 4"
5" Diameter Structure- 6"
6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works S120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbside, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
- All Sanitary Manholes Shall Include a Chimney Seal.

UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary, Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer if The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

GENERAL NOTES

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



Scale: 1"=10'

LEGEND

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



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Grace Presbyterian Church Addition 440 N Ridge Avenue WINNETKA, ILLINOIS

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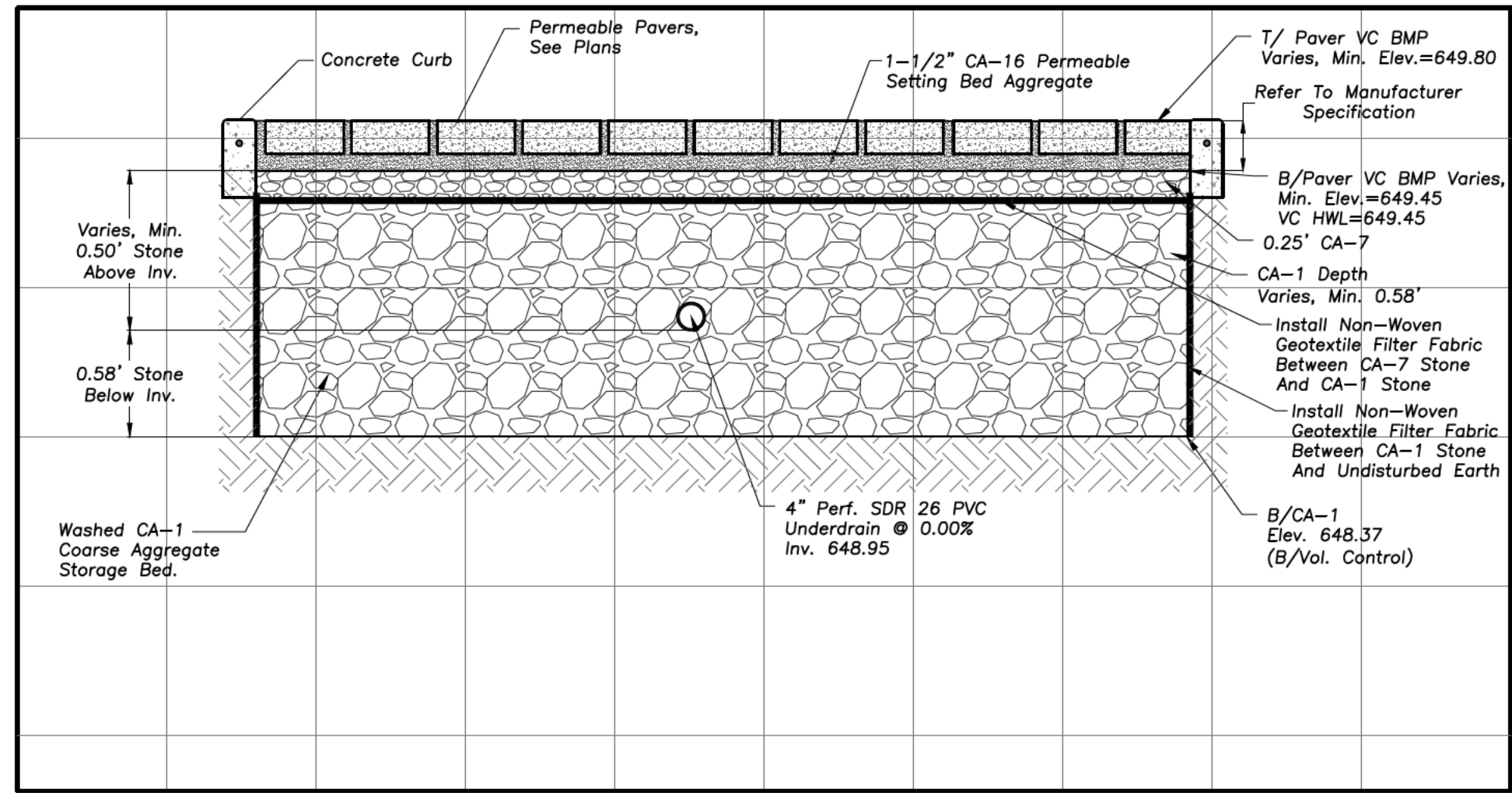
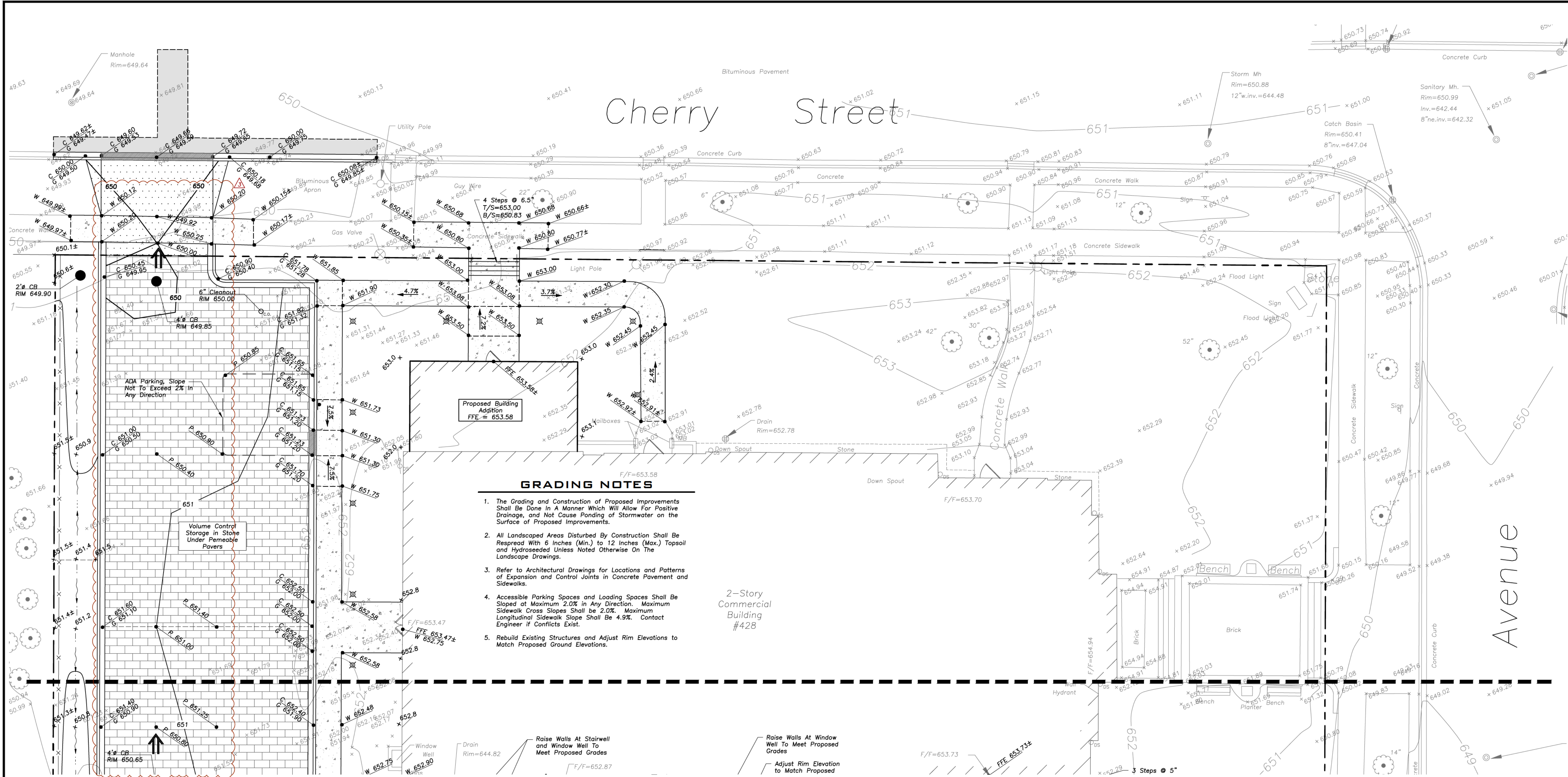
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**SITE
UTILITY
PLAN**

Sheet No:

C300

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WEST PERMEABLE PAVEMENT AND UNDERDRAIN

N.T.S.

GRADING NOTES

- The Grading and Construction of Proposed Improvements Shall Be Done in A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall Be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
- Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

PAVING & SURFACE LEGEND

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

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- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
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- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

LEGEND

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



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

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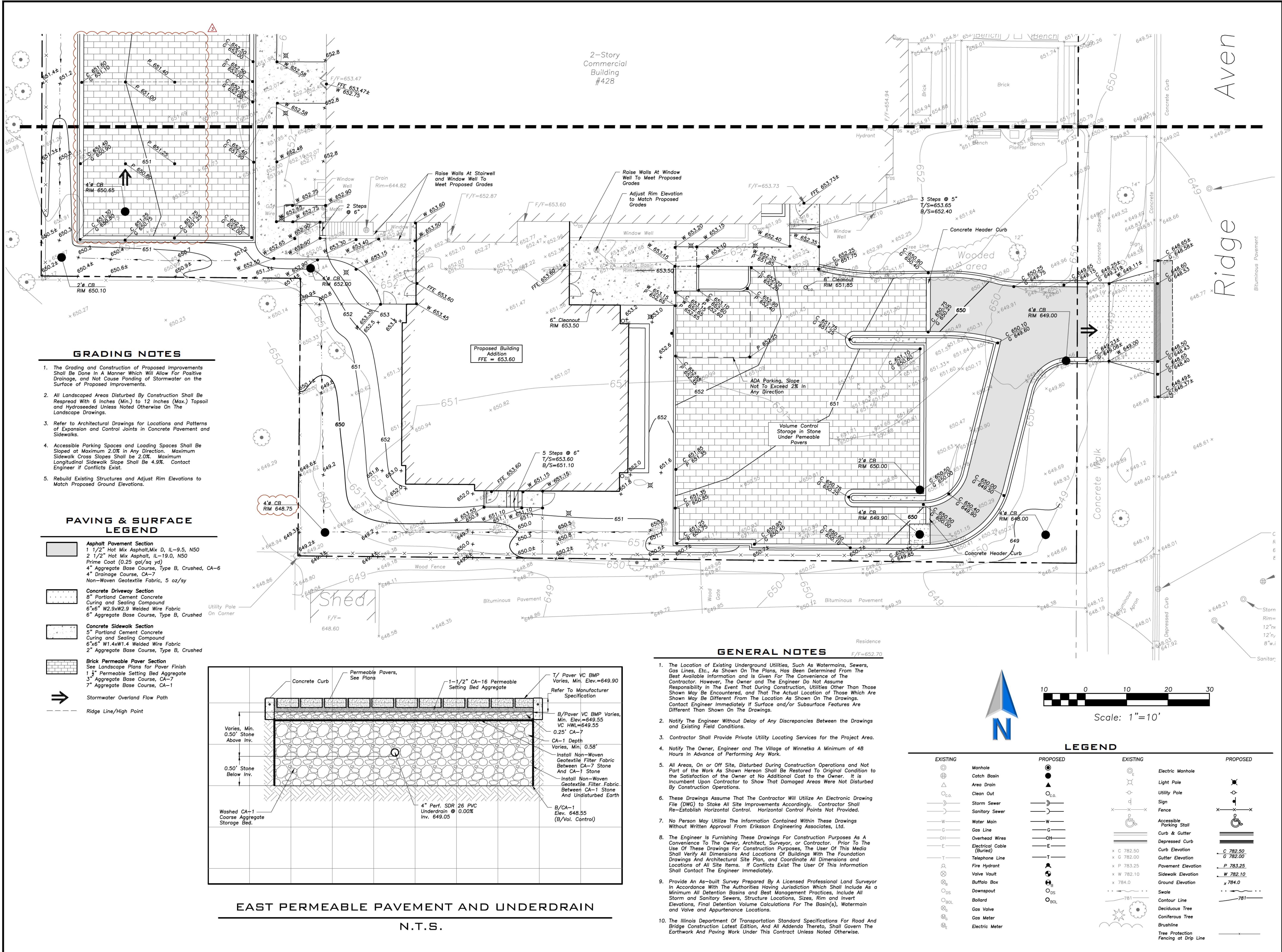
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LMR	CK	09/03/24

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**GRADING AND
PAVING PLAN**

Sheet No:

C400



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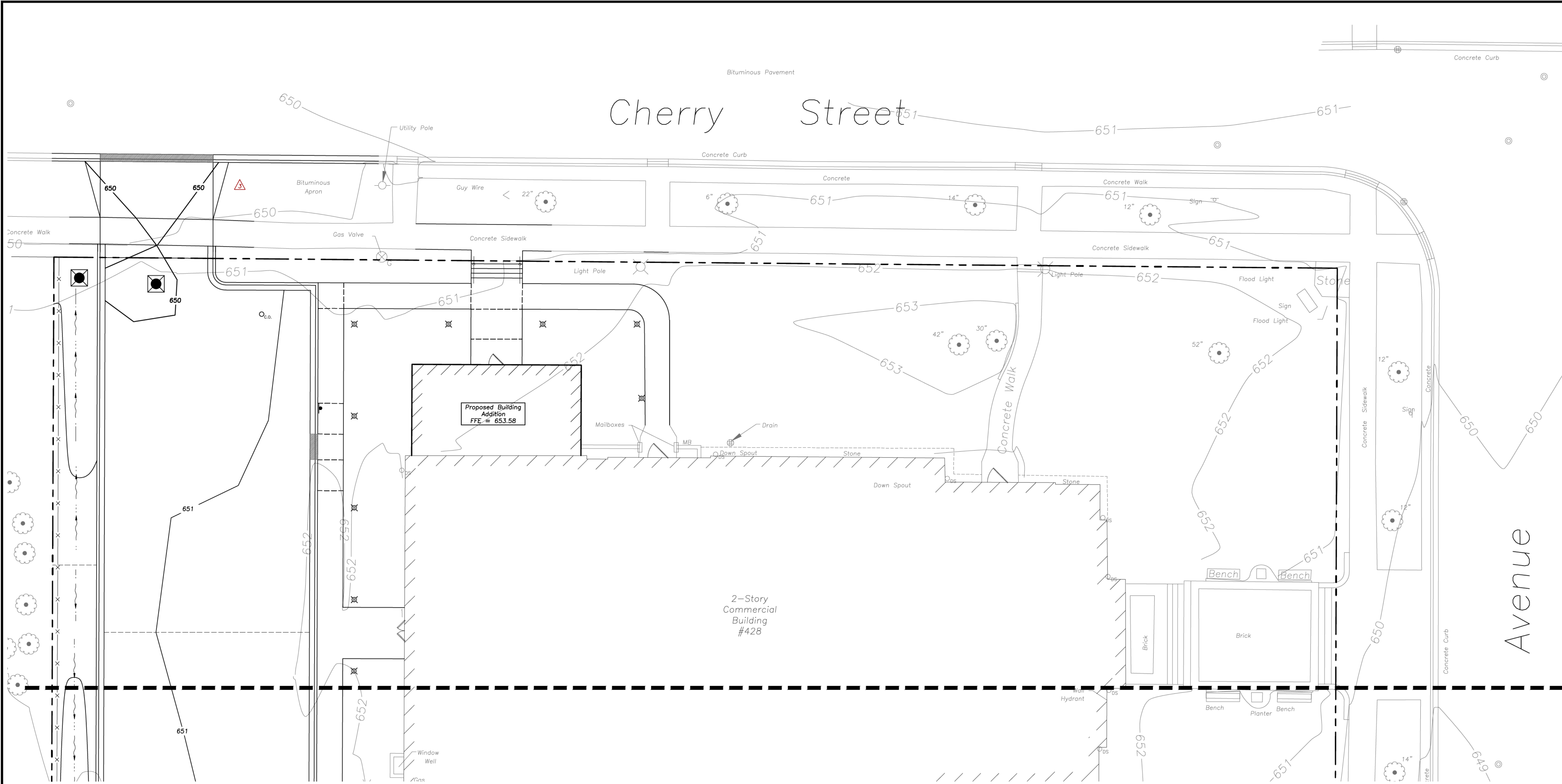
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GRADING AND PAVING PLAN

Sheet No:

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INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

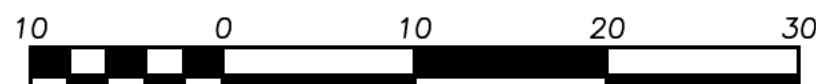
- Silt Fence
- Erosion Control Blanket
- North American Green DS75
- Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

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Scale: 1"=10'

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

Reserved for Seal:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
	06/17/24	PERMIT REVISIONS
	07/03/24	PERMIT REVISIONS
	09/03/24	DESIGN REVIEW BOARD REVISIONS

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Design By: LMR Approved By: CK Date: 09/03/24

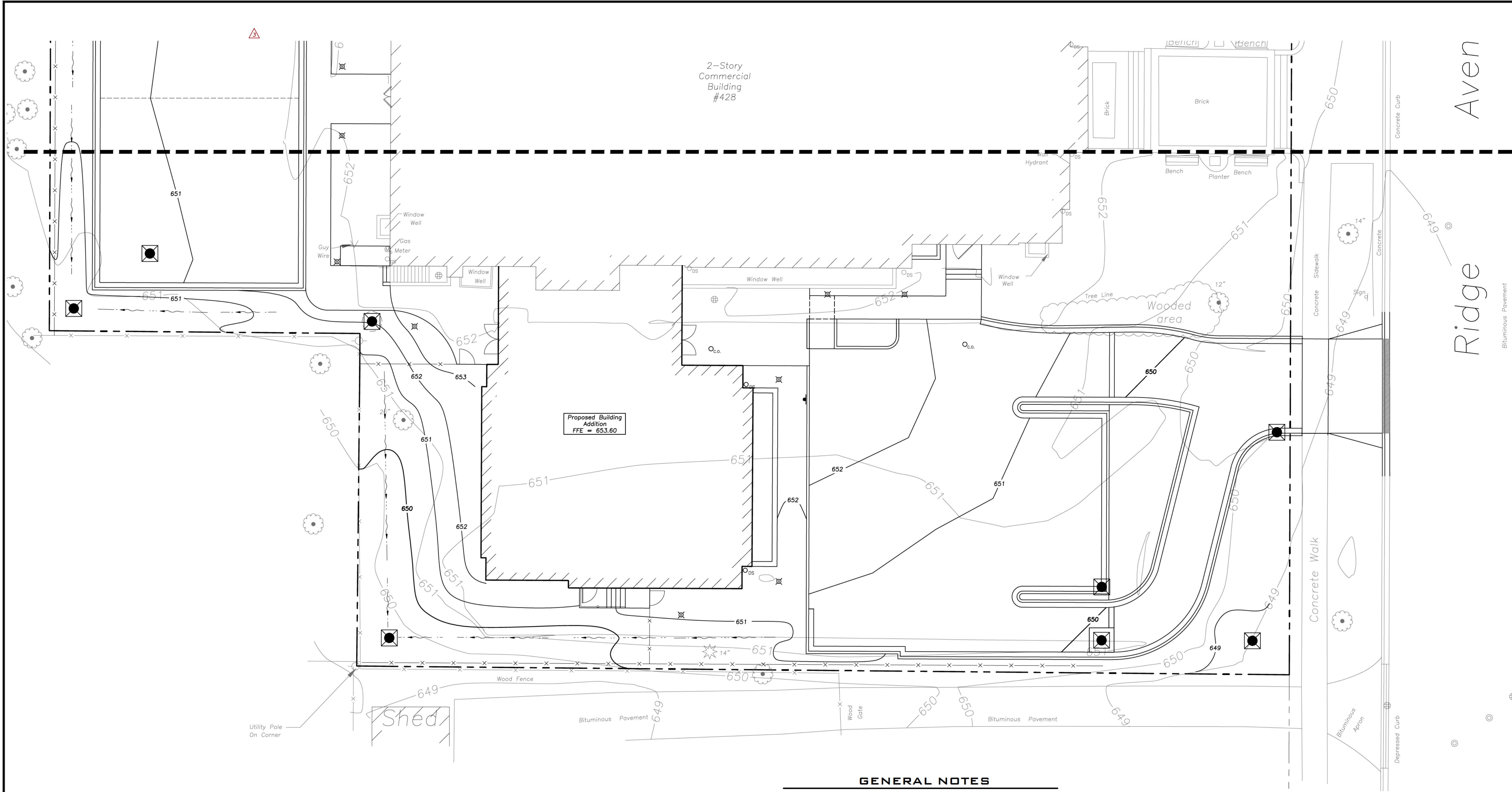
Sheet Title:

**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:

C500

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Plotted: 9/03/24 @ 10:08am By: rosenbauer



INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

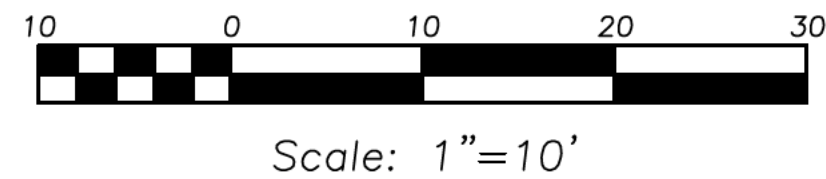
- Silt Fence
- Erosion Control Blanket
- North American Green DS75
- Or Approved Equal
- Catch-All, Park Chop Sedguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

GENERAL NOTES

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



LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED



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EXPIRES: 04/30/2025

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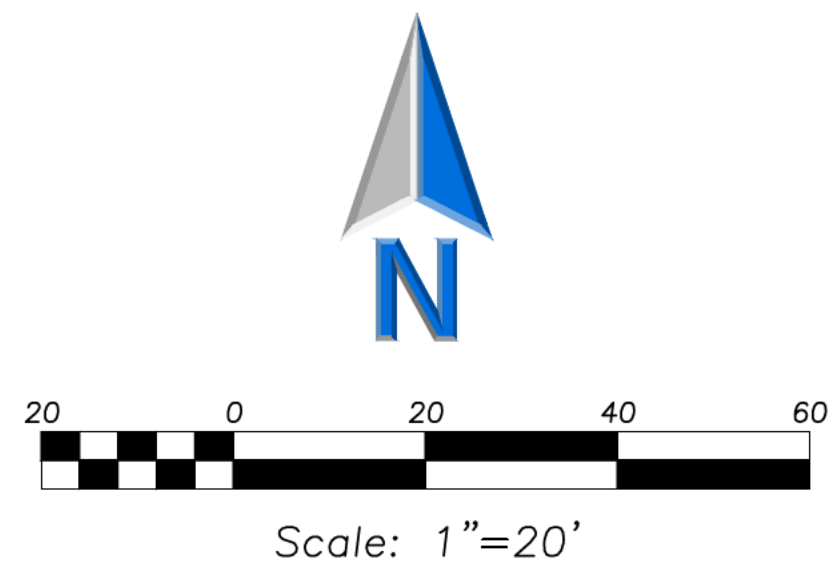
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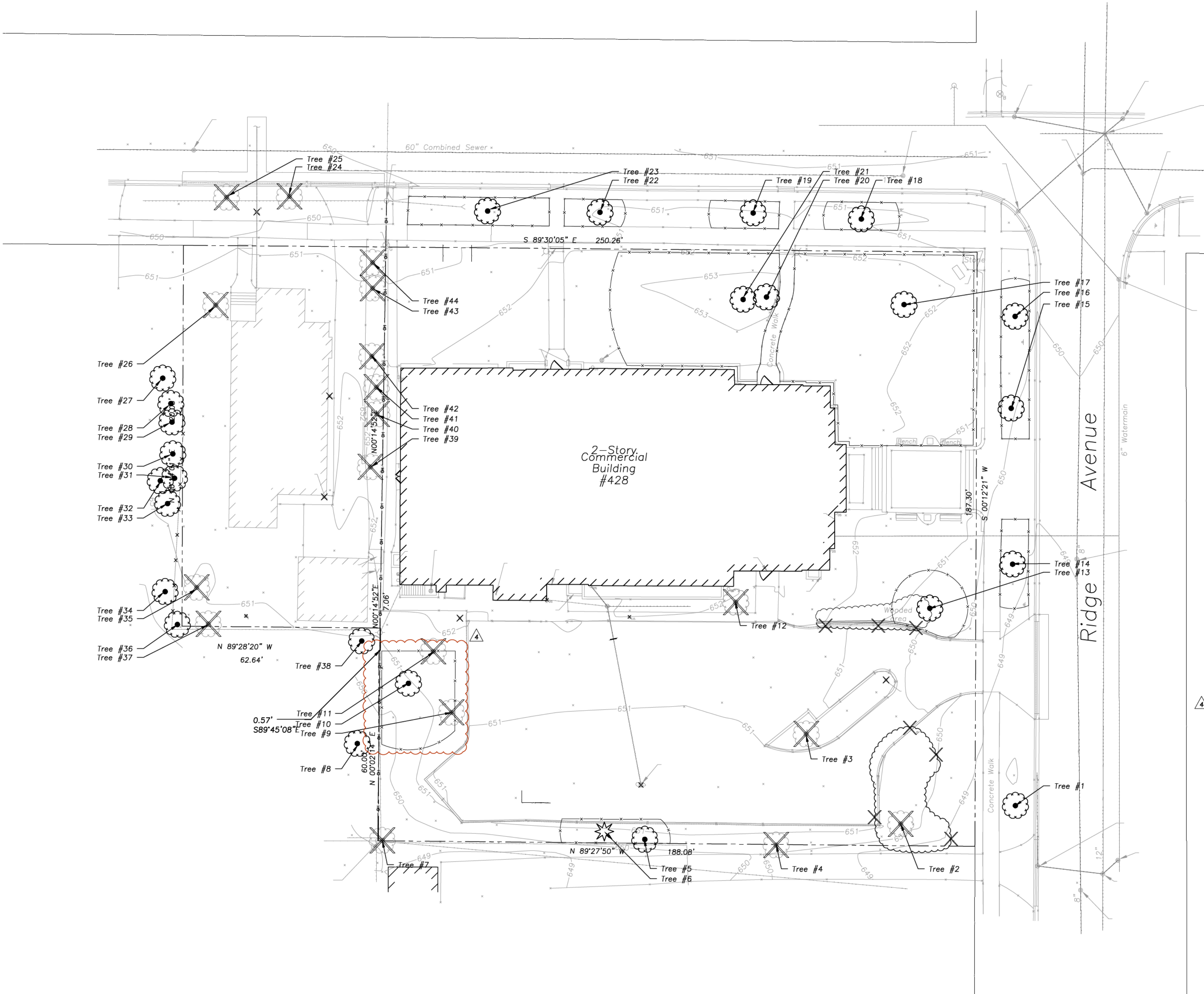
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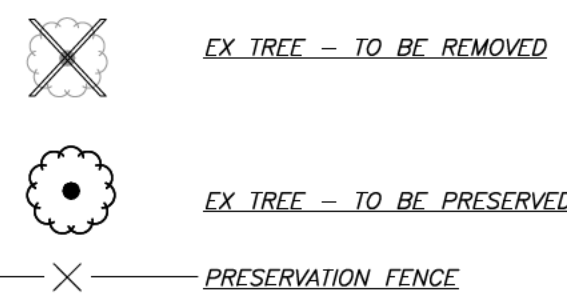
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Sheet Title:
**TREE
PRESERVATION &
REMOVAL PLAN**

Sheet No:
L010



EXISTING TREE LEGEND



TREE PRESERVATION NOTES

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

TREE REMOVALS

GOOD FORESTRY PRACTICE :	12 TREES
CONSTRUCTION LOGISTICS :	6 TREES
	- 3 1:1
	- 3 PROTECTED (18" REPLACEMENT)

PROPOSED TREE REPLACEMENTS

CONSTRUCTION LOGISTICS (STANDARD) :	3 EVERGREEN TREES
CONSTRUCTION LOGISTICS (PROTECTED) :	7 CANOPY TREES (3" CAL)
	25 EVERGREEN TREES (8" HT)
	2 UNDERSTORY TREES (3" CAL)
PARKWAY REPLACEMENTS :	2 CANOPY TREES (3" CAL)

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

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

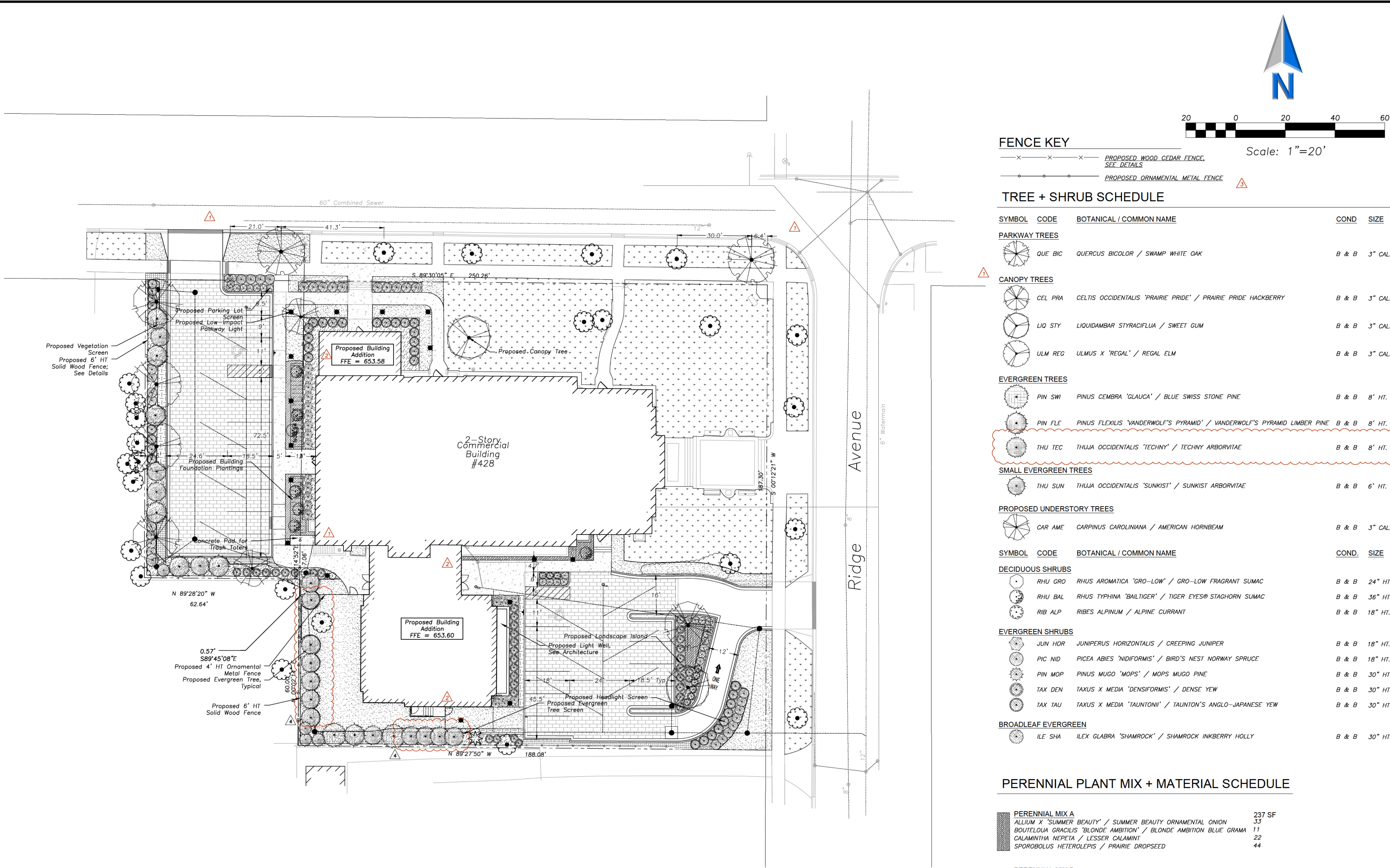
- 1 - Excellent
- 2 - Very Good
- 3 - Good
- 4 - Below Average
- 5 - Poor
- 6 - Dead

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

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

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

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Scale: 1"=20'

FENCE KEY

— x — x — x — PROPOSED WOOD CEDAR FENCE.
SEE DETAILS
— o — o — o — PROPOSED ORNAMENTAL METAL FENCE

TREE + SHRUB SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PARKWAY TREES					
	QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL.	2
CANOPY TREES					
	CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	B & B	3" CAL.	3
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	3" CAL.	2
	ULM REG	ULMUS X 'REGAL' / REGAL ELM	B & B	3" CAL.	2
EVERGREEN TREES					
	PIN SWI	PINUS CEMBRA 'GLAUCA' / BLUE SWISS STONE PINE	B & B	8' HT.	2
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LUMBER PINE	B & B	8' HT.	7
	THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	6' HT.	16
SMALL EVERGREEN TREES					
	THU SUN	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	6' HT.	5
PROPOSED UNDERSTORY TREES					
	CAR AME	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	3" CAL.	2
DECIDUOUS SHRUBS					
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	26
	RHU BAL	RHUS TYPHINA 'BAILTIGER' / TIGER EYES® STAGHORN SUMAC	B & B	36" HT.	7
	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	18" HT.	10
EVERGREEN SHRUBS					
	JUN HOR	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	B & B	18" HT.	6
	PIC NID	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	B & B	18" HT.	20
	PIN MOP	PINUS MUGO 'MOPS' / MOPS MUGO PINE	B & B	30" HT.	16
	TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	35
	TAX TAU	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	B & B	30" HT.	34
BROADLEAF EVERGREEN					
	ILE SHA	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	B & B	30" HT.	10

PERENNIAL PLANT MIX + MATERIAL SCHEDULE

	PERENNIAL MIX A	237 SF
	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	33
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	11
	CALAMINTHA NEPETA / LESSER CALAMINT	22
	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSIDE	44
	PERENNIAL MIX B	862 SF
	CAREX SPRENGELII / SPRENGEL'S SEDGE	140
	GERANIUM X 'ORION' / ORION GERANIUM	219
	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT	41
	PERENNIAL MIX C	450 SF
	CAREX BROMOIDES / BROME-LIKE SEDGE	167
	HOSTA X 'HALCYON' / HALCYON HOSTA	41
	BULB MIX	289 SF
	HYACINTHUS ORIENTALIS 'BLUE JACKET' / BLUE JACKET HYACINTH	270
	NARCISSUS CYCLAMINEUS 'FEBRUARY GOLD' / FEBRUARY GOLD DAFFODIL	180
	PROPOSED TURF GRASS	3,797 SF
	HARDWOOD MULCH	3,759 SF
	EXISTING TURF GRASS	10,711 SF
	PROPOSED PERMEABLE PAVER	7,932 SF
	Unilock Eco-Priora 5"x10" paver	
	Color: River	
	See Engineering for Details	

GENERAL NOTES

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

LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
 - TURF PLANTING - 6"
 - PERENNIAL / ORNAMENTAL GRASS PLANTING - 12"
 - ORNAMENTAL TREE & SHRUB PLANTING - 18"
 - PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES - 36"
- OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURRING NATIVE SOIL MATERIAL MEETING PERCOLATION REQUIREMENTS, FREE OF GREY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS. BACKFILL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A MINIMUM 3" DEPTH. WOODY PLANTS WITH A SHREDDED BARK MATERIAL AND PERENNIAL PLANTINGS WITH SOIL AMENDMENT.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS. SEE LANDSCAPE DETAILS.



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

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

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
	06/17/24	PERMIT REVISIONS
	07/03/24	PERMIT REVISIONS
	07/09/24	PERMIT REVISIONS
	08/03/24	DESIGN REVIEW BOARD REVISIONS

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

Sheet Title:

LANDSCAPE PLAN

Sheet No:

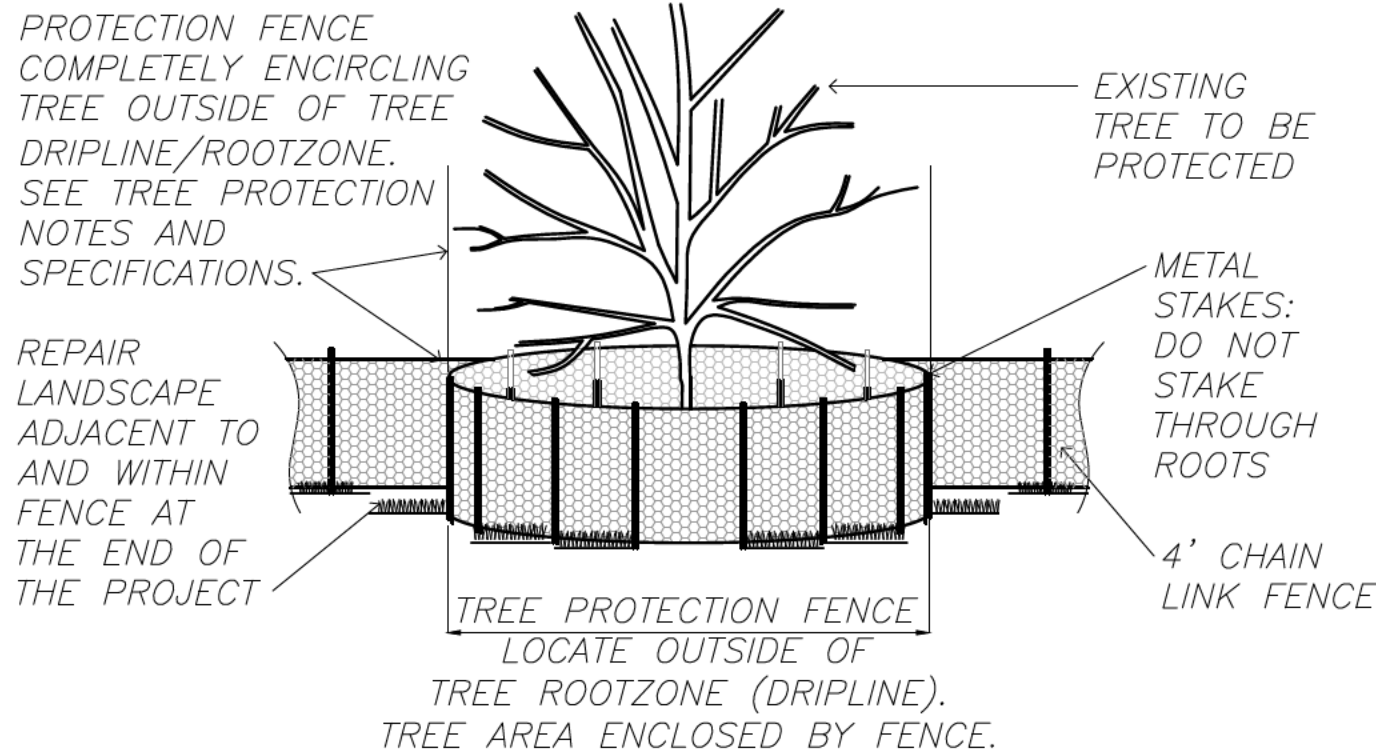
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EEA - P:\23267 - PFA - Grace Presbyterian\Drawings\Grace Presbyterian_Landscape Plan.dwg
Plotted: 9/03/24 @ 10:38am By: Jandersson

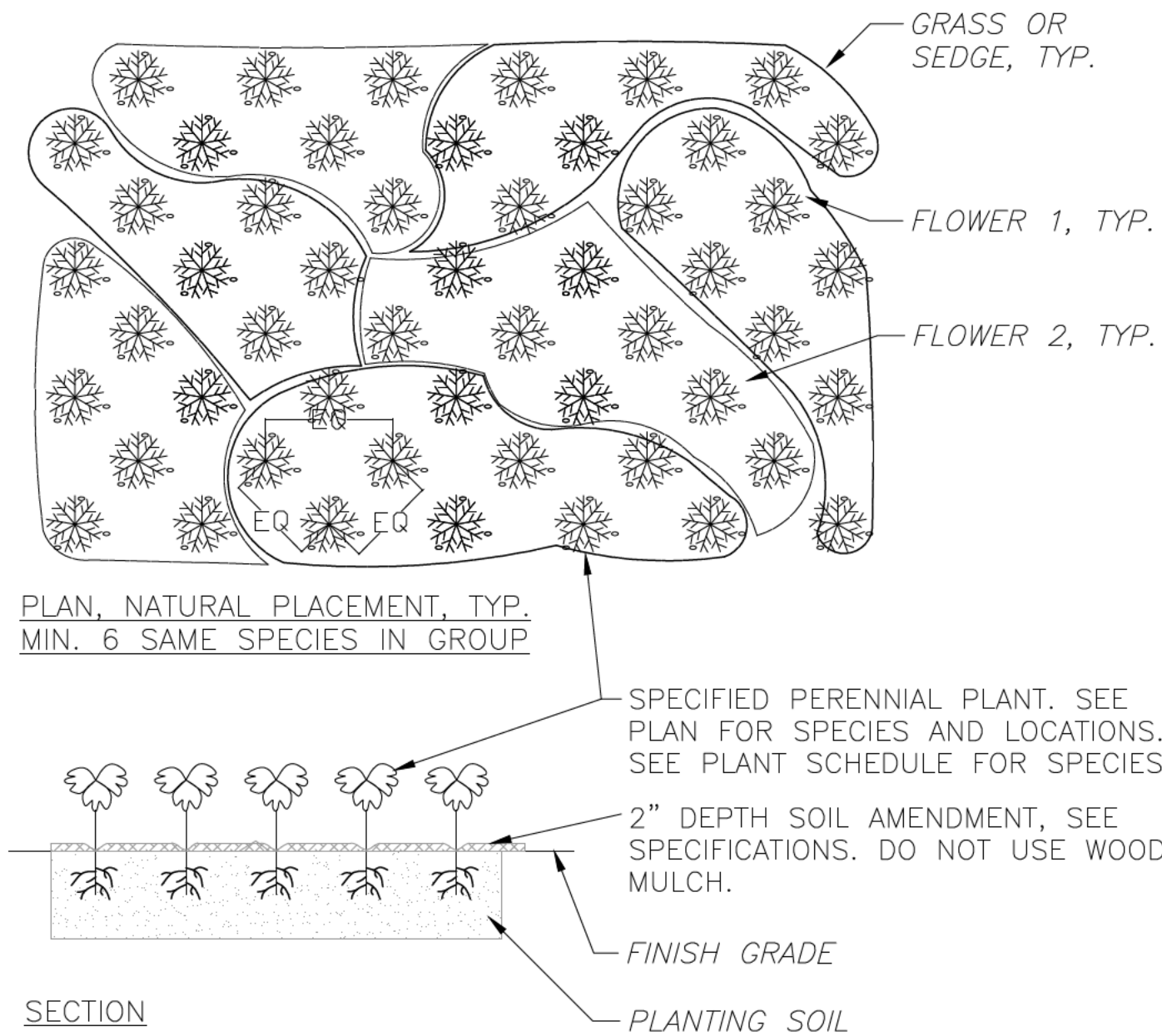
- NOTES:
1. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION ACTIVITIES.
 2. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
 3. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE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

1 TREE PROTECTION DETAIL

NTS



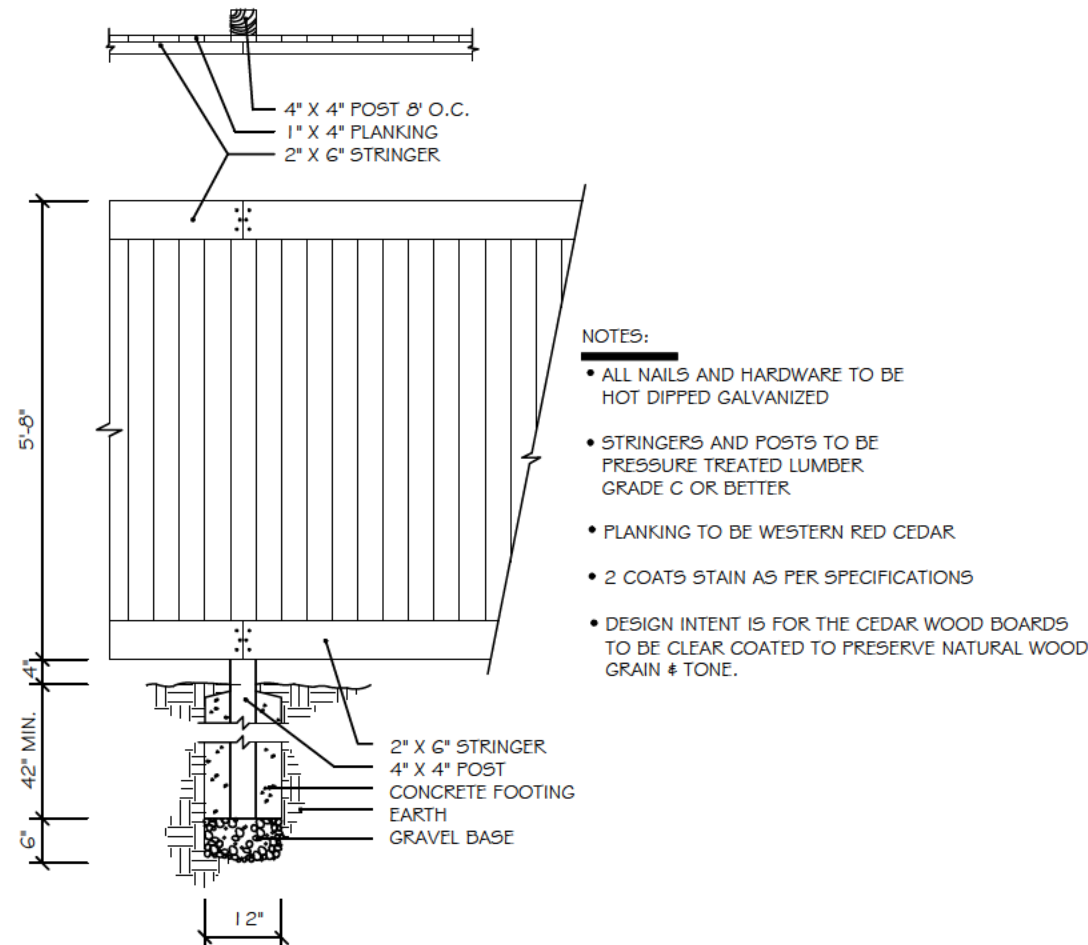
- NOTES:
1. DO NOT DAMAGE EXISTING PLANT ROOTS WHEN EXCAVATING PLANTING HOLES.
 2. PLACE PLANTS IN A NATURAL MANNER SIMILAR TO THE DETAIL PLAN SHOWN AND APPROVED BY OWNER IN THE FIELD.
 3. PRUNE DEAD STALKS AND REMOVE ANY DEAD LEAVES.
 4. REMOVE ALL POTS PRIOR TO PLANTING. BY HAND, REMOVE POT BOUND AND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



5 PERENNIAL PLANT MIX : LAYOUT

1/4" = 1'-0"

329301-09



7 6' SOLID WOOD FENCE

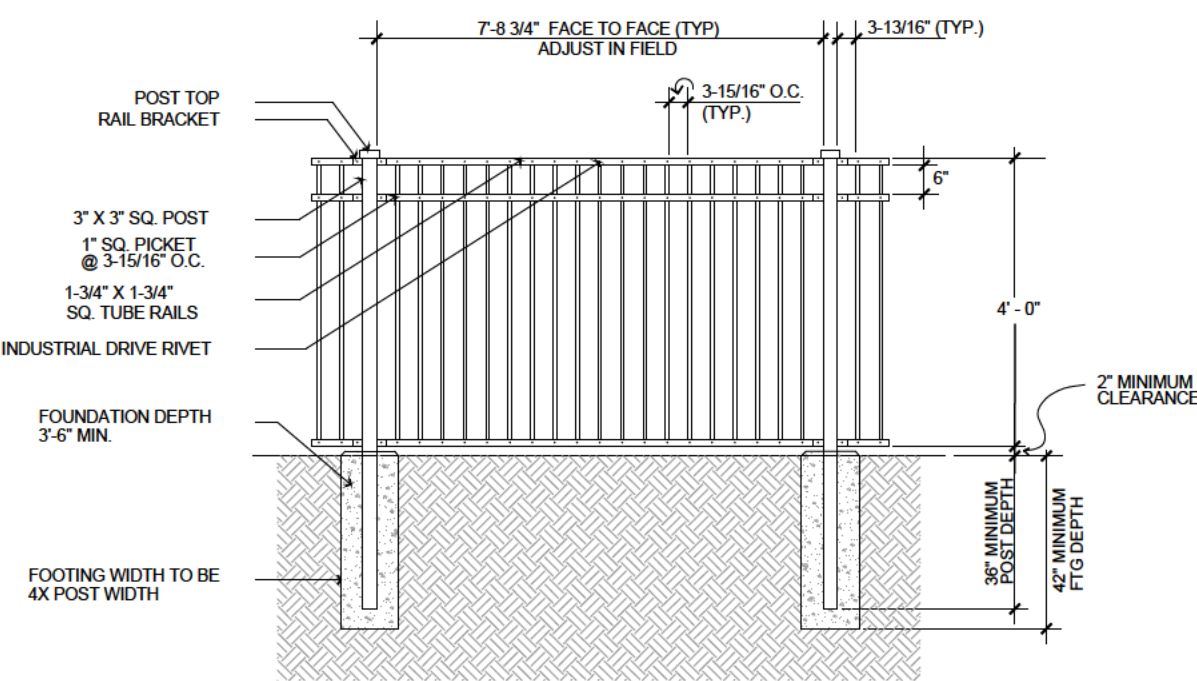
NOT TO SCALE

323129.23-02

8 4' ORNAMENTAL METAL FENCE

Not To Scale

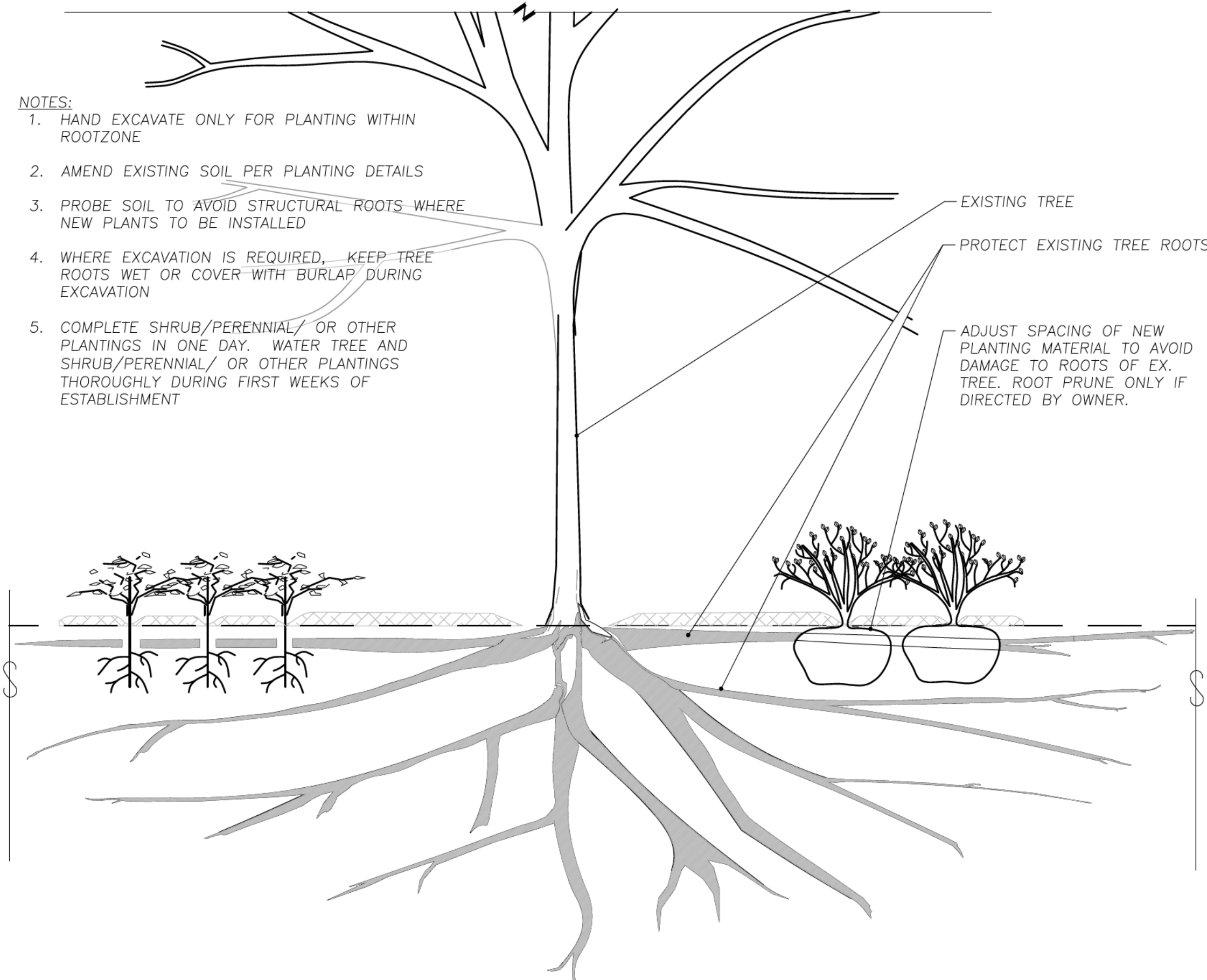
323119-45



6 PLANTING WITHIN ROOTZONE OF EXISTING TREE

NOT TO SCALE

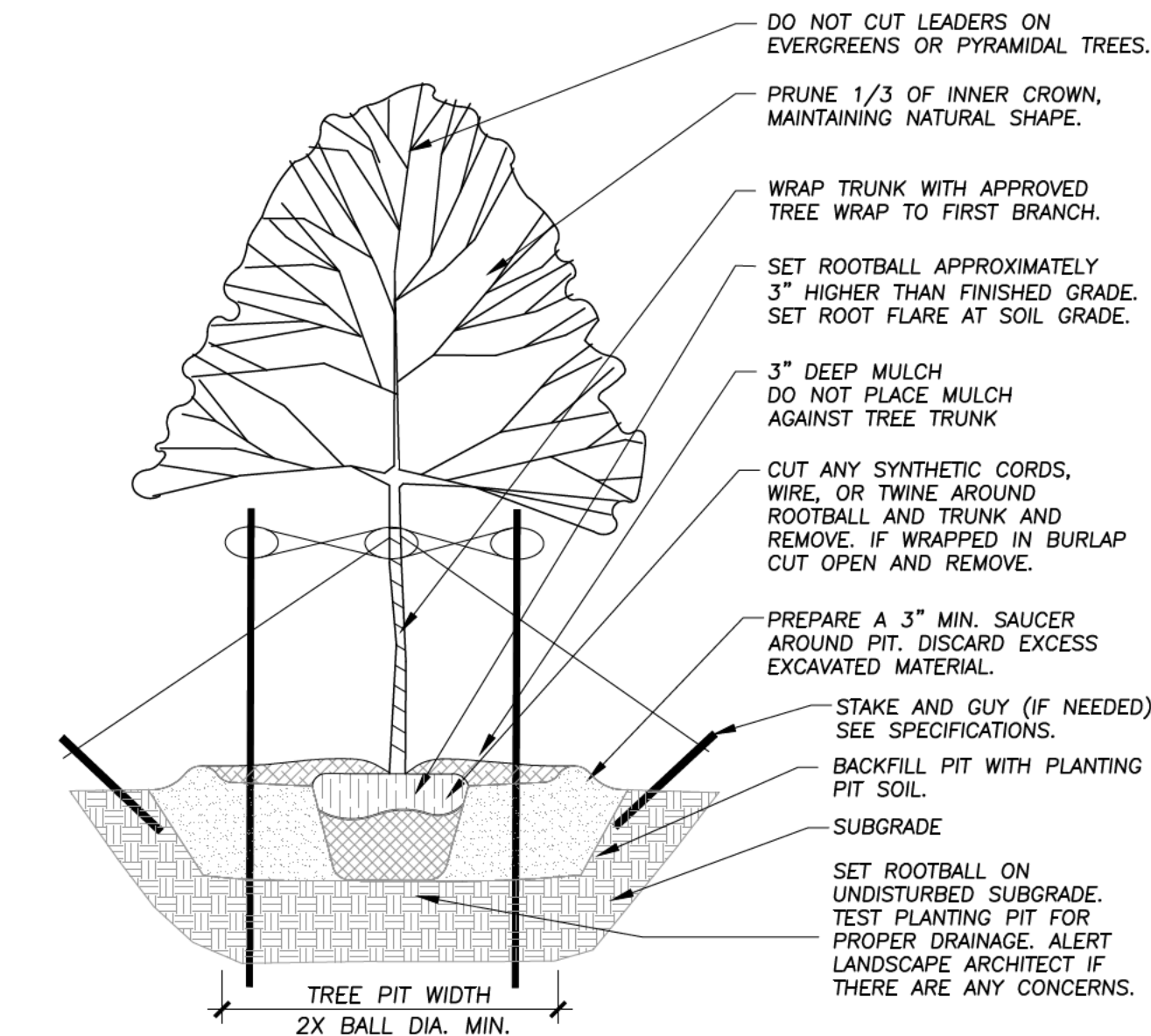
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2 TREE PLANTING DETAIL

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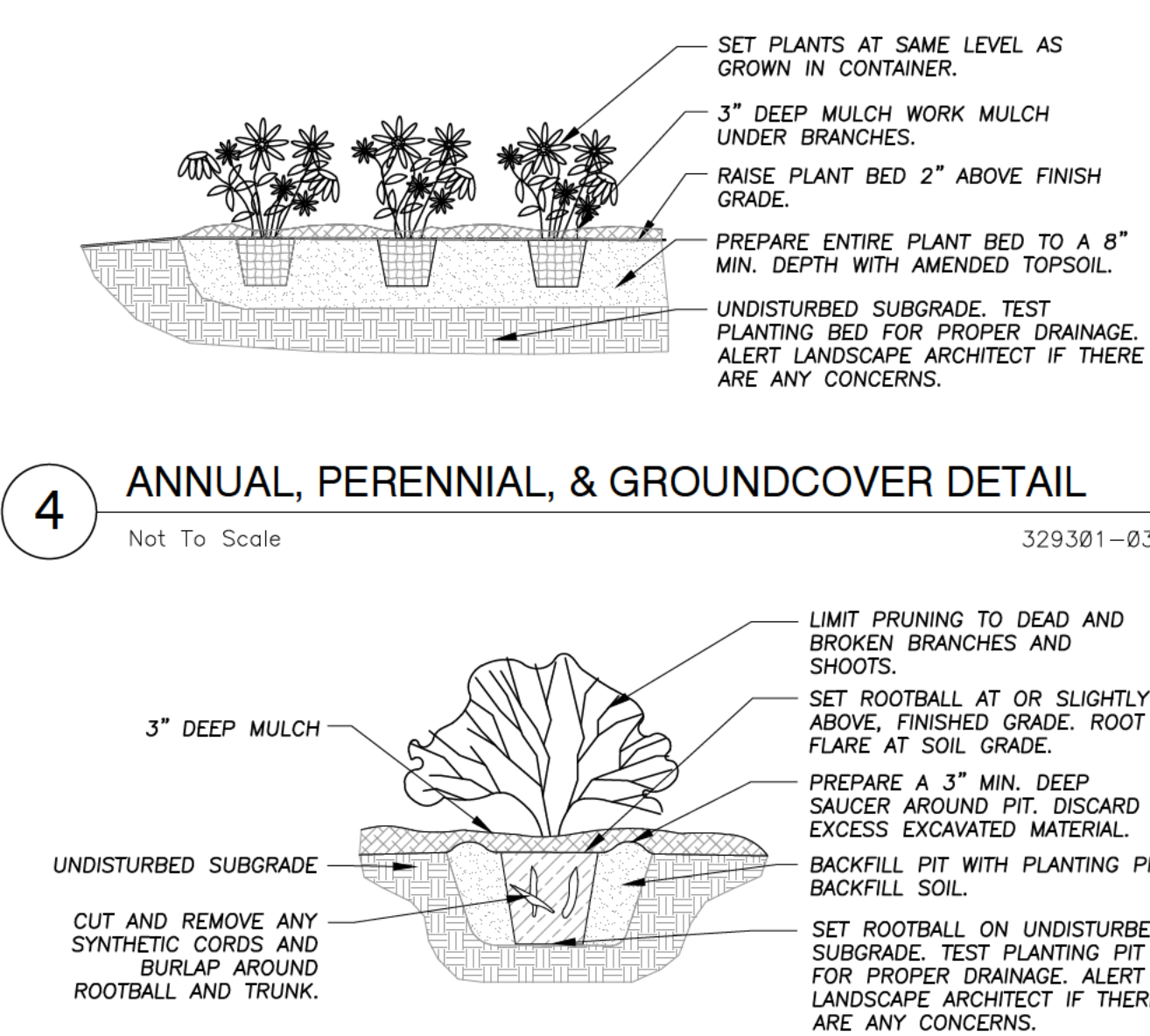
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4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

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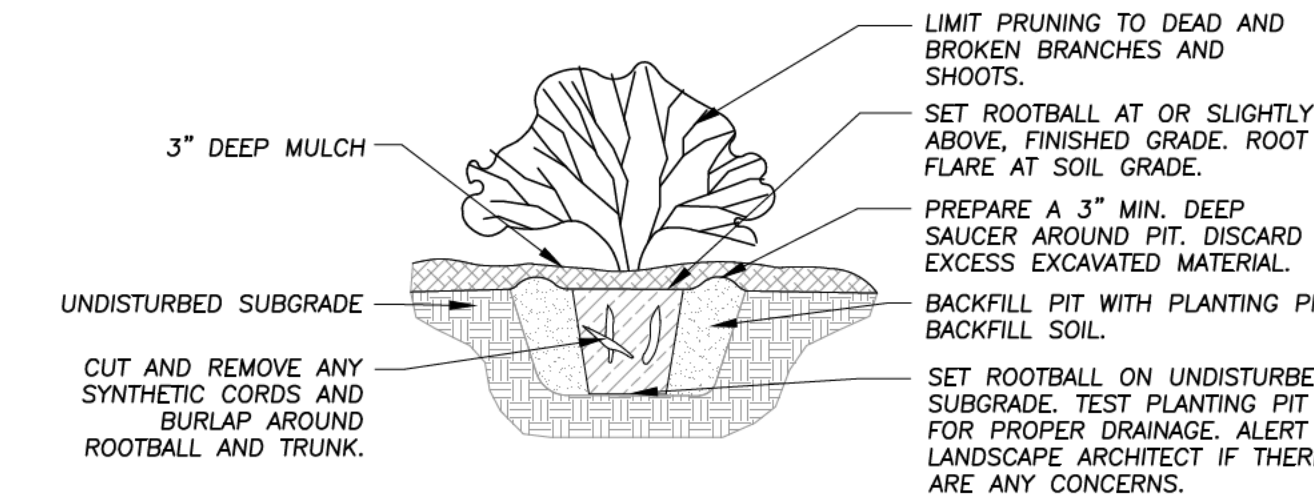
329301-03



3 SHRUB PLANTING DETAIL

Not To Scale

329333-01



**ERIKSSON
ENGINEERING**

ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

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

Reserved for Seal:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
⚠	06/17/24	PERMIT REVISIONS
⚠	07/03/24	PERMIT REVISIONS
⚠	07/09/24	PERMIT REVISIONS
⚠	09/03/24	DESIGN REVIEW BOARD REVISIONS

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

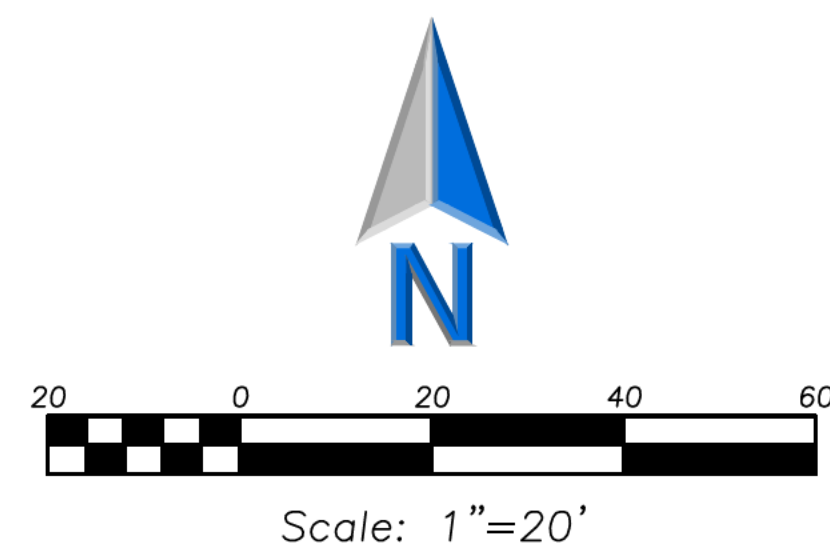
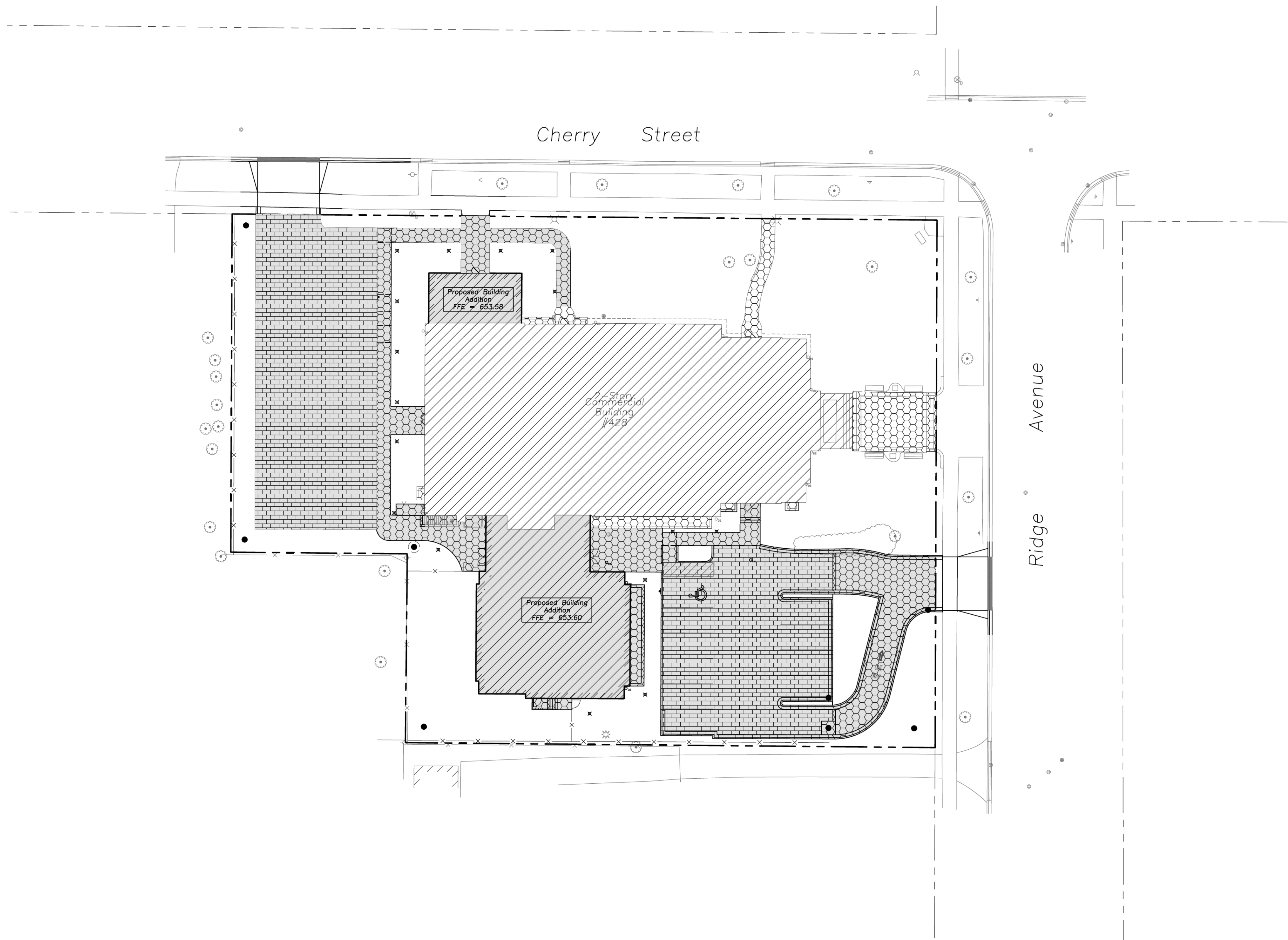
Sheet Title:

**LANDSCAPE
DETAILS**

Sheet No:

L200

EEA - P:\23267 - PFA - Grace Presbyterian\Drawings\Grace Presbyterian_Site Plan.dwg
Plotted: 7/11/24 @ 2:31pm By: rosenbauer



LEGEND	
	Ex. Building/Roofed Area 9,279 SF
	Pr. Building/Roofed Area 3,826 SF
	Ex. Impermeable Surface 1,002 SF
	Pr. Impermeable Surface 4,531 SF
	Pr. Semi-Permeable Surface 5,891 SF
Total ILC = 24,529 SF	

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Design By: LMR	Approved By: CK	Date: 07/03/24

Sheet Title:
**IMPERMEABLE
LOT COVERAGE -
PROPOSED**

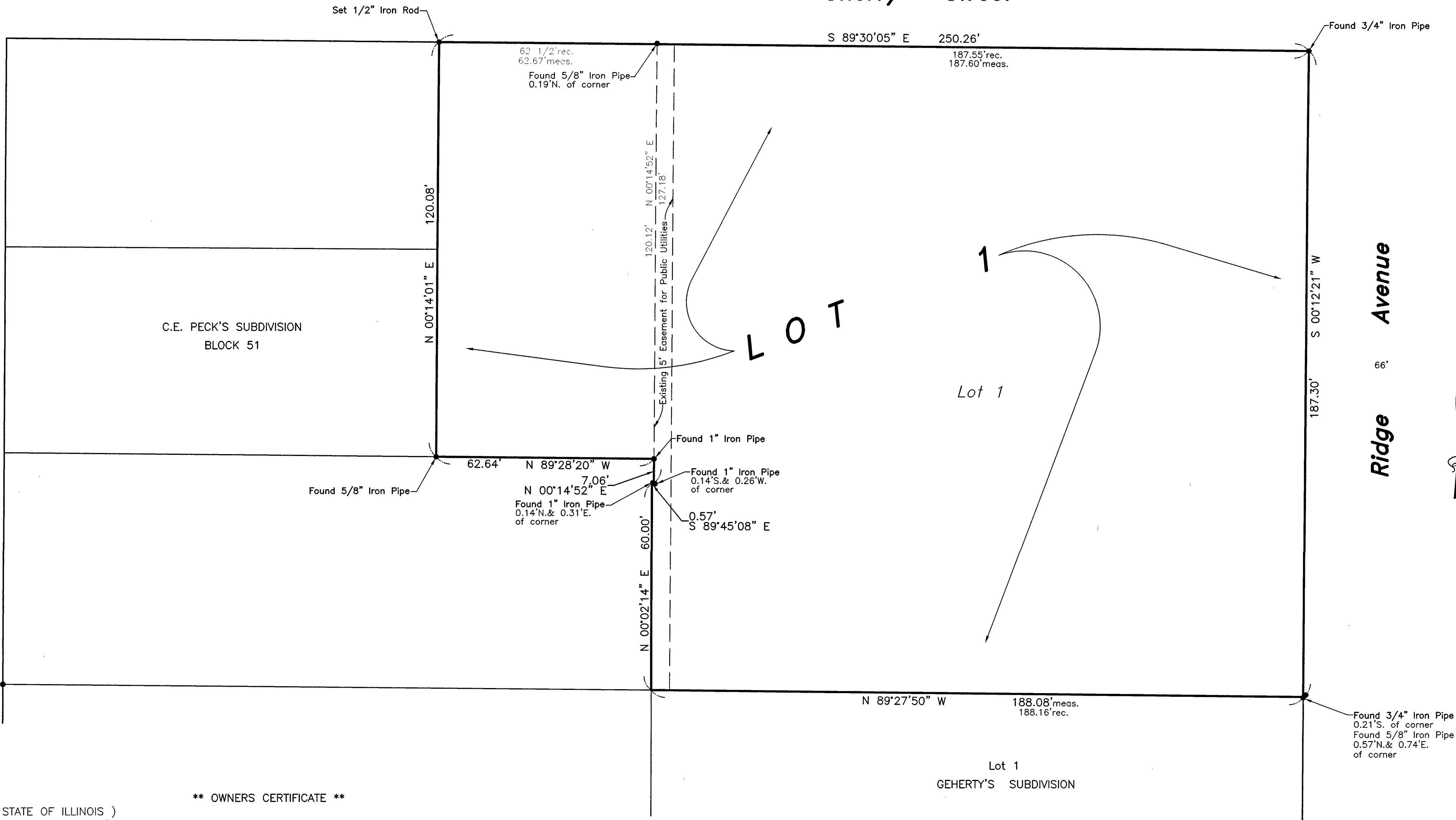
Sheet No:
CX-04

FIRST CHURCH OF CHRIST SCIENTIST
CONSOLIDATION

IN
THAT PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Cherry Street



OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

_____, DO HEREBY CERTIFY THAT WE ARE THE
OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS OWNERS HAVE CAUSED
THE SAID PROPERTY TO BE SURVEYED, CONSOLIDATED, STAKED AND PLATTED AS SHOWN HEREON
FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY LAW.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF
_____, A.D. 20____.

BY: _____
ADDRESS: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE
THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THIS PLAT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AS PURPOSES
THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____ A.D. 20____, AT
_____, ILLINOIS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND
NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBDIVISION PLAT.

GIVEN UNDER MY HAND AND SEAL AT CHICAGO, COOK COUNTY, ILLINOIS
THIS _____ DAY OF _____ A.D. 20____.

COUNTY CLERK _____

COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

DOCUMENT NUMBER _____ FILED FOR RECORD IN THE RECORDER'S
OFFICE OF COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____, AT
_____, O'CLOCK _____ M.

COUNTY RECORDER _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, SURVEYED
AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

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

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

AS SHOWN BY THE CONSOLIDATION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY
AND CONSOLIDATION, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER GRANT PERMISSION TO _____, TO RECORD THIS PLAT
AND PROVIDE THIS SURVEYOR A RECORDED COPY OF SAME.

I FURTHER CERTIFY THAT THE PROPERTY AS DESCRIBED ON THE CONSOLIDATION PLAT IS WITHIN THE
CORPORATE LIMITS OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, IT HAS BEEN DETERMINED THAT NONE OF THE
PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X")
AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0251K, EFFECTIVE
DATE: SEPTEMBER 10, 2021.

I FURTHER CERTIFY THAT MONUMENTATION HAS BEEN PLACED AT ALL LOT CORNERS. THIS
PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
SUBDIVISION SURVEY.

DATED IN GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____.

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

SURFACE WATERS DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL
NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF,
OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS
HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SUCH SURFACE WATERS IN TO
PUBLIC OR PRIVATE AREA AND/OR DRAINS WHICH THE DEVELOPER HAS THE RIGHT TO USE
AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH
GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR
SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF
THE SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D. 20____

OWNER _____

PROFESSIONAL ENGINEER _____

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
WINNETKA, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

BY: _____ ATTEST: _____
VILLAGE PRESIDENT, WINNETKA, IL VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA, COOK
COUNTY, ILLINOIS, ON THIS _____ DAY OF _____ A.D. 20____

BY: _____ ATTEST: _____
PLAN COMMISSION SECRETARY

DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, FINANCE DIRECTOR OF THE VILLAGE OF WINNETKA,
COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR
UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED
INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND
LEGALLY DESCRIBED IN THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D. 20____

FINANCE DIRECTOR _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY,
ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
VILLAGE ENGINEER

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

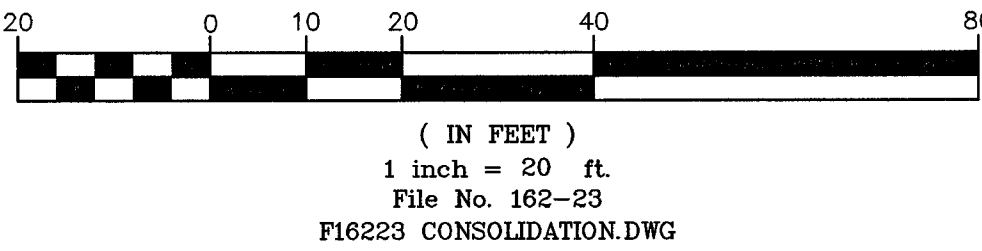
STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE DIRECTOR OF WATER AND ELECTRIC OF THE VILLAGE OF WINNETKA,
COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
DIRECTOR OF WATER AND ELECTRIC

GRAPHIC SCALE



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

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

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

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

Grace Presbyterian Church Expansion

Traffic and Parking Analysis

Winnetka, Illinois



Prepared For:

Grace Presbyterian Church

And

Present Future Architects

Prepared by:

Eriksson Engineering Associates, Ltd.



145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

INTRODUCTION

Eriksson Engineering Associates, Ltd. (EEA) was retained by Grace Presbyterian Church and Present Future Architects to conduct a traffic and parking analysis for the proposed expansion of their church in Winnetka, Illinois. The church is planning an expansion on the south side of their building to provide more room for their existing operations and provide replacement parking on the west side of the site. The purpose of the study was to observe the existing traffic patterns around the church, determine the traffic characteristics, review the parking needs, and develop roadway and parking recommendations.

EXISTING CONDITIONS

Site Location and Area Land-Uses

Grace Presbyterian Church is located at 440 Ridge Avenue, in Winnetka, Illinois just south of the downtown area. The site is bounded by Cherry Street to the north, single family homes to the south and west, and Ridge Avenue to the east. The Winnetka Police Department and Fire Department are located to the east. The church has acquired the adjacent single-family home at 760 Cherry Street for parking. **Figure 1** illustrates the site location and the surrounding land-uses and roads.

Roadway Characteristics

A description of the area roadways around the church provided below:

Green Bay Road is a north-south minor arterial roadway with two travel lanes in each direction without a center median. The approaches of Cherry Street and Ash Street are under stop sign control at Green Bay Road. Pedestrian crosswalks are provided on all four legs at Cherry Street. A traffic signal is located at the exit of the Winnetka Fire Station. Green Bay Road has a 35-mph speed limit and is under the jurisdiction of the Illinois Department of Transportation.

Ridge Avenue is a north-south two-lane local street extending south from Cherry Street past Grace Presbyterian Church to south of Willow Road. At Cherry Street, Ridge Avenue is under stop sign control with painted crosswalks on the south and west legs. At Ash Street, there is a four-way stop intersection with crosswalks on all four legs. Ridge Avenue has a 25-mph speed limit and is under the jurisdiction of the Village of Winnetka.

Cherry Street is an east-west two-lane local street extending west of Sheridan Road past Grace Presbyterian Church to Hibbard Road. At Linden Street, there is a four-way stop intersection with crosswalks on all four legs. Cherry Street has a 25-mph speed limit and is under the jurisdiction of the Village of Winnetka.

Linden Street is a north-south two-lane local street extending south of Green Bay Road to south of Willow Road. At Ash Street, Linden Street is under stop sign control with painted crosswalks on the south and west legs. At Cherry Street, there is a four-way stop intersection with crosswalks on all four legs. Linden Street has a 25-mph speed limit and is under the jurisdiction of the Village of Winnetka.

Ash Street is an east-west local two-lane street extending west of Green Bay Road to west of Linden Street. It has a four-way stop control at Ridge Avenue and stop signs at Linden Avenue. Ash Street has a 25-mph speed limit and is under the jurisdiction of the Village of Winnetka.

Public Transportation

Along Green Bay Road, PACE Route 213 Provides weekday and Saturday service between Highland Park Metra Station and Howard CTA Station, making stops at Northbrook Court, and the Davis Street CTA Purple Line/Metra Station. It is not available on Sunday. It has a bus stop at the northwest corner of Ash Street and Green Bay Road.

The Winnetka Metra train station is located to the north along Green Bay Road serving the Union Pacific North line with weekday and weekend service.

Pedestrian and Bicycle Routes

Sidewalks with accessible ramps are provided along all streets within the study area except for the east side of Green Bay Road. Painted crosswalks were noted under the roadway descriptions.

The Green Bay Trail is an asphalt path that runs through the Village of Winnetka, from Kenilworth to Glencoe, paralleling the Metra commuter line to the east of the site. It is accessible by the Metra train station. Linden Street is a future shared lane bike route.

Traffic Observations

Grace Presbyterian Church has one service on Sundays starting at 10:00 AM. Other than Green Bay Road and Linden Street, the traffic volumes on the other streets were minimal. The existing church parking lot has its access drive on Ridge Avenue about 160 feet south of Cherry Street with 19 spaces. Congregation members park in the church lot, the Winnetka Public Library lot on Linden Street, and along the streets nearby. No traffic congestion was observed on those roadways.

Parking

To determine the availability of parking in the area, a parking survey was conducted around the church to identify the available parking supply and usage. The study area is bounded by Green Bay Road to the east, Willow Road to the south, Chestnut to the east, and Oak Street to the north. A parking count was completed during the 10:00 AM Sunday service on February 4th, 2024. **Table 1** lists the parking regulations, parking supply, and usage within the study area. On-street parking capacity was estimated based on 20 feet street frontage per vehicle.

The church lot usage was 16 vehicles (84%). An agreement between the church and the library permits the church to use the parking lot on Sunday mornings. A total of 11 vehicles were parked (48%) at the library. On-street parking supply is 154 spaces with 83 parked vehicles on a Sunday morning. Several vehicles belong to the neighbors but were considered as church parking to be conservative. The 83 parked vehicles occupied 54% of the available on-street spaces.

PROPOSED EXPANSION PLAN

Grace Presbyterian Church proposes to build an addition on the south side of its building to serve existing programs at the church. It will reduce the existing parking lot from 19 to 10 spaces with 11 replacement spaces to be constructed on the 760 Cherry Street lot, west of the church. The new lot will have 10 regular spaces and 1 accessible space and 9 regular and 1 accessible space in the existing lot for a total of 21 parking spaces. The two accessible spaces will exceed the minimum requirement of one accessible space for the church. Access to the new parking lot will be located on the west side of the lot.

With this addition, the church will be moving administration functions and youth programs from within the church building into the expansion area. Weekly church service occurs at 10:00 AM on a Sunday with an average attendance of 262 people per service.

Their major programs include:

- Youth Group – 5:30-7:00 PM on Sundays with approximately 40 kids.
- Gracekids – 6:00 to 7:30 PM on Wednesdays with approximately 40 kids.
- Women's Studies – 10:00 AM to Noon on Thursdays with approximately 30 women.
- Men's Studies – 6:30 AM on Wednesdays and Noon on Fridays with approximately 12 men.

Based on the parking count, there were a total of 110 vehicles parked around the church. Traffic arrives 45 minutes before to 15 minutes after the start of church services. The site trip generation for a Sunday service is 110 inbound vehicles before the service and 110 outbound vehicles when the service finishes. This traffic is currently distributed along the study area streets with no congestion. Traffic generated during the youth and adult programs is significantly less than the typical Sunday service due to their lower attendance (262 persons on Sunday versus 12-40 at other times).

As previously mentioned, the expansion is to serve the existing programs at the church with no increases in site traffic or parking demand.

Replacement parking is proposed on the west side of the church on a single-family lot, 760 Cherry Street, with ten standard spaces and one accessible space. This lot and the smaller existing lot together will add two additional spaces on-site. The driveway will be west of the current single-family driveway with an outbound stop sign.

Three on-street parking spaces may be lost along Cherry Street when the new west driveway is built. The three vehicles will likely relocate to available parking further west on Cherry Street or park at the new west lot. Overall, the church will add two parking spaces on-site and reduce on-street parking by three spaces for a net loss of one.

SUMMARY

In summary, the proposed expansion will not have a material impact on traffic and parking conditions around the church with no changes in congregations' level of activities. The expansion will serve existing church programs. The low level of traffic activity in general on the roadway system on a Sunday will not be impacted and will accommodate the church. There is sufficient parking around the church to accommodate typical services.

Table 1
Existing and Proposed Parking Inventory, Regulation, and Usage

Location	Lot	Parking Regulations	Parking Inventory			Parking Survey (2/4/2024)	
			Standard	Accessible	Total	Vehicles	Occupancy
On-Site	South GP Church Lot	-Existing	18	1	19	16	84%
		Proposed	9	1	10	8	
	New West Church Lot		10	1	11	8	
Leased	Winnetka Library Lot	-	22	1	23	11	48%
On-Street Parking							
Cherry Street	East of Linden (South)	4 Hour 8AM-6PM	15	-	15	15	100%
			12	-	12	12 ⁽¹⁾	100%
	West of Linden (North)	No Parking 8AM-5PM except Sundays and Holidays	13	-	13	4(7) ⁽²⁾	31%(54%)
Ash Street	East of Ridge (South)	No Parking between Signs 7AM-5PM	9	-	9	8	89%
	East of Linden (North)	No Parking 8 -10AM Weekdays	18	-	18	15	83%
	West of Linden (North)		12	-	12	2	17%
Green Bay Road	South of Cherry (West)	Police visitors only	6	-	6	0	0%
		No regulation	2	-	2	2	100%
	South of Ash (West)	15-minute parking	8	-	8	0	0%
Ridge Avenue	South of Cherry (East)	No Parking 8-10AM Weekdays	6	-	6	6	100%
	South of Cherry (West)		6	-	6	6	100%
	South of Ash (West)		13	-	13	10	77%
Linden Street	North of Cherry (East)	4 Hour 8AM-6PM	8	1	9	5	55%
	North of Cherry (West)		8	-	8	6	75%
	South of Cherry (West)	No Parking 8-10AM Weekdays	13	-	13	4	30%
	South of Ash (East)	-	16	-	16	0	0%
On-Street Totals			153	1	154	83	54%
All Parking			193	3	196	110	56%
Adjusted Parking with New West Lot			191	4	195	110	56%

(1) Up to three on-street spaces may be lost with the new west lot driveway. They can also use the new parking lot.

(2) Assumes that the three displaced vehicles will park further west on Cherry Street



Site Location And Area Roadways

Figure 1

AN ORDINANCE GRANTING A VARIATION IN THE
APPLICATION OF THE ZONING ORDINANCE OF
THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS

WHEREAS there has been presented to the Council of the Village of Winnetka, Cook County, Illinois, the request of the owner of the following described real estate:

(1) The South 60 feet of the North Half of Block 51 lying west of the west line of Ridge Avenue (except the west 220 feet thereof, beginning at the center of Linden Street), in the Village of Winnetka, Cook County, Illinois, and

(2) The Northeast quarter of Block 51 (except the South 60 feet thereof) in Winnetka, deemed a Subdivision of the Northeast quarter of Section 20 and the North Half of Fractional Sections 21 in Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

commonly known as 428 and 440 Ridge Avenue and located in the "A-1" (One-Sixth Acre) Single-Family Residential District provided in the Zoning Ordinance of said Village, for a variation under the provisions of the Zoning Ordinance relating to intensity of use of lot to permit the consolidation of the lots comprising said real estate and construction of a parking lot adjacent to the existing church building in accordance with the plans accompanying the application for variation; and

WHEREAS there are practical difficulties and particular hardship in the way of carrying out the strict letter of the Zoning Ordinance with respect to said premises in that the existing church building is non-conforming (having been constructed prior to the adoption of the intensity of use requirements of the Zoning Ordinance and covering more of the lot upon which it is presently located than presently permitted) and the proposed consolidation of lots and construction of a parking lot will provide off-street parking and relieve congestion on the public streets; and

M-151-83

WHEREAS said proposed consolidation of lots and parking lot will not impair an adequate supply of light and air to adjacent property; will not increase the hazard from fire and other dangers to said property; will not diminish the taxable value of land and buildings throughout the Village; will not increase congestion on the public streets; and will not otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of said Village; and

WHEREAS the Board of Appeals of the Village has conducted a public hearing on said requested variation, on due notice thereof, and has reported to the Council unanimously recommending that the requested variation be granted;

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

SECTION 1. That a variation from the intensity of use of lot requirement of Section 5 of the Zoning Ordinance, adopted by the Council of the Village of Winnetka, Cook County, Illinois and now in effect, is granted with respect to the above-described real estate, which is located in the "A-1" (One-Sixth Acre) Single-Family Residential District provided in said Zoning Ordinance and is commonly known as 428 and 440 Ridge Avenue, relating to intensity of use of lot to permit the consolidation of the lots comprising said real estate and construction of a parking lot adjacent to the existing church building in accordance with the plans accompanying the application for variation.

SECTION 2. That the variation hereby granted is conditioned upon each of the following: (a) approval of a final plat of consolidation of the above-described real estate and approval of a special use permit for the parking lot accessory to the church; (b) commencement of the proposed construction within 12 months after the effective date of this ordinance;

(c) maintenance of the parking lot for use only by church staff and persons attending church functions and that compensated usage be prohibited. This variation is subject to repeal by ordinance if any of the foregoing conditions is not met or ceases to be met.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval and posting.

Signed:

President of the
Village of Winnetka

COUNTERSIGNED:

Village Clerk

Read, ordered engrossed and posted September 6, 1983

Posted September 7, 1983

Passed and approved September 20, 1983

Posted September 21, 1983

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M-151-83

RESOLUTION FOR VILLAGE COUNCIL APPROVAL
September 20, 1983

WHEREAS, The First Church of Christ Scientist, Winnetka, under Section 13 of the Winnetka Zoning Ordinance, has applied for a special use permit for construction of a parking lot as an accessory use to its church facility on the property commonly known as 428 and 440 Ridge Avenue, and

WHEREAS, the Zoning Board of Appeals, the Plan Commission and the Design Review Board have considered the application in accordance with law and each have recommended that The First Church of Christ Scientist, Winnetka be permitted to construct the facility under certain conditions,

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Winnetka that there be and is hereby granted to The First Church of Christ Scientist, Winnetka a special use permit to construct a parking lot as an accessory use to its church facility on the property commonly known as 428 and 440 Ridge Avenue in accordance with the findings and the construction and use recommendations as made by the Zoning Board of Appeals, Plan Commission, and Design Review Board in this case, such parking lot to be maintained for use only by church staff and persons attending church functions and that compensated usage be prohibited.

ATTACHMENT E

Dear Members of the Design Review Board, Village of Winnetka,

We are writing to express our strong opposition to the building expansion and parking lot proposal by Grace Presbyterian Church of the North Shore. Our home at 429 Linden Street shares a property line with the church on two sides. To the east, our entire backyard borders the existing church parking lot, and to the north, we border the property line with the home at 760 Cherry Street, now owned by the church. In short, two-thirds of our backyard now borders church property.

Why are we deeply concerned?

1. The church, once a stately, time-honored place of worship, now threatens to significantly increase its footprint, blocking sightlines and undermining the residential character of the neighborhood. The church's presentation uses detailed architectural language and computer-generated renderings to make its case. However, it does not show the view from our quiet backyard at 429 Linden Street, where a looming, visually intrusive structure will stand just twenty-five feet over our east property line—an institutional building more suited to an office park.

2. It is our belief that such an outsized structure, so close to our property line would have a negative impact on the value of our home. It is certainly an element we would have viewed in a negative light when we made an offer to purchase our home four years ago.

3. To make up for its reduced parking on Ridge Avenue, the church plans to demolish a newly purchased, century-old, restorable brick English Tudor home on Cherry Street to create a new parking lot. It is troubling that such a charming old home would be torn down merely to pave the property. We have additional concerns related to the impact of water drainage with the amount of pavement being added, traffic patterns into this lot, and the privacy and security related to its proximity to our homes in our neighborhood.

Based on these concerns, we urge the Winnetka Design Review Board to reject this ill-conceived proposal.

Respectfully,

Steve and Connie Sanders
429 Linden Street
Winnetka

[REDACTED]

Chuck & Judy Murphy

426 Linden Street, Winnetka, IL 60093



June 20, 2024

Ann Klaassen, Village of Winnetka Community
Members of the Winnetka Design Review Board

URGENT – PLEASE SHARE WITH DESIGN REVIEW BOARD MEMBERS ASAP

Dear Ms. Klaassen and Members of the Design Review Board:

As a follow-up to our letters on January 21, 2024 and February 5, 2024, we are reaching out to Village of Winnetka officials to express our profound disapproval of Grace Church's proposed expansion and construction of a new parking lot in the heart of a single family home neighborhood in Winnetka. We have met with the church and are profoundly disappointed in their response to our concerns.

You will hear comments from many neighbors, both in-person and via email, but in advance of tonight's meeting we must take exception to the church's Application, in which they mis-represented and mis-characterized the neighbors unanimous concerns about the proposed church expansion. We realize that the Design Review Board will be focused on the "Appropriateness" threshold at this stage of the process, but we urge the Board to deny the church's Application, as in our view, the entire concept is completely inappropriate for a single-family neighborhood. The church's comments regarding neighbor's concerns attempts to minimize our explicit objections to the proposed plan and ignores the fundamental opposition that we shared with church officials.

We are requesting that the Design Review Board deny the church's Application for a Certificate of Appropriateness. If the Board does not deny the Application, we request that this Application be tabled until the July Design Review Board meeting to allow time for residents to provide further input after hearing from church officials this evening.

We believe that this concept will negatively impact our entire neighborhood, and we will need additional time to procure a professional opinion to understand the impact on home values that will result from construction of a commercial building and parking lot adjacent to all of the homes on this block.

Thank you very much,

Chuck and Judy Murphy
426 Linden Street, Winnetka

From: [REDACTED]
To: [Planning](#)
Subject: Re: 760 Cherry Street concerns
Date: Tuesday, June 25, 2024 11:11:43 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.

One more thing: I think their plans exceed the amount of impermeable surface are for their lots. I am not sure of zoning for their lot in comparison to residential requirements, but it seems like most of the 760 Cherry lot will be covered by the new building and the new parking lot. I hope you will consider that you not allow the additional south building-it seems there's no planning for green space at all.

<https://www.villageofwinnetka.org/DocumentCenter/View/405/Lot-Coverage-Calculations-PDF>

Thanks...again!
Nancy

On Tue, Jun 25, 2024 at 11:07 AM Nancy Riddle [REDACTED] > wrote:

I need to also add another concern about the entrance/exit to the parking lot being on Cherry Street:

My driveway and the neighbors east of me will have even more challenges than we do already in backing out of our driveways.

Again, I'd like the traffic engineer to look at this plan. It doesn't make a lot of sense to me. There's already so much east/west traffic, cyclists, and parked cars to look out for. This is an accident waiting to happen....

Thanks. Nancy

On Fri, Jun 21, 2024 at 12:01 PM Nancy Riddle <[\[REDACTED\]](#)> wrote:

Hi.

I was unable to attend last night's hearing but wanted to express my concerns regarding Grace Presbyterian Church's parking entrance/exit being on Cherry Street.

Has the traffic engineer looked at this proposal?

Because I know living directly across from 760 Cherry Street, the street is...

1) ...cut-through street to get to Sheridan Road. Cars speed westbound across Greenbay to avoid four lanes of traffic and often continue speeding/not yielding to eastbound traffic.

2) ...dangerous blind spots for drivers exiting the church's parking lot onto Cherry Street because there are so many cars that park on Cherry Street under the four hour parking signs. These cars will have to inch out into traffic. There are already cars backed up and pulling over to allow for westbound traffic to drive through.

3) ...impacted seven days a week, not just Sunday's. The church has several committees and groups that meet throughout the week.

And:

1) My car's driver side mirror has already been damaged because the street is so narrow. I'm concerned cars leaving the parking lot will have to swing out widely enough into oncoming westbound traffic that they won't be able to see because of the parked cars on Cherry Street.

I'm wondering:

-Can the proposed plan be redesigned to have the new construction building on the 760 Cherry Street lot and move the entire parking lot onto Ridge Road, where there is virtually no traffic?

Thanks for listening to my concerns.

Nancy Riddle

Property owner at:

761 Cherry Street

Winnetka, IL 60093

