



Village of Winnetka

Zoning Board of Appeals Regular Meeting

December 9, 2024 at 7:00 PM
Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. November 11, 2024, Regular Meeting Minutes
3. **Community Development Report**
4. **Continued Cases**
 - a. **Case No. 24-08-SU: 225 Sheridan Road - Centennial Park & Beach:** An application seeking approval of (i) a Special Use Permit to allow construction of improvements to the existing park and beach; (ii) a zoning variation to allow fences and walls to exceed the maximum permitted heights allowed in a front yard setback; and (iii) steep slope exceptions to allow walkways, retaining walls, steps, and seating areas within the steep slope zone. The Village Council has final jurisdiction on this request. *This item was continued from the October 14, 2024, and November 11, 2024, Zoning Board of Appeals meetings.*
5. **New Cases**
 - a. **Case No. 24-27-V: 780 Prospect Avenue:** An application seeking approval of a zoning variation to allow construction of a one-story addition to the existing residence at 780 Prospect Avenue. The requested variation would permit the addition to exceed the maximum permitted gross floor area. The Zoning Board of Appeals has final jurisdiction on this request.
6. **New Business**
 - a. January 13, 2025, Regular Meeting - Quorum Check
7. **Public Comments**
8. **Adjournment**

NOTICE

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

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

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
NOVEMBER 11, 2024**

Zoning Board Members Present:

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

Zoning Board Members Absent:

None

Village Staff:

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

Village Attorney:

Peter Friedman

Call to Order & Roll Call:

Chairman Bradley called the meeting to order at 7:02 p.m. Roll call was taken of the Board Members present.

Approval of Meeting Minutes.

Chairman Bradley asked for a motion to approve the October 14, 2024, meeting minutes. A motion was made by Mr. Nielsen to approve the October 14, 2024, meeting minutes. Ms. Casale MacNally seconded the motion. A vote was taken and the motion unanimously passed, 7 to 0:

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

NAYS: None

Community Development Report.

Mr. Schoon stated there is no Community Development Report.

Continued Cases:

a. **Case No. 24-08-SU: 225 Sheridan Road - Centennial Park & Beach:** An application seeking approval of (i) a Special Use Permit to allow construction of improvements to the existing park and beach; (ii) a zoning variation to allow fences and walls to exceed the maximum permitted wall and fence heights allowed in a front yard setback; and (iii) steep slope exceptions to allow walkways, retaining walls, steps, and seating areas within the steep slope zone. The Village Council has final jurisdiction on this request. This item was continued from the October 14, 2024, Zoning Board of Appeals meeting.

Chairman Bradley explained how the meeting would proceed. Ms. Klaassen provided a summary of the application and relief being requested in connection with the proposed improvements. She also outlined the Board's role in considering the application. Mr. Schoon provided a summary of structures which are allowed in a required front yard and provided a detailed explanation of how the ordinance applied to the wall and fence elements of the boardwalk and pier and referred to several illustrations. He also provided a detailed explanation of the proposed boardwalk improvements and referred to view illustrations from several vantage points. Mr. Schoon stated the Village Attorney, Peter Friedman, will address questions

1 relating to the walking path between the Park District steel groin which will have the dog fencing, the 205
2 Sheridan stone groin and its stairs.

3
4 Peter Friedman referred to the question raised as to whether the public would have to walk on private
5 property in order to access the beach. He referred to the Public Trust Doctrine and exceptions which he
6 summarized. Mr. Friedman referred to an area in the illustration on the south side of the property
7 between the Park District and 205 Sheridan Road properties where the public would walk from the dog
8 beach to the stairs on the 205 Sheridan stone groin to go south and the area which remained private
9 property. He stated the Board can condition any approval recommendation with conditions with the issue
10 being resolved relating to walking on private property to access the beach.

11
12 Chairman Bradley asked for the applicant's presentation to be followed by public comment. He swore in
13 those speaking to this matter.

14
15 Christina Codo, Winnetka Park District Board of Commissioners, President, first described the Park
16 District's role. She explained how natural tensions can arise when public spaces are located in residential
17 areas with effort being made on their part to design the park to minimize conflicts with the surrounding
18 community while addressing specific public needs such as ADA accessibility, safety, etc. Ms. Codo then
19 described the current shoreline erosion and the negative impact and consideration by several
20 governmental entities in terms of protections. She also described how the proposal would not negatively
21 impact the surrounding areas and asked for the Board to provide a positive recommendation to the Village
22 Council. Ms. Codo stated they would then provide a PowerPoint presentation which outlined their
23 responses to the various exceptions and addressed the standards and regulations.

24
25 Costa Kutulus, Park District Director of Parks and Maintenance, introduced himself, Scott Freres, The
26 Lakota Group, Adam Simon, Park District legal counsel, Bill Loftus, Spaceco Engineering and Shannon
27 Nazzal, Park District Executive Director and stated he would summarize the Park District's answers to the
28 questions and concerns raised at the previous meeting. Mr. Kutulus briefly summarized the project's
29 background and their timeline in terms of the Board's review and permitting processes. He also
30 summarized various elements of the proposed plan, including the access path, the elevated boardwalk
31 and the items and areas which required exceptions and variations. Mr. Kutulus explained various areas in
32 detail including the timber sea wall, the existing and proposed sheet piling areas and grade change areas
33 with sand nourishment. He also identified a steep slope area which would be regraded to address erosion
34 issues.

35
36 Mr. Kutulus explained the proposed boardwalk area and fencing requiring a variation and described the
37 grade level change. He also identified the existing areas and proposed sea wall improvements in detail
38 and proposed grade changes with sand nourishment. Mr. Kutulus described the off-leash dog park
39 elements in detail as well as a portion of the pier and proposed elevations. He then identified the three
40 steep slope exceptions and referred to an illustration of those areas. Mr. Kutulus described the proposed
41 ADA accessibility walkway to the beach noting the project was taken into consideration in terms of public
42 access and use as opposed to residential use. He also described the outcropping stone steps with a
43 proposed 6-foot width as well as the reconfigured walkway. Mr. Kutulus noted all of the site
44 improvements would be built in the bluff and would not be visible from Sheridan Road. He then referred
45 to their response to the six special use standards and asked if there were any questions.

46
47 Chairman Bradley then asked for public comment and provided instructions to the audience.
48

1 Katie Stevens provided the Board with background to the Elder pier with regard to storm water pipe repair
2 and maintenance. She described how the steel revetment has upheld for 80 years and described the area
3 of rocks for the pier and commented on the excessive cost. Ms. Stevens described the proposal as
4 egregious, costly and dangerous which would significantly change the neighborhood. She also stated there
5 is not a need for another public access to the beach.

6
7 Charles Dowding, 968 Elm Street, stated the proposed dog beach fencing improvements for Centennial
8 Park are not consistent with the granting of SUP's because they do not conform to Winnetka Ordinances
9 (ZBA decision category 1.f on page 17 of 11 November Data pack): 1) 17.04.030 and 12.04.04 which
10 instruct that it is unlawful to construct a fence across a public way (street) and the lake is considered a
11 street by ordinance. The animal control fence crosses into the lake and thus blocks movement along the
12 lake, and access to adjacent public land; 2) 15.78.080 E, which instructs that safe passageway to adjacent
13 public land must be provided. No safe passageway is provided within the property bounds of Centennial
14 Park as shown by 1) Figures in my 7 October email to the ZBA. Winnetka Park District response to
15 questions 10 and 11 asked by the ZBA on 14 October concerning access to adjacent public land by walking
16 around the SW corner of the dog beach fence is incorrect. The photograph from the letter to IDNR from
17 AECOM engineer, William Weaver, 30 September 2022 (and Google Earth photographs) show that sand
18 existed in Winnetka Park District's asserted accretion zone before 205 Sheridan's stone groin was built.
19 Thus, the asserted safe public passageway across this zone is not public because it was not accreted as
20 asserted by the Winnetka Park District. The AECOM letter is an attachment to my 7 October email letter
21 to the ZBA.

22
23 Mary Garrison referred to the health, comfort, safety and welfare in the neighborhood with the proposal
24 increasing the amount of traffic in the park. She conceded while the park needed maintenance, she stated
25 the Park District is not protecting natural resources. Ms. Garrison stated the park should be minimally
26 renovated and referred to the sand quality. She also referred to the cost of the project and asked the
27 Board to consider the neighborhood and the Park District's mission statement.

28
29 Tom Borders, 112 Old Green Bay Road, stated he is a strong park proponent and provided a story with
30 regard to keeping public parks as natural as possible. He stated the proposal moved away from natural
31 elements at a substantial cost and suggested common ground be created between the Park District and
32 the public where there is currently a lot of discord with a lawsuit pending. Mr. Border asked for the matter
33 to be tabled for 6 months with consideration given to find a natural way to use the park.

34
35 Wendy Dury stated she lives three beaches north and would be impacted and asked for Elder Beach to be
36 opened. She referred to the existing dog beach and commented it is criminal in terms of the way Elder
37 Beach has been left. Ms. Dury asked for the matter to be put on hold and for Elder Beach to be opened.

38
39 Alexandra Nichols, a 44 year resident, stated she moved to Winnetka because of the beaches with
40 Centennial Beach being the most beautiful. She asked the Board to consider keeping the beach as the
41 most tranquil beach in the Village with the dog beach moved to Tower Park which has the appropriate
42 accommodations.

43
44 Claudia McLawn described her daughter's special needs and mobility issues as well their experiences at
45 the beach and the difficulties in terms of access. She also referred to the amount of communication
46 relating to the project and described the proposal as a gorgeous and smart design with increased ADA
47 accessibility which would benefit everyone. Ms. McLawn asked for the Board to recommend approval of
48 the project.

1 Craig Culp, Northern Suburban Recreation Association Executive Director, stated they are an extension of
2 the Park District for those with special needs. He stated he supported the proposed plan with the ADA
3 accessibility components which would assist his association in providing accessibility. Mr. Culp described
4 the request as a tremendous challenge which would be an investment in the future for all residents.

5
6 Susie Schreiber, a past Park District Commissioner, stated she is in support of the statements made in
7 moderation. She agreed everyone wanted Elder Beach and Centennial Beach opened and commented on
8 the debris conditions at Tower Beach. She suggested remedies to make it safe for everyone and asked for
9 the specifics relating to the handrails, the slope, and boardwalk in that it is addressed with regard to ADA
10 standards.

11
12 Phil Sheridan stated as a pulmonary and critical care doctor, he referred to the proposed construction of
13 the largest pier in a public park and described it as a significant hazard. He described it as an unnecessary
14 potential hazard for park users. Mr. Sheridan also referred to recent fatalities and other pier related
15 injuries. He asked the Board to consider the necessity of the proposed pier and described the possible
16 injuries that could result.

17
18 Kate Whitchurch, a former Winnetka resident on Fuller Lane, described her experience growing up in the
19 Village's parks and beaches. She described Centennial Beach as a pure beach and described the proposed
20 pier as dangerous for children and young adults. Ms. Whitchurch asked for the beach to be left as is and
21 for the dangerous pier to not be installed.

22
23 Mickey Archambault read a letter from Warren James into the record. The letter included comments
24 regarding park uses being a special use in residential districts, improvements at other Park District
25 beaches, the features of the Centennial beach bluff making it suitable for an ADA path from Sheridan Road
26 to the lake, the proposed Centennial design providing lake views from mid-bluff, boardwalk, and pier as
27 well as ADA, maintenance vehicle, and emergency vehicles access to beach, and the Village's
28 comprehensive plan identifying that the Village should collaborate with Park District and others to making
29 public spaces accessible. Mr. Archambault then entered his own comments into the record. He referred
30 to the caucus process, survey, and numerous meetings with the underlying request being to open the
31 beaches. Mr. Archambault described the proposal as a good plan which has been well engineered and
32 would result in an ADA accessible path that would benefit everyone.

33
34 Melissa Meizel referred to views and the horizon view visible from a 5 foot 10 inch perspective. She stated
35 views would not be improved but would be substituted. She stated there would be no view benefit for
36 beachgoers.

37
38 David Seaman, a former Park District Commissioner, described the challenge as applying an ordinance for
39 private property to a public entity which would be making improvements for the public benefit. He stated
40 the proposal would protect the lakefront, improve access, and allow for ADA accessibility as well as
41 provide for increased maintenance and safety access. Mr. Seaman referred to shoreline protections at
42 other beaches and the lack of bluff protection at the Elder and Centennial beaches. He asked the Board
43 to separate facts from fury and recommend approval of the project.

44
45 Brad Serot stated he lives on Sunset Street with four daughters, one of whom has cerebral palsy and uses
46 a wheelchair. He stated the beach currently did not offer her and others with mobility challenges access
47 to experience the beach. Mr. Sierrot stated the proposal would help make the community inclusive for

1 those with physical limitations to enjoy the lakefront. He stated a more welcome and equitable space
2 would result and thanked the applicant for making the proposed modifications.

3
4 Phil Enquist stated while he appreciated the process and comments made on this important project, the
5 ambitious goals must come with good, thoughtful, and careful design and that nature and ecology have
6 not been addressed. He referred to the proposed ADA accessible path and grading and stated the design
7 team can come up with a better solution. Mr. Enquist agreed there is a need for an ADA path which could
8 be designed to be less destructive. He also referred to the proposed pier's length and commented on the
9 beach's resiliency. Mr. Enquist suggested a design be explored with no retaining walls, a reduced walkway
10 width, minimized topography and vegetation impact and to eliminate the stone break wall completely.

11
12 Rachel Schulenburg stated she is the parent of an autistic child and described his experiences. She referred
13 to the comments made that creating ADA accessible public spaces are unnecessary expenses rather than
14 essential investments. Ms. Schulenburg stated ADA accessibility applied to everyone and read statements
15 from the ADA into the record. She asked the Board to consider the wider community and those who would
16 benefit with greater beach accessibility.

17
18 Bob Logue, a nine year resident, commented he loved the beach and the renovation done at Lloyd Beach
19 and Tower Beach. He referred to the Park District changing their plans to accommodate the Board and
20 neighbors and stated he is very supportive of the proposal moving forward as presented.

21
22 John Root stated the Park District Elder beach special use permit is currently being reviewed by staff and
23 would be impacted by the Centennial Beach special use permit. He described the front yard setback
24 encroachment proposed at Elder Beach and commented describing the massive structures as walls is
25 ridiculous. Mr. Root stated the Park District only applied for a variation for the pier's rails and not the pier
26 itself and commented on its length. He asked how the 230-foot pier structure is considered a wall.

27
28 Ted Wynnynchenko referred to the Park District's prior comments relating to the 3-sided dog fence
29 enclosure being permitted by the Department of Animal and Rabies Control. He stated they never
30 provided authorization for such an enclosure. He referred to the private area to the south of the dog fence
31 enclosure and accretions and disagreed as to whether the area is private. Mr. Wynnynchenko then referred
32 to comments made with regard to the ability to walk the waterline and the Park District does not have
33 the ability to establish rules for areas not under its jurisdiction. He referred to the section of the park code
34 the Park District referenced which does not apply giving them authority to construct a fence over the
35 public right-of-way. Mr. Wynnynchenko then asked Mr. Friedman to provide the Board direction in that
36 regard.

37
38 Kim Marsh, 360 Forest, stated her comments related to the restrictive covenant between the Park District
39 and the south property owner. She stated it is not included in the document link and provided the Board
40 copies for their review, a portion of which she read into the record. Ms. Marsh commented the lack of
41 transparency is troubling and asked for it to be included with the minutes. She then stated with regard to
42 the dog beach, it did not have to be located in a particular place and suggested having a dedicated
43 entrance would be safer to accommodate the dogs.

44
45 Matt McCarren referred to the 79-foot x 240-foot pier proposed to keep swimmers and dogs apart where
46 a fence would be sufficient and described it as only being a new way in which to view the lake. He
47 commented on the amount of money being spent on a pier that would not protect the shore from erosion.

1 Mr. McCaren also referred to the 50-year covenant and reiterated a public fence could solve the viewing
2 problem as opposed to constructing a pier which he described as a monument to overthinking.

3
4 Steve Juliusson, 1436 Asbury, described the proposed pier as massive, imposing, brutalist architecture
5 which would take away from nature. He also commented it presented a hazard from drowning with regard
6 to the rocks. Mr. Juliusson stated there would need to be year to year replenishing of sand in terms of
7 where it is placed.

8
9 Amy Franzen, 232 Sheridan, stated she represented several of her neighbors and read a letter into the
10 record. She stated they want parks to be maintained and accessible and they chose to live in this
11 neighborhood. Ms. Franzen stated a proposal of this magnitude is too much. She referred to the Park
12 District's claim that intensity would not increase and questioned why so much money is being invested.
13 Ms. Franzen stated the proposal would turn the beach into a driving destination and referred to current
14 safety issues. She also stated the proposal did not meet the special use standards and would substantially
15 increase congestion. Ms. Franzen stated their concerns were repeatedly raised with the Park District and
16 the latest revisions with the investment of millions of dollars does not take into account increased use.

17
18 Irene Smith, a 38 year resident, described the proposal as being derived by several former and current
19 Park District Commissioners and representatives of the Orchard 2020 Trust written for the benefit of Mr.
20 Ishbia. She referred to the Elder Beach outside intrusions in that proposal and stated both beaches should
21 be left as is. Ms. Smith stated the breakwaters would make it impossible to traverse the water line and
22 would increase danger. She described the Park District's ADA accessibility proposal as enormous and
23 noted there are no bathroom plans for Centennial Beach and described alternative options. Ms. Smith
24 asked for the proposal to be tabled until the litigation is settled and commented the expense is ridiculous.

25
26 John Dutchen agreed with comments made relating to improving beach access for everyone. He described
27 the pier as excessive, hazardous, and unpleasant. He also stated the proposal is not in the community's
28 best interest with the existing pier presenting safety issues. Mr. Dutchen stated the pier is not hygienically
29 maintained and referred to the comment relating to the 50 year commitment binding taxpayers and its
30 expense. He urged the Board to reconsider.

31
32 Brad McClane, 830 Sheridan, stated he is a former DRB and Park District member and referred to the
33 Lakefront Master Plan which resulted in a lot of items moving forward. He described the proposed
34 variances as reasonable with a plan that has been thoroughly discussed. Mr. McClane implored the Board
35 to move the request forward.

36
37 Chairman Bradley closed the public comment portion of the meeting and asked the applicant if they would
38 like to respond.

39
40 Adam Simon, the Park District Attorney, addressed the comment relating to the Cook County response to
41 the 3-sided fenced dog beach that concluded having the fourth side of the enclosure open on the lake
42 would not be in violation of the Cook County ordinance. He then asked if there were any questions.

43
44 Chairman Bradley identified the three areas the Board is to consider and stated they would first discuss
45 the zoning variations. Ms. Casale MacNally stated with regard to the fence and wall height, the additional
46 sand added from the existing natural grade, the actual maximum fence height, she asked for clarification
47 or additional information. Mr. Kutulus explained how different areas have different volumes of sand to
48 be included and with regard to sand accretion and steel groins. Ms. Casale MacNally stated if the pier was

1 eliminated, she questioned the amount of sand needed to raise the base level. Mr. Kutulus responded
2 additional sand would be required regardless. Ms. Casale MacNally then asked if the handrail would be
3 uniform. Mr. Kutulus referred to illustrations and provided a detailed explanation of how it would be used
4 as a handrail and fence in several areas.

5
6 Mr. Haller asked for the fence height for dog control. Mr. Kutulus referred to a cross section and provided
7 an explanation to the Board for the varying fence heights. He stated in Area G, on the PowerPoint slide he
8 referred to, the height is 4 feet above the nourished grade. Mr. Kutulus noted a variance is not needed in
9 this area. Mr. Haller then stated in an attempt to minimize the variation, he referred to the stone wall and
10 whether it is necessary. Mr. Kutulus stated the stone groin that lies to the south is not associated with
11 Park District property and described how the fence height tapered. Mr. Haller then referred to Area B, on
12 the PowerPoint slide. Mr. Kutulus explained a fence is needed there to keep the dogs contained which he
13 explained in detail and which would be similar to that used at other beaches. Mr. Haller asked if Cook
14 County required restrictions in terms of limiting dogs from accessing private property that had to be
15 accomplished by the use of a fence in the water. Ms. Nazzal responded it is determined on a case-by-case
16 basis with the fence in this area used to keep off-leash animals away from pedestrians in terms of security.

17
18 Ms. Casale MacNally asked if they considered a less elevated boardwalk. Mr. Kutulus responded they
19 considered different varieties and the proposed boardwalk was suggested by the coastal agencies. Mr.
20 Simon added the boardwalk served two purposes in that it also enhanced bluff erosion resistance. Ms.
21 Casale MacNally asked if the same shore protection could be achieved with the 6.5 foot restriction without
22 the boardwalk element. Mr. Kutulus referred the Board to an illustration and explained the reasoning
23 including the need for fall protection, providing ADA accessibility, and maintenance as well as access to
24 the beach and the dog park. He added civil engineering was consulted for the project and that the State
25 of Illinois did not recognize coastal engineers as far as permitting and licensing. No additional questions
26 were raised at this time relating to the zoning variation.

27
28 Chairman Bradley asked the Board Members for questions relating to the steep slope exceptions. Ms.
29 Casale MacNally referred to the reconfigured mid-bluff paver walkway and asked if the reconfiguration is
30 an expansion. Mr. Kutulus referred to an illustration of current and existing conditions and provided an
31 explanation for the walkway reconfiguration, which is the amount minimally required. Mr. Haller referred
32 to the steep slope ordinance's purpose and asked if there was no other way to put less stress, change,
33 and natural material removal other than this plan. Mr. Kutulus explained how the proposal was based on
34 the land's topography and provided a further explanation of the path's configuration and need for the
35 additional width for maintenance access. Mr. Haller asked if equipment pathway existed at Elder Beach.
36 Mr. Kutulus responded Centennial Beach is the only beach that is not equipment accessible.

37
38 Chairman Bradley questioned the need for 6-foot outcropping stone steps. Mr. Kutulus explained the need
39 for width in terms of traversing the public vs. private setting. Chairman Bradley asked how wide the stairs
40 are at Tower Beach and Lloyd Beach. Mr. Kutulus responded 5 feet at Tower Beach and 6 feet at Lloyd.
41 Chairman Bradley referred to proposed ramp and asked if it is ADA compliant. Mr. Kutulus responded it
42 would be ADA compliant and be a multi-use path and that would also be the most direct path to the
43 beach. He further explained how emergency personnel would traverse the area. Mr. Freres referred to an
44 illustration and provided a further explanation regarding the three dimensional access path which would
45 have the least amount of impact to the significant naturally landscaped area.

46
47 Ms. Leister referred to an option of providing elevator access which would be less invasive and asked why
48 that option was ruled out. Mr. Kutulus responded it was ruled out in terms of size, scale, function,

1 maintenance, etc. Chairman Bradley asked if there were any other steep slope exception questions. No
2 additional questions were raised at this time.

3
4 Chairman Bradley asked the Board Members for questions relating to the special use. He referred to the
5 first standard specifically related to the pier and the dog park's coexistence with increased beach use and
6 asked the applicant to speak to endangerment in response to the audience's comments. Mr. Kutulus
7 explained how the pier's design and construction method was designed for what it is and the pier's lining
8 with the armored stone greatly reducing rip current risk, which he explained in detail. He stated the width
9 and length is no greater than that at Maple Beach which is 235 feet in length. Mr. Kutulus stated the
10 design and proposed elevations together with the fencing, handrails, and integrated concrete benches all
11 work in the favor of protecting and creating a safe pier for that element. He also explained the reasoning
12 for a fence not being installed to the north on the pier to prevent jumping when questioned by Chairman
13 Bradley. Mr. Simon stated there is an expectation for people to follow the rules and they have the right
14 to propose a design for the facilities to protect people and enhance safety. Mr. Kutulus further explained
15 the pier's design in terms of the safety elements as well as the use of certified lifeguards and signage.

16
17 Mr. Haller asked if there are swimming beach rules limiting swim zones. Mr. Kutulus confirmed swim zone
18 limits would be identified. Ms. Casale MacNally referred to the ADA requirement discussion and asked if
19 it would be within ADA compliance to not have bathroom facilities. Mr. Kutulus responded there are
20 numerous beaches that do not have bathrooms and referred to a previous plan, from years ago, to install
21 bathrooms at Centennial Beach that the public was against. He then referred to the objective to combine
22 both beaches and there are less desirable options such as installing porta-potties.

23
24 Ms. Hanley referred to the dog fence and public access and asked if it is possible to move the fence further
25 north to allow public access on the property's south side. Mr. Kutulus responded that location was chosen
26 in order to use the existing steel groin infrastructure or use an area he identified with easement
27 implementation.

28
29 Mr. Haller stated the 2030 Master Plan identified several locations for dog beaches and asked why they
30 did not consider those options as an alternative location. Mr. Kutulus stated the Park District directed staff
31 to investigate an off-leash dog park in the community in 2018 and three sites were identified as being
32 considered in the 2030 Master Plan. He stated it was determined from community input that none of
33 those locations would work and dog beach locations were then considered such as Tower Beach which
34 would have produced the same concerns. Mr. Kutulus also explained the concerns with regard to their
35 consideration of Elder Beach.

36
37 Chairman Bradley referred to the parking concerns raised although Elder Beach is planned to be used for
38 overflow. He referred to the amount of parking spaces for the intended use and the enhanced beach and
39 asked if it would not result in more of a parking demand in the community. Mr. Kutulus explained how
40 many of the beach amenities are community walking destinations. He agreed Centennial Beach would
41 have the only dog beach and would include parking restrictions for non-Winnetka residents. Mr. Kutulus
42 stated they have not done a parking study for the proposed plan.

43
44 Mr. Simon stated they were not required to submit for a parking variance for this use. Chairman Bradley
45 agreed while a parking variation is not required, he referred to how it applied to the special use. He asked
46 the applicant to respond as to whether people would not park in the neighborhood to come to the beach.
47 Mr. Kutulus stated the parking lot is not currently full but would increase with the use. He stated
48 supplemental parking in addition to parking at Centennial Beach would be adequate to meet community

1 requirements. Mr. Kutulus added there is one ADA parking space and after considering enlarging parking,
2 the community did not want to lose green space for parking.

3
4 Ms. Leister asked if they are estimating fewer users of the dog beach as it related to parking and
5 questioned if that's a fair assessment of the parking need. Mr. Kutulus responded based on internal
6 discussions and community comments, they estimate a reduction in dog beach use. Mr. Haller referred to
7 the comments with regard to combining Elder Beach and Centennial Beach. Mr. Kutulus agreed it was a
8 Tier 3 goal to combine both sites along with the proposed plan being an iteration of that original plan. No
9 additional questions were raised at this time relating to the special use.

10
11 Chairman Bradley then called the matter in for discussion and identified the items the Board Members
12 are to consider.

13
14 Ms. Hanley stated with regard to the special use, she had issues with the pier relating to standard no. 1
15 and with regard to public access to the lake, she suggested the southern dog fence be moved north with
16 the special use being conditioned on it. She also identified parking as an issue with regard to standard no.
17 5 and street parking. Ms. Hanley stated with regard to the zoning variations, she had no concerns relating
18 to the fence and wall height. She stated with regard to the steep slope exceptions, she had no issue with
19 the access ramp at 10 feet in terms of ADA accessibility. Ms. Hanley stated no justification was made for
20 the outcropping stone steps to be 6 feet instead of 5 feet. She also stated she had no problem with the
21 mid-bluff paver walkway.

22
23 Mr. Vender stated after the years of planning and iterations, it should move forward in some fashion. He
24 stated the fence height is not problematic and described the outcropping stone steps as more of a design
25 issue. Mr. Vender referred to the special use and parking concerns with the issue being the pier and the
26 intention of combining both beaches. He stated the main concern related to the big change to the
27 shoreline and he is concerned with regard to the length of the pier and safety. Mr. Vender noted the Board
28 is a recommending body to the Village Council and beach improvement with ADA accessibility is
29 necessary.

30
31 Mr. Haller referred to the comments made relating to the pier's safety issues for which they should be
32 concerned. He also stated there are safety issues for everyone using the same pathway when there is not
33 that concern now since the dog beach is separate. Mr. Haller also referred to safety concerns with more
34 people coming to the beach, parking across the street, and then crossing Sheridan, etc. He then stated
35 with regard to the special use, he agreed with the comments made relating to the facilities as well as the
36 increased amount of parking in the community and diminution of property value for others with an
37 increased amount of vehicles on the street. Mr. Haller stated the applicant should be required to provide
38 a parking study as would be required for any other special use requests by schools, etc. and he would not
39 be in favor of the request without requiring those studies be done. He referred to the 2030 Master Plan
40 and the conversation with regard to acquiring the middle property and indicated it is difficult to agree to
41 this proposal when it may be different in the future. Mr. Haller stated if the boardwalk is determined to
42 be truly necessary, it should have a railing for safety reasons. He referred to his concerns relating to the
43 fence going across the waterway and the impediment it would create. Mr. Haller also stated he is
44 concerned with precedent setting with regard to fencing down the side yard.

45
46 Mr. Nielsen commented he loved the plan and hated the pier, which is the underlying sentiment of most
47 people. He stated parking is an issue and referred to the lack of parking at other beaches. Mr. Nielsen
48 stated with regard to the fence and wall height, he agreed with Mr. Haller's and Ms. Hanley's comments.

1 He agreed with the boardwalk and other fencing proposed and stated he had no issues with the steep
2 slope exceptions.

3
4 Ms. Casale MacNally stated in connection with the special use request, she outlined her concerns relating
5 to standard nos. 1, 4 and 5. She stated with regard to the zoning variation, she did not have an issue with
6 the 10.5 feet fence height since it would be a see-through fence. Ms. Casale MacNally then stated a
7 proposed pier requiring a larger amount of sand at the bottom would reduce the fence height appearance.
8 She then stated in connection with the steep slope exceptions, she agreed with the need for ADA
9 accessibility although she is concerned with the amount of traffic using the walkway. Ms. Casale MacNally
10 also stated the 6-foot width for the outcropping stone steps should be 5 feet and since there would be a
11 reduction in the amount of impermeability, she would concede on the mid-bluff walkway.

12
13 Ms. Leister stated she is also concerned with regard to standard nos. 1, 4 and 5. She stated with regard to
14 the zoning variations, the minimally invasive test has not been achieved on any of the matters and
15 suggested the fence height be lowered although it is see-through. Ms. Leister then stated with regard to
16 the steep slope exceptions, she would prefer to see an elevator as opposed to the ramp with ADA
17 accessibility being accomplished in another manner. She stated with regard to the outcropping stone
18 steps and mid-bluff paver walkway, it should be 5 feet instead of 6 feet.

19
20 Chairman Bradley stated with regard to the special use permit, he referred to the concerns raised relating
21 to the design which attributed to nicety as opposed to necessity and moving forward with design elements
22 that impact the health, safety and comfort of residents. He agreed with Mr. Haller's comments relating to
23 the pier being an attractive nuisance which would also become precedent setting in terms of its size.
24 Chairman Bradley agreed with the comments made relating to standard nos. 1, 4 and 5. He then stated
25 with regard to the dog beach, this is the first instance where the public and dogs would co-exist which
26 would increase the amount of risk combining these entities. Chairman Bradley described its dimension as
27 arbitrary and he suggested bringing the dog beach fence in a minimum of 10-12 feet from the south. He
28 stated he had no issues with regard to the zoning relief being requested. Chairman Bradley stated with
29 regard to the steep slope exceptions, he referred to the concerns raised and referred to the applicant's
30 testimony in that it is a public use being considered for a residential area.

31
32 Chairman Bradley then summarized the Board's positions on all three matters and their options. Based
33 upon Board members' comments, it appears Board members generally do not have concerns regarding
34 the variations and exceptions; however, they have concerns regarding aspects of the special use request.
35 The Board Members then discussed their options at length and took a straw poll. Chairman Bradley asked
36 Board members if they would prefer (a) to forward a recommendation against approval and stating why
37 or (b) to forward a recommendation of approval with conditions. Four members were in favor of
38 recommending approval with conditions and three members were in favor of recommending against
39 approval.

40
41 Chairman Bradley then asked the Park District representatives regarding how they wished to proceed.
42 Mr. Simon stated in hearing the Board's comments, they would like the opportunity to respond to the
43 safety issues, the fence location, the impact on pedestrian and traffic congestion as they relate to the
44 special use. He stated regarding the zoning variations and steep slope exceptions, he asked for the Board
45 to vote on those matters at this time. The Board then discussed continuing all items to a future meeting
46 to provide the Village Attorney and staff time to prepare the findings and recommendations regarding the
47 variations and exceptions and to allow the Park District an opportunity to respond to the special use
48 permit concerns.

Chairman Bradley stated the application would be continued to a date certain to address the special use concerns. Ms. Klaassen asked for a quorum check for the December 9, 2024 meeting. The Board Members discussed their availability. Chairman Bradley then asked for a motion to continue the application to the December 9, 2024, meeting and the public hearing in general for purposes of the special use permit review. A motion as stated by Chairman Bradley was made by Ms. Hanley and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 7 to 0:

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

NAYS: None

Chairman Bradley then asked for a motion to direct the Village staff and the Village Attorney to prepare written findings and recommendations to the Village Council that the requested variations and exceptions be granted subject to any conditions as identified in the staff report and the Board Members to be specifically set forth in the Board's written decision for consideration at their next regular meeting. A motion as stated by Chairman Bradley was made by Ms. Hanley and seconded by Mr. Nielsen. A vote was taken and the motion passed, 5 to 2:

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

NAYS: Haller, Leister

New Business:

- a. November 18, 2024, Special Meeting - Quorum Check.

The Board Members discussed their availability.

- b. December 9, 2024, Regular Meeting - Quorum Check.

The Board Members previously discussed their availability.

Public Comment:

No comments were made at this time.

Adjournment:

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

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

NAYS: None

The meeting adjourned at 11:13 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: DECEMBER 5, 2024
SUBJECT: CENTENNIAL PARK & BEACH - 225 SHERIDAN ROAD - SPECIAL USE PERMIT, VARIATIONS, & EXCEPTIONS (CASE NO. 24-08-SU)

INTRODUCTION

On December 9, 2024, the Zoning Board of Appeals ("ZBA") is scheduled to hold a continued public hearing on an application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 225 Sheridan Road (the "Subject Property"). The Applicant is proposing improvements to the existing park and beach located on the Subject Property and requests approval of the following relief:

1. Approval of a **Special Use Permit** to allow construction of improvements to the existing park and beach on the Subject Property, which is located in the R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District;
2. Approval of the following **zoning variations**:
 - a. **Fence and Wall Heights** of 8, 9 and 10.5 feet for various improvements, whereas a maximum of 6.5 feet above natural grade is permitted, for variations of 1.5, 3, and 4 feet (61.54%) [Section 17.30.130 Obstructions in Required Yards or Courts]; and
3. Approval of the following **steep slope exceptions** [Section 17.82.040 Development in the Steep Slope Zone]:
 - a. Concrete access ramp 10 feet in width and associated retaining walls to support the ramp;
 - b. Outcropping stone steps that exceed 5 feet in width; and
 - c. Reconfigured mid-bluff paver walkway and seating area that extends beyond the footprint of the existing walkway and seating area and exceeds 5 feet in width.

As reported in previous staff reports regarding this item, the original public hearing date, October 14, 2024, for this application was properly noticed in terms of the required newspaper notice, sign notice, and the required mail notice to property owners within 250 feet of the Subject Property.

At the request of the Applicant, the October 14 public hearing was continued to November 11, 2024, and then again to December 9, 2024.

As of the date of this memo, staff has received several written comments from the public regarding this application. Written comments that were not included in the November 11 ZBA agenda packet but distributed to the Board in time for that meeting, as well as written comments that have been received

since the November 11 meeting are included in **Attachment D2**. The public correspondence included in the October 14 agenda packet is available on the Village website:

<https://winnetkail.portal.civicclerk.com/event/833/files/attachment/3493>.

Also, the public correspondence included in the November 11 agenda packet is available on the Village website: <https://winnetkail.portal.civicclerk.com/event/834/files/attachment/3551>.

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

NOVEMBER 11, 2024, ZONING BOARD OF APPEALS MEETING

On November 11, 2024, the ZBA held a continued public hearing on the Applicant's zoning relief application for proposed improvements to the existing park and beach located on the Subject Property. The staff report for the November 11 meeting can be found in **Attachment C2**.

After a presentation by staff and a presentation by the Park District, the Board heard from over 25 members of the public. Approximately 70% of the speakers spoke in opposition or with major reservations to the plan, while the remaining 30% spoke in support. After hearing from the public, the Board discussed the plan. Regarding the requested variations and exceptions, Board members found for the most part the requests were consistent with the standards for granting such relief in conjunction with an approved special use. However, all members expressed concerns regarding the special use request related to the design elements of the swimming beach and dog beach and their potential impacts on the surrounding area. All members expressed concerns regarding safety elements of the pier design. Some members also expressed concern regarding the length and width of the pier, the location of the dog beach fence, lack of adequate parking, and lack of on-site restrooms.

Regarding the special use, the Chair took a straw poll of the ZBA members to determine whether Board members preferred (a) to recommend denial with specific identified concerns as the basis for the recommendation or (b) to recommend approval subject to various conditions to address those concerns. The straw poll had four in favor of recommending approval with conditions. The other three members preferred to recommend denial. The Chair then asked the Park District representatives whether they wanted the Board to proceed with a vote that evening or whether they wanted time to respond to, or adjust the plans in one or more ways, to try to address the Board's concerns. They indicated that the District would like additional time so that they could try to address the Board's concerns at the December 9 ZBA meeting.

The ZBA approved, by a vote of 5 - 2, a motion directing the Village Attorney and staff to prepare written ZBA findings and recommendations to the Village Council that the requested variations and exceptions be granted in conjunction with the special use to be considered and voted upon at a future ZBA meeting.

The Board then continued the item to its December 9 meeting at which the Park District will be provided an opportunity to respond to the Board's concerns regarding the special use and to hear from the public regarding the Park District's response. The Board will then need to decide if it is ready to act on a formal recommendation to the Village Council.

As a reminder, the proposed improvements also require review by the Design Review Board and Plan Commission prior to the Council's consideration. Their respective reviews will occur after the ZBA completes its review.

WINNETKA PARK DISTRICT'S RESPONSE TO NOVEMBER 11 QUESTIONS

Based upon a conversation staff has had with Park District staff, the Applicant has chosen not to provide a written response to comments and questions the Applicant heard from the Board at the November 11 ZBA meeting. Instead, the Applicant has indicated that they plan to respond to those comments and questions at the December 9 meeting.

For reference, below and on the following pages are images representing the Subject Property and the proposed improvements. These images were also included in the October 8 and November 5 staff reports. The complete set of plans that were reviewed by the Board at both the October and November ZBA meetings is included in **Attachment B2**.



Figure 1 – GIS Aerial Map

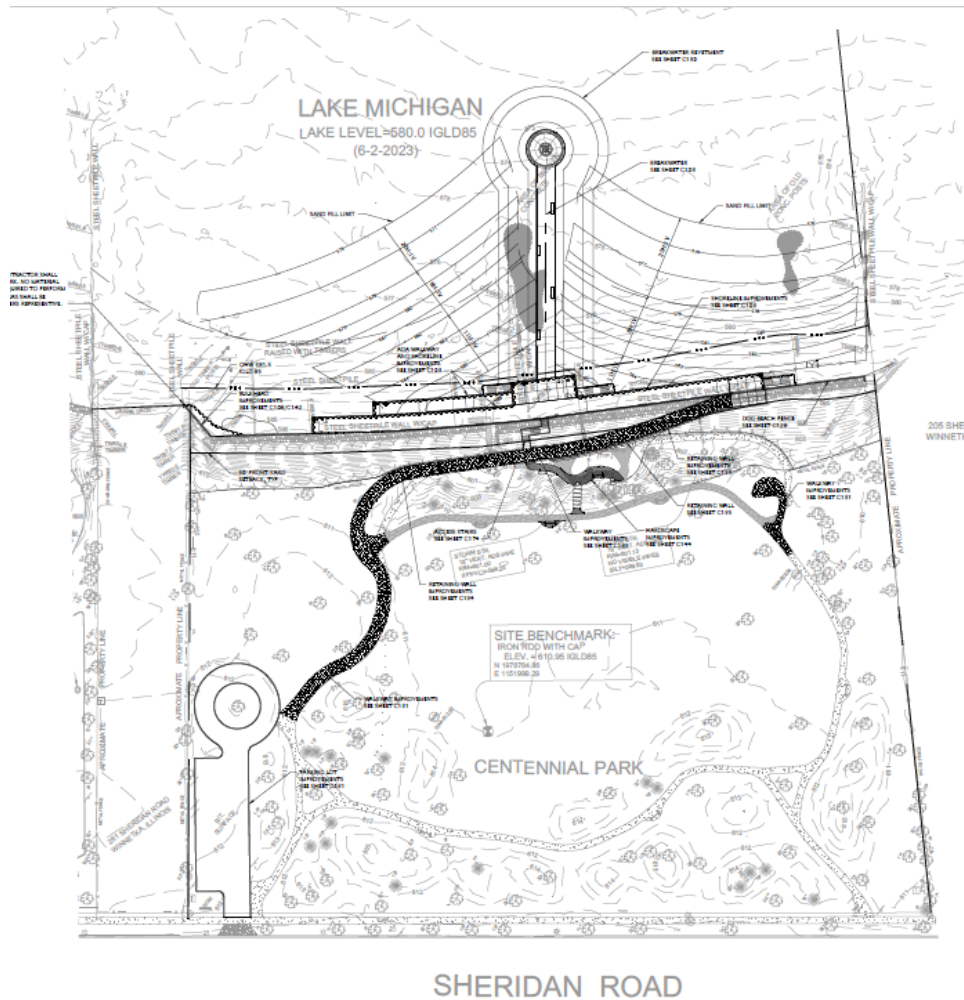


Figure 2 – General Site Development Plan (Sheet C101)

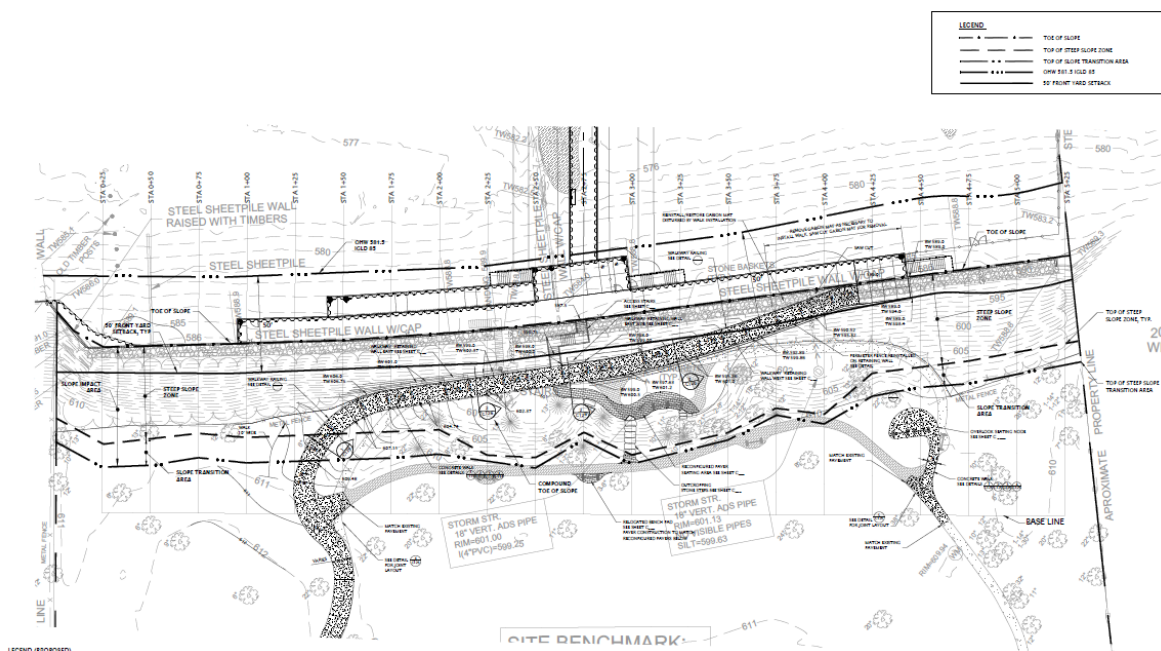


Figure 3 - Layout Plan (Sheet CS-6)

The following images illustrates the route the Applicant proposes that the public would take to walk along Centennial beach.

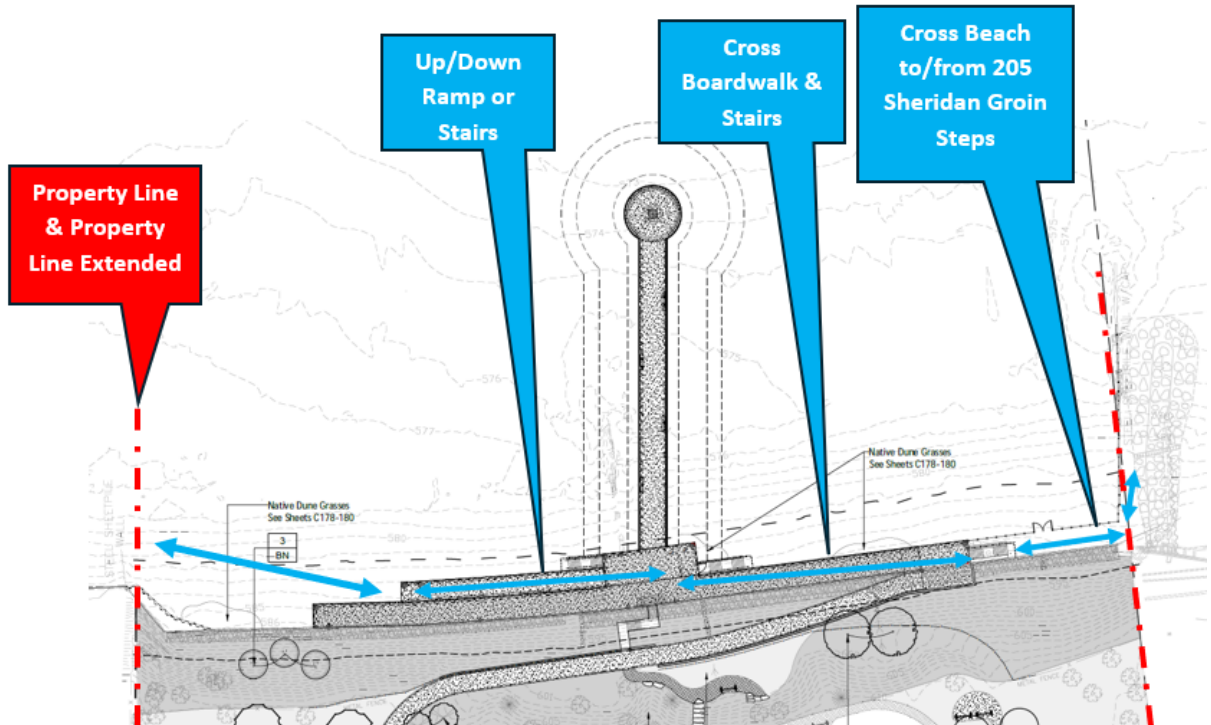


Figure 4 - Proposed Public Access Across Centennial Beach

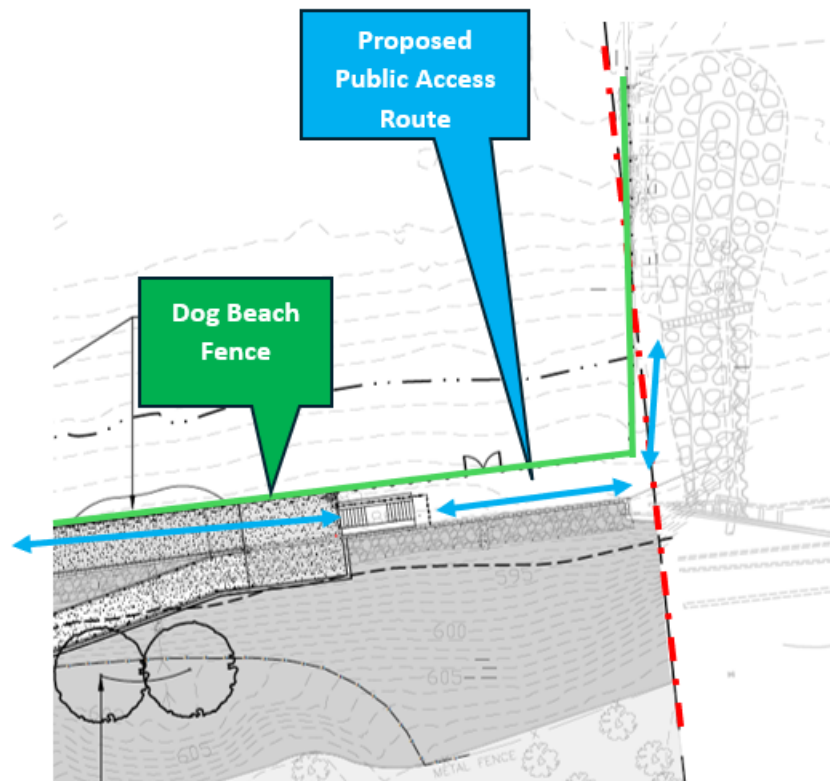


Figure 5 - Closeup of Proposed Public Access Across Centennial Beach Near South Property Line

The following images, which were also included in the October and November staff reports, show the location of the requested variations and exceptions. Specifics of each variation and exception are included in the **Findings** section that follows.

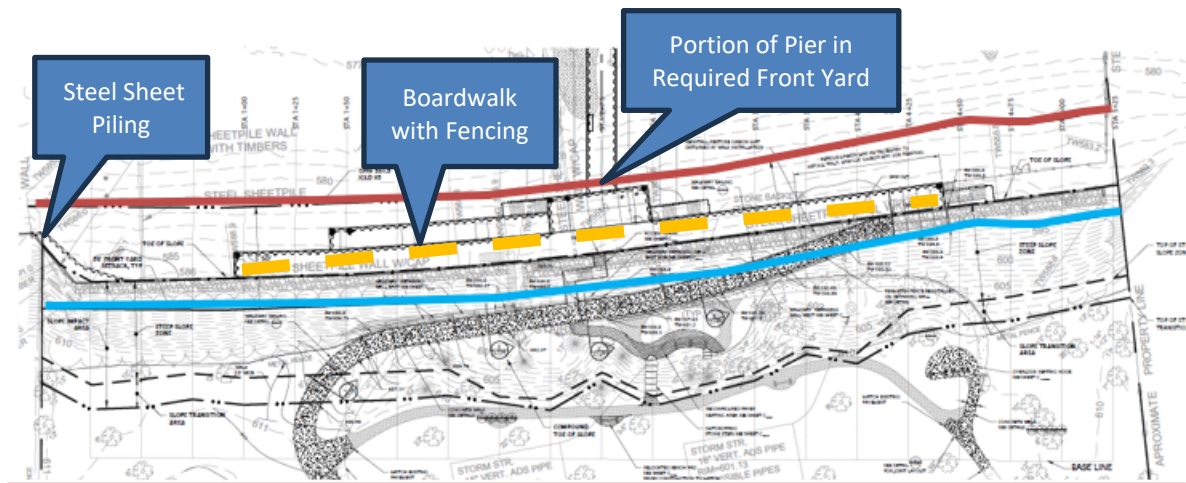


Figure 6- Proposed Elements in Required Front Yard Requiring Variations

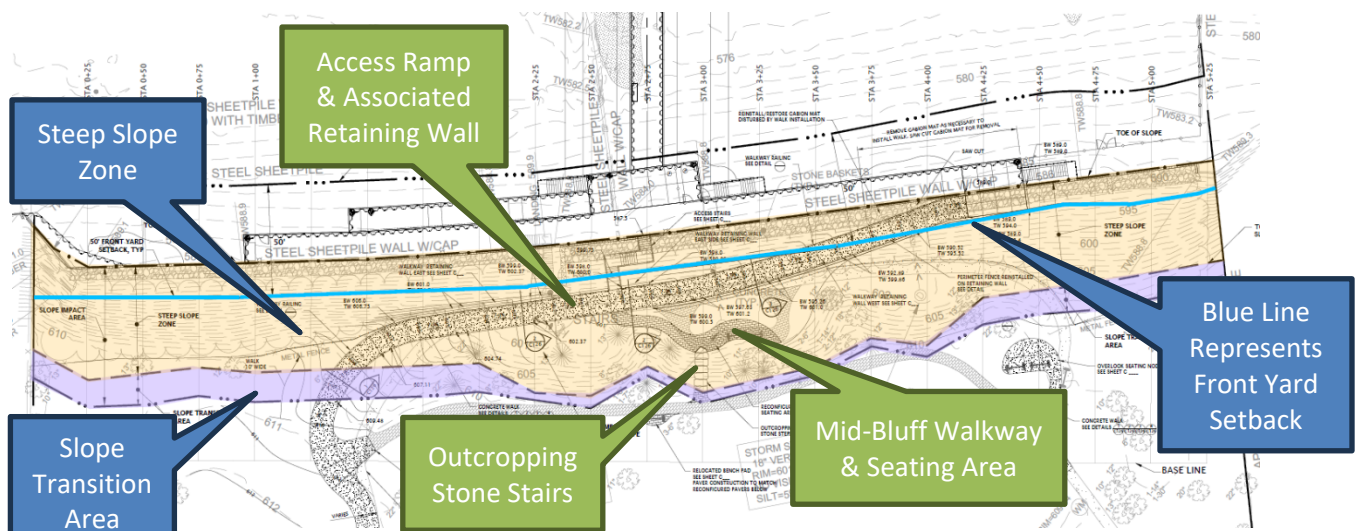


Figure 7- Proposed Elements in Steep Slope Zone Requiring Exceptions

FINDINGS/RECOMMENDATION

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

Attachment A2 contains the findings and recommendations with regard to the Variations and Exceptions that were prepared at the Board's direction during the November 11 meeting. It would be appropriate for the Board to first consider the findings for the Variations and Exceptions, and then consider what action it wants to take on the special use. Note that the draft recommendations for the Variations and Exceptions are all subject to and contingent upon approval of the special use permit.

After hearing from the Applicant and the public, the Board may decide to move forward with one or more of the following:

- 1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Board or the public.
- 2) If the Board is prepared to make a recommendation to the Village Council regarding the requested relief for Variations and Exceptions, a ZBA member may wish to make a motion recommending approval of the findings and recommendations that were prepared at the Board's request for the Variations and Exceptions, and which are included in Attachment A2.
- 3) If the Board is prepared to make a recommendation to the Village Council regarding the requested relief for a Special Use, a ZBA member may wish to make a motion recommending approval or denial of the Special Use. The Village Attorney will be prepared with written findings and recommendations that the ZBA can utilize based on whether the ZBA desires to (a) recommend denial with specific identified concerns as the basis for the recommendation or (b) recommend approval subject to various conditions to address those concerns.

ATTACHMENTS

Attachment A2: Motion Recommending Approval of the Findings and Recommendations for the Variations and Exceptions

Attachment B2: Complete Set of Centennial Park Plans Reviewed at October 14, and November 11, 2024, ZBA meetings

Attachment C2: November 11, 2024, ZBA Staff Report, including Applicant's Responses to ZBA Comments and Questions at October 14 ZBA Meeting

Attachment D2: Public Correspondence Received After Posting of November 11 ZBA Agenda Packet

ATTACHMENT A2

FINDINGS AND RECOMMENDATION FOR THE VILLAGE OF WINNETKA ZONING BOARD OF APPEALS CASE NO. 24-08-SU VARIATIONS & EXCEPTIONS

APPLICATION BACKGROUND

1. The Winnetka Park District (“*Applicant*”) is the owner of property commonly known as Centennial Beach and Park, located at 225 Sheridan Road (“*Subject Property*”).
2. The Applicant filed an initial application on April 4, 2024, and completed the application on August 5, 2024 (“*Application*”), seeking approvals of a special use permit (“*Special Use*”), variations, and exceptions to construct improvements including but not limited to, a swimming beach, an off-leash dog beach with fencing, accessible boardwalk, accessible pier with armor stone groin, ADA beach ramp, beach stairs, boardwalk access stairs, sheet steel piling wall, concrete ADA accessible walkway retaining walls, reconfigured paver walkway and outcropping stone steps (“*Project*”).
3. The Subject Property is located in the Village’s R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District pursuant to the Winnetka Zoning Ordinance, as amended (“*Zoning Code*”).
4. The Subject Property consists of approximately 5.2 acres and is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane.
5. Pursuant to the Zoning Code, the Subject Property has two front yards (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

REQUESTED VARIATIONS

In conjunction with its Application, the Applicant requests the following specific variations (“*Variations*”) from the Zoning Code:

Fence and Wall Height. Variations from Section 17.30.130 Obstructions in Required Yards or Courts to permit various fence and wall heights up to 10.5 feet, where a maximum of 6.5 feet above natural grade is permitted, requiring a variation of 4 feet (61.54%).

Improvements that require the Variations include the following (collectively, “*Variation Improvements*”):

1. Steel Sheet Piling Wall at northeast corner of Subject Property. The wall would be 8 feet above the natural grade, requiring a variation of 1.5 feet (23.08%);
2. Boardwalk with Fencing. The height of the northern 120 feet of the boardwalk and the fencing on top of the boardwalk would be 8.5 feet above the natural grade. The center section (approximately 50 feet) of the boardwalk fencing has two sections that flare out

- to the proposed pier and range in overall height (boardwalk + fence) from 9.32 feet to 10.5 feet. The southern 95 feet of the boardwalk would have fencing that would be 8 feet in height at its tallest point. Therefore, at a maximum proposed height of 10.5 feet, the boardwalk fencing requires a variation of 4 feet (61.36%); and
3. Pier. That portion of the fencing on top of the pier that runs along the south side of the pier and is in the required front yard would be 9.5 feet above natural grade, requiring a variation of 3 feet (46.15%). The length of this portion of the pier is 6 feet as it projects from the proposed boardwalk.

REQUESTED EXCEPTIONS

In conjunction with its Application, the Applicant requests the following exceptions from the Village Steep Slope Regulations set forth in Chapter 17.82 of the Zoning Code (“***Steep Slope Regulations***”) for certain improvements (collectively, “***Exception Improvements***”):

1. Concrete Ramp and Associated Retaining Walls. Exceptions from Sections 17.82.040.F and 17.82.040.B Development in the Steep Slope Zone to permit a concrete access ramp that is 10 feet in width and associated retaining walls to support the ramp, where a maximum of five feet is permitted for the ramp, and retaining walls cannot be used to increase table land, create a shelf of other table area, or have backfilling.
2. Stone Steps. An exception from Section 17.82.040.F Development in the Steep Slope Zone to permit outcropping stone steps that are six feet in width, where a maximum of five feet is permitted.
3. Paver Walkway and Seating Area. Exceptions from Sections 17.82.040.C and 17.82.040.F Development in the Steep Slope Zone to permit a mid-bluff paver walkway and seating area that extends beyond the existing footprint of the existing walkway and seating area and exceeds five feet in width, where structures are not permitted to extend beyond the existing footprint and a maximum of five feet is permitted.

PUBLIC HEARING

1. A public hearing was properly noticed in the *Winnetka Talk* on September 26, 2024, mail notice was sent to property owners within 250 feet of the Subject Property, and a sign was posted on the Subject Property indicating the time and date of the public hearing.
2. The Winnetka Zoning Board of Appeals (“***ZBA***”) began the public hearing on October 14, 2024, and continued the public hearing to November 11, 2024 to further consider the Application.

3. During the public hearing, the Applicant presented testimony and exhibits for the Application. The Applicant and their team discussed the proposed architectural design and façade of materials of the pier, dog beach facilities, fencing, paver walkway, and other related improvements.
4. Some members of the public provided comments and raised concerns regarding, among other things, height of the boardwalk and pier, safety, lack of restrooms, impacts of development within the steep slope zone, and impacts to public infrastructure and parking. Other members of the public spoke in favor the Project as supporting long-range community goals for development and revitalization of the beach areas. Written comments from the public were also included in the packet for the ZBA's consideration.
5. Following the close of public comment at the November 11, 2024, meeting, the ZBA determined that certain concerns were still not addressed by the Applicant as it related to the Applicant's request for a Special Use. Therefore, the Applicant requested additional time to address the ZBA's outstanding concerns related to the Special Use. Thus, the public hearing was continued to the ZBA's December 9, 2024 regular meeting.
6. During the November 11, 2024 meeting, there was a general consensus in support of the requested Variations and Exceptions. The ZBA directed Village staff and the Village Attorney to prepare written findings and recommendations related only to the requested Variations and Exceptions.

FINDINGS REGARDING STANDARDS FOR VARIATION

Section 17.60.020 of the Zoning Code provides that the ZBA shall conduct a public hearing on all applications for zoning variations for standard and major variations and shall enter written findings of fact based on the record.

Pursuant to Section 17.60.040 the ZBA shall require evidence on the following eight standards:

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

The Applicant testified that because it is a public entity, and owns the Subject Property, the conventional interpretation of this criteria is not germane to this Application. The Applicant does not operate property with an aim to obtaining a reasonable return, but for the purpose of providing park and recreational amenities for the use and enjoyment of the community. According to the Applicant, the Variation Improvements will enhance the public's use and enjoyment of the Subject Property and benefit the public's health and welfare.

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

The Applicant testified that the front yard setback regulations are designed for residential uses within the R-2 zoning district. Because the Subject Property is not used for residential purposes, the Variations needed for the Project result from unique circumstances that are not generally applicable within the R-2 zoning district. According to the Applicant, the Variation Improvements located in the front yard setback area for which the Variations are required have been designed in response to community interest to minimize their height and maximize the visual aesthetics of the lakefront environment so the degree of incompatibility with the front yard setback regulations has been minimized.

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

The Applicant testified that the current use of the Subject Property is a park and beach. According to the Applicant, the Variation Improvements will permit the Subject Property to continue to be used as a park and beach, but with enhanced access to the lakefront for patrons of all abilities. The Applicant further testified that the Variation Improvements will not alter the essential character of the Subject Property and the locality.

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

The Applicant explained that the Project will result in no impairment to the supply of the light and air to adjacent property because all the Variation Improvements within the front yard setback area for which Variations are required are built to maximize views of Lake Michigan and minimize their height. According to the Applicant, the Variation Improvements will not cause any shadows or encroachments on adjoining parcels.

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

The Applicant provided the design, nature and building materials used for the Variation Improvements in the front yard setback area for which Variations are required and these Variation Improvements will not increase any hazard from fire or other damages to the Subject Property.

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

The Applicant testified that the Variation Improvements in the front yard setback area for which Variations are required will not diminish the taxable value of land and buildings in the Village as the creation of an enhanced beach is an additional community amenity that will make Winnetka a more attractive place to live and enhance property values.

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

The Applicant testified that the Variation Improvements in the front yard setback area for which Variations are required will not result in an increase in congestion in the public streets nearby.

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

The Applicant testified that the Variation Improvements in the front yard setback area for which Variations are required will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the community and that the Variation Improvements are compatible with the community and will enhance the general welfare.

Subject to approval by the Village Council of the Special Use and requested Exceptions, the ZBA finds that the requested Variations in the context of an approved Special Use could be in harmony with the general purpose and intent of the Zoning Ordinance. Subject to approval by the Village Board of the Special Use and requested Exceptions, the ZBA finds that the requested Variations, in the context of approval of the requested Special Use and Exceptions could satisfy the eight standards under Section 17.60.050 of the Zoning Code.

FINDINGS REGARDING EXCEPTIONS

Pursuant to Section 17.82.110 of the Steep Slope Regulations, if a development that requires a special use permit includes construction activity that does not comply with the requirements of the Steep Slope Regulations, the Village Council may grant exceptions to the Steep Slope Regulations as part of granting the special use permit. Subject to approval by the Village Council of the Special Use for the Project, the ZBA finds that the requested Exceptions in the context of an approved Special Use for the Project could be in harmony with the general purpose and intent of the Zoning Ordinance. Subject to approval by the Village Board of the Special Use and Variations for the Project, the ZBA finds that the requested Exceptions, in the context of approval of the requested Special Use and Variations could satisfy the standards under Section 17.56.120 of the Zoning Code.

RECOMMENDATION

The Zoning Board of Appeals recommends to the President and Trustees approval of the Variations and Exceptions requested in the Application for the Project, subject to the approval by the Village Council of the Special Use for the Project.

This report is adopted by a ____ to ____ vote of the Zoning Board of Appeals, this ____ day of December, 2024.

AYES: _____
NAYS: _____
ABSENT: _____

Respectfully Submitted,

ZONING BOARD OF APPEALS
OF THE VILLAGE OF WINNETKA

ILLUSTRATIVE CONCEPT IMAGERY

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



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



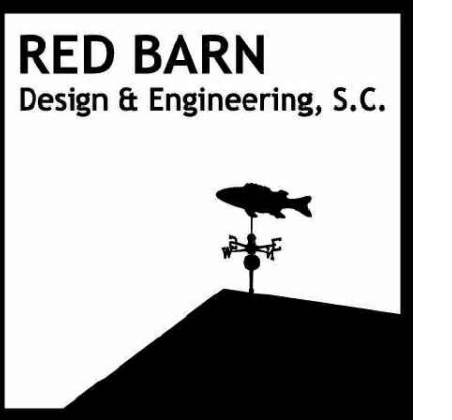
VIEW 2
SOUTH CENTENNIAL LOOKING W/NW (BIRDS EYE)



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



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



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redbarnde@tds.net

Consultants

THE LAKOTA GROUP.

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f 312.467.5484
thelakotagroup.com

[illegible]

Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

Scale	NONE
-------	------

Drawing Title
Overall Site Plan

Sheet No. C102

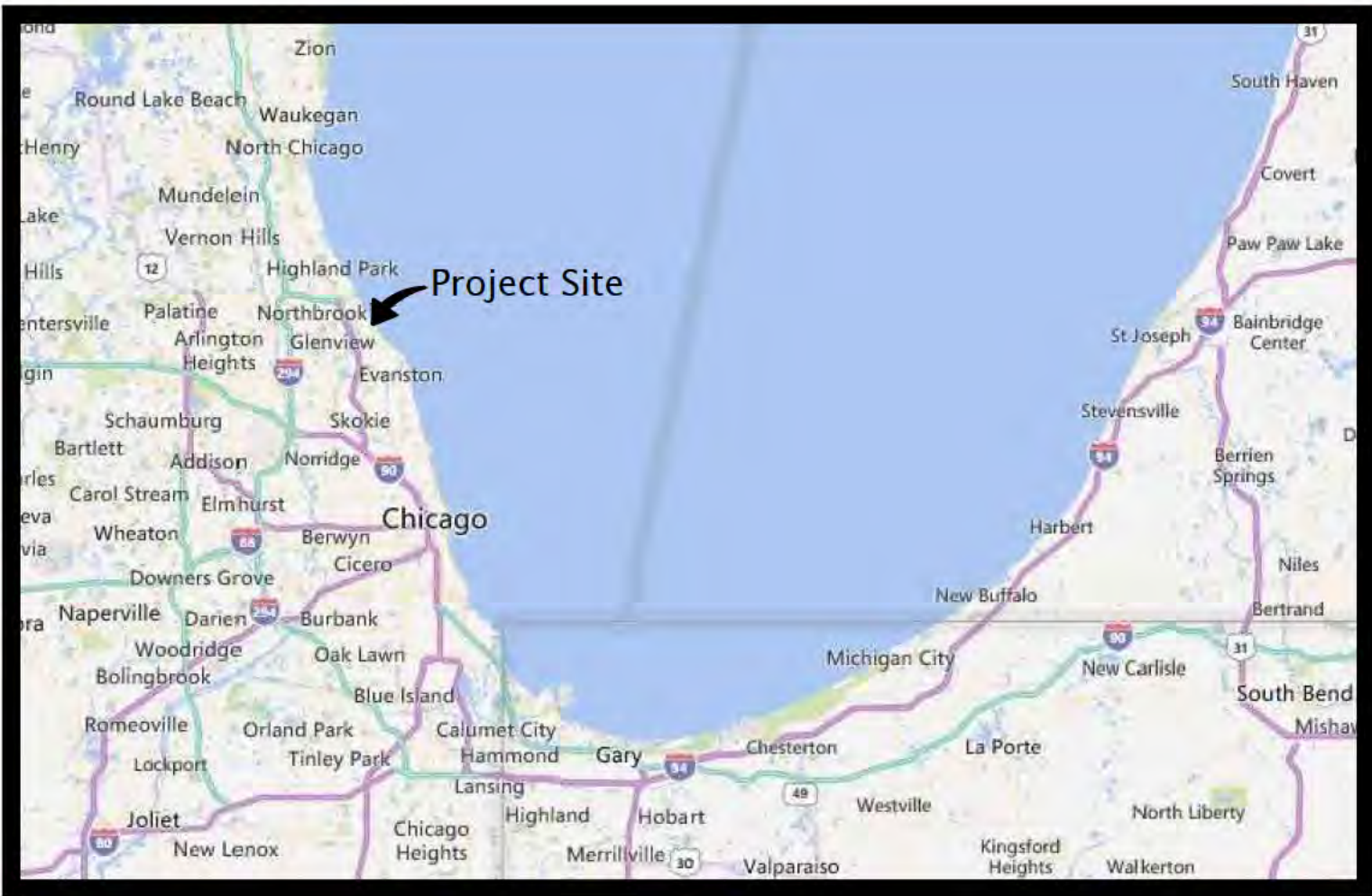
DRAWING LIST

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

Site Improvements

Centennial Park

Winnetka, IL



LOCATION MAP
NTS



SOURCE : GOOGLE EARTH

PROJECT SITE
NTS



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

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

OWNER:
Winnetka Park District



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

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



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

Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

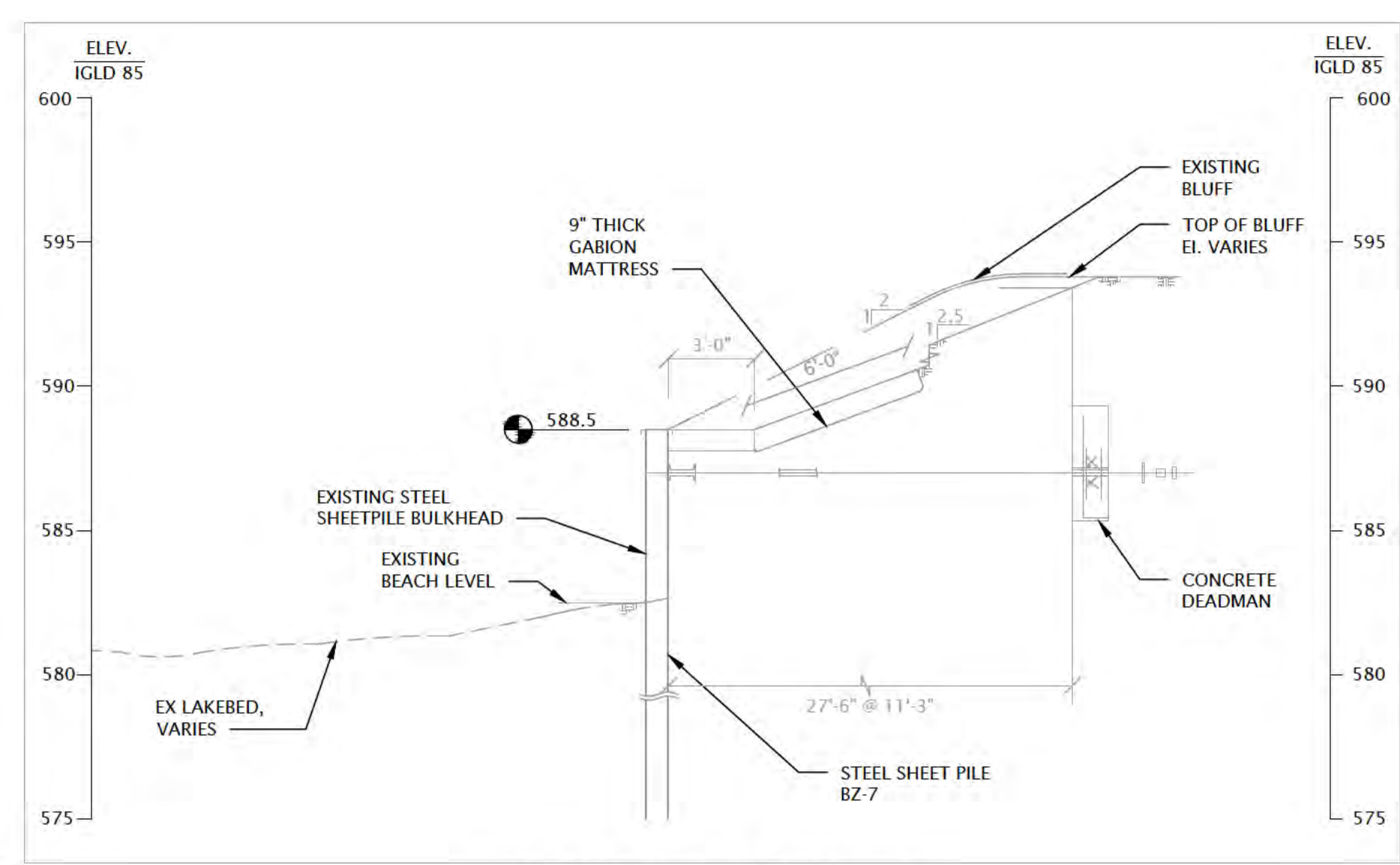
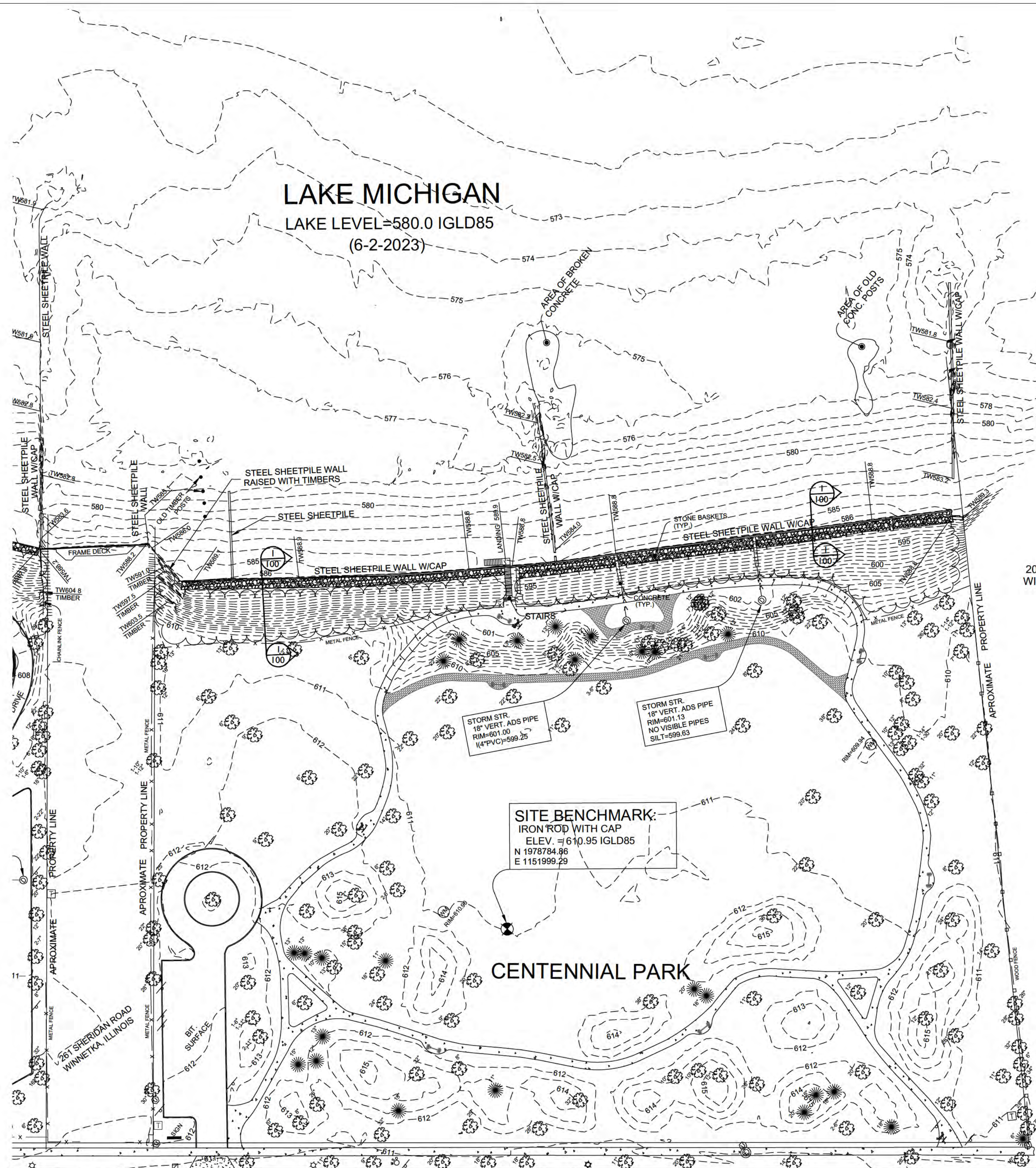
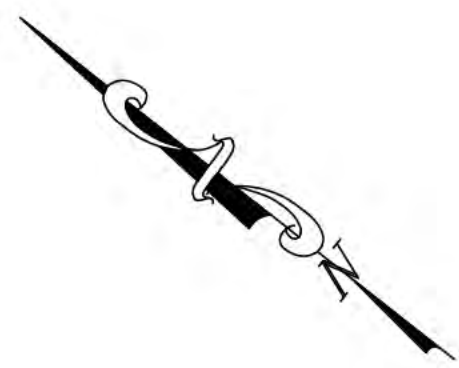
Graphic Scale

Scale None

Drawing Title

Title Sheet

Sheet No. T101



Existing Bulkhead
Scale : 0' 2.5' 5'

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

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



SHERIDAN ROAD

- NOTES:
1. BASEMAP, TOPOGRAPHIC AND BATHYMETRIC INFORMATION PREPARED FROM SURVEYS PERFORMED IN JAN 2024.
 2. HORIZONTAL DATUM IS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 EAST ZONE 1201 - ESTABLISHED USING TRIMBLE VRS NOW NETWORK .
 3. VERTICAL DATUM IS IGLD85 (NAVD88 - 0.51' = IGLD85)
 4. TOPOGRAPHIC AND BATHYMETRIC SURVEYS GENERATING CONTOURS AT ONE (1) FOOT INTERVALS.
 5. UNDERGROUND UTILITIES ARE BASED ON FIELD OBSERVATIONS.
 6. UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL FOR A JUNE LOCATE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

- CONTROL POINTS/BENCHMARKS
- CROSS CUT ON CONC. PIER
ELEV. = 584.67 IGLD 85
N 1979426.45
E 1152033.01
- IRON ROD WITH CAP
ELEV. = 610.95 IGLD 85
N 1978784.86
E 1151999.29
- IRON ROD WITH CAP
ELEV. = 610.87 IGLD 85
N 1979327.21
E 1151738.75



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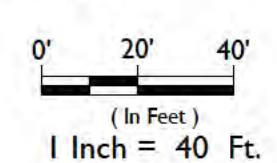
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 40 Ft.

Drawing Title

Existing Conditions Plan

Sheet No. C100



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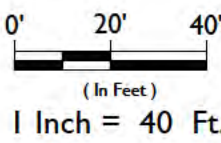
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



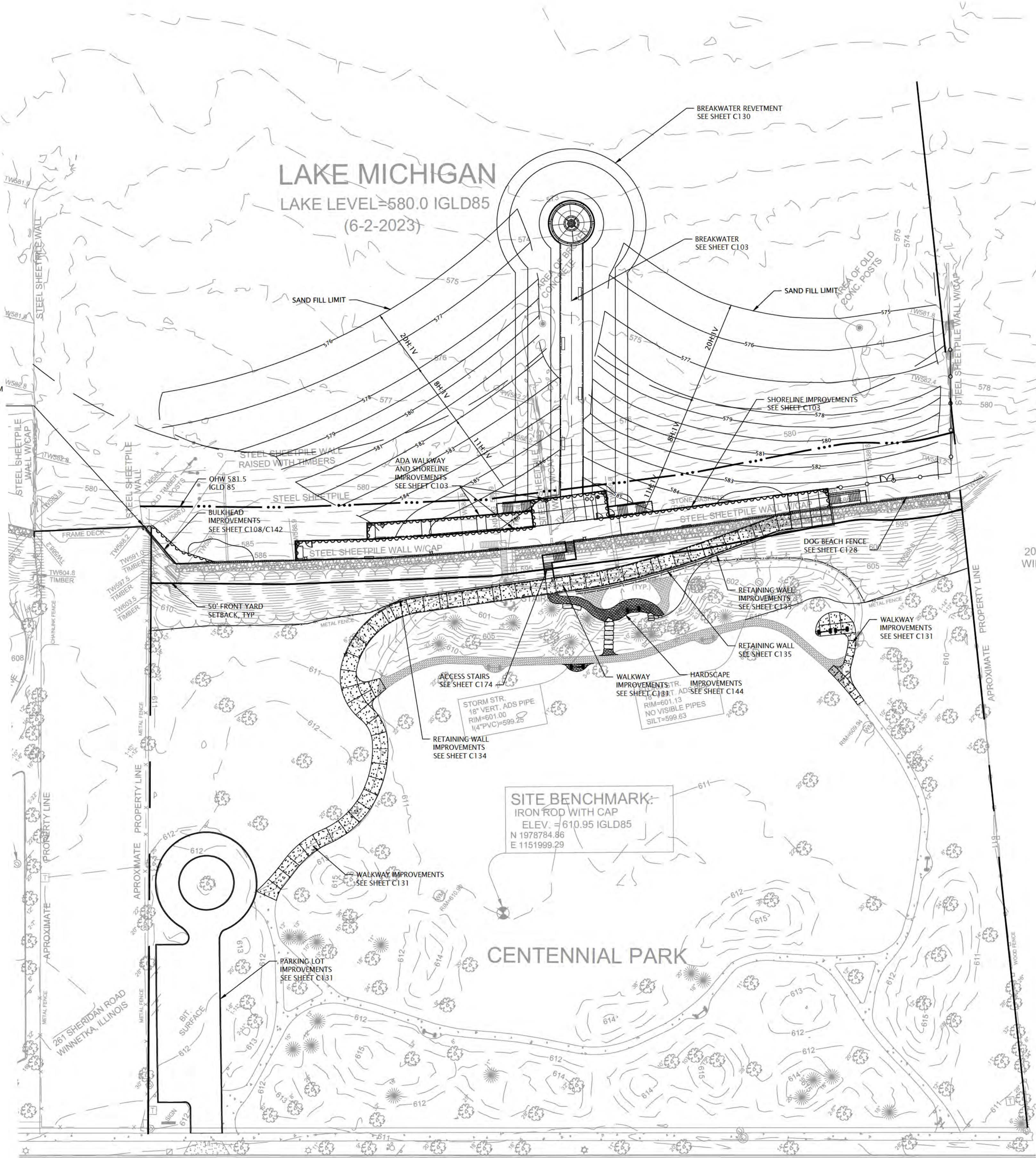
Scale
1 Inch = 40 Ft.

Drawing Title

General Site
Development Plan

Sheet No.
C101

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



LEGEND (PROPOSED)

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

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LEGEND

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

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Design & Engineering, S.C.



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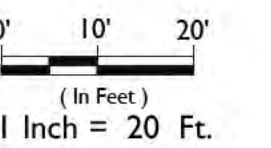
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

SHORELINE IMPROVEMENT
OVERVIEW

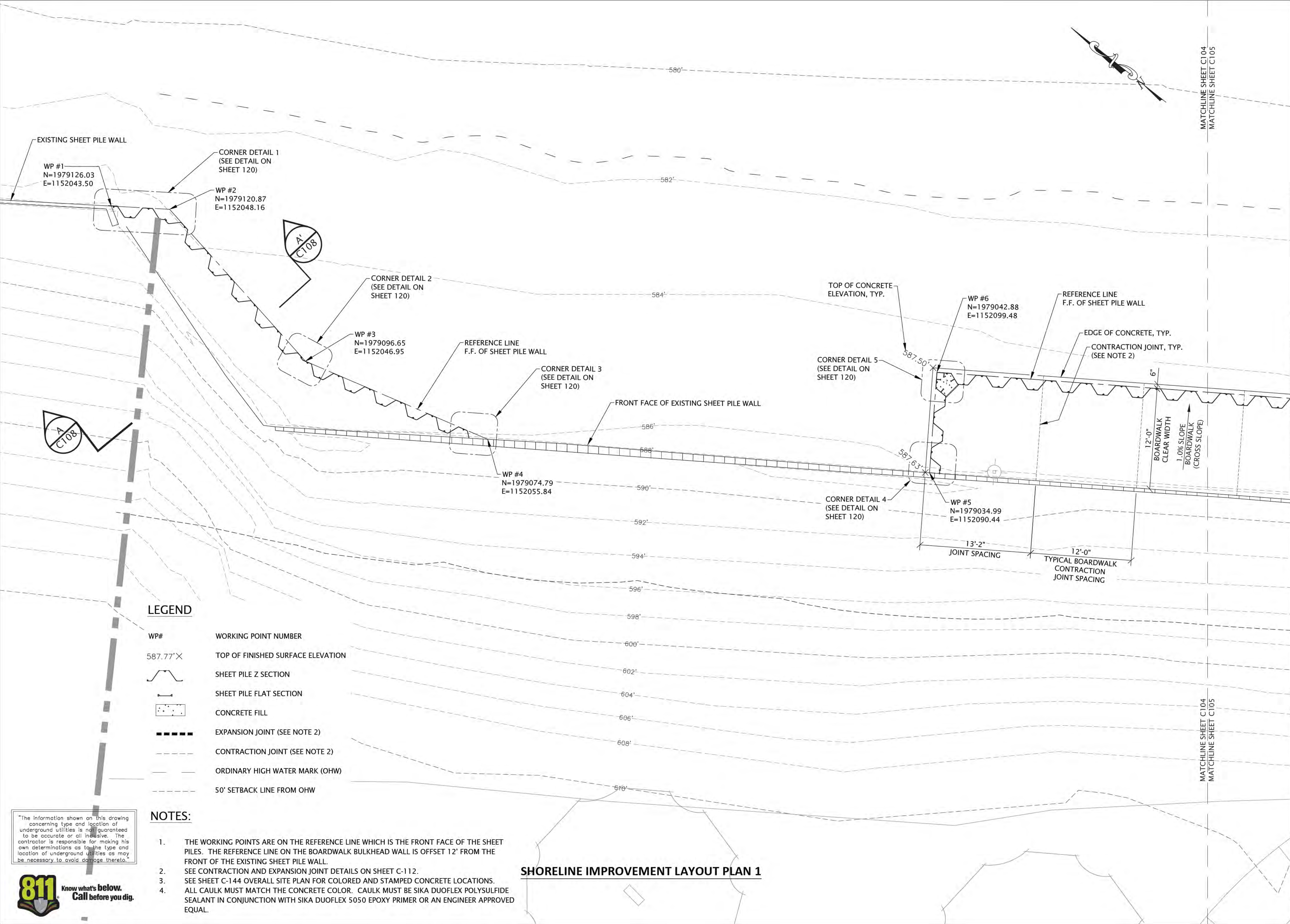
Sheet No.

C103

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CENTENNIAL PARK SHORELINE IMPROVEMENTS OVERVIEW



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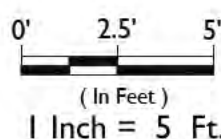
Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 5 Ft.

Drawing Title

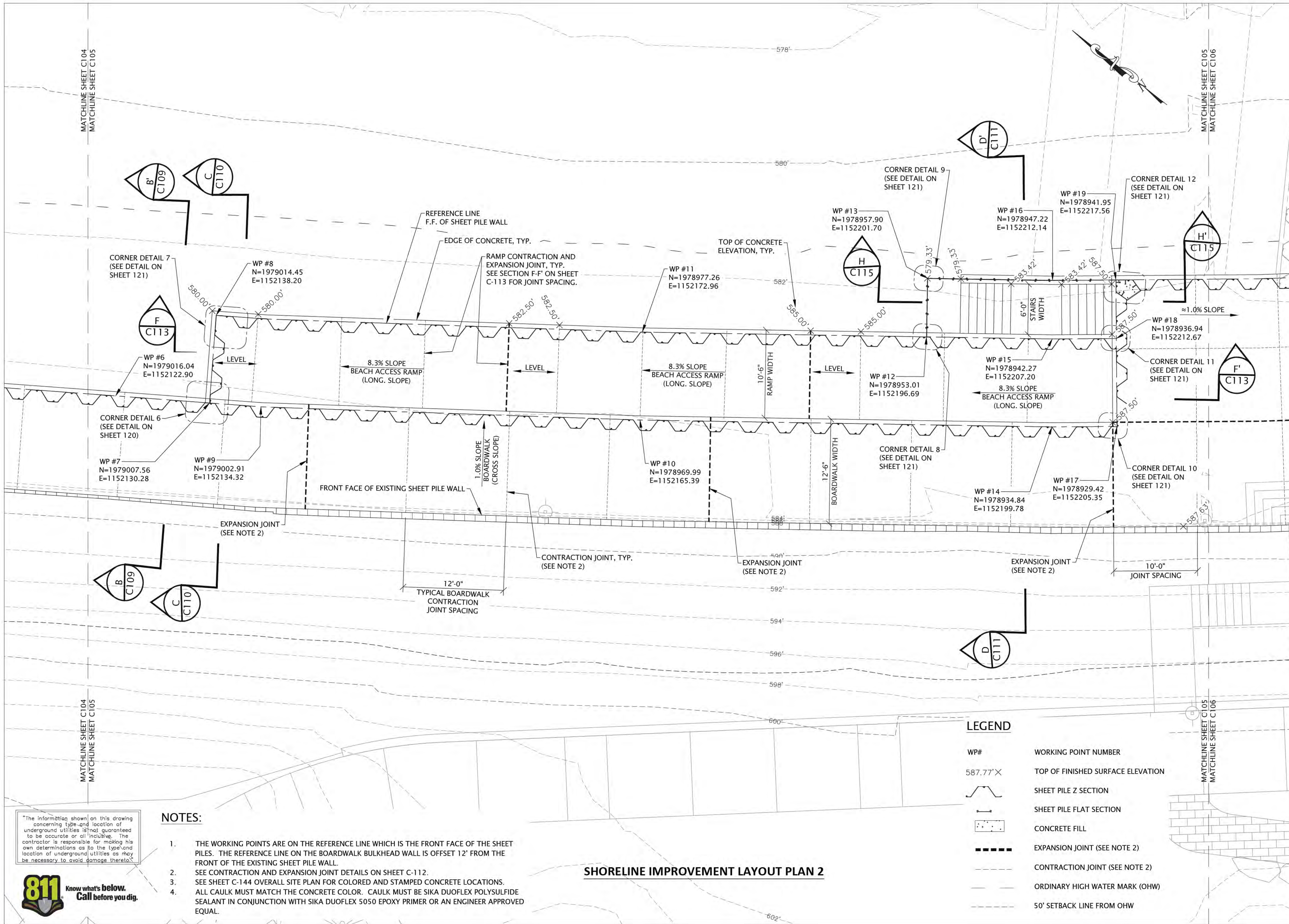
SHORELINE IMPROVEMENT
LAYOUT PLAN I

Sheet No.

C104

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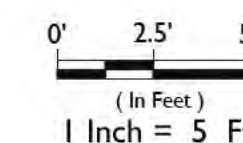
Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 5 Ft.

Drawing Title

SHORELINE IMPROVEMENT
LAYOUT PLAN 2

Sheet No.

C105

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Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

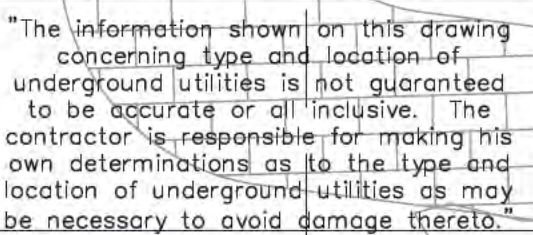
0' 2.5' 5'
(In Feet)
1 Inch = 5 Ft.

Scale 1 Inch = 5 Ft.

Drawing Title

SHORELINE IMPROVEMENT
LAYOUT PLAN 3

Sheet No.	C106
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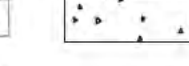


**Know what's below.
Call before you dig.**

LEGEND

WP#

587.77'X



WORKING POINT NUMBER

TOP OF FINISHED SURFACE ELEVATION

SHEET PILE Z SECTION

SHEET PILE FLAT SECTION

CONCRETE FILL

EXPANSION JOINT (SEE NOTE 2)

CONTRACTION JOINT (SEE NOTE 2)

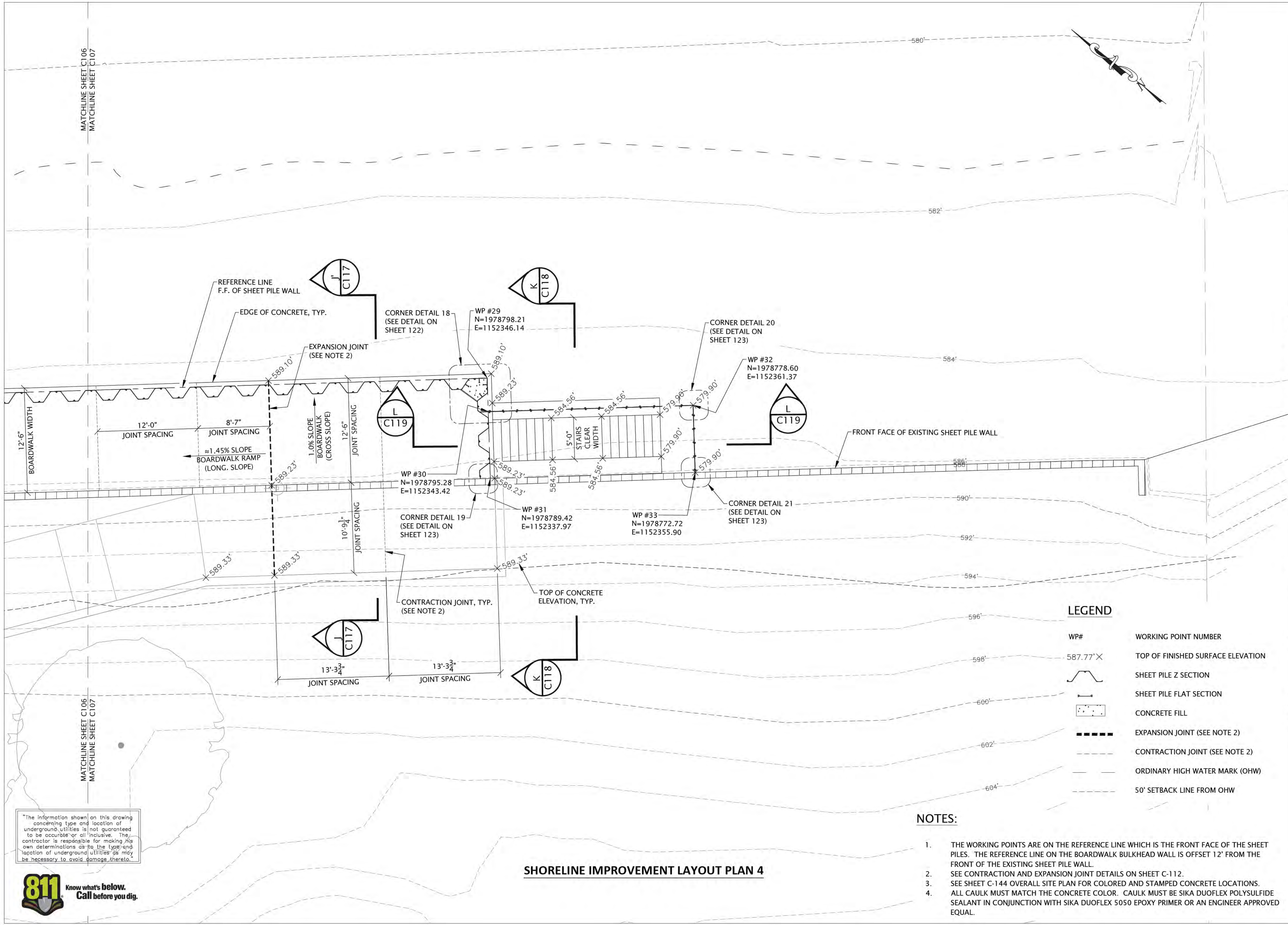
ORDINARY HIGH WATER MARK (OHW)

50' SETBACK LINE FROM OHW

NOTES:

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

SHORELINE IMPROVEMENT LAYOUT PLAN 3



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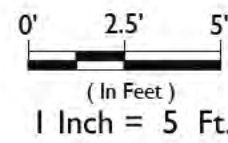
Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 5 Ft.

Drawing Title

SHORELINE IMPROVEMENT
LAYOUT PLAN 4

Sheet No.

C107

LEGEND

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

NOTES:

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

SHORELINE IMPROVEMENT LAYOUT PLAN 4

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LEGEND:

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

GRANULAR FILL COMPACTION NOTES:

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



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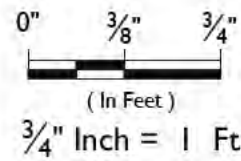
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION A-A'

Sheet No.

C108

GRIND SMOOTH AND
EASE SHARP CORNERS

BEACHSIDE

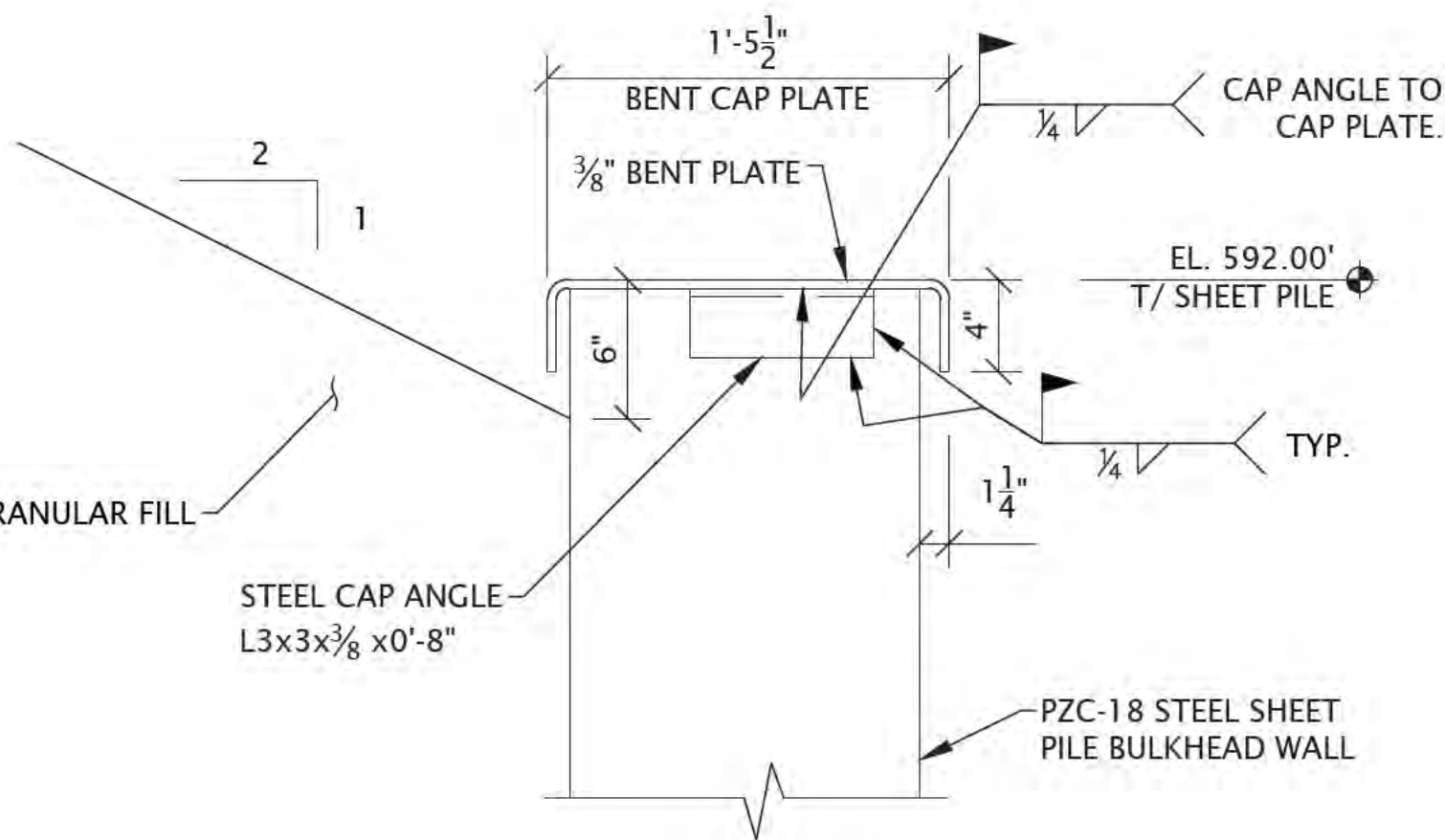
3/8" BENT PLATE

CAP ANGLE TO
CAP PLATE.

CAP BENT PLATE SPLICE DETAIL

FILLSIDE

STEEL CAP ANGLE
L3x3x3/8 x0'-8"



FILLSIDE

BEACHSIDE

CAP BENT PLATE ELEVATION VIEW

EXISTING WOOD RETAINING WALL, TYP.

GRANULAR FILL

ORDINARY HIGH WATER
EL. 581.50'

EL. 567.00'
PILE TIP

SHORELINE IMPROVEMENT TYPICAL SECTION A-A'

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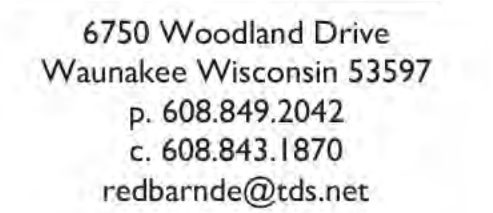


- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- ▲ SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

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



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Site Improvements
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

0" $\frac{3}{8}$ " $\frac{3}{4}$ "
(In Feet)
 $\frac{3}{4}$ " Inch = 1 Ft.

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

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION B-B'

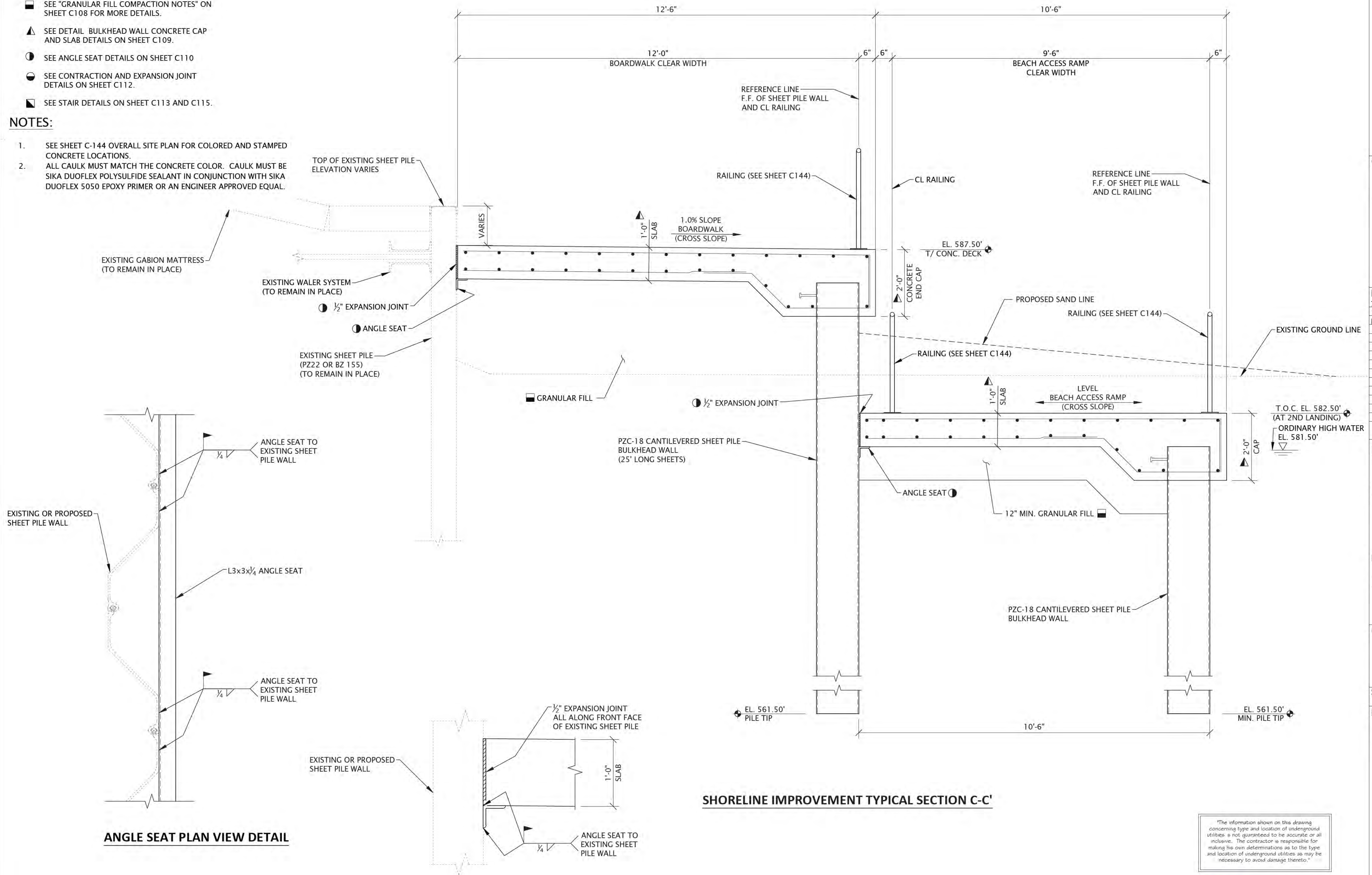
Sheet No. C109

LEGEND:

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

NOTES:

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



ANGLE SEAT PLAN VIEW DETAIL

ANGLE SEAT ELEVATION VIEW DETAIL

SHORELINE IMPROVEMENT TYPICAL SECTION C-C'

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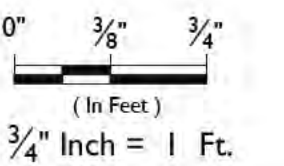
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION C-C'

Sheet No.

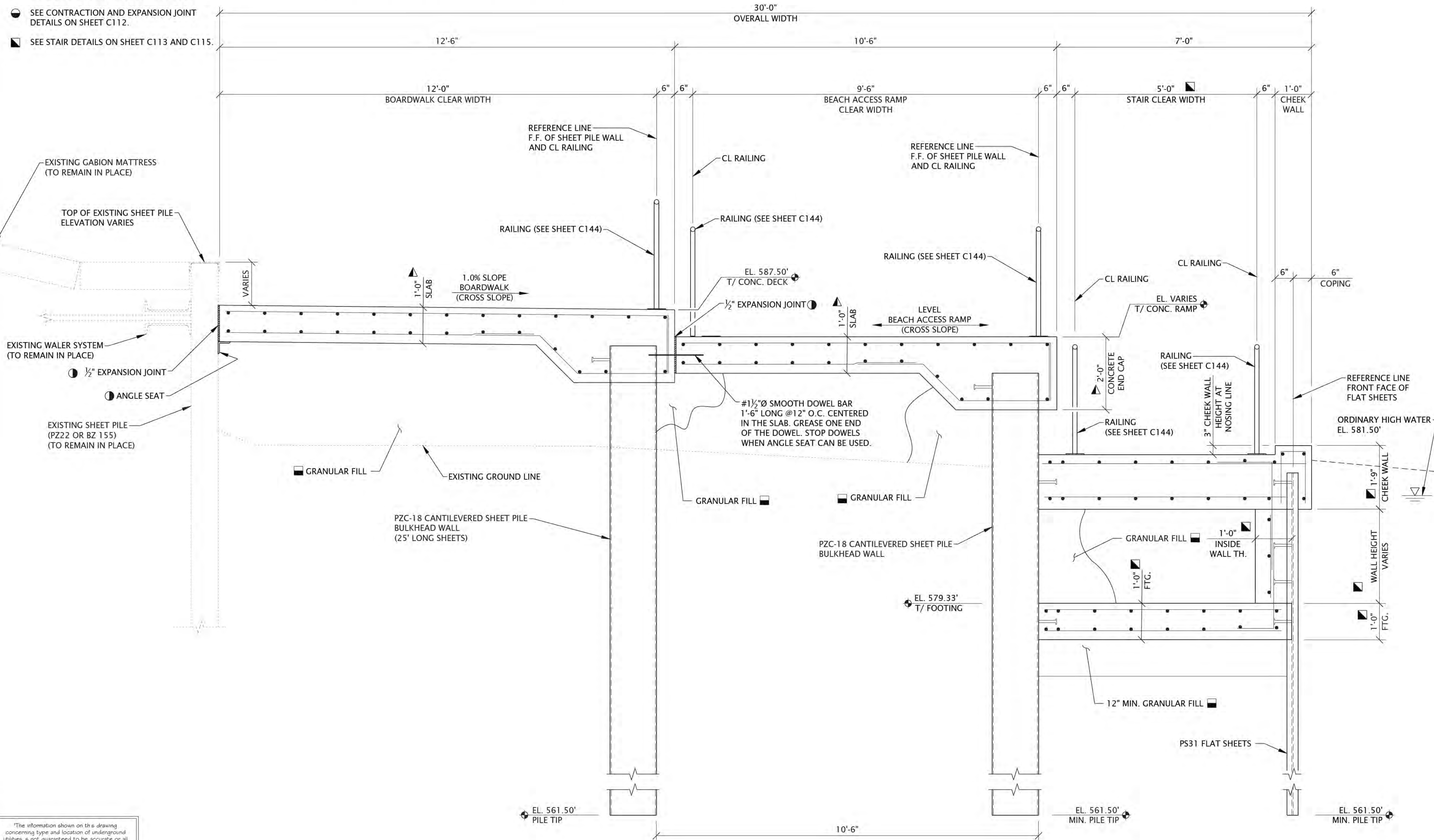
C110

LEGEND:

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

NOTES:

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



SHORELINE IMPROVEMENT TYPICAL SECTION D-D'



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100% Submittal	06/28/24
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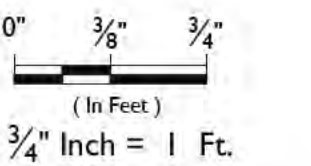
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION D-D'

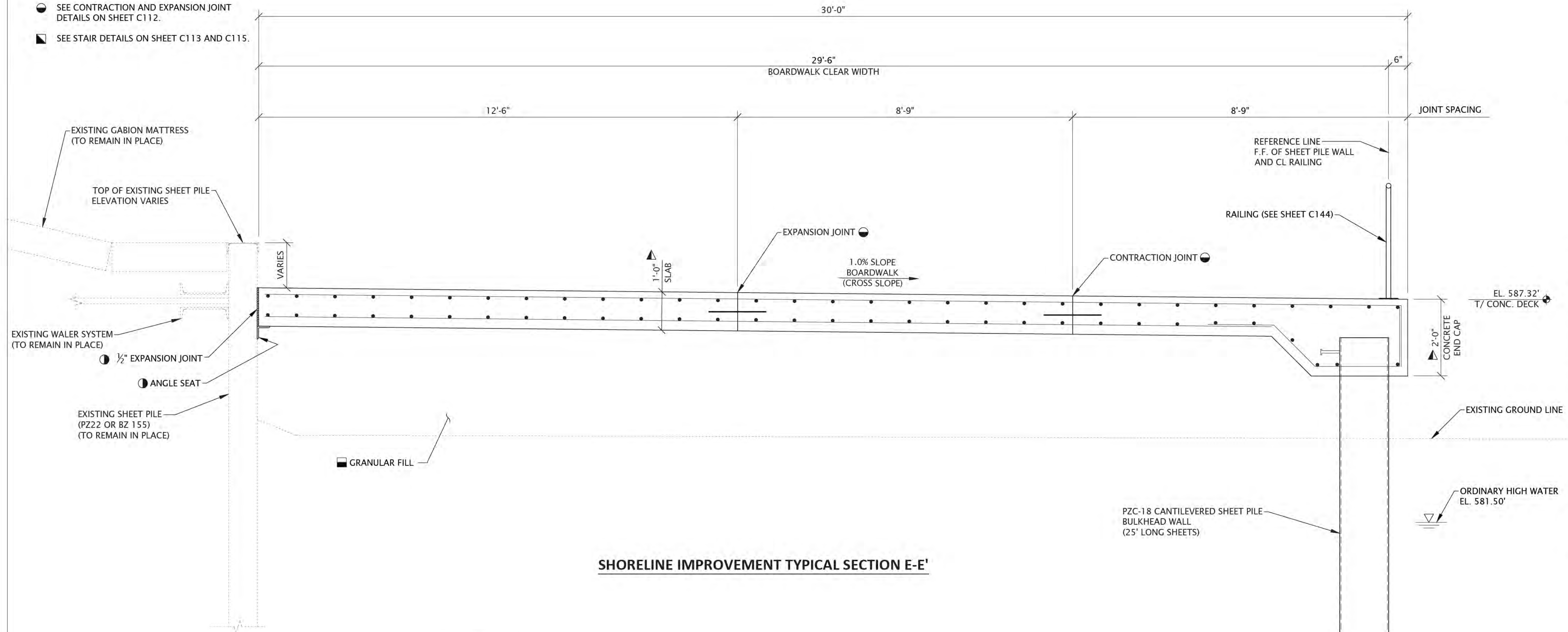
Sheet No.

C111

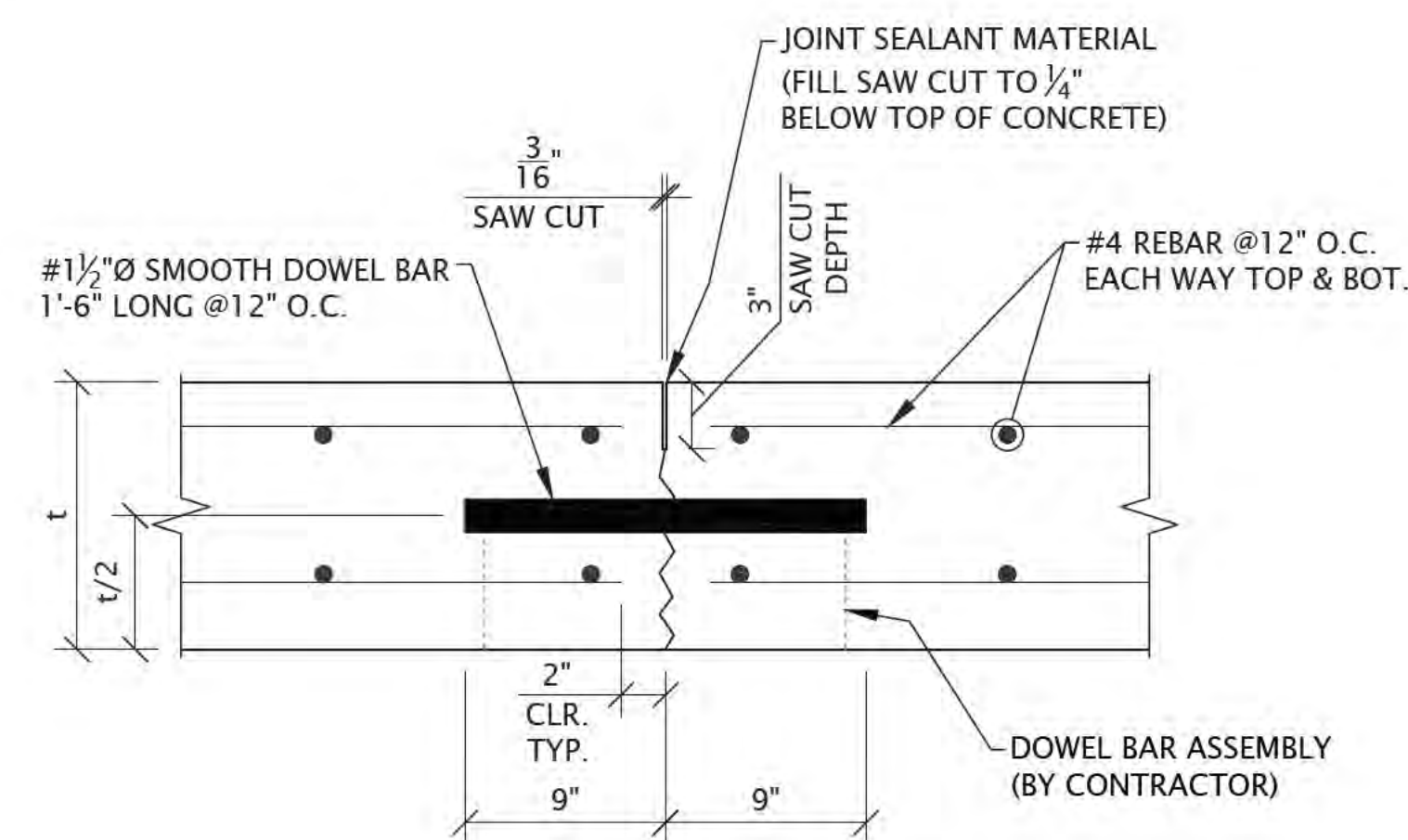


- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

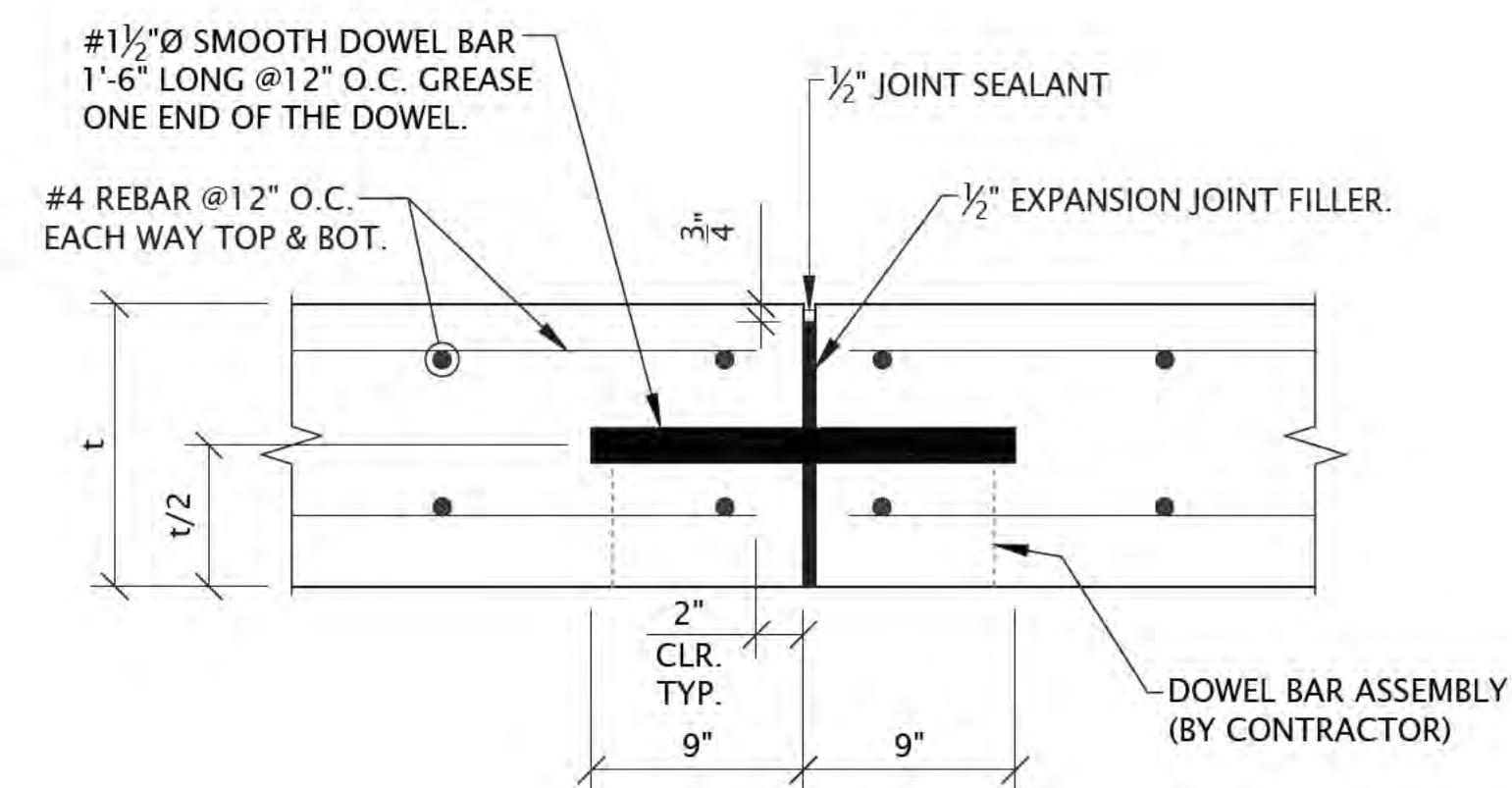
1. SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
2. ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKA DUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKA DUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



SHORELINE IMPROVEMENT TYPICAL SECTION E-E'



TYPICAL CONTRACTION JOINT DETAIL



TYPICAL EXPANSION JOINT DETAIL

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

Site Improvements
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

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

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

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

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION E-E'

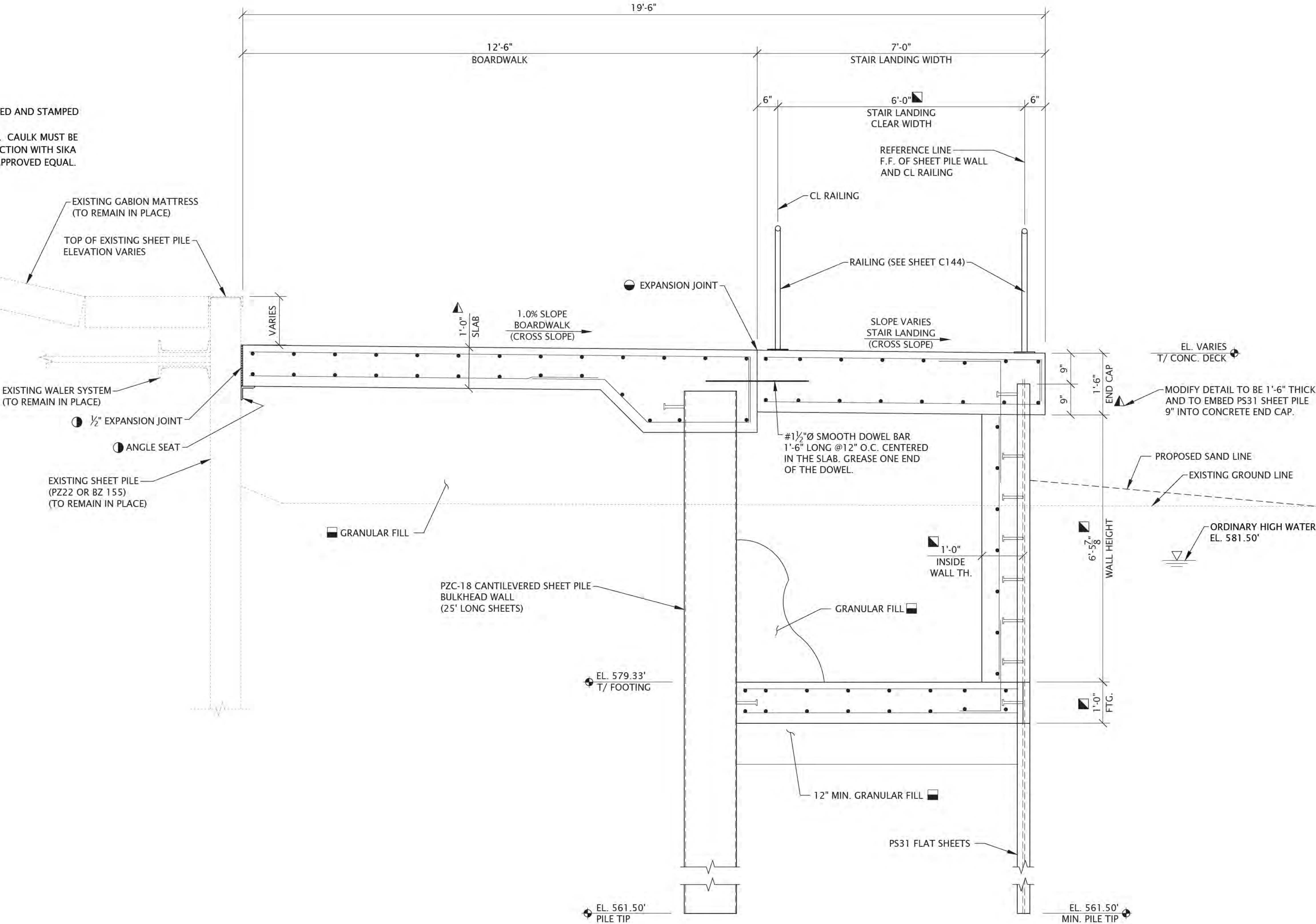
C112

LEGEND:

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

NOTES:

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



SHORELINE IMPROVEMENT TYPICAL SECTION G-G'

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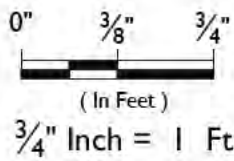
Project Title:

Site Improvements
Eldorado Park &
Winnetka Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION G-G'

Sheet No.

C114

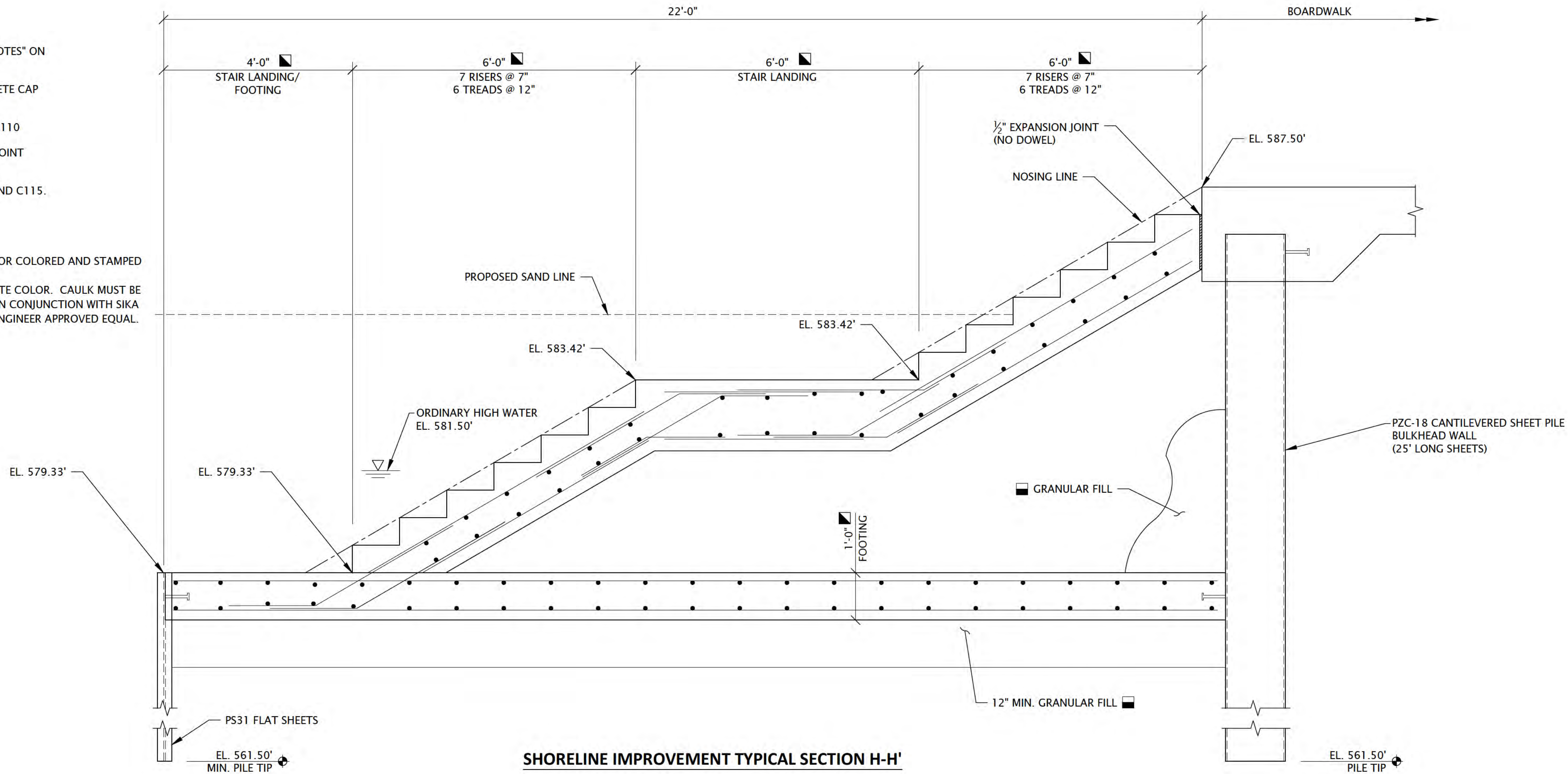
LEGEND:

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

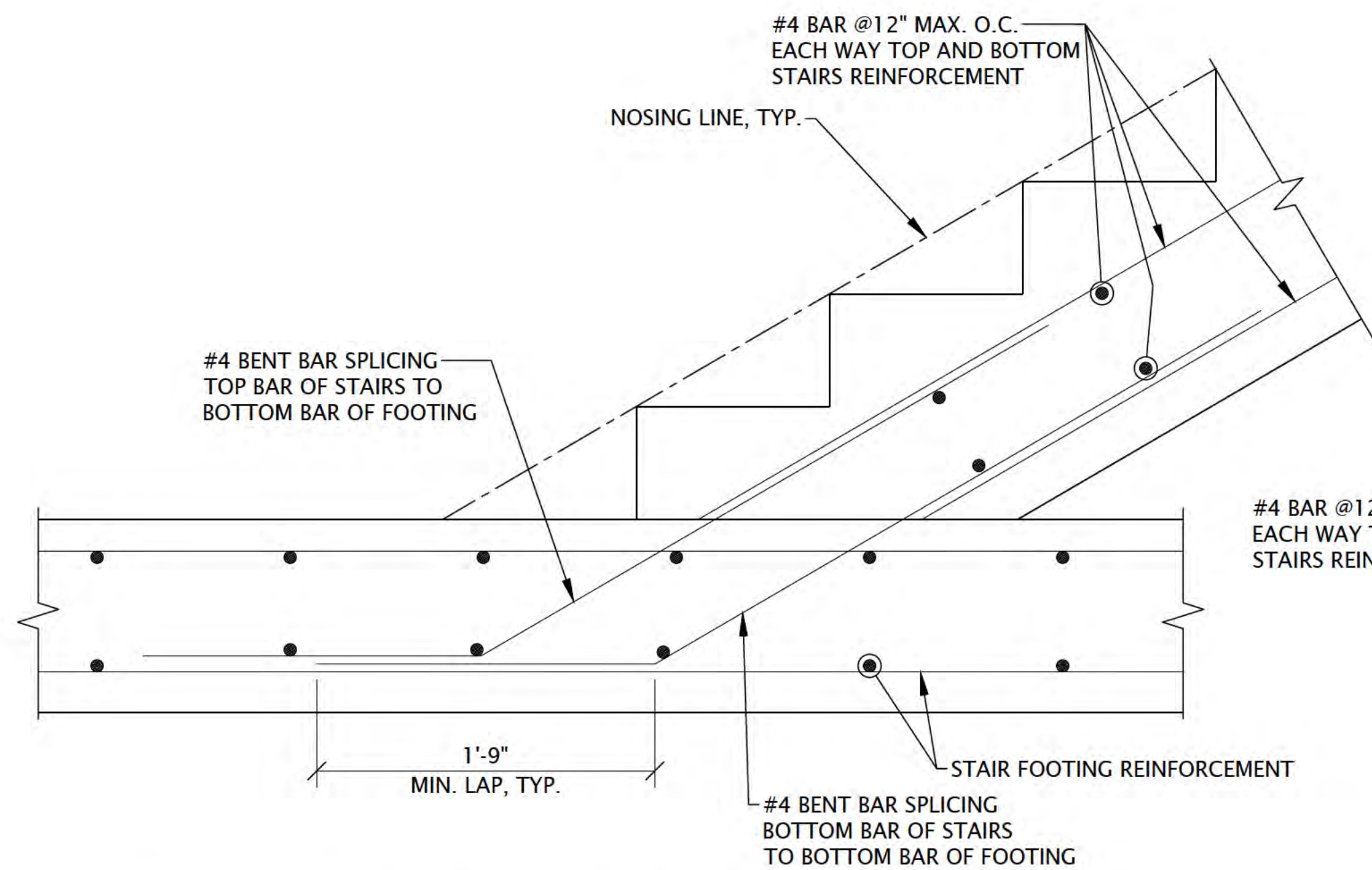
NOTES:

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

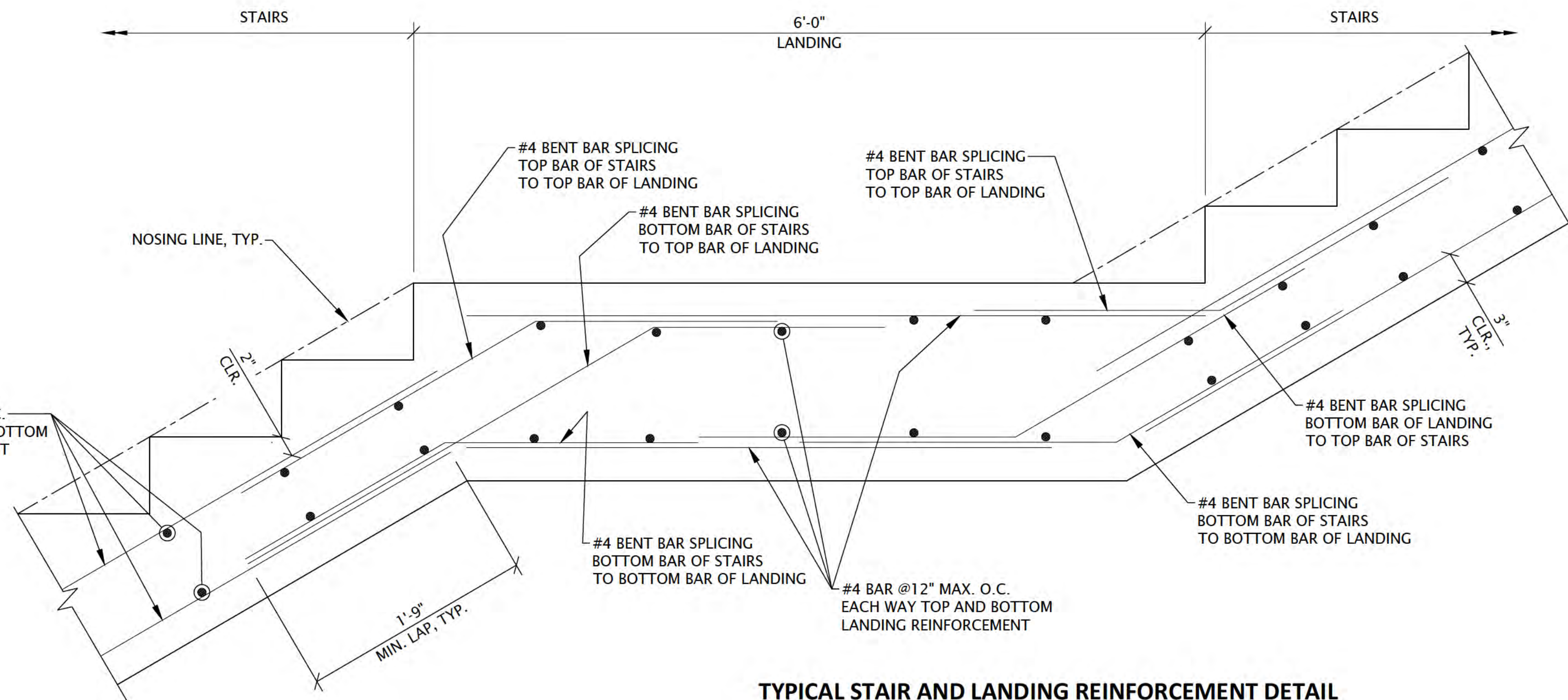
"The information shown on this drawing concerning type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for making his own determinations as to the type and location of underground utilities as may be necessary to avoid damage thereto."



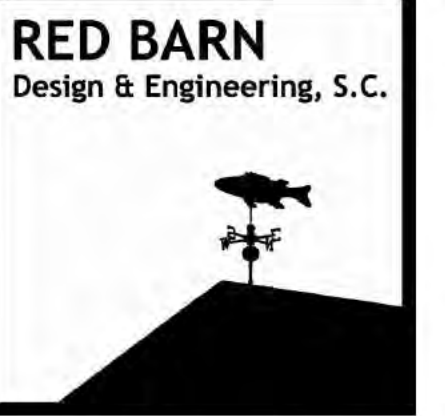
SHORELINE IMPROVEMENT TYPICAL SECTION H-H'



TYPICAL STAIR TO FOOTING REINFORCEMENT DETAIL



TYPICAL STAIR AND LANDING REINFORCEMENT DETAIL



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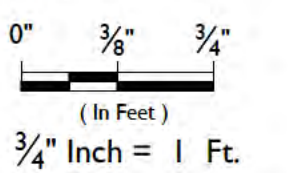
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

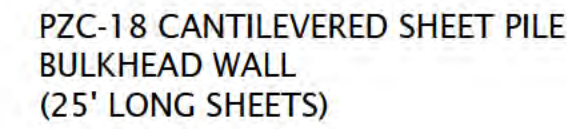
SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION H-H'

Sheet No.

C115

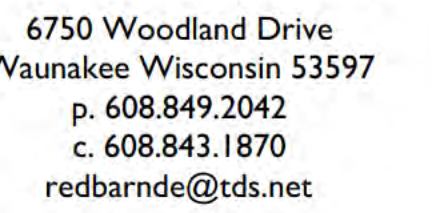
- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
- ▲ SEE DETAIL BULKHEAD WALL CONCRETE CAP AND SLAB DETAILS ON SHEET C109.
- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

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



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

SHORELINE IMPROVEMENT TYPICAL SECTION I-I'



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[illegible]

Site Improvements
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

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

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

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

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION I-I'

C116



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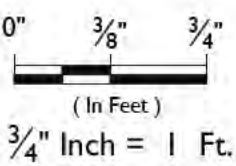
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



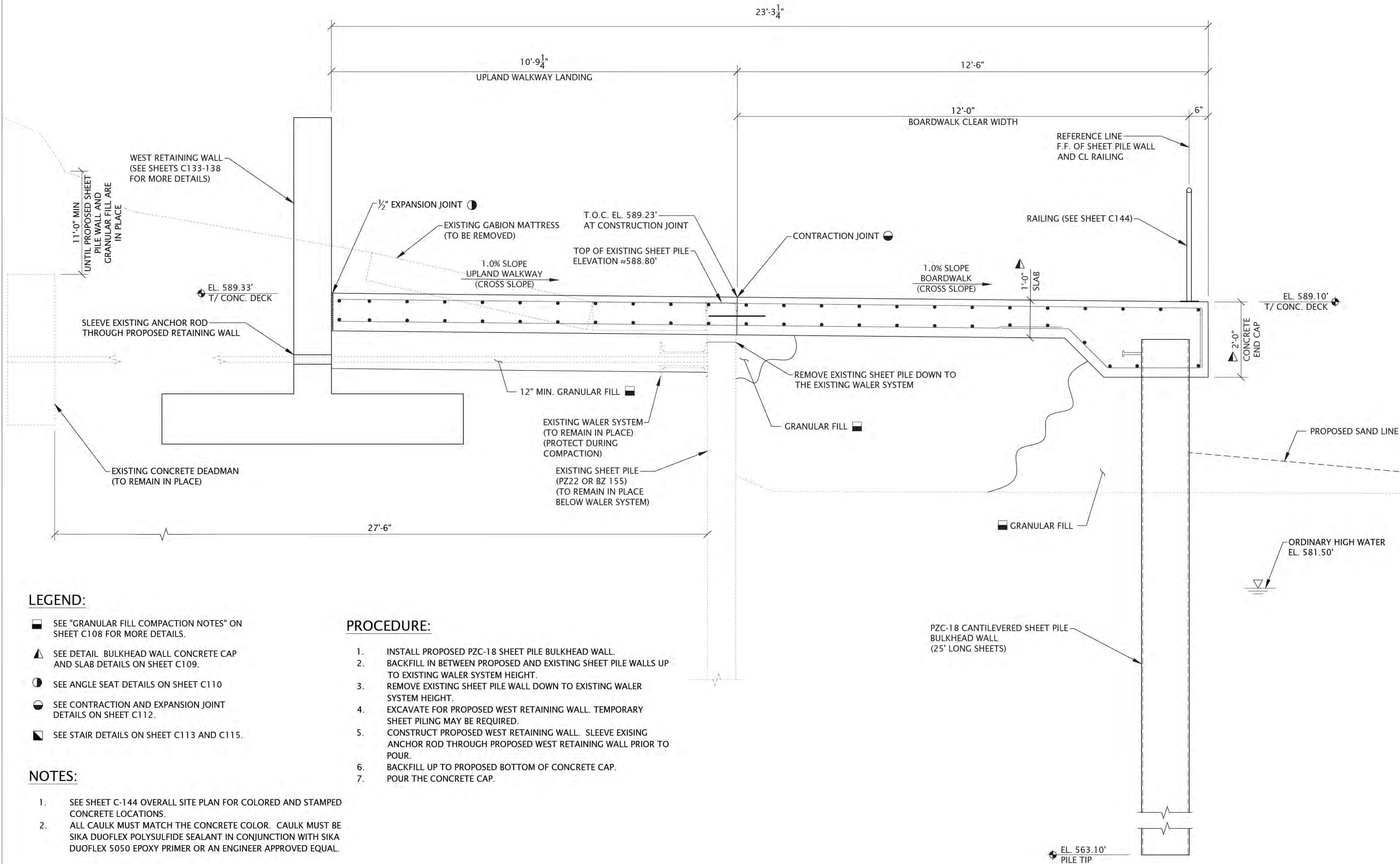
Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION J-J'

Sheet No.

C117



LEGEND:

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

NOTES:

- SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
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PROCEDURE:

- INSTALL PROPOSED PZC-18 SHEET PILE BULKHEAD WALL.
- BACKFILL IN BETWEEN PROPOSED AND EXISTING SHEET PILE WALLS UP TO EXISTING WALER SYSTEM HEIGHT.
- REMOVE EXISTING SHEET PILE WALL DOWN TO EXISTING WALER SYSTEM HEIGHT.
- EXCAVATE FOR PROPOSED WEST RETAINING WALL. TEMPORARY SHEET PILING MAY BE REQUIRED.
- CONSTRUCT PROPOSED WEST RETAINING WALL. SLEEVE EXISING ANCHOR ROD THROUGH PROPOSED WEST RETAINING WALL PRIOR TO POUR.
- BACKFILL UP TO PROPOSED BOTTOM OF CONCRETE CAP.
- POUR THE CONCRETE CAP.

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



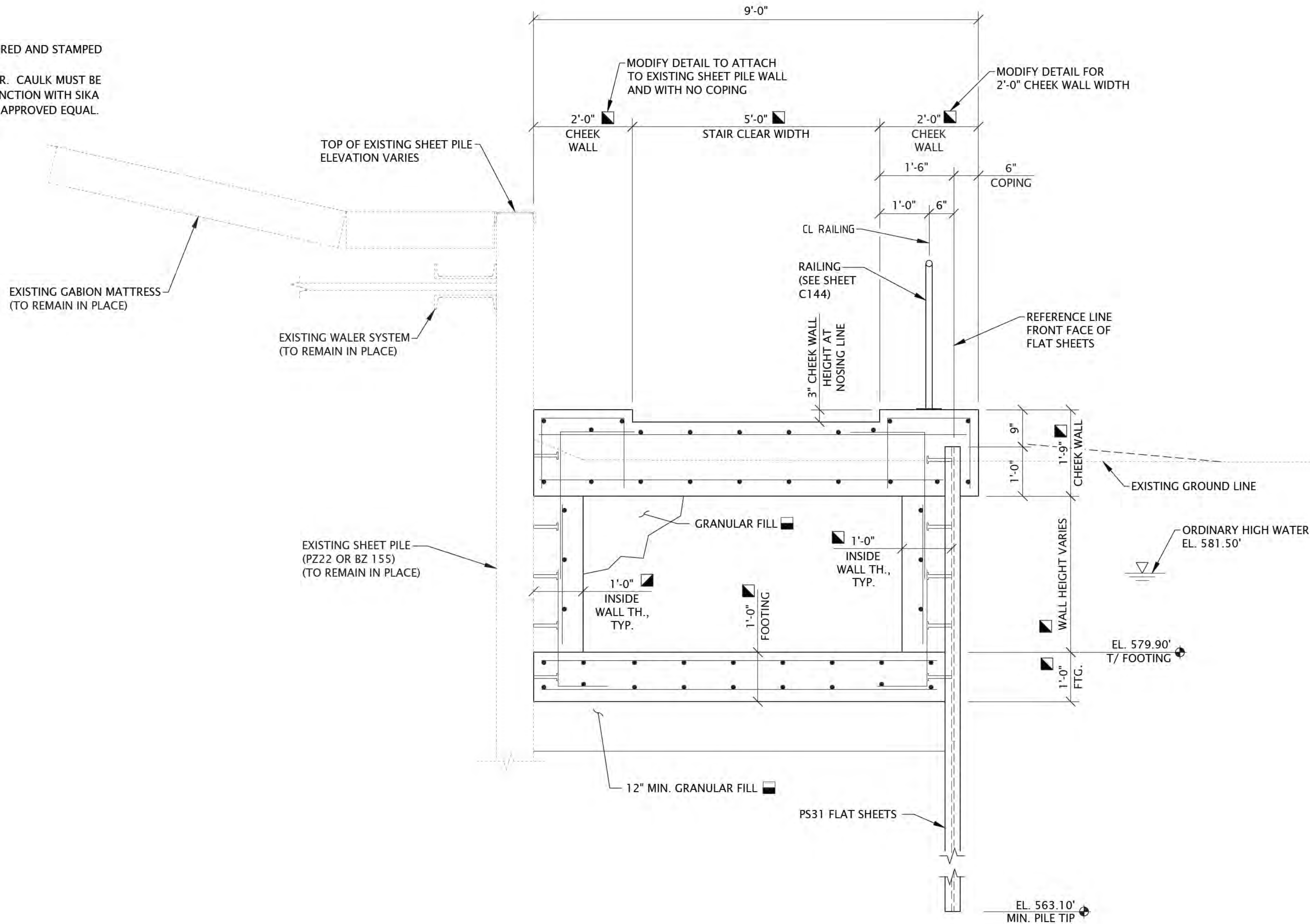
SHORELINE IMPROVEMENT TYPICAL SECTION J-J'

LEGEND:

- SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.
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- SEE ANGLE SEAT DETAILS ON SHEET C110
- SEE CONTRACTION AND EXPANSION JOINT DETAILS ON SHEET C112.
- SEE STAIR DETAILS ON SHEET C113 AND C115.

NOTES:

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SHORELINE IMPROVEMENT TYPICAL SECTION K-K'

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Consultants



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Spring Green Wisconsin 53588
p. 608.588.7866

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

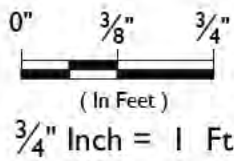
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION K-K'

Sheet No.

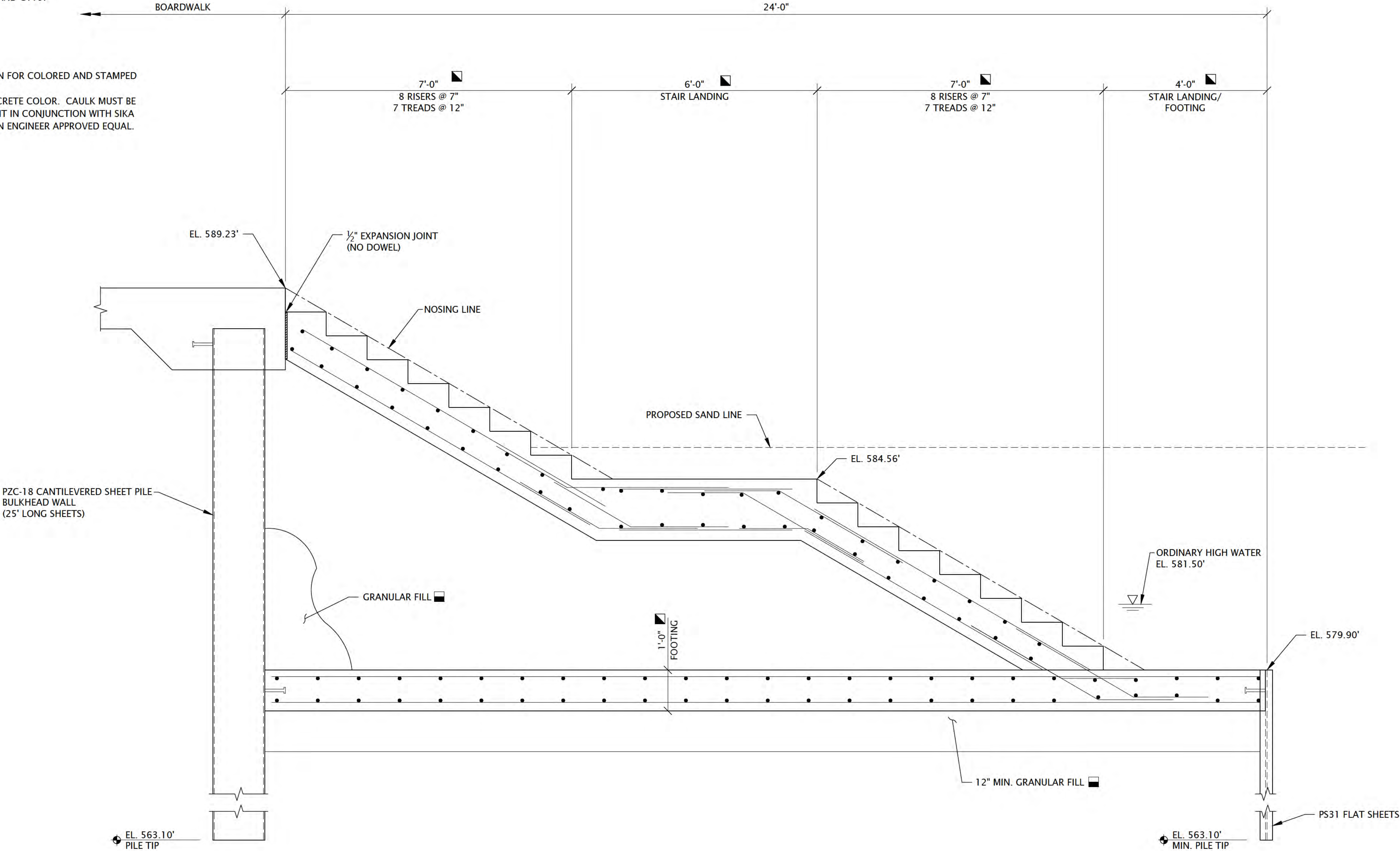
C118

LEGEND:

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

- SEE SHEET C-144 OVERALL SITE PLAN FOR COLORED AND STAMPED CONCRETE LOCATIONS.
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SHORELINE IMPROVEMENT TYPICAL SECTION L-L'

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

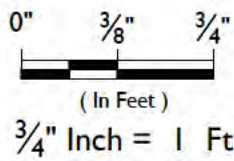
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



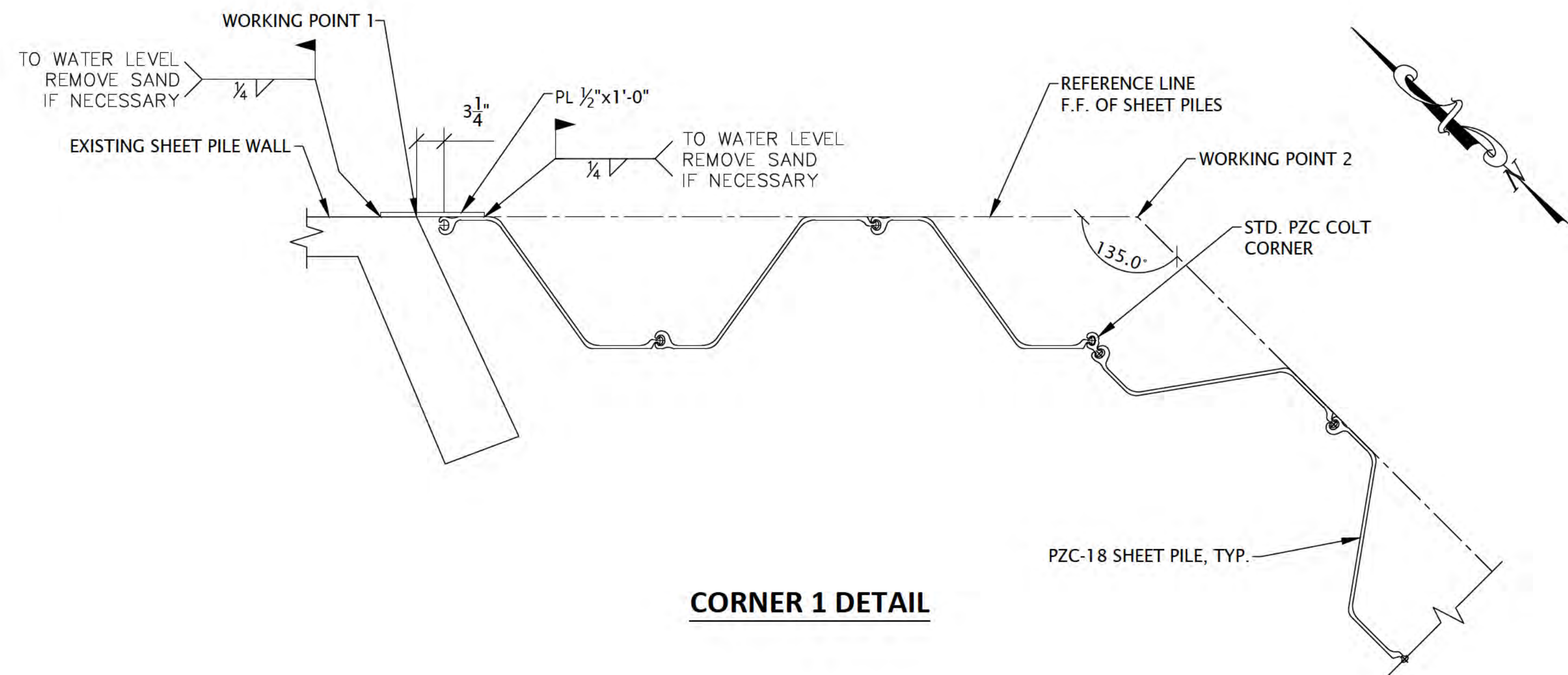
Scale: 3/4" Inch = 1 Ft.

Drawing Title

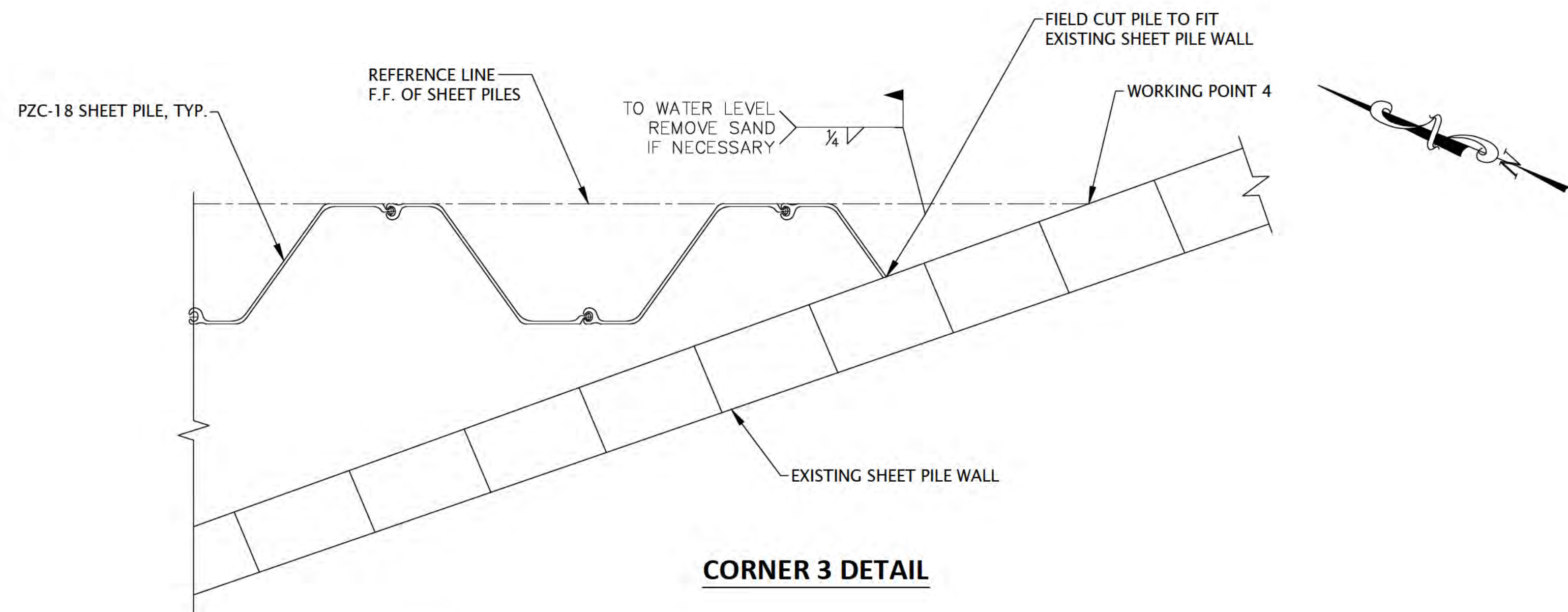
SHORELINE IMPROVEMENTS
SECTIONS AND DETAILS
SECTION L-L'

Sheet No.

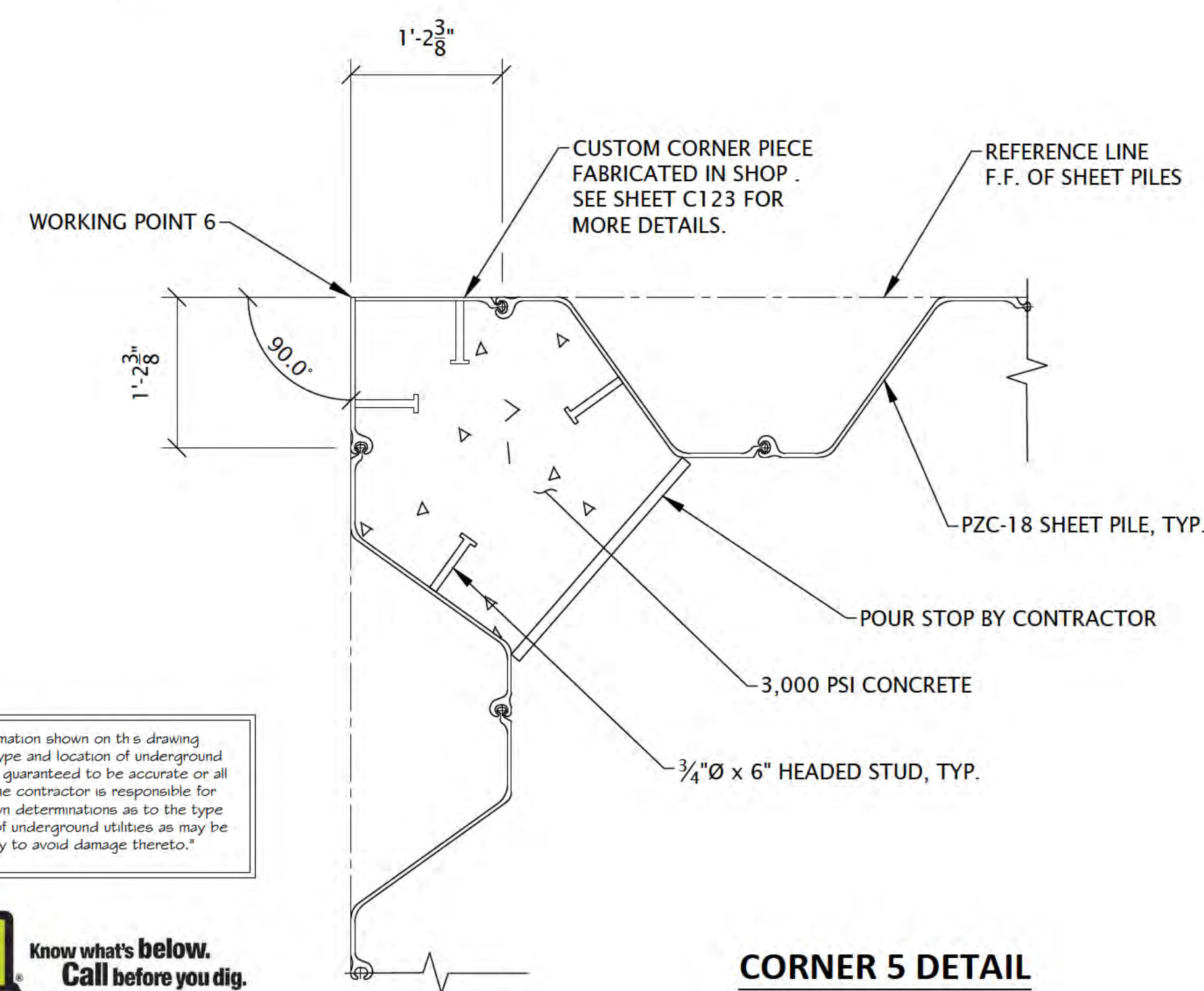
C119



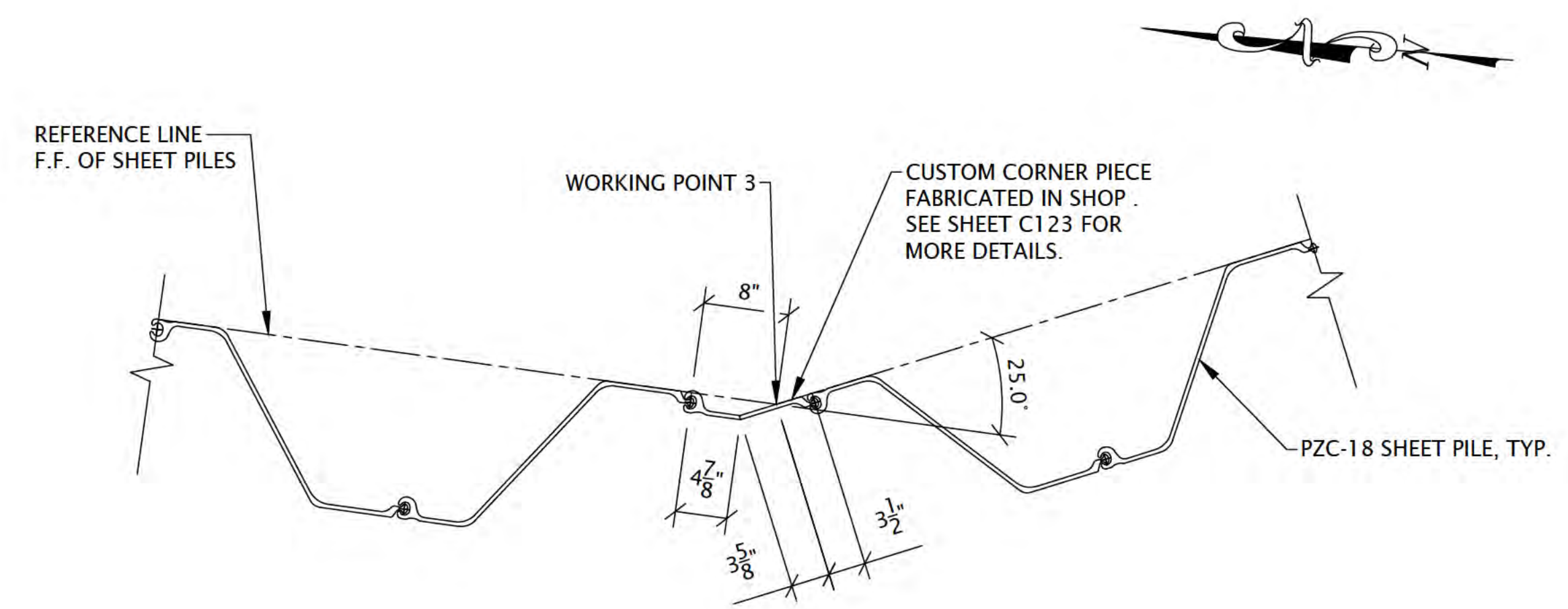
CORNER 1 DETAIL



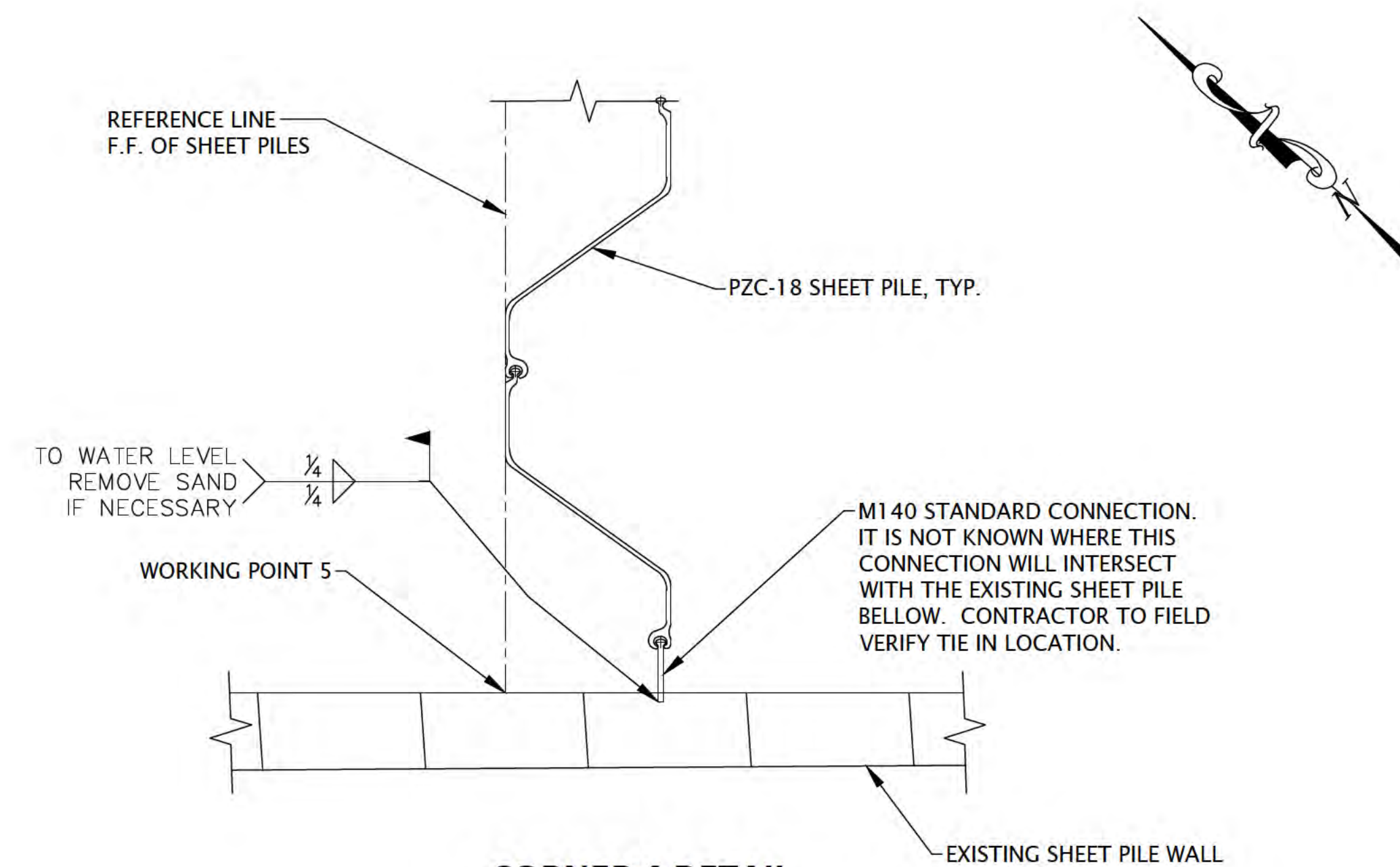
CORNER 3 DETAIL



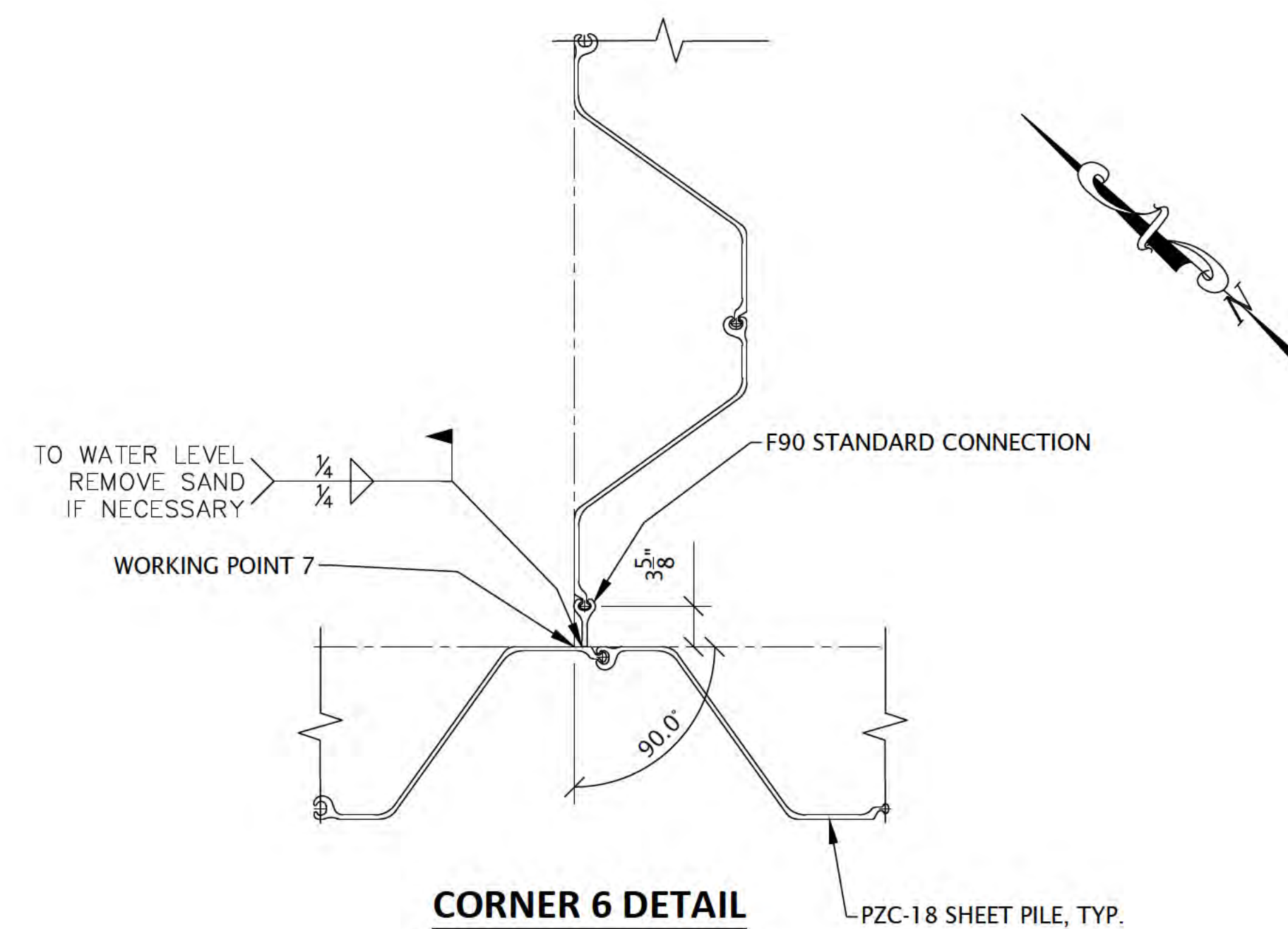
CORNER 5 DETAIL



CORNER 2 DETAIL

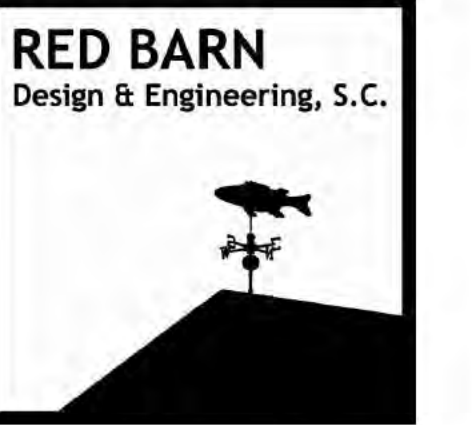


CORNER 4 DETAIL



CORNER 6 DETAIL

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Spring Green Wisconsin 53588
p. 608.588.7866

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Bidding and Construction	07/19/24

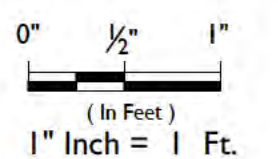
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



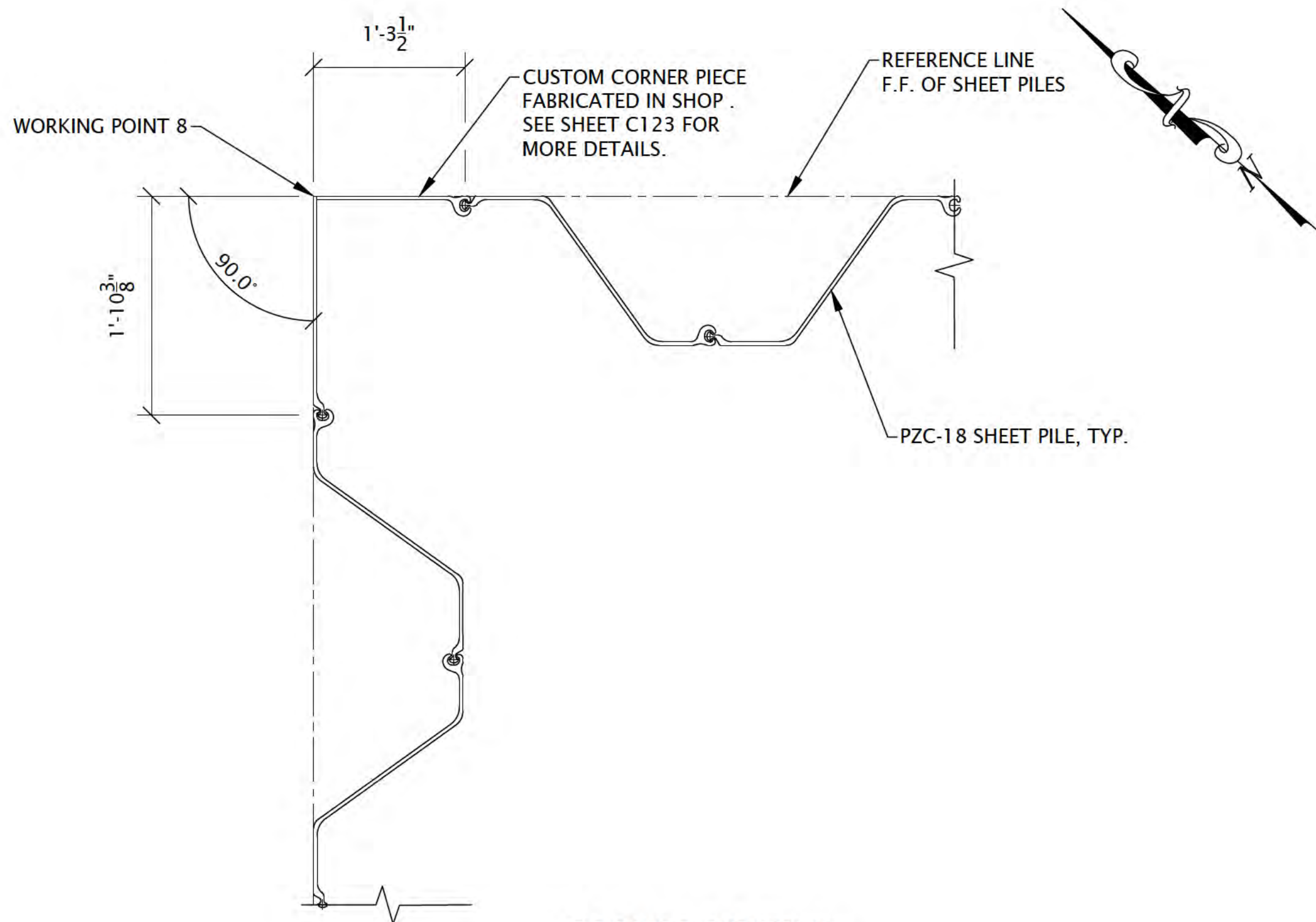
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Drawing Title

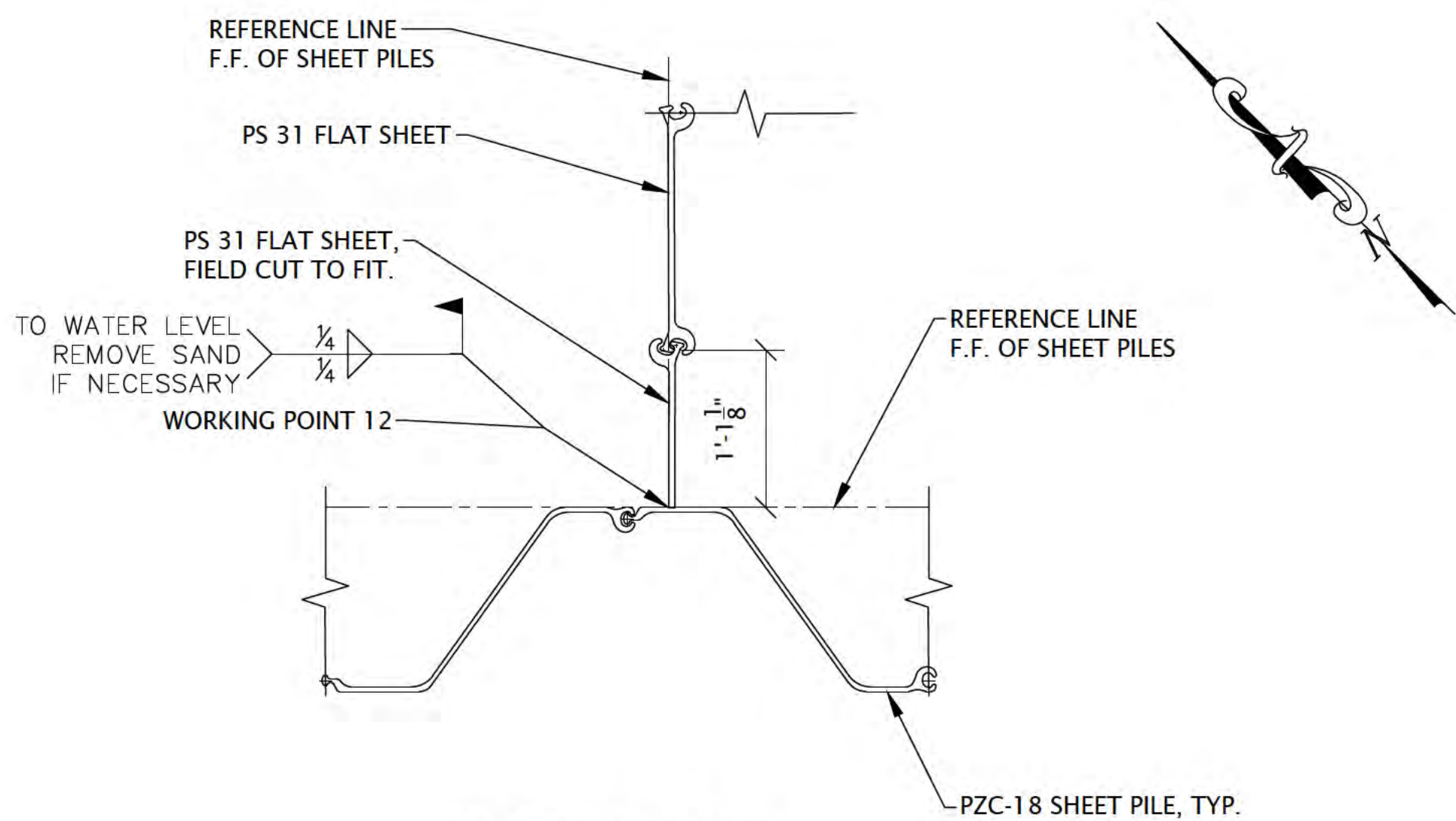
SHORELINE IMPROVEMENTS
CORNER DETAILS I

Sheet No.

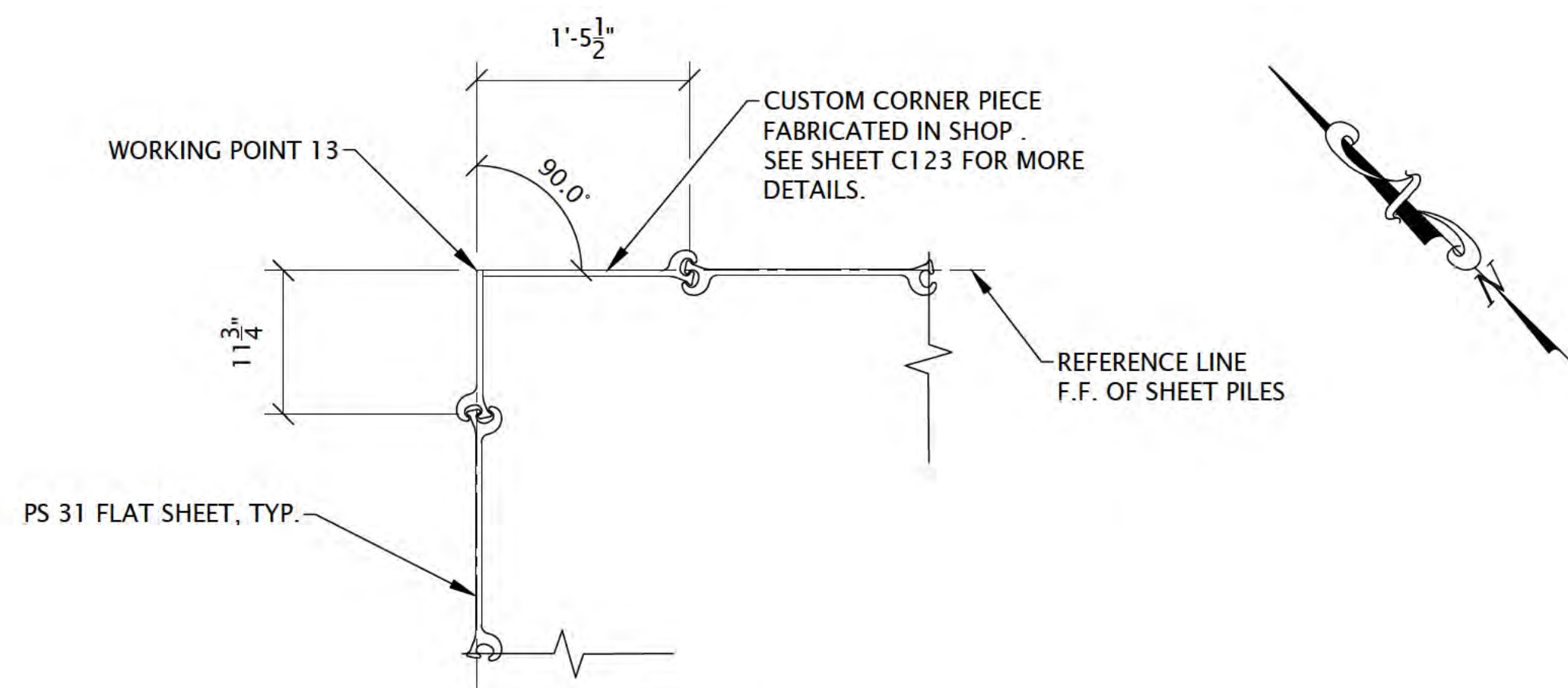
C120



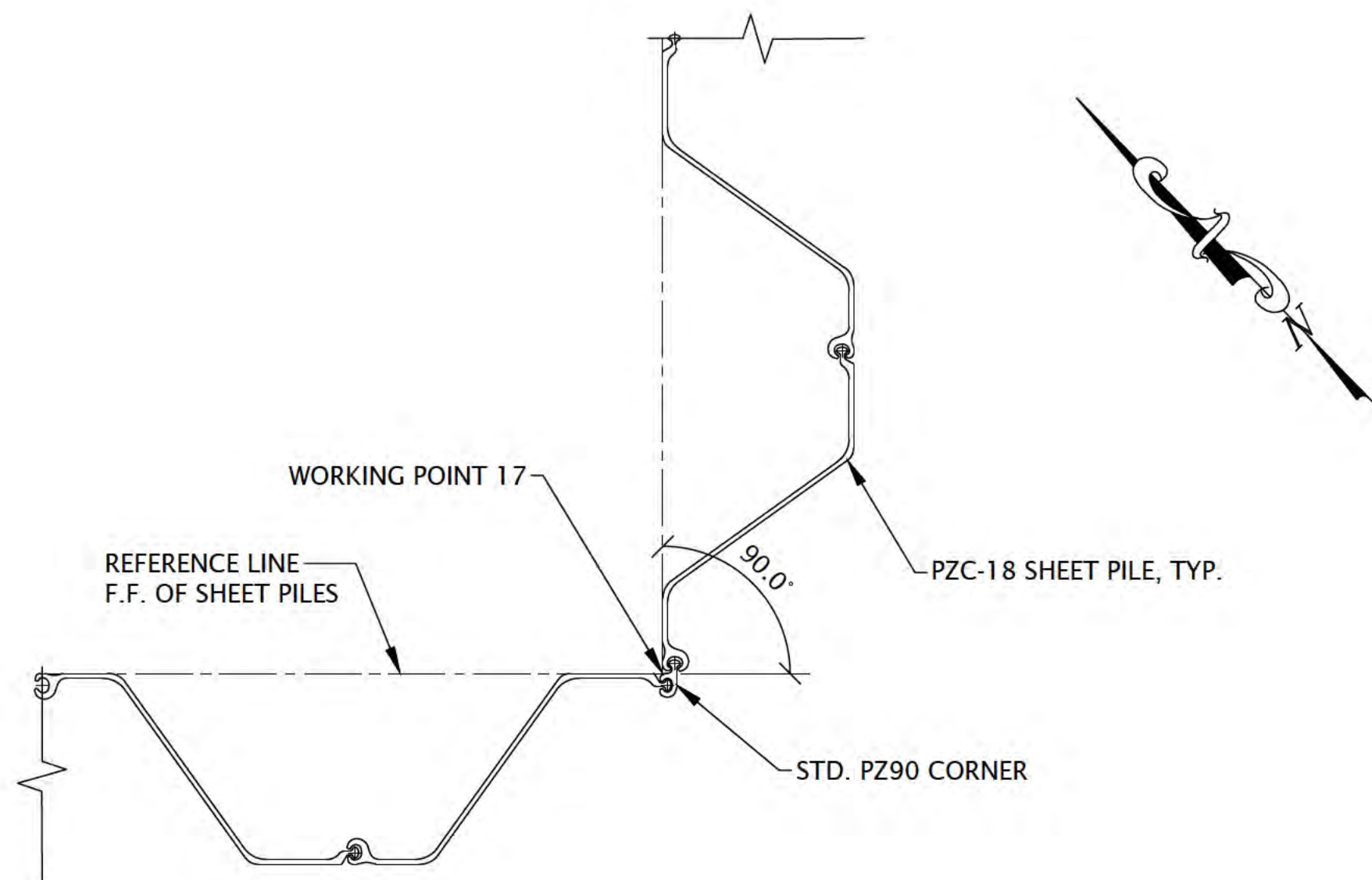
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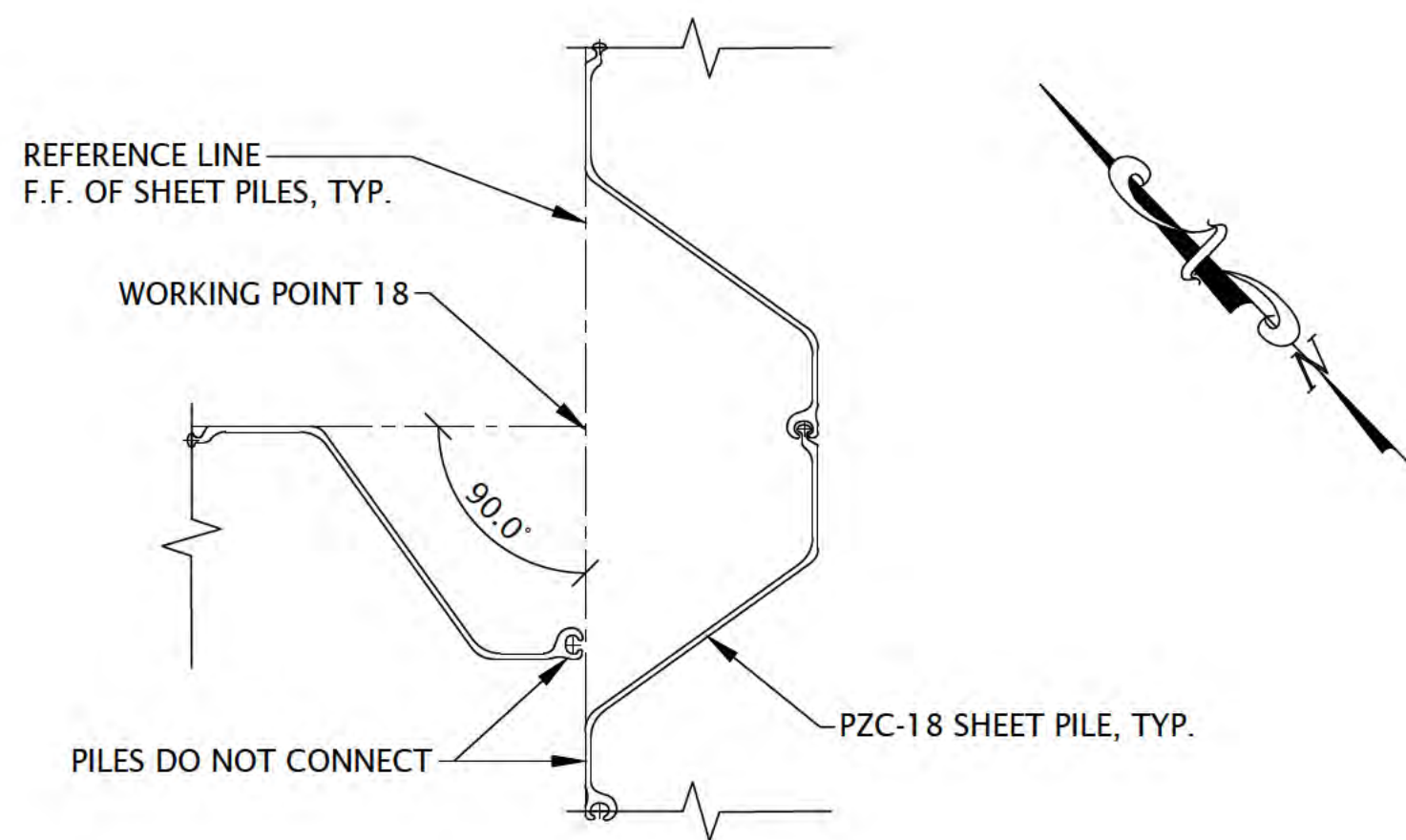
CORNER 8 DETAIL



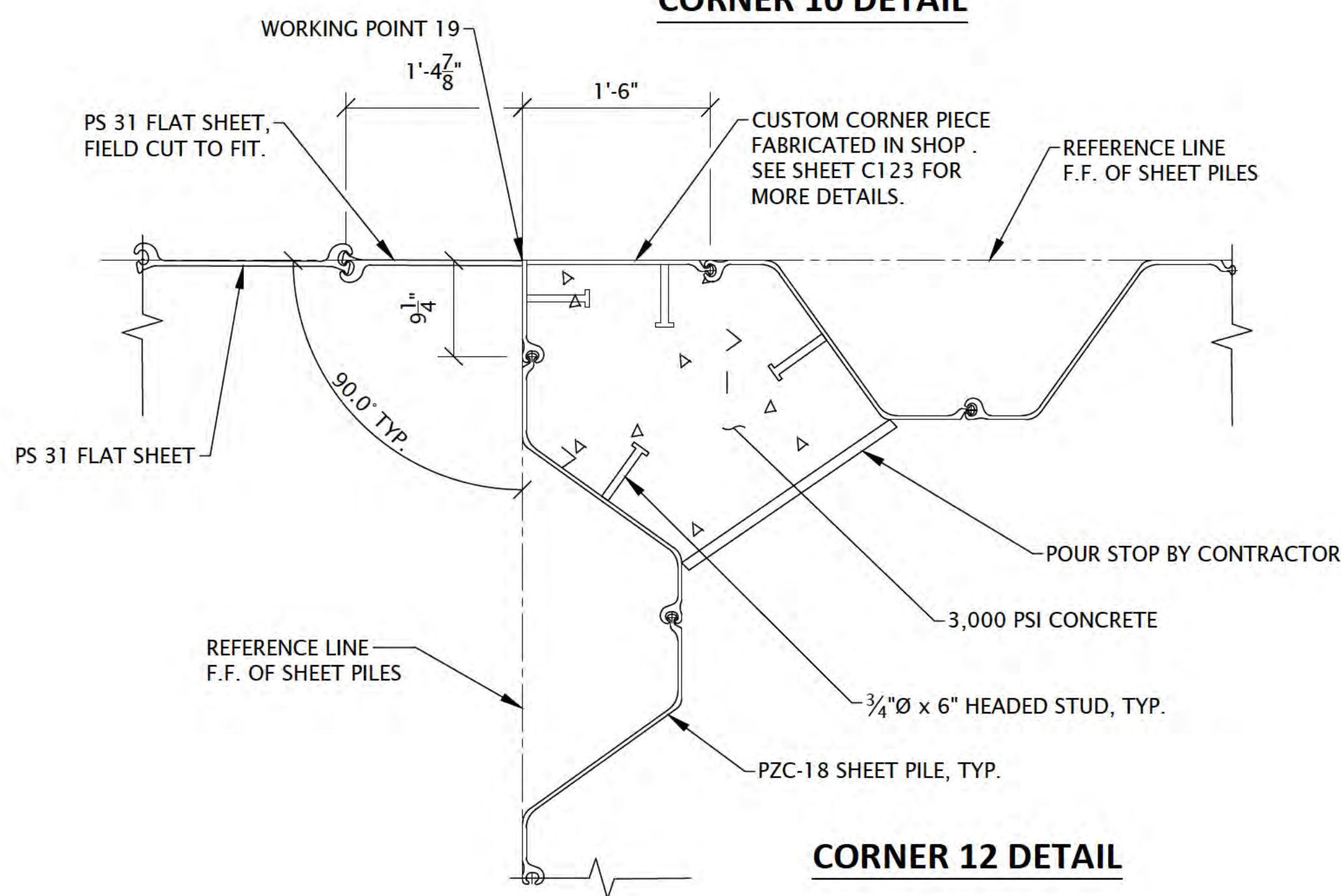
CORNER 9 DETAIL



CORNER 10 DETAIL



CORNER 11 DETAIL



CORNER 12 DETAIL

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p. 608.588.7866

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

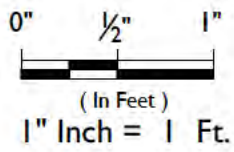
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 1" Inch = 1 Ft.

Drawing Title

SHORELINE IMPROVEMENTS
CORNER DETAILS 2

Sheet No.

C121



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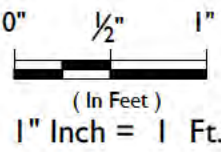
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



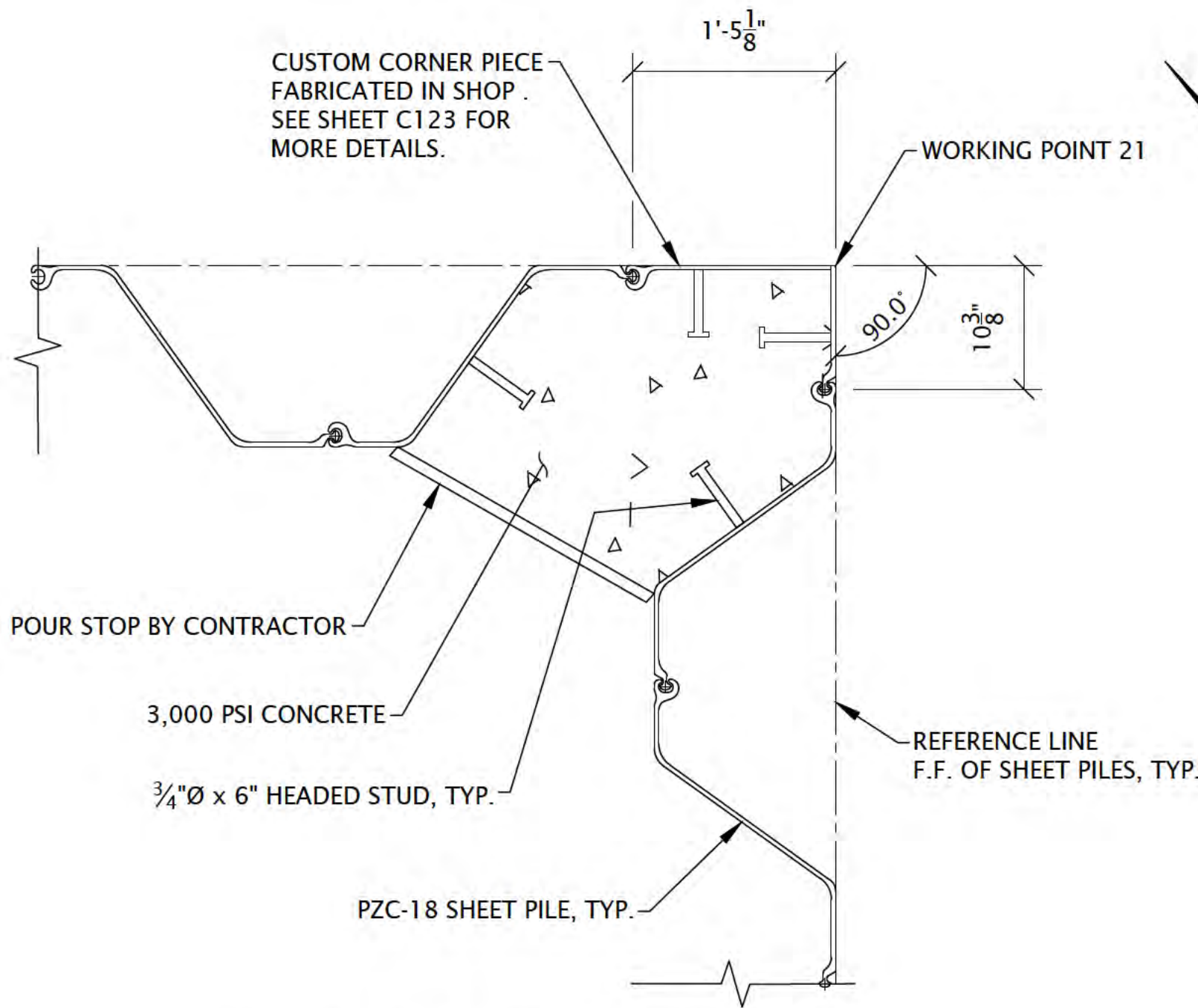
Scale: 1" Inch = 1 Ft.

Drawing Title

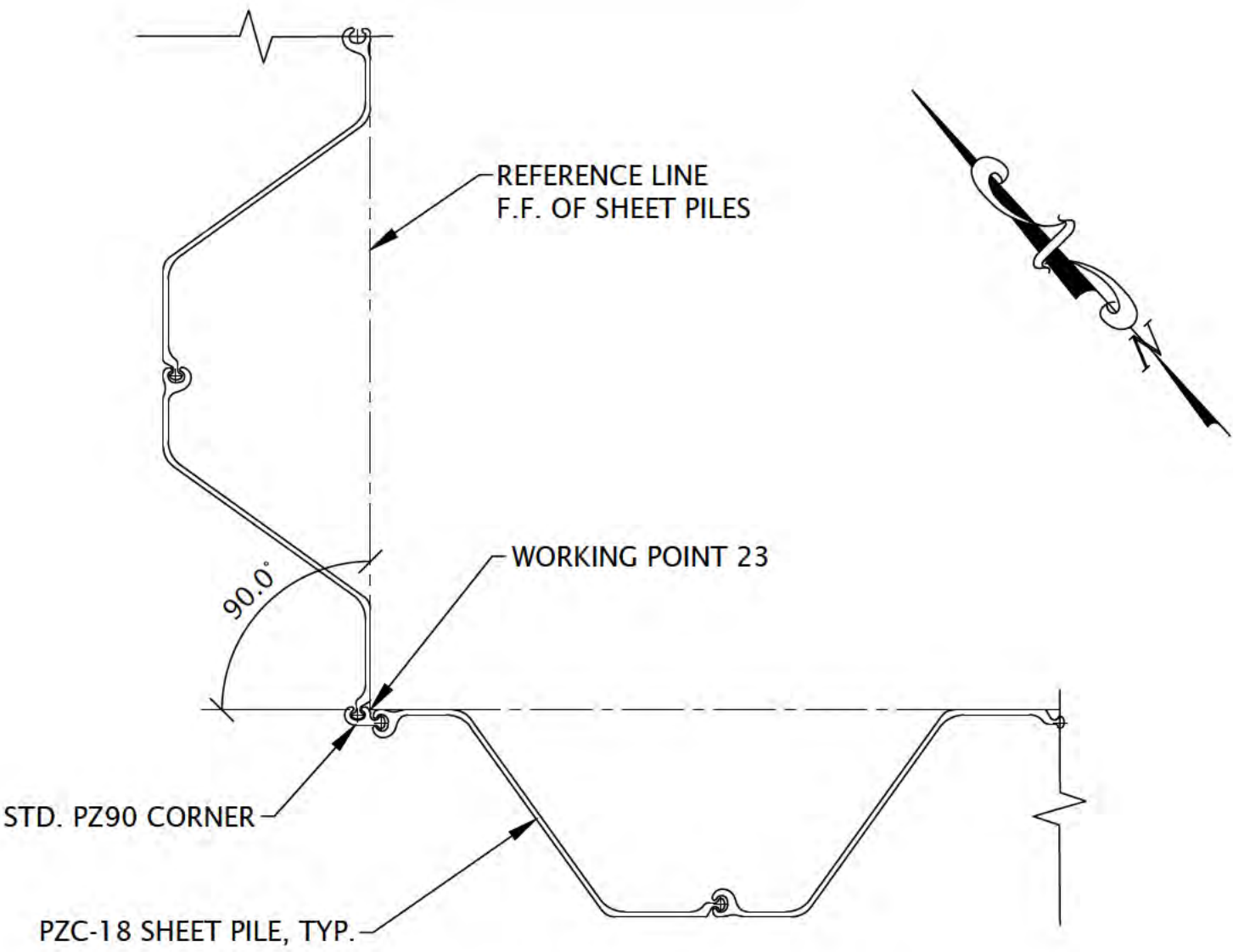
SHORELINE IMPROVEMENTS
CORNER DETAILS 3

Sheet No.

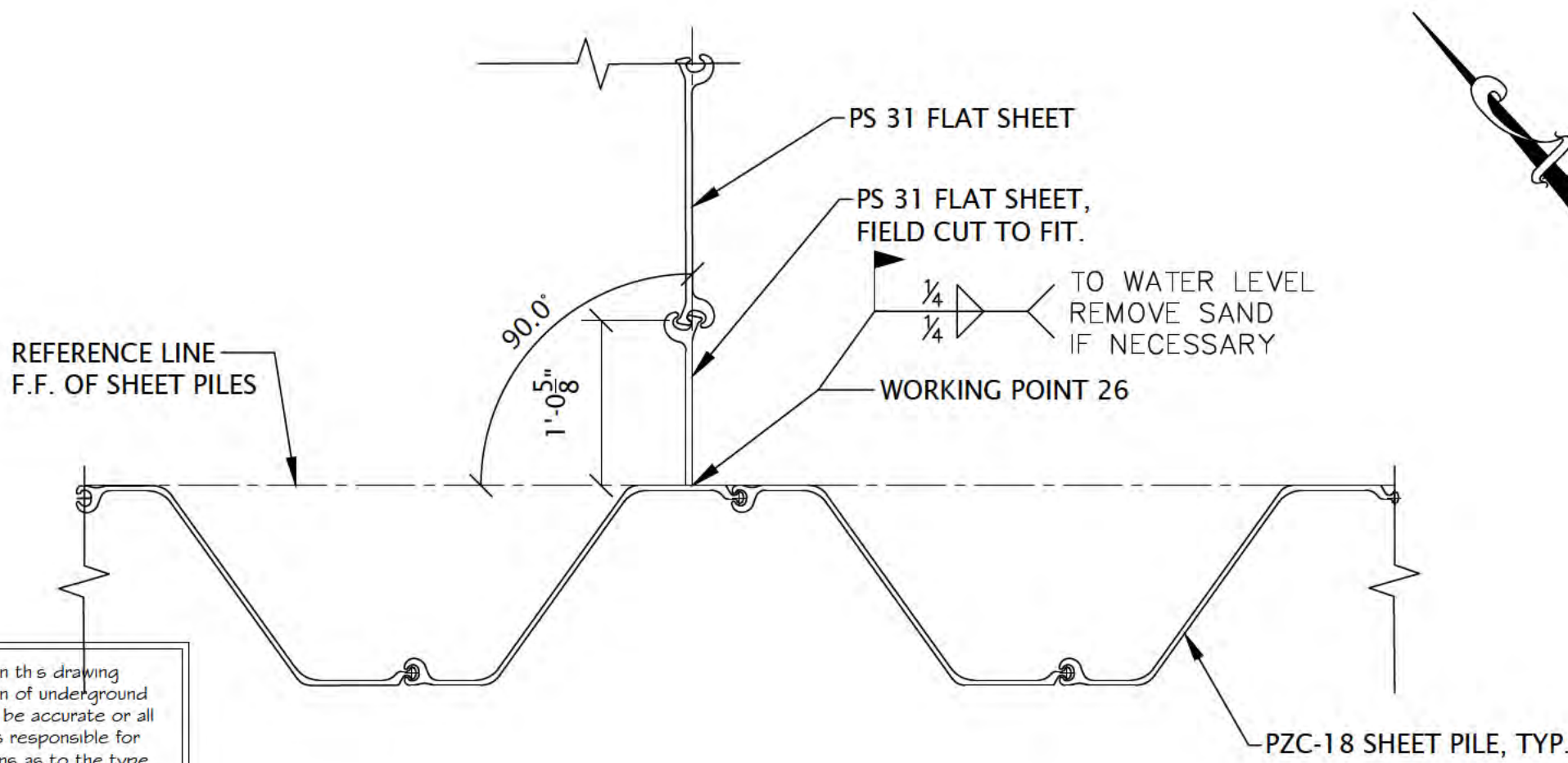
C122



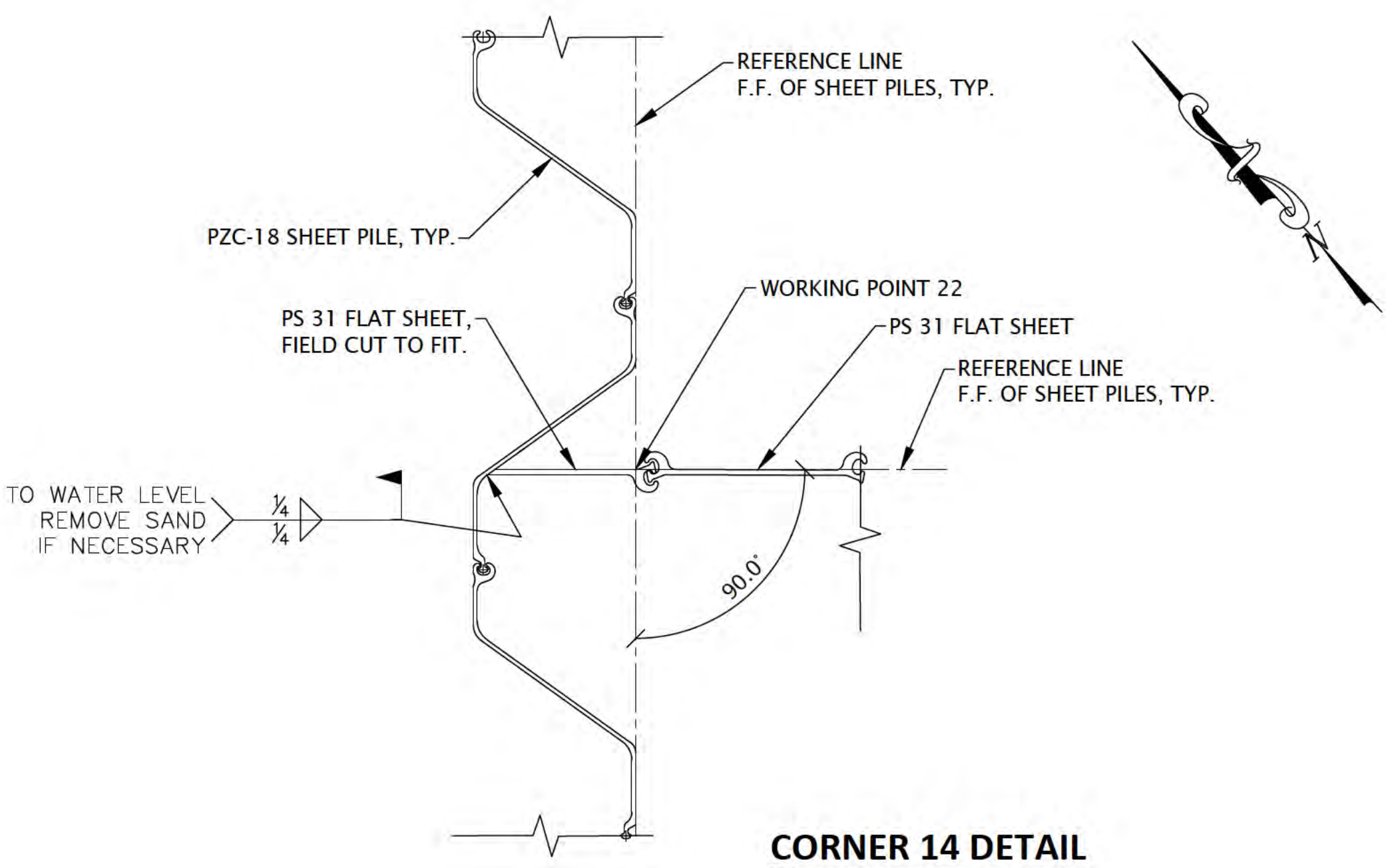
CORNER 13 DETAIL



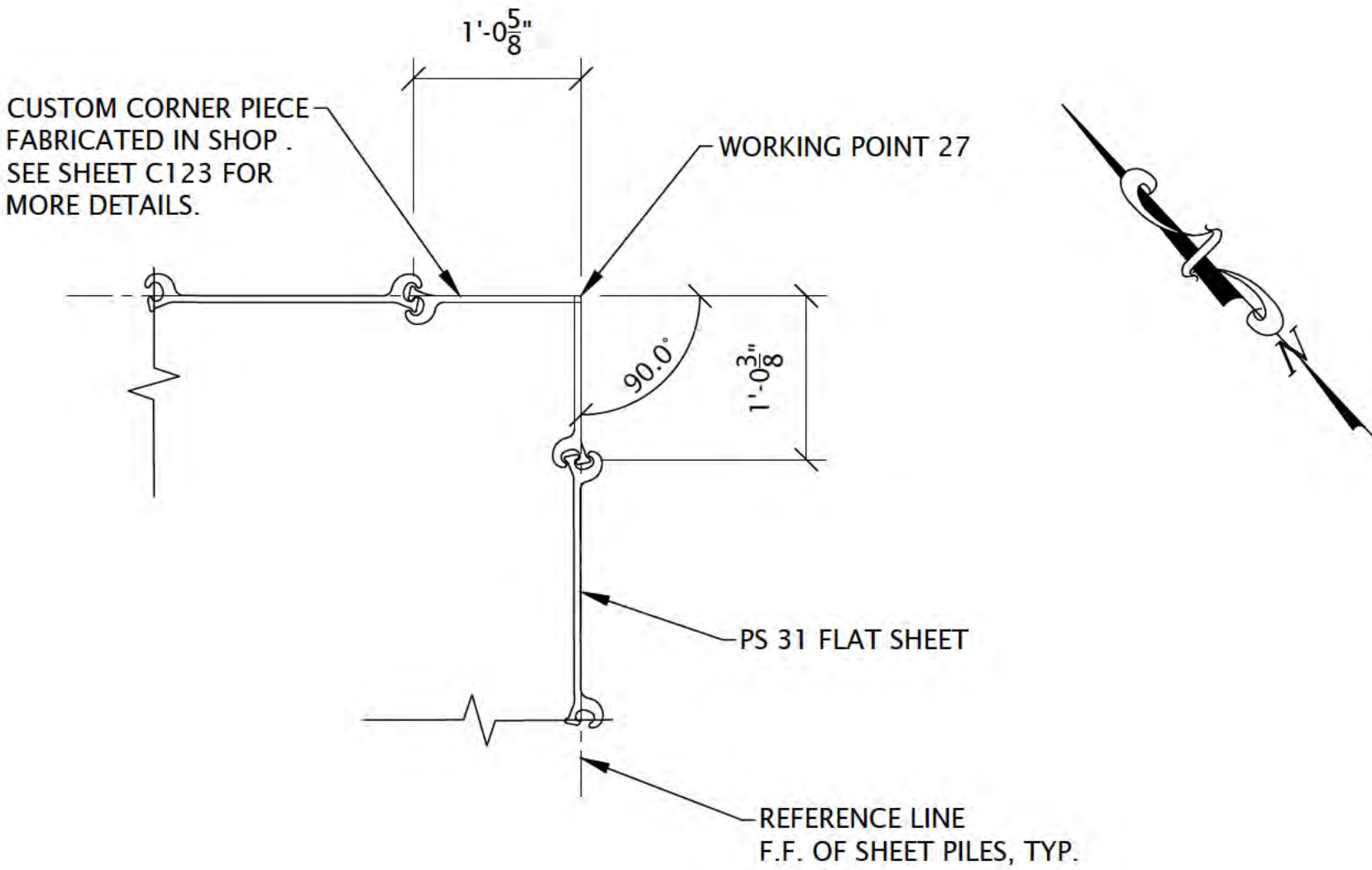
CORNER 15 DETAIL



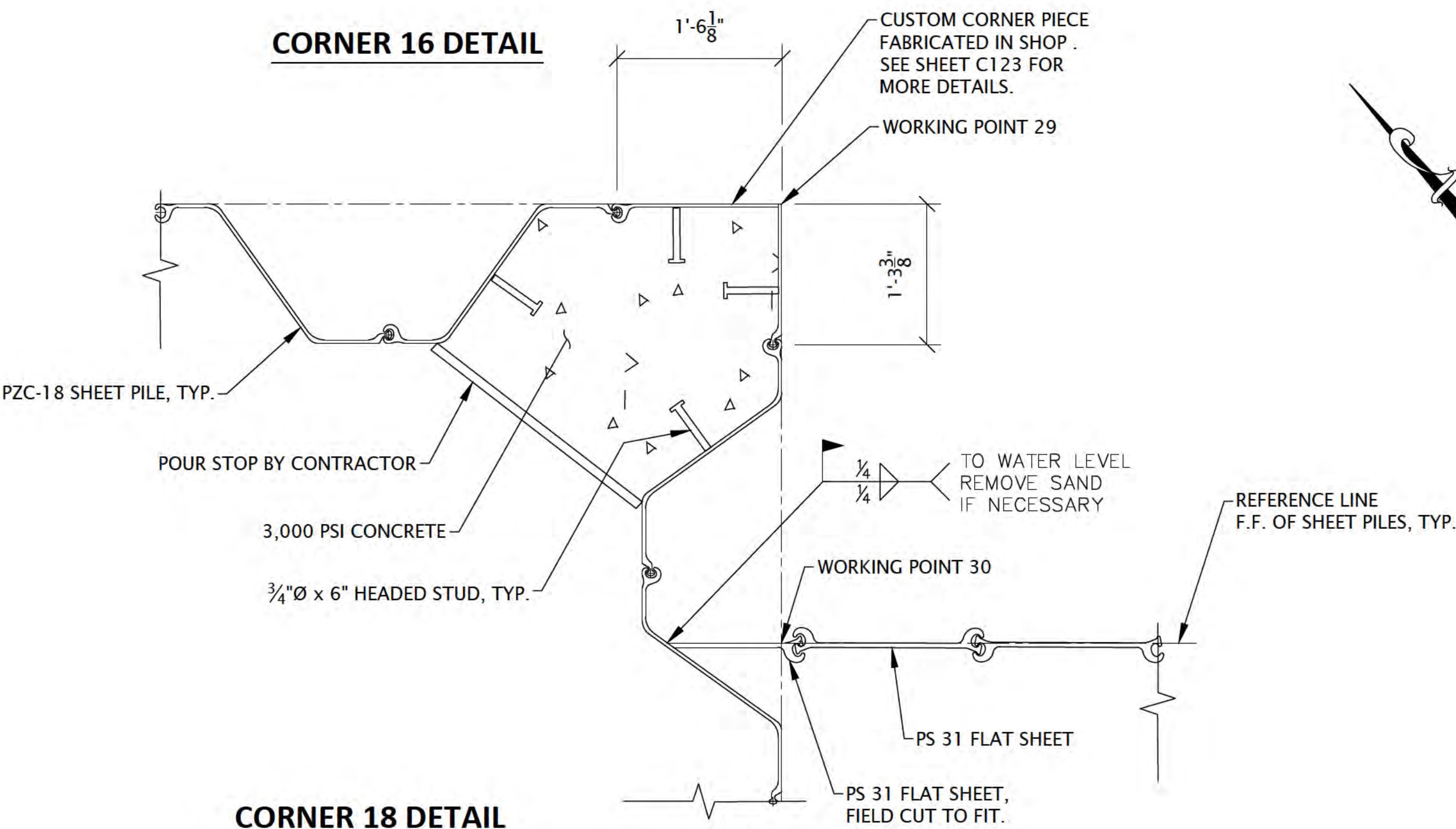
CORNER 17 DETAIL



CORNER 14 DETAIL



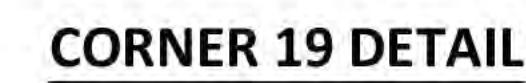
CORNER 16 DETAIL



CORNER 18 DETAIL

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





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



Sheet No.	C123
-----------	------

LEGEND

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

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Design & Engineering, S.C.



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Consultants

WESTBROOK
Associated Engineers, Inc.

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

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

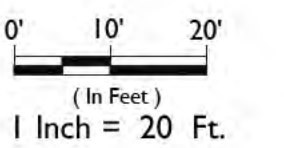
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

BREAKWATER PLAN
OVERVIEW

Sheet No.

C124

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CENTENNIAL PARK BREAKWATER OVERVIEW



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Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

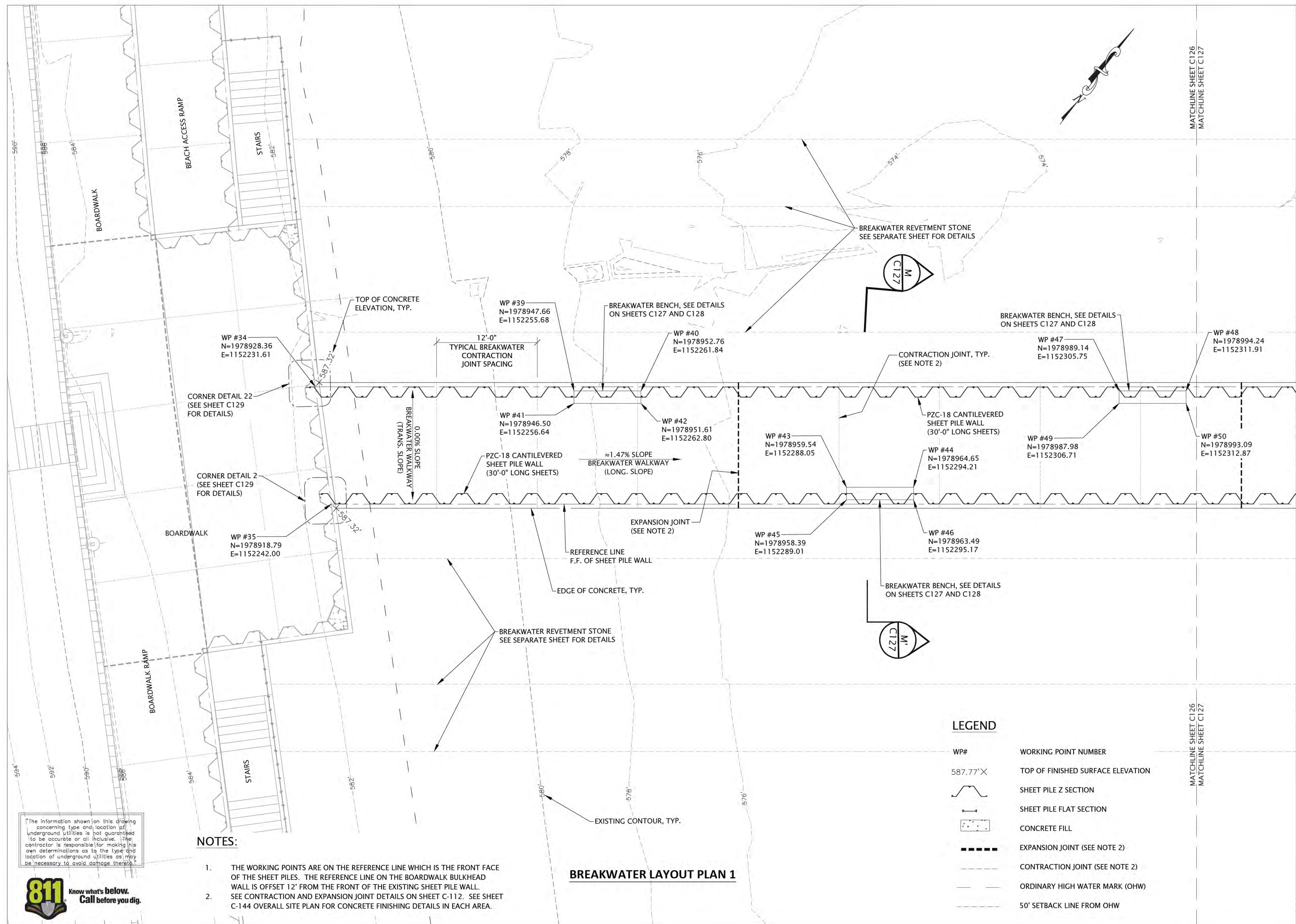
0' 2.5' 5'
(In Feet)
1 Inch = 5 Ft.

Scale 1 Inch = 5 Ft.

Drawing Title

**BREAKWATER
LAYOUT PLAN I**

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



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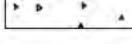
**Know what's below.
Call before you dig.**

NOTES:

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

BREAKWATER LAYOUT PLAN 1

LEGEND

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

LEGEND (PROPOSED)

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

NOTES:

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

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Associated Engineers, Inc.

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Spring Green Wisconsin 53588
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100% Submittal 06/28/24
Bidding and Construction 07/19/24

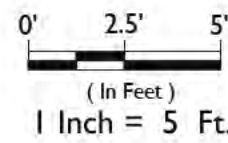
Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



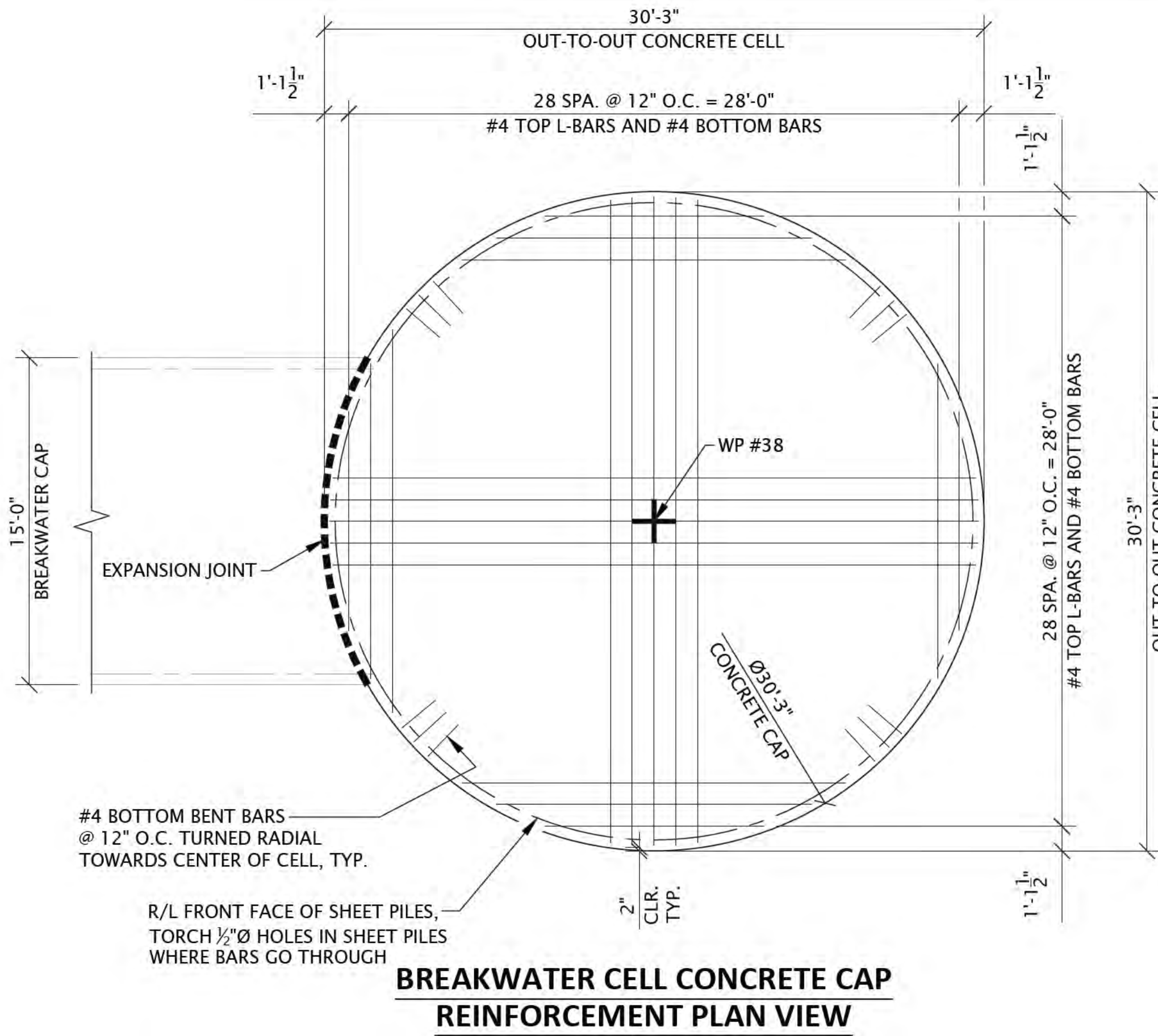
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Drawing Title

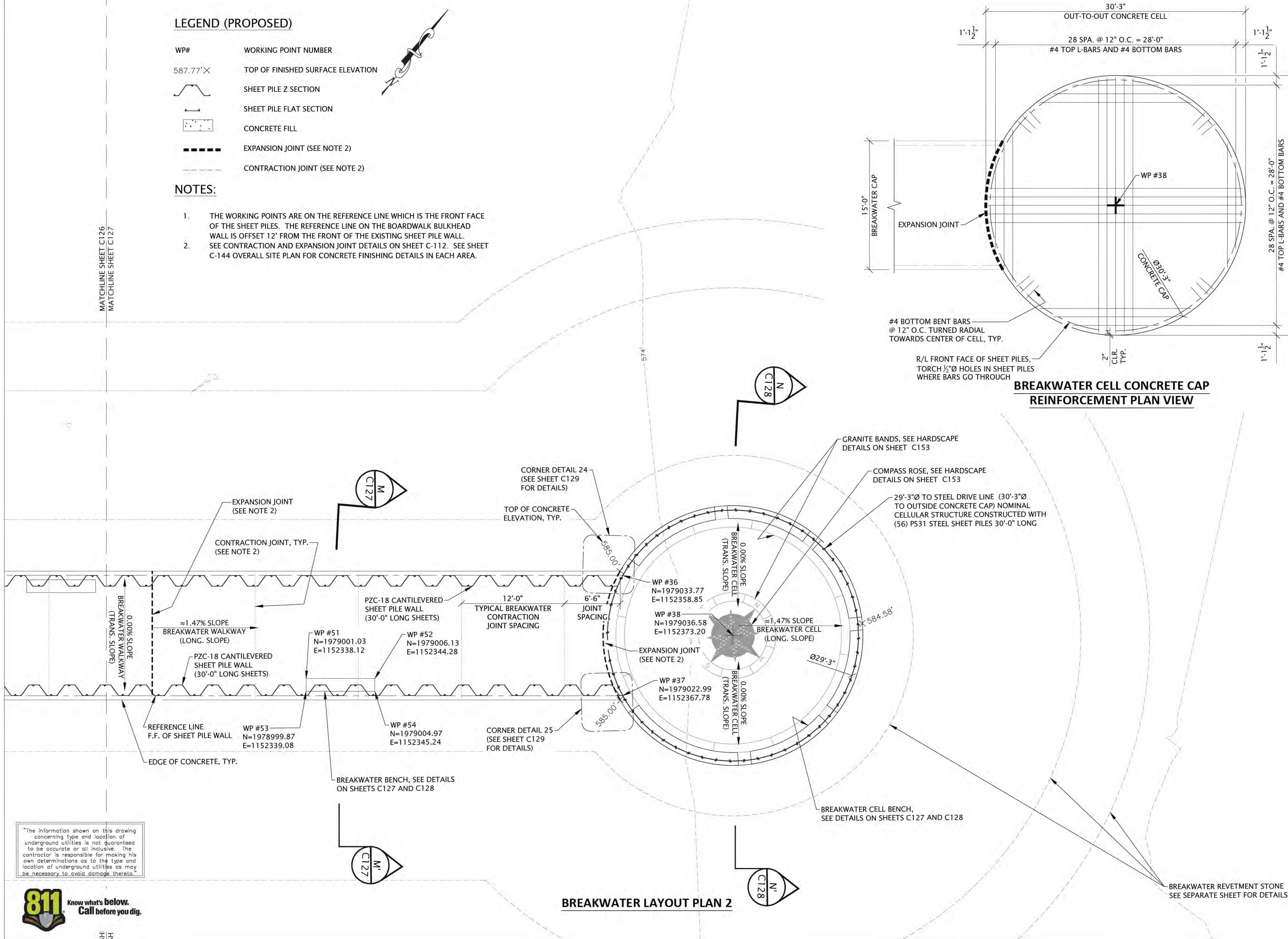
BREAKWATER
LAYOUT PLAN 2

Sheet No.

C126

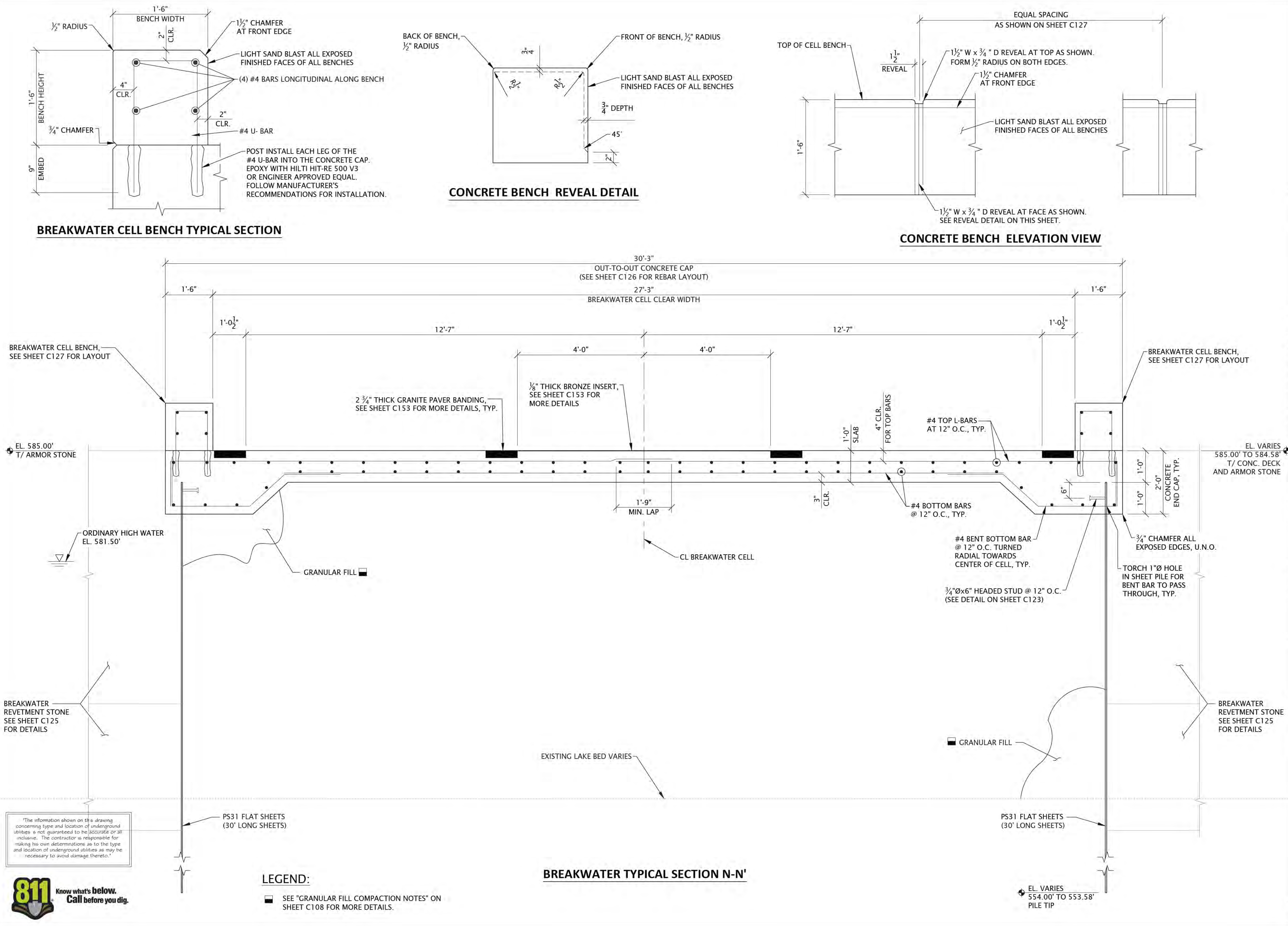


BREAKWATER LAYOUT PLAN 2



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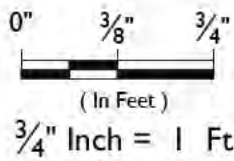
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale:



Scale: 3/4" Inch = 1 Ft.

Drawing Title

BREAKWATER IMPROVEMENTS
SECTIONS AND DETAILS
SECTION N-N'

Sheet No.

C128



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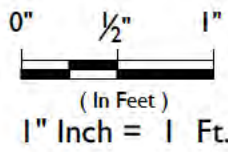
Project Title:

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Centennial Park
Winnetka, IL

Prepared For:

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Winnetka, IL

Graphic Scale:



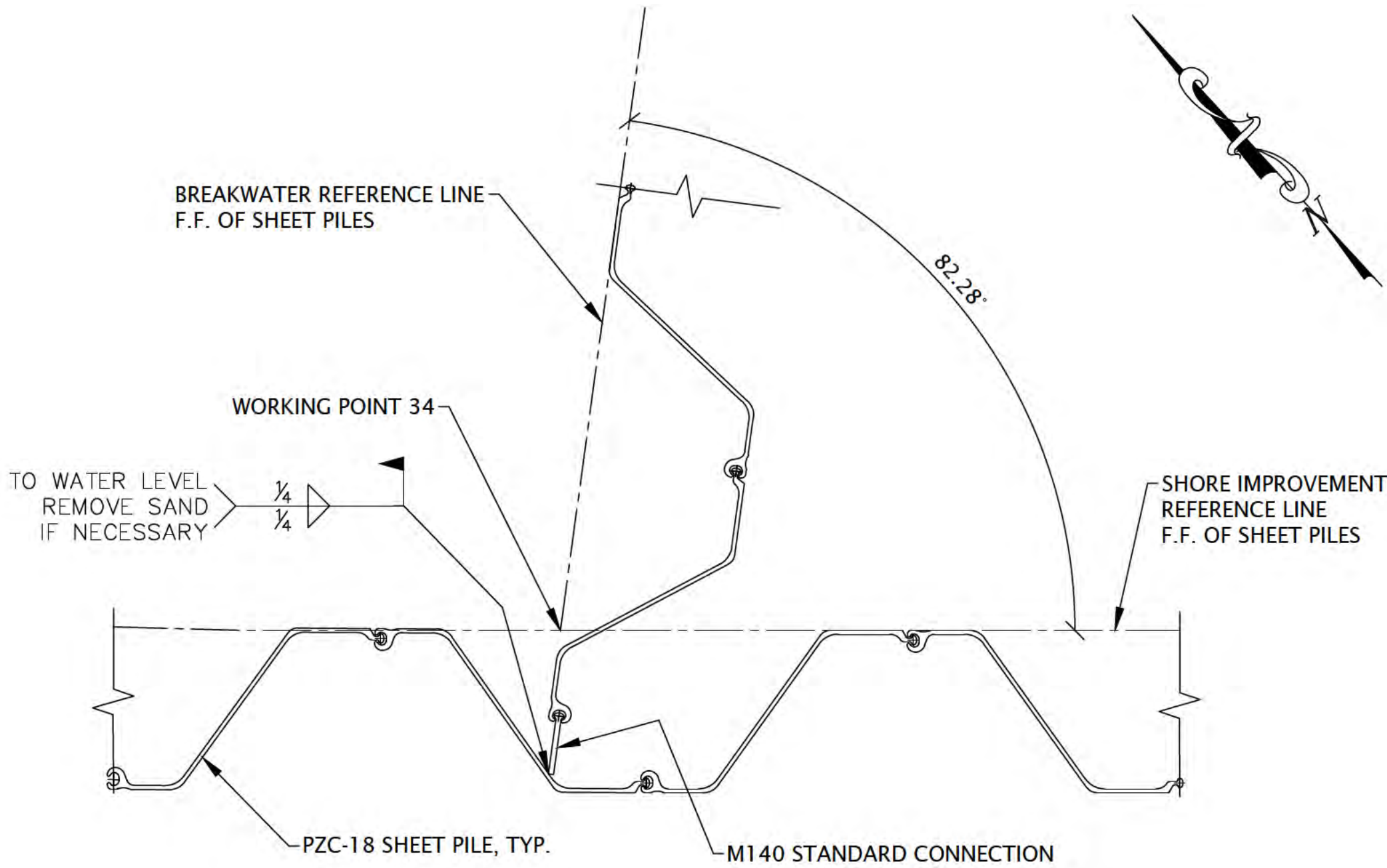
Scale: 1" Inch = 1 Ft.

Drawing Title

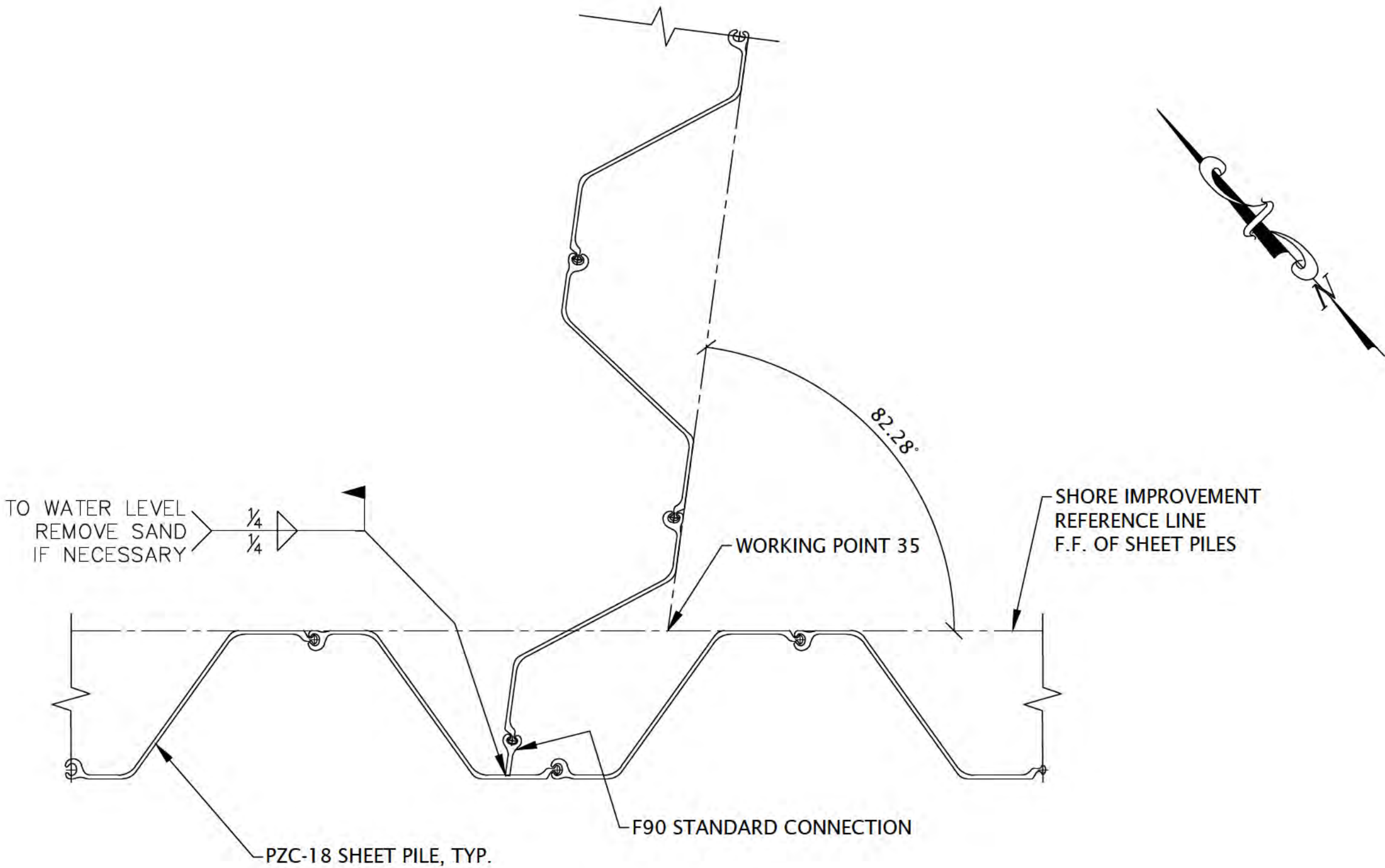
BREAKWATER
CORNER DETAILS

Sheet No.

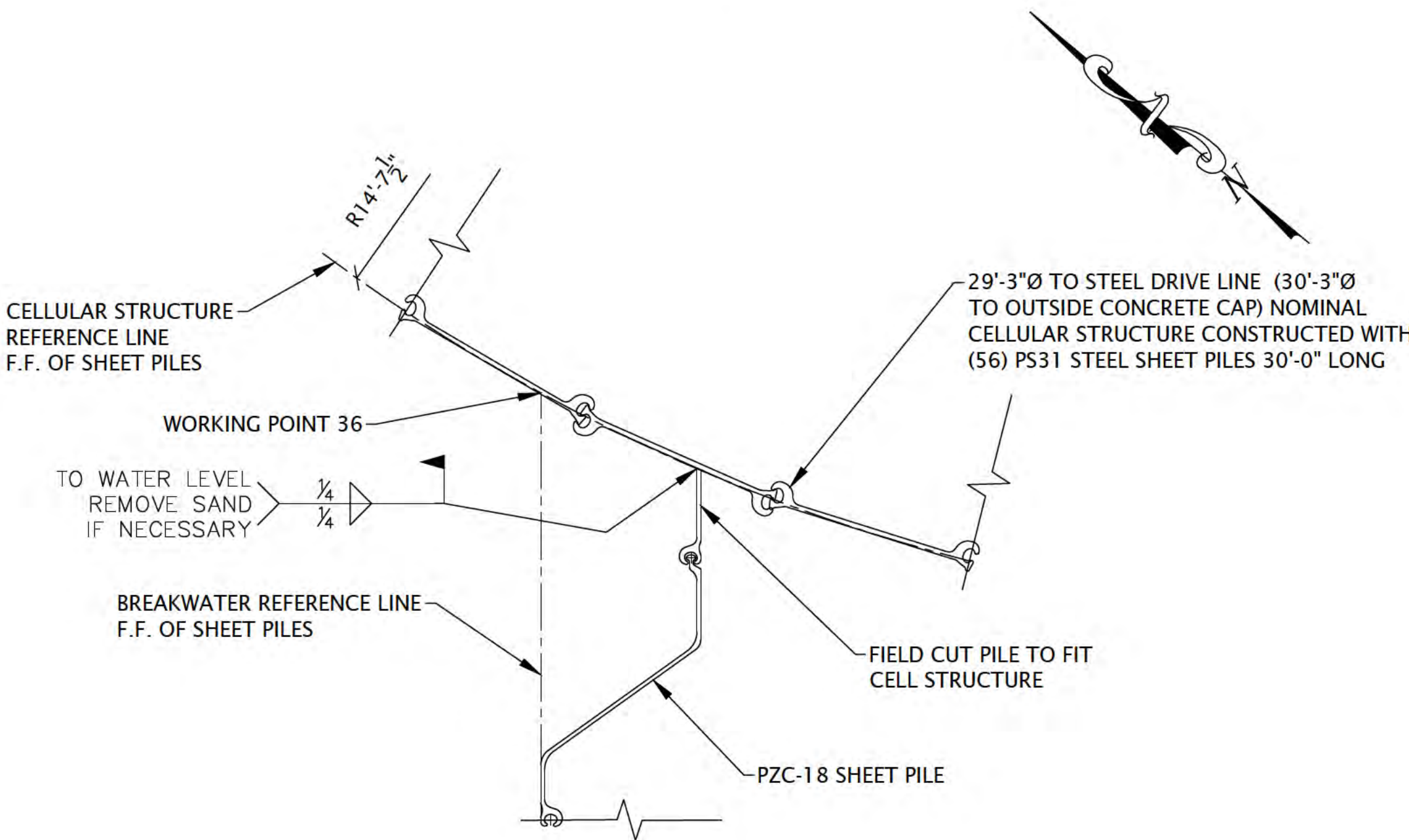
C129



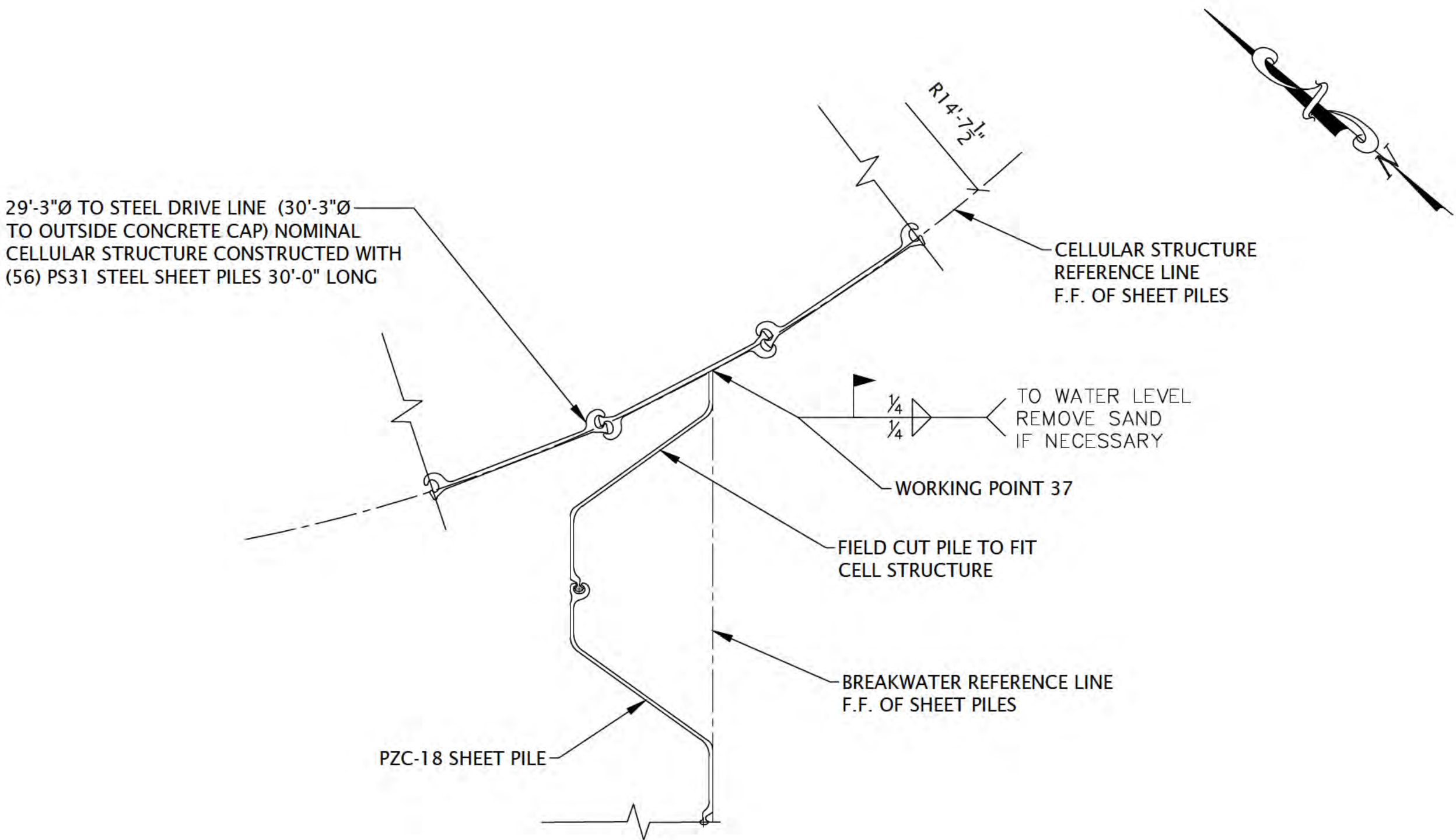
CORNER 22 DETAIL



CORNER 23 DETAIL



CORNER 24 DETAIL



CORNER 25 DETAIL

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Project Title:

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Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

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

Scale 1 Inch = 30 Ft.

Drawing Title

Breakwater Revetment
Layout Plan and Sections

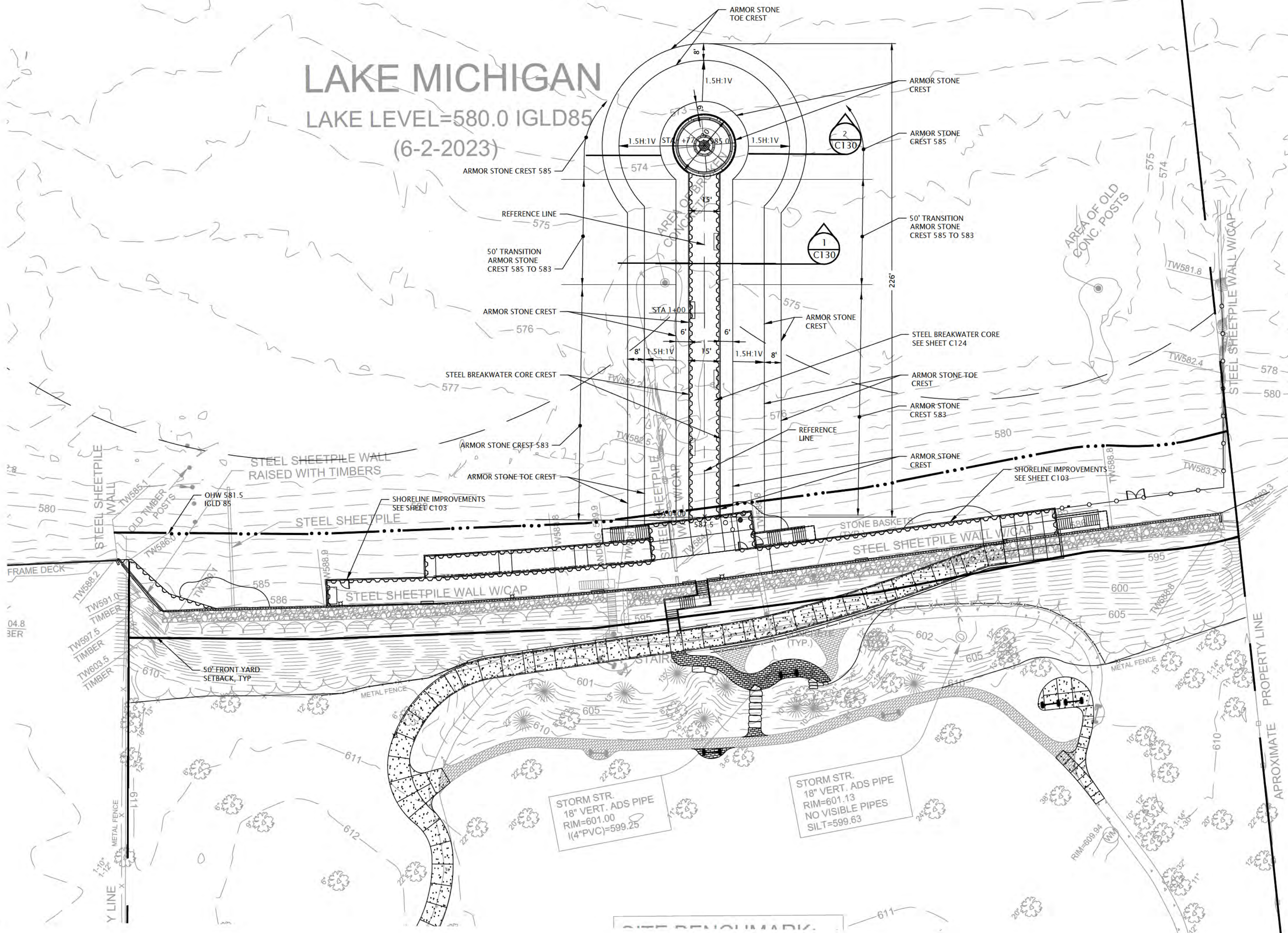
Sheet No.

C130

LAKE MICHIGAN

LAKE LEVEL=580.0 IGLD85

(6-2-2023)



LEGEND (PROPOSED)

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

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1 BREAKWATER SECTION STA 0+00 TO STA 1+45

Scale: 0' 5' 10'

2 BREAKWATER SECTION STA 1+45 TO STA 1+77

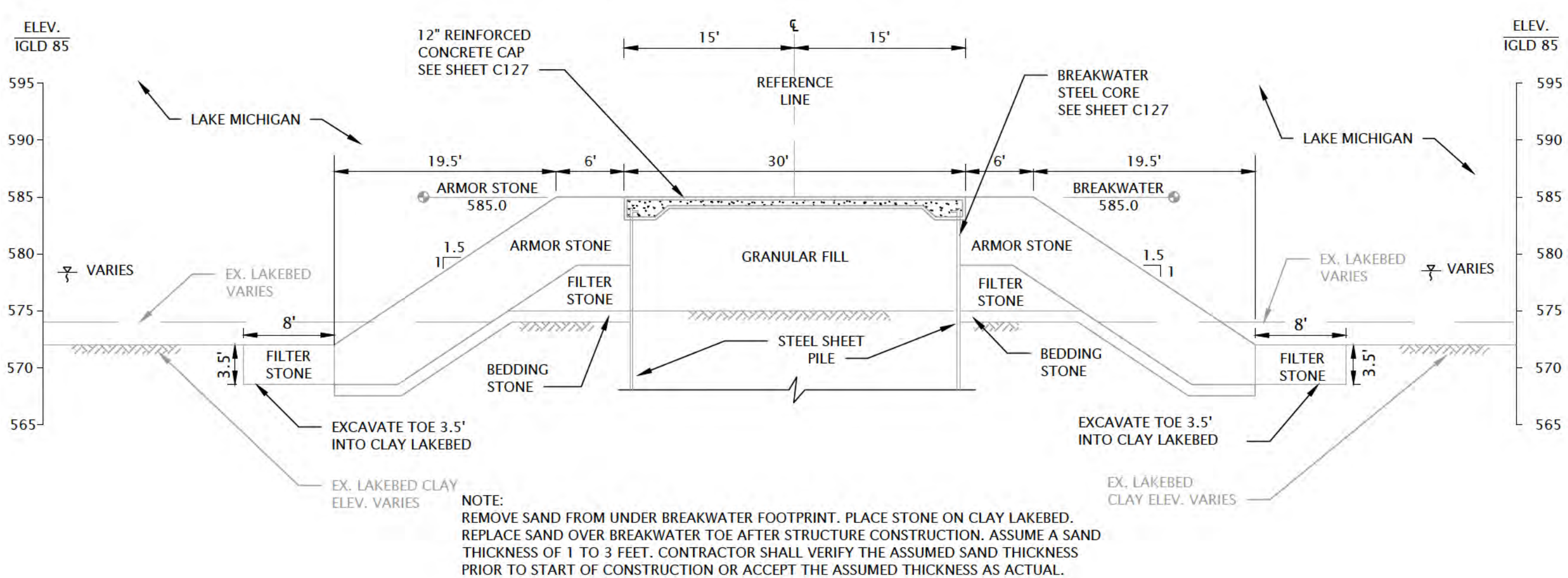
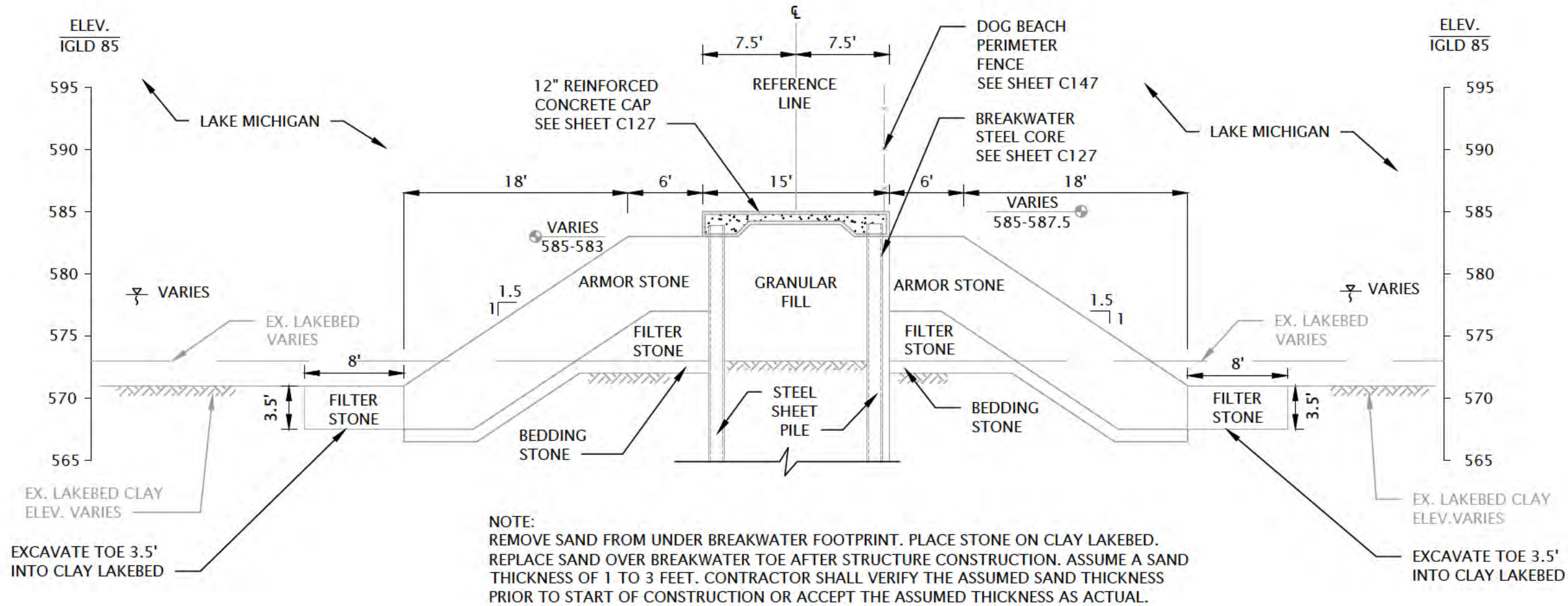
Scale: 0' 5' 10'

WORK SEQUENCE NOTES:

- ESTABLISH AND MAINTAIN EROSION CONTROL AND TRAFFIC BARRICADES PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL FURNISH AND MAINTAIN CONSTRUCTION FENCING BARRICADE TO SECURE CONSTRUCTION AND STAGING AREAS FROM PUBLIC ACCESS.
- CONTRACTOR MAY CONSTRUCT AND MAINTAIN TEMPORARY HAUL ROAD(S) THROUGH THE PROJECT SITE NEEDED FOR THIS DURATION OF THE PROJECT. FOR THE UPLAND AND COASTAL WORK. NO COASTAL WORK SHALL BE ACCESSED FROM THE UPLAND SITE. DAMAGE TO THE ENTRANCE ONTO SHERIDAN ROAD RESULTING FROM THE CONTRACTORS ACTIONS WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- NO STOCKPILING OF BREAKWATER MATERIALS MAY BE PERFORMED ON THE UPLAND AREAS OF THE SITE.
- CONTRACTOR SHALL DETERMINE FOR THE PURPOSE OF THEIR WORK THE AREAS REQUIRED FOR STAGING AND STOCKPILING OF ANY UPLAND STRIPPED MATERIALS.
- ALL PARKING LOT SIGNS AND SIGN POLES SHALL BE REMOVED AND SALVAGED FOR REINSTALLATION BY THE OWNER.

NOTES:

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





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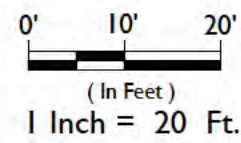
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



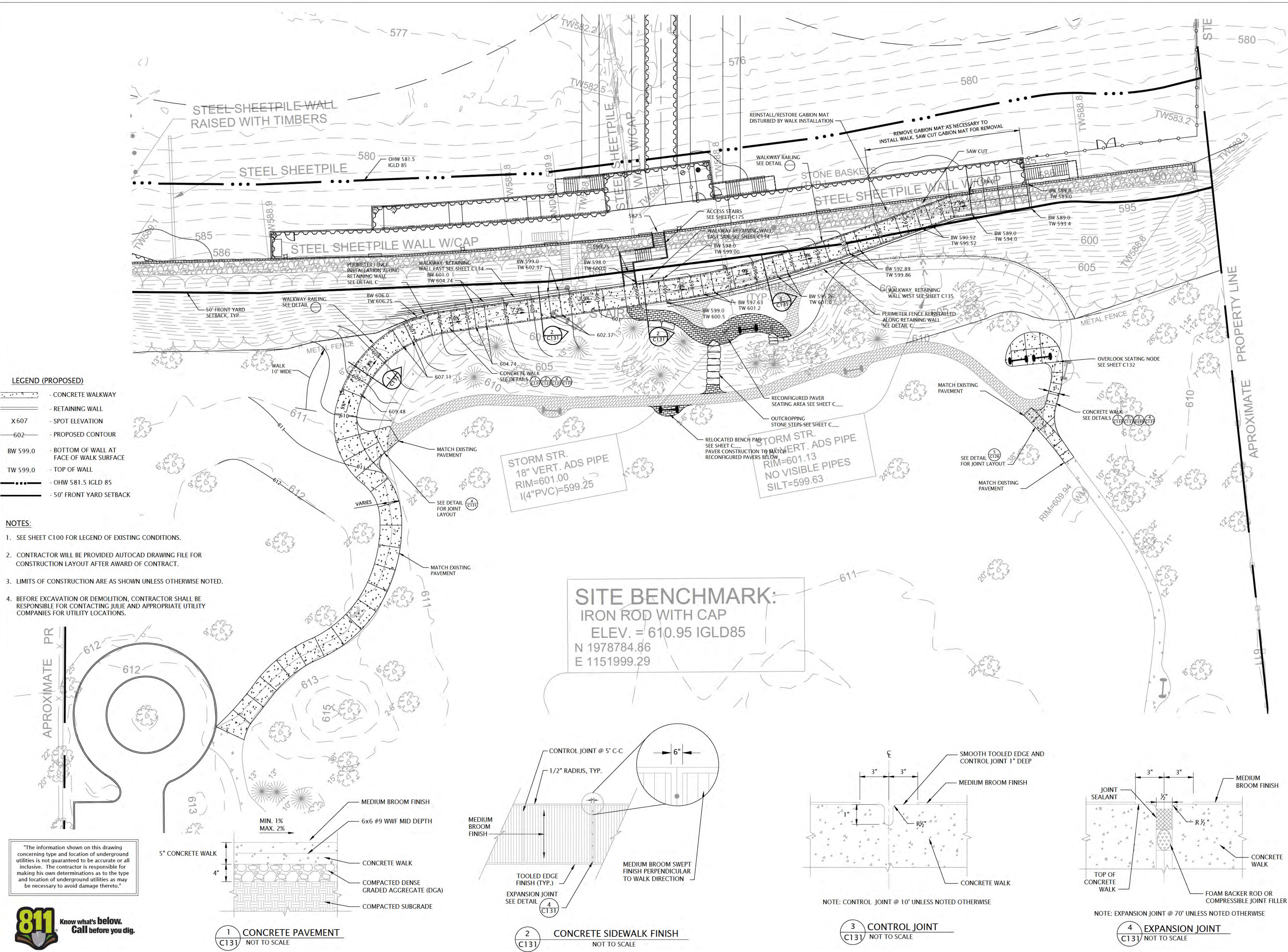
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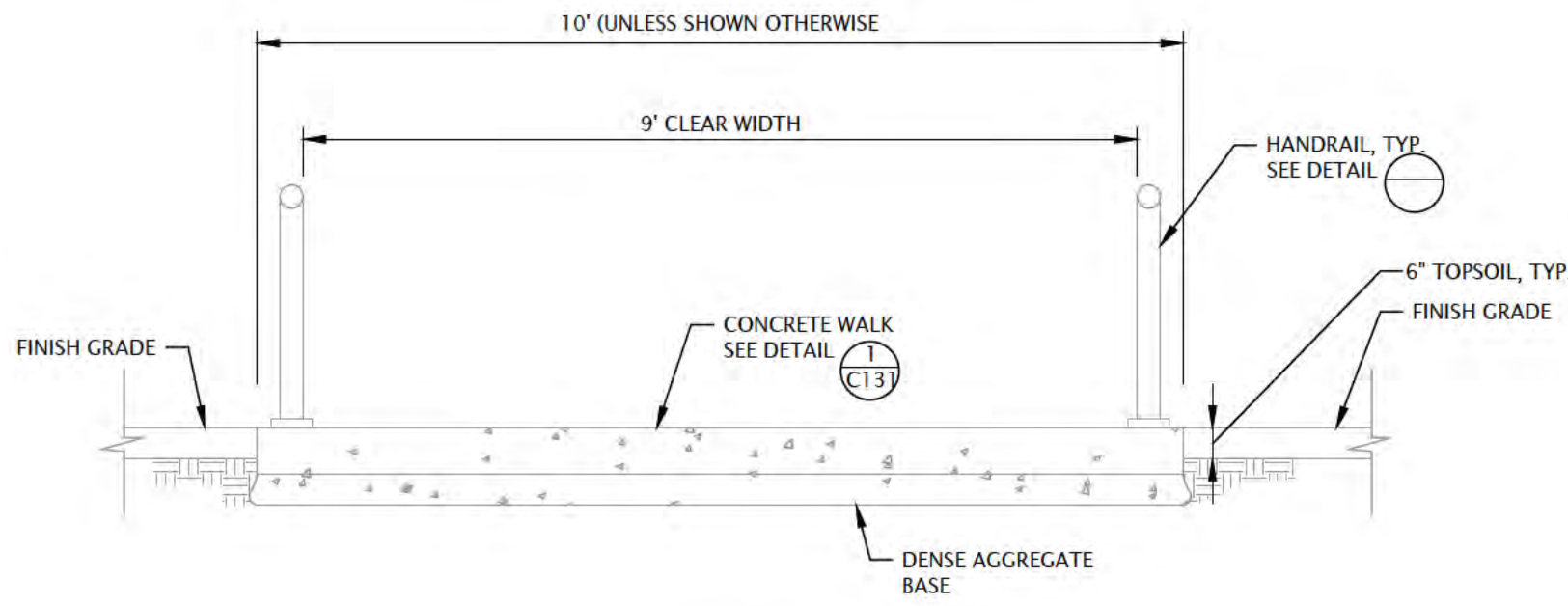
Drawing Title

Walkway Layout
Plan and Details

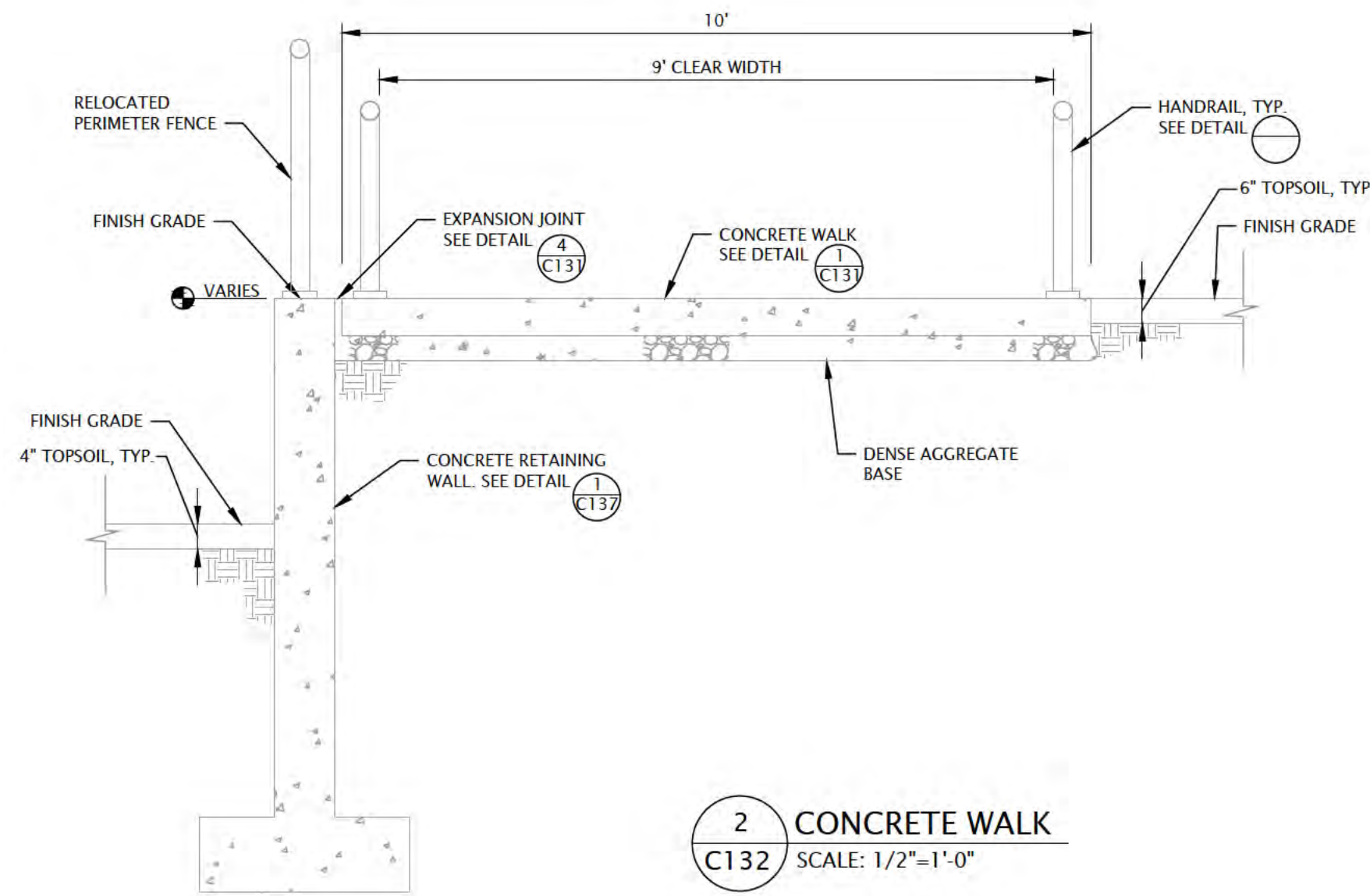
Sheet No.

C131

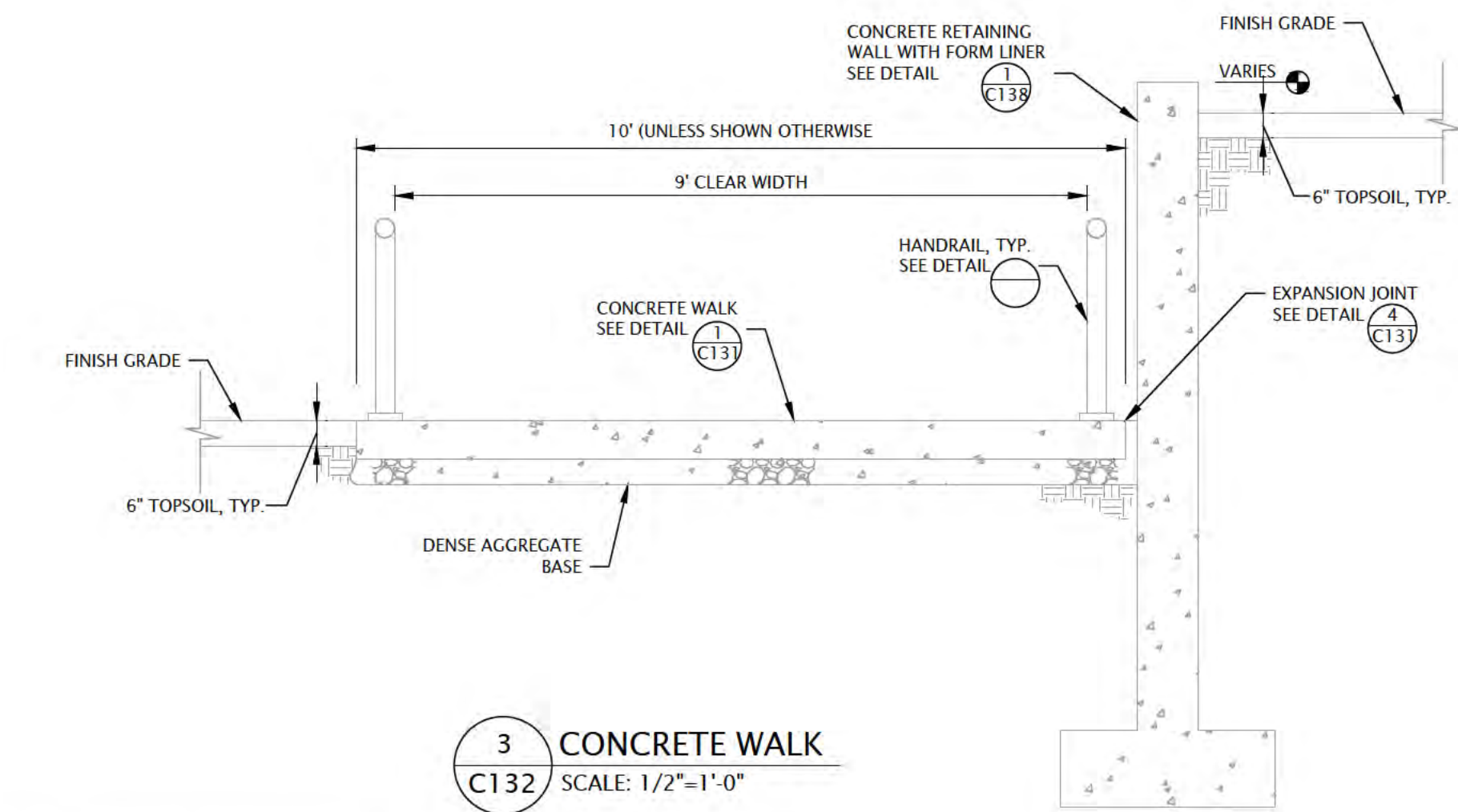




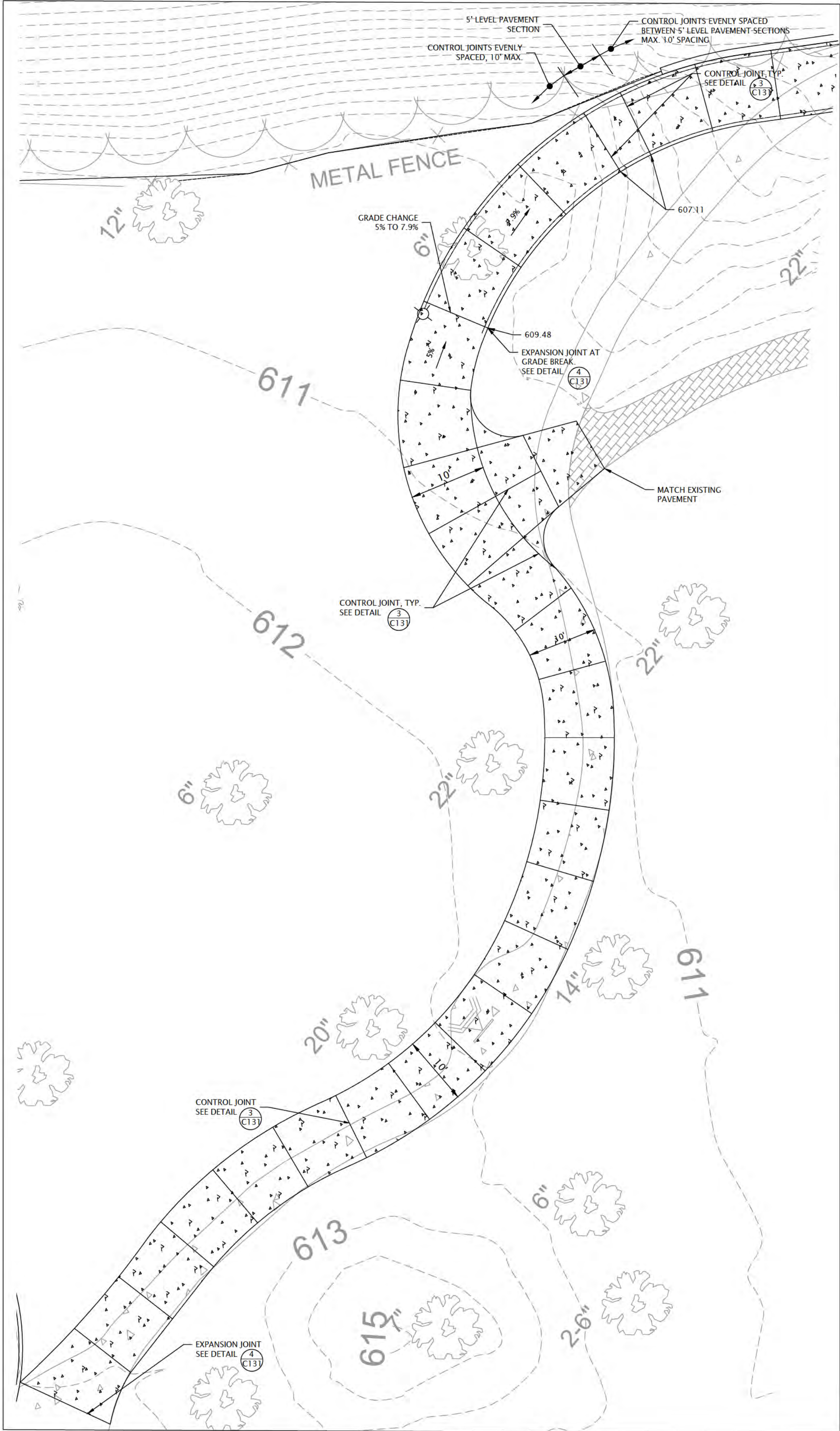
1 CONCRETE WALL
C132 SCALE: 1/2"=1'-0"



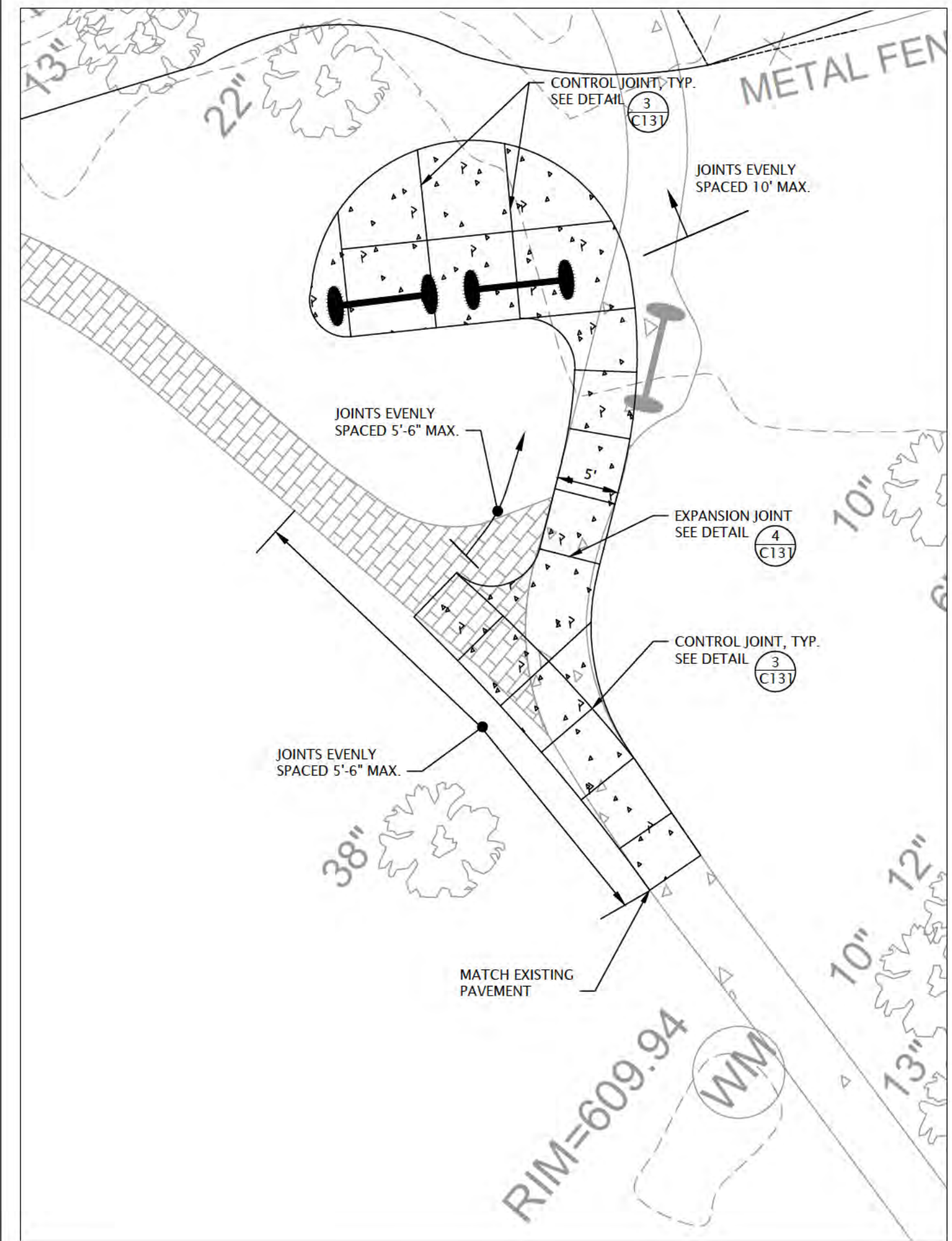
2 CONCRETE WALK
C132 SCALE: 1/2"=1'-0"



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



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



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



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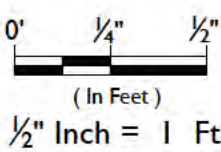
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale
1/2" = 1'-0"

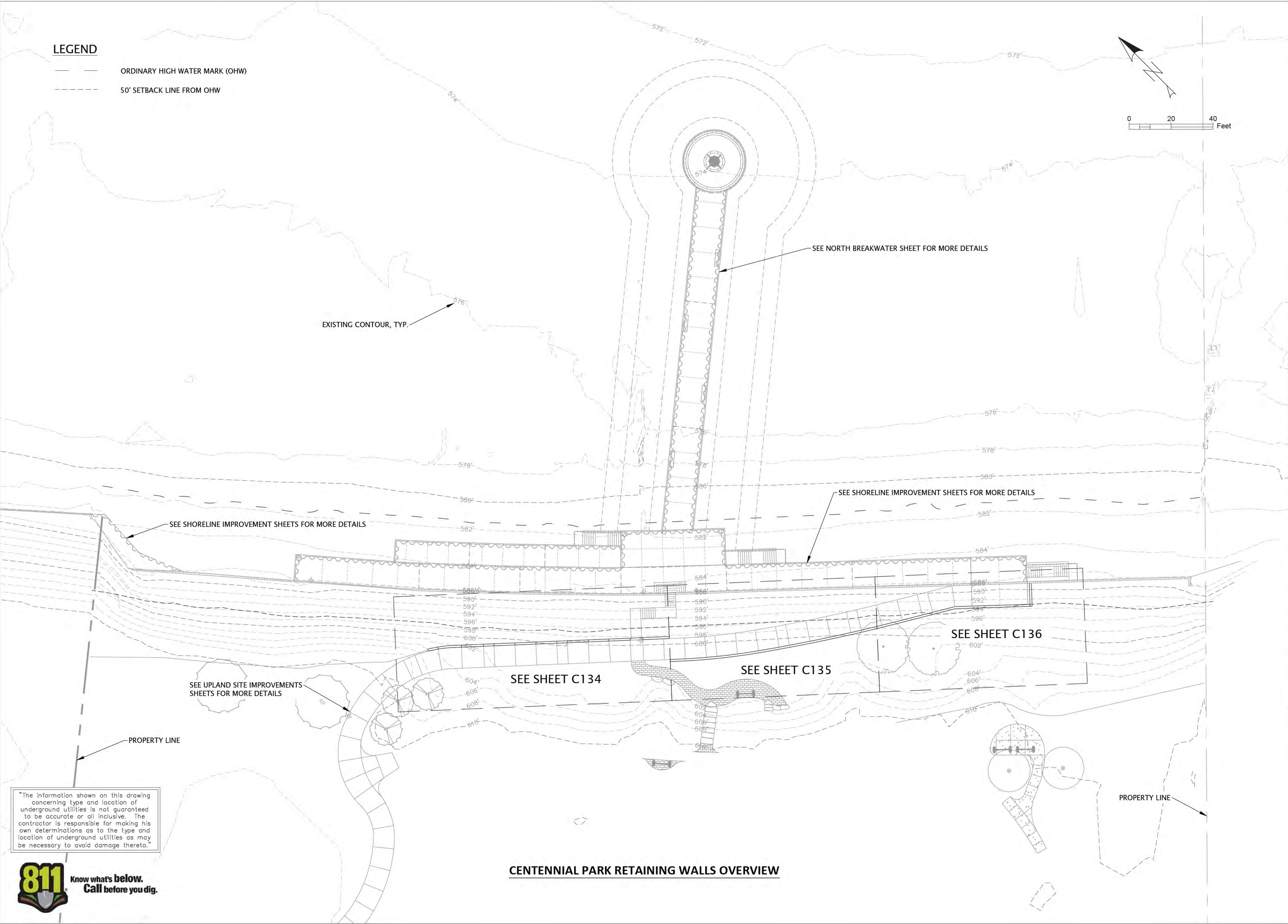
Drawing Title
Walkway Details

Sheet No.

C132

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Prepared For:

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Winnetka, IL

Graphic Scale

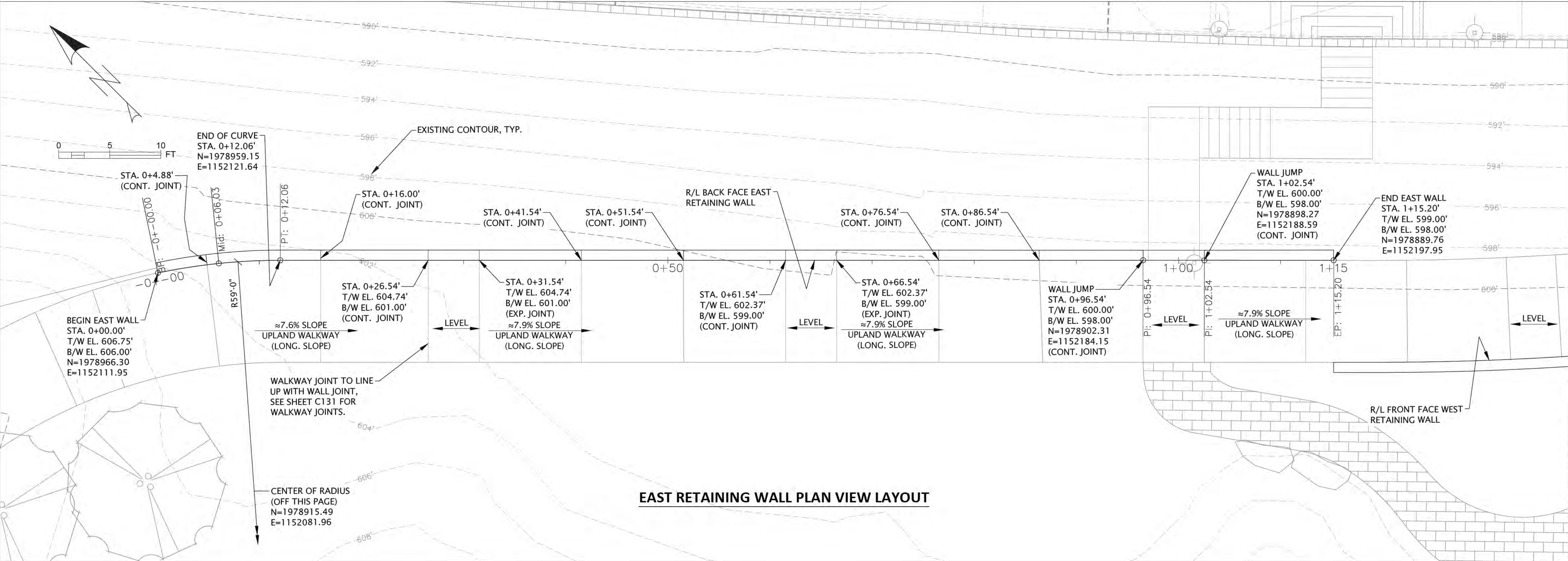
Scale 1" = 40'

Drawing Title

RETAINING WALL OVERVIEW

Sheet No.

C133



EAST RETAINING WALL PLAN VIEW LAYOUT



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Project Title:

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Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

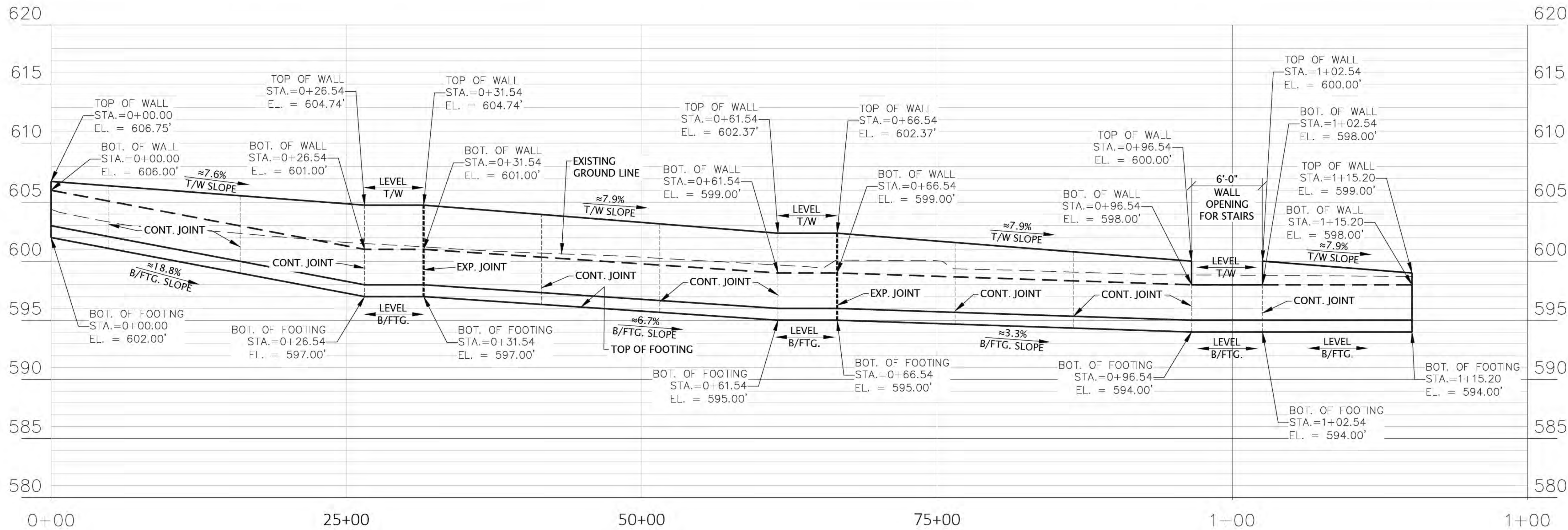
Scale 1" = 10'

Drawing Title

EAST RETAINING WALL PLAN
AND PROFILE
VIEW

Sheet No.

C134

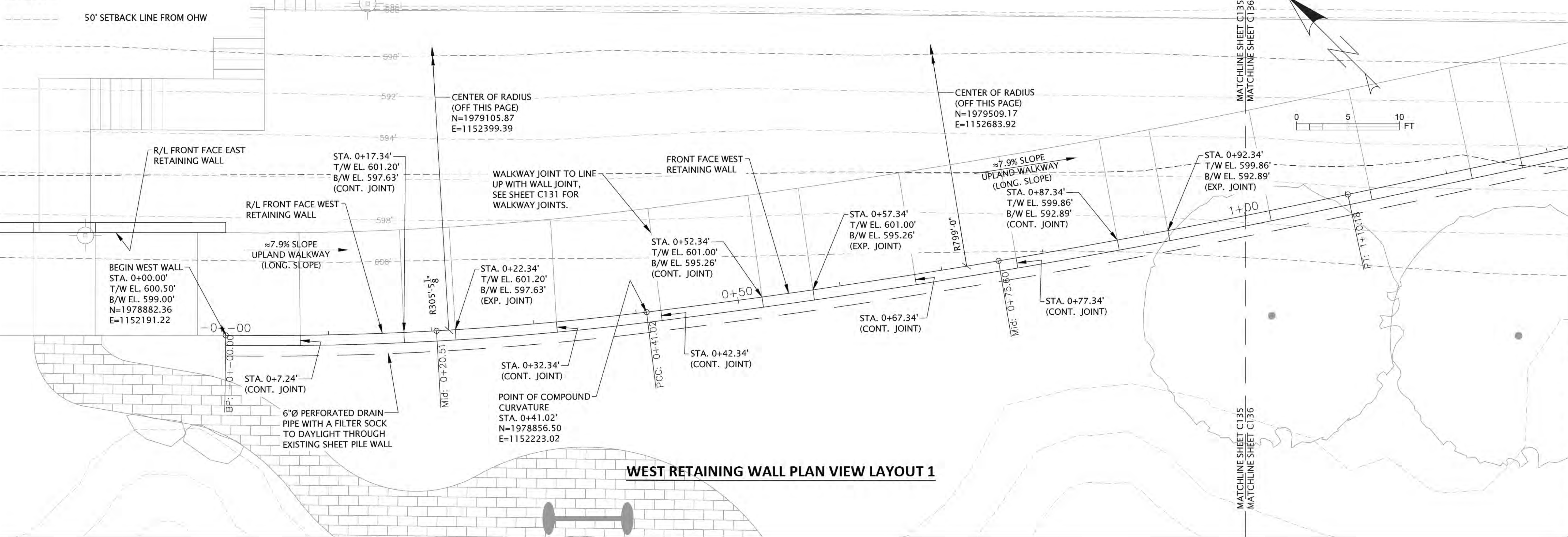


EAST RETAINING WALL PROFILE VIEW

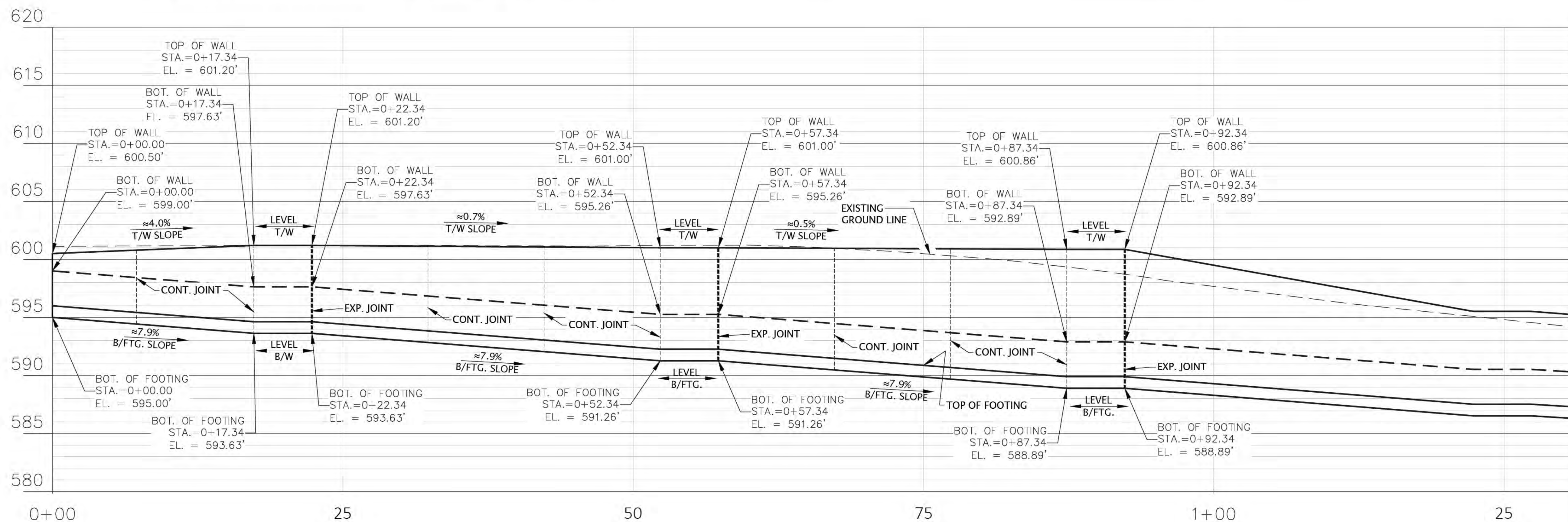


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LEGEND



WEST RETAINING WALL PLAN VIEW LAYOUT 1



WEST RETAINING WALL PROFILE VIEW 1



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Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

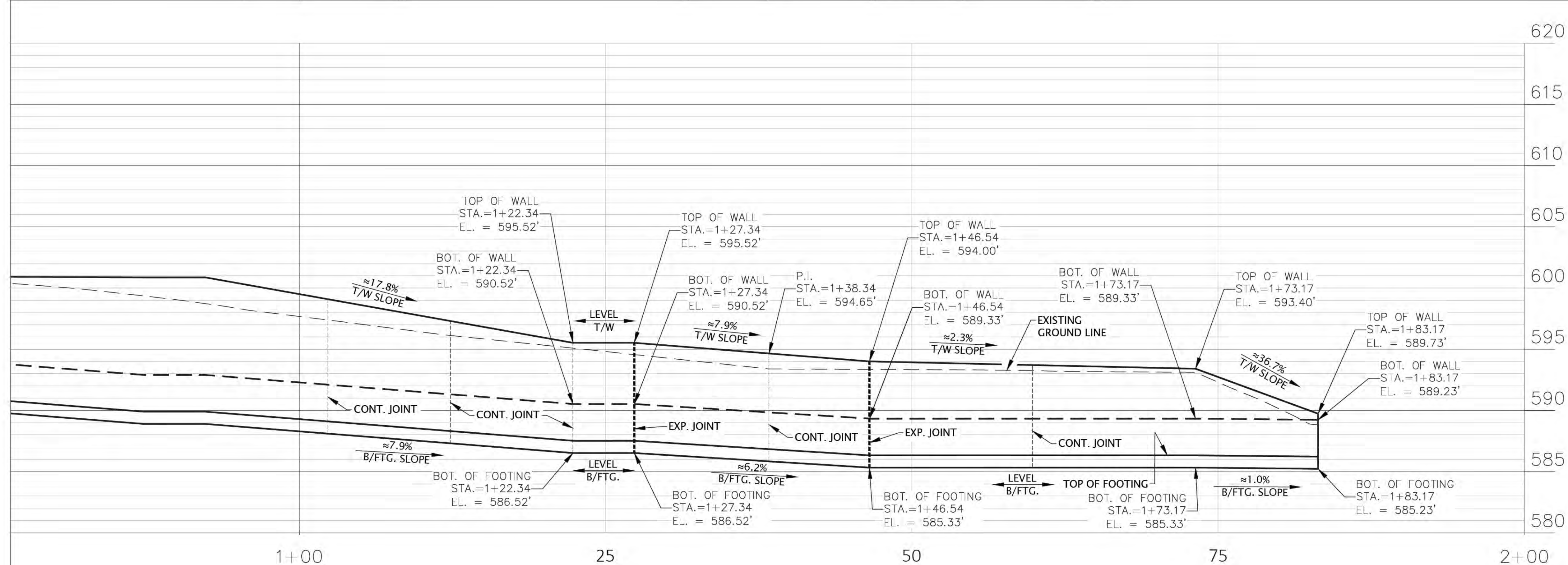
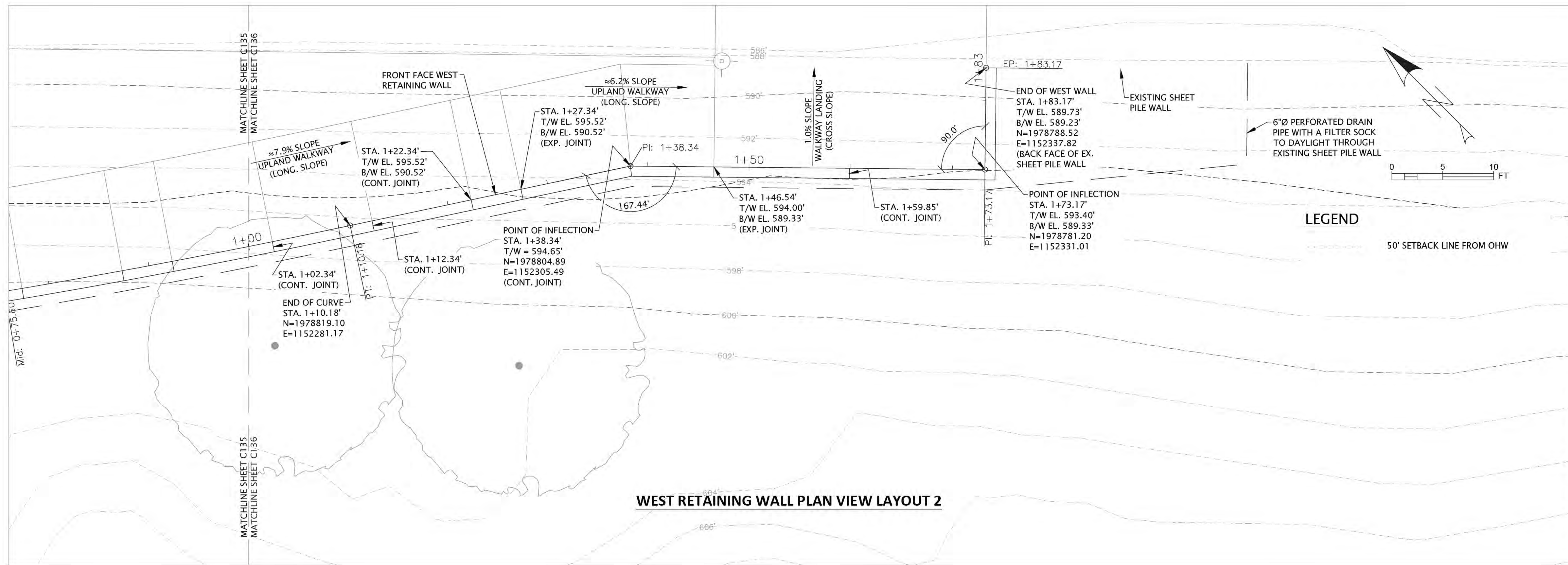
Scale 1" = 10'

Drawing Title

WEST RETAINING WALL PLAN
AND PROFILE VIEW 1

Sheet No.

C135



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

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

WEST RETAINING WALL PROFILE VIEW 2



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c. 608.843.1870
redbarnde@tds.net

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



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Spring Green Wisconsin 53588
p. 608.588.7866

[illegible]

Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

Scale 1" = 10'

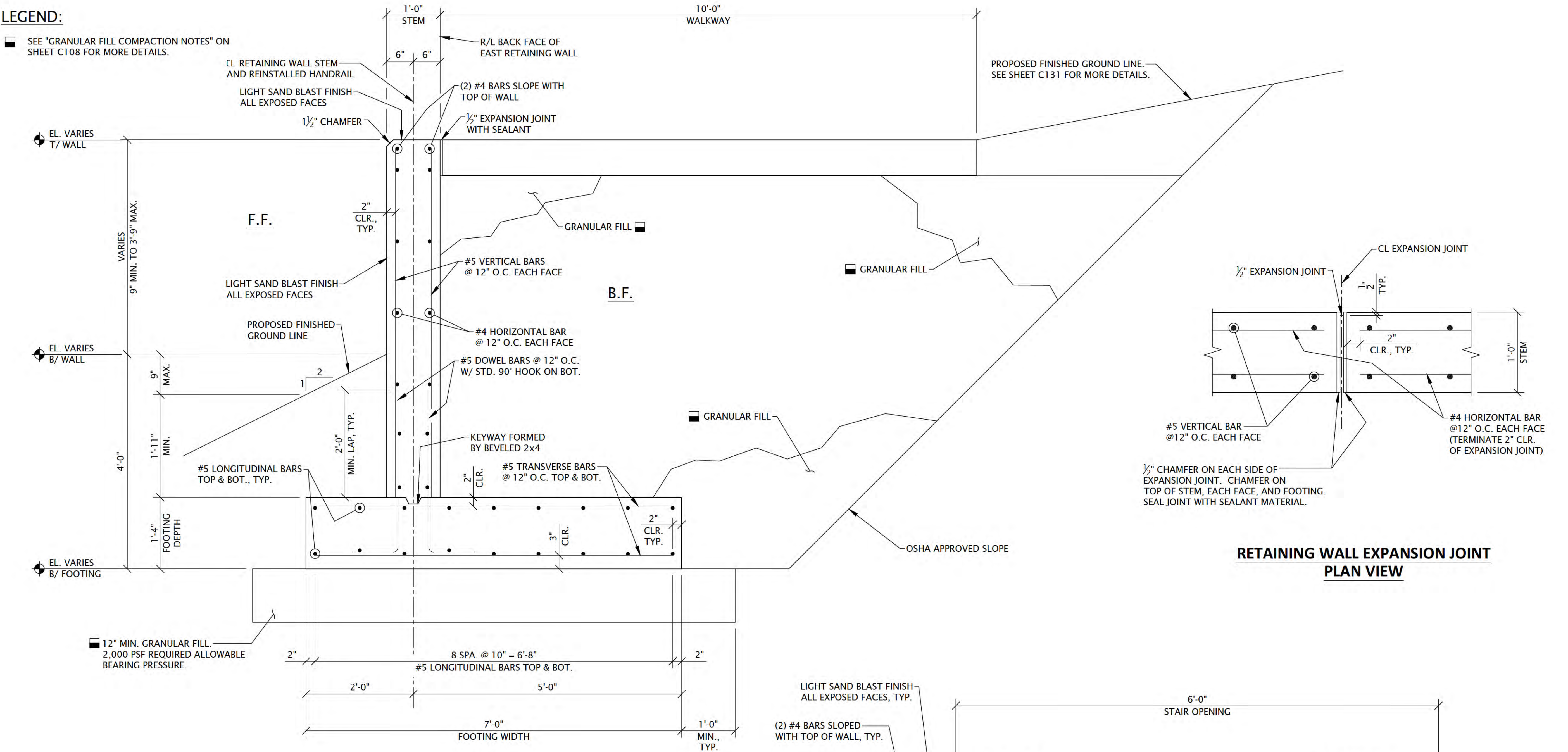
Drawing Title

WEST RETAINING WALL PLAN
AND PROFILE VIEW 2

Sheet No. C136

LEGEND:

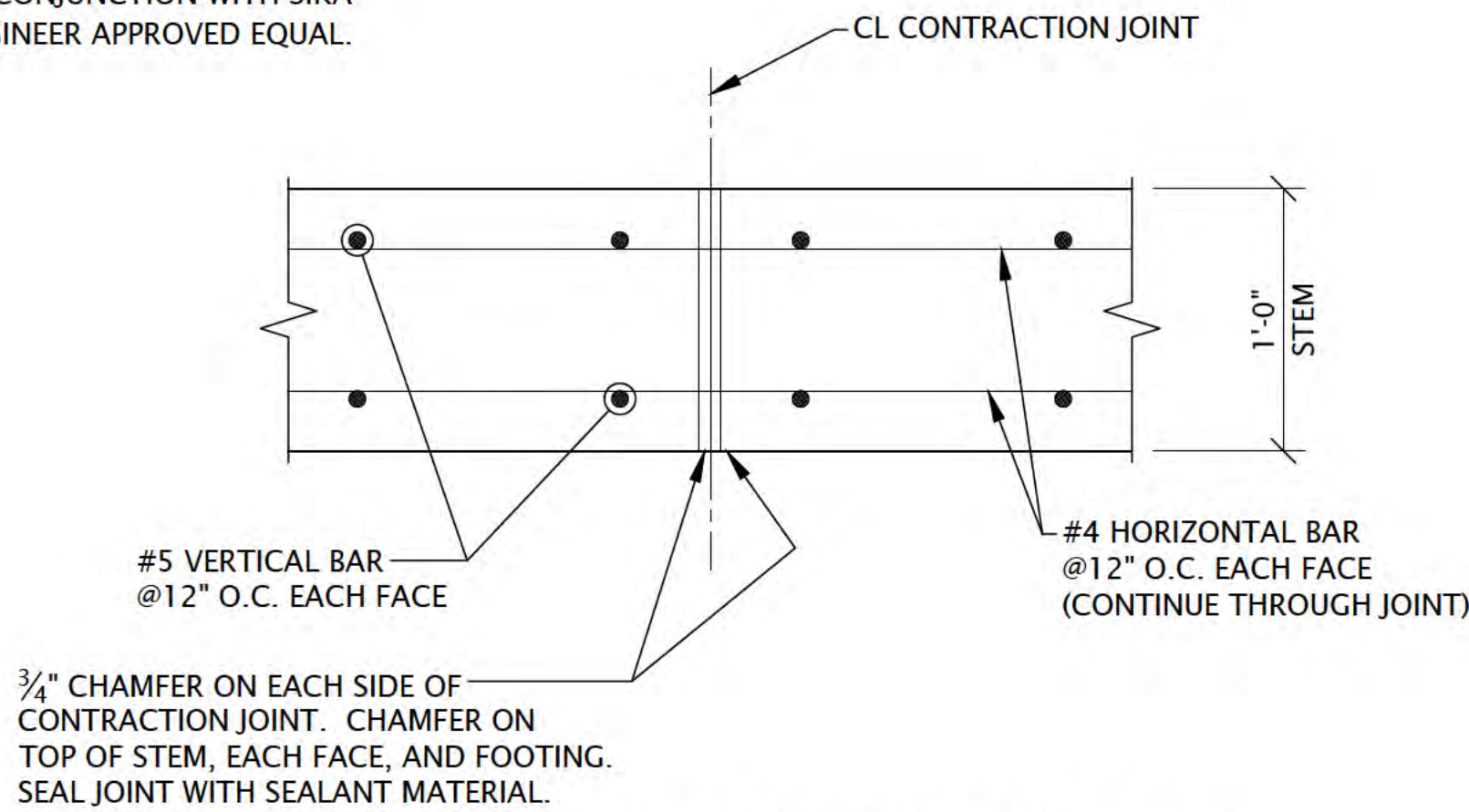
■ SEE "GRANULAR FILL COMPACTION NOTES" ON SHEET C108 FOR MORE DETAILS.



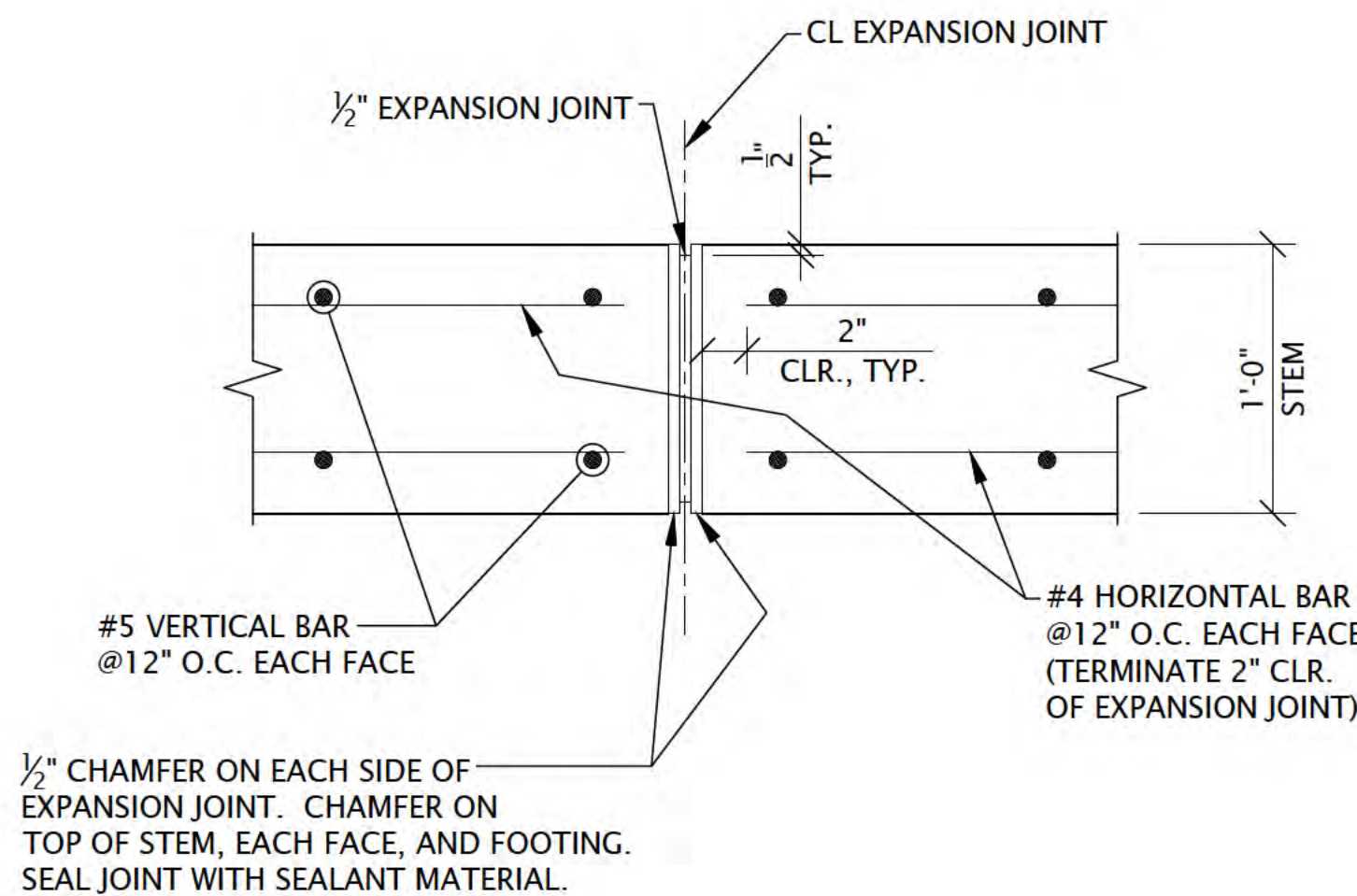
EAST RETAINING WALL TYPICAL SECTION

NOTES:

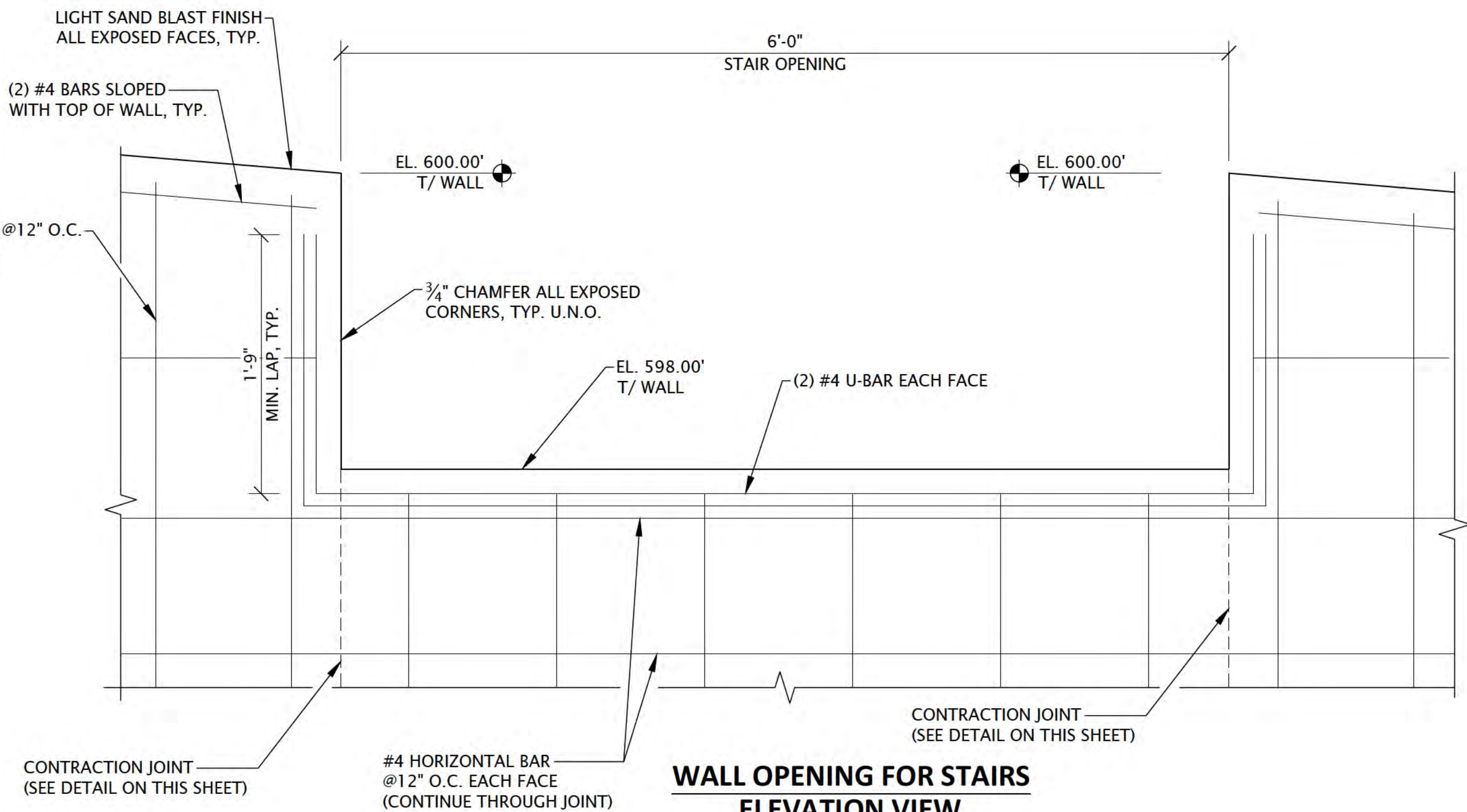
- SEE SHEET C-166 FOR FORMLINER DETAILS.
- ALL CAULK MUST MATCH THE CONCRETE COLOR. CAULK MUST BE SIKADUOFLEX POLYSULFIDE SEALANT IN CONJUNCTION WITH SIKADUOFLEX 5050 EPOXY PRIMER OR AN ENGINEER APPROVED EQUAL.



RETAINING WALL CONTRACTION JOINT PLAN VIEW



RETAINING WALL EXPANSION JOINT PLAN VIEW



WALL OPENING FOR STAIRS ELEVATION VIEW



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Project Title:

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

Scale

Drawing Title

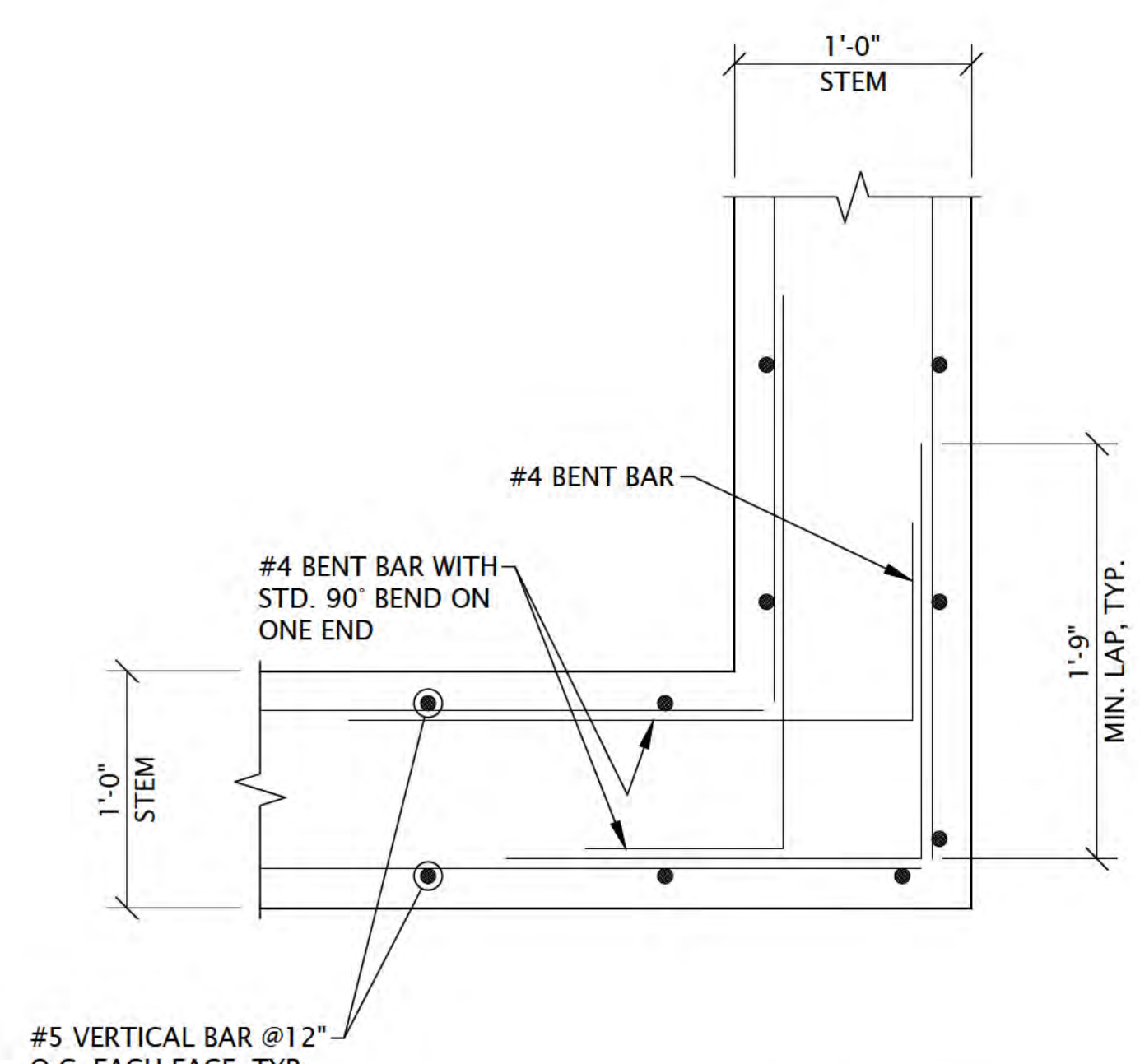
EAST RETAINING WALL
DETAILS

Sheet No.

C137

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RETAINING WALL CORNER DETAIL

PLAN VIEW

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



WESTBROOK
Associated Engineers, Inc.

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

Site Improvements
Elder Lane Park &
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

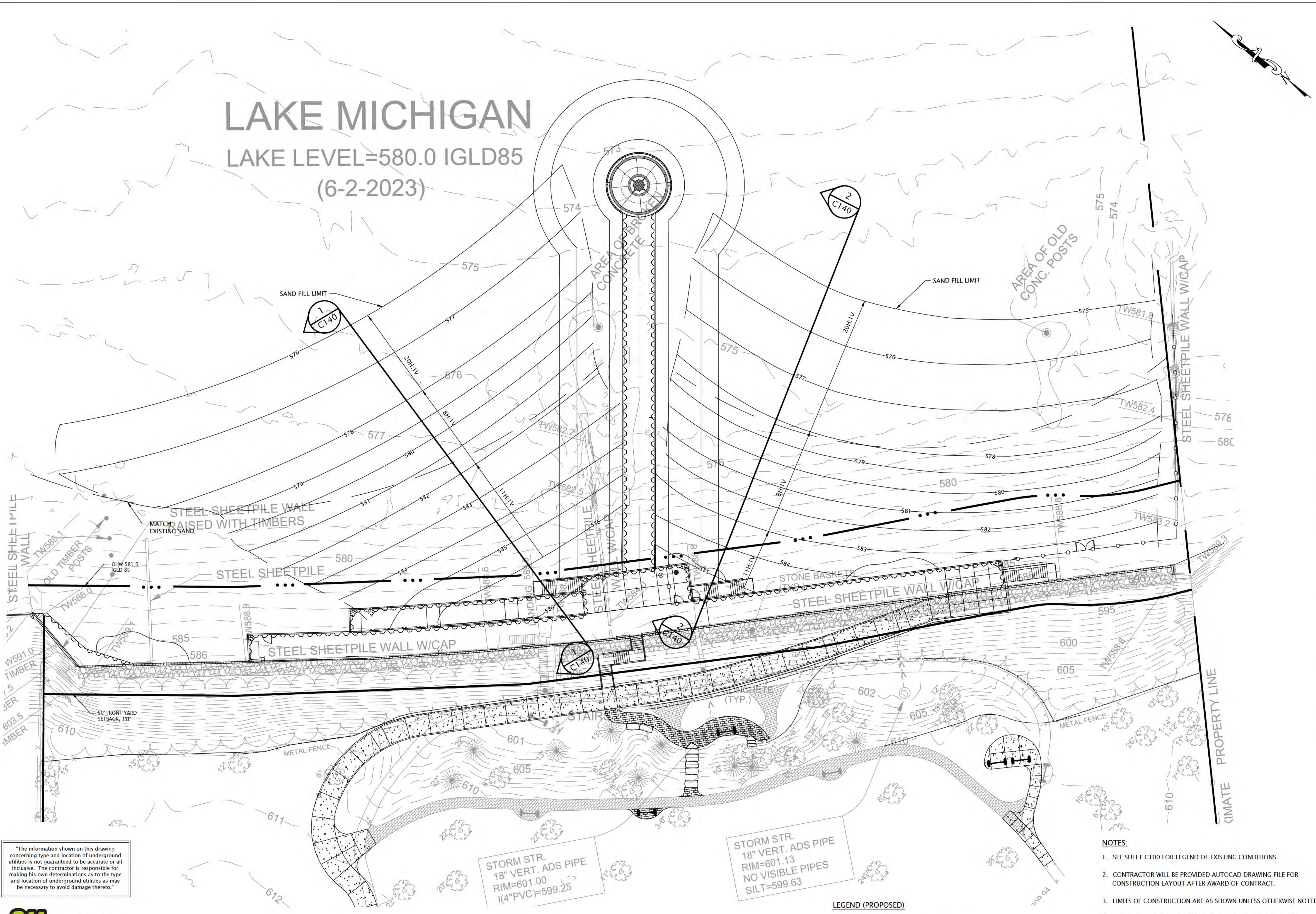
Drawing Title
WEST RETAINING WALL
DETAILS

Sheet No. C138



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

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



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STORM STR.
18" VERT. ADS PIPE
RIM=601.00
(4"PVC)=599.25

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

LEGEND (PROPOSED)

- 50' FRONT YARD SETBACK
- OHW 581.5 IGLD 85

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



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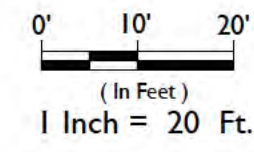
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

Sand Fill Layout Plan

Sheet No.

C139



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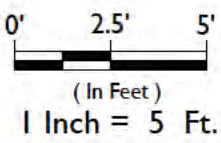
Project Title:

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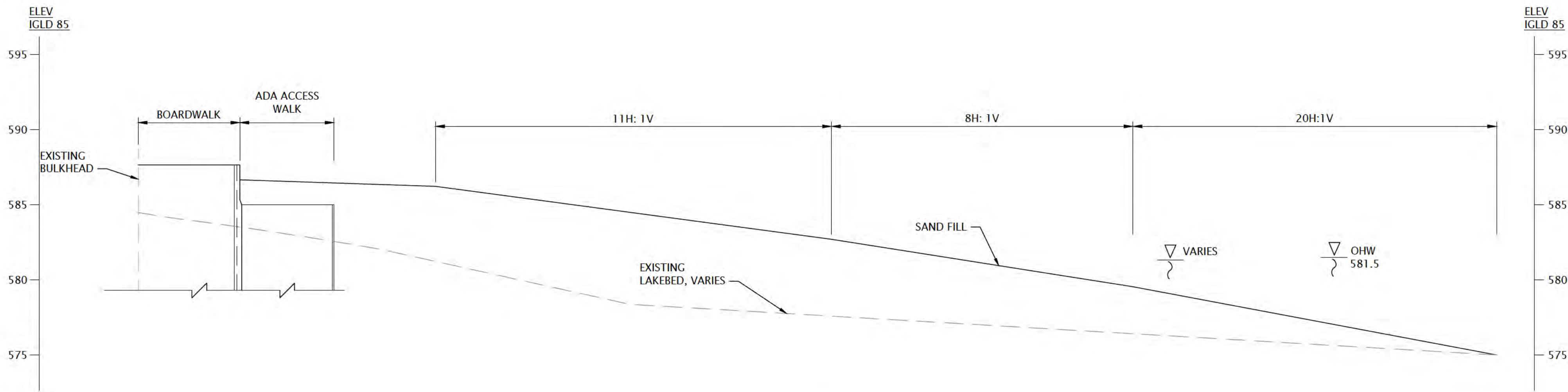
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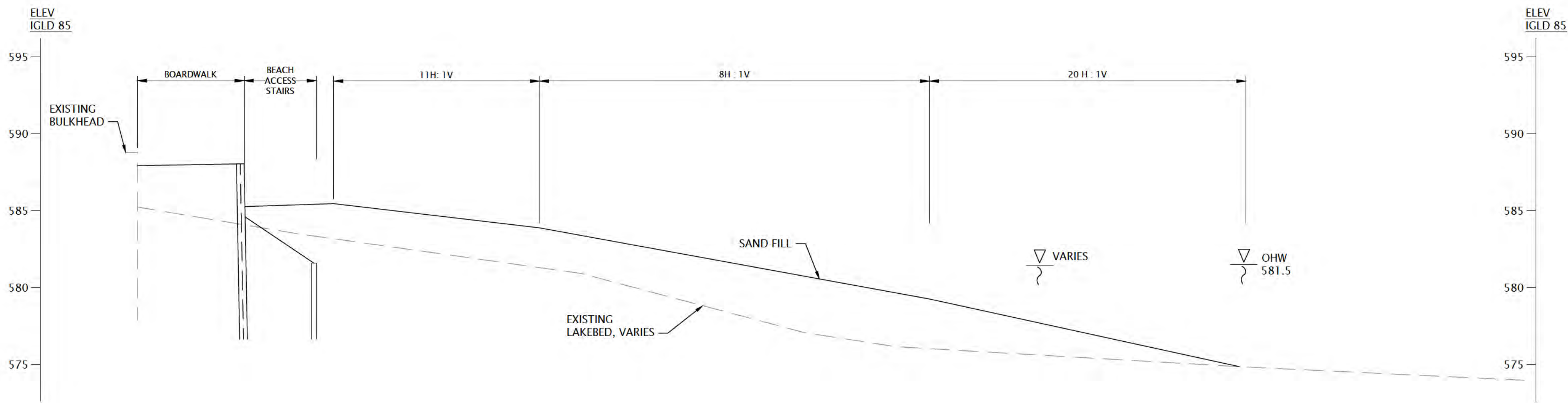
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Drawing Title
SAND FILL SECTIONS

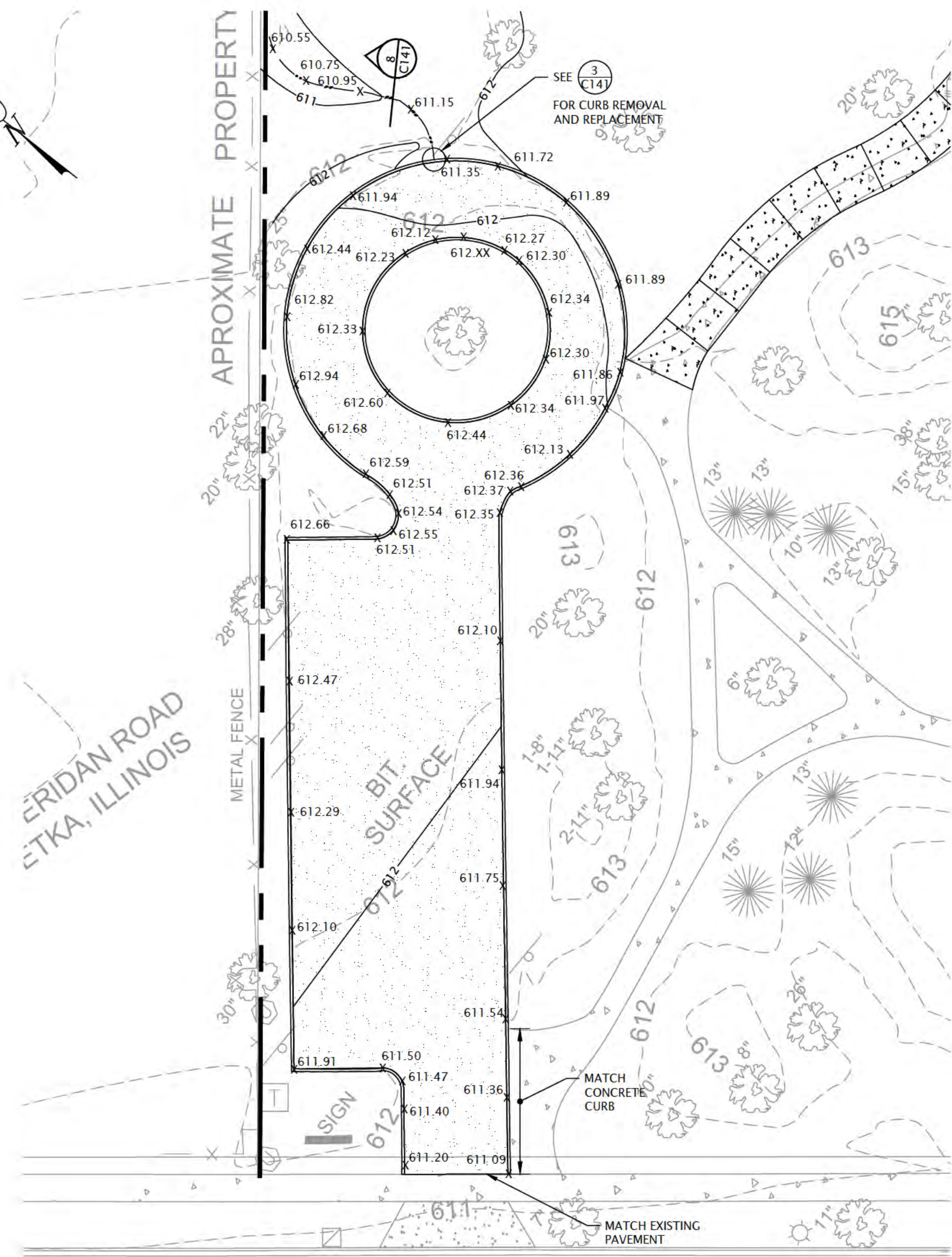
Sheet No.
C140



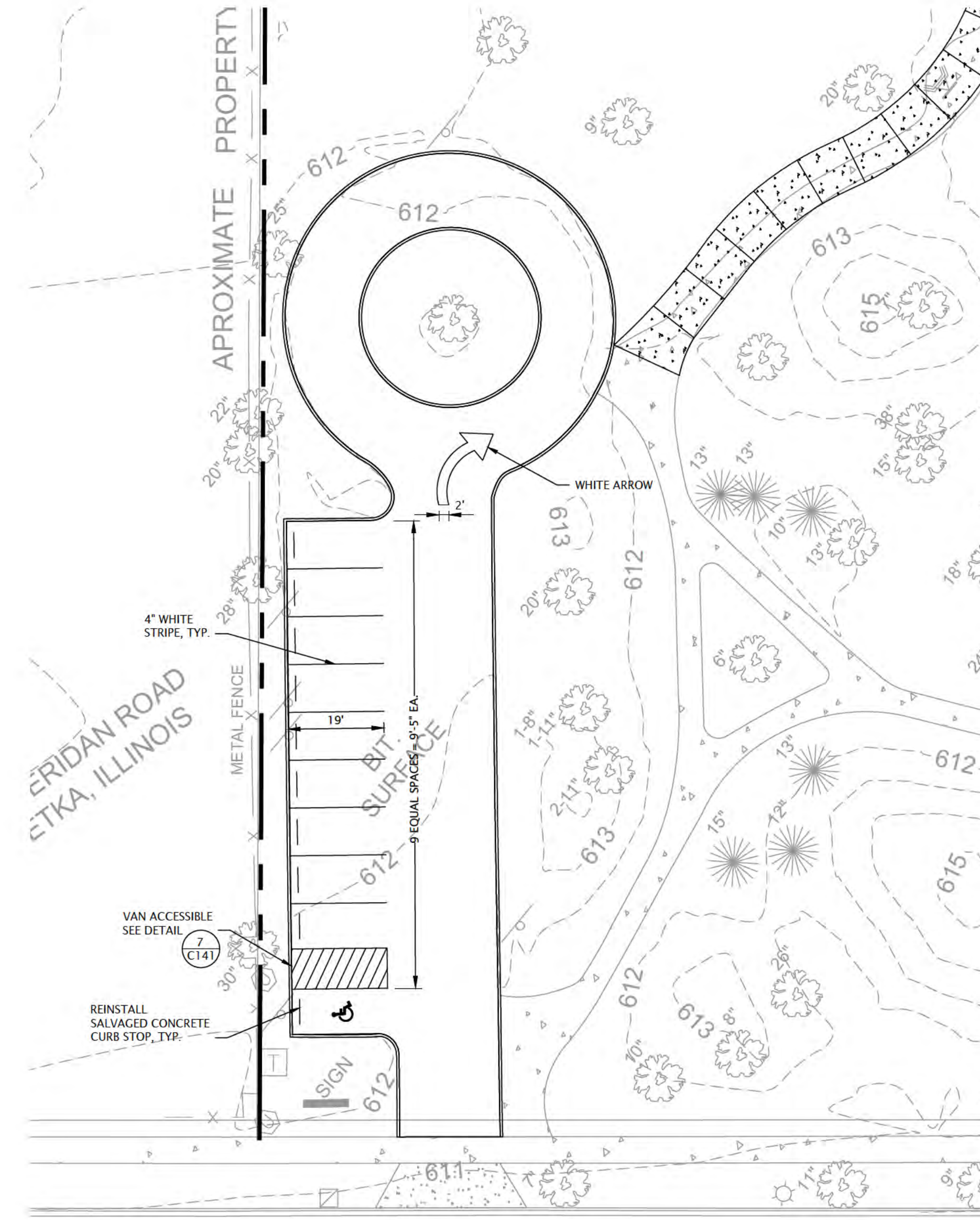
1 SAND FILL SECTION 1
C140 SCALE : H: 1" = 10'
V: 1" = 5'



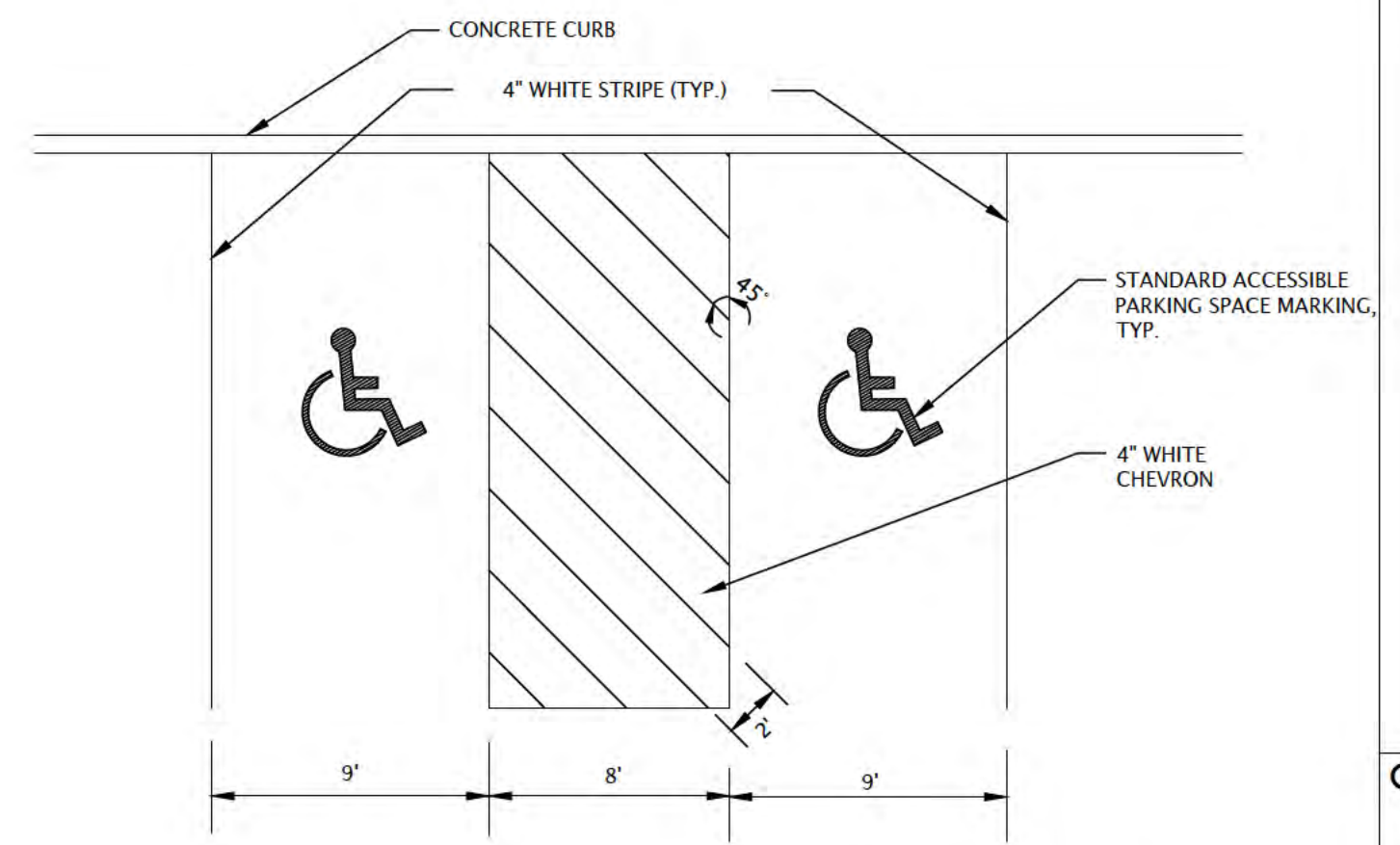
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C140 SCALE : H: 1" = 10'
V: 1" = 5'



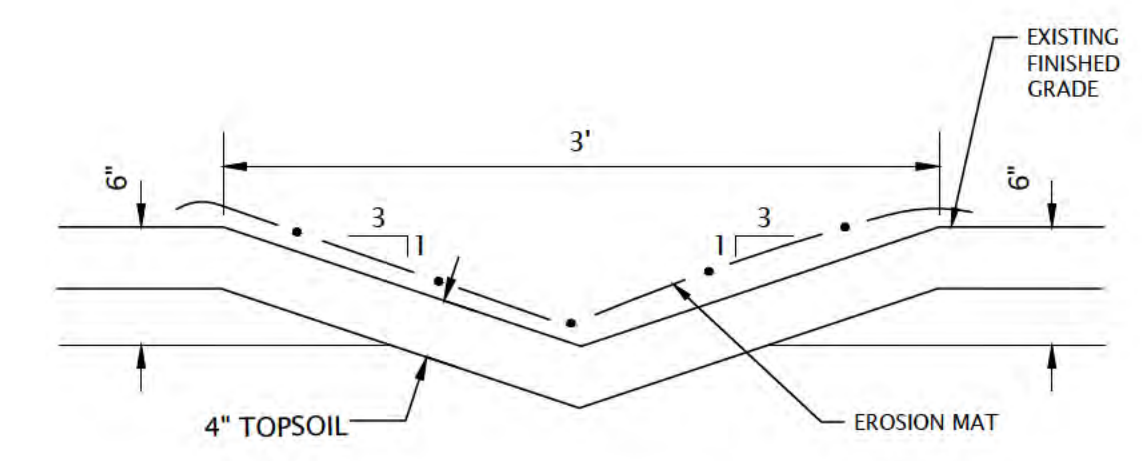
1 PAVEMENT LAYOUT AND GRADING
C141 SCALE: 0' 10' 20'



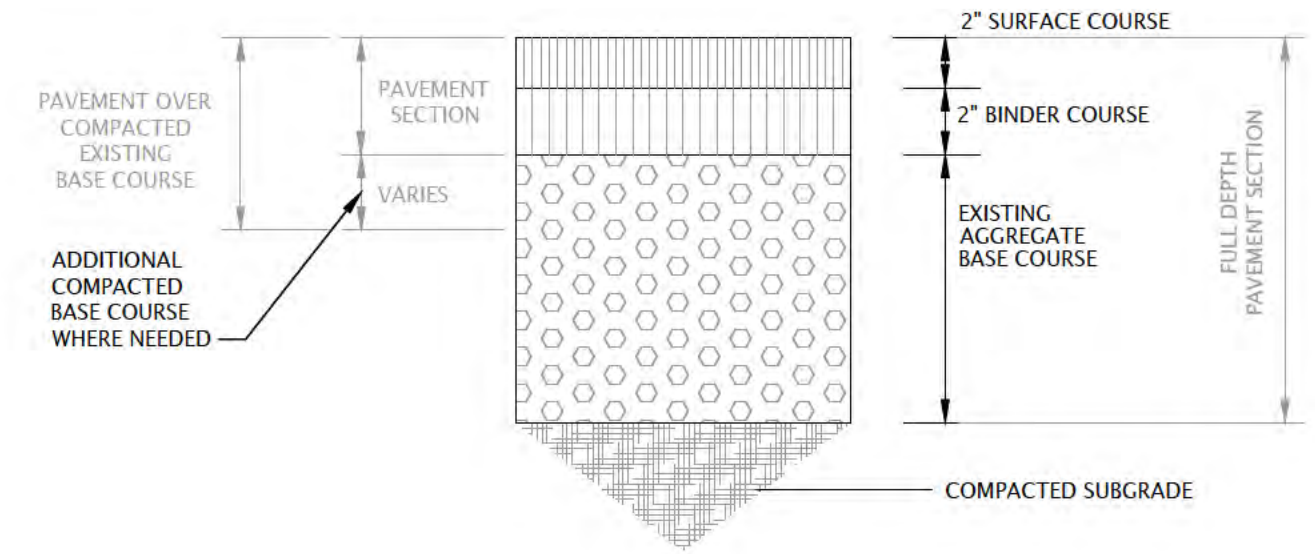
6 PARKING LOT PAVEMENT MARKING PLAN
C141 SCALE: 0' 10' 20'



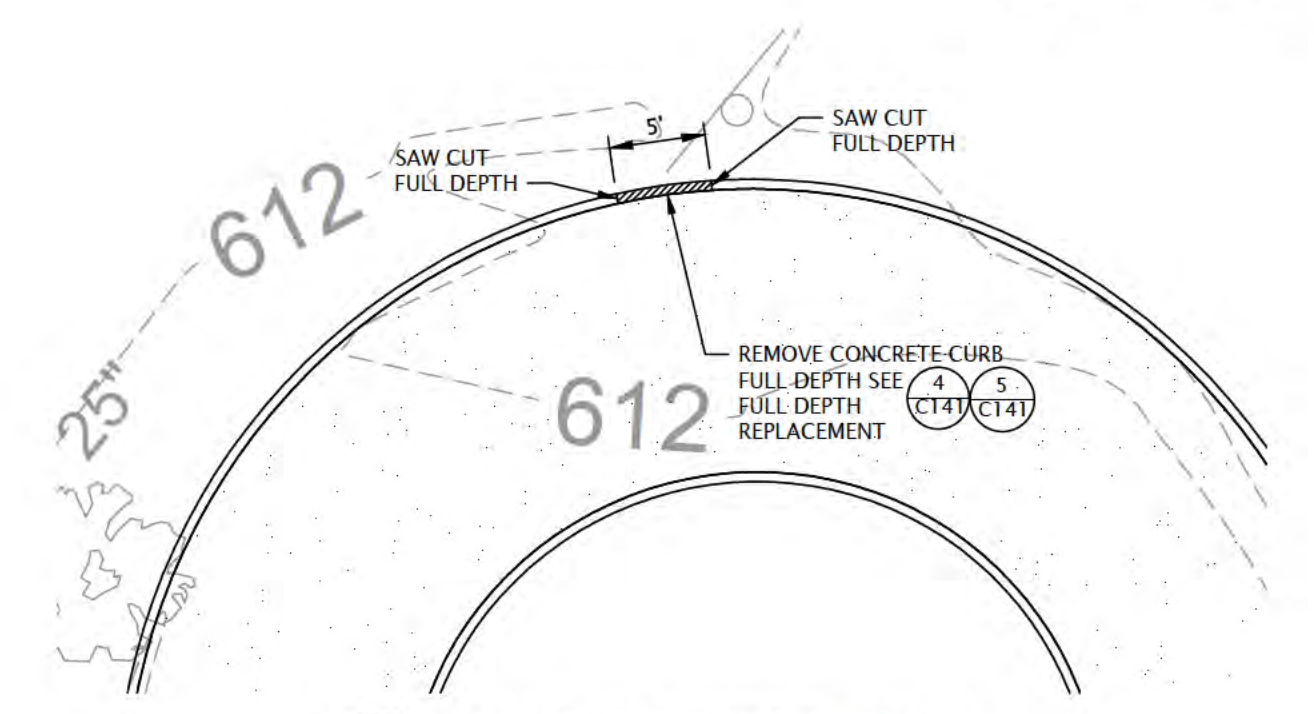
7 ACCESSIBLE PARKING SPACE PAVEMENT MARKING
C141 NOT TO SCALE



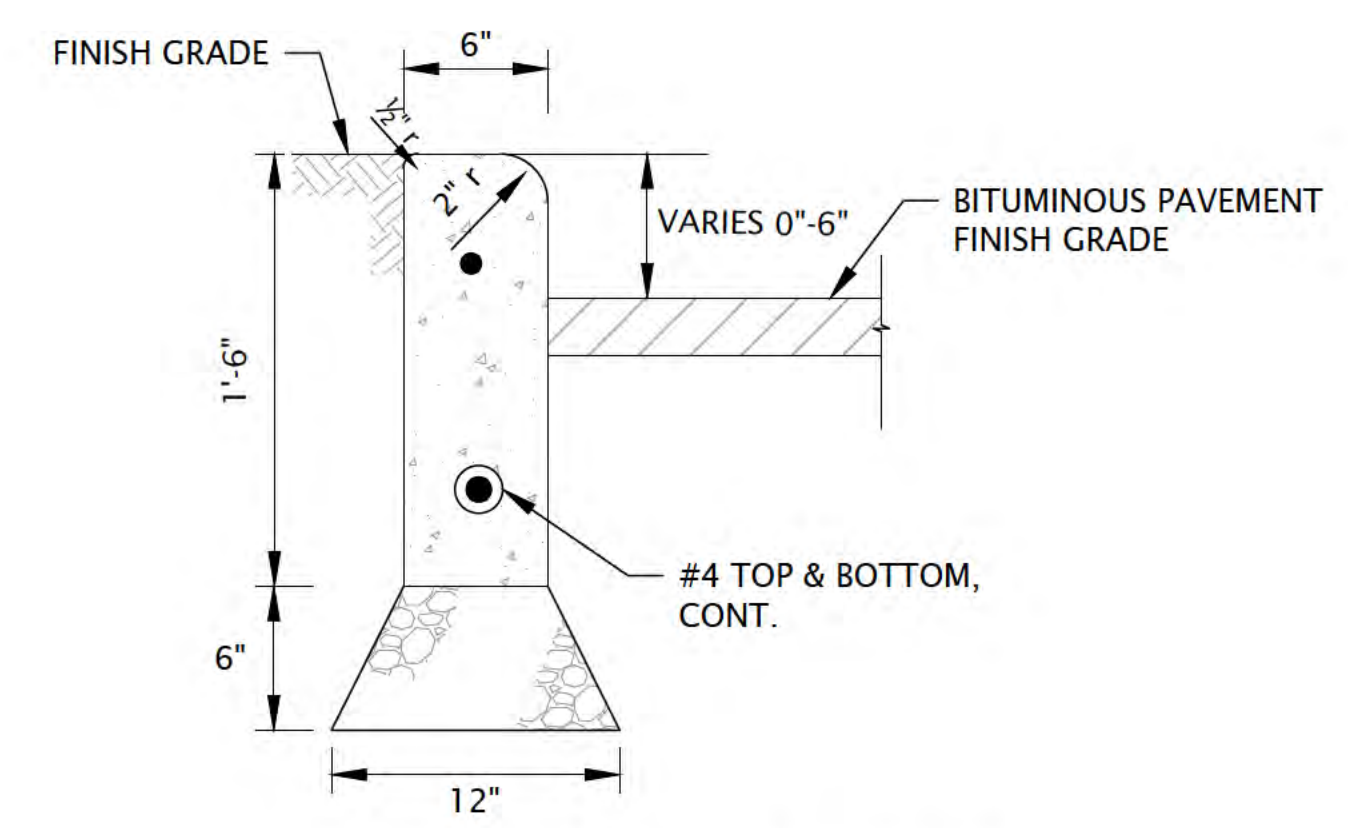
8 SWALE SECTION
C141 NOT TO SCALE



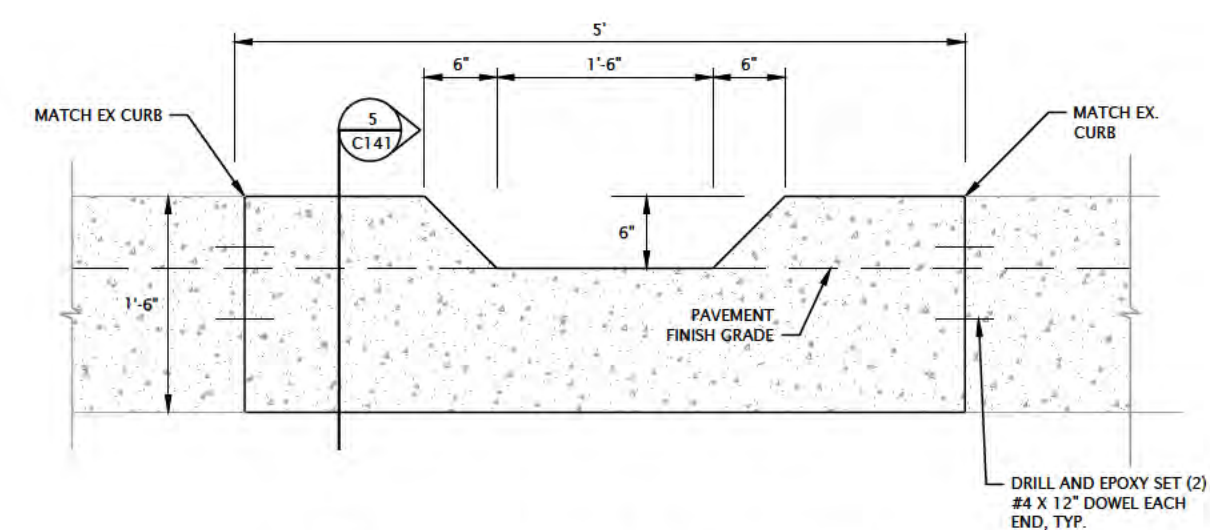
2 BITUMINOUS PAVEMENT
C141 NOT TO SCALE



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



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



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

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

- NOTES:**
1. SEE SHEET C100 FOR LEGEND OF EXISTING CONDITIONS.
 2. CONTRACTOR WILL BE PROVIDED AUTOCAD DRAWING FILE FOR CONSTRUCTION LAYOUT AFTER AWARD OF CONTRACT.
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- LEGEND (PROPOSED)**
- ASPHALT PAVEMENT
 - PROPOSED CONTOUR
 - SPOT ELEVATION



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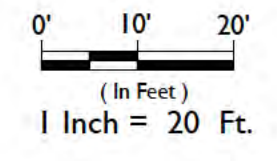
Project Title:

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Centennial Park
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Prepared For:

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Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

Park Parking Lot
Improvements

Sheet No.

C141

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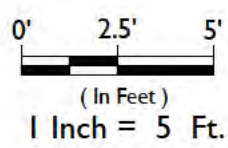
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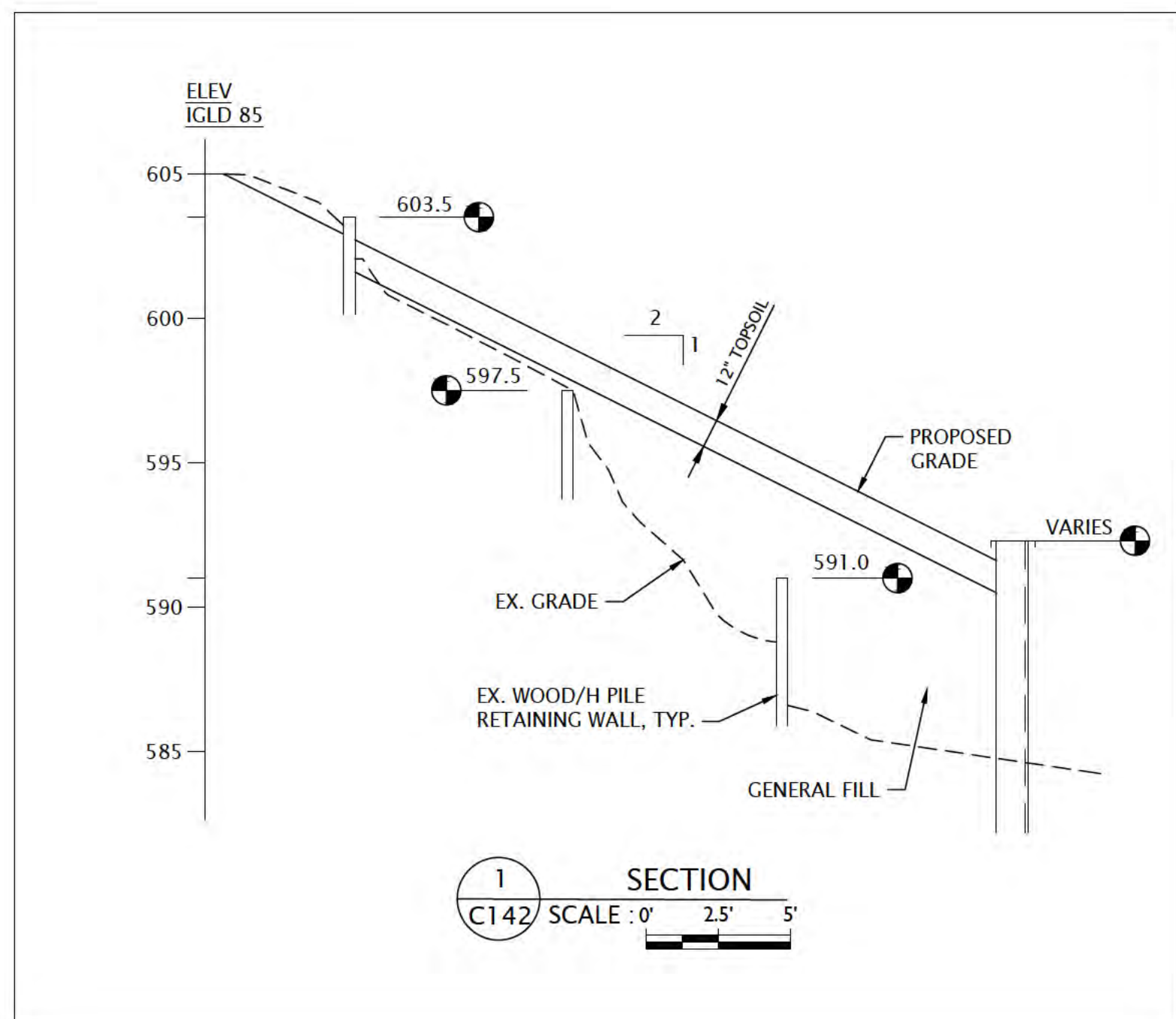
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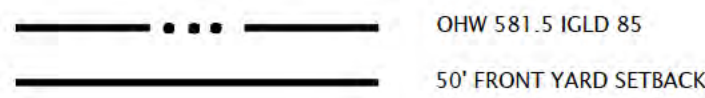
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Drawing Title
Centennial North Bulkhead
Corner Improvements

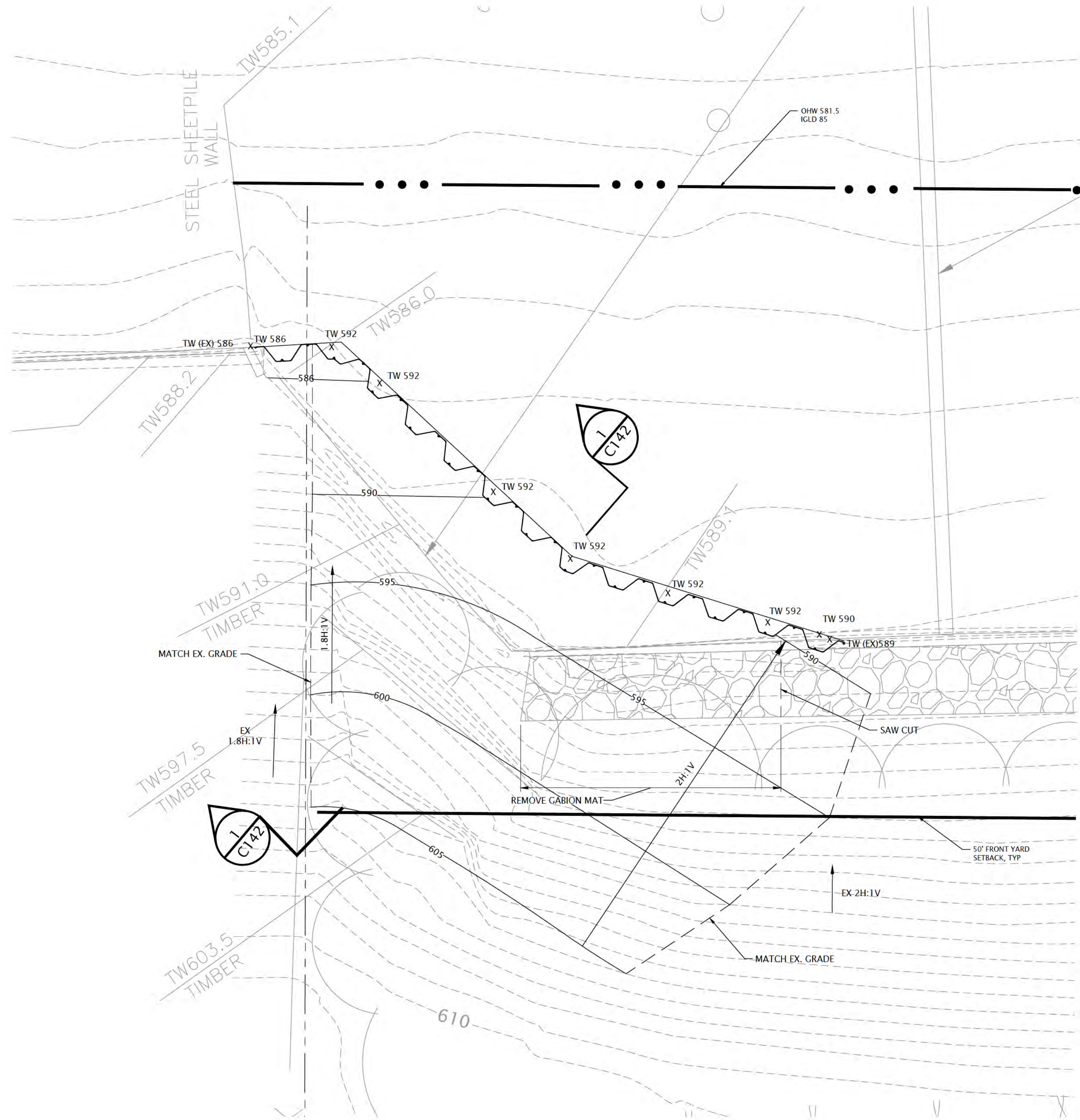
Sheet No.	CI42
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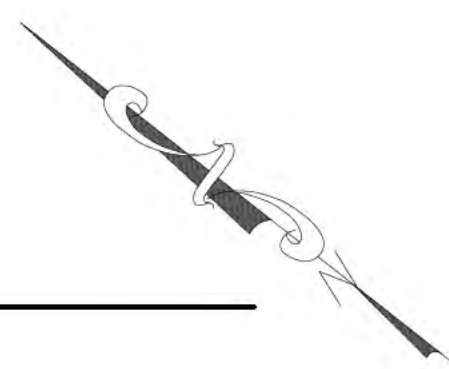
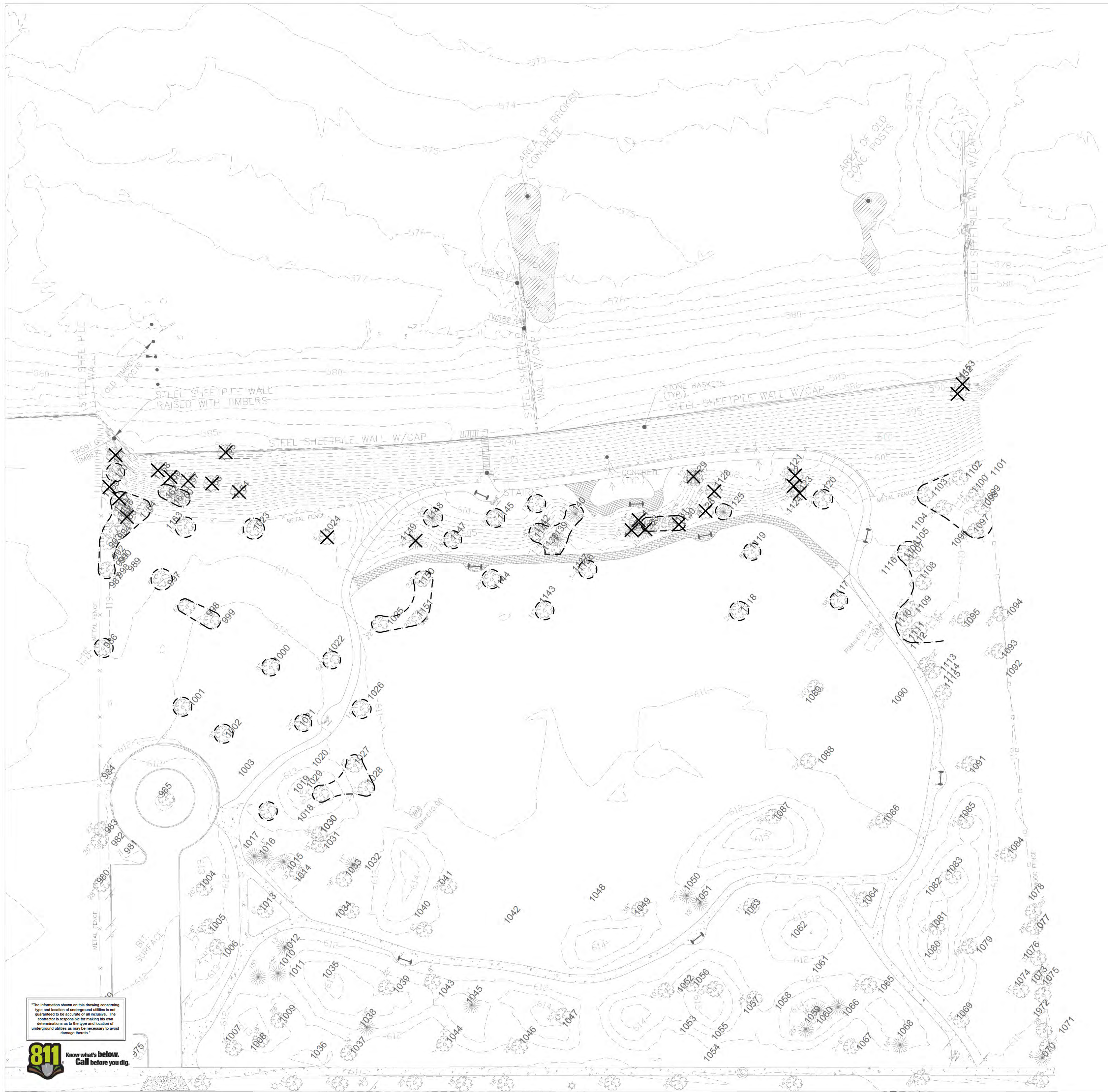


LEGEND (PROPOSED)



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LEGEND

- | | |
|---|-------------------------------|
|  | Existing Trees to Remain |
|  | Existing Tree to be Removed |
|  | Tree Protection Fencing, typ. |

TREE REMOVAL LIST

Tree Removals - Centennial Beach					
#	Callper	Common Name	Species	Condition	Notes
1024	7	Tupifree	Liriodendron tulipifera	2	
1121	11.75	Black Locust	Robinia pseudoacacia	3	
1122	13.75	Black Locust	Robinia pseudoacacia	3	
1123	12	Black Locust	Robinia pseudoacacia	4	
1126	13.75	Black Locust	Robinia pseudoacacia	3	forked at 3' with co-leaders
1127	15.75	Black Locust	Robinia pseudoacacia	4	
1129	12.5	Black Locust	Robinia pseudoacacia	3	forked at 3' with co-leaders
1130	18	Austrian Phe	Robinia pseudoacacia	3	
1133	18.25	Austrian Phe	Pinus nigra	3	
1134	11.75	Black Locust	Robinia pseudoacacia	3	
1135	10.25	Austrian Phe	Pinus nigra	3	
1149	19	Austrian Phe	Pinus nigra	4	
1154	13	Norw ay Maple	Acer platanoides	2	
1155	35	Black Willow	Salix nigra	5	fallen over uprooted, cut off w all
1156	11.75	Norw ay Maple	Acer platanoides	3	
1157	7.25	Norw ay Maple	Acer platanoides	2	
1158	11	Siberian Elm	Ulmus pumila	6	snapped off at 8'
1159	8	Norw ay Maple	Acer platanoides	3	
1165	17	Mulberry	Morus spp.	3	
1168	8.5	Bovelder Maple	Acer negundo	6	
1169	9	Green Ash	Fraxinus pennsylvanica	6	dead
1171	24	Bovelder Maple	Acer negundo	5	on w ooden w all
1180	6	Mulberry	Morus spp.	3	
1181	7.25	Mulberry	Morus spp.	3	
1182	6.75	Norw ay Maple	Acer platanoides	2	
1183	6	Norw ay Maple	Acer platanoides	2	
1184	7	Norw ay Maple	Acer platanoides	2	forked at base w ith a 5' co-leader
1185	7.25	Tree-of-heaven	Ailanthus altissima	3	

Notes: The condition of the trees shall be based on a six (6) point scale and one (1) being the best and six (6) being the worst.
1 - Excellent, 2-Good to Fair, 3-Fair (average), 4-Fair to Poor, 5-Poor, 6-Dead

	Total Quantity of Trees	Total Caliper Inches
Trees to be Removed	28	269.5
Dead Trees to be Removed	4	79
<i>Dead trees are not factored into the total number of replacement trees.</i>		
	Total Quantity of Trees	Total Caliper Inches
Required Replacement Trees (3" caliper)	30	90
New Trees Provided (To be Confirmed)	9	36

TREE REMOVAL NOTES

1. Any existing tree surveys or locations for these plans were prepared by the engineer or a certified arborist. Full tree inventory survey will be provided upon request.
2. Contractor is to familiarize themselves with the restoration plan areas. All tree removals including understory tree removals within restoration areas shall be tagged or identified and confirmed by the contractor with the owner and owner's representative.
3. For tree removals in restoration areas, cut off flush with finished grade and leave roots in place so as not to disturb slope.
4. For tree removals outside of restoration areas, grind out stumps to a minimum of 18" depth and remove all roots prior to installation of proposed materials. Bring to finish grade with soil fill per specifications.
5. Keep all areas clean, neat, and orderly at all times. Legally dispose of all materials removed from the site per local codes and regulations.
6. Contractor shall limit all work and disturbance to within designated project areas. It shall be the responsibility of the contractor to restore to the original condition any damage or disturbance outside these limits.
7. Streets, sidewalks, and adjacent property shall be protected throughout the work as required by local codes and regulations and as approved by the Village.
8. Protect structures, utilities, sidewalks, pavements, fencing, furnishings, trees, and landscaping from damage caused by settlement, lateral movement, undermining, washouts, and other hazards created by site improvements. If any damage occurs, contractor shall repair to original condition at no additional cost.



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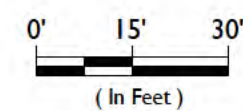
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Centennial Park
Winnetka, IL

Prepared For:

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Winnetka, IL

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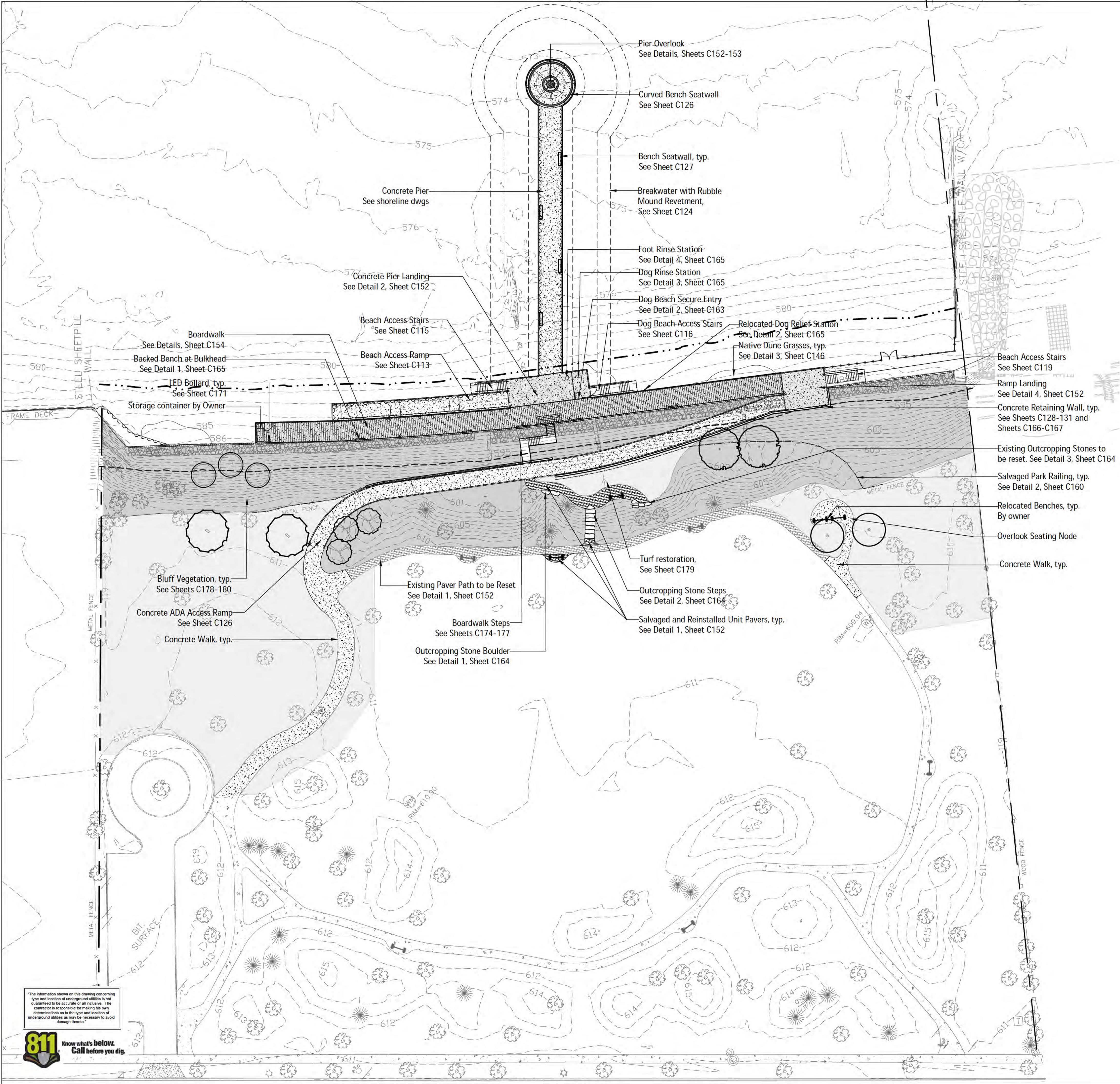
Scale 1 in. = 30 Ft.

Drawing Title

TREE PRESERVATION PLAN

Sheet No.

C143



LEGEND

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

GENERAL NOTES

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

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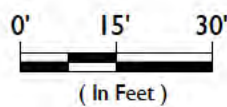
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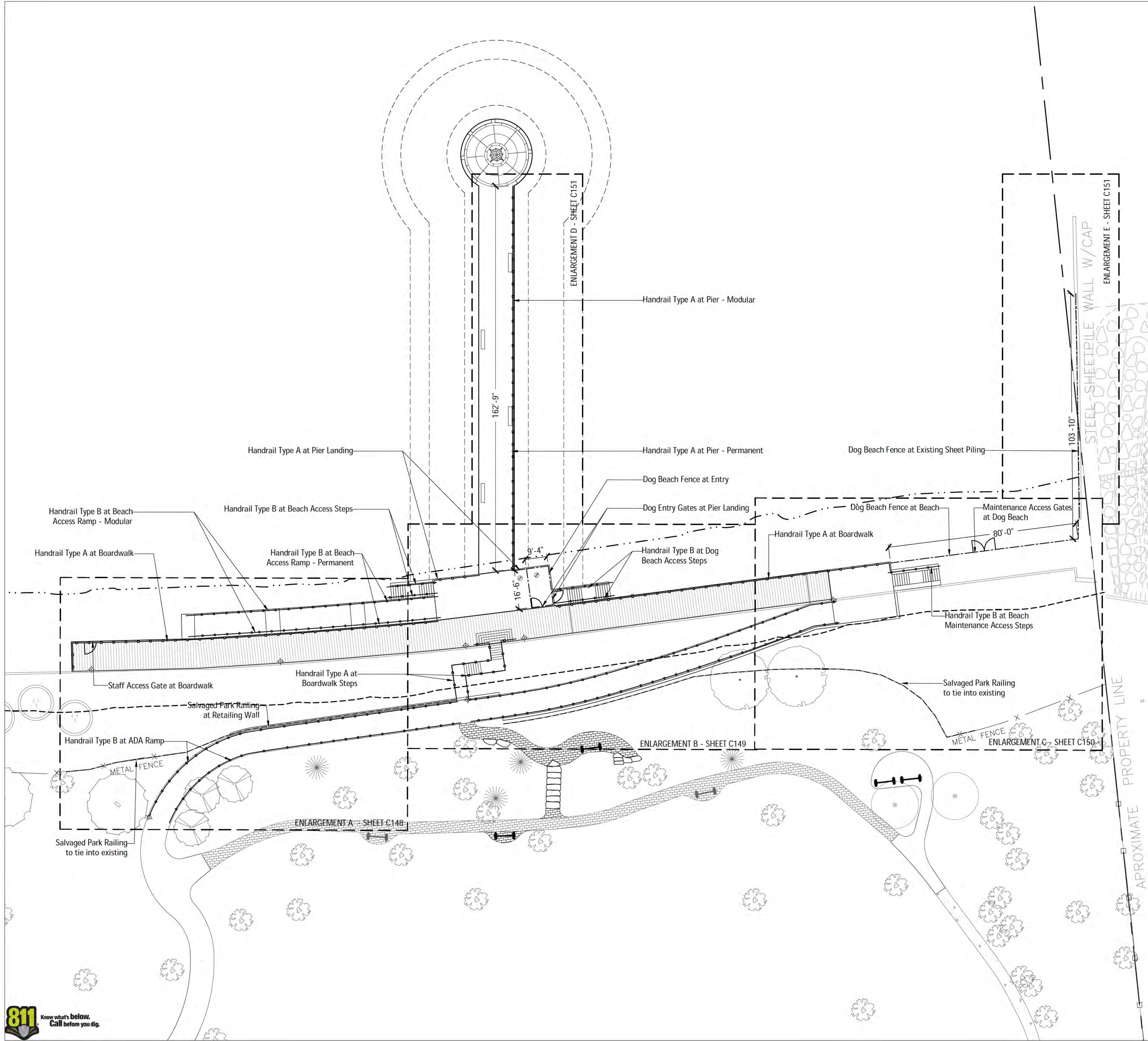
Scale 1 Inch = 30 Ft.

Drawing Title

OVERALL SITE PLAN

Sheet No.

C144



LEGEND

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

METAL FABRICATION NOTES

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

HANDRAIL NOTES

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

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



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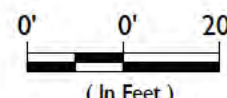
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Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

HANDRAIL AND FENCING PLAN

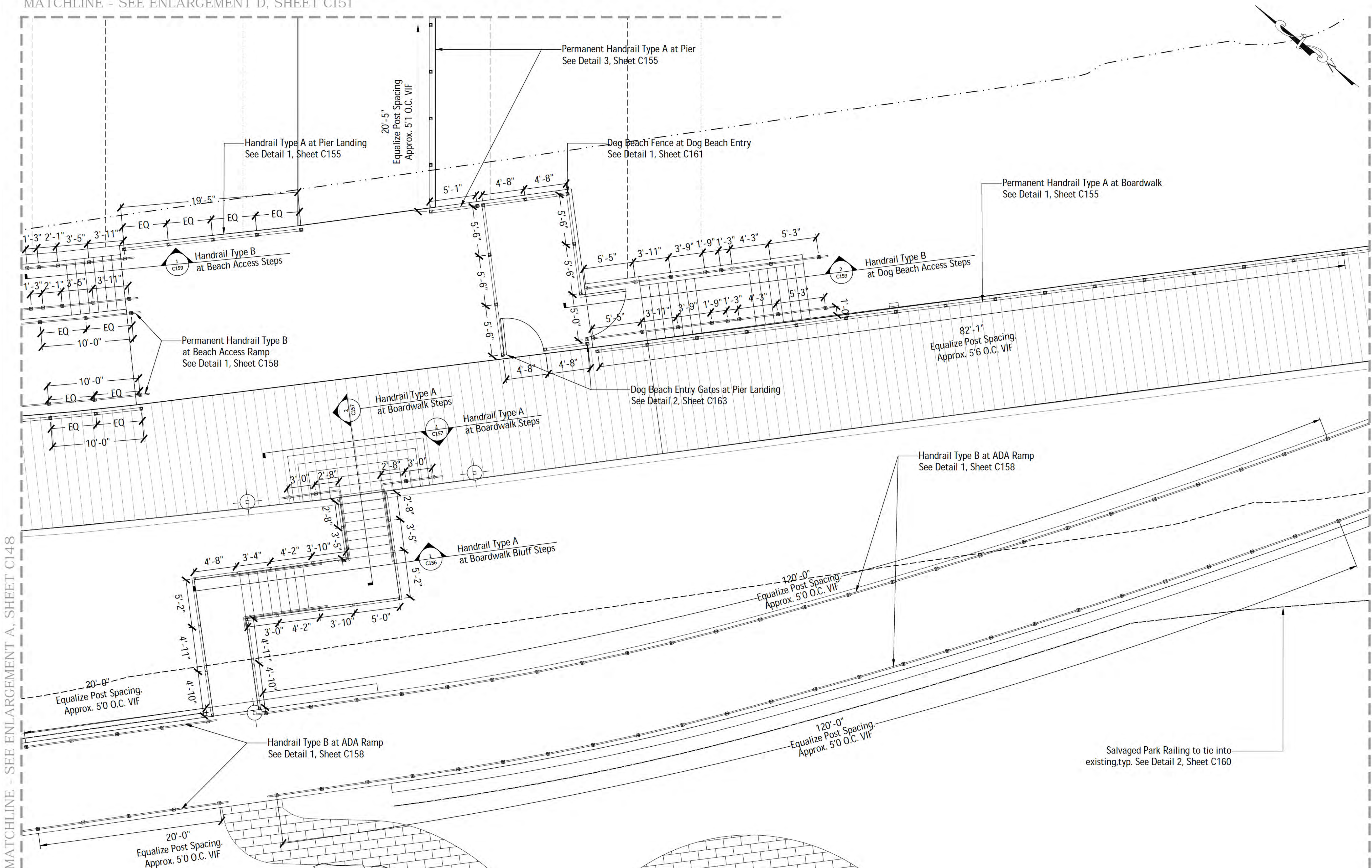
Sheet No.

C147

MATCHLINE - SEE ENLARGEMENT D, SHEET C151

MATCHLINE - SEE ENLARGEMENT A, SHEET C148

MATCHLINE - SEE ENLARGEMENT C, SHEET C150



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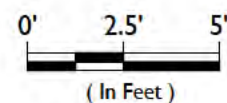
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Scale 1 Inch = 5 Ft.

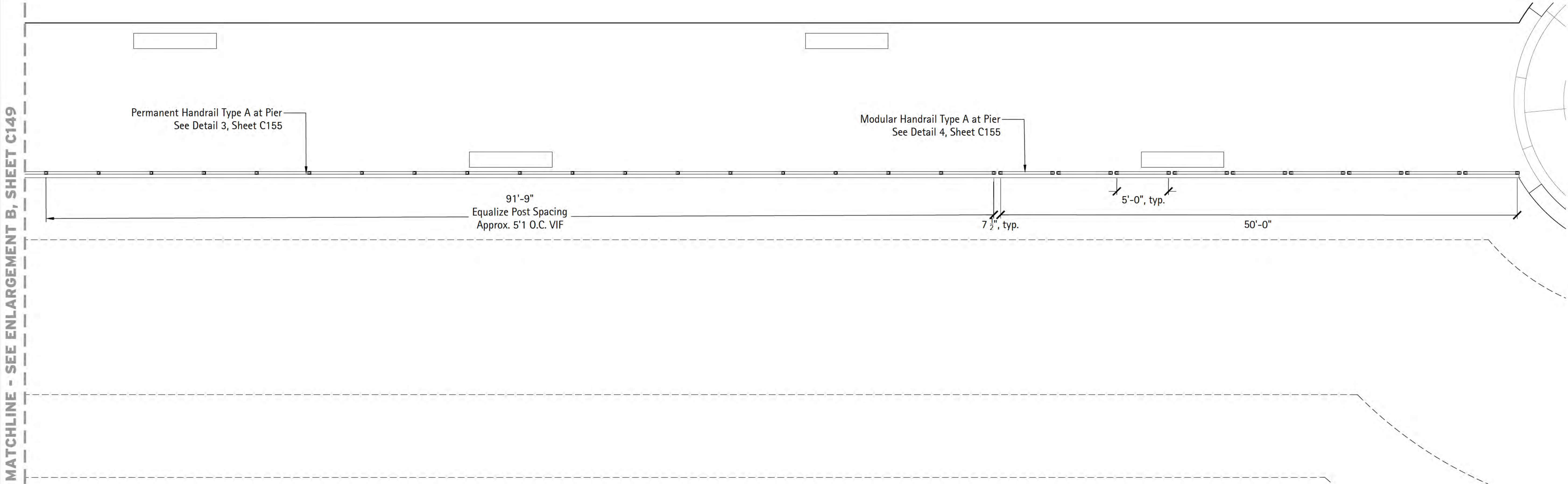
Drawing Title

HANDRAIL AND FENCING
ENLARGEMENT PLAN B

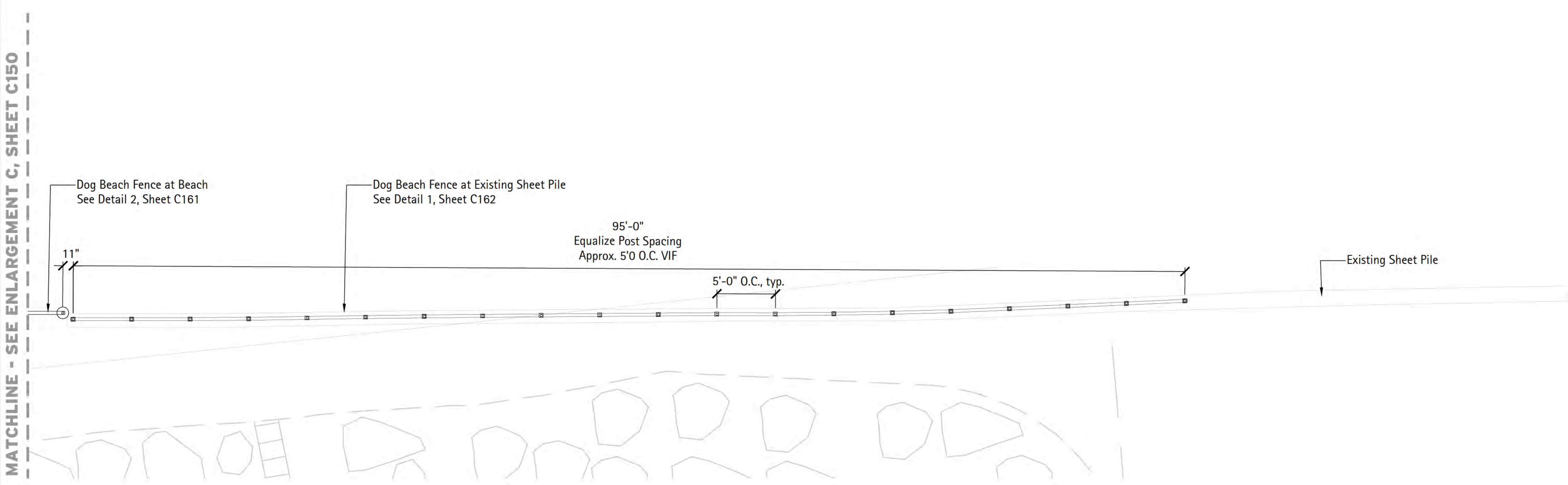
Sheet No.

C149

ENLARGEMENT PLAN D



ENLARGEMENT PLAN E



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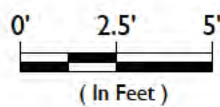
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



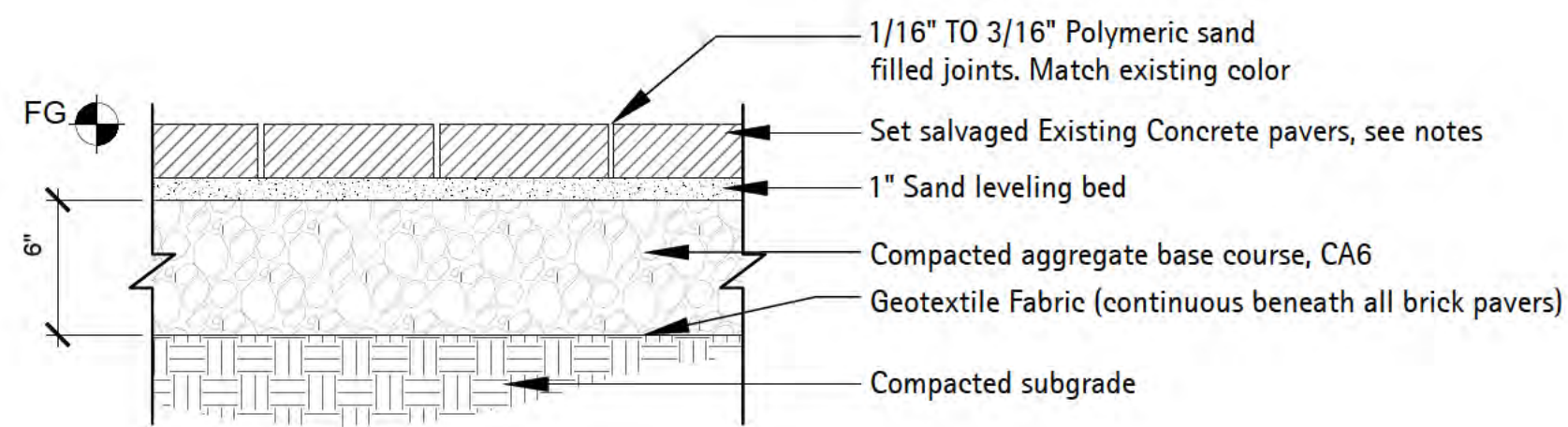
Scale 1 Inch = 5 Ft.

Drawing Title

HANDRAIL AND FENCING
ENLARGEMENT PLANS D AND E

Sheet No.

C151

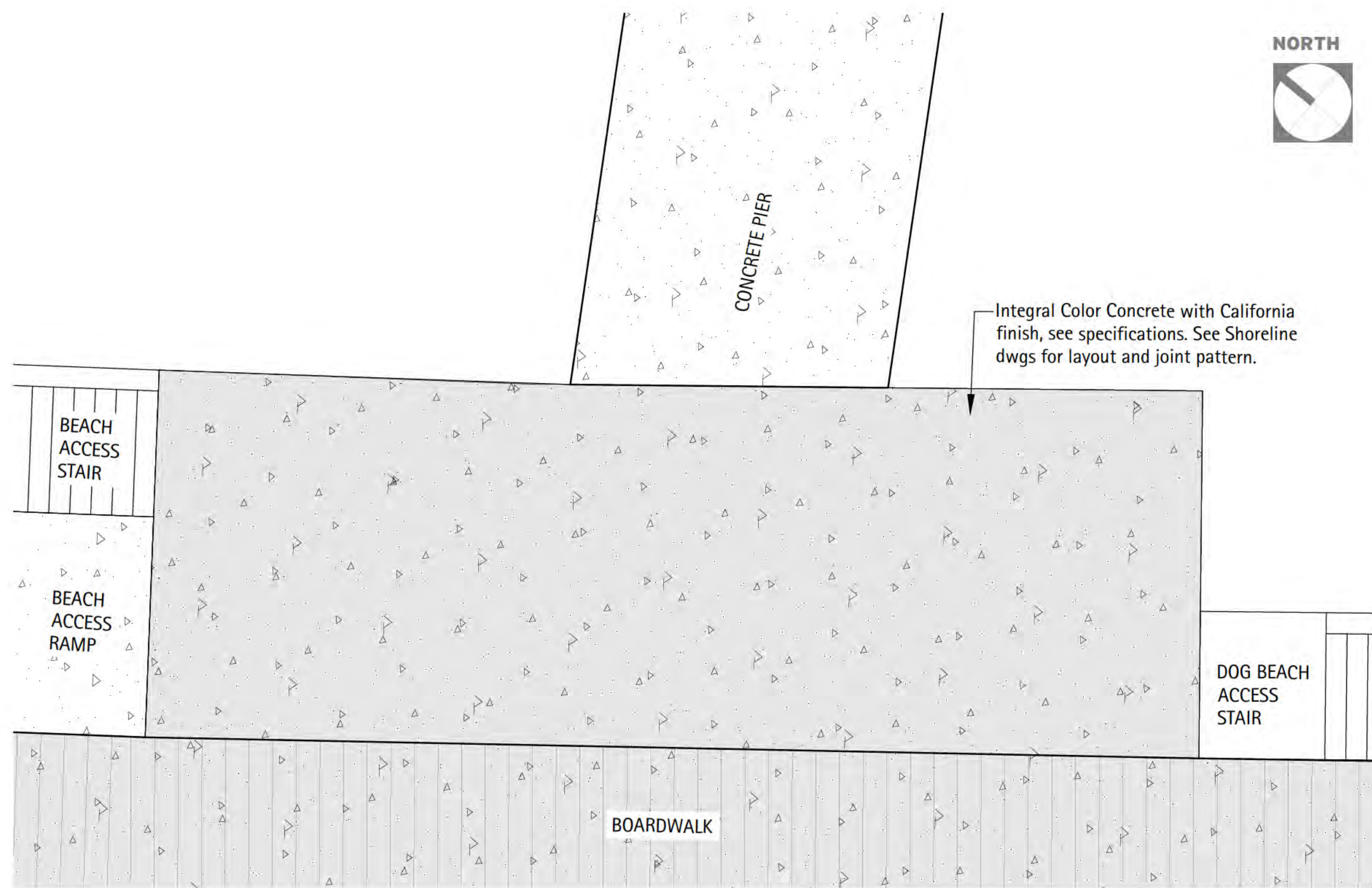


- Notes:
1. Infill paver walkway with salvaged pavers from elsewhere on site. Match herringbone paving pattern with soldier course edging and adjust paver edging as necessary to accommodate new edge of paving.
 2. CA6 base course and geotextile fabric shall be incidental to paver installation.
 3. Engraved Pavers to be stockpiled and relocated at Owner's direction.

1 Proposed Paver Walk

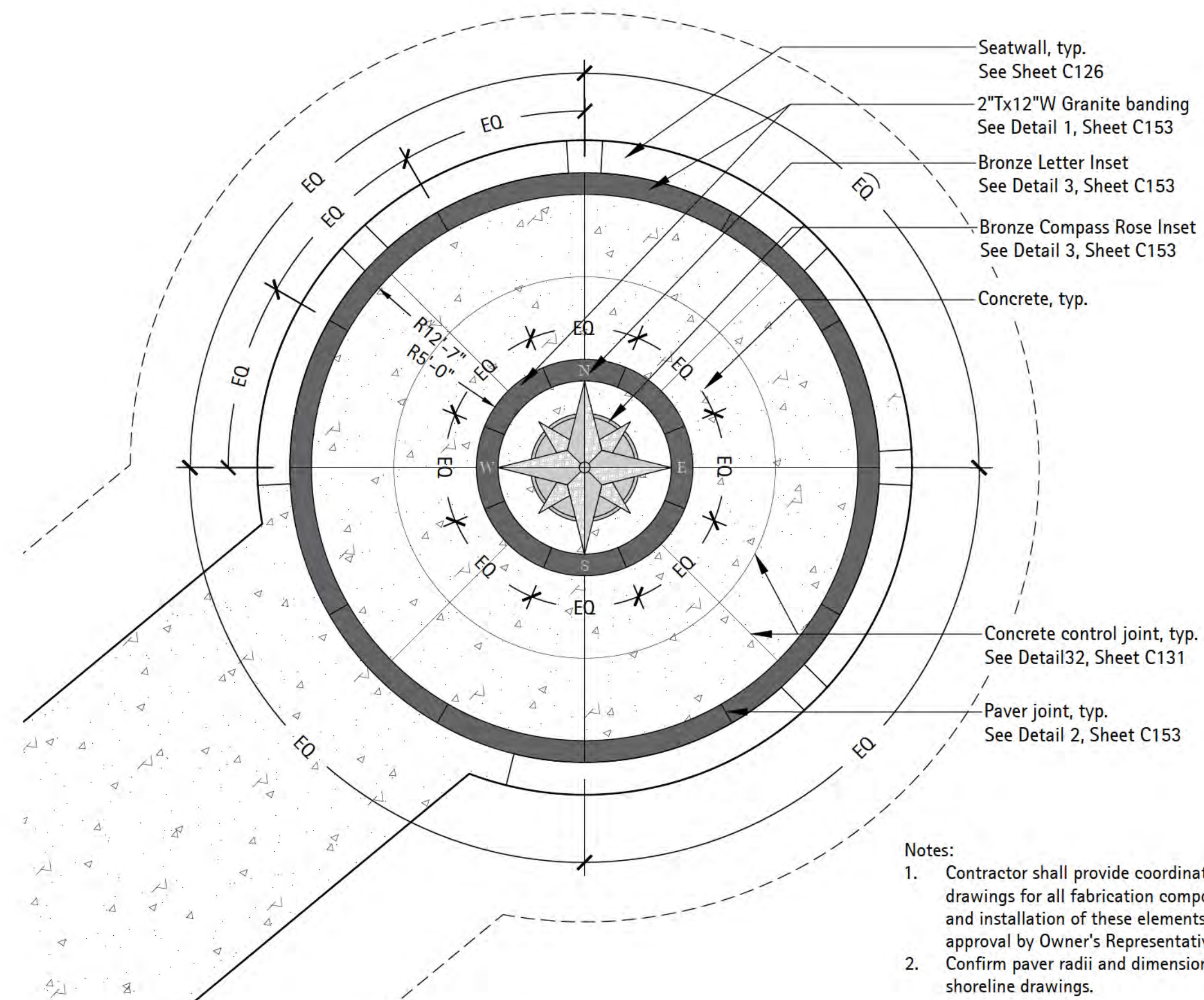
Scale: 1 1/2" = 1'-0"

0'-unit-paving



3 Enlarged Plan - Paving Pattern at Pier Landing

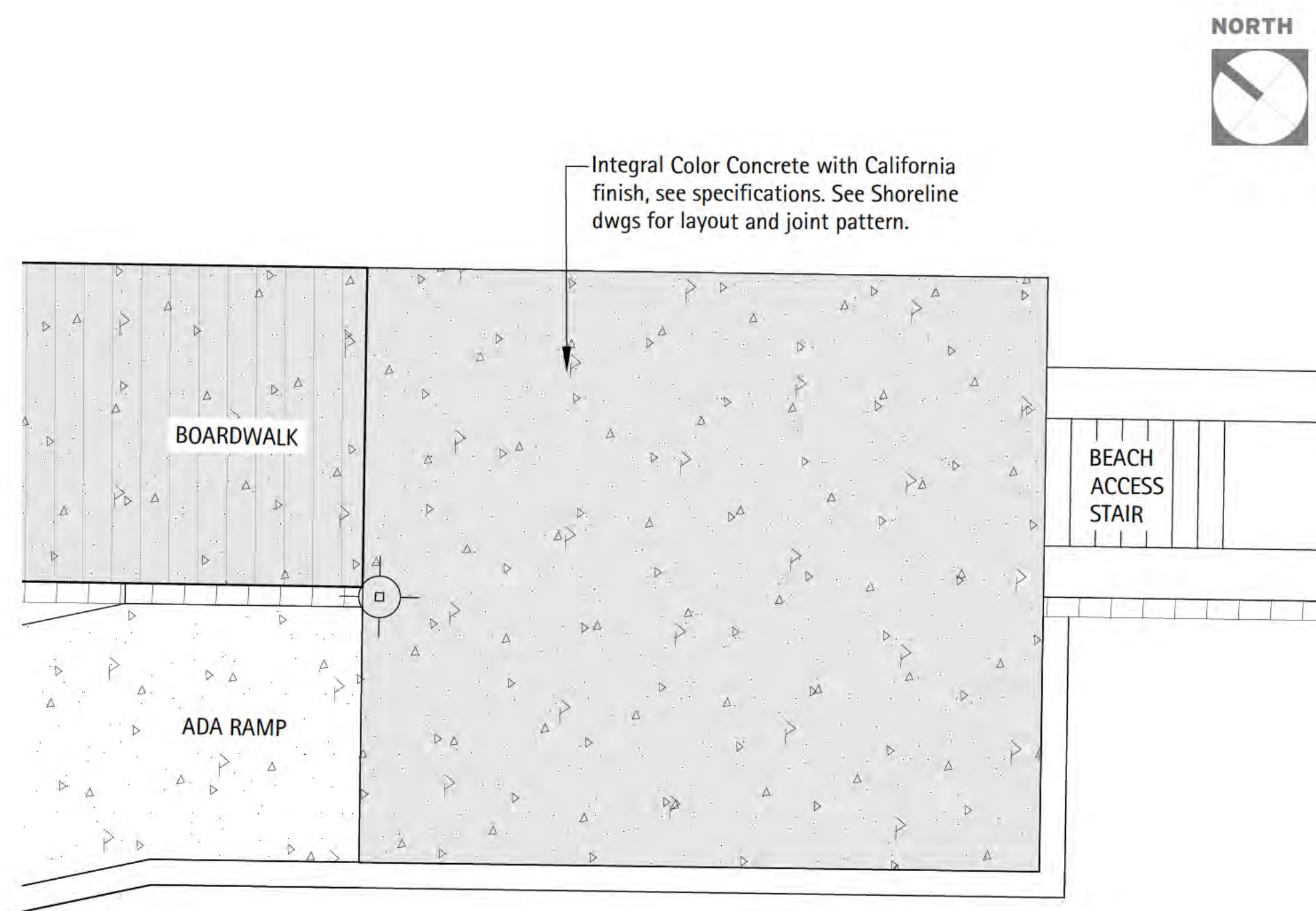
Scale: 1" = 5'-0"



- Notes:
1. Contractor shall provide coordinated shop drawings for all fabrication components and installation of these elements for approval by Owner's Representative.
 2. Confirm paver radii and dimensions with shoreline drawings.

2 Enlarged Plan - Paving Pattern Pier Overlook

Scale: 1" = 5'-0"



4 Enlarged Plan - Paving Pattern at Ramp Landing

Scale: 1" = 5'-0"



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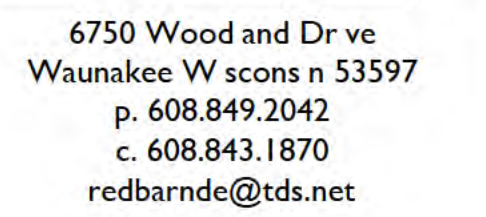
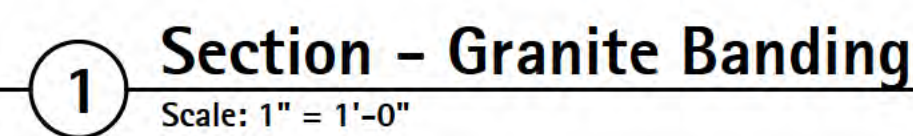
Scale None

Drawing Title

HARDSCAPE DETAILS

Sheet No.

C152



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Winnetka, IL

Scale	None
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Drawing Title

HARDSCAPE DETAILS

C153



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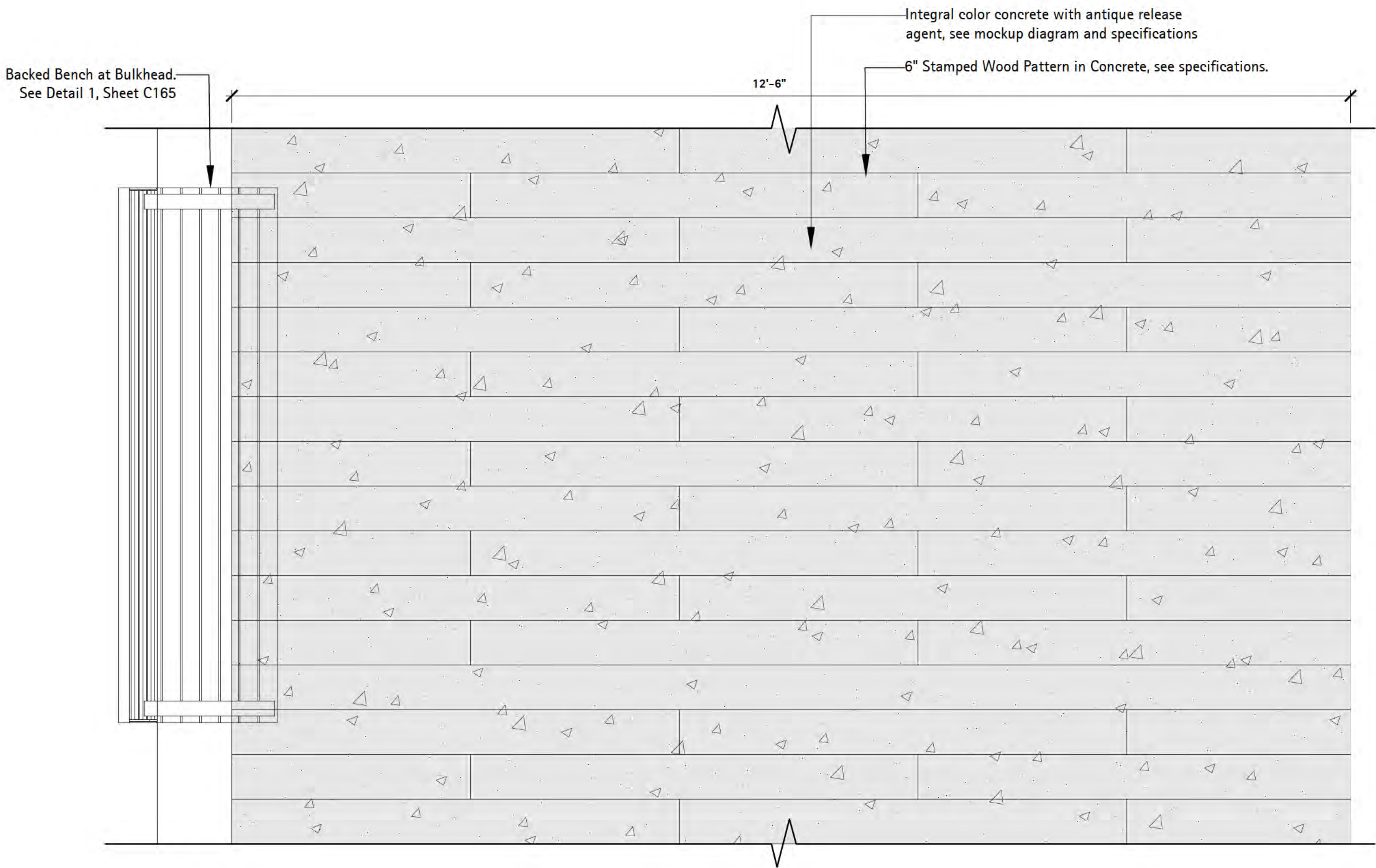
Scale

Drawing Title

BOARDWALK DETAILS

Sheet No.

C154



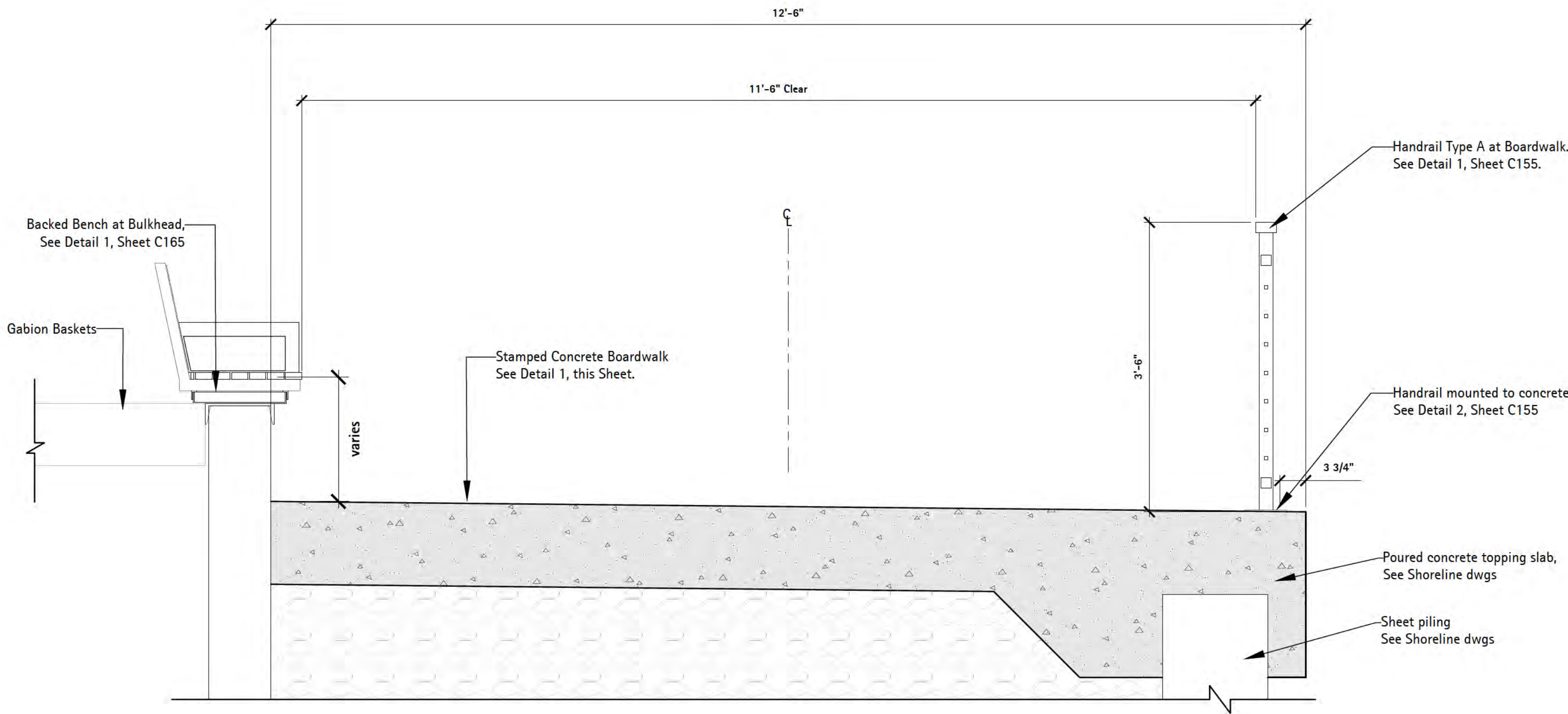
Mockup Diagram		
	Color Option 1 Uni-Mix U-10 Sonoran Tan	Color Option 2 Uni-Mix U-20 Smoke
Type A Finish Antique Release Color SikaColor-300 R24 Colina Tan		
Type B Finish Antique Release Color SikaColor-300 R14 Walnut		
Type C Finish Broom Finish		

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

1 Enlarged Plan - Stamped Concrete Boardwalk

Scale: 1" = 1'-0"

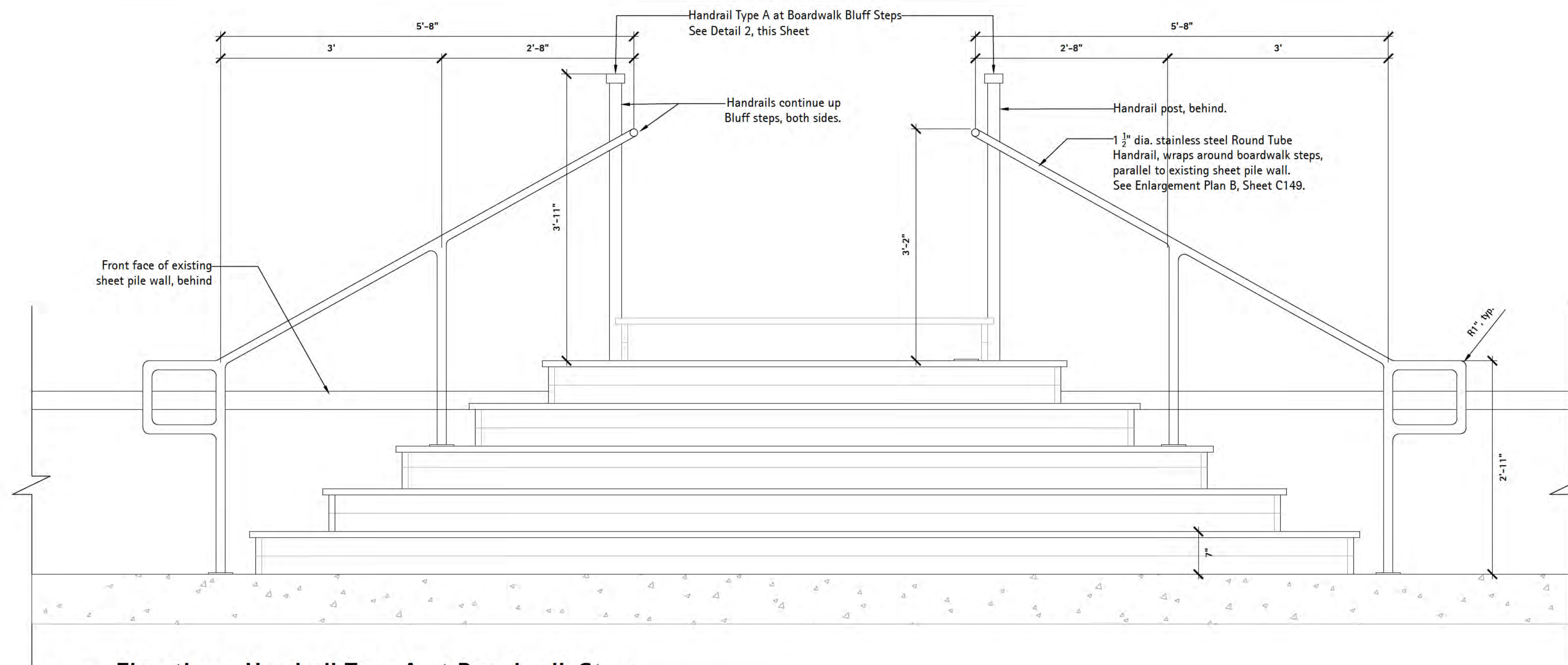
d-boardwalk-plan



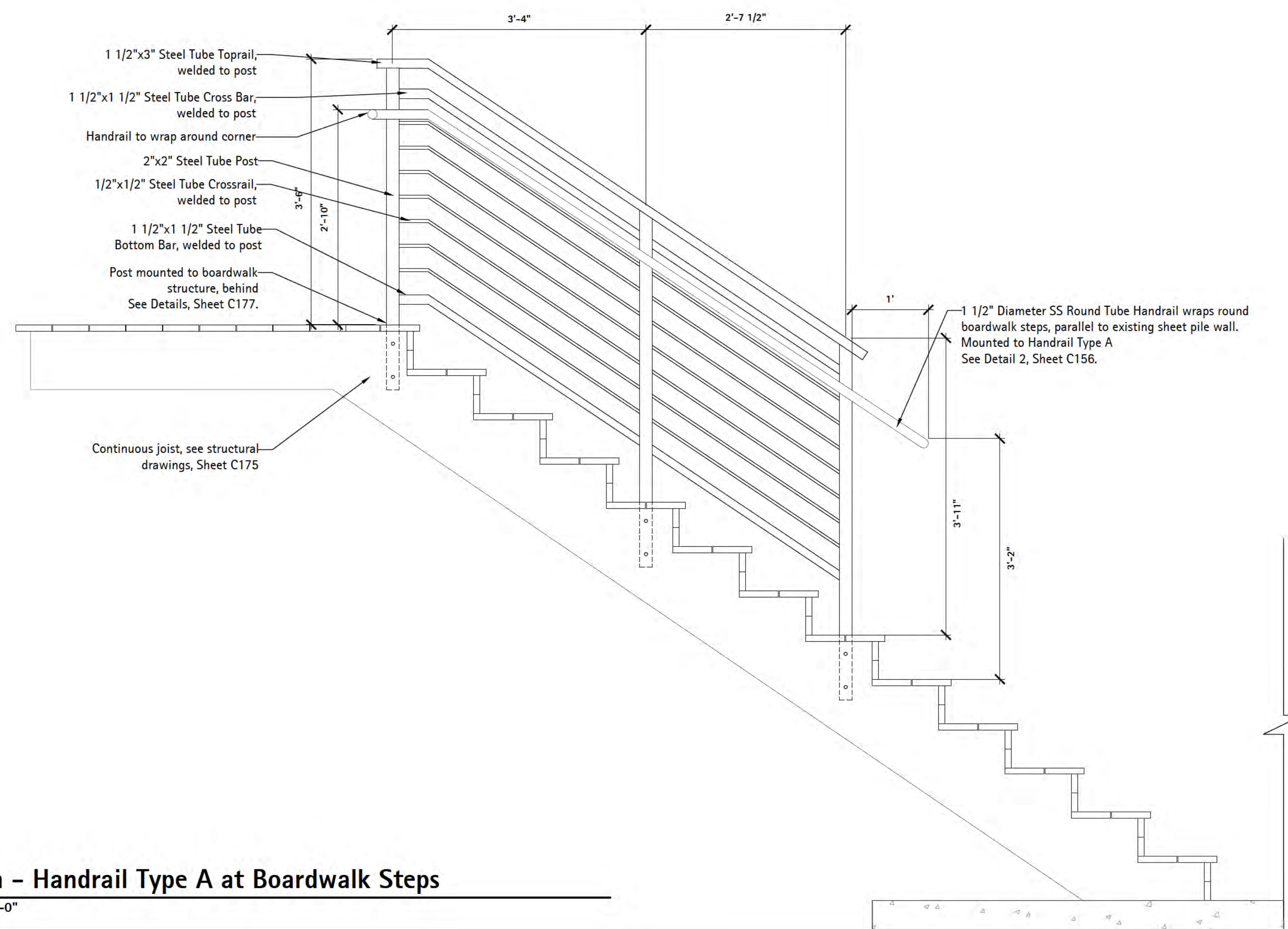
2 Section - Stamped Concrete Boardwalk

Scale: 1" = 1'-0"

d-boardwalk-section



1 Elevation - Handrail Type A at Boardwalk Steps
Scale: 1" = 1'-0"



2 Section - Handrail Type A at Boardwalk Steps
Scale: 1" = 1'-0"



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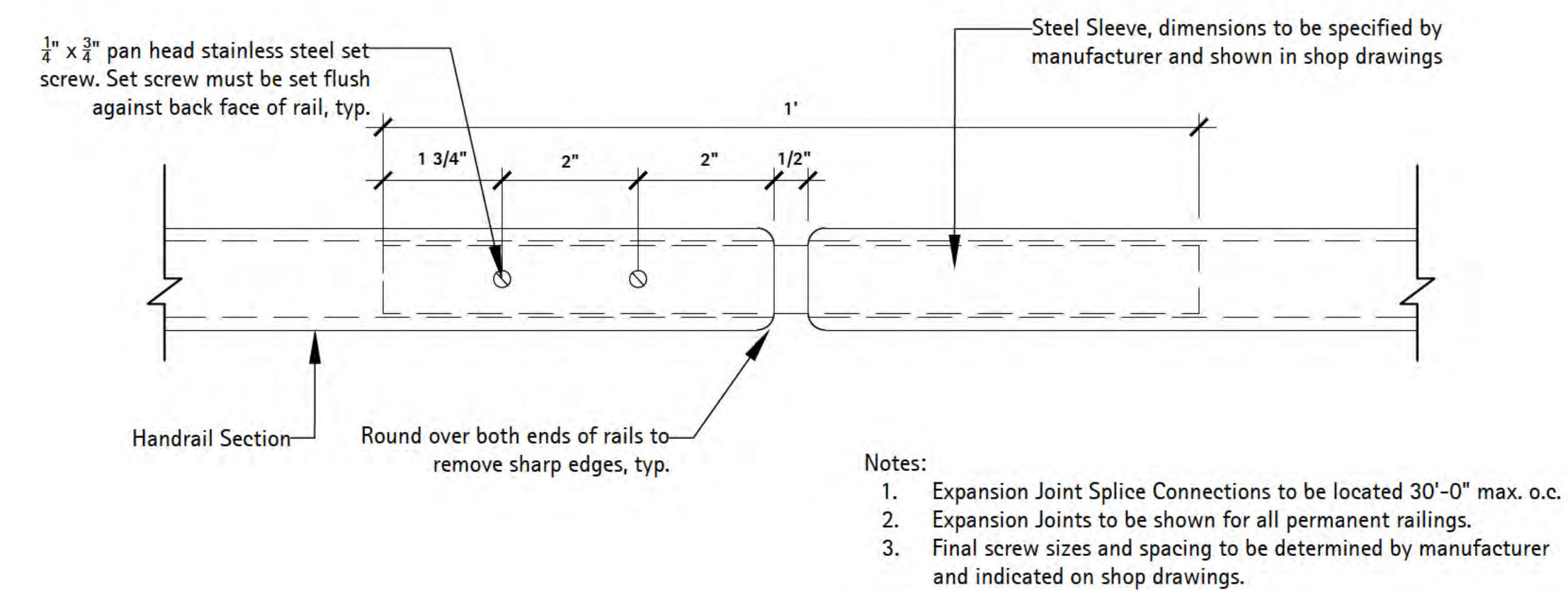
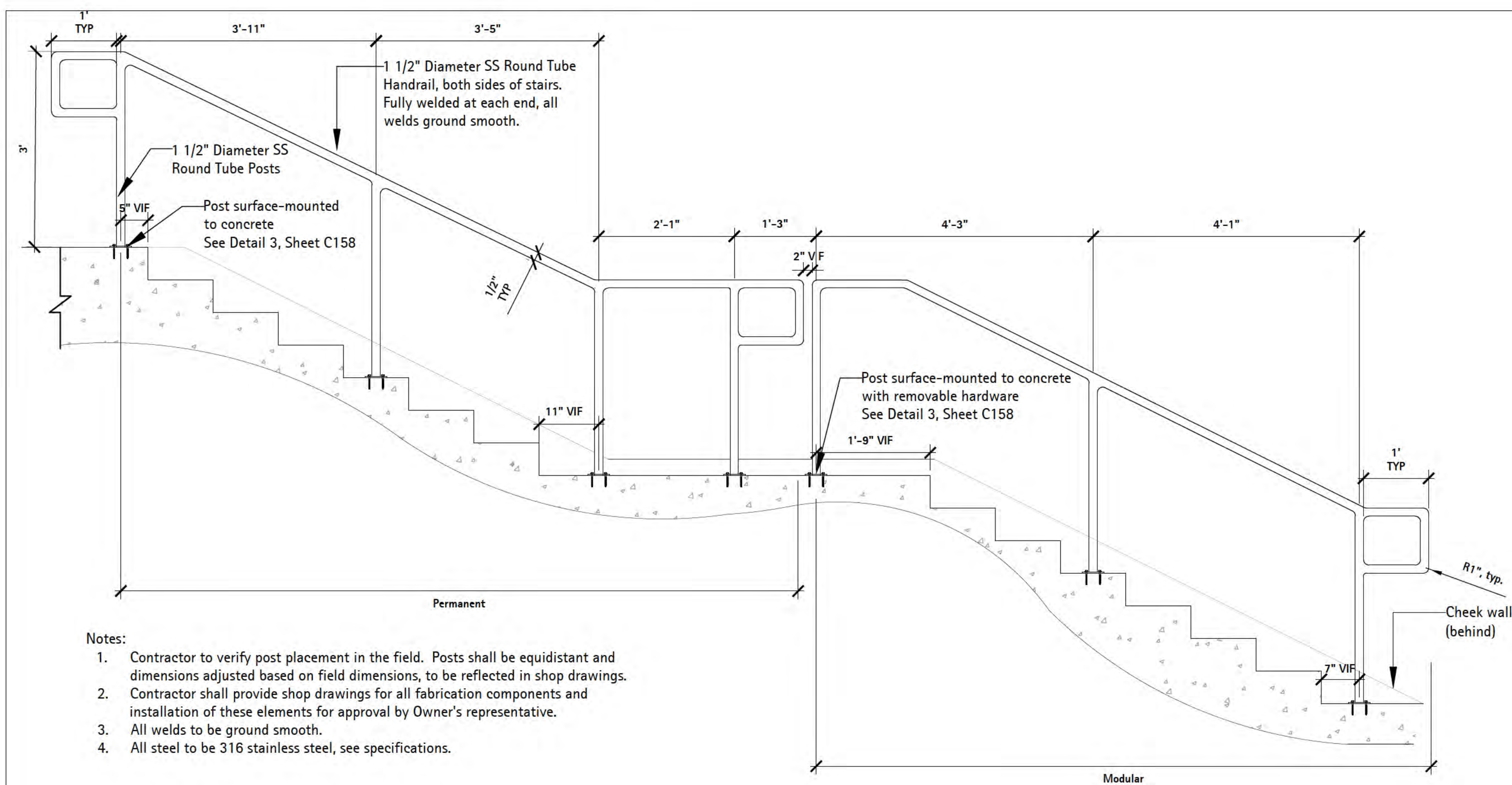
Scale None

Drawing Title

HANDRAIL DETAILS

Sheet No.

C157



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Prepared For:

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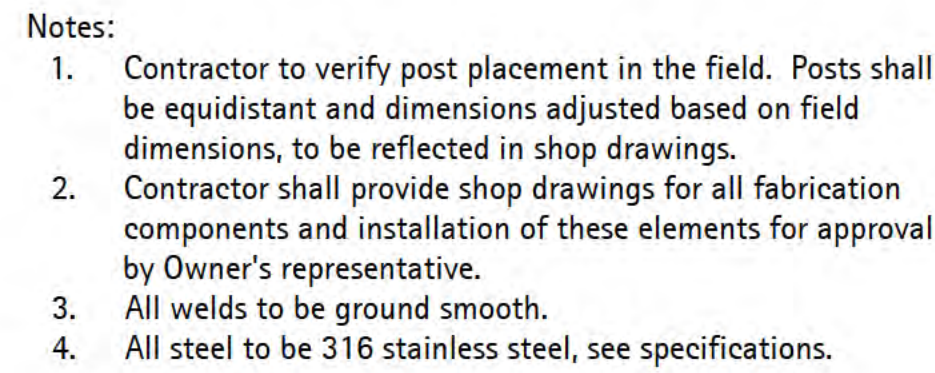
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Drawing Title

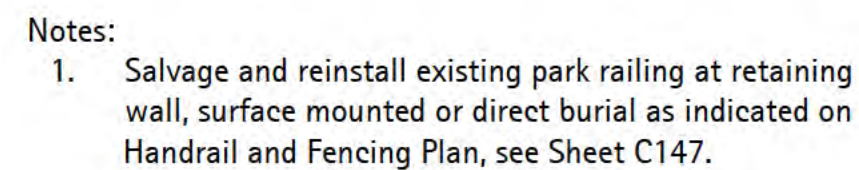
HANDRAIL DETAILS

Sheet No.

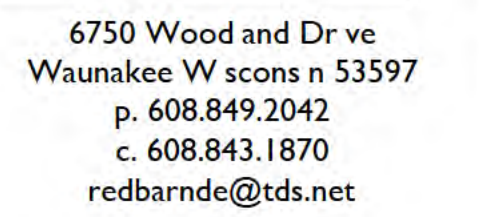
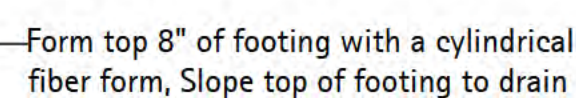
C159



d-conc handrail exst steps elevation



d-handrail at conc



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Winnetka, IL

Graphic Scale

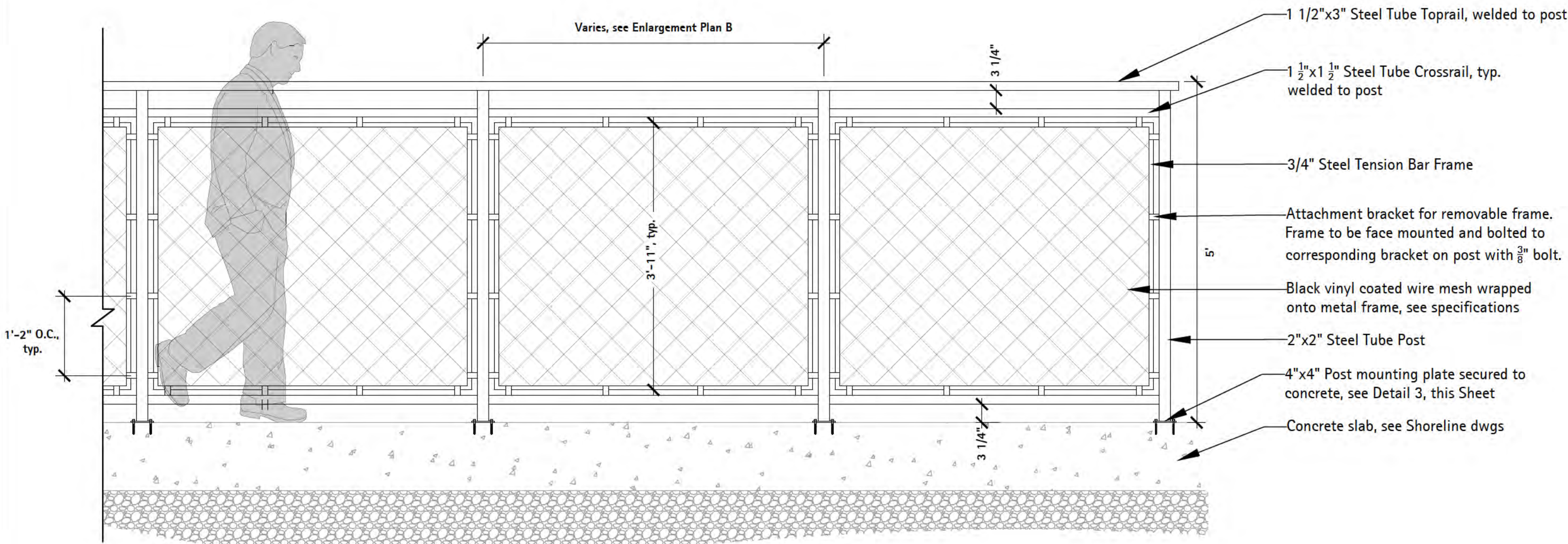
Scale	None
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Drawing Title

HANDRAIL DETAILS

Sheet No.

C160

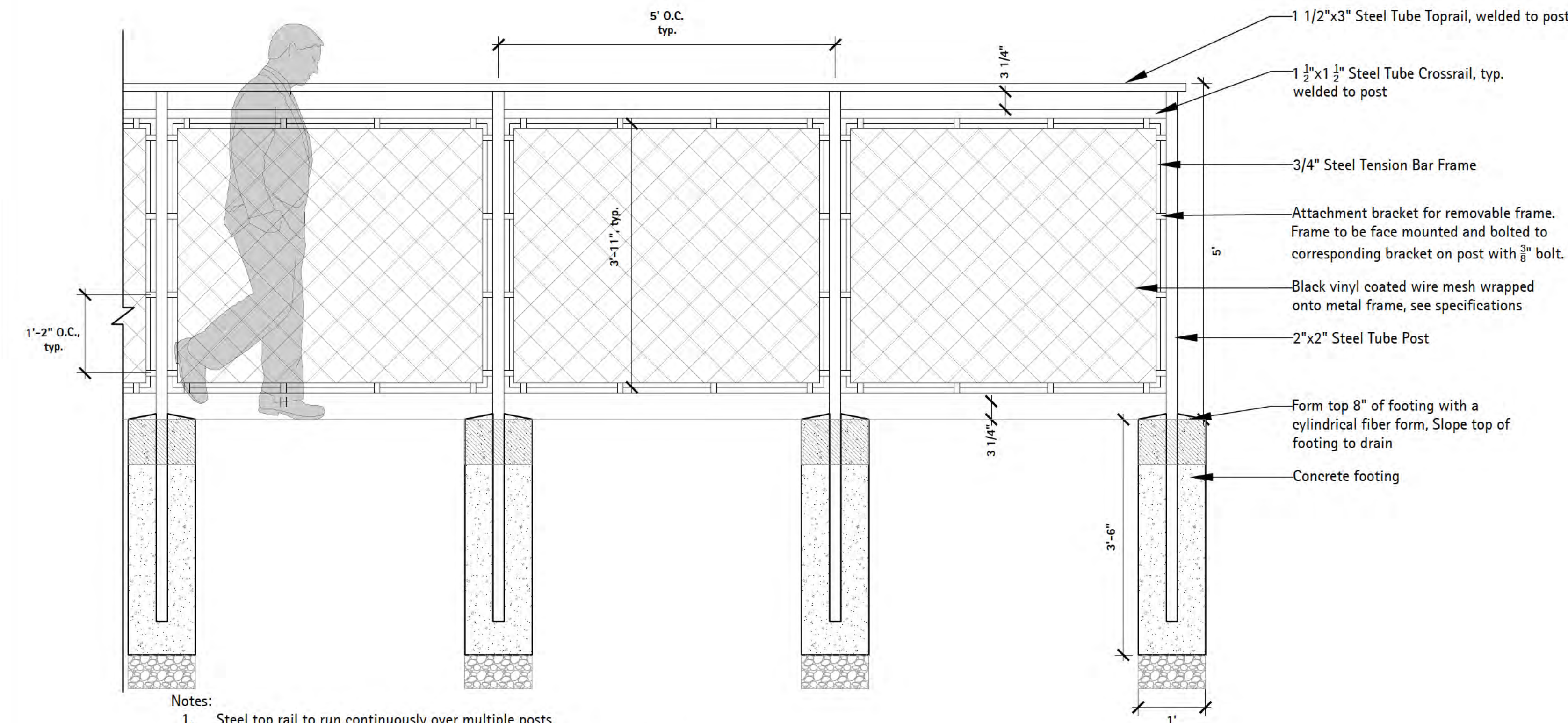


- Notes:
1. Steel top rail to run continuously over multiple posts.
 2. All steel tube rails and posts to have $\frac{1}{8}$ " rounded edges.
 3. Cap exposed steel posts and horizontal rails for water-tight seal, both ends.
 4. All steel to be galvanized steel, powder-coated black.

1 Elevation - Dog Beach Fence at Dog Beach Entry

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

d-dog beach fence type a - pier

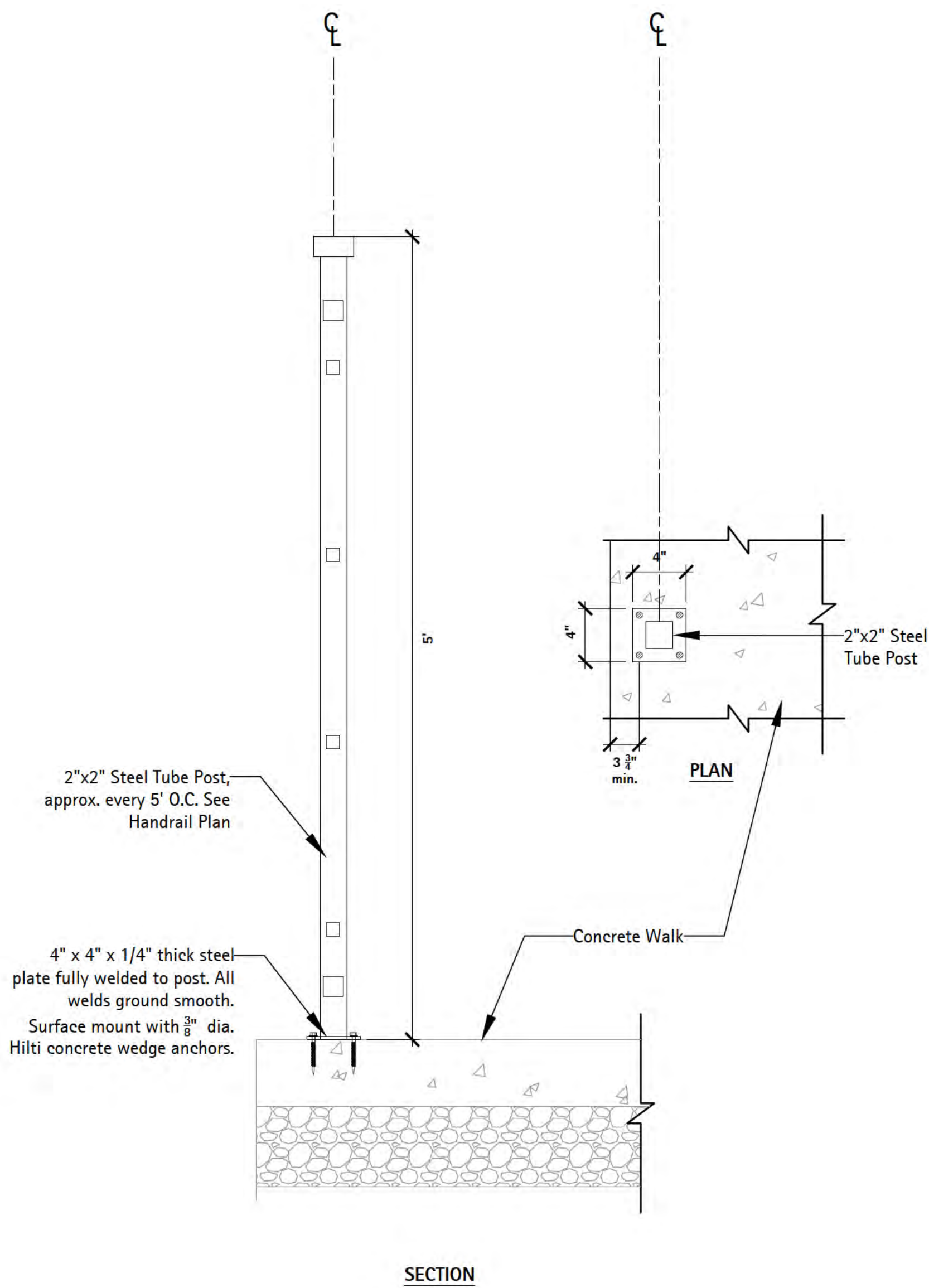


- Notes:
1. Steel top rail to run continuously over multiple posts.
 2. All steel tube rails and posts to have $\frac{1}{8}$ " rounded edges.
 3. Cap exposed steel posts and horizontal rails for water-tight seal, both ends.
 4. All steel to be galvanized steel, powder-coated black.

2 Elevation - Dog Beach Fence at Beach

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

d-dog beach fence type a - pier



SECTION

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

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

d-handrail at cone



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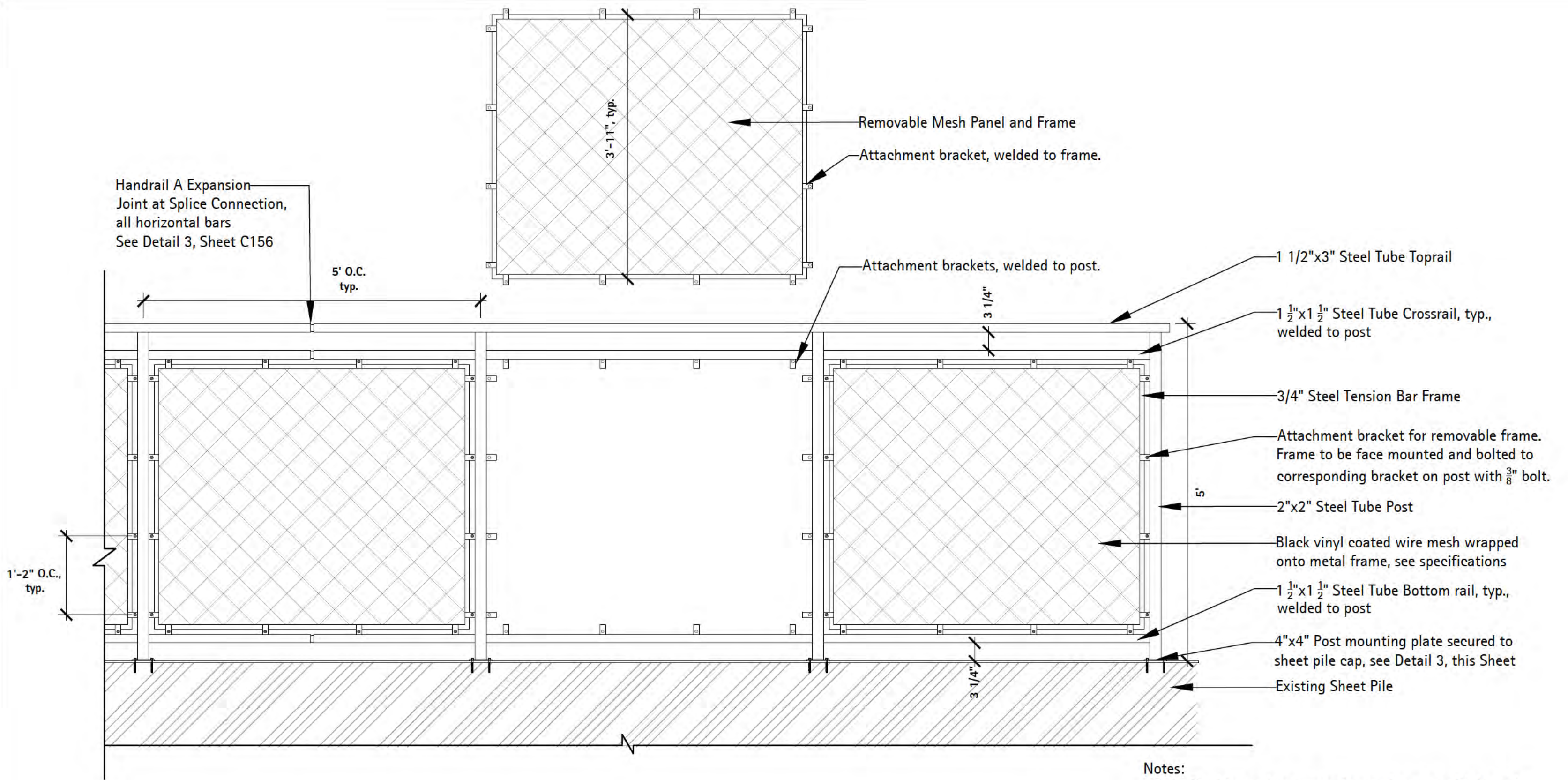
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Drawing Title

FENCING DETAILS

Sheet No.

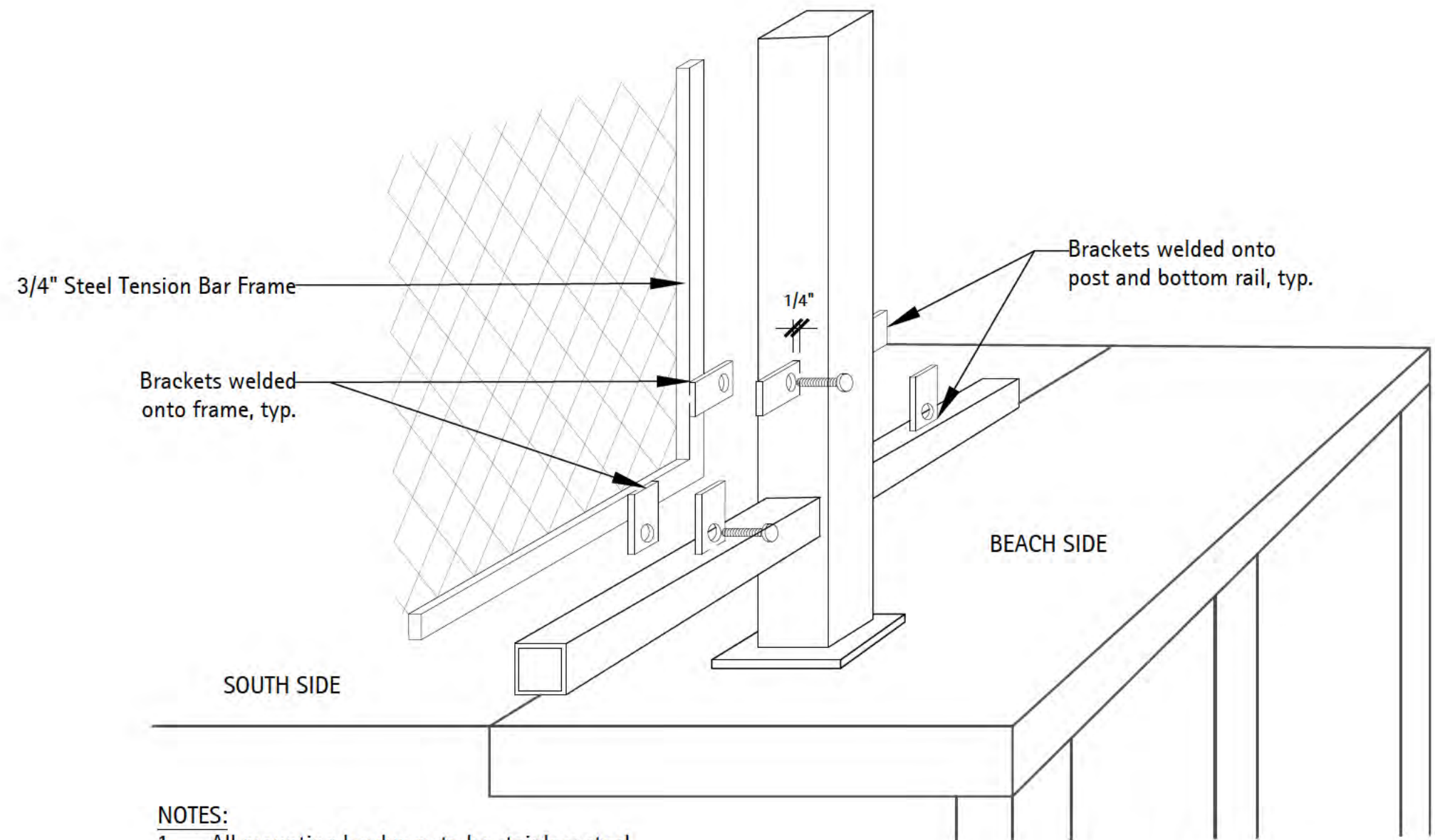
C161



1 Elevation - Dog Beach Fence at Existing Sheet Pile

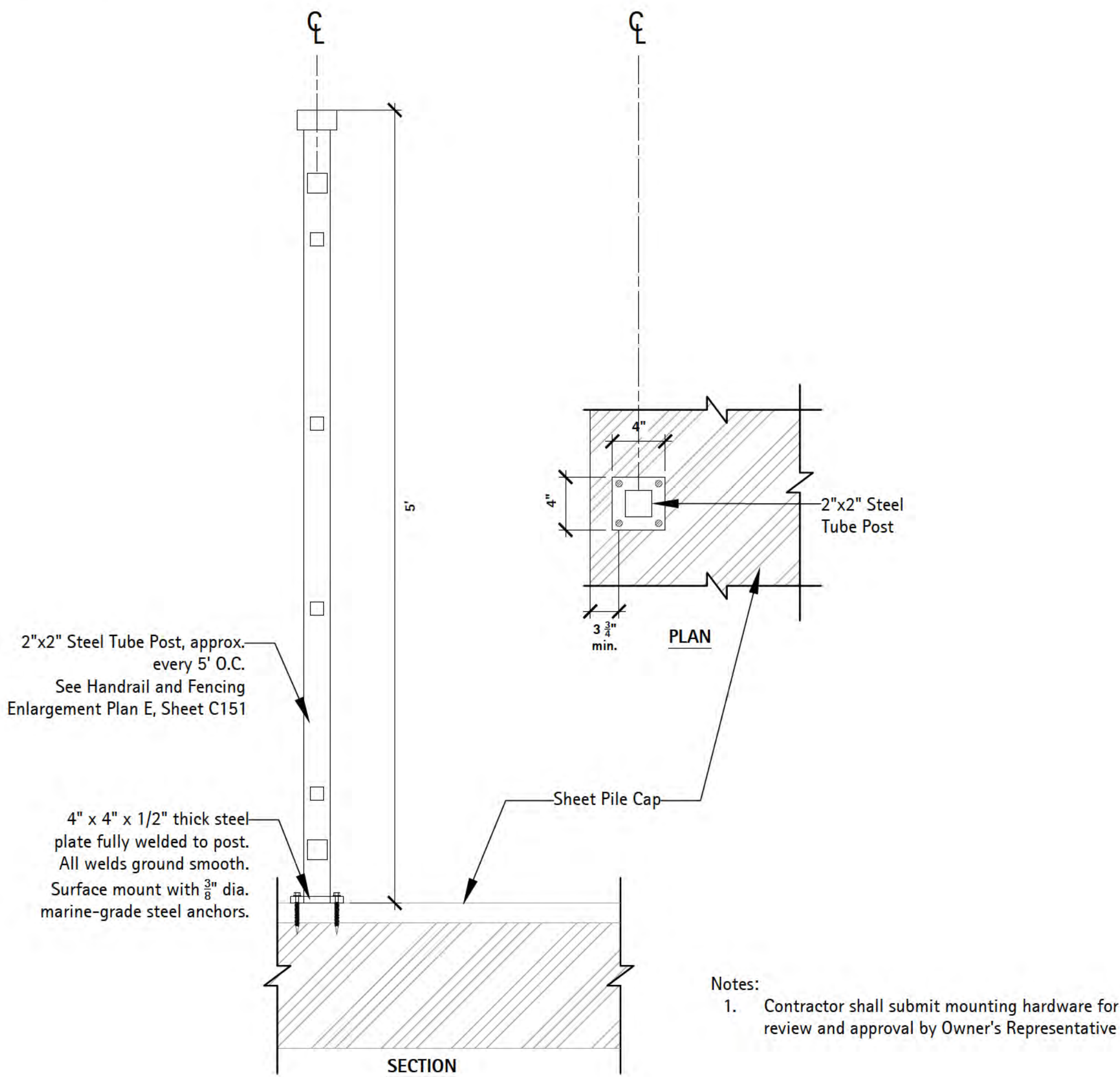
Scale: 3/4" = 1'-0"

d-dog beach fence type a - pier



2 Section - Removable Panel Attachment at Dog Beach Fence

Scale: 3" = 1'-0"



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

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

d-handrail at conc



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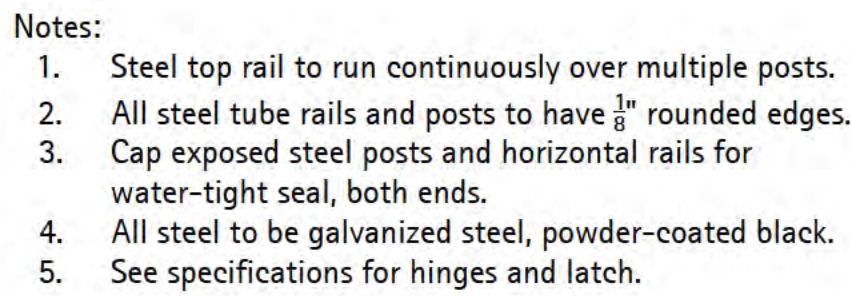
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Drawing Title

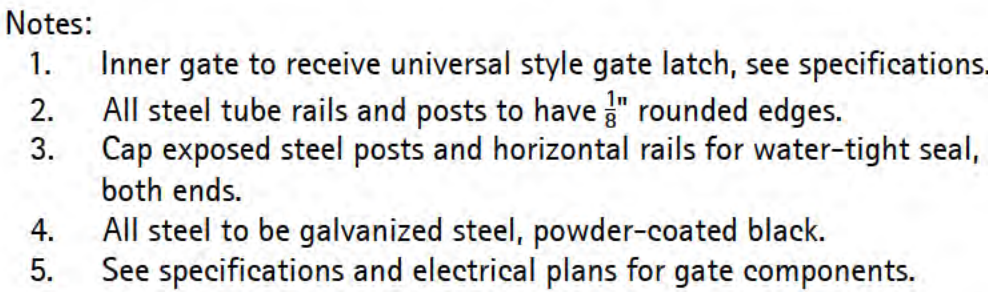
FENCING DETAILS

Sheet No.

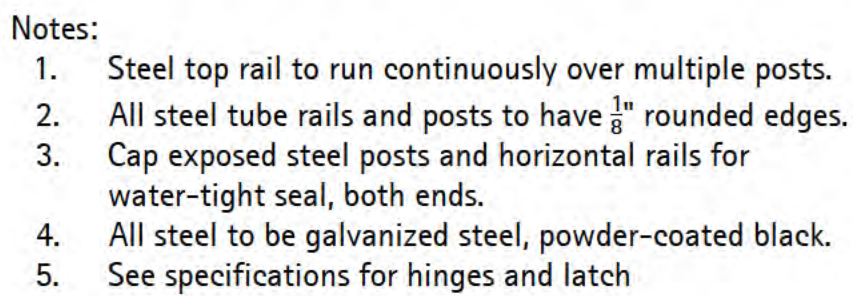
C162



Scale: 1" = 1'-0"

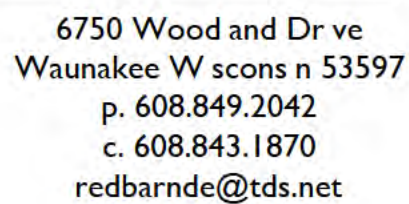


Scale: 1" = 1'-0"



Scale: 1" = 1'-0"

d-dog beach fence type s - pier



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Project Title:

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Graphic Scale

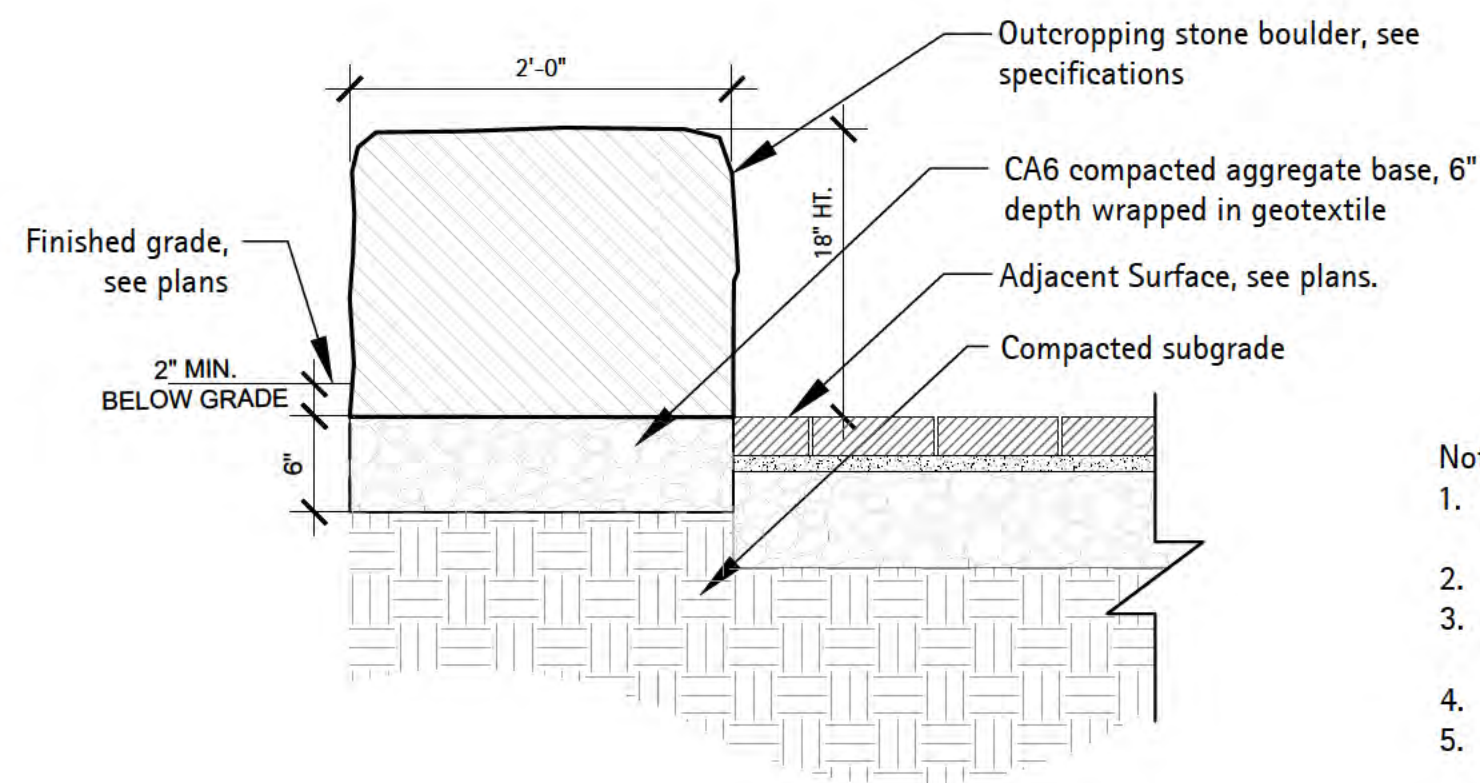
Scale	None
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Drawing Title

GATE DETAILS

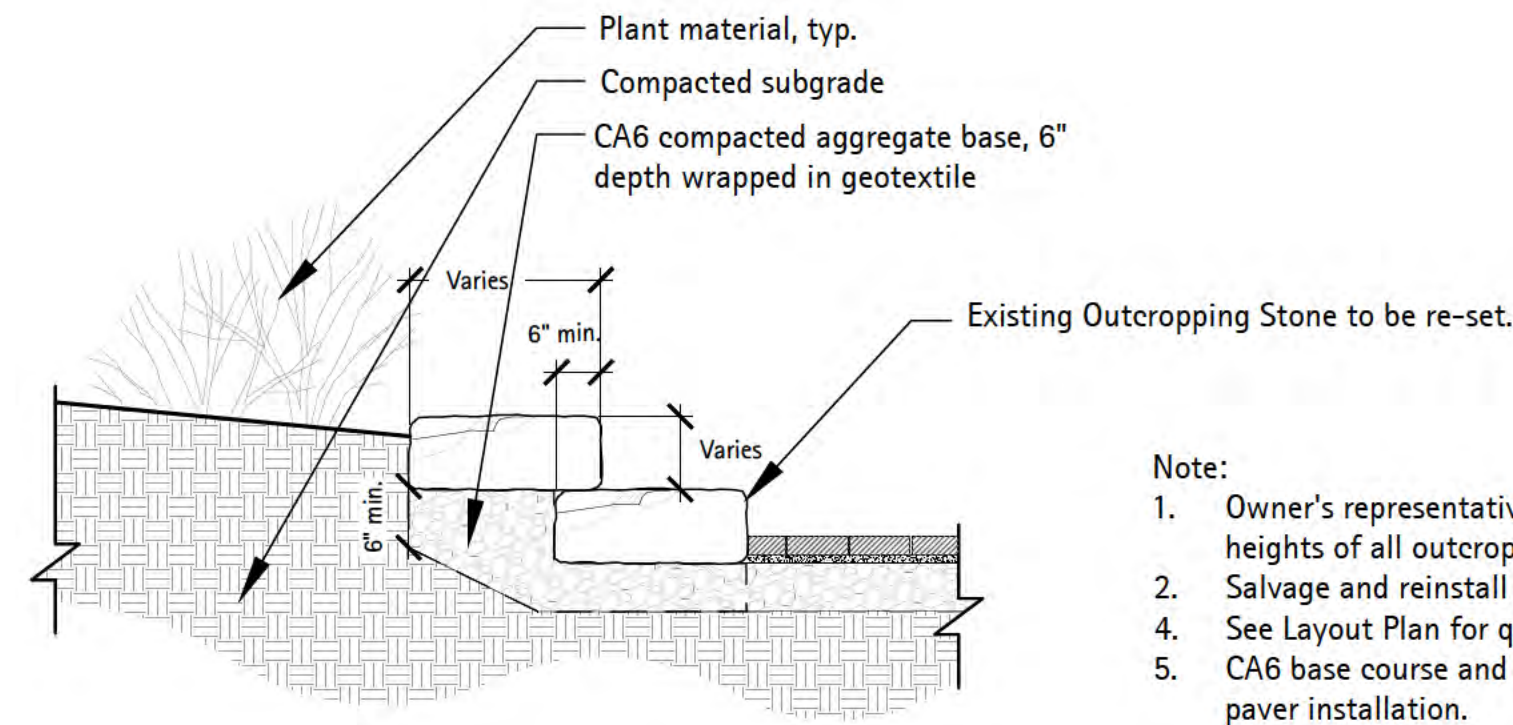
Sheet No.

C163



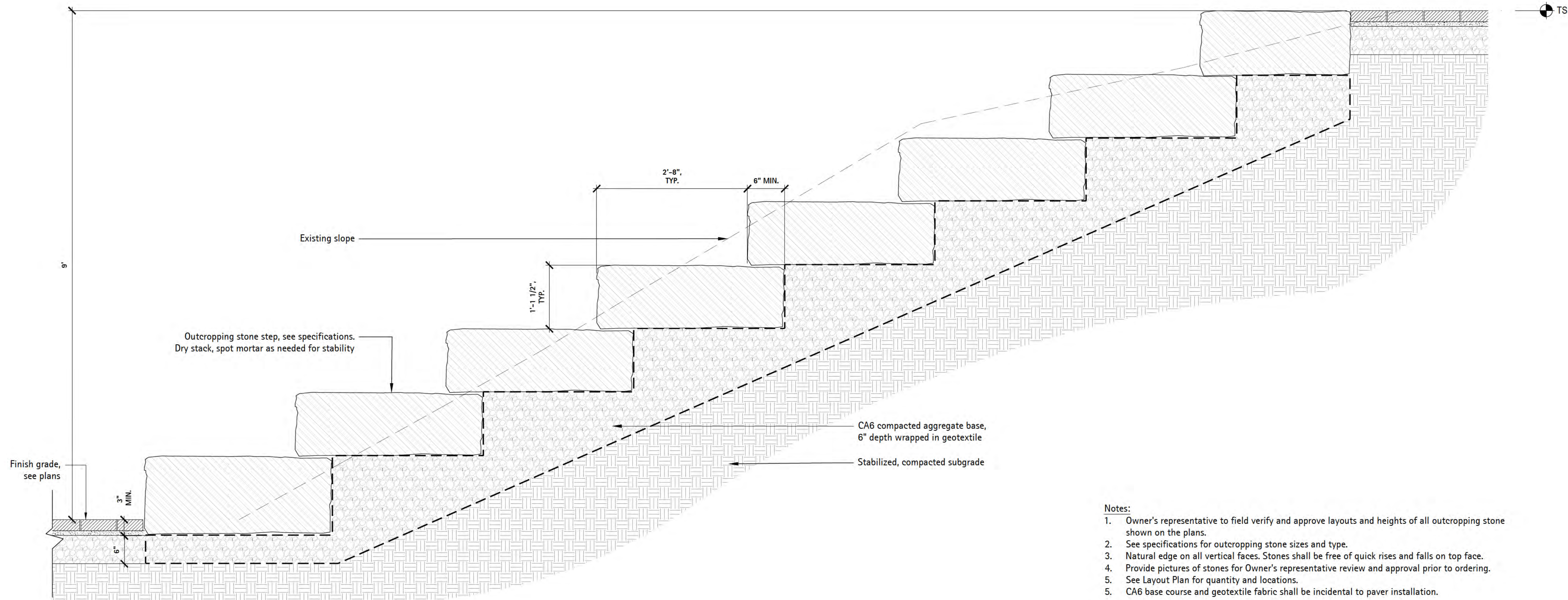
- Note:
1. Owner's representative to field verify and approve layouts and heights of all outcropping stone areas shown on the plans.
 2. See specifications for outcropping stone type and sizes.
 3. Provide pictures of stones for review and approval by Owner's representative prior to ordering.
 4. See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

1 Section - Outcropping Stone Boulder
Scale: 1" = 1'-0"



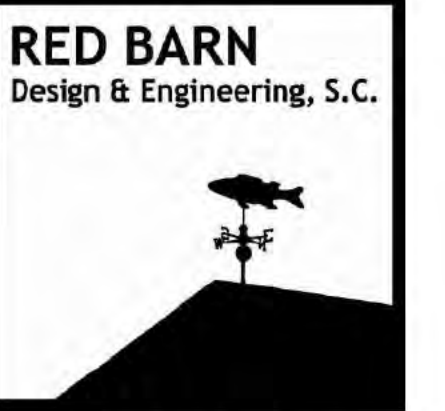
- Note:
1. Owner's representative to field verify and approve layouts and heights of all outcropping stone areas shown on the plans.
 2. Salvage and reinstall existing outcropping stone.
 3. See Layout Plan for quantity and locations.
 4. See Layout Plan for quantity and locations.
 5. CA6 base course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

3 Section - Existing Outcropping Stone to be Reset
Scale: 1/2" = 1'-0"



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

2 Section - Outcropping Stone Steps
Scale: 1" = 1'-0"



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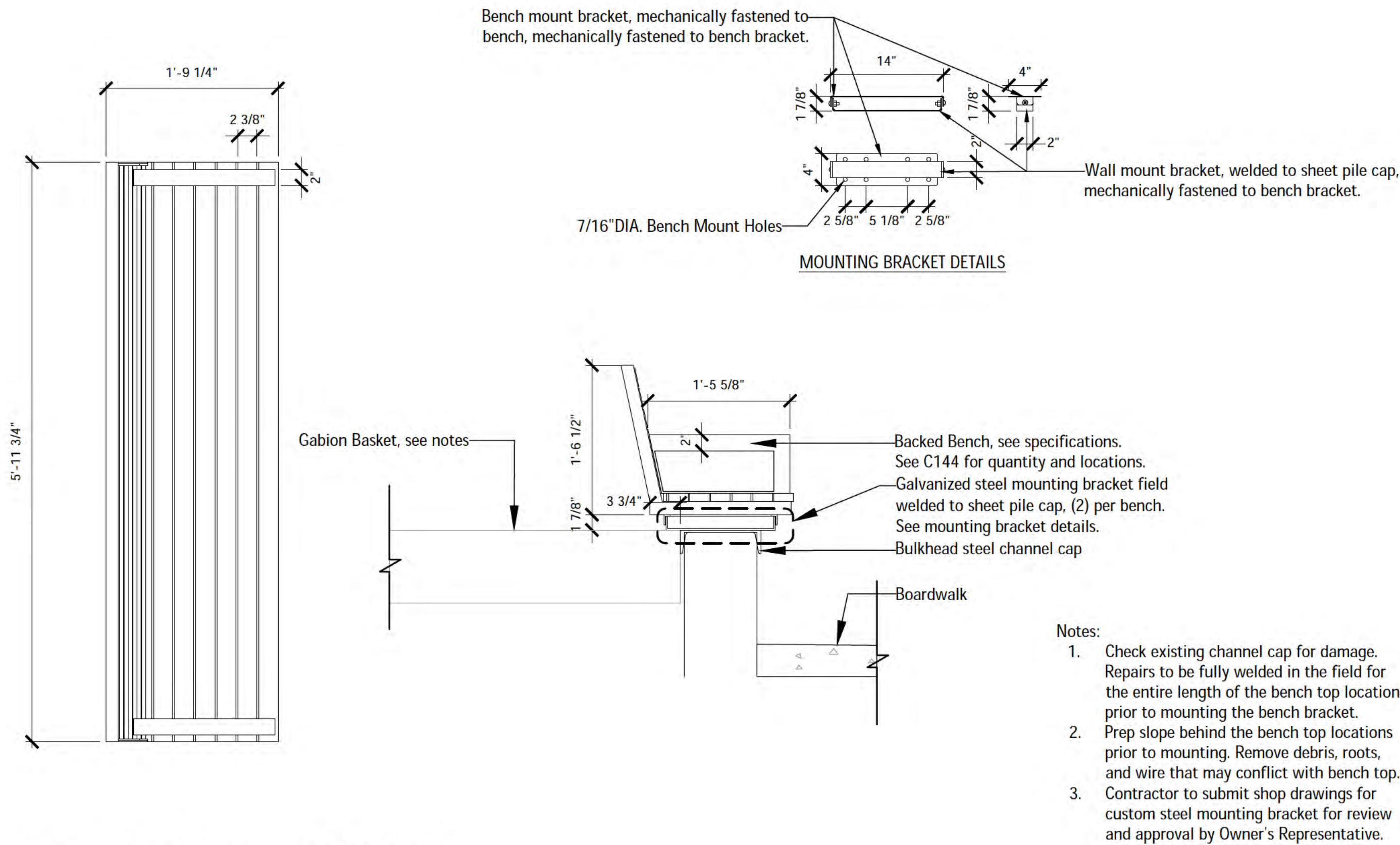
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Drawing Title

FURNISHINGS

Sheet No.

C164

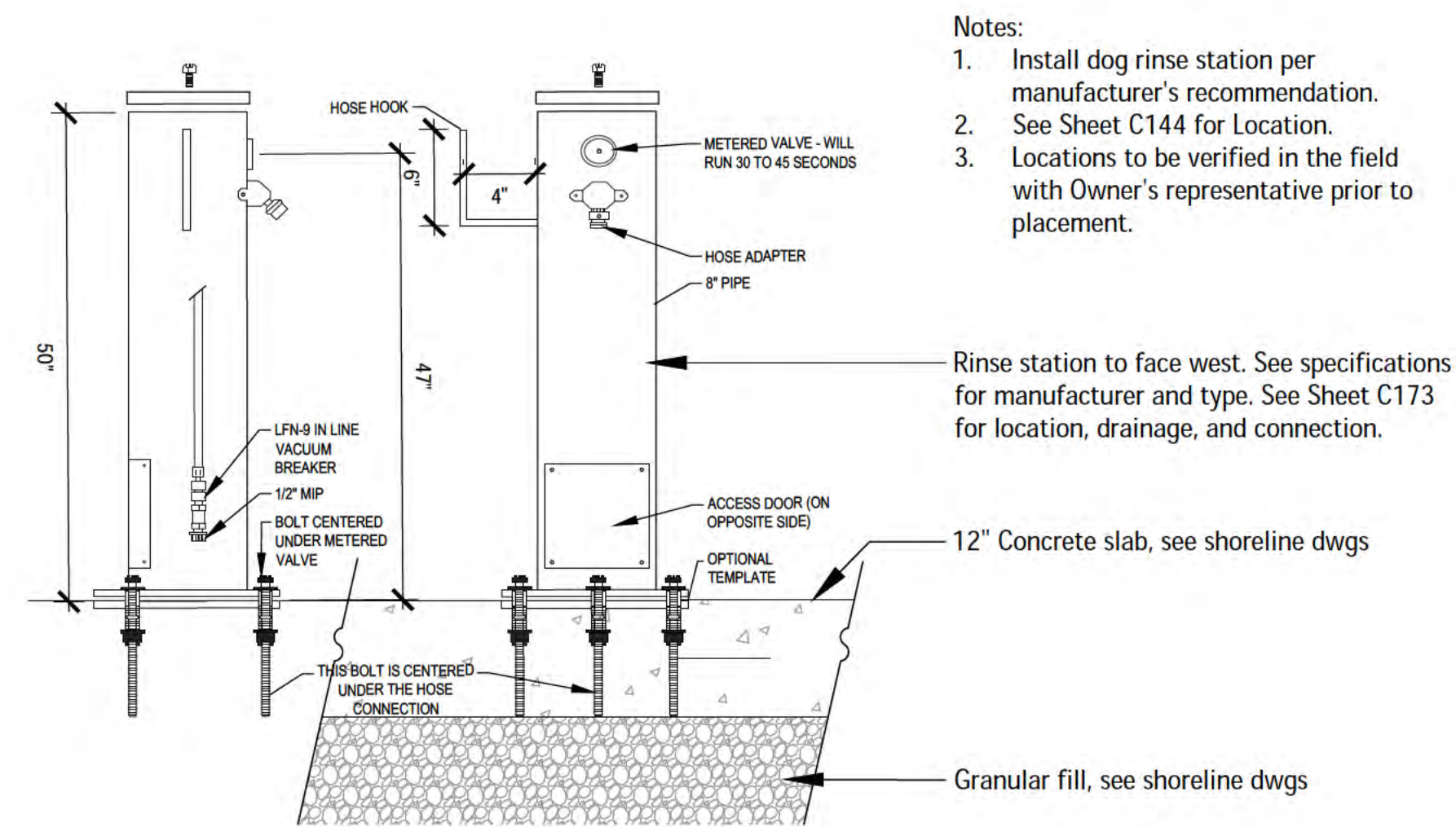


1 Backed Bench at Bulkhead
Scale: 1" = 1'-0"

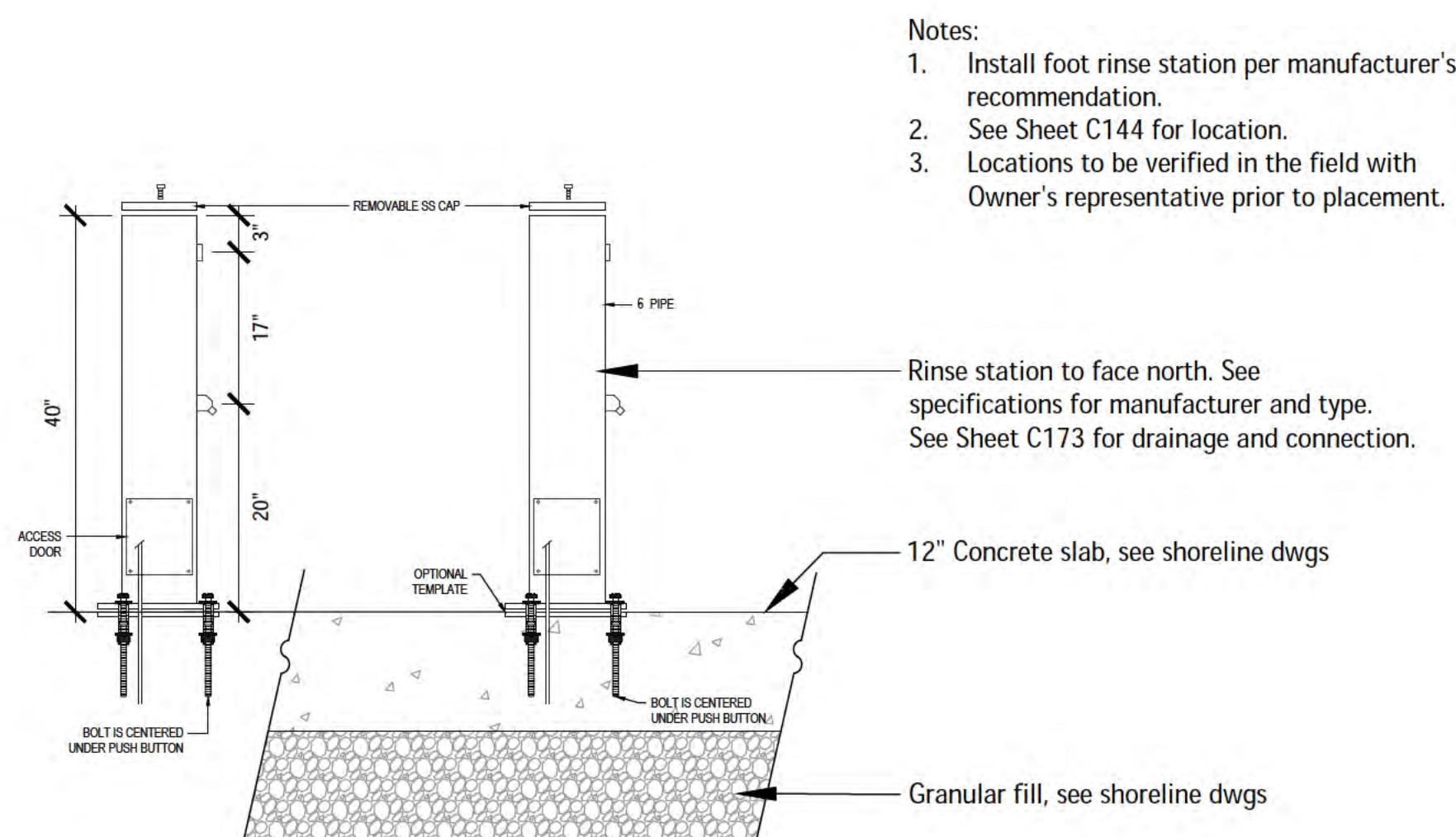


Relocate pet relief station and signage as directed by Owner. See locations on Overall Site Plan, Sheet C144. Verify in the field.

2 Pet Relief Station (Relocated)
NTS



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



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



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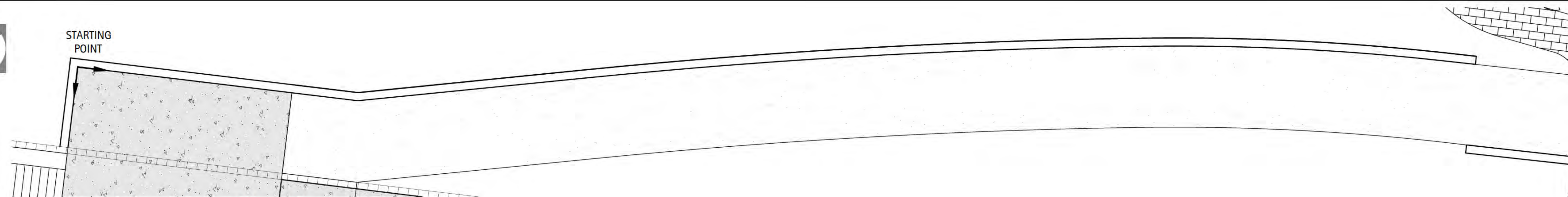
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Drawing Title

FURNISHINGS

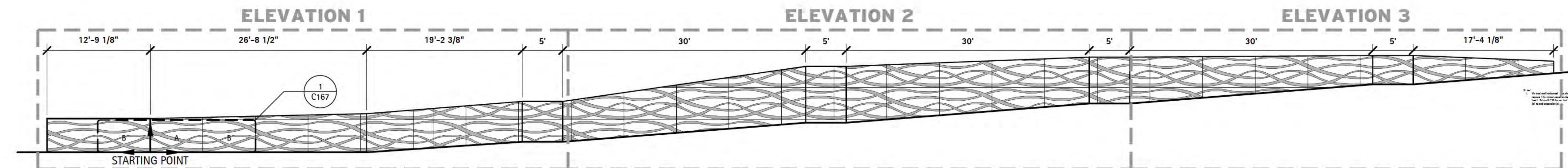
Sheet No.

C165



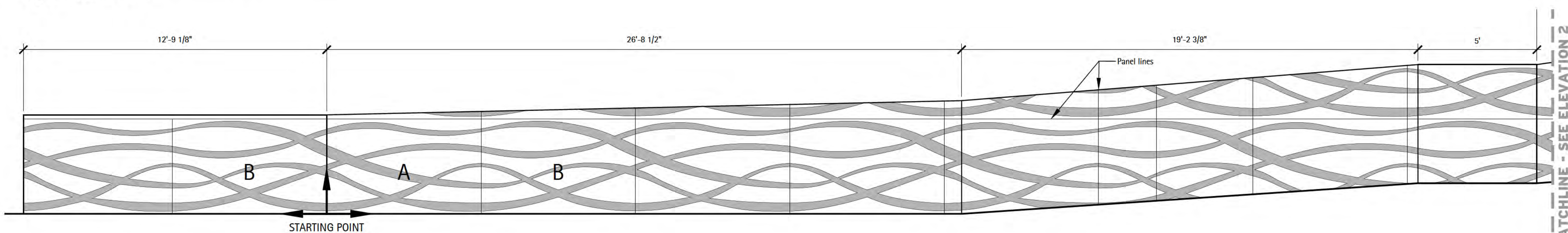
1 Retaining Wall - Plan View

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



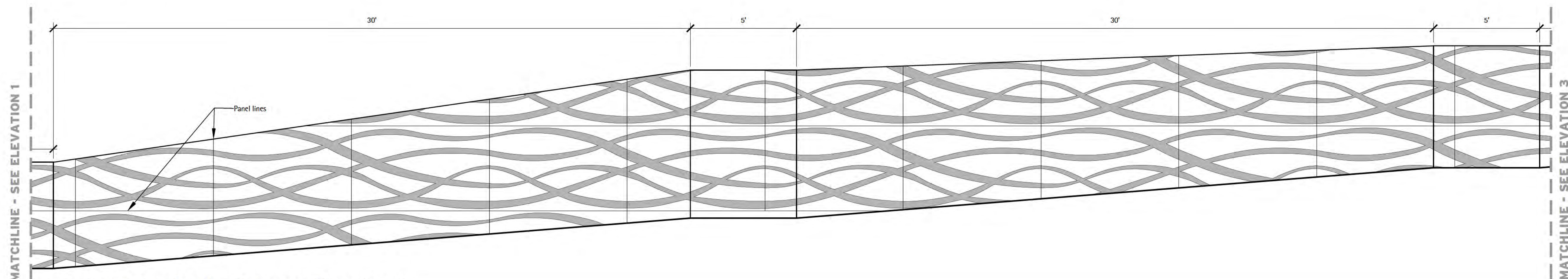
② Retaining Wall - Elevation

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



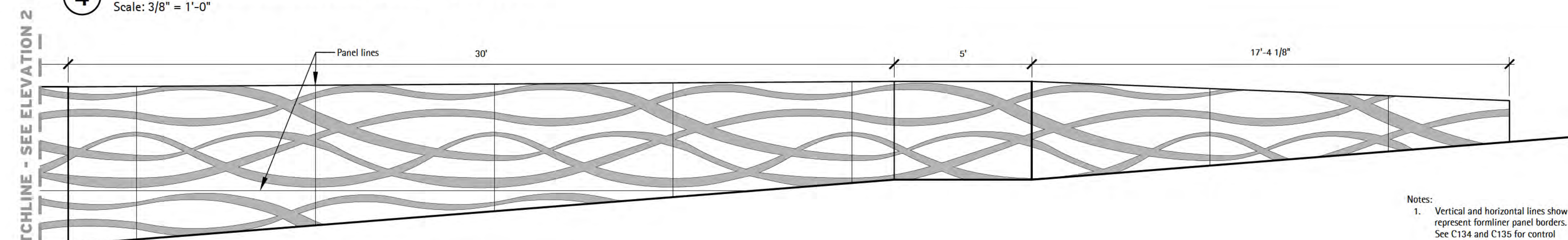
② Retaining Wall - Enlarged Elevation1

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



④ Retaining Wall - Enlarged Elevation 2

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



Ⓔ Retaining Wall - Enlarged Elevation 3

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

Notes:

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



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Project Title:

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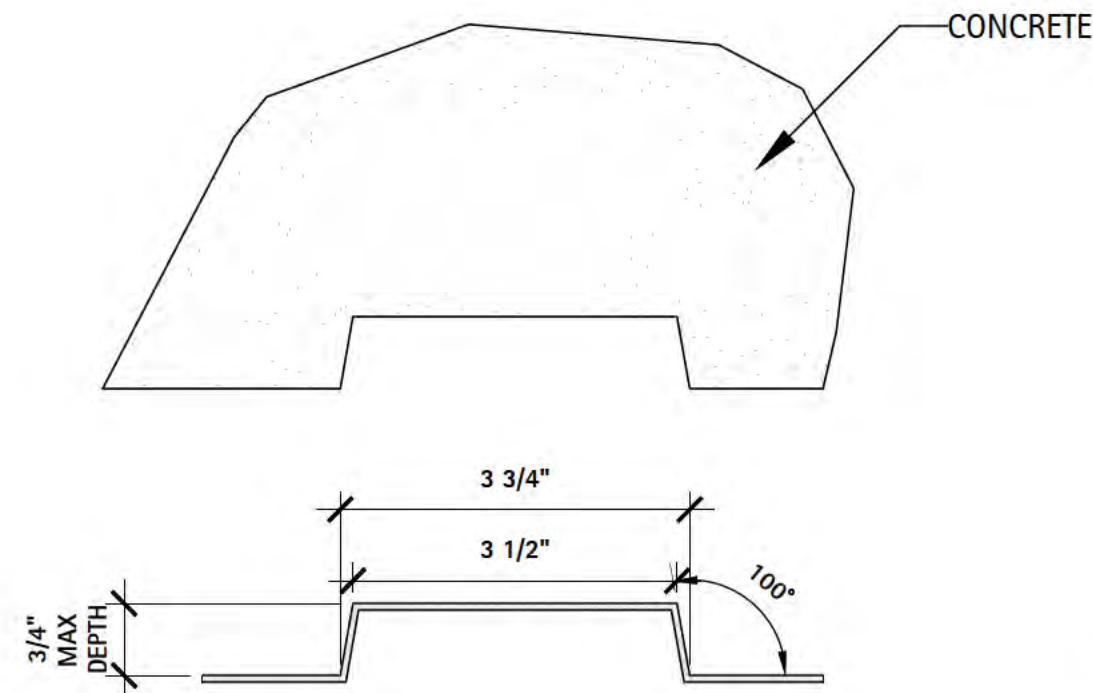
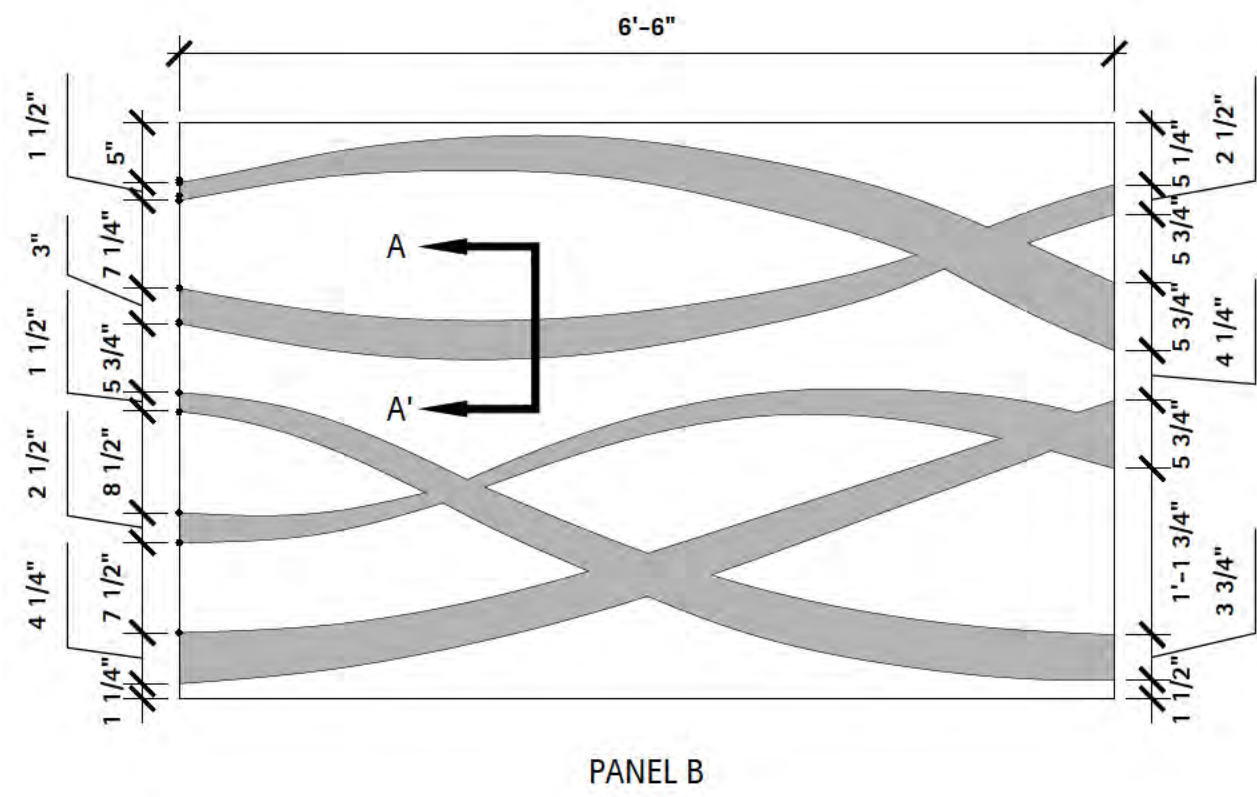
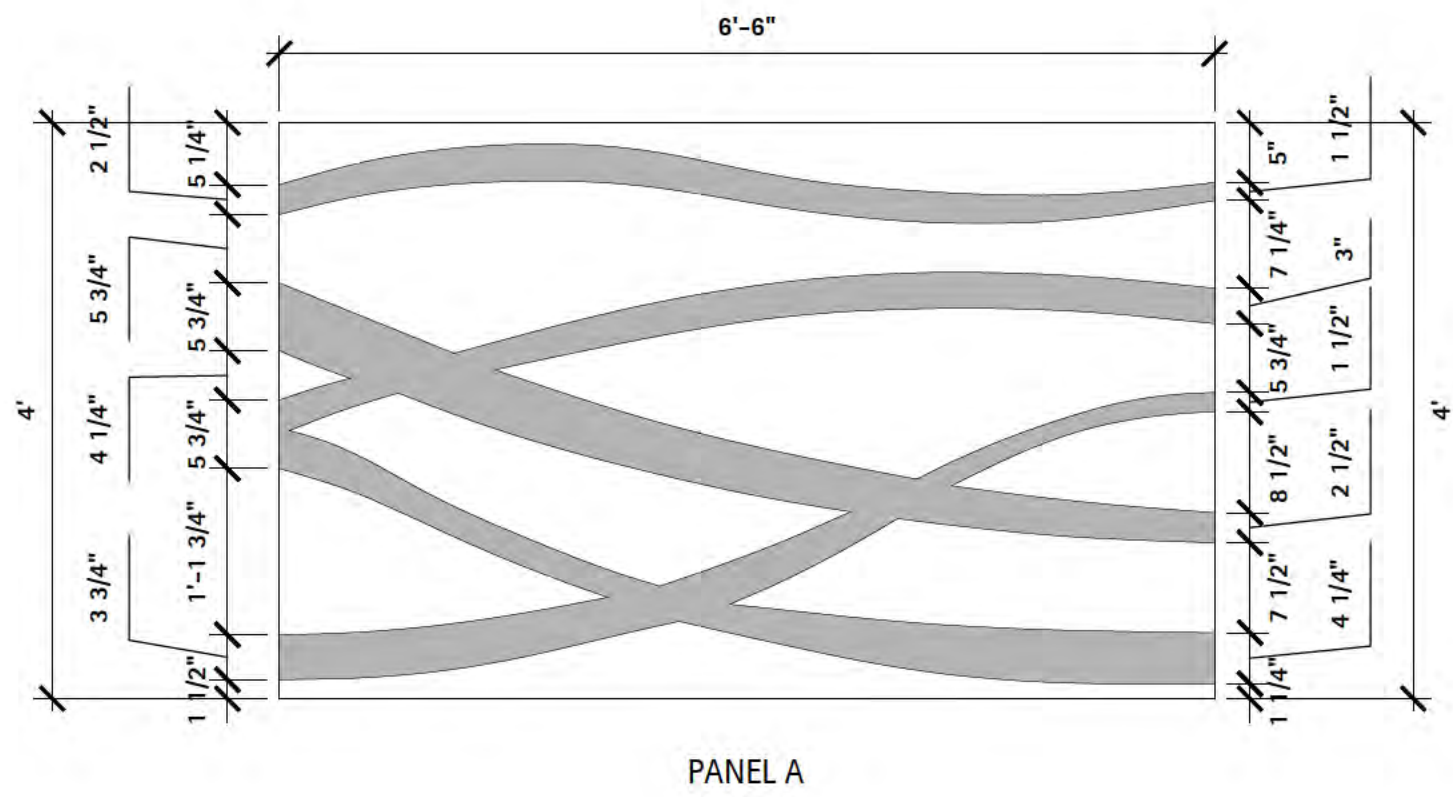
Scale	None
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Drawing Title

RETAINING WALL DETAILS

Sheet No.

C166



- Notes:
1. See sheet C166 for form liner pattern layout.
 2. See sheet C135 for wall location and layout.
 3. See sheet C134 and C135 for control and expansion joints for walls.
 4. See specifications for manufacturer type and details for form liner.

1 Detail - Formliner Wave Pattern Panels

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



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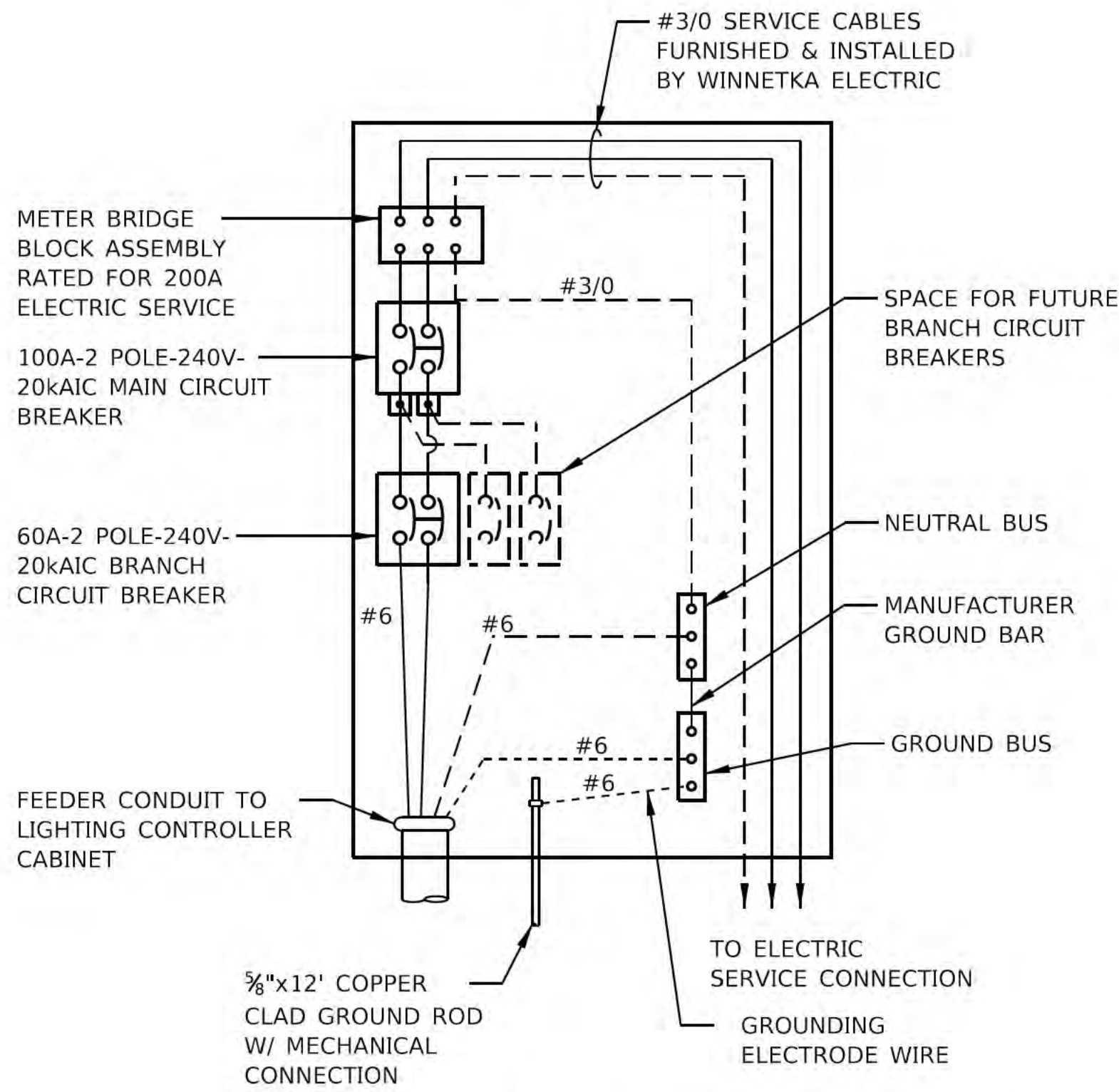
Scale None

Drawing Title

RETAINING WALL DETAILS

Sheet No.

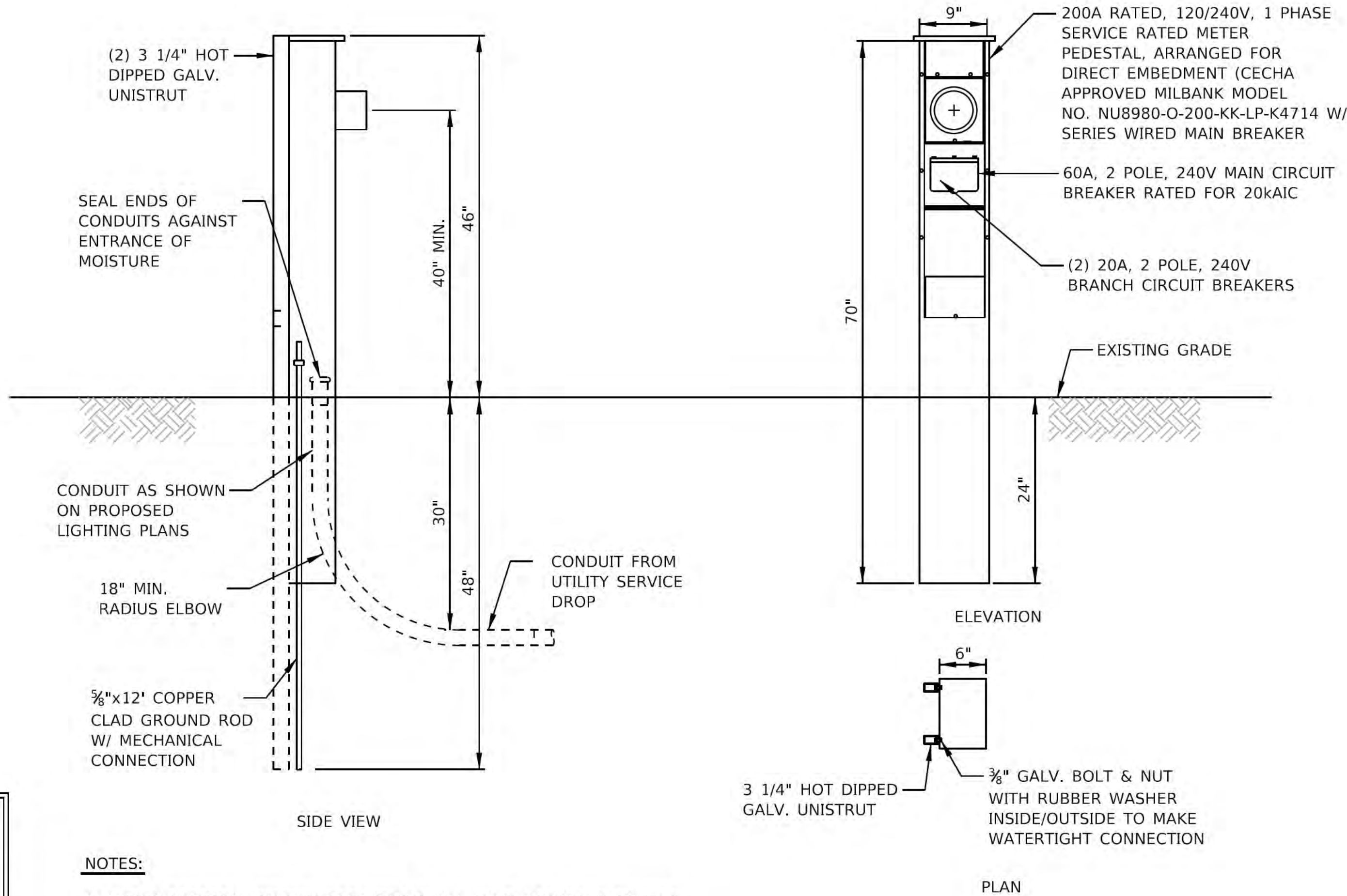
C167



SERVICE METER PEDESTAL WIRING DIAGRAM
N.T.S.



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



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

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



SERVICE METER PEDESTAL
N.T.S.

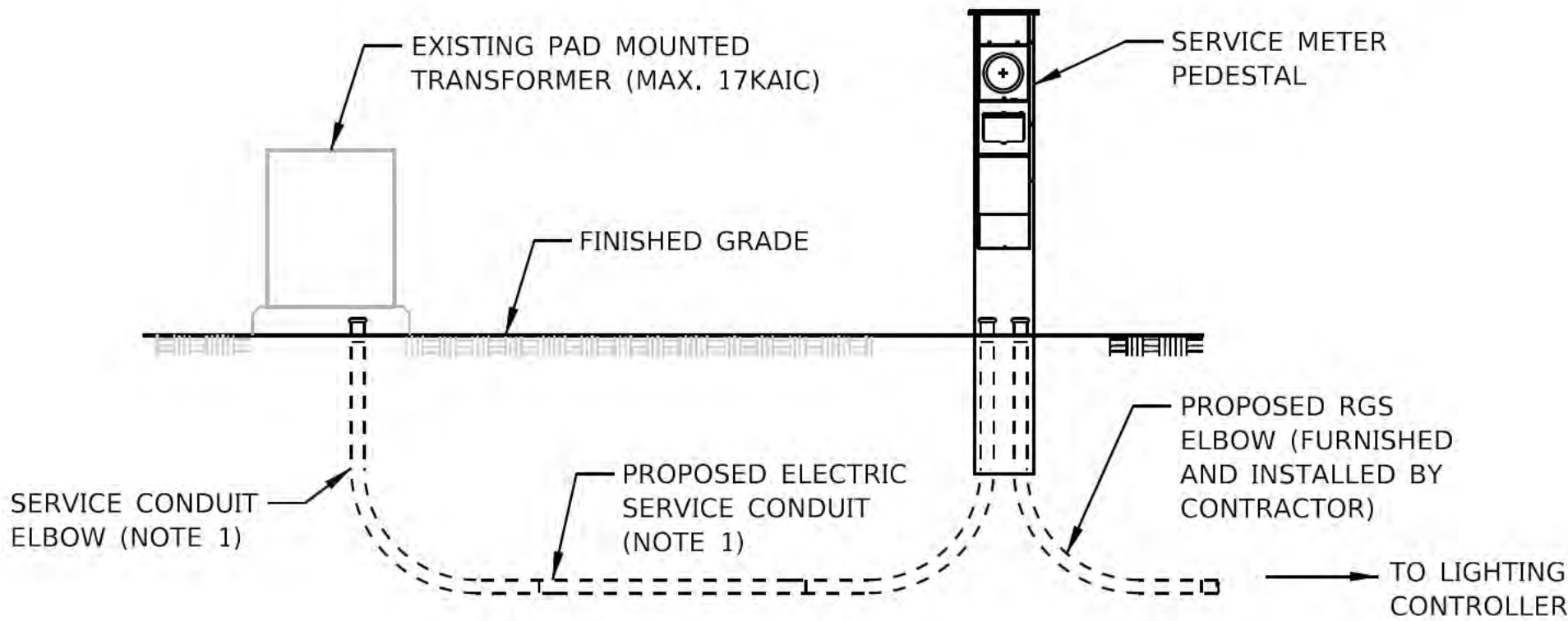
LIGHTING GENERAL NOTES

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

PROJECT CONTACTS

WINNETKA ELECTRIC

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



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

ELECTRIC SERVICE DETAIL
N.T.S.



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Consultants



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

Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

Scale N.T.S.

Drawing Title

Lighting and Electrical Details

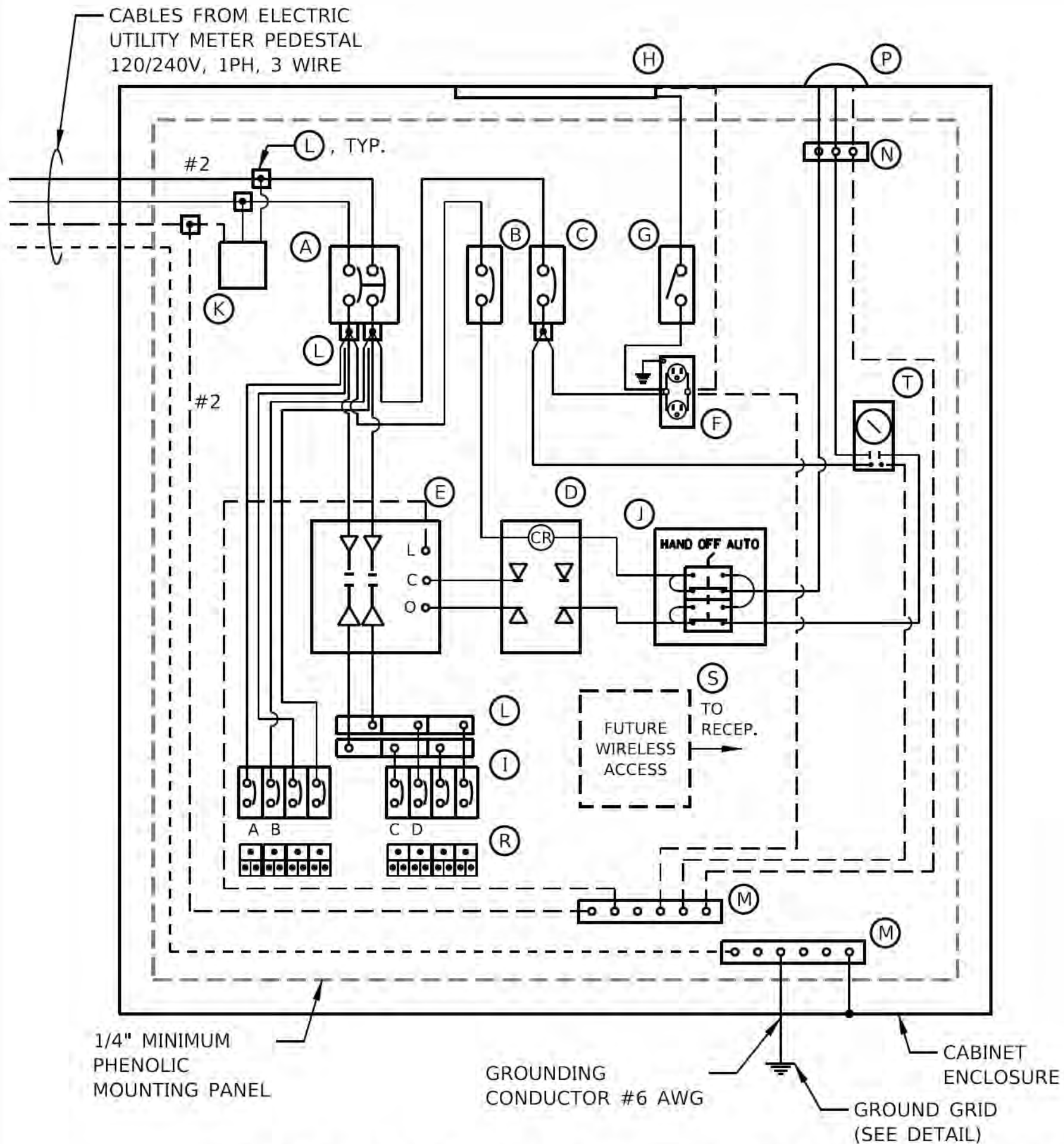
Sheet No.

C169

LIGHTING CONTROLLER EQUIPMENT

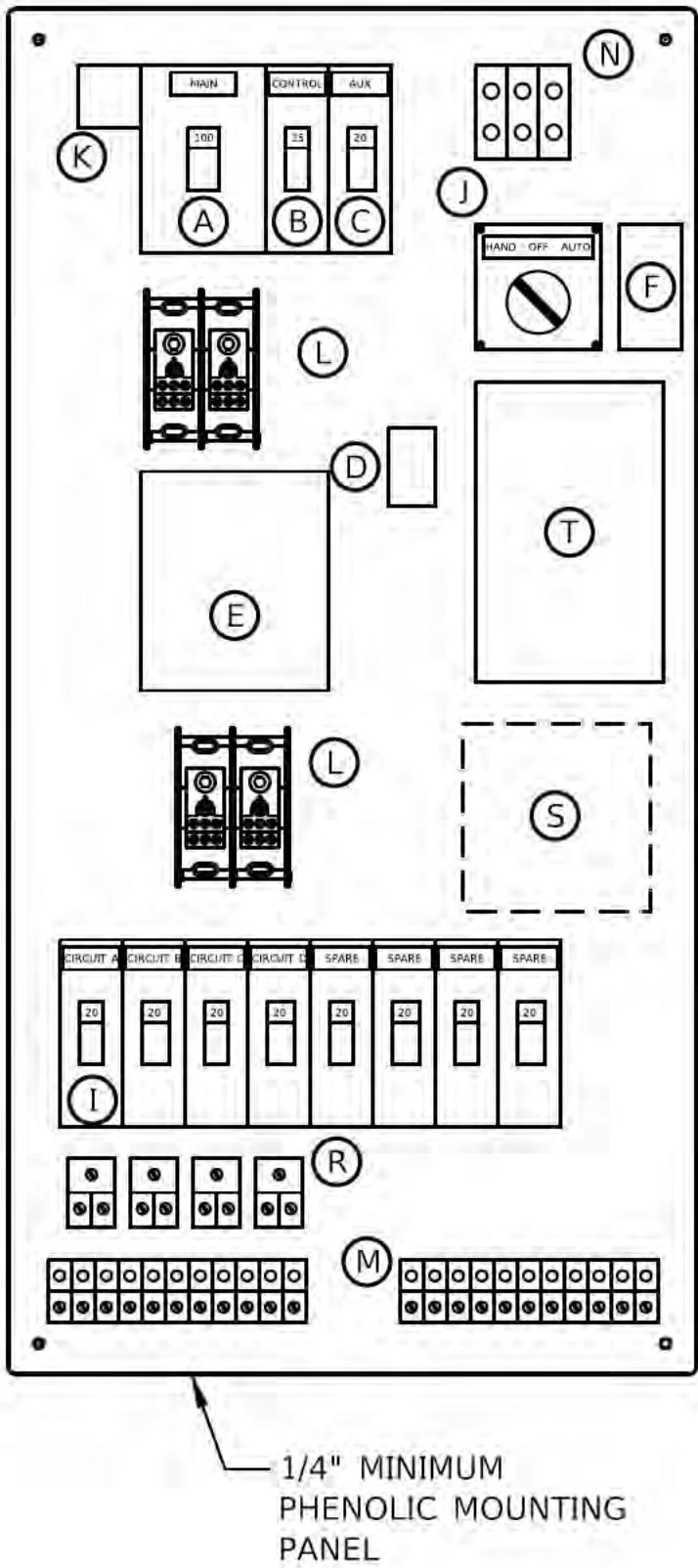
ITEM	SPECIFICATION	MANUFACTURER MODEL NO. OR EQUAL
A MAIN CIRCUIT BREAKER	60A, 2P, 240V SERVICE RATING, 10KAIC	SQUARE D NO. BDL26060
B CONTROL CIRCUIT BREAKER	15A, 1P, 120V RATING, 10KAIC	SQUARE D NO. BDL16015
C CABINET CIRCUIT BREAKER	20A, 1P, 120V RATING, 10KAIC	SQUARE D NO. BDL16020
D AUXILIARY RELAY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

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



LIGHTING CONTROLLER WIRING DIAGRAM

N.T.S.

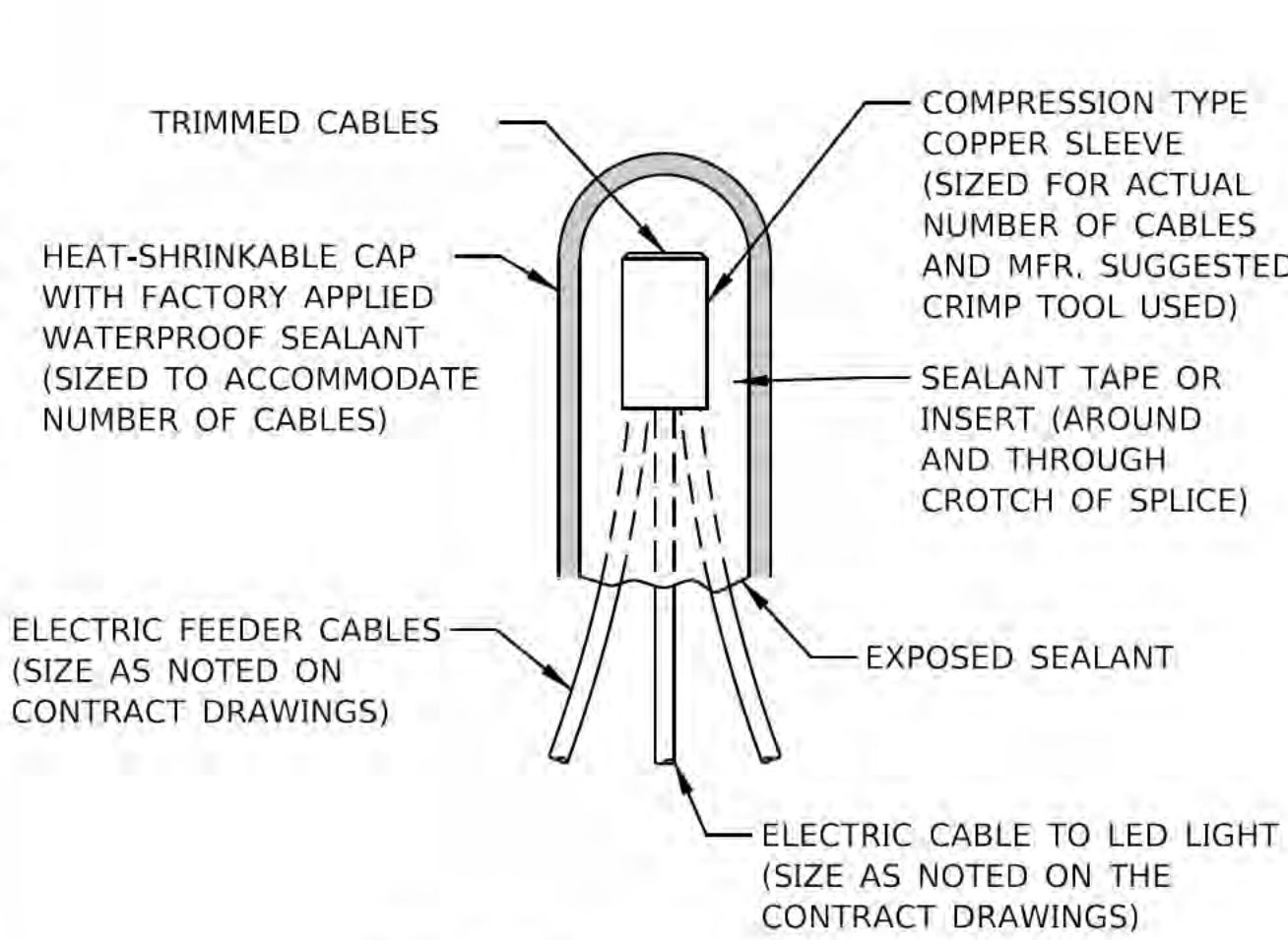


LIGHTING CONTROLLER EQUIPMENT LAYOUT

N.T.S.

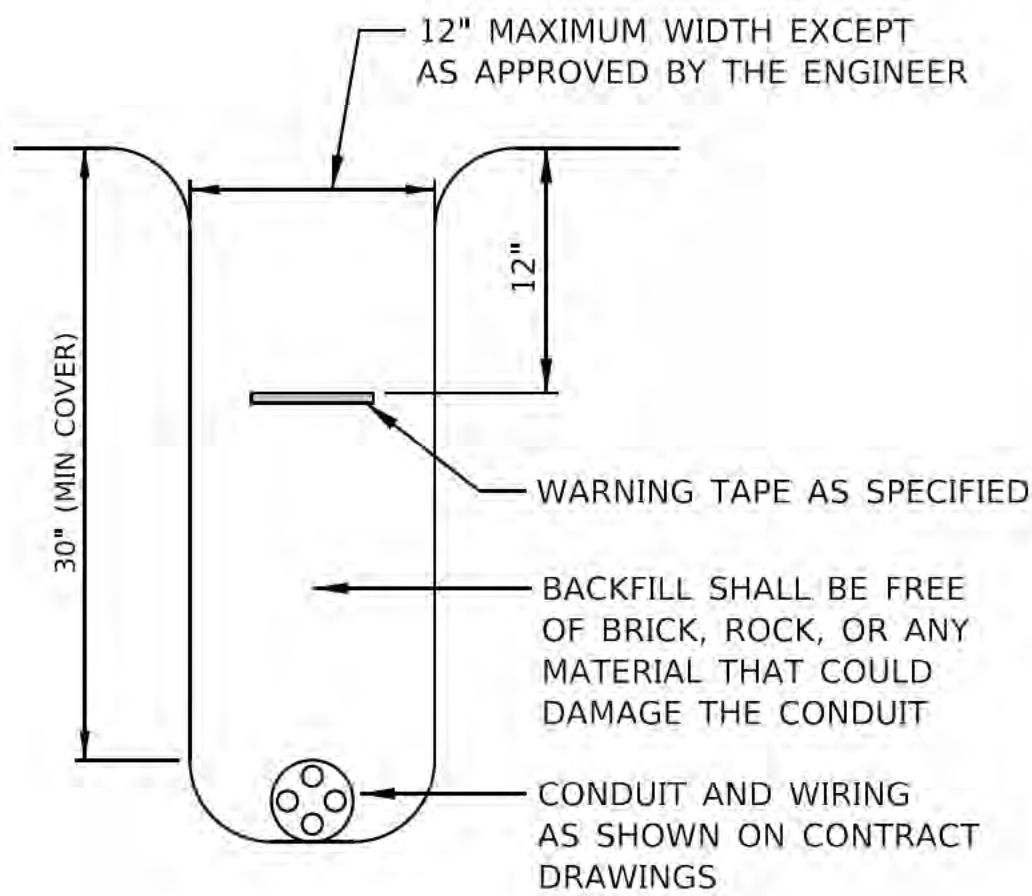
PROPOSED LIGHTING CONTROLLER LOAD TABLE

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



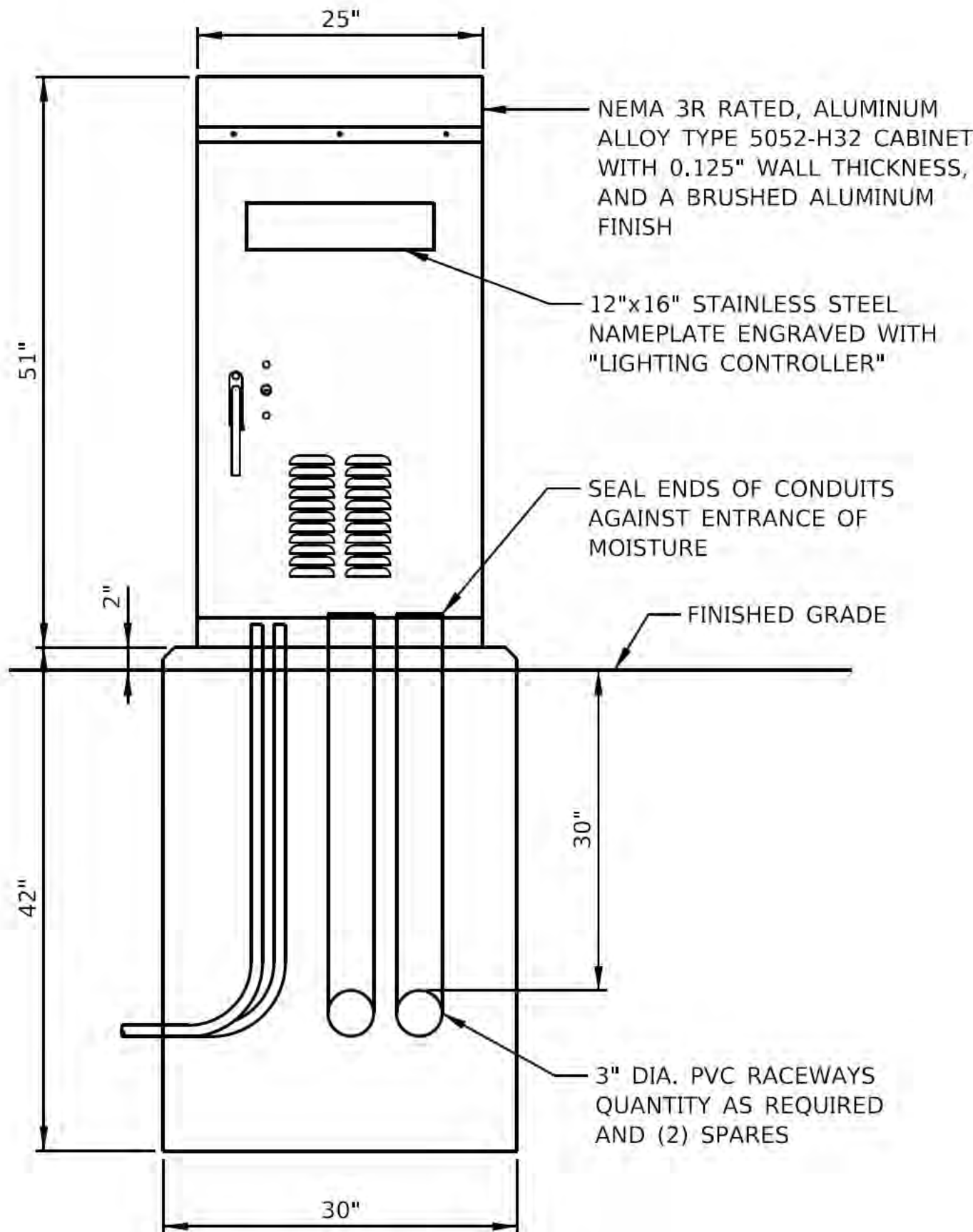
TYPICAL SPLICE DETAIL

N.T.S.



TYPICAL WIRING IN TRENCH DETAIL

N.T.S.



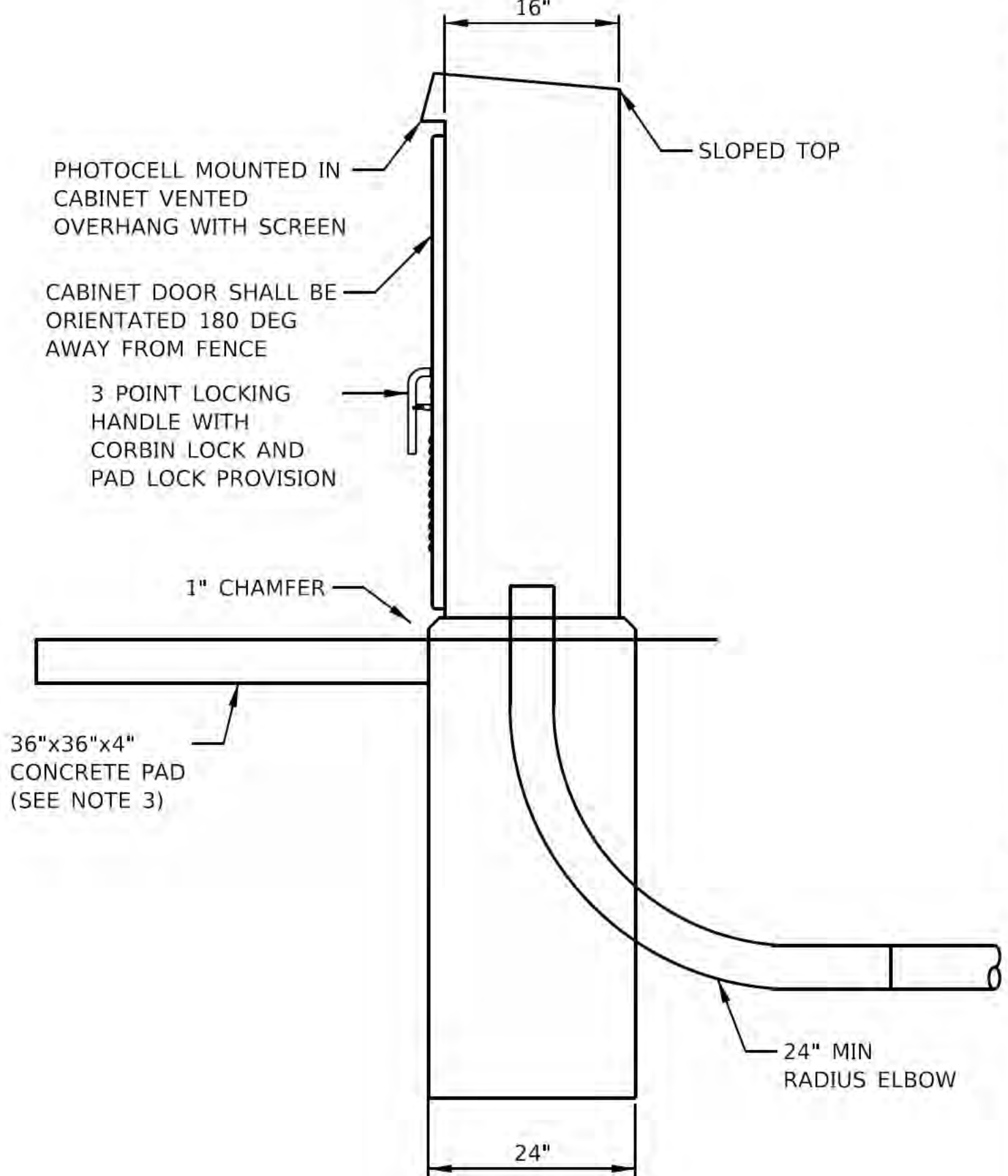
ELEVATION

NOTES:

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

LIGHTING CONTROLLER CABINET DETAIL

N.T.S.



SIDE



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 Centennial Park
 Winnetka, IL

Prepared For:

Winnetka Park District
 Winnetka, IL

Graphic Scale

Scale N.T.S.

Drawing Title

Lighting and Electrical Details

Sheet No.

C170



EXISTING GATE ACCESS EQUIPMENT
TO BE REMOVED

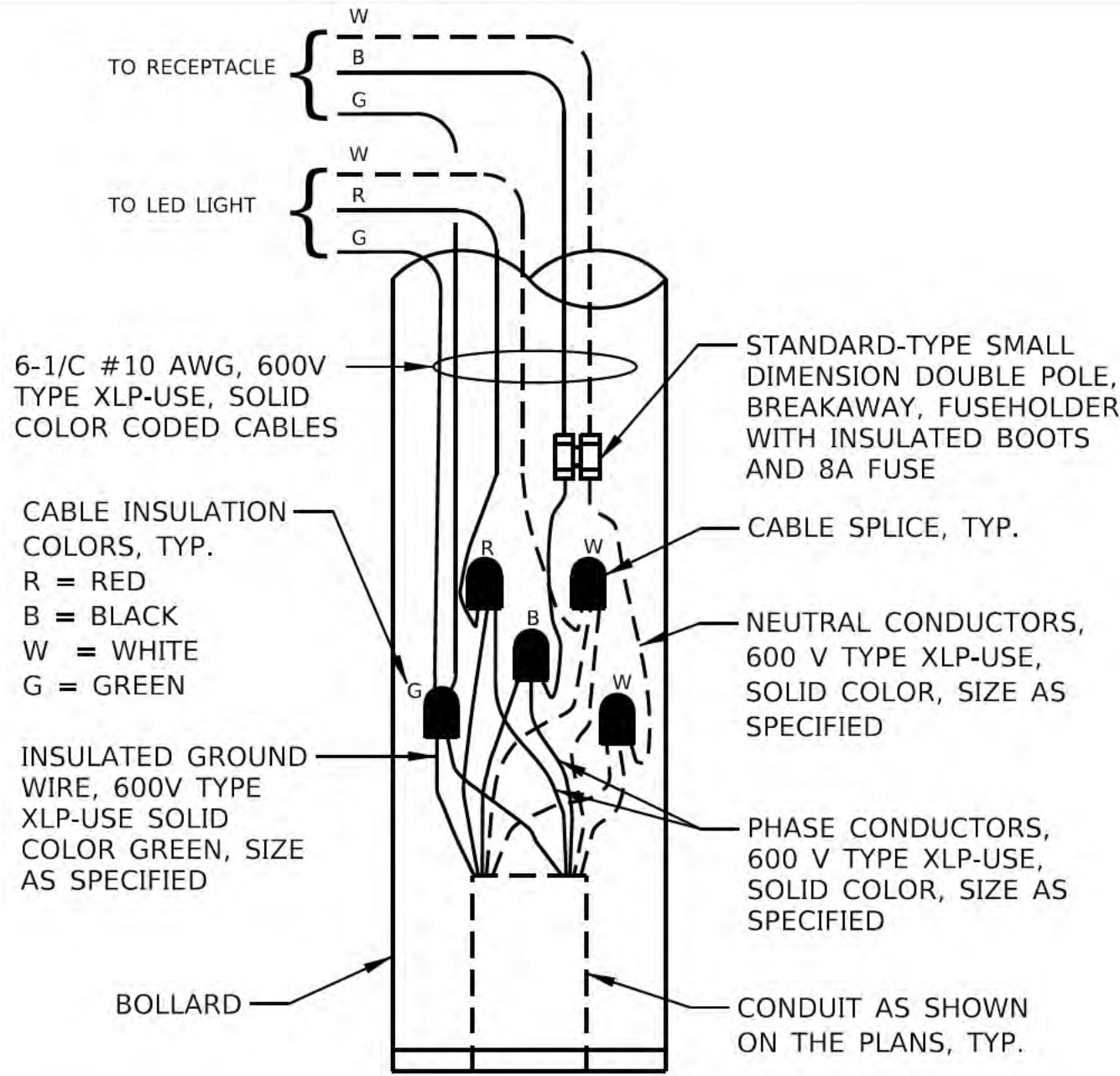
N.T.S.



EXISTING GATE ACCESS
JUNCTION BOX TO BE REMOVED

N.T.S.

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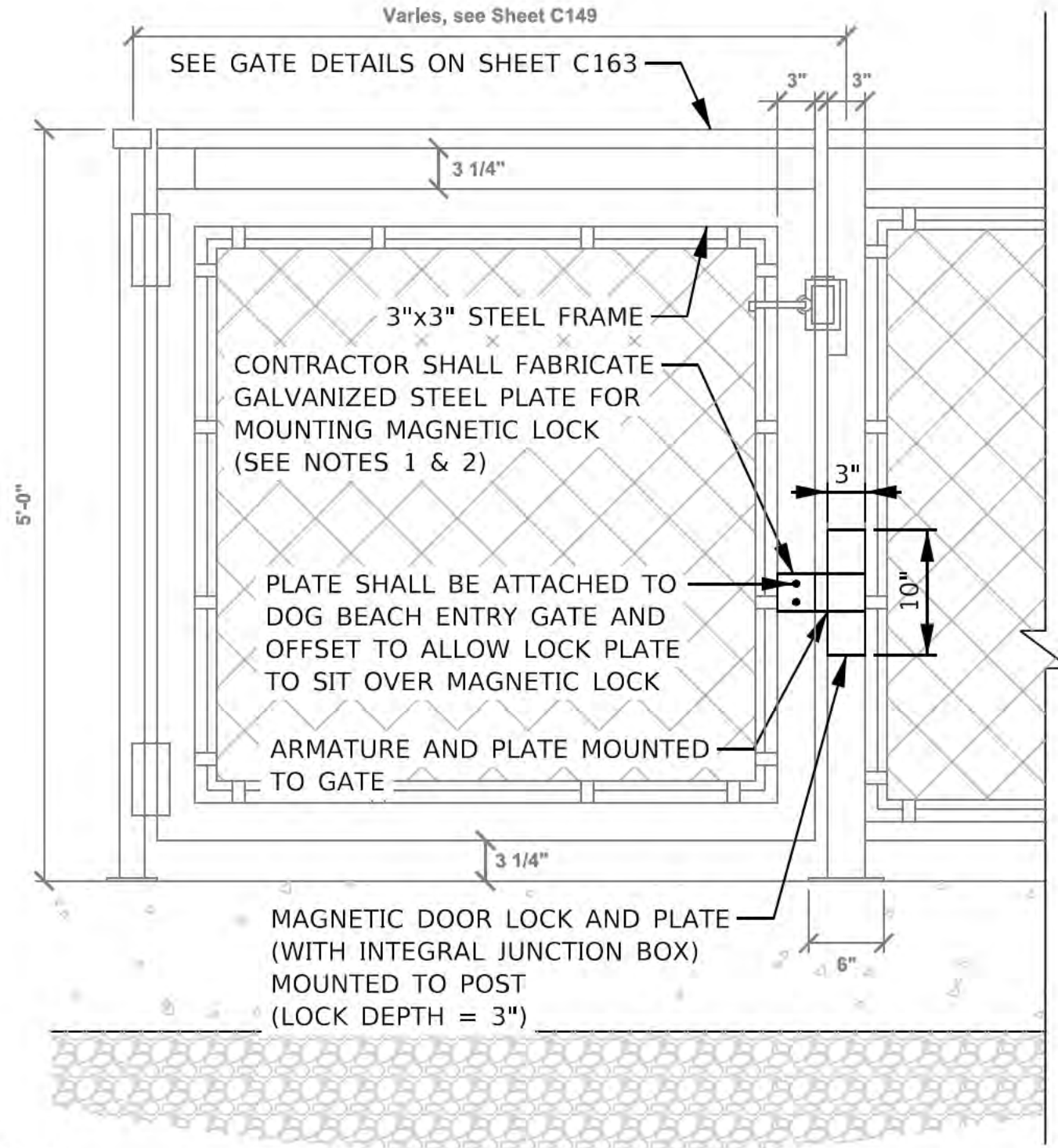


NOTES:

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

BOLLARD WIRING DETAIL

N.T.S.

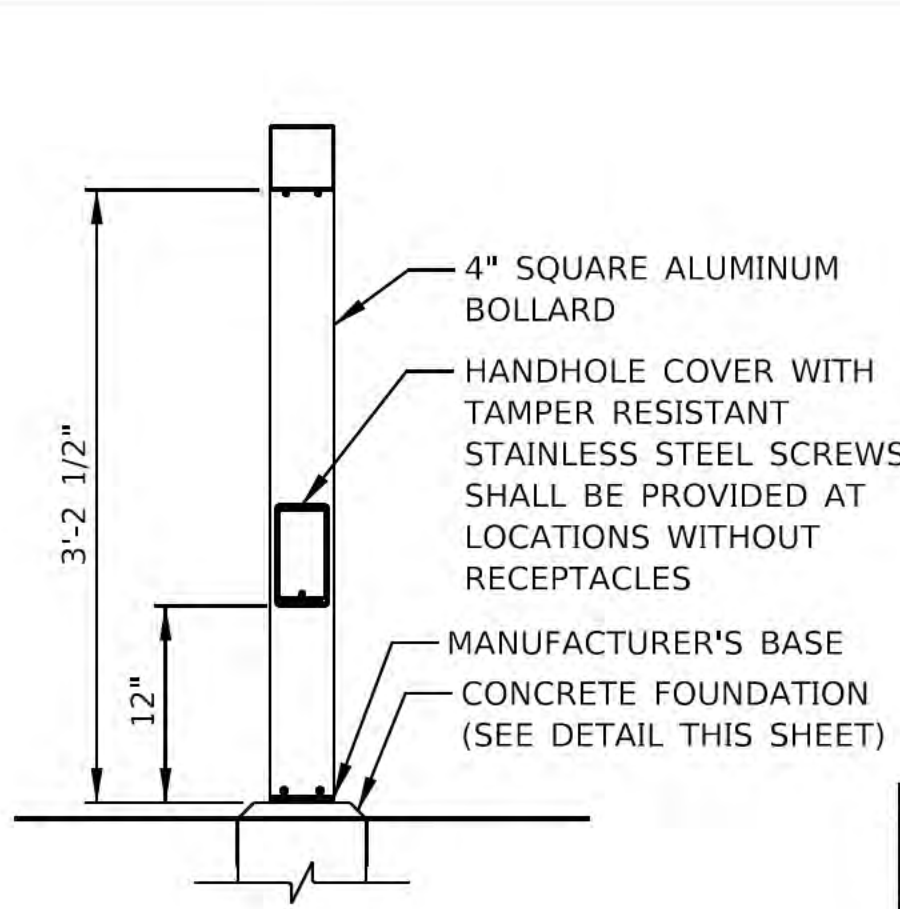


NOTES:

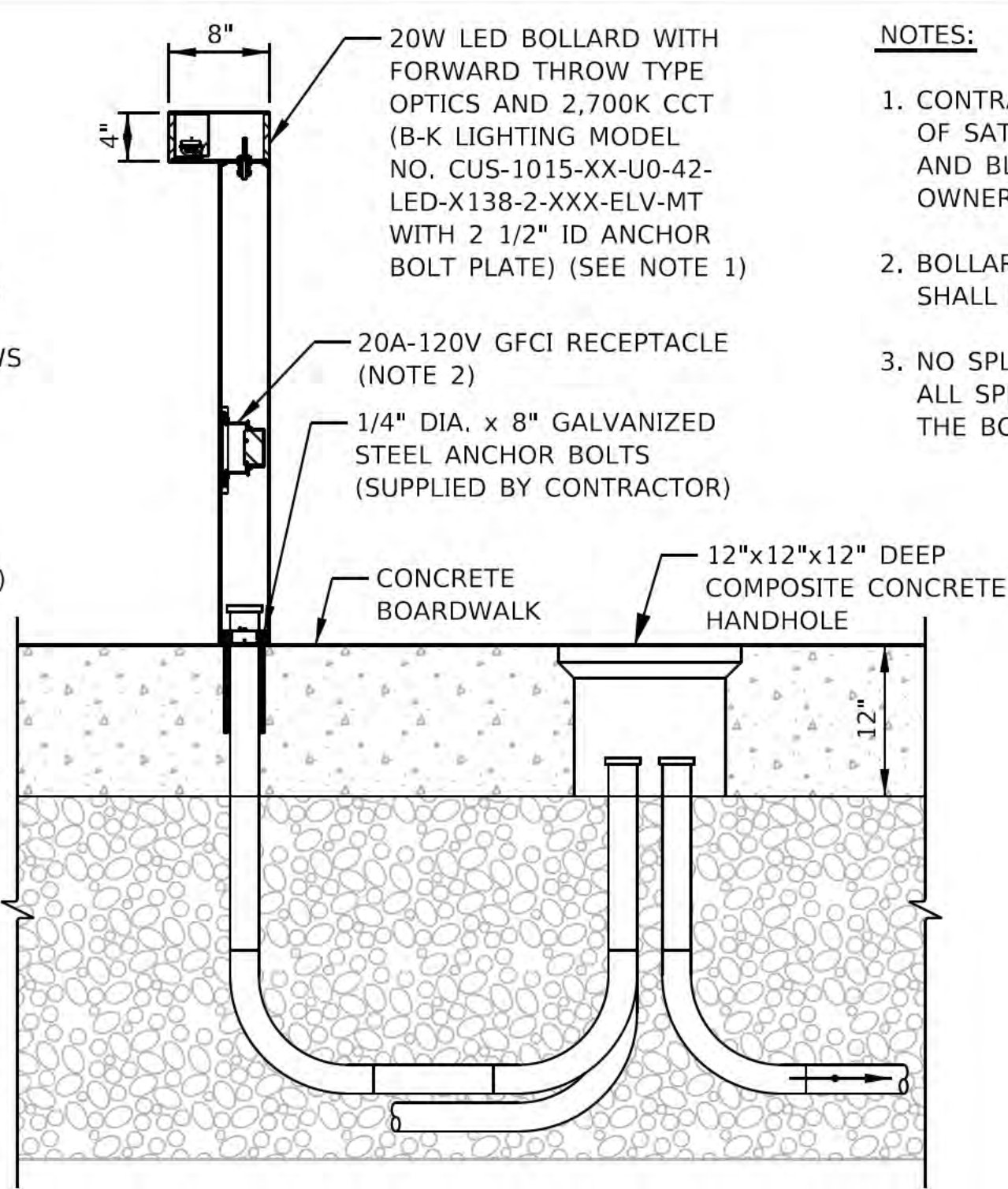
1. STEEL PLATE SHALL BE PROVIDE WITH A BLACK FINISH TO MATCH THE GATE.
2. STEEL PLATE SHALL BE AS COMPACT AS POSSIBLE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MOCK UP AS REQUESTED BY ENGINEER/OWNER.
3. MAGNETIC LOCK SHALL BE WELDED TO STEEL FENCE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.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

MAGNETIC LOCK GATE MOUNTING DETAIL

N.T.S.



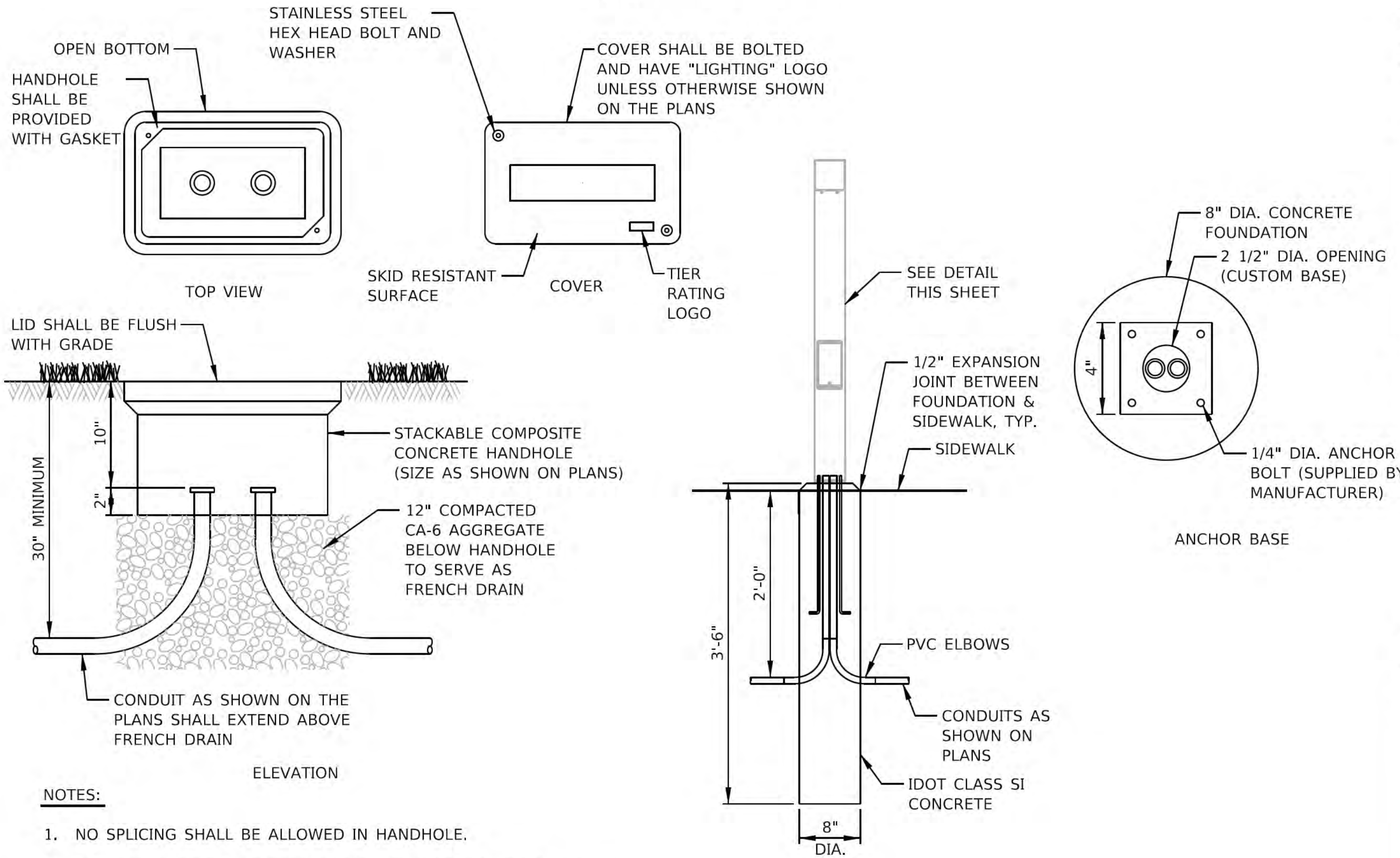
MOUNTED TO
CONCRETE FOUNDATION



MOUNTED TO BOARDWALK

BOLLARD DETAIL

N.T.S.



NOTES:

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

COMPOSITE CONCRETE HANDHOLE DETAIL

N.T.S.

NOTES:

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

NOTES:

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

BOLLARD CONCRETE FOUNDATION DETAIL

N.T.S.



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Consultants



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Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

Scale N.T.S.

Drawing Title

Lighting and Electrical Details

Sheet No.

C171

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

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

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

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

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

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

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

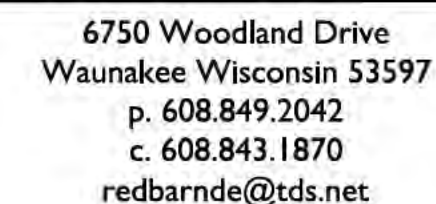
1. Concrete work on this project shall conform to all requirements of ACI 301, standard specifications for structural concrete, published by the American Concrete Institute (ACI), Detroit, Michigan, except as modified by the requirements of these contract documents.
2. All concrete shall be provided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

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

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

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

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



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[illegible]

Site Improvements
Centennial Park
Winnetka, IL

Winnetka Park District
Winnetka, IL

Scale

Drawing Title

STAIRS -
GENERAL NOTES
AND BILL OF
MATERIALS

Sheet No. C-174

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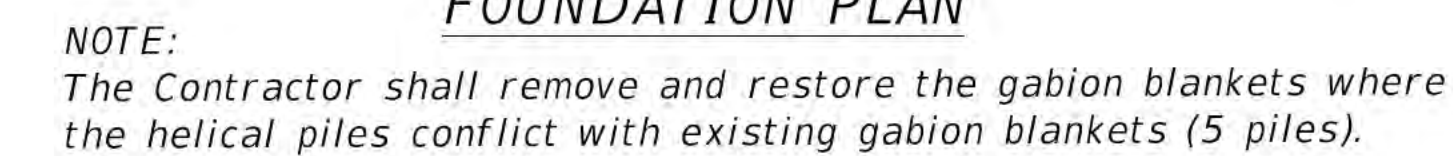


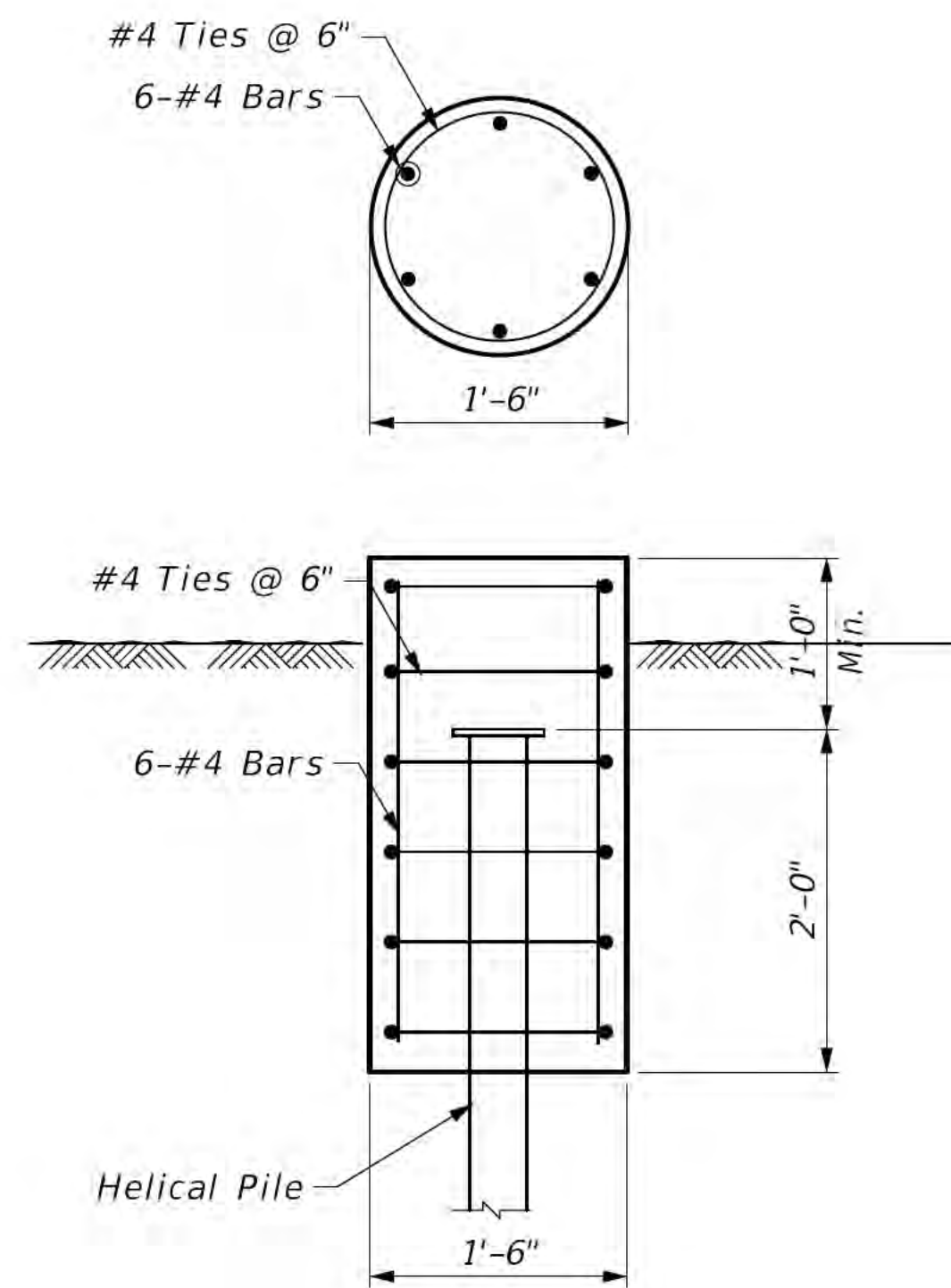
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Sheet No.	C-175
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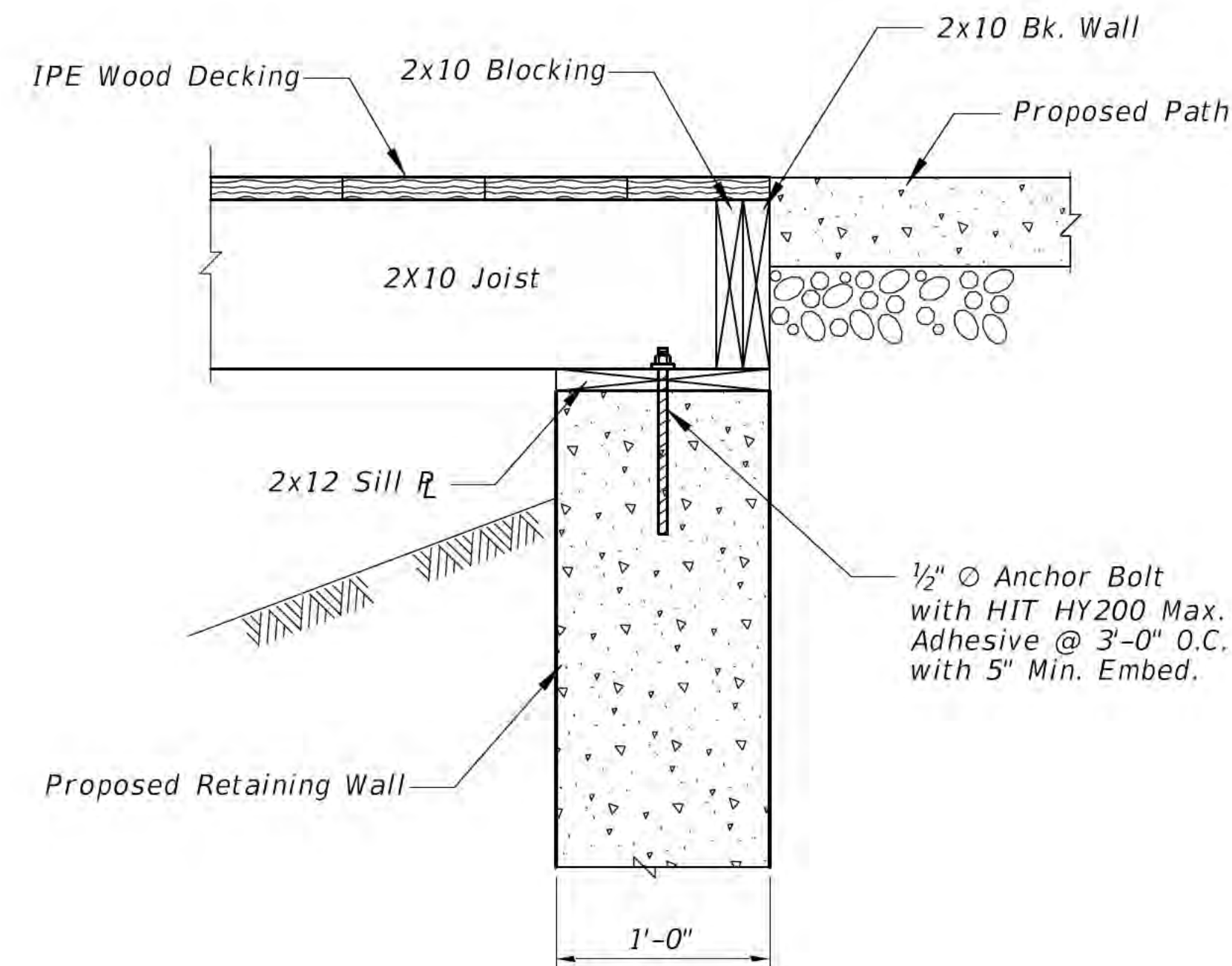
811 Know what's below.
Call before you dig.



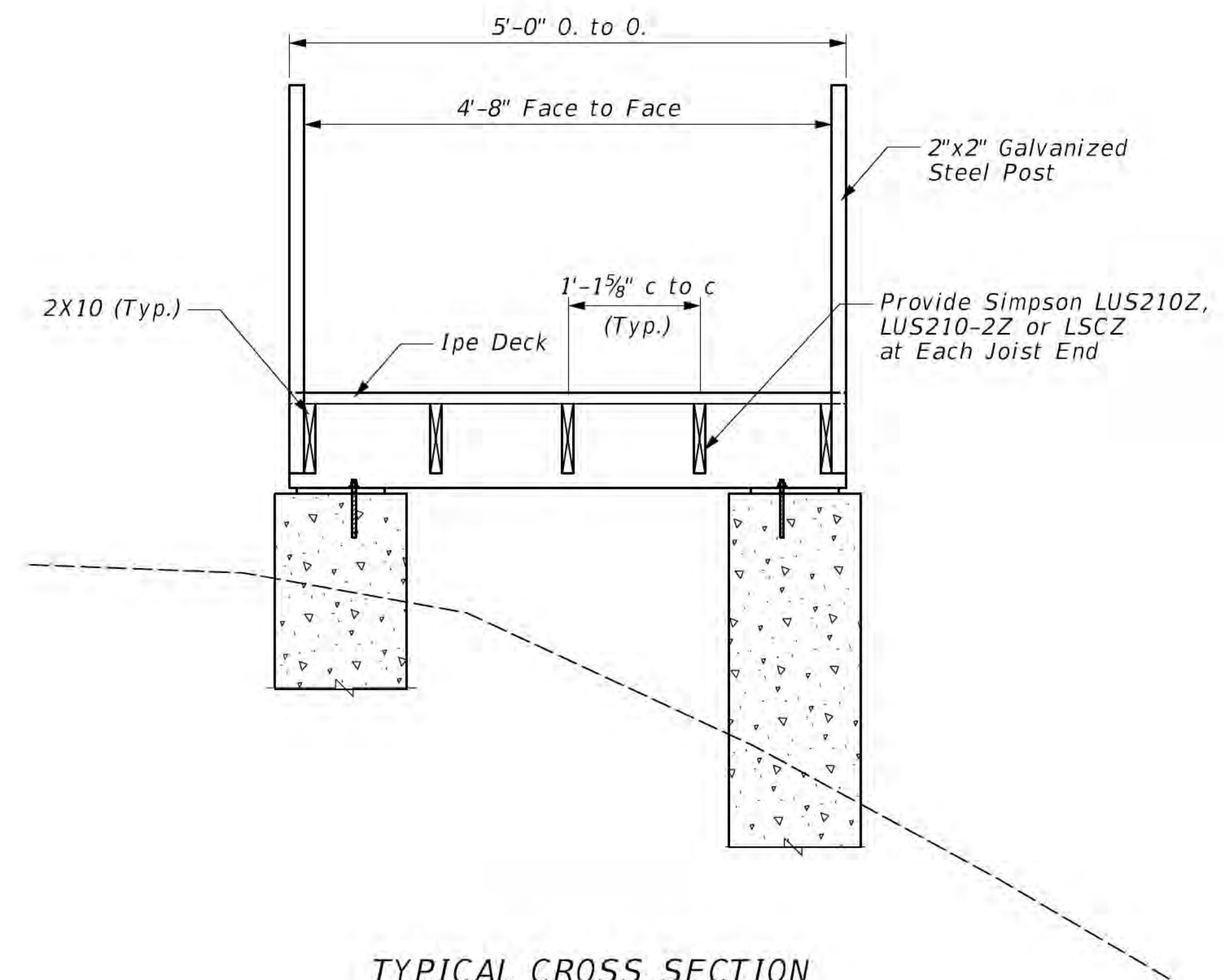


FOOTING DETAIL

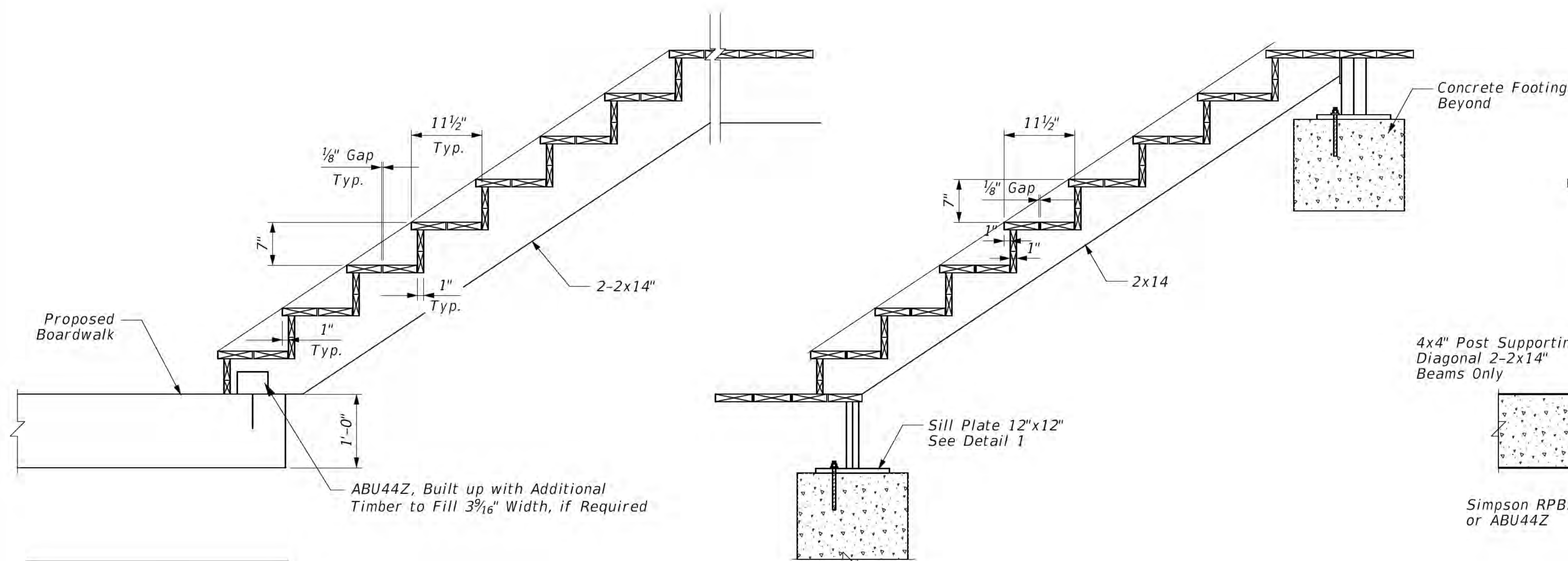
Typical Concrete Encasement for
Helical Piles Supporting Timber Posts



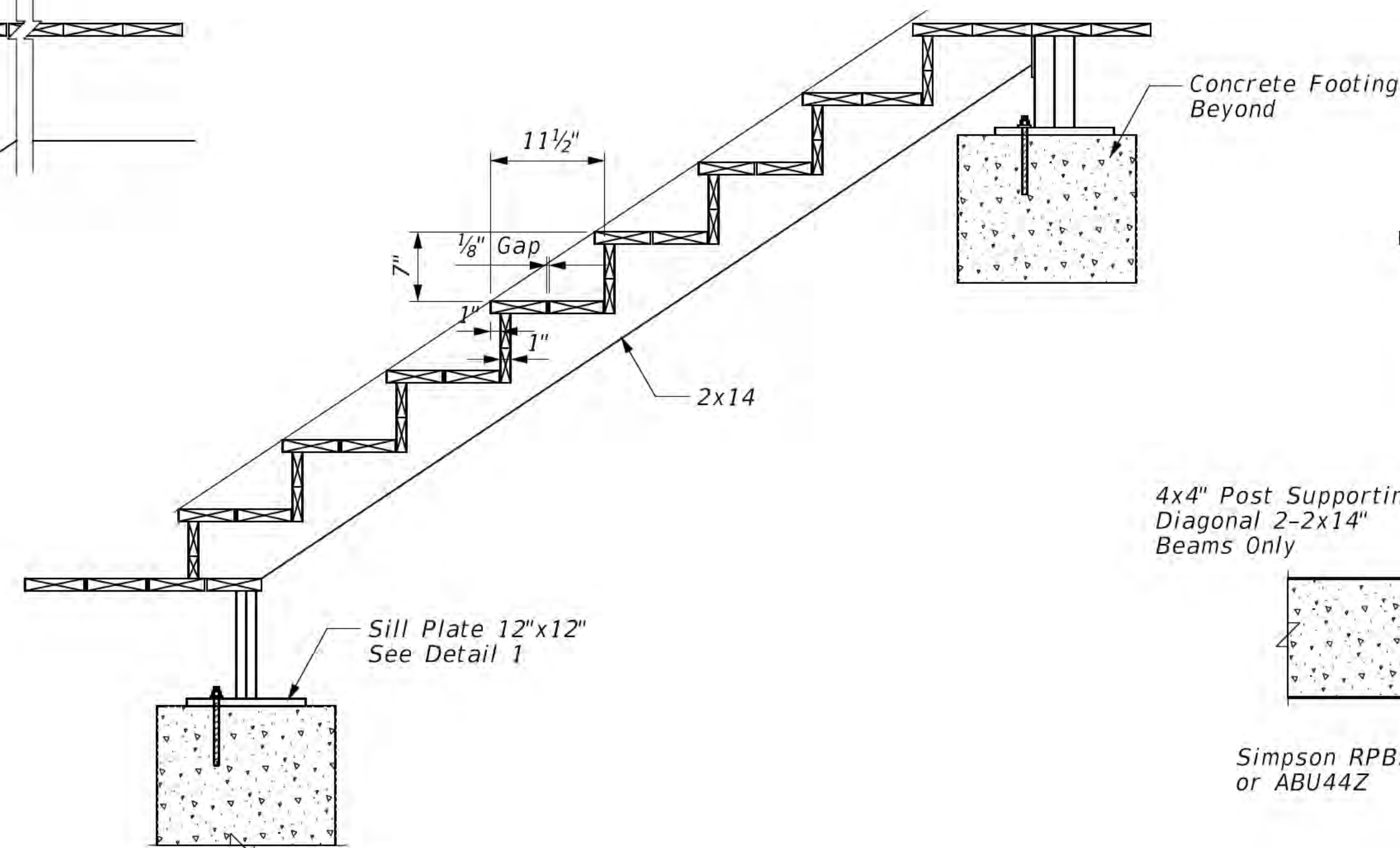
DECK SUPPORT DETAIL AT TOP STAIRS



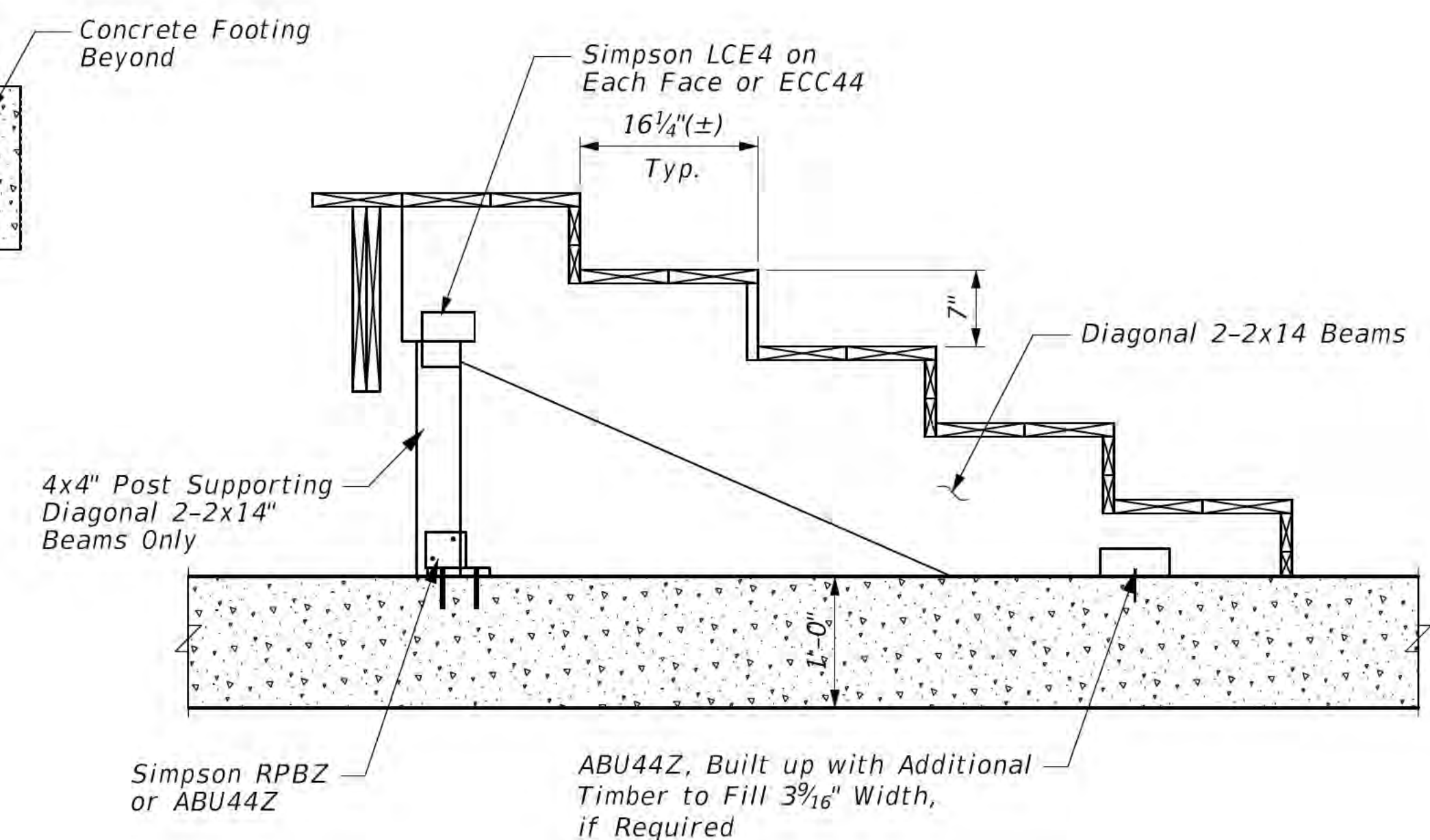
TYPICAL CROSS SECTION



SECTION A-A



SECTION B-B



SECTION C-C

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Project Title:

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Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

Scale

Drawing Title

**STAIRS -
STRUCTURAL
DETAILS
(SHEET 1 OF 2)**

Sheet No. **C176**



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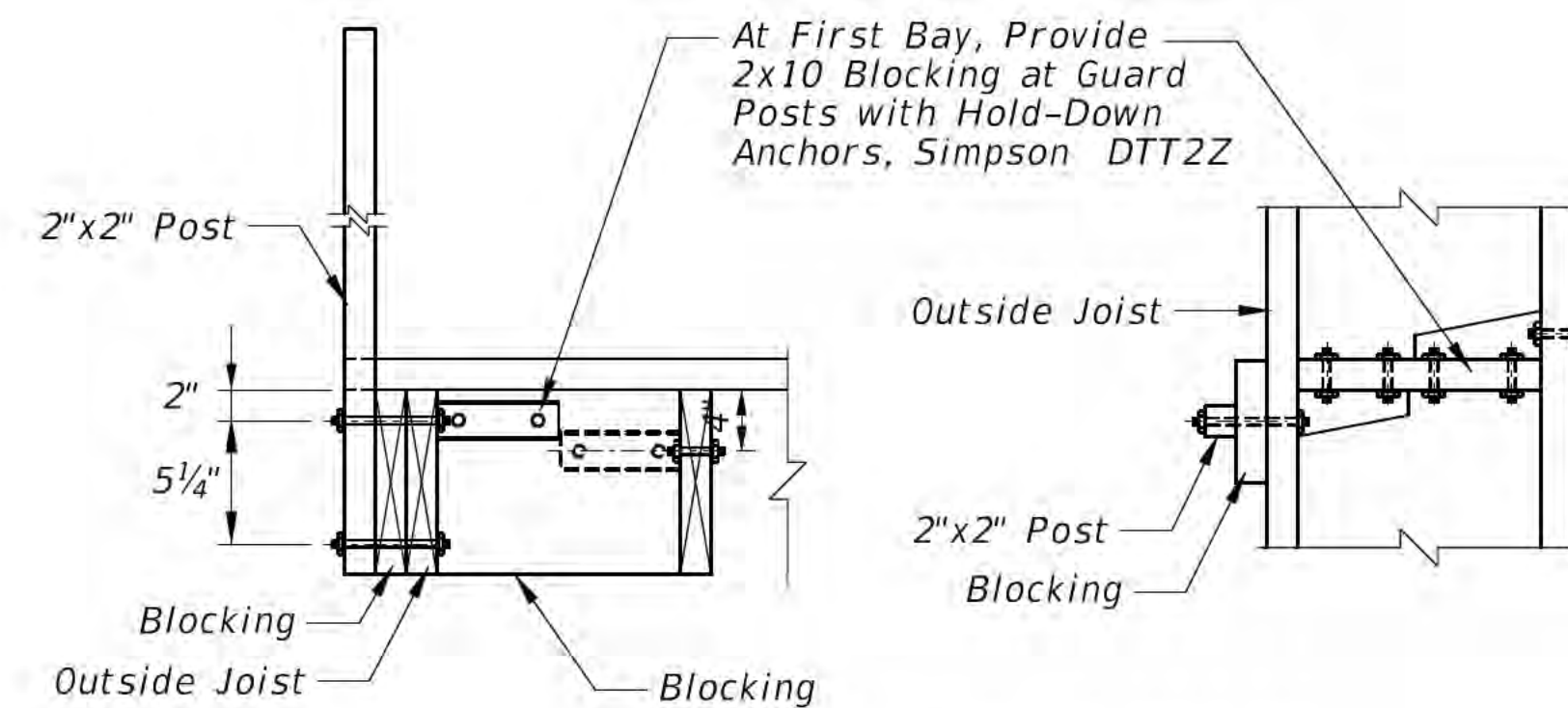
Graphic Scale

Scale

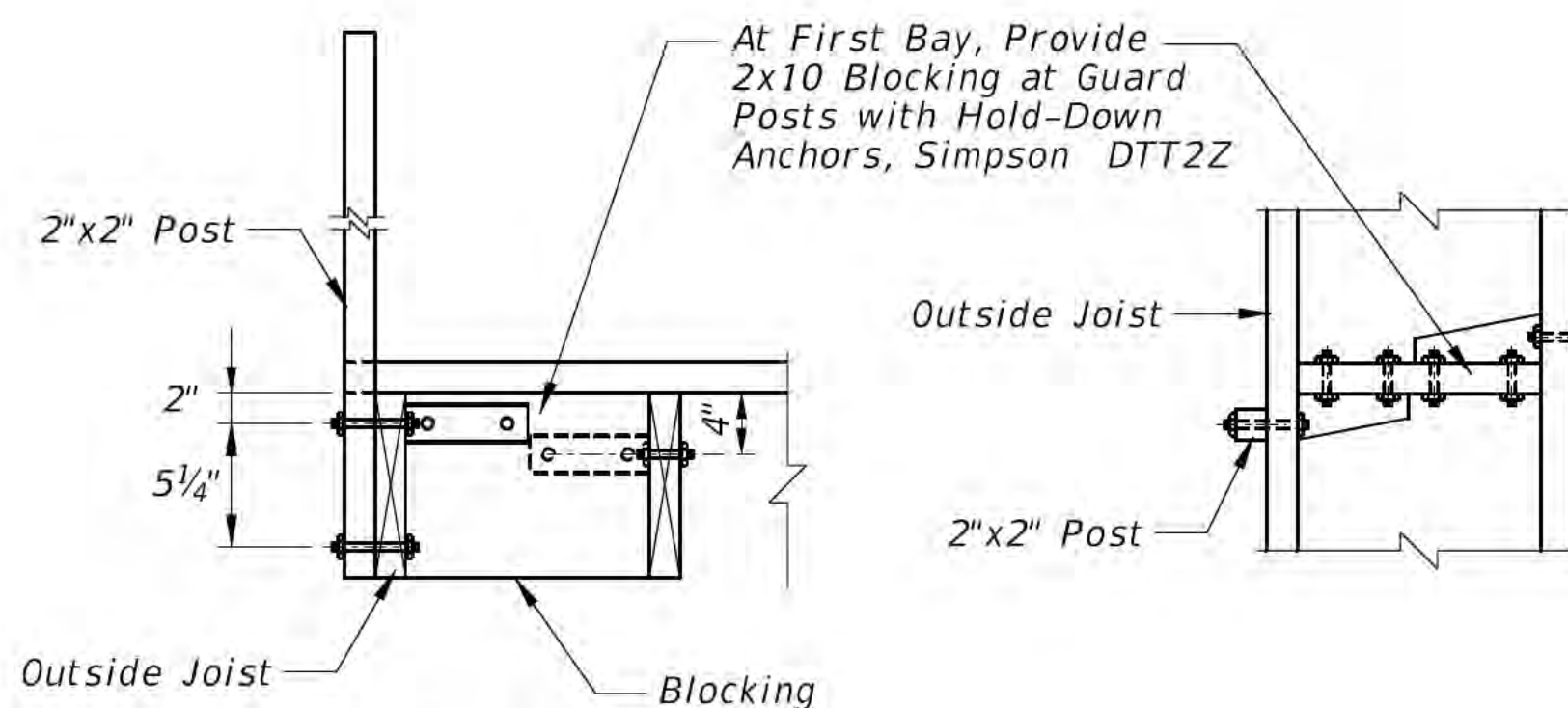
Drawing Title

STAIRS-
STRUCTURAL
DETAILS
(SHEET 2 OF 2)

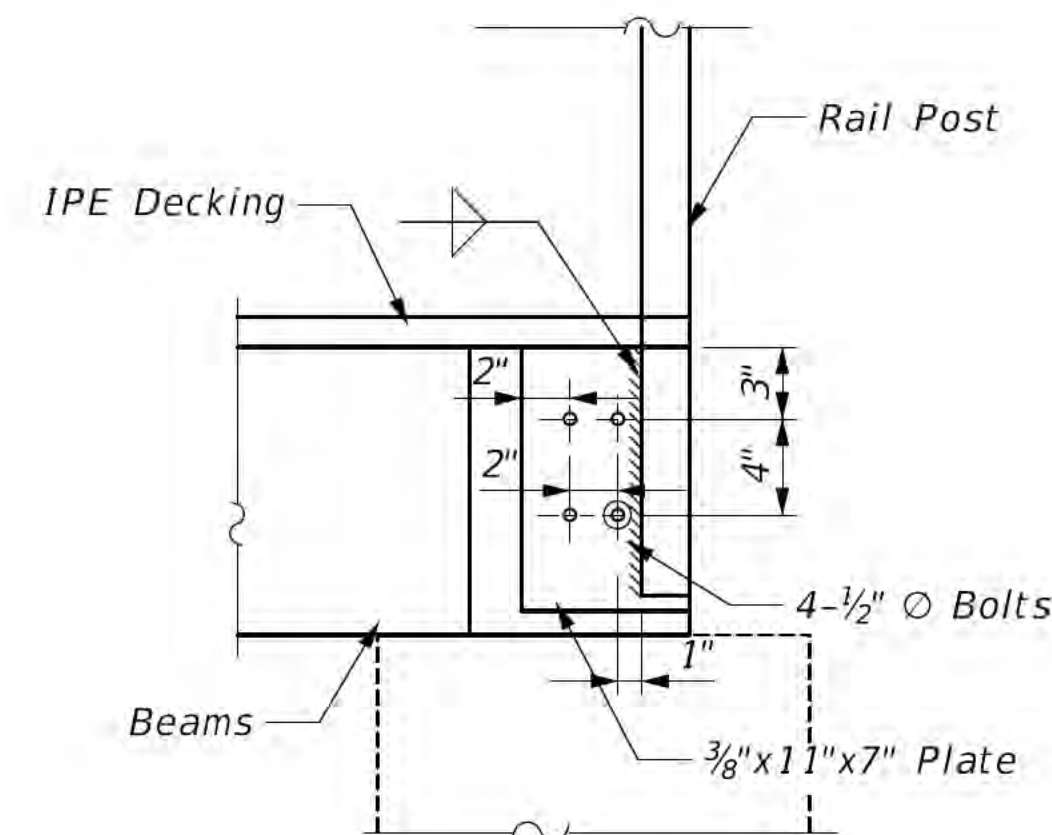
Sheet No. C177



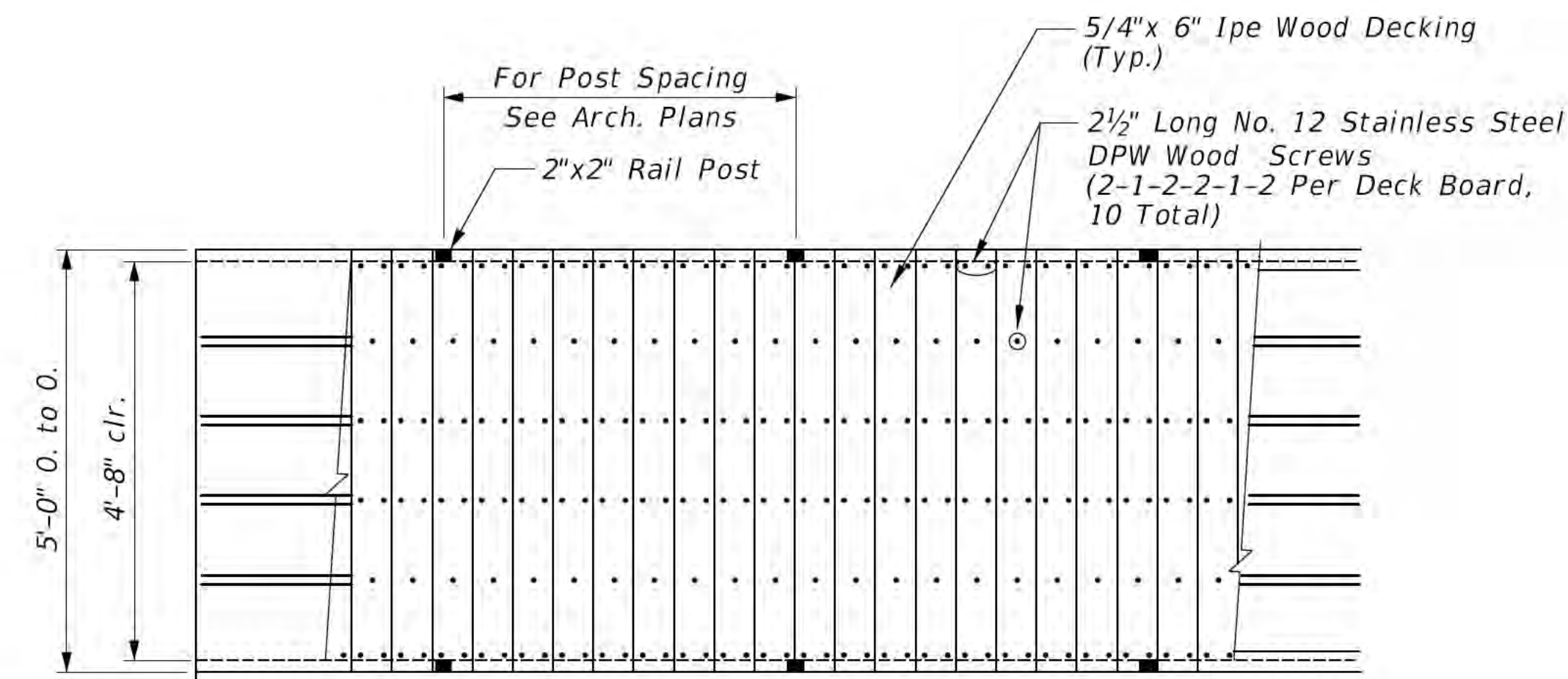
TYPICAL RAILING DETAIL



TYPICAL RAILING DETAIL



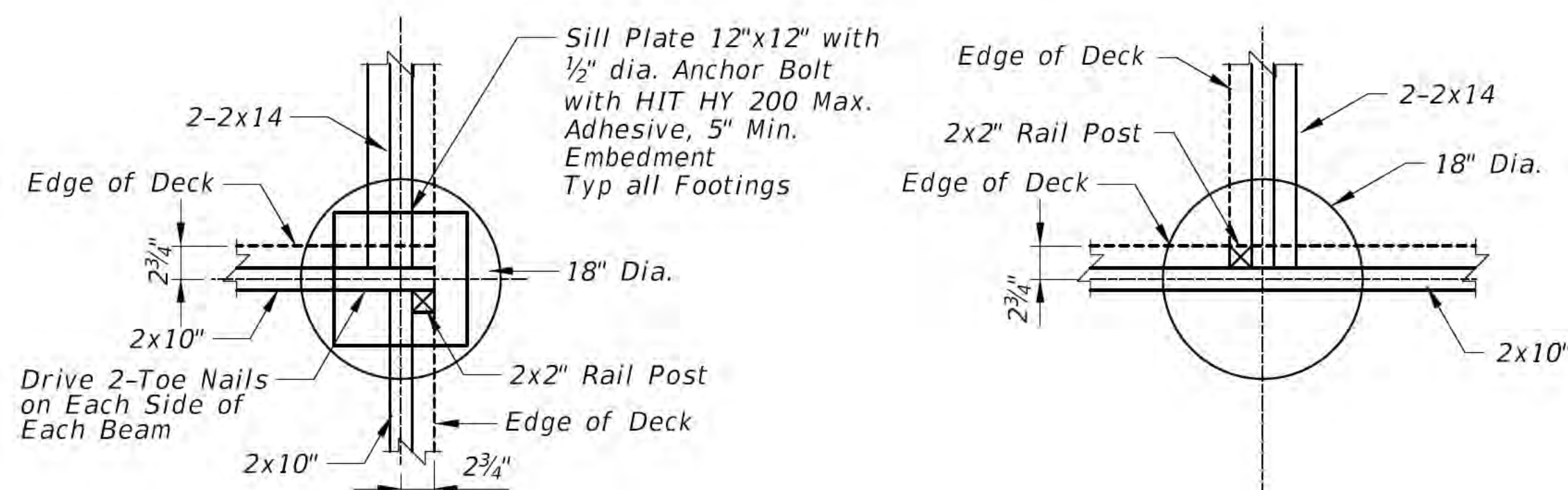
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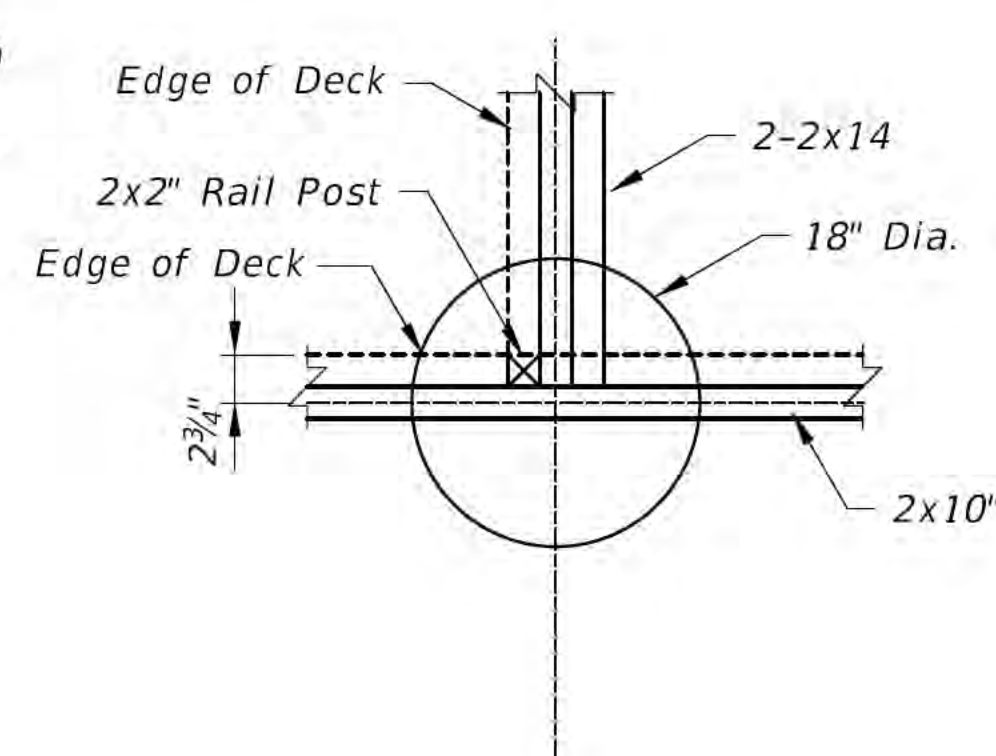
* NOTE: All Boards Must Be Pre-Drilled

PARTIAL DECKING PLAN

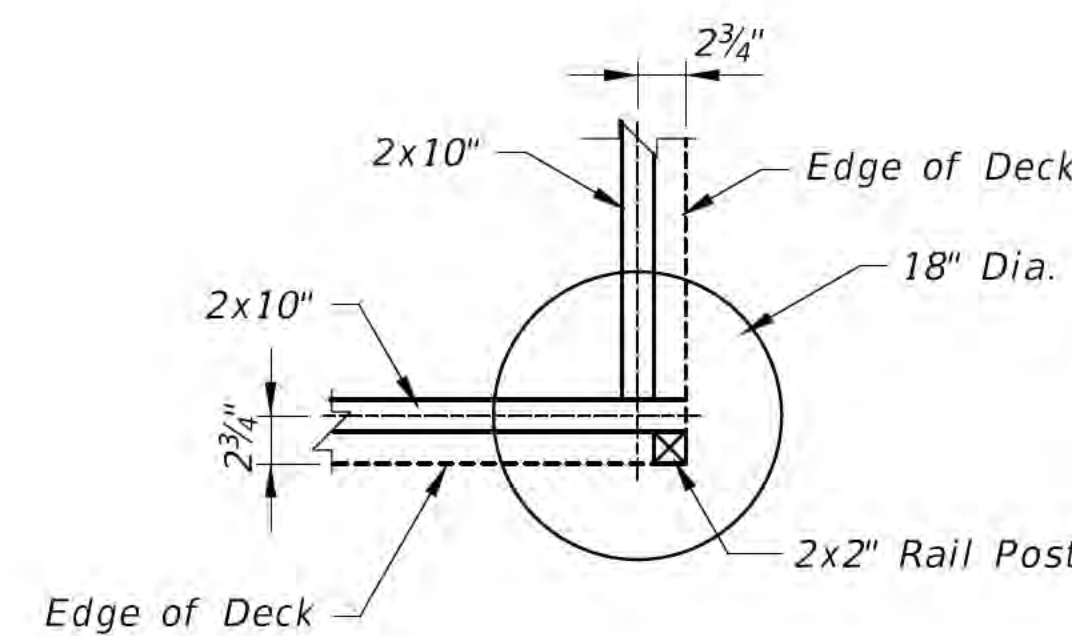
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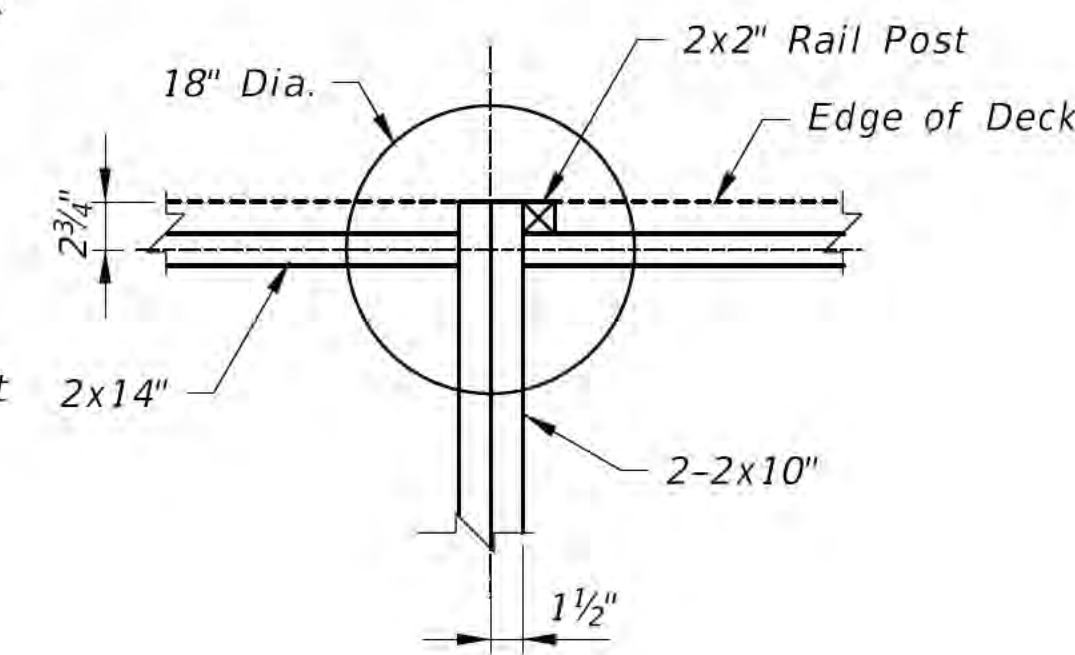
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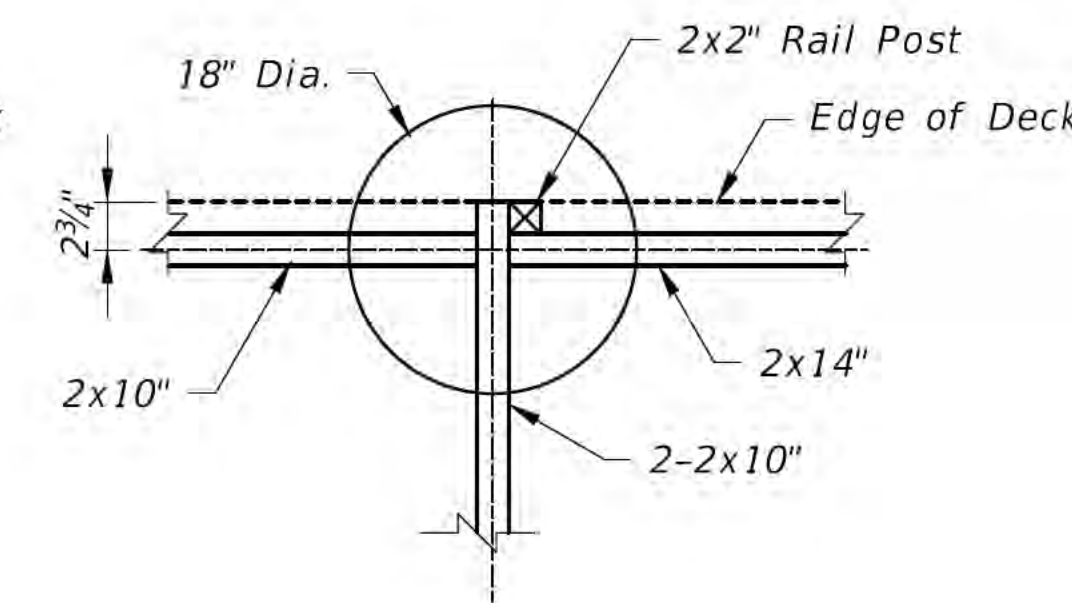
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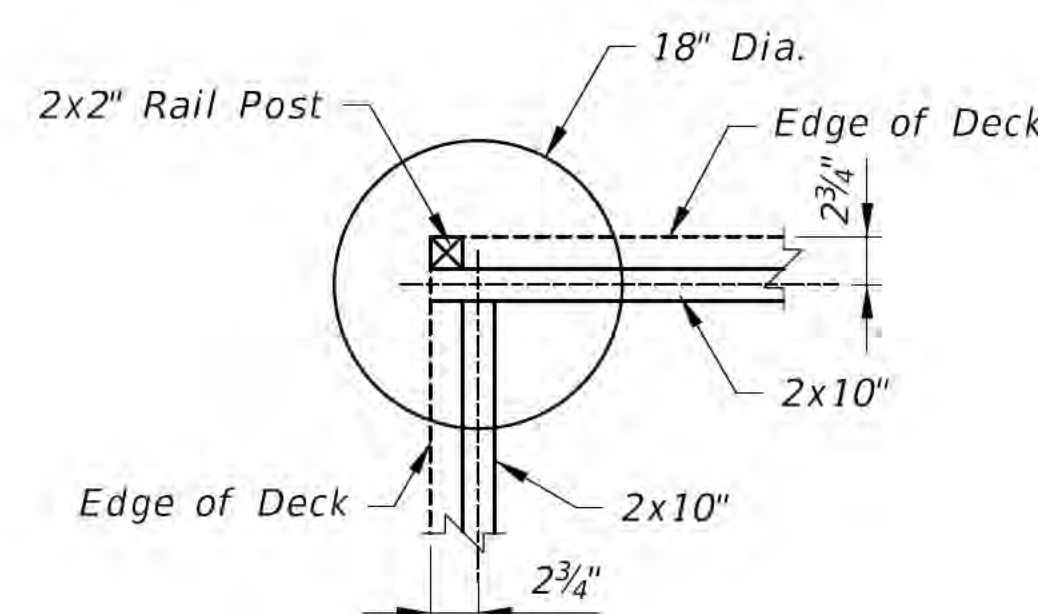
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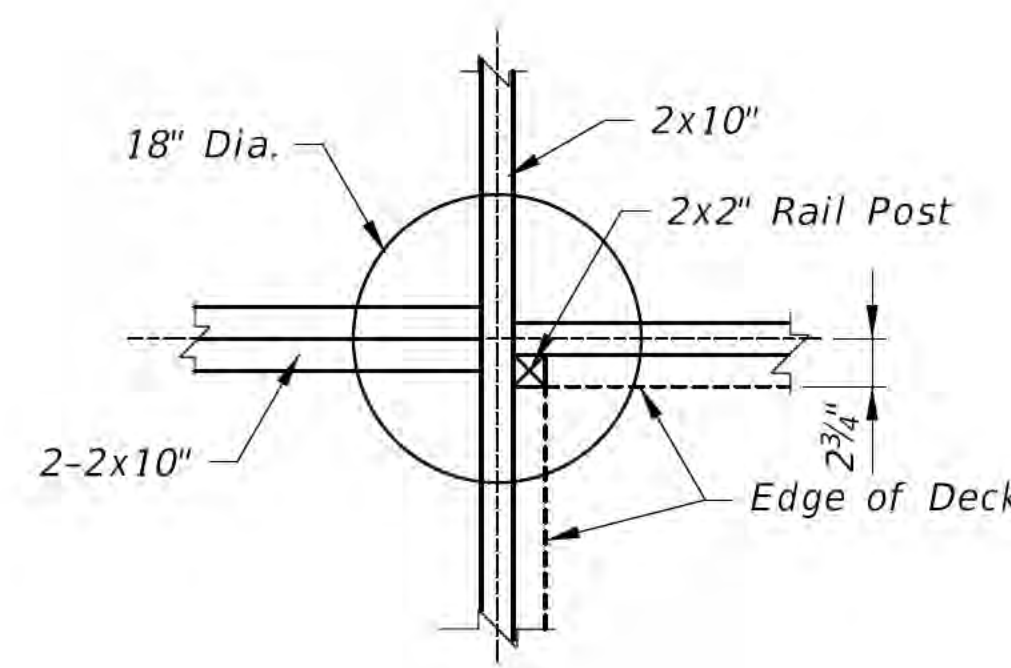
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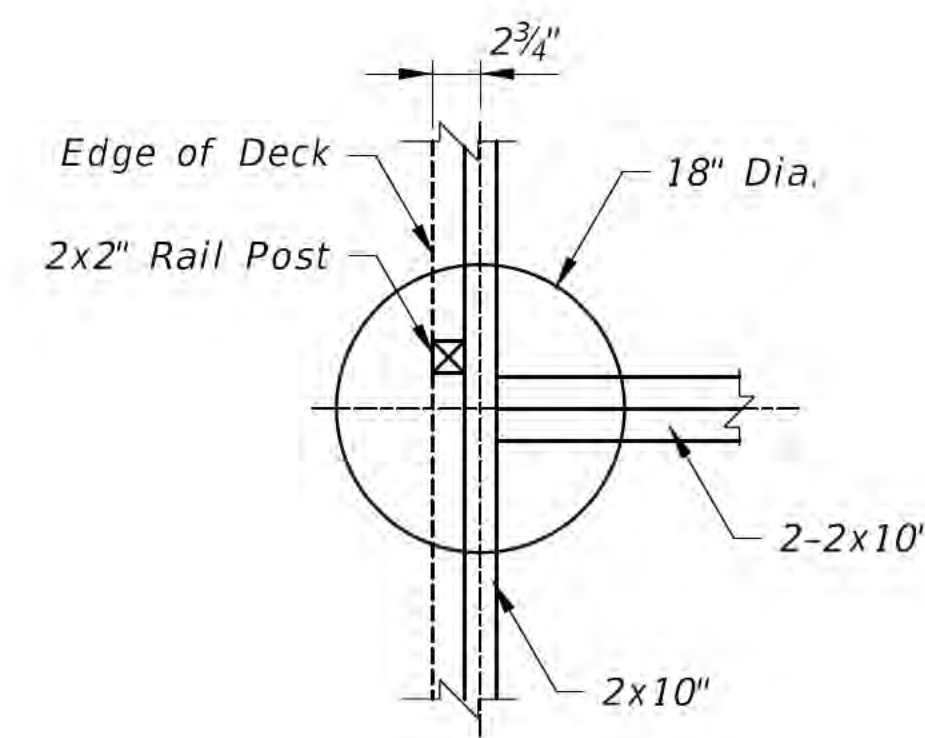
DETAIL 5



DETAIL 6



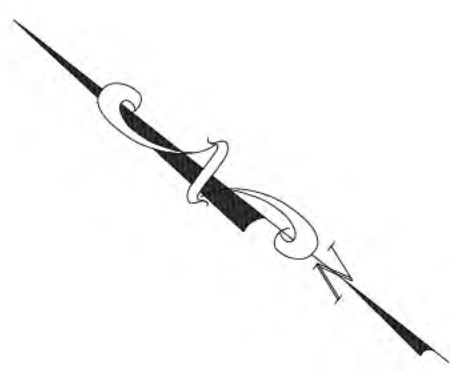
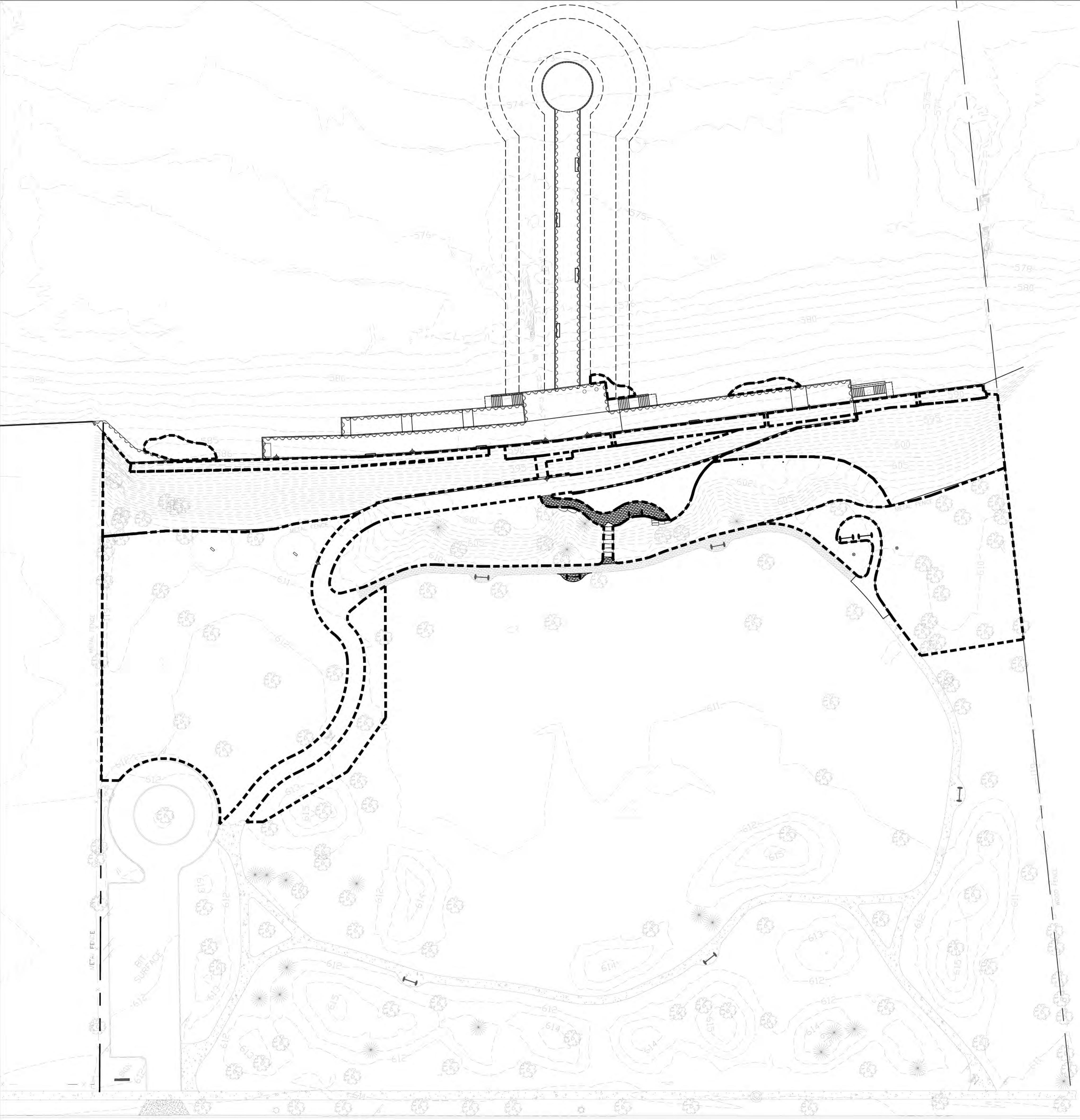
DETAIL 7



DETAIL 8

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





LEGEND

----- PROJECT EXTENT BOUNDARY



6750 Wood and Drive
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Consultants



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

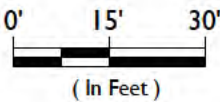
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



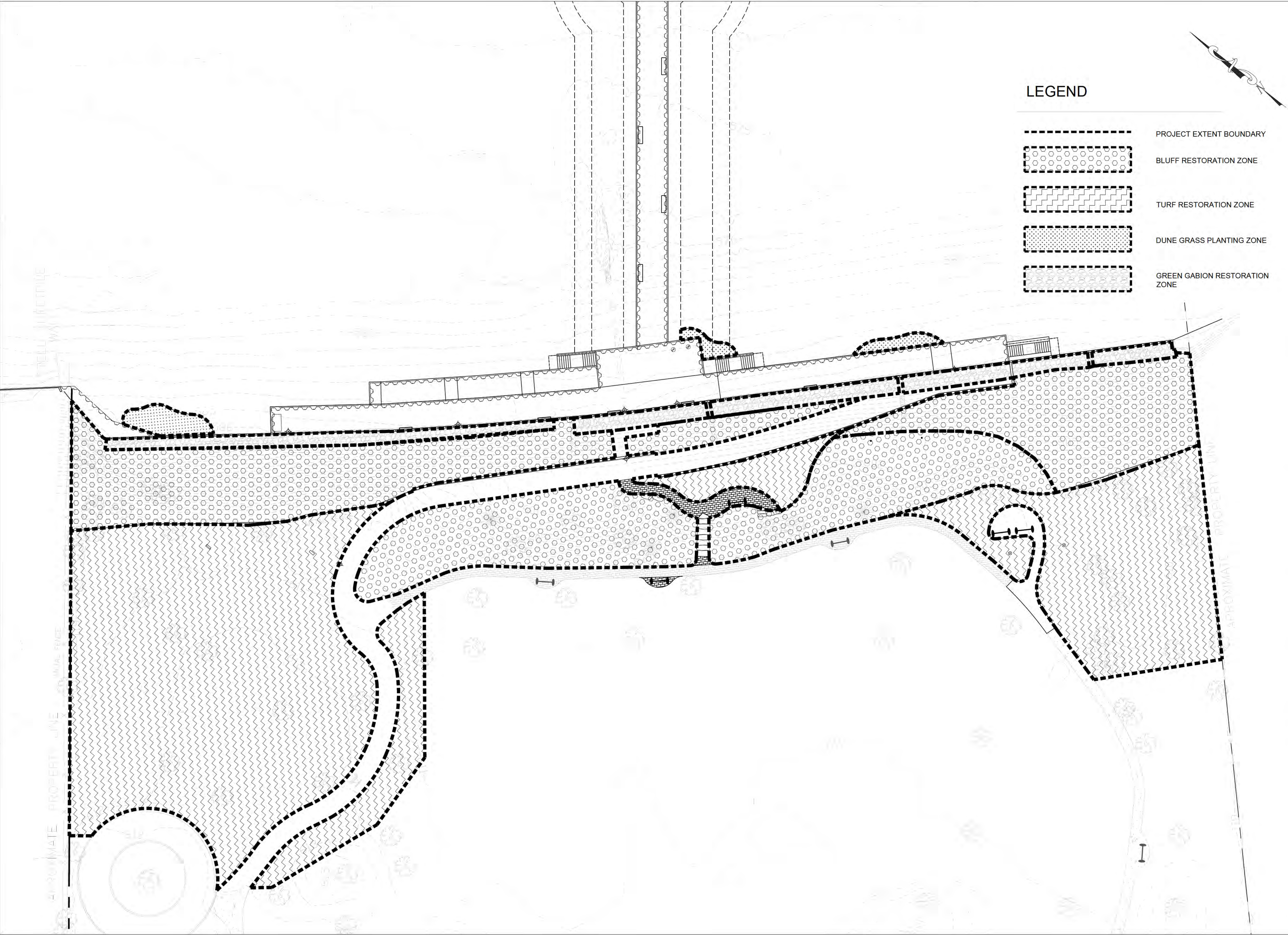
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Drawing Title

OVERALL RESTORATION
PLAN

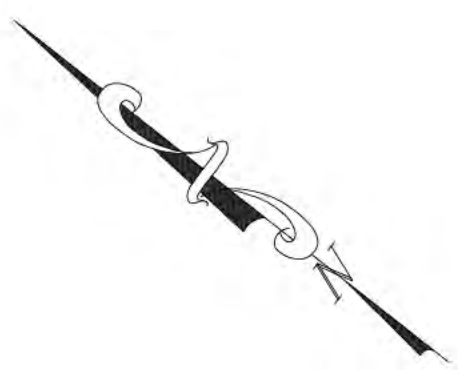
Sheet No.

C178



LEGEND

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



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Bidding and Construction	07/19/24

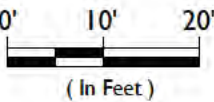
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 inch = 20 Feet

Drawing Title

RESTORATION PLAN

Sheet No.

C179

PLANTING AND SEEDING NOTES

Bluff Restoration Zone - 23,755 sq. ft.

1. In planting areas with slopes 3H:1V or greater, the area shall be covered with a single layer of a biodegradable double-net straw blanket, such as BioNet® S150BN® or similar product. Blanket shall be anchored using 6" wooden stakes, such as an Eco-stake. Installation should follow the manufacturer's recommendations for the site conditions.
2. Areas disturbed during construction will require a single layer of BioNet® S150BN® followed by a single layer of Bio-Dat-Mat® 70 coir mat. The coir mat will be installed and anchored with wooden wedges per the manufacturer's recommendations for the site conditions. Native seed and cover crop will need to be spread prior to the installation of the erosion fabric. The native seed will be applied at a rate of 7 PLS lbs. per acre with species from the Bluff Restoration Seed list. The extent of the disturbed area has not been determined; therefore, the area of erosion fabric and seeding will need to be determined as the work is concluded.
3. Plant material shall be obtained from a nursery that specializes in native plant production and is produced from material sourced from within 250 miles of the site. The 250-mile range is limited to the central and southern Lake Michigan watershed.
4. Plugs shall be at least 2" in diameter and 5" deep and be grown in either a 38- or 50- cell propagation tray.
5. Install plant plugs on 18" centers in offset rows (triangular pattern) throughout the bluff restoration zone following 2025 herbaceous species herbicide applications. Plants should be installed in individual species clusters of 5-7 plants. All planting areas will be watered immediately following installation.
6. Groundcover species should be planted primarily along the gabion wall with other species as these species should gradually grow over this wall. These species include, *Clematis virginiana*, *Potentilla simplex*, *Ruellia humilis*, and *Tephrosia virginiana*.
7. Plant installation should occur during typical perennial planting windows. If the installation is to be performed during the dry summer months, the contractor will irrigate as needed to promote the successful establishment of the plant material.
8. The successful establishment of the plant material is considered an 80% survival, or greater, at the end of the first growing season.
9. A cover crop of seed oats should be spread at a rate of 35 lbs./acre following the plug installation.

Green Gabion Wall - 3210 sq. ft.

1. Remove all vegetation from the gabions and cut the woody species as close to flush with the wire as feasible. Treat all the cut stumps as detailed in the Invasive and Noxious Species Removal and Control section.
2. A clean, sandy loam topsoil will be utilized to backfill any voids in the gabions and cover the exposed wire to a depth of 2 inches.
3. Utilize a vibratory plate compactor, or other approved equipment, to settle and compact the soil around the rocks in the gabions. Continue to add topsoil and compact to achieve a 2" thick soil layer over the gabions.
4. The area will be hydroseeded within a week following the topsoil installation to stabilize the slope. The hydroseed will consist of an approved hydraulic mulch, tackifier, native seed from the Bluff Restoration Seed list, and a seed oats cover crop.

Dune Grass Planting Zone - 800 sq. ft.

1. This zone is currently open sand that is adjacent to construction activities.
2. Install bare root plants on 8" centers in offset rows (triangular pattern) throughout the dune grass restoration zone in the spring or fall following the conclusion of construction activities. The bare root plants should be planted 10" or more beneath the surface and in accordance with the supplier's recommendation.
3. In planting areas with slopes 3H:1V or greater, the area shall be covered with a single layer of a biodegradable double-net straw blanket, such as BioNet® S150BN® or similar product. Blanket shall be anchored using 6" wooden stakes, such as an Eco-stake. Installation should follow the manufacturer's recommendations for the site conditions.
4. All bare root plants should be inspected prior to installation, any moldy or rotted plants shall be discarded. Installation of this type of plant material is unlikely to survive.
5. Dune grass plantings shall be watered immediately following installation and irrigated as needed throughout the first growing season to achieve an 80% survival.

Turf Restoration Zone - 31,162 sq. ft.

1. Prior to seeding, the area shall be tilled to a depth of 4" and any branches, rocks, or debris greater than 0.75" in diameter shall be removed.
2. A general-purpose turf mix will be selected that matches the existing turf growing in the park and installed per the manufacturer's recommendations for the selected installation method.
3. Seed shall be applied with either a broadcaster or hydraulically. If applied with a broadcast method, half the seed shall be installed while working in one direction. The second half of seed shall be applied while going in a direction perpendicular to the first pass to ensure 100% coverage of the site. The area should be lightly rolled or raked after seeding to ensure adequate seed to soil contact.
4. Following seed installation, the seeded area shall be covered with either straw or hydraulic mulch with a tackifier. Straw should be applied at 2 tons/acre and crimped or anchored in place. Hydraulic mulch should be paper- or wood-based and applied at the manufacturer's rate for the site conditions.
5. Seeded areas shall be irrigated by the contractor during the establishment period until a dense and consistent stand of grass is established without any bare spots larger than 2 square feet.

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

Bluff Restoration Zone Seed List	
Centennial Park	
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<i>Tradescantia ahienis</i>	Ohio spiderwort
<i>Verbena stricta</i>	Hoary vervain

RESTORATION NOTES

INVASIVE SPECIES NOTES

Invasive and Noxious Species Removal and Control - 1.34 ac.

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

Maintenance

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

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



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

Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale

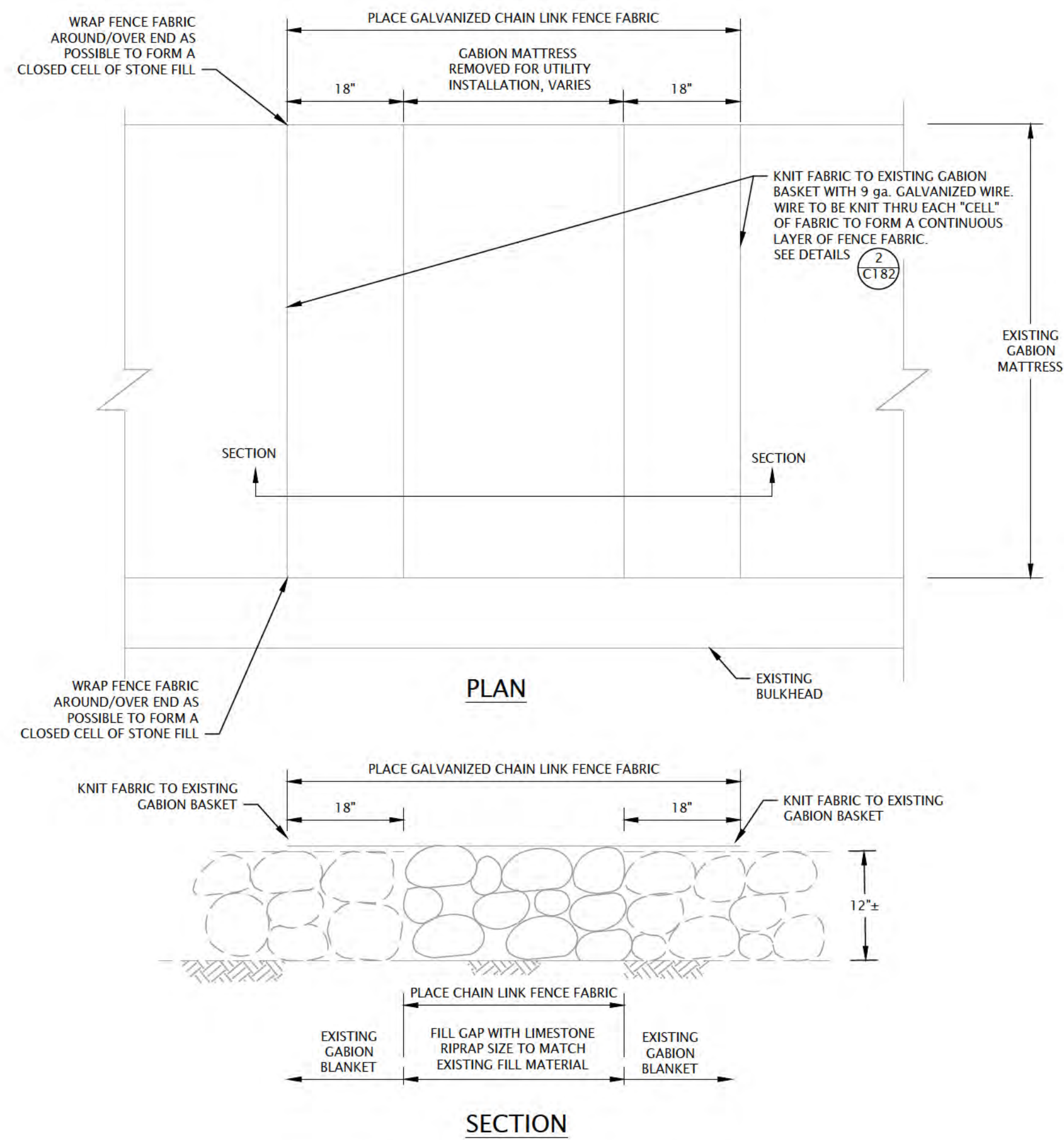
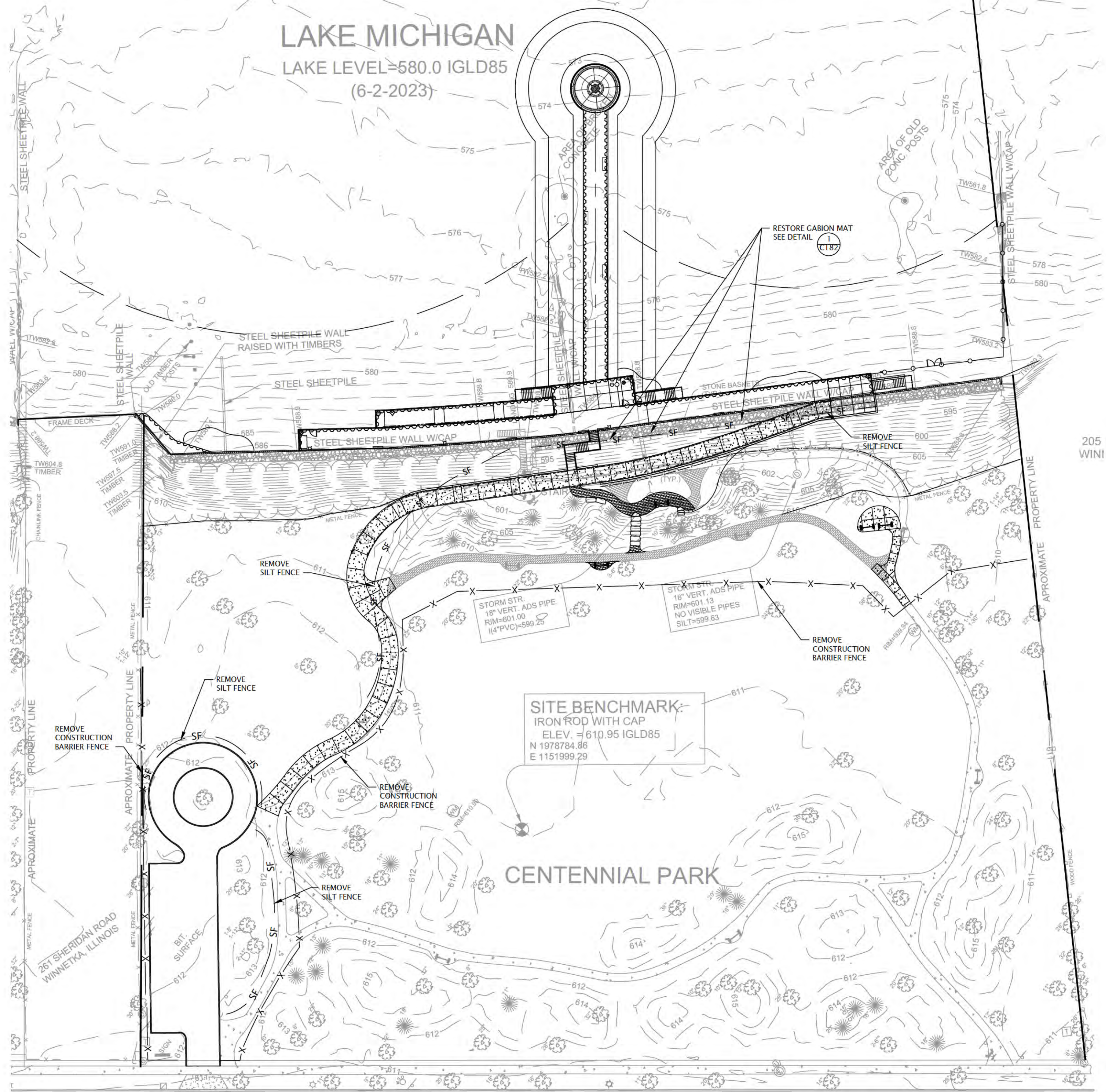
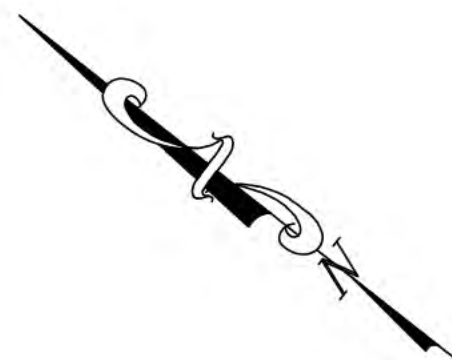
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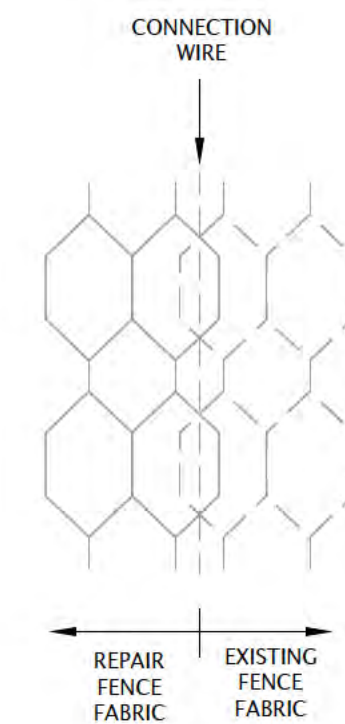
RESTORATION NOTES

Sheet No.

C181



1 GABION MATTRESS RESTORATION
SCALE : NOT TO SCALE



2 FENCE FABRIC CONNECTION
NOT TO SCALE

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



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

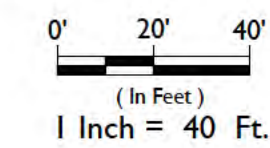
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 40 Ft.

Drawing Title

Site Closure Plan

Sheet No.

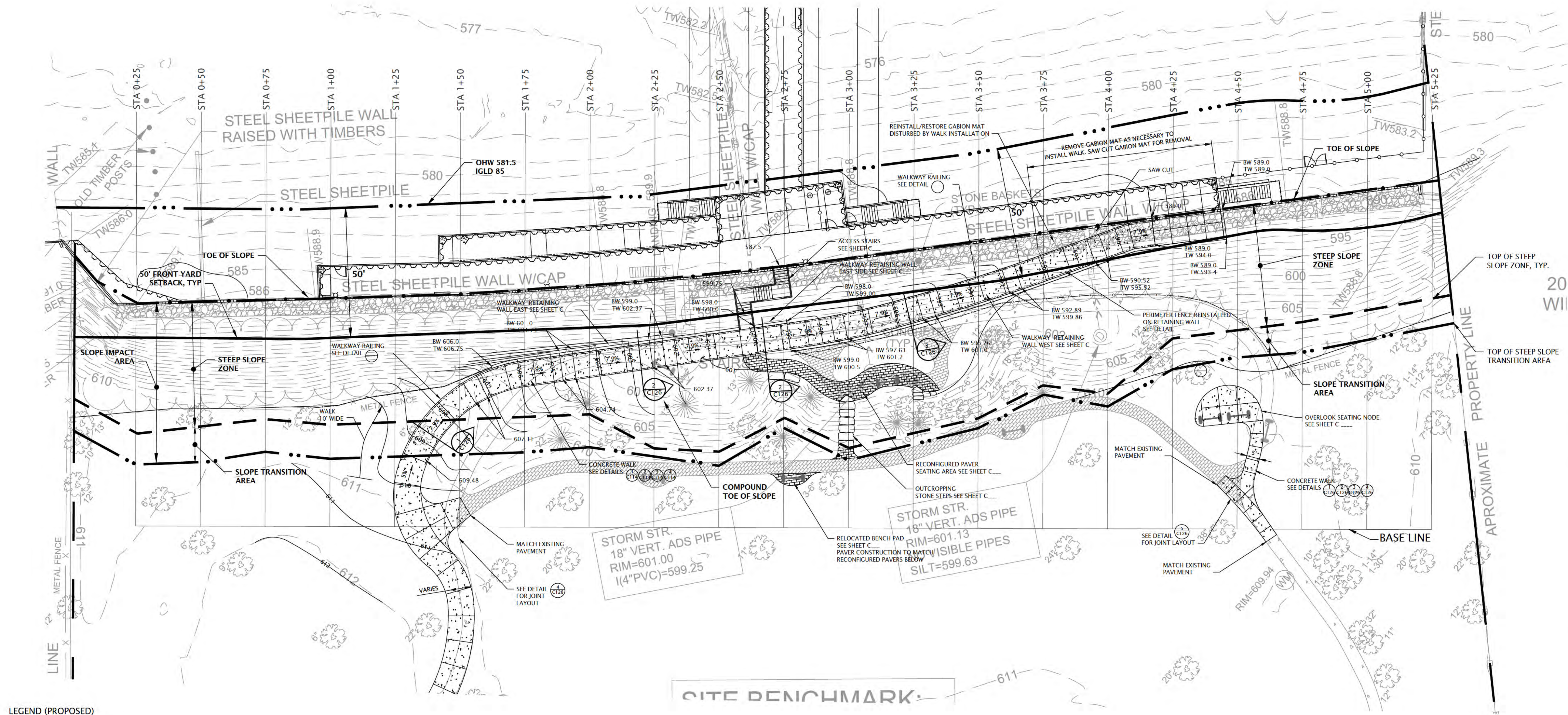
C182

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



NOTE:

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



- LEGEND (PROPOSED)
- CONCRETE WALKWAY
 - RETAINING WALL
 - X 607 - SPOT ELEVATION
 - 602 - PROPOSED CONTOUR
 - BW 599.0 - BOTTOM OF WALL AT FACE OF WALK SURFACE
 - TW 599.0 - TOP OF WALL

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LEGEND

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



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Village Response	07/30/24
Village Revisions	08/02/24

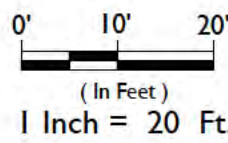
Project Title:

Site Improvements
Centennial Park
Winnetka, IL

Prepared For:

Winnetka Park District
Winnetka, IL

Graphic Scale



Scale 1 Inch = 20 Ft.

Drawing Title

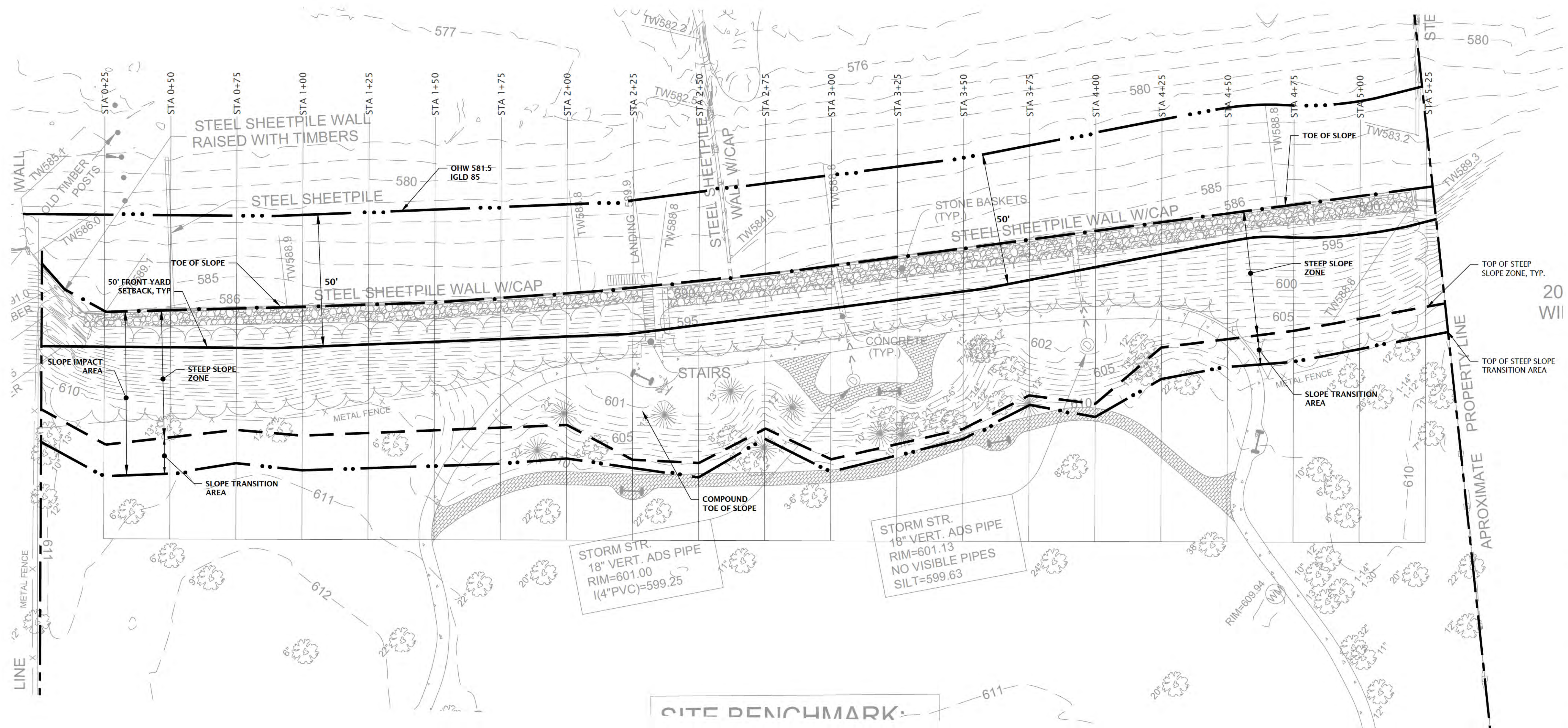
Cross Section
Layout Plan

Sheet No.

CS - 6



Sheet No. CS - 6A

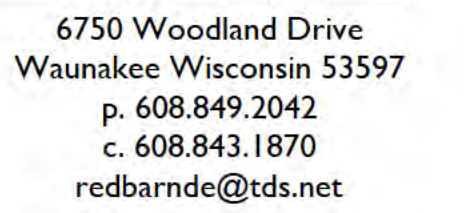


CITE BENCHMARK:

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

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Site Improvements Centennial Park Winnetka, IL

Winnetka Park District
Winnetka, IL

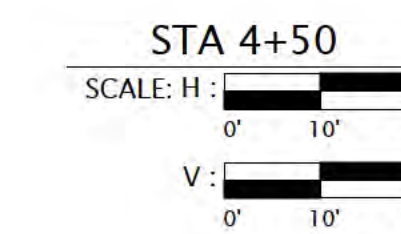
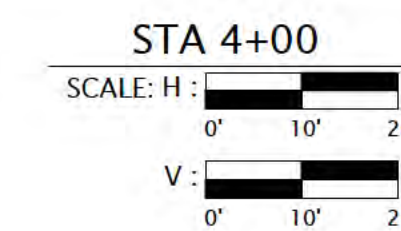
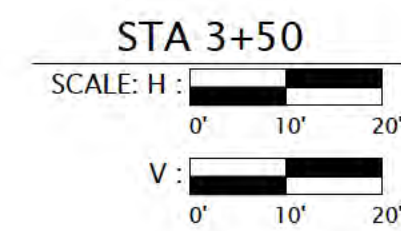
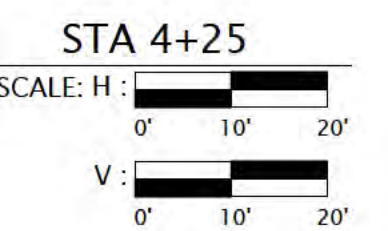
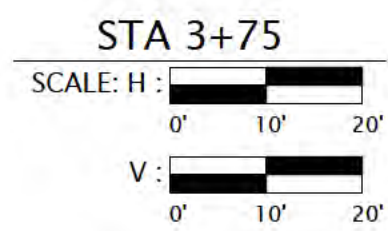
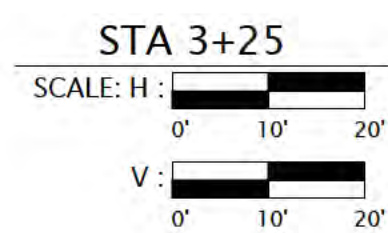
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(In Feet)

1 Inch = 20 Ft.

Drawing Title
Cross Sections

Sheet No. CS -9





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: DAVID SCHOON, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: NOVEMBER 5, 2024
SUBJECT: CENTENNIAL PARK & BEACH - 225 SHERIDAN ROAD - SPECIAL USE PERMIT, VARIATIONS, & EXCEPTIONS (CASE NO. 24-08-SU)

INTRODUCTION

On November 11, 2024, the Zoning Board of Appeals (“ZBA”) is scheduled to hold a continued public hearing on an application submitted by the Winnetka Park District (the “Applicant”), as the owner of the property located at 225 Sheridan Road (the “Subject Property”). The Applicant is proposing improvements to the existing park and beach located on the Subject Property and requests approval of the following relief:

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

A mail notice was sent to property owners within 250 feet of the Subject Property for the commencement of the public hearing on October 14, 2024, in compliance with the Zoning Ordinance. The hearing was also properly noticed in the *Winnetka Talk*, and a public hearing notice sign was posted on the Subject Property indicating the time and date of the October 14 ZBA public hearing. As of the date of this memo, staff has received several written comments from the public regarding this application. Written comments that were not included in the October 14 ZBA agenda packet but distributed to the Board in time for that meeting, as well as written comments that have been received since the October 14 meeting are included in **Attachment C1**. The public correspondence included in the October 14 agenda packet is available on the Village website:

<https://winnetkail.portal.civicclerk.com/event/833/files/attachment/3493>.

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

OCTOBER 14, 2024, ZONING BOARD OF APPEALS MEETING

On October 14, 2024, the ZBA commenced a public hearing on the Applicant's zoning relief application for proposed improvements to the existing park and beach located on the Subject Property. The staff report for the October 14 meeting can be found in **Attachment B1**.

After a presentation by staff and a presentation by the Applicant, the Board heard from over 20 members of the public. More than a majority of the speakers spoke in opposition to the plan, and the remaining speakers spoke in support. After hearing from the public and given the hour, nearly 11:00 p.m., Board members directed questions to the Applicant to respond to at a future meeting. The Board then continued the public hearing to its regular meeting on November 11, 2024. The Applicant was informed that Board members may have additional questions at that meeting. A copy of the October 14 meeting minutes is included in the November 11 agenda packet for the Board's approval.

The following is the list of questions Village staff heard Board members ask at the October 14 meeting; these questions were provided to the Applicant:

1. Regarding the steep slope ordinance, would like to understand what is driving the 10' width of the ADA/maintenance ramp? What mitigation efforts has the Park District taken to minimize the impact on the steep slope?
2. Can the mid-bluff stone steps be reconfigured to 5'-wide versus the proposed 6'-wide? Why does it need to be 6'? Also, why does the width of the mid-bluff walkway need to be as wide as proposed?
3. The most important special use permit standards that need to be answered are standards 1, 2 & 3. This Board member stated they would be asking more questions regarding standards 1, 2, & 3.
4. Would like more information regarding the placement of the dog beach and the interaction of dog beach users and the public accessing the swimming beach.
5. Would anticipate an increased usage of the park due to improvements and see more vehicular traffic but does not see an increase in parking.
6. Has the Park District undertaken any type of parking study related to the proposed improvements?
7. Given the curiosity that looms over Elder Lane Park, providing information regarding that project would help allay concerns some folks have regarding what is planned on that parcel and how it impacts the relief being granted at Centennial Park.
8. Please provide more engineering or justification for the pier. Is it a want or a need? Needs better understanding regarding how it helps with beach erosion. Also, how can the Park District diminish the safety risk of the pier and the rocks?
9. How much of bluff will be lost as a result of the project?
10. The proposed design of the dog beach cuts off access along the water line. Need a better explanation of how the dog beach fence crosses the Park District property line into the water. More clarification is necessary regarding the Park District property line and the public's access to the stairs on the adjacent stone groin.
11. Agrees that the dog fence along the southern property line does look a little odd and needs clarification. Questions length of the pier. Doesn't see a big change in use.

12. Would like to see coastal engineering reviews that support the features going out into the lake.
13. Want to hear more about the impact on the character of the neighborhood.
14. Provide additional analysis/assurances regarding the safety of the pier as presented in the proposed project.
15. If the Village suggests changes to the proposed plans, how will that impact funding from the adjacent property owner? (Park District representatives responded to this question at the October 14 meeting.)
16. Wondering about 50-year restrictive covenant and the maintenance obligations embedded in the covenant and how that would interact with work that would need to be done in the future? (Park District representatives responded to this question at the October 14 meeting.)

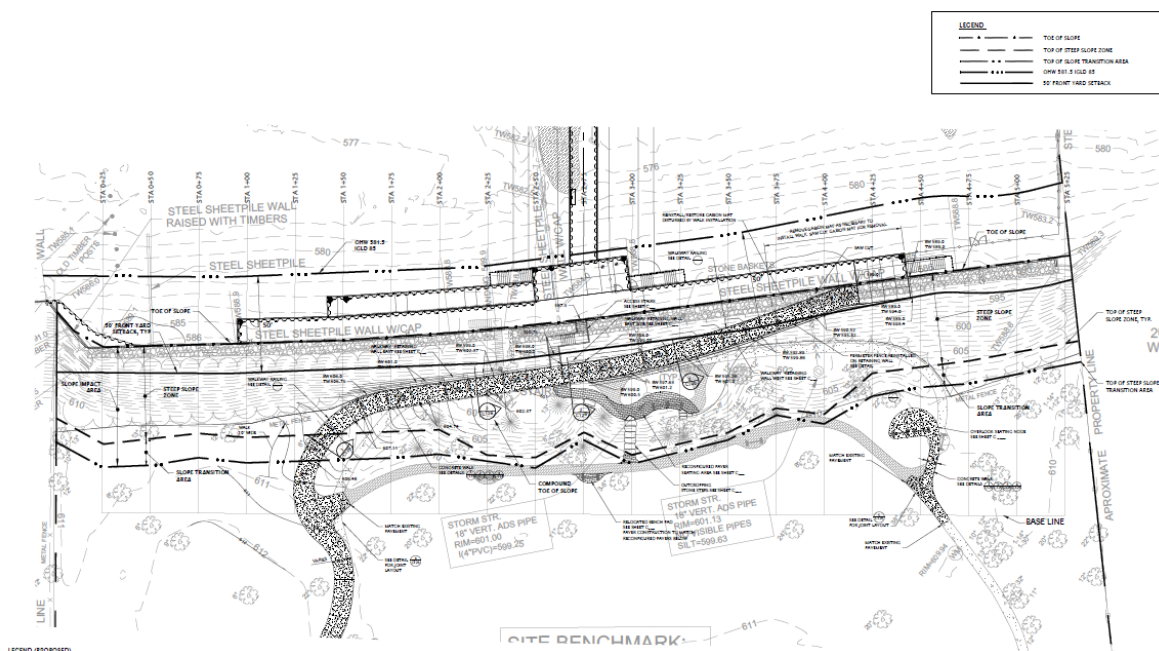
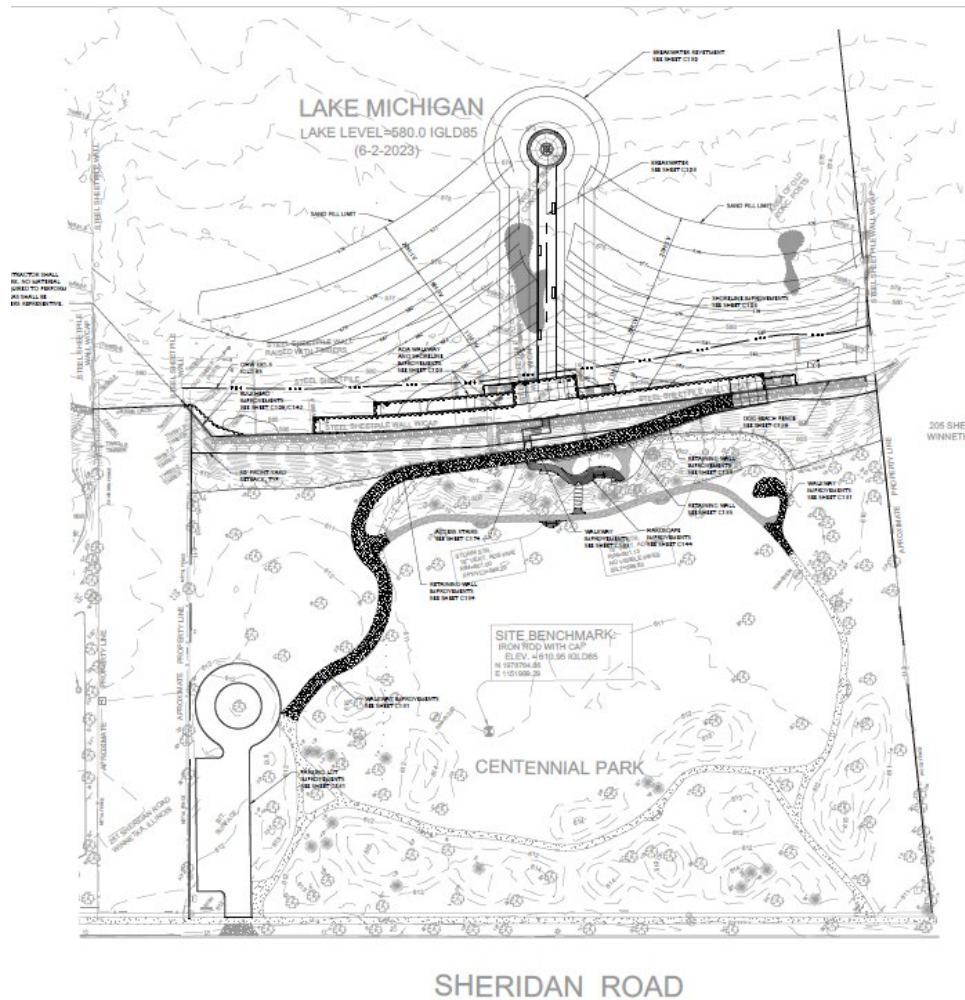
WINNETKA PARK DISTRICT'S RESPONSE TO OCTOBER 14 QUESTIONS

In response to the comments and questions the Applicant heard from the Board at the October 14 ZBA meeting, the Applicant has provided the attached written responses included in **Attachment A1**.

For reference, below and on the following pages are images representing the Subject Property and the proposed improvements. These images were also included in the October 8 staff report. The complete set of plans is included in **Attachment B1**.



Figure 1 – GIS Aerial Map



The following images illustrates the route the Applicant proposes that the public would take to walk along Centennial beach. At the November 11 ZBA meeting, staff will further explain, based upon the information we have, the ownership of land between the Park District's steel groin and the 205 Sheridan Road stone groin.

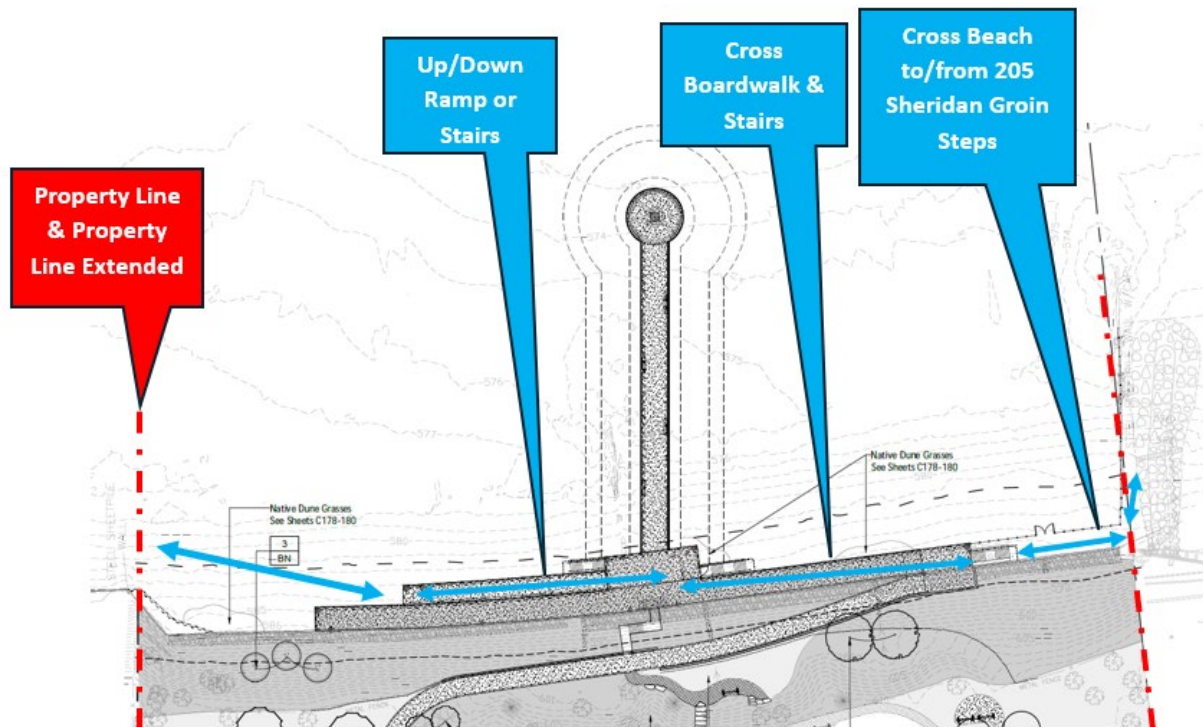


Figure 4 - Proposed Public Access Across Centennial Beach

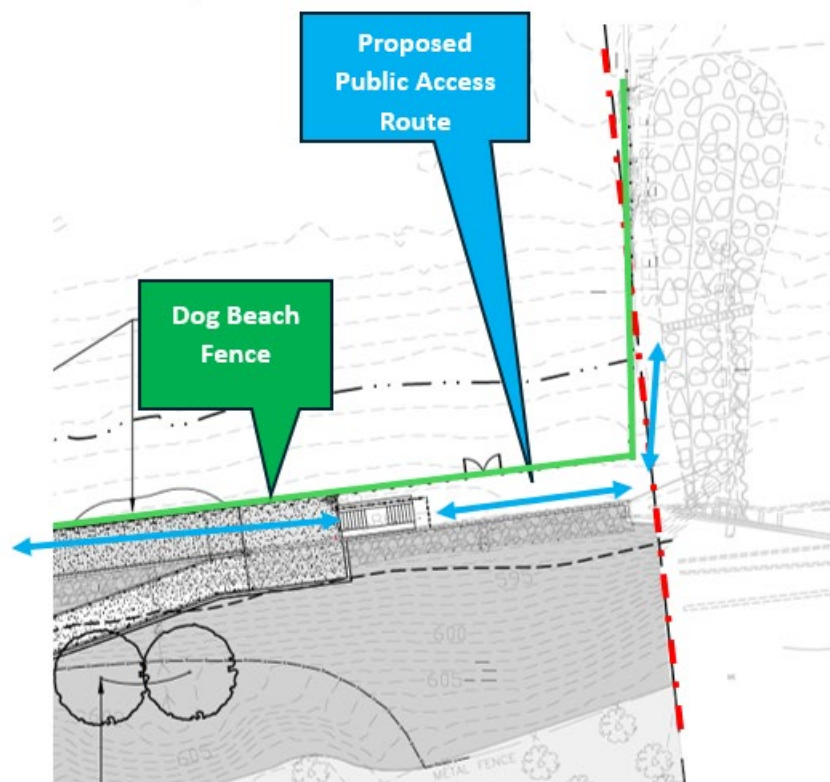


Figure 5 - Closeup of Proposed Public Access Across Centennial Beach Near South Property Line

The following images, which were also included in the October 8 staff report, show the location of the requested variations and exceptions. Specifics of each variation and exception are included in the **Findings** section that follows. At the November 11 ZBA meeting, staff will further explain the required zoning relief for portions of the boardwalk and pier.

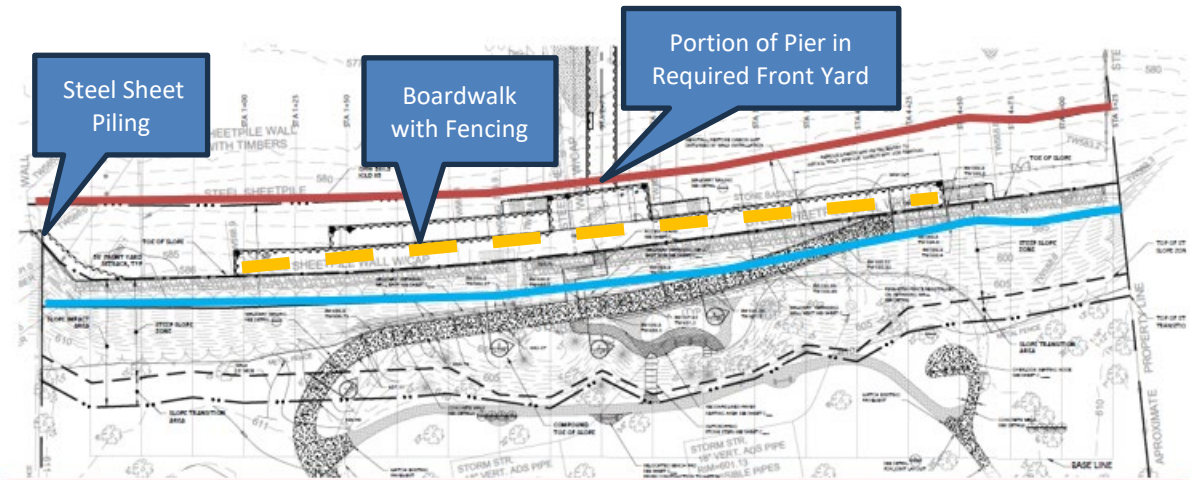


Figure 6- Proposed Elements in Required Front Yard Requiring Variations

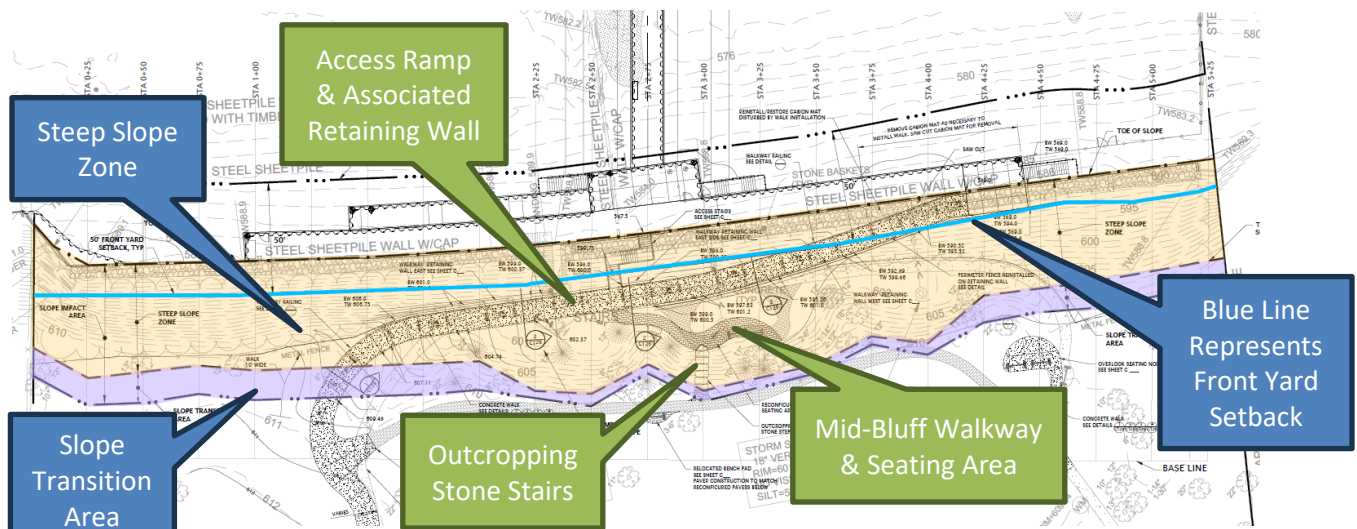


Figure 7- Proposed Elements in Steep Slope Zone Requiring Exceptions

FINDINGS

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

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

- 1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Board or the public.

- 2) Consider a motion recommending approval or denial of the Special Use, Exceptions and Variation. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

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

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

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

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

on which evidence is required pursuant to Section 17.60.050 of this Code **have been met**
[have not been met]:

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

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

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

ATTACHMENTS

Attachment A1: Applicant's Responses to ZBA Comments and Questions at October 14 ZBA Meeting

Attachment B1: October 8, 2024, ZBA Staff Report

~~Attachment C1: Public Correspondence Received After Posting of October ZBA Agenda Packet~~

ATTACHMENT A1



October 30, 2024

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

Dear David,

As a follow-up to the Zoning Board of Appeals meeting from October 14, 2024, the Winnetka Park District has reviewed the comments and questions asked in response to the Centennial Park and Beach Special Use Permit Application. After reviewing the meeting questions and comments, staff and consultants have put together a response to those items in the attached memorandum. We are updating our presentation for the upcoming meeting to help the zoning board members review the questions and concerns more clearly. The finished presentation will be shared with Village staff before the meeting as we did for the last ZBA meeting.

We're hopeful that our responses, along with updated visuals, will inform the Zoning Board Members and answer their questions, allowing for a recommendation regarding our project that evening.

If you have any questions about the memorandum, feel free to contact Shannon Nazzal or me.

We look forward to seeing you and your staff at next month's Zoning Board Meeting.

Kind Regards,

Costa Kutulas

Director of Parks and Maintenance

Winnetka Park District
1380 Willow Road
Winnetka, Illinois 60093



WINNETKA PARK DISTRICT
PARKS AND MAINTENANCE DEPARTMENT
MEMORANDUM

TO: David Schoon, Village of Winnetka
FROM: Costa Kutulas, Director of Parks and Maintenance
DATE: October 30, 2024
SUBJECT: Centennial Park + Beach 225 Sheridan Road (Case No. 24-08 SU) ZBA Response

The following comments are the result of the staff's review of comments and questions asked by Zoning Board Members for the Centennial Park and Beach - Zoning Board of Appeals Meeting dated October 14, 2024.

The Park District acknowledges the natural tension that can arise when public spaces are classified as special uses within residential areas. We understand that a public park, intended as a community gathering space for recreation, may at times differ in character from the surrounding single-family homes. The Park District recognizes this and has taken thoughtful steps to design Centennial Park and Beach to minimize the conflicts with the surrounding community while addressing very specific needs for public spaces.

While these differences exist, it's important for the Zoning Board of Appeals (ZBA) to remember that the Village has designated the park and beach as a special use. This does not result in the zoning decision being left to the Village's discretion. Calling the park and beach a special use represents a legislative finding that the Park District's use is *compatible* with the surrounding property. The Illinois Supreme Court has held that a special use permit can be denied only when granting it "would result in an adverse effect upon adjoining and surrounding properties unique and different from the adverse effect that would otherwise result from the development of such a special exception use located anywhere within the zone."

The appropriate inquiry is whether there are facts and circumstances showing that a particular use proposed at a particular location would have any adverse effects above and beyond those inherently associated with the use wherever it is located in the zoning district.

There are similar existing public uses within residential neighborhoods that demonstrate why the proposed Centennial Park and Beach will not produce unusual or heightened adverse effects. For example, the armor stone proposed for Centennial Park and Beach are consistent with numerous other stone groins which already exist along the Village's shore. Likewise, many other current public beaches along the North Shore also share a productive balance with their surrounding residential neighborhoods, including Lake Bluff, Highland Park, Lake Forest, Glencoe, Wilmette and Kenilworth.

For these reasons, the Park District respectfully requests the board vote on November 11 and passes a positive recommendation to the Village Council.

Response to review comment received from the October 14, Zoning Board of Appeals Meeting. The Park District has attempted to organize the questions and our responses by the reference to the standards for granting special use permits set forth in Section 17.56.120:

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

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

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

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

The proposed improvements also result in the implementation of the Winnetka 2030 Waterfront Master Plan. The Lakefront Master Plan has been noted in the Village's Winnetka Comprehensive Plan. The Village's Comprehensive Master Plan further notes that the fluctuating record-high lake levels and other environmental factors are contributing to erosion and significant destruction of the Winnetka Shoreline and Bluffs. This further supports the need to address these types of concerns along Winnetka's Beaches to enhance the public health, safety, comfort, morals, or general welfare.

Question: What kind of maintenance equipment will be used on the ADA walkway?

Response: The park district is proposing using a tracked skid steer and rubber tired tractor to be able to maintain both the off-lease dog beach and human swimming beach. It is also important to note that this walkway serves as emergency vehicle (cart with gurney) access to the beach. Allowing two way traffic (pedestrian / vehicle) on this walkway is equally important as a safety feature for pedestrians in the case of an emergency response needing immediate, unimpeded access to the beach which reduces response times and increasing the chances of successful emergency outcomes.

Question: The variety of participants and how everything converges at the center of the boardwalk (the choke point), how does this work together? Concerns of the choke point in this design?

Response: The Park District disagrees with the premise for this question that the area of confluence is unsafe and for the reasons described below asserts it is safe. The space offers much more width than a typical sidewalk or a crowded market setting, accommodating clearances that facilitate freedom of movement and safety. From the bluff steps, users arrive at a generous 19'x40' (760 SF) landing area with direct access to the dog beach entrance, swimming beach stairs/ramp, and the expansive pier/boardwalk, with options to move forward, left, or right. The Park District plans to station a beach attendant near the swim beach steps, ensuring

direct visibility of all beachgoers at this central threshold. Dog traffic entering from the south pedestrian ramp will turn right through the gate before crossing the central threshold.

The number of examples demonstrating the amicable co-existence of pedestrians and dogs throughout the Winnetka community is innumerable and can be seen daily. Dogs are allowed at the Farmers Market, yet it does not result in a risk to public safety. Pedestrians and dogs share the sidewalks throughout the Village when owners take their pets for walks or enjoy time at one of Winnetka's pet friendly establishments including restaurants. The concern expressed for negative impacts caused by the confluence at the center of the boardwalk lacks any foundation in support of the premise that there will be any negative impacts.

Question: What did the WPD do in regards to make the pier safe for the community?

Response: To the extent this question presumes the pier is unsafe, the Park District disagrees and finds no evidence was introduced to support the claim the pier is unsafe. The proposed pier structure at Centennial Beach was designed to meet the requirements for the Lakefront Construction ordinances. The pier design includes a pier width of 15 feet, allowing for safe multi-direction passage along the structure. The pier was also lined with armor stone to reduce the reflective wave energy, resulting in a reduction of rip currents. The stone's width and elevation also act as a deterrent to reduce the risk of diving from the pier. The pier structure has a fence that runs the length of the southern edge of the pier to act as a handrail as well. The easternmost end of the pier has several integrated concrete benches, providing a physical barrier from the water's edge, which further reduce safety concerns. The pier elevations are set at an elevation similar to those already existing in the community at Elder Lane, Maple, Lloyd, and Tower beaches to minimize the impact on the views further evidence that the proposed improvements will not create unique and different impacts. The pier with armor stone surround will help collect sand and break the wave energy, helping to reduce erosion.

Question: Was any work or studies done to review and address the concerns of rip currents with the pier?

Response: The pier was designed by professional engineers with decades of experience working along the Lake Michigan shoreline and on the North Shore. There are studies that indicate that steel groins promote rip currents. To reduce these risks, armor stone revetments are placed adjacent to or on the steel groins to break up that reactive energy and significantly reduces the risk of rip currents. If the steel groins were removed entirely, Centennial Beach would be at significantly higher risk of erosion, lake bed down cutting, and the possibility of losing the beach entirely in the future.

The current design promoting safety, creating proper separation of the beaches, and sustaining the beach for future generations while also being responsive to aesthetic concerns to minimize the impact on the status quo.

Question: Are you safer with a pier with armor stone as you would be with no pier?

Response: To the extent this question presumes the pier is unsafe, the Park District disagrees and finds no evidence was introduced to support the claim the pier is unsafe. The proposed pier structure was designed with user safety in mind, but safety also relies on individuals following established guidelines including those outlined in Winnetka Park District Ordinance 504 (Conduct Ordinance) to include park hours of operation and adhering to designated use areas. To maintain a safe environment, users need to adhere to these rules, as any structure can become unsafe if not used as intended.

The existing Centennial Park and Beach shoreline has two steel groin structures surrounding the public beach to the south and middle. The reflective wave energy off of these structures creates the possibility of rip currents. Removing or lining these types of structures with stone helps reduce these concerns and improves safety. The proposed pier is lined with armor stone, which minimizes this risk, helps with sand retention, and reduces erosion as well as lakebed down cutting.

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

For the same reasons, the Proposed Improvements will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity or substantially diminish or impair property values in the immediate vicinity. First and foremost, the beach has existed in this location for decades and the public's use of the park and beach has had no negative impact on the enjoyment of any private property or property values in the immediate vicinity. As direct evidence of this, our neighbor to the south at 205 Sheridan Road is investing millions of dollars in a new home – an investment that would not occur if the park and beach was injurious to the use and enjoyment of that property.

As described above: (i) the Proposed Improvements and the Programming are compatible with the mix of uses in the vicinity of the Property; (ii) the height, bulk, and density of the Centennial Beach and Park improvements are compatible with the height, bulk, and density of shoreline improvements on Lake Michigan and are designed to fit within the R-2 District; and (iii) the Proposed Improvements will not increase vehicular traffic or parking demand in a manner that would be injurious to the use or reduce the property values of neighboring properties.

3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for 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 Proposed Improvements do not change the essential nature of the property as a public park that provides community access to Lake Michigan. As a result, the proposed improvements will not change the park and beach's impact on development. There has been no evidence introduced which demonstrates the current park and beach has any negative impact on development in the immediate vicinity. Moreover, the surrounding area is already developed. If development sites become available, the Proposed Improvements will not discourage additional development in the area because the Proposed Improvements will not change the essential character of the property nor negatively impact surrounding properties (e.g. the Proposed Improvements will not cast shadows or light onto neighbors) or the general welfare of the community (as discussed above). As direct evidence of this, our neighbor to the south at 205 Sheridan Road is investing millions of dollars in a new home – an investment that would not occur if the Project impeded the normal and orderly development in the immediate vicinity.

Question: Longer-term plan to join these two plans together, what is the combined plan?

Response: The Park District has submitted separate Special Use Permit Applications for Centennial and Elder Lane Parks, as these sites are currently independent. While there is a plan outlined in the Winnetka Waterfront 2030 Plan adopted by the Winnetka Park District in 2016, the Park District is currently planning the parcels

separately and have provided details in each separate application as to the elements that best fit both locations. Hence, the two sites need to operate independently while remaining compatible for future consolidation. The Park District has considered elements such as the boardwalk, beach locations, access, flow, and circulation. If it is determined in the future that combining locations is a feasible option, the Park District would finalize the plans and submit a Special Use Permit Application to the Village to proceed with that scope of work.

- 4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;**
- 5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided;**

Questions below are in response to both Standards 4 & 5.

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 dog beach will be reduced in scale, resulting in less capacity and fewer patrons than the current dog beach that comprises the entirety of Centennial Beach. The beach site is a walking destination for most of the community, and with the supplemental parking at Elder Lane Park, there is enough parking to help with any potential overflow. As noted in the Village Comprehensive Plan, 90% of the parks in Winnetka are within a 10 minute walk for the residents.

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

Question: Why are the outcropping natural stone steps set at 6' vs 5'?

Response: The 6-foot-wide outcropping steps enhance user flow and accessibility, allowing multiple people to navigate the bluff slope comfortably without impeding pedestrian traffic flow. This broader width also strengthens the design's impact, offering a striking, natural focal point and ample space for users to pause and enjoy the landscape. The width also allows them to be utilized as a sitting area, while allowing people to traverse the steps.

Question: Are elements shown in the mid bluff, items J (paver walkway) and K (outcropping stones) ADA accessible?

Response: The reconfigured paver walkway is accessible by the proposed ADA Access Ramp near the mid bluff. The Outcropping natural stone steps are ADA accessible at the top and bottom of the mid bluff, but the steps themselves are not designed to be an accessible route. They are installed as a second point of access to the mid bluff.

Question: With the proposed improvements, I would anticipate an increase in park usage resulting in greater vehicular traffic and parking demand. Why doesn't the plan provide for an increase in parking?

Response: The Park District is not anticipating a drastic change in the parking needs at Centennial Park and Beach. With previous lakefront projects at Tower, Lloyd, and Maple beaches, the parking needs for these sites were managed within the existing footprints, and it has been found that there was no need to decrease green space and replace it with paved parking areas. Because the beaches are geographically distributed between the north and south ends of town, the community does a wonderful job of utilizing alternative methods of travel, i.e. bicycles, scooters, walking; minimizing the need for additional parking and its carbon footprint.

The Elder Lane parking lot is a great overflow parking lot due to its proximity to Centennial Park. Because beach season is generally the school off-season, the shared use of the parking lot with New Trier High School allows for great collaboration with a community partner without burdening Centennial's neighbors with a larger parking lot, which could sit empty during the off-season. If additional parking is needed, the Park District can rebalance the allocation of spaces to students to ensure adequate spaces are available for community use.

Question: Where are the bathrooms?

Response: No bathrooms are included in the current design. Instead, the goal is to utilize the bathrooms at the Elder Lane Beach House to support beach operations as both a short- and long-term solution. The Park District's future vision is to connect Elder Lane Park and Centennial Park, enabling shared use of the existing infrastructure and providing accessible bathroom facilities without constructing a second facility at Centennial Beach. This approach supports smoother circulation flow and preserves the open, scenic space created by the Centennial Project, avoiding the need for a second beach house several hundred feet from the existing Elder Lane Beach House.

Question: How many Dog Passes are currently issued??

Response: As of October 2024, for the season of April 1, 2024 through March 30, 2025, there are 300 active resident dog beach passes, and 61 non-resident dog beach passes for Centennial Park and Beach Dog Beach.

- 6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes. In the event that the application for special use permit involves a request for variation from the terms of this title, such request, subject to required notification procedures, may be considered at the same public hearing at which the proposed special use is reviewed by the Board of Appeals.**

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

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

Question: How much of the bluff slope will need to be excavated to install the ADA walkway?

Response: The design team carefully balanced slope impact with accessibility and functionality. Our goal was to minimize disturbance to the bluff while maintaining key elevation points—such as the mid-bluff seating area—and providing an ADA-compliant path for life-safety and maintenance vehicles, and a diverse range of users.

To reduce soil removal, we reused the existing park path footprint, elongated the path horizontally along the slope, and designed a comfortable ADA compliant gradient. According to the grading plan, approximately 312 cubic yards (CY) of soil will be cut, with 155 CY filled, totaling 467 CY of soil moved.

Additionally, the installation of retaining walls that support the ADA ramp requires about 340 CY of temporary soil disturbance. This soil will be replaced and stabilized with erosion control matting and native bluff plug plantings to ensure long-term slope resilience. These steps reflect our commitment to maintaining the site's character while achieving a durable, accessible pathway for public use.

Question: Concerns of fencing and wall heights of 10.5'

Response: The height in question is along the eastern edge of the boardwalk, just north and south of its transition to the pier. Based on the Village zoning ordinance, the proposed heights, as defined by the special use standards, must be measured from the existing topography rather than the finished sand elevations. It is also meant to address residential fencing at a current grade, rather than an altered grade, boardwalk and handrails for safety purposes. The 10.5-foot height measurement is taken from existing grade and includes both the boardwalk and the 42-inch fence (Type A Handrail as shown in the original design packet). In practice, the boardwalk itself will sit approximately 3 feet above the proposed sand elevation, with the 42-inch fence (Type A Handrail) bringing the total height to 6.5 feet from sand to handrail top. On the boardwalk, visitors will enjoy unimpeded panoramic views of the lake and shoreline over the 42-inch fence (Type A Handrail).

Question: Consider alternative to the ADA ramp, such as a lift or mechanical access chair to lessen the impact to the bluff?

Response: An ADA lift, while compact, may not be well-suited for a public setting like this bluff for several reasons. Lifts are typically designed for low-volume, individual use, which can lead to wait times during peak usage periods. In contrast, an ADA-compliant ramp, though it requires more space, can accommodate multiple users at once, including those using wheelchairs, walkers/canes, strollers, or scooters – ensuring inclusive access for all visitors. Furthermore, patrons do not need to suspend their use while emergency responders use the ramp – there is sufficient breadth so that visitors can continue their ingress and egress without jeopardizing access by EMTs or the police.

Additionally, a lift requires ongoing maintenance, especially in coastal or outdoor environments, where exposure to the elements, particularly harsh winter conditions, can lead to frequent mechanical issues, posing both safety and reliability concerns. In a public space, an out-of-service lift could limit accessibility, creating frustration among users and diminishing overall accessibility. Therefore, the design team recommends that the ADA ramp will provide a more reliable, inclusive, and sustainable option for accessibility on a steep bluff.

In developing the most inclusive and practical solution, the Park District consulted with individuals with disabilities and organizations like the Northern Suburban Special Recreation Association (NSSRA) to further understand accessibility needs and preferences. Through these conversations, it became clear that a lift is often seen as less inclusive, with some perceiving it as a segregated option rather than a fully integrated pathway. Additionally, lifts are more susceptible to damage and misuse in public outdoor settings, leading to frequent downtime that can disrupt access. By contrast, a ramp provides equitable access to everyone, allowing all visitors—regardless of ability—to move through the space without barriers or delays. For these reasons, the ramp is the preferred choice to create a more inclusive and universally accessible environment for all.

Question: Regarding the steep slope ordinance, would like to understand what is driving the 10' width of the ADA/maintenance ramp? What mitigation efforts has the park district take to minimize the impact on the steep slope?

Response: The initial conceptual design featured a 6-foot wide walkway; however, this was developed before the separation of the two beach designs. As the projects progressed and maintenance and access to each beach were evaluated independently, the request for increased path width for maintenance access led to a shift to a 9-foot wide clear path. Ultimately, during the construction documents phase, the width was further revised to 10 feet to ensure the 9-foot clearance between the required ADA ramp handrails.

There is a notable shift among municipalities and institutions toward 8-foot-wide pathways in public spaces such as parks, schools, and shopping districts. This trend reflects a growing commitment to inclusivity and functionality in design, recognizing the importance of accommodating a broad range of users—pedestrians, families with strollers, and those using mobility devices—comfortably and safely on shared paths.

Wider pathways not only enhance user experience by improving traffic flow and reducing congestion but also provide essential safety benefits. In emergencies, these spacious routes facilitate the movement of essential workers and their equipment, allowing for swift access to the beach or other critical areas. This design consideration is crucial for ensuring that emergency responders can efficiently transport equipment or carts during urgent situations. Furthermore, the increased width supports ease of maintenance and enabling access for service vehicles, which ultimately reduces long-term upkeep costs. By prioritizing safety, accessibility, and community well-being, these pathways contribute to a more resilient and functional public environment. Ability to accommodate both pedestrians and emergency responders at the same time. First responders cannot wait for path to clear to access a patient at the beach. Imagine what happens when an ambulance tries to pass on a one lane road.

To minimize the impact on the steep slope, the Park District has implemented several mitigation measures, including careful alignment of the walkway to follow the natural contours of the land minimize impact to the tableland and bluff. Additionally, native vegetation will be used to help stabilize the slope, minimize erosion, and integrate the walkway aesthetically into the landscape. These efforts balance ADA accessibility with environmental stewardship and slope preservation.

Additional Questions that did not fall within a Zoning Standard:

Question: Wouldn't the safer access for swimmers be the south beach vs. the north beach?

Response: There is no evidence that the north swimming beach is unsafe, so the Park District respectfully expresses that the foundation for this question is untrue and misleading. The primary safety component of the beach design is the clear delineation created by the proposed pier structure, which separates the swimming beach from the off-leash dog beach. This physical barrier minimizes interactions between swimmers and off-leash dogs, reducing the risk of accidents. It allows for more effective monitoring by lifeguards and staff, ensuring compliance with safety regulations. Additionally, this separation offers peace of mind for families with children while allowing dog owners to let their pets play freely in the off-leash area.

Positioning the swimming beach north of the dog beach on Lake Michigan is advantageous because it allows for better monitoring of swimmers and calmer water conditions, as the northern placement is less exposed to prevailing southern winds. The sunny, sheltered area is ideal for families seeking comfortable swimming conditions. Most importantly, the arrangement is designed knowing the proximity to Elder Lane Beach. This

location enables closer access to the existing Elder Lane Beach House for restrooms. Ultimately, this approach improves circulation and provides accessible bathroom facilities without the need for a second facility at Centennial Beach, preserving the open, scenic space created by the current Centennial Project.

Question: Is there anywhere in the plans for a Life Guard Station, bathroom, water fountain for humans, shade structures?

Response: Some of these elements are site furniture comprising part of the park's operations and maintenance, while others are installed seasonally and do not fall under the purview of the Zoning Board of Appeals. Although not indicated on the plans, the Park District intends to station a lifeguard on the beach, with the exact location subject to adjustment as needed. Currently, no bathrooms are included in this plan and is addressed in a previous question. We are open to re-evaluating the locations of the water fountain and may adjust the foot shower to create a combined-use fountain, currently there are two water fountains at the park level, one near each entry location of the park. The current plan assumes that visitors, as many beachgoers typically do, will bring their own shade structures (tents/umbrellas) to the beach.

Question: Beach access, understanding the walkway and access behind the dog beach fencing?

Response: The stone groin at the north property line of 205 Sheridan Road will cause the artificial accretion of sand. As described by Village Staff's presentation, artificially accreted sand/land becomes public property, resulting in the ability to walk across the artificially accreted land. The Centennial Park and Beach plan accommodates this passage of public property behind the proposed off-leash dog beach as indicated on the plan documents.

Question: Reasoning for limiting one's ability to walk the water line?

Response: There currently is no reason to limit a person's ability to walk across the beach to only the waterline because Centennial Beach is a public site, allowing anyone to walk the beach at any level. There is a safety reason for the proposed design of the off-leash dog beach. A pathway was created to allow anyone to be able to walk the beach and, in this case, walk around the off-leash dog beach to safely access the adjacent properties to walk along the Lake Michigan shoreline. Public access to the swimming beach is similar at Tower, Lloyd, Maple, and Elder beaches as well, allowing visitors to walk the public beach to traverse the Lake Michigan shoreline.

Based on state law, the Park District has discretion to allocate the property between different uses and to adopt regulations governing the use of its property.¹

Question: Understand how you are able to build the fencing on the steel groin beyond the extended property line as it extends into the water, and how the access tapers to the stairs and access to the south.

Response: It belongs to the Park District pursuant to Section 11-2 of the Park District Code:

¹ See 70 ILCS 1205/8-1(d): To pass all necessary ordinances, rules and regulations for the proper management and conduct of the business of the board and district and to establish by ordinance all needful rules and regulations for the government and protection of parks, boulevards and driveways and other property under its jurisdiction, and to effect the objects for which such districts are formed.

“When any park district borders upon any navigable body of water, the title to the bed or submerged land of which is vested in the State of Illinois, said district may take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation and shall have the power to establish, construct and maintain parks and boulevards over and upon the same, and all right, title and interest of the State of Illinois in and to the bed or submerged land of such body of water so taken possession of, enclosed, filled in and reclaimed is hereby granted and ceded to such park district and the title thereto shall vest in such park district to be held for the use and benefit of the public as a part of said park district for park and boulevard purposes exclusively, and said district shall have power for the purpose of reclaiming such submerged land and protecting the same thereafter, to construct all necessary break-waters, or protection for the building and maintenance of such parks and boulevards, and the enclosing or reclamation of such submerged lands.”



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

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

INTRODUCTION

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

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

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

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

PROPERTY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Figure 1 – Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

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

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

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



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



Figure 4 – Subject Property – Top of Centennial Park Bluff



Figure 5 – Subject Property – Looking North at Centennial Beach



Figure 6 – Subject Property – Looking South at Centennial Beach



Figure 7 – Subject Property – Looking North from Centennial Beach



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

LAKEFRONT CONSTRUCTION AND STEEP SLOPE ORDINANCES

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

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



Figure 9 - Steel and stone groin



Figure 10- Stone Revetment



Figure 11-Existing Sea Wall on Subject Property

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

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

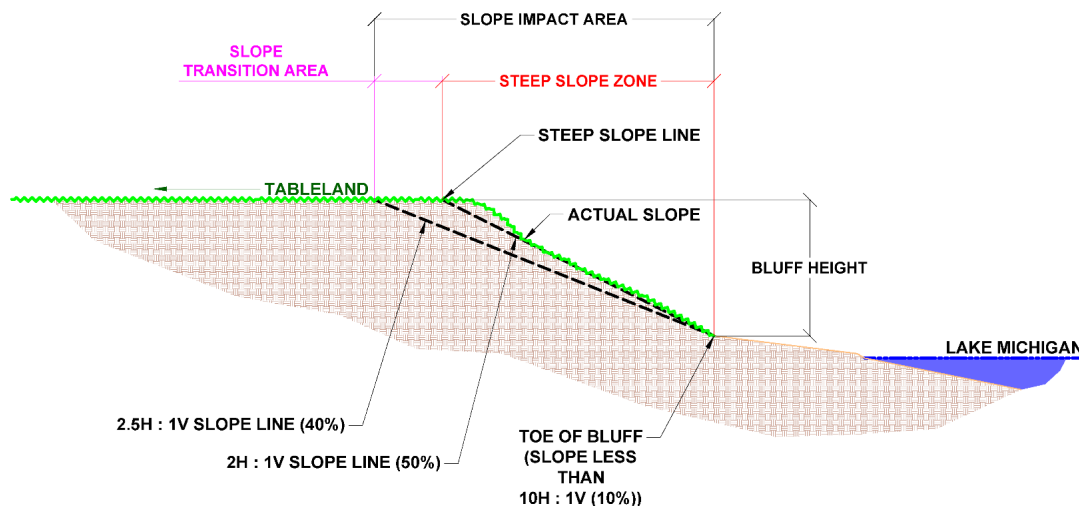


Figure 12 – Illustration of Steep Slope Regulation Terminology

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC TRUST DOCTRINE

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

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

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

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

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

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

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

PROPOSED PLAN

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

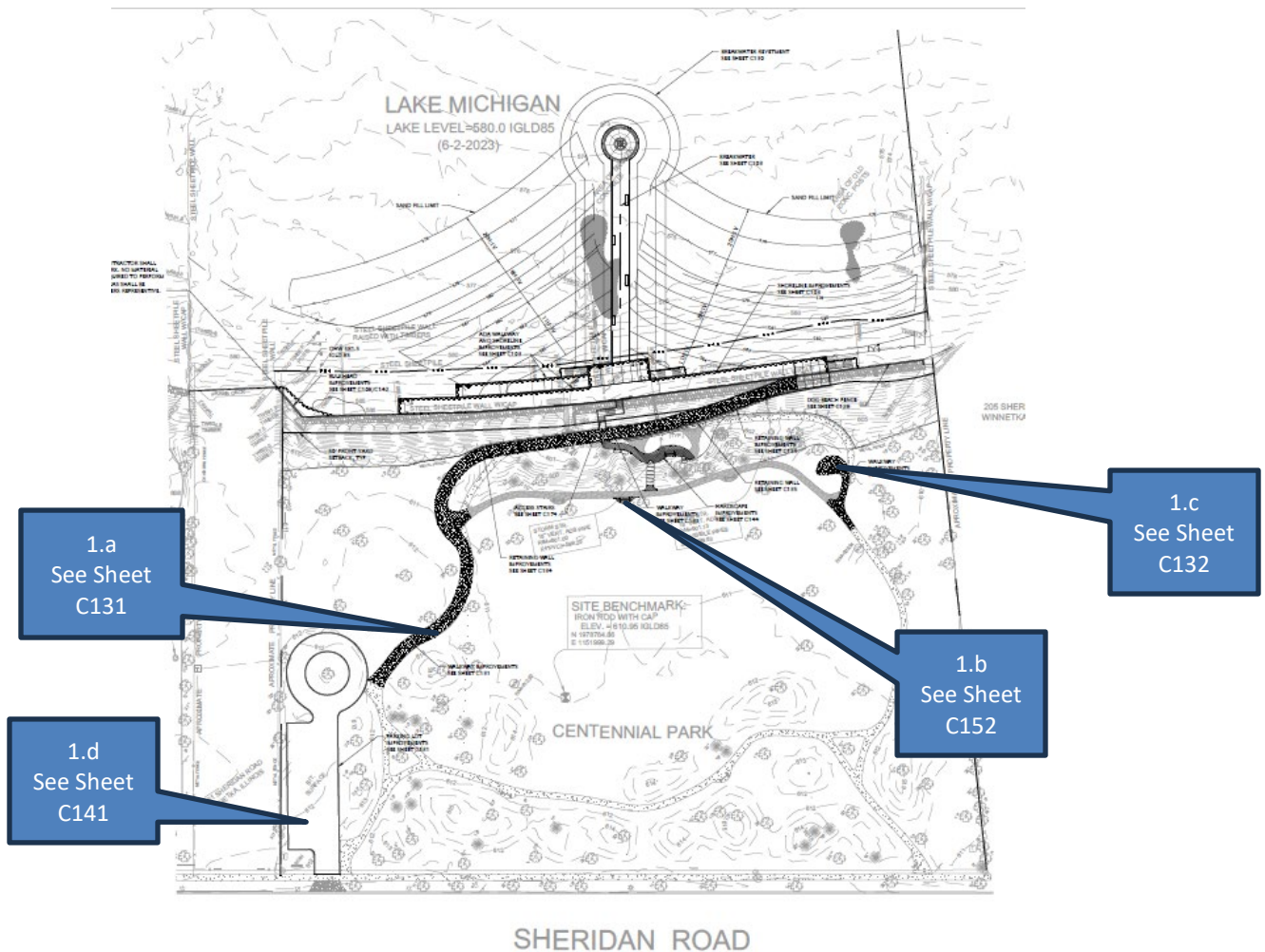


Figure 13 – General Site Development Plan (Sheet C101)

1. Tableland

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

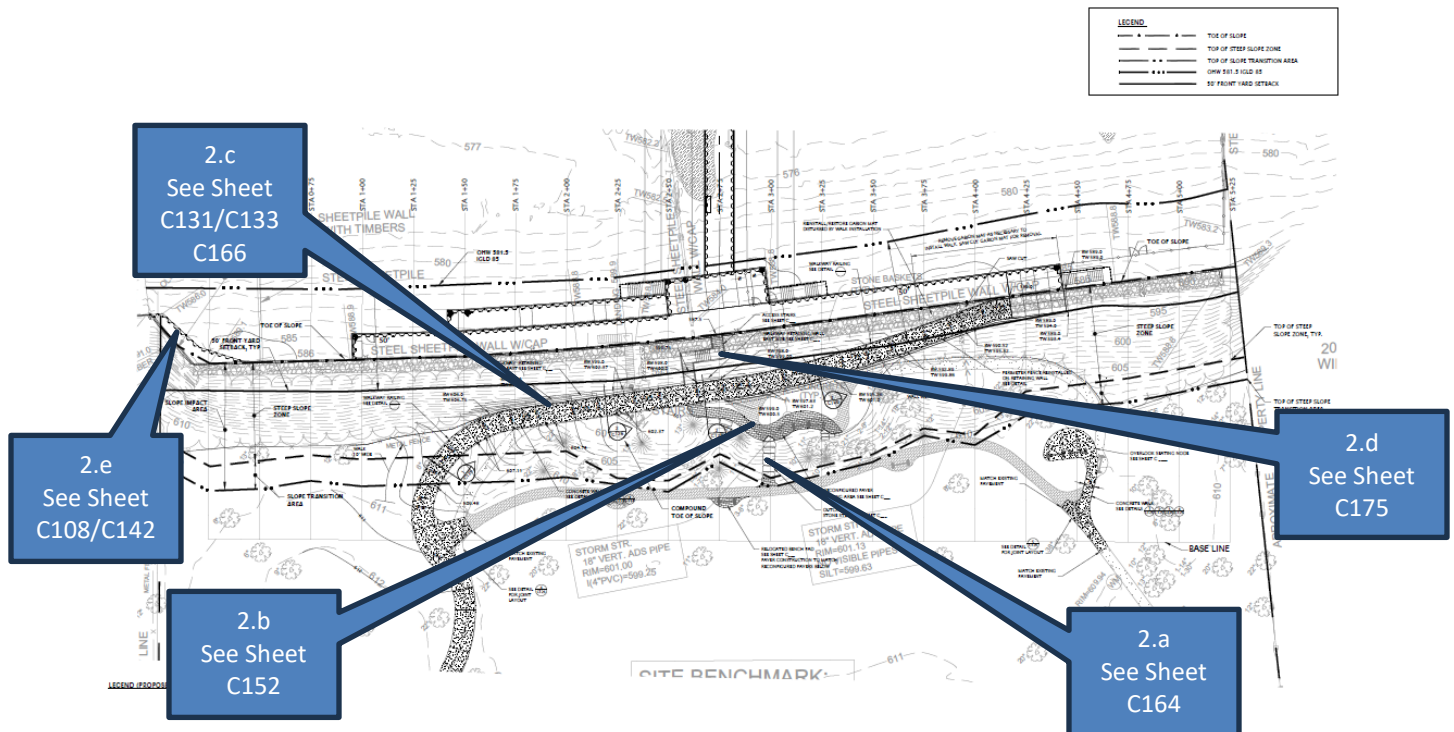


Figure 14 - Layout Plan (Sheet CS-6)

2. Steep Slope (Bluff)

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

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

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



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

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

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

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

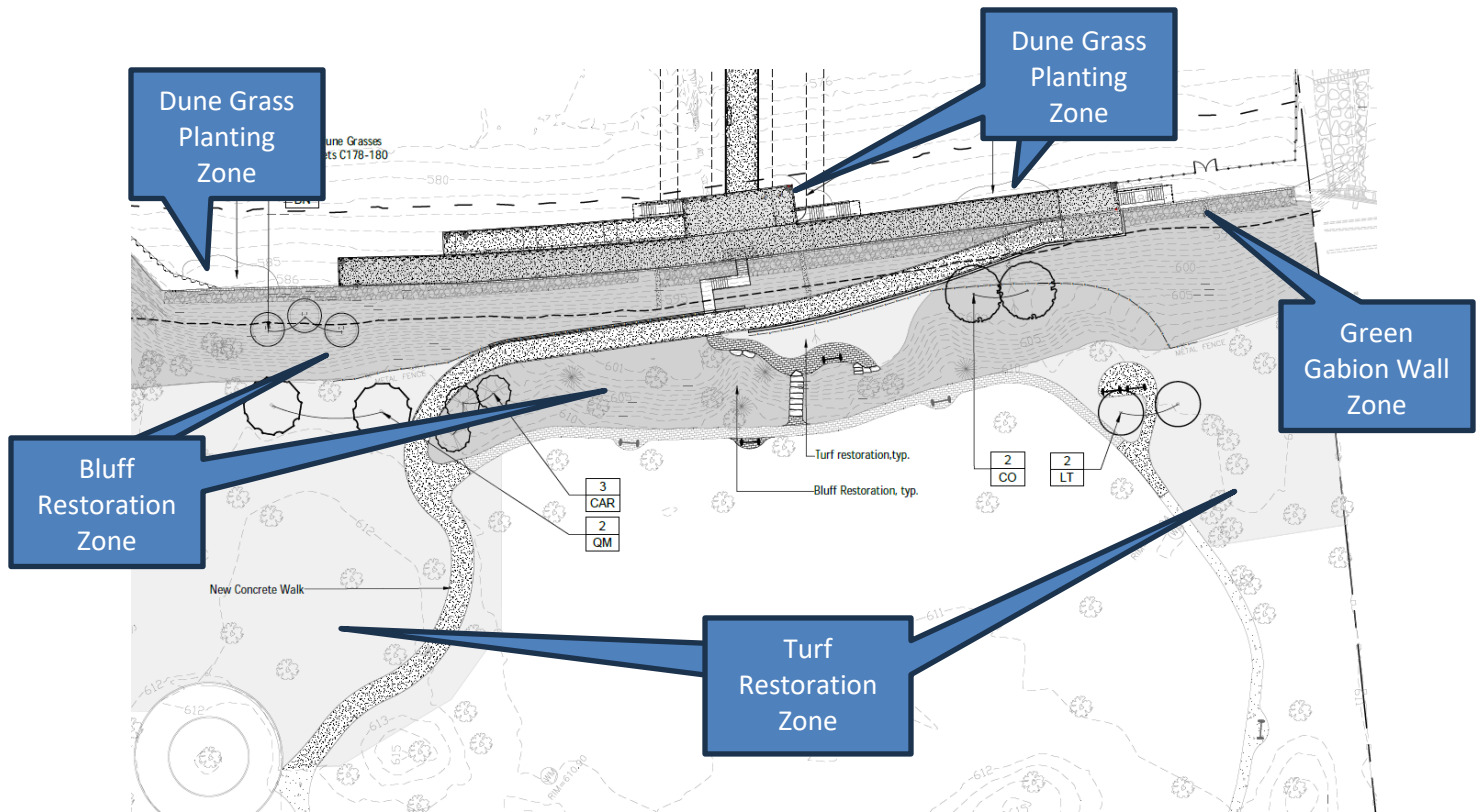


Figure 16 - Proposed Landscape Plan (Sheet C145)

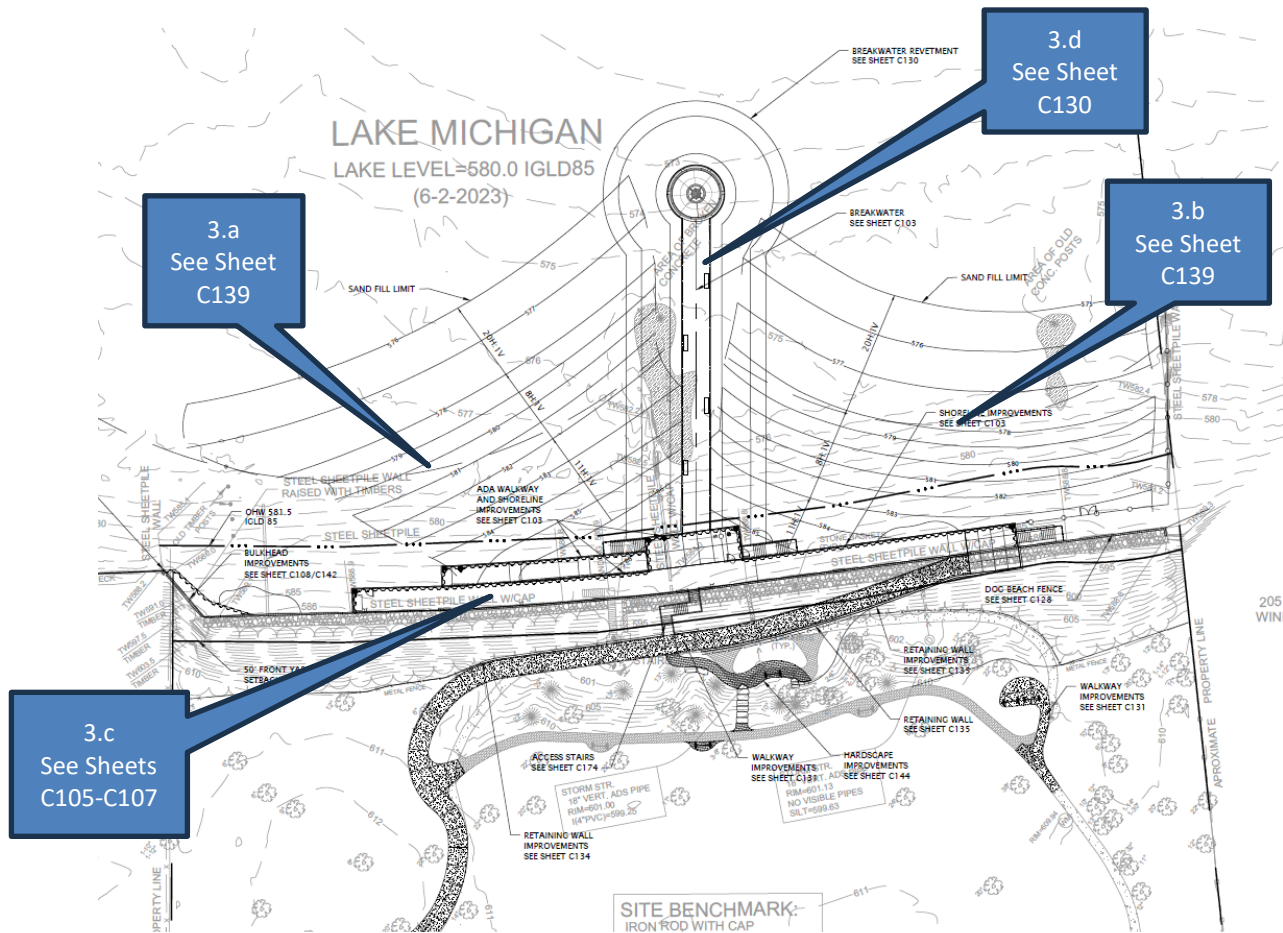


Figure 17 - Excerpt of General Site Development Plan (Sheet C101)

3. Lakefront (beach & within lake)

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

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

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

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

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

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

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

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

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

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

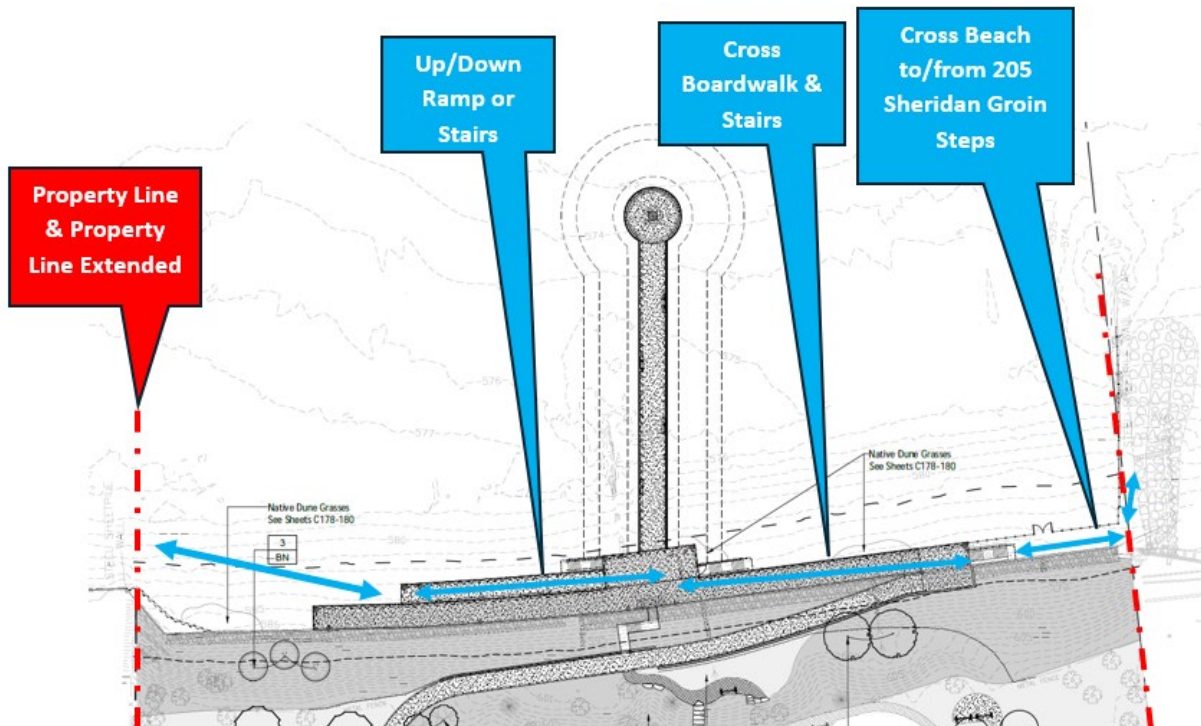


Figure 18 - Proposed Public Access Across Centennial Beach

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

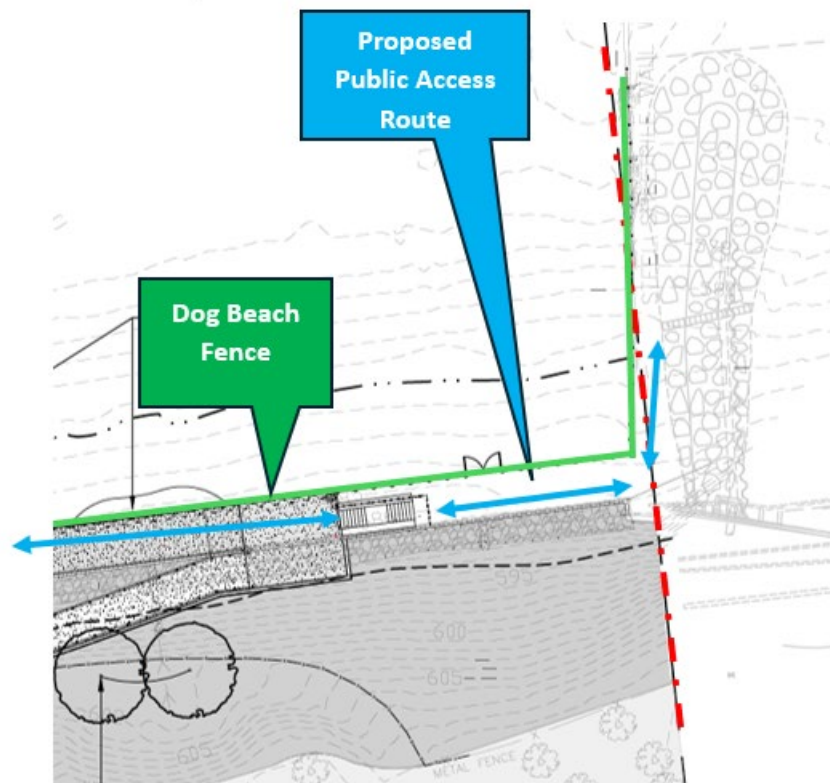


Figure 19 - Closeup of Proposed Public Access Across Centennial Beach Near South Property Line

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

REQUESTED ZONING RELIEF

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

Zoning Variations

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

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

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

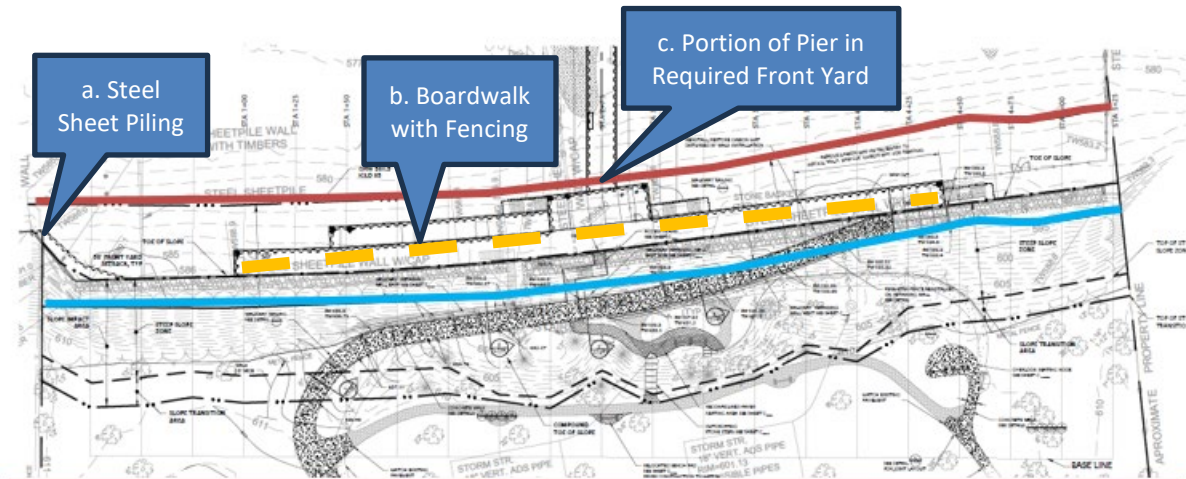


Figure 20- Proposed Elements in Required Front Yard

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

Steep Slope Zoning Exceptions

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

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

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

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

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

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

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

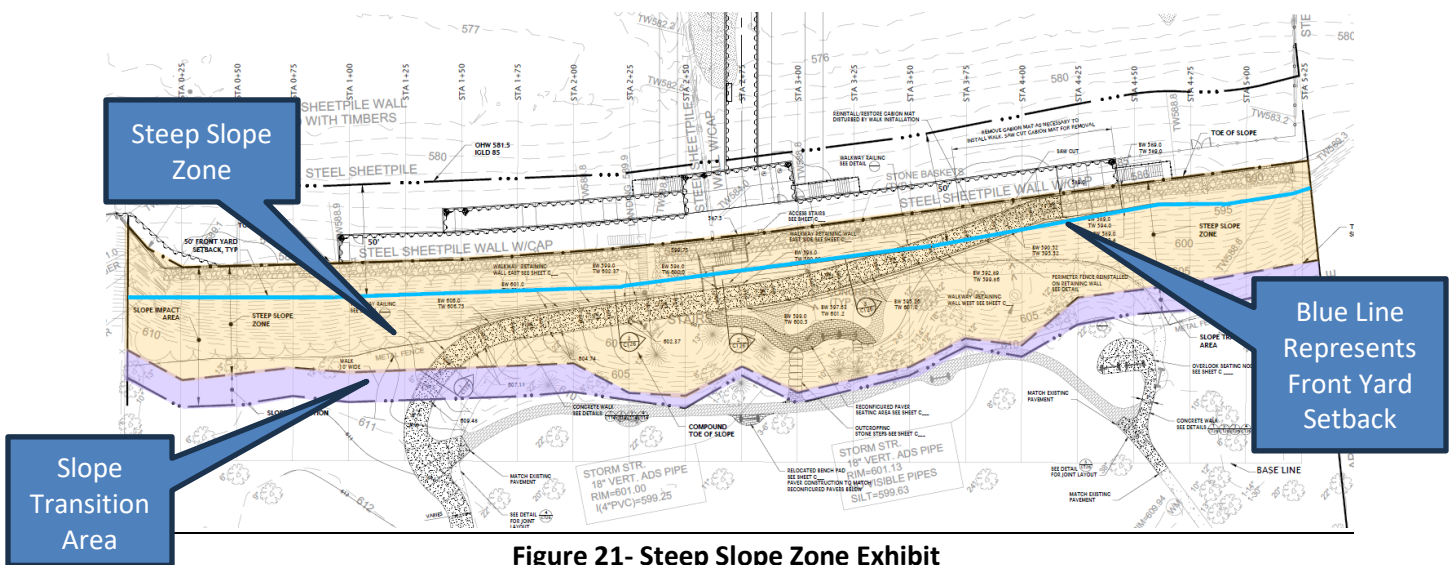


Figure 21- Steep Slope Zone Exhibit

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

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

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

STAFF & CONSULTANT REVIEW

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

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

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS

Attachment A: Application Materials

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

Attachment C: Public Correspondence

ATTACHMENT A



August 5, 2024

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

Dear Mr. Schoon,

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

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

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

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

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

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



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

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

Sincerely,



Shannon Q. Nazzal, CPRE

Executive Director

Winnetka Park District

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

Introduction

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

Relief Requested

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

Background

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

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

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

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

Project Summary

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

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

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

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

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

Project Elements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Anticipated Off-leash Dog Beach Rules:

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

19. Hours are sunrise to sunset.

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

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

Variations for Section 17.30.050 Front and Corner Yard Setbacks

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Variations for Section 17.82.040 Development in Steep Slope Zone

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

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

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

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

Standards for Granting a Special Use Permit

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

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

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

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

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

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

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

For the same reasons, the Proposed Improvements will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity or substantially diminish or impair property values in the immediate vicinity. First and foremost, the beach has existed in this location for decades and the public's use of the park and beach has had no negative impact on the enjoyment of any private property or property values in the immediate vicinity. As direct evidence of this, our neighbor to the south at 205 Sheridan Road is investing millions of dollars in a new home – an investment that would not occur if the park and beach was injurious to the use and enjoyment of that property.

As described above: (i) the Proposed Improvements and the Programming are compatible with the mix of uses in the vicinity of the Property; (ii) the height, bulk, and density of the Centennial Beach and Park improvements are compatible with the height, bulk, and density of shoreline improvements on Lake Michigan and are designed to fit within the R-2 District; and (iii) the Proposed Improvements will not increase vehicular traffic or parking demand in a manner that would be injurious to the use or reduce the property values of neighboring properties.

- 3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for the uses permitted by right in the districts or districts of concern;**

The Proposed Improvements will not impede the normal and orderly development or improvement of other properties in the immediate vicinity. The Proposed Improvements do not change the essential nature of the property as a public park that provides community access to Lake Michigan. As a result, the proposed improvements will not change the park and beach's impact on development. Moreover, the surrounding area is already developed. If development sites become available, the Proposed Improvements will not discourage additional development in the area because the Proposed Improvements will not change the essential character of the property nor negatively impact surrounding properties or the general welfare of the community (as discussed above). As direct evidence of this, our neighbor to the south at 205 Sheridan Road is investing millions of dollars in a new home – an investment that would not occur if the Project impeded the normal and orderly development in the immediate vicinity.

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

Existing traffic and parking infrastructure is sufficient to minimize pedestrian and vehicular traffic congestion in the public ways. As discussed above, the Applicant does not expect the Proposed Improvements to create new parking demand or materially increase traffic. The existing and proposed parking supply provides adequate capacity to accommodate vehicular traffic generated by the Applicant's programming without causing unreasonable congestion in the right-of-way. The beach site is a walking destination for most of the community, and with the supplemental parking at Elder Lane Park, there is enough parking to help with any potential overflow.

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

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

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

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

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

Standards for Granting a Variation:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed improvements in the front yard setback area for which variations are required will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the community. Rather, the proposed improvements are compatible with the community and will enhance the general welfare by improving the District's facilities and the quality of the applicants' programming in service of the community.

Conclusion:

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

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

Winnetka Park District
 Centennial Park and Beach Project
 Proposed Project Elements

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

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

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

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. _____

Property Information

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

Applicant Information

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

Architect Information

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

Owner Information

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

Attorney Information

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

Applicant Signature: _____

Property Owner Signa _____

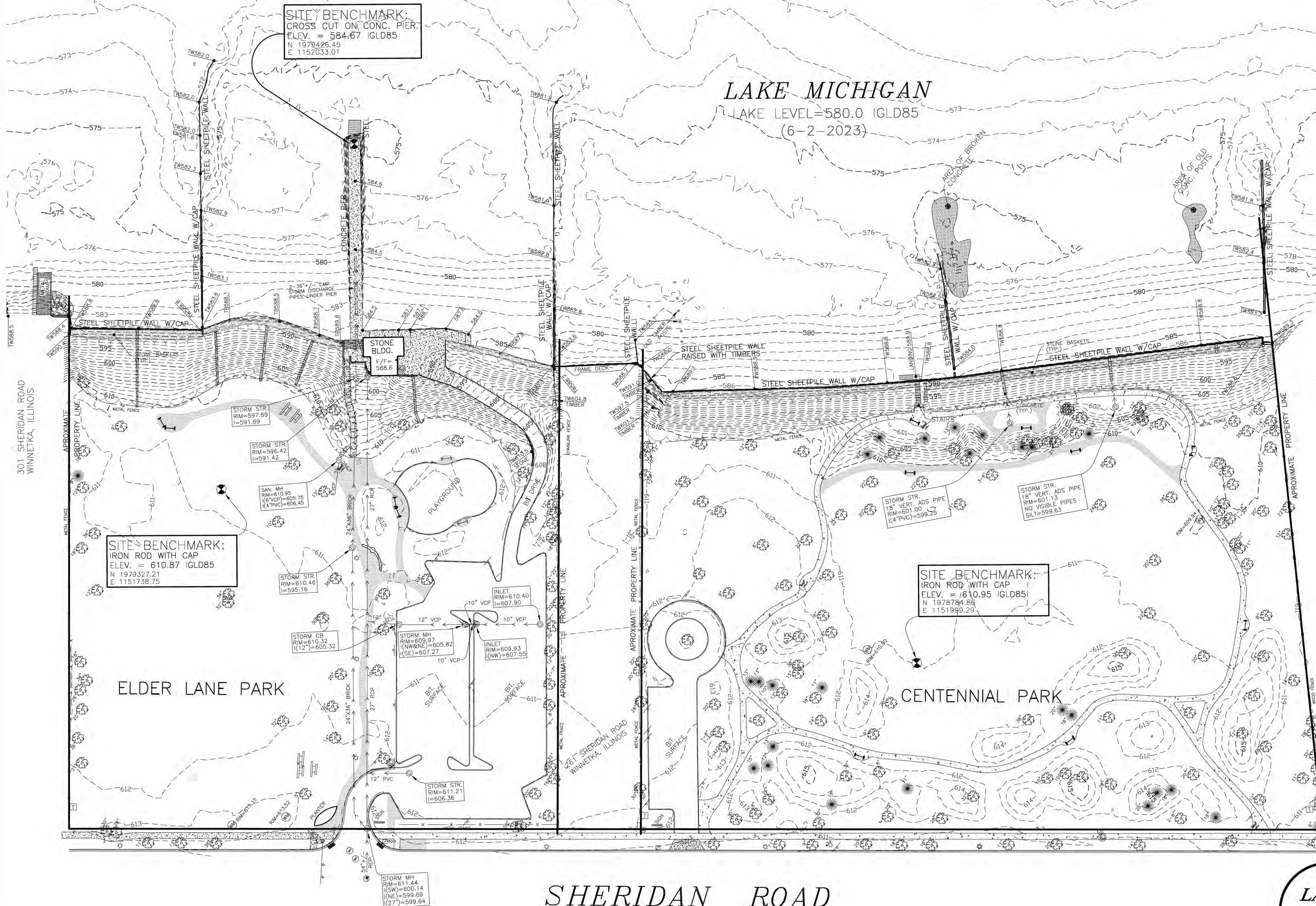
Printed Name of Owner: Shannon Nazzal

Date: 04/03/2024

Date: 04/03/2024

TOPOGRAPHIC / BATHYMETRIC SURVEY

ELDER LANE PARK
CENTENNIAL PARK
WINNETKA, ILLINOIS



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

SCALE: 1" = 40'



STATE OF ILLINOIS
COUNTY OF LAKE SS.

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

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

BY: _____

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

SURVEY NOTES:

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

GENERAL NOTES:

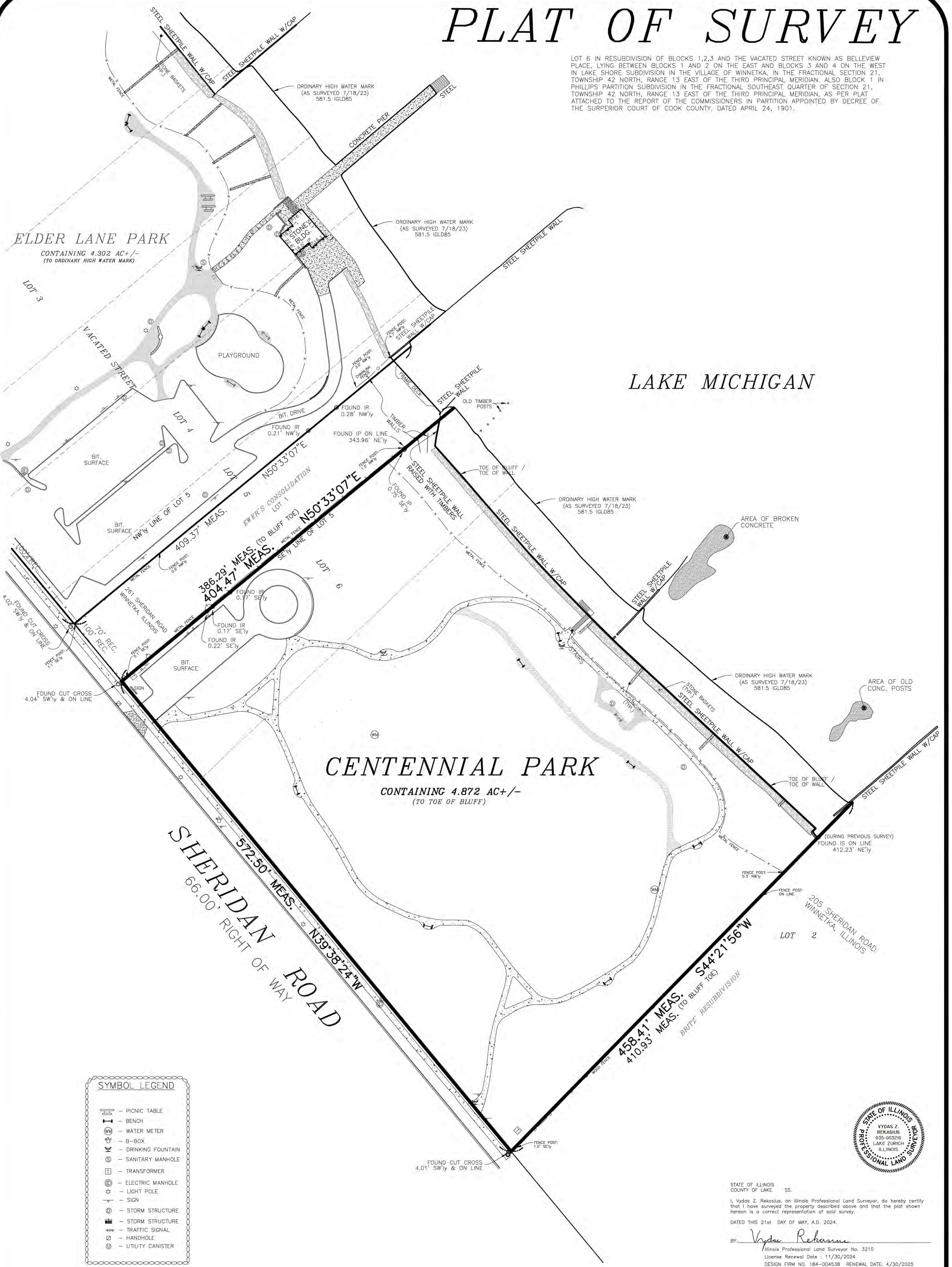
1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4.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

**TERRA TECHNOLOGY
LAND SURVEYING, INC.**

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

PLAT OF SURVEY

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



SYMBOL LEGEND

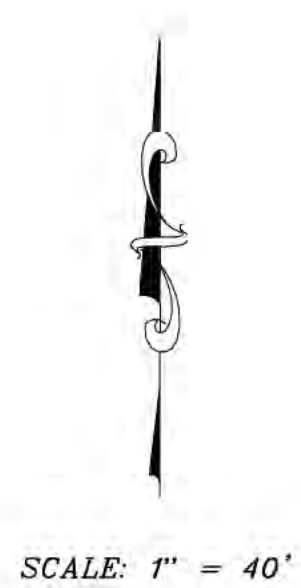
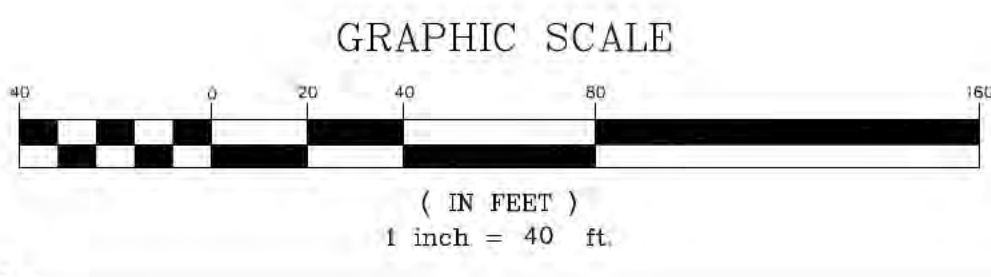
	- PICNIC TABLE
	- BENCH
	- WATER METER
	- B-BOX
	- DRINKING FOUNTAIN
	- SANITARY MANHOLE
	- TRANSFORMER
	- ELECTRIC MANHOLE
	- LIGHT POLE
	- SIGN
	- STORM STRUCTURE
	- TRAFFIC SIGNAL
	- HANDHOLE
	- UTILITY CANISTER



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

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

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



Centennial Park and Beach Existing Conditions





Centennial Parking Lot (East View)



East of Centennial Parking Lot (East View)



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



Existing Sidewalk From Parking Lot Beach (West View)



Park Sidewalk Split (Upper Park Loop and Beach Loop)



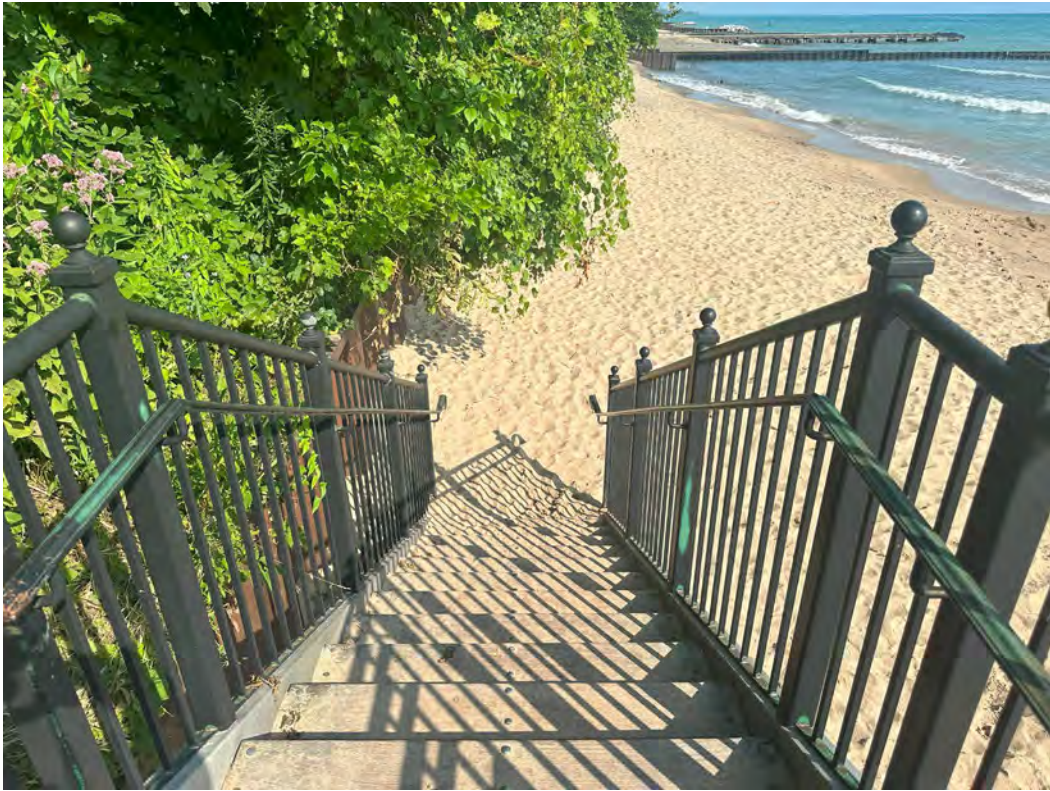
Dog Beach Access Area (Looking North)



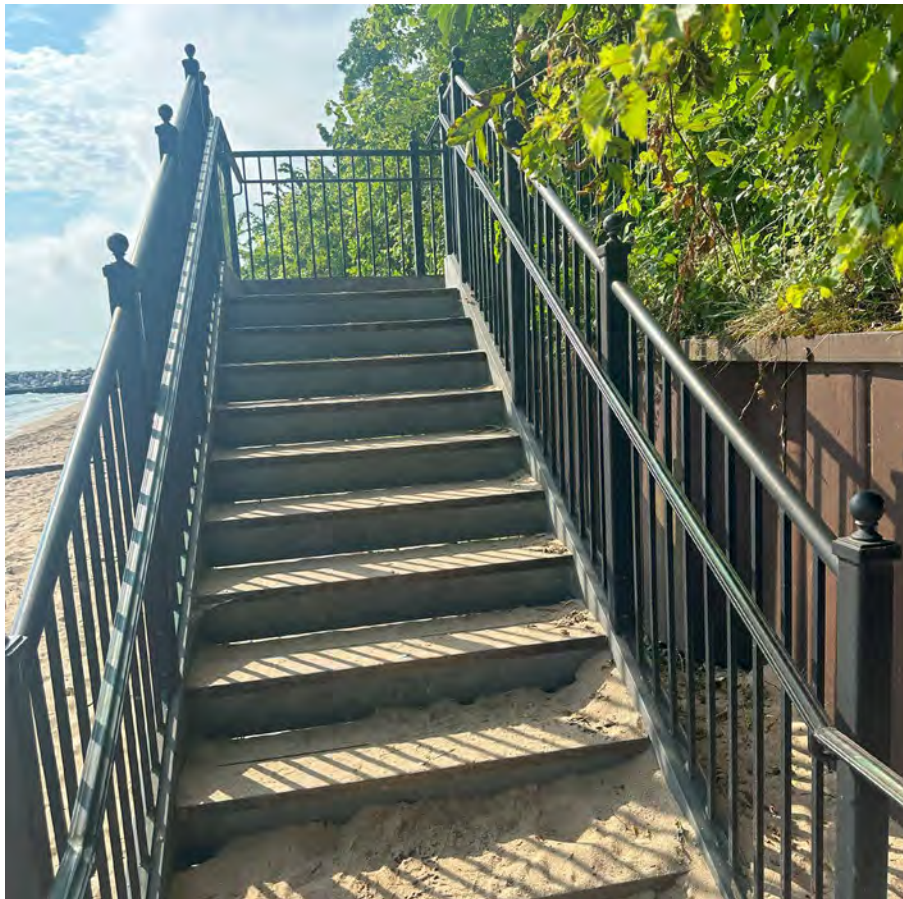
Dog Shower Amenities (Looking Northwest)



Dog Beach Access Gate (Looking East)



Dog Beach Access Stairs (Looking East)



Dog Beach Access Stairs Beach Level (Looking South)



Dog Beach Stairs Beach View (Looking West)



Dog Beach (Looking North)



North Seawall (Looking West)



North Seawall (Looking Northwest)



Dog Beach (Looking South)



Bog Beach (Looking South)



Dog Beach South Property Line (Looking West)



Dog Beach Seawall (Looking West)



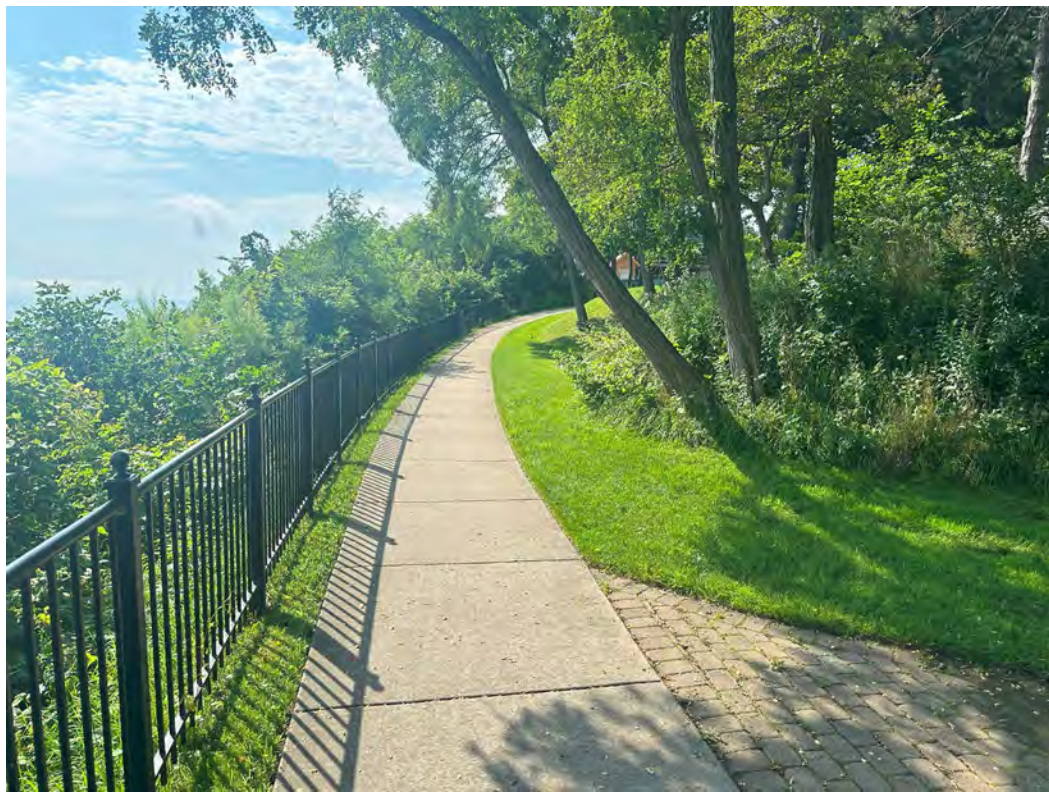
Mid-level Bluff Sidewalk (Looking South)



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



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



Mid-level Bluff Sidewalk (Looking South)



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



Upper Bench Southeast Section of Upper Parkland



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



Upper Park Sidewalk South End (Looking East)



Upper Park (Looking South)



Upper Park (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Center East Side (Looking East)



Upper Park Center Overlooking Dog Entry Gate (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Area (Looking Southwest)



Upper Park Area (Looking Northeast)



Upper Park Sidewalk (Looking Southwest)



Sheridan Road Sidewalk South side of Park (Looking North)



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

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

DATE: AUGUST 1, 2024

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

INTRODUCTION

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

WINNETKA PARK DISTRICT AS ZONING ENTITLEMENT APPLICANT

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

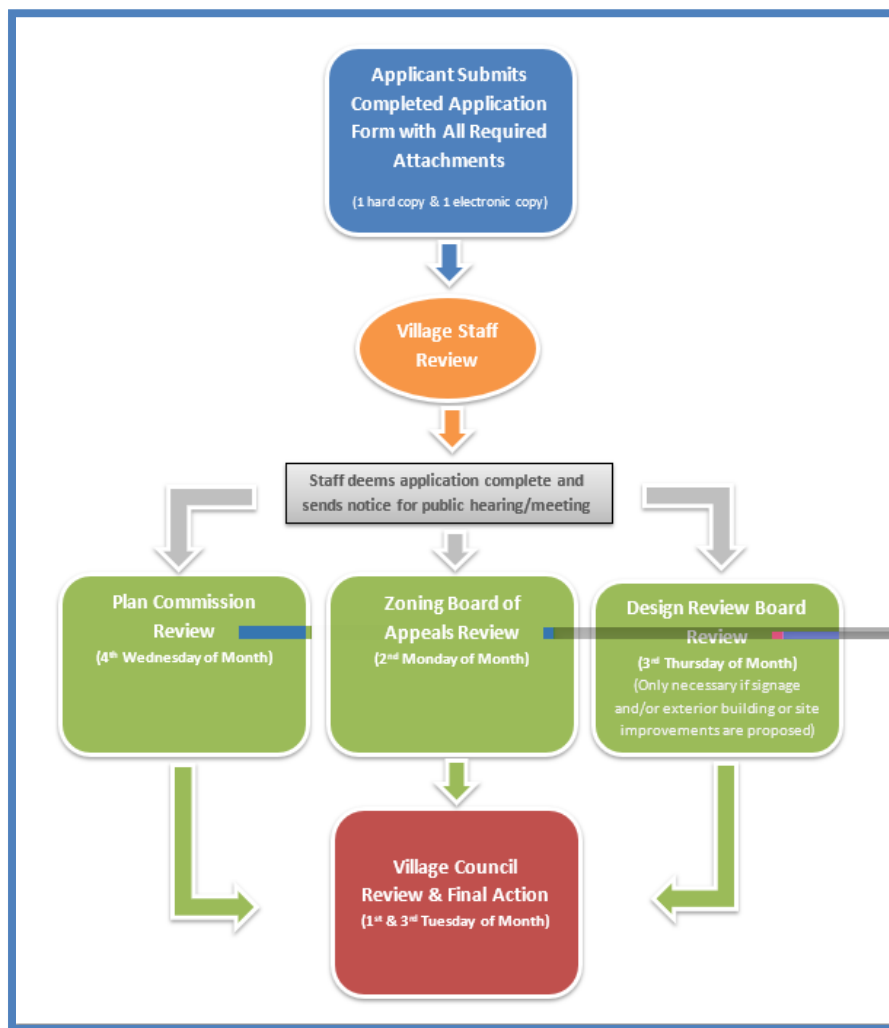
In Winnetka, a park or recreation facility, such as those operated by WPD, are allowed as a special use within any zoning district within the Village. This means any new facility or any major changes to an existing facility, such as with Centennial Beach and Park, requires approval of the proposed use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

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

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

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

General Zoning Relief Reviews Process



ZONING RELIEF PROCESS FOR CENTENNIAL PARK AND BEACH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS

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

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

SPECIAL USE STANDARDS

– APPLICABLE TO PLAN COMMISSION AND ZONING BOARD OF APPEALS

Section 17.56.120 Standards for Granting of Special Use Permits.

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

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

VARIATION STANDARDS

– APPLICABLE TO ZONING BOARD OF APPEALS & VILLAGE COUNCIL

Section 17.60.050 Standards for Granting Variations.

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

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

Section 17.60.040 Variation Procedures: Standard and Major Variations.

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

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

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

CERTIFICATE OF APPROPRIATENESS FINDING OF FACTS

– APPLICABLE TO DESIGN REVIEW BOARD & VILLAGE COUNCIL

Section 15.40.010 Certificate of appropriateness of design.

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

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

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

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

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

I. Denial of Certificate.

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

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

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

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

STEEP SLOPE EXCEPTION STANDARDS

- APPLICABLE TO PLAN COMMISSION AND ZONING BOARD OF APPEALS

Section 17.82.110 Exceptions.

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

LAKEFRONT CONSTRUCTION APPROVAL CRITERIA

– APPLICABLE TO STAFF’S ADMINISTRATIVE REVIEW FOR PERMITTING.

Section 15.78.080 Criteria for Permit Approval.

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

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

STEEP SLOPE DEVELOPMENT STANDARDS

– APPLICABLE TO STAFF’S ADMINISTRATIVE REVIEW.

Section 17.82.050 Development Standards.

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

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

(1) Safety control of steep slopes.

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

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

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

(3) Hydrological controls.

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

(4) Vegetation and revegetation.

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

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

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

(5) Filling, grading, and earth moving.

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

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

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

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

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

Attachment B
Amendments to Special Use Permits – Major Changes

“Section 17.56.130 Amendments to Special Use Permits.

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

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

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

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

ATTACHMENT D2

From: Ann Klaassen
To: Ann Klaassen
Subject: FW: Please add this to my Centennial SUP comments shared with ZBA, Trustees
Date: Tuesday, November 5, 2024 11:38:57 AM
Attachments: fema_tlb5_free_obstruction_requirements.pdf

From: Kris Schriesheim <[REDACTED]>
Sent: Monday, November 4, 2024 9:09 PM
To: David Schoon <DSchoon@winnetka.org>; Ann Klaassen <AKlaassen@winnetka.org>; Robert Bahan <RBahan@winnetka.org>
Subject: Please add this to my Centennial SUP comments shared with ZBA, Trustees

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.

Hello:

I was remiss in not providing the Community Development Department and ZBA with some appropriate references for defining what a “fence” or “wall” is, versus a “structure.”

There was considerable skepticism on 10/14/24 regarding how an enormous boardwalk that (1) would take up a large part of Centennial’s existing sandy beach and (2) is being advanced as a means of access to reach the beach via concrete roadway, ramp or stairs, and/or provide elevated views, rather than (3) a means of delineating property lines or keeping people/animals/water in or out of a specific area, could (4) possibly be categorized as a “fence” or “wall.” It cannot. Please read below.

> Here is a Village Code reference to what a fence is—akin to a “railing” or “barricade.” A huge boardwalk that maintenance vehicles and persons in wheelchairs can use is not a fence, railing or barricade.

6:41 PM Mon Nov 4

AA codelibrary.amlegal.com

2024 S-42 (current)

CONSTRUCTION

Section 12.12.010 Driveway Permits

Section 12.12.020 Design Standards

Section 12.12.030 Denial of Permit: Review of Denial

Chapter 12.16 EXCAVATIONS

Section 12.16.010 Excavations in streets

Chapter 12.20 STREET OCCUPATION PERMITS

Section 12.20.010 Occupation of streets.

Chapter 12.24 AWNINGS AND CANOPIES

Chapter 12.28 PUBLICLY OWNED TREES, SHRUBS AND PLANTS

Title 13 MUNICIPAL UTILITY SERVICES

Title 14 TELECOMMUNICATIONS, CABLE TELEVISION AND OTHER UTILITIES

Title 15 BUILDINGS AND CONSTRUCTION

G. Street and Alley Kept Clear. Except as otherwise provided in this code, the person to whom a building permit is issued shall, at all times during the life of the permit, maintain that portion of the street, alley, parkway, sidewalk or other right-of-way abutting upon and adjacent to the lot upon which such structure or addition is being erected, in a safe condition and clear of all building materials, rubbish, dirt or snow. At no time shall any construction activity obstruct the gutter or waterway of any street so as to prevent the free passage of water along the same, and if the gutter shall be shaded or covered so that ice accumulates in such gutter, the gutter shall be cleared so as to allow water to pass freely at all times.

H. Limitation of Use. No person shall mix mortar, concrete or any other building materials on the surface of any sidewalk or pavement in the Village.

I. Barricades and Lights. Any person to whom a building or street occupation permit is issued shall erect and maintain such substantial and suitable fences, railings or barricades to guard all excavations, embankments or obstructions along any street, alley, parkway or sidewalk abutting upon or adjacent to such lot as the Director of Engineering or other building officer deems necessary for the protection of the public, and shall maintain proper and sufficient lights from dusk to sunrise to protect the public using such street or sidewalk.

No person shall remove, extinguish, diminish or disturb such lights or remove or disturb such barricades.

(MC-5-2020, § 10, Amended 11/17/2020: prior code § 7.17)

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> See also the Illinois “Fence Act”—a boardwalk designed to serve as a pathway, promenade and/or a “vantage point for viewing” (per WPD description at its last board meeting) would not fall into the “fence” categories described in the “Fence Act,” which include a “division fence,” an “inclosure,” a “floodgate” or a “hedge fence.” All of these things are designed to keep living things or water, in or out.

Finally, FEMA’s floodplain guidelines clearly distinguish between “fences and walls,” and other “structures” such as ramps, stairs, patios, decks, etc. Attachment to other structures does not define them. The boardwalk and its ancillary ramp and stairs would definitely not be a “fence” or “wall”—the

boardwalk appears to be an “elevated deck,” with stairs and a ramp intended to carry traffic.

It is incumbent upon the Village to correct its error and properly define the boardwalk, ramp and stairs, as a “structure” for zoning purposes.

Thank you.

Kristine Schriesheim

From: [REDACTED]
To: [David Schoon](#)
Cc: [Ann Klaassen](#)
Subject: Inclusion of Dowding questions in the ZBA agenda pack
Date: Wednesday, November 6, 2024 11:28:25 PM
Attachments: [image003.png](#)
[image004.png](#)
[Baird 2.pdf](#)
[AECOMShorelinePropertyLimits 14 Nov 2022.pdf](#)

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

Dear Mr Schoon

Please include this letter in the agenda packet for the ZBA's meeting on 11 November 2024. Attached are the two documents cited in these materials but not part of the WPD's SUP application. They are separated from this agenda pack material so as to be in the possession of the Community Development office for your reference, but not increase the size of the ZBA's data pack. Baird 2 is the 12 Sept 2023 Winnetka Notice of Final Approval for 205 Sheridan Rd's IDNR permit application for beach reconstruction from which drawing CO2 was extracted. AECOMShorelinePropertyLimits...contains the photograph showing how the Ordinary High Water Mark was established for 205's application for beach reconstruction and that sand existed shoreward of the OHWM at the location the WPD claims it was later accreted. Please acknowledge receipt of these materials.

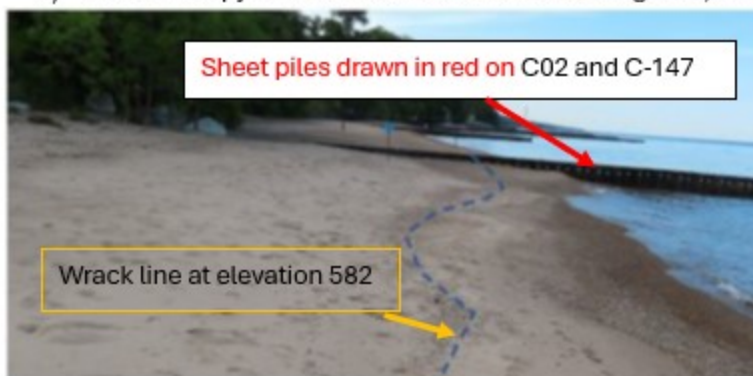
Charles Dowding
968 Elm St
Winnetka IL
[REDACTED]

1. When will the ZBA and staff address the photographic evidence below that sand existed shoreward of the elevation 582 "wrack" line all along 205's beach prior to construction of 205 Sheridan Rd's rock groin? It is thus not accreted and thus is not necessarily public as asserted by WPD. This information is contained in AECOM's 30 September letter to the IDNR that has been sent separately to Winnetka Community Development. The photo below and accompanying text was provided in the agenda packet for the 10-14 ZBA meeting.
2. When will the ZBA and staff address the implication of WPD's failure to provide the required 6 foot of safe passage to adjacent public land within its own property as illustrated below on both 205 Sheridan's IDNR permit application (C-02) and WPD's SUP application (C-147) and required by
Winnetka zoning ordinance 15.78.080 E and
IDNR administrative law/procedures

When will the ZBA and staff address the photographic evidence below that sand existed shoreward of the elevation 582 "wrack" line all along 205's beach prior to construction of 205 Sheridan Rd's rock groin? It is thus not accreted and thus is not necessarily public as asserted by WPD. This information is contained in AECOM's 30 September letter to the IDNR that has been sent separately to Winnetka Community Development. The photo below and accompanying text was provided in the agenda packet for the 10-14 ZBA meeting.

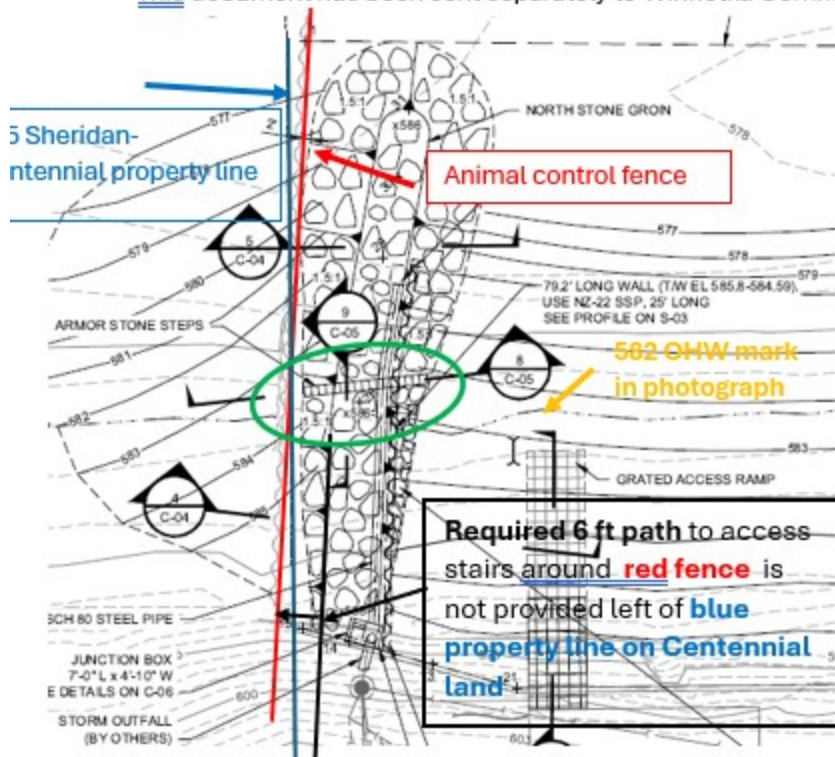
When will staff address the implication of WPD's failure to provide the required 6 foot of safe passage to adjacent public land within its own property as illustrated below on both 205 Sheridan's IDNR permit application (C-02) and WPD's SUP application (C-147) required by
Winnetka zoning ordinance 15.78.080 E
IDNR administrative law/procedures

- A) Verbatim copy of letter to IDNR from AECOM engineer, William Weaver, 30 Sept 2022 that defines the OHW Mark and annotated photograph.



"The High Water Mark for this site is currently 582.0. This elevation was observed in the field and surveyed. The line is estimated based on the impressions in the sand that indicate the current high-watermark limits. There are wrack lines where organic material, cobbles, and other debris that follow a consistent elevation along the beach. In addition, the beach slope flattens markedly above this line. The following photograph illustrates the location of the OHW line."

- B) Figure C02 from 205's IDNR permit application with Winnetka's notice of final approval dated Sept 12, 2023. This document has been sent separately to Winnetka Community Development.

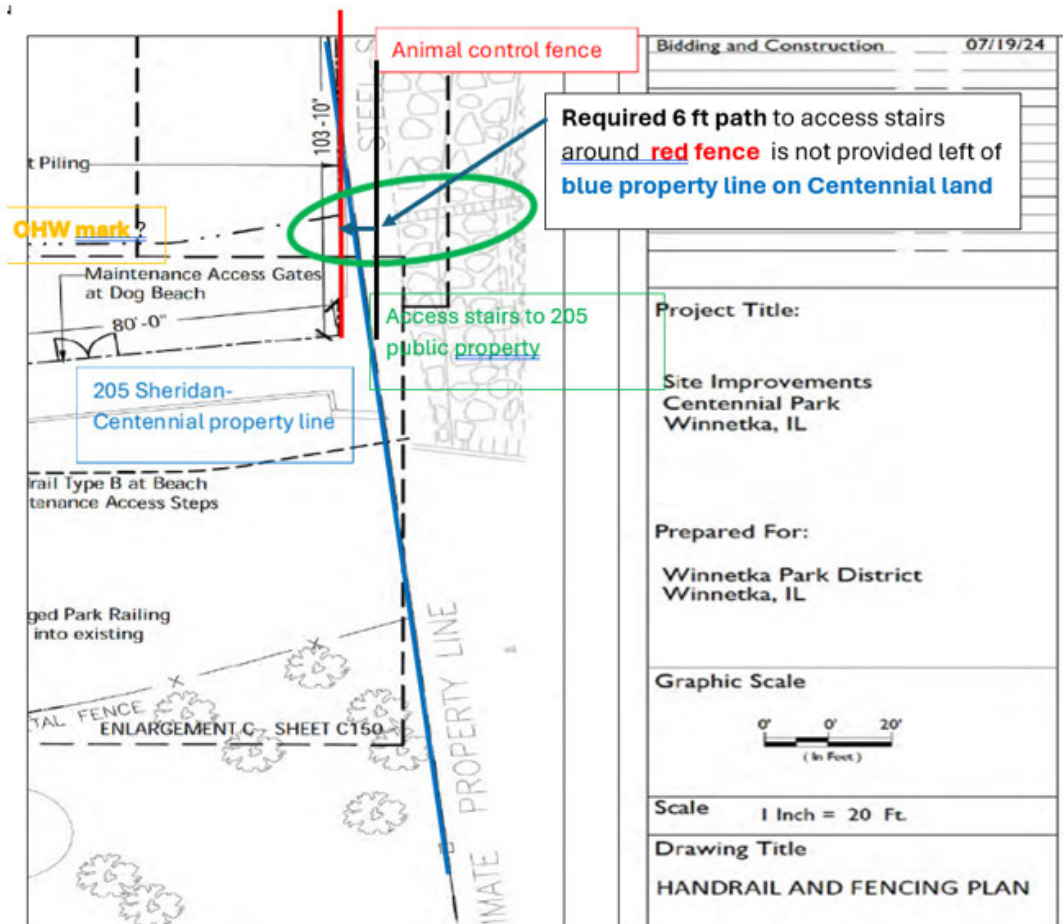


The sheet pile wall (wavy line with **red line for animal fence**) and the 205 Sheridan – Centennial **property line in blue** cross at the **access stairs to public land encircled in green**.

- 1) The animal fence prevents direct access the IDNR required access stairs
- 2) The WPD stipulates that access is provided by walking between the **fence** and the rock groin (shown a boulders) because this land is accreted and thus is public. **This stipulation is contrary to the 2022 photograph above showing sand in place shoreward of the elevation 582 OHW mark and left of the new rock groin. This non accreted land landward of 582 can be claimed by 205 as private.**
- 3) **The special line in C02 is elevation 582 at the time of the permit.** The public access stairs required by the IDNR are lakeward of the line, and the private, grated access ramp stops shoreward of that line.

- 4) The only land shoreward of 582 that belongs to the WPD lies between the red fence and blue property line, which virtually disappears at 205's IDNR required access stairs to public land. Thus
 - a. The animal control fence prevents WPD from providing access to public land within the property owned by the WPD or adjacent public land and thus violates Winnetka ordinance 15.78.080 E
 - b. The animal control fence violates IDNR requirements to provide access to adjacent land
- 5) This lack of access on WPD land is confirmed by Drawing C-147 in WPD's SUP application below, C).

C) Drawing C-147 of WPD SUP application annotated to show lack of provision of the required 6 foot of safe passage on either WPD land or any public land. As described by the AECOM 30 Sept letter and drawn in C02 of the Village's approved final notice of approval, the land shoreward of the elevation 582 "wrack" line is private. As shown in the photograph on page 1 of this letter, the sand north of the new rock groin existed before construction of the groin and therefore was not accreted.





Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

JB Pritzker, Governor
Colleen Callahan, Director

Office of Water Resources, Michael A. Bilandic Building, 160 N. LaSalle St., S-703, Chicago, IL 60601

Illinois Department of Natural Resources, Office of Water Resources **Public Notice**

Construction of Shore Protection System, in Lake Michigan, at 205 Sheridan Road, Winnetka, IL 60093

Orchard 2020 Revocable Trust, 205 Sheridan Road, Winnetka, IL 60093 has applied for an Illinois Department of Natural Resources, Office of Water Resources permit for the construction of a shore protection system, in Lake Michigan, at 205 Sheridan Road, Winnetka, IL 60093.

The applicant has approximately 320 ft. of Lake Michigan shoreline which is currently protected by two steel sheet pile groins (central and south), a shore parallel stone breakwater and shore parallel steel sheet piling, and retaining walls. The applicant proposes a new shore protection system consisting of a stone shore perpendicular groin, a new steel sheet pile pier, and a stone shore parallel breakwater. Other work will include two stormwater infiltration galleries and a steel boat ramp. The proposed stone groin will be located along the north property line. The groin will be approximately 125 ft. long with a crest elevation of 591 ft. on the landward end tapering to 587 ft. on the lakeward end. A stormwater gallery will be encased in the proposed stone groin. This gallery will consist of three 2 ft. diameter perforated pipes. The existing center groin and existing shore parallel breakwater and sheet pile will be removed. The existing 70 ft. long south groin will be extended 35 ft. lakeward. A new 105 ft. long steel sheet pile groin will be installed 8 ft. north of the existing south groin. The area between the two sheet pile walls will be filled with crushed stone and capped with concrete creating a pier. The deck elevation will be approximately 591 ft. on the landward end tapering to 587 ft. on the lakeward end. A single perforated storm water pipe will be installed between the two steel sheet pile walls. The proposed stone breakwater will start at the lakeward end of the existing south groin and travel north. The breakwater will have a crest elevation of approximately 587 ft. The proposed boat ramp will be approximately 55 ft. long by 12 ft. wide with a crest elevation of approximately 590 ft. The ramp will be built on steel H-piles with a steel grated deck. Approximately 2,332 cubic yards of clean sand will be placed as pre-mitigational fill. All elevations are in International Great Lakes Datum 1985 – Adjusted. The proposed project will be reviewed using the Department's Part 3704 Rules. A location map and plans are attached to this notice.

No work is to start on this project unless and until such a time that the permit is issued.

Plans for the work may be seen at the Office of Water Resources, Chicago Office, 100 W. Randolph Street 15th floor, Chicago, Illinois 60601. Inquiries and requests to review the plans may be directed to James Casey of the Chicago Office at james.casey@illinois.gov. An expanded version of the public notice can be viewed at <http://www.dnr.illinois.gov/WaterResources/Pages/PublicNotices.aspx>. You are invited to send comments regarding the work to the Chicago Office through December 13, 2022.

November 14, 2022



AECOM
303 East Wacker Drive, Suite 1400
Chicago, IL 60601-5276
www.aecom.com

312.373.7700 tel
312.373.6800 fax

September 30, 2022

Mr. Soren Hall
Senior Project Manager
U.S. Army Corps of Engineers
Chicago District Regulatory Branch
231 South LaSalle Street
Suite 1500
Chicago, IL 60604

Mr. James Casey
Illinois Department of Natural Resources
Office of Water Resources
Lake Michigan Management Section
160 N LaSalle Street
Suite S-703
Chicago, IL 60601

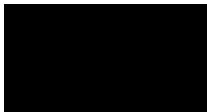
**Subject: Proposed Shoreline Protection Project
Lake Michigan at 205 Sheridan Road, Winnetka, Illinois
Section 404/401, Section 10, and IDNR Navigable Waterway Permit Application
AECOM Project No. 60668091**

Soren Hall & Jim Casey,

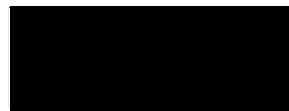
The attached permit application and report provide information that supports a permit application for a Regional Permit under the Regional Permit Program for the shoreline protection structures and sand nourishment at 205 Sheridan Road in Winnetka, Illinois. The project will address shoreline, beach erosion, coastal structure damage and bluff damage that has occurred at this site.

If you have any questions regarding this submittal, please contact Bill Weaver at (847) 323-2171.

Sincerely,



Samuel Shaffer
Project Engineer



William J. Weaver, P.E., D.WRE
Vice President – Sr. Principal Engineer

Attachments

Attachment A – Joint Permit Application
Attachment B – Project Plans
Attachment C – List of Neighboring Properties
Attachment D – Beach Nourishment Computations

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1.0 Project Introduction and Need

The shoreline at this property, located at 205 Sheridan Road in Winnetka, is approximately 320 feet long. Figure 1 illustrates the property location on an aerial photograph. A location map is also provided in the attached drawings. The shoreline has been significantly damaged during the recent prolonged period of high-water levels. The damage includes beach erosion, steel groin unraveling, armor stone damage bluff wall damage at the toe of bluff slope, and downcutting of the native clay soils in the nearshore areas.

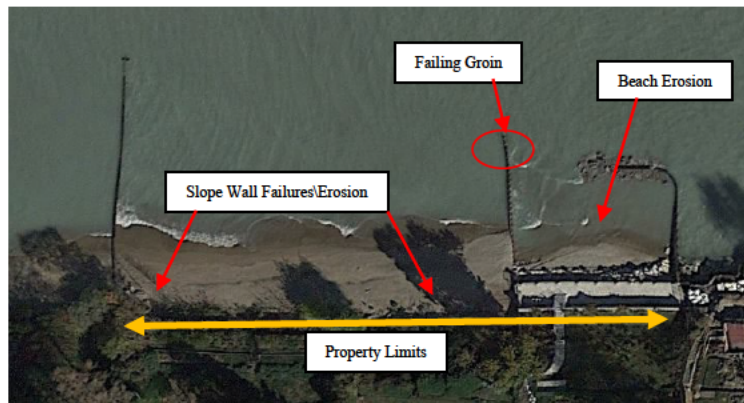


Figure 1: Aerial Photo

This application for a "Regional Permit" under the Regional Permit Program includes shoreline construction east of the existing toe of bluff slope. The project includes the following elements as illustrated on the attached plans:

- A stone groin at the north property line will address wind and wave erosion and support beach stability.
- A native vegetation area will be constructed south of the north breakwater.
- The removal of a failing steel groin in the middle portion of the property will be replaced with a shore parallel breakwater.
- The existing steel groin and damaged stone breakwater at the south end of the property will be replaced with a new steel sheet pile groin.
- Placement of beach sand nourishment with overfill to establish the stable beach position.
- Construction of a grated access ramp and stair from upland to the beach.
- Existing armor stone from the failing breakwater areas will be re-tasked in the proposed armor stone structures if the stone meets design specifications and quality.



Bluff Toe Erosion and Damaged Retaining Walls



Existing South Groin, Beach Erosion and Damaged Breakwater



Existing Central Groin Structure Failure Progression



Beach Erosion

The proposed stone coastal structures will stabilize the beach, eliminate bluff toe erosion, and replace failing existing coastal structures. A stable beach provides a filter between land and lake and provides water quality benefits for the lake. It also provides a flexible buffer protecting the native clay soils that are an important foundation that helps keep adjacent bluffs stable. Proposed drawings are provided in Attachment B.

2.0 High Water Mark

The High Water Mark for this site is currently 582.0. This elevation was observed in the field and surveyed. The line is estimated based on the impressions in the sand that indicate the current high-water mark limits. There are wrack lines where organic material, cobbles, and other debris that follow a consistent elevation along the beach. In addition, the beach slope flattens markedly above this line. The following photograph illustrates the location of the OHW line.





Date: September 12, 2023
From: James Bernahl, PE, CFM, Director of Engineering/Village Engineer
Obaid Khalid, PE, CFM, Assistant Village Engineer/Stormwater Manager
Re: 205 Sheridan, Winnetka, Illinois
Lakeshore Improvements – Notice of Final Approval

Per Chapter 15.78 of the Village Code, these comments pertain to the application for the Village permit for the shoreline protection project being proposed at 205 Sheridan as part of the new home construction. The shoreline protection plans, and accompanying documents were sent to a third-party Coastal Engineer for review. Comments for the project are included below:

1. The applicant shall reimburse the Village of Winnetka for all fees associated with the review by the third-party Costal Engineer. Attached is a copy of the final invoice for these fees totaling **\$4,996.75**. Payments shall be made at the Village of Winnetka Finance office located at 510 Green Bay Road. Once payment has been made, please provide a copy of the receipt to the Engineering Department for confirmation.
2. Permitting Agency Permits: This is a requirement of Section 15.78.080 (A) of the Village Code that states that the applicant has received and provided the Village all required permits for the Covered Construction from the Permitting Agencies. It has been determined that all required regulatory permits have been received and meet these requirements. This approval shall apply to the final approved IDNR permit and attached plans dated September 1, 2023.
3. AS-BUILT REQUIREMENTS

Important: An as built topographic survey (topographic survey after all construction grading and landscaping is completed) will be required to verify compliance with grading and drainage and floodplain requirements, prior to final inspection approval. If there are any grading/drainage disputes or disagreements, the Village of Winnetka reserves the right to require additional information, including a new storm sewer connection to the public storm sewer, and/or additional inlets or drainage swales.



Determination:

Based on the determination above, and upon payment to the Village of Winnetka for the reimbursement of Costal Engineering review fees, the Engineering Department officially approves the permit for the proposed lake front improvements.

The Village Engineer as part of this technical review has determined that the applicant has met the Village's requirements for the proposed lake front improvements and construction under the standards in Chapter 17.58 of the Village Code. This letter should be deemed as a final approval and permit of record for the proposed Covered Construction. This approval is based on the Village receiving the additional information noted above, and the agreement to submit certified AS-BUILT drawings for the completed lake front improvements.

Memorandum

Reference # 13918.101.M1.Rev0

Status: Correspondence

July 20, 2023

Attention: Robert Bahan,
CC: James Bernahl, P.E., CFM
From: Caleb Barth, P.E.

RE: 205 SHERIDAN RD. – VILLAGE OF WINNETKA PERMIT REVIEW

The Village of Winnetka (Village) has requested that W.F. Baird & Associates Ltd. (Baird) provide permit review services for a shoreline protection project at a private residence at 205 Sheridan Rd (Permittee). The permit application was reviewed for its conformance with Chapter 15.78 of the Village Code titled Lakefront Construction. The following memorandum summarizes the permit review process.

Permit Review 1

Initial Review and Request for Additional Information

The pertinent documents provided for the initial review consisted of the following:

- 20230309_AECOM_Revised Permit Drawings.pdf - received via FTP site upload from Village Engineering on 5/8/2023.
- Joint Permit Application - 20221104_IDNR_Public Notice.pdf - received via email from Village Engineering on 5/9/2023.

Baird provided eight (8) preliminary comments and requests for additional information which were delivered to the Village on May 11, 2023 (ref: 13918.101.L1.RevA) and sent to the Permittee on May 19, 2023. A summary of Permit Review 1 comments are as follows:

- North-South Breakwater: The documents provided for the initial review did not include adequate design information such as subsurface data, design water depth at structure, and design significant wave height required to determine if the proposed structure was in conformance with "what is minimally necessary to achieve the intended and proper purpose of the project" per Chapter 15.78 of the Village Code. Baird made assumptions on the missing data, estimated the design environmental conditions, evaluated the proposed structure design, and raised potential concerns. A request for additional information was included in the permit review response.
- North Stone Groin: The height of the north groin structure appeared in conflict with Chapter 15.78 of the Village Code. The permittee was requested to justify the design of the North Stone Groin. No major concerns were raised regarding the outfall structure.

- North Stone Groin Stairs: It is our opinion that the proposed location of the stairs will impede public and public safety operations access during above average water levels. The location of the stairs appear to be in conflict with Chapter 15.78 , "E. No Public Safety Hazard" and "F. Interference with Public Safety Operations." The permittee was requested to move the stairs landward.

Response from Permittee

The Permittee provided a response to the comments on May 22, 2023. The response included clarifications and some requested additional information. A conference call was conducted on June 1, 2023¹ to provide the Permittee an opportunity to discuss their response to the comments.

No changes to the design were proposed by the Permittee in the response to Permit Review 1.

Permit Review 2

Permit Review

With the additional requested data provided by the Permittee, Baird reevaluated the proposed project and the original 8 comments. A summary of Permit Review 2 comments are as follows:

- General: 4 of the 8 Permit Review 1 comments were closed out and 1 new comment was added.
- North-South Breakwater: In our opinion, the design of the North-South Breakwater meets the Village Code requirements for "what is minimally necessary to achieve the intended and proper purpose of the project". The height of the structure was reviewed using the ratio of the freeboard (F) (distance from the design water elevation to the structure crest elevation) to the significant wave height (Hs). Using the subsurface data provided by the Permittee, the relative freeboard (F/Hs) is approximately 0.3 under the design water level, wave conditions, and potential subsurface erosion/downcutting. A relative freeboard of 0.3 represents a low-crested breakwater that is subject to severe wave overtopping under the design conditions. For the goal of stabilizing the beach behind the breakwater and minimizing the formation of an embayment, a relative freeboard of 0.3 is reasonable.
- North Stone Groin: The response from the Permittee discussed the importance of the structure elevation for the stormwater outfall design/performance. The permittee did not provide an adequate response to justify the crest elevation of the North Stone Groin from a shore protection requirement. During this stage of the review, it appeared that the design of the storm water outfall was driving the elevation of the North Groin Structure. The height of the groin appeared to be in conflict with Chapter 15.78 , "D. Project Scope" and "G. Existing Sight Lines."
- North Stone Groin Stairs: No change to this comment. The location of the stairs appear to be in conflict with Chapter 15.78 , "E. No Public Safety Hazard" and "F. Interference with Public Safety Operations."
- South Steel Sheet Pile (SSP) Groin Access Stairs: A new comment was added regarding fall hazards near the stairs which appear to be in conflict with Chapter 15.78 , "E. No Public Safety Hazard."

Response from Permittee

The Permittee provided a response to the comments on June 9, 2023, provided revised drawings on June 12, 2023, and a conference call was held on June 13, 2023.

The revised drawings included changes to the height of the North Stone Groin (see Table 1), a reduced lakebed footprint of the North Stone Groin, and a 1-foot lower stormwater outfall pipe invert elevation to accommodate the new proposed groin crest elevation.

Permit Review 3

Permit Review

Baird evaluated the responses to the 5 open comments and the conformance of the revised plans with the Village Code. A summary of Permit Review 3 comments are as follows:

- North Stone Groin: The site line impacts were reduced with the changes to the plans, however, the height of the groin appeared to remain in conflict with Chapter 15.78 , "D. Project Scope" and "G. Existing Sight Lines." Our professional opinion was that the primary purpose of the proposed improvements (mitigate bluff toe erosion) could still be met with a lower crest elevation North Groin Structure.
- North Stone Groin Stairs: The location of the stone groin stairs was not changed in the revised plans. The location of the stairs appear to remain in conflict with Chapter 15.78 , "E. No Public Safety Hazard" and "F. Interference with Public Safety Operations."
- South Steel Sheet Pile (SSP) Groin Access Stairs: During the conference call held on June 13, the Permittee indicated that they were directed to remove the proposed handrail/guardrail by the Illinois Department of Natural Resources. This comment was no longer tracked in Baird's technical review.

Response from Permittee

The permittee provided a response to the comments and revised drawings on June 29, 2023.

The revised drawings included changes to the height of the North Stone Groin (see Table 1), a reduced lakebed footprint of the North Stone Groin (approximate 20-25% reduction from the original plans), a new stormwater outfall design to accommodate the new proposed groin crest elevation, and the relocation of the north stone groin stairs closer to the toe of the bluff.

Interim Approval

With the changes to the design provided in the permit drawing provided on June 29, 2023, it is our opinion that the project is in conformance with Chapter 15.78 of the Village Code titled Lakefront Construction, and the Village provided interim approval of the project on July 6, 2023.

Table 1: Changes to the Height of North Stone Groin in Response to Permit Reviews

Approx. distance from toe of bluff	Elevation of sand north of existing groin (NAVD88) ¹	Original Crest Elevation (NAVD88)	Original Site Line Impact	Permit Review 2 Revision - Proposed Crest Elevation (NAVD88)	Permit Review 2 Revision - Site Line Impact	Final Revised Crest Elevation (NAVD88)	Final Site Line Impact
0 ft	586 ft	591 ft	5 ft	589 ft	3 ft	588 ft	2 ft
40 ft	582 ft	591 ft	9 ft	589 ft	7 ft	586 ft	4 ft
70 ft	579 ft	587 ft	7.8 ft ²	587 ft	7.8 ft ²	586 ft	6.8 ft ²
100 ft	577 ft	587 ft	7.8 ft ²	587 ft	7.8 ft ²	586 ft	6.8 ft ²

¹ The elevations provided for comparison are existing sand elevations according to the permit plans. The Permittee is expected to place sand north of the proposed North Stone Groin where sand is expected to accrete post-construction, which will reduce the site line impact.

² The Site Line Impact calculation for in-water sections of the groin is height above long-term average lake level (579.18 ft NAVD88).

GENERAL NOTES:

- FERRIC EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, AND QUANTITIES IN THE FIELD PRIOR TO BIDDING, FABRICATING AND INSTALLING ANY MATERIALS OR COMMENCEMENT OF ANY WORK. START OF WORK SHALL BE THE DATE WHEN THE CONTRACTOR HAS RECEIVED ALL NECESSARY PERMITS AND INFORMATION FROM THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE QUANTITIES INDICATED, ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THESE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2018 EDITION, AND THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, WHICH SHALL BE REFERENCED TO THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL OBSERVE THE SCOPE OF WORK, CONTROL OF WORK, CONTROL OF MATERIALS, LEGAL REGULATIONS AND RESPONSIBILITY TO THE PUBLIC, PROSECUTION AND COMPLAINTS AND MEDIAN AND SIDEWALKS AND PARKING. IN CONFORMANCE WITH SECTIONS [104] THROUGH [109] INCLUSIVE OF THE STANDARD SPECIFICATIONS.
3. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON THE SITE.
4. IDOTSTONE MATERIAL CLASSIFICATIONS REFER TO GRADATION ONLY. ALL STONE MATERIAL SHALL MEET THE QUALITY CRITERIA REQUIRED PER SPECIFICATION SECTION 202.04B5.
5. NO CONSTRUCTION MATERIAL SHALL BE STORED ON SITE WITHOUT ENGINEER APPROVAL.
6. ALL PROPOSED ELEVATIONS ARE PROVIDED IN NAVD83 UNLESS INDICATED OTHERWISE.
7. CONTRACTOR SHALL NOTIFY ILLINOIS UTILITY CLASSIFICATION SERVICE AND PROVIDE TO THE ENGINEER DOCUMENTATION OF CONSTRUCTION TO OBTAIN NECESSARY PERMITS AND SUPPLEMENTAL SPECIFICATIONS WHICH SHALL BE REFERENCED TO THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN CONFORMANCE WITH THE 2016 VERSION OF THE ILLINOIS URBAN MANUAL AND THE DETAILS PROVIDED ON THE CONTRACT PLANS.
8. FACILITIES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND, IF DAMAGED, SHALL BE REPLACED TO THE SATISFACTION OF THE ENGINEER. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES TO ACCOMMODATE CONSTRUCTION ACTIVITY OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
9. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CONSTRUCTION LAUNCH AND STAKING.
10. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE OWNER AND THE ENGINEER.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF THE WORK. INSPECTION AND TESTING BY THE ENGINEER OR THE OWNERS TESTING AGENCY ARE SOLELY AT THE DISCRETION OF THE OWNER. ANY FAILURE MAY REQUIRE THE CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING A QUALITY CONTROL PROGRAM.
12. CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED, QUALIFIED, AND EXPERIENCED IN THE NECESSARY CRAFT AND WHO ARE COMPLETELY FAMILIAR WITH THE STANDARD SPECIFICATIONS AND CONDITIONS OF THE WORK.
13. CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPERVISION, PLANNING, SCHEDULING, COORDINATION, INSPECTION, TESTING, AND CONTROL TO PERFORM THE WORK.
14. CONTRACTOR SHALL MAINTAIN AREAS FREE FROM ACCUMULATIONS OF WASTE, DEBRIS, AND RUBBISH CAUSED BY CONTRACTOR OPERATIONS.
15. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION RELATED DEBRIS FROM AREAS OUTSIDE THE LIMITS OF THE PROJECT. CONTRACTOR SHALL MAINTAIN ACCESS ON ALL 24 HOURS.
16. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL WASTE DEBRIS, SOIL, AND RUBBISH AT DUMP AREAS OFF OWNERS PROPERTY.
17. THE ELEVATION SHOWN ON PLANS REFLECTS PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN EXISTING FIELD CONDITIONS BEFORE BIDDING ON THE PROJECT AND SPECIFICALLY AS THEY RELATE TO LUMP SUM ITEMS.
19. ALL EXISTING SURFACINGS AND CONDITIONS OF EXISTING WORK SHALL BE RESTORED AS SHOWN ON THE PLANS AND/or AS DIRECTED BY THE ENGINEER. ALL COSTS OF RESTORATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
20. THE STANDARD SPECIFICATIONS, THESE CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
21. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL MATERIALS, METHODS, AND CONDITIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF HIS ACTIONS. THE CONTRACTOR SHALL VERIFY THE STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE RESULTS OF HIS ACTIONS AND THE COST OF EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
22. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF THE CONTRACTOR FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND OTHER APPLICABLE GOVERNMENTAL AGENCIES.
23. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND ACCEPTED BY THE OWNER OR ITS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER THE CONTRACTORS WORK HAS BEEN APPROVED AND ACCEPTED, AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
24. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH MATERIAL SHALL BE REMOVED FROM THE FLOW LINE OF WATER BY THE CONTRACTOR. THIS WORK SHALL BE DONE AT THE CLOSE OF EACH DAY AT THE CLOSE OF EACH DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE IDOT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
26. WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SPLIT BRANCHES SHALL BE TRIMMED AND SEALED IN ACCORDANCE WITH SECTION 255.09 OF THE IDOT STANDARD SPECIFICATIONS. AND, AFTER THE RESULT OF SAME IS DETERMINED, ACCESS TO THE CONTRACT. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER.
27. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE EXTENDED TO OUTLET INTO AN EXISTING DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OR SIMILAR SIZE MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FIELD TILES. ALL FIELD TILES SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PAID.
28. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTORS FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY ADDITIONAL COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

29. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY OR HEALTH ISSUES USED BY THE CONTRACTOR OR SUBCONTRACTOR IN THE PERFORMANCE OR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
30. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1906) AND WITH ALL FEDERAL AND STATE SAFETY STANDARDS AND REGULATIONS, INCLUDING THE OSHA STANDARDS AND THE OSHA STANDARDS OF THE WILLIAMS STEIGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970 (REVISED). THE CONTRACTOR, ENGINEER AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
31. THE CONTRACTOR SHALL BE REQUIRED TO "APPROVE" CONSTRUCTION PLANS ON THE JOB SITE, AND SHALL MAINTAIN (AS INDICATED HEREIN AND ELSEWHERE WITHIN THESE CONSTRUCTION NOTES, SPECIFICATIONS, AND PLANS) A LEGIBLE RECORD ON SAID PLANS OF ANY FIELD TILE ENCOUNTERED. ANY MODIFICATIONS/ALTERATIONS TO ALIGNMENT AND/OR TO PLANS AND SPECIFICATIONS OF PROPOSED PROJECTS SHALL BE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR. NO OTHER INFORMATION SHALL BE PROVIDED TO ENGINEER. FINAL CONTRACT PAYMENT SHALL NOT COME DUE UNTIL THIS INFORMATION IS RECEIVED BY THE ENGINEER.
32. AECOM WILL PROVIDE THE CIVIL PLAN TO THE CONTRACTOR AS TWO (2) ELECTRONIC FILES (PDF FORMAT) AND TWO (2) HARD COPIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONFIDENTIALITY OF THE CONTRACTOR AND ARE WARRANTED ONLY TO THE EXTENT THAT THEY CONFORM TO THE ORIGINAL, HARD COPY (PLOT(S) OR OTHER ORIGINALLY SEALED DOCUMENT(S) PRODUCED BY AECOM. DEVIATION IN ANY RESPECT SHALL RENDER THE ENTIRE CONTENTS VOID AND ALL ELECTRONIC FILE(S) ARE TRANSMITTED IN TRUST TO THE USER. THE USER SHALL BE RESPONSIBLE FOR THE CONFIDENTIALITY OF THE CONTRACTOR'S RESPONSIBILITY FOR ITS USE AND SAFEKEEPING. ANY USE BY THIRD PARTIES SHALL BE AT THE SOLE RISK OF THE CONTRACTOR. ANY ALTERATIONS TO OR TAMPERING WITH THE FILES SHALL CONSTITUTE THE USER'S OWN ACT AND SHALL BE AT THE USER'S SOLE RISK. WITHOUT LIABILITY TO AECOM, FROM ALL CLAIMS AND CAUSES OF ACTION BY SAID CONTRACTOR AND THIRD PARTIES.

TOPOGRAPHIC SURVEY NOTES

1. HORIZONTAL COORDINATES BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. UTILITIES SHOWN ARE BASED ON PHYSICAL FEATURES.

WORK SEQUENCE AND COORDINATION:

- CONTRACTOR SHALL NOTIFY JURY FOR UTILITY CLEARANCE AND PROVIDE WRITTEN DOCUMENTATION OF CLEARANCE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES.
- PAVEMENT AND OTHER FACILITIES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND, IF DAMAGED, REPAIRS SHALL BE MADE AT CONTRACTOR'S EXPENSE. IF PAVEMENT OR OTHER FACILITY IS DAMAGED WHICH IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITY OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
- CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH ALL RULES AND DETAILS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- CONSTRUCTION WORK LIMITS SHALL NOT EXTEND SOUTH OF THE SOUTH HIRSCH PROPERTY LINE. THE NORTH WORK LIMITS WILL EXTEND BEYOND THE HIRSCH PROPERTY LIMITS.

PROTECTION:

1. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGING EXISTING CONSTRUCTION INCLUDING LANDSCAPED AREAS. ALL CONSTRUCTION MATERIAL SPILLS SHALL BE REMOVED AS WORK PROGRESSES AND DAMAGED CONSTRUCTION REPLACED TO ORIGINAL CONDITION AT NO COST TO OWNER.
2. CONTRACTOR SHALL PROTECT ALL MATERIAL, IN-PROGRESS WORK, AND FINISHED WORK FROM DAMAGE.
3. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROLS DURING CONSTRUCTION TO PREVENT VEHICLES AND PEDESTRIANS FROM ENTERING THE AREAS OF WORK.
4. PROTECT SLOPE AREAS, VEGETATION AND TREES THAT ARE BEYOND THE STONE AND EARTHWORK LIMITS AS PROVIDED FOR THE CITY, STATE AND FEDERAL CONSTRUCTION PERMITS FOR THIS PROJECT.

QUALITY ASSURANCE:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF THE WORK. INSPECTION AND TESTING BY THE ENGINEER ARE SOLELY AT THE DISCRETION OF THE OWNER, AND IN NO WAY RELIEVE THE CONTRACTOR OF SOLE RESPONSIBILITY FOR MAINTAINING A QUALITY ASSURANCE PROGRAM.
2. CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED, QUALIFIED, AND EXPERIENCED IN THE NECESSARY CRAFT AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
3. CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPERVISION, PLANNING, SCHEDULING, COORDINATION, INSPECTION, TESTING, AND CONTROL TO PERFORM THE WORK.

CLEANING:

1. CONTRACTOR SHALL MAINTAIN AREAS FREE FROM ACCUMULATIONS OF WASTE, DEBRIS, AND RUBBISH CAUSED BY CONTRACTOR OPERATIONS.
2. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION RELATED DEBRIS FROM AREAS OUTSIDE THE LIMITS OF THE CONTRACTOR'S WORK AREA ON A DAILY BASIS.
3. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL WASTE, DEBRIS, SOIL AND RUBBISH AT DUMP AREAS OFF OWNER'S PROPERTY.

EARTHWORK:

1. WORK UNDER THIS SECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - a. CLEARING AND REMOVAL OF DEAD TREES WITHIN AND ON THE WORKING FACE OF THE SLOPE AND AT THE WATER'S EDGE AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREES AND BRANCHES SHALL BE DISPOSED OF OFF-SITE. ANY TREES REMOVED TO ACCOMMODATE CONSTRUCTION ACCESS SHALL HAVE APPROVAL OF THE ENGINEER BEFORE THEY ARE REMOVED.
 - b. EXCAVATION AND GRADING ARE PER PLAN AND INCLUDES OVER-EXCAVATION TO PROVIDE FOR PLACEMENT OF ROOTING MEDIA AS PROVIDED FOR IN THE TYPICAL CROSS SECTIONS.
 - c. PLACEMENT AND COMPACTION OF FILL AND TOPSOIL TO THE DESIGN SUBGRADE ELEVATIONS AS SHOWN ON THE SLOPE AND EROSION CONTROL CONSTRUCTION PLANS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS.
 - d. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
 - e. REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
 - f. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND TYPICAL SECTIONS SHOWN IN THESE PLANS.
 - g. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPROPRIATELY ESTIMATE THE COST OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DESIGNER'S CONSTRUCTION AND EXCAVATION SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
3. PRIOR TO ONSET OF MASS GRADING OPERATIONS, THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION AND SEDIMENT CONTROL PLAN. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES SHALL OCCUR BEFORE GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
4. THE GRADING OPERATIONS ARE TO BE CLOSELY MONITORED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE.
5. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORMWATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
6. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADES.
7. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.



PROJECT

PROPOSED SHORELINE PROTECTION

205 Sheridan Road
Winnetka, Illinois 60093

CLIENT

Peter Lee, Trustee

Orchard Revocable Trust

205 Sheridan Road

Winnetka, Illinois 60093
312.660.1260 tel

peter.lee@summittrail.com

CONSULTANT

AECOM
303 EAST WACKER DRIVE
SUITE 1400
312 373 7700 tel
www.aecom.com

REGISTRATION



ISSUE/REVISION

12	2023-06-29	FINAL SUBMISSION TO VILLAGE OF WINNETKA FOR PERMIT
11	2023-05-16	ISSUED FOR BID
10	2023-04-28	MWRD ISSUED FOR PERMIT
9	2023-04-19	MWRD ISSUED FOR PERMIT
8	2023-04-17	MWRD ISSUED FOR PERMIT
7	2023-04-07	MWRD ISSUED FOR PERMIT
6	2023-03	MWRD ISSUED FOR PERMIT
5	2023-03-07	RE-ISSUE FOR IDNR/IEPA PERMIT
4	2023-01-31	RE-ISSUED FOR PERMIT
3	2022-11-02	RE-ISSUED FOR PERMIT
2	2022-10-28	RE-ISSUED FOR PERMIT
1	2022-09-30	ISSUED FOR PERMIT
I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

60668091

SHEET TITLE

GENERAL NOTES

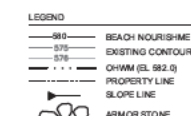
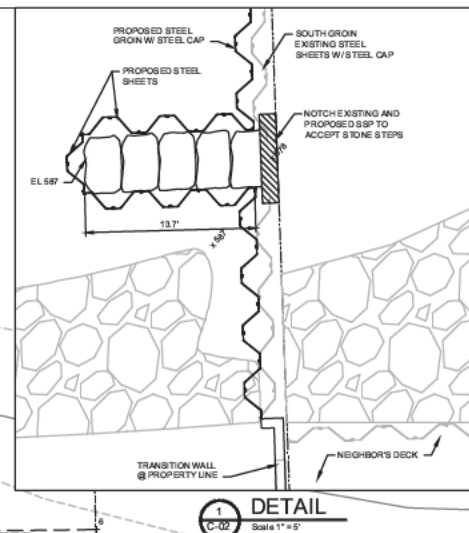
SHEET NUMBER

G-02

2 OF 8

NOTES

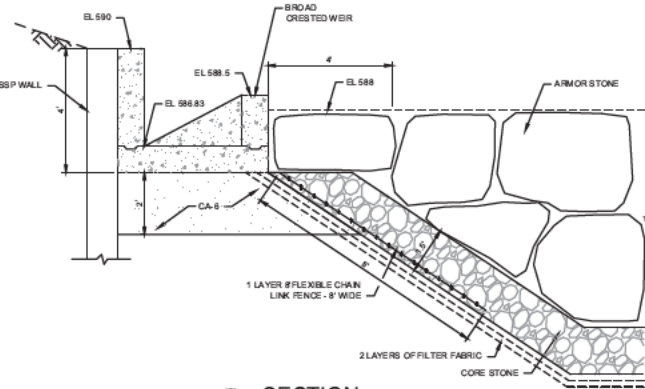
1. GILLEN MARINE SHALL PERFORM EXCAVATION FROM THE NEW TIE OF BLUFF AT THE PROPOSED STEEL SHEET PILE WALL AND FOR EVERYTHING EAST OF THE 8SP AND ALONG THE TIE OF THE BLUFF AS SHOWN ON PLANS. KENO WILL EXCAVATE AS CALLED OUT ON PLANS WHICH EXTENDS DOWN TO 15.5M. THE PLAND BEACH WHICH FORMS THE NEW TIE OF SLOPE. THE EXCAVATION SHALL EXTEND TO THE ELEVATIONS SHOWN ON PLANS WHICH EXTENDS DOWN TO 15.5M. THE PLAND CONTRACTOR WILL PERFORM ALL EXCAVATION TO THE WEST SIDE OF THE NEW STEEL SHEET PILE WALL AT THE PROPOSED BEACH.
2. GILLEN MARINE TO PERFORM EXPLOSION TO LOCATE TOP OF CLAY ELEVATION AT EAST SIDE OF COASTAL TIE STRUCTURES, NORTH SIDE OF COASTAL TIE, AND ALONG THE TIE OF NORTH BEACH GROUND.
3. LEAVE A 4' EASTWEST BY 3' NORTH/SOUTH AIR GAP AT THE END OF THE OUTFALL PIPE AS SHOWN ON DETAIL BC-36. THIS AIR GAP SHALL BE AGED TO THE AIR GAP. THE AIR GAP INSPECTIONS. INTERLOCK STONES SO THAT STONE MOVEMENTS IN AND AROUND THIS AIR GAP ARE MINIMAL IN



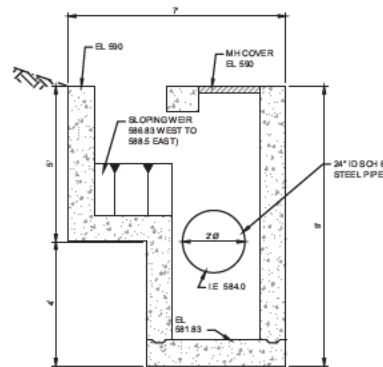


SCALE: 1" = 5'

C-03 5 OF 8



SECTION
Scale 1" = 2'



SECTION
Scale 1" = 2'

-





2022 Elder Lane + Centennial Development Plan with Park District



IDNR Permit Submittal for 205 Sheridan Rd. Proposed Project - March, 2023



Approved 205 Sheridan Rd. Proposed Project - September, 2023

*All depicted elements are to scale

Katie

Our pier at Elder was built in 1945 and is almost 80 years old. It is 15 feet wide and approximately 125 feet long. It has survived 80 years with the storm-water pipe below it with only resurfacing done 40 years later. The groins that are near the piers were built by the Army Corp of Engineers and have stood the test of time, they need minor repairs. The storm-water pipe below the pier had a thorough check by Matthew Wright of Red Barn, the Park District's consultant, in October, 2023. It was reported to be in good working order. Additionally, the Village did a scope 2 years ago, and the pipe was also reported to be in good condition. I have attached an article that Chris Rintz wrote. At the last Zoning Review board meeting, Costa stated that the pipe had not been scoped, however the Village has the video. The pier has endured high water marks and waves over time, and it allows ice and water to flow through as well as allows the ecosystem to reside there.

Both the pier and the beach have been neglected BY THE WPD for the last 4 years, but the storm-water pipe is fine! There is no need for a 76 foot wide PILE of rocks, in combination with the other 90 foot wide proposed breakwater on Elder would eliminate 166 feet of our beautiful Beach for no reason. Based on the calculation of 261 Sheridan Road, this property is worth \$89K per lakefront foot. 166 feet of rocks equates to \$15M of unusable beach frontage with nothing but rocks across the beach. Since 1945, engineering has come a long way, and rebuilding/REPAIRING the existing pier can last at least another 80 years. In August, 2022, the Park District estimated that the pier end could be repaired for \$80K. TO FIX EVERYTHING IN 2022 THE WPD SAID ALL COULD BE REPAIRED AND REPLENISHED FOR 1.7 MIL AND WITH PIER REPAIR I WOULD EST. 2 MIL. THIS IS A WANTS VS. NEEDS PROJECT.

Pier one vs Pier 2 comparison

<u>PIER ONE (Existing).</u>	<u>PIER TWO (Proposed).</u>
15 feet wide, no rocks on either side nor under the water	76 Feet Wide (including 30 feet of rocks on each side
Storm-water pipe below	No Storm-water Pipe moved to a new 90 foot wide rock wall
Allows wildlife, water and ice to flow through	No Wildlife can pass through
Groins have held and need minimal repairs, no dangerous rocks. Lasted 80 years.	90 foot wall of rocks, difficult to access
125 feet long	242 feet long , swimming and rock hazard.

Kenilworth HAD A 2 MIL REFERENDUM and Glencoe 14 M REF. both presented their plans to the public with a far lower budget, I am not sure why the Winnetka Park district does not feel the need to call a referendum for spending \$18M.

Phil and Matt

As a doctor I have great concerns over the health and safety of the Elder/Centennial plan.

Any current or future Storm-water drainage pipe into the lake is known to have cross contamination from Sewers and lawn chemicals and all other debris in the outflow. With prevailing NE winds, the most contaminated water in the proposal from the Park district will be at the north end of Elder, which is the proposed swimming beach. The proposal presented by the park district actually increases the amount of potentially toxic water for the swimmers, while the dog beach would be the cleanest water. I do not agree with spending \$16 MIL PLUS WITH NO BIDS, on a proposal that not only does not address the issue, but makes it worse.

Here are the health and safety benefits of leaving the pier where it is and fixing it.

1. People should swim in the cleaner water north of the current Elder pier and drainage pipe, and the dogs should swim in the less clean water or not be on the beach at all.
2. We would be paying to move the pier north which would waste another 90 feet in width of our beach and cost millions and put swimmers at greater risk if they are south of the storm-water pipe.
3. We don't force pipes to make a left turn then a right turn which may cause a jam.
4. Views and Sight lines are blocked that could hamper any efforts to view someone in trouble (swimmer, paddle boarder, kayaker)
5. We need to keep our sight lines of Waukegan to Gilson, AND OF SWIMMERS PADDLE BOARDERS AND KAYAKERS. The walls are 10 feet high. You can't easily get help to anyone on the other side of the wall-10 feet high in the water you can't see people on the other side. (Show prop)
6. Beach-goers are locked out of the dog beach from walking at the water line. This is a violation of the Illinois Public Doctrine, it is the public's right to walk at the water line.
7. There are people who like to jump or dive into the lake, and this proposal would not allow that, but puts people at risk who would try it anyway. With 30 feet of rocks on either side of the proposed pier, this increases the risk immensely. (2 quadruplegics this year).
8. You cannot see the rocks under the water, so if there are waves you are thrown into the rocks and can't get out of them-(show video they were sent)
9. We are putting our 16/17 year old lifeguards in peril by forcing them to swim out up to 242 feet, over the rocks no less.

10. People walk on the rocks, there will be no path on the rocks, it is jagged and has major gaps that people can twist their legs on, and then fall on the rocks or worse yet get stuck in the waves. YES PEOPLE BREAK THE RULES. See photo

11. The rocks become wet and have moss growing on them, they are slippery and dangerous, there are no hand rails, many of us cannot traverse the 25 feet over the LLOYD walkway on the rocks.

12. This is the riptide sign from TOWER BEACH, The riptides from the pier at Tower are tiny in comparison, there will be significantly greater riptides with a 242 foot pier, and underwater rocks that will inhibit rescue.

13. If there is an emergency at the dog beach there is no way for emergency responders to get from the WPD'S proposed ADA pathway to the dog beach with any type of vehicle because it only has stairss and they would not be able to use it. The design would definitely impede rescue efforts!!!

14. Kenosha has just created a new ordinance that make it a crime to swim within 50 feet of any jetty/breakwater or pier because the structures are so dangerous. So to summarize, we have much larger riptides, 30 feet of underwater rocks on each side of the pier, rocks that have moss and are slippery, no handrails to cross over, we can't see swimmers over 10 foot walls on other beaches and worse yet lifeguards can't get to them, they will be in deeper water, larger waves, and we lose our views, we spend 16 PLUS million, people swim in the highest potential of wastewater, the dogs get the sunnier larger and cleaner beach.

SOLUTION

Open Elder, Save our Winnetkan's health and safety, and our views and sightlines. And we do not spend \$16 PLUS M on Rocks and \$15M of lost usable beachfront property.

1. We have a simple pier with a pipe below it JUST REBUILD/REPAIR IT. Have the sand replenished, Gabion baskets repaired, and groins fixed, replace the railroad ties and the end of the pier and ALL FOR less than 2 MILLION DOLLARS significantly less than 16 -18 million dollars worth of rock WALLS. This is from the August 25th 2022 park board meeting.

2. We have a simple pier with a simple stormwater pipe below like it has been for 80 years. We keep our views, it is safer and healthier, and we don't spend 16 PLUS MILLION OF OUR taxpayers money, Lose 15MIL OF PROPERTY, and HAVE access to all in the waters, and no 26 tons of rocks in our lake, nor a loss of 166 foot wide wall of rocks. (90 feet wide at Elder and 76 at Centennial)

WHAT WE HAVE IS SIGNIFICANTLY SAFER. HEALTHIER and not a nuisance due

Zoning Board Meeting, Nov. 11, 2024
PE FAIA ASLA
Philip Enquist
476 Provident Avenue, Winnetka



I believe in having ambitious goals. But goals must come with good design.

We should create a Centennial shoreline that is engaging for the Winnetka community and sensitive to the ecology.

Instead, we have an over engineered, and over scaled proposal on the land and water. We have, if you will, our own Hoover Dam, out of scale with this Park and this community.

**We are the stewards of the lakefront for all future generations
It is on our watch...to do the right thing.**

A narrower ADA path and ramp would save bluff slope and the need for grading.

The concrete retaining walls proposed are 175' in length, 30' of it is between 6 1/2' and 8' high...taller than me, standing here tonight.

The Breakwater, my primary concern, is 192.5 feet in length, longer than Tower Road Pier or Maple Pier and 75' wide from toe to toe, as wide as the full right of way of Elm Street or Chestnut Street in downtown Winnetka.

The scale comparisons illustrate this clearly which I will leave with you. This is a massive project.

Conclusion

**I would like to recommend the following design adjustments:
For Your Consideration.....**

- **Avoid all retaining walls along the bluff**
- **Reduce the width of the walkways to what is reasonable**
- **Minimize the impact to topography and vegetation...AND**
- **Eliminate the stone rubble breakwater completely.**

See the beach as ONE.

The entire project, like the park itself, should be modest, quiet, and sensitive.

It does not need to be our “Hoover Dam”. It does not need to be a +7 million dollar project.

We can do better

We must design better

Let's be better stewards

Cherry Street
Remarks from Warren James, ~~WPD Commissioner to the Zoning Board of Appeals~~

To be delivered by ~~Christina Codo, President, Winnetka Park District~~

*Mickey
Archambault*

November 11, 2024



- Thank you for the opportunity to present these remarks regarding the proposed improvements at Centennial Park. As you are aware, the Village of Winnetka does not have separate zoning districts for Parks, Open Space or Institutional Uses. Instead, each of these public uses lie within Residential Zoning District and are allowed by virtue of a Special Use Permit. All of these public projects have been granted relief from the underlying residential zoning restrictions, recognizing the fundamental distinction between public and private uses.
- Each of the four other Winnetka Park District Beaches: Tower, Lloyd, Maple and Elder has access roads accomplishing three specific public purposes: ADA, maintenance and emergency access. None of those existing improvements is in compliance with the steep slope ordinance.
- Each of the four other Winnetka Park District Beaches has structures at the beach level to serve the public interest, including public restrooms, storage, meeting, management and maintenance facilities that are not in compliance with the newly enacted steep slope ordinance.
- Centennial Park is unique among the five public beaches in Winnetka by virtue of the low bluff and long expanse of shoreline, making it suitable for an ADA accessible path to the beach that embraces the principle of universal design.
- The Park District's plans for Centennial provides a continuous accessible pathway from Sheridan Road to the end of the new pier and viewing area on the lake. The plan preserves existing views and includes multiple opportunities to enjoy enhanced panoramic views of the lake, from the mid-bluff landing (currently not "accessible"), from the boardwalk level or all the way out to the lake on the new breakwater. In addition, the design includes an accessible ramp to the beach, where a beach mat may allow patrons with differing abilities to enter the lake directly.
- The Winnetka Park District has a mandate and a duty to the public to provide ADA compliant, Emergency and Maintenance access to its beaches, including Centennial Park, as stated in Section 2.04 titled **Purpose, Objectives and Policy** in the first paragraph. In the Winnetka Futures 2040 Plan, Initiative 6.1.1 on page 162 recommends "Continue to collaborate with the Park District, local school districts, Forest Preserve District of Cook County and others to create opportunities that enhance accessibility to the open spaces of Winnetka."

From: [REDACTED]
To: [Robert Bahan](#); [Ann Klaassen](#)
Subject: ADA rules for beaches.
Date: Tuesday, November 12, 2024 5:18:29 PM

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

Dear Bob and Ann,

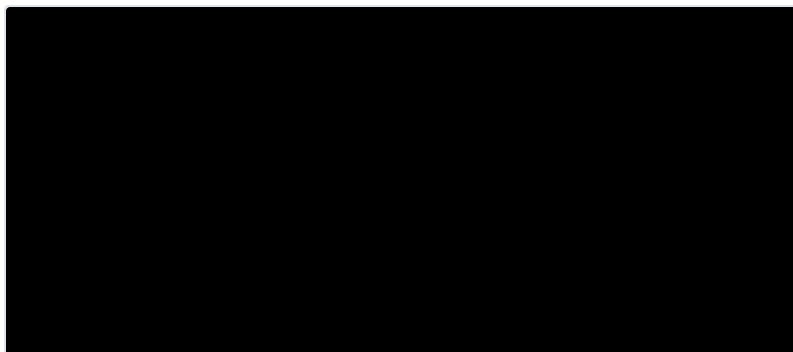
I wanted you to be aware of the rules below. There's much more on the website, but I got to it after public comments last night. Would you please forward this email to the Village Trustees, the ZBA, and anyone else you think should read this.

I will also send you a photo in a second email.

Thank you so much.

Irene Smith
[REDACTED]

[ADA Compliance in Outdoor Recreation - Parks Trails and Beaches - KNOW-THE-ADA](#)



ADA Compliance in Outdoor Recreation - Parks Trails and Beaches - KNOW-T...

admin

Explore ADA compliance in outdoor recreation, focusing on parks, trails, and beaches. Learn the standards and st...

The Americans with Disabilities Act (ADA) has significantly influenced the landscape of accessibility in countless spheres of daily life. One area that has seen substantial improvements thanks to the ADA is outdoor recreation. Originally signed into law in 1990, the ADA ensures that individuals with disabilities have the same rights and access opportunities as everyone else. This includes facilities and amenities in parks, on trails, and at beaches across the United States.

Outdoor recreation is vital for physical health, mental well-being, and social interaction. Hence, it's crucial that these recreational spaces are accessible to all individuals, regardless of their physical capabilities. The ADA defines a framework that obligates outdoor recreation providers to implement accessible design and the inclusion of necessary features that facilitate easier access. As a result, a growing number of parks, trails, and beaches have been retrofitted or constructed to meet these stringent requirements.

The ADA's guidelines are not just legal obligations; they represent a commitment to inclusivity and equal opportunity. This article will delve into ADA compliance specifically as it pertains to outdoor recreation sites – focusing on the standards and requirements for parks, trails, and beaches. Additionally, we'll explore common challenges and solutions in creating these accessible environments.

The ADA Standards for Accessible Design outline the scoping and technical requirements for accessibility to buildings and facilities by individuals with disabilities. These standards cover a wide range of elements, including parking, walking surfaces, bathrooms, and signage. For outdoor recreation, these standards have been expanded to address the unique needs of parks, trails, and beaches.

Parks, for instance, must provide accessible routes from parking areas to facilities such as playgrounds, picnic areas, restrooms, and activity centers. These routes must have a firm, stable surface, with gentle slopes and cross-slopes to accommodate wheelchairs, walkers, and other mobility devices. Additionally, key features like picnic tables, benches, and drinking fountains must be accessible and strategically placed along these routes.

Trails present a different set of challenges. In 2013, the U.S. Access Board issued the final rule for the Architectural Barriers Act, aimed at setting accessibility guidelines for outdoor areas managed by federal agencies, including trails. These guidelines address trail surfaces, width, slopes, and obstacles, ensuring that a portion of trails within a park or nature preserve are accessible to individuals with disabilities.

Beaches also have specific requirements. They must provide accessible routes from parking lots or pathways to the water's edge. Beach wheelchairs, which have large, balloon-like tires for traversing sand, are often made available to visitors. Additionally, amenities such as accessible showers, changing rooms, and restrooms are essential components of an ADA-compliant beach.

Though I may not be here with you, I urge you to answer the highest calling of your heart and stand up for what you truly believe. In my life I have done all I can to demonstrate that the way of peace, the way of love and nonviolence is the more excellent way. Now it is your turn to let freedom ring.

When historians pick up their pens to write the story of the 21st century, let them say that it was your generation who laid down the heavy burdens of hate at last and that peace finally triumphed over violence, aggression, and war. So I say to you, walk with the wind, brothers and sisters, and let the spirit of peace and the power of everlasting love be your guide.

John Lewis, from the essay he wrote shortly before his death on July 17, 2020.

From: [REDACTED]
To: [Robert Bahan](#); [Ann Klaassen](#)
Subject: Photo for you.
Date: Tuesday, November 12, 2024 6:08:21 PM

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



Dear Bob and Ann,

This photo was taken yesterday, 11/11/24, by Professor Phil Enquist. The photo was taken from the upper path / walkway at Centennial Park.

The view is about where the WPD's enormous breakwater would be. It is worth the effort to save this open sandy beach.

Please send this photo and my comments to the Village Trustees, the ZBA, and anyone else you think should see it.

Thanks so much.

Irene Smith

From: [REDACTED]
To: [Ann Klaassen](#); [Robert Bahan](#)
Subject: Great Lakes Water Safety
Date: Friday, November 15, 2024 11:54:49 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.

<https://www.greatlakeswatersafety.org/beach-park-workers>

Dear Ann and Rob,

This is a very interesting site with lots of information about beach safety and the problems with piers. I have also attached their wheel of safety.

Would you please forward this email to members of the ZBA, the Village Trustees, and anyone else you think might be interested.

Thank you very much.

Irene Smith
[REDACTED]

Though I may not be here with you, I urge you to answer the highest calling of your heart and stand up for what you truly believe. In my life I have done all I can to demonstrate that the way of peace, the way of love and nonviolence is the more excellent way. Now it is your turn to let freedom ring.

When historians pick up their pens to write the story of the 21st century, let them say that it was your generation who laid down the heavy burdens of hate at last and that peace finally triumphed over violence, aggression, and war. So I say to you, walk with the wind, brothers and sisters, and let the spirit of peace and the power of everlasting love be your guide.

John Lewis, from the essay he wrote shortly before his death on July 17, 2020.

At a glance, here are some of our best, crowdsourced, lifesaving water safety tips. The full, detailed list is under Resources for Parents & Caregivers. Scroll down for more on what you can do to help keep your family and friends safe.



Laurie Morse
PO Box 321
Glencoe, IL 60022

1 December, 2024

Village of Winnetka
Attention: Zoning Board of Appeals
510 Green Bay Road 2nd Floor
Winnetka, IL 60093

Re: Winnetka Park District request for steep slope variances, Centennial beach and bluff

Dear ZBA Members:

Thank you for your careful and informed review of the Winnetka Park District's application for variances from Winnetka's steep slope ordinance for the development of Centennial Beach and the bluff above.

You've read hundreds of pages of comments relating to this project and heard verbal comments at two long meetings. I hope some of the below is useful to your work.

Your Board seems in agreement the Elder and Centennial beach and bluff developments should be reviewed together. It is one beach. All of Winnetka's masterplan visioning supports a unified waterfront. The fact that the upland parcel at 195 Sheridan doesn't belong to the Park District isn't relevant – the slice of beach from the north end of Elder to the south end of the new artificial beach lakeward of 205 Sheridan Road belongs to the people of Illinois and is one beach. As you know, the whole shoreline is the jurisdiction of the Illinois Department of Natural Resources (IDNR), held in trust for all people.

The Park District's bluff development proposal at Centennial chops up the beach and hinders public access. The ZBA needs the whole picture – plans for the entire beach. The Park District might soon submit plans for Elder. Please wait to see the WPD's complete Elder/Centennial plan before proceeding.

IDNR RULES AND PROCESSES:

Most elements in the Park District's Centennial design won't survive IDNR and federal review. The IDNR cannot permit fenced animal pens (dog area) on public trust land. Such fences do exist on some beaches (Montrose Beach), but they don't have permits. If anyone cared to object to the Montrose fence the IDNR would be compelled to enforce their regulations and order removal. In Winnetka's case, the dog pen is not an after-thought. It is part of the permit application. Federal and State regulations prevent its approval.

The Winnetka Park Board understands this. The neighbor who is donating \$3 million for the right to impose a fenced dog beach on the Winnetka Park District for 50 years knows this. And yet they persist. The Park District may (wrongly) believe an OK of this design from the Village would strengthen its application to the IDNR. Perhaps the WPD and the donor think including a dog beach in the drawings would encourage public support of their proposal.

Whatever the reason, it appears the Winnetka Park Board is wasting your time.

I suggest your Chair approach Village leadership and determine if the Village sub-boards should continue reviewing these plans prior to state and federal review. Since IDNR can't permit a waterfront dog

enclosure and if the colossal rock breakwater is considered unsafe for swimmers by the Park District's own insurance agency without protective fencing in the water (fencing which the IDNR and the USACE can't approve either) what is left of the Centennial plan?

Having studied the IDNR and US Army Corps of Engineer's permitting process for more than a dozen years, I'd like to provide additional background for the ZBA. While my statements are reliable, Winnetka would benefit from confirming all with professionals:

1. In their reviews of applications for permits to fill Lake Michigan, the IDNR does not consider safety issues. The permits are for erosion control. Elements of erosion control design that provide for safety or enclosure— railings, fences, gates, etc. --are not permittable. Applications might include these features, but will be removed before a permit is awarded. Fences, etc can be included landward (up bluff) from public trust lands. For example, the current dog fence in Winnetka is on the bluff far from IDNR jurisdiction.
2. The folks at IDNR and the USACE do not review permit applications for recreational suitability. Both agencies allow extra fill to public park districts because they assume park district beach improvements enhance public access. The agencies are concerned with access, but not recreation. I see little evidence the Park Board has consulted recreational professionals on the pier or dog pen proposals. Folks who run and manage public beaches know getting people **into** the water is essential. The Centennial plan gets folks to the Lake but not into the water. And the current plan creates swimming hazards for all people, regardless of their abilities.
3. The folks at IDNR and USACE who approve Lake Michigan permit applications are not engineers. The agencies do NOT require engineering stamps on permit drawings. Under their regulations, one could submit a lake fill design on a paper plate. This demonstrates the usefulness of Winnetka's requirement that shoreline plans be independently reviewed by coastal engineers.

IDNR regulations do require a project to be of "minimum size" to achieve shore protection. I have found IDNR permit review to be rigorous. The IDNR frequently sends projects back to applicants for re-design when features do not comply with state requirements.

4. While the Corps could require environmental impact studies for individual fill projects under the National Environmental Policy Act (NEPA), the Corps has not done so on the Illinois Shore. It has also declined to evaluate the cumulative impact of multiple permits issued in close geographic proximity on aquatic ecosystems and shoreline habitat. The Illinois Environmental Protection Agency does co-review Lake Michigan fill permits, but to date has not shown much investment in doing so. Any pollution control measures during construction must be specified by Winnetka.

Local governments can minimize construction impact on nearshore species by prohibiting in-lake construction in spring, when minnows and invertebrates emerge and are living in the shallow water where it is warmer and food is generally available.

5. Federal and State regulators understand new stone breakwaters (the WPD is calling the Centennial rocks a pier, but it is a stone breakwater) interrupt natural down shore (littoral) drift of sand. To

offset injury to neighboring beaches to the south, the IDNR and USACE require the stones to be filled with 10% more sand than the structure's capacity. Effectiveness of the 10% overfill has not been tested. The IDNR, while requiring 5-year post-construction monitoring of sand fill in permitted structures, pointedly avoids monitoring sand loss or gain on neighboring beaches. As a result, there is little data proving the 10% the overfill is sufficient to protect neighboring properties from sand depletion.

We have seen breakwaters built in the warm season but not filled with sand until the following spring can have devastating effect on unprotected shorelines downdrift. Winnetka might prevent this by requiring new breakwaters to be filled prior to winter.

Thank you for your time and attention.

Respectfully submitted,

Laurie Morse

A solid black rectangular box used to redact the signature of Laurie Morse.

Theodore Wynnnychenko
1086 Oak Street
Winnetka, IL 60093-2165

December 1, 2024

Matthew Bradley, Chairman
Zoning Board of Appeals
c/o Ann Klaassen, Staff Liaison
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

VIA EMAIL: aklaassen@winnetka.org

Chairman Bradley:

I am taking this opportunity to bring your attention to, what appear to be, functionally false statements made by Winnetka Park District ("WPD") representatives, after "promising to give truthful testimony," at the Zoning Board of Appeals' ("ZBA") meeting on November 11, 2024.

I request that this letter be distributed to all ZBA members. In addition, I wish to explicitly state that this letter is intended as a direct communication to you and other ZBA members. Certainly, this communication can be included in any agenda packet, as the ZBA decides. However, I request that this communication be transmitted immediately and directly to all ZBA members. It is my concern that, should this communication only be included in a packet numbering in the hundreds of pages, ZBA members will not have the opportunity to consider the import of the WPD's actions at its prior meeting.

During the November 11, 2024 meeting, at time index 2:04:07, the WPD's attorney stated to the ZBA that, in an email dated September 13, 2024, the Cook County Department of Animal and Rabies Control ("CCARC") informed the WPD that "based on the information you have provided to our department, we would not view the lake barrier as a violation of our current dog park ordinance."

This is a factually accurate statement.

Unfortunately, the WPD's attorney then concluded that "Cook County has told us that having an open fourth side on the lake would not be a violation of the Cook County Ordinance."

Based on the information available to the WPD at the time this statement was made, I believe that the WPD's attorney knew, or should have known, that this concluding statement was, and is, false.

As documented on page 195 of that meeting's agenda packet's Attachment C1, CCARC advised that the statement quoted by the WPD's attorney was not "intended" to provide any "affirmative permissions" to the WPD.

The WPD was in receipt of this document, as it was transmitted to them at the same time as it was transmitted to the ZBA. It is suspect that the WPD choose to misrepresent the "authority" granted by the CCARC on this matter when providing testimony under oath.

Shortly later, beginning at time index 2:18:27, a series of questions were posed to the WPD by Mr. Haller. Mr. Haller, in regards to dog areas, asked:

Cook County doesn't require that that be accomplished by a fence, does it? They provide other means of delineating dog parks from other areas besides exclusively putting a fence into the water, from my understanding, can you comment on that? What options does Cook County provide for us, if any, other than the fence for the dog restrictions?

The WPD's Director responded that "I think its a case by case basis on what the County would authorize for that purpose."

Mr. Haller then responded with the statement: "But, it is a case by case, and there are other alternatives that may or may not be acceptable to Cook County."

The Director affirmed this, stating: "That would be an accurate statement."

However, these statements are not "accurate," and, I believe this inaccuracy was, or should have been, known to the Director when she incorrectly and/or falsely affirmed it.

On July 2, 2024, the WPD filed a FOIA request with CCARC requesting: "Most recent final document of Regulation VIII. Dog Parks and Areas from Administrative Regulations to the Cook County Animal and Rabies Control Ordinance - Any official opinions on VIII.B.2. as it relates to beach dog parks on Lake Michigan and fencing being required or not required on the water side since the date of last update to Regulation VIII."

On July 22, 2024, the WPD received a copy of the most recent Regulation from CCARC. Notably, the WPD did not receive "any official opinions on VIII.B.2" in response to is request under FOIA.

Additionally, I had previously provided the WPD a copy of these CCARC regulations on March 28, 2024, and have attached them to this correspondence.

On page 24 of the regulations, Regulation VIII.B.2 states: "A Dog Park must be completely enclosed by a contiguous fence with each entrance designed in such a manner as to secure against accidental opening. [Emphasis Added]"

While it may be reasonable to wish that the Regulation provides discretion in the construction of a "Dog Park," and that such areas would be considered on a "case by case" basis, the Regulation is clear and unambiguous. It does not.

Furthermore, there is no evidence, of any kind, that the CCARC has ever provided any proactive exemptions of any kind to this Regulation.

While the WPD would like to believe that its "dog beach" will be in compliance with CCARC regulations, it will not be.

I am highly troubled that the WPD would, in my opinion, knowingly spread misinformation and false statements, under oath, to advance a project that clearly violates current CCARC regulations.

Since 


Theodore Wynnychenko

FOREWORD

In most every community known to man there exists a relationship with animals. This relationship has been documented in many ways since the caveman first drew pictures on the walls of his cave. Problems occur in the urban community when lovers of animals forget that this kind of love is not necessarily shared by their neighbors. The animals that create most of the problems are cats and dogs. The Cook County Animal and Rabies Control Ordinance was developed and passed to establish guidelines in the development of harmonious relationships between animals and man. This Ordinance is the law in all municipalities within Cook County. Any municipality regardless of its population may pass an ordinance effective within its jurisdiction more strict than the County Ordinance. Rabies, while well controlled, still exists mainly in bats and skunks within Cook County. Prevention of rabies is the basic reason for the Animal Bite Report form. The guidelines offered in this booklet provide information for those most frequently involved with bites by animals.

Finally, Cook County is almost totally urbanized. Each municipality is responsible for the animals in the area under its jurisdiction. Part IV of this booklet outlines one way in which a municipality can establish an Animal Control program.

DEPARTMENT OF ANIMAL CONTROL

ARTICLE I. IN GENERAL

Sec. 10-1. Purpose.

The purpose of this chapter is to provide harmonious relationships in the interaction between man and animal by:

- (1) Protecting the citizens of the County from rabies by specifying such preventive and control measures as may be necessary;
- (2) Protecting animals from improper use, abuse, neglect, inhumane treatment and health hazards, particularly rabies;
- (3) Providing security to residents from annoyance, intimidation, and injury from cats, dogs and other animals;
- (4) Encouraging responsible pet ownership;

(5) Providing for the assessment of penalties for violators and for the enforcement and administration of this chapter.

(Code 1980, § 20-1; Res. of 1-3-1977; Ord. No. 99-O-25, § 20-1, 10-5-1999.)

Sec. 10-2. Definitions.

The following words, terms and phrases, when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Administrator means the licensed veterinarian appointed by the County Board, pursuant to the Illinois Animal Control Act (510 ILCS 5/1 et seq.) or authorized representative.

Animal means any live vertebrate creature except man.

Animal capable of transmitting rabies means all animals classified as mammals.

Animal control warden means an employee of the County appointed by the Administrator to powers in the enforcement of this chapter.

Bird means any flying vertebrate that is covered with feathers.

Bite means seizure of a person with the jaws or teeth of any cat, dog or other animal capable of transmitting rabies so that the person so seized has been wounded or pierced and further includes contact of the saliva of cat, dog or other animal with any break or abrasion of the skin.

Cat means all members of the classification, *Felis catus* .

Confined means the restriction of the cat, dog or other animal at all times by the owner in a manner that will isolate the cat, dog or other animal from the public and other cats, dogs or other animals.

Control means any owned animal that is either secured by a leash or lead, or within the premises of its owner, or confined within a crate or cage, or confined within a vehicle, or within the premises of another person with the consent of that person.

Dangerous or *vicious animal* means any animal which has known vicious propensities or which has been known to attack or injure any person who was peacefully conducting themselves in any place where they may lawfully be.

Dog means all members of the classification, *Canis familiaris* .

Domestic animal means any animal which has been domesticated by man so as to live and breed in a tame condition.

Guard dog means a dog used in a commercial business or by a municipal or police department for the purposes of patrol and protection.

Inoculation against rabies means the injection of a rabies vaccine approved by the Illinois Department of Agriculture and administered by a licensed veterinarian in accordance with the company's recommendations for the vaccine used.

Owner means any person having the right of property in an animal, who keeps or harbors an animal, who has it in their care, acts as its custodian or who knowingly permits an animal to remain on or about any premises occupied by them unless possession is prohibited by Federal or State laws. Native wildlife remaining on or about any premises shall not be included in this definition.

Pound means any facility licensed by the Illinois Department of Agriculture and approved by the Administration for the purpose of enforcing this chapter and used as a shelter for seized, stray, homeless, abandoned or unwanted animals.

Service animal means any guide dog, signal dog, or other animal individually trained to do work or perform tasks for the benefit of an individual with a disability, including, but not limited to, guiding individuals with impaired vision, alerting individuals with impaired hearing to intruders

or sounds, providing minimal protection or rescue work, pulling a wheelchair, or fetching dropped items.

Stray animal means any owned animal that is not controlled.

Tethering means to restrain a dog by tying the dog to any object or structure, including without limitation a house, tree, fence, post, garage, shed, [or] clothes line by any means, including without limitation a chain, rope, cord, leash or running line.

Tow chain or *log chain* means any chain that is more than one-quarter of an inch in width.

(Code 1980, § 20-2; Res. of 1-3-1977; Ord. No. 99-O-25, § 20-2, 10-5-1999; Ord. No. 04-O-44, § 1, 11-3-2004; Ord. No. 10-O-09, 1-26-2010.)

Sec. 10-3. Violations.

(a) Any person violating any provision of this chapter or counterfeiting or forging any certificate, permit or tag, or resisting, obstructing or impeding any authorized officer in enforcing this chapter is guilty of a misdemeanor punishable by a fine not exceeding \$500.00 or by imprisonment for a period not exceeding six months or both such fine and imprisonment. Each person shall be guilty of a separate offense for every day in which any violation of any of the provisions of this chapter is committed or permitted to continue and shall be punished as provided in this chapter.

(b) The Administrator or State's Attorney or any citizen of the County may maintain a complaint in the Circuit Court of Cook County to enjoin all persons in the control of a dangerous animal from allowing or permitting such animal to leave their premises when not under the control of a leash and muzzle or other recognized methods of physical restraint.

(c) If any owned animal injures another animal which is under control, the owner of the attacking animal is liable for the full amount of the injuries sustained.

(d) If any owned animal, without provocation, attacks or injures any person who is peacefully conducting himself in any place where he may lawfully be, the owner of such animal is liable for damages to such person for the amount of the injury sustained.

(Code 1980, § 20-11; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-11, 10-5-1999.)

Sec. 10-4. Administrator authority, dog parks or areas.

No person including a municipal corporation, forest preserve district or park district or park district shall designate within the County any outdoor area, even if fenced, as an area where dogs may run off leash unless such person, municipal corporation, forest preserve district or park district complies with such regulations as may be issued by the Administrator for the operation of outdoor off leash areas.

(Ord. No. 04-O-44, § 6, 11-3-2004.)

Sec. 10-5. Supervision by Department; rules and regulations.

The Administrator may issue regulations, consistent with the provisions of this chapter, for their administration and enforcement, and may prescribe forms which shall be used in connection therewith.

(Code 1980, § 20-15; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-15, 10-5-1999.)

Sec. 10-6. Duties of Administrator; police power; cooperation of Sheriff and police.

- (a) It shall be the duty of the Administrator, through public education, rabies inoculation, stray control, impoundment, quarantine and other means deemed necessary to control and prevent the spread of rabies in the County.
 - (b) The Administrator and Animal Control Wardens are for the purpose of enforcing this chapter and the Animal Control Act (510 ILCS 5/1 et seq.), clothed with full police power.
 - (c) The Sheriff and Sheriff's Deputies and municipal police officers shall cooperate with the Administrator in carrying out the provisions of the Animal Control Act (510 ILCS 5/1 et seq.).
 - (d) The Administrator shall be authorized to develop new programs to implement the animal control goals of this chapter and the Animal Control Act (510 ILCS 5/1 et seq.). Such programs may include but are not limited to; programs to aide in the elimination of uncontrolled and/or stray animals in the community, programs to educate the public on issues pertaining to animal control and rabies, programs to impound stray animals, and programs to fund surgical treatment to render animals unable to reproduce. The Administrator is further authorized, subject to annual budget approval by the Board of Commissioners to use Animal Control Funds collected from the issuance of annual animal tags as authorized in Section 10-41(b) of this chapter, to fund such programs.
- (Code 1980, § 20-12; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-12, 10-5-1999.)

Sec. 10-7. Powers of municipalities and other political subdivisions to regulate animals. Nothing in this chapter shall be held to limit, the power of any municipality or other political subdivision to prohibit animals from running at large, nor shall anything in this chapter be construed to limit the power of any municipality or other political subdivision to further control and regulate animals in such municipality or other political subdivision by enacting stricter requirements, including a requirement of inoculation with rabies vaccine.

(Code 1980, § 20-13; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-13, 10-5-1999.)

Sec. 10-8. Animal care.

- (a) No owner shall fail to provide his or her animals with sufficient wholesome food and water, proper shelter and protection from the weather, veterinary care when needed to prevent suffering, and with humane care and treatment.
- (b) No person shall beat, torment, overload, overwork or otherwise abuse an animal.
- (c) No person shall own, keep, harbor, or otherwise maintain within the County, any breeds of fowl that are or will be used in the pursuit of and staging of cockfighting on any premises.
- (d) No person shall use a tow or log chain as a collar, leash or tether.
- (e) Restrictions on a dog that is tethered:
 - (1) A tethered dog must have access at all times to water, adequate shelter, and dry ground.
 - (2) If there are multiple dogs, each dog must be tethered separately and each dog must have separate food, water, and shelter.
 - (3) A dog must be tethered in such a manner as to prevent injury or strangulation and the tether must be at least ten feet long.
 - (4) The tether must be attached to the dog by a properly fitting collar or harness with a rotating toggle attachment. Pinch, prong, or choke collars shall not be used. The tether shall not wrap directly around the dog's neck.
 - (5) No dog may be tethered in the case of extreme weather conditions, including when a heat advisory, a wind chill warning or tornado warning has been issued by local, state, or national authority.

- (6) No dog shall be tethered within 200 yards of a school.
- (7) No person shall permit at any time a tethered dog to bark, whine, howl or make excess noises so as to cause a nuisance.
- (f) No person shall promote, stage, hold, manage, conduct, or carry on any animal fight or any other type of contest, game or fight of a similar nature, nor any simulated version of same that involves baiting or inciting an animal toward intent to fight.
- (g) No person shall hold a greased pig contest.
- (h) No person shall be permitted to keep animals in violation of the Humane Care for Animal Act (510 ILCS 70/1 et seq.) or the Animal Welfare Act (225 ILCS 605/1 et seq.).
- (i) No owner may abandon any animal where it may become a public charge or may suffer injury, hunger or exposure.
- (j) No person shall keep any animal within a building or upon any premises without food, water, or proper care and attention for a period of time sufficient to cause undue discomfort or suffering. If the owner cannot be located after reasonable search, or if the owner shall be known to be absent due to injury, illness, incarceration or other involuntary circumstances, it shall be the duty of the Administrator or a Humane Investigator to act upon the complaint as directed by the Humane Care for Animals Act (510 ILCS 70/1 et seq.).
- (k) No person shall give away or use any live animal as a prize for or as an inducement to enter any contest, game, or other competition or as an inducement to enter a place of amusement or offer such animal as an incentive to enter any business agreement whereby the offer was for the purpose of attracting trade.
- (l) No person shall bring or cause to have brought into the County, sell, offer for sale, barter or display living baby chicks, ducklings or other fowl or rabbits which have been dyed, colored or otherwise treated so as to impart to them an artificial color, or give away as pets or sell, offer for sale, barter or give away at no cost or as novelties or prizes. Nothing in this section shall be construed to prohibit legitimate commerce in poultry for agricultural or food purposes.
- (m) No person may knowingly poison or cause to be poisoned any domesticated animal. The only exception will be written permit from the Illinois Department of Agriculture for the purpose of controlling diseases transmissible to humans or other animals and only when all other methods and means have been exhausted. Such a permit shall name a person or persons conducting the poisoning, specify the products to be used, give the boundaries of the area involved and specify the precautionary measures to be employed to insure the safety of humans and other animals. Any drugs used for euthanasia shall be by or under the direction of a licensed veterinarian.
- (n) No person shall kill or wound, attempt to kill or wound, or take the nest or eggs or young of any bird that is protected by Federal or State law. Birds that are regulated by the Illinois Department of Conservation are excluded from this restriction during the period of regulation.
- (o) No person shall keep or permit to be kept or display for exhibition purposes any wild animal contrary to Federal, State and local laws or regulations.
- (p) No person shall permit at any time their animal to:
 - (1) Run uncontrolled;
 - (2) Molest persons or vehicles by chasing, barking or biting;
 - (3) Attack other animals;
 - (4) Damage property other than the owner's.
- (q) No person shall allow animal feces to accumulate in any yard, pen or premises in or upon which an animal shall be confined or kept so that it becomes offensive to those residing in the vicinity or a health hazard to the residing animal.

- (r) No person shall fail to remove feces deposited by the person's cat or dog, except service animals, upon the public ways or within the public places of the County or upon the premises of any person other than the owner without that person's consent.
 - (s) No person shall leave any animal unattended in a motor vehicle or enclosed trailer when the outside temperature shall exceed 30 degrees Celsius (86 degrees Fahrenheit) or contain any animal in such manner that the animal does not have proper air circulation while confined in a motor vehicle, trailer, kennel, dog house, or any type of container or structure in which an animal may be confined.
 - (t) No person shall own any animal which is known to be infected with any disease transmissible to other animals or man, including severe parasitism, unless such animal shall be confined in such a manner as not to expose other animals or man.
 - (u) Any animal which is on any public way or public place and which appears to be injured or severely diseased and for which care is not being provided on the scene by the owner or any injured or severely diseased animal that has strayed onto private premises shall be removed, if possible, to the care of the Cook County Department of Animal and Rabies Control, to the nearest humane society, to the nearest municipal pound, or to the nearest veterinarian or veterinary hospital willing to accept same without guarantee of payment. If immediate removal shall not appear practical or possible or if the removed animal is in critical condition such animal may be deprived of life by the most humane method available on the scene unless the owner shall come forward beforehand and assume responsibility for immediate removal and care.
 - (v) Any person who, as the operator of a motor vehicle, strikes an animal shall stop at once and render such assistance as may be possible; or shall immediately report such injury to the animal owner, if known; or the appropriate law enforcement agency; or to the local humane society.
 - (w) Any person having a dead animal within their possession or control or upon any premises owned or occupied by such person without the proper permit shall dispose of the dead animal in compliance with the Illinois Dead Animal Disposal Act (225 ILCS 610/1 et seq.).
 - (x) Every person in possession or control of any stable or place open for public use where any animals are kept, shall maintain the stable or place at all times in a clean, sanitary condition and conform to State fire prevention regulations.
- (Code 1980, § 20-3; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-3, 10-5-1999; Ord. No. 04-O-44, § 2, 11-3-2004; Ord. No. 10-O-09, 1-26-2010.)

Sec. 10-9. Stray animals.

- (a) Whenever an Animal Control Warden observes or is informed that an animal is a stray or is running-at-large and not under the control of the owner, the animal shall be immediately apprehended and impounded. Any person may apprehend a stray animal and inform the local police or the Administrator so that the stray animal can be impounded. Stray animals impounded by the Department of Animal and Rabies Control shall be kept at a location closest to the point at which the stray animal is apprehended. A minimum of two impoundment locations shall be used by the Department, one optimally convenient to that portion of the County outside the City of Chicago lying north of the Eisenhower Expressway and one optimally convenient to that portion of the County outside the City of Chicago lying south of the Eisenhower Expressway.
- (b) All stray animals impounded shall have a record. The record shall include the owner's name, address and telephone number, if known; species or breed, color, sex, and physical condition of the animal; license or tag number, if known; and the time and date impounded.

(c) When owners of stray animals impounded are known, notice shall be given by mail to the last known address. Stray animals shall not be held less than seven days, if the owner is known. All unclaimed apprehended animals shall be placed for adoption, humanely euthanized or otherwise disposed of in accordance with the Illinois State Law.

(d) The stray animal owner is responsible for all costs relating to the apprehension and impoundment of the animal found not under control.

(Code 1980, § 20-7; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-7, 10-5-1999; Ord. No. 04-O-44, § 4, 11-3-2004.)

Sec. 10-10. Restrictions on controlled animals.

(a) Animals shall not be permitted to enter any place where food is processed for human consumption. Service animals and guard dogs used in food establishments are exempt from this restriction.

(b) Animals, except service animals, shall not be present at or upon any school premises, public playground or public swimming pool unless official written permission has been granted by the public agency or its agent owning the property. At no time shall animals be permitted in any sand box or sand piles in which children play.

(Code 1980, § 20-8; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-8, 10-5-1999; Ord. No. 04-O-44, § 5, 11-3-2004.)

Sec. 10-11. Female animals in heat.

The owner of any female animal in heat (estrus) shall confine such animal in a building or secure enclosure and shall attend the animal in such a manner that such female animal cannot come into contact with a male of the same species except for planned breeding.

(Code 1980, § 20-9; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-9, 10-5-1999.)

Sec. 10-12. Dangerous or vicious animals.

Dangerous or vicious animals shall be confined by the owner within a building or secure enclosure and shall be muzzled or caged whenever off the premises of its owner.

(Code 1980, § 20-10; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-10, 10-5-1999.)

Secs. 10-13--10-40. Reserved.

ARTICLE II. RABIES CONTROL

Sec. 10-41. Rabies vaccination.

(a) Every owner, except animal shelters, animal impounding facilities, and laboratory animal facilities, of a dog, cat or ferret four months or more of age shall cause such animal to be inoculated with a rabies vaccine by a licensed veterinarian at such intervals as approved by the State Department of Agriculture. The rabies vaccine shall be licensed by the United States Department of Agriculture and approved by the State Department of Agriculture.

(b) Evidence of such rabies inoculation shall be entered on a certificate approved by the County Board of Commissioners. Veterinarians who inoculate an animal shall procure from the County Department of Animal and Rabies Control serially numbered tags, one to be issued with each inoculation certificate. Only one animal shall be included on each certificate. Upon change of ownership application shall be made for a new inoculation certificate. Such tags shall be attached to the collar or harness worn by the animal for which the tag was issued when the

animal is off the property of the owner. The cost of the tags shall be as set out in Section 32-1 for a one-year tag and for a three-year tag. The tag fees shall be paid to the Department and transferred to the County Treasurer on the last day of each month.

(Code 1980, § 20-4; Ord. of 1-3-1977; Ord. No. 83-O-09, 2-28-1983; Ord. No. 99-O-25, § 20-4, 10-5-1999; Ord. No. 02-O-31, § 20-4, 9-19-2002; Ord. No. 04-O-44, § 3, 11-3-2004; Ord. No. 08-O-55, 11-19-2008.)

Sec. 10-42. Biting animal capable of transmitting rabies.

(a) It shall be unlawful for any person knowing that an individual has been bitten by an animal to refuse to notify, within 24 hours, the police or other officer with the delegated authority who are responsible for the area in which the bite occurred.

(b) Except as otherwise provided by State law with respect to police dogs, when the Administrator receives information that any person has been bitten by an animal the Administrator shall have the owner confine the biting animal under observation of a licensed veterinarian for a period of ten days beginning within 24 hours of the biting incident. The biting animal may be confined in the house of its owner in a manner which will prohibit it from biting any person or animal if the animal is currently vaccinated with an approved rabies vaccine. Caged animals such as rats, guinea pigs, rabbits, etc., can be placed under home confinement.

(1) When the biting animal is currently inoculated with rabies vaccine the animal's health shall be reported by the veterinarian to the Cook County Department of Animal and Rabies Control on the first and tenth days of the observation period for rabies.

(2) When the biting animal is not currently inoculated with rabies vaccine the animal shall be confined for ten days in a veterinary hospital or animal control or humane shelter provided there is a veterinarian daily on the premises.

(c) Confirmation of the health of the biting animal shall be sent by the veterinarian to the Cook County Department of Animal and Rabies Control within 24 hours of the first and final examinations. Official forms shall be provided by the Department.

(d) When an animal confined for biting shows signs of rabies or acts in a manner which would lead a person to believe that an animal may have rabies, the owner or veterinarian shall notify the Administrator immediately by telephone or in person of these signs. The Administrator shall immediately notify the physician attending the bitten person or responsible health agency as soon as the Administrator receives notice of such signs and shall securely confine the animal.

(e) If the animal confined is determined not to be infected with rabies at the end of the period of confinement, it shall be released from quarantine. The animal owner shall show proof of rabies inoculation for the animal and shall pay any fee, charge or penalty including any fee for veterinary services attributed to the bite. A confined animal, when not redeemed by the owner may be disposed of in accordance with State law.

(f) It shall be unlawful for the owner of a biting animal to euthanize, sell, give away or otherwise dispose of, or have inoculated against rabies the animal known to have bitten a person until it has been released from confinement for observation for rabies by the Administrator. It shall be unlawful for the owner of such animal to refuse or fail to comply with the written or printed instructions made by the Administrator. If such instructions cannot be delivered in person they shall be mailed to the owner of such animal by regular mail, postage prepaid, return receipt requested. The affidavit of testimony of the Administrator delivering or mailing such instructions is prima facie evidence that the owner of such animal was notified of their responsibilities.

(Code 1980, § 20-5; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-5, 10-5-1999.)

Sec. 10-43. Rabies case procedure.

(a) It shall be unlawful for the owner of an animal which shows signs of rabies or which acts in a manner which would lead a person to believe that such animal may have rabies to fail to notify the local police or the Administrator immediately by telephone or in person.

(b) The Administrator shall investigate each report of an animal which shows signs of rabies or acts in a manner which would lead a person to believe that the animal may have rabies. Upon determination by the Administrator or a licensed veterinarian that an animal may be infected with rabies, the owner of such animal shall be required by the Administrator to surrender the animal to the Administrator or a licensed veterinarian for confinement for a period of time as determined by the State Department of Agriculture.

(c) When the animal confined is determined to be infected with rabies by the examining veterinarian the Administrator shall order the animal humanely destroyed. A copy of this order shall be given to the owner of the animal or mailed to the last known address of the owner. Any animal capable of transmitting rabies in direct contact with the rabid animal whether or not the exposed animal has been inoculated with rabies shall be confined as recommended by the Administrator. The Administrator may order the exposed animal euthanized.

(d) If the animal confined is determined not to be infected with rabies at the end of the period of confinement it shall be released to the owner of such animal upon presenting proof of a current rabies inoculation certificate for the animal and payment of any fee, charge or penalty including any fee for veterinary services. If the animal is not redeemed by the owner, the animal may be disposed of in accordance with State law.

(e) Whenever a case of rabies has occurred in a locality, or whenever the proper officials of a government unit are apprehensive of the spread of rabies, the Administrator shall act as directed by the rules and regulations of the State Department of Agriculture.

(Code 1980, § 20-6; Ord. of 1-3-1977; Ord. No. 99-O-25, § 20-6, 10-5-1999.)

Secs. 10-44--10-75. Reserved.

ARTICLE III. VICIOUS AND DANGEROUS DOGS

Sec. 10-76. Confinement.

Dangerous or vicious animals shall be confined by the owner within a building or secure enclosure and shall be muzzled or caged whenever off the premises of its owner.

(Ord. No. 04-O-09, § 20-10, 1-22-2004.)

Sec. 10-77. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bodily organ includes but is not limited to skin, which is considered the largest of the human organs.

Cat means all members of the family *Felidae* .

Dangerous dog means any individual dog when unmuzzled, unleashed, or unattended by its owner or custodian that behaves in a manner that a reasonable person would believe poses a serious and unjustified imminent threat of serious physical injury or death to a person or a companion animal in a public place.

Dog means all members of the classification, *Canis Familiaris* .

Enclosure means a fence or structure of at least six feet in height, forming or causing an enclosure suitable to prevent the entry of young children, and suitable to confine a vicious dog in conjunction with other measures that may be taken by the owner or keeper, such as tethering of the vicious dog, within the enclosure. The enclosure shall be securely enclosed and locked and designed with secure sides, top, and bottom and shall be designed to prevent the animal

from escaping from the enclosure. If the enclosure is a room within a residence, the door must be locked. A vicious dog may be allowed to move about freely within the entire residence if it is muzzled at all times.

Ferret means all members of the classification, *Mustela putorius furo* .

Impounded means taken into the custody of the public animal control facility in the city, town, or county where animal is found.

Muzzle means a fastening or covering for the mouth of an animal used to prevent biting and eating.

Owner means any person having a right of property in an animal or who keeps or harbors an animal, or acts as its custodian, or who has it in his care.

Physical injury means the impairment of physical condition.

Police animal means an animal owned or used by a law enforcement department or agency in the course of the department's or agency's work.

Serious physical injury means a physical injury that creates a substantial risk of death or that causes death, serious disfigurement, serious impairment of health, impairment of the function of any bodily organ, or injury requiring plastic surgery, or injury or injuries that when viewed by a reasonable person are considered significant and substantial.

Vicious dog means a dog that, without justification, attacks a person and causes serious physical injury or death or any individual dog that has been found to be a "dangerous dog" upon three separate occasions.

(Ord. No. 04-O-09, § 20-10(A), 1-22-2004.)

Sec. 10-78. Declaration of a "vicious" dog.

(a) A dog may be declared vicious if the Court determines that without justification, the dog attacks a person causing serious physical injury or death, or any individual dog that has been found to be a "dangerous dog" upon three separate occasions.

(b) In order to have a dog deemed "vicious," the County Animal Control Administrator must give notice of the infraction that is the basis of the investigation to the owner, conduct a thorough investigation, interview any witnesses, including the owner, gather any existing medical records, veterinary medical records or behavioral evidence, and make a detailed report recommending a finding that the dog is a vicious dog and give the report to the State's Attorney's office and the owner.

(c) A complaint may be filed in the Circuit Court of the County after a complete investigation by the County Animal Control Administrator, or designee. The County Department of Animal Control shall accept requests for investigation by any party. Such investigation shall follow these requirements:

(1) The investigation must be thorough and include interviews with witnesses to the conduct in question;

(2) Medical records concerning the injuries inflicted on the person of the alleged vicious conduct and veterinary records of the dog regarding behavioral evidence must be gathered and reviewed;

(3) A detailed report must be provided to the Office of the State's Attorney and the owner of the dog recommending a finding that the dog is or is not vicious;

(4) The Animal Control Administrator shall determine whether the dog shall be confined, and if so where, during the pendency of the case.

(d) In order to have a dog deemed "vicious" a complaint must be filed by the County Department of Animal Control, the Office of the State's Attorney, any citizen of the County, or any victim of a dog attack if such attack occurred within the County, in the Circuit Court of the County to deem a dog a "vicious" dog.

(e) Testimony of a certified applied behaviorist, a board certified veterinary behaviorist, or another recognized expert, may be relevant to the court's determination as to whether the dog's behavior was vicious or justified.

(f) The petitioner must establish by clear and convincing evidence that the dog is vicious. If the burden of proof is met, the court shall deem the dog to be a vicious dog.

(g) A dog shall not be declared vicious if the court determines the conduct of the dog was justified because:

(1) The threat, injury, or death was sustained by a person who at the time was committing a crime or offense upon the owner or custodian of the dog; or upon the property of the owner or custodian of the dog;

(2) The injured, threatened, or killed person was tormenting, abusing, assaulting, or physically threatening the dog or its offspring, or has in the past tormented, abused, assaulted, or physically threatened the dog or its offspring; or

(3) The dog was responding to pain or injury, or was protecting itself, its owner, custodian or member of its household, kennel, or offspring;

(4) No dog shall be deemed vicious if it is a professionally trained dog for law enforcement or guard duties;

(5) Vicious dogs shall not be classified in a manner that is specific as to breed.

(h) Guide dogs for the blind or hearing impaired, support dogs for the physically handicapped, and sentry, guard, or police-owned dogs are exempt from this section; provided, an attack or injury to a person occurs while the dog is performing duties as expected. To qualify for exemption under this section, each such dog shall be currently inoculated against rabies in accordance with this article. It shall be the duty of the owner of such exempted dog to notify the Administrator of changes of address. In the case of such exempted dogs, the owner shall register the animal with the Administrator and keep the Administrator advised of the location where such dog will be stationed. The Administrator shall provide police and fire departments with a categorized list of such exempted dogs, and shall promptly notify such departments of any address changes reported to him.

(Ord. No. 04-O-09, § 20-10(B), 1-22-2004.)

Sec. 10-79. Finding of a vicious dog.

If a dog is found to be a vicious dog, the dog shall be spayed or neutered and microchipped within days of the finding at the expense of its owner. The dog shall be subject to enclosure. A dog found to be a vicious dog shall not be released to the owner until the Administrator approves the enclosure. No owner or keeper of a vicious dog shall sell or give away the dog without court approval. Whenever an owner of a vicious dog relocates, he or she shall notify both the Administrator of the County Animal Control where he or she has relocated and the Administrator of the County Department of Animal Control.

(Ord. No. 04-O-09, § 20-10(C), 1-22-2004.)

Sec. 10-80. Confinement of a vicious dog.

(a) It shall be unlawful for any person to keep or maintain any dog which has been found to be a vicious dog unless the dog is kept in an enclosure. The only times that a vicious dog may be allowed out of the enclosure are:

(1) If it is necessary for the dog owner or keeper of the dog to obtain veterinary care for the dog;

(2) In the case of an emergency or natural disaster where the dog's life is threatened; or

(3) To comply with the order of a court of competent jurisdiction;

provided that the dog is securely muzzled and restrained with a leash not exceeding six feet in length, and shall be under the direct control and supervision of the owner or keeper of the dog or muzzled in its residence.

(b) Any dog which has been found to be a vicious dog and which is not confined to an enclosure shall be impounded by the Administrator or the law enforcement authority having jurisdiction in such area.

(c) If the owner of the dog has not appealed the impoundment order to the Circuit Court of the County within 15 working days, the dog may be euthanized.

(d) Upon filing a notice of appeal, the order of euthanasia shall be automatically stayed pending the outcome of the appeal. The owner shall bear the burden of timely notification to the County Department of Animal Control, in writing.

(Ord. No. 04-O-09, § 20-10(D), 1-22-2004.)

Sec. 10-81. Dangerous dog determination.

(a) After a thorough investigation including: sending within three days of the Administrator becoming aware of the alleged infraction, notifications to the owner of the alleged infractions, the fact of the initiation of an investigation, and affording the owner an opportunity to meet with the Administrator prior to the making of a determination; gathering of any medical or veterinary evidence; interviewing witnesses; and making a detailed written report, an animal control warden, deputy administrator, or law enforcement agent may ask the Administrator, or designee, to deem a dog to be "dangerous." No dog shall be deemed a "dangerous dog" without clear and convincing evidence. The owner shall be sent immediate notification of the determination by registered or certified mail that includes a complete description of the appeal process.

(b) A dog shall not be declared dangerous if the Administrator, or designee determines the conduct of the dog was justified because:

(1) The threat was sustained by a person who at the time was committing a crime or offense upon the owner or custodian of the dog; or upon the property of the owner or custodian of the dog;

(2) The threatened person was tormenting, abusing, assaulting, or physically threatening the dog or its offspring;

(3) The injured, threatened, or killed companion animal was attacking or threatening to attack the dog or its offspring; or

(4) The dog was responding to pain or injury or was protecting itself, its owner, custodian, or a member of its household, kennel, or offspring.

(c) Testimony of a certified applied behaviorist, a board certified veterinary behaviorist, or another recognized expert may be relevant to the determination of whether the dog's behavior was justified pursuant to the provisions of this section.

(d) Guide dogs for the blind or hearing impaired, support dogs for the physically handicapped, and sentry, guard, or police-owned dogs are exempt from this section; provided, an attack or injury to a person occurs while the dog is performing duties as expected. To qualify for exemption under this section, each such dog shall be currently inoculated against rabies in accordance with this article. It shall be the duty of the owner of such exempted dog to notify the Administrator of changes of address. In the case of such exempted dogs, the owner shall keep the Administrator advised of the location where such dog will be stationed. The Administrator shall provide police and fire departments with a categorized list of such exempted dogs, and shall promptly notify such departments of any address changes reported to him.

(Ord. No. 04-O-09, § 20-10(E), 1-22-2004.)

Sec. 10-82. Finding of a dangerous dog.

(a) If deemed dangerous, the Administrator, or designee, shall order the dog be spayed or neutered within ten days at the owner's expense and microchipped, if not already, and one or more of the following as deemed appropriate under the circumstances and necessary for the protection of the public:

(1) Evaluation of the dog by a certified applied behaviorist, a board certified veterinary behaviorist, or another recognized expert in the field and completion of training or other treatment as deemed appropriate by the expert. The owner of the dog shall be responsible for all costs associated with evaluations and training ordered under this subsection; or

(2) Direct supervision by an adult 18 years of age or older whenever the animal is on public premises.

(b) The Administrator may order a dangerous dog to be muzzled whenever the animal is on public premises in a manner that will prevent it from biting any person or animal, but that shall not injure the dog or interfere with its vision or respiration.

(Ord. No. 04-O-09, § 20-10(F), 1-22-2004.)

Sec. 10-83. Control of a dangerous dog; leash.

It is unlawful for any person to knowingly or recklessly permit any dangerous dog to leave the premises of its owner when not under control by leash or other recognized control methods.

(Ord. No. 04-O-09, § 20-10(G), 1-22-2004.)

Sec. 10-84. Appeal of dangerous dog determination.

(a) The owner of a dog found to be a dangerous dog pursuant to this ordinance by Administrator may file a complaint against the Administrator in the County Circuit Court within 35 days of receipt of notification of the determination, for a de novo hearing on the determination. The proceeding shall be conducted as a civil hearing pursuant to the Illinois Rules of Evidence and the Code of Civil Procedure, including the discovery provisions. After hearing both parties' evidence, the court may make a determination of dangerous dog if the Administrator meets his or her burden of proof of clear and convincing evidence. The final order of the Circuit Court may be appealed pursuant to the civil appeals provisions of the Illinois Supreme Court Rules.

(b) The owner of a dog found to be a dangerous dog pursuant to this ordinance by the Director, may, within 14 days of receipt of notification of the determination, request an administrative hearing to appeal the determination. The administrative hearing shall be conducted pursuant to the Department of Agriculture's rules of application to formal administrative proceedings, 8 Ill. Admin. Code Part 1, Subparts A and B. An owner desiring a hearing shall make his or her request for a hearing to the Illinois Department of Agriculture. The final administrative decision of the Department may be reviewed judicially by the Circuit Court of the County. If the plaintiff in a review proceeding is not a resident of Illinois, the venue shall be in Sangamon County. The Administrative Review Law and all amendments and modifications thereof, and the rules adopted thereto, apply to and govern all proceedings for the judicial review of final administrative decisions of the Department hereunder.

(c) Until the order has been reviewed and at all times during the appeal process, the owner shall comply with the requirements set forth by the Administrator, the court, or the Director.

(d) At any time after the final order has been entered, the owner may petition the circuit court to reverse the designation of dangerous dog.

(Ord. No. 04-O-09, § 20-10(H), 1-22-2004.)

Sec. 10-85. Expenses of microchipping.

A clinic for microchipping companion animals of County residents should be conducted at least once a year under the direction of the Administrator at the animal control facility, animal shelter, or other central location within the County. The maximum amount that can be charged for microchipping an animal at this clinic shall be as set out in Section 32-1. Funds generated from this clinic shall be deposited in the County Animal Control Fund.
(Ord. No. 04-O-09, § 20-10(I), 1-22-2004.)

Sec. 10-86. Violations.

(a) Any person violating or aiding in or abetting the violation of any provision of this ordinance, or counterfeiting or forging any certificate, permit, or tag, or making any misrepresentation in regard to any matter prescribed by this ordinance, or resisting, obstructing, or impeding the Administrator or any authorized officer in enforcing this ordinance, or refusing to produce for inoculation any dog in his possession or who removes a tag from a dog for purposes of destroying or concealing its identity, or who removes a tag, microchip, or tattoo, is guilty of a Class B misdemeanor. A second offense will constitute a Class A misdemeanor.

(b) Each day a person fails to comply constitutes a separate offense. Each State's Attorney to whom the Administrator reports any violation of this article shall cause appropriate proceedings to be instituted in the proper manner provided by law.

(Ord. No. 04-O-09, § 20-10(J), 1-22-2004.)

Sec. 10-87. Penalties; vicious dog.

If the owner of a vicious dog subject to enclosure:

- (1) Fails to maintain or keep the dog in an enclosure or fails to spay or neuter the dog;
- (2) The dog inflicts serious physical injury upon any other person or causes the death of another person; and
- (3) The attack is unprovoked in a place where such person is peaceably conducting himself or herself and where such person may lawfully be;

the owner shall be guilty of a Class 4 felony unless the owner knowingly allowed the dog to run at large or failed to take steps to keep the dog in an enclosure then the owner shall be guilty of a Class 3 felony. The penalty provided in this section shall be in addition to any other criminal or civil sanction provided by law.

(Ord. No. 04-O-09, § 20-10(K), 1-22-2004.)

Sec. 10-88. Penalties; dangerous dog.

If the owner of a dangerous dog knowingly fails to comply with any order of the court or the Administrator regarding the dog and the dog inflicts serious physical injury on a person or a companion animal, the owner shall be guilty of a Class A misdemeanor. If the owner of a dangerous dog knowingly fails to comply with any order regarding the dog and the dog kills a person the owner shall be guilty of a Class 4 felony.

(Ord. No. 04-O-09, § 20-10(L), 1-22-2004.)

Secs. 10-89--10-94. Reserved.

ARTICLE IV. MANAGED CARE OF FERAL CATS

Sec. 10-95. Definitions.

For the purpose of this Ordinance, the following terms shall have the meaning set forth in this section. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular, words in the singular number include the plural, and words in the male gender include the female gender.

Abandoned Cat means a domesticated cat that an owner has forsaken entirely or neglected or refused to provide care and support.

Animal Control Officer or *ACO* means any person employed or appointed by the County or a municipality who is authorized to investigate violations of laws and regulations concerning animals, and to issue citations in accordance with Illinois law and this Code.

Department means the Cook County Department of Animal and Rabies Control.

Domesticated cat means a cat that is socialized to humans and is appropriate as a companion for humans.

EAID means an electronic animal identification device.

Eartipping means straight-line cutting of the tip of the left ear of a cat while the cat is anesthetized.

Feral Cat means a cat that:

- (1) Is born in the wild or is the offspring of an owned or feral cat and is not socialized;
- (2) Is a formerly owned cat that has been abandoned and is no longer socialized; or
- (3) Lives on a farm.

Feral Cat Caretaker means any person other than an owner who provides food, water or shelter to, or otherwise cares for, a feral cat.

Feral Cat Colony means a group of cats that congregate, more or less, together as a unit. Although not every cat in a Colony may be feral, any nonferal cats that congregate with a colony shall be deemed to be a part of it.

Feral Cat Colony Caretaker means any Feral Cat Caretaker who is approved by a Sponsor to care for a Feral Cat Colony.

Microchip means, for the purpose of this Ordinance, to implant an EAID (electronic animal identification device) in an animal.

Nuisance means, for purposes of this Ordinance, conduct by stray or feral cats that disturb the peace. Stray or feral cats may create a nuisance by:

- (1) Habitually or continually howling, crying or screaming; or
- (2) Habitually and significantly destroying, desecrating or soiling property against the wishes of the owner of the property.

Owner means any person having a right of property in an animal or who keeps or harbors an animal, or who has it in his care, or acts as its custodian, or who knowingly permits an animal to remain on any premises occupied by him or her. "Owner" does not include a Feral Cat Colony Caretaker.

Sponsor is any animal Humane Society that agrees to comply with the requirements of this Ordinance for Sponsors and provides written notice to the Department that it will serve as a Sponsor.

Stray Cat means a cat that is regularly off the property of the owner, is not under the physical control and restraint of the owner, and is not regularly provided with food by its owner.

TNR means Trap, Neuter and Return.

TNR Program means a program pursuant to which feral and stray cats are trapped, neutered or spayed, microchipped, vaccinated against rabies, and returned to the location where they congregate, in accordance with this ordinance.

(Ord. No. 07-O-72, 10-16-2007.)

Sec. 10-96. Responsibilities of owners of domesticated cats.

- (a) Owners of domesticated cats shall provide appropriate and adequate food, water and shelter for their cats.
- (b) The owner of a domesticated cat shall exercise reasonable care to guard against the cat creating a Nuisance.
- (c) Owners of domesticated cats shall not permit their cats to roam unsupervised off their property.
- (d) An owner shall not abandon a domesticated cat.

(Ord. No. 07-O-72, 10-16-2007.)

Sec. 10-97. Feral cat colonies.

(a) *[Permitted.]* Feral Cat Colonies shall be permitted and Feral Cat Colony Caretakers shall be entitled to maintain and care for Feral Cats by providing food, water, shelter and other forms of sustenance, provided that the Feral Cat Colonies are registered with a Department-approved Sponsor, as defined in Subsection 10-97(b), and that the Feral Cat Colony Caretaker takes all appropriate and available steps to meet the terms and conditions of this Ordinance.

(b) *Sponsorship of Colony TNR Programs.* Any animal Humane Society that agrees to comply with the requirements of this Ordinance for Sponsors shall be eligible to act as a Sponsor. Any Humane Society intending to undertake the responsibilities of Sponsor shall so advise the Department in writing and provide its address and telephone number, and electronic mail address if applicable.

(c) *Sponsor Requirements.* It shall be the duty of the Sponsor to:

(1) Review, and in its discretion, approve of Feral Cat Colony Caretakers.

(2) Help to resolve any complaints over the conduct of a Feral Cat Colony Caretaker or of cats within a colony.

(3) Maintain records provided by Feral Cat Colony Caretakers on the size and location of the colonies as well as the vaccination, microchipping, and spay and neuter records of cats in the Sponsor's colonies.

(4) Provide, at a minimum, written educational training for all Caretakers addressing uniform standards and procedures for colony maintenance.

(5) Report annually to the Department on the following:

a. Number and location by zip code of colonies for which it acts as a Sponsor in the County;

b. Total number of cats in each of its colonies;

c. Number of cats from its colonies microchipped, vaccinated, spayed and neutered pursuant to the TNR program and number of cats and kittens from its colonies placed in permanent homes.

(6) Use due consideration to prevent Feral Cat Colonies from being maintained on lands managed for wildlife or other natural resources, such as but not limited to Nature Preserves, where the presence of a Feral Cat Colony is a proven threat, and to avoid the taking of rare, threatened or endangered species under the Illinois Endangered Species Protection Act;

(7) Provide any forms or other documentation necessary to allow Feral Cat Colony Caretakers to receive any public or private subsidies, medical care or other forms of assistance for their Feral Cat Colonies which may be available to them;

(8) Provide to the Department the location, by address, of Feral Cat Colonies where Feral Cat Colony Caretakers have regularly failed to comply with this Ordinance or where the Sponsor has been unable to resolve a nuisance behavior situation.

(d) *Feral Cat Colony Caretaker Responsibilities.* In order to be an approved managed Feral Cat Colony Caretaker, said Caretakers shall be responsible for the following:

(1) Registering the colony with the Sponsor;

(2) Taking all appropriate and available steps to vaccinate the colony population for rabies, preferably with a three-year vaccine, and to update the vaccinations as warranted and mandated by law;

(3) Taking all appropriate and available steps to have the colony population spayed or neutered by a licensed veterinarian;

(4) Eartipping the left ear of a colony cat that has been vaccinated and spayed or neutered, so that colony cats can be readily identified;

(5) Having an EAID inserted into each colony cat by a veterinarian in accordance with professional medical standards. The Sponsor and the Feral Cat Colony Caretaker shall be the named contacts for purposes of the EAID;

- (6) Providing the Sponsor with descriptions of each cat in the colony and copies of documents demonstrating that the cats have been vaccinated, microchipped, and spayed or neutered;
- (7) Providing food, water, and if feasible, shelter for colony cats;
- (8) Obtaining proper medical attention for any colony cat that appears to require it;
- (9) Observing the colony cats at least twice per week and keeping a record of any illness or unusual behavior noticed in any colony cat;
- (10) Obtaining the written approval of the owner of any property, or any authorized representative of the owner, to which the Caretaker requires access to provide colony care;
- (11) Taking all reasonable steps to:
 - a. Remove kittens from the colony after they have been weaned;
 - b. Place the kittens in homes or foster homes for the purpose of subsequent permanent placement; and
 - c. Capture and spay the mother cat.
- (12) Reporting semiannually in writing to the Sponsor on:
 - a. The location of the colony;
 - b. The number and gender of all cats in the colony;
 - c. The number of cats that died or otherwise ceased being a part of the colony;
 - d. The number of kittens born to colony cats and their disposition;
 - e. The number of cats placed in animal shelters or in permanent homes as companion cats;
 - f. The number of cats vaccinated;
 - g. The number of cats microchipped; and
 - h. The number of cats spayed or neutered.
- (e) *Withdrawal of Feral Cat Colony Caretaker or Sponsor.* In the event that a Feral Cat Colony Caretaker is unable or unwilling to continue in that role, he or she shall notify his or her Sponsor. In the event a Sponsor is unable or unwilling to continue to perform its role, it shall so advise the Department. The Sponsor shall work with the Department to obtain a replacement Sponsor. If no new Sponsor is found within 30 days, the Sponsor shall notify the Department.
- (f) *Disposition of Feral Cat Colony cats.*
 - (1) An Animal Control Officer who has trapped a cat whose left ear has been tipped or which bears some other distinguishing mark, such as but not limited to a tattoo, indicating that it belongs to a Feral Cat Colony, shall scan the cat for an EAID. If an EAID is found, the Officer shall attempt to contact the Sponsor or Feral Cat Colony Caretaker. If an EAID is not found, the Officer shall take reasonable steps to notify a Sponsor of the description and sex of the cat, and if available, the address or location where the cat was trapped. The Sponsor shall then take all appropriate and available steps to identify the Feral Cat Colony Caretaker of this cat or a Feral Cat Colony Caretaker who will take responsibility for managing this cat.
 - (2) If the Feral Cat Colony Caretaker is not able to immediately take custody of the cat, the Officer shall transport the cat to the Sponsoring Humane Society's Animal Shelter or nearest Animal Shelter. The Feral Cat Colony Caretaker shall be responsible for retrieving the cat from the Shelter within three business days or advising the Shelter if he or she does not intend to retrieve the cat.
 - (3) The Department, its designee, or a licensed veterinarian, in accordance with Section 10-98, Ordinance Enforcement, shall be the only persons permitted to destroy a Feral Cat. No person may knowingly poison or cause to be poisoned, or cause the destruction by any other means, of a Feral Cat. In accordance with Subsection 10-8(k), Animal Care, the only exception will be by written permit from the Illinois Department of Agriculture for the purpose of controlling diseases transmissible to humans or other animals and only when all other methods and means have been exhausted. Such a permit shall name a person or persons conducting the poisoning, specify the products to be used, give the boundaries of the area involved and specify the precautionary measures to be employed to ensure the safety of humans and other animals. Any drugs used for the euthanasia shall be by or under the direction of a licensed veterinarian.

(Ord. No. 07-O-72, 10-16-2007.)

Sec. 10-98. Ordinance enforcement.

(a) The Department or its designee, in order to encourage the stabilization of the Feral Cat population in Cook County, shall have the following rights:

(1) The right to trap in a humane manner and remove any cats that:

- a. Have not been vaccinated against rabies or which are demonstrating signs of the disease;
- b. Are not spayed or neutered;
- c. Are not identifiable through an EAID as belonging to a Feral Cat Colony that has a Sponsor and a Feral Cat Colony Caretaker; or
- d. For public health or public safety concerns.

1. If no issue of public health or safety exists, or if any issues of public health and safety can be addressed by the removal and relocation of the cat to another area, a Sponsor can arrange to have the cat spayed or neutered, eartipped, and vaccinated against rabies by a licensed veterinarian, and have an EAID inserted. The Sponsor may then arrange for the cat to be adopted or placed in a Feral Cat Colony.

2. If a Feral Cat is demonstrating signs of having rabies, or has an illness or injury that presents an imminent danger to the public health or safety, or to its own person, that cat shall be humanely destroyed.

(2) The right to direct that a Sponsor remove a Feral Cat that is creating a nuisance if the Sponsor has failed to adequately resolve the nuisance within 30 days after being given written notice thereof. In the event that the Department directs the Sponsor to remove the cat, the Sponsor shall have 30 days to do so. Failure of the Sponsor to remove the cat within said time period (or such longer time as the Department may specify) shall constitute grounds for the Department to remove the cat.

(b) Animal Control Officers ("ACO") or police officers shall investigate any nuisance complaint allegedly caused by a Feral Cat.

(1) In the event that an ACO or police officer finds that a Feral Cat or Feral Cat Colony has created a nuisance, the ACO or police officer shall advise the Department and Sponsor in writing of the nuisance.

(2) The Sponsor shall have the right to review the matter with the Administrator of the Department. If the Sponsor is not able to satisfy the Administrator that a nuisance is not occurring, the Sponsor shall have 30 days to comply with the Administrator's direction with respect to correcting the nuisance. If the Sponsor fails to correct the nuisance, the Department shall have the right to remove the cat.

(c) If a Sponsor fails to perform its responsibilities as defined in Subsection 10-97(c) of this article, the Department may notify the Sponsor that it must comply with the requirements of this article within 30 days. If the Sponsor fails to do so, the Department may remove this Sponsor from the list of Department-approved Sponsors, and may reassign the Feral Cat Colonies from this Sponsor to another Sponsor.

(d) If a Feral Cat Colony Caretaker regularly fails to comply with this article, the Sponsor may notify the Feral Cat Colony Caretaker that he or she has 30 days to make all reasonable efforts to fulfill the responsibilities defined in Subsection 10-97(d) of this article. If the Feral Cat Colony Caretaker fails to comply within that time period, the Sponsor may identify and obtain replacement Feral Cat Colony Caretakers for the Feral Cat Colonies of the non-compliant Feral Cat Colony Caretaker. If no other Feral Cat Colony Caretaker can be found within 30 days, the Sponsor shall notify the Department, and the Department may humanely remove all, or parts of, the Feral Cat Colonies and dispose of them in accordance with Section 10-98 of this article.

(e) Feral Cats who were spayed or neutered and vaccinated for rabies prior to the date on which this article became effective, but did not have an EAID inserted or were marked as Feral by some indication other than a left eartip, such as but not limited to a tattoo, shall be deemed to

be in compliance with this article, if all other requirements in Subsection 10-97(d) are being met by their Feral Cat Colony Caretaker. Feral Cat Colony Caretakers shall take all appropriate and available steps to bring these cats into compliance with the provisions of this article within three years of its enactment, or upon revaccination of the cats for rabies, whichever comes first.
(Ord. No. 07-O-72, 10-16-2007.)

Sec. 10-99. Effective date.

This Ordinance shall become effective 30 days after adoption.
(Ord. No. 07-O-72, 10-16-2007.)

Part II.

**ADMINISTRATIVE REGULATIONS TO
THE COOK COUNTY ANIMAL AND RABIES
CONTROL ORDINANCE**

Regulation I-Animal Bite Report Procedures

- A. Animal Bite Report Form – The Cook County Department of Animal and Rabies Control shall be the official form used within the county for the recording of information when an animal capable of transmitting rabies bites a person.
- B. Animal Bite Investigation Responsibilities – Municipal police or other municipal officers with the delegated authority or the Sheriff's Police in unincorporated Cook County shall investigate and complete each animal bite report. They shall notify the owner of the biting animal that the animal must be taken to a Veterinarian within twenty-four hours after the bite. All police departments and the Sheriff's Police shall accept bite reports from medical authorities, bite victims and their families, animal owners and any other person having knowledge of a bite.
- C. Department Notification of Animal Bite – Time Limit – The animal bite report form shall be mailed and transmitted via facsimile to the Cook County Department of Animal and Rabies Control within 24 hours after the receipt of a report. The animal bite report shall be mailed to health departments recognized by the State of Illinois within Cook County also within 24 hours of the examination, when directed by the Administrator.

Regulation II – Biting Animal Examination Form – Procedures for Veterinarians

- A. First Veterinary Examination – Exam Ten or More Days After Bite. Veterinarians performing the first examination of an animal that has bitten a person shall complete the county rabies observation confinement notice form. However, if the veterinarian has proof (police animal bite report) that the first examination is taking place ten or more days after the bite, and the animal is currently vaccinated against rabies, the veterinarian shall at that time also complete the county rabies observation confinement release form. All forms shall be mailed, preferably faxed to the Cook County Department of Animal and Rabies Control within 24 hours of the examination. If not currently vaccinated the animal must be confined for 10 days regardless of the date of the first examination.
- B. Final Veterinary Examination – Failure to Return. Ten days after the bite, if known, or ten days after the first examination the veterinarian shall complete the county rabies observation confinement release form. If an owner of a biting animal fails to return on the final day of the rabies observation period the veterinarian shall return the signed form with the notation “Failure to Return” placed thereon. This form shall be mailed, but facsimile preferred to the County Department of Animal and Rabies Control within 24 hours of the release date.

All animals not currently vaccinated must be vaccinated prior to release from confinement.

Regulation III – Special Procedures for Groups of Unusual Biting Animals

- A. Owned Animal to Owned Animal Bite. Any owned animal that bites a person or other owned animal which may contract rabies must be presented to a licensed veterinarian within 24 hours of the bite and if not currently vaccinated for rabies impounded for 10 days.
- B. Caged Animals. Owners of caged rabbits, guinea pigs, gerbils, rats and mice that have been owned over thirty days shall not be required to obtain a veterinary examination when their caged animal has bitten a person, but shall report the health of the biting animal by telephone or in person to the County Department of Animal and Rabies Control on the first and tenth day following the bite.
- C. Guard Dogs. Owners of guard dogs that have bitten a person in performance of guard duty and have been officially registered shall not be required to obtain a veterinary examination of the dog but shall report the health of the biting animal by telephone or in person to the County Department of Animal and Rabies Control on the first and tenth days following the bite. Guard dogs that are not officially registered shall be confined under observation of a licensed veterinarian for a period of 10 days within 24 hours of the biting incident. If the guard dog is currently vaccinated it may be confined on the premises of the owner in a manner which will prohibit it from biting any person or animal and the guard dog's health shall be reported by the veterinarian to the Cook County Department of Animal and Rabies Control on the first and tenth days of the observation period. When the guard dog is not registered and not currently inoculated with rabies vaccine, the guard dog shall be confined for 10 days in a veterinary hospital or animal control or humane shelter provided there is a veterinarian daily on the premises.
- D. Large Animals. Cattle, sheep swine and horses that have bitten a person shall be confined to the owner's property and examined by a veterinarian on the first and tenth days after a bite.
- E. Stray Animals. Stray animals that have bitten a person shall be apprehended and held for ten days or less. When the biting stray animal is not held for ten days, it shall be humanely euthanized, unless otherwise directed by the Administrator and the head submitted for rabies examination.
- F. Death Before Confinement Period Expires. Any animal, including caged animals, that has bitten a person and dies, is accidentally killed or is humanely euthanized, before the tenth day following the bite shall have the head removed and sent to the local public health laboratory for rabies virus analysis. (FRA Test).

Regulation IV – Guard Dog Registration Certificates

- A. Eligibility – Application Form. Owners of dogs used in commercial business for the purpose of patrol and protection shall send a request to the County Department of Animal and Rabies Control for an application form for a Guard Dog Registration Certificate. To be eligible, guard dogs must be inoculated with rabies vaccine that is effective through 1 December of the year which the application is made, and must be subcutaneously injected with a microchip for identification purposes. All guard dogs shall be registered with the County Department of Animal Rabies and Control each and every year.
- B. Registration Fee-Exceptions. Guard Dog Registration Certificates will be mailed upon the receipt of a properly completed form and a \$10 registration fee. The fee will be waived for police and municipal departments.
- C. Expiration Date. Registration certificates shall expire on 31 December of each year.

Regulation V. Rabies Vaccination Certificates

- A. Filing of Certificates-Date Due. Veterinarians shall send to the County Department of Animal and Rabies Control Certificates of animals inoculated with rabies vaccine by the 15th and 30th of each month following information. Hospitals using the ACE program must back up certificate information daily.
- B. Vaccination Certificate File in the Animal Hospital. Veterinarians shall maintain their own rabies vaccination file for three years past the date of inoculation.

Regulation VI. Submission of Specimens for Rabies Virus Analysis

- A. Specimen to be Submitted. Only the head of animals that are capable of transmitting rabies and that have bitten a person, shall be submitted for rabies virus analysis except those in which the suspect animal weighs approximately five hundred grams or one pound (bats, mice, gerbils, hamsters, etc.) In the latter case the entire animal shall be submitted.
- B. Time Limit for Submission: Specimens shall be submitted within 24 hours of the bite whenever possible or within 24 hours of the receipt of the specimen.
- C. Refrigeration. All specimens shall be refrigerated (not frozen) until received by the public health laboratory.
- D. Packaging. Specimens shall be shipped or sent by messenger only in leak proof (double wrapped in plastic) containers accompanied by an information card indicating the species and number of specimens submitted, name, address and telephone number of the bite

victim and the name, address and telephone number of the person submitting the specimen.

- E. Location for Submission. Residents of the county shall submit specimens to the Illinois Public Health Laboratory at 2121 West Taylor in Chicago, during the hours of 8:30 a.m. and 4:40 p.m. on Monday through Friday. On weekends and holidays the specimens should be refrigerated and submitted to the Illinois Public Health Laboratory on the next working day. Emergency service on weekends and holidays is provided by calling the County Department of Animal and Rabies Control. A fee of \$30 will be charged for this service, as set forth in subsection F.
- F. Fee for Transporting Specimens. The County Department of Animal and Rabies Control will transport specimens to the Public Health Laboratory from facilities such as veterinary hospitals and humane societies and from individual residents of Cook County, for a fee of \$30.

Regulation VII. Redemption of Apprehended Animals

- A. Place of Impoundment. Animals apprehended by the County Department of Animal and Rabies Control shall be impounded in facilities designated by the department.
- B. Duration of Impoundment. The impoundment period shall be four days at which time animals impounded become the property of the department.
- C. Redemption of Impounded Animals-Conditions. Owners of apprehended animals prior to release of the animal shall present proof of current rabies inoculation for animals and pay the following redemption fee:
 - 1. \$25 to cover the pick-up service and the requirement under the Illinois Animal Control Act.
 - 2. Boarding fees as determined by the holding facility for each day or part of day that the animal is held.
 - 3. Rabies inoculation fee for animals as determined by the holding facility if no current rabies inoculation is present.

Regulation VIII. Dog Parks and Areas

A. Definitions

Terms not defined in this Regulation VIII shall be defined in Section II of the Cook County Animal and Rabies Control Ordinance.

Dog Park means an enclosed area of land where dogs are permitted to be off leash.

Leash means a cord, rope, strap, or chain which shall be securely fastened to the collar or harness of a dog or other animal and shall be of sufficient strength to keep such dog or other animal under control.

Operator means any Person who owns, operates or provides for use by patrons a Dog Park.

B. Requirements

1. No person shall be an Operator of a Dog Park unless such Dog Park is in compliance with this Regulation VIII.
2. A Dog Park must be completely enclosed by a contiguous fence with each entrance designed in such a manner as to secure against accidental opening.
3. There must be prominently displayed at each entrance to a Dog Park a sign that sets forth the Operator's rules for use of the Dog Park by patrons which rules shall not be inconsistent with these regulations.
4. Dogs must be on a Leash when entering into and leaving a Dog Park. They may be taken off a leash while within the Dog Park except as necessary for the safety of the dog or patrons.
5. The Operator must institute a plan (e.g. licensing/permitting and/or use of a key or keycard system) satisfactory to the Administrator for each Dog Park that reasonably ensures that access to the dog park is limited to dogs:
 - a. for whom there is written proof of an examination within the past year for any communicable diseases including an examination of a stool specimen for internal parasites, and current vaccinations for Distemper, Hepatitis, Leptospirosis, Parainfluenza, Parvovirus and Bordetella (kennel cough) unless an exemption to this requirement has been granted by the Administrator upon the written recommendation from the Owner's veterinarian; and
 - b. who are in compliance with rabies vaccination requirements of the Illinois Animal Control Act (510 ILCS 5); and

c. who are currently licensed by the local government where the Dog's Owner lives.

6. The plan required by B (5) above shall be filed in writing with and must be approved by the Administrator prior to the Operator permitting patrons to use a Dog Park after the effective date of these regulations. Once approved by the Administrator, any proposed change in the plan must be approved by the Administrator prior to such change becoming effective.

7. The Operator must institute a system of periodic surveillance to monitor compliance by Dog Park Patrons with the Operator's Dog Park plan and rules. The Operator shall have a policy for those instances in which a patron does not observe the Operator's rules. The Operator shall permit the Administrator to monitor and enforce compliance by Dog Park Patrons with the Operator's Dog Park plan and rules.

8. The Dog Park must have covered leak-proof containers available for storage of waste materials for disposal to control vermin and insects, which containers shall be periodically emptied and maintained in a sanitary condition.

9. Patrons shall comply with the Operator's rules and regulations.

A. Violations

A Violation of these regulations by an Operator or Patrol shall be punishable as set forth in Section XI of the Cook County Rabies and Animal Control Ordinance.

Effective Date:

These regulations shall become effective on January 1, 2010

Part III.

WHEN AN ANIMAL BITES

1. These guidelines are based on requirements and recommendations of the Illinois Department of Agriculture and Public Health, the Illinois Animal Control Act and the Cook County Department of Animal and Rabies Control for:
 - a. Biting Animal Owners
 - b. Bite Victims
 - c. Physicians and other Medical Personnel
 - d. Police Officers
 - e. Veterinarians
2. Animal bites can cause rabies and other serious infections and scarring. These truths should be known about rabies:
 - a. Rabies is a fatal disease that affects all mammals including man.
 - b. Rabies vaccination is safe for all animals. To be effective, rabies vaccine must be given at least four weeks before an animal is exposed to rabies.
 - c. Rabies is decreasing as a human disease because there has been an increasing number of cats and dogs inoculated with the rabies vaccine and there are improved Public Health Programs stressing the need for stray control and rabies vaccination for cats and dogs.
 - d. In spite of vaccination programs, rabies is still very prevalent in wildlife. It will continue to be a serious public health problem for many years to come.

Section I. Guidelines for Owners of Biting Animals

A. LAW ENFORCEMENT-LEGAL REQUIREMENTS

The Cook County Department of Animal and Rabies Control is the organization that is given the authority to enforce the laws relating to biting animals (510 ILCS 5/1 et seq.). The basis for these laws is protection of the health of the bite victim through the control of rabies. The health of the biting animal is determined by an examination and through the observation of the biting animal by a veterinarian for ten days following the bite.

The need to impound a biting animal is dependent upon the laws of the County in which the biting animal owner lives.

A more direct and effective method of determining rabies in the biting animal is through the examination of the brain of the killed animal. This method is less than pleasing to most animal owners.

B. REPORT EACH BITE

Owners of biting animals, regardless of the reason for the bite, must recognize that all bites must be reported to protect the bite victim's health. All confirmed cases of rabies in man have been fatal. All bite report forms are forwarded to the Cook County Department of Animal and Rabies Control. When the Department receives an Animal Bite Report form without the additional veterinary health evaluation of the biting animal, the biting animal owner is contacted by telephone or by mail and informed of this requirement.

C. LOCAL POLICE ACCEPT ALL BITE REPORTS-CORRECTED REPORTS

Police personnel are trained to complete the Animal Bite Report form. Information for this report form is supplied to the local police department in which the owner of the biting animal lives by: medical personnel, bite victims, animal owners and other persons who have knowledge of a bite. Whenever there is controversy about the Animal Bite Report, the local police district shall be called so that a corrected report can be filed. Disputes not resolved in the local police district will require the bite victim to request a court appearance by the owner of the biting animal.

D. EXCEPTION

Owners of biting caged rabbits, hamsters, guinea pigs, gerbils, rats and mice (if ownership can be established over thirty days duration) and biting registered guard dogs are only required to call the Cook County Department of Animal and Rabies Control on the first and tenth day after the bite and report the health of the biting animal.

E. DEATH OF BITING ANIMAL

Whenever a biting animal dies within ten days of the bite, the head of the animal must be submitted to the local public health laboratory for rabies virus analysis. If the death of a biting animal other than a dog or a cat occurs for any unspecified reason within thirty days of a bite, it is advisable for the animal owner to submit the animal head for laboratory evaluation.

F. COURT APPEARANCES

Owners of biting animals shall be required to appear in court for violation of the law whenever any of the following occur:

1. If the biting animal is not currently vaccinated against rabies.
2. If the biting animal is allowed to bite a person when under the ten day home confinement.
3. If the biting animal is given away or sold, is allowed to roam, escapes or is otherwise disposed of during confinement period.
4. If the biting animal is not submitted for the required veterinary examination after the bite.

Section II. Guidelines for Bite Victims

A. HOME CARE FOR BITE WOUNDS-MEDICAL ADVICE

Awareness of the importance of the care of animal bite wounds will help prevent infection and rabies and relieve much of the anxiety about animal bites. It is essential that all bite wounds receive immediate attention. An immediate thorough flushing of the wound with water while allowing the wound to bleed freely, followed by a scrubbing with soap or a good disinfectant agent will minimize serious side effects of a bite. Following the first aid treatment of the animal caused wound, medical advice should then be sought to determine the most effective final treatment.

**B. REPORT ALL BITES TO LOCAL POLICE-CAPTURE OF THE BITING ANIMAL-
SCRATCHES**

All bites (breaks in the skin) shall be reported to the local police, but those bites caused by at large (stray) and high risk kinds (species) or wild animals, such as the skunk and bat, shall be immediately reported to the police while it is possible to capture the biting animal. Because of the risk involved, the at large (stray) or wild animal should be continually observed until it is captured by the local police or authorized officer.

C. REDUCE THREAT OF RABIES

The threat of rabies to the life of the bite victim also will be minimized if the biting animal is captured and placed under observation of a veterinarian. The bite victim must recognize that the medical decision to administer anti-rabies injections (shots) is based mainly on these facts:

1. Capture and clinical evaluation of the health status of the biting animal by a veterinarian.
2. Kind (species) of biting animal.
3. Circumstances surrounding the biting incident.
 - a. Was the bite provoked?
 - b. Was the wound caused by the animal's nails or claws?

In addition the bite victim must understand that any break in the skin caused by an animal should not be regarded lightly. Death is the result of clinical rabies in animals or humans.

Section III. Guidelines for Medical Doctors and Associated Medical Personnel

A. REQUIREMENT TO REPORT ANIMAL BITES-CONTENTS OF ANIMAL BITE REPORT FORM

All medical personnel are required under the Cook County Animal and Rabies Control Ordinance to report all animal bites. Within Cook County the animal bite incident is reported to the police or other authorized personnel in the area in which the biting animal owner lives. If the biting animal was a stray or wild animal, the bite report should be given to the police or other authorized personnel in the area in which the bite occurred. The Animal Bite Report form requires this information:

1. Name, address and telephone number of the animal owner;
2. Name, address and telephone number of the bite victim;
3. Address where the bite happened;
4. Type, breed, sex and color of the biting animal;
5. Rabies Vaccination status of the biting animals (Cook County Rabies Vaccination tag number is necessary);
6. Community animal license number (not a Cook County requirement);
7. The name of the veterinarian who examined or will examine the biting animal;

8. Date the bite occurred;
9. Notation if a ticket was issued for any violation.

B. **RATIONALE OF TREATMENT FOR BITTEN PERSONS** (As adapted from the U.S. Public Health Service) Every exposure to possible rabies infection must be individually evaluated. Over eight thousand (8,000) animal bites are reported each year in Cook County. The following factors should be considered before anti-rabies treatment is initiated:

1. Species of biting animal

Carnivorous animals (within Cook County, skunks, raccoons, coyotes, stray dogs, stray cats, ferrets) and bats are more likely than other animals to be infected with rabies. However, any warm blooded animal can be infected with the rabies virus.

2. Circumstances of the biting incident

An UNPROVOKED ATTACK is more likely to mean the animal is rabid. Bites inflicted on a person attempting to feed or handle an apparently healthy animal should generally be regarded as PROVOKED.

3. Types of exposure

Rabies is commonly transmitted by the inoculation of infectious saliva through the skin. The possibility infection will result from exposure to a rabid animal varies with the nature and extent of exposure. Two categories of exposures should be considered:

- a. Bite, any penetration of the skin;
- b. Non-bite, scratches, abrasions, open wounds or mucous membranes contaminated with saliva.

4. Vaccination status of the biting animal

A properly immunized animal has only a small chance of developing rabies and transmitting the virus.

5. Presence of rabies in the area

Cook County is endemic for skunk and bat rabies.

C. **MANAGEMENT OF THE BITING ANIMAL**

The Cook County Department of Animal and Rabies Control is the department that administers the Cook County Animal and Rabies Control Ordinance. Each animal, except as noted below, that bites a person must be examined within twenty-four hours of the bite and placed under observation of a veterinarian for ten days. Owners of laboratory type animal pets (rabbits, guinea pigs, hamster, gerbils, rates and mice) owned over thirty days and registered guard dogs are required to call the Cook County Department of Animal and Rabies Control on the first and tenth day following a bite. Strays or unwanted animals may be killed immediately and their heads submitted for rabies examination by fluorescent microscopy. Signs of rabies in wild animals cannot be interpreted reliably; therefore, any wild animal that bites or scratches a person shall be killed at once (without necessary damage to the head) and the brain examined for evidence of rabies.

D. RABIES CASE PROCEDURE

Whenever a biting animal develops signs suggestive of rabies, the animal will be euthanized and the head removed and taken to the Illinois Public Health Laboratory. In all cases positive for rabies the medical personnel or health facility reporting the bite will immediately be notified through a telephone call from the Administrator.

E. POST EXPOSURE PROPHYLAXIS

The latest recommendation for post exposure prophylaxis are published by the United States Public Health Service Advisory Committee on Immunization Practices found in the Morbidity and Mortality Weekly Report of the U.S. Department of Health Education and Welfare. The report is dated 31 December 1976 – Volume 25 – Number 51. If questions persist after reviewing these recommendations, consultation can be sought at the full time local Public Health Department or the Cook County Department of Public Health.

F. LOCAL TREATMENT OF WOUNDS

Immediate and thorough local treatment of all bite wounds and scratches is perhaps the most effective rabies preventive. The wound shall be thoroughly cleansed with soap and water. When the wound treatment is under the direction of a physician, tetanus prophylaxis and control of bacterial infection should be given as indicated. Experimentally, the incidence of rabies in animals can be markedly reduced with local therapy alone.

Section IV. Guidelines for Police Personnel

A. METHOD OF ENFORCEMENT

All police officers are sworn to uphold all Federal, State and Local Laws. Within Cook County, the local police are usually designated to investigate each animal bite. In some communities, special police officers are assigned to this duty.

B. PURPOSE OF ANIMAL BITE REPORTS

The purpose of the animal bite investigation is to determine if a bitten person has been exposed to rabies. The question of rabies exposure can best and most quickly be determined by killing the biting animal, removing the head and submitting it to an approved public health laboratory for rabies virus analysis. Killing of all biting animals, particularly domestic pets, is not generally acceptable. Therefore, the biting animal that is not killed and checked at the laboratory must be examined by a veterinarian within twenty-four hours of the bite.

C. ANIMAL BITE PROCEDURE

1. Assist the bite victim to a medical facility or advise the victim to seek medical advice.
2. Inform the owners of the biting animals that the animal must be examined by a veterinarian within twenty-four hours of the bite.
3. Capture or keep under continuous surveillance all wild animals and other biting animals that are at large (stray).
4. Complete and mail within twenty-four hours an Animal Bite Report form to the Cook County Department of Animal and Rabies Control. In Chicago the police officer must complete form CPD-34.226 and call 311 to report bite and make bite report available to the Cook County Department of Animal and Rabies Control.

D. CONTENTS OF AN ANIMAL BITE REPORT FORM

Information required to complete the Animal Bite Report form is as follows:

1. Name, address and telephone number of the animal owner
2. Name, address and telephone number of the bite victim
3. Address where the bite happened
4. Type, breed, sex and color of the biting animal.
5. Rabies Vaccination status of the biting animal (Cook County Rabies Vaccination Tag Number is necessary)
6. Community animal license number (not a Cook County requirement)
7. The name of the veterinarian who examined or will examine the biting animal

8. Date the bite occurred
9. Notation if a ticket was issued – for any violation.

E. LEGAL GUIDELINES FOR IMPOUNDMENT

The County Ordinance applies throughout Cook County including within a home rule municipality. Any municipality, regardless of its population may pass an Ordinance effective within jurisdiction more strict than the County ordinance.

F. FACTS ABOUT ANIMAL BITES AND RABIES

All animal bites involving a person must be reported, but the break-down into high risk and low risk bites is intended to aid the police officer in determining the need for animal capture and the urgency for rabies treatment of a bitten person.

1. High risk bites (victims commonly receive shots)
 - a. Stray (at large) animals where ownership is not known.
 - b. Wild animals. Within Cook County the bat and the skunk are the species most often involved.
 - c. Sick animals not under the care of a veterinarian.
 - d. Any pet animal that attacks a person for no known reason (UNPROVOKED BITE).
2. Low risk bites (victims rarely receive shots).
 - a. Pet animals that bite as a result of an action of a person (PROVOKED BITE).
 - b. Bites inflicted by rabbits, squirrels, guinea pigs, hamsters, gerbils, chipmunks, rats, mice and other rodents. Within the United States human rabies has never resulted from a bite from these animals.
 - c. Bites that in fact are wounds caused by the animal's claws or nails (scratches) without contamination by the animal's saliva.

Section V. Guidelines for Veterinarians

A. VET EXAM REQUIRED – EXCEPTIONS

All biting animals except those listed below must receive a veterinary examination within twenty-four hours of a bite. Guard dogs registered with the Cook County Department of Animal and Rabies Control, and laboratory pet type animals (rabbits, hamsters, guinea pigs, gerbils, rats and mice) owned over thirty days are exempt from veterinary examination, but their owners must contact the Department within twenty-four hours after the bite.

B. PROCEDURE FOR RABIES OBSERVATION HOME CONFINEMENT AGREEMENT – SPECIAL PROCEDURES

1. Instruct the animal owner to read the Rabies Observation Home Confinement Agreement.
2. Complete the forms.
3. Have owners sign the Rabies Observation Confinement Notice.
4. Mail the Rabies Observation Confinement Notice within twenty-four hours after the time of the examination.
5. Mail the Rabies Observation Release Notice within twenty-four hours of the date listed as the tenth day on the Rabies Observation Confinement Agreement (Section 4B).
6. Details regarding special procedures are incorporated in Regulation 2 and Regulation 3 of the Cook County Animal and Rabies Control Ordinance.

C. RABIES IN ANIMALS

Rabies in animals is sporadic and found mainly in wild animals. Whenever wild animals lose their natural fear of people in the wild state and are involved in an animal or person bite, rabies should be considered a possibility. Specific symptoms of rabies in wild animals are varied so that there is not one reliable symptom to assist in the diagnosis. All biting wild animals should be killed, and the head should be removed and sent to the public health laboratory for rabies virus analysis.

Symptoms of rabies in domesticated animals are more reliable and include the following: un-coordination, lethargy, dilated pupils, futile attempts to eat and drink, excessive salivation with frothy accumulation about the mouth, change in voice, change in disposition, restlessness, progressive aggression, paralysis and death. While rabies transmission is possible because of a bite, in most cases, the animal is showing symptoms one or two days after the bite and is dead by the fifth day.

D. LEGAL GUIDELINES FOR IMPOUNDMENT

The County Ordinance applies throughout Cook County including within home rule municipalities. Any municipality regardless of its population may pass an ordinance effective within its jurisdiction more strict than the County ordinance.

Part IV.

**ANIMAL CONTROL THROUGH THE FORMATION OF A COMMUNITY
DEPARTMENT OF ANIMAL CONTROL**

1. Introduction
2. Community Governmental Participation
3. Animal Control Advisory Committee
4. Department of Animal Control
5. Improvement of Local Animal Control Ordinance
6. Training of Police and/or Animal Control Personnel
7. Public Education in Animal Control
8. Summary

1. Introduction

Animal control is a term often misunderstood in most urban communities. It is frequently thought to be not more than a change from the expression of dog catcher-dog pound. In reality an Animal Control program of today is a multifaceted concept involving local government, public health, media cooperation, public education and citizen participation in cooperation with specialists in animal health, care and control. Communities within Cook County have many types of animal control programs varying from a sophisticated program to little or no program at all. The purpose of these guidelines is to present a workable formula which can be used by any community as pattern for establishing a sound functional Animal Control program. Innovations and variations of this formula, of course, would have to be adapted to each community's individual problems and peculiarities.

2. Community Governmental Participation

The first and most important step in the establishment of a good Animal Control program is to secure the interest and cooperation of the local governing body. A knowledgeable person should meet with the members of the local government and present to them a concise, explicit and comprehensive description of Animal Control and the animal control problems within their community. It is important that the governing body of a community be aware of the problems, purposes and goals of Animal Control. Since there are often many difficulties and differences of opinion concerning Animal Control, a carefully outlined program will help insure cooperation of local governmental officials.

3. Animal Control Advisory Committee

A community Animal Control program is a very new concept. Not all communities have people available who have enough real expertise to set up and direct a sound workable program. When this expertise or experience is not available, the community should appoint a small group of experts to act as an advisory committee. The Cook County Department of Animal and Rabies Control is willing and anxious to assist the local community in its search for individuals to fill these positions. This committee can assist in developing and organizing a complete Animal Control program. Impounding methods, licensing procedures, record keeping, training procedures for personnel, development of a humane educational program and the organization of a community Animal Control committee should be included in this program. The committee should be limited in number but should include such people as:

PURPOSE

- a. A person knowledgeable in humane society work.
- b. A person with expertise in animal care facility (dog pound) operations.
- c. An interested veterinarian.
- d. A public citizen interested in animal control work.
- e. A community official responsible for the local program.

4. Department of Animal Control

Every community that is interested in a good Animal Control program must establish a Department of Animal Control. In most cases it is not necessary to have a separate department but the department can be placed under the administration of another governmental agency, such as the Health Department or Police Department. It is important, however, for the department to have its own title and identity for it to be effective in dealing with the public and other governmental agencies. At least one person should be given the responsibility and authority to carry out the duties of the Department.

5. Improvement of Local Animal Control Ordinances

In order to achieve a good Animal Control program in any community proper Animal Control Ordinances must be legislated. Local ordinances usually need to be updated, revised, or completely re-written to include changes in State and Federal Laws as they apply to the community. The Cook County Department of Animal and Rabies Control has available as a guideline its recently passed Cook County Animal and Rabies Control Ordinance that can be used with a few revisions in most areas of Cook County. No local Animal Control program should be without a sound basic Animal Control Ordinance from which to establish goals and guidelines.

6. Training of Police and/or Animal Control Personnel

All police officers are sworn to uphold all Federal, State and Local laws. The trend over the last several years is to separate the Animal Control Department from the local Police Department. However, within Cook County the local police officer is, most frequently, the person who investigates and completes the Cook County Animal Bite Report form.

Each officer, whether a police officer or an Animal Control officer, assigned the responsibility for Animal Control should be kept informed about the existing laws concerning animals. The Cook County Department of Animal and Rabies Control has the capability to provide training for the local police officer involved in Animal Control. Good cooperation between the police personnel and the Animal Control personnel is essential for the effective program.

7. Public Education in Animal Control

The real key to a successful Animal Control program involves the community resident. In actuality Animal Control in its simplest interpretation means keeping owned pets and unwanted stray pets from roaming in a community. At one time or other most all free roaming pets have had or have an owner. Consequently, an informed public is the answer to a successful program. Good public participation in Animal Control must be accomplished through education and pet identification. Most communities can produce a good educational program through these areas:

a. SCHOOLS

Children love pets and are very attentive and sensitive to pet problems. Children can be very effective in their approach at home relative to what they have learned in school about their pets needs and cares. The American Humane Society and the Chicago Anti-Cruelty Society have education programs as part of their services. There are many movies, posters and literature geared to grade school level that are effective in teaching Animal Control to your children. The Illinois Dog Clubs and Breeder's Association has formulated an excellent core curriculum which can be incorporated into the grade school (Grade K through 6) with great ease and success.

b. SERVICE CLUBS

Most local service clubs develop their meetings around a speaker oriented program. Through these programs responsible community leaders can be informed of responsible Animal Control. If this program is developed by many communities, the Cook County Department of Animal and Rabies Control will assist through the formation of a speaker's bureau.

c. MEDIA

There is no human story easier to sell to local newspapers than dog and cat stories. A good Animal Control program should include press releases and messages to the public relative to animal control problems.

d. PET IDENTIFICATION

Every community should have a pet identification program through effective licensing. If every pet that was picked up had a license tag on it for identification, the pet could be immediately returned to its owner. The pet owner should be charged a fee for this service. This kind of service would be well accepted in the community. The fee would reduce impounding cost, return most lost pets, and increase community revenues to help defray animal control expenses. Each community should establish as part of the Animal Control Officer's job description a door to door enforcement of the laws concerning inoculation of pet animals with rabies vaccine and the purchase of the community animal license.

8. Summary

Responsible ownership should become a goal of each community government. Involvement of the community residents in the creation of an Animal Control Department is the method suggested. Training of personnel involved in Animal Control and the development of a local educational program are necessary to help teach and assist the community's residents in effective Animal Control.

Approved As Amended
By The Board Of The Cook County Commissioners

January 1, 2010

From: [REDACTED]
To: [David Schoon](#); [Ann Klaassen](#); [Robert Bahan](#)
Subject: December 9 2024 ZBA Meeting Comments
Date: Monday, December 2, 2024 11:59:28 AM
Attachments: [DecemberZBAComments.pdf](#)

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

Hello Mr. Schoon and Ms. Klaassen:

Would you please enter my email with attachments into the public record, and share with ZBA and the Village Trustees?

To: ZBA Members and Village Trustees
From: Kris Schriesheim
Re: WPD Centennial Permit Application
Date: December 2, 2024

Thank you in advance for reading through and examining my analysis of WPD's Centennial permit application, which identifies significant flaws that I believe weigh heavily against a recommendation to grant the Special Use Permit and Steep Slope Ordinance variance requests.

INTRODUCTION:

WPD has proposed an inflexible, non-minimal, unreasonable, and safety-threatening Centennial project, which would permanently block access across the shoreline as well as increase the amount of "hardening" and bluff cutting without appropriate studies or justification for the plan's designs. WPD's plan runs the risk of adding to the Winnetka lakefront's gradual transformation into a series of steel walls and rocks. Projects constructed in such an uncoordinated manner across the lakefront, with potentially multi-project driven environmentally destructive effects, violate the Steep Slope Ordinance's underlying purpose: [T]o protect slope stability in the Village, Lake Michigan, its coastline, beaches, bluffs, and other related lakefront features, provide unique resources to the Village and to its residents that must be preserved and protected. Lake Michigan, its coastline, beaches, bluffs, and other related lakefront features have special historical and community value to the Village and its residents . . . " I would also note that the Village values public green space and provided extra protection for lakefront green spaces including Centennial Park, by creating a Lakefront Overlay District. The Village should be loathe to "sacrifice" irreplaceable public green space in the name of paving, hardening, privatizing and potentially commercializing the lakefront.

DISCUSSION POINT 1:

WPD's Centennial plan does not provide ingress and egress solutions that will minimize pedestrian and vehicular traffic congestion, nor to address safety issues that arise in conjunction with the plan. WPD suggested that nearby Elder Lane parking will be available to Centennial users, which ZBA cannot consider since it is outside the scope of the permit application. Even so, upon checking New Trier's 2025-2026 school year calendar (attached) I saw that NTHS uses Elder's parking lot for all or part of 11 out of 12 months of the year, with only three regular and one or two ADA spaces fully available to the public during those eleven months. This shines a spotlight on meritless suggestions about parking availability at Elder.

DISCUSSION POINT 2:

ZBA has raised issues related to the public's health, safety and welfare in connection with WPD's assertion that Centennial beachgoers will have to wade through the waters of the Great Lakes to reach restroom facilities. The Illinois Swimming Facilities Act requires any newly constructed public beach to provide restroom facilities within 300 feet of the shoreline. WPD's Centennial Plan would openly violate this public health requirement. Illinois's Equitable Restroom Act contains further public facilities requirement, which WPD has failed to acknowledge. In addition, OSHA requires employers such as WPD to "provide" restroom facilities to employees. None of the examples in OSHA's discussion of how employers may "provide" such facilities appear to envision requiring employees to leave their workplace and enter the waters of the Great Lakes in order to reach a toilet. Can you imagine a young person getting his/her first hourly wage job at WPD, which Ms. Codo has said is often the case, and learning that WPD has decided you will not have access to restroom facilities during 6-7 hour shifts without swimming through the water? I personally cannot. The lack of public facilities is an unsafe public health threat.

I have not been able to make sense of WPD's testimony when asked about the lack of facilities. WPD knows where its water, service and electrical lines are and stated as much in its 2030 LMP draft. WPD's current Centennial plan proposes to move the dog wash station from the tabletop to the beach--and I believe it already did some of the water line work required to accomplish this (documentation attached). Its 1988 OSLAD/LWCF grant file has corresponding schematics showing utility lines and bathroom facilities. The 2030 LMP itself contains plans to construct restrooms at Centennial, both on the beach and on the upper-level. Given this, I suspect there are other reasons for WPD's failure to comply with applicable state law and Village Code provisions.

DISCUSSION POINT 3:

A major consequence of WPD's Centennial plan will be to permanently block public access at Centennial and to discriminate against challenged individuals and their families. By submitting designs that prevent overall shoreline as well as ADA access to Centennial dog beach for half a century, WPD proposes to build an inaccessible beach.

WPD's 2010 ADA Staff Report (included in November ZBA submission) lays out how to achieve ADA compliance at Centennial: by providing a route from the tabletop to the dog beach and then to the water line's "normal recreation level." WPD ignored this, and is deliberately making the beach adjacent to 205 Sheridan inaccessible by limiting it to persons who are able to go up and down stairs, which themselves may or may not comply with ADA stair guidelines--the public does not know because WPD failed to get an expert ADA report. Further, WPD's proposed inaccessible breakwater renders the entire shoreline inaccessible and impossible to traverse, which appears to violate not only the Village code, but potentially also new U.S. Department of Justice requirements for accessibility in the Public Right-of-Way. See also "The ADA and City Governments: Common Problems" at ada.gov. WPD should be required to address these concerns with expert reports--and not with ADA-irrelevant pitches touting the plan as including already existent panoramic views of the lake (not sufficient to satisfy ADA); ADA boardwalk level access (not sufficient to satisfy ADA); access "ONTO" the breakwater which sits in the lake (a boat does the same thing without the dangers; breakwater is non-ADA with respect to mandatory waterline access); and, maybe, a future beach route that will allow patrons with differing abilities to enter the lake directly (ADA at swimming beach; non-ADA at the separate dog beach for half a century under the Restrictive Covenant).

Easily anticipated WPD arguments against providing ADA access to the dog beach and permanently blocking public access to Centennial's entire 525' shoreline on the basis that they

are the "same beach" and that able-bodied persons can traverse the beach by using the boardwalk, which has a ramp to the sand on one side and stairs on the other, would fall flat. The Illinois Swimming Facilities Act provides that swimming and dog beaches are legally required to be separate because people and animals cannot share the same watershed. Separate public beaches constructed in 2024 must provide ADA access all the way to the water, and particularly those beaches that benefitted from government grants, as Centennial did. Also, I question whether ADA requirements applicable to low vision persons have been considered by WPD. I do not recall WPD presenting information on whether various stairs in its designs are ADA compliant. Furthermore, the public does not have confidence that Centennial's one existing ADA spot is located properly in relation to WPD's mixed use roadway down the bluff to meet ADA parking requirements. The Village should require WPD to produce professional ADA (and traffic) reports from experts, as our neighbors in Wilmette did. Without this, Winnetka's Centennial plans appear to represent WPD accession to a limited number of private citizens' influence on project designs, and raise questions as to whether they truly serve an overriding public purpose.

DISCUSSION POINT 4:

WPD's Centennial plan poses multiple safety threats, including drowning and injury risks associated with breakwater and associated fencing. WPD's proposed fence locations on the breakwater as well as on the existing steel groin located next to 205 Sheridan's northern breakwater raise public shoreline access issues and threats to safety. At ZBA's November meeting, WPD staff revealed that it knows the proposed breakwater-located fencing creates serious safety risks--stating it would create the risk of persons climbing onto the fencing to dive or jump off into the water. This is extremely unsafe--the same WPD staff member also said that "only" 1/4 of the breakwater will be visible above the waterline, so anyone climbing onto the fencing to jump or dive into the water will be doing so without knowing that 3/4 of the massive breakwater lies below the surface. Similarly, putting fencing on Centennial's southern groin, which crosses over onto property considered "private" for Village zoning purposes, will create a new risk there as well. It will allow beachgoers to use the fencing to climb up onto the groin and travel over 125' out into the lake, where they may jump or dive into the water, either into Centennial's lakefront, where WPD testified the steel groin creates dangerous rip currents, or into 205 Sheridan's, with structural and rip currents potentially present, and where large armored stones supporting that breakwater are embedded under the waterline as well.

DISCUSSION POINT 5:

WPD asserts that it expects decreased beach usage as a result of constructing a \$6-\$7 million project, and therefore will not build additional parking at Centennial. New Trier High School is visible in drone shots taken from Centennial's lakefront. The massive rubble mound breakwater with a large circular concrete gathering area that is as wide as Sheridan Road will be a magnet for kids. Centennial is within easy walking, skateboarding, biking or driving distance from New Trier's nearly 4,000 student body, and is also near bus stops and Elder's student parking. It seems highly likely that Village residents and non-residents alike will drive up the park's usage.

DISCUSSION POINT 6:

WPD's assertion that "some people" prefer to travel down a steeply pitched, multi-purpose roadway to reach a beach, is merely that--an assertion--with no publicly available supporting documentation or evidence. The Village should require WPD to establish the facts behind its assertion. From my own personal experience, I know that some challenged persons and low

vision individuals are quite fragile, which would make traveling on a shared roadway with vehicles, skateboarders, dogs, strollers, runners, etc., not only unsafe, but dangerous in a serious way. Please consider requiring WPD to provide safe ADA access to both sides of the beach--swimming and dog--via a lift, as Kenilworth does.

DISCUSSION POINT 7:

At ZBA's November meeting, The Lakota Group's Scott Freres called Centennial's bluffs "garbage." This clashes violently and in an extraordinary manner with the Village Code's position on coastal bluffs' importance, which does not assign value based on arbitrarily calling them "natural" or "unnatural," but because of their essential nature as coastal bluffs. It clashes with the U.S. Army Corps of Engineers' position on coastal bluffs' importance, with the U.S. Fish and Wildlife Services' position, with the Illinois Coastal Management Zone's position, with IDNR's position, with IEPA's position, with Village of Winnetka coastal/marine engineering consultant Baird's position, and even with WPD's historic position on the bluffs. The 2030 LMP does not describe the bluffs as "garbage" at any of our lakefront parks including Centennial's bluffs post-OSLD/LWCF grant-funded restoration project. To the contrary, it highlights the bluffs' importance to the Lake Michigan ecosystem (and in Centennial's case notes that existing steel sheet piling protects them).

DISCUSSION POINT 8:

Village Counsel Peter Friedman has determined that for zoning purposes the sand on the other side of Centennial's southernmost groin is the private property of 205 Sheridan. Although Mr. Friedman suggested WPD could potentially resolve the Centennial plan's public access issue by getting a public easement across 205 Sheridan's sand to the waterline, that seems unlikely. When I recently asked WPD Executive Director Nazzal about the prospect for such an easement, she said no negotiations were taking place.

DISCUSSION POINT 9:

I continue to object to WPD staff misrepresenting to the Village that Cook County's Animal Control Ordinance and Regulations require them to put up three-sided fencing at the dog beach. Multiple FOIA's by various persons, including myself, have not turned up any such mandate. Instead, Cook County provided WPD with an example of a fully-enclosed, contiguously fenced in dog park at Beck Lake; said Centennial beach is a "dog friendly area" such that WPD may call the waterline a "barrier," and also that no "affirmative permission" was implied regarding Centennial's status as a less than fully fenced "dog park" rather than a "dog friendly area." I think it is clear that Cook County not only rightly classifies Centennial as a "DFA," but also that the Administrator is aware that he does not have statutory authority to grant "waivers" to the four-sided fencing requirement for dog parks.

DISCUSSION POINT 10:

Property value diminution has been examined from the street-side, but not with respect to the breakwater's effects on downstream property owners' shorelines, and consequent loss of sandy beaches. It has not been examined from the perspective of construction-related damage to neighboring bluffs' stability, and to nearby property owners' homes' structural integrity when steel sheet piling is driven into the toe of the bluff, and other related construction heavy equipment work. The GZA report excerpt I have attached discusses these risks to neighboring properties. By the way, Winnetka resident and NU Engineering Professor Emeritus Chuck Dowding is internationally known as a leading expert on construction vibrations' impact on surrounding areas. I think the Village would be well-served by asking Professor Dowding to testify on the Centennial plan's potential property damage to neighbors.

DISCUSSION POINT 11:

Attached to this email is information from the 2030 LMP that calls breakwaters "suitable for harbors or marinas," as well as references to private operators doing business at Centennial. Given the many concerns raised as to what exactly the purpose of the massive breakwater is, I would question whether the plans are designed to create business and/or entertainment opportunities outside of suggested swimming and dog beach usage being discussed publicly. Also, the attached information contains Illinois requirements for harbors--if they allow boats with toilets to dock, they must provide waste pumping areas. I do not think anyone would seriously argue this would be consistent with the Sheridan Road neighborhood's R-2 zoning.

CONCLUSION:

Rather than embracing contemporary shoreline solutions, WPD's plan is based on outdated 19th and 20th century methodologies. The Village should look to the U.S. Army Corps of Engineers' initiative "Engineering with Nature," which offers contemporary, scientifically sound and forward-thinking shoreline solutions. It promotes "the intentional alignment of natural and engineering processes to efficiently and sustainably deliver economic, environmental, and social benefits through collaboration." Baird & Associates' "Illinois North Shore Coastal Resilience Plan" says "Resilient solutions should not aim to continue hardening the shoreline, as this only provides immediate relief to the problem while complicating public access to the shoreline and in some cases exacerbating the loss of recreational assets. For instance, shoreline hardening in combination with unmitigated lakebed downcutting eventually leads to the loss of shallow littoral features (including beaches) and associated aquatic habitat. Resilient solutions require longer-term planning to effectively incorporate a holistic strategy that protects a stretch of shoreline, maintains, or improves public access to the lake, and restores or creates habitat . . . "

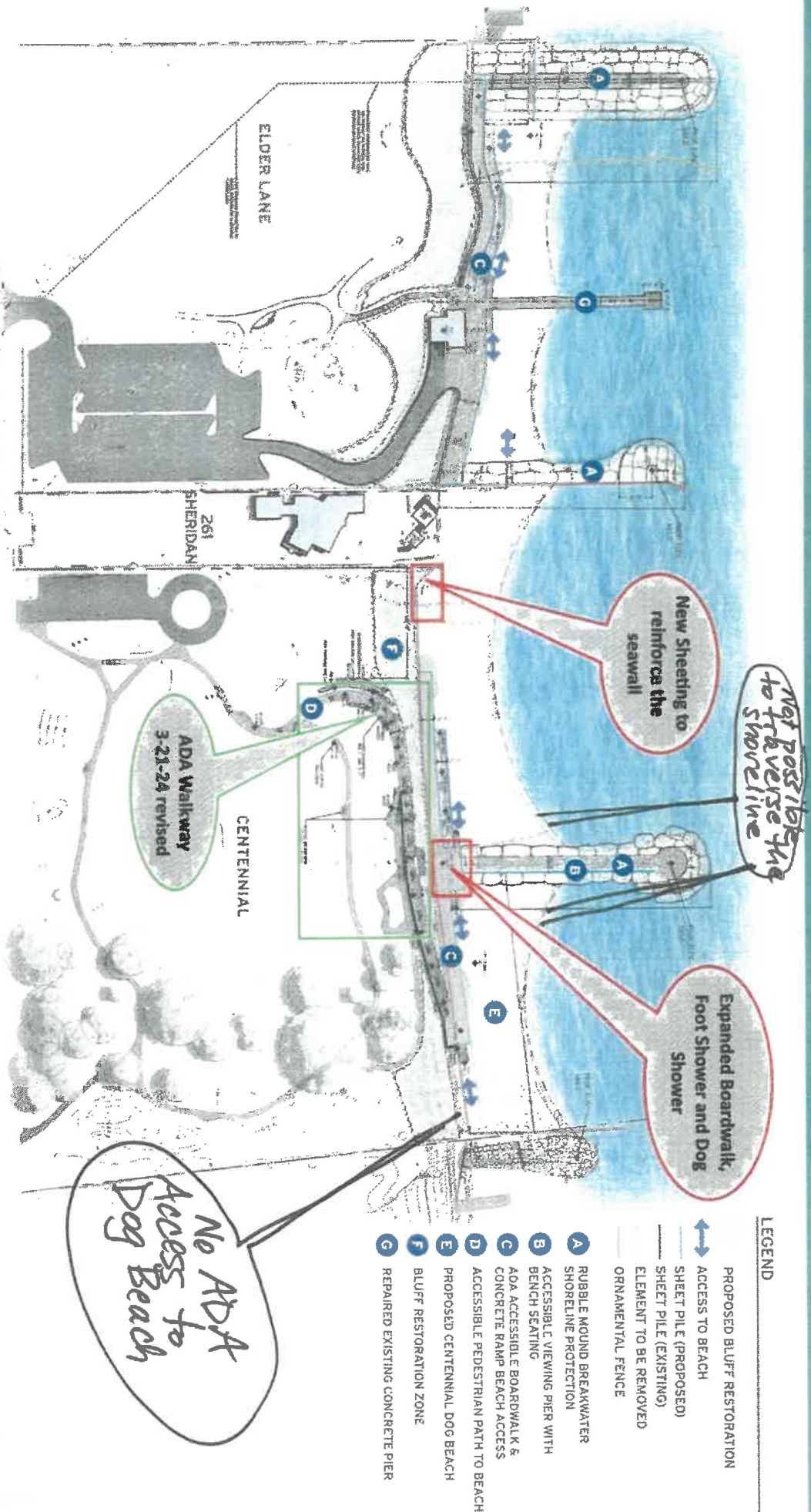
Thank you again for reading through these materials and carefully considering a denial of WPD's SUP and SSO variance requests.

Sincerely,
Kris Schriesheim

Inflexible WPD Plan is Excessive and Unsafe!

Elder + Centennial | Schematic Design

ELDER | CENTENNIAL BEACH FEASIBILITY STUDY



Elder + Centennial | Final Schematic Design

10/19/2021

PEDESTRIAN AND TRAFFIC SAFETY ISSUES



NEW TRIER

TOWNSHIP HIGH SCHOOL DISTRICT 203

NTHS - Parking at Elder Used August - June

NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

2025-2026 SCHOOL YEAR CALENDAR

<u>2025</u>	August	18	Monday	Opening Teacher Institute – Day 1
		19	Tuesday	Opening Teacher Institute – Day 2
		20	Wednesday	First Day of Student Attendance
	September	1	Monday	Labor Day – No School
		23	Tuesday	Rosh Hashanah – No School
	October	2	Thursday	Yom Kippur – No School
		3	Friday	Fall Break – No School
	November	26-28	Wednesday – Friday	Thanksgiving – No School
	December	19	Friday	1 st Semester Ends
		20	Saturday	Winter Break Begins
<u>2026</u>	January	5	Monday	School Resumes after Winter Break
		19	Monday	Martin Luther King Day – No School
	February	16	Monday	Presidents' Day – No School
	March	28	Saturday	Spring Break Begins
	April	6	Monday	No School
		7	Tuesday	School Resumes after Spring Break
	May	25	Monday	Memorial Day – No school
		31	Sunday	Graduation (NOW Arena; Time TBD)
	June	5	Friday	Last Day of Student Attendance
		8	Monday	Summer School Begins

LACK OF FACILITIES THREATENS PUBLIC HEALTH, SAFETY, WELFARE

WPD Had Plans for Restrooms at Centennial

2030 LMP—Plans to construct restrooms at Centennial

Centennial Park & Beach: Facility Improvements Matrix

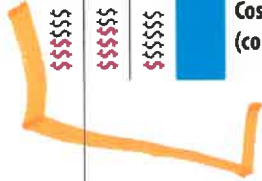
0 - \$250,000 \$\$\$\$\$\$
 \$250,000 - \$500,000 \$\$\$\$\$\$
 \$500,000 - \$1,000,000 \$\$\$\$\$\$
 \$1,000,000 - \$3,000,000 \$\$\$\$\$\$
 \$3,000,000 - \$5,000,000 \$\$\$\$\$\$
 \$5,000,000 + \$\$\$\$\$\$

"LAC Priority?
 (1 = highest priority)

Supports plan goals?

Cost
 (construction, soft costs)

Centennial Park Facility Improvements (Buildings)		
2	✓ Construct a new upper-level restroom building	\$\$\$\$\$\$
2	✓ Renovate single-family home into new beachfront event space	\$\$\$\$\$\$
3	✓ New beach house (concessions, bathrooms, showers, lifeguard office, storage)	\$\$\$\$\$\$



MPD knows where water lines are located

Park Planning & Construction Projects:

Budget 2025: Staff continued to met and finalize the 2025 budget entries for the Parks Department and other funds supported by the department. Staff focused on cost containment and value engineering while inputting details into the budget.

Paving work at Tower, Maple, Green Bay Trail, and Service Center: Bids were opened on Tuesday at 10:00am. The Park District received five sealed bids for the paving work. Staff will review the bids and form a recommendation to bring to the committee meeting on the 12th of September.

Village Green Seating Area: The contractor completed the final saw cutting of control joints for the renovated seating areas at the Village Green. Staff rehabbed benches and re-installed them on the new pads. Staff also replaced the aging refuse receptacle with Victor Stanley matching recycling and garbage can pair.

Centennial Water line Replacement: Staff have finalized permits and scheduling for the replacement of the Centennial water service which is expected to be completed within the next two weeks.

Woodland Management: Staff received several estimates regarding woodland management at Crow Island prairie, Dunbaugh Park and the Lloyd west table land. The firm with the lowest estimate has been checked for references and qualifications. Staff is finalizing their recommendation for approval in order to proceed to scheduling.

Crow Island Stormwater Project: Staff received information from the Village regarding the restoration and is working to follow up with the Village soon.

Elder + Centennial Projects: Staff continues to review the project plans, schedule, and next steps. The staff has been in contact with Village staff regarding the timing and sequencing of upcoming meeting schedules for the Centennial Project. Staff is expecting the final Elder Plans on 8/30 and will complete a review next week as we prepare the SUP application for Elder Lane Park and Beach Project.

Happ Road Playground: Staff has received the contractor's paperwork and is finalizing the schedule and marketing outreach.

Nick Corwin Irrigation System: Staff is working on finalizing a project schedule with the contractor for the upcoming weeks.

C'external water lake work



Centennial Park & Beach

225 Sheridan Rd

Classification:
Neighborhood Park

Size:
5.22 acres

PI#: 05-21403-03-0000
05-21412-03-0000

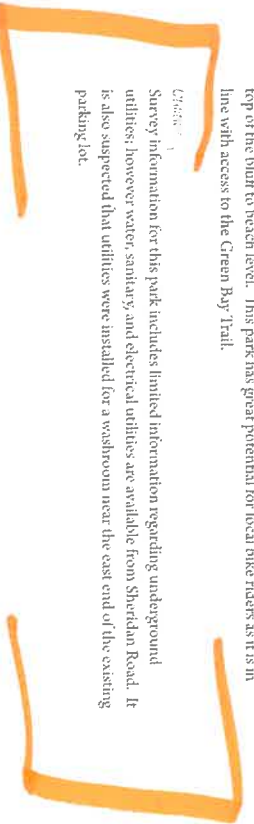
Owner:
Winnetka Park District

Zoning:
R-2

Parking:
11 spaces

Access and Circulation
The park does not include beach access for vehicles. The park includes approximately 11 parking spaces at the top of the bluff. Concrete stairs provide pedestrian access from the top of the bluff to beach level. This park has great potential for local bike riders as it is in line with access to the Green Bay Trail.

Context
Survey information for this park includes limited information regarding underground utilities; however water, sanitary, and electrical utilities are available from Sheridan Road. It is also suspected that utilities were installed for a washroom near the east end of the existing parking lot.



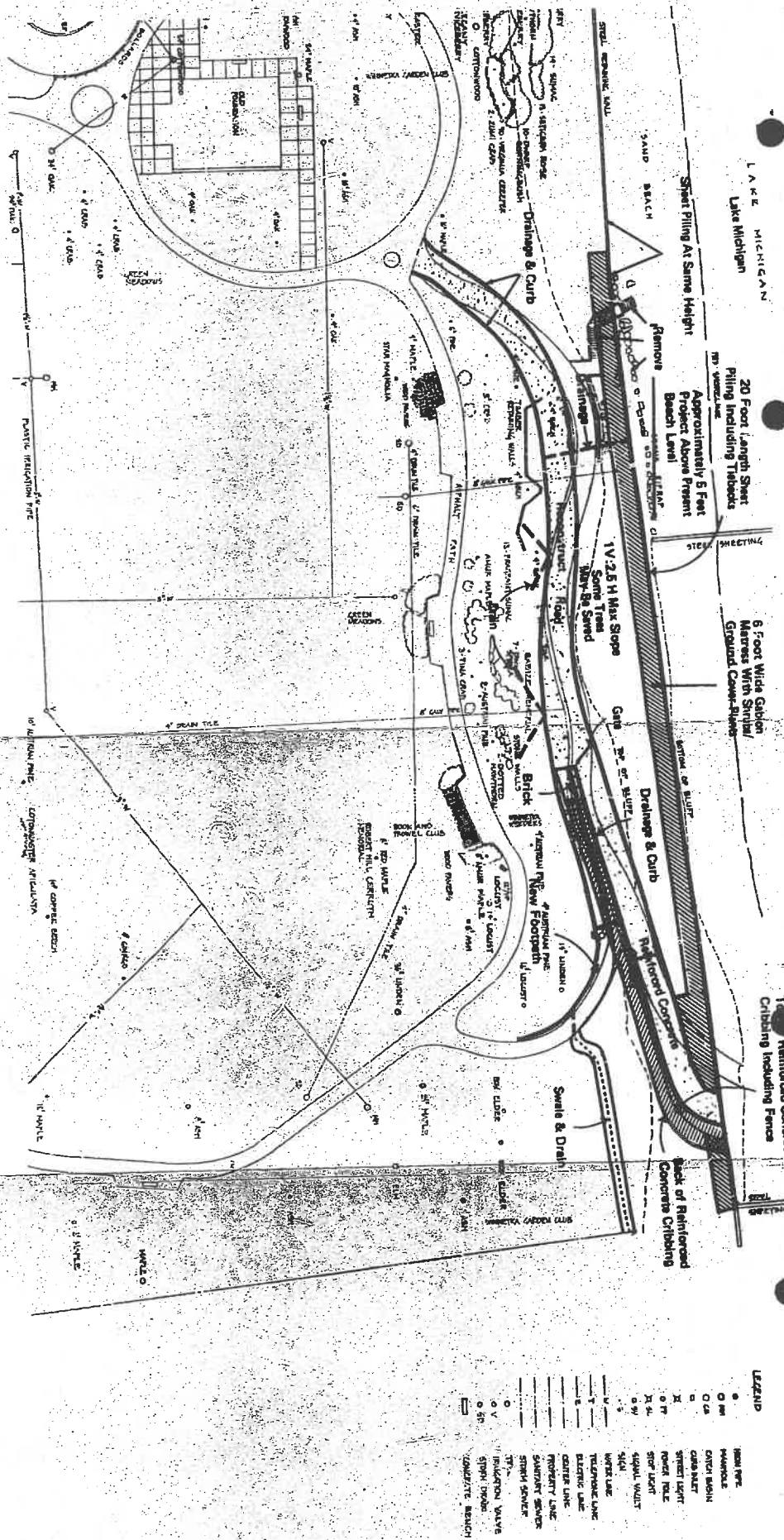
Centennial Park and Beach, c. 1997



Centennial Park and Beach, c. 2013

4 pages

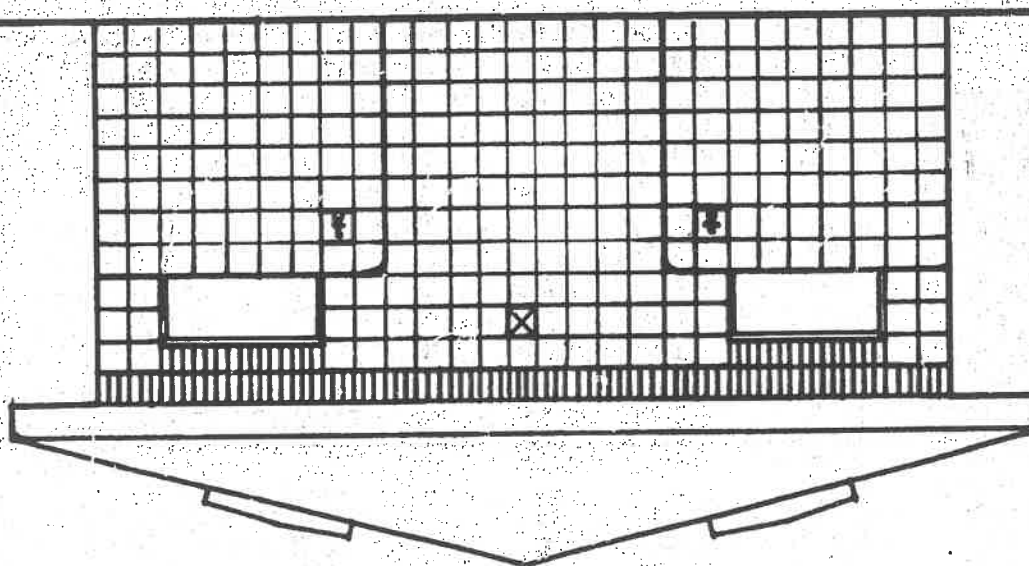
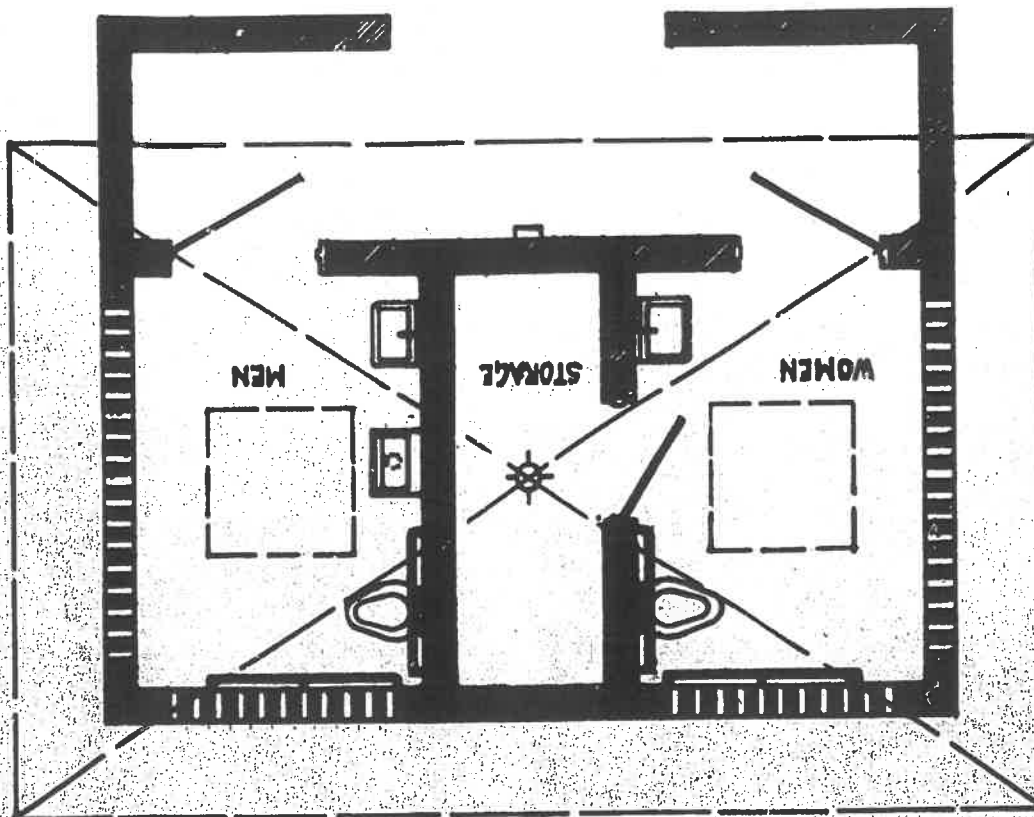
Exhibit 3

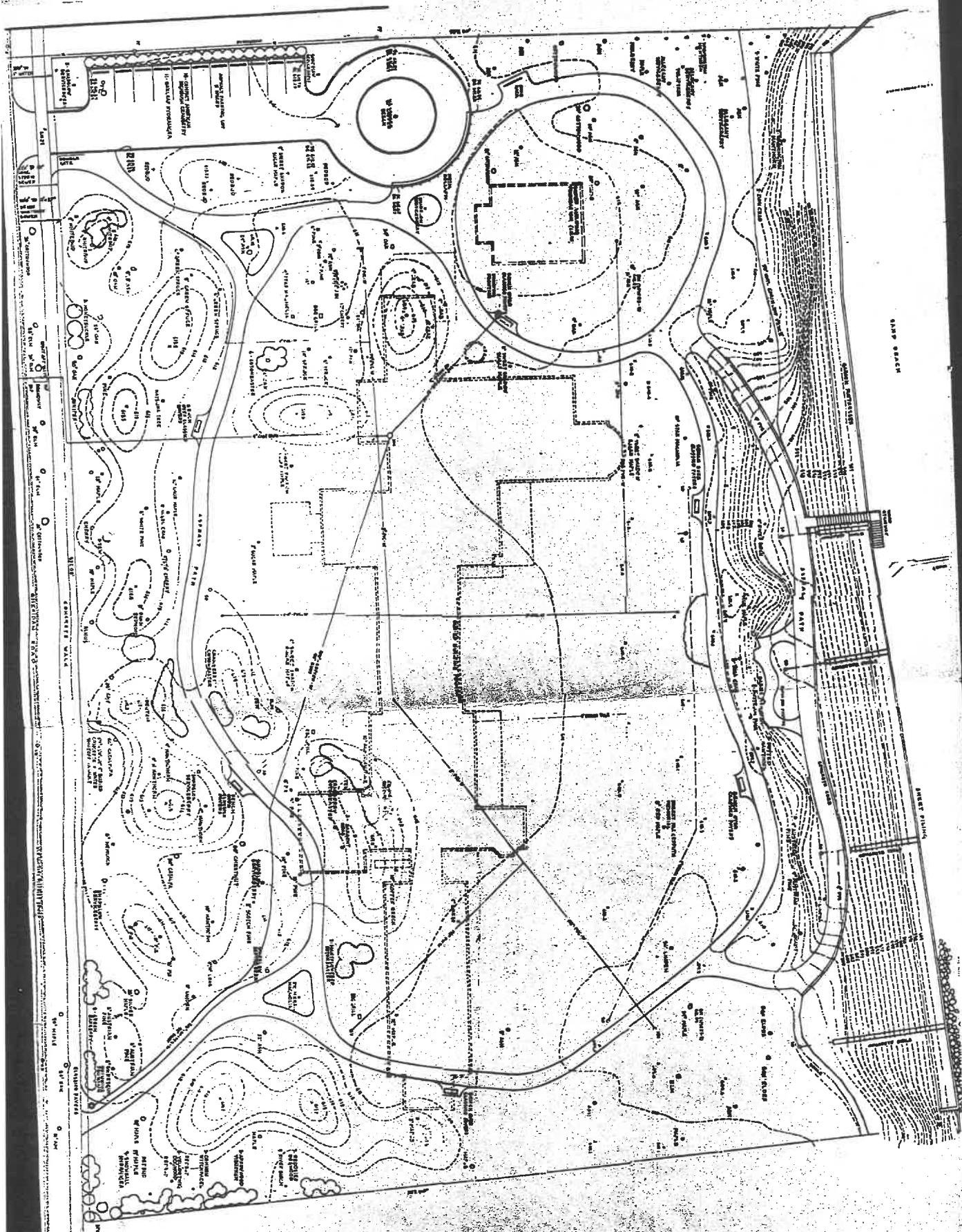


The Winnetka Park District
CENTENNIAL PARK
HARZA ENGINEERING CO., CHICAGO
APPROVED
DATE PMG. NO.

**CENTENNIAL PARK
RESTROOM FACILITY**

SCALE: 1/4" = 1'-0"






AS-BUILTS
CENTENNIAL PARK
 BASE MAP
 drawn by Richard H. Schom
 Scale: 1"=50'-0"
 3/11

PREPARED BY
 RICHARD H. SCHOM
 LANDSCAPE ARCHITECT

MULTIPURPOSE, SHARED ROADWAY CREATES SAFETY RISKS FOR CHALLENGED AND LOW VISION PERSONS

ADA Accessibility for Persons with Low Vision

Crosswalk Treatments at Roundabouts. At provision [R306.4.2](#), the final rule expands the crosswalk treatment options at multi-lane segments of roundabouts containing crosswalks to include: a traffic control signal with a pedestrian signal head, a pedestrian hybrid beacon, a pedestrian actuated rectangular rapid flashing beacon, or a raised crossing.

Visual Contrast at Stairs. To provide greater accessibility for people with low vision, the final rule requires visual contrast on stair treads and landings, as noted in [R408.6](#).

Slopes Stated in Ratios and Percentages. In the NPRM, slope measurements were stated only in percentages, which in most cases had been rounded to whole numbers. For consistency with the 2004 Americans with Disabilities Act (ADA) and Architectural Barriers Act (ABA) Accessibility Guidelines, which express slope only in ratios, the final rule provides slopes in both ratios and percentages. The practical effect of this change is that slopes stated as 2% in the proposed rule are now 1:48 (2.1%) in the final rule, which is the ratio used in the 2004 ADA and ABA Accessibility Guidelines.

Bypass at a Blended Transition. In the final rule, the Board added provision [R304.4.3](#), which requires a bypass where a blended transition serving more than one pedestrian circulation path has a running slope greater than 1:48 (2.1%). This provision is provided so that a pedestrian with a disability may bypass the slope of a blended transition that the individual does not need to use. Without a bypass, an individual with a disability may be forced to unnecessarily traverse a corner at a 1:20 (5.0%) cross slope.

Identification of Places with No Pedestrian Crossing. In the final rule, the Board added provisions [R203.6.1.1](#) and [R203.6.1.2](#) to further clarify that where crossing is prohibited at an intersection or not intended midblock or at a roundabout, jurisdictions must take care to ensure that there is no crosswalk or curb ramp, and the pedestrian circulation path is separated from the roadway. In the NPRM, this information was stated in advisory [R206](#).

Social Links

[U.S. Access Board on YouTube](#)

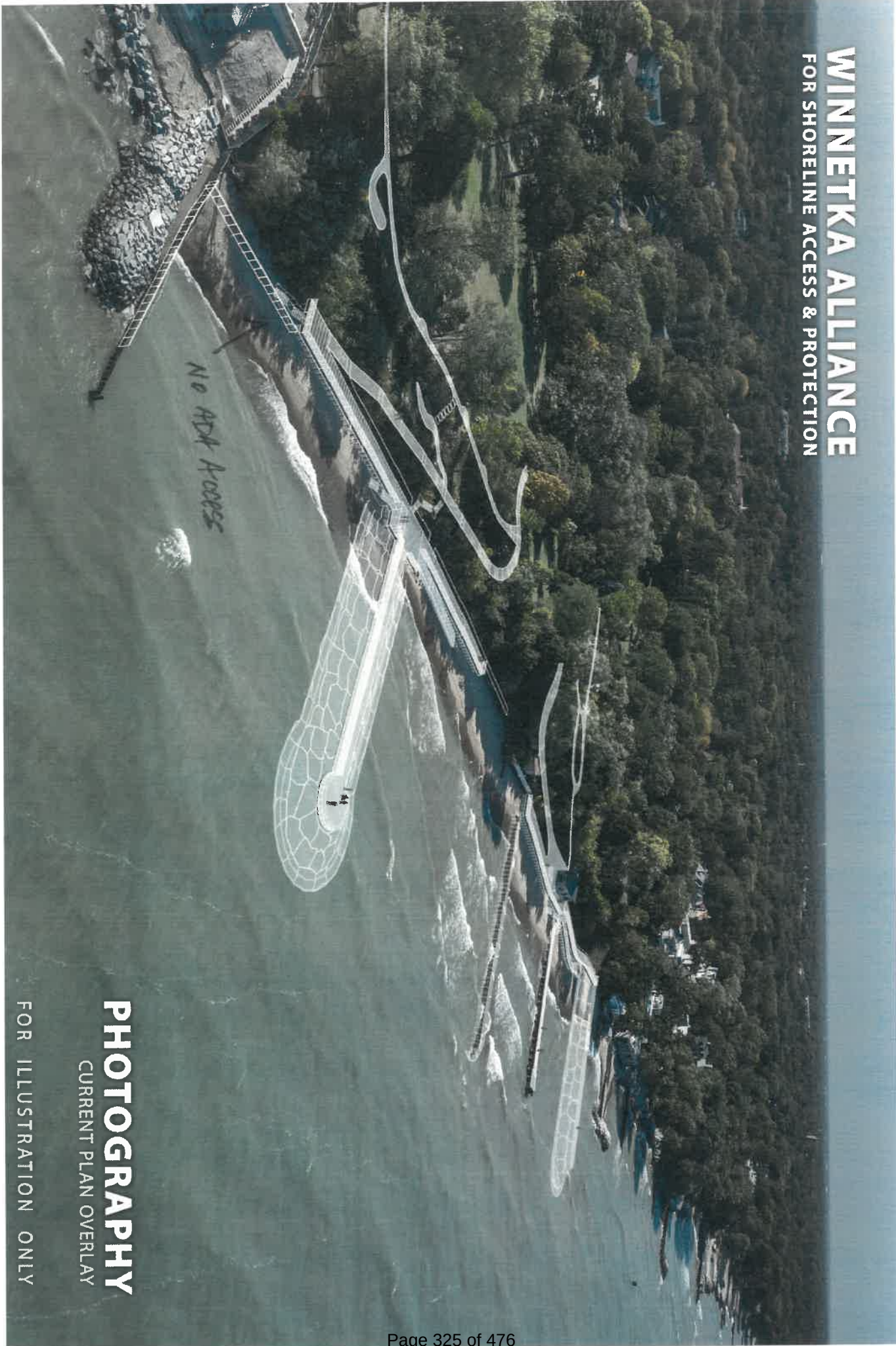
[@AccessBoard on Twitter](#)

[U.S. Access Board on LinkedIn](#)

[U.S. Access Board on Facebook](#)

Centennial Plans is not ADA Compliant

WINNETKA ALLIANCE
FOR SHORELINE ACCESS & PROTECTION



PHOTOGRAPHY
CURRENT PLAN OVERLAY

FOR ILLUSTRATION ONLY

PLAN DOES NOT MEET ADA GUIDELINES



dceo.illinois.gov



8



39 of 266

or to be on an accessible route.

203.11 Water Slides. Water slides shall not be required to comply with these requirements or to be on an accessible route.

203.12 Animal Containment Areas. Animal cages, pens, corrals, and similar areas in which animals are contained shall be on an accessible route but shall not otherwise be required to comply with these requirements. Public circulation routes where animals may travel, such as in

2018 ILLINOIS ACCESSIBILITY CODE

27 | Page

CHAPTER 2: SCOPING REQUIREMENTS

petting zoos and passageways alongside animal pens in State fairs, are not eligible for this exception.

203.13 Raised Boxing or Wrestling Rings. Raised boxing or wrestling rings shall not be required to comply with these requirements or to be on an accessible route.

203.14 Raised Diving Boards and Diving Platforms. Raised diving boards and diving platforms shall not be required to comply with these requirements or to be on an accessible route.

WPD Centennial Stairs to Dog Beach do not meet ADA slides

does not exceed 1:12 (8.33%). A trail segment can run for a distance of 30 feet at slopes between 1:2 and 1:10 (10%), and for 10 feet at slopes between 1:10 and 1:8 (12%).

Highlights: Beach Access

When an entity that administers or manages a beach undertakes a beach nourishment project, or constructs or alters circulation paths or parking, toilet, or bathing facilities to serve the beach, at least one beach access route needs to be provided for each 1/2 mile of beach shoreline.

The entity does not have to spend more than 20% percent of the cost of the beach nourishment, construction, or alteration costs to provide beach access routes, and the number of beach access routes does not have to be greater than the number of pedestrian access points provided (pedestrian access points include parking facilities that serve the beach, dune crossings, and stairways or ramps leading from boardwalks to the beach)

Beach access routes should connect an entry point to the beach with the:

- Mean high water level at river beaches; or
- Normal recreation water level at lake, pond, and reservoir beaches

Beach access routes, like outdoor recreation access routes, can have steeper slopes or longer running segments than typical accessible routes or ramps. A beach access route can run for a distance of 50 feet at slopes between 1:20 (5%) and 1:12 (8.33%), and for a distance of 30 feet at slopes between 1:12 and 1:10 (10%).

Where the slope of a beach access route at a dune crossing is steeper than 1:20 (5%), handrails need to be provided, and curbs or other barriers to prevent the passage of a 2-inch diameter sphere.

Find Out More

These are just a few highlights of the new requirements. Visit the Access Board to find more details, background, and resources related to outdoor access.

Pack a picnic basket, air out the tent, and have a good summer!

WPD Centennial Plan Onto a Boardwalk is not ADA access

PROWAG – R302 Surfaces

MODULE 5

- Walking surface shall be stable, firm and slip resistant (R302.6)
- PROWAG does not specify a specific material
- Pervious pavement



PROWAG – R302 Surfaces – Brick and Paving Stones

MODULE 5

Centennial OSLAD Grant Restrictions

...

87%

The State of Illinois, represented by the Director of the Department of Conservation, and the herein named project Sponsor, mutually agree to perform this Agreement in accordance with the Open Space Lands Acquisition and Development Act, as amended, (P.A. 84-711, effective January 1, 1986), and with the terms, promises, conditions, plans, specifications, procedures, project proposals, maps, and assurances contained in the approved project application, and, which by reference, is hereby made a part of this Agreement.

The State of Illinois hereby promises, in consideration of the promises and assurances made by the Sponsor herein, to obligate to the Sponsor the amount of money referred to herein, and to tender to the Sponsor that portion of the obligation which is required to pay the State of Illinois' share of the costs of the herein described project stage, based upon the herein stated percentage of assistance. Obligations of the State will cease immediately without penalty of further payment being required if in any fiscal year the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available sufficient funds for this Agreement.

The Sponsor hereby promises, in consideration of the promises made by the State of Illinois herein, to execute herein described project and operate and maintain the project site in accordance with the terms of this Agreement.

The following special project terms and conditions were added to this Agreement before it was signed by the parties thereto:

1. All overhead utilities on the project property, excepting electric lines over 15kv, must be buried or otherwise screened.
2. No easements or other land encumbrances may be granted on the project property without the prior written approval of the Illinois Department of Conservation.
3. No portion of project property may be traded, sold or otherwise exchanged, nor converted from outdoor recreation use, without the prior written approval of the Illinois Department of Conservation.
4. No indoor buildings, exclusive of service/support structures or sanitary facilities may be constructed on the property acquired and/or developed hereunder.

In witness whereof, the parties hereto have executed this Agreement as of the date entered below.

STATE OF ILLINOIS

SPONSOR

By:

(Signature)

WINNETKA PARK DISTRICT
(Agency)

WPD must adhere to OSLAD/LWCF
...Grant Conditions

18 of 57

develop lands for public park and outdoor recreation purposes may also be eligible for OSLAD consideration. Contact the IDNR grant staff to verify an agency's eligibility status if unsure

* Please note: Universities and other schools are NOT eligible for assistance.

C. Applicant Responsibilities

1. Accessibility

One of the goals of the OSLAD program is to provide and improve recreational access opportunities for people with disabilities. As such, all facilities assisted with OSLAD monies must conform to standards outlined by the Americans with Disabilities Act of 1990. https://www.ada.gov/2010ADAstandards_index.htm

2. Ownership

The local agency must possess adequate "control and tenure" over the project site (fee simple title or other property interest such as a lease or easement) to ensure compliance with the outdoor recreation use requirements of the OSLAD program for a period commensurate with the OSLAD program amortization schedule, unless approved otherwise by the IDNR. The IDNR will consider, on a case-by-case basis, lease arrangements for shorter periods when Illinois statute prohibits a unit of government from entering a lease, etc. for such a length of time OR other circumstances beyond the control of the project sponsor prohibit such arrangements.



These provisions apply only to the recreation areas listed in the project agreement. Non-resident fishing/hunting license fees are excluded from these requirements.

3. Accessibility for the Disabled

All facilities constructed with or later developed on property acquired with State OSLAD assistance must be developed and designed to accommodate full accessibility standards as per the Illinois Accessibility Code (April 1997) and the "Americans with Disabilities Act" Accessibility Guidelines (ADAAG). <https://www.ada.gov/>

Although the Illinois Accessibility Code standards do not address specific criteria for accessibility involving all outdoor recreational facilities, there is a reference to "Recreational Facilities" on Pg. 87 of the Code. A copy of the Illinois Accessibility Code may be obtained by calling 217/782-2864 (Springfield) or 312/814-6000 (Chicago) or at <https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>.

To supplement this information, the U. S. Architectural and Transportation Barriers Compliance Board pursuant to ADA has developed final guidelines for recreation facilities and outdoor developed areas. Copies of the guidelines can be obtained by writing to: *Access Board, Recreation Report, 1331 "F" Street, N.W., Suite 1000, Washington, D.C. 2004-1111. Tele: 202/272-5434 or 800/514-0301 or contact their web site at www.access-board.gov.*

BREAKWATER AND FENCING THREATEN SAFETY AND LIVES

Final, April 26, 2024

From the very beginning, the design modifications to Centennial Beach have been driven primarily by the Winnetka Park District's interest in designing a community beach that prevents public access along the shared Ishbia property line, (the south edge of Centennial Beach). The Winnetka community members have seen an array of proposals from fences to high, metal, louvered panels, to rose hedges and raised planters. A dog beach with fences and the addition of a major stone breakwater are now proposed. The stone breakwater has not been proven that it is needed. What purpose is it serving?

For many years now, the public has repeatedly asked for a simplified version of the beach design and a preservation of the openness and vast views that it currently offers today.

The evidence, or proof, of needing new stone breakwaters to prevent sand erosion has not been provided to the public. In fact, there is opposing evidence that stone breakwaters actually increase the erosion of sand beaches.

The cost of sand replenishment annually has not been defined. The high fences extending out along the proposed breakwater, defining an exclusive dog beach, is unprecedented. These proposed barriers and obstructions will continue to fragment our lakefront, challenge the visibility and safety of swimmers, and still may not protect our shoreline from the ongoing, future climate challenges we face in this region.

A 2022 American Geophysical Union study projected that baseline water levels for Lake Michigan will rise by a half a meter (19.68 inches) by mid-century due to increased rainfall.

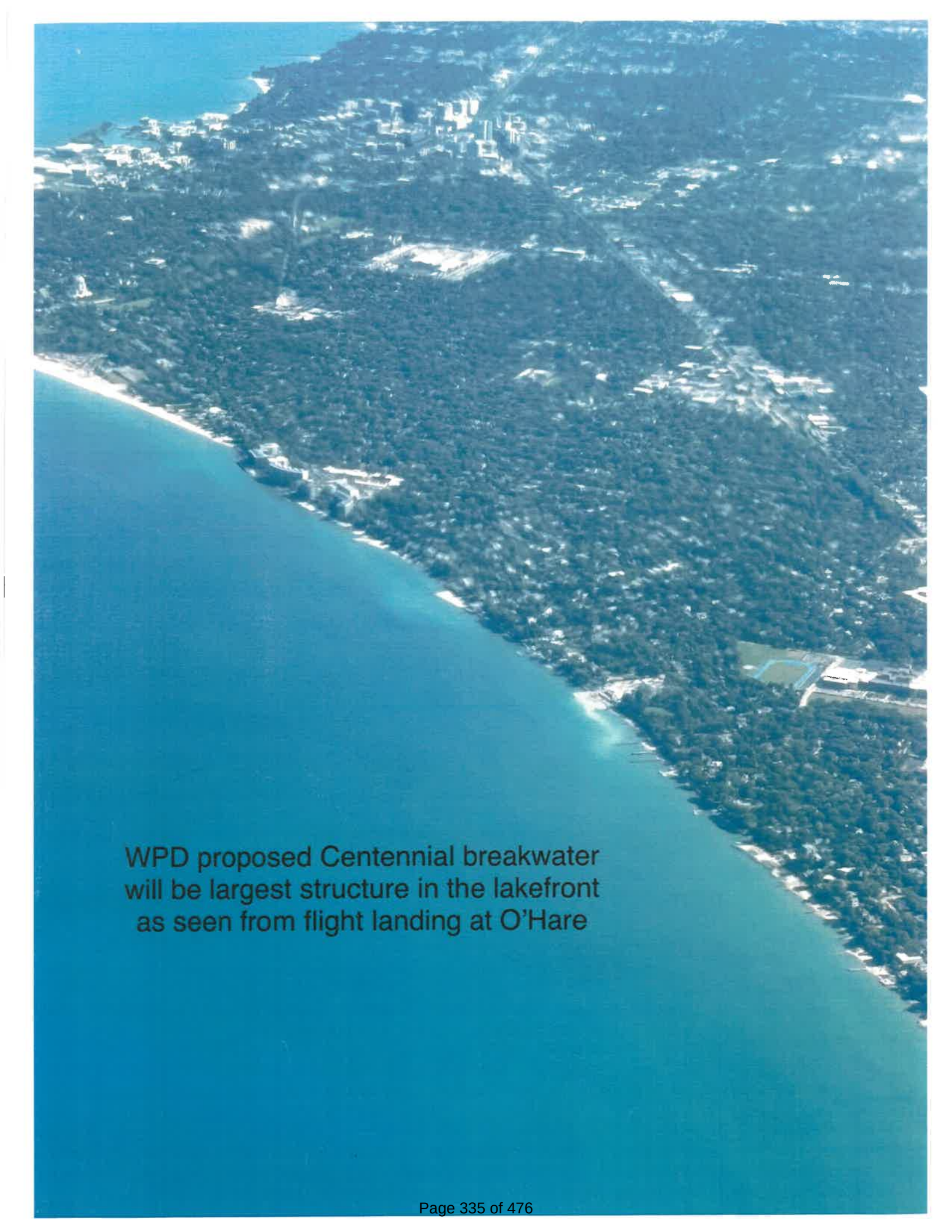
My questions to the Board are:

- Has this proposed breakwater design been driven by the adjacent Ishbia property privacy issue or the more serious threat of the anticipated climate challenges that we face?
- Will the proposed breakwater help to protect the beaches from the projected lake level rise in this century?
- Can the Winnetka Park District Board communicate to the Winnetka general public the hydrologic data used to create this proposed breakwater design?
- Is it possible, that in a few years, we will face climate and lake level challenges which will underline the shortfall of this current design proposal?

Again, we ask the Winnetka Park District and its Board to investigate smarter and more resilient solutions and look beyond the driving challenge of creating privacy to an adjacent property. Much more is at stake for our Village's lakeshore.

Phil Enquist
Resident of Winnetka
Fellow, American Institute of Architect
Honorary Fellow, American Society of Landscape Architects
Adjunct Faculty, UIC College of Urban Planning and Public Administration



An aerial photograph showing a large body of water in the foreground, with a dense forested shoreline. In the background, a city skyline is visible, including several tall buildings. The text is overlaid on the lower left portion of the image.

WPD proposed Centennial breakwater
will be largest structure in the lakefront
as seen from flight landing at O'Hare

WPD Centennial Breakwater Fails to Provide
... Steps to Get Up and Over

winpark.org Private

92%



Programs

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20. What is happening to the Centennial Dog Beach?

Plans are for the dog beach to be between 170' to 270' in length and located on the southern-most portion of Centennial Beach. The dog beach will be fenced and gated to meet Cook County regulations.

21. How will the Public Trust Doctrine be observed allowing water's edge walking?

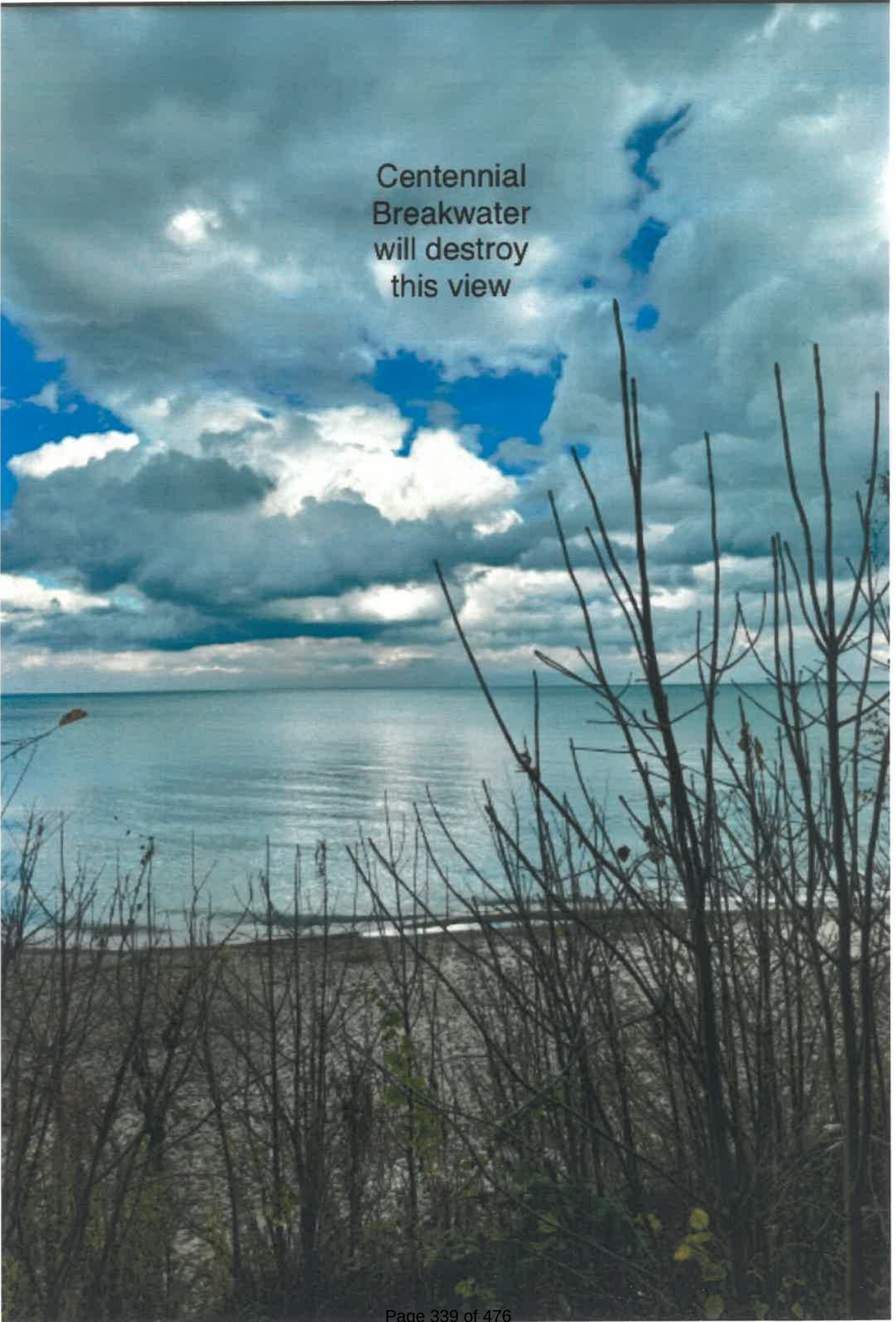
The Park District is committed to honoring the principles of the Public Trust Doctrine. The current Elder Lane + Centennial Beach Project includes steps up and over the breakwater on the north end of Elder Lane Beach, as well as steps up and over the breakwater on the south end of Centennial Beach. These design elements allow visitors to traverse the shoreline according to the principles of the Public Trust Doctrine.



See Overlay - Centennial Breakwater
Extends Farther Out Into Lake
Than Tower Beach Pier

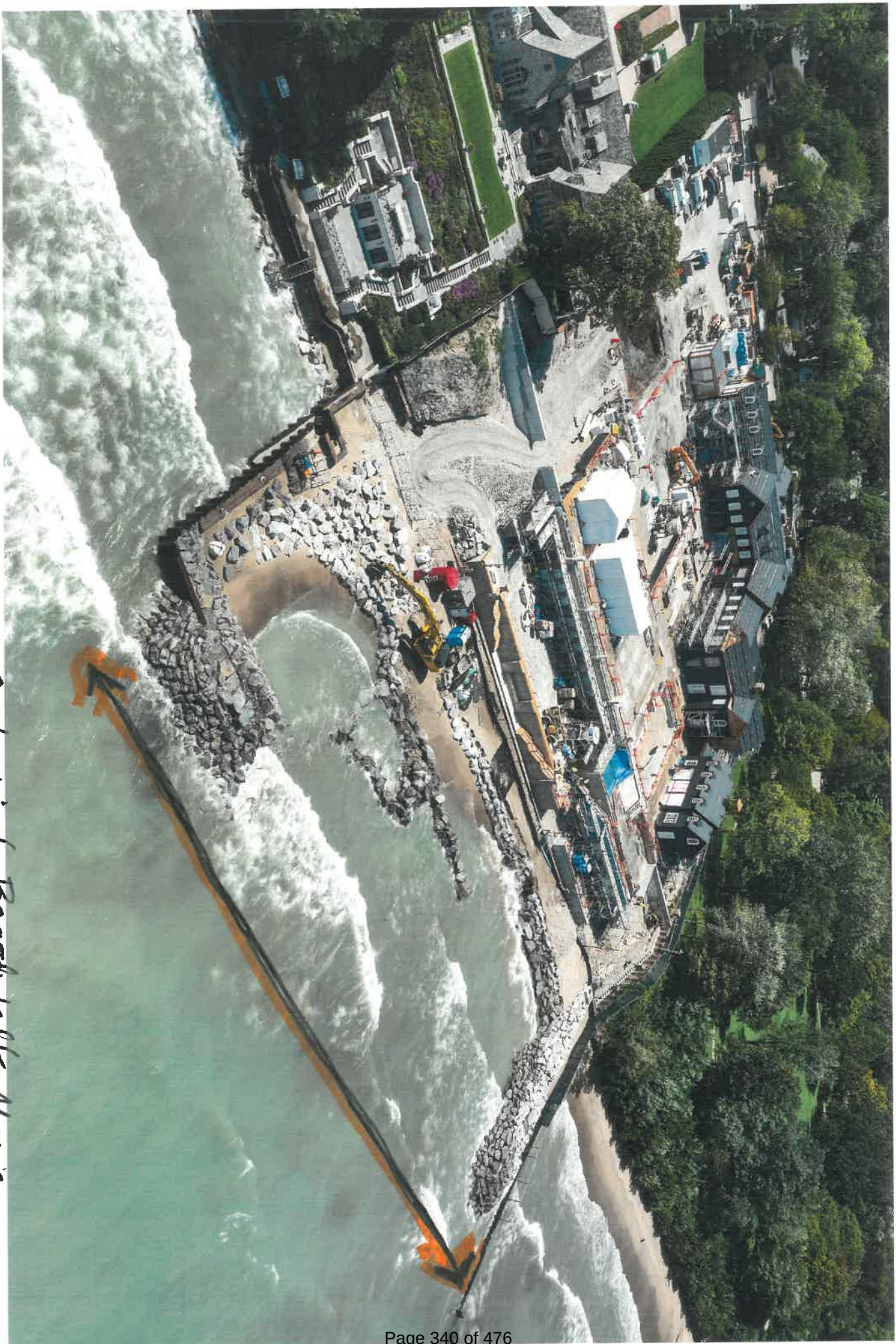
Centennial Breakwater Overlaid on Tower Beach Pier



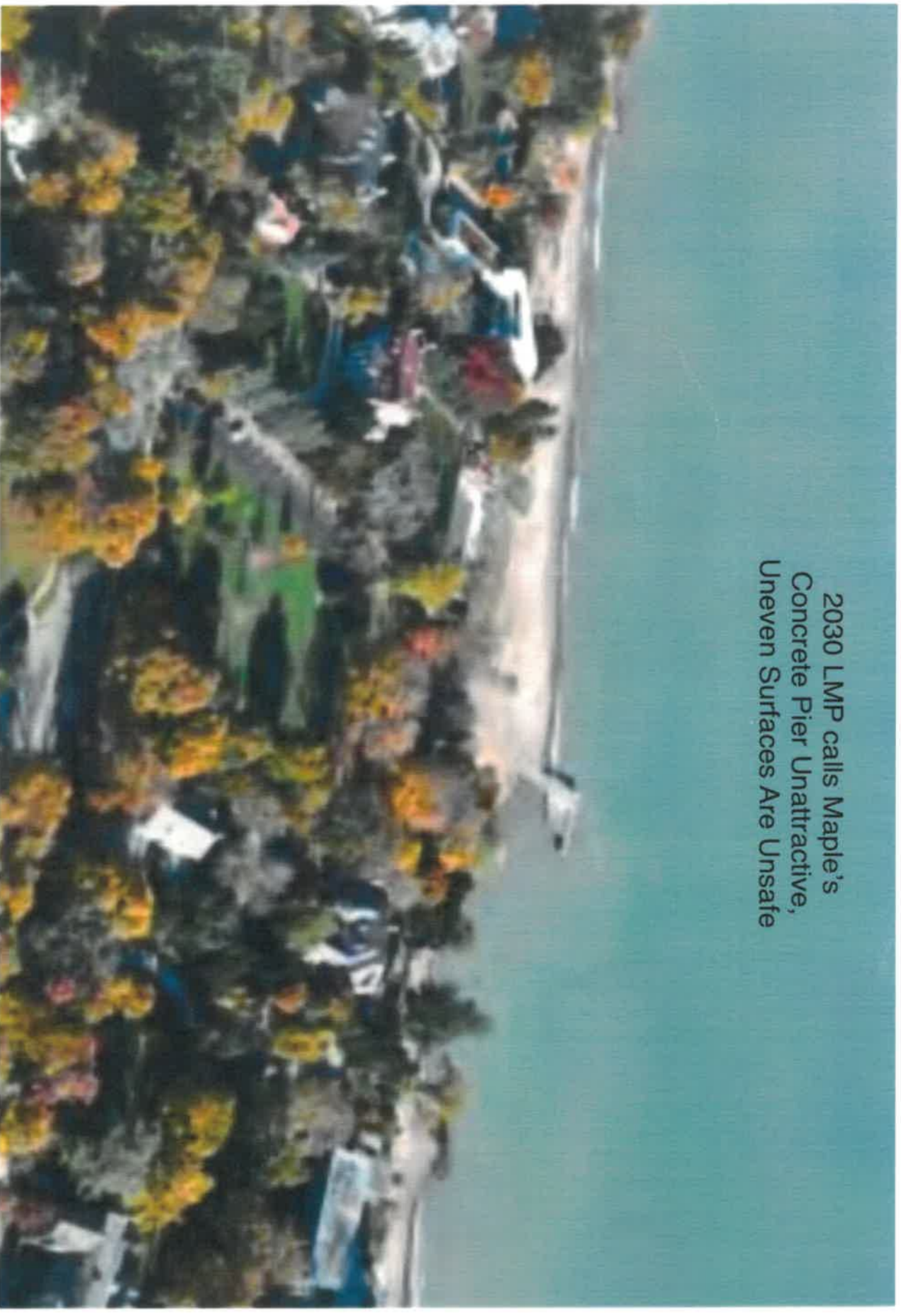
A photograph of a coastal scene. The sky is filled with large, dramatic, grey and white clouds, with patches of bright blue visible. The sun is shining through the clouds, creating a bright reflection on the water's surface. In the foreground, there are bare, dark trees and shrubs. In the middle ground, a body of water stretches to the horizon. A long, low breakwater or pier extends from the shore into the water. The overall mood is somber and dramatic.

Centennial
Breakwater
will destroy
this view

Centennial Boardwalk Along
Would Be This Wide



2030 LMP calls Maple's
Concrete Pier Unattractive,
Uneven Surfaces Are Unsafe

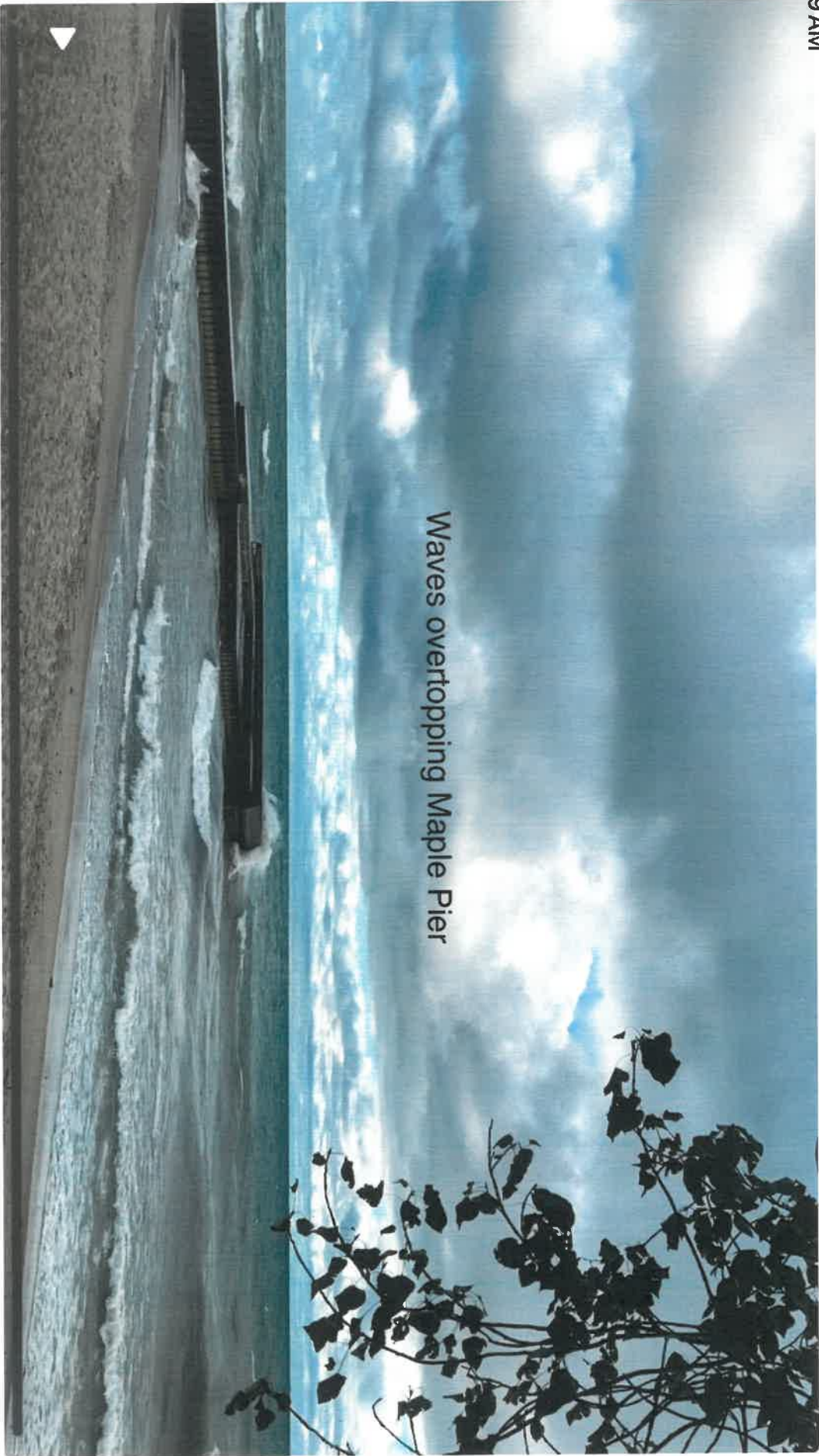


The concrete pier is unattractive and its uneven surfaces pose a safety concern.

September 6
8:49 AM



Waves overtopping Maple Pier



Erosion

While most people support improving the quality of beaches, there is concern among some residents about the appearance and effectiveness of shoreline structures such as rubble-mound breakwaters. Shoreline and beach erosion remains an issue that is not well-understood by the community.

2030

2MP -
Breakwaters diminish
lakefront's natural
aesthetic

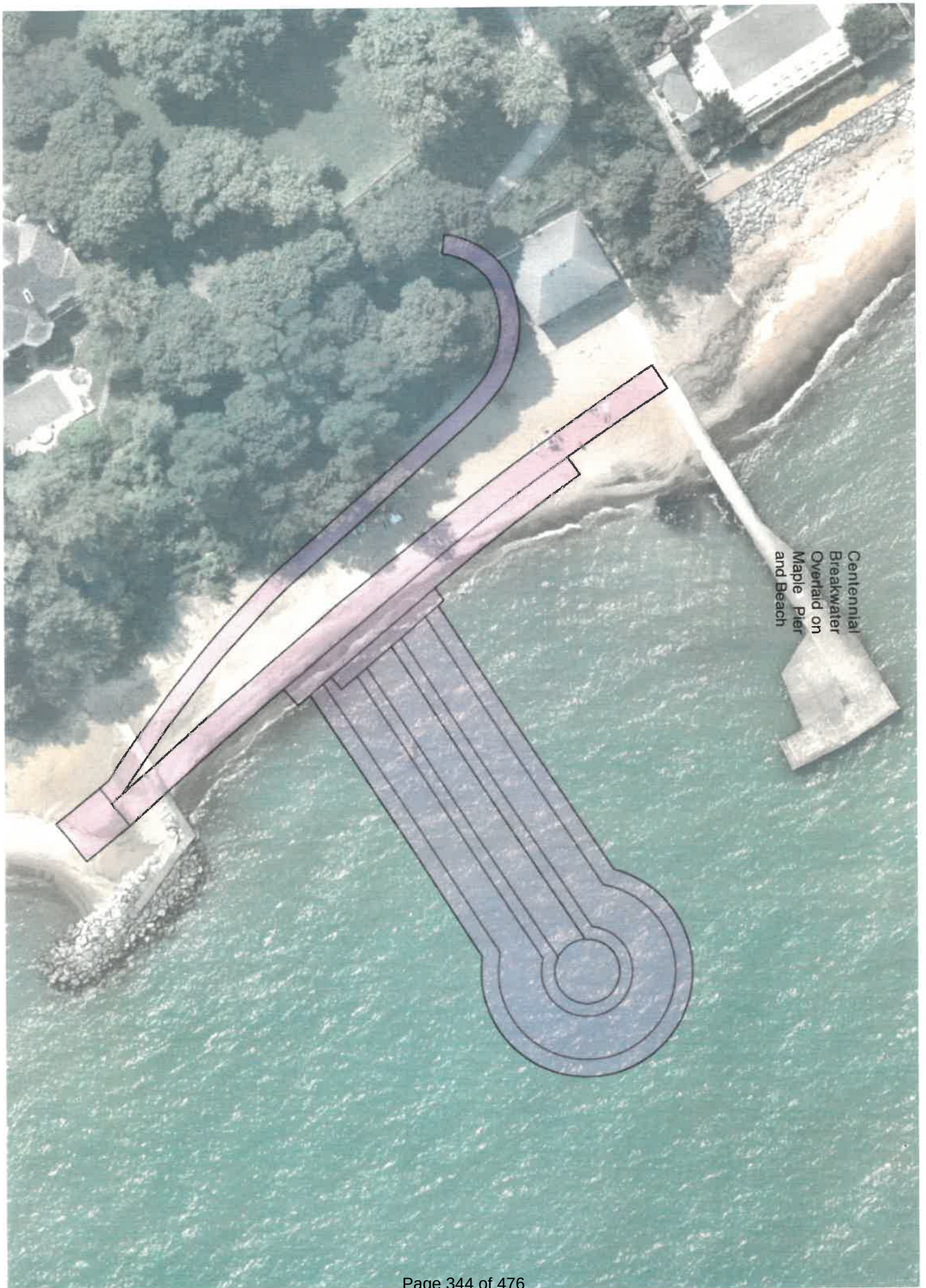


Inorganic shoreline structures diminish the lakefront's natural aesthetic.



Erosion and sand migration is often misunderstood.

Existing shoreline structures are outdated and in need of improvement.



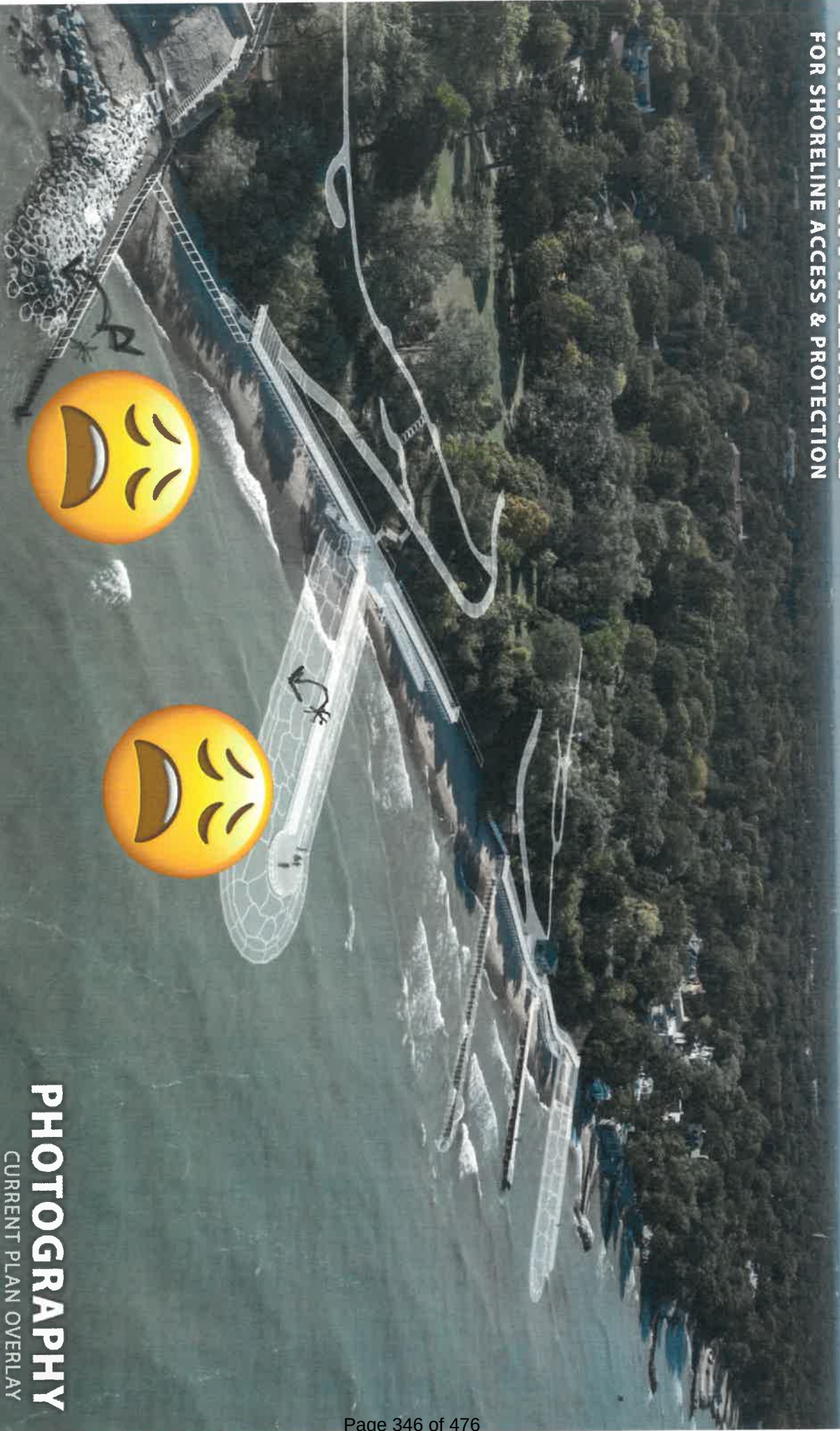
Centennial
Breakwater
Overlaid on
Maple Pier
and Beach

**PLAN WILL DRAW PEOPLE TO THE
BEACH AND BREAKWATER WITH NO
PROVISION FOR INCREASED USE**

**Fencing on grain and breakwater creates risk of climbing, jumping, diving*

WINNETKA ALLIANCE

FOR SHORELINE ACCESS & PROTECTION



PHOTOGRAPHY

CURRENT PLAN OVERLAY

FOR ILLUSTRATION ONLY

Dangerous WPD fencing on groin—
fences draw people who climb up
and dive, jump or fall onto other
side per WPD staff on 11/11/24



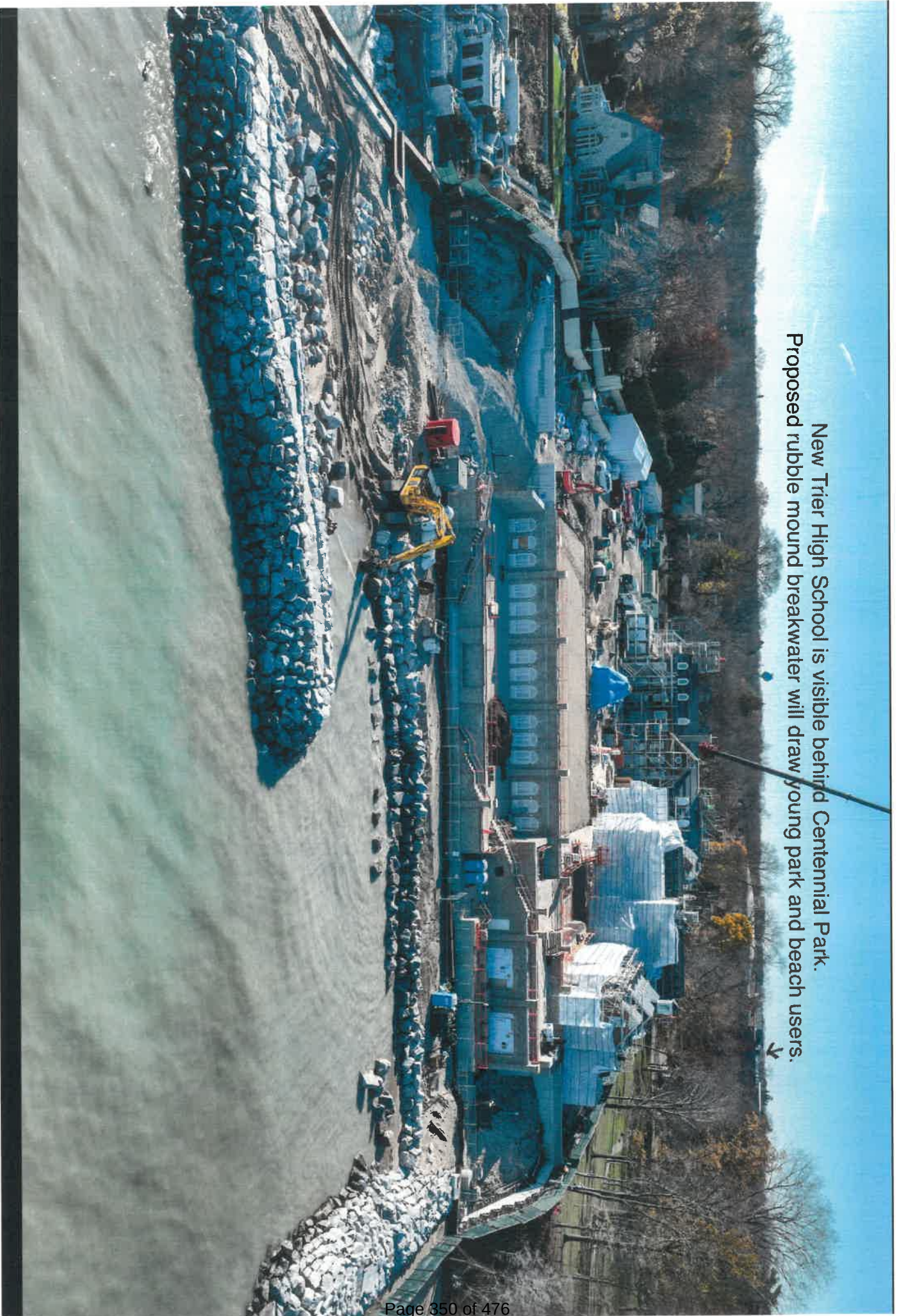
*Proposed Grain-Mounted Fencing will allow people to walk along grain over 125' to the lake, then jump or drive.

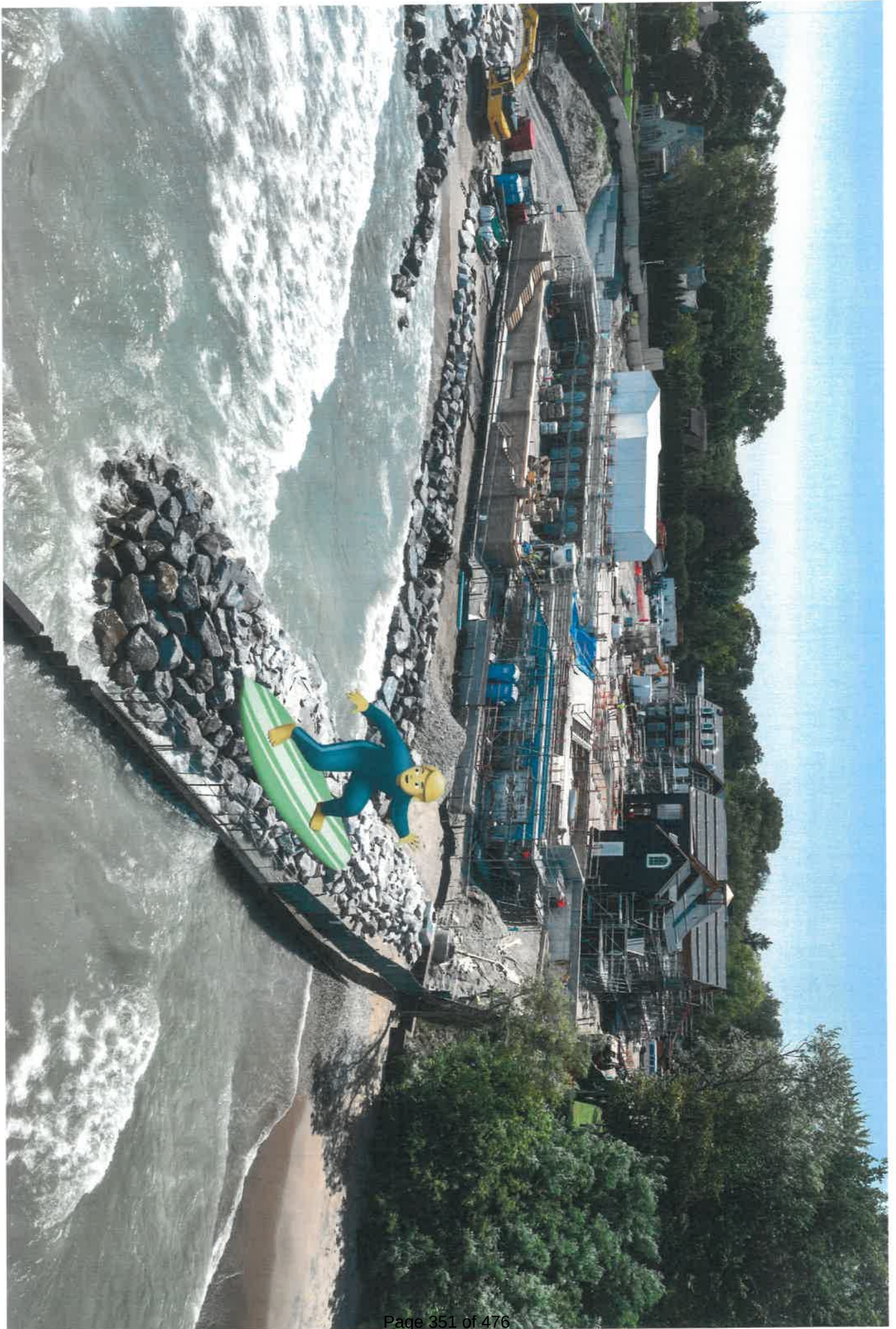


Jorge Nleio



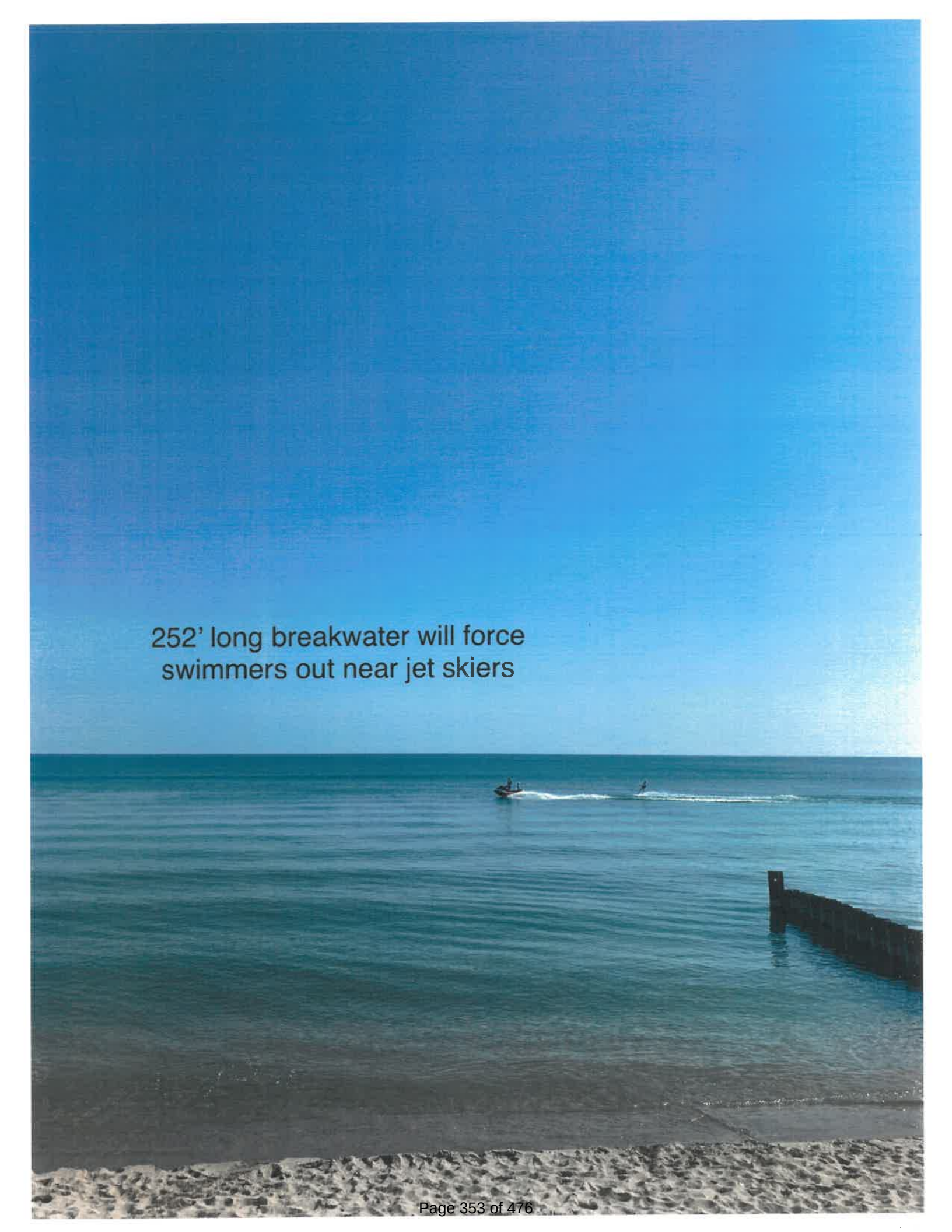
New Trier High School is visible behind Centennial Park.
Proposed rubble mound breakwater will draw young park and beach users.





Centennial Breakwater would push lake users over 250 feet out into the water



A photograph of a beach scene. The sky is a clear, deep blue. The water is a lighter blue-green. In the middle ground, a jet ski is moving from left to right, leaving a white wake. A person is swimming in the water to the right of the jet ski. In the foreground, a dark, wooden breakwater structure extends from the right side into the water. The bottom of the image shows a sandy beach.

252' long breakwater will force
swimmers out near jet skiers

Great Lakes Surf Rescue Project

THE DEADLIEST GREAT LAKE



NFD website "Beach Safety" link goes to GLSRP

We are Great Lakes Surf Rescue Project

The Great Lakes Surf Rescue Project, Inc. (GLSRP) is a nonprofit 501 c3 corporation that is about saving lives!

The GLSPR:

1. Tracks the Great Lakes drowning statistics (1,155+ drownings since 2010)
2. Performs "Great Lakes Water Safety" presentations and trainings (Over 970+ in 7 of the 8 Great Lakes states since 2011)
3. Works with family and friends of Great Lakes drowning victims to advocate water safety.
4. Performs In-service Training for Open Water Surf Lifeguards and First Responders
5. Leads the Great Lakes Water Safety Public Relations and Media Relations Campaigns
6. Leads many Great Lakes Water Safety "Special Projects", which often span multiple years

Please support the work of the Great Lakes Surf Rescue Project.

Your donations will support the Great Lakes Surf Rescue Project's administration activities to Track the Great Lakes Drownings, work with family and friends of drowning victims, public relations, media relations, and water safety "special projects".

You can make a charitable tax-deductible donation [here](#).

For any questions about, please contact:

Dave Benjamin, GLSRP co-founder and executive director

dave.benjamin@glsrp.org

708-903-0166

Mission: To eradicate drownings by being the leader of Great Lakes water safety by providing training, public preparedness, and public awareness..

Victims' Experience in the Great Lakes region nationwide and worldwide in knowledge, research and innovation in water



AA

digitaledition.chicagotribune.com



GLSFP warns of dangers produced by breakwaters



2 of 2

**'It doesn't
get treated
like a public
health issue'**

Visitors walk the shore of Lake Michigan on Aug. 7 at Beverly Shores, Indiana, amid search efforts for a Minnesota teen who was lost in the waves the previous day at Kemil Beach. The teen's body was recovered a day later. Kyle Telechan/for the Post-Tribune



2024



1 of 2

'It doesn't get treated like a public health issue'

A warning and information sign about dangerous currents is posted on a lifeguard stand on May 21 at Oak Street Beach in Chicago. JOHN J. Kim/Chicago Tribune

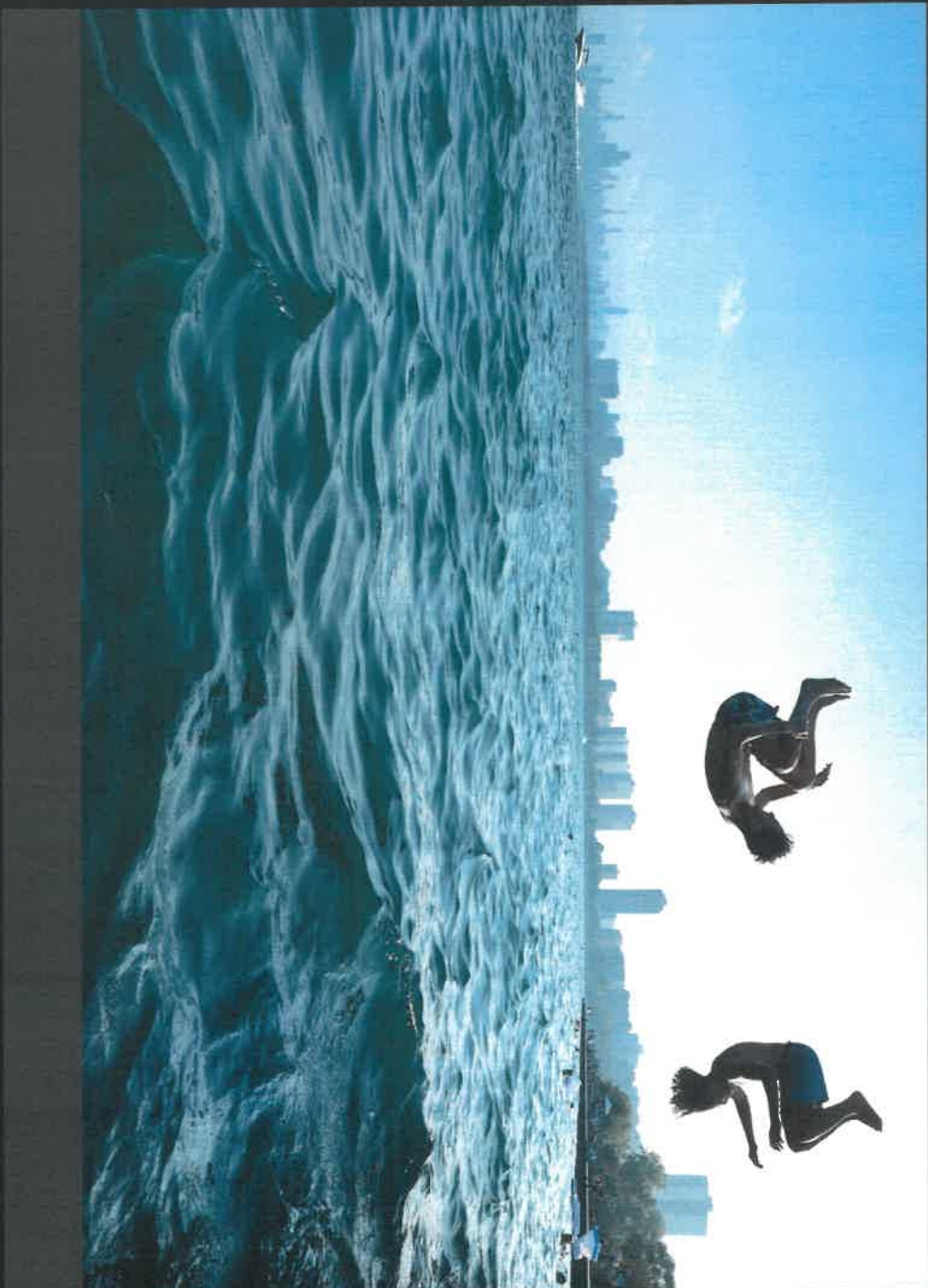


2024



AA

digitaledition.chicagotribune.com



1 of 1

Lake Michigan water levels drop to lowest in years

Two teenagers plunge into Lake Michigan as people cool off from the heat and humidity near Montrose Beach in Chicago on Aug. 27. Chris Sweda/Chicago Tribune



2024



Piers, jetties, & breakwaters are dangerous!

'Life-Threatening' Swimming Conditions, High Waves, Currents Close Lake Michigan Beaches

The National Weather Service has issued a beach hazard statement for Illinois and Northwest Indiana through Wednesday.

Updated Tue, Aug 6, 2024 at 12:29 pm CT

An image captured from a monitoring buoy shows Lake Michigan conditions on Tuesday morning.
(Illinois-Indiana Sea Grant and Purdue University)

CHICAGO — Officials urged the public to stay out of Lake Michigan in Illinois and Northwest Indiana to avoid life-threatening currents and hazardous boating conditions.

With expected waves between seven and 10 feet high, the National Weather Service issued a beach hazard statement from Tuesday morning through 3 p.m. Wednesday.

City and park district officials in Chicago and its northern suburbs have issued red flag warnings, indicating no lifeguards are on duty and no swimming is permitted.

"Swimming conditions will be life threatening, especially for inexperienced swimmers," according to the statement from the NWS's Chicago office.

Weather officials also advised residents to not to venture out onto piers, jetties, breakwalls or other shoreline structures.

The Chicago NWS issued a beach hazard statement Tuesday morning for all beaches in Illinois and Northwest Indiana. (National Weather Service)

Forecasts for Wednesday anticipate slightly lower waves of up to seven feet and mostly sunny weather, but the swim risk will remain high until the evening.

So far in 2024, at least 38 people have drowned in Lake Michigan, including 24 in July alone, according to the [Great Lakes Surf Rescue Project](#).

2022

Balگووین S, CK Remmucal. Tributary Loading and Sediment Desorption as Sources of PFAS to Receiving Waters. ACES EST Water doi.org/10.1021/aceswater.1c00348

2022

Liu Y, C Wu. Drowning Incidents and Conditions Due to Hidden Flash Rips in Lake Michigan. Science of the Total Environment. DOI: 10.1016/j.scitotenv.2022.154314

2022

Liu Y, C Wu. Rip Currents Near Coastal Structures in Lake Michigan: Characterization and Assessment for Warnings. Journal of Great Lakes Research. DOI: 10.1016/j.jglr.2022.03.001

2022

Liu Y, CH Wu. Rip Currents Near Coastal Structures in Lake Michigan: Characterization and Assessment for Warnings. Journal of Great Lakes Research. doi.org/10.1016/j.jglr.2022.03.011

2022

Volpano CA, LK Zoet, JE Rawling, EJ Theuerkauf. Measuring and Modelling Nearshore Recovery of an Eroded Beach in Lake Michigan USA. Journal of Great Lakes Research. doi.org/10.1016/j.jglr.2022.03.012

2022

Peroft DM, DB Morais and E Sills. The Role of Agritourism Microentrepreneurship and Collective Action in Shaping Stewardship of Farmlands. Sustainability. 10.3390/su14138116

2022

Wu, Z, S Cai, S Won Cho, H Wei, M Quin. Laboratory Filter Membranes May


[Email](#)

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Ok

**CENTENNIAL DOG BEACH IS A DOG
FRIENDLY AREA,**

Centennial Dog Beach
Fence—views and
access are preserved



Fencing **separates the beach** from adjacent private
property and Elder Beach.

2030 LMP

Centennial shoreline
available to boaters,
swimmers and dogs



NEIGHBORING PROPERTIES AT RISK FOR DIMINUTION IN VALUE, CONSTRUCTION-RELATED DAMAGE

Excerpt, pages 13-16
Impact of Construction



Known for excellence.
Built on trust.

GEOTECHNICAL

ENVIRONMENTAL

ECOLOGICAL

WATER

CONSTRUCTION
MANAGEMENT

LAKEFRONT DEVELOPMENT REGULATION STUDY VILLAGE OF WINNETKA, ILLINOIS

November 10, 2023

File No. 20.0158121.10

915 Harger Road
Suite 330
Oak Brook, IL 60523
T: 630.684.9100
F: 630.684.9120
www.gza.com





From our practical experience, the bluffs in Kenilworth and Glencoe are similar to those in the Village (height, slope, toe protection, vegetation). **Figures 8 and 9** were taken from the Kenilworth beach building for the existing bluffs.



Figure 8. Kenilworth Bluffs (GZA, July 2022)



Figure 9. Kenilworth Bluffs Vegetation (GZA, July 2022)

→ 4.2 GEOTECHNICAL ENGINEERING CONSIDERATIONS

As noted above, changes in slope geometry and moisture content of the soil can have significant impacts on the stability of the bluff. Stability of slopes is often measured by a unitless Factor of Safety (FoS), which is a ratio of the available “resisting forces/strength” of the soil and/or rock (with or without improvements), divided by the “driving forces/pressure,” generally, gravity at the slope. The FoS calculation provides an engineer with a basis for design and/or analysis when considering slope stability problems, and can be generally broken down as follows:



- FoSs less than 1 are generally considered to be critically unstable and unsafe.
- FoSs between about 1.1 and 1.3 are considered to be unstable and not safe in most cases.
- FoSs between about 1.3 and 1.5 are considered meta-stable and are generally stable but limitations to development within the slope zone of influence should be considered.
- FoSs greater than 1.5 are considered safe for most situations.

FoS calculations are subject to many assumptions and analyses on the part of the engineer. Soil and/or rock within a given slope is generally variable within the slope. Additionally, limited areas of perched groundwater may be present within the slope. For computer modeling purposes, most engineering analyses consider the soils to be generally homogeneous within a given soil layer. Additionally, temporary fluctuations in soil pore-water pressures may be impossible to predict and may act to either stabilize or destabilize the slope. The uncertainties incorporated into the geotechnical engineering design and analyses process is reflected in the generally acceptable FoSs used in design. A thorough analysis of slope stability may consider other parameters depending on the location and significance of a slope failure. Examples of additional parameters to consider may include: changes to the groundwater conditions, seismic acceleration design considerations (e.g. seismic design), changes to loading regimes along the slope top, face and base (e.g. current and future construction), temporary load considerations, time considerations (soil creep, relaxation of stresses), and parametric analyses.

A “one-size fits all” approach may generally be too conservative (limiting to development) and leaves itself open to interpretation by owners in the future. As an example, a blanket statement such as “regraded slopes shall have a calculated factor of safety of not less than 1.5” could be interpreted several ways by several designers by choosing what assumptions to make and what loading conditions to account for. The proposed bluff grades are generally easier to measure and therefore easier to establish and enforce.

➔ Additionally, soil strength and stress regimes do not end at property lines. Changes to bluffs at one property can destabilize neighboring properties, leading to cascading failures of the bluff up and down the shoreline. Bluff stability is generally considered in a direction perpendicular to the bluff face. However, when failures occur, the resulting steepest portion of the slope may no longer be orientated perpendicular to the bluff face. Bluff failures may also trigger sudden changes to groundwater conditions and or soil strength regimes changing available strength of the soil from an “effective stress” to a “total stress” condition for fine-grained soils (clayey and/or silty soils), such as found along the Illinois lakefront. The semantics of the changes between effective and total stress analyses are beyond the scope of this document, but are a function of the reaction of the soil to rapid changes in pore water pressures.

➔ 4.3 CONSTRUCTION CONSIDERATIONS AND POTENTIAL IMPACTS

4.3.1 Construction Vibrations and Monitoring

Special considerations shall be given to construction-related vibrations due to the use of heavy machinery during construction activities, especially during pile and soil compaction efforts. Vibrations from construction activities can cause damage to structures, including enhanced cracking and settlement. A literature search was conducted to identify concerns during construction as potential impacts to neighboring properties. Several recommended construction vibration criteria are present in the literature and vary based on the location, type of construction to be monitored and type of vibrations expected. As a generally used example, the Construction Vibrations, 2nd Edition (December 2000), by Charles Dowding, Ph.D., is provided in **Table 6**. Note that both allowable vibration thresholds are a function of both frequency and



amplitude. Several other standards are available with each of them having their merits based on the location and type of vibrations generated.

Table 6. Frequency-Based PPV Controls (from Construction Vibrations, 2nd Edition)

Dominant Frequency (Hz)	Maximum Particle Velocity (in/sec)	Maximum Particle Velocity (mm/s)
5	1.0	25
10	1.0	25
20	1.0	25
40	1.2	31
60	1.8	45
80	2.4	61
100	3.0	76

The ground vibration is measured in terms of peak particle velocity (PPV), which is the actual speed at which a particle or wavelength will move during vibrations, in units of inches per second (ips) or millimeters per second (mm/s). This represents the ground movement of molecular particles and not surface movement. The frequency of vibration refers to the number of oscillations that occur in one second, with units in hertz, or 1 cycle per second. The ground vibration can be measured with limits set by the International Standard ISO 4866-1990 (for the assessment of vibration effects on different parts of buildings). ANSI S2.47-1990 is the U.S. counterpart of ISO 4866-1990. Both of these standards have recommendations for the maximum PPV as a function of frequency.

Frequency-based limits should be imposed and recommended, as shown in **Table 6**, for distances up to 100 feet from the vibration inducing equipment. We recommend a minimum of two calibrated vibration monitors be set up at or near the two closest structures within the area of concern (100 feet). If no structures are present within that area, we recommend that one monitor be established at or near the edge of the subject property to measure vibrations there.

In general, pile driving activities have the potential of creating relatively high PPVs at relatively low frequencies. Two types of pile drivers are typically used during construction: impact or vibratory hammers. The ground-induced vibrations are different for these machines and the contractor should carefully consider their option.

The impact hammer delivers blows (energy) via a heavy mass falling on a pile cap and thereafter to the pile, overcoming the soil resistance and pile inertia. In certain cases, the mass may be further accelerated by a diesel or gasoline explosion within the hammer. The ground vibrations by the impact hammer are generally transient and dissipate with distance.

A vibratory hammer has a static mass connected to an oscillating part, which creates a pulsating force, causing the pile to vibrate and liquefy the soils below the pile tip. The ground vibrations caused by the vibratory hammers are generally longer lasting and can propagate far from the source, depending on subsurface conditions and the frequency at which the hammer is operated. This can also be true of vibratory compaction equipment used during fill placement.

One of the challenges during construction is that the ground vibrations can increase in amplitude when the frequency of the vibration equals the natural (resonant) frequency of the soil layers in which the pile is driven (constructive interference). With the adoption of reasonable ordinances, it will become incumbent upon the contractor to determine and monitor vibration-generating construction activities to maintain vibrations below threshold levels. The process to estimate and monitor, and corrective actions for higher-than-allowable vibrations should be documented by the contractor in their permit application.



4.3.2 Support of Excavation and Settlement

The presence of support of excavations systems along or near neighboring properties allow for control of the soil deformations produced by the excavations and/or vibrations. The monitoring of soil displacement is recommended during the removal of the support systems, as the releases of stresses in the ground can induce soil deformation. **Figure 10** directly compares vibratory soil settlements with those resulting from loss of lateral support, as a function of distance from the excavation, using different methods. Typical settlements for 20-foot and 40-foot excavations are shown by solid lines, represented by braced (protected) excavations. The dashed lines represent the settlement from pile driving using different reported methods. Using the Holloway et. al curve, at a distance of 6 meters (20 feet) from the vibratory driving of an “H” steel pile, the settlement is approximately 40 millimeters (1.6 inches), with a PPV of 15 mm/s (0.6 in/s).

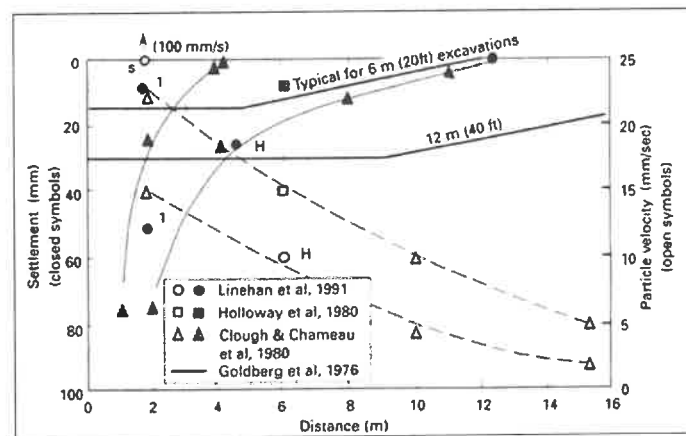


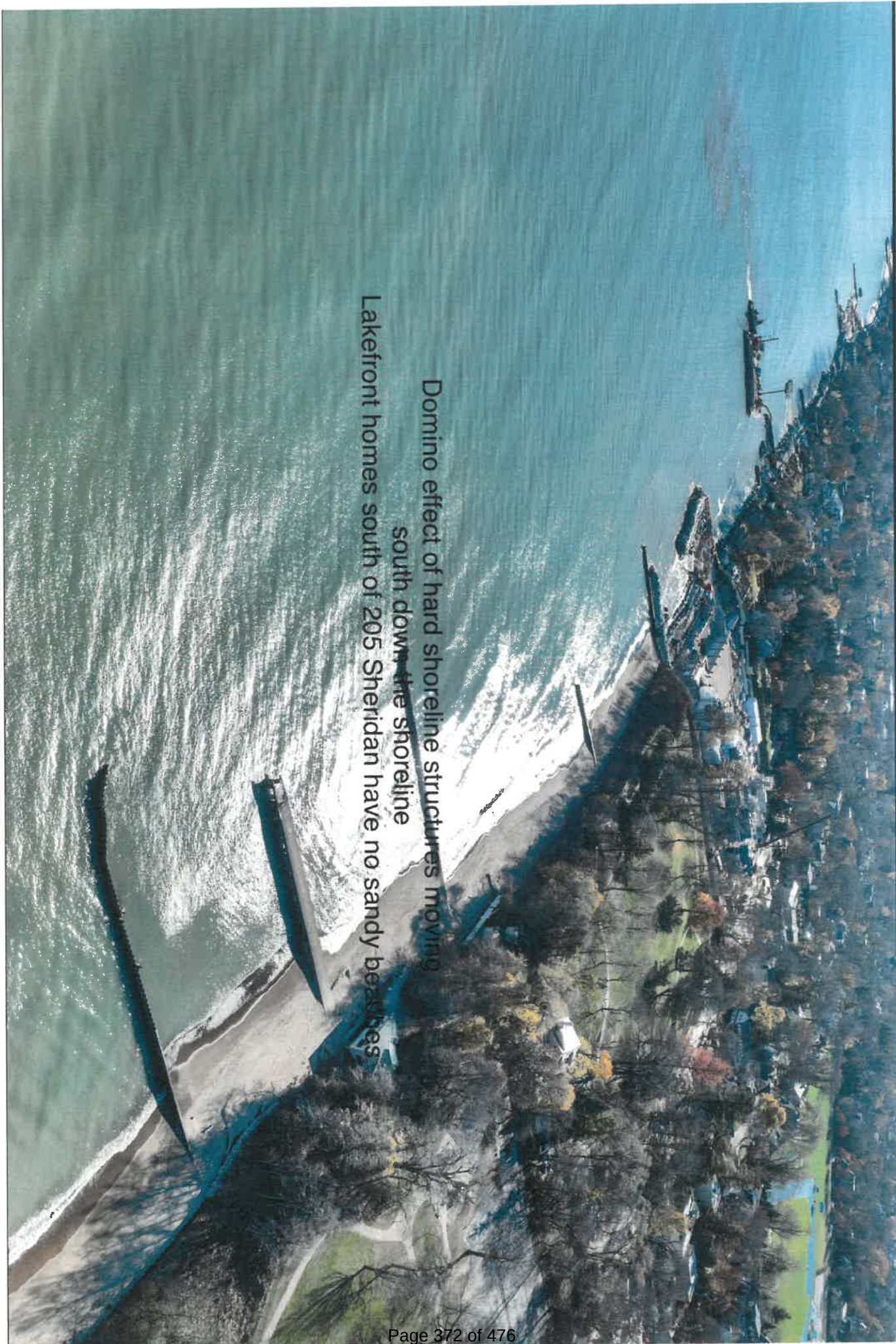
Figure 10. Settlement and PPV (from Construction Vibrations, 2nd Edition)

5.0 PROPOSED VILLAGE OF WINNETKA ORDINANCE

On July 18, 2023, the Village Council adopted an ordinance (MC-08-2023) amending the text to establish a study and permit abeyance period for proposed construction in the steep slope area along Lake Michigan. The Village “desires to ensure that construction on properties along Lake Michigan and the bluffs does not cause environmental or ecological damage to Lake Michigan or the surrounding areas of the Village or otherwise create harm to the public health, safety, or welfare of the Village, its residents, or visitors to the Village.”

The ordinance is meant to pause construction activities in the steep slope zone to ensure the Village has time to analyze and adopt any necessary regulations and examine the effects of construction on the Village’s bluffs along Lake Michigan. The steep slope zone in **Figure 11** includes all land between the bottom of the slope and top, with an additional 40 feet from the top of bluff (setback). The bluff steep slope is defined as 10%, or the rise: run (Vertical: Horizontal) is 1:10.

Domino effect of hard shoreline structures moving
south down the shoreline
Lakefront homes south of 205 Sheridan have no sandy beaches



No sandy beaches downstream



Illinois Beach State Park

WHERE IS THE BEACH GOING?



Waves and currents have carried sand from the southern Wisconsin Lake Michigan shoreline to Illinois Beach State Park for thousands of years. However, very little sand is transported here from Wisconsin today due to Wisconsin's beach protection measures and harbor jetties. With lake currents continuing to move Illinois Beach sand southward and little sand arriving from Wisconsin to replace it, our remaining beaches are eroding. Notice how the beach sand has moved further south over time in the aerial photographs shown above. Beach erosion endangers buildings and structures, unique landforms, and ecological habitats.

REPLENISHING
Land is periodically replenished from Wisconsin's Lake Michigan shoreline to Illinois Beach State Park to replace the sand that has been eroded. Without intervention, the beach would continue to erode.



This project is funded under the Coastal Zone Management Act, by NOAA's Office for Coastal Management in conjunction with the Illinois Department of Natural Resources.

MANISTIQUE, MI — The U.S. Army Corps of Engineers will install special equipment in the Upper Peninsula this fall to study the impact of waves on piers and breakwalls.

In October, the Army Corps says it will place an Integrated Radar Monitoring System (IRaMS) at Manistique Harbor to collect fall wave data over several months.

The system will "observe the interaction between waves and the harbor structures during storm events and validate numerical wave model simulations," the agency said.

The data collection will feed computer models used to design repairs to the harbor structures in Manistique, which protect a channelized Manistique River mouth.

The installation is temporary and people are asked to avoid it.



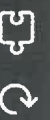
An Integrated Radar Monitoring System (IRaMS). Army Corps

NIH - Submerged and Emerged Breakwaters



AA

ncbi.nlm.nih.gov

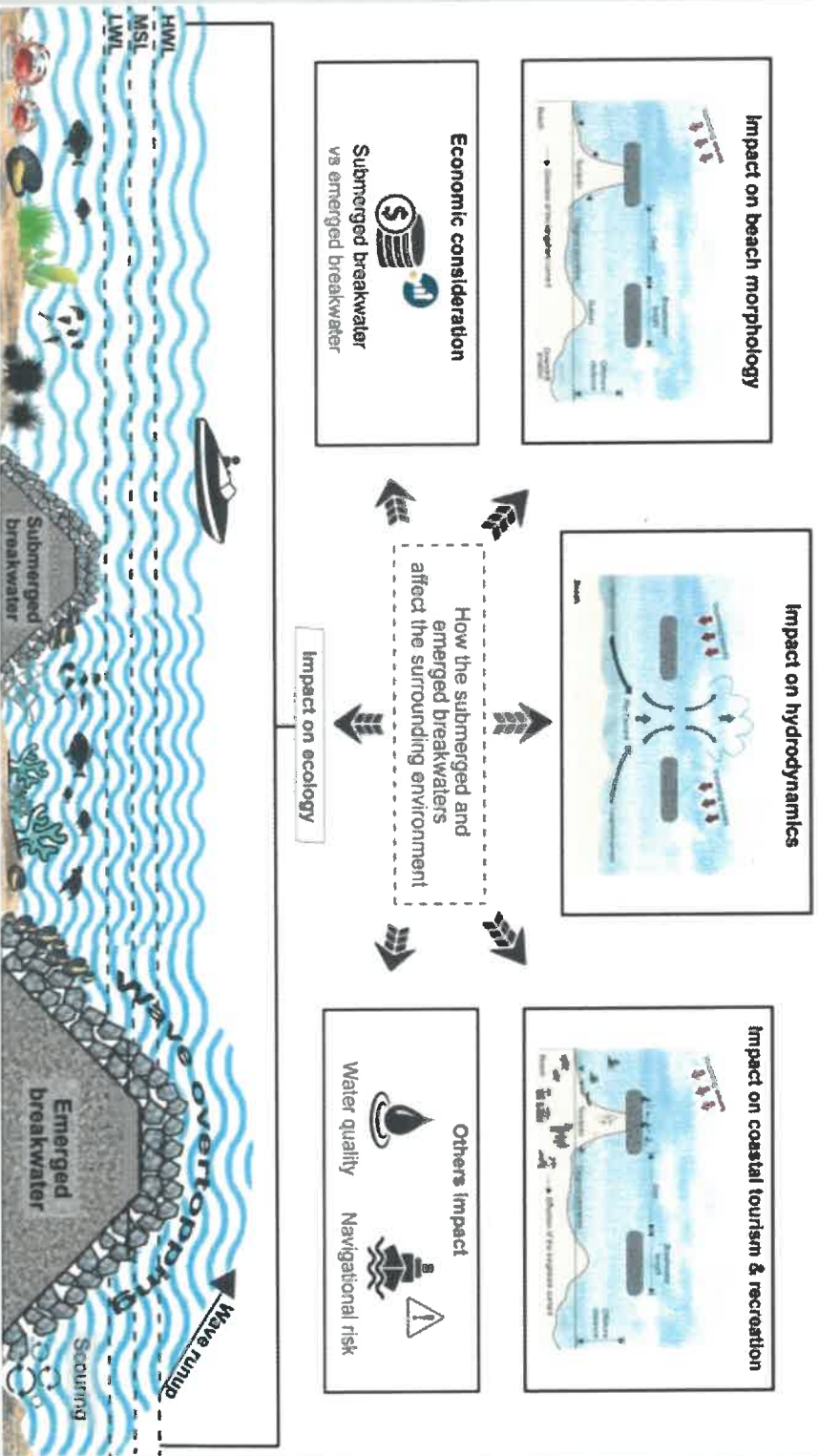


Environmental impact of submerged and emerged breakwaters - PMC



Click on image to zoom

Drag image to reposition. Double click to magnify further.



Variegated Colored lake Water
- lakebed disturbance
- Materials Deposited into Lake

views, lakefront photos

Dear Mrs. Schriesheim,

This email is being provided in response to your second email from June 4th, 2024, regarding the permitted and ongoing lake front improvement project at 205 Sheridan Road. I have inspected the site and offer the following comments to your inquiry:

1. I sent an additional photo file this morning for inclusion in the public record, which I feel depicts more clearly the grading changes on 205 Sheridan's side of the privacy fencing opposite Centennial (tabletop and beach).
 - a. *Response: Email received with photos.*
2. I do not understand how this complies with the Village Code.
 - a. *Response: I would direct you to my previous response to your first email from June 4, 2024, that discusses the findings in the field.*
3. Further, I request that the Village undertake an examination of the murky, turbid waters sweeping NE off 205 Sheridan's beach, into not only Centennial Park's waters, but also federal navigable waters. I realize determining the cause would likely involve a hydrologist's input and could take some time.
 - a. *Response: The site was inspected to determine sources for the variated colored lake water. Field investigations note that there were no illicit discharges from the active construction site. The discoloration of the lake water was due to the disturbance of existing fines on the lake bottom due to ongoing construction activities. In addition, the discoloration appears also to come from some of the aggregate fines attached to the new quarried aggregate materials being used for the construction of the proposed lakefront improvements as they are being placed in the water.*

James J. Bernahl, P.E., CFM

Director of Engineering/Village Engineer

Village of Winnetka, Illinois

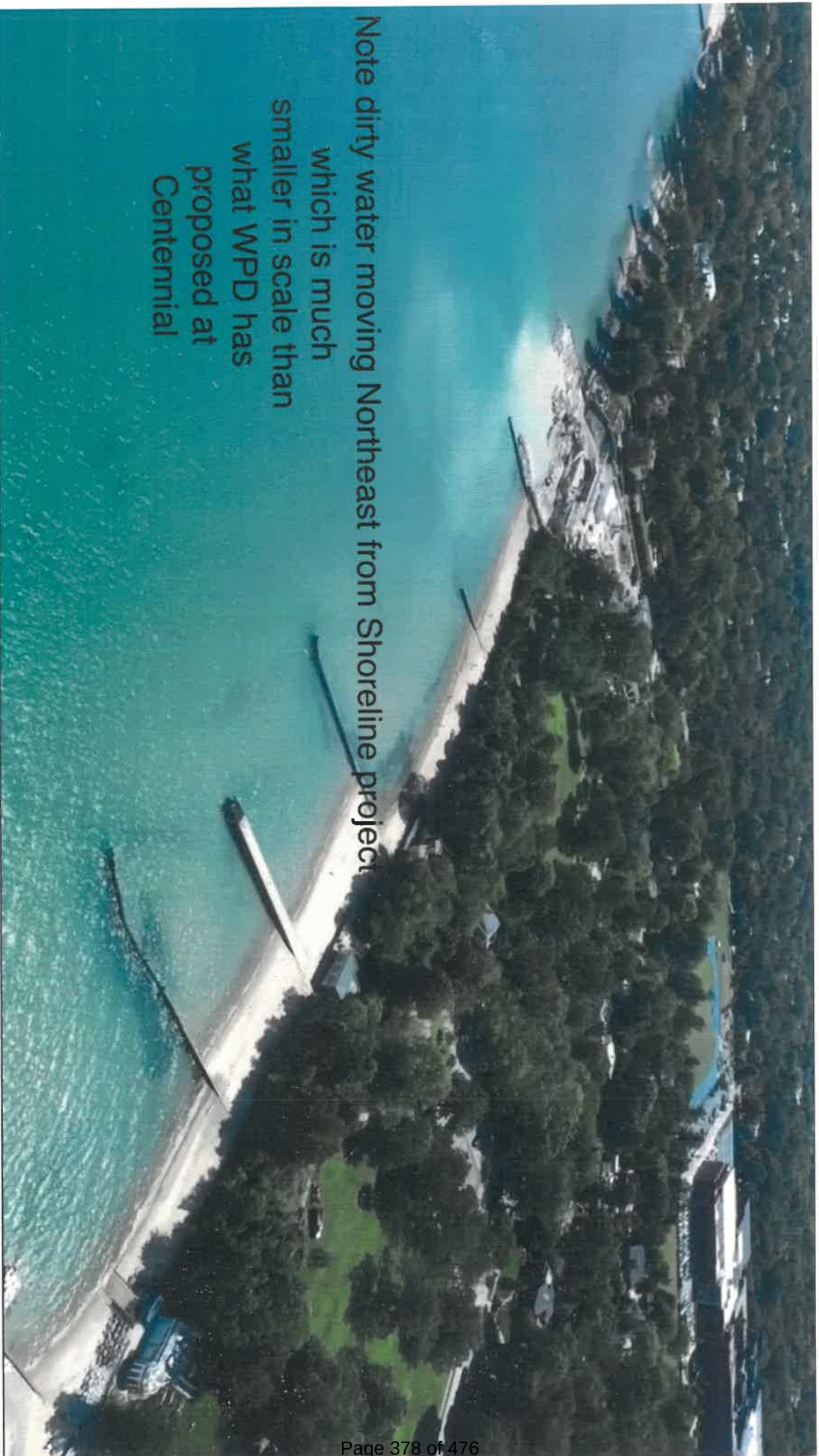
1390 Willow Road

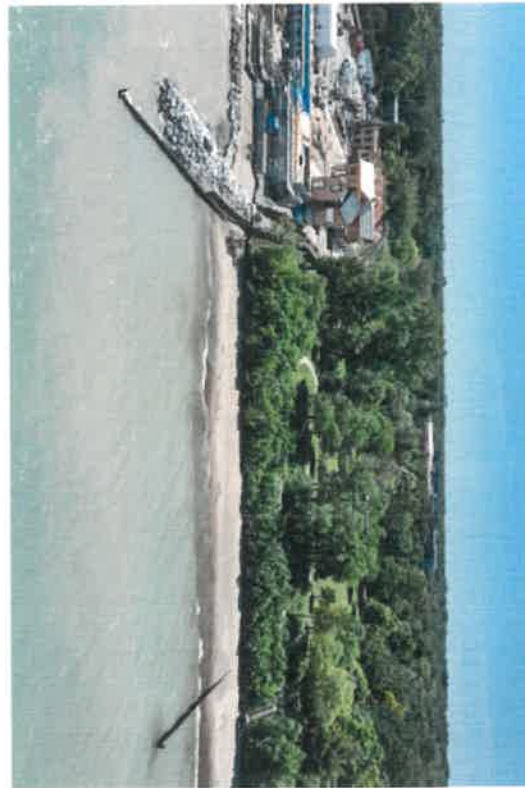
Winnetka, IL 60093

Phone: (847) 716-3261

Email: jbernahl@winnetka.org

Note dirty water moving Northeast from Shoreline project
which is much
smaller in scale than
what WPD has
proposed at
Centennial





Walls of Steel and Armored Stone along Minnetka's lakefront





WPD BREAKWATER IS SUITABLE FOR A MARINA OR A HARBOR

Questionable Breakwater Purpose

Winnetka%20Waterfront%202030%20Plan 2

Grant opportunity?	Partnership opportunity?	Revenue generator?	"Level of effort"	Dependent on shoreline improvements?	Notes
✓	✓	✓	high	✓	Partnership with private operator, local preference
✓	✓	✓	high	✓	Partnership with private operator, local preference
✓	✓	✓	low	✓	May be eligible for Open Space Land Acquisition and Development Grants (OSLAD)*

*Grant source funded by State of Illinois

* IS Centennial plan design intended to create private revenue streams?



What is Driving the Centennial Breakwater Design?

DRAFT
3/9/2015

COASTAL DYNAMICS

As the master planning process evolves and various lakefront improvements are being considered for each site, it will be important to have an understanding of the site conditions, environmental design conditions and coastal dynamics. In particular, proposed beaches, breakwaters, marinas, dockage systems, shore protection, habitats and other waterfront improvements will be subject to various environmental factors, including wind, waves, water levels, ice, nearshore hydrodynamics and sediment transport. These factors can create significant challenges and limit the improvements that are technically and/or economically feasible, and can withstand the test of time. A brief overview of the challenges associated with site conditions, environmental design conditions and coastal dynamics is presented below.

Site Conditions

Comprehensive documentation and understanding of the site conditions is a critical first step in the planning and design of any waterfront improvement, including topography and bathymetry, shoreline and nearshore lakebed characteristics, subsurface conditions, and existing structures. For structures located in shallow water (at Winnetka,

10 WINNETKA WATERFRONT 2030: LAKEFRONT MASTER PLAN

generally less than 30 ft), the nearshore lakebed bathymetry, along with water levels, will generally control the design wave conditions. The cost of coastal structures is extremely sensitive to water depth and wave conditions, with deeper water resulting in increased exposure (i.e., more severe wave conditions), more robust design requirements and increased material quantities to achieve a particular level of performance. Hence, the cost of coastal structures increases significantly as the water depth increases. As such, it is important to have reliable bathymetric data to allow the development of improvement concepts that are technically and economically feasible. Similarly, subsurface conditions may have a significant impact on the design and cost of coastal structures. In general, the southwestern shores of Lake Michigan are characterized by bluffs fronted by narrow beaches, with the nearshore area characterized by intermittent and variable sand cover over glacial till; however, silt, clay or bedrock may also be encountered. The presence, depth/thickness and extent of these sediments all present unique design challenges and have cost implications.

Of particular importance, along much of the western and southern shores of Lake

Michigan including the Winnetka area, the lake bottom consists of glacial clay till, which is a cohesive mix of materials (sand and stone 15%) bound together by clay (85%). In shallow nearshore locations, wave energy can cause erosion of the glacial clay till if it is not protected by layer of sand cover thick enough to prevent wave energy from impacting the lakebed. Once the clay particles erode, the cohesive mixture has no means of staying together and can move freely in the littoral stream. The loss of lakebed material is called lakebed downcutting and is an irreversible process causing permanent deepening of the lakebed. The small quantity of sand and stone which remains in the littoral stream moves along shore and eventually settles in protected areas of the coast. This process results in larger stormwaves due to deeper water nearshore, a steeper lakebed profile and progressively narrower beaches as the nearshore lakebed continues to erode. The result is the requirement for larger, more robust structures for shoreline protection and other waterfront improvements. This process is an important consideration in the design of any waterfront improvements along the southwest shore of Lake Michigan.

FAQS

COASTAL STRUCTURES 101

"WHAT IS A SEAWALL?"

Seawalls are structures built of concrete, wood, steel or boulders that run parallel to the beach at the land/water interface. They may also be called bulkheads or revetments. They are designed to protect structures by stopping the natural movement of sand by the waves. If the walls are maintained they may hold back the ocean temporarily. The construction of a seawall usually displaces the open beach that it is built upon. They also prevent the natural landward migration of an eroding beach.

"WHAT IS A GROINE?"

Groynes are hard shoreline structures designed as a solution to beach erosion. A groyne is a shoreline structure that is perpendicular to the beach. It is usually made of large boulders, but it can be made of concrete, steel or wood. It is designed to interrupt and trap the longshore flow of sand. Sand builds up on one side of the groyne (updrift accretion) at the expense of the other side (downdrift erosion).

"WHAT IS A BREAKWATER?"

A breakwater is a large pile of rocks built parallel to the shore. It is designed to block the waves and the surf. Some breakwaters are below the water's surface (a submerged breakwater). Breakwaters are usually built to provide calm waters for harbors and artificial marinas. Submerged breakwaters are built to reduce beach erosion. These may also be referred to as artificial "reefs." A breakwater can be offshore, underwater or connected to the land. As with groins and jetties, when the longshore current is interrupted, a breakwater will dramatically change the profile of the beach. Over time, sand will accumulate towards a breakwater.

"HOW COULD A NEW SHORELINE STRUCTURE LEAD TO BEACH MAINTENANCE?"

Currently the Winnetka lakefront is experiencing the effects of storms, changing lake levels and a lack of native sand in the beach system. Installing stone breakwaters (where necessary) will help with the stability of the beach, help to minimize any potential rip currents around existing structures, reduce the amount of maintenance dredging, and are considered a best management practice for coastal habitat restoration (in place of the existing steel sheetpile and concrete structures).

*Breakwaters are usually for harbors and marinas

Centennial Marina + Harbor Related Concerns

to contain them and facilitate cleanup, which is in conformity with the fueling station design management measure.

Illinois addresses the two conditions related to the sewage facility management measure through two state regulations, Subpart L of the Illinois Department of Public Health Recreational Area Code (77 IAC 800) and the Illinois Accessibility Code (71 IAC 400). The sewage facility management measure requires the installation of pump-out, dump stations, and restroom facilities, where needed, at new and expanding marinas to reduce the release of sewage to surface waters. This management measure also requires these facilities to be designed to allow ease of access and the use of signage to promote their use by the boating public. Under Illinois' Public Health Recreational Area code, marinas are required to provide pump-out stations wherever boats equipped with toilets are permitted to dock in recreational areas (77 IAC 800.1300(a)). Marinas that provide docking facilities for overnight sleeping must also provide at least one shoreline restroom for men and women that is located within 500 feet of the boat docking area (77 IAC 800.1300(b)). The Illinois Accessibility Code further requires that restrooms and boat docks at public recreational facilities, including marinas, be accessible and

²⁴ Illinois Office of State Fire Marshal. 2019. *Application for Dispensing Aboveground Storage Tank Installation*. Accessed: 04/08/2022.

²⁵ https://www2.illinois.gov/sites/sfm/SFMDocuments/Documents/AST_DispensingApplication.pdf#search=Marinas

²⁵ Illinois Office of State Fire Marshal. 2013. *Summary of Requirements for Marinas* Accessed: 04/08/2022. <https://www2.illinois.gov/sites/sfm/SFMDocuments/Documents/SummaryOfRequirementsForMarinas.pdf>

* Marinas must provide pump-out/dump stations for sewage if boat with toilets can dock. Marinas must be ADA accessible for restrooms and boat docks.

COASTAL BLUFFS ARE VALUABLE

6. Low-crested offshore breakwaters;
7. Submerged nearshore reefs; and
8. High-crested offshore breakwaters.

Some of these suggestions, like stone groins and revetments, are more traditional structural protection measures, although there is always opportunity to incorporate habitat promoting features to restore lost littoral habitat into these traditional solutions. Others offer the opportunity to include softer design components that apply the practice of Engineering with Nature³, an initiative led by the USACE that promotes “the intentional alignment of natural and engineering processes to efficiently and sustainably deliver economic, environmental, and social benefits through collaboration.” A combination of solutions from the list above is often required from the onset or over time; for example, a new beach development likely requires additional shoreline protection measure(s) such as stone groins, low-crested or high-crested offshore breakwaters, and/or submerged nearshore reef construction as part of the project capital expenditure (CAPEX), with beach nourishment (and other maintenance) as an operating expenditure (OPEX). A unique focus of flood and erosion protection systems along the cohesive shores of the study area (i.e. south of the Zion Beach Ridge Plain) should be the restoration of littoral habitat that has been diminished through the long-term presence of shore protection coupled with ongoing lakebed dewatering.

Resilient solutions should not aim to continue hardening the shoreline, as this only provides immediate relief to the problem while complicating public access to the shoreline and in some cases exacerbating the loss of recreational assets. For instance, shoreline hardening in combination with unmitigated lakebed dewatering eventually leads to the loss of shallow littoral features (including beaches) and associated aquatic habitat. Resilient solutions require longer-term planning to effectively incorporate a holistic strategy that protects a stretch of shoreline, maintains, or improves public access to the lake, and restores or creates habitat native to

³ <https://ewn.ercd.dren.mil/about/>

* USACE, IDNR, ICNRE, BARRD: Engineering with Nature

Innovation Engineered.

the region. For example, on-site littoral purpose solutions previously listed, beach nourishment is a more

WPD Has Not Obtained Coastal or Geotechnical Studies

Memorandum

Reference # 13918.M4.Rev0

Status: Final

September 7, 2023

Attention: Robert Bahan**CC:** James Bernhal, David Schoon, Kristin Kazenas, Peter Friedman**From:** Caleb Barth

RE: TECHNICAL GUIDANCE ON COASTAL BLUFF ECOSYSTEM

The Village of Winnetka (Village) has requested that W.F. Baird & Associates Ltd. (Baird) assist in providing technical guidance to the Village Council for the development of lakefront regulations. The Village specifically requested guidance on the following topics:

- Role of bluffs along the lakefront ecosystem
- Bluff ecosystem in built and developed environment
- Impacts from development on erosion, the lake, etc.

Role of Bluffs Along the Lakefront Ecosystem

Coastal Lake Michigan's natural environment has undergone many changes since the glaciers retreated about 14,000 years ago. More than 90 percent of the land within the coastal zone was formerly moraine and old lakebed that over centuries evolved into gently rolling grasslands, savannas, bluffs, dunes, and the ravines, which were created by streams. The Village of Winnetka is located within the transition from the Lake Border moraine bluff coast¹ and the Chicago/Calumet lacustrine plain² (see Figure 1), which contributes to a variable bluff height. Since the arrival of permanent European settlers in the 1770s, the area's landscape and associated native plant communities underwent numerous changes induced by two centuries of rapid population growth. Additionally, the coastline was significantly modified with structures for shore protection, which permanently altered the littoral processes.

The Lake Michigan shoreline that remains consists of steep bluffs with narrow beaches at the base. The coastal bluffs consist of gray to brown glacial till interbedded with the glacial-lake sediments of clay, silt, sand, and sandy outwash. Silt and clay are the dominant bluff materials.

¹ A steep reach where the lake has eroded into the mass of rocks and sediment carried down and deposited by melting glaciers.

² A low-lying area which is an extension of the floor of ancestral Lake Michigan and has been submerged repeatedly during periods of high lake levels.

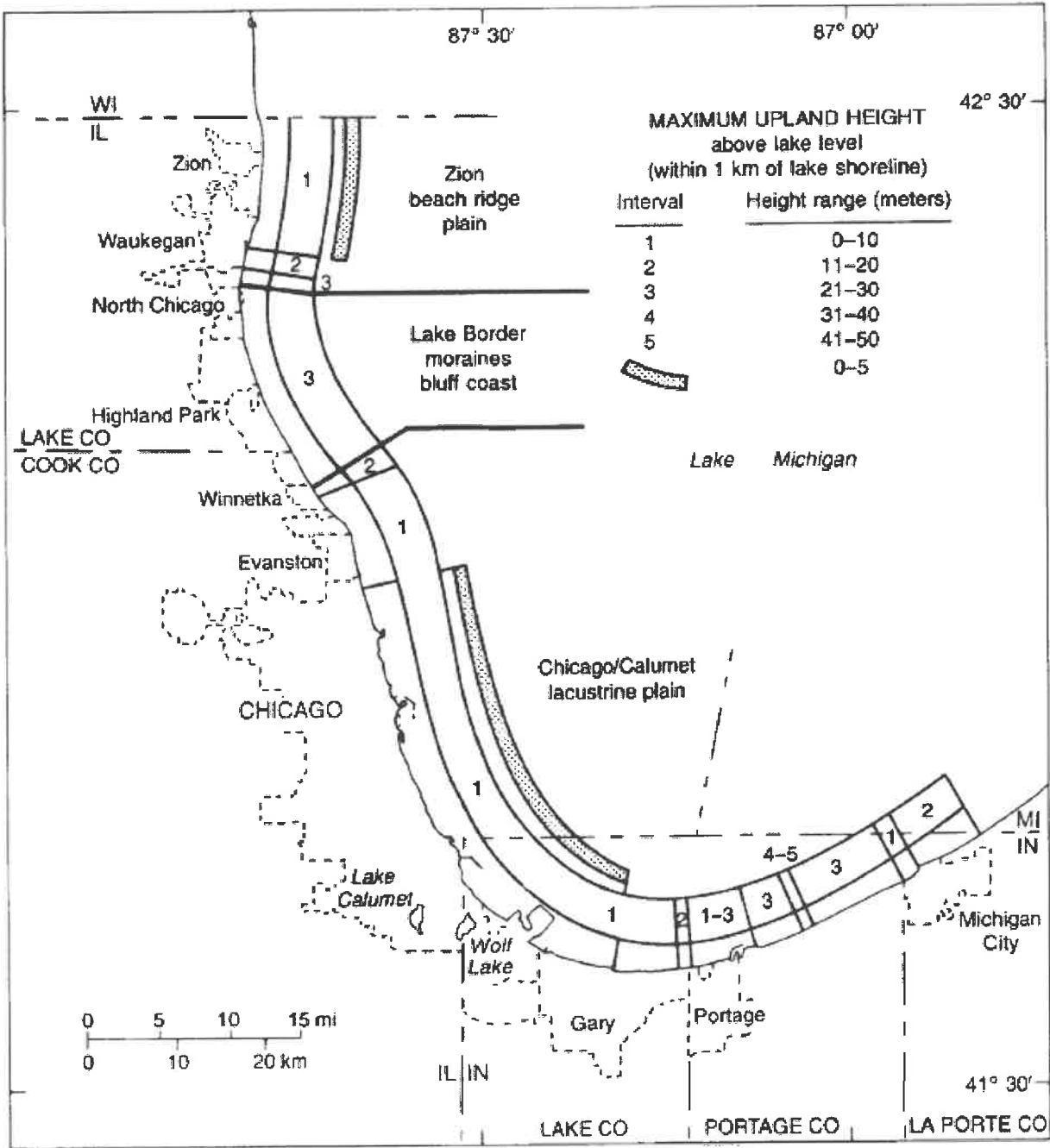


Figure 1: Generalized upland relief along the Illinois-Indiana coast and the extent and designation of the three coastal geomorphic areas (Chrzastowski, 1994).

The landward erosion of coastal bluffs is natural and occurs in response to processes acting from both the land and the water. From 1872-1987, the average measured bluff retreat rates along 30 km of the Lake Michigan shoreline from Wilmette to Waukegan were approximately 20-25 cm/yr (7.9-9.8 in/year) (Jibson, 1993). Development practices have significantly slowed the erosion of coastal bluffs due to forces from the lake.

The coastal bluffs in the Village provide habitat for specialized plants and wildlife within a heavily developed region. Migratory birds follow the coast of Lake Michigan and use the bluff area for foraging and breeding. Coastal bluffs provide suitable habitat for "urban" wildlife species, including whitetail deer, coyote, raccoon, possum, squirrel, rabbits, etc.

Bluff Ecosystem in Built and Developed Environment

The Lake Michigan coastal bluff ecological landscape in Illinois is highly variable and fragile, and has been heavily altered by development. Human-induced disturbances have had negative impacts to the bluff ecosystem through fire-suppression practices, altered hydrology and hydraulics, increased colonization of invasive species, and urbanization fragmentation³ Private land ownership dominates the bluff ecosystem, and the stewardship of these bluffs is the responsibility of each property owner.

A healthy bluff ecosystem generally consists of a mix of a canopy of large trees, a middle layer of small trees and shrubs, and a ground floor covered with wildflowers, native grasses, and similar native plants. Too much or too little shade from the large tree canopy will have negative consequences on the survivability of native undergrowth. Undergrowth should consist of a diverse mix of native, deep-rooted herbaceous vegetation to prevent soil erosion and ensure slope ability. Poor planning or maintenance of bluffs have impacted biodiversity and led to an influx of invasive species with negative impacts to slope stability, plant diversity, and wildlife habitat. A bluff ecosystem is highly variable from site to site due to a number of factors, including steepness, sunlight, and moisture. A trained professional should be consulted with regarding any development or restoration project for site-specific best management practices.



Figure 2: Piping Plover
(chicagopipingplovers.org)

Beach and dune habitats at the toe of the bluff are rare, and where they do occur, are often used for recreation. There are a number of specialized or endangered species that rely on beach and dune habitats for survival (e.g., piping plovers, etc.).

Impacts from Development on Erosion, the Lake, etc.

Development near coastal bluffs has significantly impacted coastal processes. The major impacts of bluff development on the natural environment are as follows:

- **Slowed Bluff Erosion** – Before coastal development, net erosion dominated nearly all of the Illinois Lake Michigan coast. Over time, wave erosion of the bluffs has been significantly decreased by a variety of shore protection systems, such as revetments, breakwaters, groins, and seawalls. Bluff erosion does continue, largely due to impacts of poor planning during development on the bluff or deferred maintenance (see Figure 3), such as:

³ The fragmentation of natural landscapes during urban expansion.

- **Surface water runoff** – development on the table land or within the steep slope area can create additional impervious surfaces or alter drainage paths. Surface water runoff will create erosion if not managed correctly.
- **Groundwater** – Excess groundwater will have negative effects on bluff stability. Development can impact groundwater levels and quality through poor surface water planning, septic system drainage, etc.
- **Vegetation** – Vegetation plays a key role in bluff stability. Native, deep-rooted vegetation increases bluff stability by capturing and storing surface water and groundwater and strengthening bluff soil. Turf grass offers very little bluff stabilization benefits due to its shallow roots.
- **Sediment Transport Impacts** – The net littoral drift is from north to south along this section of the southwest coast of Lake Michigan. As a result, most or all of the sand moving along the shore towards the south has been trapped or diverted offshore by the two harbors at the north end of the study reach (Waukegan and Great Lakes Naval Training Center Harbors). The prevalence of shore protection along this reach has further reduced the supply of sand through the elimination or reduction of bluff retreat. These factors have contributed to an ongoing reduction of beaches protecting the bluffs and the protective sand cover over the underlying glacial sediment.
- **Lakebed Downcutting** – The ultimate outcome of impacts to sediment transport is a dramatic increase in irreversible erosion or downcutting of the glacial sediment lakebed along this reach of the Illinois shore. This downcutting threatens the stability, performance, and, eventually, feasibility of shore protection structures and devices that protect riparian, industrial, and public land along this reach. Also, the lowering of the lakebed contributes to a permanent disappearance of natural beaches. If nearshore lakebed downcutting continues, deeper water will occur closer to shore, which will allow greater wave energy to impact the shore. Nearshore coastal structures will become more susceptible to failure, which could cause severe wave-induced coastal bluff erosion.

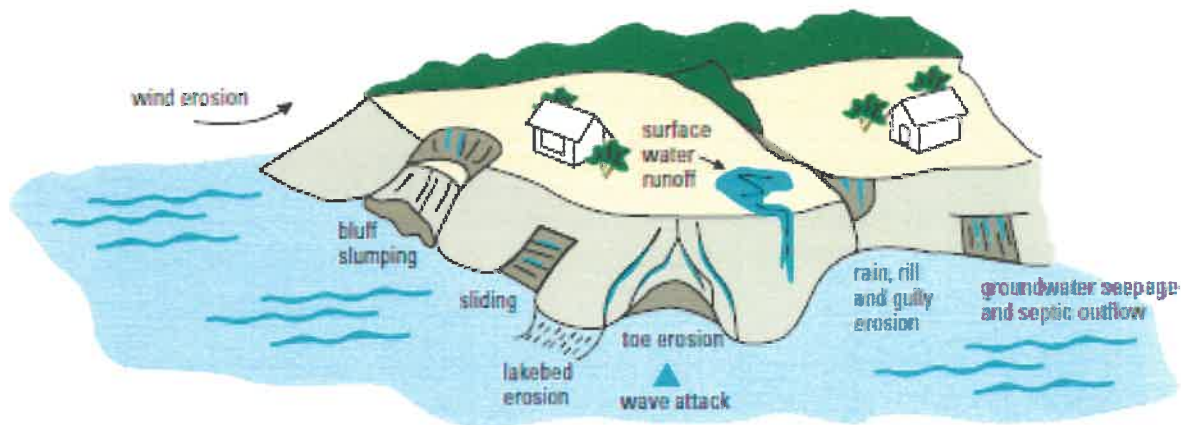


Figure 3: Causes and Effects of Coastal Erosion (UW Sea Grant, 2021)

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September 18, 2023
File No. 20.P000407.24/20.0158121

Mrs. Kristine Schriesheim
656 Maple Street
Winnetka, Illinois 60093

Re: Lake Michigan Coastal Bluff Considerations

Dear Mrs. Schriesheim:

As a follow-up to our September 15, 2023 phone conversation, I am summarizing a few aspects of the Lake Michigan coastal bluffs, which we believe are very important.

My credentials include graduate degrees in Coastal Science and Engineering from the University of Michigan, and I have over 25 years of practical experience as a Coastal Engineer. GZA GeoEnvironmental, Inc. (GZA) is a specialized consulting engineering firm providing Geotechnical and Coastal Engineering services, with most of our projects being on Lake Michigan. We have worked on numerous coastal bluffs for private residential and public clients, and we understand their ecosystem relevance.

1. Shoreline Classification. The Illinois State Geological Survey (ISGS) classified the Lake Michigan coastal shoreline in three categories,¹ as shown in Figure 1.

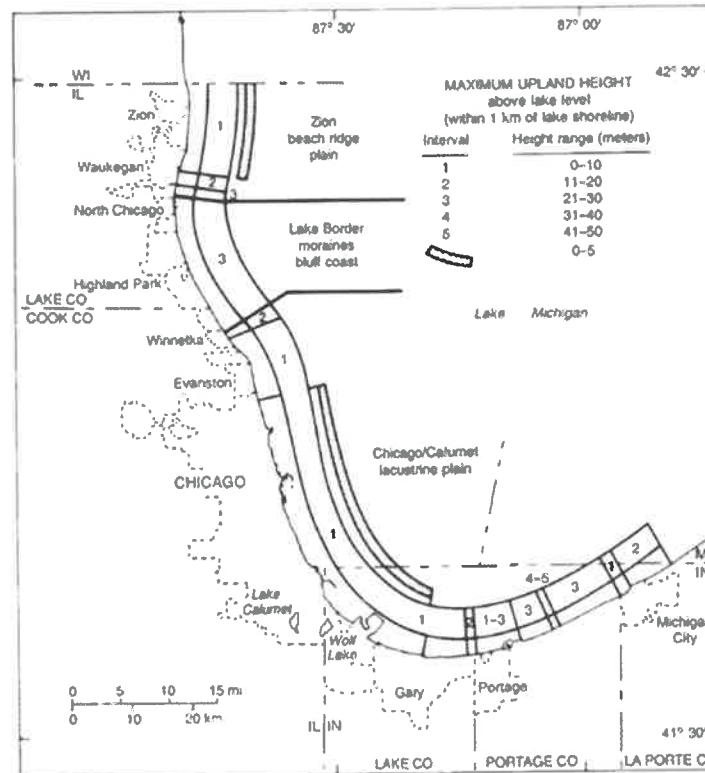


Figure 1. Illinois-Indiana Coast Coastal Geomorphic Areas (Chrzastowski, 1994)

¹ Chrzastowski, M.J.; Thompson, T.A.; Trask, C.B. Coastal geomorphology and littoral cell divisions along the Illinois-Indiana coast of Lake Michigan. J. of Great Lakes Res. 1994. 20(1):27-43.



Winnetka is part of the 15.5 miles of shoreline (16% of the total), providing the transition between the Lake Border moraine bluffs and the Chicago-Calumet lacustrine plain formations. The bluffs between North Chicago to Lloyd Park in Winnetka typically consist of gray to brown glacial till interbedded with glacial sediments (clay, silt, and sandy outwash) with silt and clay being the dominant materials.²

Along the shores of Winnetka, Kenilworth, and Wilmette, the coast intercepts a relic lake plain (old Lake Michigan bottom extension that has been submerged frequently at high water levels). The area between Winnetka and Wilmette is different from the bluffs to the north (Highland Park to Lake Forest) and has typical lower bluff heights between 20 and 25 feet.

2. Sediment Transport and Shoreline/Bluff Erosion Overview

Over two centuries of population growth after the European settlement resulted in permanent changes to the native landscape, hard shoreline armoring, modification to the littoral processes, and habitat impacts.

From the Illinois-Wisconsin state line to Wilmette, the shoreline has numerous in-water structures (e.g., harbors, jetties, detached breakwaters) creating significant littoral barriers. These barriers trap sediment, leaving major sections of the coast sediment-starved and vulnerable to erosion via beach and bluff recession and also lakebed downcutting. The shoreline has a negative budget deficit (net erosion), while the net sediment transport is from the north to the south.

Some of the bluff slopes became steeper after the construction development on the top of bluff and along the slope. Without any additional measures, this ultimately results in creating unstable bluff slopes and toe damages.

Based on the most recent Illinois sediment budget,³ only 16,000 cubic yards per year (yd³/year) move across the Wisconsin/Illinois state line to the south. This rate is significantly less than previous estimates in the 1950s, and a direct consequence of man-made armoring of the shoreline, not allowing bluff erosion as a source to the littoral transport, along with the depletion of the near-shore sediment cover. In recent years, we have observed multiple project areas from Lake Forest to Winnetka with exposed clay bed, as an indication of active lakebed erosion (also referred to downcutting) and loss of the upper sediment layer.

Currently, it is estimated that approximately 95% of the Illinois shoreline south of Waukegan Harbor⁴ is armored. This does not allow a positive supply source to the littoral system. Current practices to balance this are improvements to the existing coastal structures in combination with beach nourishment, creating a stable near-shore system. This, in turn, helps with the bluff toe stability (assisting with maintaining a stable slope).

3. Coastal Bluffs as Ecological Resources

The Lake Michigan habitats are very important due their proximity to the lake, which creates opportunities not otherwise found in other parts of the State. Coastal habitats in the urban Illinois settings commonly include whitetail deer, squirrel, racoons, and squirrels, while flora includes various trees and shrubs, and low ground vegetation cover including native wildflowers (pollinator-friendly) and grasses. The established vegetation helps with the bluff slope stability and surface stormwater management.

Typical coastal bluff projects strive to create a stable system, with regrading, revegetation, trees, and reinforced toe. The stormwater management measures include both surface and groundwater measures (bluff draining). However,

² Chrzastowski, M.J.; Trask, C.B. Nearshore Geology and Geologic Processes Along the Illinois Shore of Lake Michigan from Waukegan Harbor to Wilmette Harbor. 1995. Print.

³ USACE Engineer Research and Development Center: Sediment Budget for the North Illinois Shore from the Wisconsin Border to Wilmette Harbor. August 2019.

⁴ Ibid.



special considerations are given to creating/maintaining a healthy ecosystem, invasive species control, and how to develop resiliency and connectivity of habitats, so species can adjust to any landscape and environmental changes. In addition, the presence of the lake influences the migration of birds, bats, and various flying insects, directing them into a coastal corridor/zone through northeastern Illinois, which needs to be protected.

We believe that the bluffs in Winnetka are similar to the ones in Kenilworth, where there is an existing bluff development ordinance,⁵ as follows:

*According to the code, "The topography of the Village of Kenilworth includes bluffs and other steep slope areas. These are valuable land resources that should be protected. Bluffs and other steep slope areas play a central role in the management of storm water throughout the village; they are also ecologically fragile and inherently unstable. Their proper care and maintenance are important to avoid degradation that could adversely affect the entire community."*⁶

*The ordinance states, "Regulating proposed development according to the natural characteristics of steep slope terrain, such as degree of sloping, significant vegetation, soil stability, and existing drainage patterns will allow for development on top of steep slope areas, including bluffs, while minimizing the physical impact of such development. The public interest will be served by protecting people and property from the potentially hazardous geological and hydrological conditions characteristic of ravine and other steep slope areas."*⁷

*The adopted ordinance "...further recognizes that maintenance of stable ecological relationships minimizes environmental degradation of the land and Lake Michigan. Due to improper and unnecessary development within these sensitive areas, conditions are created that jeopardize life, property, and the natural ecosystem. It is the intent of this chapter to establish appropriate controls. All land use and development on, within, and adjacent to the steep slope is controlled by this chapter."*⁸

We believe that any proposed modification on the highly Lake Michigan urbanized shoreline is not an easy task. But, it is our responsibility to allow for the urban coastal habitat to continue to exist and try to alleviate the impact of human activity on the ecosystem. The quoted development ordinance for the Village of Kenilworth was shown for reference only. There are other applicable adopted codes in Illinois that recognize and protect the existing coastal bluffs as an important natural resource.

We appreciate the opportunity to submit this information. Please feel free to contact me at (224) 275-2123 or via email at dan.veriotti@gza.com with any further questions.

Very truly yours,

GZA GeoEnvironmental, Inc.

Dan Veriotti, P.E.

Coastal Engineer

Associate Principal/Vice President

R:\2023\20.P000407.24\FINAL 20.P407.24_158121 Bluff Considerations_Winnetka IL 9-18-23.docx

⁵ https://codelibrary.amlegal.com/codes/kenilworth/latest/kenilworth_il/0-0-0-7649

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

The bottom of the Great Lakes remains a mystery

Oceanographer cites the need for answers amid
→ climate change ←



The Chicago skyline is viewed from Lake Michigan in January. Brian Cassella/Chicago Tribune

BY KARINA ATKINS CHICAGO TRIBUNE

We know less about the bottom of the Great Lakes than we do about the surface of Mars, according to Jennifer Boehme.

The oceanographer is executive director of the Great Lakes Observing System, an Ann Arbor, Michigan-based nonprofit leading a concerted effort to fully map the world's largest freshwater body from coast to coast, surface to floor.

Only 15% of the lakebed has been documented to modern standards, which could have major consequences for coastal communities as climate change makes storms and floods more frequent and severe. Without an understanding of how the depth and contours of the lakebed are shifting, scientists cannot accurately predict how extreme weather will affect natural habitats and built infrastructure.

"There are questions that need to be answered about coastal safety for the Great Lakes, but we can't answer them because basic information is missing," Boheme said. "For me, it's very much a safety issue."

The Great Lakes, which nearly 40 million people in the United States and Canada depend on for drinking water, have already taken a beating from climate change. Water levels dropped this fall to the lowest in years, affecting shoreline ecosystems, access to docks and shipping routes.

Most of the imaging taken of the Great Lakes is decades old and low resolution. It does not show the pipelines, cables, shipwrecks and boulders that new technologies make visible.

Updated, high-resolution imaging has been taken piecemeal over the years, primarily to inform shipping routes and targeted research. When Boehme and her team began their concerted effort in 2019, 12% of the lakes had been mapped to modern standards.

They called the initiative Lakebed 2030, intending to complete the project in 2030. But in the last five years, the Great Lakes Observing system has only mapped another 3% of the lakebed.

Systematically creating a holistic picture of the lake's bathymetry — the underwater equivalent of topography — is a massive undertaking. The five Great Lakes have a combined surface area of 94,250 square miles, roughly the size of the United Kingdom. And they vary greatly, with depths ranging from 210 feet in Lake Erie to over 1,300 feet in parts of Lake Superior. If all that water was spread across the contiguous United

States, the nation would be evenly submerged in nearly 10 feet of water.

The primary roadblock is money. The Great Lakes Observing System estimates mapping all five lakes will cost \$200 million. The money would be spent on a combination of advanced sound and light detection technologies over approximately a decade.

Halfway to 2030, they're rethinking the initiative name.

"What we've been calling Lakebed 2030 could morph into a more organized and concerted effort. We're calling it 'Building the Great Map,' " said Boheme.

Nevertheless, the time pressure remains as weather events become more extreme. The amount of rain falling in the heaviest 1% of storms in the Great Lakes region has increased by 35% over 66 years.

Earlier this year, Michigan U.S. Rep. Lisa McClain introduced the Great Lakes Mapping Act, a bipartisan bill directing the National Oceanic and Atmospheric Association to conduct high-quality mapping of the Great Lakes lakebeds.

"The Great Lakes generate (\$)6 trillion to America's GDP and support over 51 million jobs, yet we have barely scratched the surface of understanding the depths of the lakes," said McClain, a Republican. "Investing in comprehensive exploration will offer an enhanced look at the potential these bodies of water offer to bolster our economy and inform efforts to protect one of America's greatest natural resources."

The bill sits in the House Natural Resources Committee, and McClain plans to reintroduce it next Congress should it not make it to the floor this year.

It's unlikely to pass in President-elect Donald Trump's Washington, however. Project 2025, a political framework affiliated with several of his recent Cabinet picks, aspires to abolish the federal agency in charge of weather forecasting and climate monitoring.

This isn't deterring Boheme, who said the team will continue seeking private funding to complete the ambitious project. At the end of the day, the oceanographer is confident the undertaking will pay dividends

beyond the intangible benefits of protecting wildlife and public safety.

Knowledge about lakebed movements could help industries, from shipping to recreation, better plan their activities. Mapping would also likely create permanent jobs; data would constantly need to be updated as climate change-induced weather events dramatically shift the lakebed.

Ultimately, the Great Lakes Observing System plans to make the lakebed map accessible to everyone and easy to use.

ON THE ENVIRONMENT

ADVERTISING SUPPLEMENT

Saving the Shoreline at Illinois Beach State Park

Like a glittering belt, Illinois Beach State Park hugs Lake Michigan for six and a half miles in Zion, north of Waukegan. It's the only natural shoreline remaining in Illinois and boasts magnificent sand dunes, marshes, oak forests, and swales, or shallow channels. It also features a beautiful beach that attracts hundreds of swimmers on sunny weekends.

BY CHRISTOPHER JOHNSON

Ania Bayers, the Natural Resource Manager for the Coastal Management Program of the Illinois Department of Natural Resources (IDNR), says, "This is pretty much the last natural shoreline in the state of Illinois. We have natural communities there. We have wetlands, we have prairies, we have savannas. There are more than 650 plants and animal species. Overall, it is a very unique and special place."

The park, which contains of 4,160 acres and is divided into a North Unit and a South Unit, even contains publicly near access, while the marshes house a panoply of vegetation, including grasses, sedges, big bluestem, and cattails. Several hiking trails wind through the park and take the hiker past magnificent sand dunes and oak savannas. In the western portion of the park, a trail rises and falls along a picturesque stream called the Dead River, which eventually empties into Lake Michigan. All in all, it's an extraordinary setting, and it's only fifty miles from Chicago.

Yet, this beautiful and unique state park is facing an ecological crisis. Slowly but surely, the rising waters of Lake Michigan and increasingly severe storms are eating away at the six and a half miles of fragile shoreline, diminishing the popular beaches and threatening precious natural habitats throughout the park. Bayers explains, "There are places where we have lost 100 feet of shoreline within one year. Especially with the higher lake levels, the erosion has become even worse. The receding shoreline takes away critical habitat at that park. People come to enjoy the beach, and they find that the beach is gone, so people can't enjoy Lake Michigan." According to the Illinois State Geological Survey, between 2012 and 2020, the North Unit of the park lost 670,370 cubic yards of sand and sediment.



Rising water in Lake Michigan and erosion have eaten away as much as 100 feet of shoreline at Illinois Beach State Park in Zion. (Photo by Christopher Johnson)

In a report issued last year, the Environmental Law and Policy Center (ELPC)—a leading environmental legal advocacy organization located in Chicago—stated that climate change is causing more extreme changes in the water levels of Lake Michigan, as well as more powerful storms and destructive winds. The ELPC identified twelve places along the shoreline of the lake that are being strongly affected by rising water levels. Several of these "hot spots" are in the city of Chicago, but one of them is located in Waukegan, just south of the park. Howard Lerner, the Executive Director of the ELPC, said, "We are going to see some very high water levels going forward. And if those happen to be high water levels at a time of incense storms? We are looking at flooding."

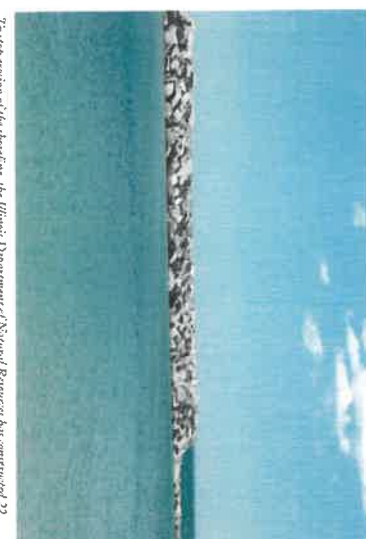
Bayers emphasizes that the shoreline has always had some degree of erosion because of the wave action of Lake Michigan. However, she explains, "Especially with the higher lake levels, the erosion has become even worse." The problem is exacerbated by the fact that in the Milwaukee area, municipalities have built piers and other structures that prevent the preexisting currents from carrying sand south to Illinois and replenishing the beaches in the Chicago area. Bayers adds, "We have several native species, and their habitat is getting lost. Once the habitat is gone, even when

the lake level goes down, it's not going to be the same habitat over hundreds of years."

The IDNR realized that fundamental action was needed to change the hydrology of the shoreline to protect the park's precious and unique habitats. Consequently, on January 13, 2023, Governor J.B. Pritzker, the IDNR, and the Illinois Capital Development Board announced two innovative projects to stabilize the shoreline. At the time, the governor stated, "Illinois' lakefronts are a national treasure and one of our greatest natural resources, and it's essential that we preserve these spaces for future generations to love and learn from."

Both projects are worth exploring in some detail because they have gained national recognition as models to protect other Great Lakes shorelines that are threatened by rising water levels and more severe storms. The first project has been the construction of a system of offshore islands, or breakwaters, to protect and preserve shoreline at the park, at a cost of \$73 million. Bayers explains, "The project has essentially involved creating 22 islands or breakwaters that are either submerged or low in the water, and they're located in three different places that have seen a lot of erosion. These 22 islands or breakwaters are affecting 2.2 miles of shoreline."

The human-made islands have been designed in a way to guide and direct the



To stop erosion of the shoreline, the Illinois Department of Natural Resources has constructed 22 islands made of rock to protect the beaches from erosion. (Photo by Christopher Johnson)

movement of the sand, mitigating the natural process of erosion that occurs along the shoreline. The offshore islands slow down the degree to which the wave action of the lake moves the sand along the shoreline. By slowing down and redirecting this movement, the islands stabilize the shoreline.

According to Bayers, "There was a lot of modeling to figure out how to position the islands to protect the shoreline but also allow the sand to move through. The idea is to redirect the currents and the wave energy that is affecting the shoreline" (Bayers, interview). The project contractors have utilized 250,000 pounds of rock to create these islands, and they have designed the placement of the rocks in such a way as to create additional habitat for birds.

The state collaborated with several consulting and engineering firms to design the project, obtain the necessary permits, and supervise the construction of the islands. The firms include Moffatt & Nichol, the Smith Group, BridgeWater Resources, Altkohls Construction, Cullins Engineering, and Living Habitat. This portion of the stabilization project is scheduled to be finished in July or August of 2024.

In the second project, the state is installing "ribble ridges," or ridges built of stone, off the shoreline that runs along the southern end of the park. Contractors built three ridges, each of which were 750 feet long in shallow water that was approximately 500 feet from the shoreline. The crews built the ridges with more than 10,000 tons of stone. Together, the three ridges have reduced the effects of storm water, protecting the beach and natural habitats from erosion. The ridges are underwater, leaving views of the lake unimpacted.

According to Bayers, "By maintaining the beach and maintaining the ecosystem, we're providing the critical habitat for the species that are using that area."

In addition to protecting the shoreline, the projects are helping improve ecosystems located in the interior of the park. That's because streams like the Dead River, which are supposed to empty into Lake Michigan, have been blocked by sand that has been pushed along the beachfront. When those creeks are blocked, water backs up, causing flooding in some of the wetlands found to the west of the shoreline. As a result, the wetlands are artificially high, and invasive species have been moving into the wetlands. Managing the invasive species has become more difficult because of the high water levels.

By restoring the natural movement of sand along the shoreline, the streams can once again flow into the lake, reducing the stress on the wetlands. "So it wasn't only habitat along the shore that was being affected," Bayers explains, "but also habitat further into the park because of the hydrology of the park. It's all connected."

The two shoreline stabilization projects at the park have won national recognition for their environmental importance. In February of this year, the IDNR announced that the stabilization project has achieved Waterfront Edge Guidelines. WEDG is a national rating system for rating waterfront stabilization projects.

The Waterfront Alliance, a nonprofit devoted to the protection of shorelines, recognized and publicize local efforts to

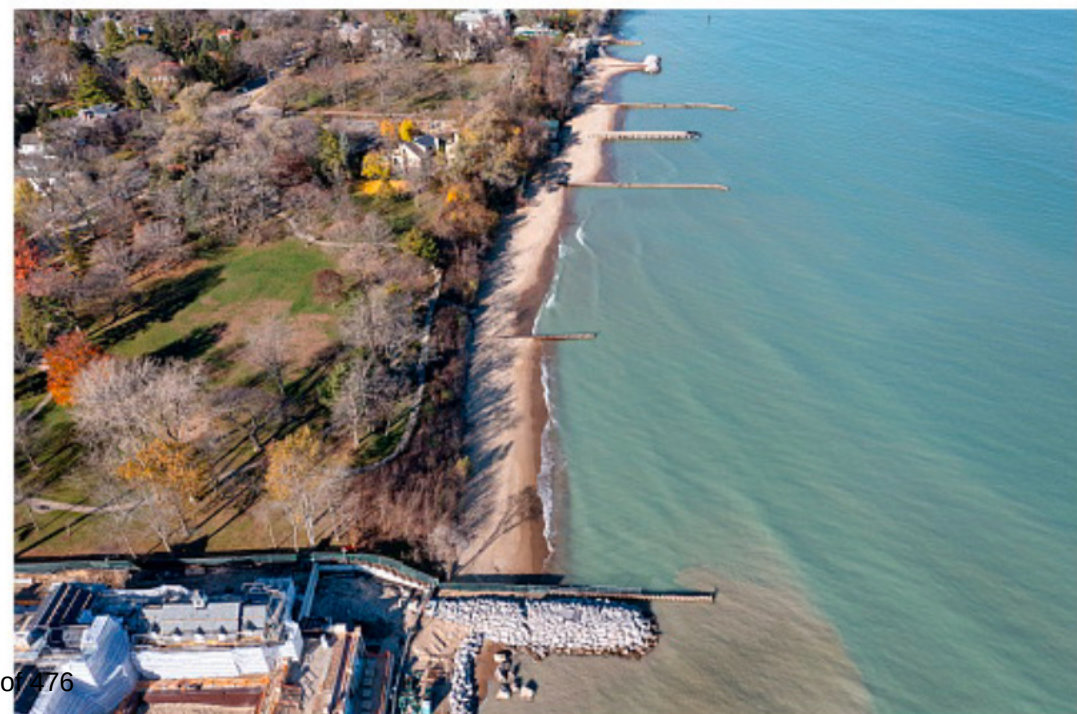
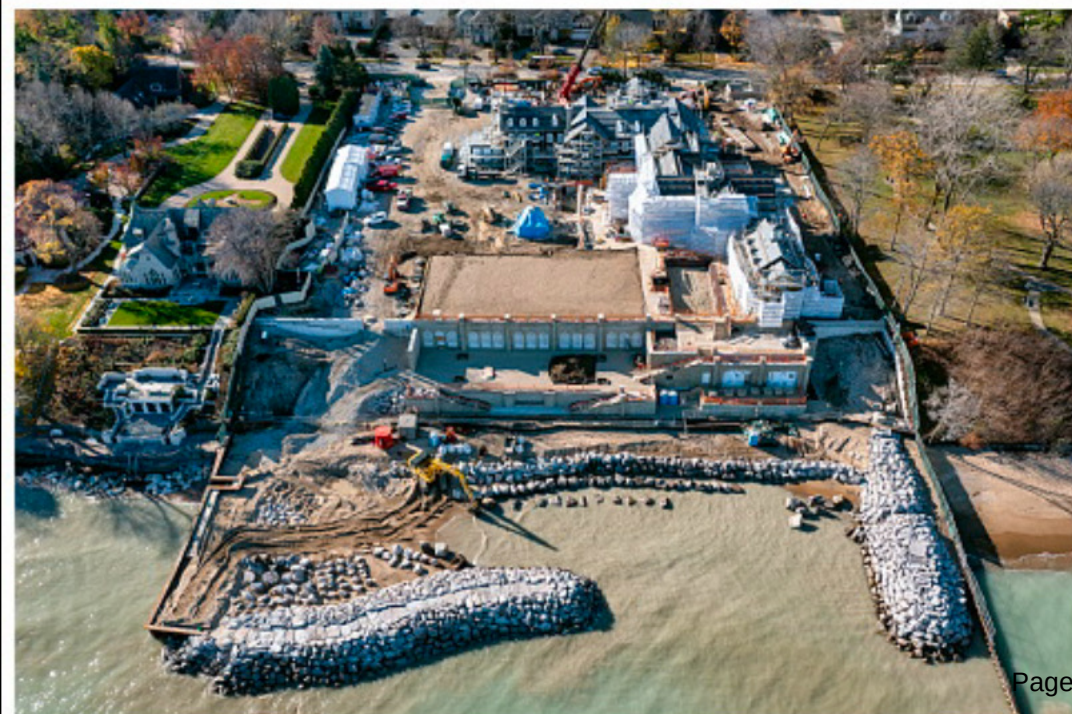
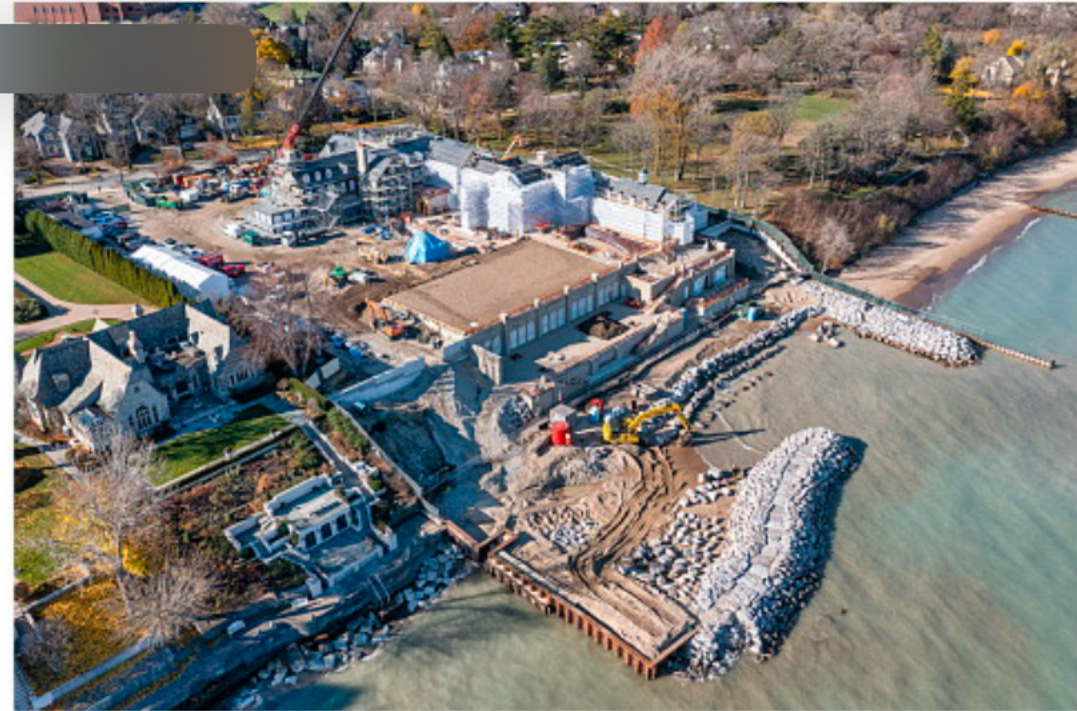


Illinois Beach State Park has many wetlands west of the beach. Rising waters have flooded some of these wetlands. The offshore islands will stop erosion of the beaches and return the wetlands to healthy water levels. (Photo by Christopher Johnson)

stabilize shorelines and protect habitat for flora and fauna. The stabilization project at Illinois Beach State Park was the first rural and freshwater project to receive this distinction.

The WEDG verification recognizes the positive impact that the two stabilization projects will have on natural habitats in the park. For example, the 22 offshore islands will provide habitat for several species of fish, including yellow perch and birds such as terns. In addition, by improving the outflow of streams, the project will improve the health of the wetlands in the park and better connect the beach to the inland ecosystems. One beneficiary will be the piping plover, which will have more nesting habitats than it previously had.

The many users of the park will also see benefits. According to Bayers, "The project will also protect the beach so that people can come and enjoy it and the trails. The erosion has impacted some of the trails along the shoreline. We've been able to open up those trails so that people can use them again. Also, by protecting habitat, people can enjoy bird watching and the overall natural character of the park."





John William Root
326 Woodland Avenue
Winnetka, IL 60093
Telephone: [REDACTED]
Email: [REDACTED]

Sent by electronic mail: dschoon@winnetka.org

Mr. David Schoon
Village of Winnetka
Director of Community Development
510 Green Bay Road
Winnetka, IL 60093

December 2, 2024

Re: Case No. 24-08-SU
225 Sheridan Road – Centennial Park & Beach
Comments for 12/10/24 Hearing

Dear Mr. Schoon:

The following comments summarize my concerns about the 11/11/2024 ZBA review of the Centennial SUP beach design. I would appreciate your assistance in sharing my comments as part of the official packet to be delivered to the members of the Village of Winnetka Zoning Board of Appeals for the upcoming hearing on 12/10/24.

Centennial Pier & Boardwalk Exceptions

At the 11/11/2024 ZBA hearing, Commissioner Matthew Bradley polled the ZBA board relative to support for the WPD requested variances for the fence railings on the proposed Centennial pier and boardwalk. The board voted to instruct staff to draft documents that would be presented to the ZBA on 12/10/24 for a vote on these requested variances. With respect to WPD's Application for a Special Use Permit (SUP), Commissioner Bradley noted that the proposed Pier on Centennial had generated the most concern from the community and from ZBA members. Commissioner Bradley then suggested two alternatives for recommendations to Village Counsel concerning the Pier: i.) the ZBA could recommend denial and state the reasons for the denial; or, ii.) the ZBA could recommend approval conditioned on the resolution of certain concerns being resolved. Commissioner Bradley then polled the board. Three ZBA Commissioners voted to deny the pier and four ZBA Commissioners voted for pier approval subject to resolution of stated concerns. The ZBA then voted to continue this discussion at the hearing scheduled for 12/10/24.

For safety reasons, I fully support the ZBA's approval of the variances for a railing on top of the boardwalk and a fence on top of the Pier should the Pier be approved. However, I agree with those ZBA Commissioners who voted to recommend that Village Council disapprove the Pier subject to the ZBA's stated reasons for this disapproval. I also strongly encourage the ZBA to advise Village Counsel to send the WPD's application back to Village Staff because the WPD's

Application is incomplete. Village Staff should then review a completed application, when and if submitted, and provide their comments to the ZBA and Village Counsel for further review.

Among other defects with the WPD SUP Application, the following items are totally missing from WPD's application:

1. there is no request for an exception from the front yard setback ordinance for the Pier;
2. there is no request for an exception from the front yard setback ordinance for the boardwalk; and,
3. there is no request for an exception from the front yard setback ordinance for the southern and western dog beach fences.

WPD's application claims that the Pier and boardwalk are "walls." If they are less than 6.5' tall, the WPD argues that they are structures allowed in the front yard setback. WPD does not believe exceptions are required for the Pier, boardwalk, southern dog beach fence, or western dog beach fence, and, as a result, has not applied for these exceptions. By mischaracterizing these features as walls that are permissible in the front yard setback the WPD is attempting to achieve a "backdoor exception". Neither Village staff nor the ZBA has the authority to grant exceptions. Only Village Counsel has this authority through legislation by ordinances. When Village staff originally received WPD's SUP application, staff should have informed the WPD that its application was incomplete and should have further instructed the WPD to include requests for exceptions for the Pier, boardwalk, southern dog beach fence, or western dog beach fence within its application. Village Staff does not have the authority to disregard Village ordinances and thereby grant "backdoor exceptions."

One final note, the WPD in its SUP application asked for no zoning relief to reintroduce swimming on Centennial beach, nor has the SUP requested any zoning relief for operating a dog beach on Centennial.

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

It is important to note that the WPD has never obtained a SUP for Centennial. No Special Use Permit exists. Although Centennial beach has operated as a dog beach since 1995, changing the use of Centennial to mixed human and dog swimming is an entirely new use requiring zoning relief. The WPD has failed to seek this relief in their SUP and therefore their application is incomplete. The ZBA should advise Village Counsel that the SUP is incomplete and recommend that the SUP be sent back to Village Staff. Village Staff should then require the WPD to amend its application to seek approval to transform Centennial into a dual swimming and dog beach before further review can occur.

This is the first time the ZBA is reviewing a mixed beach use of swimming dogs beside swimming humans. The ZBA is justified in applying the SUP standards to this mixed use. Commissioner Bradley suggested that moving the dog beach north of the Pier and humans south

of the Pier would reduce interaction of dogs with humans and would be a safer design. I concur with Commissioner Bradley's suggestion and encourage the ZBA to consider other dog beach alternatives, including moving dogs to Elder thereby keeping humans and dogs separate. Conditioning the SUP on where the dogs are located is totally justified.

The WPD's SUP application for Centennial Beach is incomplete and fails to address critical zoning requirements. I urge the ZBA to recommend that the Village Council return the application to Village Staff for amendment by the WPD. Specific recommendations include:

- Explicit requests for all required zoning exceptions.
- Clear resolutions for the mixed-use design to separate human and dog swimming areas.
- A comprehensive review of Centennial Beach's current operations and uses in the context of zoning compliance.

Addressing these gaps will ensure that the SUP process adheres to zoning ordinances and community standards, providing a safer and more transparent outcome.

Please include my comments in the official record of Case No. 24-08-SU and in the packet for members of the ZBA for the continued hearing in the matter to be held on Monday, December 9th. Thank you for your attention to this request.

Sincerely,

/s/

John W. Root

cc: Members of the Winnetka Zoning Board of Appeals

By Email: rbahan@winnetka.org
Mr. Robert Bahan, Village Manager

Dian Eller
661 Spruce Street
Winnetka, IL 60093
Telep [REDACTED]
Email: [REDACTED]

Sent by electronic mail: dschoon@winnetka.org for inclusion in the 12/9/24 ZBA Packet

Mr. David Schoon
Village of Winnetka
Director of Community Development
510 Green Bay Road
Winnetka, IL 60093

December 2, 2024

Re: Case No. 24-08-SU
225 Sheridan Road – Centennial Park & Beach
Comments for 11/11/24 Hearing

Dear Mr. Schoon:

Comments to the Winnetka Zoning Board of Appeals

I have followed the hearing in the referenced case beginning on October 14, 2024, as continued November 11, 2024. By this letter, I strongly encourage Village Staff and Commissioners of the Winnetka Zoning Board of Appeals (ZBA) to return the referenced Application of the Winnetka Park District (WPD) as incomplete and defer any determination by the ZBA until you are in receipt of the information that you have requested from the WPD. Despite two hearing sessions—on October 14 and November 11—the WPD has consistently failed to provide requested information, hindering the ZBA’s ability to make an informed decision to the detriment of the community.

Key Concerns:

1. Lack of Comprehensive Vision

Multiple ZBA members, along with Winnetka residents, have asked the WPD to present its full vision for the combined Elder and Centennial beach projects. This includes potential plans for 261 Sheridan, should the District acquire the property. What are the long-term implications for these parks and beaches? How might such plans alter the neighborhood’s character and the Winnetka shoreline? The WPD has not addressed whether the proposed ADA pathway and 242-foot pier—consuming 74 feet of beach—

serve as amenities for a public pocket park or whether they signal a broader agenda that would fundamentally change the character of the locale and Winnetka shoreline. Are there intentions to commercialize Centennial Park?

2. Failure to Provide Engineering Data

Despite repeated requests, the WPD has not submitted critical engineering data or technical reports from its consultants to support its proposed beach features, pier, or pathway. Key questions remain unanswered:

- What engineering analyses support the assertion that the pier will protect the bluff or preserve the beach?
- Is the pier an essential feature or merely a discretionary amenity?

WPD's own consultants have stated the pier is not designed to protect the bluff but to separate dogs from swimmers. Other North Shore communities have managed dog beaches without constructing such massive structures. The WPD's lack of technical data to justify these claims is troubling.

3. Unanswered Questions About Variances

The WPD has not justified its need for variances, such as:

- A 10-foot-wide ADA pathway instead of the ordinance's limitation.
- Six-foot outcropping stones, when only five feet are permitted.

ZBA members have asked what alternative ADA access solutions were explored by the WPD that might minimize the pathway's environmental impact. No substantive response has been provided by the District.

4. Dog Beach Location and Impact

The WPD has not explained why the fenced dog beach is proposed for the southern portion of Centennial Beach. Relocation to the northern side of Centennial or another beach—such as Elder Lane—has been suggested repeatedly by residents as well as ZBA Commissioners. Elder Lane Beach offers a logical alternative for the location of the dog beach given its water quality concerns, yet the WPD has ignored these suggestions.

5. Public Access and Legal Obligations

The WPD has not clarified how public beachgoers can traverse southward along the beach without crossing private property at 205 Sheridan, as required under the Public Trust Doctrine. Questions about fencing placement and access via stone steps at 205 Sheridan remain unanswered.

6. Parking and Usage Concerns

Both those presenting public comment as well as ZBA Commissioners have requested information about a parking study to address the "extraordinary increase" in park usage expected with the proposed design. To date and to my knowledge, the WPD has not conducted a parking study or responded with specifics. The neighborhood surrounding Centennial Park and Beach already faces dense parking demands, particularly due to the presence of New Trier High School. Parking needs escalate further during Summer School at New Trier Winnetka. The WPD's failure to address these concerns risks creating significant strain on the area's already dense infrastructure.

7. Private Funding and the Restricted Donation Agreement

ZBA members have asked whether private funding under the WPD Restricted Donation Agreement could be jeopardized if the ZBA sought recommended changes to the beach plan. In response, Park Counsel stated that the Centennial Plan was developed solely by the WPD, with no input from the private donor. However, the terms of the Donation Agreement suggest otherwise:

- The Agreement includes an express condition requiring donor approval for any changes to the Project Elements that are expressly identified by Exhibit "A" to the Agreement before any funds are received by the WPD.
- The Agreement imposes a \$3 million liquidated damages provision if, within a 50-year period, the breakwater (I presume now termed the "Pier") is moved or fails to be maintained.
- A specific performance clause binds the WPD to maintain the ADA Pathway and Dog Beach location and fencing for 50 years.

These conditions strongly imply that the private donor has exerted significant influence over the design, which raises questions about whether public interests have been subordinated to private agendas.

While the ZBA may view these concerns as outside its jurisdiction, it is important to emphasize that the ZBA is charged with protecting the public's general welfare. The degree of private control over public land, as reflected in the Donation Agreement, directly affects the community's ability to benefit from and adaptively manage this public resource over time. This issue warrants careful scrutiny to ensure that public welfare remains the guiding principle in decisions affecting Centennial Beach and Park, particularly for a period of fifty (50) years.

Conclusion:

The WPD's repeated failure to provide adequate responses to the ZBA and to public inquiries underscores the incomplete and problematic nature of its application. Given the unresolved concerns about coastal engineering, environmental impact, compliance with zoning ordinances, parking infrastructure, and the influence of private funding, I strongly recommend that the ZBA return the WPD's application until the District provides the required data and a comprehensive vision for its Centennial and Elder beach projects, as well as addresses the District's intentions with respect to the property in between the two parks should the District acquire the parcel. Without this candid transparency, approving the current plan risks setting a precedent for piecemeal development that may irreparably harm the character, accessibility, and integrity of Winnetka's lakefront and drastically impact the essential character of the surrounding locale.

I would appreciate your inclusion of my comments in the official record of Case No. 24-08-SU as well as including my comments in the packet for the continued hearing in the matter to be held on Monday, December 9th.

Sincerely yours,

Dian Eller

cc: Members of the Winnetka Zoning Board of Appeals

By Email: rbahan@winnetka.org
Mr. Robert Bahan, Village Manager

From: [REDACTED]
To: [Ann Klaassen](#); [Robert Bahan](#); [David Schoon](#)
Subject: Article for ZBA and Village Trustees
Date: Wednesday, December 4, 2024 2:41:37 PM

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

Dear Ann, Rob, and David,

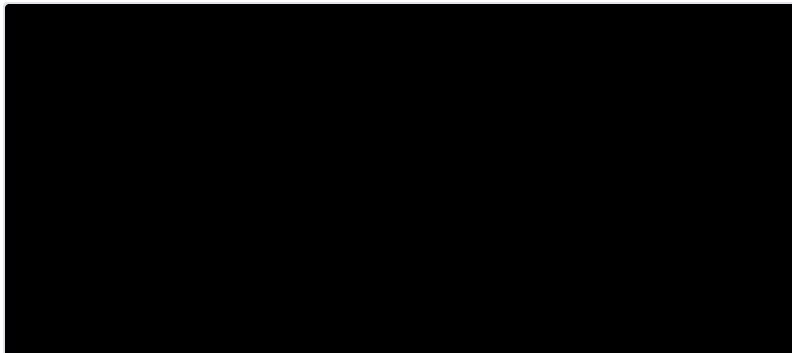
Hope you had a good Thanksgiving. Would you please pass this along to members of the ZBA and the Village Trustees?

Ann - Would it be possible to print this and distribute to ZBA members? I assume it's too late to get the article into the packet for next week's meeting.

Thanks so much.

Irene Smith

[New York City's 'Living Breakwaters' Brace for Stormier Seas](#)



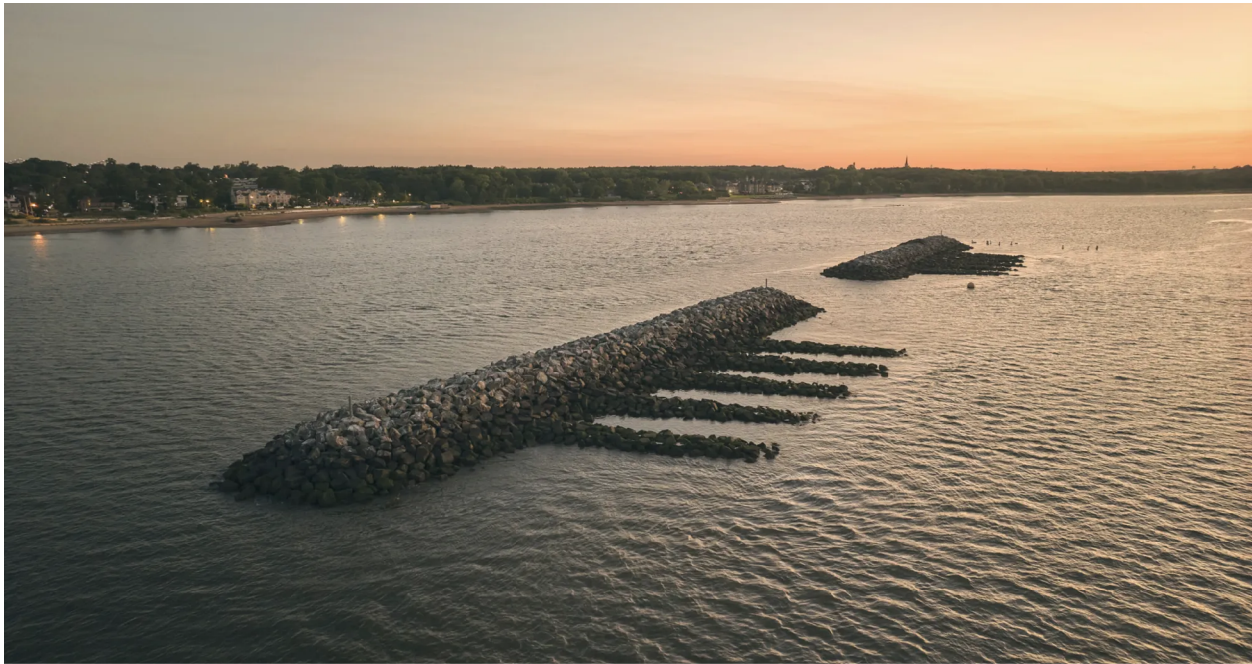
New York City's 'Living Breakwaters' Brace for Stormier Seas

Landscape architect Kate Orff's unique shoreline protection device off Staten Island is designed to both prevent...

Though I may not be here with you, I urge you to answer the highest calling of your heart and stand up for what you truly believe. In my life I have done all I can to demonstrate that the way of peace, the way of love and nonviolence is the more excellent way. Now it is your turn to let freedom ring.

When historians pick up their pens to write the story of the 21st century, let them say that it was your generation who laid down the heavy burdens of hate at last and that peace finally triumphed over violence, aggression, and war. So I say to you, walk with the wind, brothers and sisters, and let the spirit of peace and the power of everlasting love be your guide.

John Lewis, from the essay he wrote shortly before his death on July 17, 2020.



A section of the Living Breakwaters project, an artificial reef built in New York's Raritan Bay. *Photo: SCAPE/Ty Cole*

Citylab + Green

New York City's 'Living Breakwaters' Brace for Stormier Seas

Landscape architect Kate Orff's unique shoreline protection device off Staten Island is designed to both prevent flooding and provide a new reef habitat.

By James S. Russell

November 25, 2024 at 7:00 AM CST

I arrived at Robinsons Beach at the southern tip of Staten Island to find a narrow band of sand, muted fall color and calm blue waters. Ahead of me, eight stoic-looking rows of stacked rocks ranged along the shoreline, perhaps quarter mile out in Raritan Bay.

Had I been standing on the beach 12 years ago, on Oct. 29, 2012, I would have been swept away by a wall of seawater 14 feet high as Superstorm Sandy struck the northern New Jersey coast and New York City. The storm pushed a giant surge that inundated New Jersey shore towns and flowed up the New York Bay into the Hudson and East Rivers. More than 50 square miles of New York City were flooded, affecting the homes of 300,000 people. On Staten Island, floodwaters mangled shoreline houses and swept into the low-lying streets of Tottenville and other towns, killing 24 residents.

The piles of stones before me represent an innovative \$111 million effort to make sure that disaster does not repeat itself. Called Living Breakwaters, it's a network of artificial reefs designed to shatter future storm surge waves, reducing their damaging height and momentum. Every stone of Living Breakwaters – 2,400 linear feet – has been carefully shaped and positioned. The spaces between the reefs were calibrated so that floodwaters would not get trapped inside, while waves pushing around them would collide with each other, depriving them of energy.



Completed in October, the \$111 million project functions as both habitat restoration and flood protection. *Photo: SCAPE/Ty Cole*

The reefs vary in height from three to eight feet above low tide, their ragged profiles evoking giant caterpillars resting in the shallow waters. They don't look very formidable, but they could have a dramatic effect: Should a 100-year storm occur in concert with 30 inches of sea level rise – an amount that is realistic in this century but no one wants to think about – Living Breakwaters should be able to reduce flooding of nearby buildings to not more than 1.5 feet.

The project is the brainchild of Kate Orff, founder of the landscape architecture firm SCAPE, who has been looking at remedies for polluted and flood-vulnerable coastal landscapes since the 2000s. It's among the largest and most extensive urban examples of an idea that has been gaining ground in climate resiliency: Rather than trying to contain rising seas with concrete or steel walls, Orff and other practitioners create infrastructure that mimics

naturally protective features like oyster reefs and marshes, which can break up waves and blunt their devastation.

“They reduce risk but don’t eliminate it,” Orff said. “We can’t just keep on building bulkheads and piling excavated sand on beaches. These tactics don’t work as we face multiple threats.”

Help From Nature

Those threats are rapidly intensifying. Rising seas produce chronic tidal flooding – known as sunny day flooding – with growing frequency. Beyond the devastation of hurricane-force winds, a warmer atmosphere carries unprecedented torrents of rain, the source of the shocking inland floods of Hurricane Helene in western North Carolina or 2017’s Hurricane Harvey, which dumped 50 inches on the Houston metro area.

Though New York City had not prepared for such an intense storm, it had developed a cadre of local experts who saw worse flooding as inevitable.



A flooded street in Staten Island after Superstorm Sandy in 2012. *Photographer: John Moore/Getty Images North America*

In 2009, with Hurricane Katrina's flooding of New Orleans in 2005 still fresh in peoples' minds, Barry Bergdoll, then chief curator of architecture at the Museum of Modern Art, charged five teams of architects, landscape architects, engineers and ecological experts to devise projects that rethink the city's relationship to water. In the exhibition that came out of those workshops, called Rising Currents, Orff introduced the idea of "oystertecture," which entailed restoring the extensive oyster reefs that once protected the city's shorelines.

Orff refined the idea further after Sandy, when the Obama administration's Department of Housing and Urban Development sponsored a design competition called Rebuild By Design. It solicited innovative solutions for eight sites in the New York City metro area, addressing storm surge as well as other threats intensified by climate change.

Living Breakwaters, one of seven funded projects to emerge from the competition, addresses more than storm surge. It is designed to slow current flowing along the shore, which allows sand to accumulate, restoring the beach and replenishing plant and animal habitat. A new dune line is already forming anchored by driftwood and new grasses. A flock of black brants nibbled vegetation along the water's edge.

Storm damage is worsened, Orff says, by the loss of protective ecosystems like New York's once-abundant oyster reefs, which also scrub pollutants. Natural protective dunes that renewed beaches by capturing blowing sand have been replaced by bulkheads, which encourage beach erosion, while wetlands that can act as a reservoir for floodwaters were drained and paved over.

Orff calls her breakwaters "living," because they are designed as "structures that recruit organisms," she said. Above the waves, the rocks offer space for seals to sun themselves and for seabirds to visit; blocks made out of a low-impact material called ECONcrete have tidepool-shaped hollows on their top surface. But most of the habitat action is below the waterline, where underwater alcoves and aquatic alleys dubbed "reef streets" encourage invertebrate growth, host crabs and lure fish. "We worked with fishermen and others to select target species and design for them," said Pippa Brashear, a partner at SCAPE.



Underwater “reef streets” provide additional fish habitat. *Photo: SCAPE/Ty Cole*



An artificial tidepool is cast into blocks of ECOCrete. *Photo: SCAPE/Ty Cole*

To refine the Living Breakwaters concept, Orff’s team used digital modeling to optimize the distance of the installations from shore and how far apart the segments should be. They also tested detailed physical models of the full reef in an Ontario wave tank. Now, with installation complete, variations in reef configuration will be monitored to see how they perform in real-world conditions.

Ultimately, the structures should serve as a foundation for creatures that can build the reef further: The Billion Oyster Project, a nonprofit that aspires to restore the once-plentiful beds around New York City, will seed larval oysters on the shore side of Living Breakwaters, where waters calmed by the installations provide a more nurturing environment for baby bivalves.

Read more: [New York City Is Building a Wall of Oysters to Fend Off Floods](#)

With its emphasis on delivering multiple benefits, the Living Breakwaters project appears to be unique among US offshore flood infrastructure. But the idea of restoring natural features has parallels to the approach used in the Netherlands, much of which is below sea level. There, engineering water control solutions also means expanding wildlife habitat.

“We not only face a climate crisis but a biodiversity crisis,” the Dutch architect Matthijs Bouw told me. His firm [One Architecture](#), based in Amsterdam and New York, is involved in several nature-based projects in the US, the Netherlands, and elsewhere. In Northern Java, locals are building 40 kilometers (25 miles) of shoreline bamboo fences to capture sediments that can restore mangroves, whose networked root systems dissipate storm surge.

The Next Big One

Returning to Manhattan via the Brooklyn Bridge, I looked down on the site of another Rebuild by Design winner, then called the [BIG U](#) (named both for its horseshoe shape – wrapping Lower Manhattan – and for the architecture firm that led the design, the Bjarke Ingels Group).

Read more: [Behind a Billion-Dollar Bid to Save Lower Manhattan](#)

That proposal called for a suite of tactics to protect this extraordinarily valuable real estate. Now known as the [Lower Manhattan Coastal Resiliency plan](#), the \$2.7 billion megaproject has been split into five major elements, each entailing planted berms, walls and movable panels intertwined with park space. The 2.4-mile [East Side Coastal Resiliency Project](#), the furthest along, is well into construction; the city broke ground the first phase of the [Battery Park City Resiliency Project](#) in May.

The BIG U's progeny are all protection strategies, intended, like conventional bulkheads, to wall-off floodwaters. There's little space in these densely built-up neighborhoods for tactics like constructed marshlands, sponge parks or wate squares.

Bouw recognizes the limitations. "The logic is that even though there might be a moment when protection becomes impossible, for now it is still very much possible." (Bouw works on each of the BIG U components in different capacities.) In the Netherlands, "we seek protection from events expected to happen once every 10,000 years." The BIG U projects, in contrast, "are designed for a one-in-100-year event. But they buy us time."

The task ahead is to do more at a much larger scale, and faster. Projects involving developing public shorelines typically entail a half dozen regulatory agencies. "We went from idea to implementation in eight to 10 years, which is like fast-tracking in this context," said Orff.

"For 50 years the regulatory process has focused on *not* building in water," said Amy Chester, the director of Rebuild by Design, because so much damage has been done to habitats via waterfront development. "Now that is being reconsidered."



From the shore, the breakwaters are inconspicuous. *Photo: James S. Russell/Bloomberg CityLab*

The bureaucratic sclerosis is an example of how innovation struggles to alter business as usual. The Dutch water expert Henk Ovink, a senior fellow at the World Resources Institute and the executive director of the [Global Commission on the Economics of Water](#), watched as Rebuild projects got sliced and diced so that the pieces could be built with varying degrees of enthusiasm and cooperation by a variety of public agencies. Though the Rebuild plan in Hoboken, New Jersey, across the Hudson River from Lower Manhattan, [has been lauded](#), others proceeded in bowdlerized form, or not at all. “When the took these plans apart, the designs lost their transformative capacity, said Ovink.



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Given a US election that put an administration hostile to environmental programs in charge, climate adaptation efforts face an even more challenging road. But Shaun Donovan, who led HUD when it sponsored Rebuild By Design, also sees opportunities. “Whatever your beliefs about climate change, people see with their own eyes the human costs and the costs to communities,” he said, referring to the recent run of increasingly frequent and intense natural disasters. There’s also, he added, “a growing bipartisan recognition that it is too hard to build things. That’s very much on both sides of the aisle.”

Donovan, now president of the housing nonprofit Enterprise Community Partners, points out a more prosaic driver of innovative thinking. The Maryland-based developer and operator of affordable housing complexes has seen its latest insurance bill triple. Rapidly [rising rates for renters and owners](#) “are pushing officials at all levels to take action,” he said.

The Netherlands has long been a global leader in water management, having several hundred years of experience with the problem. Their timeframes reflect the complexity of reengineering nature: They fund projects in 15-year increments and have a think tank looking ahead 100 years, said Ovink. [Room](#)

for the River, an expansion of the Rhine River flood plain, included moving levees back, building marshes and adding meandering channels and islands to slow stormwater flows. “It took about 25 years to get done,” said Ovink.

Two years ago, when heavy rains in Germany sent torrents toward the Netherlands, the system worked. “I don’t like the idea of disasters showcasing success,” he said, “but it helped people realize that it wasn’t such a bad idea to be forced to move their house.”

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**FINDINGS AND RECOMMENDATION FOR THE VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
CASE NO. 24-08-SU
SPECIAL USE**

APPLICATION BACKGROUND

1. The Winnetka Park District (“***Applicant***”) is the owner of property commonly known as Centennial Beach and Park, located at 225 Sheridan Road (“***Subject Property***”).
2. The Applicant filed an initial application on April 4, 2024 and completed the application on August 5, 2024 (“***Application***”), seeking approvals of a special use permit (“***Special Use***”), variations, and exceptions to construct new improvements including but not limited to, a swimming beach, a new off-leash dog beach with new fencing, new boardwalk, new pier with armor stone groin, beach ramp, beach stairs, boardwalk access stairs, sheet steel piling wall, concrete walkway retaining walls, reconfigured paver walkway and outcropping stone steps (collectively “***Proposed Improvements***”).
3. The Subject Property is located in the Village’s R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District pursuant to the Winnetka Zoning Ordinance, as amended (“***Zoning Ordinance***”).
4. The Subject Property consists of approximately 5.2 acres and is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane.
5. Pursuant to the Zoning Ordinance, the Subject Property has two front yards (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

REQUESTED SPECIAL USE

In conjunction with its Application, the Applicant requests a Special Use for construction and use of the Proposed Improvements. The Zoning Ordinance generally allows park and recreational uses in any zoning district within the Village but only by special use permit. Therefore, any new park and recreational facilities or major changes proposed to existing park and recreational facilities, such as those Proposed Improvements in the Application, requires approval of a special use.

PUBLIC HEARING

1. A public hearing was properly noticed in the *Winnetka Talk* on September 26, 2024, mail notice was sent to property owners within 250 feet of the Subject Property, and a sign was posted on the Subject Property indicating the time and date of the public hearing.

2. The Winnetka Zoning Board of Appeals (“**ZBA**”) began the public hearing on October 14, 2024, and continued the public hearing to November 11, 2024 and (at the Applicant’s request) December 9, 2024 to further consider the Application.
3. During the public hearing, the Applicant presented testimony and exhibits for the Application. The Applicant and their team discussed the proposed architectural design and materials and operational features of the pier, the swimming beach facilities, the dog beach facilities, fencing, boardwalk, parking, walkways, and other related existing and proposed improvements.
4. Some members of the public provided comments and raised concerns regarding whether the Applicant satisfied the standards for special uses as set forth in the Zoning Ordinance and specifically stated concerns about, among other things, the height of the boardwalk and pier, safety, lack of restrooms, impacts of development within the steep slope zone, and impacts to public infrastructure and parking.
5. Other members of the public spoke in favor the project as supporting long-range community goals for development and revitalization of the beach areas. Written comments from the public were also included in the packet for the ZBA’s consideration.
6. Following the close of public comment at the November 11, 2024 meeting, the ZBA determined that certain concerns were still not addressed by the Applicant as it related to the Applicant’s request for a Special Use. The Applicant was asked whether it desired to have the ZBA vote at that time or whether the Applicant wanted additional time. The Applicant requested additional time to address the ZBA’s outstanding concerns related to the Special Use. Thus, the public hearing was continued to the ZBA’s December 9, 2024 regular meeting.
7. During the November 11, 2024 meeting, there was a general consensus in support of the requested Variations and Exceptions, but subject to approval of the requested Special Use. The ZBA directed Village staff and the Village Attorney to prepare written findings and recommendations related only to the requested Variations and Exceptions.
8. During the December 9, 2024 ZBA meeting, the Applicant provided additional testimony to attempt to address the ZBA’s outstanding concerns related to the Special Use. However, the Applicant did not provide additional evidence or written documentation until immediately before the meeting to address the ZBA’s outstanding concerns and did not amend their Application based upon any previous comments by the ZBA or others during the public hearing.

FINDINGS REGARDING STANDARDS FOR SPECIAL USE

Section 17.56.010 of the Zoning Ordinance provides certain special types of uses, which because of their specific characteristics in relationship to uses permitted by right in a particular district, or the services which they provide, cannot be properly permitted by right in a particular district without consideration, in each case, of the impact of such uses upon neighboring land, or of the public need for such uses at a particular location. A special use is a type of property use permitted within a zoning district so long as the use meets certain criteria or conditions. The purpose of special uses is to provide for those uses that are either necessary or generally appropriate for a community but that may require special regulation because of unique or unusual impacts associated with them. Pursuant to Section 17.56.120, a special use permit will not be granted unless it satisfies, in the Village Council's legislative discretion, the following six standards:

1. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

The ZBA finds that, notwithstanding the Applicant's representations regarding compliance with the standards for special uses under the Zoning Ordinance, that the Proposed Improvements do not satisfy the required standards under Section 17.56.120 of the Zoning Ordinance.

RECOMMENDATION

The Zoning Board of Appeals recommends to the President and Trustees denial of the Special Use requested in the Application for the Proposed Improvements.

This report is adopted by a 7 to 0 vote of the Zoning Board of Appeals, this 9th day of December, 2024.

AYES: Haller, Hanley, Leister, MacNally, Nielsen, Vender, and Chairman Bradley
NAYS: None
ABSENT: None

Respectfully Submitted,

ZONING BOARD OF APPEALS
OF THE VILLAGE OF WINNETKA

**FINDINGS AND RECOMMENDATION FOR THE VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
CASE NO. 24-08-SU
VARIATIONS & EXCEPTIONS**

APPLICATION BACKGROUND

1. The Winnetka Park District (“**Applicant**”) is the owner of property commonly known as Centennial Beach and Park, located at 225 Sheridan Road (“**Subject Property**”).
2. The Applicant filed an initial application on April 4, 2024 and completed the application on August 5, 2024 (“**Application**”), seeking approvals of a special use permit (“**Special Use**”), variations, and exceptions to construct improvements including but not limited to, a swimming beach, an off-leash dog beach with fencing, accessible boardwalk, accessible pier with armor stone groin, ADA beach ramp, beach stairs, boardwalk access stairs, sheet steel piling wall, concrete ADA accessible walkway retaining walls, reconfigured paver walkway and outcropping stone steps (“**Project**”).
3. The Subject Property is located in the Village’s R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District pursuant to the Winnetka Zoning Ordinance, as amended (“**Zoning Code**”).
4. The Subject Property consists of approximately 5.2 acres and is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane.
5. Pursuant to the Zoning Code, the Subject Property has two front yards (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

REQUESTED VARIATIONS

In conjunction with its Application, the Applicant requests the following specific variations (“**Variations**”) from the Zoning Code:

Fence and Wall Height. Variations from Section 17.30.130 Obstructions in Required Yards or Courts to permit various fence and wall heights up to 10.5 feet, where a maximum of 6.5 feet above natural grade is permitted, requiring a variation of 4 feet (61.54%).

Improvements that require the Variations include the following (collectively, “**Variation Improvements**”):

1. Steel Sheet Piling Wall at northeast corner of Subject Property. The wall would be 8 feet above the natural grade, requiring a variation of 1.5 feet (23.08%);

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

REQUESTED EXCEPTIONS

In conjunction with its Application, the Applicant requests the following exceptions from the Village Steep Slope Regulations set forth in Chapter 17.82 of the Zoning Code (“***Steep Slope Regulations***”) for certain improvements (collectively, “***Exception Improvements***”):

1. Concrete Ramp and Associated Retaining Walls. Exceptions from Sections 17.82.040.F and 17.82.040.B Development in the Steep Slope Zone to permit a concrete access ramp that is 10 feet in width and associated retaining walls to support the ramp, where a maximum of five feet is permitted for the ramp, and retaining walls cannot be used to increase table land, create a shelf of other table area, or have backfilling.
2. Stone Steps. An exception from Section 17.82.040.F Development in the Steep Slope Zone to permit outcropping stone steps that are six feet in width, where a maximum of five feet is permitted.
3. Paver Walkway and Seating Area. Exceptions from Sections 17.82.040.C and 17.82.040.F Development in the Steep Slope Zone to permit a mid-bluff paver walkway and seating area that extends beyond the existing footprint of the existing walkway and seating area and exceeds five feet in width, where structures are not permitted to extend beyond the existing footprint and a maximum of five feet is permitted.

PUBLIC HEARING

1. A public hearing was properly noticed in the *Winnetka Talk* on September 26, 2024, mail notice was sent to property owners within 250 feet of the Subject Property, and a sign was posted on the Subject Property indicating the time and date of the public hearing.

2. The Winnetka Zoning Board of Appeals (“ZBA”) began the public hearing on October 14, 2024, and continued the public hearing to November 11, 2024 to further consider the Application.
3. During the public hearing, the Applicant presented testimony and exhibits for the Application. The Applicant and their team discussed the proposed architectural design and façade of materials of the pier, dog beach facilities, fencing, paver walkway, and other related improvements.
4. Some members of the public provided comments and raised concerns regarding, among other things, height of the boardwalk and pier, safety, lack of restrooms, impacts of development within the steep slope zone, and impacts to public infrastructure and parking. Other members of the public spoke in favor the Project as supporting long-range community goals for development and revitalization of the beach areas. Written comments from the public were also included in the packet for the ZBA’s consideration.
5. Following the close of public comment at the November 11, 2024, meeting, the ZBA determined that certain concerns were still not addressed by the Applicant as it related to the Applicant’s request for a Special Use. Therefore, the Applicant requested additional time to address the ZBA’s outstanding concerns related to the Special Use. Thus, the public hearing was continued to the ZBA’s December 9, 2024 regular meeting.
6. During the November 11, 2024 meeting, there was a general consensus in support of the requested Variations and Exceptions. The ZBA directed Village staff and the Village Attorney to prepare written findings and recommendations related only to the requested Variations and Exceptions.

FINDINGS REGARDING STANDARDS FOR VARIATION

Section 17.60.020 of the Zoning Code provides that the ZBA shall conduct a public hearing on all applications for zoning variations for standard and major variations and shall enter written findings of fact based on the record.

Pursuant to Section 17.60.040 the ZBA shall require evidence on the following eight standards:

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

The Applicant testified that because it is a public entity, and owns the Subject Property, the conventional interpretation of this criteria is not germane to this Application. The Applicant does not operate property with an aim to obtaining a reasonable return, but for the purpose of providing park and recreational amenities for the use and enjoyment of the community. According

to the Applicant, the Variation Improvements will enhance the public's use and enjoyment of the Subject Property and benefit the public's health and welfare.

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

The Applicant testified that the front yard setback regulations are designed for residential uses within the R-2 zoning district. Because the Subject Property is not used for residential purposes, the Variations needed for the Project result from unique circumstances that are not generally applicable within the R-2 zoning district. According to the Applicant, the Variation Improvements located in the front yard setback area for which the Variations are required have been designed in response to community interest to minimize their height and maximize the visual aesthetics of the lakefront environment so the degree of incompatibility with the front yard setback regulations has been minimized.

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

The Applicant testified that the current use of the Subject Property is a park and beach. According to the Applicant, the Variation Improvements will permit the Subject Property to continue to be used as a park and beach, but with enhanced access to the lakefront for patrons of all abilities. The Applicant further testified that the Variation Improvements will not alter the essential character of the Subject Property and the locality.

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

The Applicant explained that the Project will result in no impairment to the supply of the light and air to adjacent property because all the Variation Improvements within the front yard setback area for which Variations are required are built to maximize views of Lake Michigan and minimize their height. According to the Applicant, the Variation Improvements will not cause any shadows or encroachments on adjoining parcels.

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

The Applicant provided the design, nature and building materials used for the Variation Improvements in the front yard setback area for which Variations are required and these Variation Improvements will not increase any hazard from fire or other damages to the Subject Property.

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

The Applicant testified that the Variation Improvements in the front yard setback area for which Variations are required will not diminish the taxable value of land and buildings in the

Village as the creation of an enhanced beach is an additional community amenity that will make Winnetka a more attractive place to live and enhance property values.

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

The Applicant testified that the Variation Improvements in the front yard setback area for which Variations are required will not result in an increase in congestion in the public streets nearby.

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

The Applicant testified that the Variation Improvements in the front yard setback area for which Variations are required will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the community and that the Variation Improvements are compatible with the community and will enhance the general welfare.

Subject to approval by the Village Council of the Special Use and requested Exceptions, the ZBA finds that the requested Variations in the context of an approved Special Use could be in harmony with the general purpose and intent of the Zoning Ordinance. Subject to approval by the Village Board of the Special Use and requested Exceptions, the ZBA finds that the requested Variations, in the context of approval of the requested Special Use and Exceptions could satisfy the eight standards under Section 17.60.050 of the Zoning Code.

FINDINGS REGARDING EXCEPTIONS

Pursuant to Section 17.82.110 of the Steep Slope Regulations, if a development that requires a special use permit includes construction activity that does not comply with the requirements of the Steep Slope Regulations, the Village Council may grant exceptions to the Steep Slope Regulations as part of granting the special use permit. Subject to approval by the Village Council of the Special Use for the Project, the ZBA finds that the requested Exceptions in the context of an approved Special Use for the Project could be in harmony with the general purpose and intent of the Zoning Ordinance. Subject to approval by the Village Board of the Special Use and Variations for the Project, the ZBA finds that the requested Exceptions, in the context of approval of the requested Special Use and Variations could satisfy the standards under Section 17.56.120 of the Zoning Code.

RECOMMENDATION

The Zoning Board of Appeals recommends to the President and Trustees approval of the Variations and Exceptions requested in the Application for the Project, subject to and as part of the approval by the Village Council of the Special Use for the Project.

This report is adopted by a 4 to 3 vote of the Zoning Board of Appeals, this 9th day of December, 2024.

AYES: Hanley, Nielsen, Vender, and Chairman Bradley
NAYS: Casale MacNally, Leister, and Haller
ABSENT: None

Respectfully Submitted,

ZONING BOARD OF APPEALS
OF THE VILLAGE OF WINNETKA



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: CHRISTOPHER MARX, ACIP – ASSOCIATE PLANNER
DATE: DECEMBER 5, 2024
SUBJECT: 780 PROSPECT AVENUE – VARIATION (CASE NO. 24-27-V)

INTRODUCTION

On December 9, 2024, the Zoning Board of Appeals is scheduled to hold a public hearing on an application submitted by Chris and Sarah Martinez (collectively, the “Applicant”), as the owners of the property located at 780 Prospect Avenue (the “Subject Property”). The Applicant requests approval of the following zoning variation to allow construction of an addition to the existing residence on the Subject Property:

1. **Gross Floor Area (GFA)** of 5,106.99 square feet, whereas a maximum of 4,805.31 square feet is permitted, a variation of 301.68 square feet square feet (6.28%) [Section 17.30.040 – Maximum Building Size] [Note: The existing improvements currently consist of 4,948.09 square feet. The proposed addition would add 158.9 square feet of GFA.]

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on November 21, 2024. As of the date of this memo, staff has received one written comment from the public regarding this application, which is included as **Attachment E**.

The Zoning Board of Appeals (ZBA) has final jurisdiction on this request as the Board has the authority to grant a variation to allow a zoning lot with a pre-FAR building (constructed prior to 1989) to exceed the maximum permitted GFA by no more than 10%.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.34 acres in size, is located on the southwest corner of the intersection of Summit Street and Prospect Avenue and contains an existing two-and-one-half story residence and a detached garage (see Figure 1). The property is zoned R-3 Single Family Residential and is bordered by R-3 Single Family Residential to the southwest, southeast, and northeast, and by R-4 Single Family Residential to the northwest (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legally nonconforming corner lot that is 14,952.63 square feet in lot area, while the minimum required lot area for a corner lot in the R-3 District is 16,800 square feet.

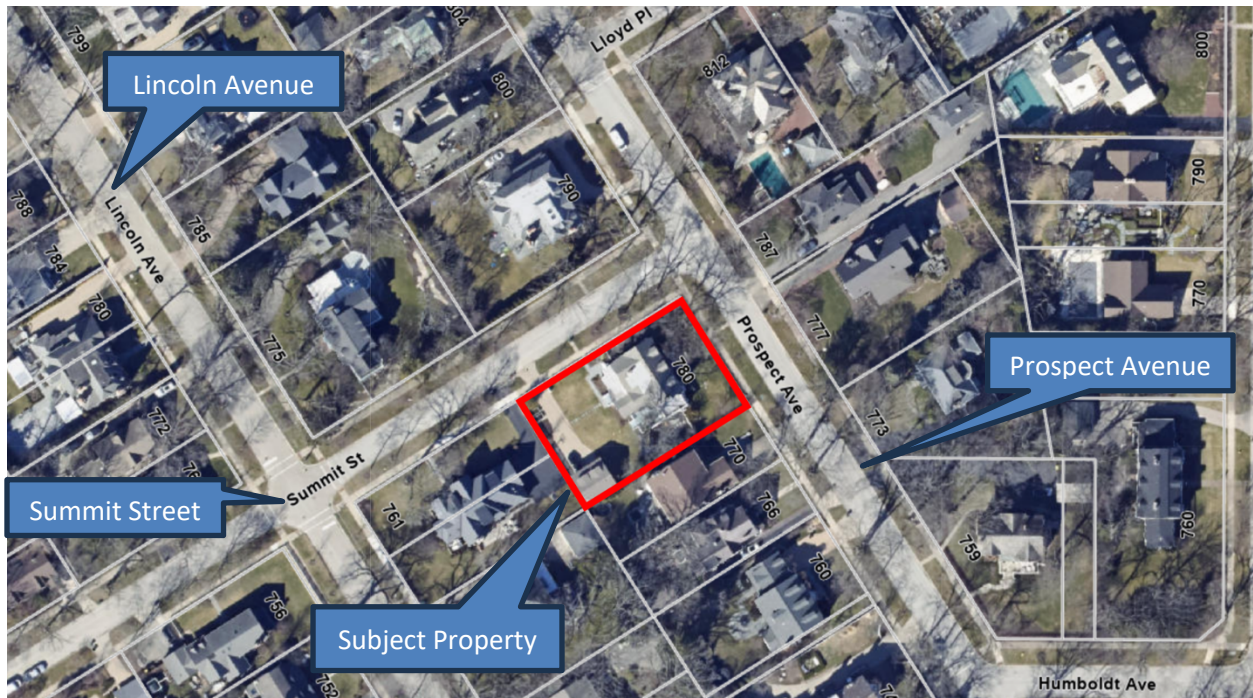


Figure 1 – GIS Aerial Map

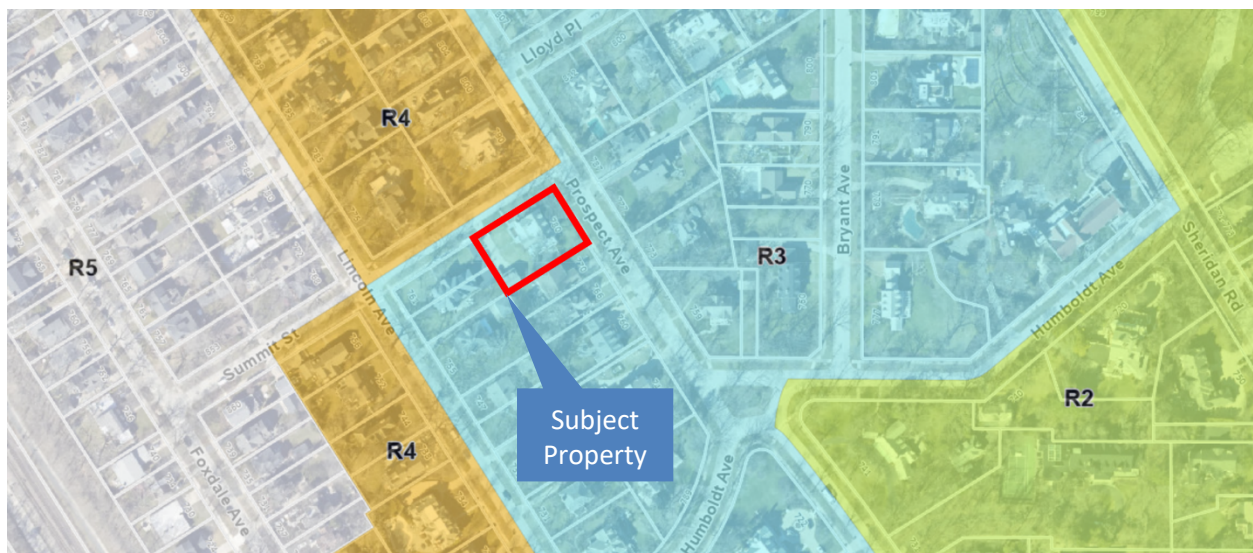


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The residence was constructed in approximately 1908 with subsequent additions or alterations in 1972 and 1978. The Applicant acquired the property in 2019 and has received permits for a roof replacement, fence installations, a rear patio installation, and a minor garage addition. Figures 3 through 6 on the following pages are current photos of the Subject Property.



Figure 3 – Subject Property - Front Elevation (Prospect Avenue)



Figure 4 – Subject Property – Corner Elevation (Summit Street)



Figure 5 – Subject Property - Rear Elevation



Figure 6 – Subject Property – Corner and Rear Elevations Along Summit Street

PROPOSED PLAN

The variation is being requested in order to construct a one-story addition on the rear of the existing residence. The proposed addition would consist of a rear entrance into the home and a mudroom. The addition would measure approximately 159 square feet in area. Currently, the rear entrance from the backyard opens right into a main living area of a breakfast room and family room. With the exception of the increase in GFA, the proposed addition complies with zoning regulations.

Excerpts of the proposed site plan, floor plan, and building elevations are provided on the following pages as Figures 7 through 10. The complete set of plans is provided in the application materials as **Attachment C**.

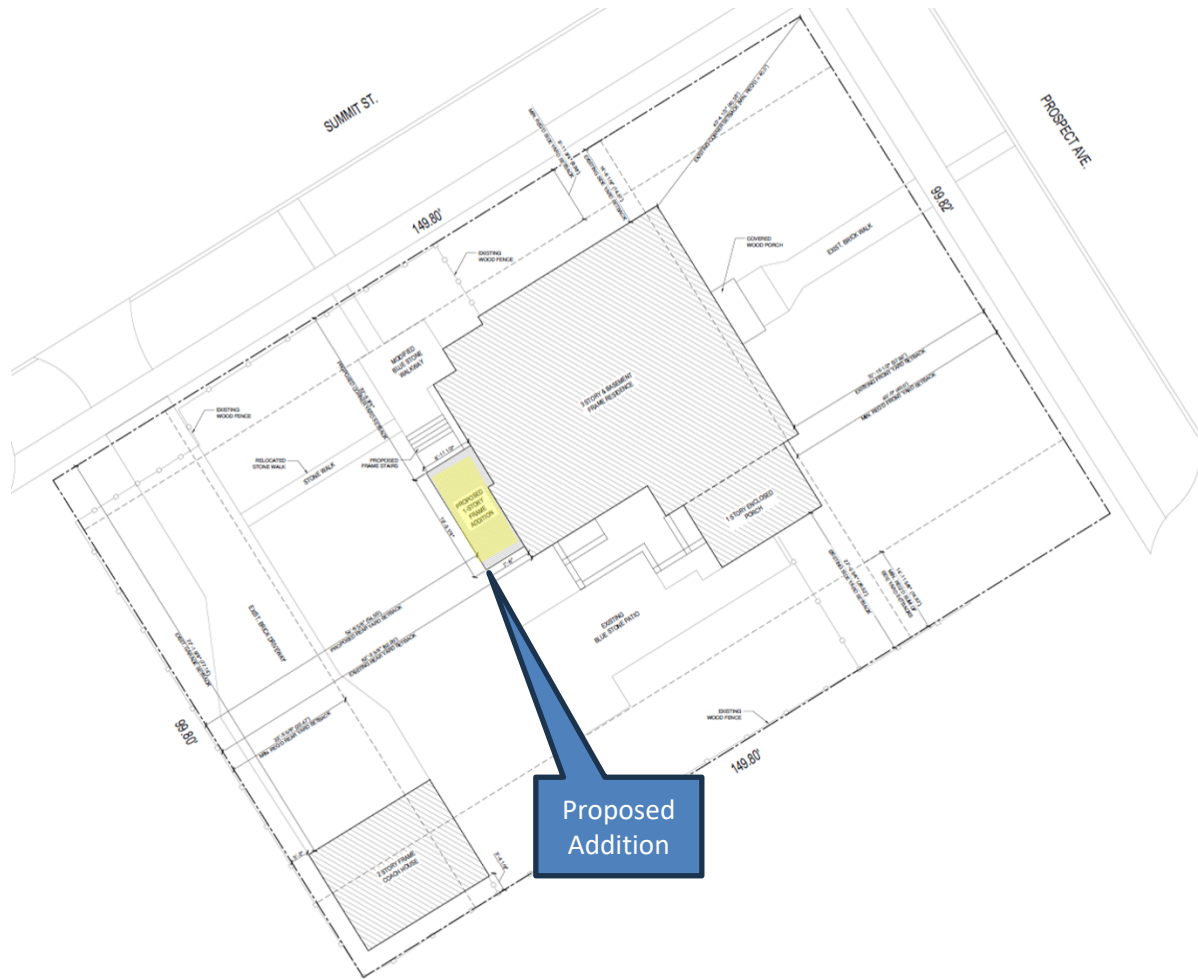


Figure 7 – Proposed Site Plan



Figure 8 – Proposed Corner Elevation (Summit Street)



Figure 9 – Proposed Rear Elevation

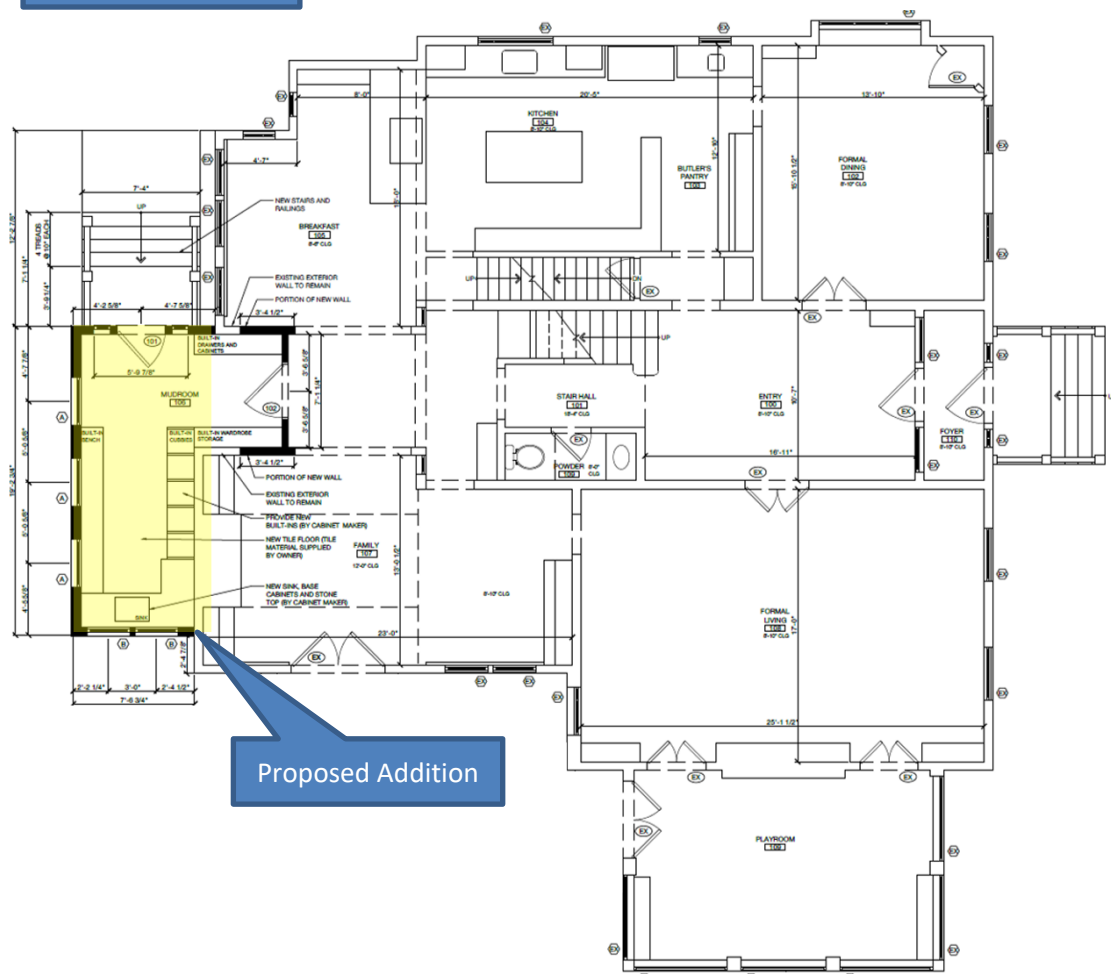


Figure 10 – Proposed First Floor Plan

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (**Attachment B**). Based on the proposed plan it appears additional stormwater detention would not be required. However, a final determination will be made by Village Engineering staff upon submittal of the permits necessary for the proposed improvements, which are required to comply with the Village stormwater regulations. Figure 11 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.



Figure 11 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-3 zoning district (**Attachment A**). One variation is being requested to exceed the maximum permitted gross floor area (GFA). The residence currently contains 4,948.09 square feet, exceeding the maximum permitted GFA by 142.78 square feet (2.97%). The increase in GFA with the proposed addition is 158.9 square feet, bringing the total GFA to 5,106.99 square feet, whereas a maximum of 4,805.31 square feet is permitted, a variation of 301.68 square feet (6.28%).

FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested variation meets the standards for granting the requested zoning variation. Does the ZBA find that the requested variation meets the standards for granting such variation; and if so, is the ZBA prepared to approve the requested variation?

Staff has prepared the attached draft resolutions for the Board's consideration (**Attachment D**). One resolution approves the request, while the other denies the request. A Board member may wish to make a motion to adopt either the resolution to approve the requested variation or the resolution to deny the requested variation.

ATTACHMENTS

- Attachment A: Zoning Matrix
- Attachment B: Stormwater Matrix
- Attachment C: Application Materials
- Attachment D: Draft Resolutions
- Attachment E: Public Correspondence

ATTACHMENT A

ZONING MATRIX

ADDRESS: 780 Prospect Avenue

CASE NO: 24-27-V

ZONING: R3

ITEM	MIN/MAX REQUIREMENT	EXISTING	PROPOSED	DIFFERENCE BETWEEN PROPOSED & EXISTING	ZONING CODE COMPLIANCE (2)
Min. Lot Size	16,800 SF	14,951.53 SF	N/A	N/A	EXISTING NONCONFORMING
Min. Average Lot Width	85 FT	99.68 FT	N/A	N/A	OK
Min. Lot Depth	150 FT	150 FT	N/A	N/A	OK
Max. Roofed Lot Coverage	3,737.88 SF (1)	2,931.5 SF	3,090.4 SF	158.9 SF	OK
Max. Gross Floor Area	4,805.31 SF (1)	4,948.09	5,106.99 SF	158.9 SF	301.68 SF (6.28%) VARIATION
Max. Impermeable Lot Coverage	7,475.77 SF (1)	6,091.27 SF	6,099.02 SF	7.75 SF	OK
Min. Front Yard (Prospect/Northeast)	40 FT	37.84 FT	37.84 FT	0 FT	EXISTING NONCONFORMING
Min. Corner Yard (Summit/Northwest)	29.9 FT	14.51 FT	14.51 FT	0 FT	OK
Min. Side Yard (Southeast)	9.97 FT	26.52 FT	26.52 FT	0 FT	OK
Min. Rear Yard (Southwest)	22.5 FT	63.43 FT	54.55 FT	-8.88 FT	OK

NOTES:

(1) Based on lot area of 14,951.53 square feet

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

ATTACHMENT B

Stormwater Volume Requirements for Development Sites

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc. An exception is for lots along the lakefront that directly discharge into Lake Michigan; those lots are not required to provide stormwater volume detention on-site. They are required to meet all other Village stormwater system design requirements.

	Storm Water Detention Volume Requirements	Applicable Requirement
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year storm event for both.	
B. New Home Construction - Previously <u>Undeveloped</u> Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage <u>greater or equal to 25%</u>.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If the increase in impermeable lot coverage is less than 25%, additional storm water detention volume is <u>not</u> required.)	<i>Applies to 780 Prospect Avenue. Based upon preliminary review of information to date, it appears that 780 Prospect Avenue <u>would not</u> have to provide additional storm water detention volume. However, a final determination will not occur until engineering plans are submitted with a building permit application.</i>
E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)	The amount of additional required storm water detention volume is based upon: a) The amount of the impermeable lot coverage (ILC) currently in excess of the maximum permitted amount of ILC allowed by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot.	

ATTACHMENT B
Stormwater Volume Requirements for Development Sites

	The amount of required detention volume is then determined using the run-off coefficient for 100-year storm event.	
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VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property InformationSite Address: 780 Prospect AveOwner InformationName: Chris + Sarah MartinezAddress: 780 Prospect AveCity, State, ZIP: Winnetka, IL 60093

Email: _____

Primary Contact: _____

Phone No. _____

Date property acquired by owner: 11/11/2019Architect InformationName: DEW Design Company LLCPrimary Contact: Ellen Whitehead

Address: _____

City, State, ZIP: Elgin, IL 60124

Pho _____

Ema _____

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: NABrief explanation of variation(s) requested (attach separate sheet providing additional details): Increase allowable GFA by 0.27% for mudroom addition at rear of house.

Property Owner Signature _____

Date: 10/09/2024

780 Prospect Ave
Zoning Narrative

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district.
 - a. The property is a corner lot and is existing non-conforming along the Front Yard Setback and Corner Yard Setback and Minimum Lot Area. The lot is undersized for the zoning district R-3 by 1,848.47 sq ft (Existing = 14,951.53 sf per survey, Required = 16,800 sf). The house was built in 1911 and appears to have several additions over time by various owners. The current Owners - Sarah and Chris Martinez purchased the property in 2019.

We are requesting an increase in allowable Gross Floor Area by 12.85 sf. If we had a properly sized lot we would be allowed to have 5,175 sf in GFA. Our current allowable GFA is 4,805.3, and we are requesting an increase of 0.27%.

The house - as large as it is - has very little practical storage on the first floor. The main family entry from the parking area (garage + driveway) brings you right into the living space (a connector between the kitchen/dining and family/tv rooms). Adding a mudroom to this in-between space cuts off vital connection between the two living spaces.

A mudroom, cleaning storage, coat storage, etc. are vital to present day family homes, and is missing from this very traditional center entry layout. With a small addition, we are able to add this much-needed mudroom storage at the natural family entrance. We are able to reconcile the many rear additions that have occurred over the years and their rooflines. We are using some of the existing home's footprint for this mudroom space, without compromising the connection between the living spaces.

2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
 - a. The property is unique in that it is a corner lot, and it is undersized. The original house was built in 1911, and has been expanded on over time. The lack of storage space on the first floor is unique to the traditional layout of this home.
3. The variation, if granted, will not alter the essential character of the locality.
 - a. The variation if granted will enhance the character of the rear of home, and not alter the essential character of the locality.

4. An adequate supply of light and air to adjacent property will not be impaired
 - a. The proposed addition relocates the existing full lite door with sidelights and transom windows. The proposed addition includes 5 new windows at the addition. The addition is small, low, located in the rear of the house, and is located very far away from neighboring properties and will not impede any light and ventilation to other properties.
5. The hazard from fire and other damages to the property will not be increased.
 - a. The proposed addition is located well within the required building setbacks and will not pose any hazard from fire or other damages to the property or nearby properties.
6. The taxable value of the land and buildings throughout the Village will not diminish
 - a. The addition will increase the area of the building, increase the functionality, and aesthetics of the property and will not diminish the value of the land and buildings throughout the Village.
7. The congestion in the public street will not increase
 - a. The addition will not increase the congestion in the public street.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.
 - a. The addition will not impair the public health, safety, comfort, morals, and welfare of the inhabitants of the Village.

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED
PHONE: (847)-675-3000
FAX: (847)-675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PLAT OF SURVEY

OF

MM SURVEY
PHONE: (773)-282-5900
FAX: (773)-282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com



GRAPHIC SCALE

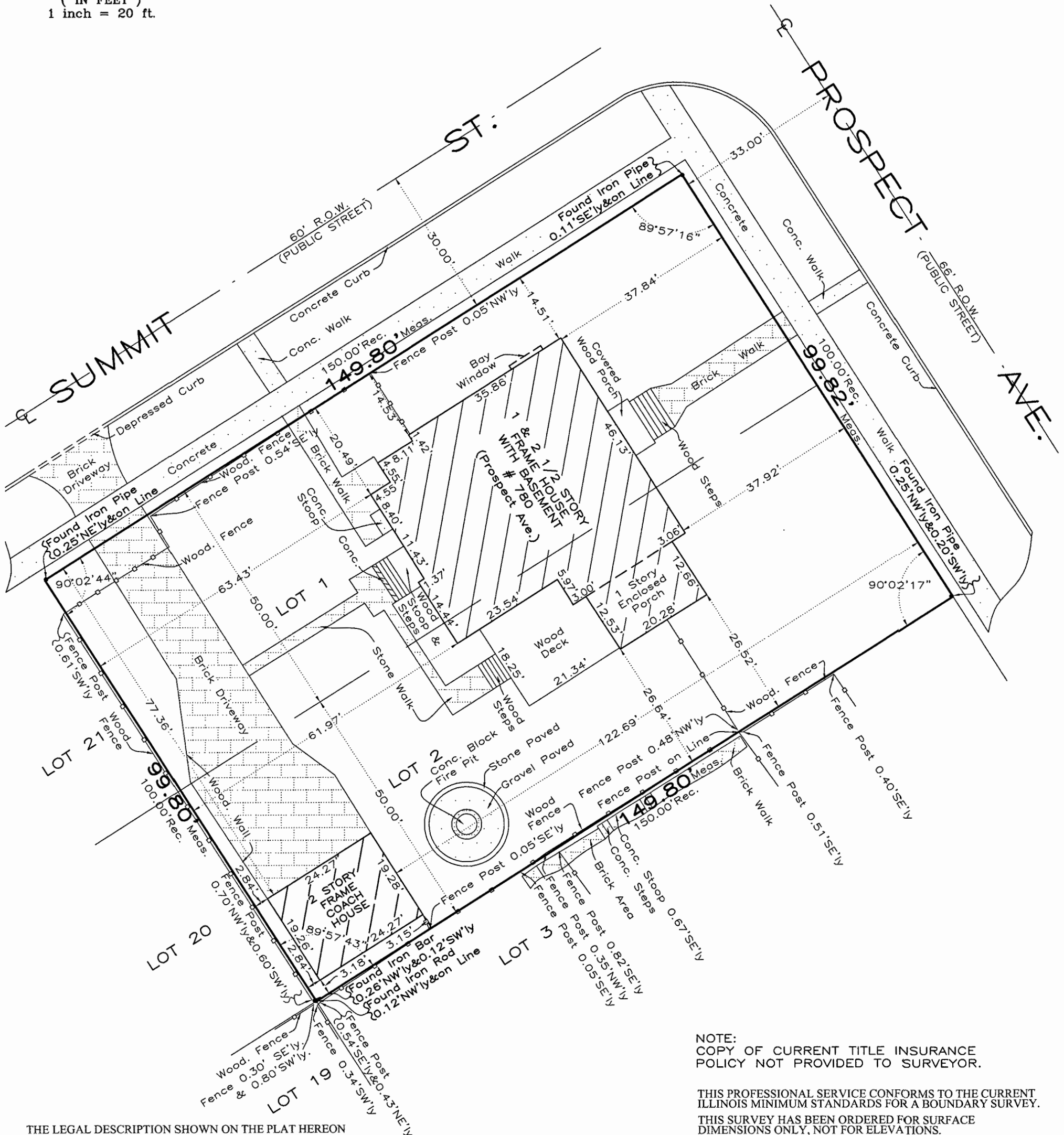
0 20

(IN FEET)
1 inch = 20 ft.

LOTS 1 AND 2 IN BLOCK 10 IN WINNETKA PARK BLUFFS, A SUBDIVISION OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 14,951.53 SQ.FT. = 0.343 ACRE.

COMMONLY KNOWN AS: 780 PROSPECT AVENUE, WINNETKA, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

NOTE:
COPY OF CURRENT TITLE INSURANCE
POLICY NOT PROVIDED TO SURVEYOR.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

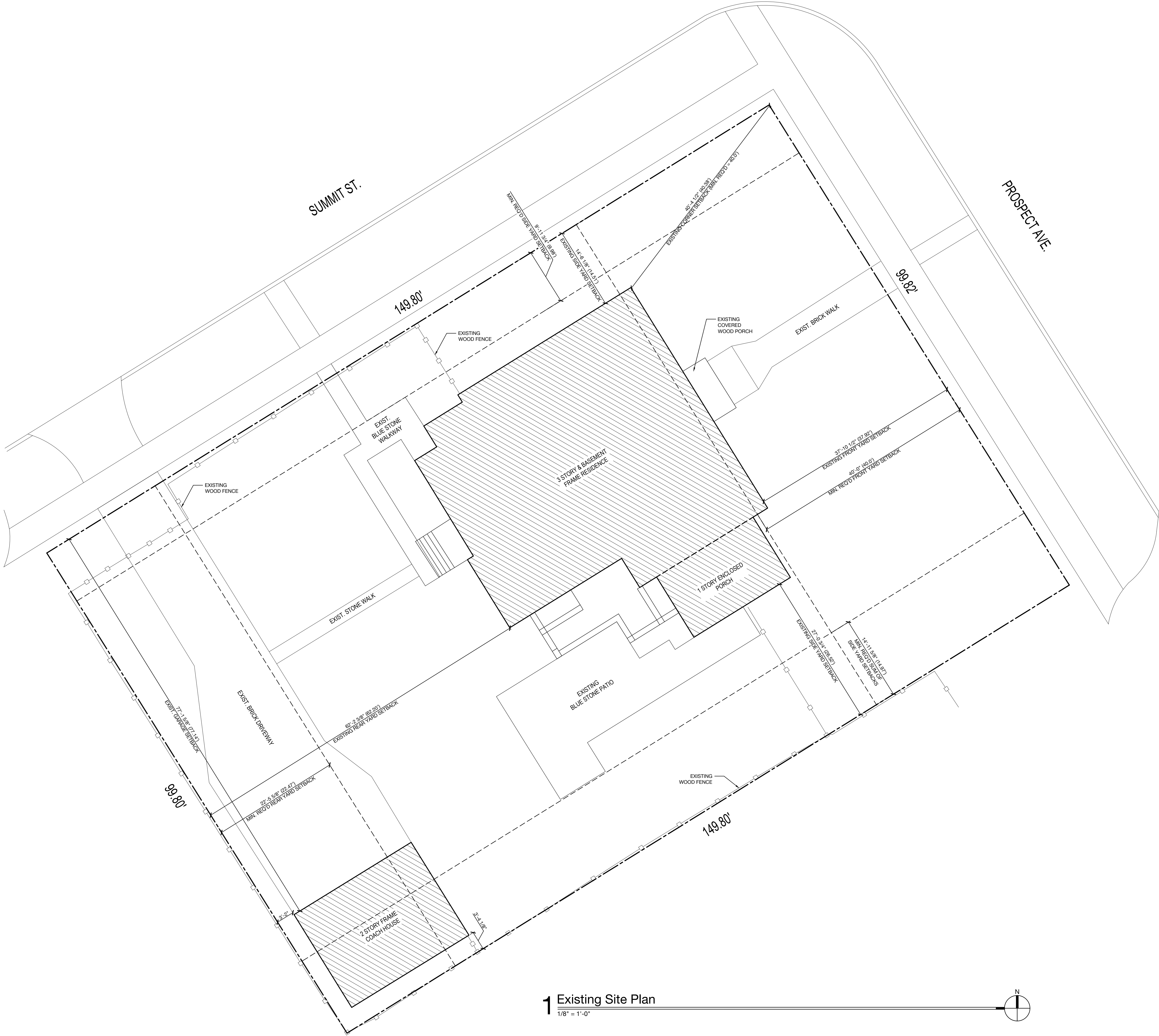
Date: April 1, 2022.

Hylton E. Donaldson
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2022.

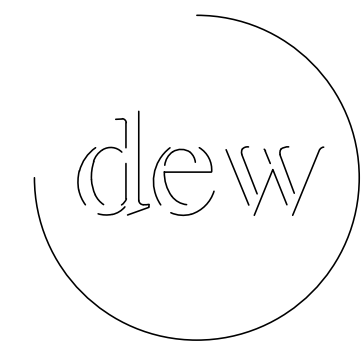
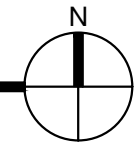
DRAWN BY: M.W.-A.T.



Order No. 10-82281
Scale: 1 inch = 20 feet.
Date of Field Work: April 7, 2022.
Ordered by: Chris Martinez



1 Existing Site Plan
1/8" = 1'-0"



DEW Design Company LLC
3607 HARMONY CIRCLE ELGIN, IL 60124
(708) 363-0258
www.dewdesignchicago.com

IL PROFESSIONAL DESIGN FIRM
LICENSE NO: 184.008460-0001
EXPIRES 4/30/2025

IL LICENSE NO: 001.023956
EXPIRES 11/30/2024



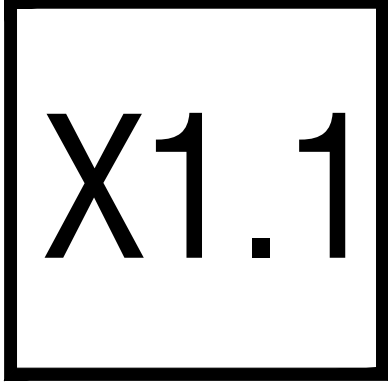
ZONING VARIANCE 10/08/2024

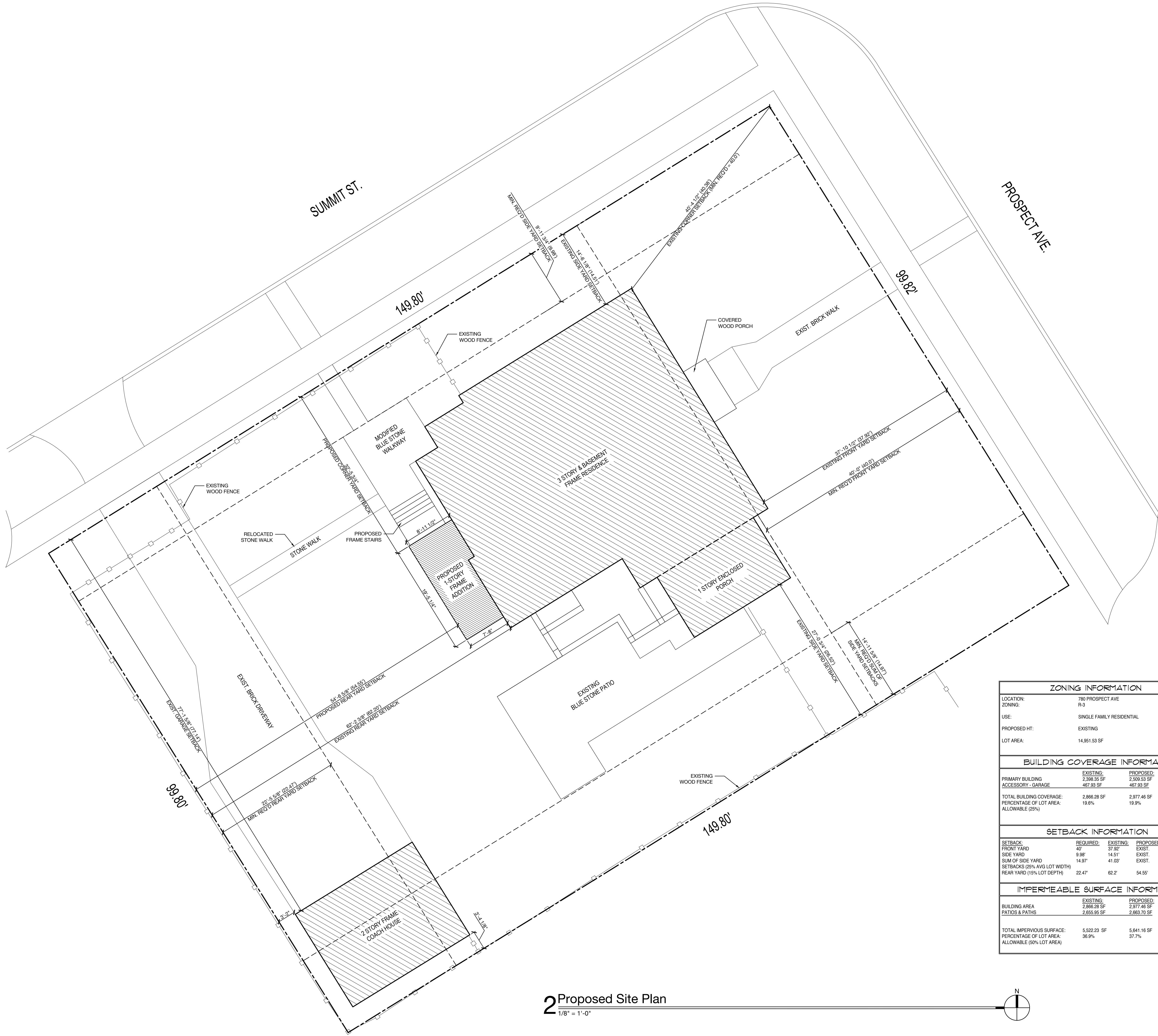
PLOT DATE: 10/08/2024

Martinez Residence
780 Prospect Ave
Winnetka, IL

EXISTING SITE PLAN

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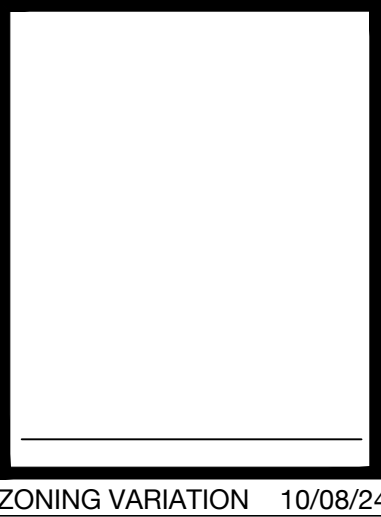
ZONING INFORMATION			
LOCATION:	780 PROSPECT AVE		
ZONING:	R-3		
USE:	SINGLE FAMILY RESIDENTIAL		
PROPOSED HT:	EXISTING		
LOT AREA:	14,951.93 SF		

BUILDING COVERAGE INFORMATION		
PRIMARY BUILDING	EXISTING:	PROPOSED:
ACCESSORY - GARAGE	2,398.55 SF	2,398.55 SF
	467.93 SF	467.93 SF
TOTAL BUILDING COVERAGE:	2,866.28 SF	2,377.46 SF
PERCENTAGE OF LOT AREA:	19.6%	19.8%
ALLOWABLE (25%)		

SETBACK INFORMATION			
SETBACK:	REQUIRED:	EXISTING:	PROPOSED:
FRONT YARD	40'	37.92'	EXIST.
SIDE YARD	9.98'	14.51'	EXIST.
SUM OF SIDE YARD	14.97'	41.03'	EXIST.
SETBACKS (25% AVG LOT WIDTH)			
REAR YARD (15% LOT DEPTH)	22.47'	62.2'	54.55'

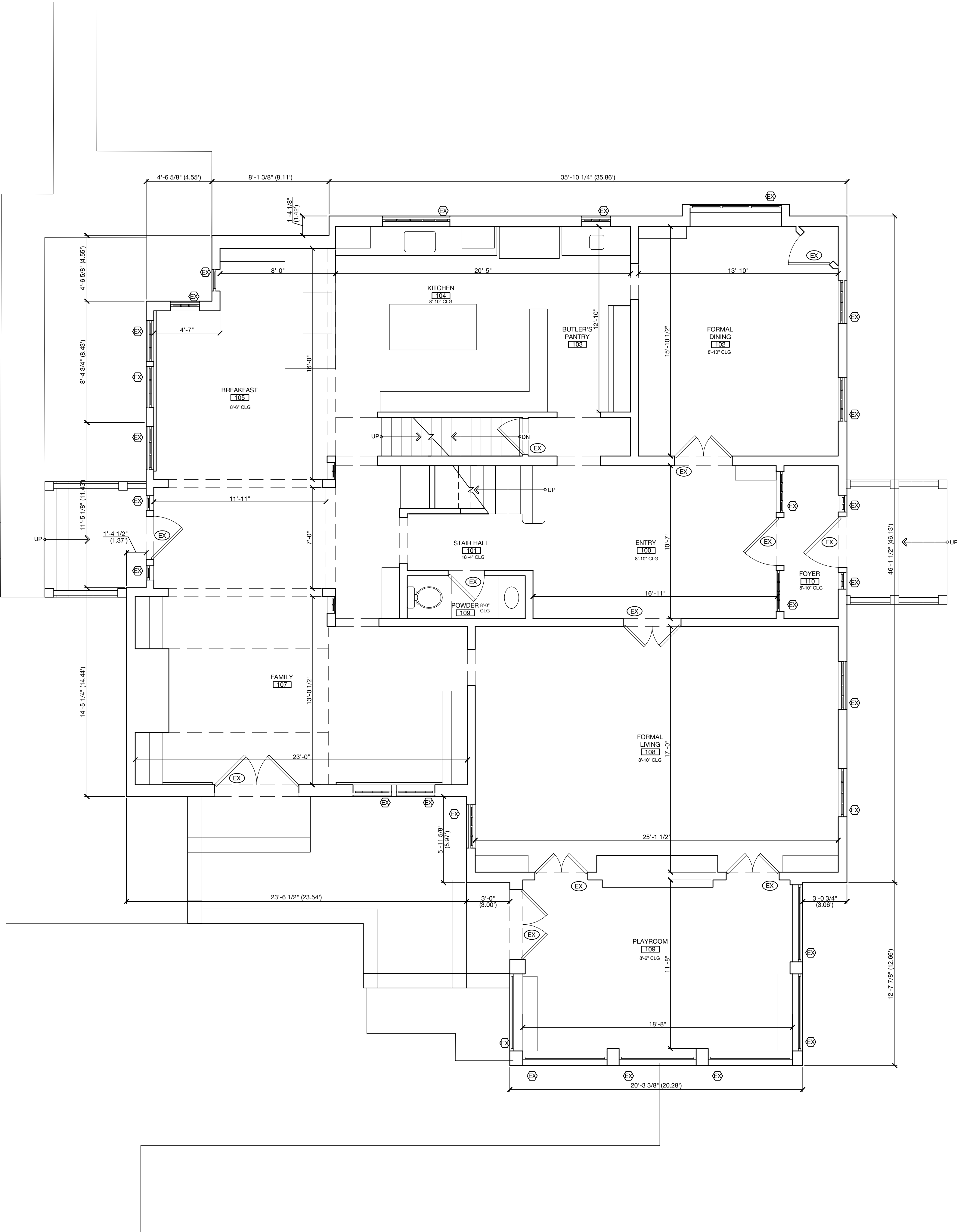
IMPERMEABLE SURFACE INFORMATION		
BUILDING AREA	EXISTING:	PROPOSED:
PATIOS & PATHS	2,866.28 SF	2,377.46 SF
	2,655.95 SF	2,663.70 SF
TOTAL IMPERVIOUS SURFACE:	5,522.23 SF	5,041.16 SF
PERCENTAGE OF LOT AREA:	36.9%	37.7%
ALLOWABLE (50% LOT AREA)		

2 Proposed Site Plan
1/8" = 1'-0"

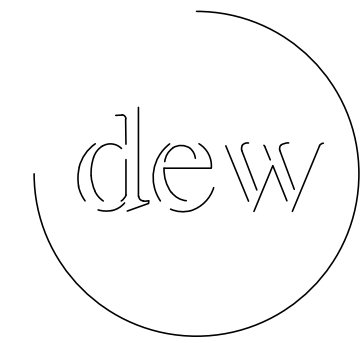


ZONING VARIATION 10/08/24

PLOT DATE:
10/31/2024



1 Existing First Floor Plan
1/4" = 1'-0"



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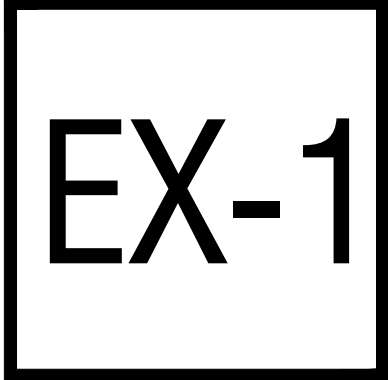
ZONING VARIATION 10/08/24

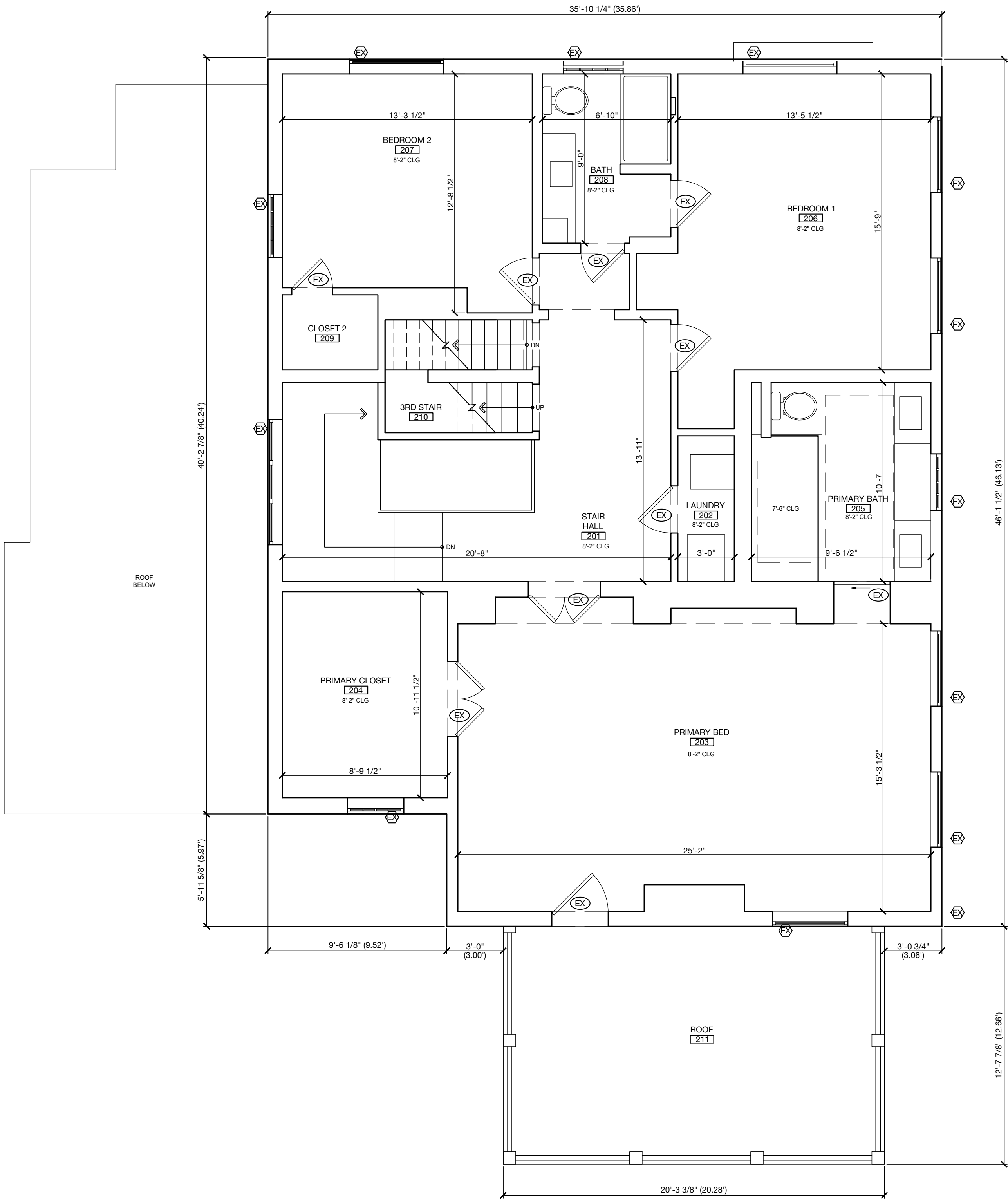
PLOT DATE: 10/25/2024

Martinez Residence
780 Prospect Ave
Winnetka, IL

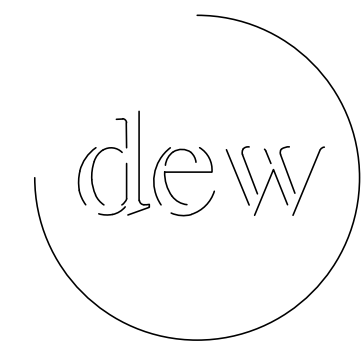
EXISTING FIRST FLOOR PLAN

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1 Existing Second Floor Plan
1/4" = 1'-0"



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ZONING VARIATION 10/08/24

PLOT DATE: 10/25/2024

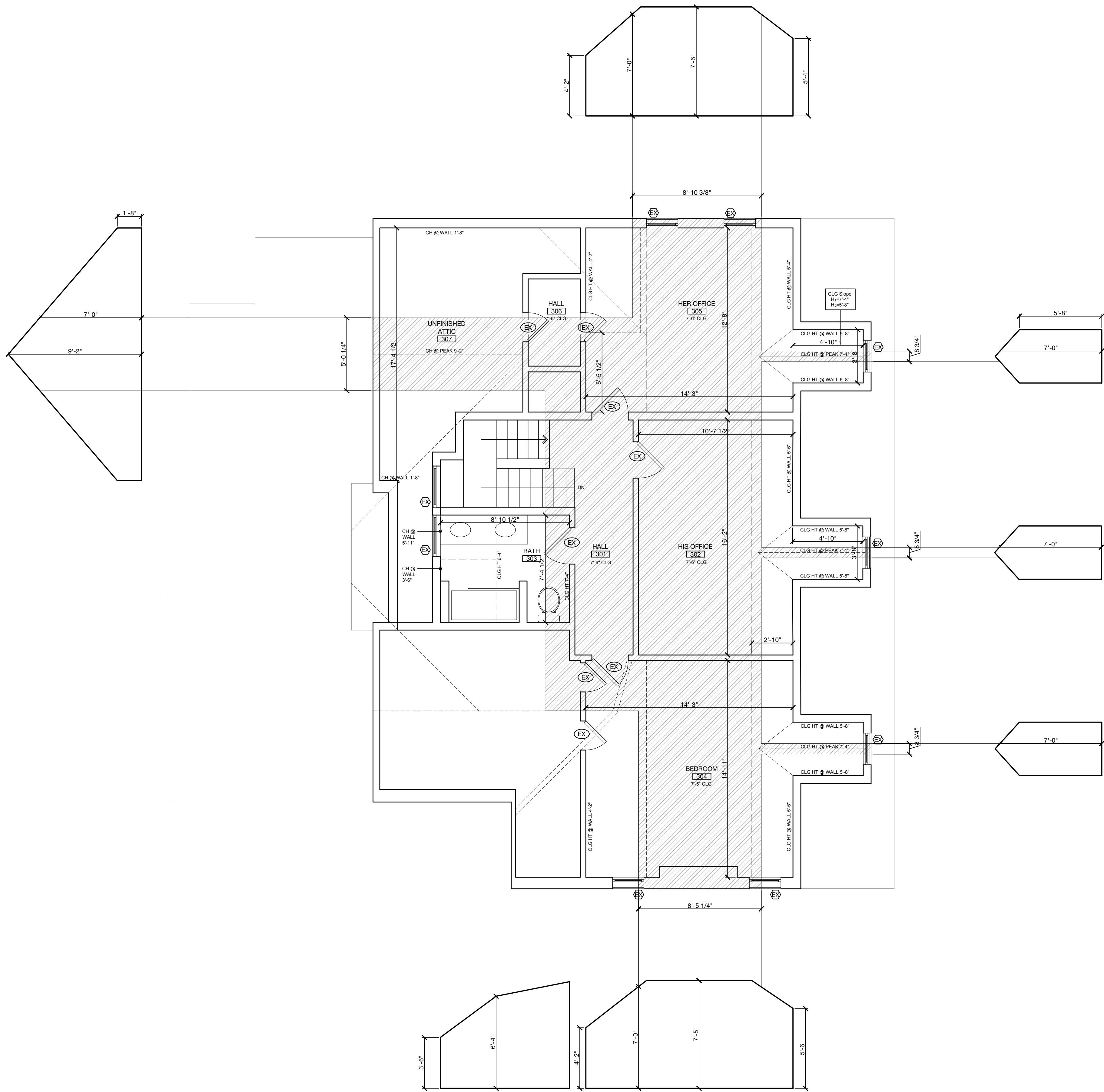
Martinez Residence

780 Prospect Ave Winnetka, IL

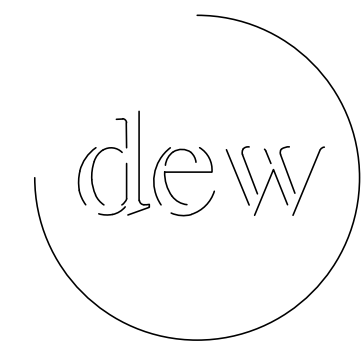
EXISTING SECOND FLOOR PLAN

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EX-2



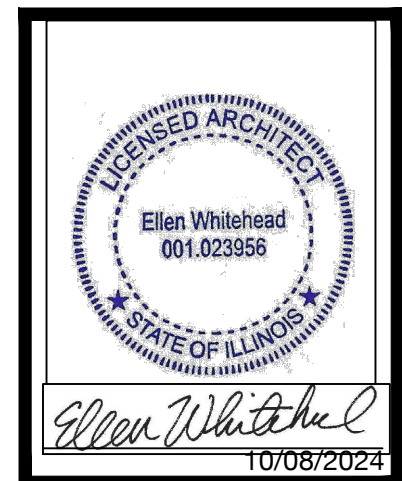
1 Existing Third Floor Plan
1/4" = 1'-0"



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10/08/2024

ZONING VARIATION 10/08/2024

PLOT DATE: 10/08/2024

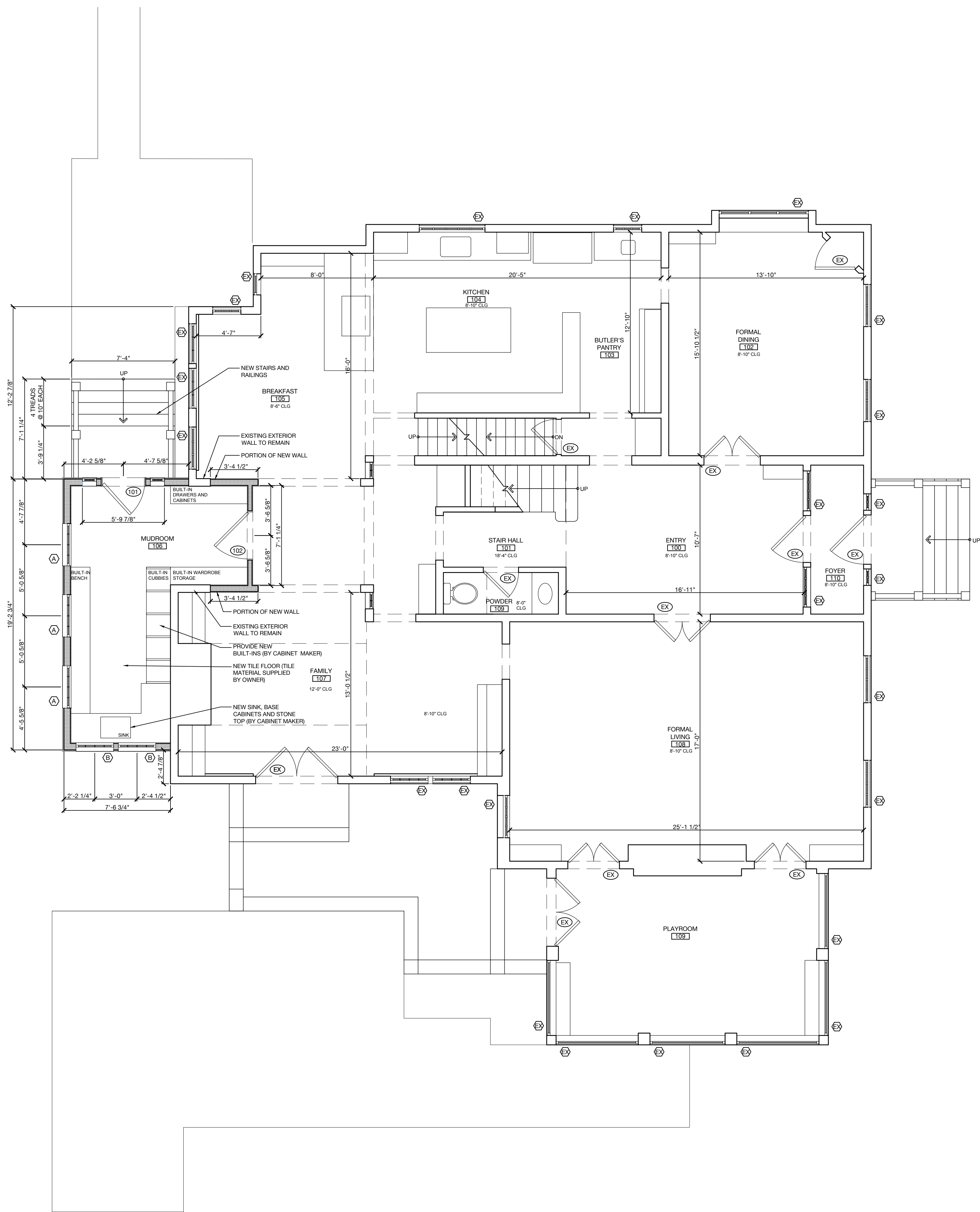
Martinez Residence

780 Prospect Ave Winnetka, IL

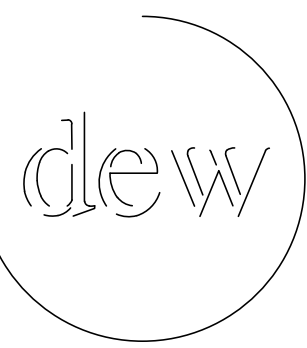
EXISTING THIRD FLOOR PLAN

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EX-3



1 Proposed First Floor Plan
1/4" = 1'-0"



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ZONING VARIATION 10/08/24

PLOT DATE: 10/25/2024

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PROPOSED FIRST FLOOR PLAN

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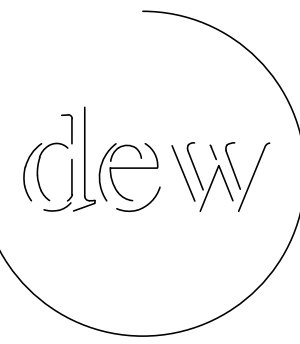
A2.1



1 Existing North Exterior Elevation
1/4" = 1'-0"



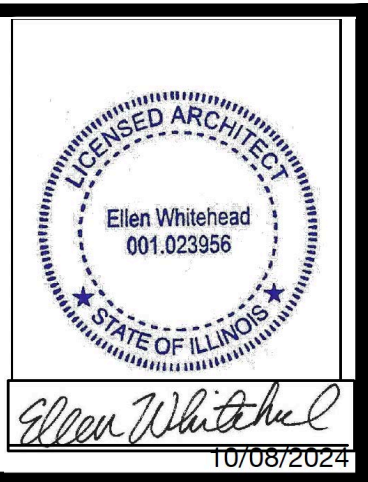
2 Existing East Exterior Elevation
1/4" = 1'-0"



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ZONING VARIANCE 10/08/24

PLOT DATE: 10/08/2024

Martinez Residence
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Winnetka, IL
EXISTING EXTERIOR ELEVATIONS

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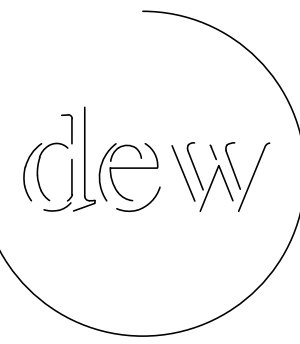
X4.1



3 Existing South Exterior Elevation
1/4" = 1'-0"



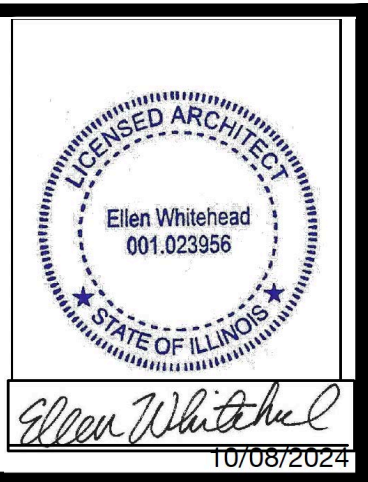
4 Existing West Exterior Elevation
1/4" = 1'-0"



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ZONING VARIANCE 10/08/24

PLOT DATE: 10/08/2024

Martinez Residence
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Winnetka, IL
EXISTING EXTERIOR ELEVATIONS

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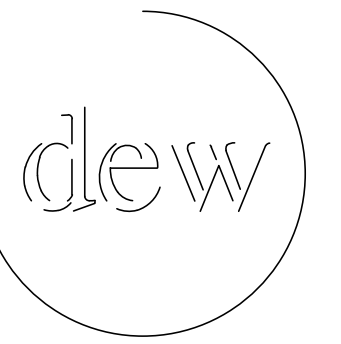
X4.2



1 Existing North Exterior Elevation
1/4" = 1'-0"



2 Proposed East Exterior Elevation
1/4" = 1'-0"



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ZONING VARIANCE 10/08/24

PLOT DATE: 10/08/2024

Martinez Residence
780 Prospect Ave
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PROPOSED EXTERIOR ELEVATIONS

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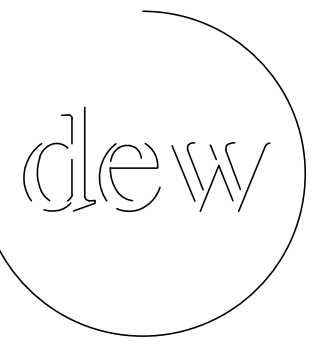




3 Proposed South Exterior Elevation
1/4" = 1'-0"



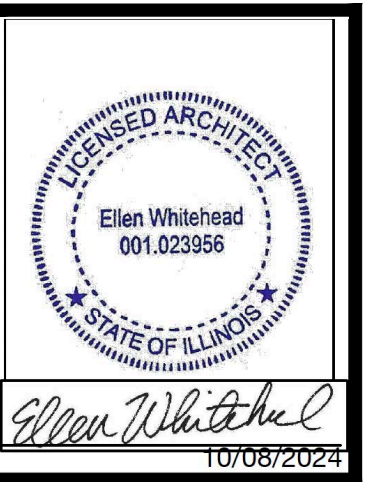
4 Proposed West Exterior Elevation
1/4" = 1'-0"



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ZONING VARIANCE 10/08/24

PLOT DATE: 10/08/2024

Martinez Residence
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PROPOSED EXTERIOR ELEVATIONS

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A4.2





ATTACHMENT D
RESOLUTION NO. ZBA-05-2024
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
APPROVAL OF ZBA CASE NO. 24-27-V – 780 PROSPECT AVENUE

WHEREAS, Chris and Sarah Martinez (collectively, the “Applicant”) are the owners of the property commonly known as 780 Prospect Avenue, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (**“Subject Property”**); and

WHEREAS, the Subject Property is located in the R-3 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence that is nonconforming with respect to the maximum permitted building size (gross floor area) (**“Building”**); and

WHEREAS, the Applicant desires to construct a first floor addition to the Building on the Subject Property that would exceed the maximum permitted gross floor area; (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.040 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is permitted a maximum gross floor area of 4,805.31 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with a gross floor area that exceeds the maximum permitted of 4,805.31 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a gross floor area of 5,106.99 (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on November 21, 2024, in the *Winnetka Talk* and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on December 9, 2024, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on December 9, 2024; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicant, dated October 9, 2024, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation does satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance; and

WHEREAS, the Zoning Board of Appeals has determined that it will serve and be in the best interest of the Village and its residents to grant the application for the maximum permitted building size in accordance with, and subject to, the conditions, restrictions, and provisions of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. APPROVAL OF VARIATION. Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section Three of this Resolution, the requested gross floor area variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Zoning Ordinance or any other rights the Applicant may have, the approval granted in Section Two of this Resolution is hereby expressly subject to and contingent upon compliance with each and all of the following conditions:

- A. Compliance with Plans. Except for minor changes and site work approved by the Director of Community Development in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Subject Property, shall comply with those certain plans attached hereto as **Exhibit B**.
- B. Compliance with Regulations. The construction, development, use, operation, and maintenance of the Proposed Improvement and the Subject Property must comply with all applicable Village codes and ordinances, as the same may be amended from time to time, except to the extent specifically provided otherwise in this Resolution.

SECTION 4. RECORDING; BINDING EFFECT. A copy of this Resolution will be recorded in the office of the Cook County Clerk Recording Division. This Resolution and the privileges, obligations, and provisions contained herein will inure solely to the benefit of, and be binding upon, the Applicant and its respective heirs, personal representatives, successors and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in Section Two of this Resolution will, at the sole discretion of the Zoning Board of Appeals, by Resolution duly adopted, be revoked and become null and void; provided, however, that the Zoning Board of Appeals may not so revoke the approval granted in Section Two of this Resolution unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Zoning Board of Appeals. In the event of revocation, the development and use of the Subject Property will be governed solely by the applicable regulations of the Winnetka Zoning Ordinance, including, without limitation, the gross floor area requirement set forth in Section 17.30.040 of the Winnetka Zoning Ordinance. Further, in the

event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the Requested Variation granted in Section Two of this Resolution may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Winnetka Zoning Ordinance.

SECTION 7. EFFECTIVE DATE.

- A. This Resolution will be effective only upon the occurrence of all of the following events:
- B. Passage by the Zoning Board of Appeals in the manner required by law; and
- C. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit C** attached to and, by this reference, made a part of this Resolution, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution and to indemnify the Village for any claims that may arise in connection with the approval of this Resolution.
- D. In the event that the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 7.C of this Resolution, within 60 days after the date of final passage of this Resolution by the Zoning Board of Appeals, the Zoning Board of Appeals will have the right, in its sole discretion, to declare this Resolution null and void and of no force or effect.

ADOPTED this 9th day of December, 2024, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

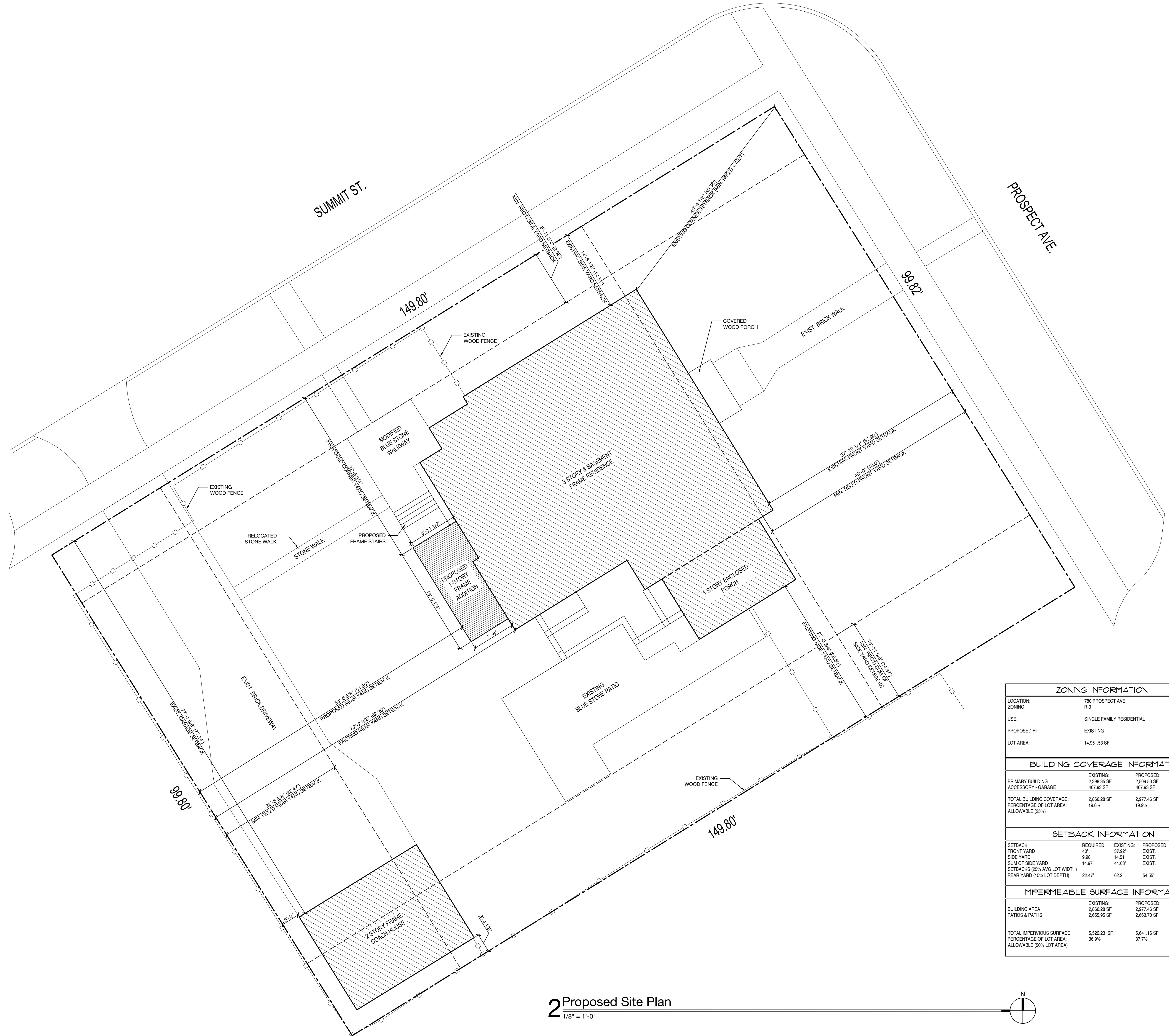
Lots 1 and 2 in Block 10 in Winnetka Park Bluffs, a Subdivision of Part of Sections 16, 17 and 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 780 Prospect Avenue, Winnetka, Illinois.

Parcel Index Number: 05-17-415-007-0000

EXHIBIT B
PLANS

(SEE ATTACHED EXHIBIT B)



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Martinez Residence

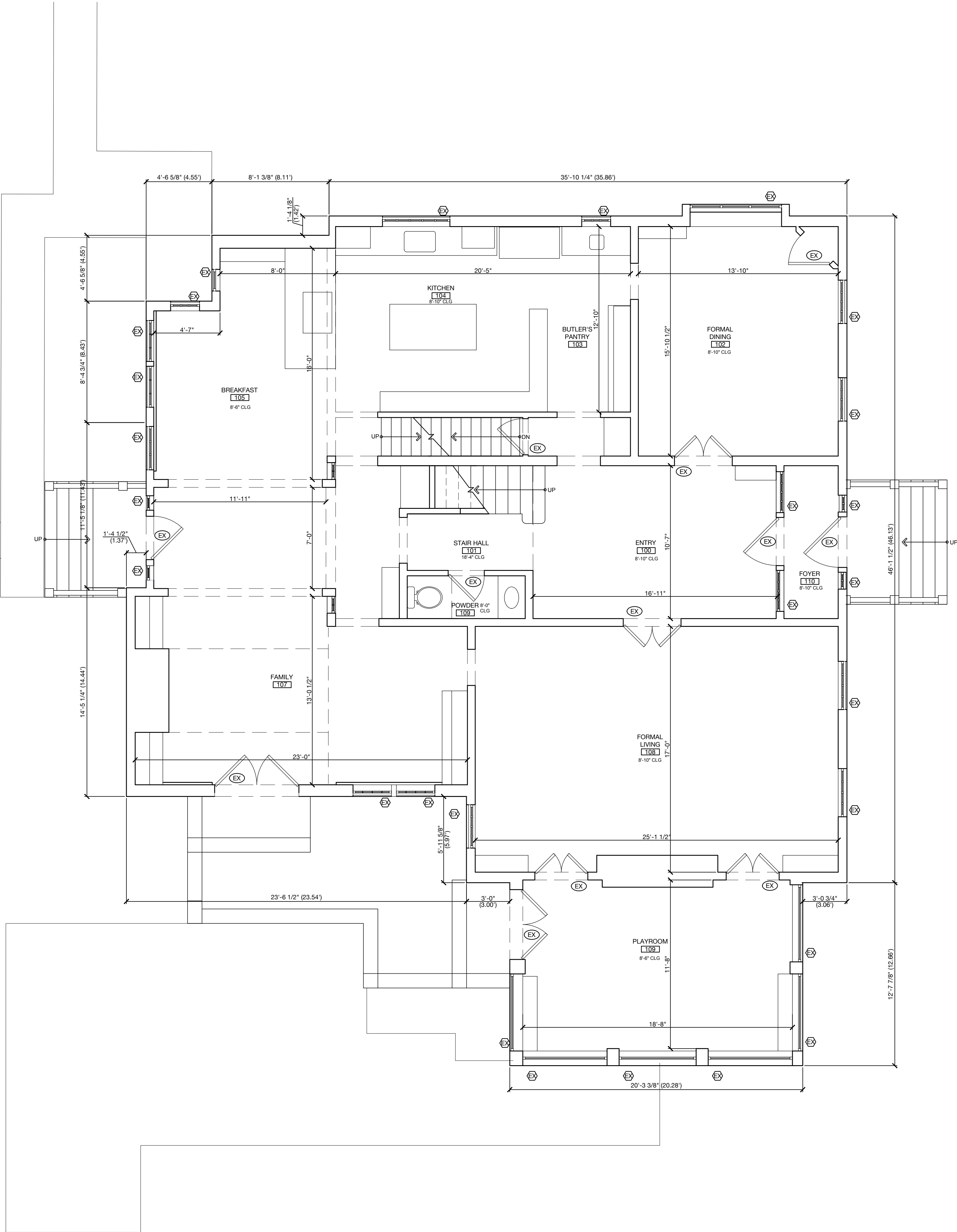
780 Prospect Ave

Winnetka, IL

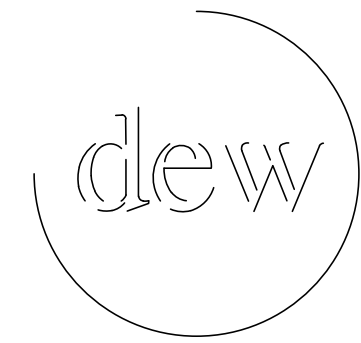
PROPOSED SITE PLAN

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A1.1



1 Existing First Floor Plan
1/4" = 1'-0"



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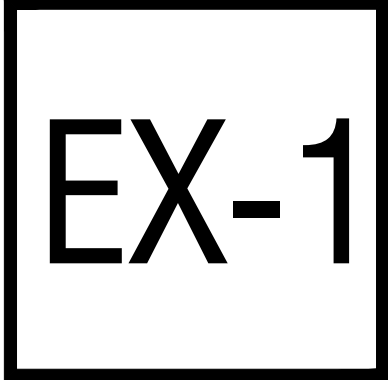
ZONING VARIATION 10/08/24

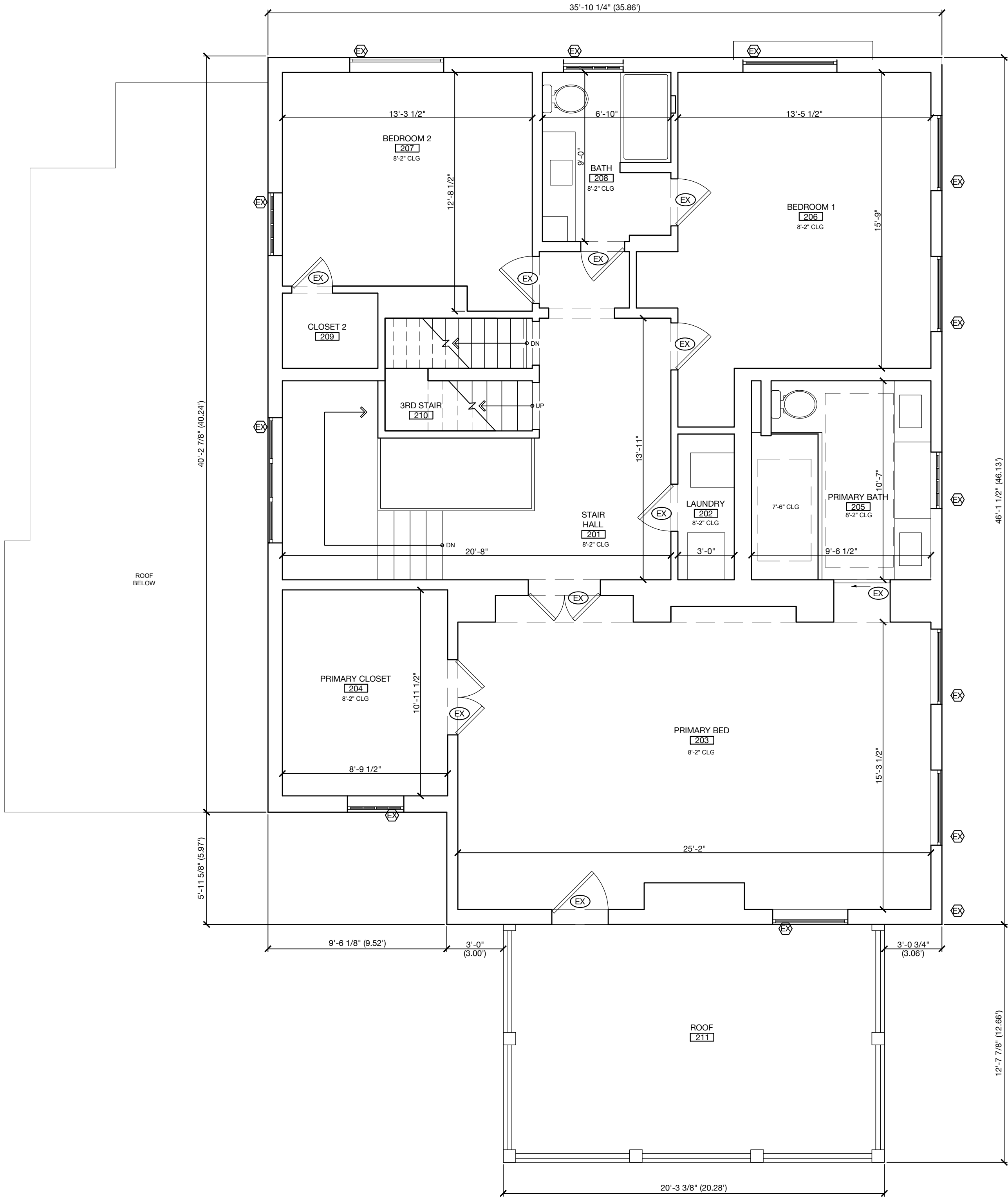
PLOT DATE: 10/25/2024

Martinez Residence
780 Prospect Ave
Winnetka, IL

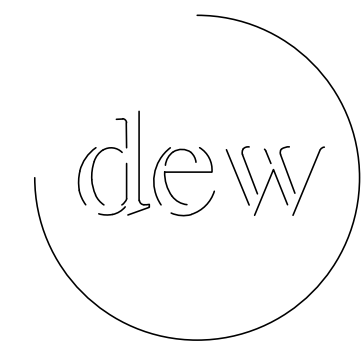
EXISTING FIRST FLOOR PLAN

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1 Existing Second Floor Plan
1/4" = 1'-0"



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ZONING VARIATION 10/08/24

PLOT DATE: 10/25/2024

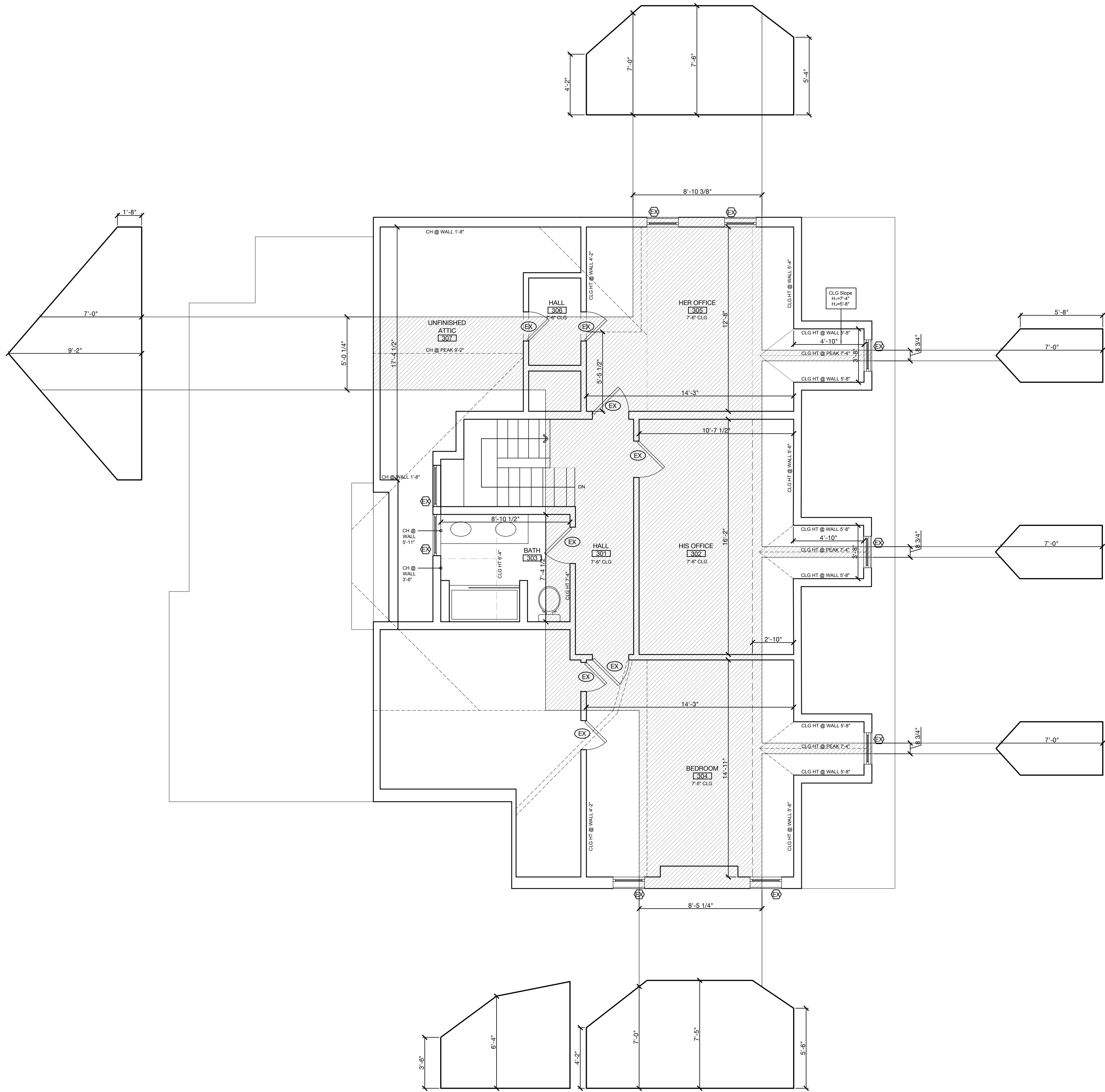
Martinez Residence

780 Prospect Ave Winnetka, IL

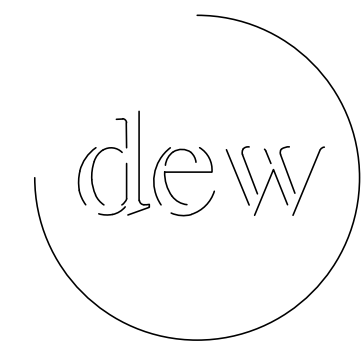
EXISTING SECOND FLOOR PLAN

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EX-2



1 Existing Third Floor Plan
1/4" = 1'-0"



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10/08/2024

ZONING VARIATION 10/08/24

PLOT DATE: 10/08/2024

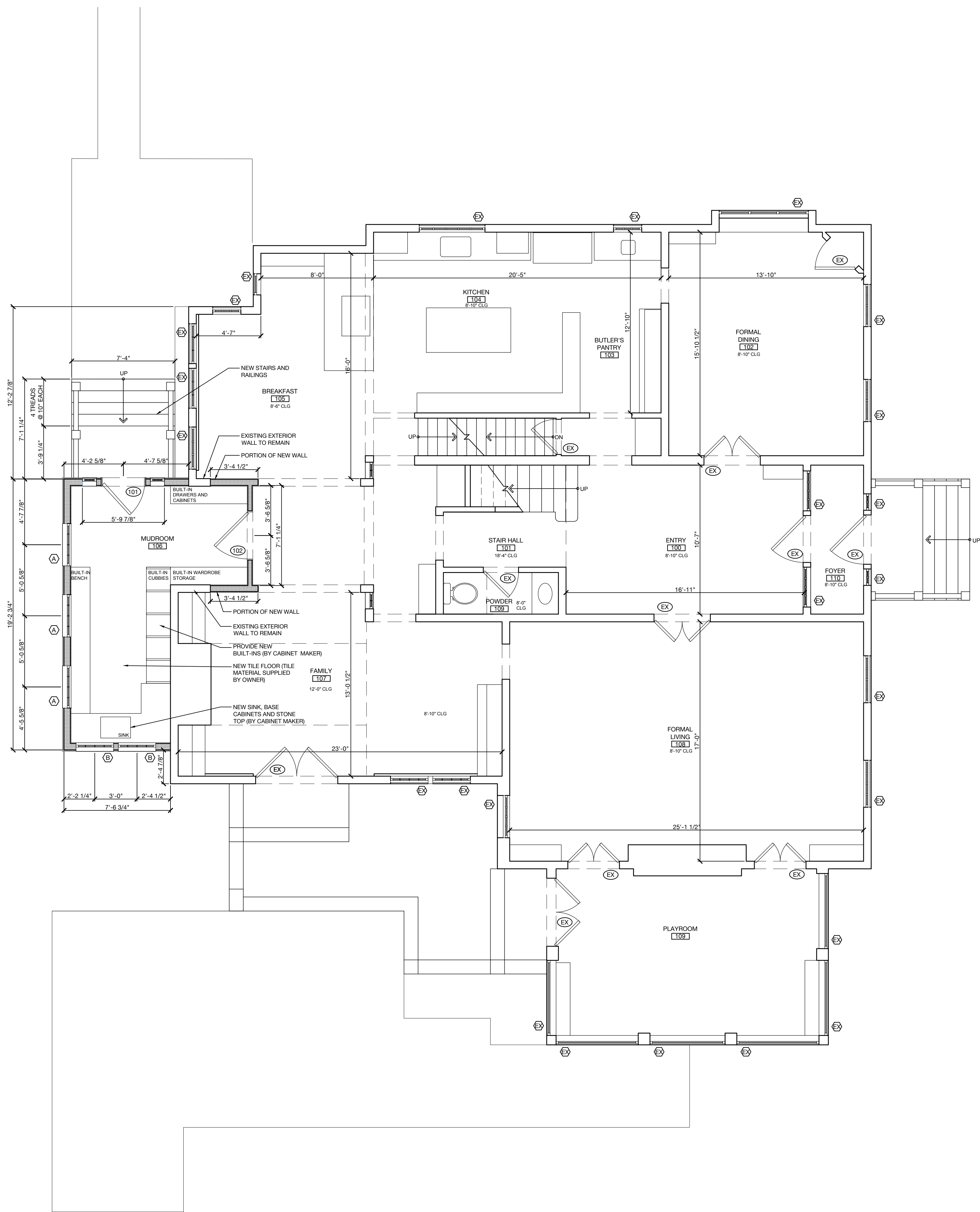
Martinez Residence

780 Prospect Ave Winnetka, IL

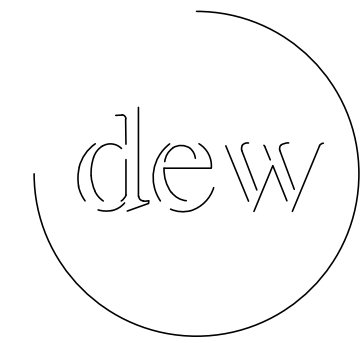
EXISTING THIRD FLOOR PLAN

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EX-3



1 Proposed First Floor Plan
1/4" = 1'-0"



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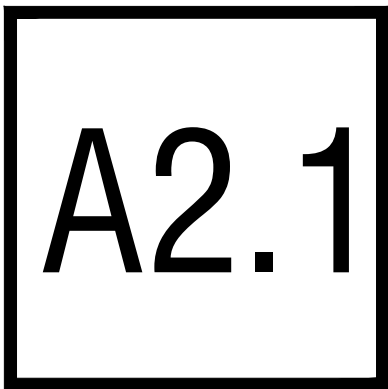
ZONING VARIATION 10/08/24

PLOT DATE: 10/25/2024

Martinez Residence
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PROPOSED FIRST FLOOR PLAN

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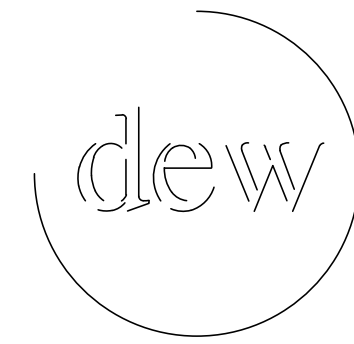
1 Existing North Exterior Elevation

1/4" = 1'-0"



2 Existing East Exterior Elevation

1/4" = 1'-0"



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ZONING VARIANCE 10/08/24

PLOT DATE: 10/08/2024

Martinez Residence
780 Prospect Ave
Winnetka, IL
EXISTING EXTERIOR ELEVATIONS

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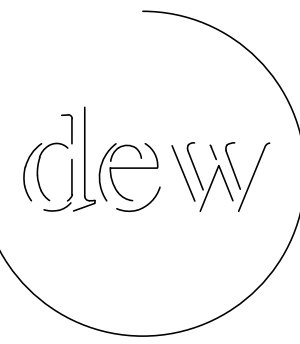
X4.1



3 Existing South Exterior Elevation
1/4" = 1'-0"



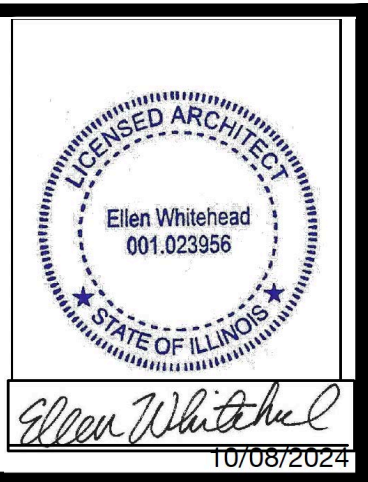
4 Existing West Exterior Elevation
1/4" = 1'-0"



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ZONING VARIANCE 10/08/24

PLOT DATE: 10/08/2024

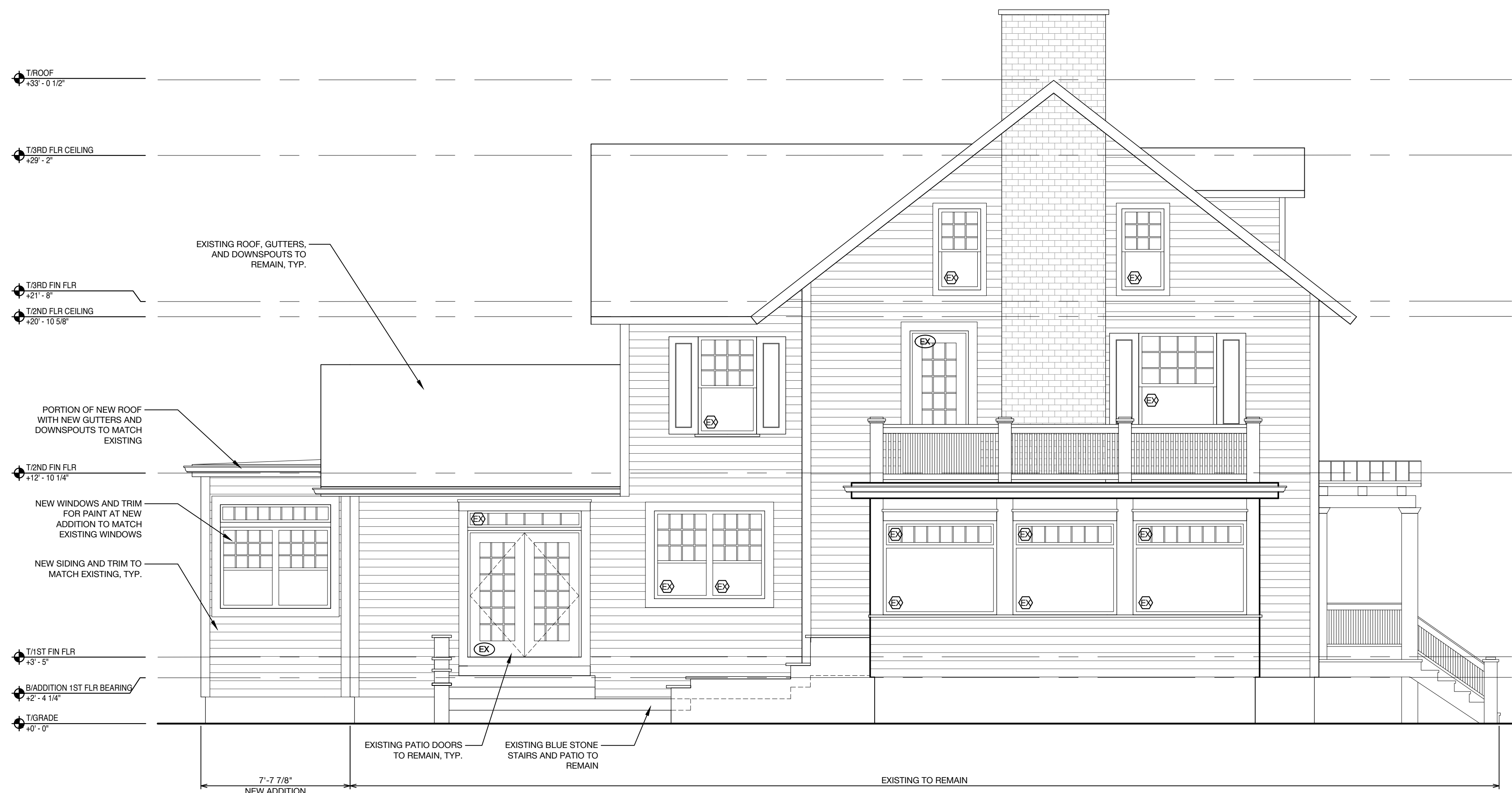
Martinez Residence
780 Prospect Ave
Winnetka, IL
EXISTING EXTERIOR ELEVATIONS

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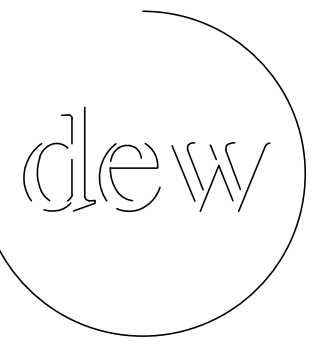
X4.2



1 Existing North Exterior Elevation
1/4" = 1'-0"



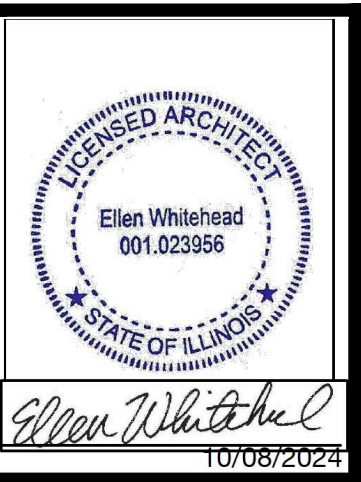
2 Proposed East Exterior Elevation
1/4" = 1'-0"



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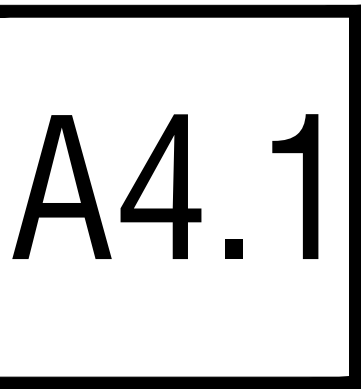


ZONING VARIANCE 10/08/24

PLOT DATE: 10/08/2024

Martinez Residence
780 Prospect Ave
Winnetka, IL
PROPOSED EXTERIOR ELEVATIONS

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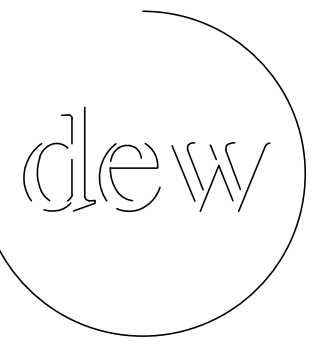




3 Proposed South Exterior Elevation
1/4" = 1'-0"



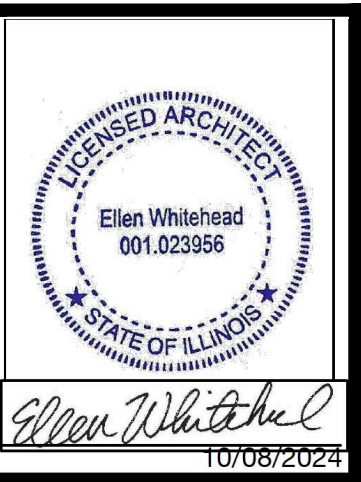
4 Proposed West Exterior Elevation
1/4" = 1'-0"



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ZONING VARIANCE 10/08/24

PLOT DATE: 10/08/2024

Martinez Residence
780 Prospect Ave
Winnetka, IL
PROPOSED EXTERIOR ELEVATIONS

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A4.2

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("**Village**");

WHEREAS, Chris and Sarah Martinez (collectively, the "**Owner**") are the owner of record of that certain real property located at 780 Prospect Avenue, Winnetka, Illinois ("**Property**"); and

WHEREAS, Resolution No. ZBA-05-2024, adopted by the Winnetka Zoning Board of Appeals on December 9, 2024 ("**Resolution**"), grants a variation to construct a first floor addition to the existing single family residence on the Subject Property; and

WHEREAS, Section 7.A.2 of the Resolution provides, among other things, that the Resolution will be of no force or effect unless and until the Owner has filed, within 60 days following the passage of the Resolution, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Resolution;

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Resolution.
2. The Owner acknowledges that public notices and public hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variation, and that the Village's approval of the variation does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Resolution granting the variation for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated: _____, 2024.

ATTEST

OWNER

By: _____

By: _____
Chris Martinez

Name: _____

By: _____
Sarah Martinez

RESOLUTION NO. ZBA-05-2024
VILLAGE OF WINNETKA
ZONING BOARD OF APPEALS
DENIAL OF ZBA CASE NO. 24-27-V – 780 PROSPECT AVENUE

WHEREAS, Chris and Sarah Martinez (collectively, the “Applicant”) are the owners of the property commonly known as 780 Prospect Avenue, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made part of this Resolution (**“Subject Property”**); and

WHEREAS, the Subject Property is located in the R-3 Single Family Residential District; and

WHEREAS, the Subject Property is improved with a single family residence that is nonconforming with respect to the maximum permitted building size (gross floor area) (**“Building”**); and

WHEREAS, the Applicant desires to construct a first floor addition to the Building on the Subject Property that would exceed the maximum permitted gross floor area; (**“Proposed Improvement”**); and

WHEREAS, pursuant to Section 17.30.040 of the Winnetka Zoning Ordinance (**“Zoning Ordinance”**), the Subject Property is permitted a maximum gross floor area of 4,805.31 square feet; and

WHEREAS, the Applicant desires to construct the Proposed Improvement on the Subject Property with a gross floor area that exceeds the maximum permitted of 4,805.31 square feet, a violation of Section 17.30.040 of the Zoning Ordinance; and

WHEREAS, the Applicant filed an application for a variation from Section 17.30.040 of the Zoning Ordinance to permit the Proposed Improvement on the Subject Property with a gross floor area of 5,106.99 square feet (**“Requested Variation”**); and

WHEREAS, a public notice for the Requested Variation was duly published on November 21, 2024, in the *Winnetka Talk* and notice was mailed to the owners of record of all properties within 250 feet of the Subject Property as required by the Zoning Ordinance; and

WHEREAS, a public hearing was held by the Winnetka Zoning Board of Appeals during a meeting held on December 9, 2024, for the purpose of considering the Requested Variation with the final decision being rendered at the Zoning Board of Appeal’s Regular Meeting on December 9, 2024; and

WHEREAS, the Zoning Board of Appeals has considered the evidence presented, as follows:

1. Application for the Requested Variation submitted by the Applicant, dated October 9, 2024, including all attachments as well as all subsequent additions and revisions to these application materials and attachments; and
2. All written and oral testimony concerning the Requested Variation.

WHEREAS, the Zoning Board of Appeals has determined that the Requested Variation does not satisfy the standards for a variation provided in Sections 17.60.040 and 17.60.050 of the Winnetka Zoning Ordinance because (i) the Requested Variation is not in harmony with the general purpose and intent of the Winnetka Zoning Ordinance; (ii) the Subject Property can yield a reasonable return if it is permitted to be used only under the conditions allowed for the R-3 Single Family Residential District; and (iii) the plight of the Applicant is not due to unique circumstances; and

WHEREAS, the Zoning Board of Appeals has determined that it will not serve and be in the best interest of the Village and its residents to approve the Requested Variation.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Appeals of the Village of Winnetka, Cook County, Illinois, that:

SECTION 1. RECITALS. The foregoing recitals are incorporated into, and made part of, this Resolution as the findings of the Zoning Board of Appeals.

SECTION 2. DENIAL OF VARIATION. In accordance with and pursuant to Chapter 17.60 of the Winnetka Zoning Ordinance and the home rule powers of the Village, the Zoning Board of Appeals denies the Requested Variation for the Subject Property.

SECTION 3. EFFECTIVE DATE. This Resolution will be effective upon passage by the Zoning Board of Appeals in the manner required by law.

ADOPTED this 9th day of December, 2024, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed:

Matthew Bradley, Chairperson

Countersigned:

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lots 1 and 2 in Block 10 in Winnetka Park Bluffs, a Subdivision of Part of Sections 16, 17 and 20, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 780 Prospect Avenue, Winnetka, Illinois.

Parcel Index Number: 05-17-415-007-0000

ATTACHMENT E

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: Case No. 24-27-V 780 Prospect Ave
Date: Tuesday, November 19, 2024 3:48:41 PM

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

To whom it may concern,

We are neighbors of Sarah & Chris Martinez and reside at 790 Bryant Avenue.

The Martinez family has done a wonderful job caring for and updating an older home that contributes to the character of our neighborhood. We are in full support of their plans for an addition and support the granting of any variances needed. The preservation of older properties is essential to maintaining the character and charm of our village and we encourage generosity when it comes to allowing additions that improve the livability of these older properties.

Thanks,
CSQ

Christine S. Quinn

790 Bryant Avenue
Winnetka, IL 60093

[REDACTED]