



Village of Winnetka

Zoning Board of Appeals Regular Meeting

April 14, 2025 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 18, 2024, Special Meeting Minutes
 - b. February 10, 2025, Regular Meeting Minutes
3. **Community Development Report**
4. **Continued Cases**
 - a. **Case No. 25-01-V2: 314 Walnut Street:** An application seeking approval of zoning variations to allow construction of a new detached garage and a two-story addition to the existing residence at 314 Walnut Street. The requested variations would permit the proposed improvements to (i) exceed the maximum permitted front yard lot coverage along Wilson Street; (ii) exceed the maximum permitted gross floor area; (iii) provide less than the minimum required front yard setback from the west property line along Wilson Street to the proposed detached garage; and (iv) provide less than the minimum required corner yard setback from the north property line along Orchard Lane to the proposed addition to the existing residence. The Village Council has final jurisdiction on this request. *This item was continued from the February 10, 2025, Zoning Board of Appeals meeting. The Applicant is requesting this item be continued to the May 12, 2025, Zoning Board of Appeals meeting.*
5. **New Cases**
 - a. **Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue and 760 Cherry Street):** Applications seeking approval of (i) an amendment to an existing Special Use Permit to allow construction of additions to the existing church and site improvements on the proposed consolidated lot; and (ii) zoning variations to (a) exceed the maximum permitted roofed lot coverage; (b) exceed the maximum permitted gross floor area; (c) provide less than the minimum required front yard setback from the east property line along Ridge Avenue; and (d) provide less than the minimum required corner yard setback from the north property line along Cherry Street. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. May 12, 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 SPECIAL MEETING MINUTES
NOVEMBER 18, 2024**

Zoning Board Members Present:

Matt Bradley, Chairman
Mark Haller
Lynn Hanley
Kathryn Leister
Todd Vender

Zoning Board Members Absent:

Kate Casale MacNally
Mike Nielsen

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development
Christopher Marx, Associate Planner

Call to Order & Roll Call:

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

Community Development Report.

Mr. Schoon stated there is no Community Development Report.

New Cases:

a. **Case No. 24-21-V2: 630 Walden Road: An application seeking approval of variations to allow construction of a detached garage at 630 Walden Road. The requested variations would permit the proposed garage to (i) provide less than the minimum required corner yard setback from the south property line along Pine Street; (ii) be located closer than 20 feet from the corner lot line; and (iii) be placed nearer the street line along Pine Street than the principal building. The Village Council has final jurisdiction on this request.**

Mr. Marx summarized the variations being requested and identified the property's location, zoning classification and size. He noted the home is legally nonconforming with regard to the south corner yard setback and referred to the photographs of the existing home, the existing plat of survey and the proposed site plan showing the proposed detached garage as well as the zoning matrix. Mr. Marx then identified the corner lot line encroachment and noted that the Zoning Ordinance does not allow an accessory structure being closer to the street than the principal structural. He also referred to exterior façade elevations and the proposed floor plan. Mr. Marx referred to page nos. 8 and 9 in the agenda packet with a draft motion for the Board's consideration and stated following the applicant's presentation, public comment and Board discussion, a Board Member may make a motion to recommend approval or denial the request, or continue the matter. He noted two written comments were received and included as Attachment D in the agenda packet. He then asked if there were any questions.

Chairman Bradley also asked if there were any questions. He questioned the accessory structure's measurement being closer to the street than the main home. Mr. Marx confirmed there is no threshold measurement to distinguish the level of variation for an accessory structure being closer to the street than the main home.

1 Chairman Bradley asked for the applicant's presentation and swore in those speaking to this matter.

2
3 Healy Rice, the project architect, introduced herself to the Board along with Terri Heath, the property
4 owner. She described the proposed detached garage to be built and the reasoning for its location being
5 due to the large oak tree in the yard. Ms. Rice stated the garage's location would not affect the tree's drip
6 line and would maximize the backyard's usable space. She stated the existing one car garage is not
7 functional and referred to the minimal impact to the south neighbor as well as the number of driveways
8 on Pine Street. Ms. Rice referred to the neighbors' comments relating to the fence, which was hit by a
9 tree and will be replaced, and the addition of a stop sign which they are in agreement with. She also stated
10 the garage would be about 35 feet from the street, due to the depth of the parkway.

11
12 Mr. Haller questioned the tree's location they are seeking to avoid, which Ms. Rice identified and
13 described for the Board. Chairman Bradley identified the tree in Figure 4. Ms. Rice stated they did not
14 consult with an arborist. Ms. Hanley asked if the driveway would line up with Provident. An image was
15 provided showing that the proposed driveway would be slightly west of Provident. Ms. Hanley asked if
16 the Village Engineer would review the proposed curb cut and if their approval was required, since she had
17 concerns about traffic and cars backing out. Mr. Marx confirmed that a new curb cut and driveway apron
18 need approvals from Public Works and Engineering, and that they review the proposed location for any
19 building permit. Ms. Rice also mentioned they had already reached out to Engineering. Mr. Vender
20 referred to the letters received and mentioned not recalling a request dealing with approval of a stop sign,
21 while Chairman Bradley elaborated that stop signs don't fall under the Board's jurisdiction. He asked if
22 they discussed the application with the neighbors. Ms. Rice stated they have not heard from any other
23 neighbors other than those whose comments were received. No additional questions were raised at this
24 time.

25
26 Chairman Bradley then asked for public comment. No comments were made at this time. He then called
27 the matter in for discussion.

28
29 Ms. Hanley stated she is in favor of the request and commented on the difficulty of corner lots with
30 detached garages which she described as the hardship with no other amenable locations. Mr. Haller stated
31 he is concerned with the garage being closer to the street than the house, and the proximity to adjacent
32 homes. He stated while he is sympathetic to the tree, the request is primarily based on the tree's location
33 although narrow lots are difficult to work with. Mr. Haller also referred to traffic issues and asked for
34 additional information relating to the tree. Ms. Leister agreed the Village Forester should weigh in on the
35 request although she would be in favor of the request based on the applicant's attempts to save the tree
36 compared to the overall hardship of not having a garage on the property. Mr. Vender stated he agreed
37 with the comments made and referred to the letters received. Chairman Bradley stated he would be in
38 favor of the request and agreed corner lots are somewhat unique. He then stated with regard to
39 reasonable return relating to garages, it is expected homes in this zoning district would have appropriately
40 sized garages. Chairman Bradley then referred to the applicant's attempts to save the significant tree. He
41 also referred to the character of the locality in terms of having the garage in front of the principal structure
42 and referred to a similar case.

43
44 Mr. Marx informed the Board they spoke preliminarily with the Village Forester who determined the tree
45 is in good shape and suggested how the tree might be preserved in regards to a new garage construction.
46 He referred to Figure 5 to show the relationship between the tree's location and the proposed garage.
47 The Board Members discussed their concerns relating to standard no. 3.

Chairman Bradley then asked for a motion to recommend approval as indicated on page no. 8. A motion to recommend approval was made by Ms. Hanley and seconded by Mr. Vender. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Haller, Hanley, Leister, Vender

NAYS: None

b. Case No. 24-22-V2: 402 Hawthorn Lane: An application seeking approval of a variation to allow construction of additions to the existing residence at 402 Hawthorn Lane. The requested variation would permit the proposed additions to provide less than the minimum required corner yard setback from the west property line along Woodland Avenue. The Village Council has final jurisdiction on this request.

Mr. Marx identified the property's location, zoning classification, size and noted the home is legally nonconforming due to the western corner setback encroachment off Woodland Avenue. He referred to property photographs and various elevations, the plat-of-survey and proposed site plan. Mr. Marx described the first and second floor proposed additions and identified the areas which would encroach into the setbacks. He also identified the variation relief being requested noting the proposed addition would not be closer than the existing building to the west property line on Woodland Avenue. Mr. Marx referred to proposed elevation renderings with the encroaching additions highlighted. He referred to page nos. 33 and 34 in terms of the Board's recommendation and stated that following the applicant's presentation and public comment, the Board may make a motion to approve or deny the request, or continue the request. Mr. Marx noted one public comment was received after the agenda packet was provided to the Board as well as other correspondence provided by the applicant that was included in the application materials of the agenda packet. He then asked if there were any questions. No questions were raised at this time.

Chairman Bradley asked for the applicant's presentation. Healy Rice (previously sworn in), the architect for the project, stated she is representing the property owners, Caitlin and Patrick Clark, and identified the setback variation and proposed additions to the nonconforming existing home. She described the rooms contained in the proposed addition as well as how the proposed addition would be attached and square up the home. Ms. Rice then stated that surrounding property owners who are supportive of the request, and asked if there were any questions. No questions were raised at this time.

Chairman Bradley asked for public comment. No comments were made at this time. Chairman Bradley then called the matter in for discussion.

Ms. Hanley described the request as straightforward and the encroachment into the setback would not increase. She stated she would be in favor. Mr. Haller referred to the neighbors' support and Greeley School across the street. He stated there would be no visual effect and he would be in favor. Ms. Leister agreed with the comments made and stated she would also be in favor of the request which would modernize the older home. Chairman Bradley stated he also is in favor of the request and commented the proposal is being done in a thoughtful manner. He added all of the standards have been met.

Chairman Bradley then asked for a motion to recommend approval. A motion to recommend approval was made by Mr. Haller and seconded by Ms. Hanley. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Bradley, Haller, Hanley, Leister, Vender

NAYS: None

1 **c. Case No. 24-24-V2: 933 Green Bay Road: An application seeking approval of variations to allow**
2 **construction of a new one-story commercial building at 933 Green Bay Road. The requested variations**
3 **would permit the proposed development to (i) provide more than the maximum permitted front yard**
4 **setback along a portion of the west property line along Green Bay Road; (ii) provide less than the**
5 **minimum required interior side yard setback along a portion of the north property line and a portion of**
6 **the south property line; (iii) provide less than minimum required rear yard setback from the east**
7 **property line; and (iv) provide less than the minimum required number of off-street parking spaces. The**
8 **Village Council has final jurisdiction on this request.**

9 Ms. Klaassen identified the property's location, size and zoning classification. She stated a portion of the
10 property is located in the C-2 Commercial Overlay District and the lot measured less than 10,000 square
11 feet which did not require planned development approval or allow an application seeking approval of a
12 planned development. Ms. Klaassen identified the building to be removed and the rear building to be
13 extensively remodeled. She described the tenant spaces and paver walkway and the buildings setback
14 from the front property line, as well as a courtyard. Ms. Klaassen explained the setback requirements in
15 detail relating to the remaining building noting the new construction complied with the required setbacks.
16 She also explained the off-street parking requirement in detail and read an excerpt from the
17 Comprehensive Plan into the record.

18
19 Ms. Klaassen then referred to the proposed building renderings which she described for the Board. She
20 informed the Board the Historic Preservation Commission approved the demolition permit without delay
21 and explained the DRB's review of the project. Ms. Klaassen noted no public correspondence was received
22 and following the applicant's presentation, public comment and Board discussion, the Board may either
23 continue the matter to a date certain or consider a motion to recommend approval or denial with draft
24 language included on page 62 of the packet. She then asked if there were any questions.

25
26 Chairman Bradley also asked if there were any questions. Ms. Hanley asked if the front yard setback
27 related to the existing rear tenant space. Ms. Klaassen confirmed that is correct. Mr. Haller asked if the
28 fact the rear tenant is set back would that affect the type of tenant to occupy the typical commercial
29 district space. Ms. Klaassen responded it would be located beyond the 50-foot demarcation for the
30 Overlay District which allowed for a non-retail tenant by right. Ms. Leister asked with regard to parking,
31 how other building owners in Hubbard Woods have dealt with parking. Ms. Klaassen explained how the
32 existing uses did not require on-site parking and the parking requirements for new spaces over a certain
33 amount of square footage. She confirmed the proposed building did not have a second story. No
34 additional questions were raised at this time.

35
36 Chairman Bradley asked for the applicant's presentation and swore in those speaking to this matter. Gary
37 Ebben of Design Studio 24 introduced himself to the Board and stated the building's height was designed
38 to screen rooftop mechanical units. He referred to the rear building walkway and access and the need for
39 a slope which allowed for ADA accessibility.

40
41 Chairman Bradley asked if the rear building is accessible from the alley and if there is a proposed tenant.
42 Mr. Ebben responded it is not accessible from the alley and stated the applicant is considering a medical
43 tenant in the rear space. Chairman Bradley referred to the amount of foot traffic. Mr. Ebben informed the
44 Board the applicant is conscientious in terms of considering a low foot traffic tenant that would appreciate
45 a space being configured to have natural light. He also described how snow removal would be handled.
46 Mr. Haller questioned the amount of parking based on the tenant use. Mr. Ebben explained the amount
47 of parking used by the prior tenant, which did not generate a lot of foot traffic. He also stated employees
48 would park offsite. Mr. Schoon provided further explanation with regard to parking for employees for all

1 businesses within the business district. Ms. Hanley asked how rear tenant deliveries would be handled.
2 Mr. Ebben stated he did not have that information at this time. Mr. Vender asked if there is a second back
3 door for Tenant A. Mr. Ebben confirmed that is correct. No additional questions were raised at this time.
4

5 Chairman Bradley asked for public comment. No comments were made at this time. He then called the
6 matter in for discussion.
7

8 Ms. Hanley stated she had no problem with the existing rear and side yard setbacks and access to the rear
9 tenant. She then stated she somewhat had concerns with off-street parking and delivery traffic and
10 concluded she would be in favor of all four variations. Ms. Leister stated she is also in favor of the request
11 and agreed with Ms. Hanley's comments. She stated the Village should address how to provide additional
12 parking with the increased amount of business in the district. Mr. Vender described the setback for the
13 retail tenant as a unique feature and agreed with the concerns relating to off-street parking. He stated he
14 is in favor of the request. Mr. Haller stated he has some concerns with parking and delivery issues and
15 commented he liked the building design. He stated he had no issues with regard to the setbacks. Chairman
16 Bradley agreed with the comments made and stated with regard to the front yard setback, certain
17 standards have not been met and referred to items not within the Board's purview. He stated he would
18 recommend approval for the front yard setback and agreed parking issues within the district need to be
19 addressed. Mr. Haller added he would not like to see this type of design expanded to allow for additional
20 tenants in the rear of a site.
21

22 Chairman Bradley then asked for a motion to recommend approval as noted on page no. 62. A motion to
23 recommend approval was made by Ms. Hanley and seconded by Mr. Haller. A vote was taken and the
24 motion unanimously passed, 5 to 0:

25 AYES: Bradley, Haller, Hanley, Leister, Vender

26 NAYS: None
27

28 **d. Case No. 24-16-V2: 270 Birch Street: An application seeking approval of a variation to allow**
29 **construction of an addition to the existing residence at 270 Birch Street. The requested variation would**
30 **permit the proposed addition to provide less than the minimum required front yard setback from the**
31 **east property line along Birch Street. The Village Council has final jurisdiction on this request.**

32 Ms. Klaassen identified the property's location, size and zoning classification as well as site photographs.
33 She explained the variation being requested and referred to the proposed addition's illustrations. Ms.
34 Klaassen then described the rooms contained in the area of the existing garage that will no longer be
35 garage space and the proposed garage addition, and referred to various elevation views. She stated one
36 written comment was received and was included in the agenda packet. Ms. Klaassen stated following the
37 applicant's presentation and public comment, the Board may consider a motion to recommend approval
38 or denial of the request, or continue the matter to a date certain with draft language included on page 89
39 of the agenda packet. She then asked if there were any questions. No questions were raised at this time.
40

41 Chairman Bradley asked for the applicant's presentation and swore in those speaking to this matter. James
42 Laughlin, project architect, and Alex Kaehler, the applicant, introduced themselves to the Board. Ms.
43 Kaehler informed the Board the older home was extensively renovated and in their attempts to make the
44 garage more modern, they considered historically consistent options. She stated the proposal is
45 aesthetically pleasing and would not block sight lines.
46

47 Mr. Laughlin stated his company did historic preservation type projects and they realized they would have
48 to consider hardships relating to older homes. He stated the home is located right on the 50 foot front

1 yard setback which represented limited options in terms of the garage. Mr. Laughlin stated the proposal
2 represented the most architecturally appropriate approach without tearing down the home and would
3 contribute to the neighborhood by not having front facing garage doors.
4

5 Mr. Haller questioned an area in an illustration. Ms. Klaassen responded it represented a vacated right-
6 of-way. Ms. Kaehler informed the Board that neighbor provided a letter in support of the application. Ms.
7 Hanley asked if other locations were considered. Ms. Kaehler informed the Board of the alternative
8 locations which included a detached garage installation that would not require a variance. Mr. Laughlin
9 noted that alternative would make the garage closer to two adjacent properties. Ms. Kaehler noted they
10 are not yet living in the home and have been renovating it for a year. She added they have photos of the
11 home prior to the renovation.
12

13 Chairman Bradley asked how much of the interior layout matched what would have been common in
14 homes of this time period. Mr. Laughlin and Ms. Kaehler explained the prior parlor type spaces and how
15 the home's interior was divided up. Mr. Laughlin added they planned to match the existing materials. The
16 applicant also provided additional information relating to the size of the three car garage and accessing
17 the westernmost bay of the garage and the necessary clearance from the existing residence. Mr. Laughlin
18 confirmed the proposal represented the most minimally invasive version of the garage. Ms. Kaehler stated
19 they could consider using a double door garage to minimize the garage size by 2 feet.
20

21 Chairman Bradley asked for public comment and swore in those speaking to this matter. Alexandra
22 Nichols, 900 Mt. Pleasant, read her comments into the record relating to the length of time and amount
23 of construction at the applicant's property and asked for the Board not to approve the variation.
24

25 Ms. Kaehler responded the garage was considered as part of the initial project and that it was determined
26 the property was in the flood plain which meant they could not expand the home's footprint. She stated
27 the home was later determined to not be in the flood plain and explained how construction traffic is being
28 staged. Mr. Vender asked if a garage could be built as of right to the south to alleviate the neighbors'
29 concerns. Ms. Klaassen confirmed that is correct provided the applicant complied with impermeable lot
30 coverage limitations which would result in a driveway extending the length of the south property line.
31

32 Chairman Bradley called the matter in for discussion. Mr. Haller stated he is sympathetic to the neighbors'
33 concerns relating to the amount of construction. He stated with regard to the garage as positioned and
34 how it related to the rest of the construction, it seemed logical. Mr. Haller also indicated the garage could
35 be a two car garage instead and the garage being installed in the rear would be more intrusive. He then
36 stated he is also concerned with setting a precedent. Ms. Hanley stated while she loved the design and
37 the attempt to keep it historically appropriate, the request did not fit within zoning and the encroachment
38 would be very significant. She also referred to standard nos. 1 and 3 not being met and referred to the
39 existing home's setback on the street in the R-2 zoning district. Ms. Hanley then stated while the
40 alternatives are not desirable, she is not in favor of the significant encroachment.
41

42 Ms. Leister stated she is in favor of the request and referred to standard no. 1 as being reasonable with
43 the garage's alternate southwest location being inferior. She then stated the preservation of the older
44 home warranted the variation. Mr. Vender stated he is not as bothered by the encroachment and agreed
45 there is a lot of construction traffic. He stated the resulting garage would be befitting to the amount of
46 work done on the home. Mr. Vender stated a garage will ultimately be built on the property. Chairman
47 Bradley agreed with Ms. Hanley's comments relating to standard nos. 1 and 3 and made several points
48 relating to reasonable return. He then stated for this project, he questioned the reasonable return for this

1 home without some relief being granted to quantify having a garage of a size in keeping with the home's
2 size. Chairman Bradley stated it is expected to have a garage to accommodate two vehicles for a home
3 this size and alternative locations would create issues. He then stated he would be less troubled by
4 encroachment in the front yard setback in this instance and would be in favor of recommending approval.
5 Mr. Haller referred to the alternative of tearing down the home and having a newly constructed home
6 and concluded he would be in favor of recommending approval.

7
8 Chairman Bradley then asked for a motion to recommend approval. A motion to recommend approval
9 was made by Mr. Haller and seconded by Ms. Leister. A vote was taken and the motion passed, 4 to 1:

10 AYES: Bradley, Haller, Leister, Vender

11 NAYS: Hanley

12
13 **New Business:**

14 a. December 9, 2024, Regular Meeting - Quorum Check.

15 The Board members discussed their availability.

16
17 **Public Comment.**

18 No comments were made at this time.

19
20 **Adjournment:**

21 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Mr. Haller and
22 seconded by Mr. Vender. A vote was taken and the motion unanimously passed, 5 to 0:

23 AYES: Bradley, Haller, Hanley, Leister, Vender

24 NAYS: None

25 The meeting adjourned at 9:04 p.m.

26
27 Respectfully submitted,

28
29 Antionette Johnson

30 Recording Secretary

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES
FEBRUARY 10, 2025**

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

Call to Order & Roll Call:

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

Approval of Meeting Minutes.

Chairman Bradley asked for a motion to approve the December 9, 2024, meeting minutes. A motion was made by Ms. Casale MacNally and seconded by Mr. Nielsen to approve the December 9, 2024, meeting minutes. 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 provided the Board with updates on Village Council approvals for 402 Hawthorn and 630 Walden, and the Applicant ultimately withdrawing 270 Birch. He also provided an update on the Centennial Beach application.

New Cases:

a. **Case No. 25-01-V2: 314 Walnut Street:** An application seeking approval of zoning variations to allow construction of a new detached garage and a two-story addition to the existing residence at 314 Walnut Street. The requested variations would permit the proposed improvements to (i) exceed the maximum permitted front yard lot coverage along Wilson Street; (ii) exceed the maximum permitted gross floor area, (iii) provide less than the minimum required front yard setback from the west property line along Wilson Street to the proposed detached garage; and (iv) provide less than the minimum required corner yard setback from the north property line along Orchard Lane to the proposed addition to the existing residence. The Village Council has final jurisdiction on this request.

Ms. Klaassen identified the property's location, size and zoning classification noting it is a legally nonconforming lot due to its average lot width. She also described the lot's configuration, site photos and existing garage to be removed to accommodate the proposed garage. She then explained the need for the four variations being requested in detail as well as the previous variation approved for the property. Ms. Klaassen referred to illustrations identifying the proposed first and second floor additions along with various elevations and the proposed garage and residence.

1 Ms. Klaassen stated following the applicant's presentation, the Board may either continue the
2 application to a date certain to allow the applicant or Village staff time to respond to any questions
3 raised or move to recommend approval or denial of the request. She then asked if there were any
4 questions.

5
6 Ms. Hanley asked if the 39-foot setback along Wilson is the average of the block. Ms. Klaassen identified
7 the setback along Wilson as being the average front yard setback of the other residences on the block,
8 not the other detached garages. Ms. Hanley asked if the proposed attic is included in GFA. Ms. Klaassen
9 confirmed that is correct and also provided additional information with regard to measurements for the
10 garage, mudroom expansion and second floor addition. Chairman Bradley asked if there were any
11 accessory dwelling issues regarding the office space above the garage. Mr. Schoon explained the request
12 would have to meet building code requirements for an occupied space and that it cannot be a dwelling
13 unit from a zoning perspective. No additional questions were raised at this time.

14
15 Chairman Bradley swore in those speaking to this matter. Healy Rice, the project architect, introduced
16 herself to the Board along with the property owners. Ms. Rice explained how the property's uniqueness
17 drove the variations being requested including the fact that there are three front yards and the lot's
18 unique shape. She also explained how they planned to replace the garage in a different position and the
19 reason they are not eligible for the 400 square foot garage gross floor area bonus. Ms. Rice stated
20 alternative locations are not feasible options and that the driveway access would not change. She then
21 explained the reasons for the front yard lot coverage request and asked if there were any questions.

22
23 Ms. Hanley asked if the property is unique in that the driveway did not exit on Wilson. Ms. Rice
24 explained how the garage's location would be repositioned closer to Wilson Street to maximize the
25 amount of usable backyard space and to benefit the neighbors. Ms. Hanley asked why there is a need
26 for a three-car garage. Ms. Rice explained the applicants' need for that amount of space. She reiterated
27 the lot's uniqueness is having three front yards and its irregular shape as well as the ineligibility of the
28 garage bonus since there is no rear yard.

29
30 Ms. Casale MacNally questioned the stairway configuration and whether the stairs would be fixed or a
31 pull-down system leading to the second floor. Ms. Rice confirmed they would be fixed stairs. Ms. Casale
32 MacNally asked if it were changed to ladder type stairs, would that negate that aspect and allow for the
33 space to have a two-car garage. Ms. Rice explained how the applicant's vehicle size and storage space
34 needs drove the garage's measurements. Chairman Bradley referred to the setback in terms of the way
35 the home was built and the current garage's location. Ms. Rice stated they were less inclined to receive
36 additional approvals due to the fact that the home was new construction. Mr. Haller questioned the
37 amount of impervious surface relating to the driveway configuration. Ms. Rice informed the Board there
38 are two parkway trees which cannot be removed to allow driveway relocation. Chairman Bradley asked
39 if the neighbors were consulted. Ms. Rice responded notice was sent to the neighbors.

40
41 Chairman Bradley confirmed there are no members of the public to comment and called the matter in
42 for discussion.

43
44 Ms. Casale MacNally stated she did not have any issues with the front yard and corner yard setbacks
45 given the unusual way the property is considered in terms of the zoning standards, the porch enclosure
46 or second floor proposed addition. She also stated she had no issue with moving the garage closer to
47 Wilson to provide more usable yard space. Ms. Casale MacNally described a three car garage as an over-
48 improvement on the site but would be in favor of the other aspects of the request.

1 Ms. Hanley stated her issue related to the garage and the need to go over GFA for a three-car garage.
2 She also stated she is struggling with the hardship contention and that there are a fair number of three
3 front yard properties in the Village. Chairman Bradley noted the home and garage both contributed to
4 the GFA overage. Ms. Hanley concluded she had no issue with the mudroom and second floor addition
5 portions of the project with regard to GFA. The Board Members discussed how the GFA issue can be
6 considered in connection with the home having three front yards. Chairman Bradley also commented on
7 how the standards can be applied in that regard and the fact that it would set a precedent. The Board
8 Members and applicant discussed their positions in detail.
9

10 Mr. Haller stated his concerns are similar to Ms. Hanley's and referred to Wilson being considered an
11 alley as opposed to a typical street in the Village. He agreed the three-car garage is overreaching which
12 related to accommodating the stairs and upstairs office as opposed to requesting accommodations to
13 simply move the garage closer to Wilson to allow for a bigger backyard. Mr. Haller stated they would
14 then have three garage doors facing neighboring properties and an additional amount of asphalt. He
15 also referred to the option of having the garage face Wilson and concluded he is more concerned with
16 the amount of access and less concerned with the Wilson setback.
17

18 Ms. Leister stated she has no issues with the mudroom, the addition to the home or moving the garage
19 towards Wilson, which is more of an alley as opposed to a typical street. She questioned the
20 appropriateness of a three-car garage on a small lot and confirmed she had no issues with a two car
21 garage.
22

23 Mr. Nielsen identified his concerns with regard to the standards in connection with the three-car garage
24 request, the property's hardship claim and street congestion. He stated he had no issues with the
25 mudroom and second story addition.
26

27 Mr. Vender referred to the issues raised relating to the garage size as well as letters from neighbors
28 against the request. He also stated he had no issues with regard to the mudroom and second floor
29 additions.
30

31 Chairman Bradley stated it appeared that the Board is in agreement that the three-car garage request
32 with regard to GFA is not compatible with the standards. He then asked the applicant if they would
33 consider a two-car garage in an effort to reduce the GFA amount requested. Ms. Rice responded they
34 would and noted one of the criteria for the garage is to match the home's style which drove the volume.
35 She then stated they would like the opportunity to review their request and reduce the garage size. Ms.
36 Rice stated it would be compatible with the neighborhood for the garage to be moved back toward
37 Wilson.
38

39 Chairman Bradley stated the applicant's options include voting on the request at this meeting with a
40 negative recommendation or to continue the matter to a date certain to allow the applicant to explore
41 modifications. Ms. Klaassen confirmed the next meeting date is March 10, 2025. A question was raised
42 with regard to a further exterior staircase encroachment on the Wilson side with a two-car garage. Ms.
43 Rice confirmed they would like to continue the matter to March 10, 2025. The Board Members
44 discussed their availability. Ms. Rice asked if the Board would be amenable to a two car or 2.5 car
45 garage. The Board Members summarized their positions.
46

Chairman Bradley then asked for a motion to continue the application to the March 10, 2025, meeting; such a motion was made by Ms. Casale MacNally 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

New Business:

- a. March 10, 2025, 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. Casale MacNally 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

The meeting adjourned at 8:08 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: APRIL 9, 2025
SUBJECT: GRACE PRESBYTERIAN CHURCH OF THE NORTH SHORE
440 RIDGE AVENUE & 760 CHERRY STREET
SPECIAL USE PERMIT & VARIATIONS (CASE NO. 24-14-SU)

INTRODUCTION

On April 14, 2025, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by Grace Presbyterian Church of the North Shore (the "Applicant"), as the owner of the properties located at 440 Ridge Avenue and 760 Cherry Street (collectively, the "Subject Property"). The Applicant is proposing construction of additions to the existing church on the Subject Property and requests approval of the following relief:

1. An amendment to an existing **Special Use Permit** that allowed construction of a parking lot as an accessory use to the existing church on the Subject Property in the R-5 Single-Family Residential Zoning District. The requested amendment would allow additions to the existing church located on the Subject Property; and
2. Approval of the following **zoning variations**:
 - a. **Roofed Lot Coverage (RLC)** 13,374 square feet, whereas a maximum of 10,677.25 square feet is permitted, a variation of 2,696.75 square feet (25.26%) [Section 17.30.030 – Intensity of Use of Lot] [Note: The existing improvements currently consist of 9,329 square feet. The proposed additions would add 4,045 square feet of RLC];
 - b. **Gross Floor Area (GFA)** of 25,009 square feet, whereas a maximum of 11,638.07 square feet is permitted, a variation of 13,370.93 square feet (114.89%) [Section 17.30.040 – Maximum Building Size] [Note: The existing improvements currently consist of 18,812 square feet. The proposed additions would add 6,197 square feet of GFA];
 - c. **Front Yard Setback (Ridge Avenue)** of 32.5 feet to the reconfigured parking lot, whereas a minimum of 47.01 feet is required, a variation of 14.51 feet (30.86%) [Section 17.30.050 – Front and Corner Yard Setbacks] [Note: The existing parking lot currently provide a front yard setback of 30 feet]; and
 - d. **Corner Yard Setback (Cherry Street)** of 19.5 feet, whereas a minimum of 30 feet is required, a variation of 10.5 feet (35%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Applicant has also submitted the following applications:

- **Final Plat of Subdivision** to consolidate the two existing lots known as 440 Ridge Avenue and 760 Cherry Street into a single lot of record;

- **Special Use Permit** to allow the consolidation of 440 Ridge Avenue and 760 Cherry Street, which results in a lot that is greater than two times the minimum required lot size and minimum average lot width for a corner lot in the R-5 Single Family Residential Zoning District;
- **Certificate of Appropriateness** for the design of the proposed additions and site improvements; and
- **Demolition** application to demolish the existing residence and detached garage located at 760 Cherry Street.

The Historic Preservation Commission (HPC) considered the demolition application for 760 Cherry Street on August 5, 2024; by a vote of 4-0, the Commission required a Historical Architectural Impact Study (HAIS). On March 3, 2025, the HPC reviewed the HAIS, by a vote of 5-0, the HPC found the home not to be significant and allowed the demolition to proceed without delay.

The Plan Commission considered the Final Plat of Subdivision and both special use permits at its October 23, 2024, and March 13, 2025, meetings. At the March Plan Commission meeting, by a vote of 4-0, the Commission recommended approval of the request. Details regarding the Plan Commission's consideration are provided later in this report.

The Design Review Board (DRB) considered a certificate of appropriateness at its June 20, 2024, and September 19 meetings. At the September DRB meeting, by a vote of 5-0, the DRB recommended approval of the design of proposed additions and site improvements. However, the proposed additions and site improvements changed during the Plan Commission's review. Given the extent of the changes to the design of the proposed additions and site improvements the DRB will need to consider the amended plans. The DRB is scheduled to consider the amended plans on April 17, 2025.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the public hearing before the ZBA. The hearing was also properly noticed in the *Winnetka Talk* on March 27, 2025. Additionally, a public notice sign was posted on the Subject Property informing the public of the April 14 ZBA meeting. 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 E**. The Applicant has also provided a statement of support signed by members of Grace Presbyterian Church and a letter from a neighbor in support of the amended plans, who had previously provided comments in opposition to the original plans, which are included in **Attachment A**.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

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

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

The 440 Ridge Avenue lot contains Grace Presbyterian Church of the North Shore, which contains approximately 18,812 square feet of gross floor area and 9,329 square feet of roof lot coverage, and a parking lot. The 760 Cherry Street lot contains a two-story single-family residence and a detached garage. The existing parcels and improvements are depicted on the following page in Figure 1. The Applicant desires to consolidate its two existing lots into one lot of record that would measure 42,709 square feet

(0.98 acres) and demolish the existing residence and detached garage at 760 Cherry Street, in order to construct additions to the existing church.



Figure 1 – Two Existing Lots

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



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

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

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

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

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

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

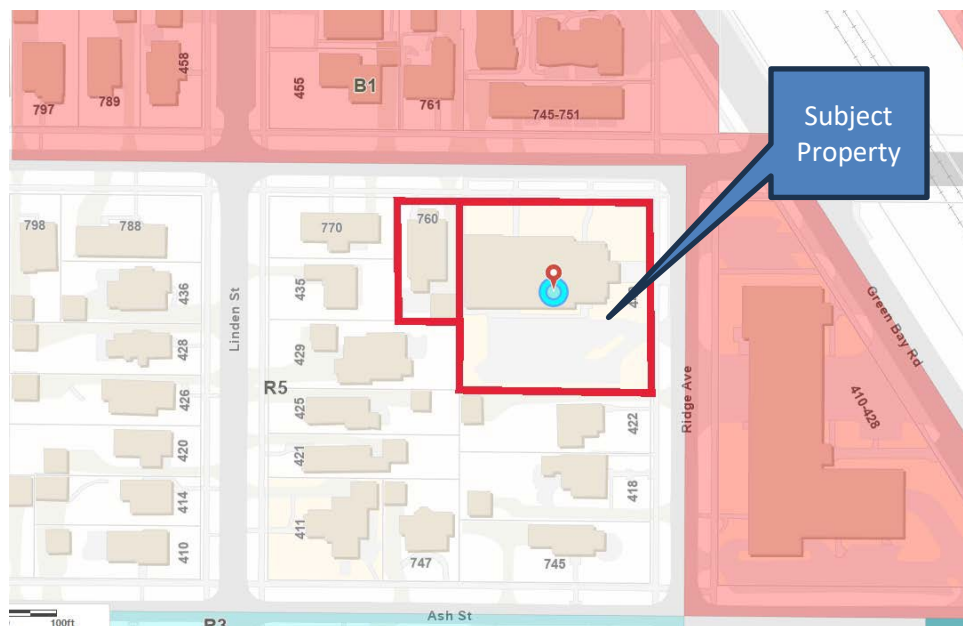


Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

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

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

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



Figure 4 – Grace Presbyterian Church – East Façade



Figure 5 – Grace Presbyterian Church – North Façade



Figure 6 – Grace Presbyterian Church – South Façade



Figure 7 – Grace Presbyterian Church – West Façade

PROPOSED PLAN

The Applicant is proposing the following improvements on the proposed lot to accommodate existing programming and administrative functions: (i) a two-story, as well as a one-story addition on the south side of the existing church; (ii) a two-story addition on the north side of the existing church; and (iii) reconfiguration of the existing parking lot.

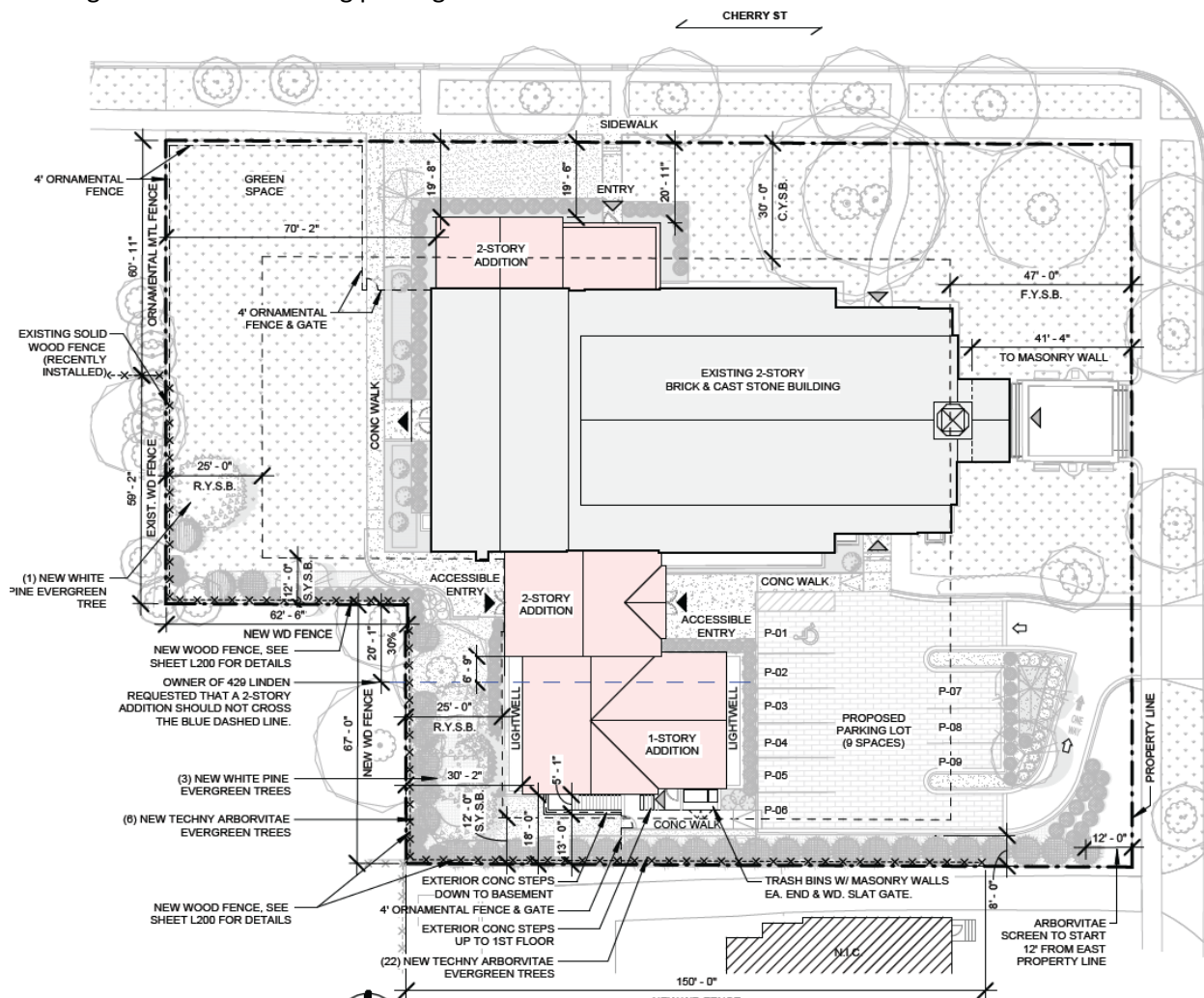


Figure 10 – Proposed Site Plan

South Addition. The proposed south addition would be constructed over a portion of the existing parking lot. As described by the Applicant in the attached application materials provided in **Attachment A**, the Applicant finds the current programming space, including administrative and office activities, as well as Sunday worship and children's ministry, to be outdated, undersized, and inaccessible for people with mobility challenges. The Applicant's goal with the south addition is to provide an accessible entrance into the existing church building, new and updated youth space, and new multi-purpose space.

On the first floor, the addition would include a lobby with an elevator and a multi-purpose room, as the church's existing multi-purpose room would be remodeled to provide updated youth space to meet the needs of existing programming. The basement of the proposed addition would also include youth space. A portion of the south addition (1,119 square feet) would be two-stories, this second-floor area would be located above the proposed lobby and consist of a lounge area for older children, an elevator, and stairwell. The south addition represents an increase in roofed lot coverage of approximately 3,011 square feet and 4,129 square feet of gross floor area.

North Addition. The Applicant is also proposing a two-story addition on the north side of the existing church. The first floor of this addition would consist of an office and nursery, the second floor would have additional office space. This addition represents an increase in roofed lot coverage of approximately 1,034 square feet and 2,068 square feet of gross floor area. The proposed additions are shaded pink in Figure 10 on the previous page.

In total, the proposed additions represent an increase in roofed lot coverage of 4,045 square feet of roofed lot coverage and 6,197 square feet of GFA.

Parking Lot. The existing parking lot that currently accommodates 19 vehicles would be reduced in size to allow for the proposed south addition. The reconfigured lot would accommodate 9 vehicles, one of which would be an accessible space. The proposed parking plan results in a loss of 10 on-site parking spaces. As will be discussed later in this report, the Applicant had originally proposed a new parking lot, accessed from Cherry Street, on the west side of the existing church building that would have accommodated 11 vehicles. However, after hearing comments and concerns of the Plan Commission and the public, the Applicant eliminated the previously proposed west parking lot.

An excerpt of the proposed site plan is provided in Figure 10 on the previous page, excerpts of the proposed first and second floor plans, renderings of the proposed improvements, as well as aerial perspectives are provided below and on the following pages as Figures 11 through 17. The complete set of plans is provided in the application materials provided in **Attachment A**.

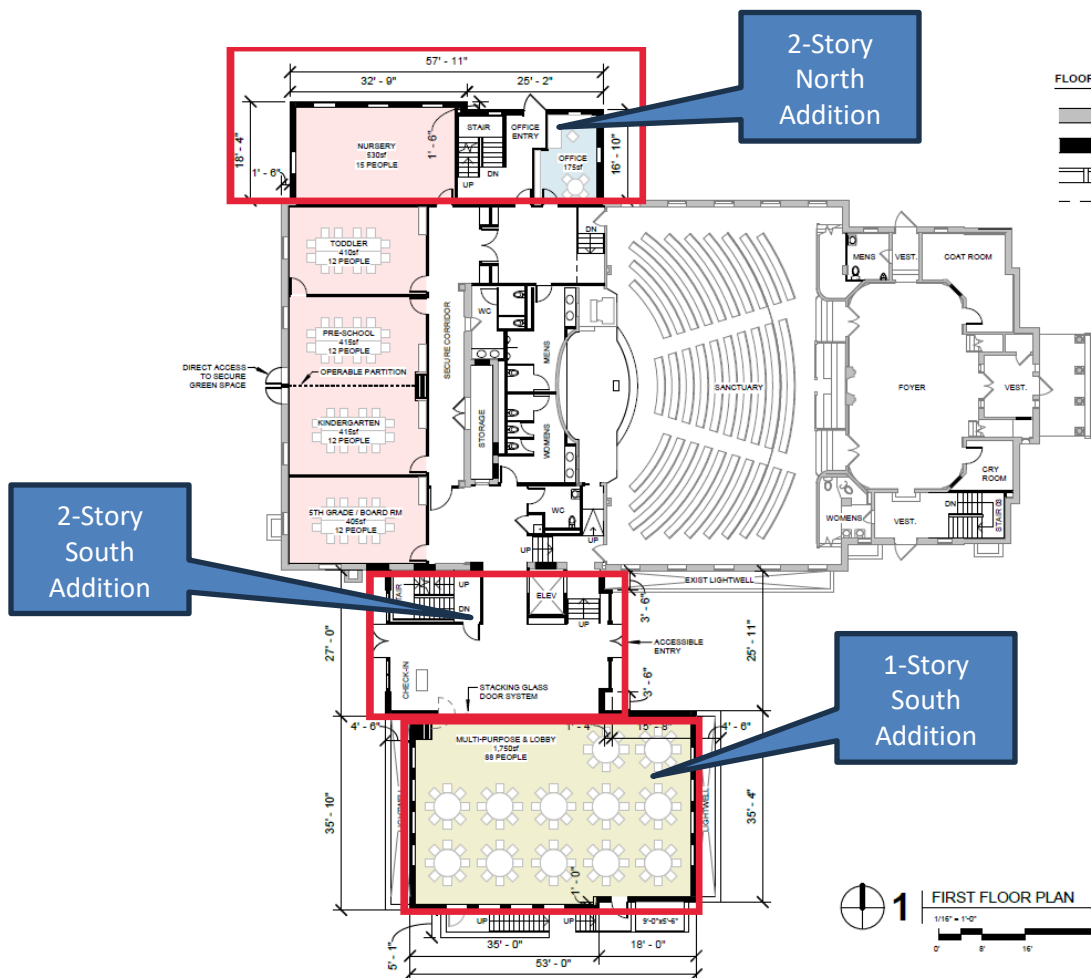


Figure 11 – Proposed First Floor Plan

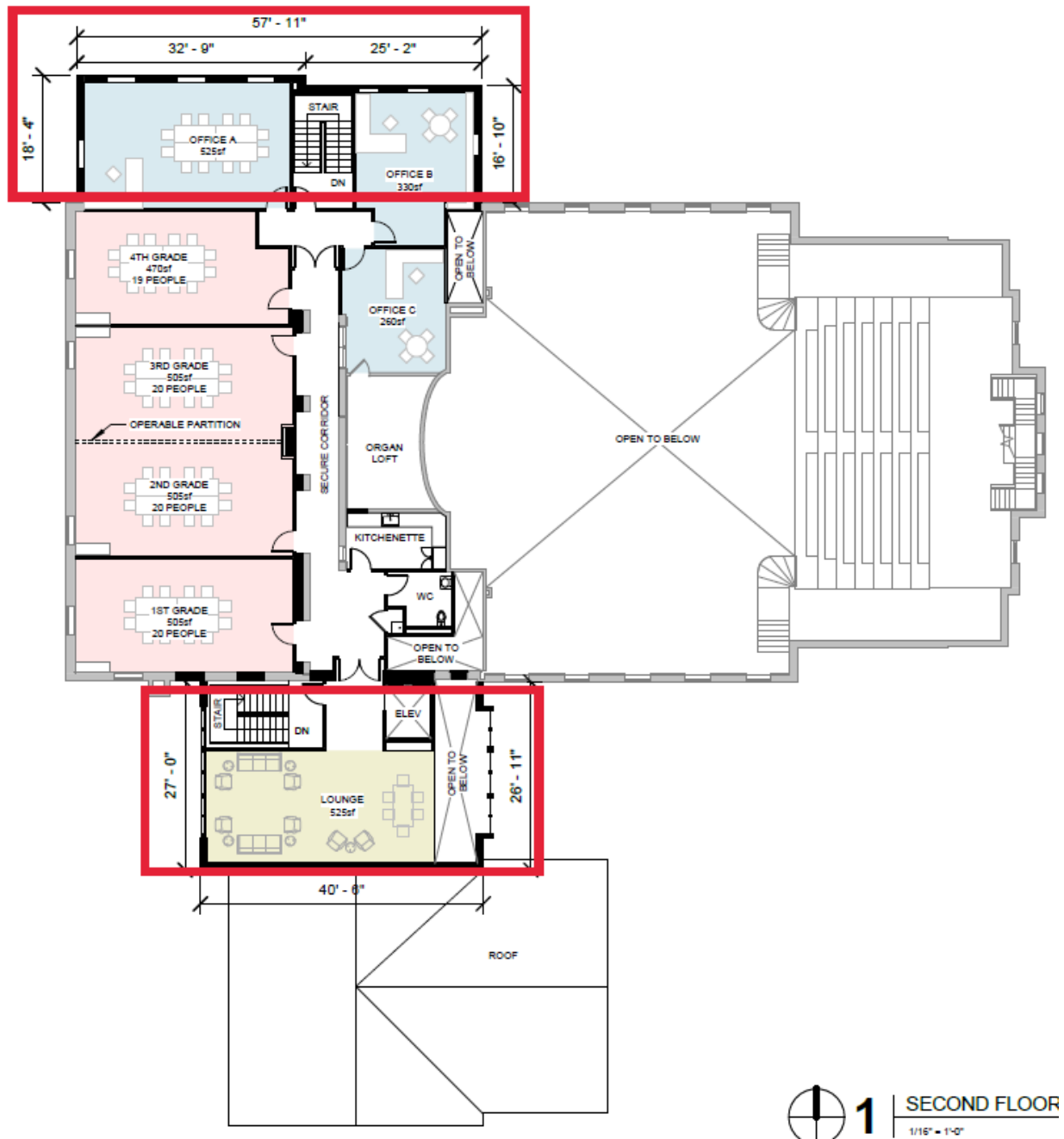


Figure 12 – Proposed Second Floor Plan



Figure 13 – Rendering of East Façade



Figure 14 - Rendering of North Façade



Figure 15 – Rendering of West Elevation



Figure 16 – Southeast Aerial Perspective



Figure 17 – Northwest Aerial Perspective

Landscaping and Hardscape. Included in the application materials is a proposed landscape plan (Figure 18) and plant schedule. The Applicant intends to provide vegetation screening along the west and south property lines with a variety of evergreen and canopy tree plantings to obstruct views of the proposed south addition. Landscape screening is also proposed for the parking lot.

The parking lot would be constructed of permeable pavers. A new continuous 6-foot-tall solid wood fence is proposed along a portion of the west and south property lines. A 4-foot ornamental metal fence is also proposed to enclose the open green space west of the church.

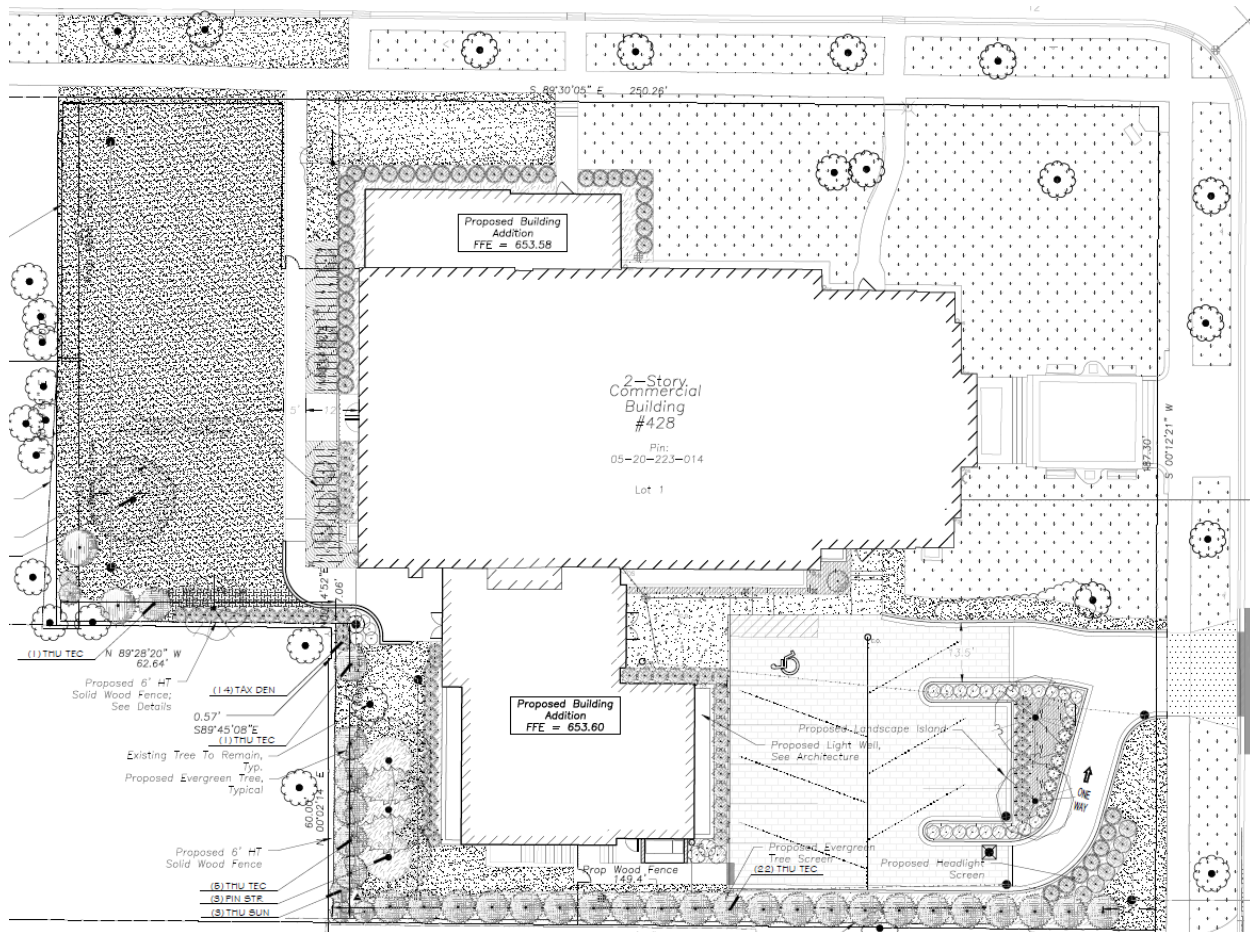


Figure 18 – Proposed Landscape Plan

STORMWATER

The Applicant has submitted preliminary engineering plans, which include stormwater volume control storage under the permeable paver parking lot. These preliminary plans have been reviewed by the Village's Director of Engineering for compliance with Engineering Department requirements. **Attachment C** includes the Director of Engineering's memo regarding the preliminary engineering plans, as well as the traffic and parking analysis prepared by Eriksson Engineering Associates, and notes that:

- *Because the existing combined parcels have a total impervious area of 24,479 s.f., and the proposed development reduces this impervious area by more than 3,400 s.f., and because the maximum permittable impervious area is below the maximum allowable rate, stormwater detention is not required.*
- *The Engineering Department will work with the development to ensure that the collected stormwater system does not impact the existing storm sewer.*
- *Based on the preliminary review of the design, the Engineering Department believes that all permitting requirements can be met as part of the final permitting approval process.*

Though the project is not required to provide additional on-site stormwater volume control in the form of stormwater detention, the Village stormwater standards require the Applicant to design the site such that surface stormwater drainage does not negatively impact the adjacent properties.

Figure 19 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain and the orange represents the 500-year floodplain.



Figure 19 – GIS Floodplain Map

REQUESTED ZONING RELIEF

Four variations are being requested to allow the proposed improvements on the proposed larger lot to: (i) exceed the maximum permitted roofed lot coverage; (ii) exceed the maximum permitted gross floor area; (iii) provide less than the minimum required front yard setback from Ridge Avenue; and (iv) provide less than the minimum required corner yard setback from Cherry Street. The existing church and site improvements on the 440 Ridge Avenue lot are currently nonconforming with respect to: (i) roofed lot coverage; (ii) gross floor area; (iii) the front yard setback; and (iv) rear yard setback. Additionally, the existing improvements on the 760 Cherry Street lot are currently nonconforming with respect to: (i) roofed lot coverage; (ii) impermeable lot coverage; (iii) front yard lot coverage; (iv) gross floor area; (v) front yard setback; (vi) detached garage rear yard setback; and (vii) building line articulation. All existing improvements on the 760 Cherry Street parcel would be removed to accommodate the Applicant's proposed improvements.

Roofed Lot Coverage (RLC). The existing church parcel (440 Ridge) currently contains 9,329 square feet of RLC, exceeding the maximum permitted RLC for the existing lot by 528.25 square feet (6%). The existing improvements on the 760 Cherry Street parcel currently consist of 2,245.79 square feet of RLC, exceeding the maximum permitted RLC for this existing lot by 219.1 square feet (10.81%).

The proposed consolidation of the two existing lots will create a lot area that would allow a maximum RLC of 10,677.25 square feet (25% of the lot area). The proposed additions represent an increase in RLC of 4,045 square feet, bringing the total RLC to 13,374 square feet, requiring a variation of 2,696.76 square feet (25.26%). Taking into consideration the existing improvements on the 760 Cherry Street parcel, which would be removed entirely, the net increase in RLC is approximately 1,800 square feet.

Gross Floor Area (GFA). The existing church parcel currently contains 18,812 square feet of GFA, exceeding the maximum permitted GFA for the existing lot by 8,901 square feet (89.81%). The existing improvements on the 760 Cherry Street parcel currently consist of 3,715.63 square feet of GFA, exceeding the maximum permitted GFA for this existing lot by 713.13 square feet (23.75%).

The proposed consolidation of the two existing lots would create a lot area that will allow a maximum GFA of 11,638.07 square feet. The proposed additions represent an increase in GFA of 6,197 square feet, bringing the total GFA to 25,009 square feet, requiring a variation of 13,370.93 square feet (114.89%). Taking into consideration the existing improvements on the 760 Cherry Street parcel, which would be removed entirely, the net increase in GFA is approximately 2,481 square feet.

Front Yard Setback (Ridge Avenue). The existing parking lot, accessed from Ridge Avenue, currently provides a front yard setback of 30 feet from the east property line along Ridge Avenue, encroaching into the required setback of 47.01 feet (the average front yard setback provided on the block) by 17.01 feet (36.18%). The proposed reconfigured parking lot would provide a setback of 32.5 feet, requiring a variation of 14.51 feet (30.86%).

Corner Yard Setback (Cherry Street). The proposed addition on the north side of the existing church would provide a corner yard setback of 19.5 feet, whereas a minimum of 30 feet is required, a variation of 10.5 feet (35%). The existing residence at 760 Cherry Street currently provides a front yard setback from Cherry Street of 13.87 feet, encroaching into the required setback of 30 feet by 16.13 feet (53.77%).

Tables 1 and 2 below and on the following page summarize the proposed improvements on the consolidated lot, indicating the extent to which the proposed improvements comply with or fall short of the zoning requirements.

Table 1 – Zoning Building Size Requirements		Proposed Consolidated Lot	<i>Existing Lot 440 Ridge Avenue</i>	<i>Existing Lot 760 Cherry Street (to be torn down)</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	11,638 sq. ft.	9,911 sq. ft.	3,002.5 sq. ft.
	GFA provided by existing structures or to be provided	25,009 sq. ft. VARIATION OF 13,370.93 S.F. (114.89%)	18,812 sq. ft. EXISTING NONCONFORMING	3,716 sq. ft. EXISTING NONCONFORMING
	Maximum Allowed Roofed Lot Coverage (RLC)	10,677.25 sq. ft.	8,800.75 sq. ft.	2,026 sq. ft.
	RLC provided by existing structures or to be provided	13,374 sq. ft. VARIATION OF 2,696.75 S.F. (25.26%)	9,329 sq. ft. EXISTING NONCONFORMING	2,246 sq. ft. EXISTING NONCONFORMING
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	21,345.5 sq. ft.	17,601.5 sq. ft.	3,753.12 sq. ft.
	ILC provided by existing structures or to be provided	21,074 sq. ft.	20,670.2 sq. ft. EXISTING NONCONFORMITY	5,000 sq. ft. EXISTING NONCONFORMING

Table 2 Zoning Setback Requirements		Proposed Consolidated Lot	Existing Lot 440 Ridge	Existing Lot 760 Cherry
SETBACK REQUIREMENTS	Minimum Required Front Yard Setback	47.01 feet	47.01 feet	30 feet
	Front yard provided existing structures or to be provided	32.5 feet (parking lot) VARIATION OF 14.51 FT (30.86%)	30 feet (existing parking lot) EXISTING NONCONFORMING	13.27 feet EXISTING NONCONFORMING
	Minimum Corner Yard Setback	30 feet	30 feet	N/A
	Corner yard provided by existing structures or to be provided	19.5 feet VARIATION OF 10.5 FT (35%)	37.68 feet	N/A
	Minimum Required Side Yard	12 feet	12 feet	6.25 feet
	Minimum side yard provided by existing structures or to be provided	18 feet (proposed addition)	76.24 feet	14.63 feet
	Minimum Required Rear Yard	25 feet	25 feet	18.02 feet
	Rear yard provided by existing structures or to be provided	25.67 feet (proposed addition)	3.32 feet EXISTING NONCONFORMING	31.02 feet

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

Details regarding the Historic Preservation Commission review are provided on the second page of this report.

Design Review Board (DRB). The DRB first considered a Certificate of Appropriateness for proposed additions and site improvements on June 20, 2024. After hearing presentations by Village staff and by the Applicant, the DRB heard from ten residents who are neighbors of the church. All spoke in opposition to the proposed plan as presented. Their concerns mainly focused on the requested zoning relief; however, some of their comments focused on the proposed design in terms of where the on-site parking, and the proposed additions should be located, and the impact on the character of the residential neighborhood. The DRB then discussed the project. The members suggested: (a) providing more details on the proposed windows; b) providing a better comparison of the proposed brick and the existing brick; (c) elimination of the northern loop to the east parking lot; (d) further refinement to the fenestration on the south building elevation; (e) providing a pedestrian view of the rooftop mechanical equipment and screening; (f) bollard light fixtures that are more neighbor friendly (not so tall); (g) possible shift of north addition to the east to break up the west wall; (h) more thought given to having one consistent fence on the site; and (i) use of natural stone rather than cast stone. Ultimately, by a vote of 5-0, the DRB continued the item to the next DRB meeting on July 18 to provide the applicant time to address the comments of the DRB.

After two subsequent continuations requested by the Applicant in order to continue its dialogue with the neighbors, the DRB considered an amended Certificate of Appropriateness on September 19. After hearing a summary from staff and a presentation by the Applicant, four members of the public addressed

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

As noted earlier in this report, due to the extent of the changes in the design of the proposed improvements during the Plan Commission's review of the Applicant's request, the DRB is scheduled to consider the amended plans, which are currently being considered by the ZBA, on April 17.

Plan Commission (PC). On October 23, 2024, the PC commenced a public hearing on the Applicant's subdivision and special use permit applications to allow the proposed large lot consolidation and construction of additions to the existing church, as well as a new parking lot. After hearing presentations by Village staff and by the Applicant, the Commission heard from nine (9) members of the public. All of the nearby residents spoke in opposition to the project due to concerns related to the scale of the proposed addition, the location of the proposed addition, and safety on Cherry Street with the introduction of a parking lot accessed from Cherry Street, and the project's compatibility with the residential neighborhood. The few who spoke in support of the project were community members who were also members of the church.

After hearing from the public, Commission members discussed the application and found that the plan as currently proposed had issues that needed to be addressed in order for the Commission to make a recommendation on the application. The issues identified by the Commission were: (i) traffic safety on Cherry Street from vehicles entering and exiting the proposed parking lot on Cherry Street; (ii) scale of the south addition; (iii) location of the south addition; and (iv) the need for additional landscaping. The Applicant was agreeable to continuing the item to try to address the concerns voiced by the neighbors and the Commission. Ultimately, by a vote of 5-0, the Commission continued the item to the Plan Commission meeting on December 18, to provide the Applicant time to work with the neighbors and address the comments of the Commission.

Prior to the December 18 Commission meeting, the Applicant requested its application be continued to the February 26, 2025, meeting in order to have additional time to review its proposed plans and work to address comments and concerns of the neighbors and Commission. At the December 18 meeting, the Commission granted the Applicant's request and continued the item to the February 26 meeting. Then, due to the Commission's scheduled consideration of the Centennial Park and Beach special use permit application, the Applicant's item was continued to a special meeting of the Commission on March 13.

In response to Commission members' comments at the October 23 Plan Commission meeting, the Applicant made significant changes to its proposed plans (e.g., increased the building setback along the southerly property line, reduced the height and bulk of the south addition, and eliminated the proposed parking lot on the 760 Cherry property). At the March 13 PC meeting the Applicant also presented an amended landscape plan that included additional landscaping along the west and south property lines, as well as in the southwest corner of the site where the west parking lot was previously proposed.

After hearing a presentation by staff and a presentation by the Applicant, the Commission heard from 11 members of the public. One neighbor spoke in full support of the request, while five nearby residents spoke in opposition. The remaining members of the public who spoke were residents and members of the church and were in favor of the project. After hearing from the public, the Commission members discussed the substantial changes made by the Applicant to address comments of the Commission and neighbors, and **by a vote of 4-0, recommended approval of the request.**

It is worth noting that the Applicant's original request that was considered by the DRB and Plan Commission also included variations to exceed the maximum permitted impermeable lot coverage and to provide less than the minimum required area for an off-street parking space. However, as a result of the elimination of the proposed west parking lot on Cherry Street and further reconfiguration of the existing parking lot on Ridge Avenue, the proposed improvements no longer exceed the maximum permitted impermeable lot coverage and the parking spaces comply with the minimum area for on-site parking spaces.

FINDINGS & RECOMMENDATION

The ZBA is charged with evaluating Special Uses for consistency with the six standards for granting special use permits, as well as evaluating Variations for consistency with the eight standards for granting of zoning variations. In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit and variations meet the standards for granting such zoning relief. The Applicant has also provided a traffic and parking analysis prepared by Eriksson Engineering Associates (**Attachment B**). The analysis concluded that:

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

The Village Engineer has reviewed the analysis and is in agreement with this finding, as noted in his memo provided in **Attachment C**.

After hearing from the Applicant and the public, the Board may decide to take action on one or 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; or
- 2) Consider a motion recommending approval or denial of the Special Uses and Variations. If the Board is prepared to make a recommendation to the Village Council regarding the requested relief, a Board 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 an amendment to the existing special use granted by Ordinance M-151-83 and Resolution-793-83 to allow construction of additions and site improvements to the existing church on the Subject Property.

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

1. The proposed improvements **are consistent [are not consistent]** with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
 - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.
2. The requested **Zoning Variations** to allow:
 - a. **Roofed Lot Coverage (RLC)** 13,374 square feet, whereas a maximum of 10,677.25 square feet is permitted, a variation of 2,696.75 square feet (25.26%) [Section 17.30.030 – Intensity of Use of Lot];
 - b. **Gross Floor Area (GFA)** of 25,009 square feet, whereas a maximum of 11,638.07 square feet is permitted, a variation of 13,370.93 square feet (114.89%) [Section 17.30.040 – Maximum Building Size];
 - c. **Front Yard Setback (Ridge Avenue)** of 32.5 feet to the reconfigured parking lot, whereas a minimum of 47.01 feet is required, a variation of 14.51 feet (30.86%) [Section 17.30.050 – Front and Corner Yard Setbacks]; and
 - d. **Corner Yard Setback (Cherry Street)** of 19.5 feet, whereas a minimum of 30 feet is required, a variation of 10.5 feet (35%) [Section 17.30.050 – Front and Corner Yard Setbacks].

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

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Traffic & Parking Analysis Provided by Applicant

Attachment C: Director of Engineering/Village Engineer Bernahl's Memo

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

Attachment E: Public Correspondence

ATTACHMENT A

Statement in Support of Special Use, Variation, and Subdivision Applications Submitted by Grace Presbyterian Church of the North Shore 760 Cherry Street and 440 Ridge Avenue, Winnetka, Illinois

1. Background.

A. General.

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

B. Proposed Improvements.

The Applicant desires to construct: (a) a one and two-story addition to the south elevation of the Existing Building (the “**South Addition**”); (b) a two-story addition to the north elevation of West Hall (the “**North Addition**”); and (c) new fenced green space on the Cherry Property (the “**Green Space**”) (collectively, the South Addition, the North Addition, and the Green Space are the “**Proposed Improvements**”). The Proposed Improvements are depicted on the plans (the “**Plans**”) enclosed with this Statement in Support of Special Use, Variation, and Subdivision Applications (this “**Statement**”). The South Addition would be constructed over a portion of the Existing Parking Lot, which would be reduced from 19 spaces to 10 spaces.

The Applicant has revised its plans for the Proposed Improvements multiple times in response to comments from the Village and neighboring property owners, as further described below. Compared to previous versions of plans for the Proposed Improvements, the Applicant’s current plans reduce the height and floor area of the South Addition, increase the floor area of the North Addition, and replace the previously proposed surface parking lot on Cherry Street with the Green Space. By shifting floor area from the South Addition to the North Addition, the current plans substantially reduce any impact on adjoining property owners related to the height, bulk, and density of the Proposed Improvements. Substituting the Green Space for surface parking on the Cherry Property also addresses previous concerns about traffic and safety on Cherry Street, while reducing the total area of impermeable surface lot coverage on the Property to a level permitted by right, eliminating one of the previously-requested variations. The Applicant has also redesigned the surface parking lot located on the Ridge Property so that the dimensions of the parking spaces comply with the requirements of residential parking spaces in the Village, eliminating a second previously-requested variation.

C. Applications Submitted.

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

D. Land Use Context.

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

Moreover, the Village’s fire and police department building is located across Ridge Avenue to the east of the Property. Green Bay Road is also located less than one block east of the Property. Green Bay Road is a major thoroughfare that features a mix of multi-family residences, institutional uses (such as the North Shore County Day School to the southeast and the Winnetka Public Library and Village Hall to the northwest of the Property), and commercial uses. Adjacent to Green Bay Road is the Union Pacific North railroad right-of-way, which carries Metra train traffic to and from Chicago and points north.

E. Applicant’s Use of the Property.

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

- Sunday worship services: Sundays at 10:00 a.m. Average attendance of 262 people per service, including attendees of Sunday school.

- Sunday school: Sundays during worship services.
 - Nursery for children 0-23 months staffed with professional childcare workers. Currently located on second story of the south side of West Hall.
 - Toddler classroom for children ages 2-3 years. Currently located on the second story of the north side of West Hall.
 - Pre-K and Kindergarten classroom for children ages 4-5 years. Currently located on the lower level of the Existing Building.
 - 1st grade through 4th grade classroom. Currently located on main level of West Hall.
- Children’s program for Pre-K to 4th grade, which includes Bible teaching, activities, and games. Wednesdays from 6:00 p.m. – 7:15 p.m. Currently located on the main level of West Hall and within the Sanctuary. Approximately 40 participants.
- Middle school program for 6th to 8th grade, which includes games, fellowship, and Bible teaching. Sunday nights from 5:30 p.m. – 7:00 p.m. Currently located on main level of West Hall. Together with high school program, below, approximately 40 participants.
- High school program, which includes games, fellowship, and Bible teaching. Sunday nights from 5:30 p.m. – 7:00 p.m. Currently located in the foyer of the Existing Building. Together with the middle school program, above, approximately 40 participants.
- Men’s ministry, which features bible study. Wednesday from 6:30 a.m. to 7:30 a.m. Currently located on the main level of West Hall. Approximately 15 participants.
- Women’s ministry, which features bible study and related activities. Thursdays from 9:30 a.m. – 11:00 a.m. Currently located on the main level of West Hall. Child care is provided in the main level of West Hall. Approximately 30 participants.
- Moms in Prayer program. Mondays from 11:00 a.m. – noon. Currently located on the main level of West Hall. Approximately 4 participants.
- “Tuesdays at 12:00 p.m.” prayer program. Tuesdays from 12:00 – 12:30 p.m. Currently located on the main level of West Hall. Approximately 10 participants.

2. Purpose of Proposed Improvements.

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

The spaces within the Existing Building where the Applicant conducts its Programming, administrative, and office activities – including Sunday worship, Children’s Ministry, Middle School Ministry, and High School Ministry – are undersized and outdated, with insufficient space, facilities, and features to effectively deliver the existing Programming and perform related

activities. Some of the Programming is conducted in spaces not designed for that purpose, such as the foyer and basement of the Existing Building. Regrettably, spaces throughout the Existing Building are also inaccessible to people with disabilities. Although churches are not subject to the “public accommodation” requirements of the Americans with Disabilities Act (“ADA”), the Applicant strongly believes that the Existing Building and Proposed Improvements should be inclusive of and welcoming to all people. The Applicant therefore desires to renovate the Existing Building and construct the Proposed Improvements to comply with the accessibility requirements set forth in the ADA. After the Proposed Improvements are completed, the Applicant will be able to provide its Programming and perform its activities in state-of-the art spaces that better serve and accommodate the needs of the entire community. The community, in turn, will benefit by having access to the Proposed Improvements and the Applicant’s improved Programming.

3. Use of the Cherry Property.

Village staff, Village officials, and neighboring property owners have asked whether the Applicant considered constructing an addition on the Cherry Property instead of the Ridge Property, but unfortunately that alternative is not feasible. A utility easement containing aboveground utility facilities is located along the property line between the Ridge Property and the Cherry Property. The utility facilities extend to the north and south of the Property. The Applicant studied whether it could construct an addition connected to the Existing Building on the Cherry Property by burying or relocating the utility facilities, but neither approach is viable.

Burying the utilities underground within the existing easement is not feasible because utility companies will need access to the easement area in order to operate and maintain their facilities. To assure such access, the Applicant would not be able to construct a building or other improvements over the easement area. Any building on the Cherry Property, therefore, could not be physically connected to the Existing Building. A separate building does not satisfy the Applicant’s objectives of enlarging and retrofitting the Existing Building to comply with ADA requirements and providing a unified and updated facility for Programming.

Relocation of the utility facilities is also not feasible. The relocated utility route would need to go around the Cherry Property, which would require technical approval by each of the utility companies and new easements to be granted by adjacent property owners, any of which may not be granted. Even if all approvals were eventually granted, the process would be costly and time-consuming. As a non-profit religious organization that relies on member contributions, the Applicant’s financial resources are limited and already strained by the entitlement process. The Applicant has also already delayed its original development schedule. The uncertainty, cost, and delay associated with relocation are prohibitive.

In addition, from a design perspective the dimensions of the Cherry Property and its location in relation to the Existing Building are not suitable for constructing an addition. The Cherry Property is relatively narrow and deep and is located behind the length of the west elevation of the Existing Building. The floorplate of any addition on the Cherry Property would limit the configuration of classrooms, internal access and circulation, light, and accessibility for people with disabilities. These design constraints would not allow for the modern, functional, accessible space that the Applicant seeks to provide.

Finally, building an addition on the Cherry Property, rather than the South Addition, would merely shift any impact to different neighbors, not address underlying comments related to height, bulk, and density. The Cherry Property directly abuts two properties with single-family homes located to the west and one property with a single family home located to the south. Constructing an addition on the Cherry Property would affect those properties, rather than the properties located to the south and west of the South Addition.

In contrast, the current proposal directly mitigates comments about height, bulk, and density. The reduced height and gross floor area of the South Addition, combined with a larger south setback, reduces any impact that the South Addition may have on adjacent property owners. At the same time, unlike a potential building on the Cherry Property, the North Addition has little impact on neighbors because it does not directly abut any adjacent property owners. Indeed, the open green space currently proposed for the Cherry Property will provide a buffer between adjacent property owners to the west of the Existing Building and the North Addition.

4. Community Engagement: Incorporating Neighbor and Village Comments.

As a religious organization, the Applicant's mission is to serve the community, and the Applicant believes strongly in being a good neighbor. In fact, the Applicant's mission statement is: "Welcome our neighbors, and grow together in Christ and serve God in our community and the world." For more than 15 months, the Applicant has in good faith engaged with the Village and neighboring property owners to seek comments regarding the Applicant's proposed designs. The Applicant has revised its plans multiple times to address comments received. The current proposal reflects extensive discussion and revision. The Applicant believes that the current plans for the Proposed Improvements reasonably and substantially address the Village's and neighbors' comments, while also satisfying the Applicant's programmatic needs.

A. Engagement Before Initial Application.

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

The Applicant took these comments seriously and undertook substantial good faith efforts to address them before filing its application. First, the Applicant engaged a traffic and parking engineer to prepare a study to evaluate traffic and parking conditions at the Property. The study showed that existing traffic and parking capacity exceeds demand. The Proposed Improvements

will not increase traffic and parking demand and, therefore, existing traffic and parking capacity is more than sufficient to accommodate the Applicant's Programming.

Second, the Applicant significantly reduced the proposed height, bulk, and density of the South Addition shown on its initial plans. Although the initial plans for the South Addition complied with the height regulations of the R-5 District, the Applicant reduced the height of the South Addition by half a story (from 2 ½ stories to 2 stories), reduced the floor area of the South Addition by 1,841 square feet (from 8,231 square feet to 6,390 square feet), and increased the setback from the south lot line of the Property by 4 feet (from 12 feet to 16 feet).

Third, to compensate for the reduction in floor area in the South Addition, the Applicant proposed the North Addition. The North Addition faces Cherry Street and does not abut any neighboring properties. By shifting floor area from the South Addition to the North Addition, the revised Plans mitigated the impact of height, bulk, and density on adjacent single family homes, while providing approximately the same amount of space for the Applicant's Programming and administrative functions. The revised dimensions of the South Addition were comparable to the dimensions of a single-family home that could be constructed by right in the R-5 District, mitigating neighbors' concerns about the effect of the height, bulk, and density of the South Addition on neighboring property owners.

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

On May 23, 2024, the Applicant held a second pre-application meeting with Village staff to share the revisions made to the initial Plans. Shortly thereafter, the Applicant submitted formal applications for approval of a Certificate of Appropriateness, special use permits, the Variations, and a demolition permit to allow for construction of the Proposed Improvements. The Village scheduled the Applicant's application for a Certificate of Appropriateness for consideration by the Design Review Board on June 20, 2024.

B. Engagement After Initial Application and Design Review Board Meeting.

At the June 20, 2024 Design Review Board meeting, the Design Review Board and neighboring property owners made additional comments regarding the Applicant's Plans, in response to which the Applicant further revised the design of the Proposed Improvements. The Design Review Board expressed support for the overall design of the Proposed Improvements but requested the Applicant consider ways to cause the Proposed Improvements to appear more residential in character. Among other things, the Design Review Board requested the Applicant to break up the mass of the west elevation and soften the aesthetic of the South Addition through the incorporation of additional materials. Neighboring property owners also commented that, in their view, the Proposed Improvements had an institutional character.

After the June 20, 2025 Design Review Board meeting, the Applicant held meetings with groups of neighbors on June 20, 2024 and July 13, 2024. At these meetings, the Applicant listened to additional comments from neighbors about the Proposed Improvements. From July through September of 2024, the Applicant also held individual meetings with neighbors to have further dialogue about the Proposed Improvements. Further, during this time the Applicant closely examined the feasibility of constructing an addition over the utility easement and on the Cherry Property, which is not feasible for the reasons discussed in Section 3 of this Statement.

The Applicant took into account its extensive dialogue with neighbors and the Village and submitted revised plans for consideration by the Design Review Board. The revised plans included the following changes: (i) three options for the revised exterior design of the “entry link” portion of the South Addition to incorporate additional materials and create a more “residential” appearance; (ii) a new landscaping island in the parking lot located to the east of the South Addition to screen the South Addition from view along Ridge Avenue, along with additional landscaping around the perimeter of the South Addition; (iii) relocation of roof-top mechanicals into the gables of the South Addition to completely screen them from view; (iv) relocation of the North Addition to vary the mass of the west elevation; (v) new wooden fencing along the entire west lot lines of the Property; (vi) new light fixtures that are more “residential” in character and scale; and (vii) additional detail about proposed brick, stone, and window specifications.

The Design Review Board reviewed the revised plans submitted by the Applicant at its September 19, 2024 meeting and unanimously recommended approval of a Certificate of Appropriateness for the Proposed Improvements. Design Review Board members specifically acknowledged the Applicant’s responsiveness to comments made at the June 13, 2024 meeting and called out the extent to which the revised design was consistent with both the Existing Building and the character of the neighborhood.

Following the September 19, 2024 Design Review Board meeting, the Applicant invited neighbors to attend another group meeting on October 19, 2024 to continue dialogue with them. Unfortunately, none of the neighboring property owners attended that meeting.

C. Engagement After October 23, 2024 Plan Commission Meeting.

The Village scheduled the Proposed Improvements for review by the Plan Commission at its October 23, 2024 meeting, after which the Applicant again engaged in extensive dialogue with neighboring property owners and further revised plans for the Proposed Improvements. At the October 23, 2024 meeting, residents and Plan Commissioners expressed additional comments about the density of the South Addition, concerns about traffic safety on Cherry Street related to the previously-proposed surface parking lot on the Cherry Street Property, and views of the west elevation from neighboring properties. As before, the Applicant took these comments to heart and undertook another concerted effort to engage with neighbors and substantially revise the design of the Proposed Improvements to further address comments received.

As part of this effort, the Applicant contacted neighboring property owners individually to follow up on the comments made at the Plan Commission’s October 23, 2024 meeting. Without limitation, the Applicant engaged in the following dialogue with neighbors:

- The Applicant received a November 15, 2024 email from neighbor Chuck Murphy suggesting a meeting with a few neighbors to “explore mutually beneficial solutions.”
- On November 18, 2024, Pastor Marshall Brown spoke to Chris Crooks, whose house is located adjacent to, and to the south of, the proposed South Addition. Mr. Crooks commented that he was concerned about the height and location of the South Addition. He stated that a one-story South Addition would be his preference.
- Pastor Marshall Brown and church member Matt Dower met with Mr. Murphy on November 30, 2024 to follow up on Mr. Murphy’s November 15, 2024 email.
- The Applicant then hosted a group of neighbors consisting of Mr. Murphy, Mr. Crooks, and Steve Sanders for lunch at the church on December 1, 2024.
- Mr. Murphy, Mr. Crooks, and Mr. Sanders followed up on this meeting with a December 2, 2024 email describing specific comments regarding the previously submitted plans for the Proposed Improvements.
- On December 20, 2024, the Applicant hosted a second meeting with Mr. Murphy, Mr. Crooks, and Mr. Sanders to share a proposed revised plan that reduced the height of the South Addition from two stories to one and one half stories. The Applicant described how revisions to the plan addressed most of the comments that Mr. Murphy, Mr. Crooks, and Mr. Sanders previously provided.
- At the request of Mr. Murphy, Mr. Crooks, and Mr. Sanders, on December 27, 2024 the Applicant sent renderings of the proposed revised plans from locations on Ridge Avenue and Mr. Sanders’ back yard.
- On December 30, 2024, Mr. Crooks, Mr. Sanders, and Mr. Murphy informed the Applicant that they still did not support the revised plans for the Proposed Improvements. They expressed continued concern about views from Mr. Sanders’ lot looking east and the south setback of the South Addition.
- On January 1 and 2, 2025, the Applicant engaged in additional email correspondence with Mr. Crooks, Mr. Sanders, and Mr. Murphy seeking clarification regarding their comments.
- On December 13, 2024, the Applicant also hosted a meeting with Nancy Riddle at the church and toured the property with her. The Applicant explained the constraints of the Property and its programmatic goals and needs and listened to Ms. Riddle’s comments.
- On January 7, the Church met a second time with Ms. Riddle at the Winnetka Presbyterian Church on Willow Road. Ms. Riddle gave the Applicant a tour of that church and discussed its programming and drop-off roundabout.

As a result of the Applicant’s continued dialogue with neighbors, the Applicant has submitted additional substantial revisions to its plans for the Proposed Improvements.

First, the Applicant has further reduced the height of the South Addition. Since the pre-application meeting in November of 2024, the proposed height of southern-most portion of the South Addition (*i.e.*, the “primary building” component) has been reduced: from (a) two and one half stories and 36’9” during the pre-application meeting; to (b) two stories and 28’5” in the previous proposal reviewed by the Plan Commission; to (c) one story and 21’ in the current

proposal. The “entry link” portion of the South Addition (*i.e.*, the component connecting to the Existing Building) cannot be reduced in height because that location is the only reasonably feasible location where the elevator column can be constructed to provide ADA accessibility to all levels of the Existing Building. The most recent reduction in the height of the primary building component of the South Addition also required a change to the roof of the “entry link.” Previously, the “entry link” had a flat roof. With the reduced height of the “primary building” component of the South Addition, a flat roof for the “entry link” is no longer consistent with the aesthetic of the Existing Building. The current proposal, therefore, includes a peaked roof for the “entry link,” slightly increasing its height to 30’. For the most part, however, the height of the South Addition under the current proposal is substantially lower than previous proposals, demonstrating the Applicant’s responsiveness to neighbors’ comments.

Second, the Applicant further increased the setback between the southern edge of the South Addition and the southern lot line of the Property, creating greater distance between the South Addition and Mr. Crooks’ house. Since the pre-application meeting in November of 2024, the proposed south setback has been increased: from (a) 12’ during the pre-application meeting; to (b) 16’ feet in the previous proposal; and to (c) 18’ feet in the current proposal. Cumulatively, the Applicant has materially increased the south setback (by 50 percent in total), again showing its attention to neighbors’ concerns.

Third, the Applicant has substantially reduced the gross floor area of the “primary building” portion of the South Addition to address neighbors’ comments about density. The gross floor area of the “primary building” portion of the South Addition has been reduced: from (a) 7,404 s.f. during the pre-application meeting; to (b) 4,912 s.f. in the previous proposal; to (c) 1,925 s.f. in the current proposal. The gross floor area of the “primary building” portion of the South Addition is now equivalent to the gross floor area of a relatively modest, one-story single family home. The Applicant has shifted floor area from the South Addition, which directly abuts neighbors, to the North Addition, which does not abut neighbors. This approach further illustrates the Applicant’s efforts to reduce any impact on neighboring properties.

Fourth, in its current proposal, the Applicant eliminated the previously-proposed surface parking lot on the Cherry Property. At the last Plan Commission meeting, Commissioners and neighbors stated that traffic movements in and out of the proposed parking lot on the Cherry Property may create traffic conflicts that increase the risk of accidents. Additionally, neighbors expressed concerns about impermeable surface, stormwater runoff, and aesthetics. Given the adequate supply of off-street parking shown in the traffic study (see Section 5 of this Statement), the Applicant now proposes to use the Cherry Property as an attractive open green space. This change addresses Commissioners’ and neighbors’ comments about traffic, impermeable surface, stormwater, and aesthetics.

5. Traffic and Parking.

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

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

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

Eriksson has updated its study to reflect the elimination of the previously-proposed 11 accessory parking spaces on the Cherry Street Property and the further reconfiguration of the Existing Parking Lot. Although the Property will now be served by 10 off-street parking spaces, rather than 19, a reduction of 9 off-street parking spaces will not materially increase the impact of Church-related parking on the surrounding neighborhood. After the Proposed Improvements are constructed, a substantially identical number of vehicles will be travelling to and from the Property. The available supply of off-site and on-street parking documented in Eriksson's study remains more than adequate to provide parking during the Applicant's peak Sunday service hours and during all other times, when parking demand is significantly lower.

In the current version of the Applicant's plans, the surface parking lot located on the Ridge Property has been revised to comply with the required dimensions for parking spots in residential districts, thereby eliminating the need for a previously requested variation.

6. Height, Bulk, and Density.

As discussed above, the current proposal further reduces the height, bulk, and density of the "primary building" portion of the South Addition by shifting additional floor area to the North Addition and the Existing Building, where neighboring property owners are least affected. The following table summarizes changes made to the proposed design of the "building portion" of the South Addition in response to neighbors' comments.

	Height	GFA	South Setback
Pre-Application (11/2024)	2.5 stories 36'9"	7,404 s.f.	12'
After DRB (9/19/2024)	2 stories 28'5"	4,912 s.f.	16'
Current	1 story 21'0"	1,925 s.f.	18'

As currently proposed, the height, bulk, and density of the “primary building” component of the South Addition is comparable to, or smaller than, single family homes permitted by right in the R-5 District. The “primary building” is only one story and 21-feet tall. The south setback is 150% of the required setback. The gross floor area of “primary building” is only 1,925 square feet. Although the height of the “entry link” portion of the South Addition cannot be reduced because it houses the elevator column, that portion of the South Addition is located farther from adjacent single-family homes. Moreover, the new residential-style roofline of the “entry link” enhances its compatibility with nearby residences.

Additionally, the replacement of the proposed surface parking lot on the Cherry Property with open green space reduces the area of impermeable surface lot coverage on the Property, both as compared to previous proposals and as compared to existing conditions. As further discussed below, this change eliminates the existing legal nonconformity with respect to impermeable surface lot coverage and the need for a variation.

7. Special Use Standards.

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

In addition, pursuant to Section 17.30.010.H. of the Zoning Ordinance, the consolidation of any number of lots in a residential district that results in a lot that is greater than twice the applicable minimum lot size requires approval as a special use. The minimum lot size for a corner lot in the R-5 District is 8,900 square feet and the minimum lot size for an interior lot in the R-5 District is 8,400 square feet. Consolidation of the Ridge Property and the Cherry Property results in a lot that is 42,709 square feet and, therefore, requires a special use permit. The Applicant notes, however, that the Ridge Property is already more than twice the minimum lot size for a corner lot in the R-5 District, which is not unusual for a property devoted to an institutional use.²

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

² The Village Council recently adopted the requirement set forth in Section 17.30.010.H. of the Zoning Ordinance to regulate the creation of unusually large single-family residential lots through consolidation. The Ridge Property existed long before the Village Council adopted that requirement. Although the Ridge Property happens to be located in the R-5 District, the Ridge Property has supported an institutional use for more than 80 years. In contrast to a single-family residential lot, the lot area of the Ridge Property is not unusual for an institutional use. Application of

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

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

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

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

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

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

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

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

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

Section 17.30.010.H. of the Zoning Ordinance to the Ridge Property, therefore, does not relate to the intended purpose of that section.

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

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

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

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

As stated in Eriksson's study, existing traffic and parking infrastructure is sufficient to minimize pedestrian and vehicular traffic congestion in the public ways. As discussed above, the Applicant does not expect the Proposed Improvements to create new parking demand or materially increase traffic. The existing and proposed parking supply provides adequate capacity to accommodate vehicular traffic generated by the Applicant's Programming without causing unreasonable congestion in the right-of-way. The Applicant's current proposal eliminates the previously-proposed parking lot on the Cherry Property, which addresses comments from the Plan Commission and neighbors that traffic movements on Cherry Street related to that parking lot would cause greater risk of accidents.

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

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

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

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

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

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

i. Lot Size.

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

ii. Lot Width.

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

iii. Character of Properties.

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

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

8. Variation Standards.

The Existing Building is more than 80 years old and is a legal nonconforming structure with respect to certain provisions of the Zoning Ordinance. Pursuant to Section 17.64.060 of the Zoning Ordinance, when alterations are made to a legal nonconforming structure, the structure must either be brought into conformity with applicable provisions of the Zoning Ordinance or variations must be obtained for the nonconformities. As currently proposed, the Proposed Improvements eliminate two existing nonconformities, reduce the extent of one nonconformity compared to the previous proposal, and increase the extent of two nonconformities. The increases in nonconformities are attributable, however, to the Applicant's efforts to mitigate potential impacts on adjacent property owners by reducing the height, bulk, and density of the South Addition and moving floor area to the North Addition.

Table of Nonconformities

Code Section	Requirement	Existing Condition	Previous Proposal	Current Proposal	Difference from Previous/ Existing	Variation Required?
17.30.100.C.	Accessory parking spaces in front yard prohibited.	Does not comply (legal non-conforming)	Does not comply.	Does not comply.	Parking layouts differ. All include fractional spaces in front yard.	Yes.
17.30.100.B.	Minimum of 180 s.f. of area for each off-street parking space.	Less than 180 s.f. (legal non-conforming)	Less than 180 s.f.	Complies	Parking layouts differ. In all, parking space dimensions would satisfy commercial district standards.	No. Further plan revision following Plan Commission meetings eliminates nonconformity and need for variation.
17.30.040	Maximum of 11,638 sf of GFA.	22,768 s.f. (legal non-confirming)	26,448 s.f.	25,009 s.f.	From previous: reduction by 1,439 s.f.	Yes, but nonconformity reduced from previous proposal due to reduced GFA of South Addition.
17.30.030.A.	Maximum of 10,677 s.f. of roof lot coverage.	11,831 s.f. (legal non-conforming)	13,152 s.f.	13,357 s.f.	From previous: increase of 205 s.f. From existing: increase of 1,526 s.f.	Yes. Extent of variation increased to address neighbors' comments. Reducing the height, bulk, and density of the South Addition and moving floor area to the North Addition increases the total area of roof lot coverage.

Code Section	Requirement	Existing Condition	Previous Proposal	Current Proposal	Difference from Previous/ Existing	Variation Required?
17.30.030.B.	Maximum of 21,355 s.f. of impermeable surface lot coverage.	24,479 s.f. (legal non-conforming)	26,492 s.f.	21,321 s.f. (conforms; eliminates legal non-conformity)	From previous: reduction of 5,171 s.f. From existing: reduction of 3,158 s.f.	No. Replacement of parking lot on Cherry Property with Green Space eliminates non-conformity and need for variation.
17.30.050.B	Setback of 30 feet from Cherry Street.	37 feet, 8 inches from Cherry Street (conforms)	20 feet, 4 inches from Cherry Street.	19 feet, 6 inches from Cherry Street.	From previous: reduction of setback by 1 foot, 2 inches. From existing: reduction of setback by 18 feet, 2 inches.	Yes, but variation is sought to address neighbors' comments. Reducing the height, bulk, and density of the South Addition and moving floor area to the North Addition requires a smaller setback from Cherry Street.

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

- A variation to allow accessory parking spaces in the front yard, where accessory parking spaces are not permitted in the front yard by right.
- A variation to allow 25,009 s.f. of GFA, where a maximum of 11,638 s.f. of GFA is permitted by right.
- A variation to allow 13,357 s.f. of roof lot coverage, where a maximum of 10,677 s.f. of roof lot coverage is permitted by right.
- A variation to allow a 19-foot, 6-inch setback from Cherry Street, where a minimum setback of 30 feet is required.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Proposed Improvements will not impair an adequate supply of light and air to adjacent Properties. The height, bulk, and density of the South Addition, as revised by the Applicant in

response to neighbors' comments, will be consistent with the scale of a single-family home designed in accordance with the requirements of the R-5 District. Although the North Addition requires a 19-foot, 6-inch setback, rather than a 30-foot setback, along Cherry Street, the North Addition does not abut adjacent properties and will not materially affect the supply of light and air to nearby properties.

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

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

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

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

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

As described in Section 4 of this Statement and in Eriksson's traffic and parking study, the Proposed Improvements will not materially increase traffic or parking demand compared to existing conditions. The existing roadway system and available parking spaces have and will have more than enough capacity to accommodate traffic and parking demand created by the Applicant's Programming. The Applicant's current proposal eliminates the previously-proposed surface parking lot on the Cherry Property, which addresses neighbors' previous comments that the parking lot would result in unsafe traffic movements on Cherry Street.

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

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

The area surrounding the Property consists of a mix of uses that vary in intensity, including single-family dwellings, multi-family dwellings, institutional uses, commercial uses, Green Bay Road, and the Union Pacific Railroad right-of-way. The Property has been used as a church for more than 80 years. The Applicant does not intend to expand the scope of its Programming in

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

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

9. Subdivision.

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

GRACE PRESBYTERIAN CHURCH

SPECIAL USE PERMIT REVIEW / MARCH 13, 2025

Present Future Architects

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EXHIBIT LIST	
#	SHEET NAME
SP-000	COVER SHEET
SP-001	EXISTING CONDITIONS 440 RIDGE AVE
SP-002	EXISTING CONDITIONS 440 RIDGE AVE
SP-003	EXISTING CONDITIONS 760 CHERRY ST
SP-004	EXISTING CONDITIONS 760 CHERRY ST
SP-005	BASEMENT DEMOLITION PLAN
SP-006	FIRST FLOOR DEMOLITION PLAN
SP-007	SECOND FLOOR DEMOLITION PLAN
SP-008	SITE PLAN & ANALYSIS
SP-009	BASEMENT FLOOR PLAN
SP-010	FIRST FLOOR PLAN
SP-011	SECOND FLOOR PLAN
SP-012	ROOF PLAN
SP-013	EXISTING EXTERIOR ELEVATION
SP-014	EXISTING EXTERIOR ELEVATION
SP-015	EXISTING EXTERIOR ELEVATION
SP-016	PROPOSED EXTERIOR ELEVATION
SP-017	PROPOSED EXTERIOR ELEVATION
SP-018	PROPOSED EXTERIOR ELEVATION
SP-019	PROPOSED EXTERIOR ELEVATION
SP-020	PROPOSED EXTERIOR DETAILS
SP-022	RENDERING
SP-023	RENDERING
SP-024	RENDERING
SP-025	RENDERING
SP-026	RENDERING
SP-027	MATERIAL BOARD
SP-028	EXISTING LOT COVERAGE
SP-029	PROPOSED LOT COVERAGE
SP-030	EXISTING GFA
SP-031	PROPOSED GFA
SP-032	EXTERIOR LIGHTING
SP-033	EXTERIOR LIGTHING
SP-034	EXTERIOR LIGTHING
SP-035	BUILDING ADJACENCY
SP-036	BUILDING SECTIONS
C000	COVER SHEET
C100	SITE DEMOLITION PLAN
C101	SITE DEMOLITION PLAN
C200	SITE GEOMETRY PLAN
C201	SITE GEOMETRY PLAN
C300	SITE UTILITY PLAN
C301	SITE UTILITY PLAN
C400	GRADING AND PAVING PLAN
C401	GRADING AND PAVING PLAN
C500	SITE EROSION & SEDIMENT CONTROL PLAN
C501	SITE EROSION & SEDIMENT CONTROL PLAN
CX-04	IMPERMEABLE LOT COVERAGE
L010	TREE PRESERVATION & REMOVAL PLAN
L100	LANDSCAPE PLANS
L200	LANDSCAPE DETAILS



VIEW OF EAST FACADE



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



LIMITED HEADROOM IN EXISTING BASEMENT



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



LIMITED HEADROOM IN EXISTING BASEMENT



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





MISSING AND DAMAGED CLAY ROOF TILES



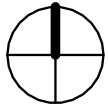
WATER DAMAGE THROUGHOUT SECOND FLOOR CEILING DUE TO DISREPAIR OF ROOF



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



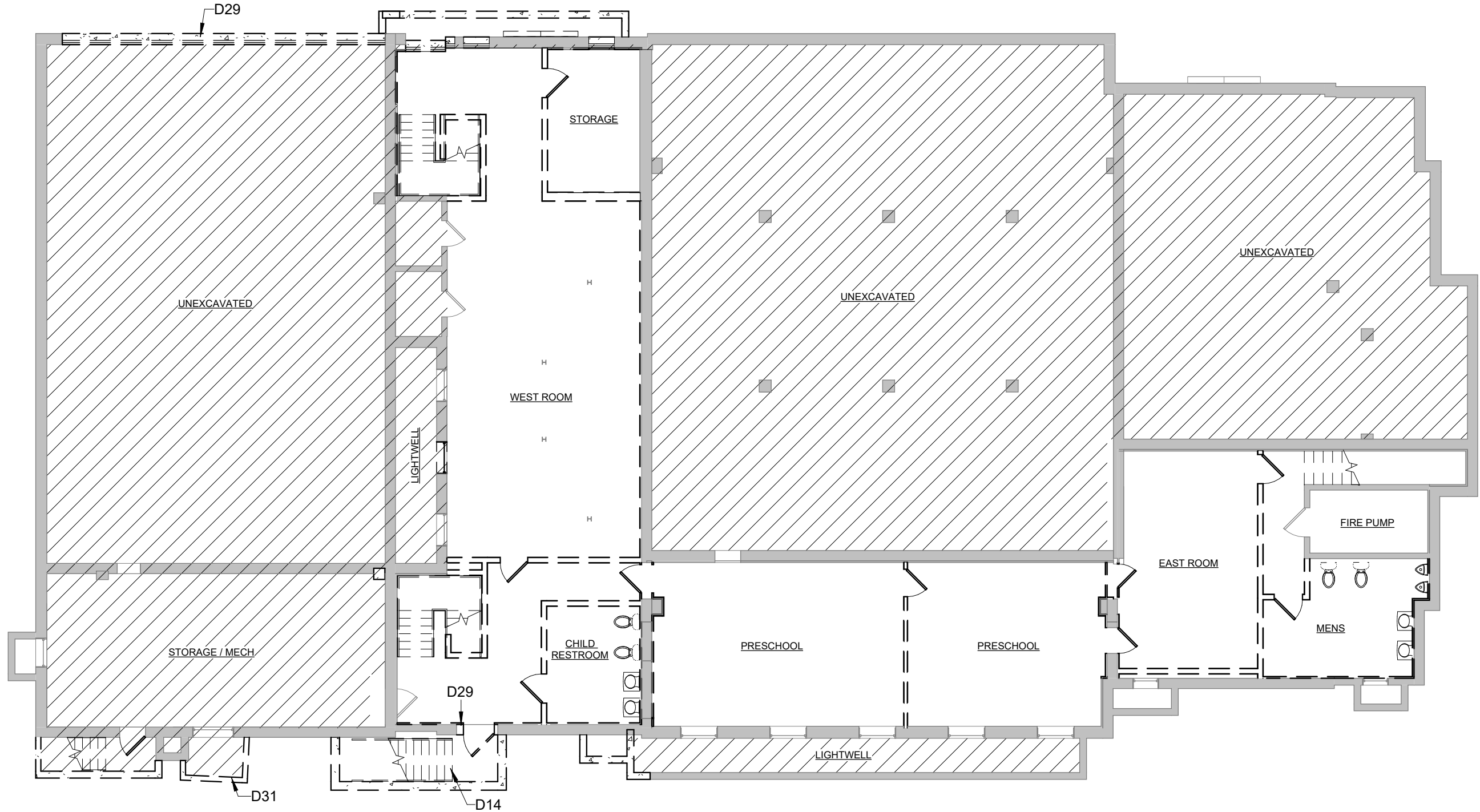
SUBSTANTIAL MASONRY DAMAGE NOTED AT MULTIPLE CORNERS. LIKELY DUE TO SETTLEMENT OF FOUNDATION.



1

BASEMENT DEMOLITION PLAN

3/32" = 1'-0"



DEMOLITION LEGEND

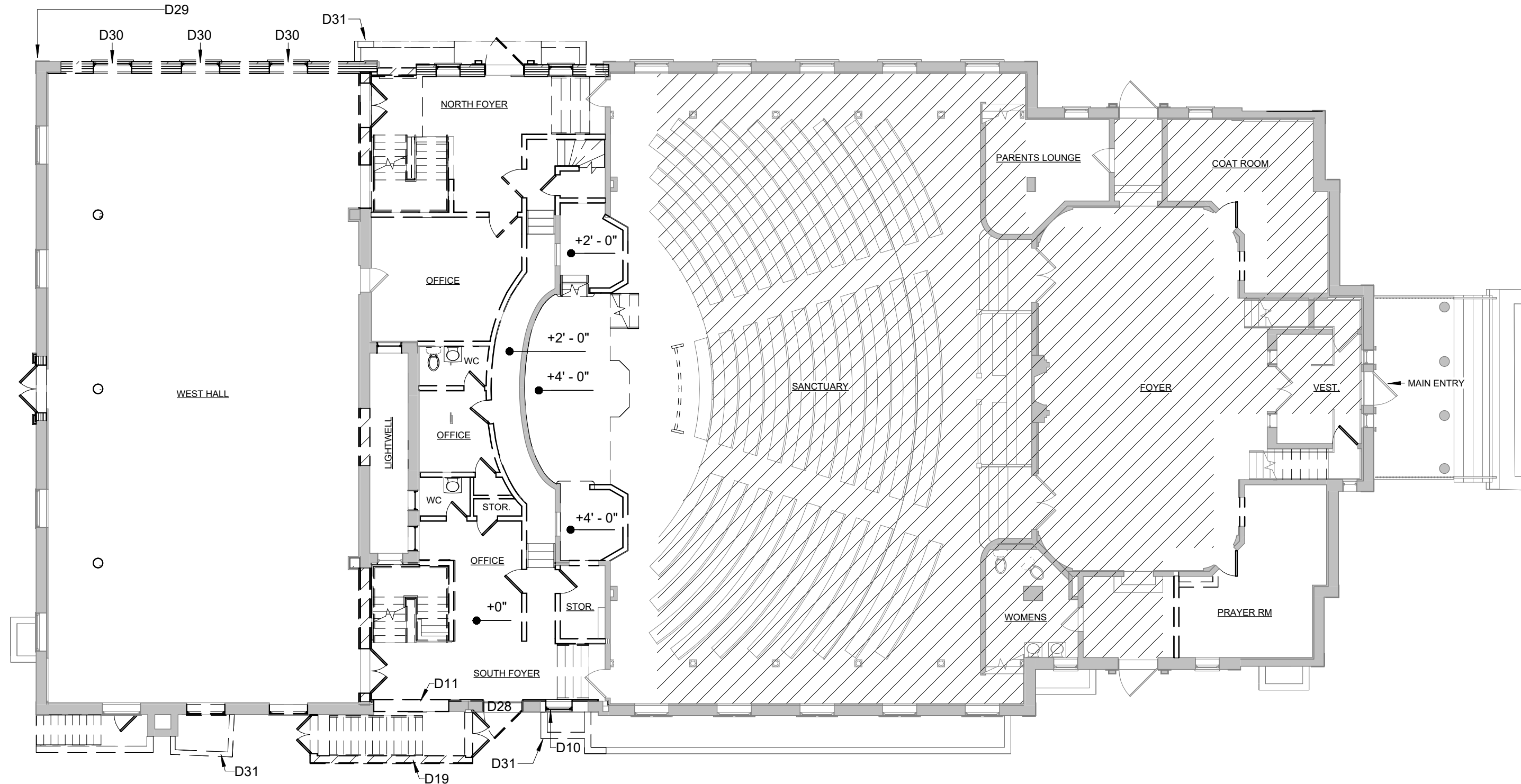
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- EXISTING PARTITION / CONSTRUCTION TO REMAIN
- PARTITION TO BE REMOVED
- ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE
- EXISTING ELEMENT TO REMAIN

KEYNOTE LEGEND

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

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

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



1

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

03/13/2025

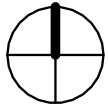
SP-006

GRACE PRESBYTERIAN CHURCH

**440 RIDGE AVENUE
WINNETKA, IL 60093**

Present Future Architects

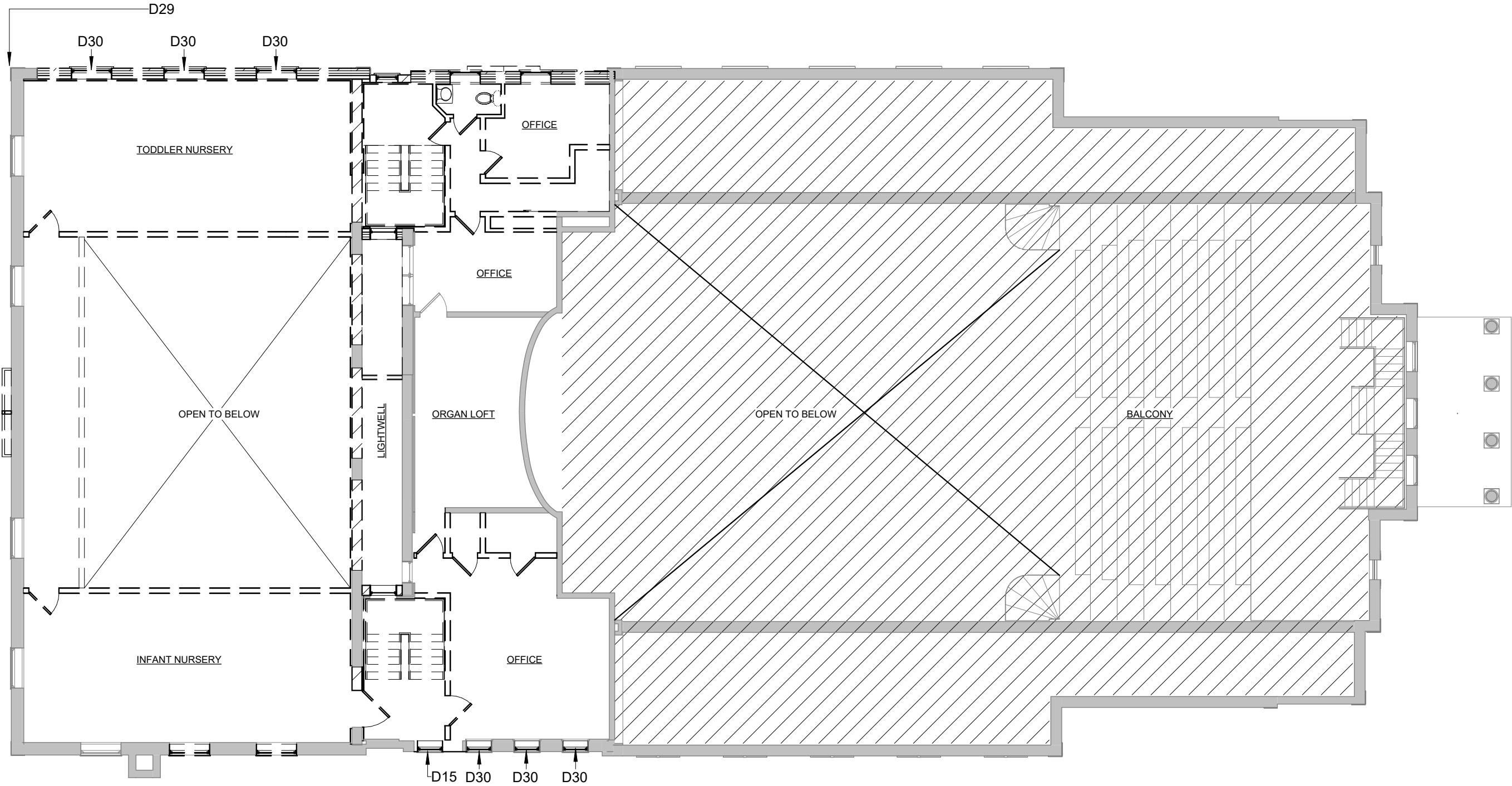
ARCHITECT'S PROJECT NO. : 2309



1

LEVEL 2 DEMOLITION PLAN

3/32" = 1'-0"

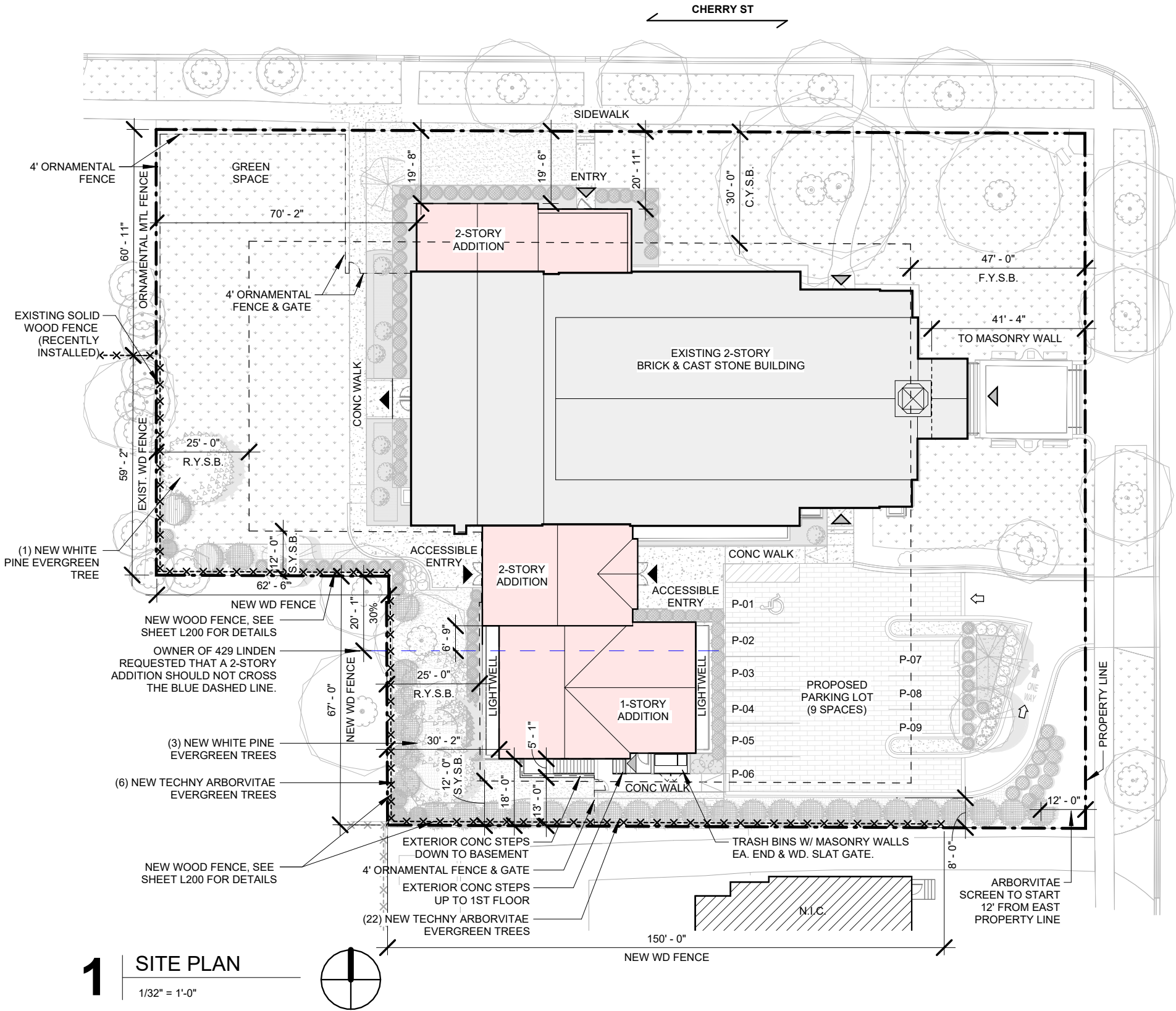


DEMOLITION LEGEND

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

KEYNOTE LEGEND

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



SITE PLAN LEGEND

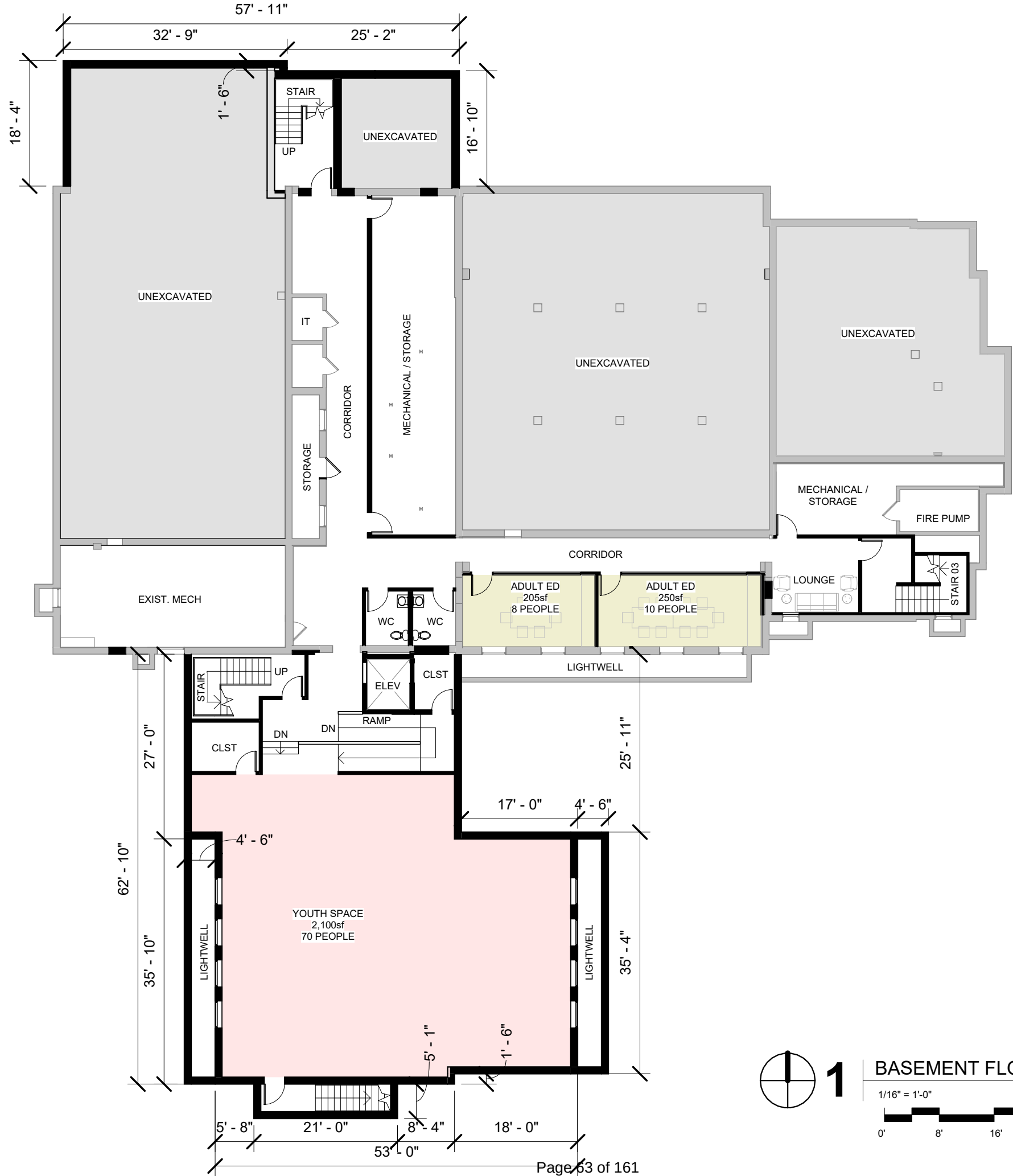
- ASPHALT PAVING
- CONCRETE
- PLANTED (LIVE GROUND COVER OR GRASS)
- PERMEABLE PAVERS
- PROPERTY LINE
- ORDINANCE REQ'D SETBACK
- EXISTING WOOD PRIVACY FENCE
- ORNAMENTAL MTL FENCE
- BUILDING ENTRY (NON-ACCESSIBLE)
- BUILDING ENTRY (ACCESSIBLE)

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE INFORMATION.

ZONING ANALYSIS

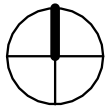
	ORDINANCE REQ'D	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	10,677 SF (25.0%)	11,831 SF (28.4%)	13,357 SF (31.3%)
TOTAL LOT COVERAGE	21,355 SF (50.0%)	24,479 SF (57.3%)	21,057 SF (49.30%)
GFA	11,638 SF (27.9%)	22,768 SF (53.3%)	25,009 SF (58.6%)
HEIGHT	60'-0"	36'-4" CHURCH ROOF	36'-4" CHURCH ROOF
SETBACKS			
FRONT	47'-0"	41'-4"	41'-4"
CORNER	30'-0"	37'-8"	19'-6"
SIDE	12'-0"	76'-3"	18'-0"
REAR	25'-0"	N/A	25'-0"
PARKING IN FRONT SETBACK	0 SF	258 SF	388 SF

TOTAL SITE AREA = 42,709 SF



FLOOR PLAN LEGEND

- EXISTING WALL/CONSTRUCTION TO REMAIN
- NEW WALL/CONSTRUCTION
- EXTERIOR STOREFRONT
- ELEMENT ABOVE



1

BASEMENT FLOOR PLAN

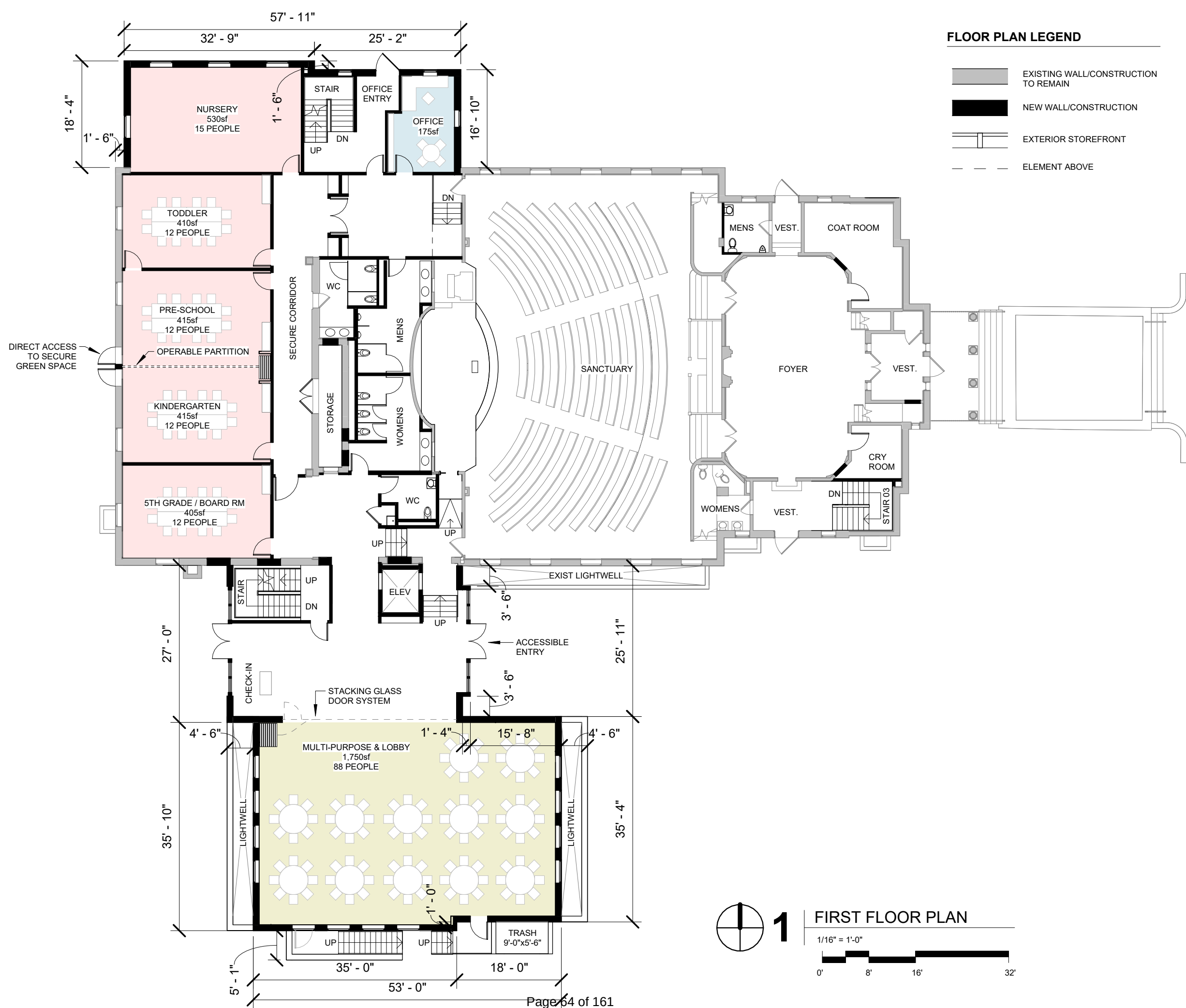
1/16" = 1'-0"

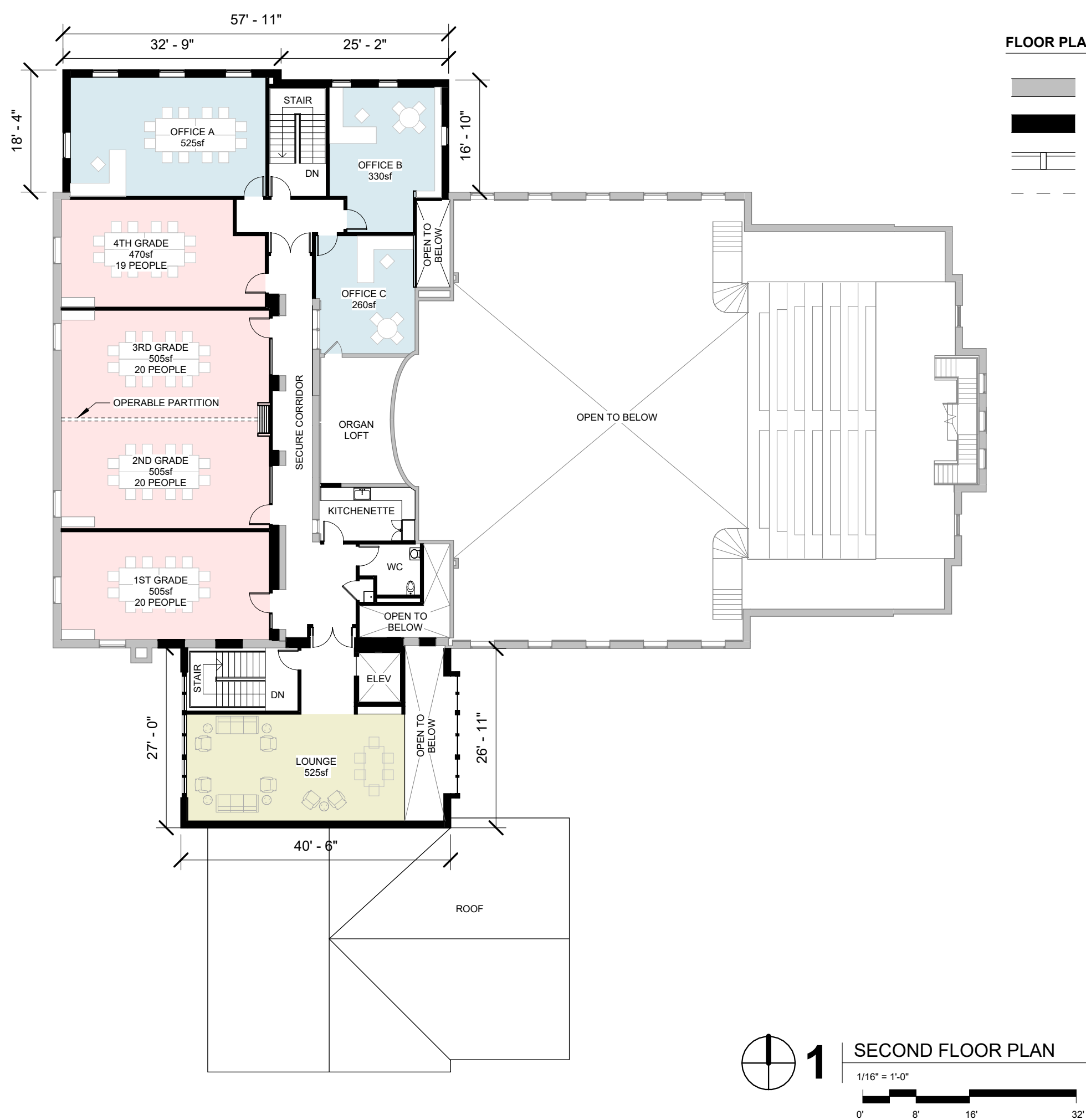
0'

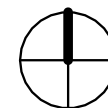
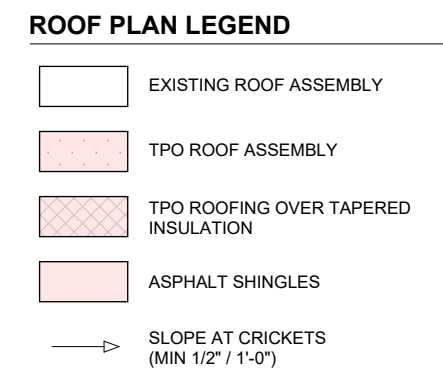
8'

16'

32'



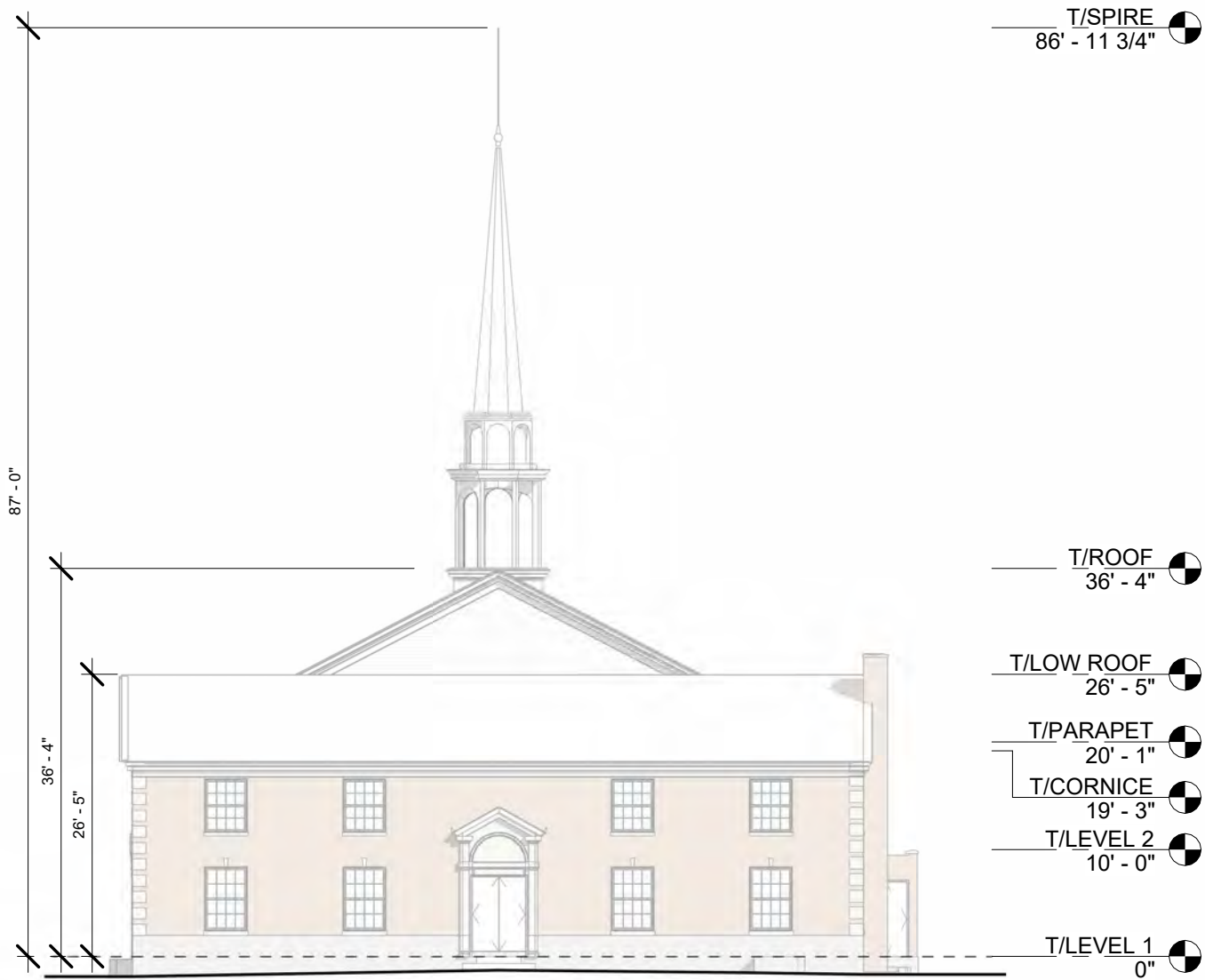




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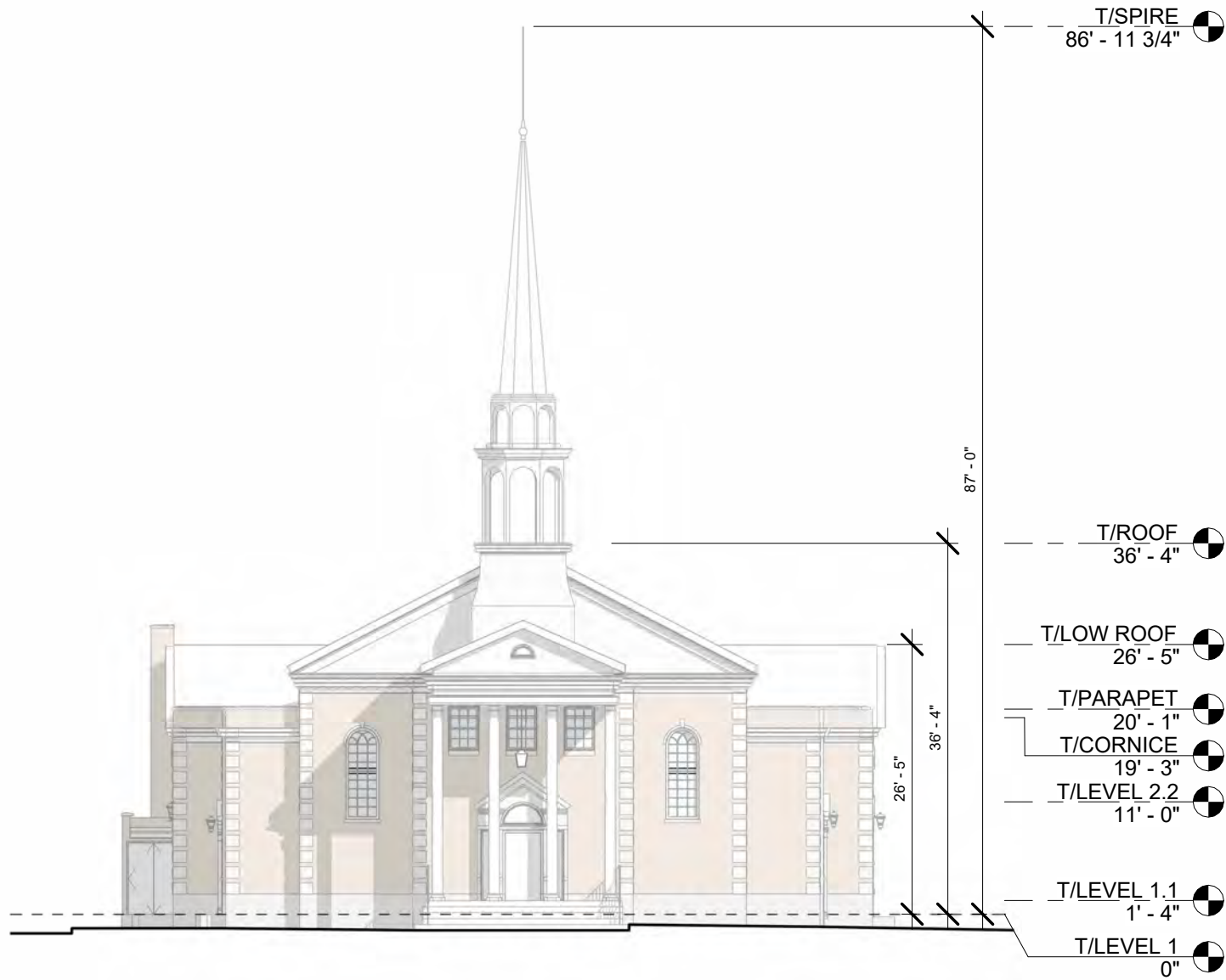
1/16" = 1'-0"

0' 8' 16' 32'



2 EXISTING EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



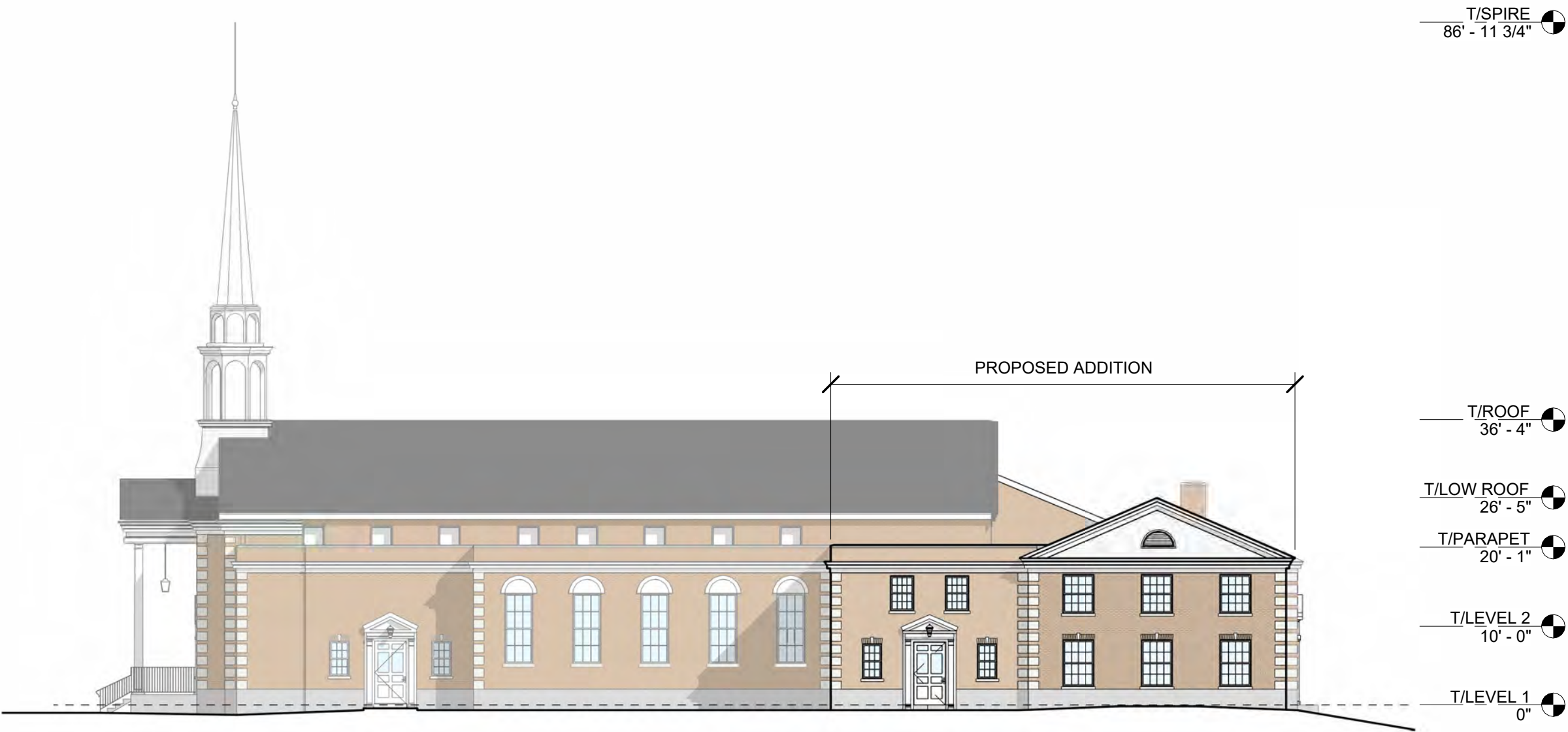
1 EXISTING EXTERIOR ELEVATION - EAST

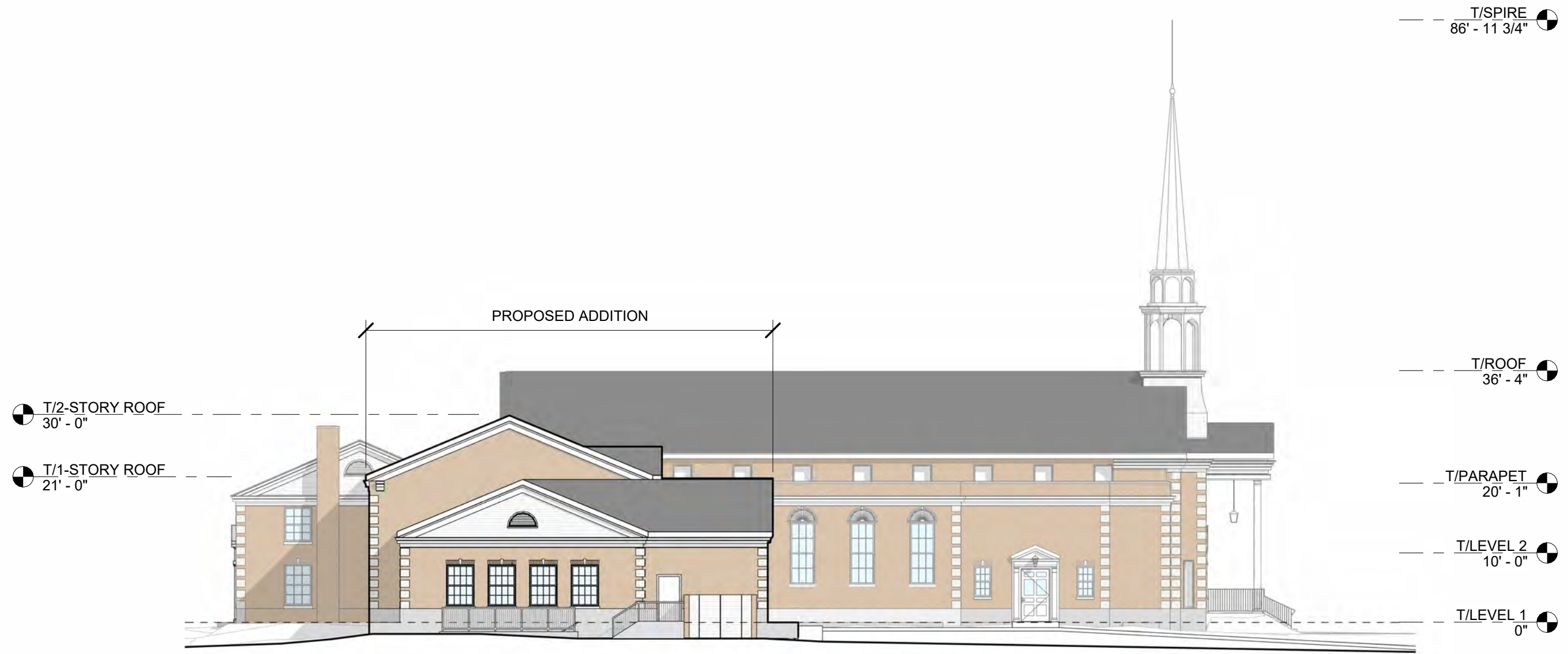
1/16" = 1'-0"



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







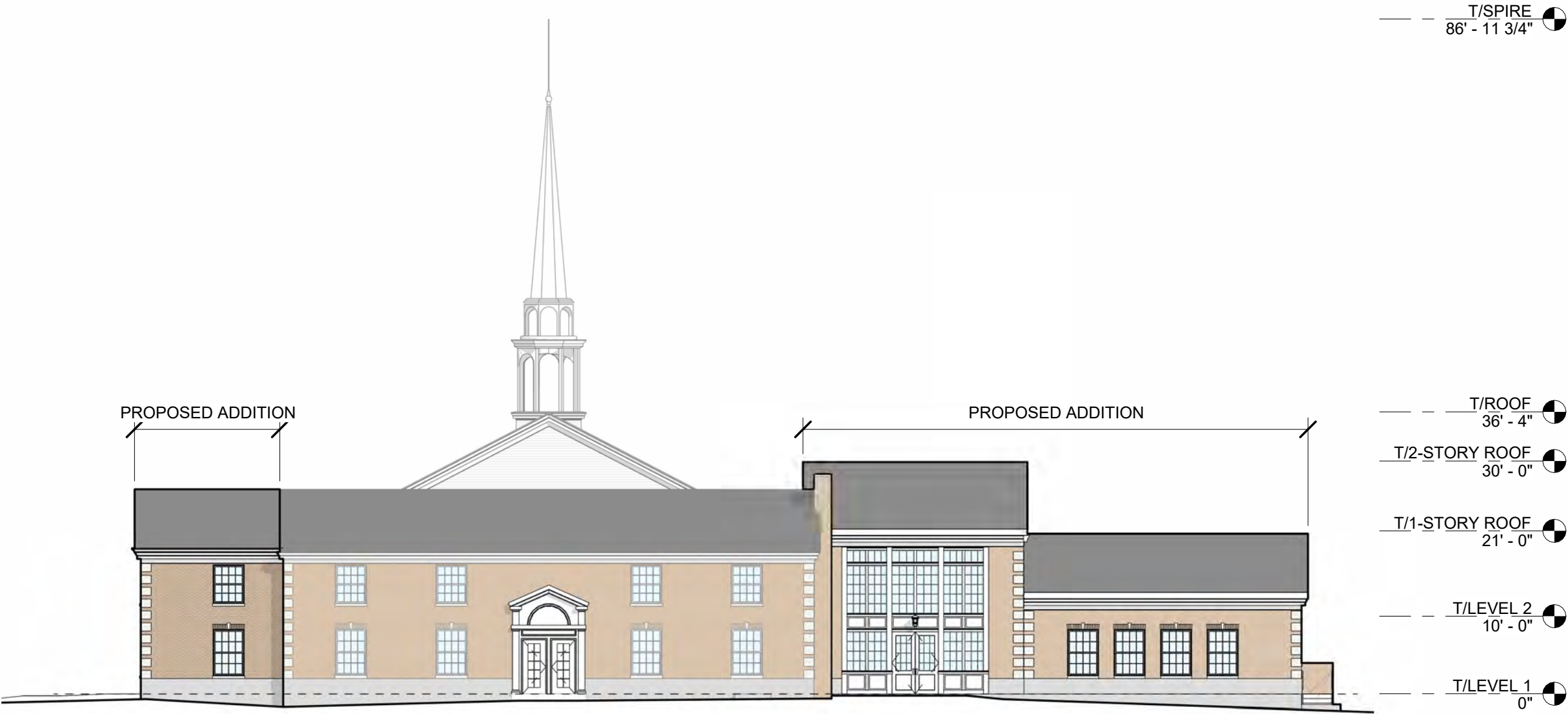
1 | EXTERIOR ELEVATION - SOUTH

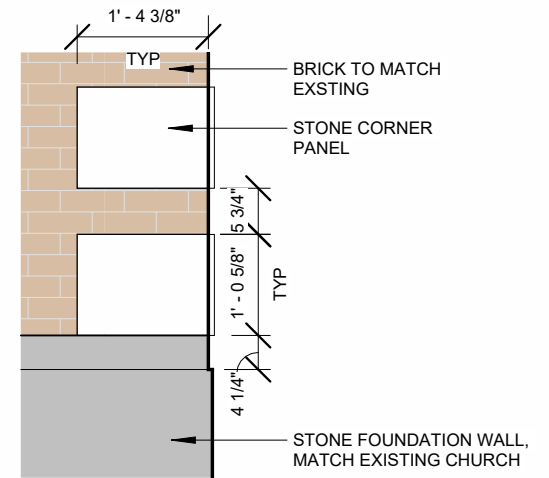
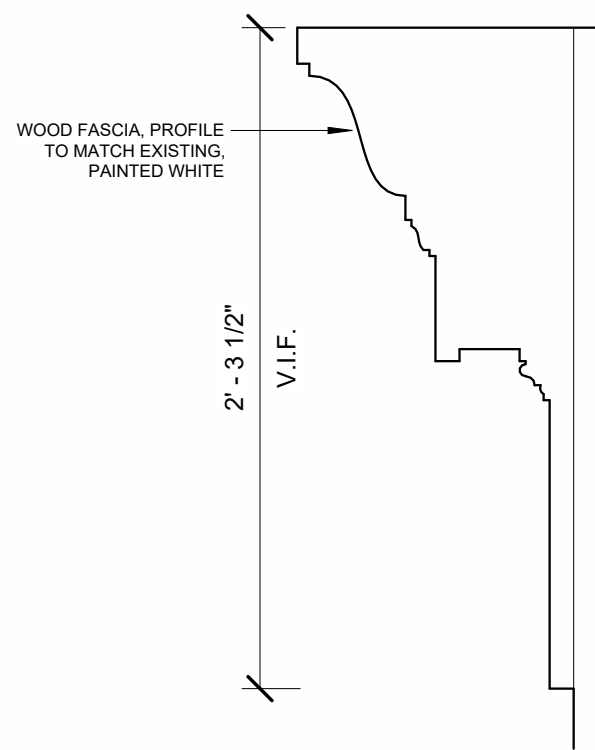
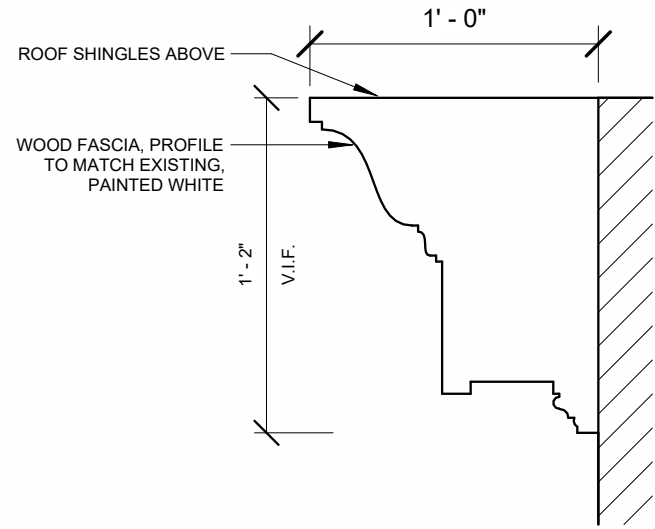
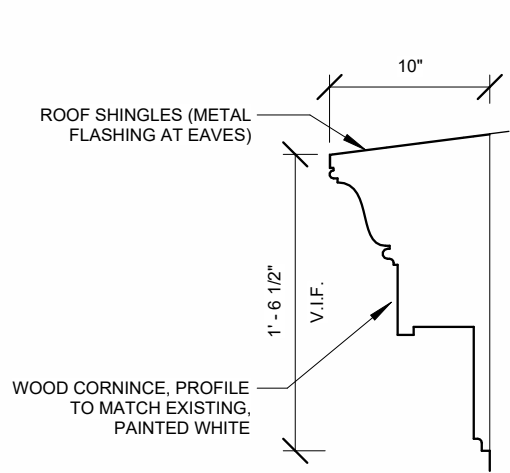
1/16" = 1'-0"

1

EXTERIOR ELEVATION - WEST

1/16" = 1'-0"





7 CORNICE/FASCIA 01

1" = 1'-0"

6 CORNICE/FASCIA 02

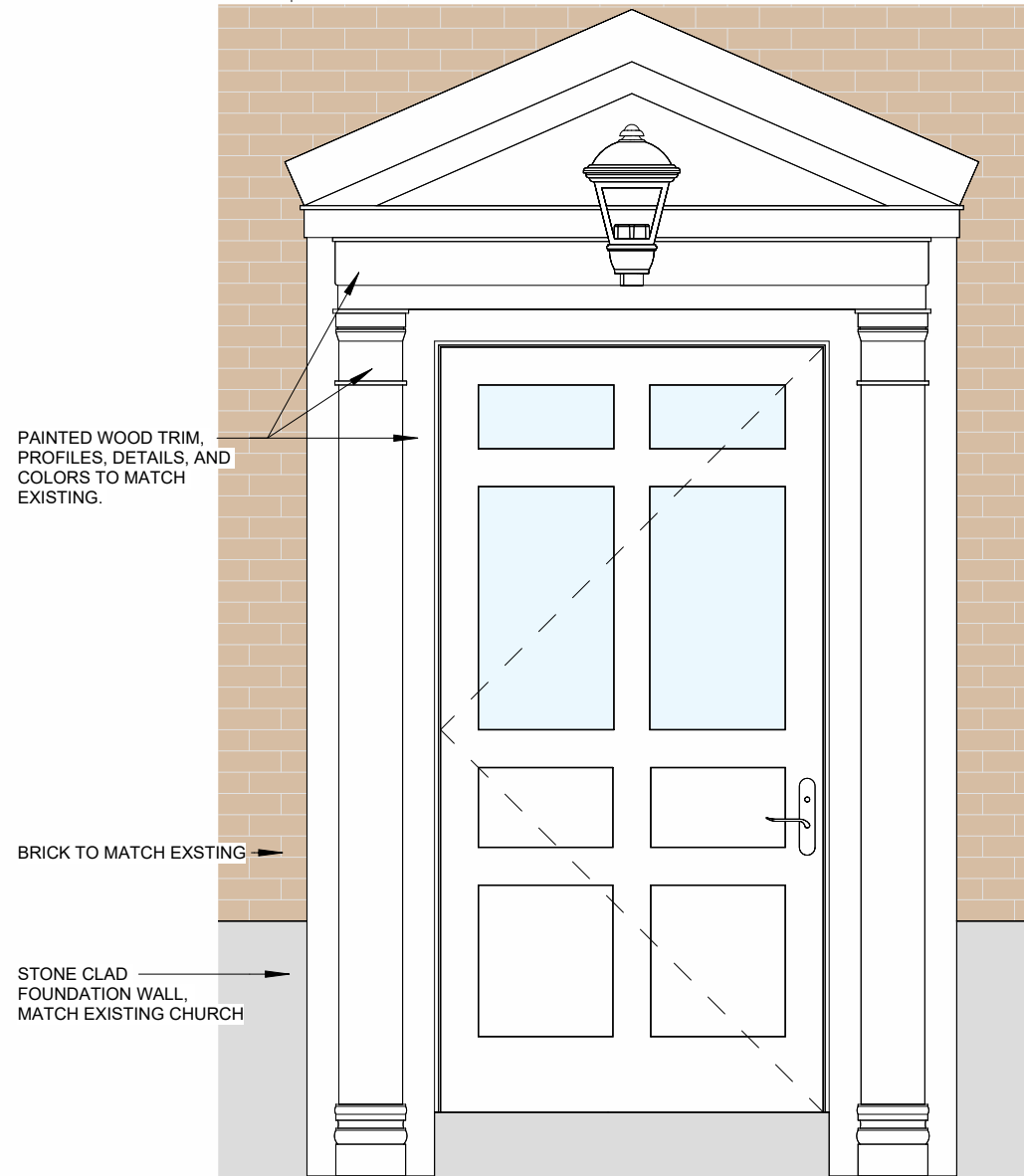
1 1/2" = 1'-0"

4 TYP DETAIL @ FACADE CORNER

1/2" = 1'-0"

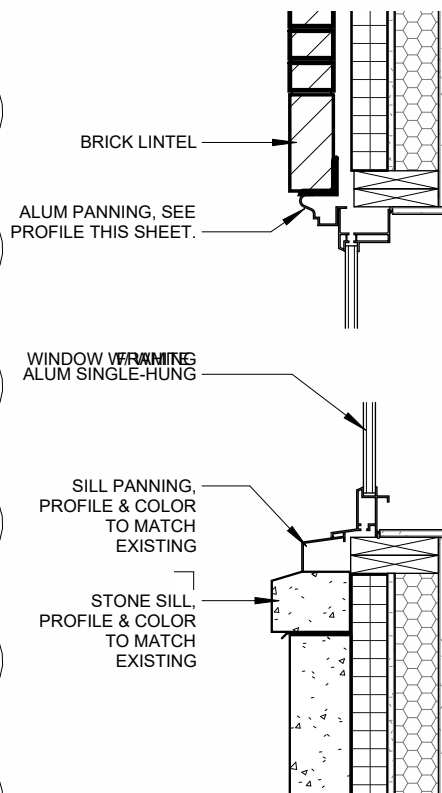
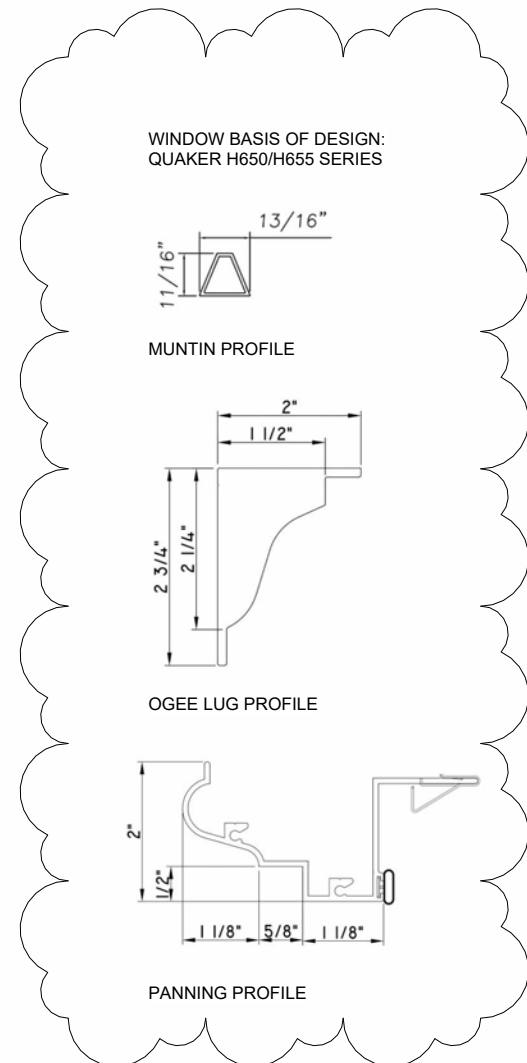
5 CORNICE/FASCIA 03

1 1/2" = 1'-0"



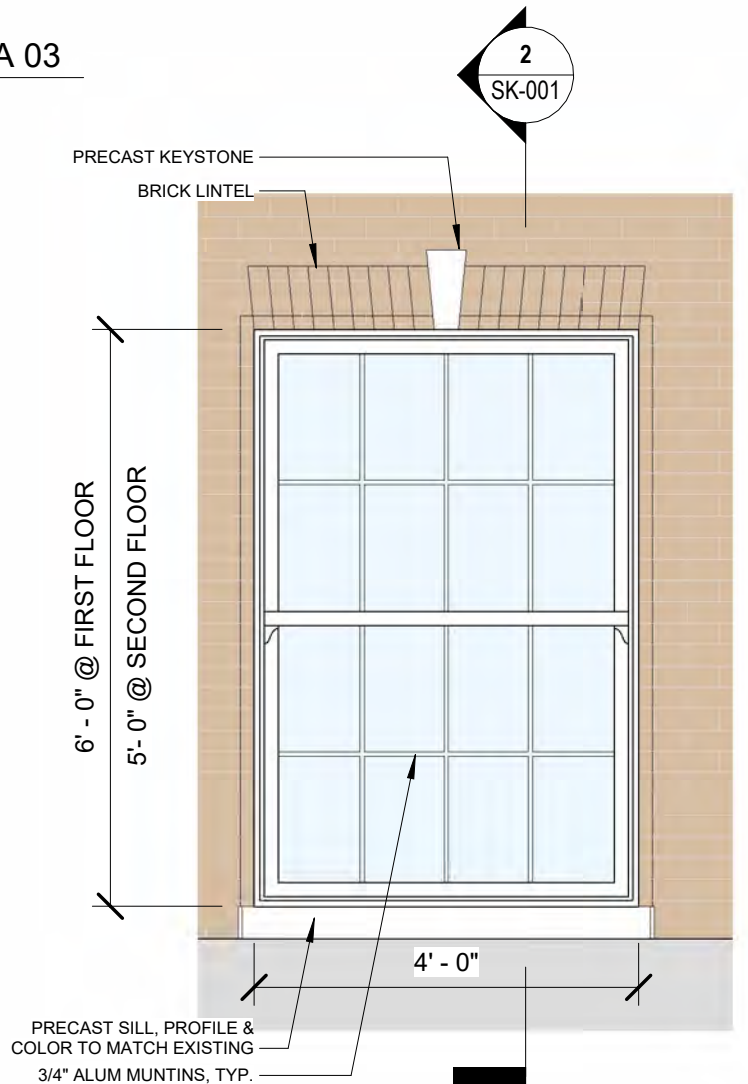
3 NORTH ENTRY - DETAIL

1/2" = 1'-0"



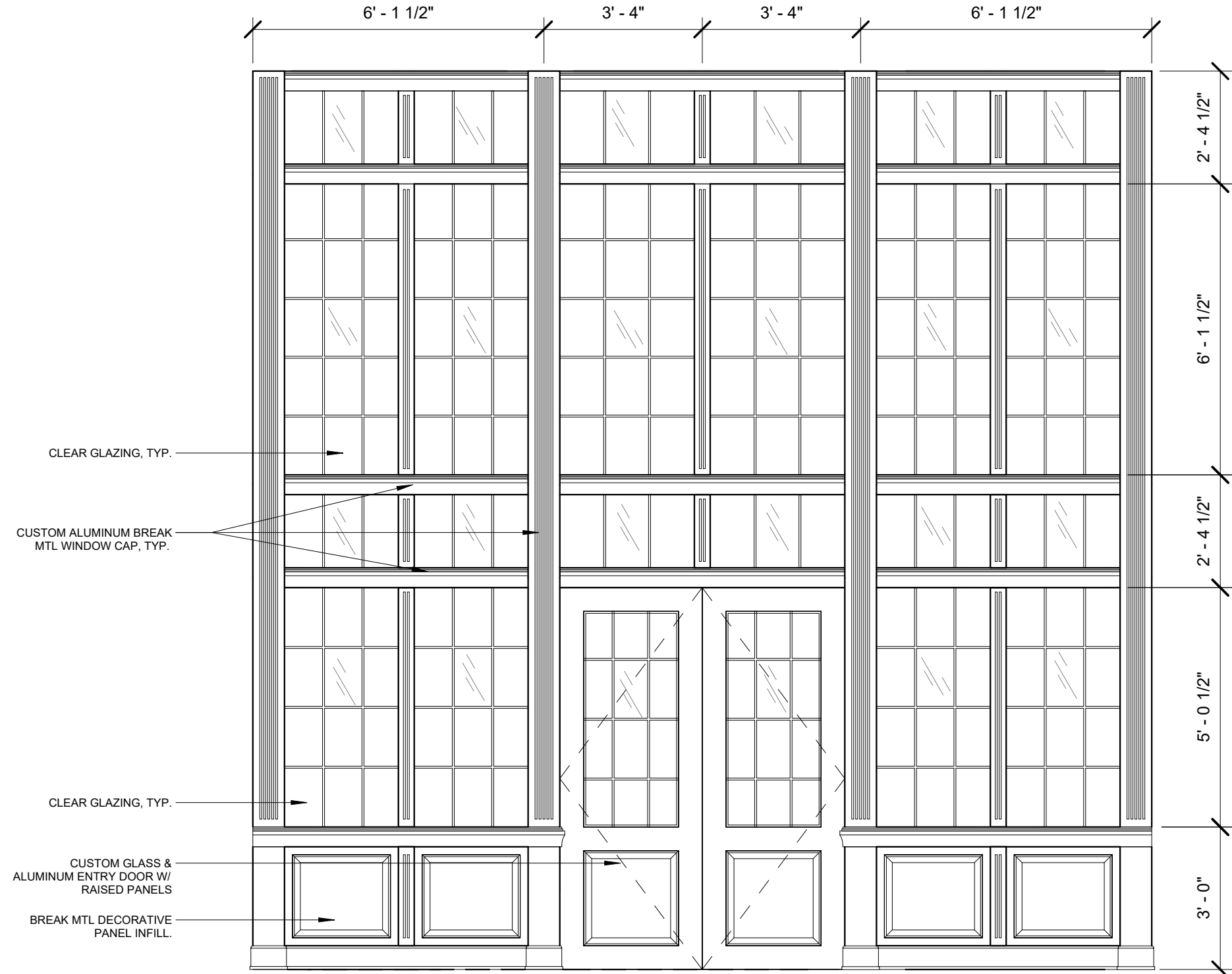
2 TYP WINDOW SECTION

3/4" = 1'-0"



1 TYPICAL WINDOW ELEVATION

1/2" = 1'-0"



1 | FRONT ENTRY - GLAZING ELEVATION

3/8" = 1'-0"
Page 75 of 161



SOUTHEAST AERIAL



NORTHWEST AERIAL



VIEW FROM RIDGE STREET



VIEW OF NORTH ADDITION FROM CHERRY STREET



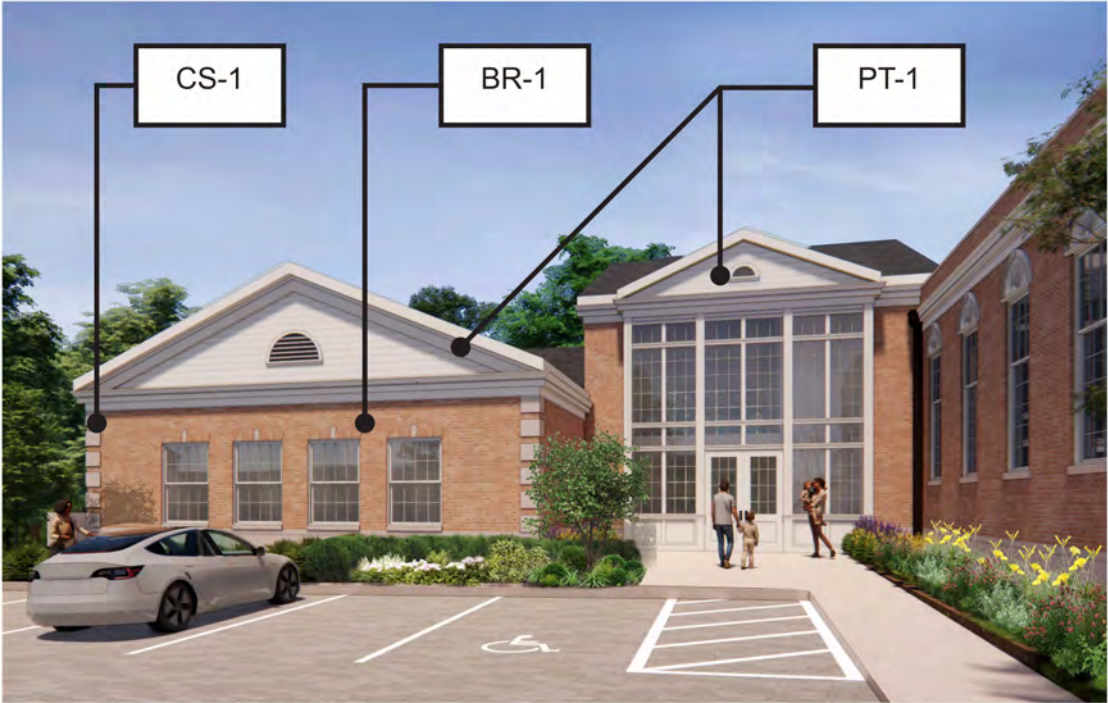
VIEW OF WEST ELEVATION & GREEN SPACE FROM CHERRY STREET



BR-1: MODULAR BRICK VENEER TO MATCH EXISTING



BR-1: MODULAR BRICK VENEER TO MATCH EXISTING



VIEW FROM RIDGE STREET



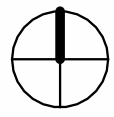
PT-1: WHITE PAINT TO MATCH EXISTING



CS-1: CAST STONE TO MATCH EXISTING



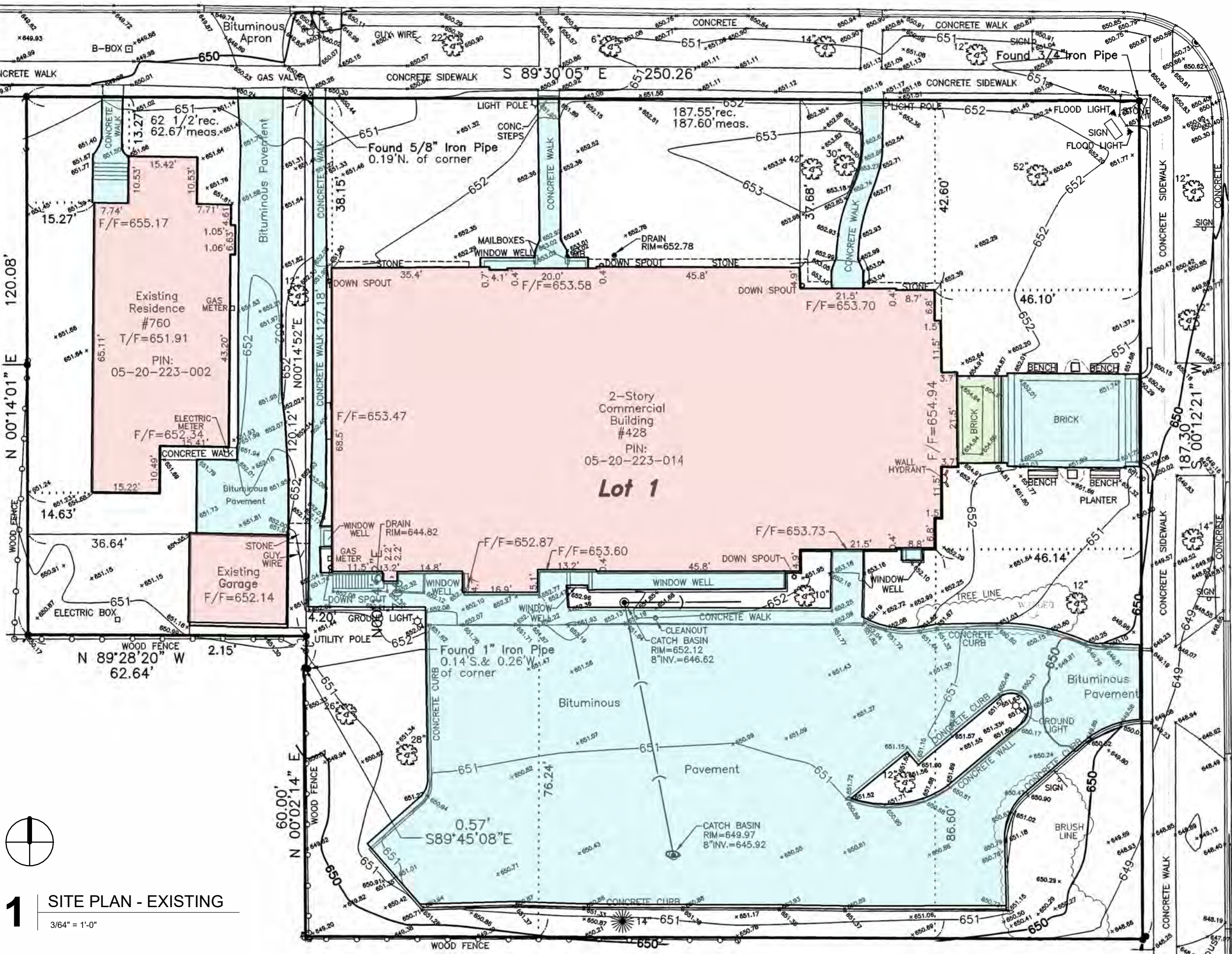
VIEW FROM CHERRY STREET



1

SITE PLAN - EXISTING

3/64" = 1'-0"



LEGEND

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

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 24,479 SF

NOTES:
1. SEE SURVEY FOR DIMENSIONS OF EXISTING BUILDINGS

Present Future Architects

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

ARCHITECTS PROJECT NO. : 2309

GRACE PRESBYTERIAN CHURCH

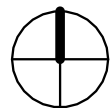
440 RIDGE AVENUE

WINNETKA, IL 60093

EXISTING LOT COVERAGE

03/13/2025

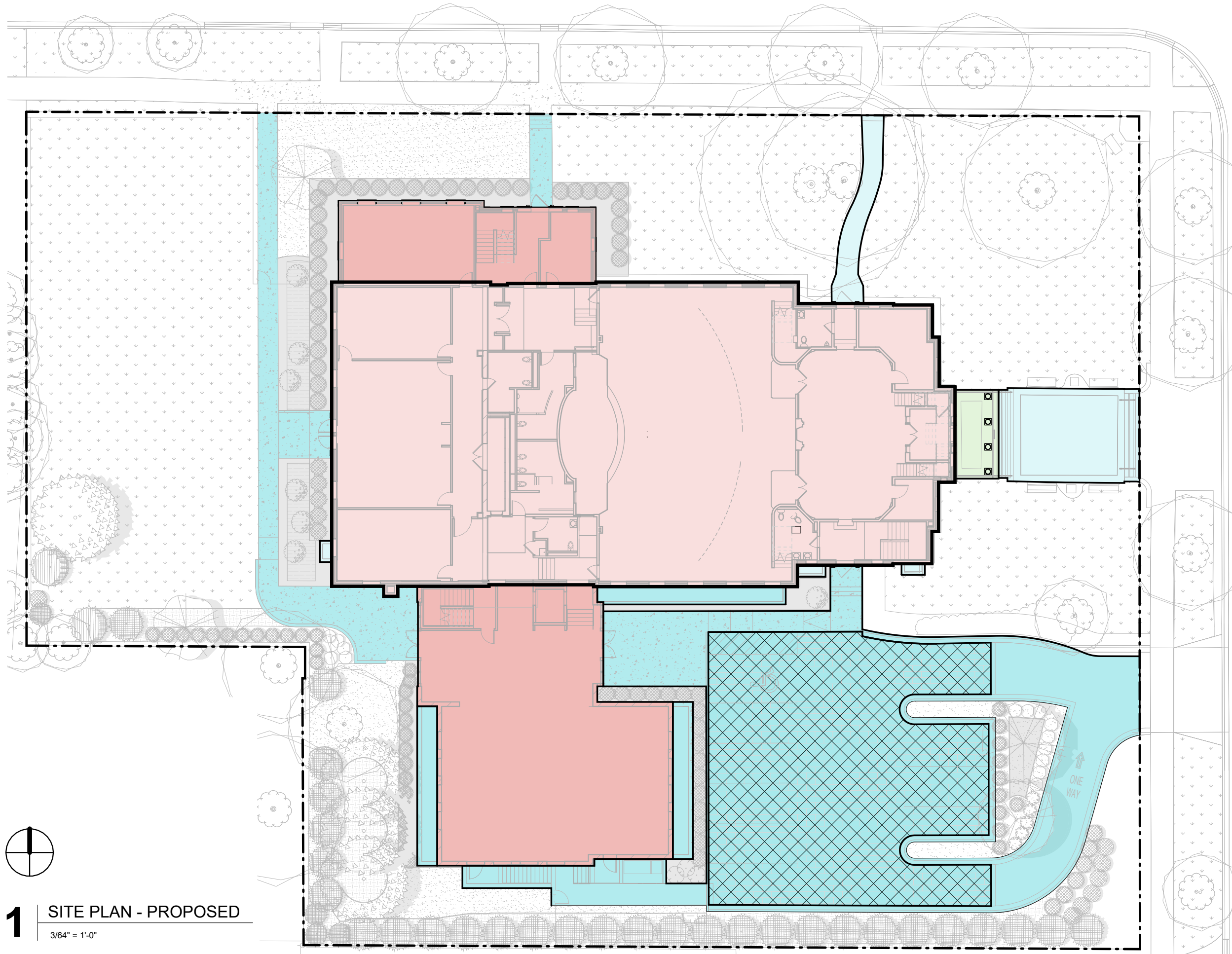
SP-028



1

SITE PLAN - PROPOSED

3/64" = 1'-0"



LEGEND

BUILDING / ROOFED AREA COVERAGE - EXIST. (9,133 SF)	
BUILDING / ROOFED AREA COVERAGE - NEW (4,028 SF)	
OTHER ROOFED AREA - EXIST. (196 SF)	
OTHER ROOFED AREA - NEW (0 SF)	
IMPERMEABLE SURFACE - EXIST. (1,057 SF)	
IMPERMEABLE SURFACE - NEW (3,973 SF)	
SEMI-PERMEABLE SURFACE - NEW (3,560 SF*)	

*SEMI-PERMEABLE SURFACE
COUNTED AT 75% = 2,670 SF

**TOTAL IMPERMEABLE
LOT COVERAGE (ILC):
21,057 SF**

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

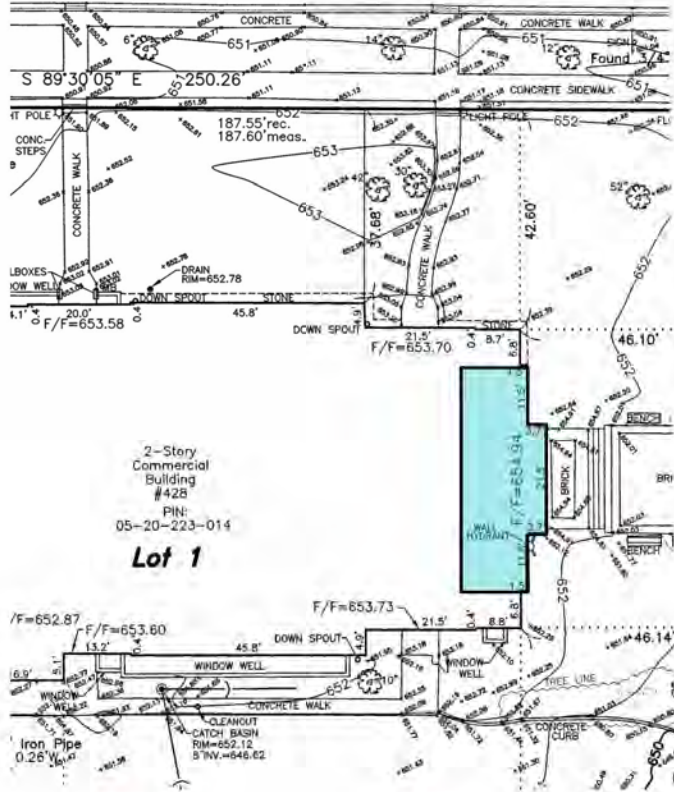
FAR ANALYSIS (EXISTING)

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

22,768 SF

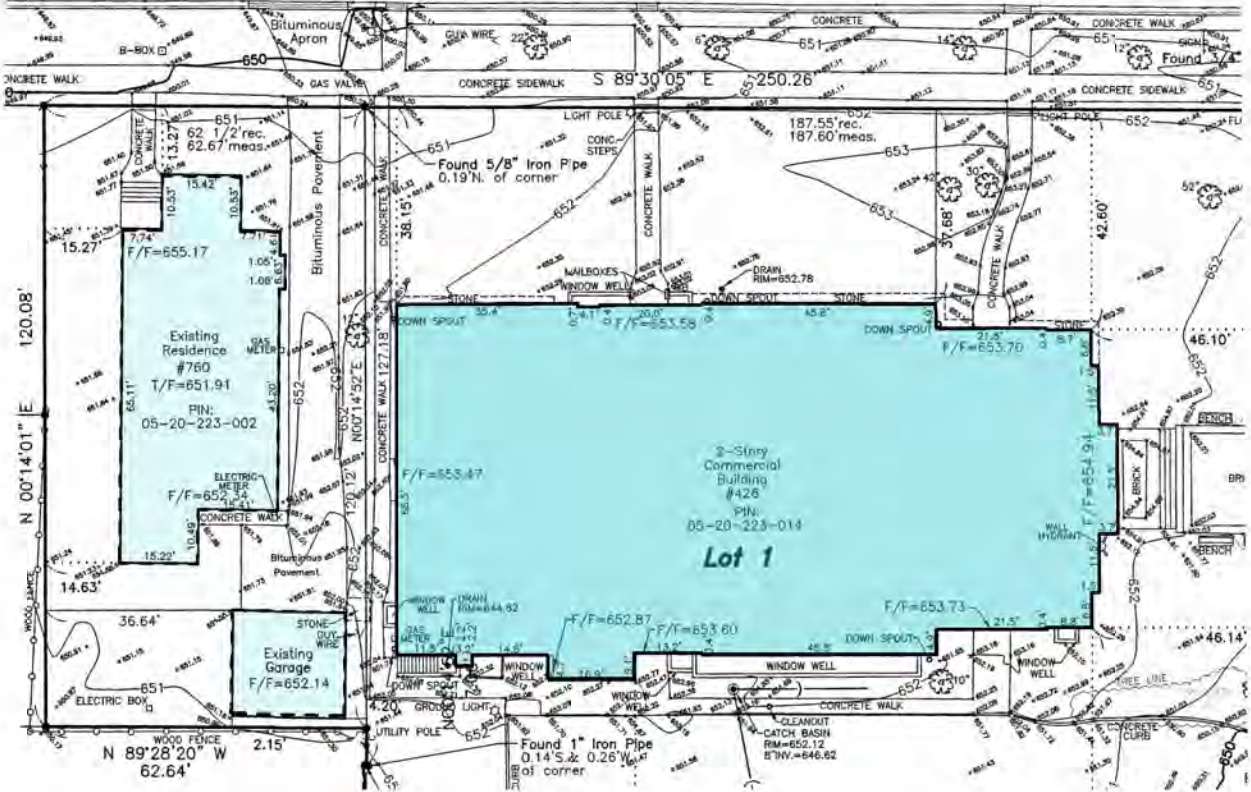
THIRD FLOOR
(PARTIAL)

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



FIRST FLOOR

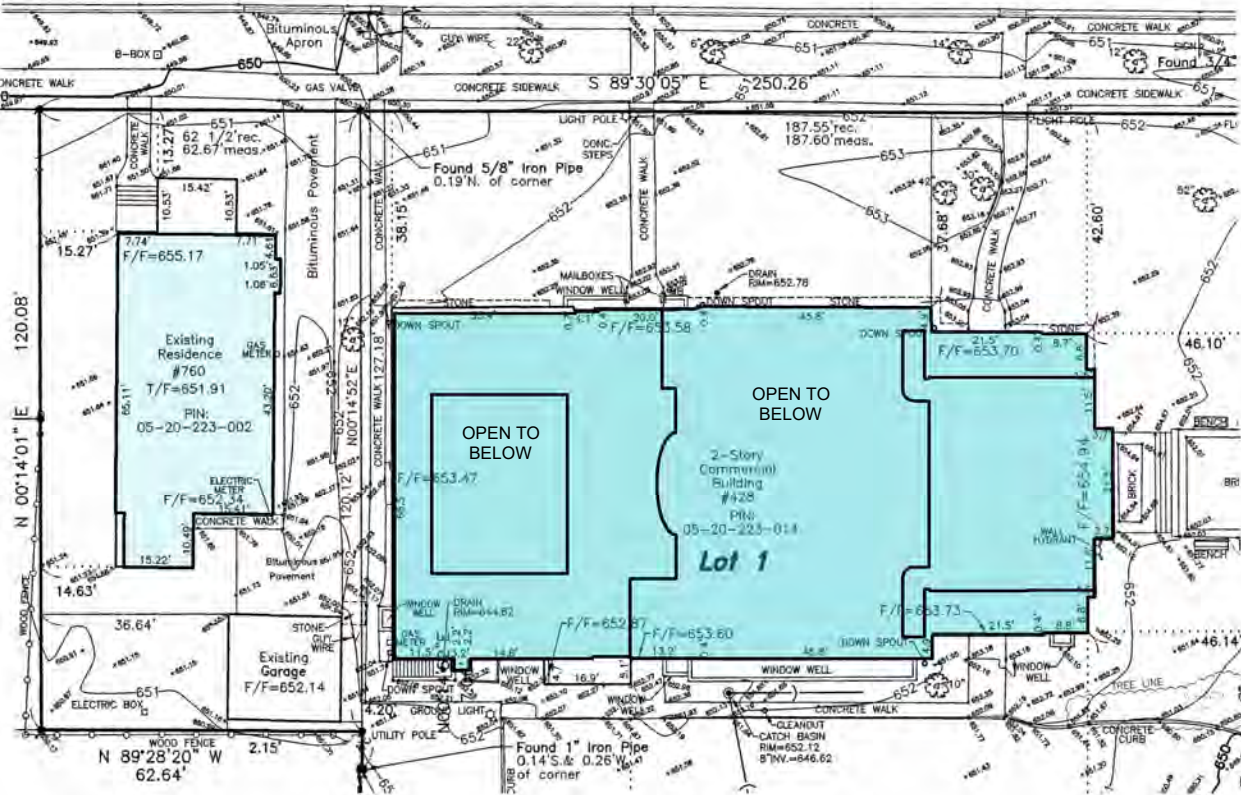
EXISTING BLDG (9,189 SF) 760 CHERRY (2,046 SF)*



*INCLUDES DETACHED GARAGE AREA IN EXCESS OF 400SF

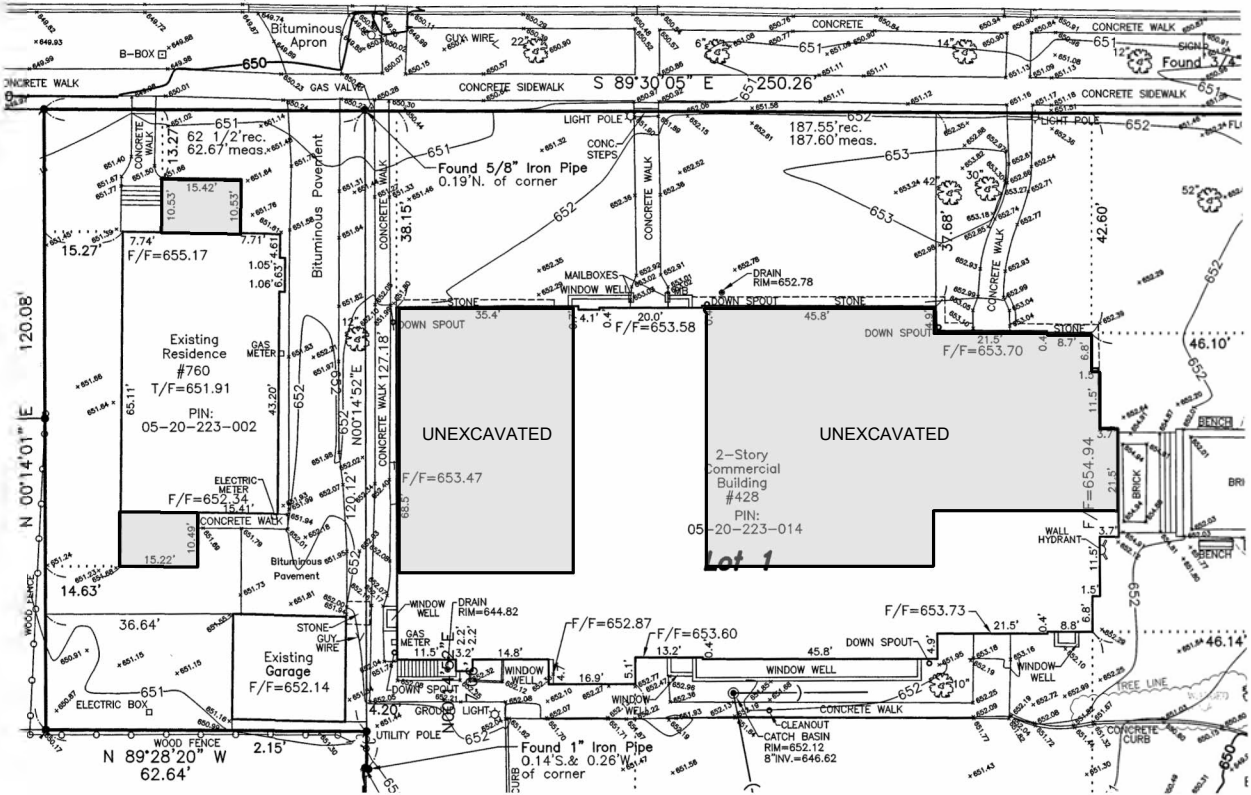
SECOND FLOOR

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



BASEMENT

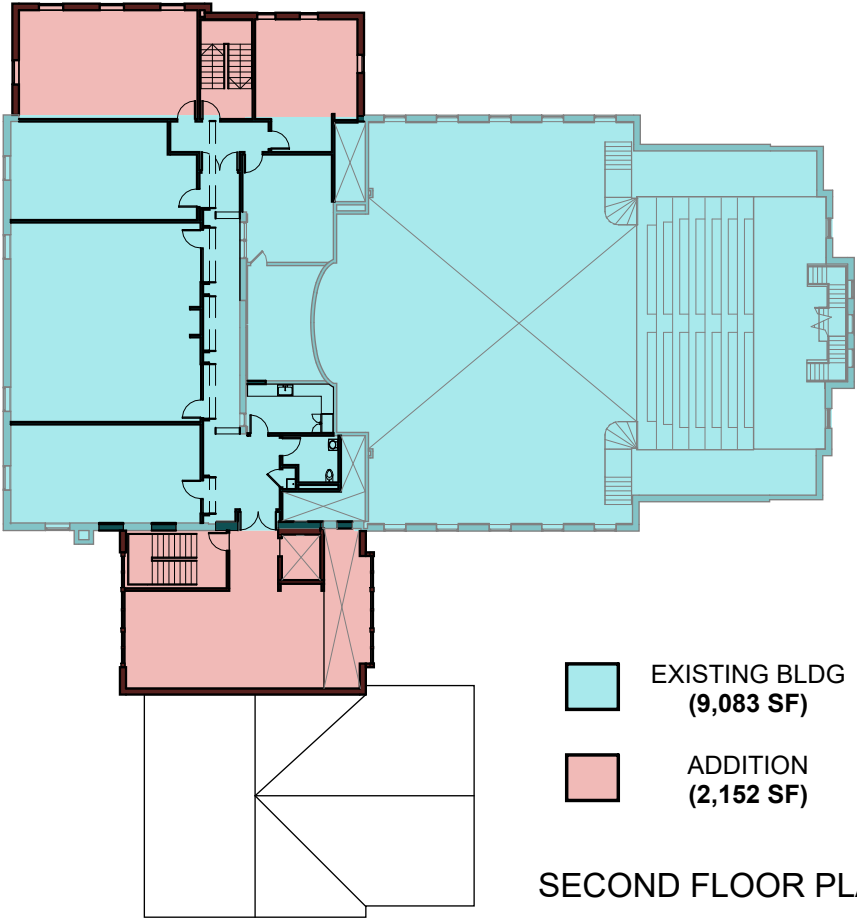
*AREA EXCLUDED FROM FAR.



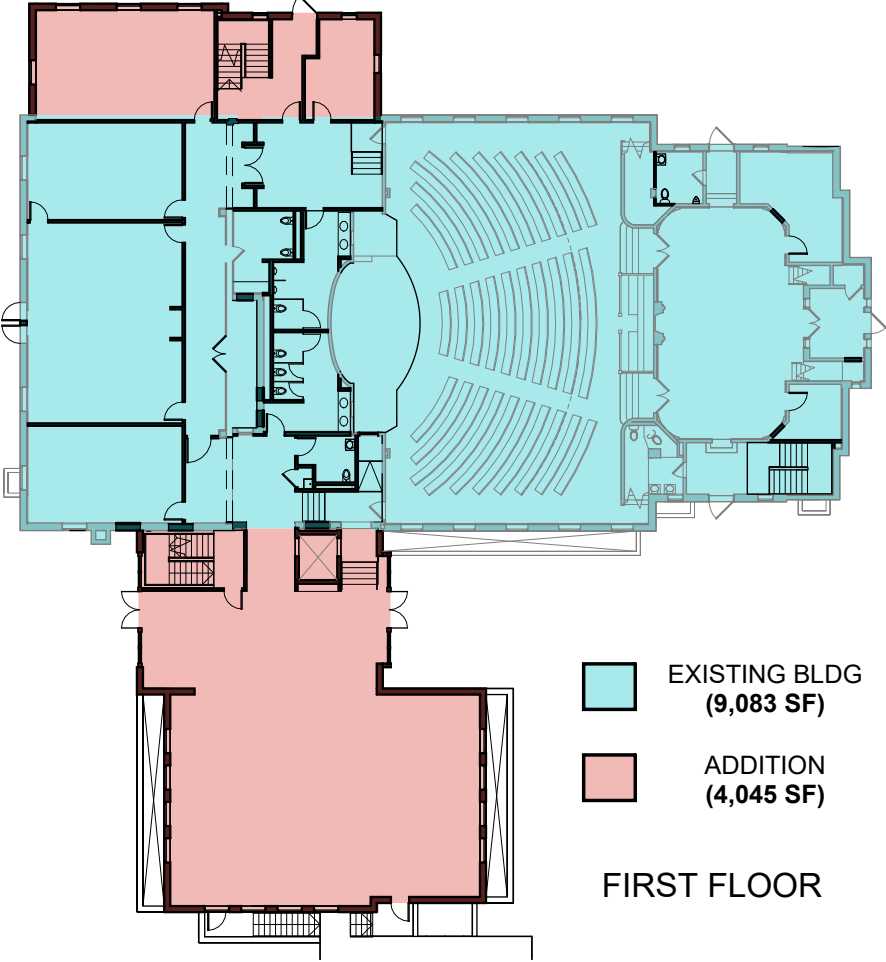
GFA ANALYSIS (PROPOSED)

	EXISTING BUILDING	NORTH ADDITION	SOUTH ADDITION
1ST FLR	9,083 SF	1,034 SF	3,011 SF
2ND FLR	9,083 SF	1,034 SF	1,118 SF
3RD FLR	646 SF	0 SF	0 SF
TOTAL	18,812 SF	2,068 SF	4,129 SF
25,009 SF			

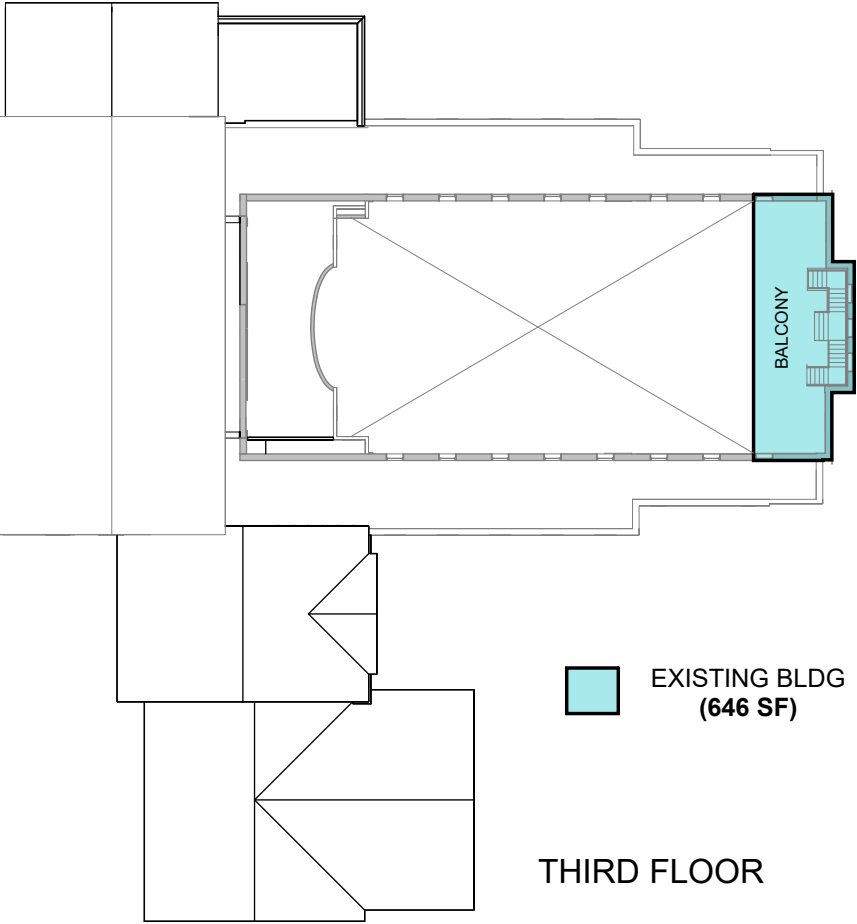
- NOTES:
- 1. AREAS EXCLUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).
 - 2. 7' TALL ATTIC SPACE FOR NEW ADDITION IS NOT ANTICIPATED WITH THE PROPOSED ROOF PITCH



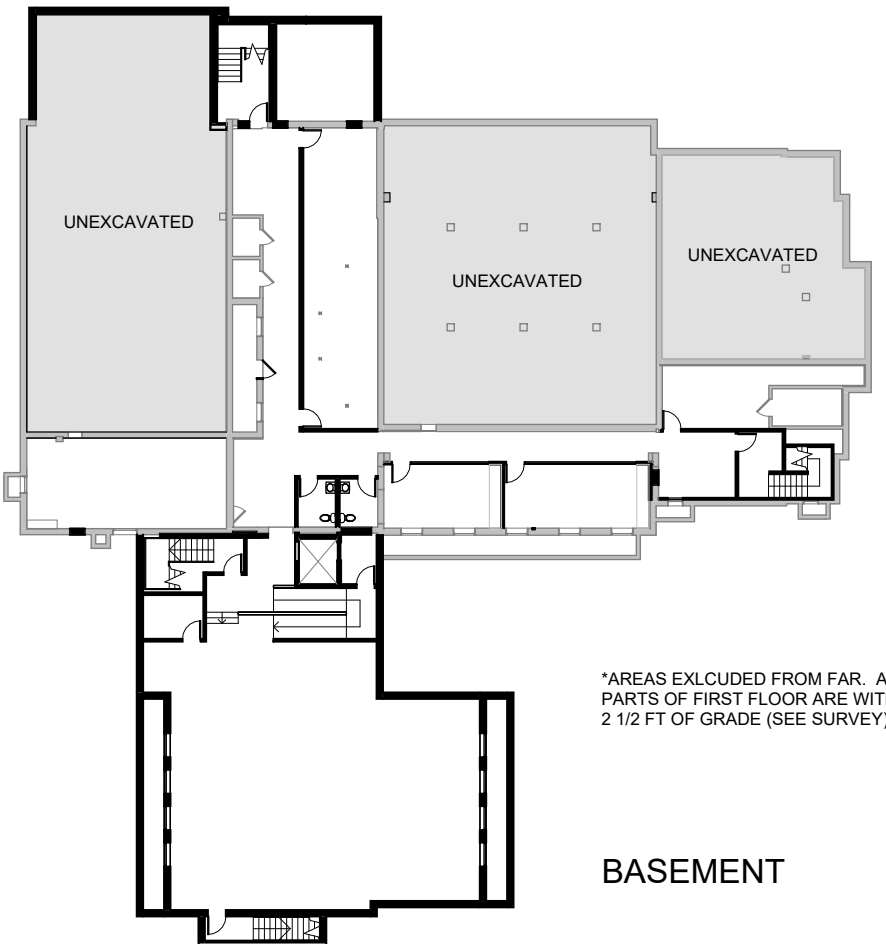
SECOND FLOOR PLAN



FIRST FLOOR

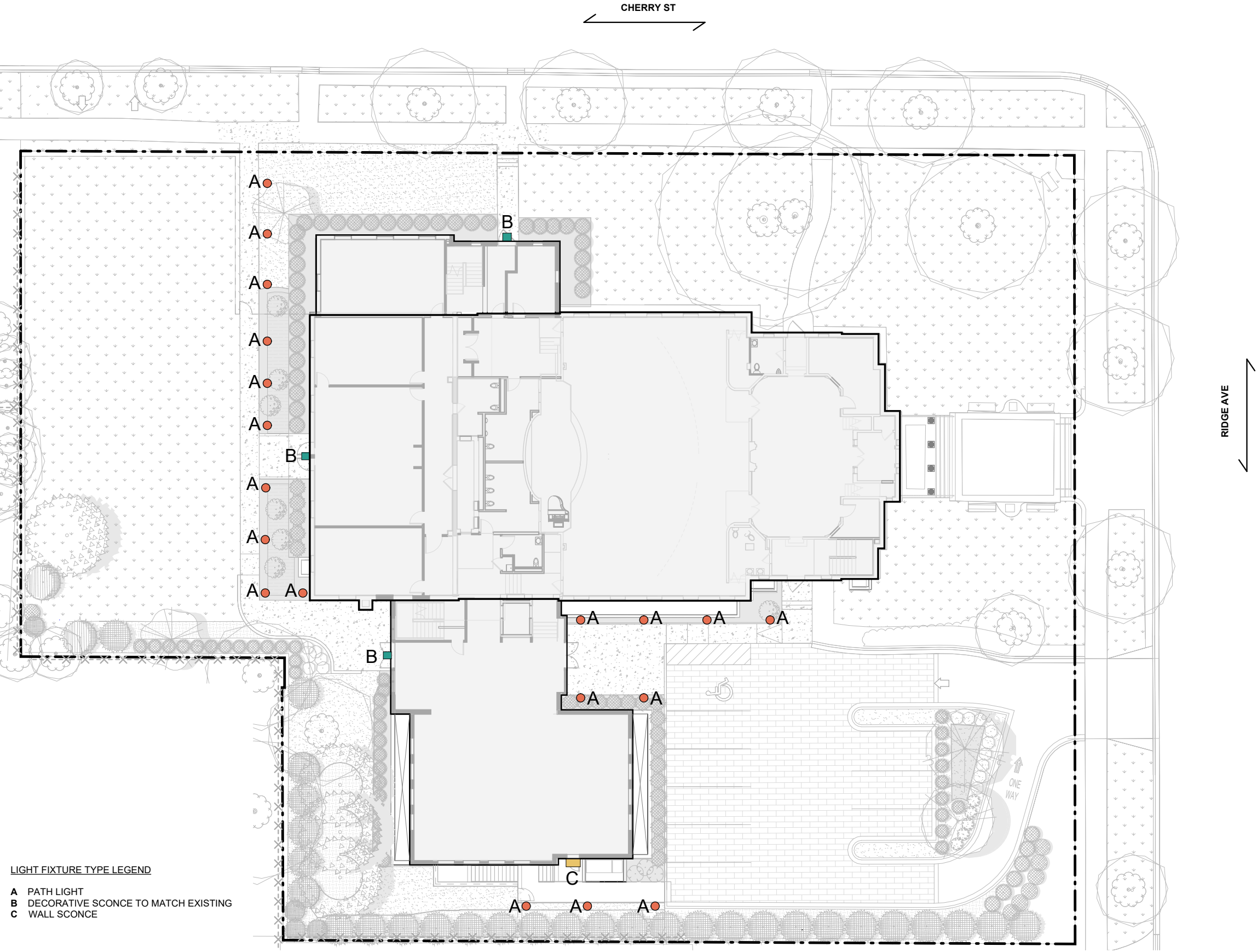


THIRD FLOOR



BASEMENT

SITE LIGHTING



LIGHT FIXTURE TYPE LEGEND
A PATH LIGHT
B DECORATIVE SCENCE TO MATCH EXISTING
C WALL SCENCE



PRODUCT DETAILS:

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

HARDY ISLAND PATH LIGHT

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

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

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

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

MOUNTING	
LEAD WIRE:	1 X 36"

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

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

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

hinkley.com

PROPOSED FIXTURE C

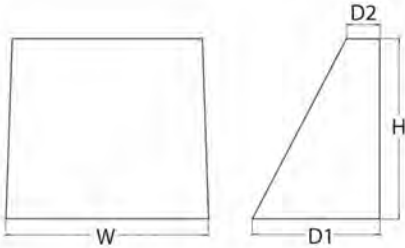


WDGE1 LED
Architectural Wall Sconce



Specifications

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



Catalog Number

Notes

Type

Introduction

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

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

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

WDGE LED Family Overview

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

Ordering Information

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

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

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



COMMERCIAL OUTDOOR

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

WDGE1 LED
Rev. 05/30/24



FIXTURE D (MATCH EXISTING AS SHOWN)

EXTERIOR LIGHTING

03/13/2025

SP-034

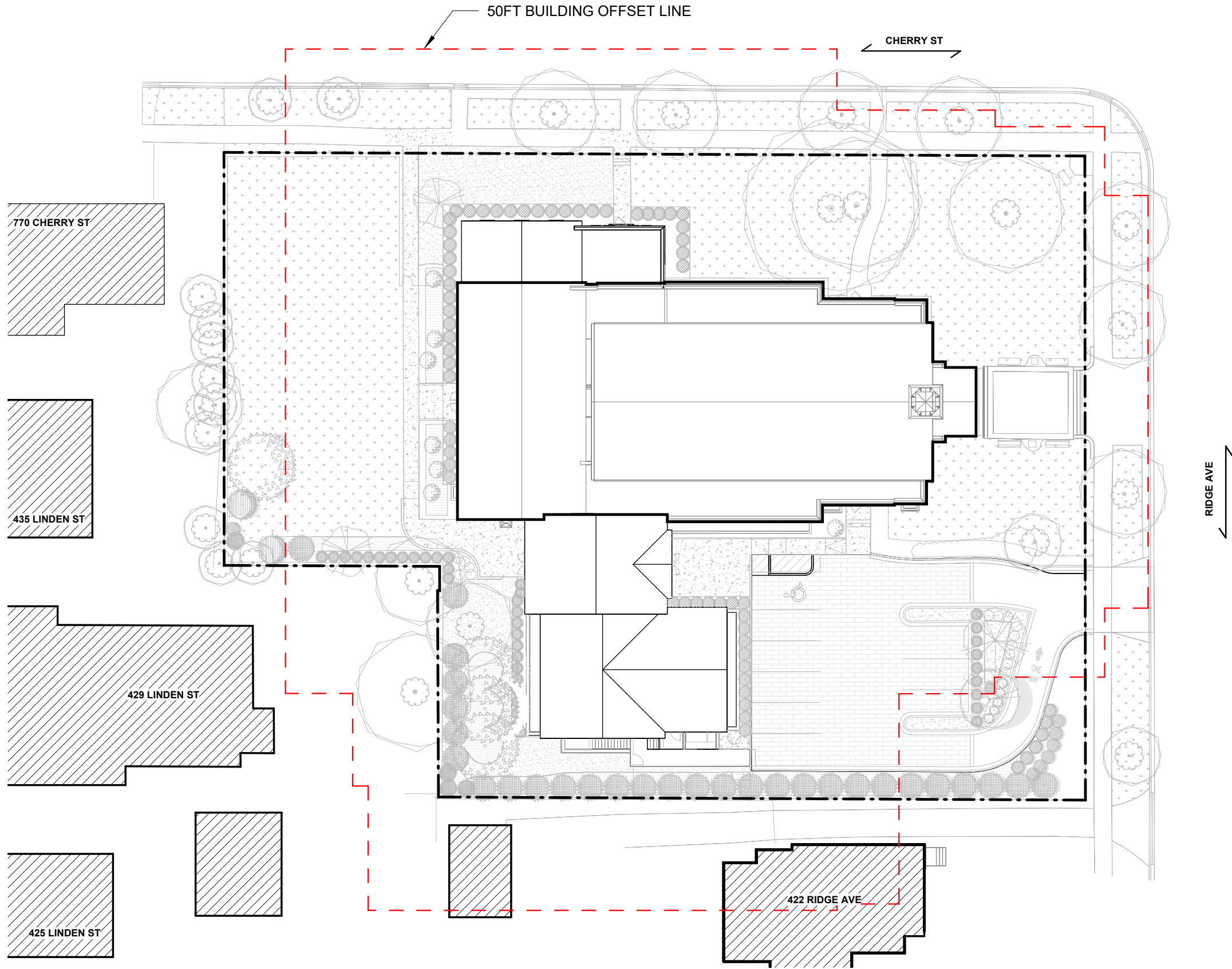
GRACE PRESBYTERIAN CHURCH

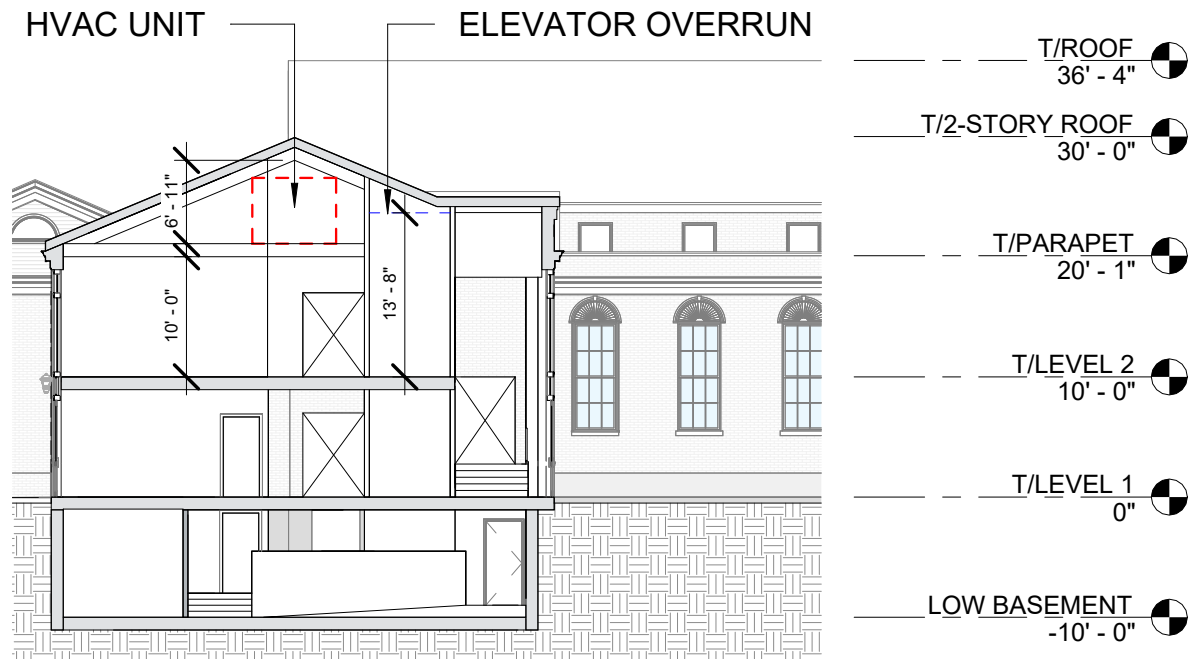
440 RIDGE AVENUE
WINNETKA, IL 60093

Present Future Architects

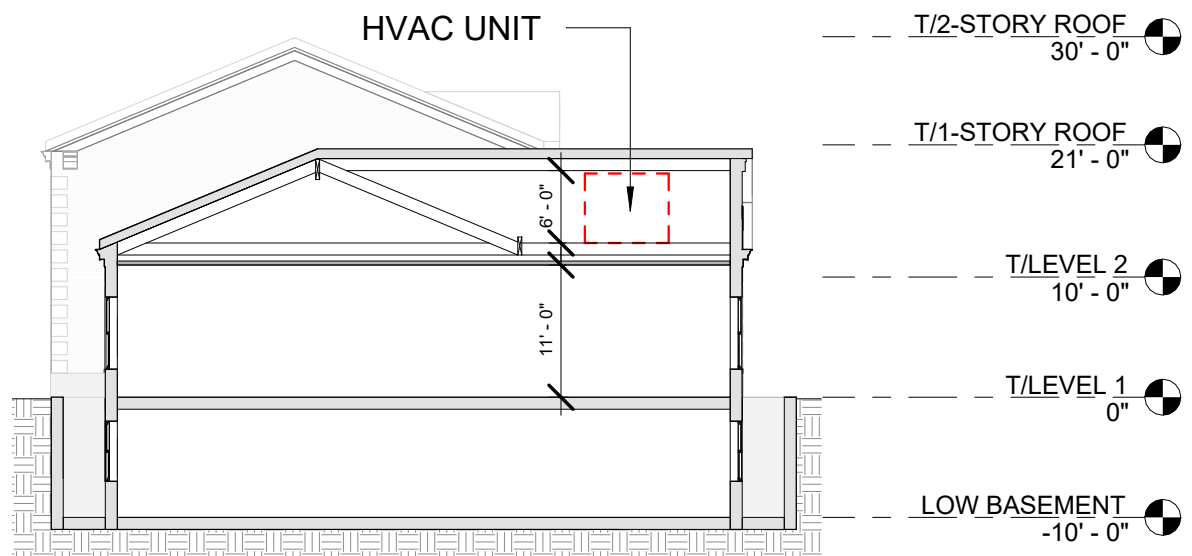
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. : 2309

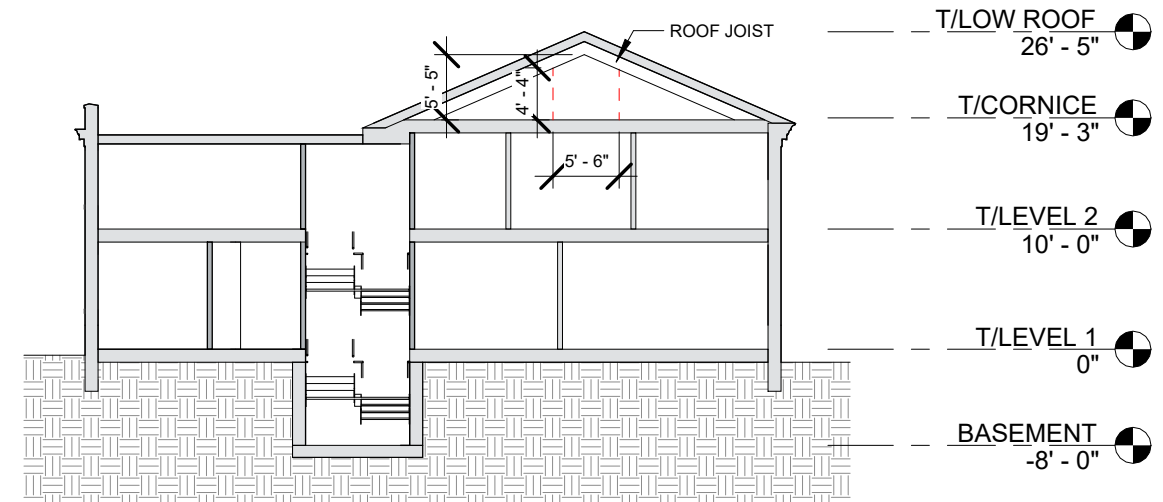




TYP SECTION @ SOUTH ADDITION 2-STORY



TYP SECTION @ SOUTH ADDITION 1-STORY



TYP SECTION @ NORTH ADDITION

GRACE PRESBYTERIAN CHURCH ADDITION

440 RIDGE AVE

WINNETKA, IL 60093

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

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

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



SITE LOCATION MAP
(NTS)

CIVIL SHEET INDEX

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

LANDSCAPE SHEET INDEX

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

SURVEY PROVIDED BY:

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

J.U.L.I.E.

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



ERIKSSON
ENGINEERING

ASSOCIATES, LTD.

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

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
	06/17/24	PERMIT REVISIONS
	07/03/24	PERMIT REVISIONS
	09/03/24	DESIGN REVIEW BOARD REVISIONS
	01/24/25	SPECIAL USE PERMIT REVIEW
	03/13/25	ZONING REVIEW

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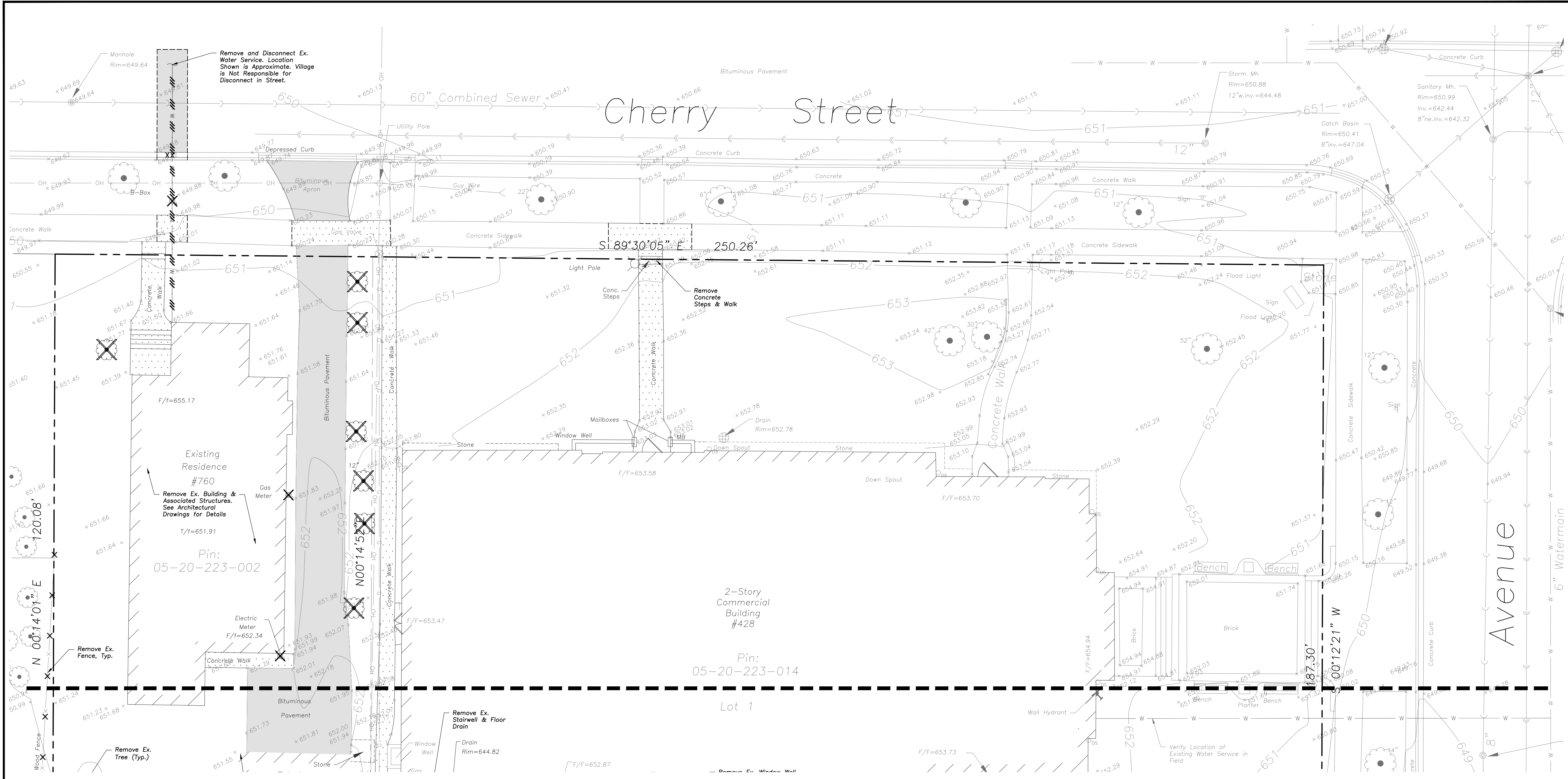
Design By:	Approved By:	Date:
LMR	CK	03/13/25

Sheet Title:

COVER SHEET

Sheet No:

C000



DEMOLITION NOTES

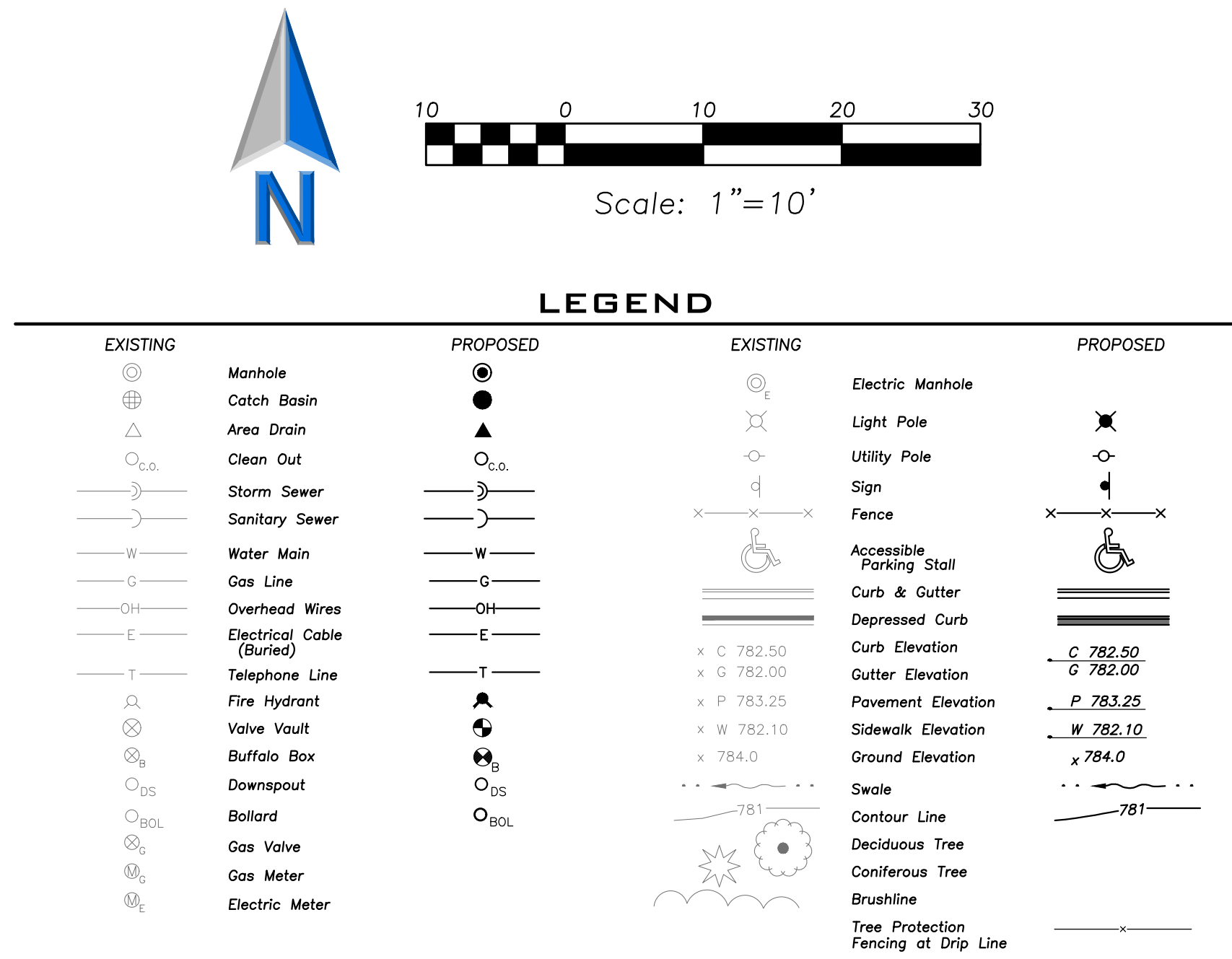
- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate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

DEMOLITION LEGEND

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

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



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

Reserved for Seal:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
	06/17/24	PERMIT REVISIONS
	07/03/24	PERMIT REVISIONS
	09/03/24	DESIGN REVIEW BOARD REVISIONS
	01/24/25	SPECIAL USE PERMIT REVIEW
	03/13/25	ZONING REVIEW

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Design By: LMR Approved By: CK Date: 03/13/25

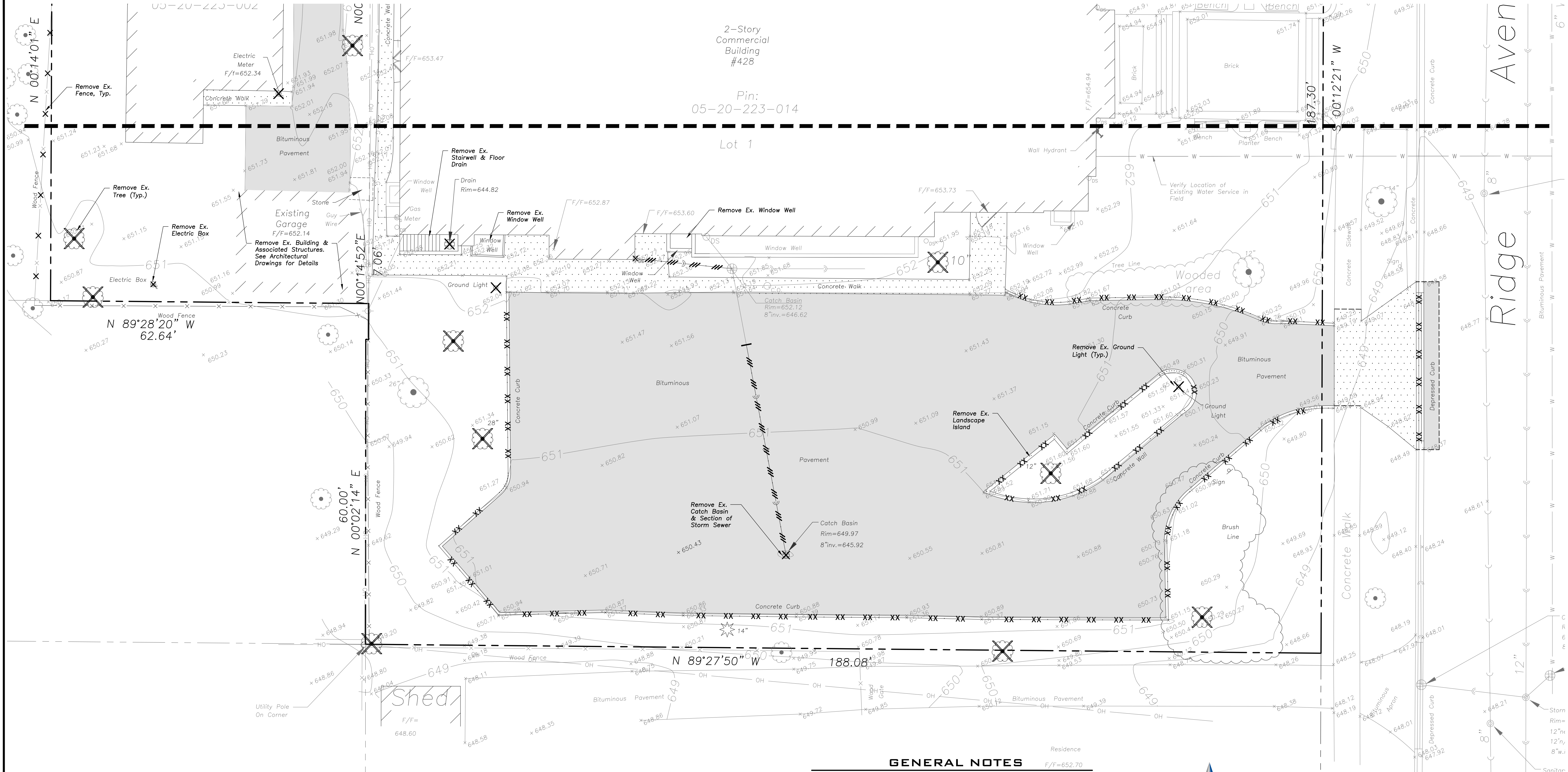
Sheet Title:

**SITE DEMOLITION
PLAN**

Sheet No:

C100

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Plotted: 3/26/25 @ 3:39pm By: Irosenbauer



DEMOLITION NOTES

- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
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EXISTING		PROPOSED	
	Manhole		Manhole
	Catch Basin		Catch Basin
	Area Drain		Area Drain
	Clean Out		Clean Out
	Storm Sewer		Storm Sewer
	Sanitary Sewer		Sanitary Sewer
	Water Main		Water Main
	Gas Line		Gas Line
	Overhead Wires		Overhead Wires
	Electrical Cable (Buried)		Electrical Cable (Buried)
	Telephone Line		Telephone Line
	Fire Hydrant		Fire Hydrant
	Valve Vault		Valve Vault
	Buffalo Box		Buffalo Box
	Downspout		Downspout
	Bollard		Bollard
	Gas Valve		Gas Valve
	Gas Meter		Gas Meter
	Electric Meter		Electric Meter

EXISTING		PROPOSED	
	Electric Manhole		Electric Manhole
	Light Pole		Light Pole
	Utility Pole		Utility Pole
	Sign		Sign
	Fence		Fence
	Accessible Parking Stall		Accessible Parking Stall
	Curb & Gutter		Curb & Gutter
	Depressed Curb		Depressed Curb
	Curb Elevation		Curb Elevation
	Gutter Elevation		Gutter Elevation
	Pavement Elevation		Pavement Elevation
	Sidewalk Elevation		Sidewalk Elevation
	Ground Elevation		Ground Elevation
	Swale		Swale
	Contour Line		Contour Line
	Deciduous Tree		Deciduous Tree
	Coniferous Tree		Coniferous Tree
	Brushline		Brushline
	Tree Protection Fencing at Drip Line		Tree Protection Fencing at Drip Line



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Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

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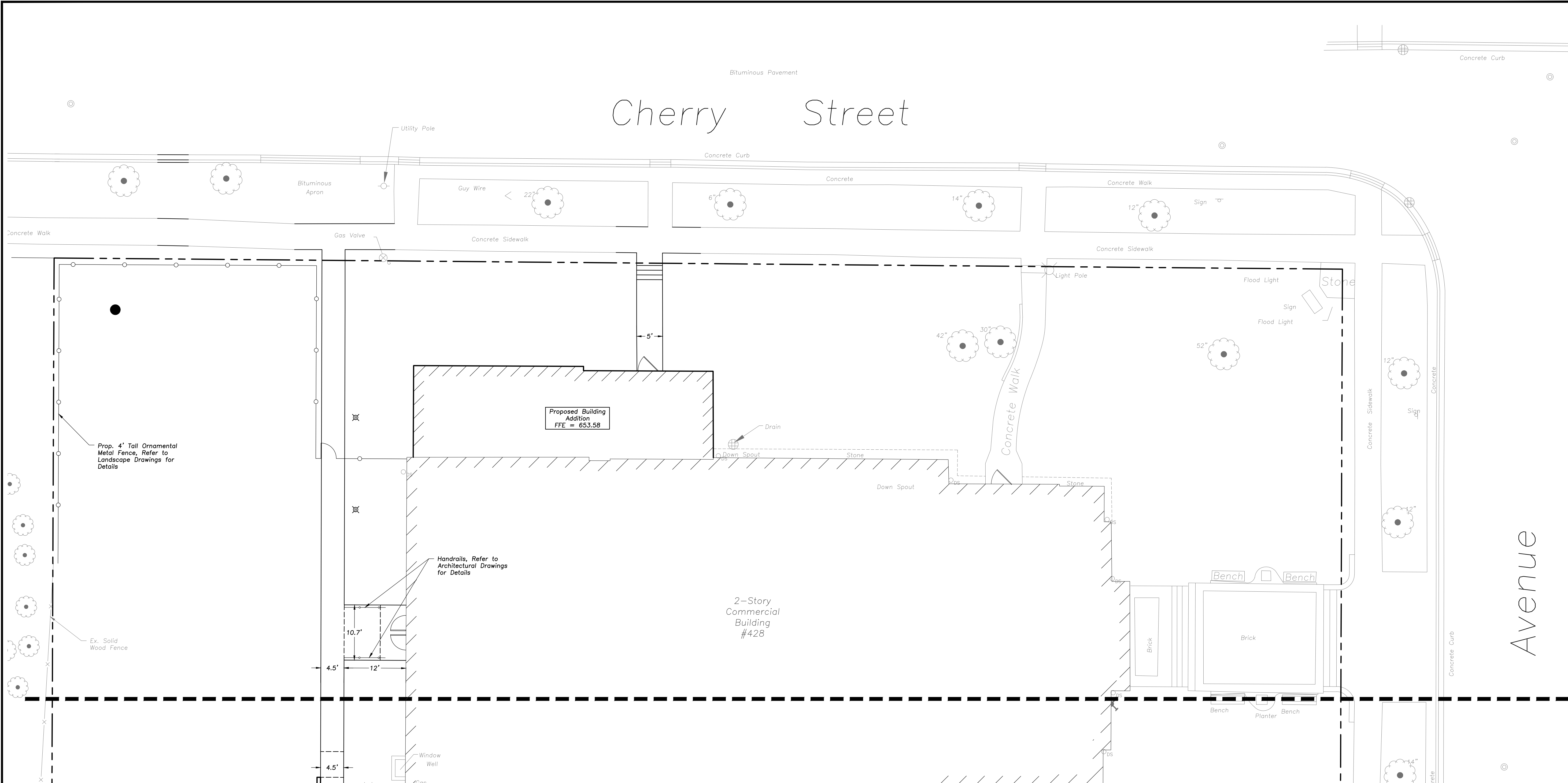
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Design By: LMR	Approved By: CK	Date: 03/13/25

Sheet Title:
SITE DEMOLITION
PLAN

Sheet No:
C101

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Plotted: 3/26/25 @ 3:41pm By: Irosenbauer



GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
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- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/8" x 11 Gauge Steel, Embedded 42" Minimum Into Ground.

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

Addition

**440 N Ridge Avenue
WINNETKA, ILLINOIS**

Reserved for Seal:

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No.	Date	Description
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Design By: LMR Approved By: CK Date: 03/13/25

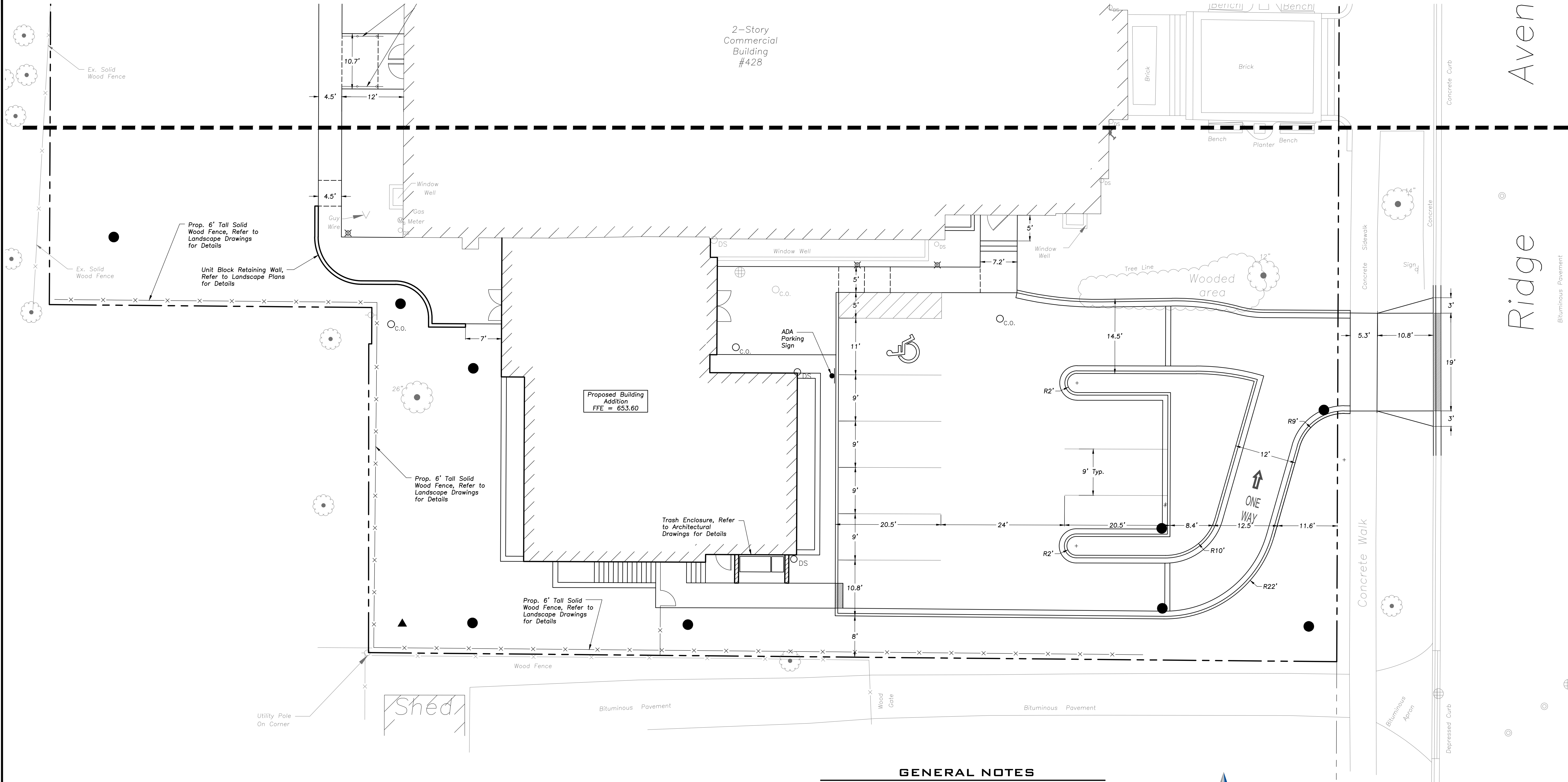
Sheet Title:

**SITE GEOMETRY
PLAN**

Sheet No:

C200

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Plotted: 3/26/25 @ 3:40pm By: Irosenbauer



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Scale: 1"=10'

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Water Main	Water Main	Curb & Gutter	Curb & Gutter
Gas Line	Gas Line	Depressed Curb	Depressed Curb
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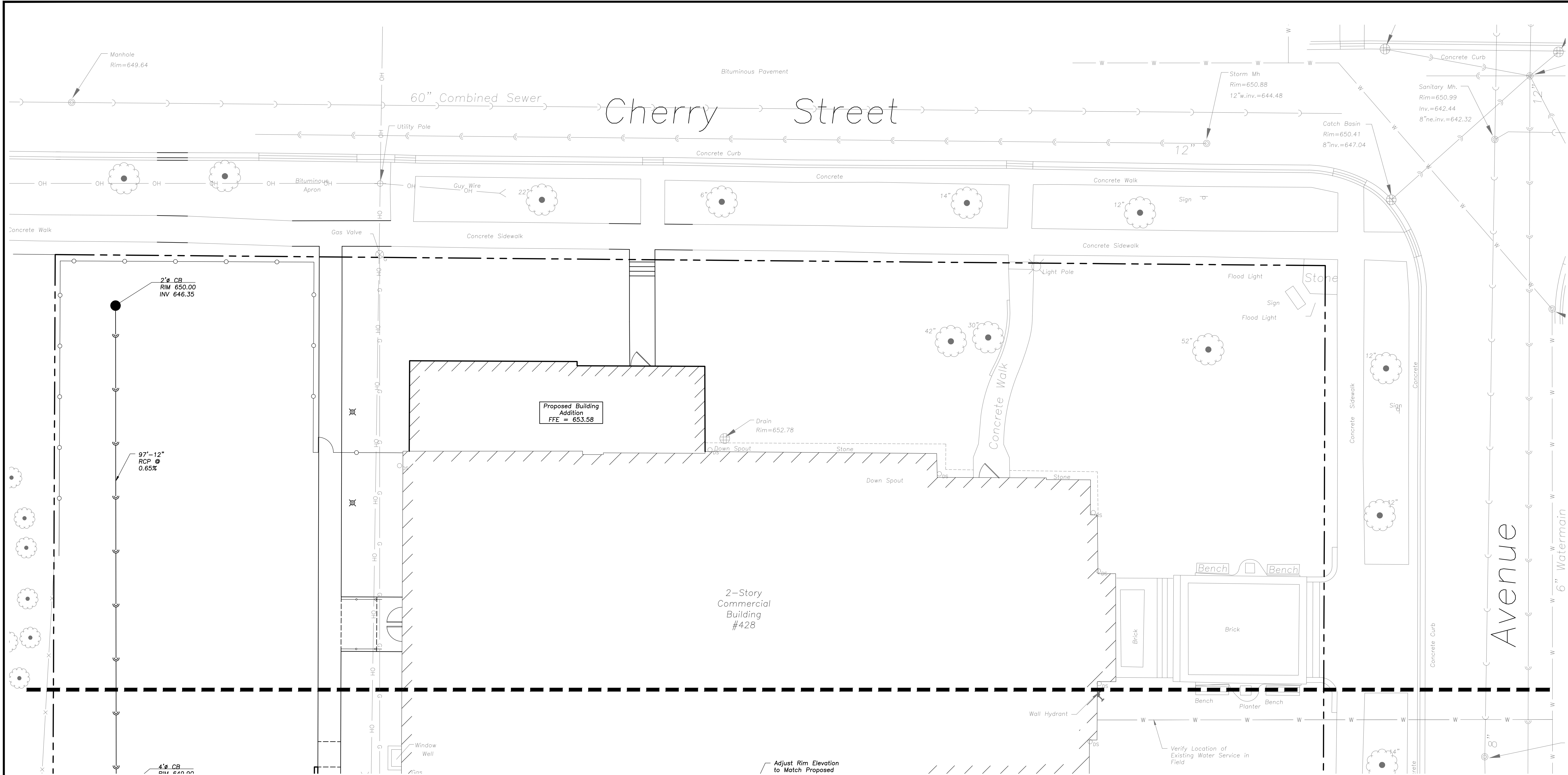
Sheet Title:

**SITE GEOMETRY
PLAN**

Sheet No:

C201

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Plotted: 3/26/25 @ 3:41pm By: Irosenbauer



STRUCTURE NOTES

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

UTILITY NOTES

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

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LEGEND

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



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EXPIRES: 04/30/2025

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

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	06/17/24	PERMIT REVISIONS
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	03/13/25	ZONING REVIEW

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Design By: LMR	Approved By: CK	Date: 03/13/25

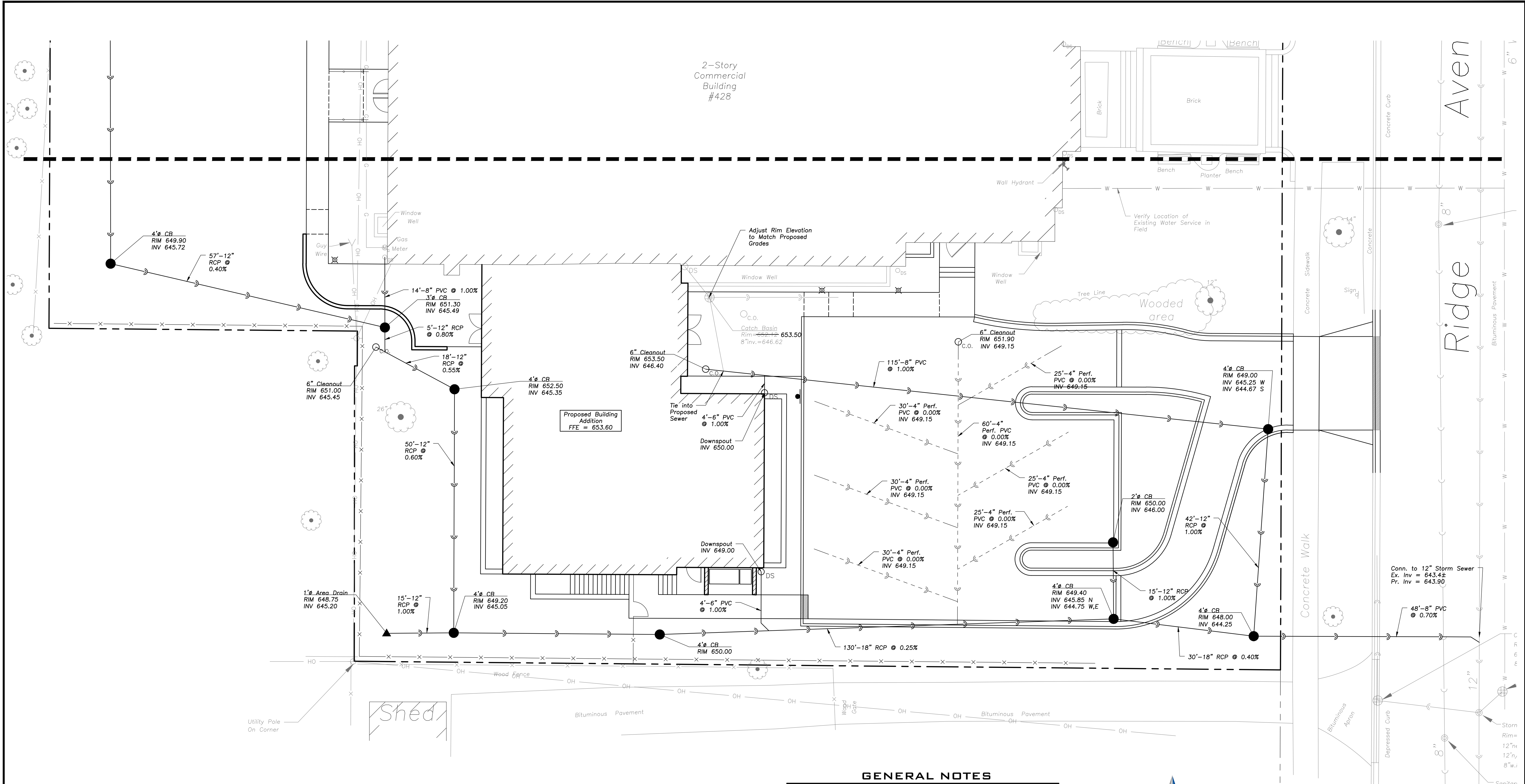
Sheet Title:

**SITE
UTILITY
PLAN**

Sheet No:

C300

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Plotted: 3/26/25 @ 3:40pm By: Irosenbauer



STRUCTURE NOTES

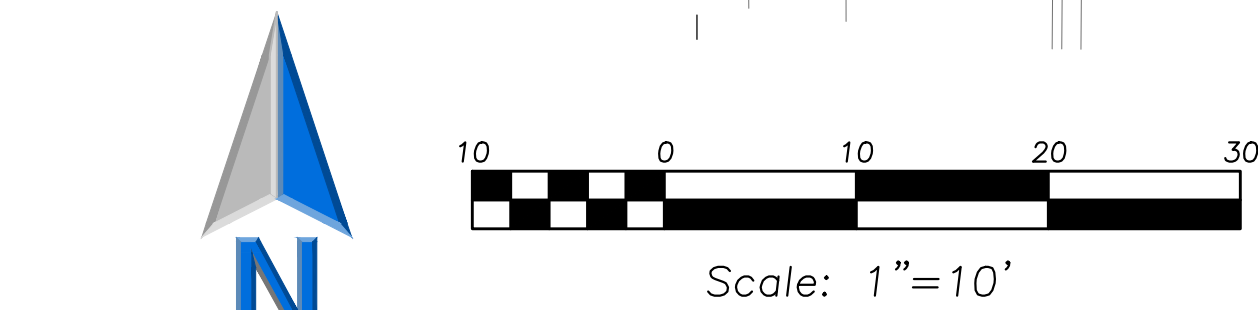
- All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For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

UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary, Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer if The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
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Area Drain	Clean Out	Utility Pole	Sign
Storm Sewer	Sanitary Sewer	Fence	Accessible Parking Stall
Water Main	Gas Line	Curb & Gutter	Depressed Curb
Overhead Wires	Electrical Cable (Buried)	Curb Elevation	Gutter Elevation
Telephone Line	Fire Hydrant	Pavement Elevation	Sidewalk Elevation
Valve Vault	Buffalo Box	Ground Elevation	Swale
Downspout	Bollard	Contour Line	Deciduous Tree
Gas Valve	Gas Meter	Coniferous Tree	Brushline
Electric Meter		Tree Protection Fencing at Drip Line	



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Design By: LMR Approved By: CK Date: 03/13/25

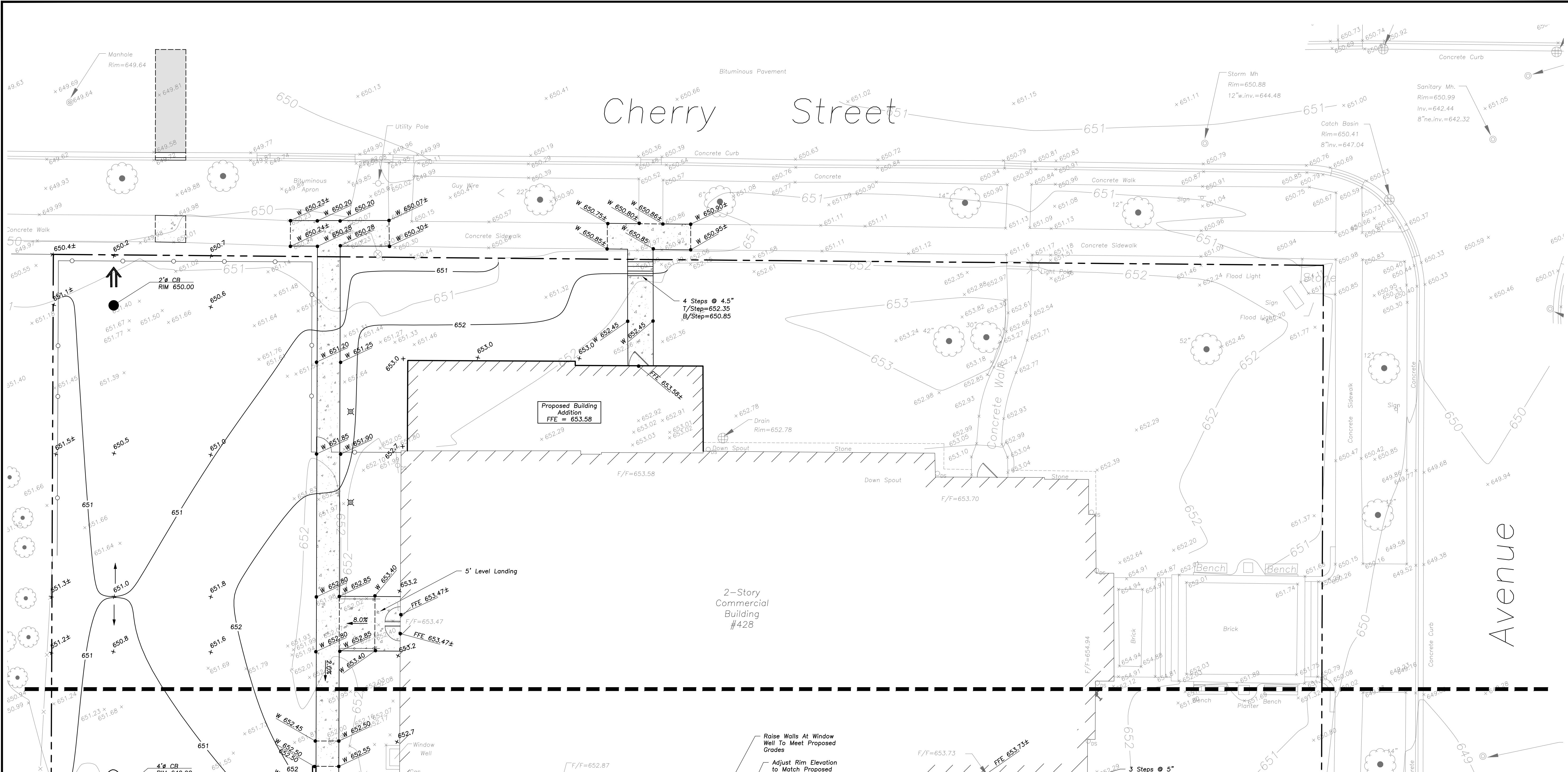
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**SITE
UTILITY
PLAN**

Sheet No:

C301

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Plotted: 3/26/25 @ 3:41pm By: Irosenbauer



GRADING NOTES

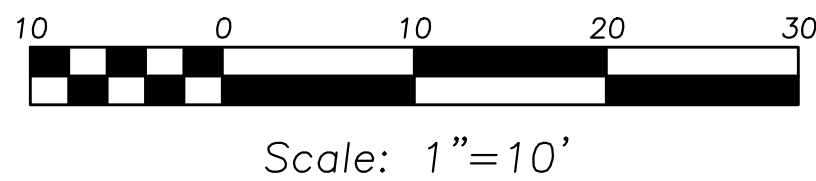
- The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Respiped With 6 Inches (Min.) to 12 Inches (Max.)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

PAVING & SURFACE LEGEND

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

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Storm Sewer	Storm Sewer	Fence	Fence
Sanitary Sewer	Sanitary Sewer	Accessible Parking Stall	Accessible Parking Stall
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Gas Line	Gas Line	Depressed Curb	Depressed Curb
Overhead Wires	Overhead Wires	Curb Elevation	Curb Elevation
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Gas Meter	Gas Meter	Brushline	Brushline
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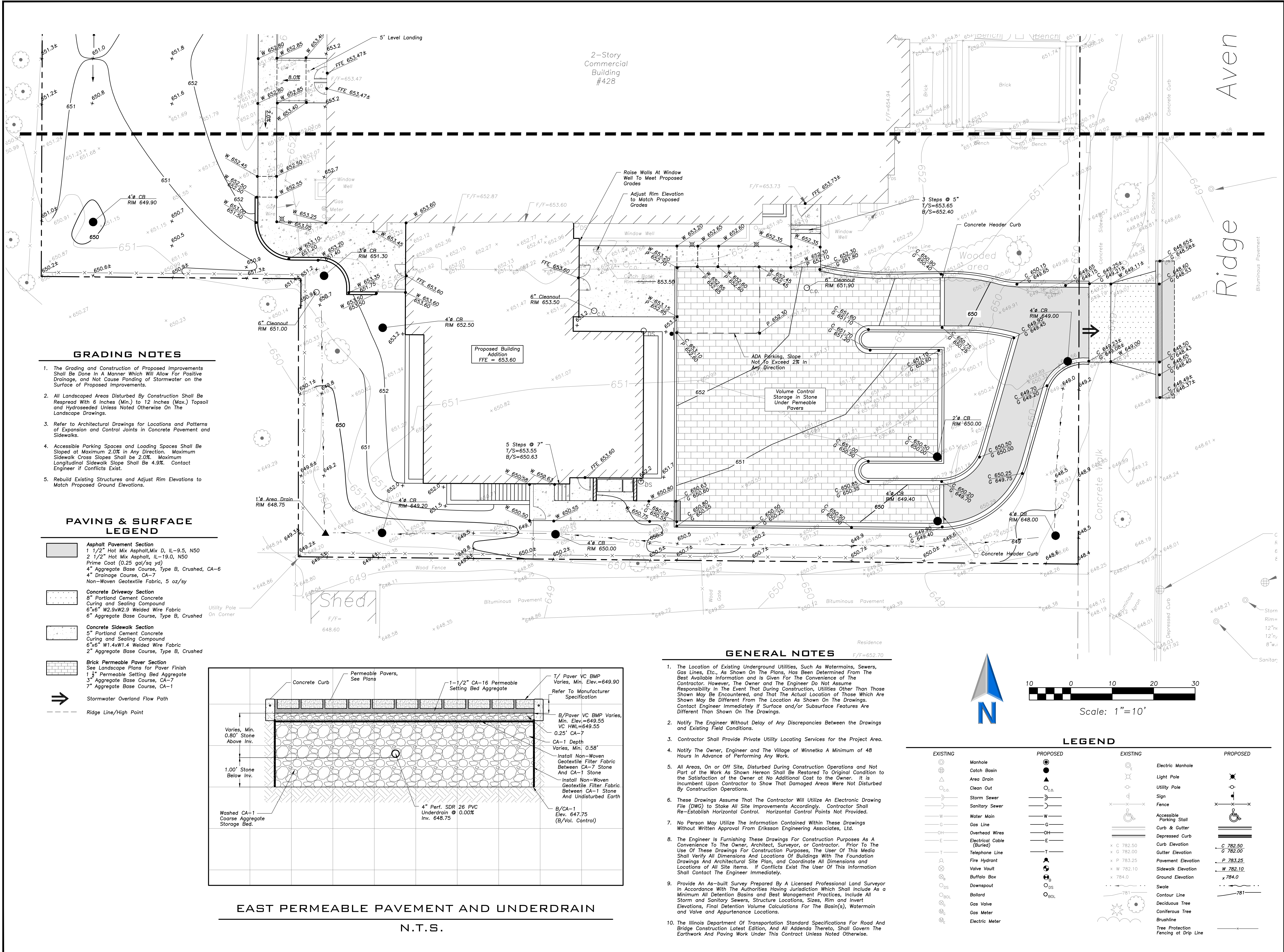
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Sheet Title:

GRADING AND
PAVING PLAN

Sheet No:

C400



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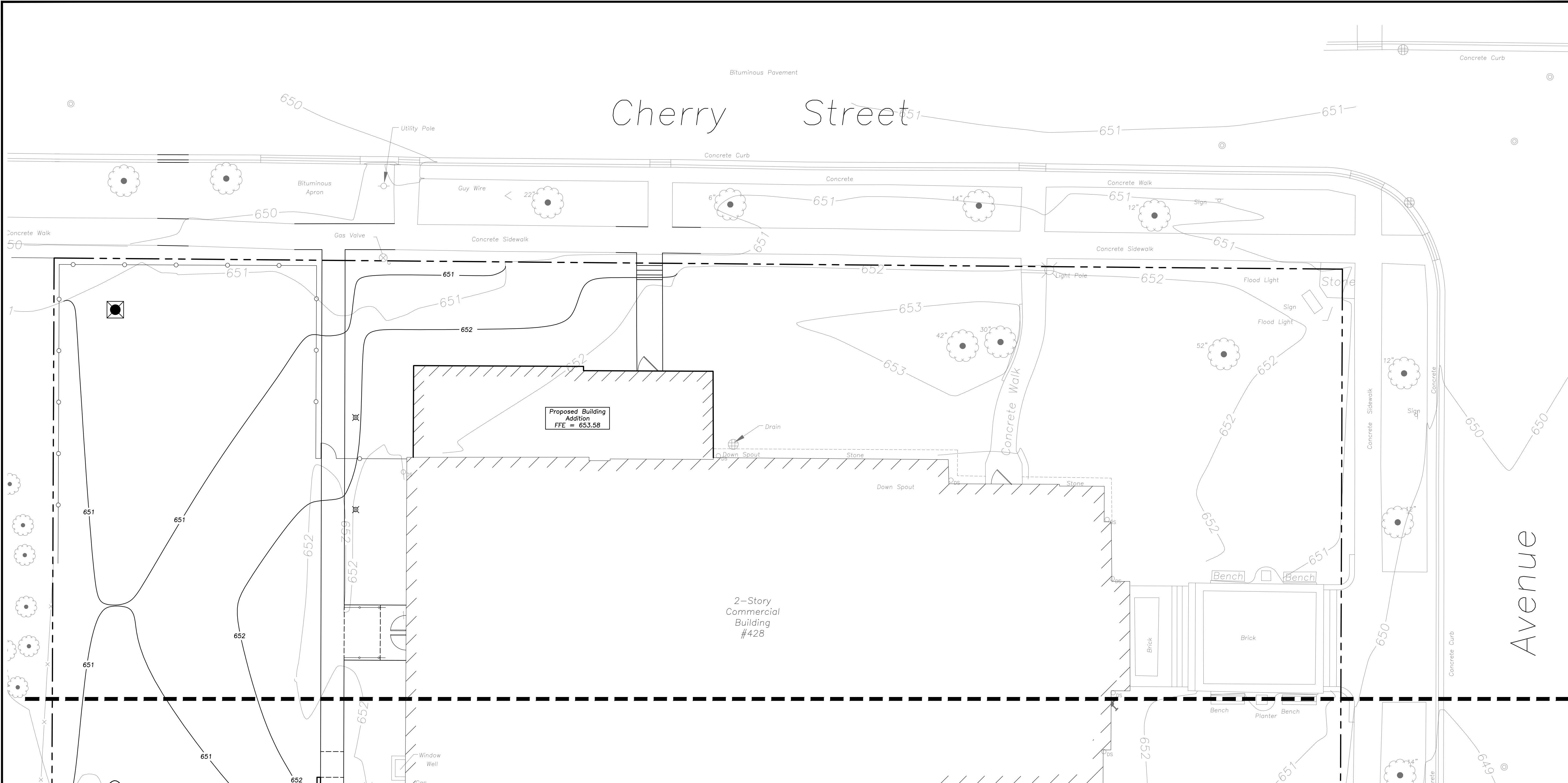
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**GRADING AND
PAVING PLAN**

Sheet No:

C401

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INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

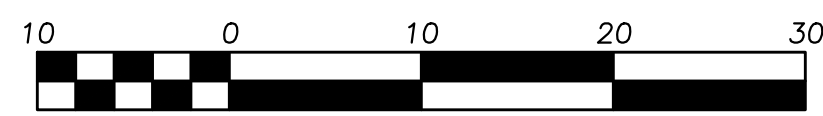
- Silt Fence
- Erosion Control Blanket
- North American Green DS75
- Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

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10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



Scale: 1"=10'

LEGEND

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



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

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CONSTRUCTION**

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
	06/17/24	PERMIT REVISIONS
	07/03/24	PERMIT REVISIONS
	09/03/24	DESIGN REVIEW BOARD REVISIONS
	01/24/25	SPECIAL USE PERMIT REVIEW
	03/13/25	ZONING REVIEW

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Approved By: CK
Date: 03/13/25

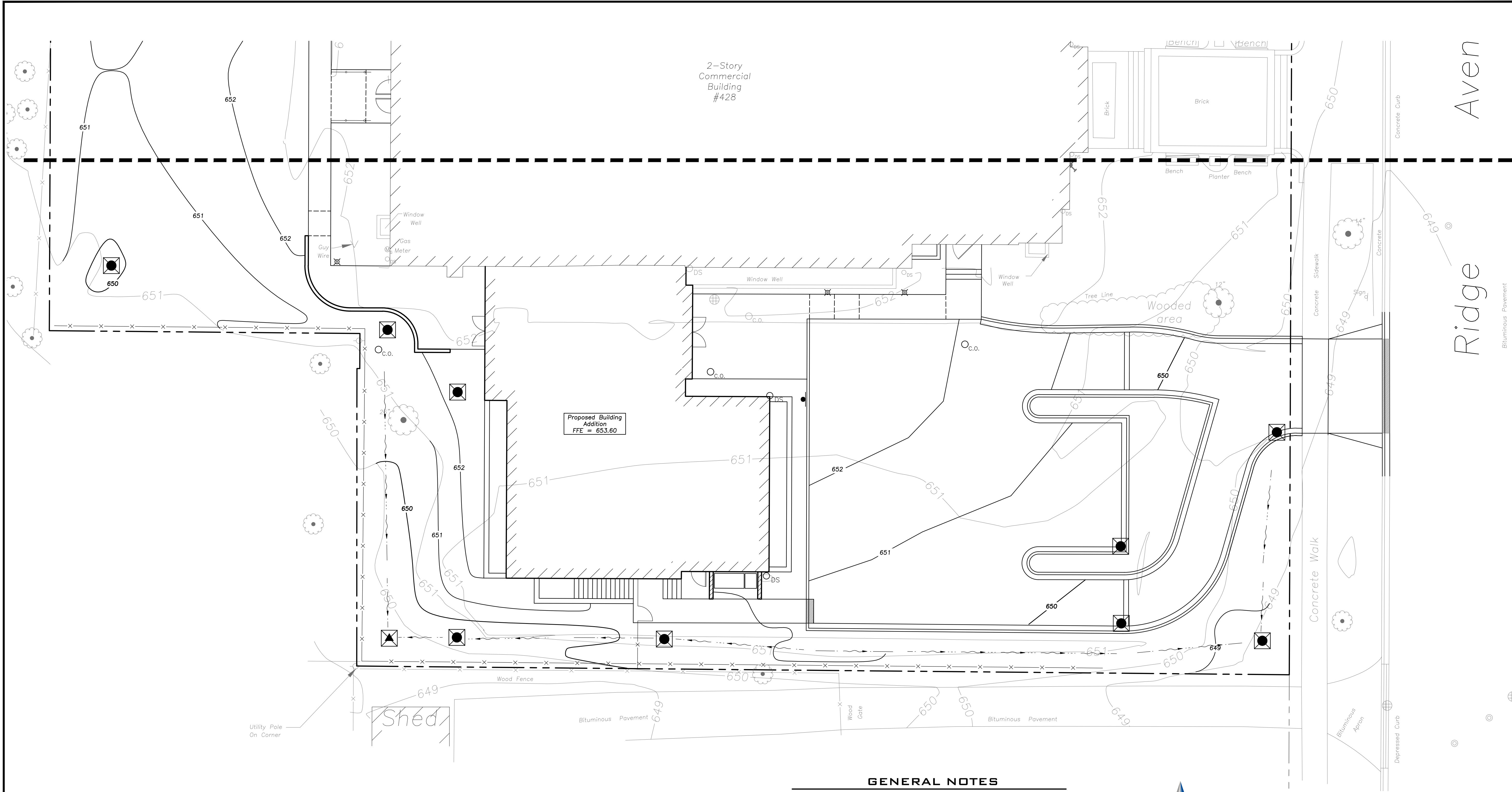
Sheet Title:

**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:

C500

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Plotted: 3/26/25 @ 3:40pm By: Irosenbauer



INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

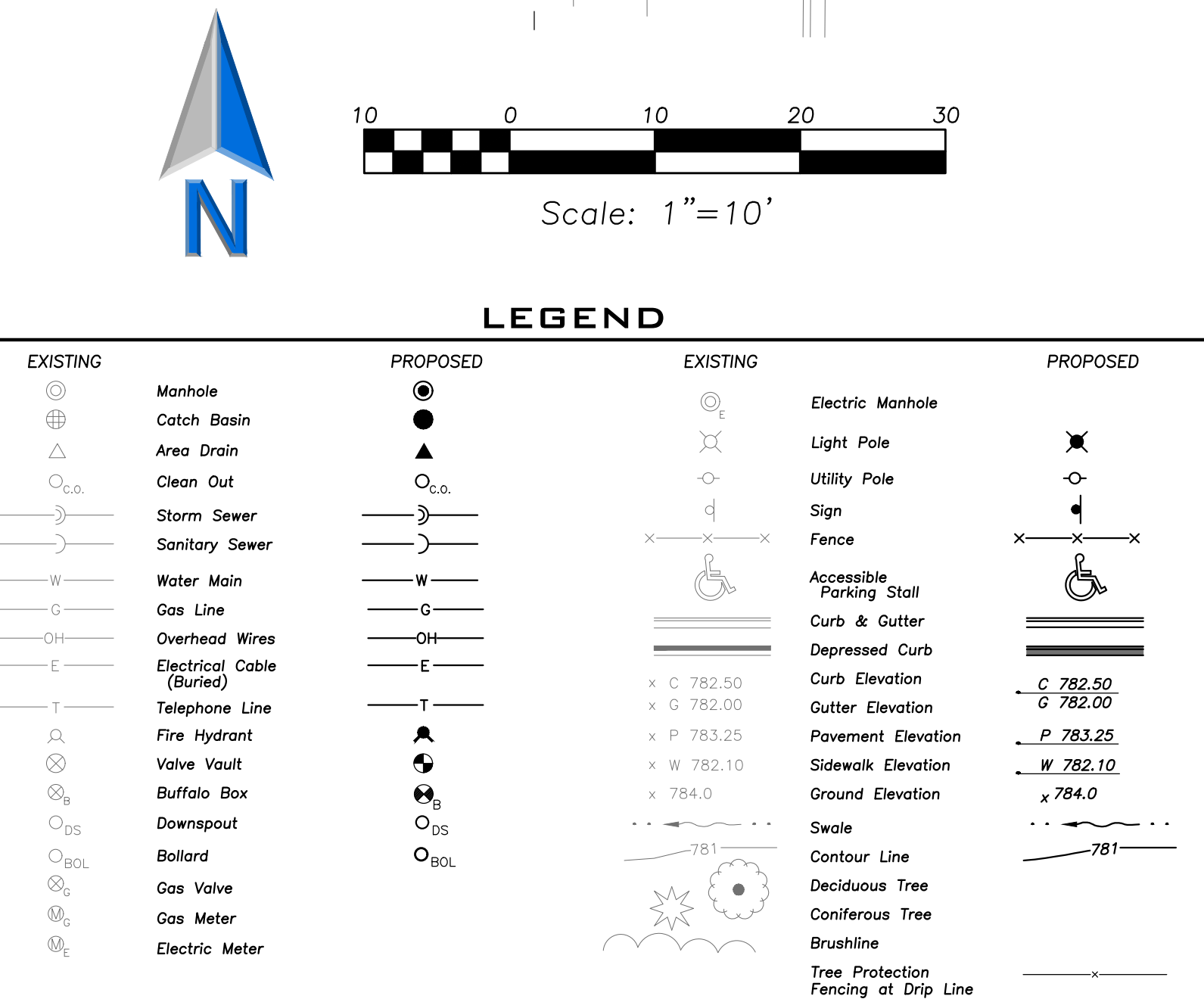
- Silt Fence
- Erosion Control Blanket
- North American Green DS75
- Or Approved Equal
- Catch-All, Park Chop Sedguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

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

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
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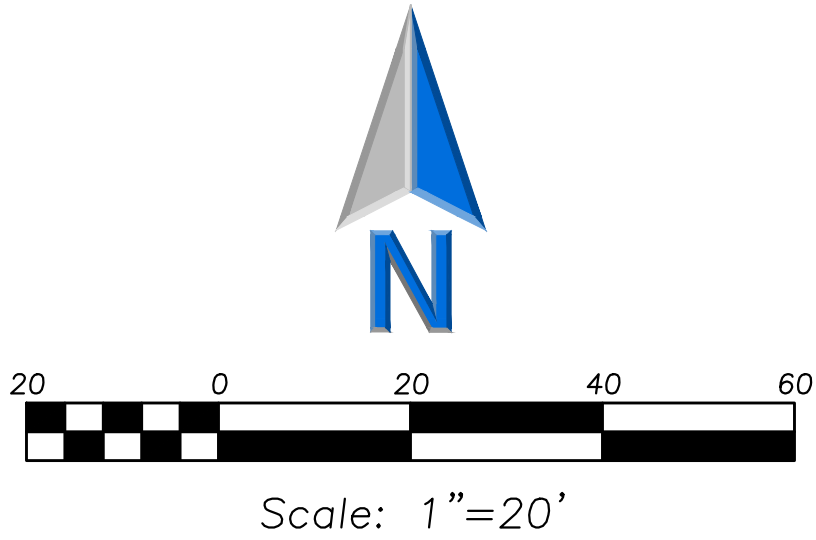
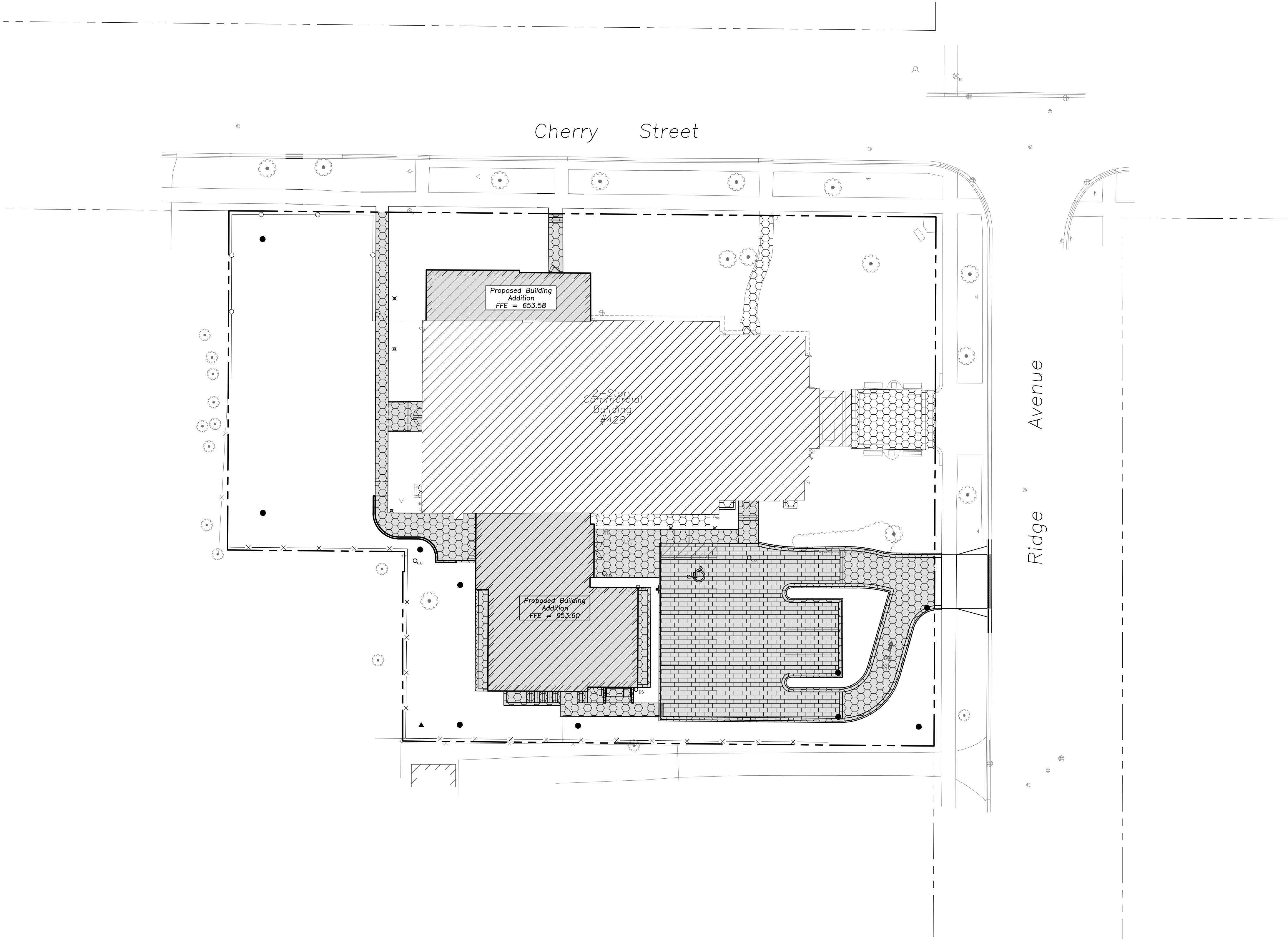
Sheet Title:

**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

Sheet No:

C501

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LEGEND

	Ex. Building/Roofed Area 9,329 SF
	Pr. Building/Roofed Area 4,028 SF
	Ex. Impermeable Surface 1,057 SF
	Pr. Impermeable Surface 3,973 SF
	Pr. Semi-Permeable Surface 3,560 SF*

Total ILC = 21,057 SF
Maximum Permitted ILC = 21,337 SF

*Semi-permeable surface counted at 75% (0.75*3,560 = 2,670 SF)



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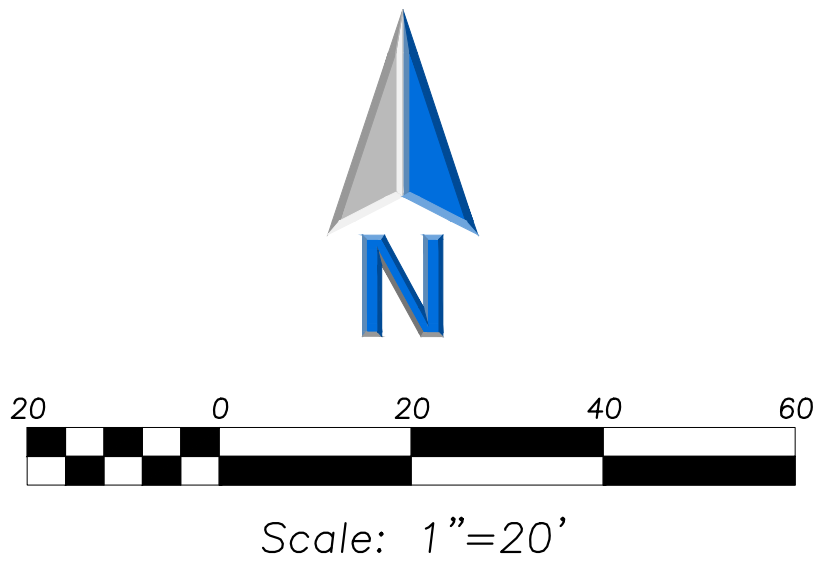
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Sheet Title:
**IMPERMEABLE
LOT COVERAGE -
PROPOSED**

Sheet No:
CX-04

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

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

Sheet No:
L010

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

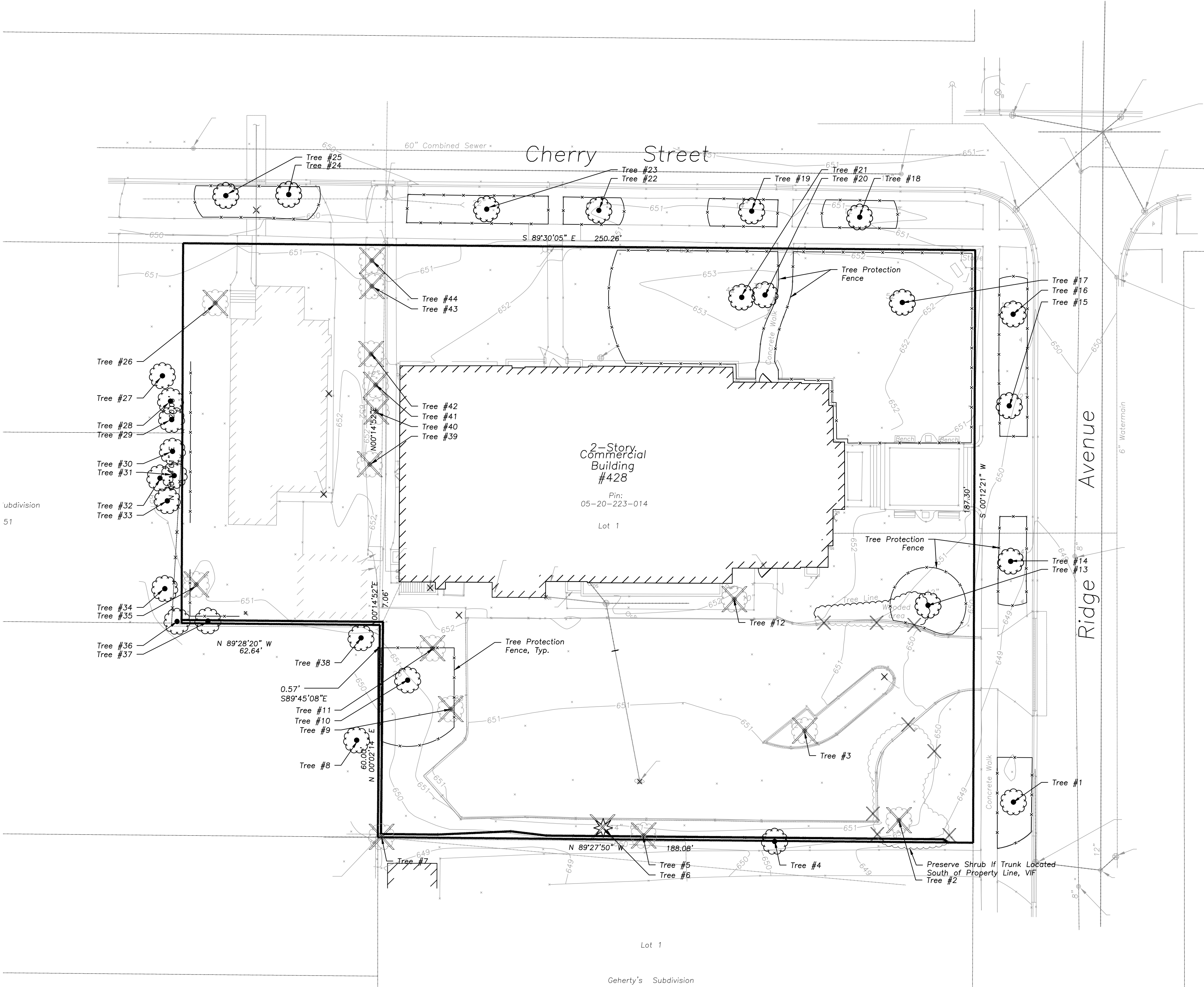
Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:

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

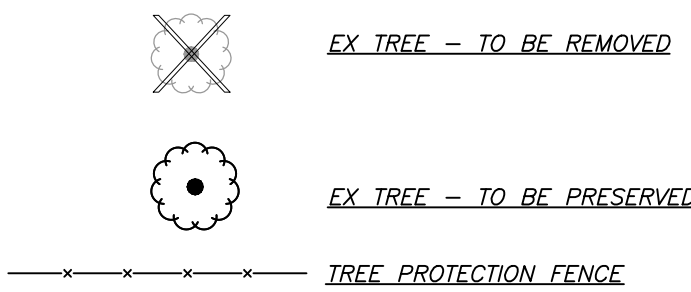
Tree Form. A visual assessment and rating of the form of the tree, as follows:

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

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



EXISTING TREE LEGEND



TREE PRESERVATION NOTES

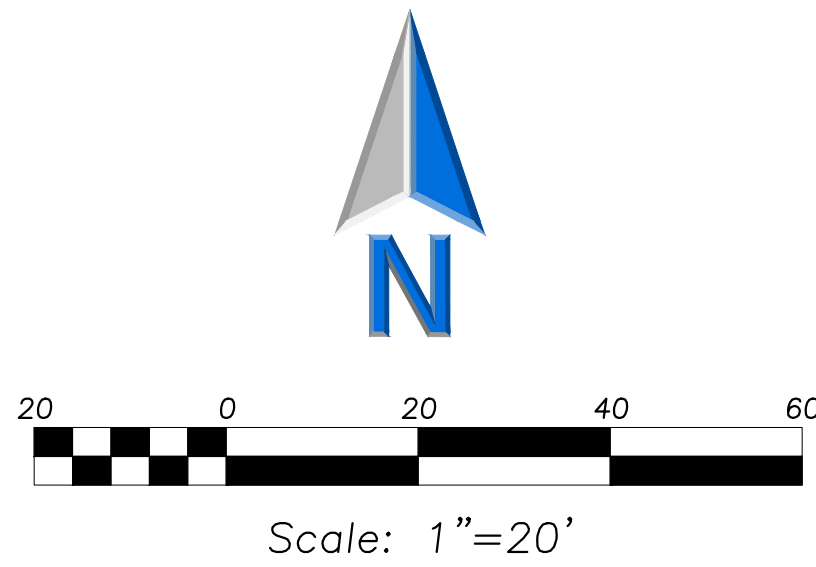
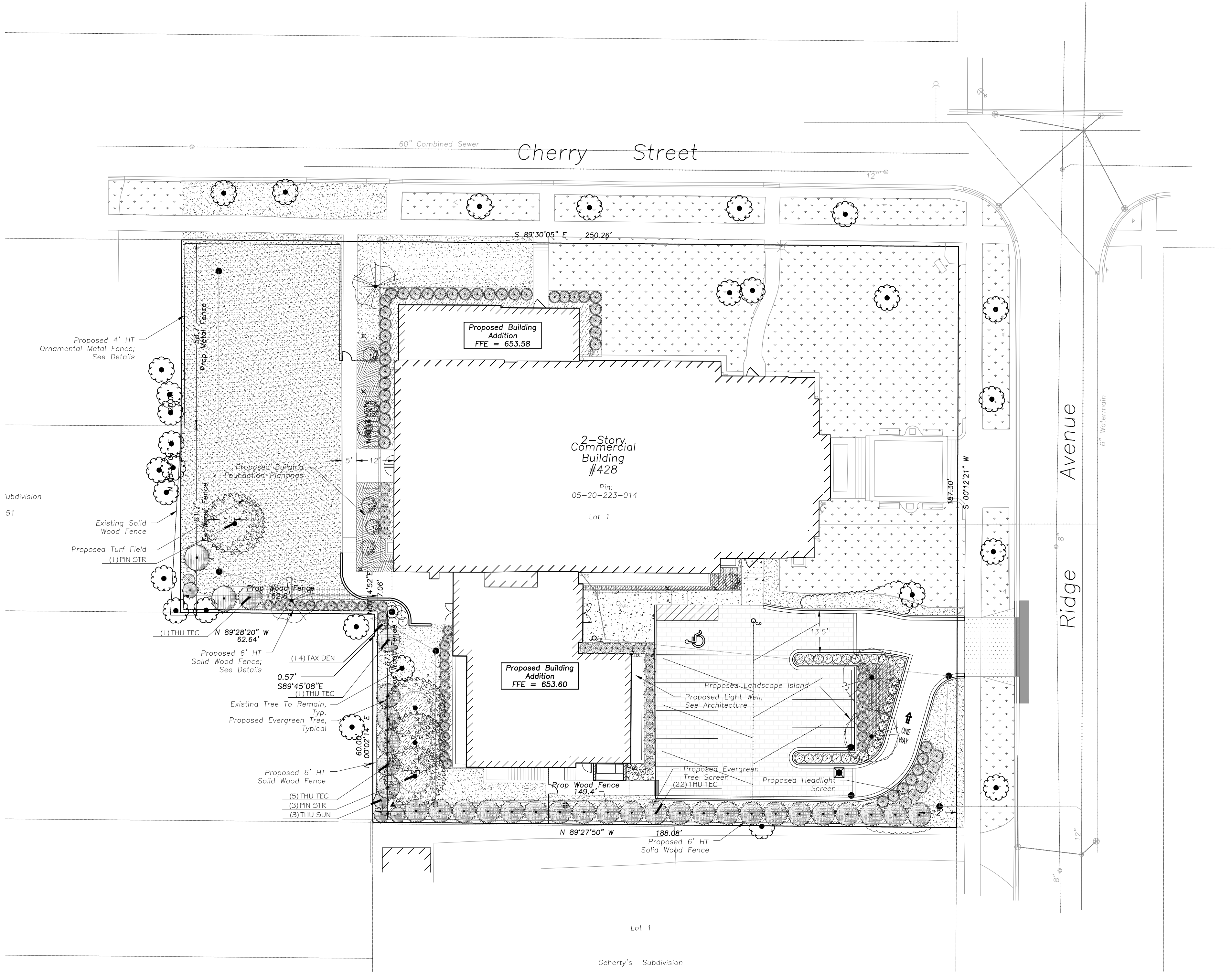
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF THE PERCEIVED CANOPY DRIP LINE OR MINIMUM 8.5' FROM THE TRUNK, WHICHEVER IS GREATER.
- THE CONTRACTOR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

TREE REMOVALS

- GOOD FORESTRY PRACTICE : 9 TREES
- CONSTRUCTION LOGISTICS : 6 TREES
 - 1 1:1
 - 5 PROTECTED (53" REPLACEMENT)

PROPOSED TREE REPLACEMENTS

- CONSTRUCTION LOGISTICS (STANDARD: 1:1 Replacement): 1 EVERGREEN TREE (8' HT)
- CONSTRUCTION LOGISTICS (PROTECTED: To Meet 53" Req.): 2 CANOPY TREES (3" CAL)
3 EVERGREEN TREES (14' HT)
11 EVERGREEN TREES (8' HT)
2 UNDERSTORY TREES (3" CAL)
- ADDITIONAL TREES : 8 EVERGREEN TREES (8' HT)
4 EVERGREEN TREES (6' HT)



FENCE KEY

	PROPOSED WOOD CEDAR FENCE. SEE DETAILS
	PROPOSED ORNAMENTAL METAL FENCE

TREE + SHRUB SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES					
	CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	B & B	3" CAL.	1
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	3" CAL.	1
EVERGREEN TREES					
	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	8' HT.	2
	PIN STR	PINUS STROBUS / WHITE PINE	B & B	14' HT.	4
	THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	8' HT.	29
SMALL EVERGREEN TREES					
	THU SUN	THUJA OCCIDENTALIS 'SUNKIST' / SUNKIST ARBORVITAE	B & B	6' HT.	4
PROPOSED UNDERSTORY TREES					
	CAR AME	CARPINUS CAROLINIANA / AMERICAN HORNBEAM SINGLE STEM	B & B	3" CAL.	2
SYMBOL CODE BOTANICAL / COMMON NAME COND. SIZE QTY					
DECIDUOUS SHRUBS					
	HYD SMO	HYDRANGEA ARBORESCENS 'GRANDIFLORA' / SNOWHILL SMOOTH HYDRANGEA	B & B	30" HT.	3
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	27
	RHU BAL	RHUS TYPHINA 'BAILTIGER' / TIGER EYES® STAGHORN SUMAC	B & B	36" HT.	7
	RIB ALP	RIBES ALPINUM / ALPINE CURRANT	B & B	18" HT.	8
EVERGREEN SHRUBS					
	PIC NID	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	B & B	18" HT.	7
	PIN MOP	PINUS MUGO 'MOPS' / MOPS MUGO PINE	B & B	30" HT.	22
	TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	30" HT.	38
	TAX TAU	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	B & B	30" HT.	41

PERENNIAL PLANT MIX + MATERIAL SCHEDULE

PERENNIAL MIX A		256 SF	
	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	36	QUART
	BOUTELLOU GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	12	QUART
	CALAMINTHA NEPETA / LESSER CALAMINT	23	QUART
	ECHINACEA PURPUREA 'KIM'S KNEE HIGH' / KIM'S KNEE HIGH CONEFLOWER	17	QUART
	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	29	QUART
PERENNIAL MIX B		676 SF	
	CAREX SPRENGELII / SPRENGEL'S SEDGE	110	#1
	GERANIUM X 'ORION' / ORION GERANIUM	172	#1
	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT	32	#1
PERENNIAL MIX C		483 SF	
	CAREX BROMOIDES / BROME-LIKE SEDGE	178	#1
	HOSTA X 'HALCYON' / HALCYON HOSTA	45	#1
BULB MIX		313 SF	
	HYACINTHUS ORIENTALIS 'BLUE JACKET' / BLUE JACKET HYACINTH	293	BULB
	NARCISSUS CYCLAMINEUS 'FEBRUARY GOLD' / FEBRUARY GOLD DAFFODIL	195	BULB
PROPOSED TURF GRASS		9,346 SF	
HARDWOOD MULCH		5,866 SF	
EXISTING TURF GRASS		10,458 SF	
PROPOSED PERMEABLE PAVER		3,561 SF	
- See Engineering for Details			

GENERAL NOTES

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

LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
 - TURF PLANTING - 6"
 - PERENNIAL / ORNAMENTAL GRASS PLANTING - 12"
 - ORNAMENTAL TREE & SHRUB PLANTING - 18"
 - PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES - 36"
 - OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURRING NATIVE SOIL MATERIAL MEETING PERCOLATION REQUIREMENTS, FREE OF GREY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS. BACKFILL TO MEET APPROVAL OF OWNER PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A MINIMUM 3" DEPTH. WOODY PLANTS WITH A SHREDDED BARK MATERIAL AND PERENNIAL PLANTINGS WITH SOIL AMENDMENT.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS. SEE LANDSCAPE DETAILS.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERMONT AVENUE, NW, SUITE 300 WASHINGTON, DC 20005. WWW.ANLA.ORG. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK OR AT THE EXTENTS OF THE ESTABLISHED TREE DRIP LINE, WHICHEVER IS GREATER.
- HOSE BIBS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF WATERING THE LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.



ERIKSSON
ENGINEERING
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church
Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
	06/17/24	PERMIT REVISIONS
	07/03/24	PERMIT REVISIONS
	07/09/24	PERMIT REVISIONS
	08/03/24	DESIGN REVIEW BOARD REVISIONS
	01/24/25	SPECIAL USE PERMIT REVIEW
	03/26/25	ZONING REVIEW

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

Sheet Title:

LANDSCAPE PLAN

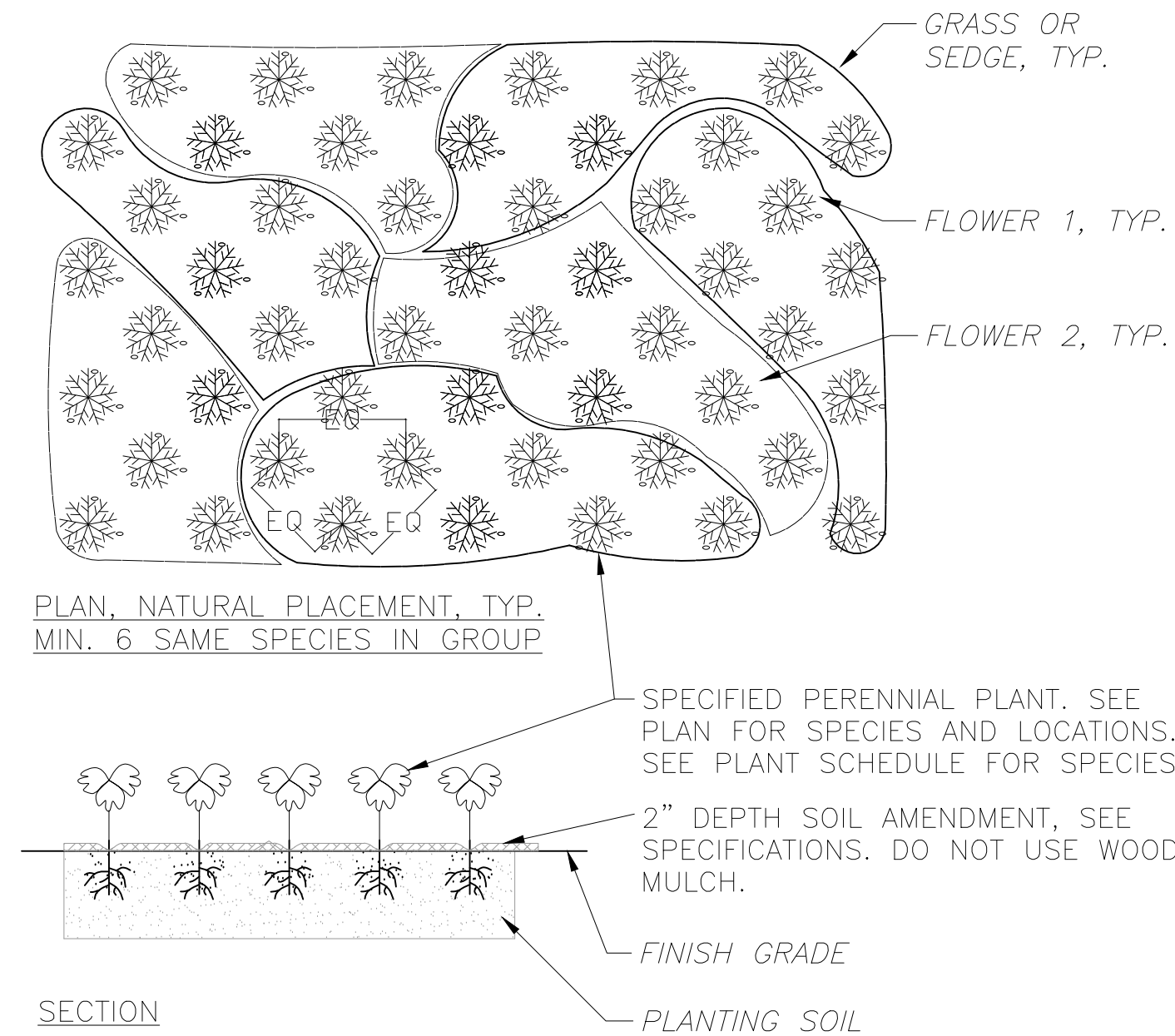
Sheet No:

L100

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

NTS

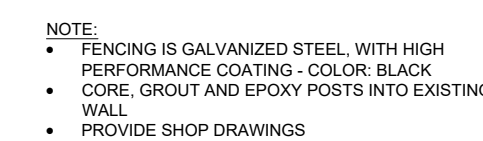
1. DO NOT DAMAGE EXISTING PLANT ROOTS WHEN EXCAVATING PLANTING HOLES.
2. PLACE PLANTS IN A NATURAL MANNER SIMILAR TO THE DETAIL PLAN SHOWN AND APPROVED BY OWNER IN THE FIELD.
3. PRUNE DEAD STALKS AND REMOVE ANY DEAD LEAVES.
4. REMOVE ALL POTS PRIOR TO PLANTING. BY HAND, REMOVE POT BOUND AND ENCIRCLING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



1/4" = 1'-0'



NOT TO SCALE



Not To Scale



-
- PROPOSED
SIDEWALK
AND ANGULAR
NON-LIMESTONE
BASE COURSE
- X
- A
- B

Dear Members of the Winnetka Plan Commission:

As regular attendees of Grace Presbyterian Church of the North Shore, we are writing in support of the church's proposed building project.

With the dedication of 44 families, our church purchased this building in 2012. Since then, the church has contributed to the well-being of the community and character of the surrounding neighborhood. Today our congregation includes 33% Winnetka residents, as well as 67% from nearby communities.

The mission of Grace is to welcome our neighbors to grow together in Christ and serve God in our community and world. Our resources support both programs around the globe in addition to a significant commitment to serving the city of Chicago. But at our core, we serve the North Shore. It is no accident that we are in this place. We are committed to being a good neighbor and being a place of welcome and peace for all members and visitors.

To continue serving the community, the church must modernize its facilities to satisfy current standards of safety, security, accessibility, and assembly.

The church values its relationships with neighbors and the broader community. It has extensively consulted with neighbors and listened to comments from Village officials and staff. As a result, the church revised its plans to incorporate community feedback.

The church appreciates the dialogue it has had with the Village and neighbors. The current proposal strikes a reasonable and fair balance between the church's programmatic needs and community feedback.

Through this project, the congregation of Grace Presbyterian Church is renewing its commitment to our mission to welcome, grow and serve. We seek to make these building improvements in alignment with the existing neighborhood we call home - creating a space that equips us to meet the needs of the community.

With our signatures (attached) we show our full support of the project proposal and design. We respectfully request that the Plan Commission approve the current proposal.

Cc:

Winnetka Village Council

Winnetka Design Review Board

Winnetka Zoning Board of Appeals

Timestamp	Full Name	Winnetka Address	Date
2/5/2025 15:24:22	Alex Hansen	117 Old Green Bay Road	02/05/2025
2/5/2025 15:32:58	Gloria Gaschler	995 Spruce Street	2/5/2025
2/5/2025 15:38:21	Joseph D. Shelly III	720 Pine Street	02/05/2025
2/5/2025 15:45:44	Jennifer Harrison	1274 Asbury Ave	2/5/2025
2/5/2025 15:45:45	Jana Susie	1308 Forest Glen Dr. S	2/5/25
2/5/2025 15:46:17	Ryan Harrison	1274 Asbury Ave	2/5/2025
2/5/2025 15:52:02	Ken and Connie Yonan	909 Vernon, Ave	02/05/2025
2/5/2025 15:55:13	Gregory T Gaschler	995 Spruce Street	2/5/2025
2/5/2025 16:02:38	Amy Zook	745 Locust St	2/05/25
2/5/2025 16:20:23	Natalie Hauri	1000 Willow Road, Winne	2/5/2025
2/5/2025 16:25:58	Jeremy Fiser	565 arbor vitae rd	02/05/2025
2/5/2025 16:39:14	Ryan Harrison	1274 Asbury Avenue	February 5, 2025
2/5/2025 16:42:12	Phillip Kim	107 Elm Street, Winnetka	02/05/2025
2/5/2025 16:46:26	David and Jan Nickel	312 Rosewood Ave	February 5, 2025
2/5/2025 17:01:55	Marjorie Goettsche	674 Foxdale Avenue, Win	2/5/2025
2/5/2025 17:52:59	Jodi Fiser	565 Arbor Vitae Road	February 5, 2025
2/5/2025 18:33:22	Emilee Wolfe	864 Bryant Ave	2/5/25
2/5/2025 20:54:33	Carrie Lace	527 Cherry St	Feb 4 2024
2/5/2025 21:59:44	Julie Nilan	882 Oak Street	2/5/2025
2/5/2025 22:17:26	George Lace	527 Cherry St	2/5/2025
2/6/2025 6:33:38	John Lawrence	1102 Ash St	2/6/2025

Timestamp	Full Name	Winnetka Address	Date
2/6/2025 10:26:02	Mollie Vanderlaan	1040 Cherry St.	02/06/2025
2/6/2025 10:27:32	Tina Barr	1161 Laurel Ave, Winnetka	February 6, 2025
2/6/2025 13:46:28	Brandon Zibell	872 Pine St	Feb 6 2025
2/6/2025 13:55:31	Tim Harris	877 Boal Pkwy, Winnetka	2/6/25
2/6/2025 17:16:40	Debbie Guillod	1301 Forest Glen Dr N	Feb 6, 2025
2/6/2025 17:18:10	David Guillod	1301 Forest Glen Dr N	2/6/25
2/7/2025 9:18:51	Robert R. Carpenter	1174 Scott Avenue	February 7, 2025
2/7/2025 9:21:23	Sally H. Carpent	1174 Scott Avenue	February 7, 2025
2/7/2025 13:05:57	Andrew C Haak	660 Winnetka Mews #11	February 7, 2025
2/7/2025 13:06:37	Joanna Haak	660 Winnetka Mews #11	2/7/2025
2/8/2025 14:52:11	Alexandra Saad	989 Cherry Street, Winne	February 8, 2025
2/10/2025 8:27:47	Tom Shannon	759 Burr Avenue	February 10, 2025
2/10/2025 14:24:16	Janet Voss	892 Spruce street	2-10-25
2/13/2025 15:13:49	Marshall Brown	311 Rosewood Ave, Winr	02/13/25
2/13/2025 15:14:15	Allison Brown	311 Rosewood Ave, Winr	02/13/25
2/17/2025 11:58:25	Chad Susie	1308 Forest Glen Dr S, W	2/17/25
2/17/2025 12:07:28	Matthew Dower	855 Boal Pkwy	02/17/2025
2/18/2025 14:30:39	claudia schmidt	730 Oak	02/18/2025
2/19/2025 9:55:43	Theresa Dason	134 Green Bay Road, Apt	2-19-25
2/20/2025 13:46:19	Katie Hansen	117 Old Green Bay Road,	2/20/25
2/20/2025 13:47:12	John Hines	996 Green Bay Rd #7, Wi	2/20/25

Timestamp	Full Name	Winnetka Address	Date
2/20/2025 13:47:43	Thomas Goettsche	674 Foxdale Ave, Winnetka	2/20/25
2/20/2025 13:53:54	Alison Randall	193 Chestnut, Winnetka	2/20/25
2/20/2025 13:54:39	Craig Randall	193 Chestnut, Winnetka	2/20/25
2/20/2025 14:05:17	Aaron Hauri	1000 Willow Rd, Winnetka	2/20/25
2/20/2025 14:07:37	Davis Crowell	PO Box 435 Winnetka, IL	2/20/25
2/20/2025 14:08:17	Chris Nilan	882 Oak St Winnetka	2/20/25
2/20/2025 14:09:24	Andrew Razeghi	906 Oak Winnetka	2/20/25
2/20/2025 15:17:17	Shelley Shelly	720 Pine Street	February 20, 2025
2/20/2025 15:21:51	Brian Wolfe	864 Bryant	2/20/25
2/20/2025 15:32:45	Karen Lawrence	1102 Ash Street, Winnetka	02/20/25
2/20/2025 15:38:08	Siobhan Dower	855 Boal Parkway, Winnetka	02/20/2025
2/20/2025 15:46:13	Jill Shannon	759 Burr Ave	2/20/2024
2/20/2025 15:56:22	Missy Shinall	510 Elder Lane, Winnetka	2/20/25
2/20/2025 15:56:40	Phillip Shinall	510 Elder Lane, Winnetka	2/20/25
2/21/2025 3:30:59	Brian Voss	892 Spruce St	02/21/25
2/21/2025 6:43:03	Chris Tapp	373 Elder Lane	2-21-25
2/21/2025 10:03:16	Edward Parcell	503 Chestnut Street #30	2-21-25
2/21/2025 10:04:07	Susan Parcell	503 Chestnut Street #30	2-21-25
2/22/2025 21:22:14	Stacey Loftus Cohen	125 Evergreen Lane	02/22/25
2/24/2025 18:19:54	Kenneth Carson	606 Provident Ave.	2/24/2025
2/25/2025 9:59:21	Katherine Sivard	1519 Edgewood Lane	2/25/25

Timestamp	Full Name	Winnetka Address	Date
2/25/2025 10:09:34	Leslie Moore	1447 Edgewood Lane, W	02/23/25
2/25/2025 10:10:00	Caleb Moore	1447 Edgewood Lane, W	02/23/25

Timestamp	Full Name	Home Address	Date
2/5/2025 16:00:55	Katherine Rusev	7020 Dempster Street, M	02-05-25
2/5/2025 16:02:11	Londyn Marshall	6707 N Artesian Ave. Chi	2/5/25
2/5/2025 16:02:19	Lauren Mellen	1944 Elmwood Avenue, V	Feb. 05, 2025
2/5/2025 16:02:22	David Chung	1231 Ashland Ave, Wilm	2/5/25
2/5/2025 16:03:03	Susan Lien	2436 Happy Hollow Rd.,	2/5/2025
2/5/2025 16:04:58	Jonathan Miller	1201 Gregory Ave., Wilm	2/5/2025
2/5/2025 16:06:47	Alison Dodge Fitchwell	731 Ivy Lane, Glencoe, IL	02/05/2025
2/5/2025 16:12:38	Joanne Ter Molen	1031 Michigan Ave, Evar	2/5/25
2/5/2025 16:17:57	Todd Clark	5816 Pintail Ln Long Gro	2-6-2025
2/5/2025 16:18:05	Nate VanderKamp	1130 Lake Ave. Wilmette	02/05/2025
2/5/2025 16:20:47	Jessica Barber	1946 Orrington Ave, Evar	2/5/25
2/5/2025 16:22:09	merz donald	955 Sheridan Glencoe, I'l	2/10/2025
2/5/2025 16:22:50	Rob Lien	2436 Happy Hollow Rd, C	2/5/2025
2/5/2025 16:27:50	Kevin Feeley	610 Laurel Ave., Wilmette	February 5, 2005
2/5/2025 16:29:33	Jeremiah Miller	103 Broadway Ave, Wilm	2/5/2025
2/5/2025 16:32:36	Craig and Meg Notari	1015 Romona Road, Wilr	2/5/2025
2/5/2025 16:39:37	Jack Hsu	435 E. Deerpath, Lake Fo	2/5/2025
2/5/2025 16:39:46	Melissa K. Mollner	2178 Royal Ridge Drive	February 5, 2025
2/5/2025 16:41:48	Nancy Fehrenbach	1335 Eastwood Lane, No	2/5/2025
2/5/2025 16:42:53	Kim Brisky	740 Main St #327 Evans	2/5/2025
2/5/2025 16:45:23	Andrew Sammarco	3922 North Panama	02/05/2025

Timestamp	Full Name	Home Address	Date
2/5/2025 16:45:54	Stephanie Hayes	21 Riparian Road, Highla	2/5/25
2/5/2025 17:08:25	Sharon Durfee Amato	2411 Evanston IL Chicag	2/5/25
2/5/2025 17:09:08	James Amato	2411 Lincoln Street, Evar	2/5/25
2/5/2025 17:13:13	Jeff Rubingh	1 E Delaware Pl, #30G, Ci	02/05/2025
2/5/2025 17:15:17	Marlene Rubingh	1 E Delaware Pl, #30G, Ci	02/05/2025
2/5/2025 17:41:55	Bruce A Williamson	635 Country Lane, Glenc	2/5/25
2/5/2025 17:44:46	Kisook Kim	1404 Central St. #308, Ev	02/05/25
2/5/2025 17:48:21	Fredericka Rosengren	1233 Ridge Road, Wilmei	5 February 2025
2/5/2025 18:22:18	Cindy Smith	1155 Kelmscott Way, Uni	02/05/2025
2/5/2025 18:23:16	Joe Locsin	1155 Kelmscott Way, Uni	02/05/2025
2/5/2025 18:25:28	Tara VanderKamp	1130 Lake Ave. Wilmette	02/05/2025
2/5/2025 18:52:40	Ellen E Binder	2525 Thornwood Ave. Wi	2/5/25
2/5/2025 18:57:52	john phillips	651 Country Lane, Glenc	February 5, 2025
2/5/2025 18:59:00	Deborah Phillips	651 Country Lane, Glenc	February 5, 2025
2/5/2025 19:03:28	Halla Yang	1055 Pawnee Rd. Wilmei	February 5, 2025
2/5/2025 19:11:34	Joshua Pappas	1944 Central Ave, Wilmei	02-05-2025
2/5/2025 19:17:00	Don and Carolyn Sparks	914 Michigan Ave, # 3 Ev	01/5/25
2/5/2025 20:23:34	Stacey Woehrle	701 Laurel Ave	02/05/2025
2/5/2025 20:24:20	Chris Woehrle	701 Laurel Ave Wilmette,	2/5/2025
2/5/2025 20:52:49	Evan Ipema	1385 Carol Ln	5 February 2025
2/5/2025 21:12:13	Devon Pearce	2050 Bosworth Lane Nor	02/05/2025

Timestamp	Full Name	Home Address	Date
2/5/2025 21:47:16	Richard Adams	213 15th St, Wilmette IL	5 Feb 2025
2/5/2025 21:48:38	Amanda Adams	213 15th St, Wilmette IL	02/05/2025
2/6/2025 7:00:20	Catherine O'Grady	1000 Waukegan Rd, Unit	02/07/2025
2/6/2025 9:36:58	Laurence Mollner	2008 Royal Ridge Drive, N	2/6/2025
2/6/2025 9:54:52	Chris Falk	587 Longwood Ave; Glen	2/6/2025
2/6/2025 11:18:22	Kim Clark	5816 Pintail Lane Long G	February 6th, 2025
2/6/2025 11:45:33	Nathaniel Koutlas	459 Highcrest Drive. Wilr	2/6/2025
2/6/2025 11:50:09	Ken Hallman	1603 E Campbell St, Arlir	2/6/2025
2/6/2025 14:13:44	Sue Manrose	1731 Pavilion Way, #407,	2/6/2025
2/6/2025 17:07:43	Deborah Hallman	1603 E. Campbell St., Arl	2/6/25
2/6/2025 18:38:13	William Matthew Nold	9458 Bay Colony Drive A	02/06/2025
2/7/2025 6:17:19	elizabeth Martinek	2106 Greenwood Ave	February 7, 2025
2/7/2025 9:47:44	Julie McCrary	1358 Ashland Ave. Wiln	02/06/25
2/7/2025 13:58:38	Joe Green	2330 Grey Ave	2/7/25
2/7/2025 15:00:34	Beth Beeler	431 Essex Rd, Kenilworth	02/07/2025
2/7/2025 15:01:06	Brian Beeler	431 Essex Rd, Kenilworth	02/07/2025
2/7/2025 15:28:27	Jill Ann Muldoon	580 valley way Northfielc	2/7/2025
2/8/2025 7:02:57	Justin Ipema	1385 Carol Lane Deerfiel	2/8/2025
2/8/2025 9:49:33	Scott Hall	3870 Woods End Road, L	02/08/25
2/8/2025 11:36:22	Steve Rusev	7020 Dempster St	02.08.2025
2/8/2025 19:46:35	Nanci Shirrell	346 Latrobe Ave, Northfi	February 8, 2025

Timestamp	Full Name	Home Address	Date
2/10/2025 9:58:31	Ian Hammond	638 Garrett Pl., Evanston	02/10/25
2/10/2025 10:15:07	Nick Swan	767 Ivy Lane, Glencoe, IL	02/10/2025
2/10/2025 10:15:32	Rebecca Swan	767 Ivy Lane, Glencoe, IL	02/10/2025
2/10/2025 11:31:43	Alice Williamson	635, Country Lane	Feb. 10 2025
2/10/2025 19:18:40	Cheryl Dondit-Campos	733 Plum Tree Ct. Whee	February 10, 2025
2/16/2025 12:27:44	Janet Rothwell	3346 Maple Leaf Drive, G	2/16/2025
2/16/2025 21:27:02	Helen Pappas	1944 Central Ave	2/16/2025
2/18/2025 14:51:06	Kendall Lettinga	2610 Blackhawk Road W	2/18/25
2/20/2025 12:44:00	David Huffman	1882 Northland Ave, Higl	2/20/25
2/20/2025 12:45:47	Jason Lazea	2130 Hill Lane, Wilmette	2/20/25
2/20/2025 12:47:37	Erin McCarthy	2105 Chestnut Ave, Wilm	2/20/25
2/20/2025 12:48:54	Beth Karnes	2219 Schiller Ave, Wilme	2/20/25
2/20/2025 12:49:28	Eric Hungness	2708 Prairie Ave, Evansto	2/20/25
2/20/2025 12:50:27	Paula Sershon	2321 Illinois Rd Northbro	2/20/25
2/20/2025 12:52:56	Brittany Yan	6701 Dempster Street Ap	2/20/25
2/20/2025 12:54:19	Pradhan Thandra	2065 Half Day Rd, Deerfi	2/20/25
2/20/2025 12:55:48	Cynthia Mollner	2008 Royal Ridge, Northl	2/20/25
2/20/2025 12:58:14	Leslie Parrish	827 Lavergne Ave, Wilme	2/20/25
2/20/2025 13:00:42	Jill Nyquist	7101 N Ionia Ave, Chicag	2/20/25
2/20/2025 13:01:17	Allison Trukenbrod	1040 Mohawk Rd, Wilme	2/20/25
2/20/2025 13:02:04	Isabella Woods	721 Foster St Evanston	2/20/25

Timestamp	Full Name	Home Address	Date
2/20/2025 13:02:42	Matthew Li	1945 Sherman Ave, Evan	2/20/25
2/20/2025 13:04:20	Dan McCarthy	2105 Chestnut Ave, Wilm	2/20/25
2/20/2025 13:07:10	Thomas Rothwell	3346 Maple Leaf Dr, Gler	2/20/25
2/20/2025 13:08:03	Sarah Hahn	2708 Prairie Ave, Evanstc	2/20/25
2/20/2025 13:09:17	Brian Fehrenbach	1335 Eastwood Lane, No	2/20/25
2/20/2025 13:10:14	Hannah Taylor	631 Lake Ave, Wilmette, I	2/20/25
2/20/2025 13:11:29	Katherine Ingle	918 Windsor Rd, Glenview	2/20/25
2/20/2025 13:12:21	Walter Gast	1800 Dewes Apt 365, Gle	2/20/25
2/20/2025 13:14:00	Kelly Dondanville	2024 Chestnut Wilmette	2/20/25
2/20/2025 13:14:32	Joseph Dondanville	2024 Chestnut Wilmette	2/20/25
2/20/2025 13:15:34	Carol McCall	2137 Chestnut, Wilmette	2/20/25
2/20/2025 13:18:39	Jessica Katz	618 Wayland Ave, Kenilw	2/20/25
2/20/2025 13:19:28	Melissa Brodahl	2008 Elmwood Ave Wilm	2/20/25
2/20/2025 13:19:54	Erica Huffman	1882 Northland Ave High	2/20/25
2/20/2025 13:20:35	Adam Goettsche	974 Eastwood Glencoe	2/20/25
2/20/2025 13:21:05	Stephanie Goettsche	974 Eastwood Glencoe	2/20/25
2/20/2025 13:25:52	Joseph Muldoon	580 Valley Way, Northfiel	2/20/25
2/20/2025 13:26:24	Daniel Martin Katz	618 Wayland Ave, Kenilw	2/20/25
2/20/2025 13:27:12	Diane Schanzenbach	518 Park Ave Wilmette	2/20/25
2/20/2025 13:27:42	Max Schanzenbach	518 Park Ave, Wilmette	2/20/25
2/20/2025 13:28:12	Dennis McCrary	1358 Ashland Ave, Wilmc	2/20/25

Timestamp	Full Name	Home Address	Date
2/20/2025 13:28:57	John Nyquist	5126 N Drake, Chicago	2/20/25
2/20/2025 13:29:32	Kenneth Gebhardt	5445 N Christina, Chicag	2/20/25
2/20/2025 14:52:04	Jennie Jungmin Yean	715 Lincoln St. Unit 2 Ev	2.20.25
2/20/2025 15:14:49	Courtney Beagen	2154 Thornwood Wilmet	2/20/25
2/20/2025 15:17:27	Nancy Han	1320 Pleasant Ln, Glenvi	Feb 20, 2025
2/20/2025 15:25:08	Andrew Lettinga	2610 Blackhawk Wilmett	February 20, 2025
2/20/2025 15:48:54	Emily Lee	2131 Parkview Ct., Wilm	2/20/2025
2/20/2025 16:09:14	Laura M Foster	745 Edgewood Road, Hig	2/20/2025
2/20/2025 16:10:09	Douglas Foster	745 Edgewood Road, Hig	2/20/2025
2/20/2025 16:15:23	Bill Ferrell	934 Western Ave., Northl	2/20/2025
2/20/2025 16:21:17	Amy Carlino	368 Birch St Winnetka, Il	2/20/2025
2/20/2025 18:13:52	Mark Brodahl	2008 Elmwood Ave	2/19/25
2/21/2025 10:06:47	Lydia J. Mathas	1508 Grove Road, Charlo	02/21/2025
2/21/2025 19:05:00	Nathan Shi	560-426c Lincoln St. Eva	2/21/2025
2/24/2025 8:44:57	Todd Clark	5816 Pintail Ln Long Gro	2-24-2025
2/24/2025 10:22:40	Andrew Barber	1946 Orrington Avenue, E	2/24/2025
2/24/2025 12:52:34	Amy Chung	1231 Ashland Ave Wilme	02/24/2025
2/24/2025 12:52:38	Ross Smith	1312 Elmwood Ave. Wiln	02/24/2025
2/25/2025 10:06:25	Joost van Engelen	1209 Lee St Evanston	02/23/25
2/25/2025 10:06:52	Simon Yoo	1320 Pleasant Lane, Gler	02/23/25

March 12, 2025

Nancy Riddle
761 Cherry Street
Winnetka, IL. 60093



Marshall Brown, Pastor
Grace Church
440 Ridge Avenue
Winnetka, IL. 60093

Subject: Support for Church Construction Project

Dear Marshall,

I hope this letter finds you well. As a resident and neighbor of the community, I wanted to personally express my support for the proposed church construction project. Having seen the plans and learning more about the vision behind the project, I wholeheartedly approve of this important endeavor.

The construction of a new church building will undoubtedly bring tremendous value to our community, not only as a place of worship but also as a space that can host events, provide services, and create an inclusive environment for all. I appreciate the care and thoughtfulness that has gone into the design, ensuring it will complement the character of the neighborhood while meeting the needs of both the congregation and the wider community.

I believe that the church will play an essential role in strengthening the bonds within our community, offering a welcoming and supportive environment for people of all backgrounds. I also trust that the project will be completed with great respect for the neighborhood's values and will enhance the area in meaningful ways.

Thank you for your commitment to this project, and please know that you have my full support as the construction moves forward. If there is anything further I can do to assist or help facilitate the process, please do not hesitate to reach out.

Wishing you much success and blessings as you move forward with this exciting and meaningful project.

Warm Regards,



Nancy Riddle

Grace Presbyterian Church Expansion

Traffic and Parking Analysis

Winnetka, Illinois



Prepared For:

Grace Presbyterian Church

And

Present Future Architects

Prepared by:

Eriksson Engineering Associates, Ltd.



145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

INTRODUCTION

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

EXISTING CONDITIONS

Site Location and Area Land-Uses

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

Roadway Characteristics

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

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

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

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

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

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

Public Transportation

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

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

Pedestrian and Bicycle Routes

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

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

Traffic Observations

Grace Presbyterian Church has one service on Sundays starting at 10:00 AM. Traffic observations were completed by EEA on February 4th, 2024. Other than Green Bay Road and Linden Street, the traffic volumes on the other streets were minimal. The existing church parking lot has its access drive on Ridge Avenue about 160 feet south of Cherry Street with 19 spaces. Congregation members park in the church lot, the Winnetka Public Library lot on Linden Street, and along the streets nearby. No traffic congestion was observed on those roadways. The Winnetka Public Library Lot is used by church staff.

Parking

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

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

Church Attendance

Grace Presbyterian Church provided EEA with attendance data for the Year 2023 and 2024 during Sunday and holiday services. **Tables 2 and 3** provide a breakdown of the data by service, attendance (on-line and adult/child in-person and ranking of attendance thru out each period. The data on children are those attending the service and not the evening program. On the date of the above parking study on February 4th, 2024, the total in-person attendance was 250 persons.

The average service attendance was 259 persons in 2023 and 263 persons for 2024. However, without the holiday data, most services in 2024 and 2023 ranged between 243 and 290 persons per service. Based on 110 parked cars for a 250-person service, typical parking demand would range from 107 to 128 vehicles, which are both well within the capacity of the 195 available parking spaces.

PROPOSED BUILDING ADDITIONS

Grace Presbyterian Church proposes to build an addition on the south side of its building to serve existing programs at the church. It will reduce the existing parking lot from 19 to 9 spaces. The accessible space will meet the minimum requirement of one accessible space for the church. It is assumed that the parked vehicles displaced from the parking lot will use the library parking lot.

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

Their major programs include:

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

Based on the parking count, there were a total of 110 vehicles parked around the church. Traffic arrives 45 minutes before to 15 minutes after the start of church services. The site trip generation for a Sunday service is 110 inbound vehicles before the service and 110 outbound vehicles when the service finishes. This traffic is currently distributed along the study area streets with no congestion. Traffic generated during the youth and adult

programs is significantly less than the typical Sunday service due to their lower attendance (250 persons on Sunday versus 12-40 at other times).

As previously mentioned, the expansion is to serve the existing programs at the church with no increases in site traffic or parking demand. The removal of the single-family home and driveway at 760 Cherry Street, will add room for one more on-street parking space.

SUMMARY

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

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

Location	Lot	Parking Regulations	Parking Inventory			Parking Survey (2/4/2024)	
			Standard	Accessible	Total	Vehicles	Occupancy
On-Site	South GP Church Lot	-Existing	18	1	19	16	84%
		Proposed	8	1	9	9	100%
Leased	Winnetka Library Lot	Existing	22	1	23	11	48%
		Proposed				18 ¹	78%
On-Street Parking							
Cherry Street	East of Linden (South)	4 Hour 8AM-6PM	15	-	15	15	100%
			16 ²	-	16 ²	15	94%
	West of Linden (North)	No Parking 8AM-5PM except Sundays and Holidays	13	-	13	4	31%
Ash Street	East of Ridge (South)	No Parking between Signs 7AM-5PM	9	-	9	8	89%
	East of Linden (North)	No Parking 8 -10AM Weekdays	18	-	18	15	83%
	West of Linden (North)		12	-	12	2	17%
Green Bay Road	South of Cherry (West)	Police visitors only	6	-	6	0	0%
		No regulation	2	-	2	2	100%
	South of Ash (West)	15-minute parking	8	-	8	0	0%
Ridge Avenue	South of Cherry (East)	No Parking 8-10AM Weekdays	6	-	6	6	100%
	South of Cherry (West)		6	-	6	6	100%
	South of Ash (West)		13	-	13	10	77%
Linden Street	North of Cherry (East)	4 Hour 8AM-6PM	8	1	9	5	55%
	North of Cherry (West)		8	-	8	6	75%
	South of Cherry (West)	No Parking 8-10AM Weekdays	13	-	13	4	30%
	South of Ash (East)	-	16	-	16	0	0%
On-Street Totals			153	1	154	83	54%
All Parking			193	3	196	110	56%
Adjusted Parking with Site Plan			182	4	186	110	59%

(1) Assumes that seven on-site church vehicles will relocate to the library lot.

(2) Assumes one additional on-street parking space is added with the removal of the residential driveway.

Table 2
Year 2024 Sunday and Holiday Service Attendance

Service Date	Service Attendance				Total In-person	Service Ranked from Highest to Lowest	
	On-Line	Adult In-person	Child In-person	Total Attendance			
1/7/2024	84	193	74	351	267	1	457
1/14/2024	84	194	74	352	268	2	330
1/21/2024		216		216	216	3	319
1/28/2024	60	252	78	390	330	4	303
2/4/24	64	180	70	314	250	5	298
2/11/2024	61	211	71	343	282	6	291
2/18/2024	79	188	59	326	247	7	290
2/25/24	81	203	56	340	259	8	286
3/3/2024	57	206	47	310	253	9	282
3/10/24	54	183	45	282	228	10	280
3/17/2024	53	191	72	316	263	11	278
3/24/2024	56	180	43	279	223	12	275
3/29/24	76	129		205	129	13	268
3/31/2024	84	378	79	541	457	14	267
4/7/24	76	201	59	336	260	15	265
4/14/2024	59	189	64	312	253	16	265
4/21/2024	62	193	69	324	262	17	263
4/28/24	66	201	55	322	256	18	263
5/5/24	106	190	53	349	243	19	263
5/12/2024	58	212	68	338	280	20	262
5/19/24	91	208	67	366	275	21	262
5/26/2024	98	204	50	352	254	22	260
6/2/2024	52	191	61	304	252	23	260
6/9/2024	67	194	61	322	255	24	259
6/16/2024	82	190	40	333	230	25	257
6/23/2024	71	191	56	302	247	26	256
6/30/24	44	197	60	297	257	27	256
7/7/2024	54	190	35	304	225	28	255
7/14/0224	81	183	54	299	237	29	255
7/21/2024	56	170	56	280	226	30	254
7/28/24	63	176		239	176	31	253
8/4/2024	89	183		272	183	32	253
8/11/2024	100	169		269	169	33	252
8/18/2024	49	218		267	218	34	250
8/25/2024	68	203	59	330	262	35	249
9/1/2024	49	187	45	281	232	36	248
9/8/2024	87	190	58	335	248	37	247
9/15/2024	60	213	65	338	278	38	247
9/22/2024	72	200	63	335	263	39	243
9/29/2024	55	170	59	284	229	40	237
10/6/2024	62	197	59	318	256	41	232
10/13/2024	75	204	59	338	263	42	230
10/20/24	70	186	69	325	255	43	229
10/27/24	125	215	71	411	286	44	228
11/3/24	62	230	73	365	303	45	226
11/10/24	69	193	72	334	265	46	225
11/17/24	87	224	74	385	298	47	223
11/24/24	77	220	70	367	290	48	218
12/1/24	56	208	57	321	265	49	216
12/8/24	82	213	78	373	291	50	200
12/15/24	64	211	49	324	260	51	183
12/22/24	55	240	9	249	249	52	176
12/24/24		319		319	319	53	169
12/24/24		129		129	129	54	129
12/29/24	83	195	5	324	200	55	129
Average	71	202	61	319	263		

Table 3
Year 2023 Sunday and Holiday Service Attendance

Service Date	Service Attendance				Total In-person	Service Ranked from Highest to Lowest	
	On-Line	Adult In-person	Child In-person	Total Attendance			
1/1/2023		120		120	120	1	529
1/8/2023	54		68	122	68	2	321
1/15/2023	43	117	62	222	179	3	292
1/22/2023	49	214	78	341	292	4	292
1/29/23	70	173	65	308	238	5	292
2/5/2023	59	200	73	332	273	6	292
2/12/2023	48	205	68	321	273	7	289
2/19/2023	79	165	65	309	230	8	286
2/26/2023	103	189	67	359	256	9	278
3/5/23	61		56	117	56	10	277
3/12/2023	106	175	76	357	251	11	277
3/19/2023	23	187	83	293	270	12	274
3/26/2023	69	100	73	242	173	13	273
4/2/2023	75	201	63	339	264	14	273
4/7/23	140	180		320	180	15	272
4/9/2023	85	452	77	614	529	16	272
4/16/2023	76	185	59	320	244	17	271
4/23/23	43	210	62	315	272	18	270
4/30/23	41		67	108	67	19	269
5/7/2023	22	233	59	314	292	20	267
5/14/23	52	226	66	344	292	21	264
5/21/2023	70	230	56	356	286	22	261
5/28/2023	41	211	63	315	274	23	260
6/4/2023	75		62	137	62	24	257
6/11/2023	73	219	50	342	269	25	256
6/18/2023	63		52	115	52	26	253
6/25/23	55	195	52	302	247	27	252
7/2/2023	81	187	49	317	236	28	251
7/9/2023	72		49	121	49	29	251
7/16/2023	49	149	49	247	198	30	250
7/23/23	56	200	52	308	252	31	247
7/30/2023	84	140	46	270	186	32	244
8/6/2023	142	185	58	385	243	33	244
8/13/2023	41	178	55	274	233	34	243
8/20/2023	69	203	74	346	277	35	239
8/27/2023	77	202	59	338	261	36	238
9/3/2023	61	205	62	328	267	37	236
9/10/2023	66	240	81	387	321	38	236
9/17/2023	85	198	55	338	253	39	233
9/24/2023	83	205	73	361	278	40	230
10/1/2023	55	203	69	327	272	41	198
10/8/2023	71	200	71	342	271	42	186
10/15/23	58	203	74	335	277	43	180
10/22/23	67	180	80	327	260	44	179
10/29/23	61	183	61	305	244	45	173
11/5/23	74	181	76	331	257	46	173
11/12/23	89	208	84	381	292	47	151
11/19/23	68	184	52	304	236	48	120
11/26/23	55	190	60	305	250	49	68
12/3/23	73	182	69	324	251	50	67
12/10/23	56	210	79	345	289	51	62
12/17/23	52	239		291	239	52	56
12/24/23	57	151		208	151	53	52
12/31/23	36	173		209	173	54	49
Average	66	195	64	297	259		



Site Location And Area Roadways

Figure 1

Memorandum

To: Zoning Board of Appeals
CC: Ann Klaassen
From: James J. Bernahl, Director of Engineering/Village Engineer
Date: April 2, 2025
Re: Amended - Special Use Permit Application – 440 Ridge Avenue (Grace Presbyterian Church)

I have reviewed the Special Use permit application to allow an expansion of the building and reconstruction the southern parking lot at 440 Ridge Street, also known as Grace Presbyterian Church. The proposed location is on the west side of Green Bay Road at the southwest corner of Cherry Street and Ridge Avenue.

On February 19, 2025, the Engineering Department prepared a memo of its recommendation of the proposed Traffic and Parking Analysis, prepared by Ericksson Engineering Associates, Inc., for the proposed project. The recommendations provided were as follows:

“Engineering Department Recommendation:

I have reviewed EEA’s data and conclusions and concur with the findings that permitting this special use will not result in an impairment of parking within the residential neighborhood or create increased traffic concerns from the current conditions.”

Updated Engineering Department Recommendation:

After reviewing the updated plans and amended Traffic and Parking analysis, provided by Ericksson Engineering Associates, Inc., I am reaffirming that the Engineering Department does not believe that the proposed changes will result in an impairment of parking within the residential neighborhood or create increased traffic concerns from the current conditions.

Memorandum

To: Winnetka Plan Commission
CC: Ann Klaassen
From: James J. Bernahl, Director of Engineering/Village Engineer
Date: February 19, 2025
Re: Special Use Permit Application – 440 Ridge Avenue (Grace Presbyterian Church)

I have reviewed the Special Use permit application to allow an expansion of the building and reconstruction the southern parking lot at 440 Ridge Avenue, also known as Grace Presbyterian Church. The proposed location is on the west side of Green Bay Road at the southwest corner of Cherry Street and Ridge Avenue. Among the conditions to be satisfied for a Special Use to be granted is the following:

“That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;”

To demonstrate compliance with the above, the applicant provided proposed Engineering plans showing site drainage, proposed utility work, dated January 24, 2025, and a Traffic and Parking Analysis, dated January 24, 2025, both performed by Eriksson Engineering Associates, Ltd. (EEA). Both items were developed to determine the availability of parking to meet employee and patron needs for the proposed Special Use, evaluate traffic impacts in the residential area, and ensure that the site would not cause drainage impacts to adjoining properties.

The Engineering plans were reviewed for compliance with Engineering Department requirements. Because the existing combined parcels have a total impervious area of 24,479 Sf, and the proposed development reduces this impervious area by 3,158 SF, and because the maximum permittable impervious area is below the maximum allowable rate stormwater detention is not required. The development anticipates collecting runoff throughout the site, including downspouts, and discharging to an existing storm sewer on Ridge Avenue. The Engineering Department will work with the development to ensure that the collected stormwater system does not impact the existing storm sewer. Based on the preliminary review of the design, the Engineering Department believes that all permitting requirements can be met as part of the final permitting approval process.

The Engineering Department also reviewed the Traffic Impact and Parking Studies for the proposed development.

Parking Study Overview

The parking study methodology included identifying total parking capacity in the vicinity of the project, current parking availability, and proposed parking demand for the Special Use. The parking study looked at both the availability of parking and future parking demand for both employees and patrons of the facility. The Engineering Department finds that the parking study follows standard methodologies for such studies. The parking study finds that the proposed development, and use of the offsite parking at the Library should not increase the existing impacts to the neighborhood. Based on the anticipated onsite parking, proposed usage of the building for various programs, and daily users of the facility it is believed that there will be minimal impacts to the available parking.

Traffic Impact Study Overview

Grace Presbyterian Church has one service on Sundays starting at 10:00 AM. Traffic observations were completed by EEA on February 4th, 2024. EEA indicated that other than Green Bay Road and Linden Street, the traffic volumes on the other streets were minimal. The existing church parking lot has its access drive on Ridge Avenue about 160 feet south of Cherry Street with 19 spaces. Congregation members park in the church lot, the Winnetka Public Library lot on Linden Street, and along the streets nearby. No traffic congestion was observed on those roadways. The Winnetka Public Library Lot is used by church staff.

Grace Presbyterian Church proposes to build an addition on the south side of its building to serve existing programs at the church. It will reduce the existing parking lot from 19 to 10 spaces. EEA proposes that the accessible space will meet the minimum requirement of one accessible space for the church. It is assumed that the parked vehicles displaced from the parking lot will use the library parking lot. Weekly church service occurs on Sunday mornings and the current programs will continue as they currently do throughout the week.

Based on the parking count, there were a total of 110 vehicles parked around the church. Traffic arrives 45 minutes before to 15 minutes after the start of church services. The site trip generation for a Sunday service is 110 inbound vehicles before the service and 110 outbound vehicles when the service finishes. This traffic is currently distributed along the study area streets with no congestion.

The Engineering Department finds the traffic impact study follows standard methodologies for conducting such a study. The information provided in the study

demonstrates that the proposed development will not significantly impact the current traffic characteristics of the residential neighborhood.

Ericksson Engineering Conclusion:

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

Engineering Department Recommendation:

I have reviewed EEA's data and conclusions and concur with the findings that permitting this special use will not result in an impairment of parking within the residential neighborhood or create increased traffic concerns from the current conditions.

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

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

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

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

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

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

M-151-83

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

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

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

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

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

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

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

Signed:

President of the
Village of Winnetka

COUNTERSIGNED:

Village Clerk

Read, ordered engrossed and posted September 6, 1983

Posted September 7, 1983

Passed and approved September 20, 1983

Posted September 21, 1983

RESOLUTION FOR VILLAGE COUNCIL APPROVAL
September 20, 1983

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

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

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

ATTACHMENT E

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

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

Why are we deeply concerned?

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

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

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

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

Respectfully,

Steve and Connie Sanders
429 Linden Street
Winnetka

[REDACTED]

Chuck & Judy Murphy

426 Linden Street, Winnetka, IL 60093



June 20, 2024

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

URGENT – PLEASE SHARE WITH DESIGN REVIEW BOARD MEMBERS ASAP

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

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

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

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

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

Thank you very much,

Chuck and Judy Murphy
426 Linden Street, Winnetka

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

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

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

Thanks...again!
Nancy

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

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

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

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

Thanks. Nancy

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

Hi.

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

Has the traffic engineer looked at this proposal?

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

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

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

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

And:

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

I'm wondering:

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

Thanks for listening to my concerns.

Nancy Riddle

Property owner at:

761 Cherry Street

Winnetka, IL 60093



From: [REDACTED]
To: [Planning](#)
Subject: Public Comment: Case No. 24-14-SU re: Grace Presbyterian Church of the North Shore (440 Ridge Avenue and 760 Cherry Street)
Date: Wednesday, October 23, 2024 5:42:12 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.

Hello,

My name is Renee Ryan, I live at 421 Linden street in Winnetka. My backyard is roughly 100 feet away from the proposed structure at Grace Presbyterian Church.

I am unable to attend the Plan commission meeting this evening but want to express my opposition to these plans.

I do not agree with the current structure plans at Grace Presbyterian. I fear this will impact flooding in my yard that we have experienced since we purchased our home in 2018. The attached images are what my yard looks like after a heavy rainfall. We are the lowest elevation of all of our neighbors, the water flows into our yard.

To correct this, in 2023 we spent \$25,000 to put in a drain from our backyard through our driveway and out to the street on Linden to drain rain water properly to the storm water drains. I fear that flooding will happen again if a new structure is built where there is not a structure currently due to the proximity to my yard.

I do not think the drainage in the proposed plan will be sufficient to prevent water from coming back to our yard.

Thank you,

Renee and Kevin Ryan
421 Linden street









WINTER TIME VIEW - BEFORE

RECEIVED
OCT 23 2024
BY: _____

Steve Sanders 429 Linden
Presented at PC 10.23.24

GRACE PRESBYTERIAN CHURCH | 09.12.2023
Present Future Architects



WINTER TIME VIEW - AFTER

GRACE PRESBYTERIAN CHURCH | 09.12.2023
Present Future Architects



From: [REDACTED]
To: [Planning](#)
Subject: Grace Church Case No. 24-14-SU
Date: Friday, October 25, 2024 10:05:16 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.

Hi.

For tonight's meeting, would you please display these photos when I speak?

And, in addition to my other concerns which I emailed, I want to note the following concerns:

1. This side lawn is currently the play area for Grace Church. I'm very concerned about this with the current traffic (I didn't let my kids play in my own front yard because of this busy street). Not only for children's safety, but drivers, too: flying balls into the street, children in the street. See pictures. See statistics below. The entrance/exit on Cherry Street I mentioned before is a very dangerous idea for the same reason: low visibility, much traffic (that races westbound across Greenbay),... add children to the mix and there's bound to be an accident. Again, I'll ask: has traffic engineer and police looked at this proposal? One entrance and one exit, both on Ridge, make for the safest traffic plan.

Statistics. Source: Google's AI:

"According to the national non-profit Kids and Car Safety, 110 children are hit by cars in parking lots and driveways every week in the United States. These accidents are often caused by drivers not being able to see the child or the child being in the driver's blind zone.

Here are some other statistics about children and car accidents:

Backovers

About 50 children are backed over by cars each week, and at least two of those are fatal. Backovers often involve large vehicles, like SUVs, vans, or pickup trucks. In 70% of these crashes, the driver is a parent or relative.

Frontovers

Frontovers are when a driver moving slowly doesn't see someone. They often happen in parking lots or driveways.

Traffic volume

Studies have found a positive relationship between traffic volume and children's collisions and injuries.

Gender

Males have higher death rates than females for both younger and older children.

Child fatality rate

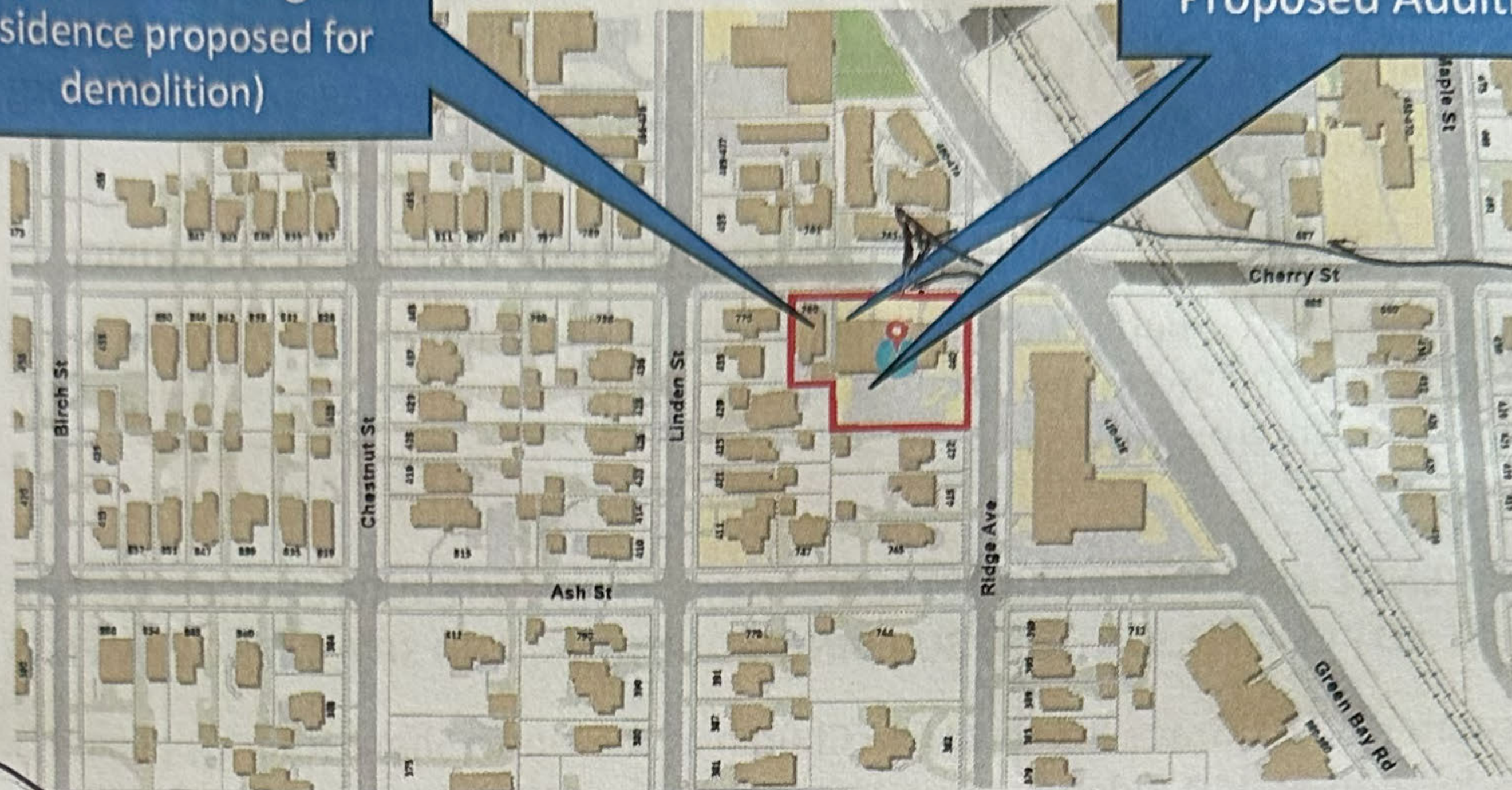
The child fatality rate per 100,000 child population increased by 0.5% from 2013 to 2022."

**2. And are we paying paradise to put up a parking lot? (from Joni Mitchell)
I'm concerned about the amount of pavement and construction proposed
given environmental concerns: water run-off, heat produced from asphalt
and lack of shade by cutting down trees; as well as a mass-exit of flora
which hosts fauna which we need.
Both the parking lot and additional building will hurt our climate, not help.**

Thank you.
Nancy Riddle
761 Cherry Street

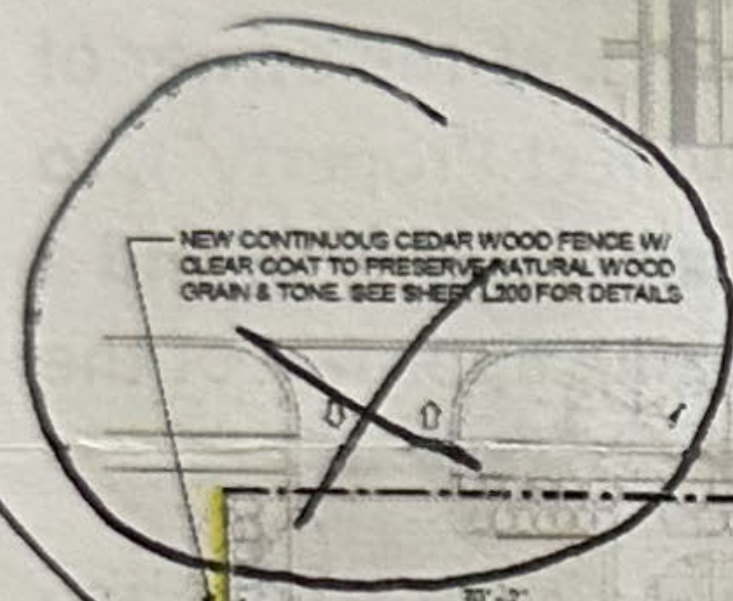
General Location of
Proposed Parking Lot
(residence proposed for
demolition)

General Location of
Proposed Additions

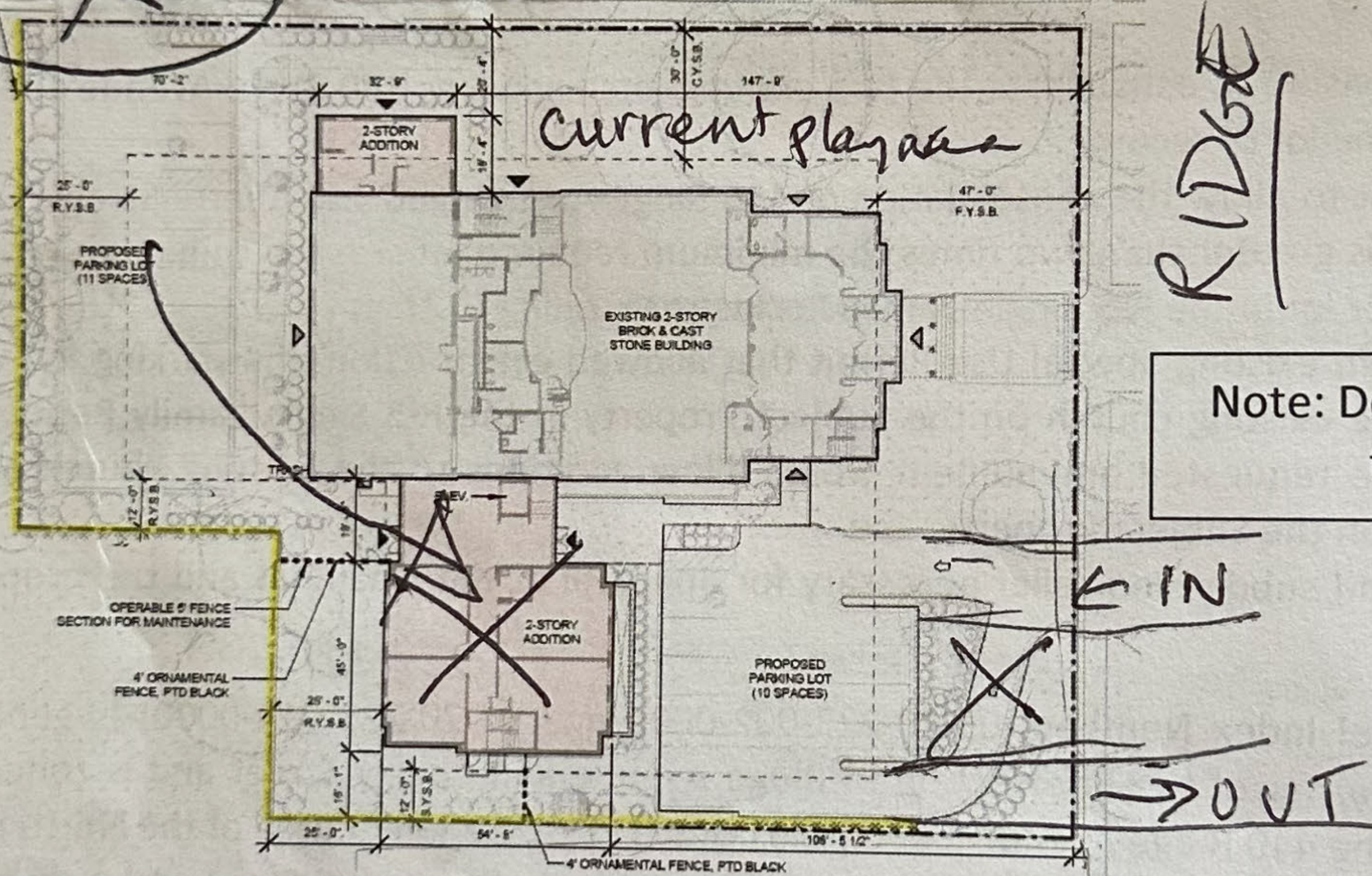


*No changes
to fences*

*children
currently
play on
tiny patch
of grass
w/ balls,
toys.
No fence.*



*No entrance
exit here Cherry St. NOT safe.*



Note: Details may change through
the review process

Proposed Site Plan (Additions shaded pink. Yellow line represents proposed 6-foot-tall wood fence)



Rendering of Proposed Addition (East Elevation)



NOTICE
SPECIAL USE
PUBLIC HEARING
WED. OCT. 23RD





From: [REDACTED]
To: [Christopher Marx](#)
Cc: [Planning](#)
Subject: Re: Grace Church Case No. 24-14-SU
Date: Monday, October 28, 2024 12:17:35 PM

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Thank you.

Will you please forward this as well:

Grace Church, I don't believe, is operating in good faith with this expansion.

1. I know that both my previous neighbors at 760 Cherry and 770 Cherry were approached by Grace Church to sell directly to them. They intended all along to grow their physical church, as well as probably the number of congregants (a new building and its amenities is a good marketing tool). They never disclosed this information. I will track down the previous owners' numbers to get sworn testimony from them if you need me to.

2. Grace Church claims they are concerned about their children but yet they want to build a massive foyer on Cherry Street for, as stated at last meeting, a "one point entry in case there is a shooter." I don't believe this. If they were so concerned, as I am, about the kids, then why are they currently letting them play on a hilly, partitioned, unfenced 30x100 patch of grass with visible barriers and parked cars kids obstructing views, only to very recently add a wind barrier as a temporary fence when they are outside playing? And why would they put a foyer there which would break up their play area into two smaller play areas? The population density would be too unsafe to play in those areas. I watch them running around. I know this is an issue. Kids get hit mostly by running out between parked cars. And on the topic of an "active shooter"?? Said shooter could walk right up to them on Cherry Street-this is not a good argument. And to now want to add a parking lot with traffic going in and out,... next to an open play area? Really? This is egregious to me: it is extremely dangerous and also tells me they are not thinking through this design at all and definitely not putting the kids first. I work at my front window. I see firsthand the traffic problems and them playing out there and it makes me justifiably nervous. They are adding to an already unsafe situation there. I mentioned at last meeting that I was hoping they were building a multipurpose room to literally get the kids off the street to play AND they could use the new space for classrooms. I also know there are no security cameras on the north side of their building because no one on Cherry has a Ring camera, and therefore no video evidence in case there "is a shooter." Dogs walk by there with owners, too. What if a dog gets away from its owner to either attack or play and create chaos?

Grace Church is not putting the kids' safety into consideration at all. I worked at Ronald Knox Montessori: it is a small, enclosed play area.

One congregant actually said to me after the meeting, "Well, they're only out there forty-five minutes." To me, children plus cars for any number of minutes is TOO LONG. Murphy's Law is all I have to say: what can go wrong, will.

Therefore, I am adamantly opposed to a parking lot west of their building.

The neighbors and I are organizing so that we can all meet together with the church and architect to help with a compromised solution.

Best,

Nancy Riddle

From: [REDACTED]
Cc: [Robert Apatoff](#); [Ann Klaassen](#); [REDACTED]
Subject: GRACE PRESBYTERIAN CHURCH PROJECT
Date: Thursday, October 31, 2024 12:16:49 PM
Attachments: [770 Cherry Thoughts...docx](#)

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I attended the zoning meeting last week. From what I heard, the church and the neighbors are not that far apart. The solution needs some thoughtful dialog between the parties.

My thoughts are attached.

Best,

Jim

Jim King
Five Crowns Capital
1033 Skokie Blvd, Suite 660
Northbrook, IL 60062
[REDACTED]

GRACE PRESBYTERIAN CHURCH
October 23, 2024, Zoning Meeting.

At the recent Winnetka Zoning meeting, The Church, neighbors and zoning board members expressed reasonable goals and concerns. It seems to me the parties are close, and should make a deal quickly to save time, money and aggravation. The Church needs the expansion to conduct its programs. The neighbors do not want to view a large institutional structure from their properties. Everyone is concerned about the parking ingress/egress on Cherry (an access not traffic issue – no traffic study should be necessary – needs Village input).

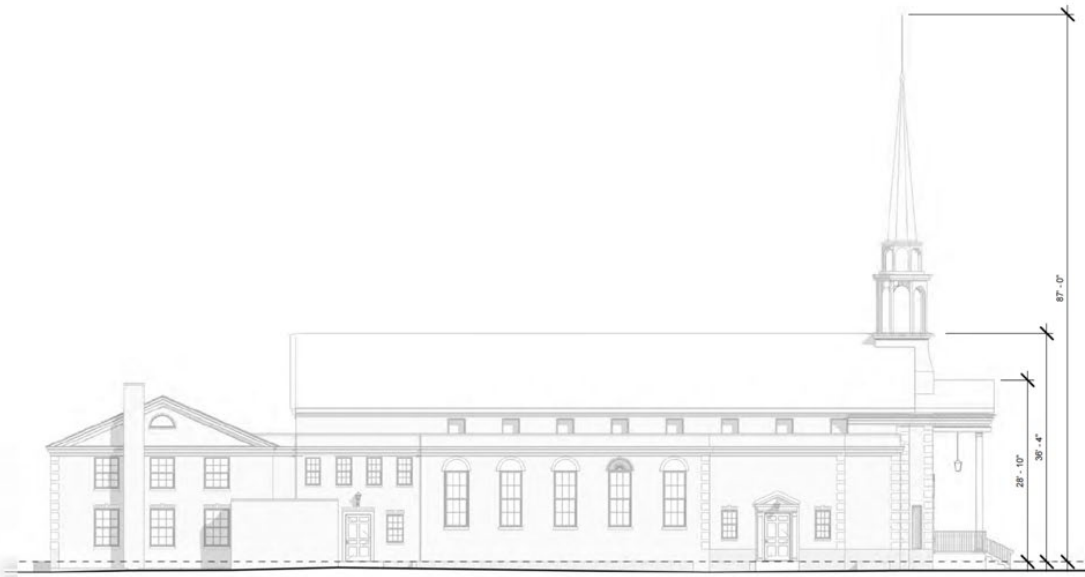
Grace Church and the neighbors should each select two decisionmakers (not lawyers, architects or me) to engage and negotiate a solution. Here are my thoughts.

1. Cherry Street - Ask the village to move the parking to the north side of Cherry. That would provide good visibility to cars entering/exiting the parking lot. Another option would be to make Cherry one way going west with the parking on the north side - this probably entails more study and effort by the village and could raise other neighborhood concerns.

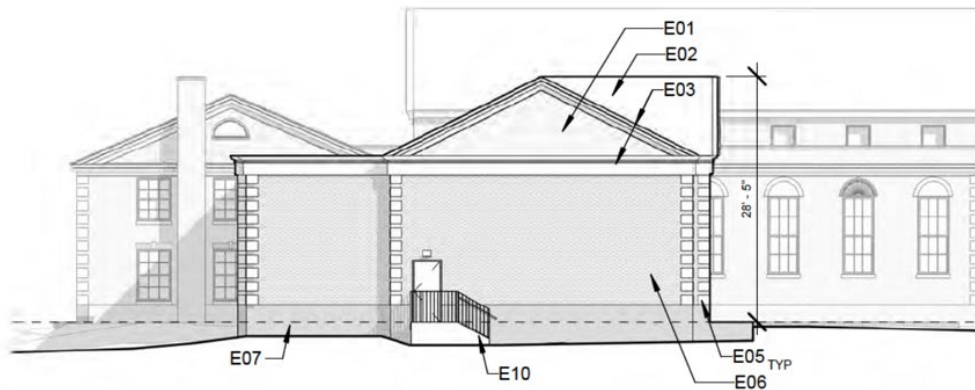
2. Screening - Install the west and south fencing off the lot lines and plant 15-17" arborvitae on the neighbor's side of the fences. The trees should grow about a foot per year. This would provide an attractive view from the west and south of the Church. There are some mature trees to save. There are only 3-4 adjacent neighbors so walk the lot line with each neighbor to make decisions on which trees remain.

3. South building elevation – No one will see this elevation except the neighbor to the south. No one should be concerned about a different design on the south, except perhaps the architects. Make it look more residential in nature. Add some real or imitation windows to the south elevation to give it more residential appearance rather than an uninteresting solid mass. The exit door and stairs should also appear residential. This elevation needs some character

SEE RENDERING ON NEXT PAGE



1 EXISTING EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



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

Rev.

Jim King
10/31/24

From: [REDACTED]
To: [REDACTED]
Cc: [Ann Klaassen](#); [REDACTED]
Subject: Fwd: Arborvitae Nurseries
Date: Friday, November 1, 2024 1:02:03 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.

I just received this list of Arborvitae varieties and nurseries from a quality landscaping firm. They recommend plants 12-14 feet as they can be planted closer together, grow fairly fast into a solid hedge and are generally healthier. The larger ones have huge balls and need to be planted further apart.

That's it from me.

Best, Jim

____^____^____
Jim King
Five Crowns Capital
1033 Skokie Blvd, Suite 660
Northbrook, IL 60062
[REDACTED]

Hello Jim,

Below is a list of nurseries where we purchase Arborvitae. Next year they will have varying sizes – we usually prefer the varieties of Green Giant, Wintergreen, Nigra, and for hedges.

These nurseries are well known in the Chicago Market.

GREEN GIANT ARB

- 10' / Wilsons Nursery
- 12' / Lurveys Nursery
- 14' / Gerdes Nursery
- 18' / Fiore Nursery

WINTERGREEN ARB

- 10' / Lurveys

- 10' / Fiore
- 12' / Gerdes
- 13' / Fiore

NIGRA ARB

- 10' / Lurveys
- 10' / Fiore
- 12' / Gerdes

Outside of Chicago

GREEN GIANT ARB

- 14' / Brown and Sons - Ohio
- 14' Miller's Nursery – Lake Geneva

WINTERGREEN ARB

- 10' / Johnson's - Wisconsin
- 15' / Brown and Sons – Ohio
- 14' / Miller's Nursery – Lake Geneva

NIGRA ARB

- 10' / Brown and Sons
- 20' / Miller's Nursery – Lake Geneva (possibly taller)

The attached photos are of a project at 711 Locust in Winnetka. We installed 8' Wintergreen Arborvitae in 2011.





749 Cherry Street
Winnetka, IL 60093

February 20, 2025

The Village of Winnetka
510 Green Bay Road
Winnetka IL, 60093

To the Village of Winnetka,

I am writing in support of the development plans proposed by Grace Presbyterian Church.

I live across directly across Cherry Street from Grace. I have lived in this neighborhood for over 40 years. I would like to emphasize that Grace has been an absolutely fantastic neighbor. The church and congregation have been nothing but beneficial to the neighborhood. They have continuously invested in their property. They also have done a better job maintaining the building and the landscaping than the previous owners. They are very involved in the community and have always been very considerate to the neighbors.

Regarding the plan itself, I am fully in support of it. It maintains the architectural integrity of the building without creating any impositions on our neighborhood. The current plan is a welcome development for the neighborhood.

I urge you to approve it and allow our neighbors at Grace to continue their excellent work in the neighborhood and the Village.

Respectfully,

A solid black rectangular box used to redact the signature of Martin O'Connor.

Martin O'Connor
749 Cherry Street
Winnetka