Village of Winnetka

Design Review Board/Sign Board of Appeals Regular Meeting

April 17, 2025 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
   a. March 20, 2025, Regular Meeting Minutes
4. **Continued Applications**
   a. **Case No. 25-03-SU: Hubbard Woods Train Station (1065 Gage Street):** Certificate of Appropriateness to allow renovation of the existing train depot and construction of a new pedestrian bridge, new accessible ramps, new stairs and elevators to the train platform, and new warming shelters. The Village Council has final jurisdiction on this request. *This item was continued from the March 20, 2025, Design Review Board meeting.*
5. **New Applications**
   a. **Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge and 760 Cherry Street):** Certificate of Appropriateness for an amended design of proposed additions and site improvements to Grace Presbyterian Church of the North Shore. *The Village Council has final jurisdiction on this request*.
   b. **Case No. 25-07-DR: 515 Hibbard Road - Carleton Washburne School:** Certificate of Appropriateness to allow exterior building alterations to replace existing louvers on the school building.
   c. **Case No. 25-08-DR: 510 Winnetka Avenue - Oberweis Ice Cream and Dairy Store:** Sign Permit and Certificate of Appropriateness to allow refurbishment of existing awning frames, installation of new signage, and exterior building alterations, including changes to the existing doors/windows and exterior lighting.
6. **Other Business**
   a. May 15, 2025, Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
March 20, 2025

Members Present:	Katie Moor, Chairperson
	Fritz Duda
	Colin Kennedy
	Michael Ritter
Members Absent:	Paul Konstant
	Heather Niehoff
Village Staff:	Davorka Kirincic, Building and Code Enforcement Manager

Call to Order & Roll Call:
Chairperson Moor called the meeting to order at 7:03 p.m. Roll call was taken of the Board Members present.

Public Comments:
No comments were made at this time.

Approval of Minutes:
Chairperson Moor asked for a motion to approve the February 20, 2025 meeting minutes. A motion to approve the February 20, 2025 meeting minutes was made by Mr. Duda and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Duda, Kennedy, Moor, Ritter
NAYS: None

Chairperson Moor read comments from Ms. Niehoff relating to Case Nos. 25-05-DR and 25-06-DR and into the record.

New Applications:

a. **Case No. 25-05-DR: 24 Green Bay Road - The House Tutoring Lounge: A Sign Permit to allow installation of the wall and window signs at the storefront of the Subject Property.**

Ms. Kirincic identified the property's location and zoning classification and referred to property illustrations. She stated the request is for window and wall signage and identified the signage location. Ms. Kirincic stated in discussions with the applicant, the initial proposal was revised which she explained to the Board. She noted that the proposed sign complies with the sign code and explained that the existing wall above the second-floor window sill is a temporary real estate leasing sign for the upstairs tenant. Ms. Kirincic then provided a detailed explanation of the design guidelines to the Board with regard to window and wall sign code and recommendations.

Chairperson Moor asked if there were any questions. Mr. Duda asked for further clarification with regard to the sign area. Ms. Kirincic provided additional information to the Board relating to surface mounted commercial signs with a background and pin mounted commercial signs with individual lettering.

Gil Gibori, the applicant, provided the Board with a history of the business and explained the rationale for the proposal regarding the sign's visibility. He explained the difficulty of using pin-mounted signage or painting the brick. Mr. Gibori confirmed the color presented is their corporate color, which is not bright, and asked if there were any questions. Ms. Kirincic confirmed the proposed lettering size.

The Board Members and applicant discussed including gears in the signage and discussed alternatives. Mr. Duda asked why the signage was not placed over the entry. Mr. Gibori responded the proposed location represented the natural location and it would not be visible due to the tree and light post. Mr. Duda then stated he is fine with the request.

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Chairperson Moor asked for a motion to approve the request with a condition. Mr. Ritter moved to approve the request subject to the condition that the applicant removes the black gear in the middle, which will result in driving down the top gear to the middle of the two larger gears, decreasing the size of the sign height. Mr. Duda seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Duda, Kennedy, Moor, Ritter
NAYS: None

Mr. Gibori thanked Ms. Kirincic for her assistance in processing the application.

b. **Case No. 25-06-DR: 754 Elm Street: Hofherr Meat Co.: Sign Permit to allow replacement of the fabric on the existing awning frame and installation of valance sign with their business name.**
Ms. Kirincic identified the property's location and zoning classification and referred to building photos as well the building's tenants. She then identified the current building view and stated the applicant is proposing to install new fabric on the existing awning frame and a proposed valance sign with the business name. Ms. Kirincic informed the Board she asked the applicant to change the color since it is very bright and noted the existing awning frame is not compliant with the design review guidelines and was approved in 2002 for a former tenant. She then referred to Ms. Niehoff's comments.

Arielle Hofherr, the applicant, informed the Board the fabric would be a standard fabric awning as opposed to acrylic which is similar to the existing fabric.

Chairperson Moor asked if there were any questions. Mr. Duda asked if it would be used as a walk-up window. Ms. Hofherr responded that they are undecided as of yet. She confirmed that the proposed material would be more durable. Ms. Kirincic noted that the 6-inch valance size complied with code requirements.

Chairperson Moor asked for a motion to approve the request. A motion to approve the request was made by Mr. Duda and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Duda, Kennedy, Moor, Ritter
NAYS: None

c. **Case No. 25-03-SU: Hubbard Woods Train Station (1065 Gage Street): A Certificate of Appropriateness to allow renovation of the existing train depot and construction of a new pedestrian bridge, new accessible ramps, new stairs and elevators to the train platform, and new warming shelters. The Village Council has final jurisdiction on this request. The applicant is requesting this item be continued to the April 17, 2025 Design Review Board meeting.**
Chairperson Moor stated the applicant asked for the request to be continued to the April 17, 2025 meeting and asked for a motion to continue the request to the April 17, 2025 meeting. A motion as stated by Chairperson Moor was made by Mr. Kennedy and seconded by Mr. Duda. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Duda, Kennedy, Moor, Ritter
NAYS: None

Other Business.
a. April 17, 2025 Meeting – Quorum Check.
The Board Members discussed their availability.

Adjournment:
Chairperson Moor asked for a motion to adjourn. Mr. Ritter made a motion to adjourn and seconded it to Mr. Duda. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Duda, Kennedy, Moor, Ritter
NAYS: None
The meeting was adjourned at 7:43 p.m.

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Respectfully submitted,

Antionette Johnson
Recording Secretary

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: APRIL 10, 2025

SUBJECT: HUBBARD WOODS TRAIN STATION – 1065 GAGE STREET
CERTIFICATE OF APPROPRIATENESS (CASE NO. 25-03-SU)

INTRODUCTION

On April 17, 2025, the Design Review Board (DRB) is scheduled to hold a public hearing on an application submitted by Metra (the "Applicant"), as lessee of the property located at 1065 Gage Street (the "Subject Property"), which is owned by the Union Pacific Railroad (the "Owner"). The Applicant is seeking approval of a Certificate of Appropriateness to allow renovation of the existing train depot and train platform and construction of a new pedestrian bridge, new accessible ramps, new stairs and elevators to the train platform, and new warming shelters on the Subject Property.

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

The Applicant has also submitted a **Special Use Permit** application to allow the proposed improvements. The Zoning Board of Appeals is tentatively scheduled to consider the special use permit on May 12, 2025, and the Plan Commission is tentatively scheduled to consider the same on May 28, 2025. Once meeting dates are confirmed public notice will be provided.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property is generally located along the Union Pacific Railroad between Tower Road and Scott Avenue, is zoned R-5 Single Family Residential and contains the Metra Hubbard Woods Train Station.



Figure 1 – Location Map

The Comprehensive Plan designates the Subject Property as appropriate for "Transportation, Utilities, Communications" uses. The property is zoned R-5 Single Family Residential, and it is bordered by C-2 General Retail Commercial and Light Industrial to the west and R-3 Single Family Residential to the east (see Figure 2).

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; (c) library; and (d) pre-school or pre-kindergarten. Additionally, the Zoning Ordinance allows nonessential public uses in any zoning district within the Village by special use permit approval.

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

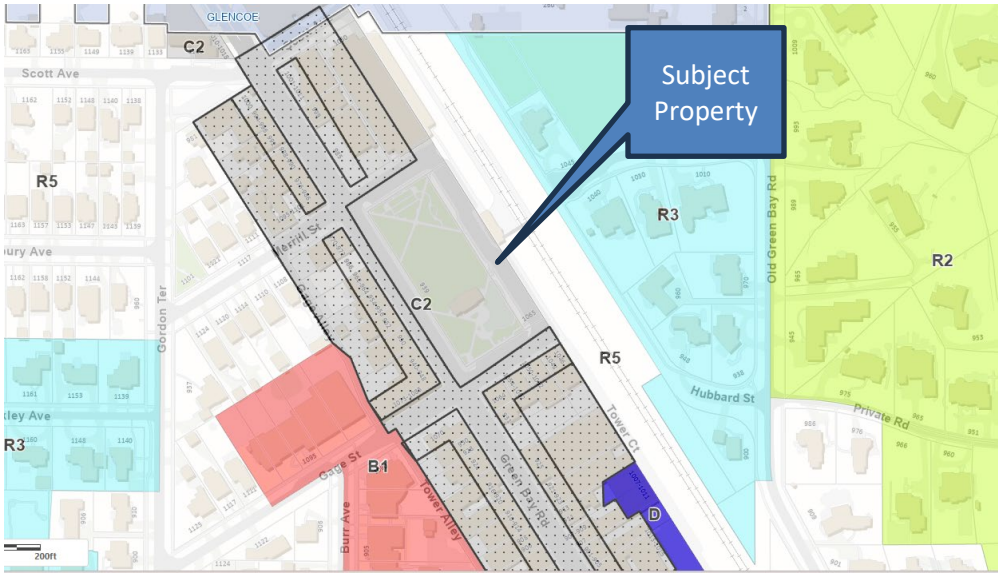


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original date of construction of the train station cannot be determined from Village records. However, according to the Applicant, the existing train station was constructed in 1943. There are no previous zoning cases for the Subject Property.

Figures 3 through 11 below and on the following pages are current photos of the train station building and external elements associated with Metra's use of the Subject Property.



Figure 3 – Hubbard Woods Train Station – West & South Elevations



Figure 4 – Hubbard Woods Train Station – West & North Elevations



Figure 5 – Hubbard Woods Train Statin – East Elevation



Figure 6 – Pedestrian Bridge, Stairs to Platforms & Windbreak Shelters



Figure 7 – Pedestrian Bridge Over Tracks



Figure 8 – East Windbreak Shelter



Figure 9 – West Windbreak Shelter



Figure 10 – Stairs from Hubbard Place to Pedestrian Bridge



Figure 11 - Stairs from Platform to Scott Avenue

PROPOSED PLAN

The Applicant is proposing renovation of the existing Hubbard Woods Station as well as the external elements. As noted by the Applicant in the narrative included in **Attachment A**, a priority of the project is to make the station compliant with the Americans with Disabilities Act (ADA), this includes interior spaces of the station building, entrances, and pathways to the platforms. External improvements include the following:

- Replacement of existing pedestrian bridge over the tracks;
- ADA ramps on both the east and west sides for access to the new pedestrian bridge;
- Addition of two (2) elevators;
- Replacement of staircases from the pedestrian bridge to train platform level;
- Replacement of platforms;
- Addition of track level warming shelters;
- Replacement of staircases from Scott Avenue to platform (within corporate limits of the Village of Glencoe);
- Landscape screening on west end of Hubbard Place to screen the pedestrian bridge and proposed ADA ramp.

The existing windbreak shelters would be removed, restored, and reinstalled. The proposed plan also calls for a slight relocation of the Green Bay Trail to the east in order to provide clearance around the proposed east elevator tower and the proposed warming shelters.

Exterior Building Materials. The exterior of the proposed elevator towers and warming shelters would match the exterior of the existing train station, including slate roof. The façade of the east side of the

pedestrian bridge and ramp would also match the brick and limestone elements of the existing station. The staircases to the train platform, and the pedestrian ramps, would be in precast concrete with black railings.

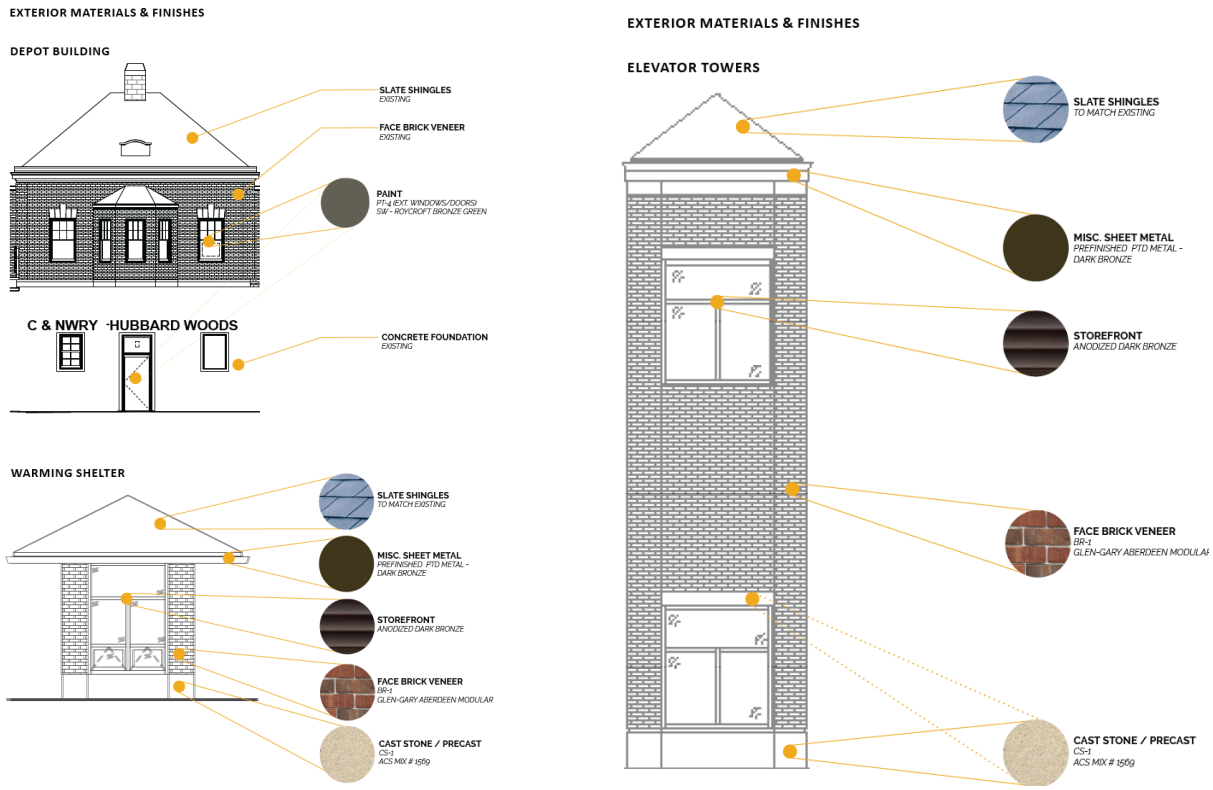


Figure 12 – Proposed Exterior Building Materials

As described by the Applicant in the attached application materials, due to the ongoing review by the Owner of the proposed improvements, Metra and its design team have provided options for the pedestrian bridge railing. The original option (Option 1) was designed to match the Elm Street Metra station pedestrian bridge (Figure 13). However, the Owner's design guidelines have changed since the Elm Street pedestrian bridge was renovated. Therefore, two other options are being presented by the Applicant. Option 2 is similar in style to Option 1, but the railing would be 6 feet in height rather than 3.67 feet (Figure 14). Option 3 is the Owner's guideline standard, which consists of an arched chain-link fence over the railroad track area (Figure 15). The Applicant indicates that it will propose Option 2 and request a variance for this option from the Owner.



Figure 13 – Rendering of Pedestrian Bridge Railing – Option 1 (Elm Street Station)



Figure 14 - Rendering of Pedestrian Bridge Railing – Option 2 (Proposed by Applicant)



Figure 15 - Rendering of Pedestrian Bridge Railing - Option 3 (UPRR Standard)

Signage. The Applicant has provided the proposed Metra signage details, which are included in Attachment A. The Village's Sign Code describes standards for signs on the premises of public bodies in Section 15.60.070 as follows:

> *"Signs, flags and emblems of and on the premises of the United States, the state, the Village, and other municipal corporations and public bodies of the state shall be exempt from the regulations of this chapter. Murals and building decorations not an integral part of a sign are not considered signs..."*

The proposed signage is for Metra, a public body, and therefore it is not subject to the Village Sign Code. The most publicly visible sign, away from the train platform, would be the proposed sign on the east side of the proposed stairs to Hubbard Place (Figure 16). This sign would measure 3.5 feet by 8.87 feet (31 square feet) and would be aluminum box letters, 3 inches deep with a 2 inch standoff.

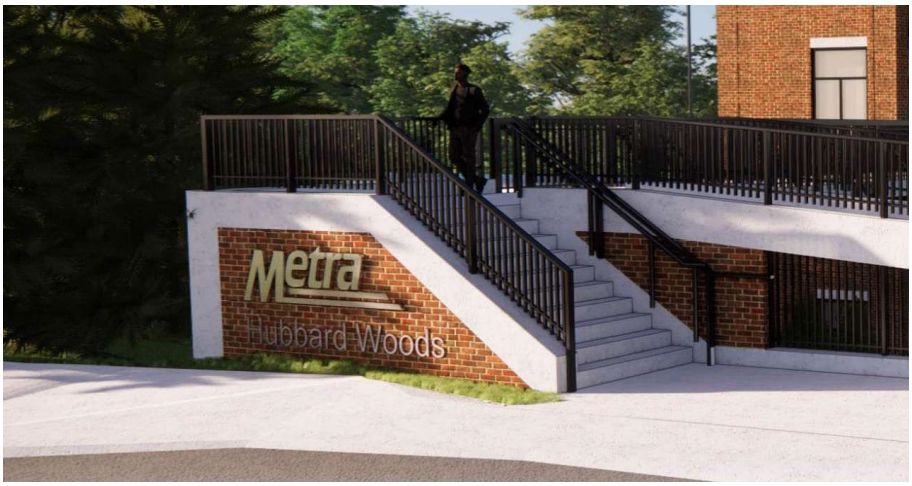


Figure 16 – Proposed Signage – Hubbard Place Stairs

The Applicant will be at the April DRB meeting to explain the proposed improvements and materials in more detail. An excerpt of the proposed site plan and additional renderings of the proposed improvements are provided below and on the following pages as Figures 17 through 23. The complete submittal is included in the application materials provided in **Attachment A**.

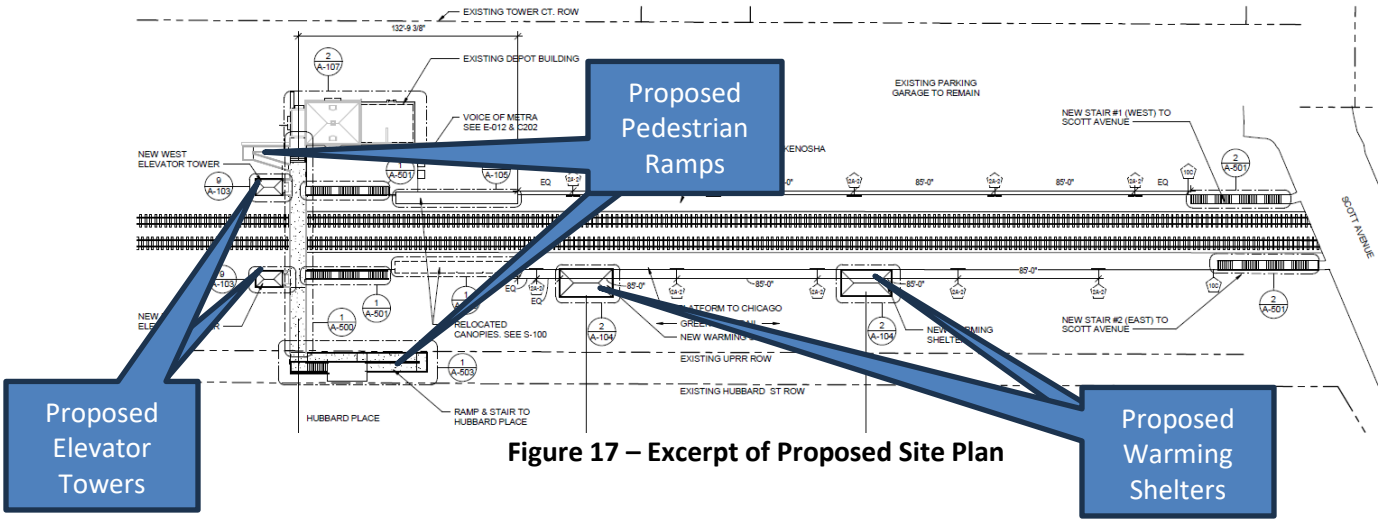


Figure 17 – Excerpt of Proposed Site Plan



Figure 18 – North Aerial Perspective



Figure 19 – Southeast Aerial Perspective



Figure 20 – Rendering - Green Bay Trail Looking North



Figure 21 – Rendering of North Façade



Figure 22 – Rendering of East Façade



Figure 23 – Rendering East Façade (Hubbard Place)

Exterior lighting. The proposed site improvements include installation of lights on the pedestrian bridge (Figure 25). The proposed lights are intended to match the existing lights on the Elm Street pedestrian bridge (Figure 24). (The renderings included above do not depict the proposed fixture.)



Figure 24 – Photo of Light Fixtures at Elm Street Station

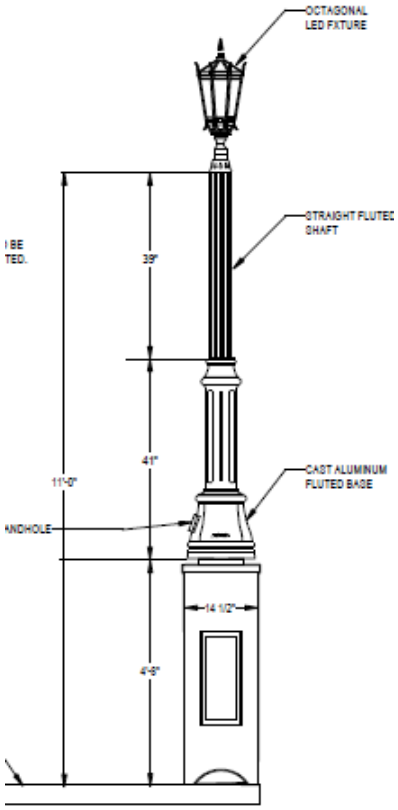


Figure 25 – Proposed Pedestrian Bridge Lights

Landscaping. Included in the application materials is a proposed landscape plan and plant schedule. The Applicant is proposing landscaping on the west end of Hubbard Place to screen the pedestrian bridge and proposed ADA ramp. Please refer to the tree and plant schedule for details.

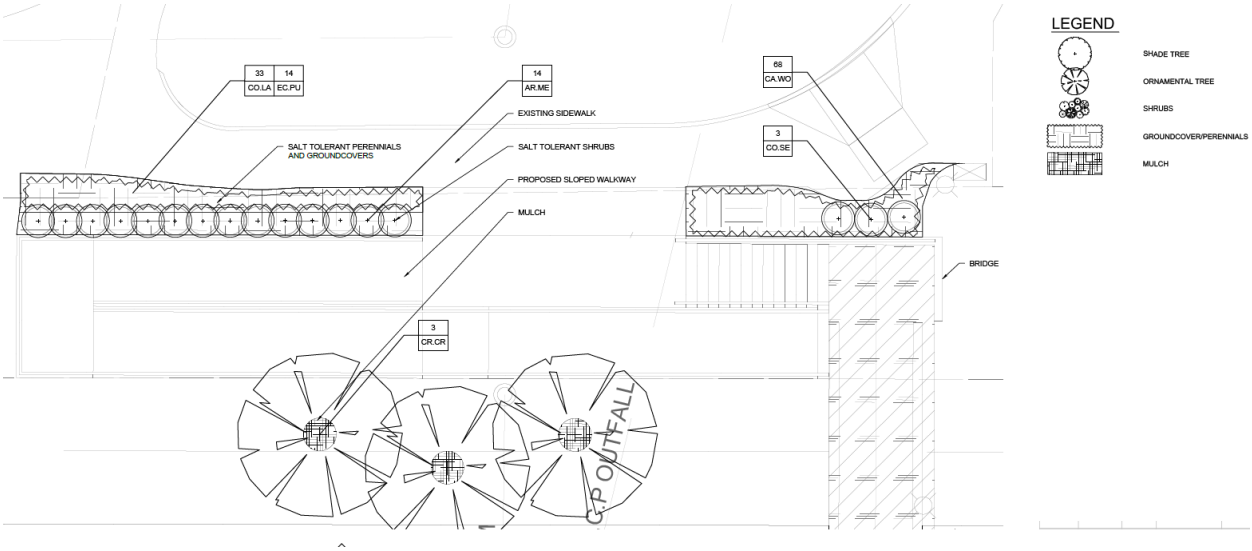


Figure 26 – Excerpt of Landscape Plan

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

The Board will need to determine if the proposed renovation and site improvements to the existing Hubbard Woods Metra Train Station at 1065 Gage Street comply with the above standards.

DESIGN GUIDELINES ANALYSIS

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

- Acceptable materials include modular brick, rough-faced or dressed limestone. Cast stone, which clearly simulates stone, is to be limited to accent pieces. With respect to roof materials, the proposed slate is an acceptable material.

- Decorative metal and/or wood fencing should be used where appropriate to enhance and define open spaces, landscaped areas and building entrances. Such fencing should not be more than 4 feet in height. Solid fencing should be avoided unless used for screening of service areas. Chain link fences are prohibited.

RECOMMENDATION

At the April 17 DRB meeting, the Board is scheduled to consider the design of the Applicant's proposed renovation of the existing Metra Hubbard Woods Train Station and construction of a new pedestrian bridge, new accessible ramps, new stairs and elevators to the train platform level, and new warming shelters on the Subject Property.

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

1) Continue further review of the application to a specific date in order to provide the Applicant and/or staff additional time to address questions and comments from the Board; or
2) Adopt a motion to recommend approval or a motion to recommend denial of a certificate of appropriateness for the design of the proposed renovation and site improvements to the existing Metra Hubbard Woods Train Station at 1065 Gage Street.

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

> *Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed renovation and site improvements to the existing Metra Hubbard Woods Train Station at 1065 Gage Street**, subject to the following conditions:*
>
> ***A. [If the Board chooses to place conditions as part of its recommendation of approval, it will want to include the conditions here.]***
>
> *The Board's findings are based on evidence in the record, or a public document, and upon the following findings of fact:*
>
> *(1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
>
> *(2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*
>
> *(3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and*
>
> *(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt

Village of Winnetka – Certificate of Appropriateness Application

Renovation of Hubbard Woods Station Application

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 1065 Gage Street, Winnetka, IL

Name of Business(es): Metra

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

- ☒ Sign — Sign Permit Application attached? ☐
- ☐ Awning — Awning Permit Application attached? ☐
- ☒ Other (general description) Renovation of Metra Hubbard Woods Station, incl platforms, ped bridge & stairs; new elevators, ADA ramp & warming shelters.

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Please see Metra Hubbard Woods Plans, and material board of physical samples and cut sheets.

I/We hereby certify that as _____(Lessee/Owner) of the property located at 1065 Gage Street, Winnetka, IL (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED _____

PRINTED NAME(S) _____

ADDRESS _____

PHONE NO. _____

EMAIL _____

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

Please refer to the attached official letter from Dana Brummund, Union Pacific RR, Dated January 29, 2025

PRIMARY DESIGN FIRM	TY Lin International
CONTACT NAME	Patricia Davidson, P.E.
ADDRESS	200 S. Wacker Drive, Suite 200
	Chicago, IL 60606
PHONE NO.	312-777-2886
EMAIL	patricia.davidson@tylin.com

Docusign Envelope ID: DF33212D-4629-4C34-8F1E-E2D8ED82E32A

January 29, 2025

David Schoon
Director
Village of Winnetka Community Development
510 Green Bay Rd.
Winnetka, IL 60093

Robert Bahan
Village Manager
Village of Winnetka
510 Green Bay Rd.
Winnetka, IL 60093

Subject: Special Use Permit Application (SUPA), Metra Hubbard Woods Station, MP 17.66, Kenosha Sub, Winnetka, IL

Mr. Schoon and Mr. Bahan,

Regarding the Winnetka Special Use Permit Application (SUPA), the Union Pacific Railroad Company (UPRR) received the Hubbard Woods Station 90% milestone improvement plans in July 2024 for review and is aware of the proposed improvements within the building and at the track level. UPRR subsequently received the SUPA for the Hubbard Woods Station project to sign as the owner. However, UPRR will not sign the application because UPRR does not control the project or maintain the station. The station is currently under lease by the Village of Winnetka; therefore, Winnetka, as lessee, may complete and sign the SUPA or choose to waive it. Either Metra or Winnetka will be the party performing any requirements and satisfying any conditions in any permit obtained for the project.

UPRR is aware of the project and consents to the proposed improvements.

Please contact our office with any questions.

Sincerely,

DocuSigned by:
Dana Brummund
85453D5C74EE4CE...

Dana Brummund

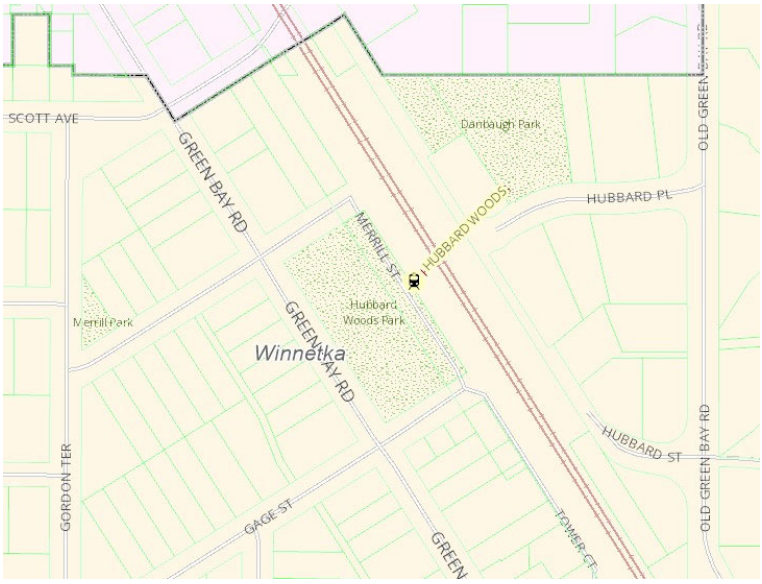
Union Pacific Railroad Company

Narrative - Description of Project

Existing Conditions

Location:

The Metra Hubbard Woods Station Building is located at 1065 Gage Street in Winnetka along the westerly side of the Union Pacific North Line (UP-N) tracks.



Cook County GIS Viewer – Metra Hubbard Woods Location Exhibit, August 2021

Station Building:



View of 1065 Gage Street, October 2019.

Constructed in 1943, this two-story, Georgian Revival train station is clad in light red brick with limestone ornamentation. The building is rectangular in plan with a hipped roof clad in slate shingles. As a utilitarian building, the station features limited architectural ornamentation and embellishments. The resource maintains its key character-defining features including the visual aspects and physical features which define the type of resource, architectural style, and sense of time and place. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Architectural character-defining features at the exterior include the original four-over-one and six-over-one wood double-hung windows set within round arch brick openings, limestone

splayed lintels, a projecting bay window at the east façade, limestone entrance surround, rusticated limestone base at the platform level, limestone cornice, and brick quoins. Alterations to the exterior include the replacement of the asphalt roof shingles with slate, and masonry renovations in 1995.

On the interior, the building retains character-defining features including its original configuration, wood paneled doors, furniture, and the original blueish-grey terra cotta wall tile and black terra cotta wall base (pictured in the left and center photograph below).



Left and Center Photo: View of Waiting Room; Right Photo: View of the Ticket Office. All photographs taken in October 2019.

Station External Entities:

Exterior elements include a pedestrian bridge with stairs to access each platform. Historic windbreaks flank the platforms at the foot of these stairs. The platforms extend from the pedestrian bridge to the Scott Avenue bridge. The Green Bay Trail parallels the track along the east side, this multi-use trail facility spans several municipalities.



Pedestrian bridge stairs to track level, historic windbreaks, and Green Bay Trail, January 2017



Stairs from Hubbard Place to Pedestrian Bridge, Jan 2017



Stairs from Scott Street to Metra platform, January 2017

At the east end of the pedestrian bridge are stairs leading to the Hubbard Place sidewalk. Two additional staircases connect the platforms to Scott Avenue.

Renovations

A priority of the project is to make this station ADA-compliant, including interior spaces, entrances, and pathways to the platforms. The Hubbard Woods Station renovation project consists of renovation of the Hubbard Woods Station building and external elements.

External improvements include replacement of the existing pedestrian bridge over the tracks, which will include ADA ramps at both the east and west end for bridge access, the addition of two elevators and the replacement of two staircases from the pedestrian bridge to platform level, the replacement of platforms, the addition of track level warming shelters, and the replacement of two staircases from the north end of the platform to Scott Street. Landscape screening will be provided at the west end of Hubbard Place. Lighting of external spaces will be designed to be sensitive to nearby residents. The two existing windbreak shelters will be removed, restored, and reinstalled. The Green Bay Trail will be realigned slightly. The Gage Street pavement and sidewalk will be modified to provide ADA access to the building. The bulk of the renovations occur in Winnetka, however the two staircases to Scott Street are within the Glencoe village limits.

Within the building, the two toilet rooms will be modified to ADA accessible standards. The existing janitor closet will be relocated and enlarged. The existing freight elevator space will be included in a roughed in vendor space. Existing doors and windows will be repaired. The existing radiators will be removed, restored, and reinstalled. Mechanicals and plumbing will be upgraded as required. The existing terra cotta wall and wall base will be restored, replacing pieces as needed. Floor tile will be replaced. The ticket booth space will remain however it will not be staffed for ticket sales. The interior walls and ceilings will be painted. No work is proposed to the lower level.

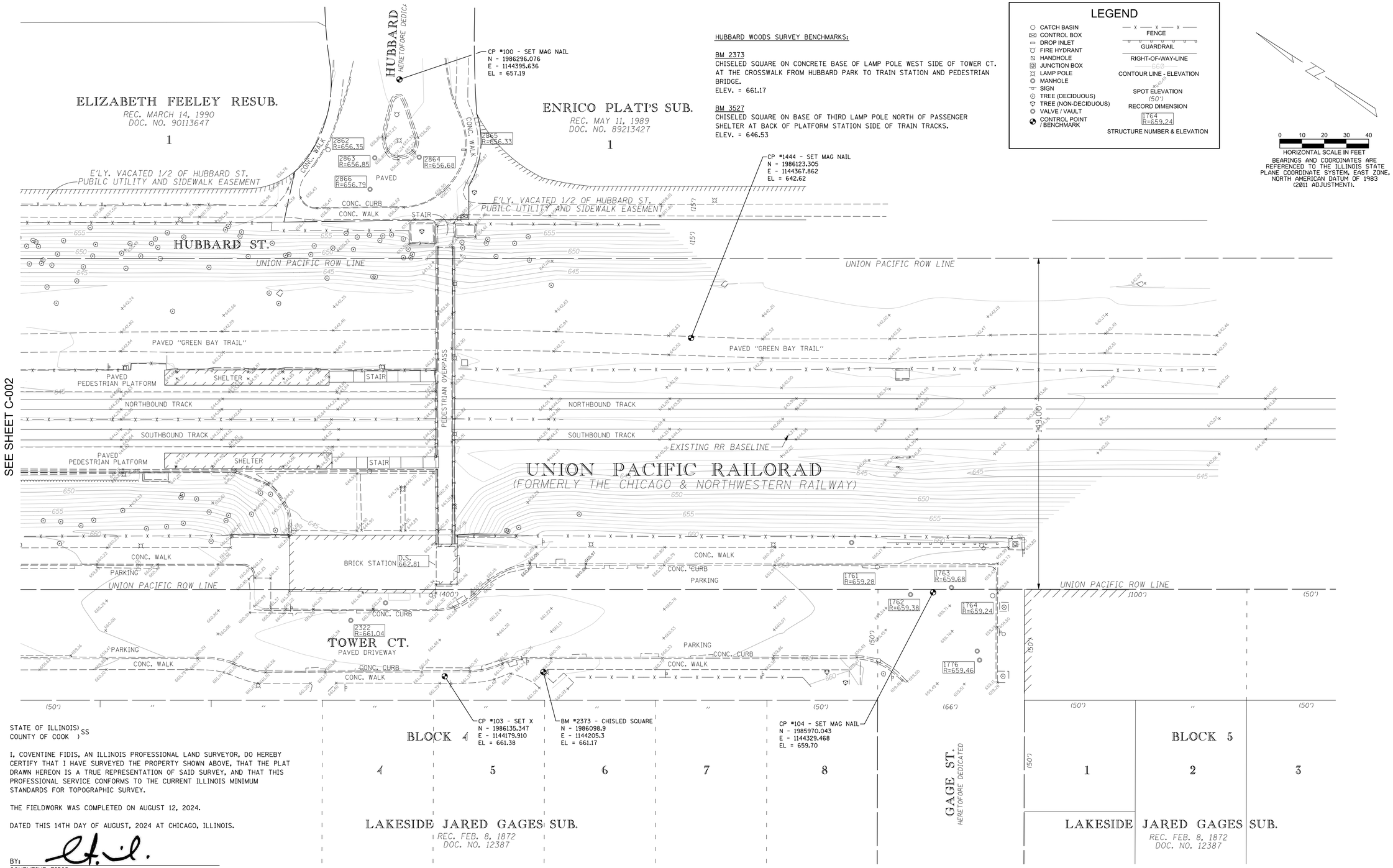
The project required review by the State Historic Preservation Office (SHPO). Direction from SHPO included retaining the Ticket Office Space internal to the building, restoration of existing windows and doors, maintaining the terra cotta tiles though out the waiting room area, and retaining the two Windbreak Structures at track level. The proposed elevator facade was also modified to comply with the direction of SHPO.

The Green Bay Trail is a linear park facility approximately nine miles in length and it meanders parallel to the Union Pacific North Line (UP-N). The project impacts a portion of the Trail which is under the jurisdiction of the Village of Winnetka, the Winnetka Park District, and the Village of Glencoe. Approximately 435 feet of the Green Bay Trail is to be permanently relocated 10 feet east. There are two 190' tapers that the realigned trail tapers back to the existing alignment (total 380'). The realignment of the Green Bay Trail was proposed to provide a clear zone between the new warming shelters and the Trail. This realignment required a Section 4(f) study for approval of impacts. The construction operations will be staged to maintain the use of the Trail by constructing the realigned segment prior to closing the original Trail.

The Special Use Permit Standards are addressed as follows:

1. *That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare.*
   The station requires maintenance and replacement of aging elements. The renovation of the existing Hubbard Woods Station will provide an improved facility for the public use, including providing a fully ADA accessible station.
2. *That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity.*
   Landscape screening will be provided at the west end of Hubbard Place to screen the pedestrian bridge and ADA ramp. The façade of the east end of the pedestrian bridge and ADA ramp has been thoughtfully designed to coordinate (match) the brick and limestone elements of the station. The elevator towers will also have façade material in the language of the station building, including slate roof. Lighting of external entities (pedestrian bridge, associated ADA ramp, and platforms) will be designed to be sensitive to nearby residences and properties, photometric plots will be reviewed to verify limits of light encroachment on adjacent property.
3. *That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern.*
   This project focus is maintenance/renovation however including ADA Accessibility improvements. This project is unlikely to have any impact on development of adjacent properties in the immediate vicinity. The project was reviewed by SHPO for adverse impacts to and the finding was no adverse effects.
4. *That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways.*
   The Station and Trail will remain open during construction. Construction staging will be developed to minimize inconvenience to the commuters using the Station and Green Bay Trail. Adjacent roadways and ingress/egress to private and public property will remain open for the duration of the construction operations from start to completion of the work. Construction Traffic routing will be discussed and coordinated with the Village of Winnetka to minimize impact to the public way. Village festivals or other significant events will be identified for construction scheduling.

5. *That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided.*
   As this is a maintenance/renovation project, the existing parking, access roads, utilities, drainage, and other facilities will remain as is or be upgraded. The modification of existing facilities required will be staged to avoid gaps in service. Maintenance of traffic as necessary for improvements will be coordinated with the Village to minimize impact.
6. *That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.*
   Plans and specifications will be designed to meet all current local, state and federal codes. Project documents will be provided to the Village of Winnetka for review. The project will be presented at all Village of Winnetka board meetings for review, comment and approval.



SEE SHEET C-002

HUBBARD WOODS SURVEY BENCHMARKS:

BM 2373
CHISELED SQUARE ON CONCRETE BASE OF LAMP POLE WEST SIDE OF TOWER CT. AT THE CROSSWALK FROM HUBBARD PARK TO TRAIN STATION AND PEDESTRIAN BRIDGE.
ELEV. = 661.17

BM 3527
CHISELED SQUARE ON BASE OF THIRD LAMP POLE NORTH OF PASSENGER SHELTER AT BACK OF PLATFORM STATION SIDE OF TRAIN TRACKS.
ELEV. = 646.53

LEGEND

- CATCH BASIN
- CONTROL BOX
- DROP INLET
- FIRE HYDRANT
- HANDHOLE
- JUNCTION BOX
- LAMP POLE
- MANHOLE
- SIGN
- TREE (DECIDUOUS)
- TREE (NON-DECIDUOUS)
- VALVE / VAULT
- CONTROL POINT / BENCHMARK
- FENCE
- GUARDRAIL
- RIGHT-OF-WAY-LINE
- 660 — CONTOUR LINE - ELEVATION
- 645.43 — SPOT ELEVATION
- (50') — RECORD DIMENSION
- 1764 R=659.24 — STRUCTURE NUMBER & ELEVATION

0 10 20 30 40
HORIZONTAL SCALE IN FEET

BEARINGS AND COORDINATES ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, COVENTINE FIDIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ABOVE, THAT THE PLAT DRAWN HEREON IS A TRUE REPRESENTATION OF SAID SURVEY, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEY.

THE FIELDWORK WAS COMPLETED ON AUGUST 12, 2024.

DATED THIS 14TH DAY OF AUGUST, 2024 AT CHICAGO, ILLINOIS.

STATE OF ILLINOIS · COVENTINE FIDIS · 35-2159 · CHICAGO, ILL. · PROFESSIONAL LAND SURVEYOR

BY: _____
COVENTINE FIDIS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2159
LICENSE EXPIRATION DATE 11/30/2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY

REV	DATE	BY	APP	DESCRIPTION
4	7/15/24	MB	CF	90% RESUBMITTAL
3	12/14/21	ES	CF	90% SUBMITTAL
2	8/6/21	ES	CF	60% SUBMITTAL
1	7/17/20	ES	CF	30% SUBMITTAL

SUB CONSULTANT
AMERICAN SURVEYING & ENGINEERING, P.C.
200 N. LaSALLE ST., SUITE 2630
CHICAGO, ILLINOIS 60601
TEL: 312-277-2000
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-003192

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: E. SLADEK
DRAWN: M. BARAN
CHECKED: C. FIDIS
METRA P.M. R. BASIRIRAD
DATE: 07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: HUBBARD WOODS STATION
TITLE: TOPOGRAPHIC SURVEY (SOUTH)
CAD FILE NUMBER: UPN17.7C001_90.dgn
SCALE: 1" = 20'
DISTRICT: UPN
PROJECT NO. JP5194
SHEET NO. C-001
MILE POST NO. UPN 17.70

PRINTED ON: 8/14/2024 4:50:28 PM

LEGEND

- CATCH BASIN
- CONTROL BOX
- DROP INLET
- FIRE HYDRANT
- HANDHOLE
- JUNCTION BOX
- LAMP POLE
- MANHOLE
- SIGN
- TREE (DECIDUOUS)
- TREE (NON-DECIDUOUS)
- VALVE / VAULT
- CONTROL POINT / BENCHMARK
- FENCE
- GUARDRAIL
- RIGHT-OF-WAY-LINE
- 660 CONTOUR LINE - ELEVATION
- 645.67 SPOT ELEVATION
- (50') RECORD DIMENSION
- 1764 R=659.24 STRUCTURE NUMBER & ELEVATION

0 10 20 30 40
HORIZONTAL SCALE IN FEET

BEARINGS AND COORDINATES ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).

SCOTT AVE.
HERETOFORE DEDICATED

(148')

LAKESIDE JARED GAGES SUB.
REC. FEB. 8, 1872
DOC. NO. 12387

6 7

(120')

GLENCOE
WINNETKA

LAKESIDE HUBBARDS SUB.
REC. AUG. 3, 1874
DOC. NO. 178190

5 4

RETAINING WALL (157.5')

FORMER C.N.S. & M.R.R. ROW LINE

CONC. WALK

(67')

(33')

(30')

(15')

HUBBARD ST.

UNION PACIFIC ROW LINE

80.00'

(100')

(50')

CP #1443 -
SET MAG NAIL
N - 1986722.862
E - 1143988.452
EL = 643.75

CP #1792 - SET X
N - 1986413.657
E - 1144184.391
EL = 643.18

PAVED "GREEN BAY TRAIL"

STAIR

PAVED PEDESTRIAN PLATFORM

NORTHBOUND TRACK

1512
R=644.90

UNION PACIFIC RAILORAD
(FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY)

SOUTHBOUND TRACK

927 926 925+00 924 923 922 921

ROADWAY

OVERPASS

EXISTING RR BASELINE

1191
R=645.09

149.00'

79.00'

99.00'

(69.50')

(20.00')

CP #117 - SET X
N - 1986709.272
E - 1143940.318
EL = 669.12

BM #3527 - CHISLED SQUARE
N - 1986499.9
E - 1144056.3
EL = 646.53

MULTI-STORY
PARKING STRUCTURE

3342
R=665.02

3147
R=664.41

3145
R=663.99

(42')

(33')

(300')

CONC. CURB

2727
R=657.96

2729
R=657.65

2728
R=657.70

2732
R=658.68

2730
R=658.05

2731
R=658.31

CP #102 - SET X
N - 1986314.358
E - 1144071.909
EL = 658.89

HUBBARD WOODS SURVEY BENCHMARKS:

BM 2373
CHISELED SQUARE ON CONCRETE BASE OF LAMP POLE WEST SIDE OF TOWER CT. AT THE CROSSWALK FROM HUBBARD PARK TO TRAIN STATION AND PEDESTRIAN BRIDGE.
ELEV. = 661.17

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ELEV. = 646.53

7
GAGES SECOND ADDITION TO LAKESIDE
REC. SEP. 19 1874
DOC. NO. 191481

BLOCK 1

1 2 3 4 5 6

SCOTT AVE.
HERETOFORE DEDICATED

LAKESIDE JARED GAGES SUB.
REC. FEB. 8, 1872
DOC. NO. 12387

MERRIL ST.
HERETOFORE DEDICATED

1

SEE SHEET C-001

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, COVENTINE FIDIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ABOVE, THAT THE PLAT DRAWN HEREON IS A TRUE REPRESENTATION OF SAID SURVEY, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEY.

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TEL: 312-777-2900

DESIGNED: E. SLADEK
DRAWN: M. BARAN
CHECKED: C. FIDIS
METRA P.M. R. BASIRIRAD
DATE: 07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

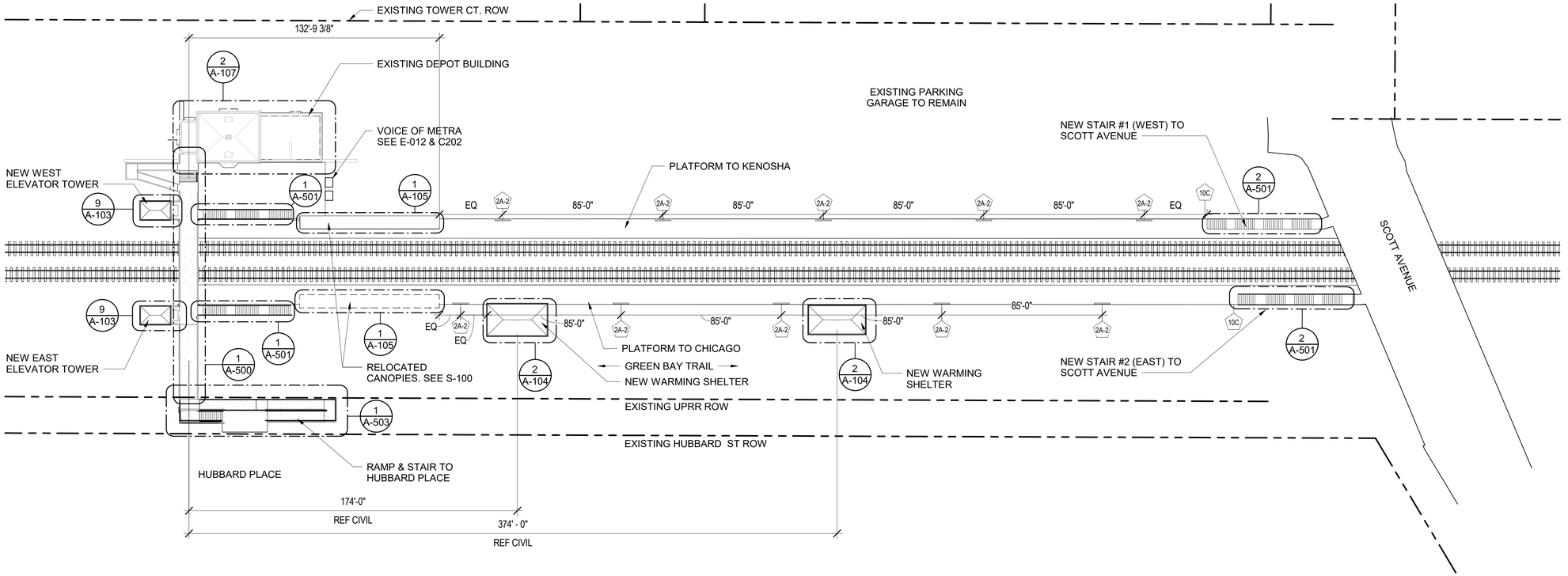
LOCATION NAME: HUBBARD WOODS STATION
TITLE: TOPOGRAPHIC SURVEY (NORTH)

CAD FILE NUMBER: UPN17.7C002_90.dgn
SCALE: 1" = 20'
DISTRICT: UPN
PROJECT NO. JP5194
SHEET NO. C-002
MILE POST NO. UPN 17.70

PRINTED ON: 8/14/2024 5:01:47 PM

SITE PLAN NOTES

1. SEE A-800 SHEETS FOR SIGNAGE SCHEDULE AND DETAILS.
2. REFER TO SHEET C-002 FOR TOPOGRAPHIC SURVEY



1 ARCHITECTURAL SITE PLAN

1" = 30'-0"

N

60' 30' 15' 0

SCALE: 1" = 30'-0"

PRINTED ON: 7/12/2024 5:38:27 PM

REV	DATE	BY	APP	DESCRIPTION
4	07/15/2024	MB	VAW	90% RESUBMITTAL
3	12-14-2021	JH	KJK	90% SUBMITTAL
2	08-06-2021	NT	VAW	60% SUBMITTAL
1	07-17-2020	VW	KJK	30% SUBMITTAL

SUB CONSULTANT

MULLER2

700 N Sangamon
Chicago, IL 60642
312.432.4180
312.432.4184

2024, Muller & Muller, Ltd.

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT:

TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

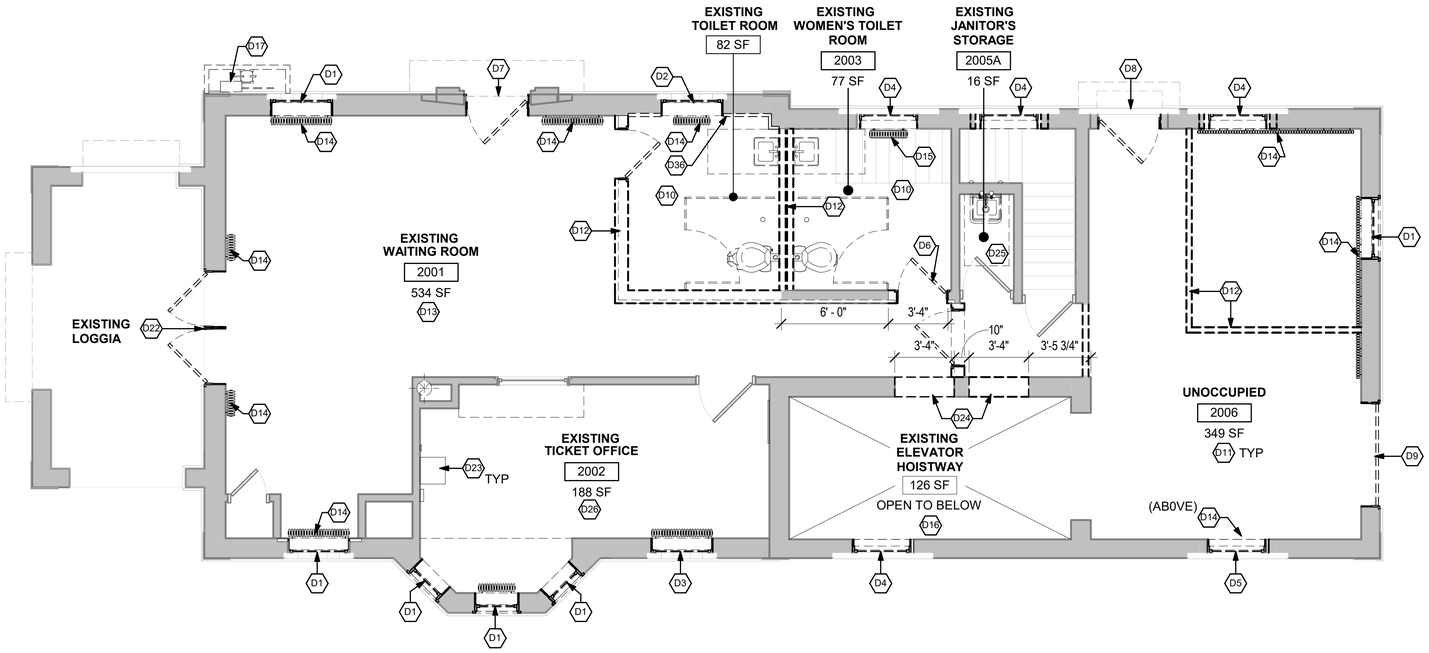
DESIGNED:	V.WIEGAND
DRAWN:	V.WIEGAND
CHECKED:	K.KORAB
METRA PM:	R. BASARIRAD
DATE:	07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: **HUBBARD WOODS STATION**

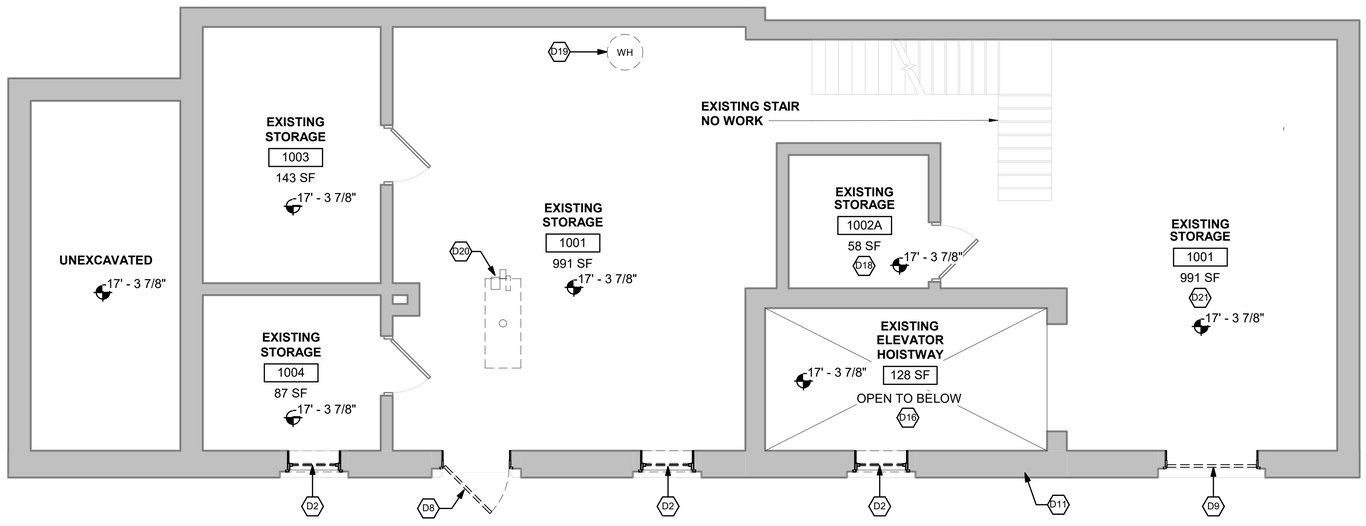
TITLE: **ARCHITECTURAL SITE AND LOCATION PLAN**

CAD FILE NUMBER: UP-N17.70_ A-100.dgn	
SCALE: AS INDICATED	DISTRICT: UP-N
PROJECT NO: JP5194	SHEET NO. A-100
MILE POST NO. UP-N17.70	



1 DEMOLITION PLAN - STATION LEVEL

1/4" = 1'-0"



2 DEMOLITION PLAN - PLATFORM LEVEL

1/4" = 1'-0"

8' 4' 2' 0

SCALE: 1/4" = 1'-0"

KEYNOTES - DEMO PLANS

D1 REMOVE WINDOW AND FRAME TO BE REPAIRED FROM ROUGH OPENING. REINSTALL REPAIRED WINDOW IN ROUGH OPENING DURING CONSTRUCTION. REFER HAZARDOUS BUILDING MATERIAL SURVEY REPORT DATED 5/24/2018 AND SPECIFICATION 02 71 00 FOR ABATEMENT AT WINDOWS TYP.

D2 REMOVE INFILL PANEL FROM ORIGINAL WINDOW. REMOVE ORIGINAL WINDOW AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION. REFER TO ENVIRONMENTAL REPORT DATED 5/24/2018 AND SPECIFICATION 02 71 00 FOR ABATEMENT AT WINDOWS

D3 REMOVE INFILL PANEL, AND AIR CONDITIONING WINDOW UNIT FROM ORIGINAL WINDOW. REMOVE ORIGINAL WINDOW AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.

D4 REMOVED INFILL PANEL(S) FROM ORIGINAL WINDOW AND TRANSOM. REMOVE ORIGINAL WINDOW AND TRANSOM FROM ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION. REFER TO ENVIRONMENTAL REPORT AND SPECIFICATION 02 71 00 FOR ABATEMENT AT WINDOWS

D5 REMOVE INFILL PANEL(S), AND AIR CONDITIONING UNIT FROM ORIGINAL WINDOW AND TRANSOM. REMOVE ORIGINAL WINDOW AND TRANSOM FROM ORIGINAL ROUGH OPENING TO REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.

D6 REMOVE EXISTING DOOR AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPLACED WITH NEW DOOR AND FRAME. REMOVE MASONRY TO ENLARGE ROUGH OPENING FOR NEW ADA COMPLIANT DOOR AND FRAME.

D7 DEMOLISH EXISTING DOOR AND DOOR FRAME ADDRESS PLATE. SALVAGE EXISTING DOOR FRAME AND TRANSOM WINDOW FROM ROUGH OPENING TO BE REPAIRED AND REUSED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION. PROVIDE NEW ADDRESS NUMBERS AS A VINYL GRAPHIC ON TRANSOM GLASS.

D8 REMOVE EXISTING DOOR FRAME, TRANSOM WINDOW, AND INFILL PANEL FROM ROUGH OPENING TO BE REPLACED WITH NEW DOOR. INSTALL NEW DOOR, REPAIRED FRAME, AND REPAIRED TRANSOM WINDOW IN ORIGINAL ROUGH OPENING. PROVIDE NEW ADDRESS NUMBERS AS A VINYL GRAPHIC ON TRANSOM GLASS.

D9 REMOVE ORIGINAL DOOR, FRAME, AND DOOR OPENER ASSEMBLY FROM ROUGH OPENING TO BE REPAIRED. REMOVE TEMPORARY EXTERIOR CLADDING FURRED OVER OPENING.

D10 REMOVE ALL PLUMBING FIXTURES, TOILET PARTITIONS, AND ASSOCIATED PIPING FROM EXISTING ROOM. REFER TO PLUMBING DRAWINGS. ABATE AND REMOVE FINISH FLOOR TO ORIGINAL CONCRETE SLAB. REFER TO ENVIRONMENTAL REPORT IN PROJECT MANUAL

D11 REMOVE LOOSE PAINT, AND DEBRIS FROM EXISTING WALLS.

D12 REMOVE INTERIOR WALLS IN THEIR ENTIRETY, INCLUDING BUT NOT LIMITED TO DOORS AND FRAMES, WINDOWS, WALL MOUNTED SHELVING, ETC. SALVAGE TERRACOTTA WALL TILES AND BASE FOR REUSE. REPAIR FLOOR FROM WALL DEMOLITION.

D13 ABATE AND REMOVE FINISH FLOOR TO ORIGINAL CONCRETE SLAB. REFER TO ENVIRONMENTAL REPORT IN PROJECT MANUAL.

D14 REMOVE AND REFINISH EXISTING RADIATOR(S) FOR REINSTALLATION. REFER TO MD-101 & M-101.

D15 REMOVE AND REFINISH EXISTING RADIATOR AND REINSTALL IN NEW LOCATION. REFER TO MD-101 & M-101.

D16 REMOVE ELEVATOR CAB, RAILS, ENTRANCES, AND SILLS FOR A COMPLETE REMOVAL OF ALL COMPONENTS.

D17 REMOVE GAS METER TO BE RELOCATED. REMOVE PROTECTIVE SHROUD.

D18 REMOVE ELEVATOR MACHINERY AND ALL COMPONENTS FOR COMPLETE REMOVAL OF ELEVATOR. REFER TO KEYNOTE D16.

D19 REMOVE EXISTING WATER HEATER. REFER TO PD-101.

D20 REMOVE AND REPLACE EXISTING BOILER. REFER TO MD-101 & M-101.

D21 ALL UNION PACIFIC CARTS AND EQUIPMENT TO REMAIN. PROTECT FROM DAMAGE.

D22 REMOVE EXISTING DOOR(S) AND FRAME FROM ROUGH OPENING TO BE REPLACED WITH NEW DOOR(S) AND FRAME.

D23 WALL MOUNTED AUDIO/VISUAL AND VOM DEVICES TO REMAIN.

D24 REMOVE MASONRY TO CREATE NEW ADA COMPLIANT DOOR OPENING.

D25 REMOVE EXISTING SINK, SHELVING, AND MOP RACK. REMOVE LIGHT FIXTURE, REFER TO ED-202 & PD-101.

D26 NO WORK IN THIS AREA. ALL FIXTURES, FINISHES, AND EQUIPMENT TO REMAIN.

DEMO KEYNOTES D27 - D35 ON SHEET AD-102

D36 REMOVE EXISTING TERRACOTTA TILE AND PLASTER.

DEMOLITION LEGEND

DEMOLISH WALL OR ELEMENT (UNO)

EXISTING CONSTRUCTION TO REMAIN

GENERAL NOTES - DEMO PLANS

1. CONTRACTOR TO COORDINATE ALL REMOVAL WITH THE REQUIREMENTS OF NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLETE REMOVAL, SALVAGE, AND DISPOSAL OF ALL ITEMS ASSOCIATED WITHIN THE DEMOLISHED AREA.
2. WALLS TO BE REMOVED ARE TO BE REMOVED FROM FLOOR TO THE DECK, U.N.O. CONTRACTOR TO VERIFY CEILING HEIGHTS IN THE FIELD DURING BIDDING.
3. SEE SHEET AD-101 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR TO DEVELOP A PLAN THAT IS COORDINATED TO FULFILL ALL REQUIREMENTS OUTLINED IN THE PROJECT PHASING CONTRACT DOCUMENTS FOR REVIEW AND APPROVAL BY METRA.
5. REFERENCE MECH., ELEC., PLUMB., STRUC., AND CIVIL DEMO DRAWINGS FOR ASSOCIATED DEMO SCOPE.
6. SEE SHEETS MD-101, ED-010, ED-011, ED-201 AND PD-101 FOR ASSOCIATED DEMO SCOPE.
7. REFER TO ENVIRONMENTAL REPORT AND SPECIFICATION 02 72 00 FOR INFORMATION REGARDING LOCATIONS OF BUILDING MATERIALS IN NEED OF ABATEMENT FOR HAZARDOUS MATERIALS. CONTRACTOR TO COORDINATE REPORTS WITH ABATEMENT SCOPE AS NEEDED FOR THE PROJECT IMPROVEMENTS.

PRINTED ON: 7/12/2024 5:39:32 PM

REV	DATE	BY	APP	DESCRIPTION
5	07/15/2024	MB	VAW	90% RESUBMITTAL
4	12-14-2021	JH	KJK	90% SUBMITTAL
3	08-06-2021	NT	VAW	60% SUBMITTAL
2	05-19-2021	VW	KJK	UPDATED HISTORIC REPORT
1	07-17-2020	VW	KJK	30% SUBMITTAL

SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
2024, Muller & Muller, Ltd.

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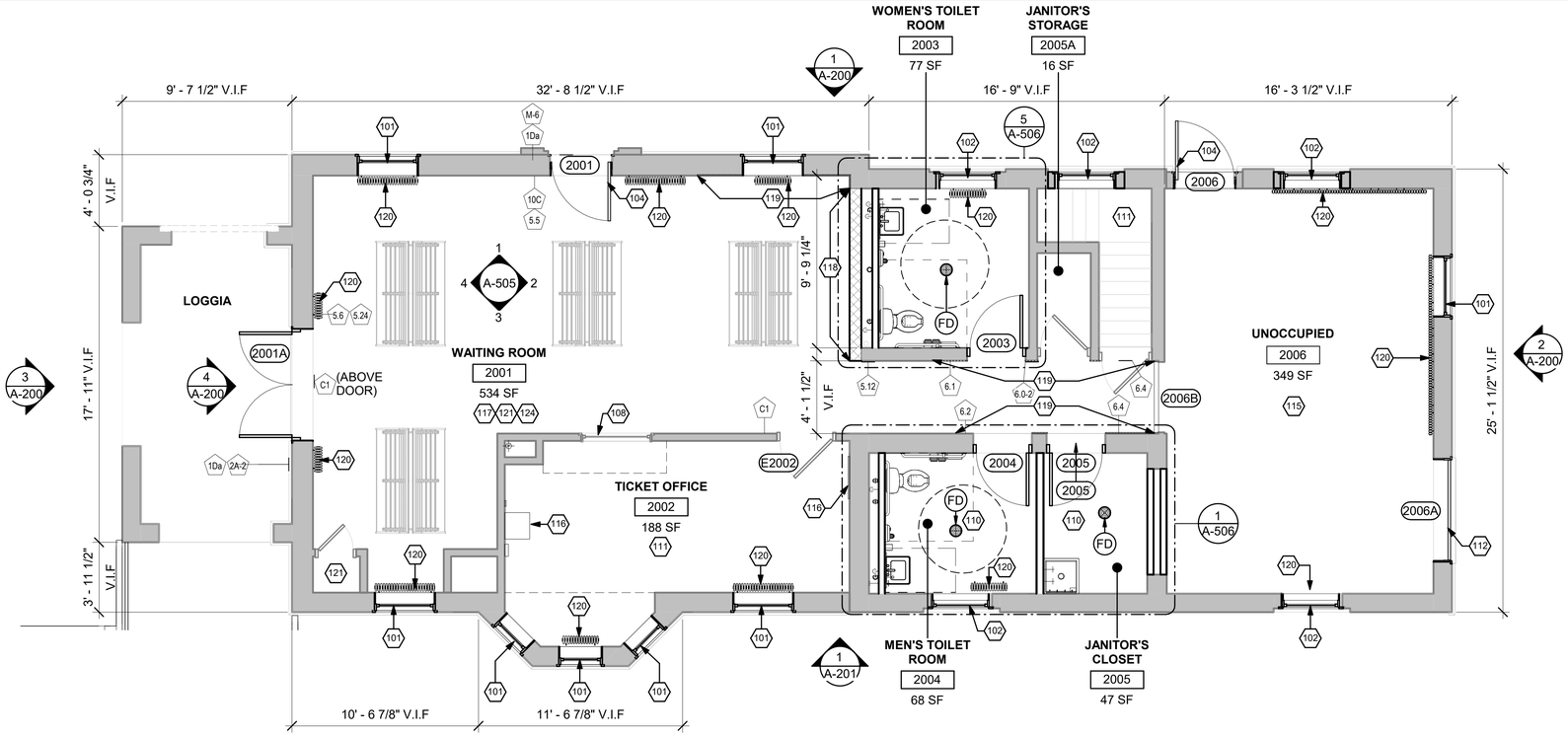
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: V.WIEGAND
DRAWN: V.WIEGAND
CHECKED: K.KORAB
METRA PM: R. BASARIRAD
DATE: 07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

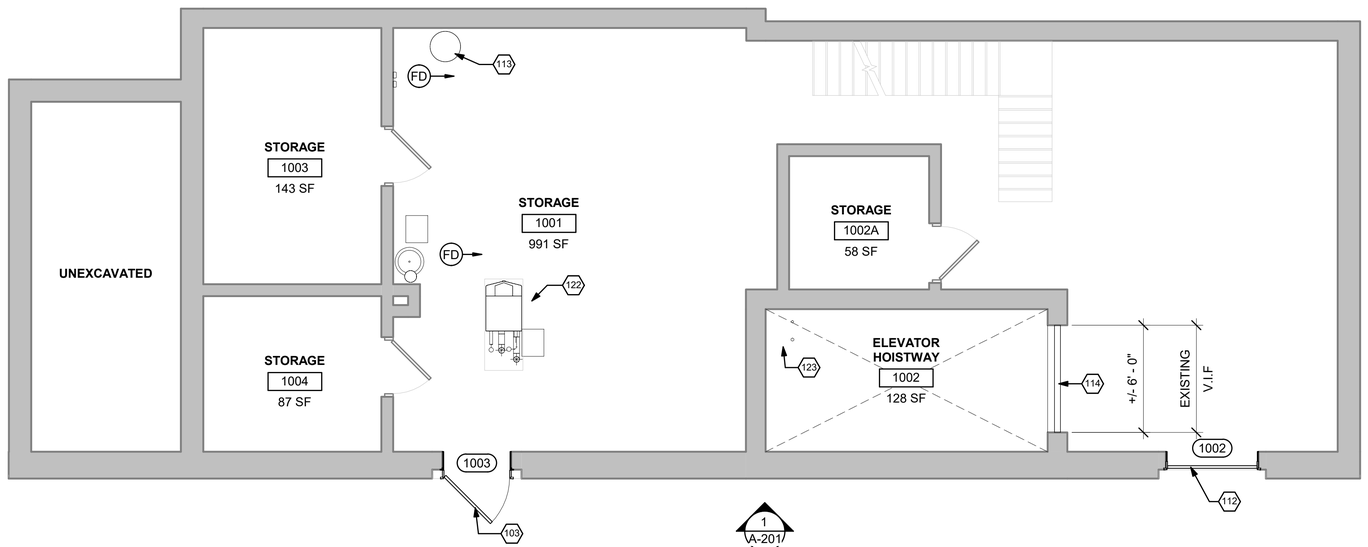
LOCATION NAME: HUBBARD WOODS STATION
TITLE: DEMOLITION PLANS DEPOT

CAD FILE NUMBER: UP-N17.70_ AD-100lgn
SCALE: AS INDICATED
DISTRICT: UP-N
PROJECT NO: JP5194
SHEET NO. AD-100
MILE POST NO. UP-N17.70



1 STREET LEVEL FLOOR PLAN

1/4" = 1'-0"



2 PLATFORM LEVEL FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS AT EXISTING CONSTRUCTION ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
2. ROOM FINISH SCHEDULE, SEE SHEET A-700.
3. DOOR SCHEDULE, SEE SHEET A-600.
4. PARTITION TYPES AND DETAILS, SEE SHEET A-605
5. CONTRACTOR TO COORDINATE CODE REQUIRED SIZES FOR CONCRETE PADS OF MEP EQUIPMENT. SEE M-102.
6. MEP COMPONENTS, INCLUDING BUT NOT LIMITED TO, CONDUIT AND PIPES/DOWNSPOUTS, ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. NOT ALL PENETRATIONS AND MEP COMPONENTS ARE SHOWN. CONTRACTOR TO COORDINATE AND ADJUST CHASES AND COLUMN ENCLOSURES AS REQUIRED TO FIT MEP COMPONENTS UPON ARCHITECT'S APPROVAL.
7. SEE A-602 AND A-603 FOR WINDOW RESTORATION DETAILS.

KEYNOTES - FLOOR PLANS

101 REINSTALL REPAIRED WINDOW AND FRAME IN ORIGINAL WINDOW OPENING.

102 REINSTALL REPAIRED WINDOW AND FRAME, AND TRANSOM WINDOW IN ORIGINAL WINDOW OPENING.

103 REINSTALL REPAIRED DOOR AND FRAME IN ORIGINAL DOOR OPENING.

104 REINSTALL NEW DOOR, REPAIRED FRAME, AND REPAIRED TRANSOM WINDOW IN ORIGINAL ROUGH OPENING. PROVIDE NEW ADDRESS NUMBERS AS A VINYL GRAPHIC ON TRANSOM GLASS.

105 NOT USED.

106 NOT USED.

107 NOT USED.

108 TICKET WINDOW TO REMAIN. DEAL TRAY TO BE COVERED, AND SHADOW BOX CONSTRUCTION.

109 NOT USED.

110 NEW CONCRETE FLOOR. REFER TO S-101. FLOOR FINISH AS SCHEDULED.

111 NO WORK, THIS AREA. UNLESS NOTED OTHERWISE

112 INSTALL REPAIRED OVERHEAD DOOR AND FRAME TO BE FASTENED SHUT IN ORIGINAL OPENING.

113 INSTALL NEW WATER HEATER. SEE P-101

114 INSTALL FULL HEIGHT CHAIN LINK FENCE IN EXISTING OPENING.

115 FUTURE TENANT SPACE. PATCH AND PAINT PLASTER WALLS, AS SCHEDULED. REFER TO MEP DRAWINGS FOR UTILITY ROUGH-INS.

116 ELECTRICAL PANEL, FIRE ALARM CONTROL PANEL (FACP), SECURITY PANEL AND NETWORK SWITCHES TO REMAIN.

117 REPLACE DAMAGED TERRACOTTA WALL AND BASE TILES WITH SALVAGED TILES, THROUGHOUT WAITING AREA.

118 INSTALL SALVAGED TERRACOTTA TILES AND BASE AT NEW PARTITION. WHERE SALVAGED TILES ARE NOT AVAILABLE, USE NEW TILES TO MATCH ORIGINAL.

119 INSTALL SALVAGED TERRACOTTA TILES AND BASE AT EXISTING PARTITION. WHERE SALVAGED TILES ARE NOT AVAILABLE, USE NEW TILES TO MATCH ORIGINAL.

120 REINSTALL EXISTING RADIATOR. REFER TO MD-101.

121 REPAIR, PATCH AND PAINT PLASTER WALLS.

122 NEW CONDENSING BOILER, SEE M-101.

123 NEW SUMP PUMP, SEE P-101.

124 NEW TERRAZZO FLOORING ON EXISTING CONCRETE SLAB.

125 NEW PLASTER FOR TERAZZO TILE

8' 4' 2' 0

SCALE: 1/4" = 1'-0"

PRINTED ON: 7/12/2024 5:38:28 PM

REV	DATE	BY	APP	DESCRIPTION
5	07/15/2024	MB	VAW	90% RESUBMITTAL
4	12-14-2021	JH	KJK	90% SUBMITTAL
3	08-06-2021	NT	VAW	60% SUBMITTAL
2	05-19-2021	VW	KJK	UPDATED HISTORIC REPORT
1	07-17-2020	VW	KJK	30% SUBMITTAL

SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
2024, Muller & Muller, Ltd.

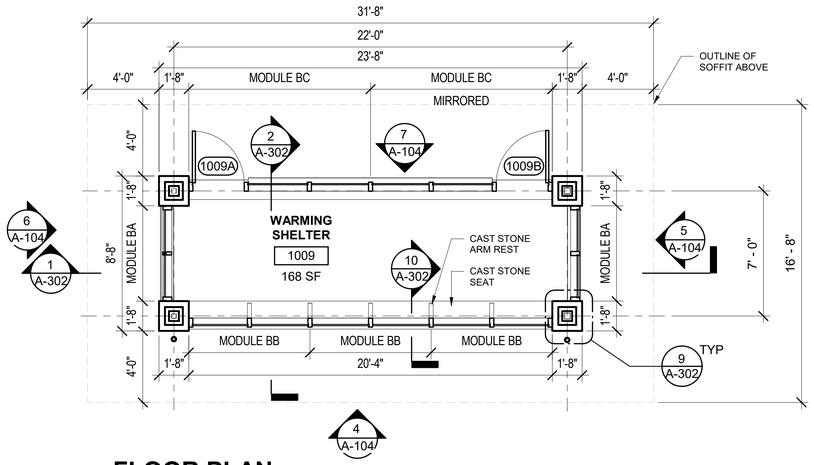
PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: V.WIEGAND
DRAWN: V.WIEGAND
CHECKED: K.KORAB
METRA PM: R. BASARIRAD
DATE: 07-15-2024

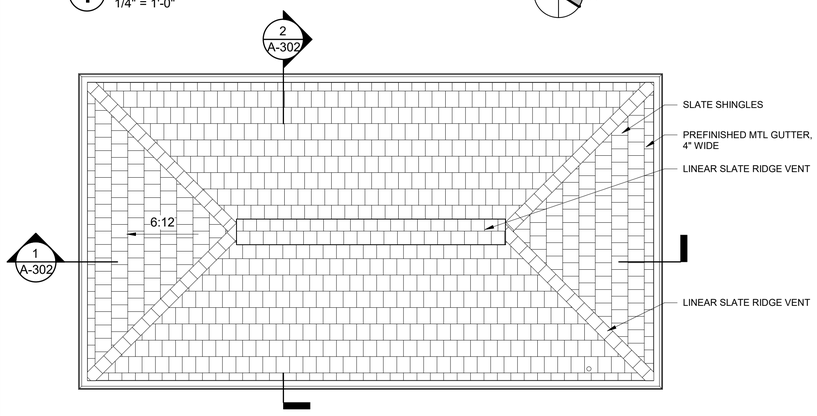
Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: HUBBARD WOODS STATION
TITLE: FLOOR PLANS DEPOT
CAD FILE NUMBER: UP-N17.70_ A-102.dgn
SCALE: AS INDICATED
DISTRICT: UP-N
PROJECT NO: JP5194
SHEET NO. A-102
MILE POST NO. UP-N17.70



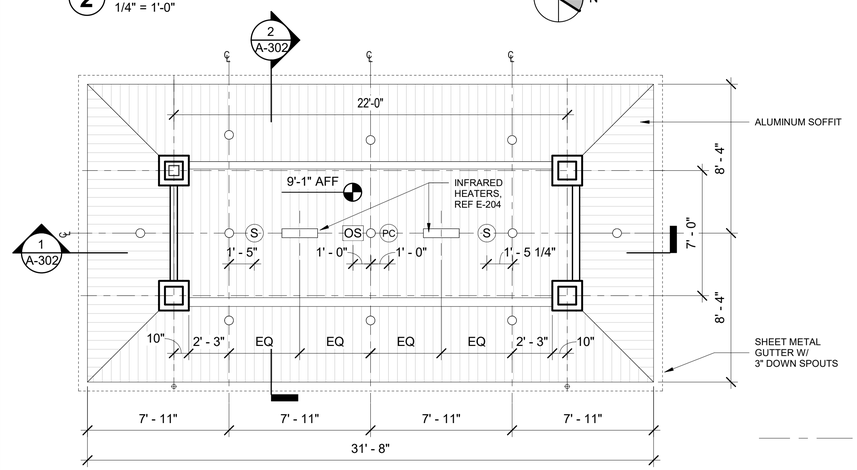
1 FLOOR PLAN - TYPICAL WARMING SHELTER

1/4" = 1'-0"



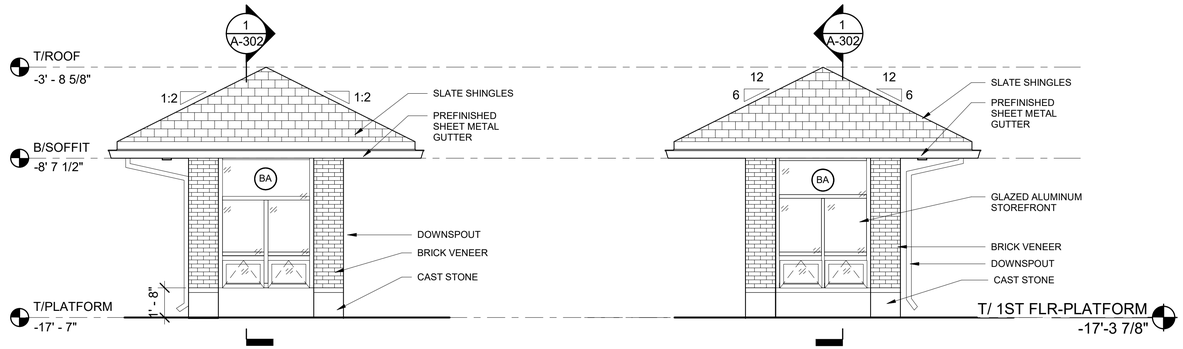
2 ROOF PLAN - TYPICAL WARMING SHELTER

1/4" = 1'-0"



3 REFLECTED CEILING PLAN - TYPICAL WARMING SHELTER

1/4" = 1'-0"

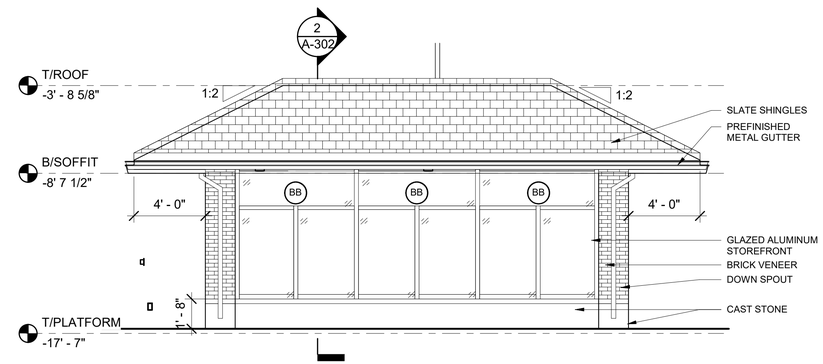


5 EXTERIOR ELEVATION NORTH ELEVATION

1/4" = 1'-0"

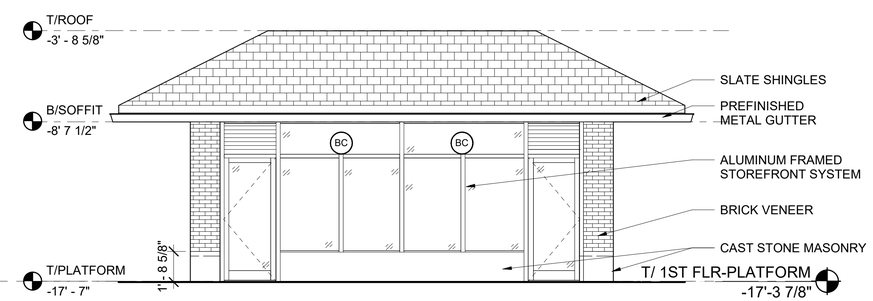
6 EXTERIOR ELEVATION SOUTH ELEVATION

1/4" = 1'-0"



4 EXTERIOR ELEVATION - EAST ELEVATION

1/4" = 1'-0"



7 EXTERIOR ELEVATION - WEST ELEVATION

1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS AT EXISTING CONSTRUCTION ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
2. ROOM FINISH SCHEDULE, SEE SHEET A-700.
3. DOOR SCHEDULE, SEE SHEET A-600.
4. PARTITION TYPES AND DETAILS, SEE SHEET A-605
5. CONTRACTOR TO COORDINATE CODE REQUIRED SIZES FOR CONCRETE PADS OF MEP EQUIPMENT. SEE M-102.
6. MEP COMPONENTS, INCLUDING BUT NOT LIMITED TO, CONDUIT AND PIPES/DOWNSPOUTS, ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. NOT ALL PENETRATIONS AND MEP COMPONENTS ARE SHOWN. CONTRACTOR TO COORDINATE AND ADJUST CHASES AND COLUMN ENCLOSURES AS REQUIRED TO FIT MEP COMPONENTS UPON ARCHITECT'S APPROVAL.
7. SEE A-602 AND A-603 FOR WINDOW RESTORATION DETAILS.

ROOF PLAN NOTES

1. ROOF DETAILS, SEE SHEET A-400 FOR ELEVATOR TOWERS AND A-302 FOR WARMING SHELTER
2. REFERENCE P-101 FOR ROOF DRAIN AND VTR INFORMATION.

RCP NOTES

1. ROOM FINISH SCHEDULE, SEE SHEET A-700.
2. MATERIAL FINISH LEGEND, SEE SHEET A-700.
3. LIGHTING FIXTURES; REF E-200 SERIES SHEETS.
4. ALL CEILING FIXTURES AND DEVICES TO BE CENTERED IN CEILING AND/OR ALIGNED WITH ARCHITECTURAL ELEMENTS UNLESS NOTED OTHERWISE.
5. PROVIDE ACCESS PANELS IN CEILING AND WALLS AS REQUIRED. SEE MECHANICAL DRAWINGS AND SPECS FOR MORE INFORMATION. OBTAIN APPROVAL OF LOCATIONS, FINISH, AND COLOR WITH OWNER/ARCHITECT DURING ACCESS PANEL PRE-INSTALLATION CONFERENCE.
6. REFERENCE E-401 FOR ADDITIONAL LIGHT FIXTURE INFO.
7. ALL GYPSUM BOARD, PLASTER, AND CEMENT BOARD CEILINGS AND SOFFITS SHALL BE PAINTED (PT-1).
8. PROVIDE CEILING & SOFFIT CONTROL JOINTS AS SHOWN AND PER SPECIFICATION 09 29 00.

ELEVATION NOTES

1. MATERIAL FINISH LEGEND, SEE SHEET A-700.
2. SIGN TYPES; REFERENCE ARCHITECTURAL SITE PLAN AND LOCATION PLAN, A-100.
3. SIGNAGE GRAPHICS; SEE A-800 SHEETS.
4. SEE S-101 FOR FOUNDATION INFORMATION
5. SEE SHEET A-500 FOR BRIDGE RAILING DETAILS

RCP LEGEND

- ALUMINUM SOFFIT
- RECESSED DOWNLIGHT FIXTURE (CLG MTD); REF ELEC DWGS
- OS — OCCUPANCY SENSOR; REF ELEC DWGS
- S — SPEAKER (CLG MTD); REF ELEC DWGS
- ON-DEMAND HEAT; REF MECH DWGS

8' 4' 2' 0

SCALE: 1/4" = 1'-0"

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2	05-19-2021	VW	KJK	UPDATED HISTORIC REPORT
1	07-17-2020	VW	KJK	30% SUBMITTAL

SUB CONSULTANT

MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
2024, Muller & Muller, Ltd.

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED:	V.WIEGAND
DRAWN:	V.WIEGAND
CHECKED:	K.KORAB
METRA PM:	R. BASARIRAD
DATE:	07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: **HUBBARD WOODS STATION**

TITLE: **FLOOR PLAN, ROOF PLAN, ELEVATIONS, & REFLECTED CEILING PLAN WARMING SHELTER**

CAD FILE NUMBER: UP-N17.70_ A-104.dgn

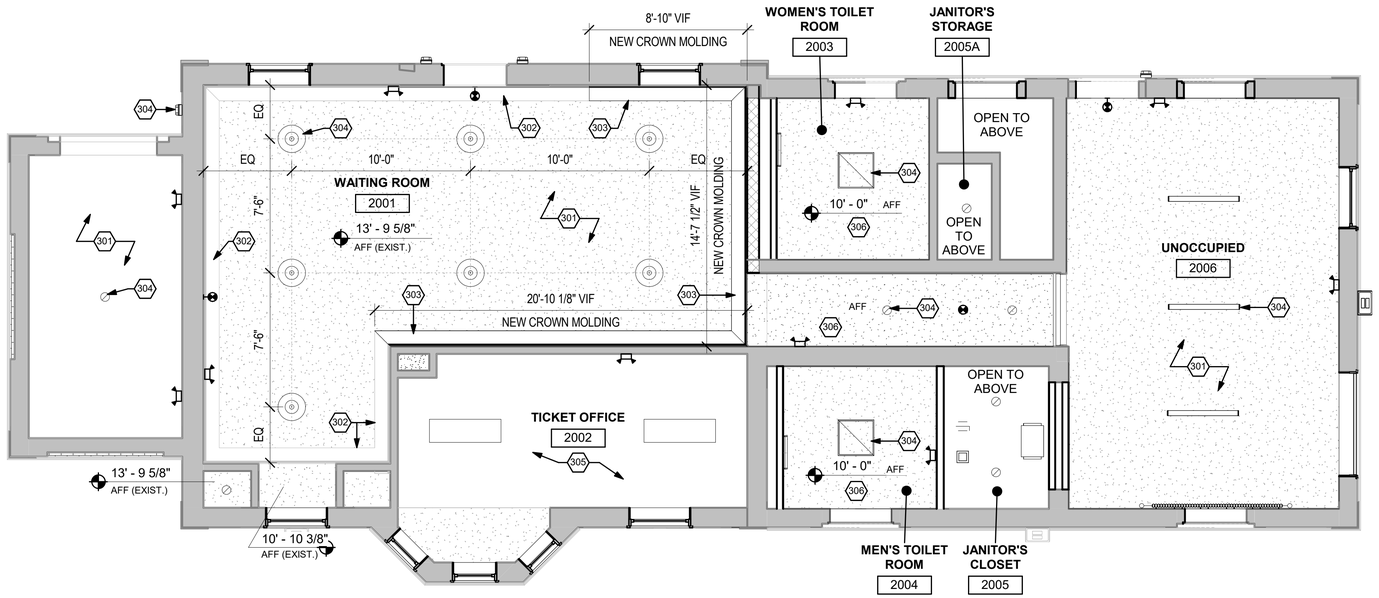
SCALE: AS INDICATED

DISTRICT: UP-N

PROJECT NO: JP5194

SHEET NO. A-104

MILE POST NO. UP-N17.70



1 REFLECTED CEILING PLAN DEPOT

1/4" = 1'-0"

N

RCP LEGEND

- GWB CEILING, PTD
- EXISTING BEADBOARD CEILING
- SURFACE MOUNTED LED LIGHT FIXTURE
- 2x2 LAY-IN LIGHT FIXTURE
- RECESSED DOWNLIGHT FIXTURE (CLG MTD)
- PENDANT DOWNLIGHT FIXTURE (CLG MTD)
- EXHAUST LOUVER
- EMERGENCY LIGHTING
- EXIT SIGN
- WALL PACK LED FIXTURE

NOTE: SEE E-200 SERIES SHEETS FOR ADDITIONAL INFORMATION

RCP NOTES

1. ROOM FINISH SCHEDULE, SEE SHEET A-700.
2. MATERIAL FINISH LEGEND, SEE SHEET A-700.
3. LIGHTING FIXTURES; REF E-200 SERIES SHEETS.
4. ALL CEILING FIXTURES AND DEVICES TO BE CENTERED IN CEILING AND/OR ALIGNED WITH ARCHITECTURAL ELEMENTS UNLESS NOTED OTHERWISE.
5. PROVIDE ACCESS PANELS IN CEILING AND WALLS AS REQUIRED. SEE MECHANICAL DRAWINGS AND SPECS FOR MORE INFORMATION. OBTAIN APPROVAL OF LOCATIONS, FINISH, AND COLOR WITH OWNER/ARCHITECT DURING ACCESS PANEL PRE-INSTALLATION CONFERENCE.
6. REFERENCE E-401 FOR ADDITIONAL LIGHT FIXTURE INFO.
7. ALL GYPSUM BOARD, PLASTER, AND CEMENT BOARD CEILINGS AND SOFFITS SHALL BE PAINTED (PT-1).
8. PROVIDE CEILING & SOFFIT CONTROL JOINTS AS SHOWN AND PER SPECIFICATION 09 29 00.

KEYNOTES - RCP

301 EXISTING CEILING. PATCH/REPAIR FOR LIKE NEW APPEARANCE AND PAINT AS SCHEDULED.

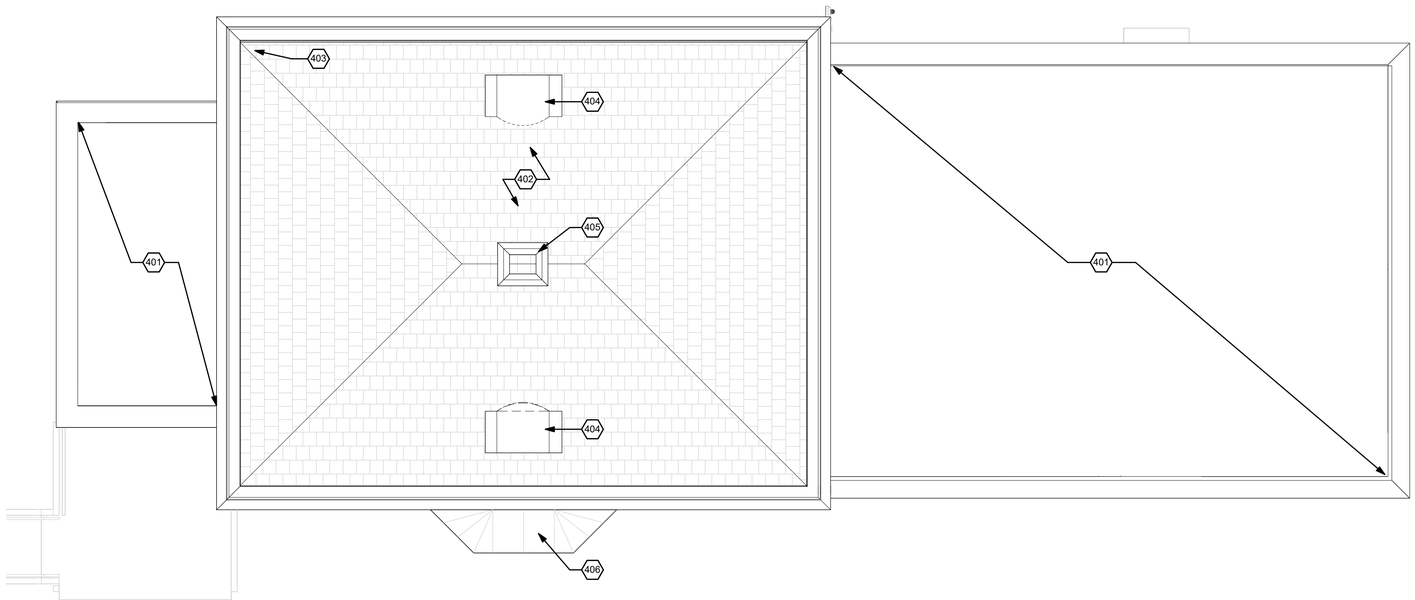
302 EXISTING PLASTER CROWN MOLDING. PATCH/REPAIR FOR LIKE NEW APPEARANCE AND PAINT TO MATCH CEILING.

303 NEW CROWN MOLDING TO MATCH EXISTING.

304 NEW LIGHTING, TYP. REFER TO ELECTRICAL DRAWINGS.

305 NO WORK, THIS AREA. ALL EXISTING CEILING AND FIXTURES TO REMAIN.

306 NEW GWB CEILING, PAINTED. SEE FINISH SCHEDULE.



2 ROOF PLAN DEPOT

1/4" = 1'-0"

N

ROOF PLAN NOTES

1. ROOF DETAILS, SEE SHEET A-400 FOR ELEVATOR TOWERS AND A-302 FOR WARMING SHELTER
2. REFERENCE P-101 FOR ROOF DRAIN AND VTR INFORMATION.

KEYNOTES - ROOF PLAN

401 EXISTING FLAT ROOF TO REMAIN

402 EXISTING SLATE SHINGLE ROOF TO REMAIN.

403 REPLACE BROKEN SLATE SHINGLES WITH NEW TO MATCH EXISTING, WHERE OCCURS.

404 EXISTING DORMER TO REMAIN

405 EXISTING CHIMNEY TO REMAIN

406 EXISTING STANDING SEAM ROOF ON BAY WINDOW TO REMAIN

8' 4' 2' 0

SCALE: 1/4" = 1'-0"

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REV	DATE	BY	APP	DESCRIPTION
4	07/15/2024	MB	VAW	90% RESUBMITTAL
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SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
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PRIMARY CONSULTANT
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PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
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METRA PM:	R. BASARIRAD
DATE:	07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME:
HUBBARD WOODS STATION

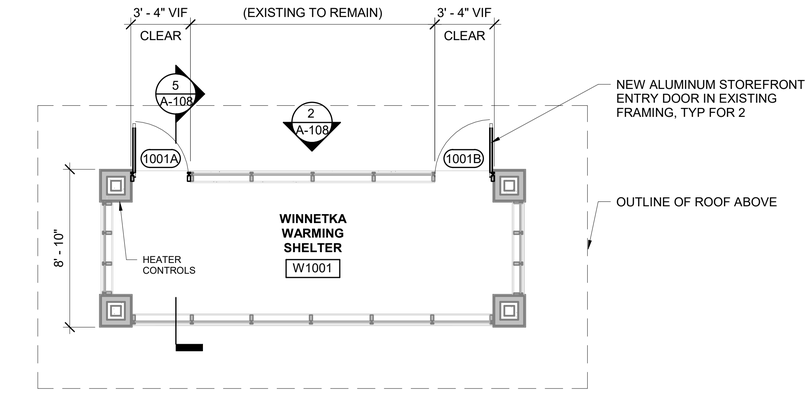
TITLE:
ROOF & REFLECTED CEILING PLANS DEPOT

CAD FILE NUMBER: UP-N17.70_ A-107.dgn	
SCALE: AS INDICATED	DISTRICT: UP-N
PROJECT NO: JP5194	SHEET NO. A-107
MILE POST NO. UP-N17.70	

METRA WINNETKA STATION

WARMING SHELTERS PART OF
METRA WINNETKA STATION,
754 W ELM ST, WINNETKA, IL 60093

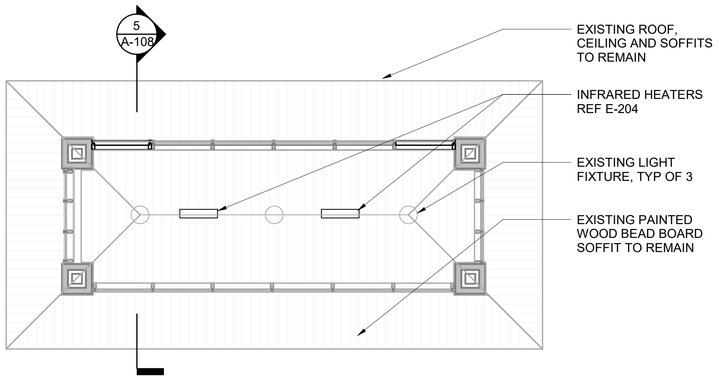




1 TYPICAL WINNETKA WARMING SHELTER FLOOR PLAN

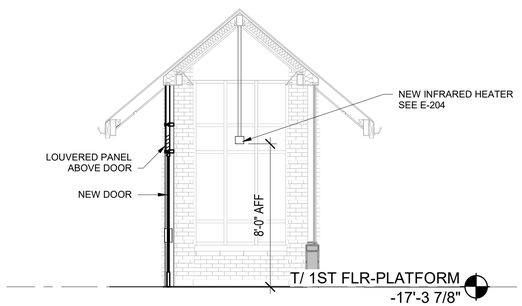
1/4" = 1'-0"

N



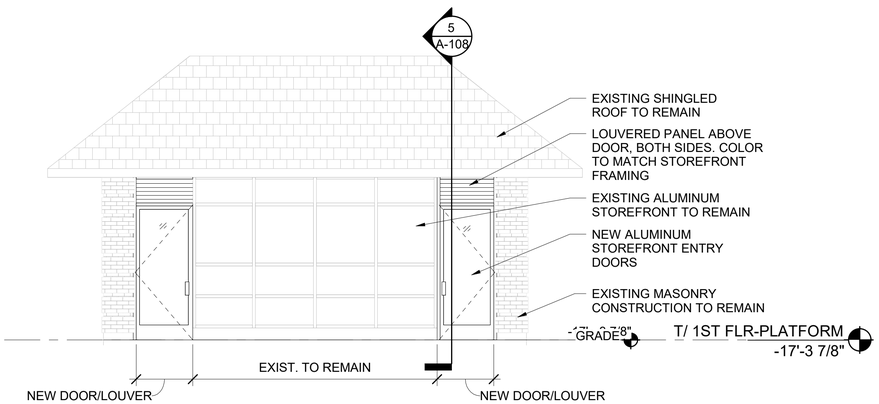
4 TYPICAL WARMING SHELTER REFLECTED CEILING PLAN

1/4" = 1'-0"



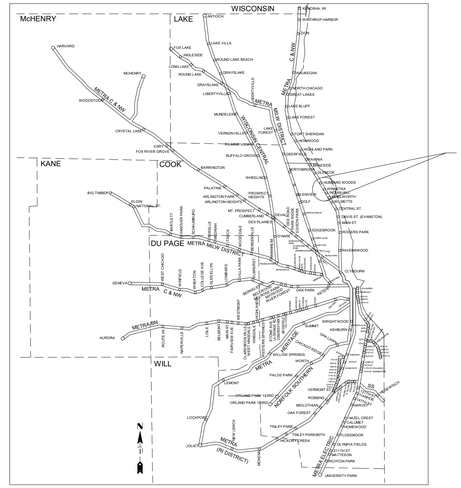
5 BUILDING SECTION - WINNETKA WARMING SHELTER

1/4" = 1'-0"

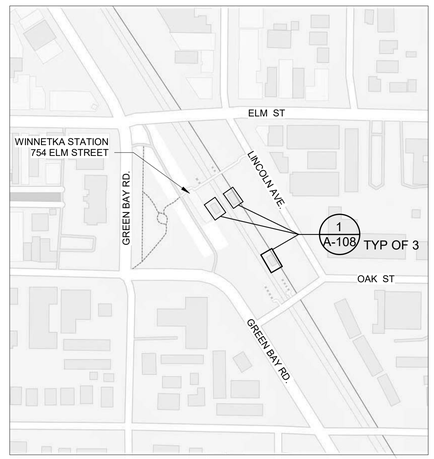


2 WINNETKA WARMING SHELTER TYPICAL ELEVATION

1/4" = 1'-0"



SYSTEM MAP



LOCATION MAP

GENERAL NOTES

1. DOOR SCHEDULE, SEE SHEET A-600.
2. MEP COMPONENTS, INCLUDING BUT NOT LIMITED TO, CONDUIT AND PIPES/DOWNSPOUTS, ARE SHOWN ON ARCHITECTURAL PLANS FOR REFERENCE ONLY. NOT ALL PENETRATIONS AND MEP COMPONENTS ARE SHOWN. CONTRACTOR TO COORDINATE AND ADJUST CHASES AND COLUMN ENCLOSURES AS REQUIRED TO FIT MEP COMPONENTS UPON ARCHITECT'S APPROVAL.
3. STATION ADDRESS: 754 ELM ST, WINNETKA, IL 60093

WINNETKA STATION SCOPE OF WORK REMOVE AND REPLACE EXISTING STOREFRONT DOOR AND LOUVER PANELS AND REPLACE EXISTING INFRARED HEATERS AT WINNETKA STATION.

PRINTED ON: 7/12/2024 5:38:39 PM

REV	DATE	BY	APP	DESCRIPTION
4	07/15/2024	MB	VAW	90% RESUBMITTAL
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1	07-17-2020	VW	KJK	30% SUBMITTAL

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MULLER2
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DESIGNED: V.WIEGAND
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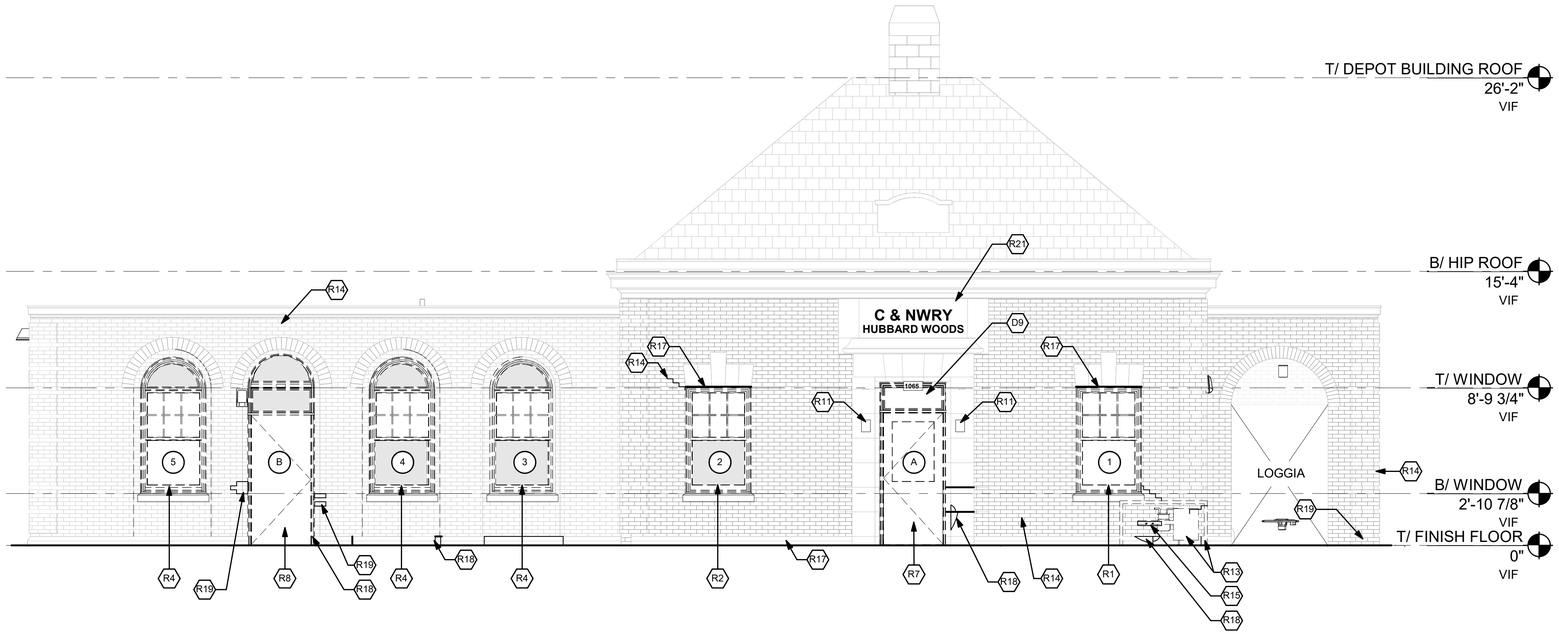
CHECKED: K.KORAB
METRA PM: R. BASARIRAD
DATE: 07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

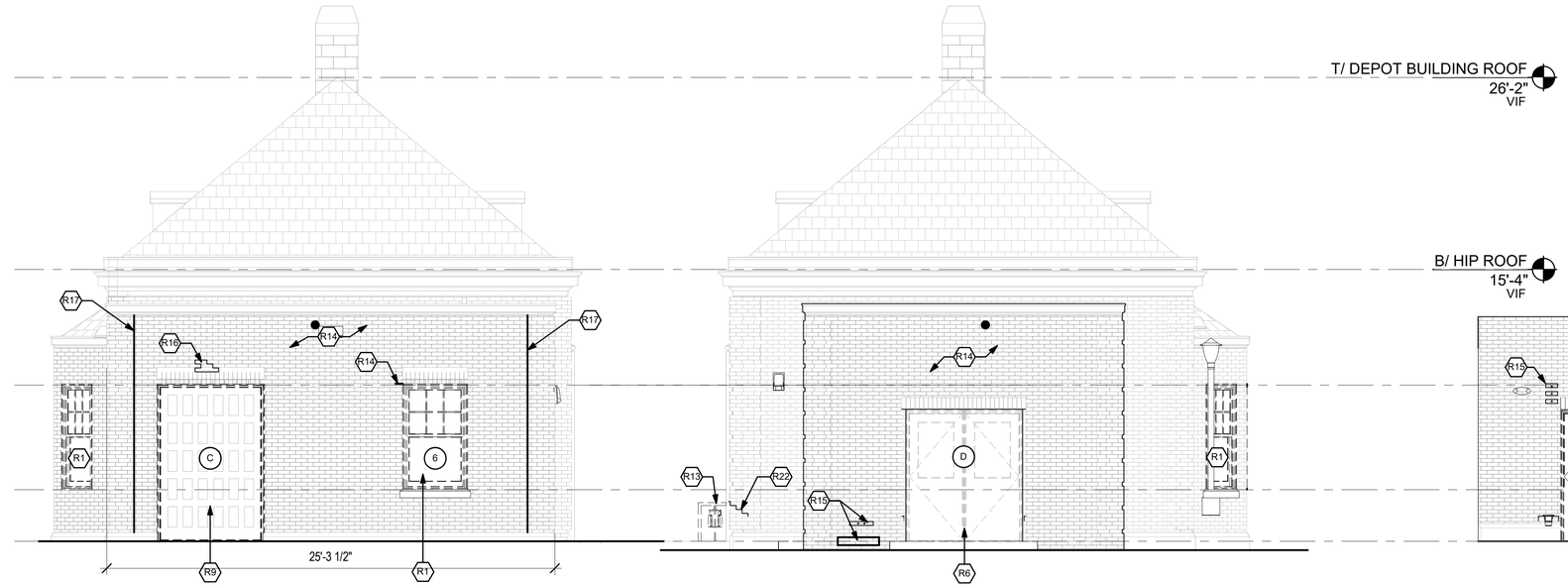
LOCATION NAME: **HUBBARD WOODS STATION**
TITLE: **WINNETKA WARMING SHELTER - FLOOR PLAN, REFLECTED CEILING PLAN, ELEVATIONS, AND SECTION**

CAD FILE NUMBER: UP-N17.70_ A-108.dgn
SCALE: AS INDICATED
DISTRICT: UP-N
PROJECT NO: JP5194
SHEET NO. A-108
MILE POST NO. UP-N17.70



1 WEST EXTERIOR ELEVATION - RESTORATION

1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION - RESTORATION

1/4" = 1'-0"

3 SOUTH EXTERIOR ELEVATION - RESTORATION

1/4" = 1'-0"

4 SOUTH EXTERIOR ELEVATION - RESTORATION

1/4" = 1'-0"

8' 4' 2' 0

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO COORDINATE ALL REMOVAL WITH THE REQUIREMENTS OF NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLETE REMOVAL OF ALL ITEMS ASSOCIATED WITHIN THE DEMOLISHED AREA.
2. WALLS TO BE REMOVED ARE TO BE REMOVED TO THE DECK, U.N.O. CONTRACTOR TO VERIFY CEILING HEIGHTS IN THE FIELD DURING BIDDING.
3. SEE SHEET AD-100 AND AD-101 FOR ADDITIONAL DEMOLITION INFORMATION.
4. SEE SHEET A-602 TO A-605 FOR WINDOWS AND DOORS RESTORATION DETAILS.
5. SEE SHEET A-403 FOR MASONRY RESTORATION DETAILS.
6. CONTRACTOR TO DEVELOP A PLAN THAT IS COORDINATED TO FULFILL ALL REQUIREMENTS OUTLINED IN THE PROJECT PHASING CONTRACT DOCUMENTS
7. REFERENCE MECH., ELEC., PLUMB., STRUC., AND CIVIL DEMO DRAWINGS FOR ASSOCIATED DEMO SCOPE.

RESTORATION LEGEND

DEMOLISH WALL OR ELEMENT (UNO)

(##) RESTORATION WINDOW TAG SEE A-600 SHEETS

KEYNOTES - RESTORATION ELEVATIONS

R1 REMOVE ORIGINAL WINDOW AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.

R2 REMOVE INFILL PANEL FROM ORIGINAL WINDOW. REMOVE ORIGINAL WINDOW AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.

R3 REMOVE INFILL PANEL, AND AIR CONDITIONING WINDOW UNIT FROM ORIGINAL WINDOW. REMOVE ORIGINAL WINDOW AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.

R4 REMOVE INFILL PANEL(S) FROM ORIGINAL WINDOW AND TRANSOM. REMOVE ORIGINAL WINDOW AND TRANSOM FROM ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.

R5 REMOVE INFILL PANEL(S), AND AIR CONDITIONING UNIT FROM ORIGINAL WINDOW AND TRANSOM. REMOVE ORIGINAL WINDOW AND TRANSOM FROM ORIGINAL ROUGH OPENING TO REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.

R6 REMOVE EXISTING DOOR AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPLACED WITH NEW DOOR AND FRAME.

R7 DEMOLISH EXISTING DOOR AND ADDRESS PLATE. SALVAGE EXISTING DOOR FRAME AND TRANSOM WINDOW FROM ROUGH OPENING TO BE REPAIRED AND REUSED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION. PROVIDE NEW ADDRESS NUMBERS AS A VINYL GRAPHIC ON TRANSOM GLASS.

R8 REMOVE EXISTING DOOR AND FRAME, TRANSOM WINDOW, AND INFILL PANEL FROM ROUGH OPENING TO BE REPLACED WITH NEW DOOR AND FRAME. INSTALL NEW DOOR, REPAIRED FRAME, AND REPAIRED TRANSOM WINDOW IN ORIGINAL ROUGH OPENING. PROVIDE NEW ADDRESS NUMBERS AS A VINYL GRAPHIC ON TRANSOM GLASS.

R9 REMOVE INFILL PANEL OVER ORIGINAL DOOR AND FRAME. REMOVE TEMPORARY EXTERIOR CLADDING FURRED OVER OPENING. REMOVE ORIGINAL DOOR AND FRAME, AND DOOR OPENER ASSEMBLY FROM ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.

R10 REMOVE ORIGINAL DOOR AND FRAME, AND DOOR OPENER ASSEMBLY FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.

R11 REMOVE EXISTING LIGHT FIXTURE(S). PATCH EXISTING HOLES IN MASONRY TO ENSURE COMPLETE COVERAGE BY NEW FIXTURE(S). INSTALL NEW LIGHT FIXTURE(S), REFER TO ED-202 AND E-201.

R12 REMOVE LOOSE PAINT AND DEBRIS FROM EXISTING WALL AND PATCH EXISTING MASONRY.

R13 REMOVE GAS METER TO BE RELOCATED. REMOVE PROTECTIVE SHROUD AND PATCH EXISTING MASONRY.

R14 REPOINT MORTAR ON ENTIRE FACADE. MATCH EXISTING COLOR/TINT. PROVIDE MOCK-UP FOR OWNER AND ARCHITECT APPROVAL.

R15 REMOVE ANCHOR IN MASONRY UNIT. REPLACE WITH NEW MASONRY UNIT TO MATCH EXISTING.

R16 REMOVE NON-ORIGINAL MASONRY UNITS, TO BE REPLACED WITH NEW UNITS TO MATCH ORIGINAL.

R17 REPLACE SEALANT, SEE 2/A-403.

R18 REPAIR PRECAST PANEL IN KIND.

R19 REPLACE DAMAGED MASONRY UNITS WITH NEW UNITS TO MATCH EXISTING.

R20 NEW MECHANICAL LOUVER, REF MECHANICAL, SEE 1/M-101

R21 PROTECT EXISTING LIMESTONE DURING CONSTRUCTION.

R22 REPAIR CRACK IN MASONRY UNITS

R23 PROVIDE NEW LIGHT FIXTURE, REF ELECTRICAL DWGS.

R24 PROVIDE NEW FLUE VENT, REF MECH DWG 6/M-502.

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REV	DATE	BY	APP	DESCRIPTION
4	07/15/2024	MB	VAW	90% RESUBMITTAL
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1	07-17-2020	VW	KJK	30% SUBMITTAL

SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
312.432.4180
312.432.4184
2024, Muller & Muller, Ltd.

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED:	V.WIEGAND
DRAWN:	V.WIEGAND
CHECKED:	K.KORAB
METRA PM:	R. BASARIRAD
DATE:	07-15-2024

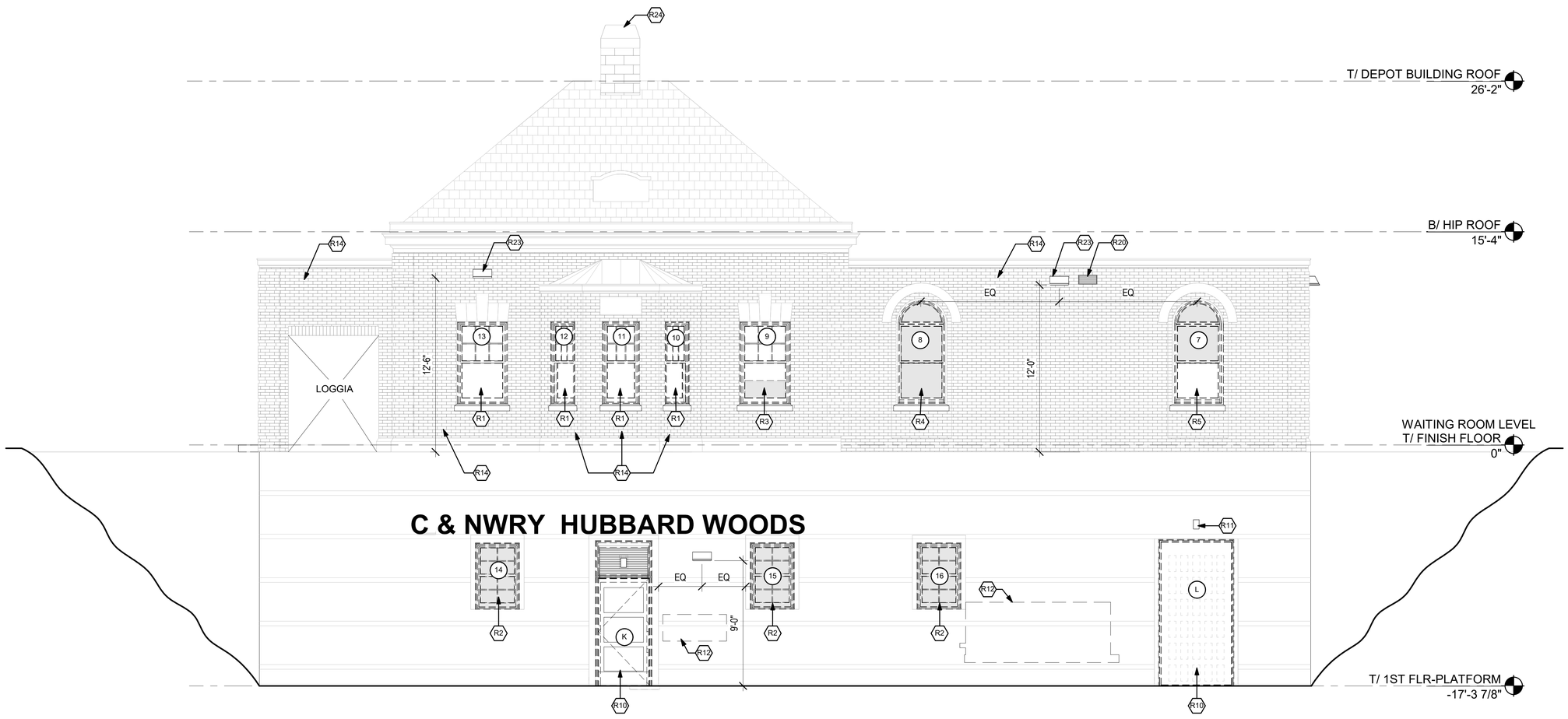
Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: **HUBBARD WOODS STATION**
TITLE: **EXTERIOR ELEVATIONS DEPOT RESTORATION**

CAD FILE NUMBER: UP-N17.70_ A-200.dgn	
SCALE: AS INDICATED	DISTRICT: UP-N
PROJECT NO: JP5194	SHEET NO. A-200
MILE POST NO. UP-N17.70	

GENERAL NOTES

1. CONTRACTOR TO COORDINATE ALL REMOVAL WITH THE REQUIREMENTS OF NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLETE REMOVAL OF ALL ITEMS ASSOCIATED WITHIN THE DEMOLISHED AREA.
2. WALLS TO BE REMOVED ARE TO BE REMOVED TO THE DECK, U.N.O. CONTRACTOR TO VERIFY CEILING HEIGHTS IN THE FIELD DURING BIDDING.
3. SEE SHEET AD-100 AND AD-101 FOR ADDITIONAL DEMOLITION INFORMATION.
4. SEE SHEET A-602 TO A-605 FOR WINDOWS AND DOORS RESTORATION DETAILS.
5. SEE SHEET A-403 FOR MASONRY RESTORATION DETAILS.
6. CONTRACTOR TO DEVELOP A PLAN THAT IS COORDINATED TO FULFILL ALL REQUIREMENTS OUTLINED IN THE PROJECT PHASING CONTRACT DOCUMENTS
7. REFERENCE MECH., ELEC., PLUMB., STRUC., AND CIVIL DEMO DRAWINGS FOR ASSOCIATED DEMO SCOPE.



1 EAST EXTERIOR ELEVATION - RESTORATION

1/4" = 1'-0"

KEYNOTES - RESTORATION ELEVATIONS

- R1 REMOVE ORIGINAL WINDOW AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.
- R2 REMOVE INFILL PANEL FROM ORIGINAL WINDOW. REMOVE ORIGINAL WINDOW AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.
- R3 REMOVE INFILL PANEL, AND AIR CONDITIONING WINDOW UNIT FROM ORIGINAL WINDOW. REMOVE ORIGINAL WINDOW AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.
- R4 REMOVE INFILL PANEL(S) FROM ORIGINAL WINDOW AND TRANSOM. REMOVE ORIGINAL WINDOW AND TRANSOM FROM ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.
- R5 REMOVE INFILL PANEL(S), AND AIR CONDITIONING UNIT FROM ORIGINAL WINDOW AND TRANSOM. REMOVE ORIGINAL WINDOW AND TRANSOM FROM ORIGINAL ROUGH OPENING TO REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.
- R6 REMOVE EXISTING DOOR AND FRAME FROM ORIGINAL ROUGH OPENING TO BE REPLACED WITH NEW DOOR AND FRAME.
- R7 DEMOLISH EXISTING DOOR AND ADDRESS PLATE. SALVAGE EXISTING DOOR FRAME AND TRANSOM WINDOW FROM ROUGH OPENING TO BE REPAIRED AND REUSED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION. PROVIDE NEW ADDRESS NUMBERS AS A VINYL GRAPHIC ON TRANSOM GLASS.
- R8 REMOVE EXISTING DOOR AND FRAME, TRANSOM WINDOW, AND INFILL PANEL FROM ROUGH OPENING TO BE REPLACED WITH NEW DOOR AND FRAME. INSTALL NEW DOOR, REPAIRED FRAME, AND REPAIRED TRANSOM WINDOW IN ORIGINAL ROUGH OPENING. PROVIDE NEW ADDRESS NUMBERS AS A VINYL GRAPHIC ON TRANSOM GLASS.
- R9 REMOVE INFILL PANEL OVER ORIGINAL DOOR AND FRAME. REMOVE TEMPORARY EXTERIOR CLADDING FURRED OVER OPENING. REMOVE ORIGINAL DOOR AND FRAME, AND DOOR OPENER ASSEMBLY FROM ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.
- R10 REMOVE ORIGINAL DOOR AND FRAME, AND DOOR OPENER ASSEMBLY FROM ORIGINAL ROUGH OPENING TO BE REPAIRED. REINSTALL IN ORIGINAL OPENING DURING NEW CONSTRUCTION.
- R11 REMOVE EXISTING LIGHT FIXTURE(S). PATCH EXISTING HOLES IN MASONRY TO ENSURE COMPLETE COVERAGE BY NEW FIXTURE(S). INSTALL NEW LIGHT FIXTURE(S), REFER TO ED-202 AND E-201.
- R12 REMOVE LOOSE PAINT AND DEBRIS FROM EXISTING WALL AND PATCH EXISTING MASONRY.
- R13 REMOVE GAS METER TO BE RELOCATED. REMOVE PROTECTIVE SHROUD AND PATCH EXISTING MASONRY.
- R14 REPOINT MORTAR ON ENTIRE FACADE. MATCH EXISTING COLOR/TINT. PROVIDE MOCK-UP FOR OWNER AND ARCHITECT APPROVAL.
- R15 REMOVE ANCHOR IN MASONRY UNIT. REPLACE WITH NEW MASONRY UNIT TO MATCH EXISTING.
- R16 REMOVE NON-ORIGINAL MASONRY UNITS, TO BE REPLACED WITH NEW UNITS TO MATCH ORIGINAL.
- R17 REPLACE SEALANT, SEE 2/A-403.
- R18 REPAIR PRECAST PANEL IN KIND.
- R19 REPLACE DAMAGED MASONRY UNITS WITH NEW UNITS TO MATCH EXISTING.
- R20 NEW MECHANICAL LOUVER, REF MECHANICAL, SEE 1/M-101
- R21 PROTECT EXISTING LIMESTONE DURING CONSTRUCTION.
- R22 REPAIR CRACK IN MASONRY UNITS
- R23 PROVIDE NEW LIGHT FIXTURE, REF ELECTRICAL DWGS.
- R24 PROVIDE NEW FLUE VENT, REF MECH DWG 6/M-502.

RESTORATION LEGEND

(##) RESTORATION WINDOW TAG SEE A-600 SHEETS

8' 4' 2' 0

SCALE: 1/4" = 1'-0"

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1	12-14-2020	VW	KJK	30% SUBMITTAL REVISED

SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
312.432.4180
312.432.4184
2024, Muller & Muller, Ltd.

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: V.WIEGAND
DRAWN: V.WIEGAND
CHECKED: K.KORAB
METRA PM: R. BASARIRAD
DATE: 07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: **HUBBARD WOODS STATION**
TITLE: **EXTERIOR ELEVATIONS DEPOT RESTORATION**
CAD FILE NUMBER: UP-N17.70_ A-201.dgn
SCALE: AS INDICATED
DISTRICT: UP-N
PROJECT NO: JP5194
SHEET NO. A-201
MILE POST NO. UP-N17.70

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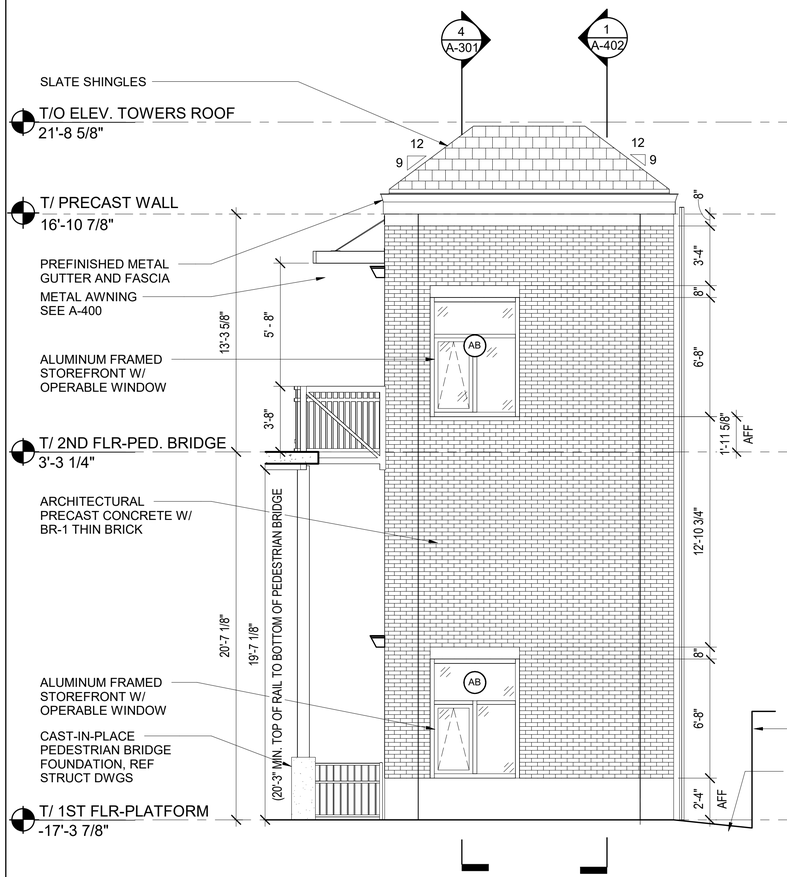
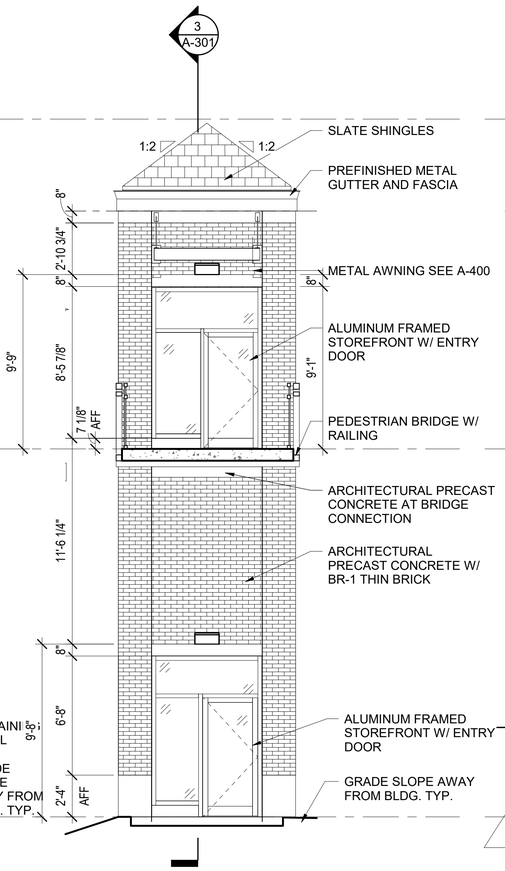
ELEVATION NOTES

1. MATERIAL FINISH LEGEND, SEE SHEET A-700.
2. SIGN TYPES; REFERENCE ARCHITECTURAL SITE PLAN AND LOCATION PLAN, A-100.
3. SIGNAGE GRAPHICS; SEE A-800 SHEETS.
4. SEE S-101 FOR FOUNDATION INFORMATION
5. SEE SHEET A-500 FOR BRIDGE RAILING DETAILS



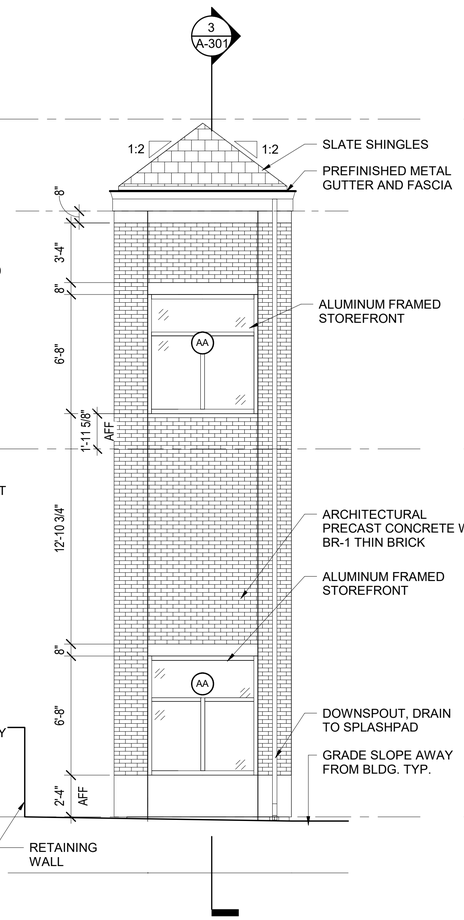
EXTERIOR ELEVATION WEST ELEVATOR TOWER WEST ELEVATION

1 1/4" = 1'-0"



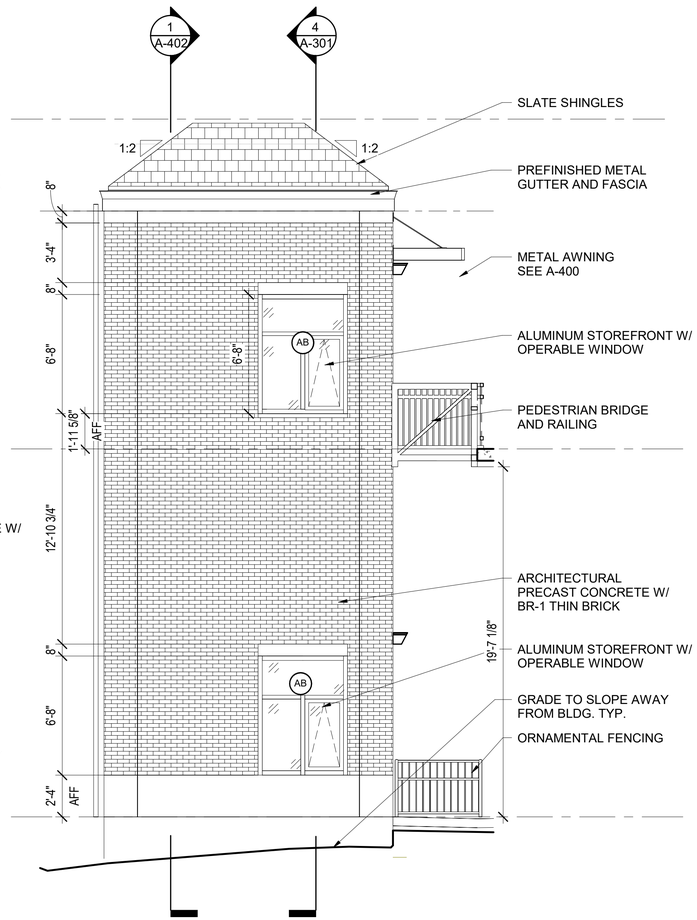
EXTERIOR ELEVATION WEST ELEVATOR TOWER NORTH ELEVATION

2 1/4" = 1'-0"



EXTERIOR ELEVATION WEST ELEVATOR TOWER SOUTH ELEVATION

3 1/4" = 1'-0"



EXTERIOR ELEVATION WEST ELEVATOR TOWER EAST ELEVATION

4 1/4" = 1'-0"

8' 4' 2' 0

SCALE: 1/4" = 1'-0"

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SUB CONSULTANT

MULLER2

700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184

2024, Muller & Muller, Ltd.

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TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

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547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: **HUBBARD WOODS STATION**

TITLE: **EXTERIOR ELEVATIONS WEST ELEVATOR TOWER**

CAD FILE NUMBER: UP-N17.70_ A-202.dgn

SCALE: AS INDICATED

DISTRICT: UP-N

PROJECT NO: JP5194

SHEET NO. A-202

MILE POST NO. UP-N17.70

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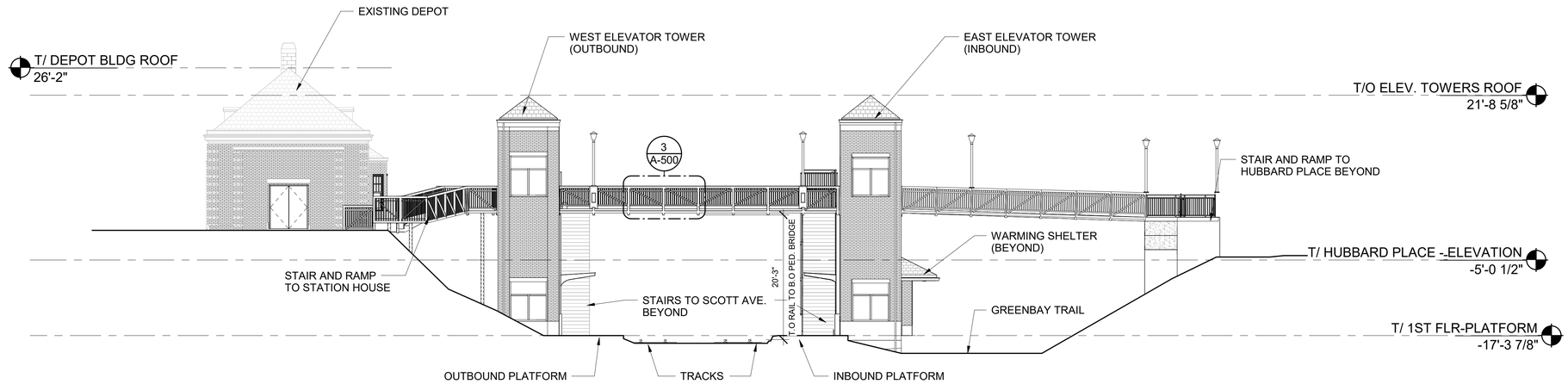
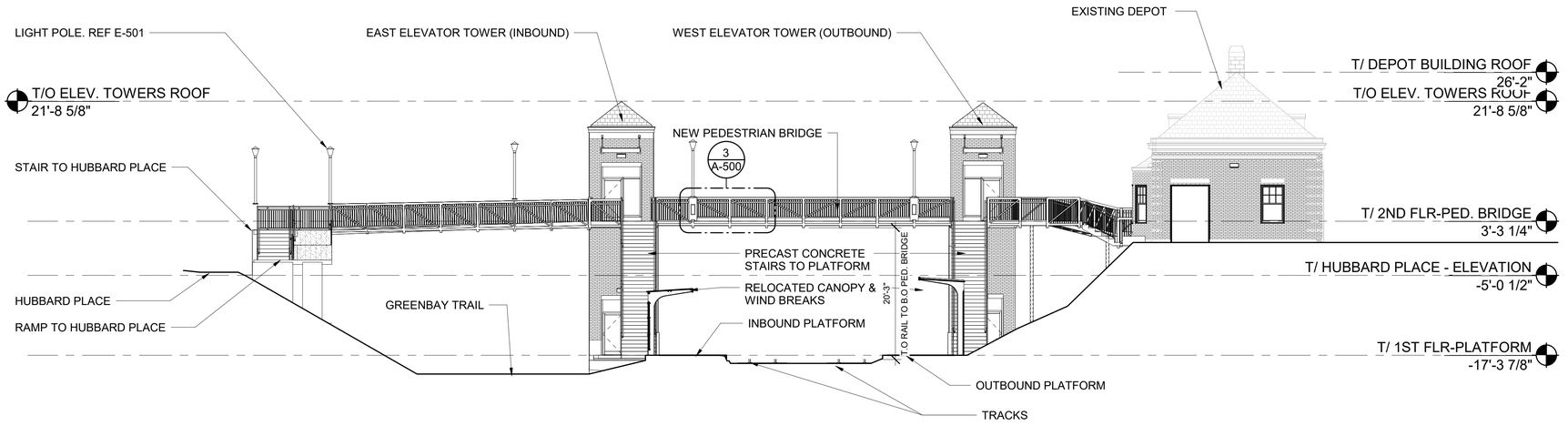


1 SITE SECTION
1" = 10'-0"



2 SITE SECTION
1" = 10'-0"

20' 10' 5' 0
SCALE: 1" = 10'-0"

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SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
2024, Muller & Muller, Ltd.

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SEAL/ SIGNATURE

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TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
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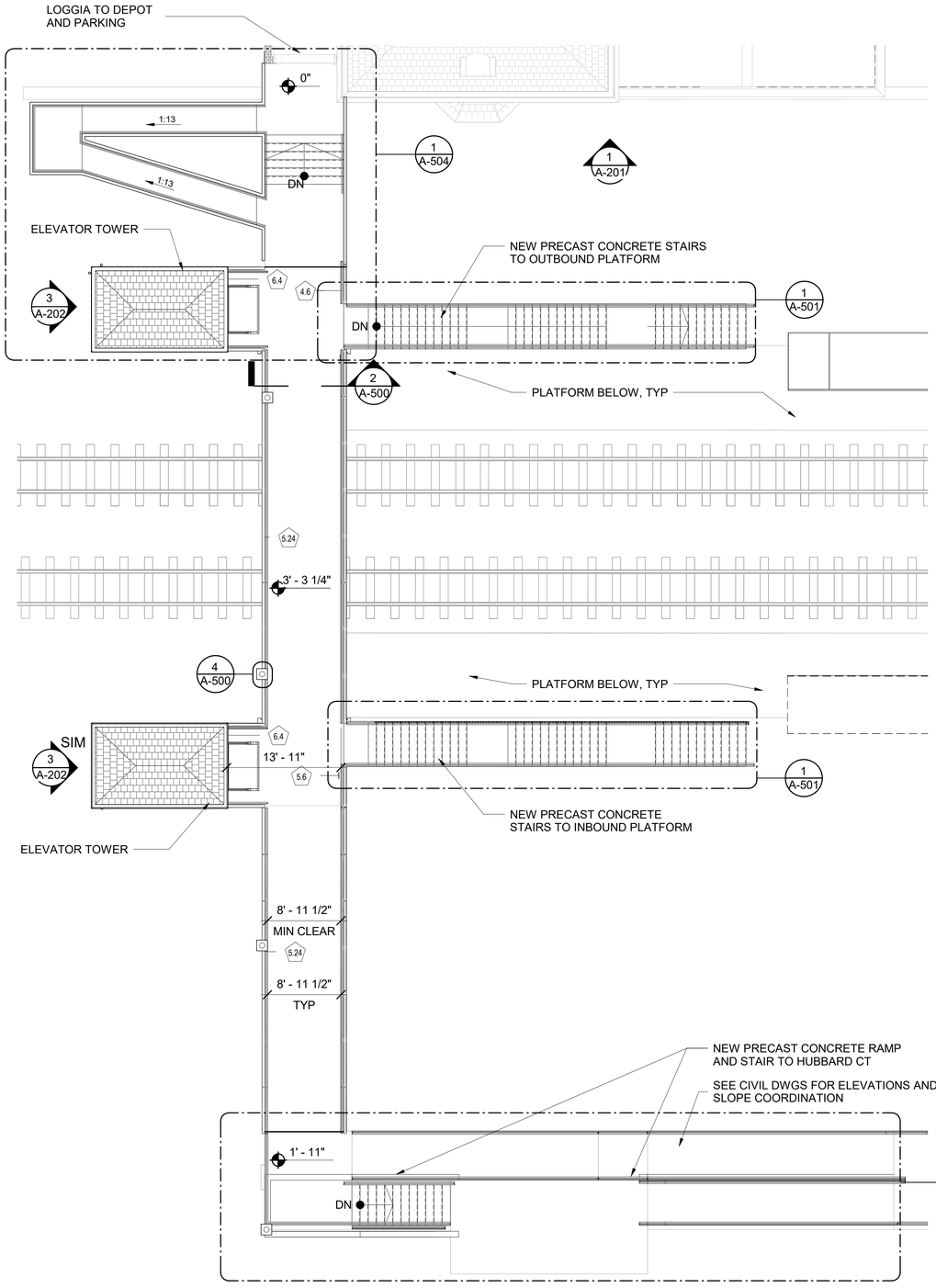
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME:
HUBBARD WOODS STATION
TITLE:
SITE SECTIONS

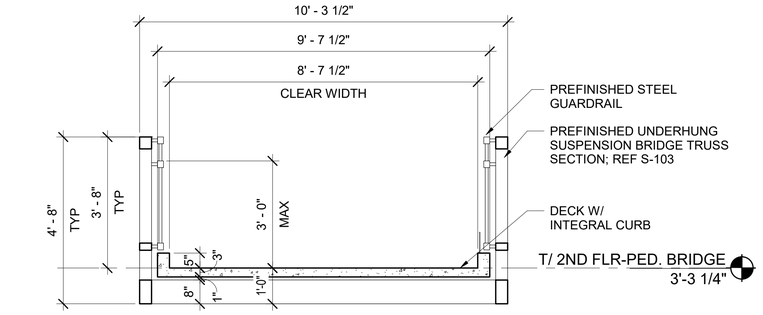
CAD FILE NUMBER:
UP-N17.70_ A-300.dgn
SCALE: AS INDICATED
DISTRICT: UP-N
PROJECT NO: JP5194
SHEET NO. A-300
MILE POST NO. UP-N17.70



1 ENLARGED PLAN PEDESTRIAN BRIDGE

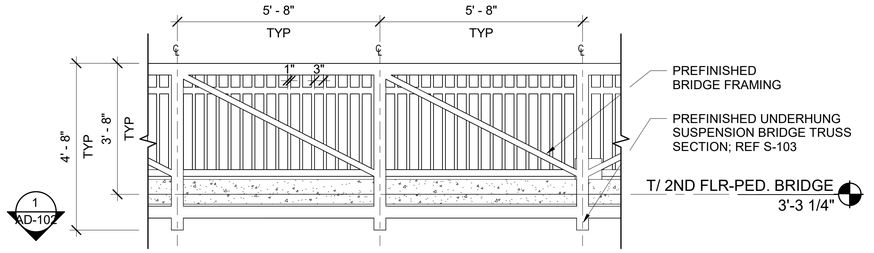
1/8" = 1'-0"

N



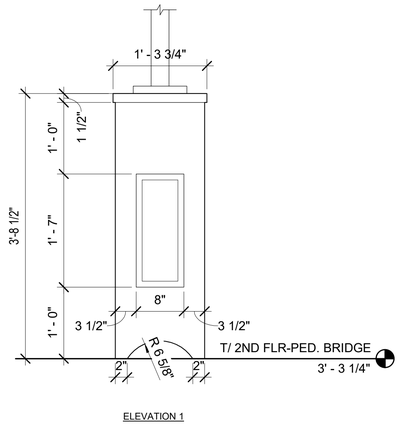
2 PEDESTRIAN BRIDGE TYPICAL SECTION

1/2" = 1'-0"

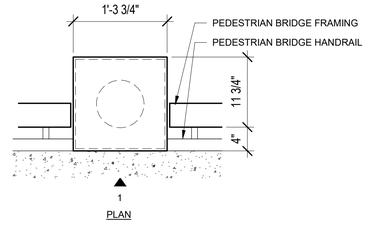


3 PEDESTRIAN BRIDGE TYPICAL RAILING ELEVATION

1/2" = 1'-0"

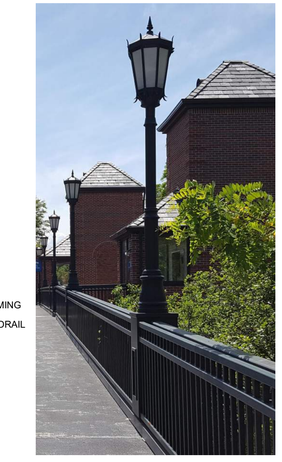


ELEVATION 1



PLAN

LIGHT POST BASE TO MATCH THOSE AT
WINNETKA STATION PEDESTRIAN BRIDGE



4 LAMP POST SUPPORT

1" = 1'-0"

4' 2' 1' 0
SCALE: 1/2" = 1'-0"

16' 8' 4' 0
SCALE: 1/8" = 1'-0"

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MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
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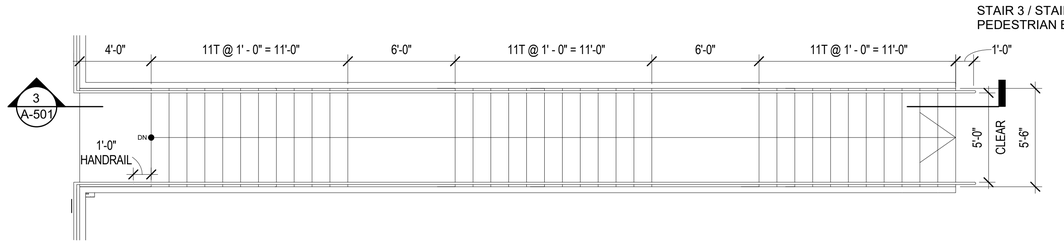
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME:
HUBBARD WOODS STATION

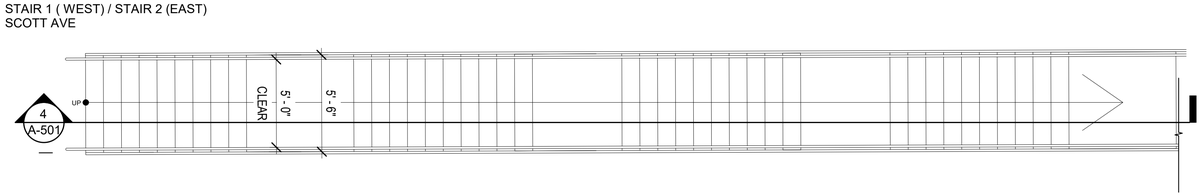
TITLE:
ENLARGED PEDESTRIAN BRIDGE PLANS, SECTIONS, ELEVATIONS & DETAILS

CAD FILE NUMBER:
UP-N17.70_ A-500.dgn

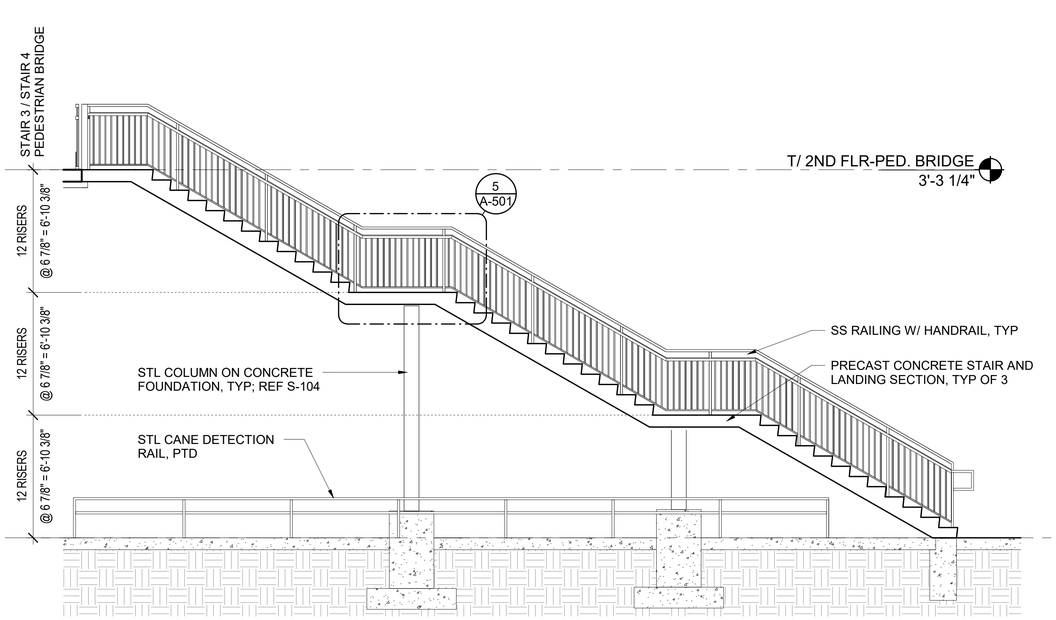
SCALE: AS INDICATED	DISTRICT: UP-N
PROJECT NO: JP5194	SHEET NO. A-500
MILE POST NO. UP-N17.70	



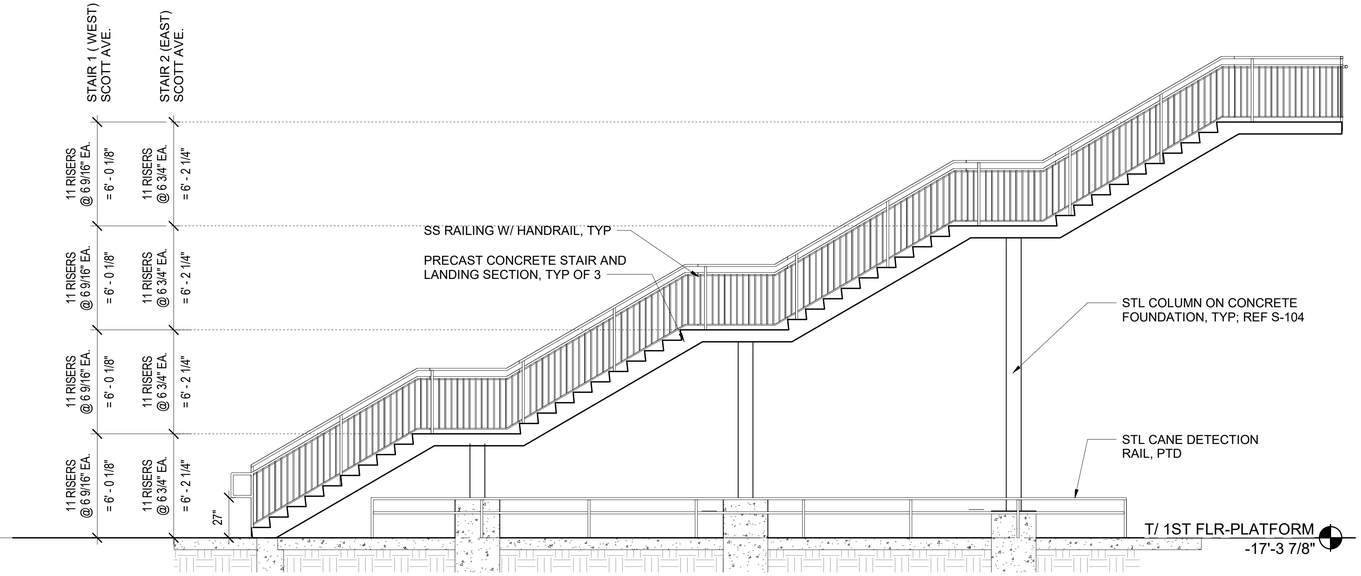
1 PLATFORM STAIRS PLAN
1/4" = 1'-0"



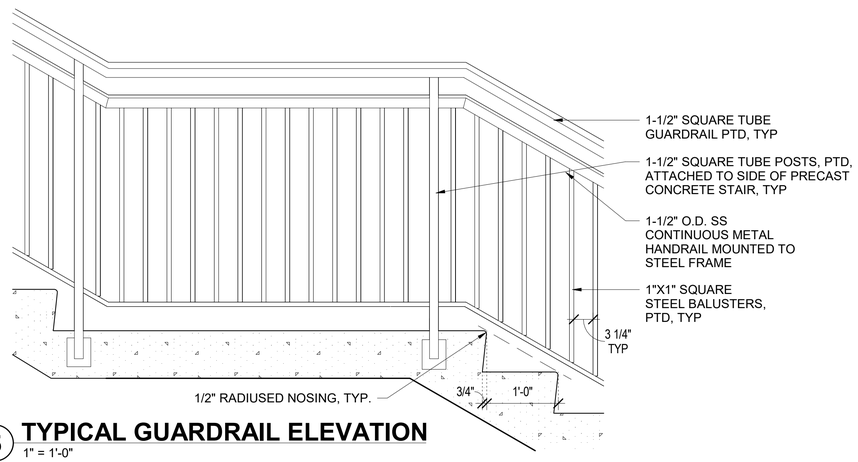
2 SCOTT AVE. STAIRS PLAN
1/4" = 1'-0"



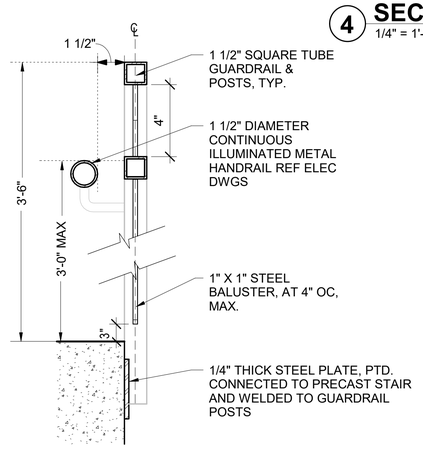
3 SECTION AT PLATFORM TYPICAL STAIR
1/4" = 1'-0"



4 SECTION AT SCOTT AVE TYPICAL STAIR
1/4" = 1'-0"



5 TYPICAL GUARDRAIL ELEVATION
1" = 1'-0"



6 TYPICAL GUARDRAIL DETAIL @ PLATFORM STAIRS
3" = 1'-0"

8' 4' 2' 0
SCALE: 1/4" = 1'-0"

12" 8" 4" 0
SCALE: 3" = 1'-0"

3" 2" 1" 0
SCALE: 12" = 1'-0"

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MULLER2
700 N Sangamon
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f 312.432.4184
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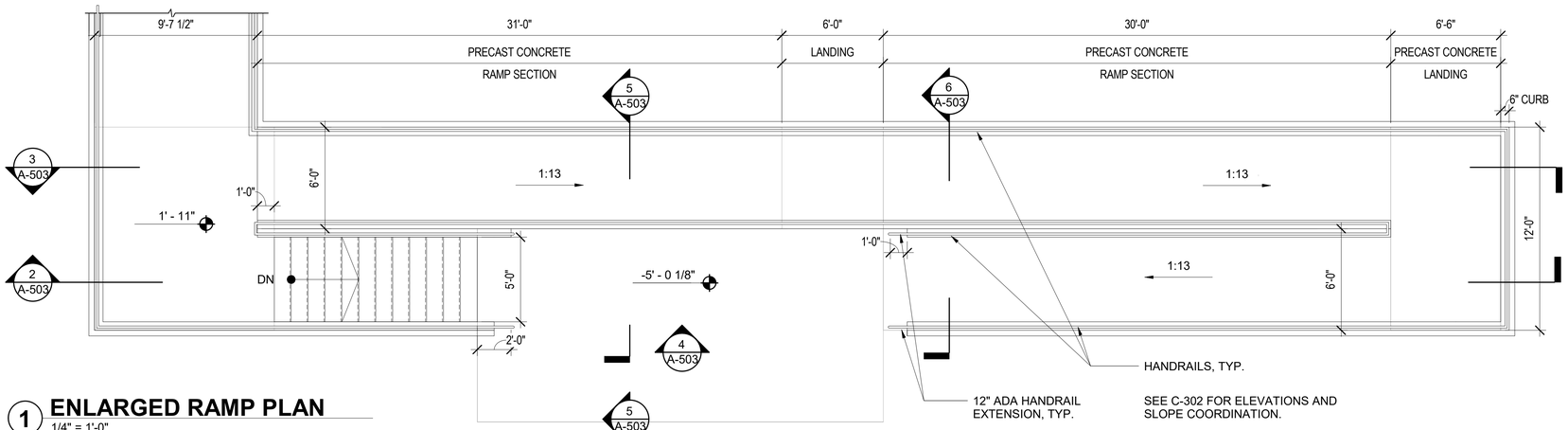
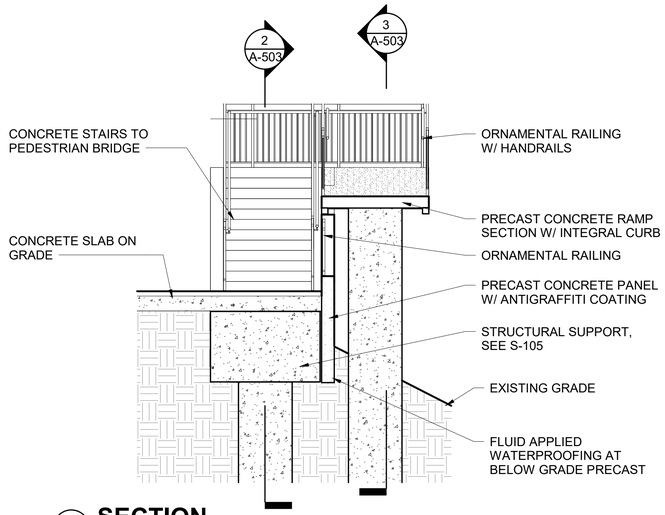
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME:
HUBBARD WOODS STATION
TITLE:
ENLARGED STAIR PLANS, SECTIONS & DETAILS

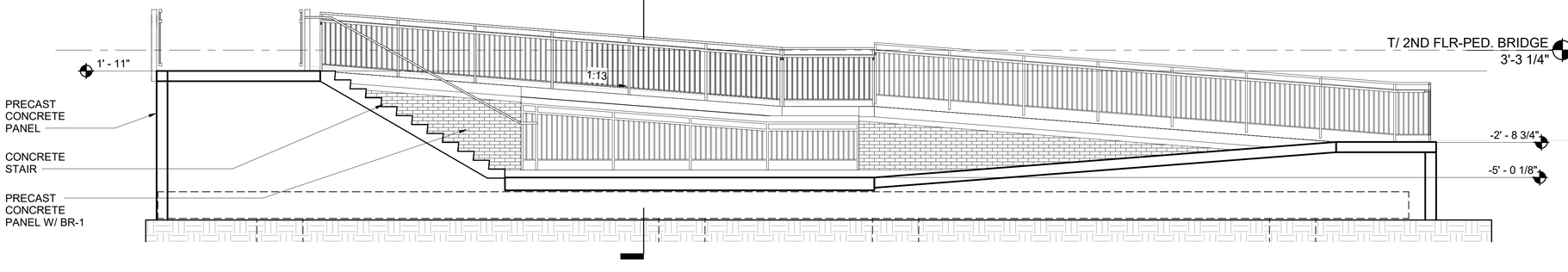
CAD FILE NUMBER:
UP-N17.70_ A-501.dgn
SCALE:
AS INDICATED
DISTRICT:
UP-N
PROJECT NO:
JP5194
SHEET NO.
A-501
MILE POST NO.
UP-N17.70



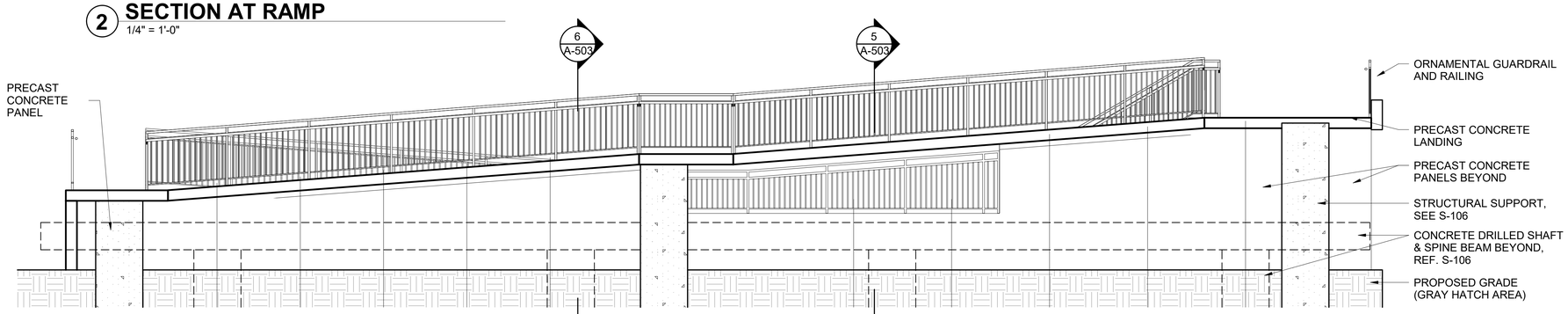
1 ENLARGED RAMP PLAN
1/4" = 1'-0"



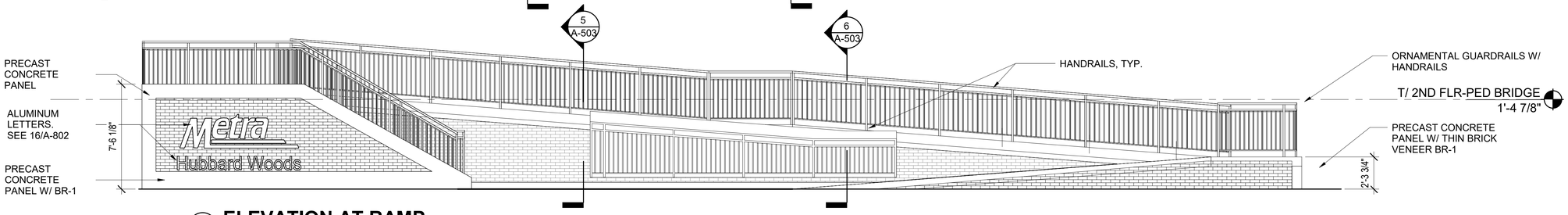
5 SECTION
1/4" = 1'-0"



2 SECTION AT RAMP
1/4" = 1'-0"



3 SECTION AT RAMP
1/4" = 1'-0"



4 ELEVATION AT RAMP
1/4" = 1'-0"

6 SECTION
1/4" = 1'-0"

8' 4' 2' 0
SCALE: 1/4" = 1'-0"

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REV	DATE	BY	APP	DESCRIPTION
4	07/15/2024	MB	VAW	90% RESUBMITTAL
3	12-14-2021	JH	KJK	90% SUBMITTAL
2	08-06-2021	NT	VAW	60% SUBMITTAL
1	07-17-2020	VW	KJK	30% SUBMITTAL

SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
2024, Muller & Muller, Ltd.

PRIMARY CONSULTANT
SEAL/ SIGNATURE

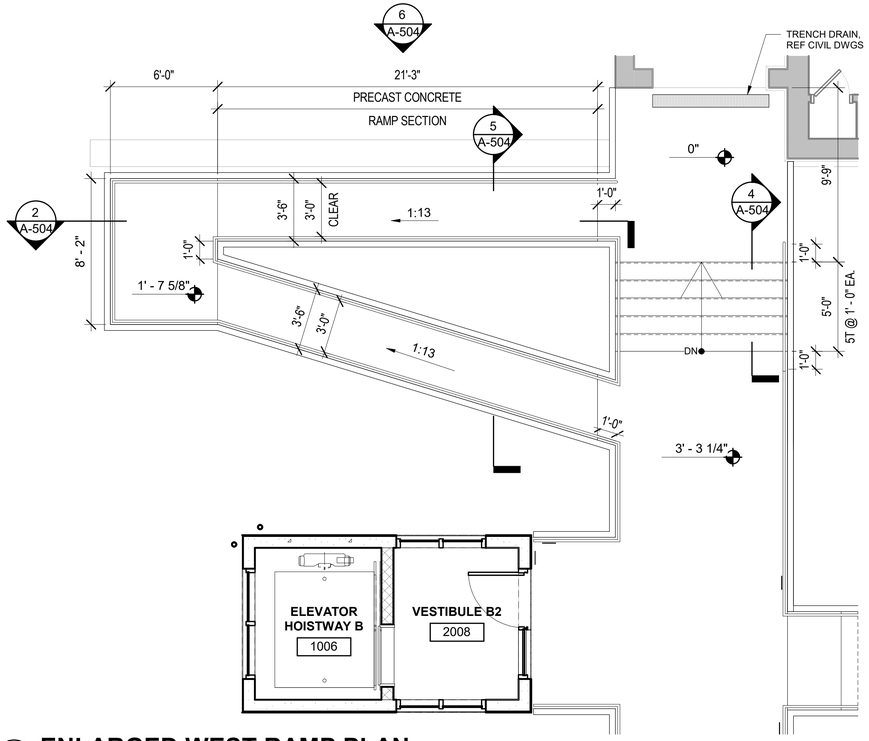
PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: V.WIEGAND
DRAWN: V.WIEGAND
CHECKED: K.KORAB
METRA PM: R. BASARIRAD
DATE: 07-15-2024

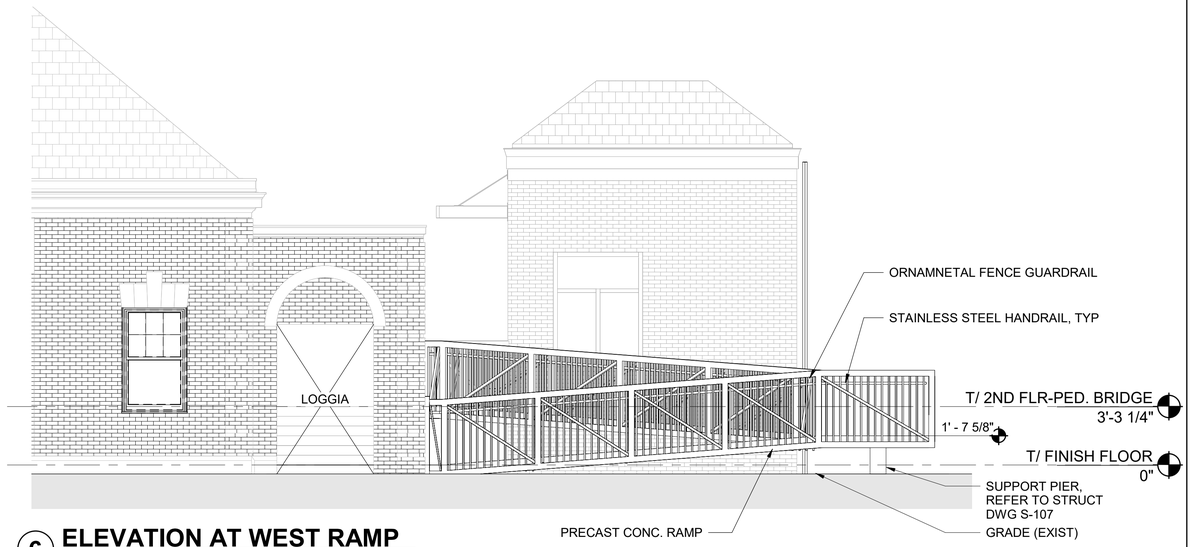
Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME:
HUBBARD WOODS STATION
TITLE:
ENLARGED RAMP PLAN, SECTIONS & DETAILS

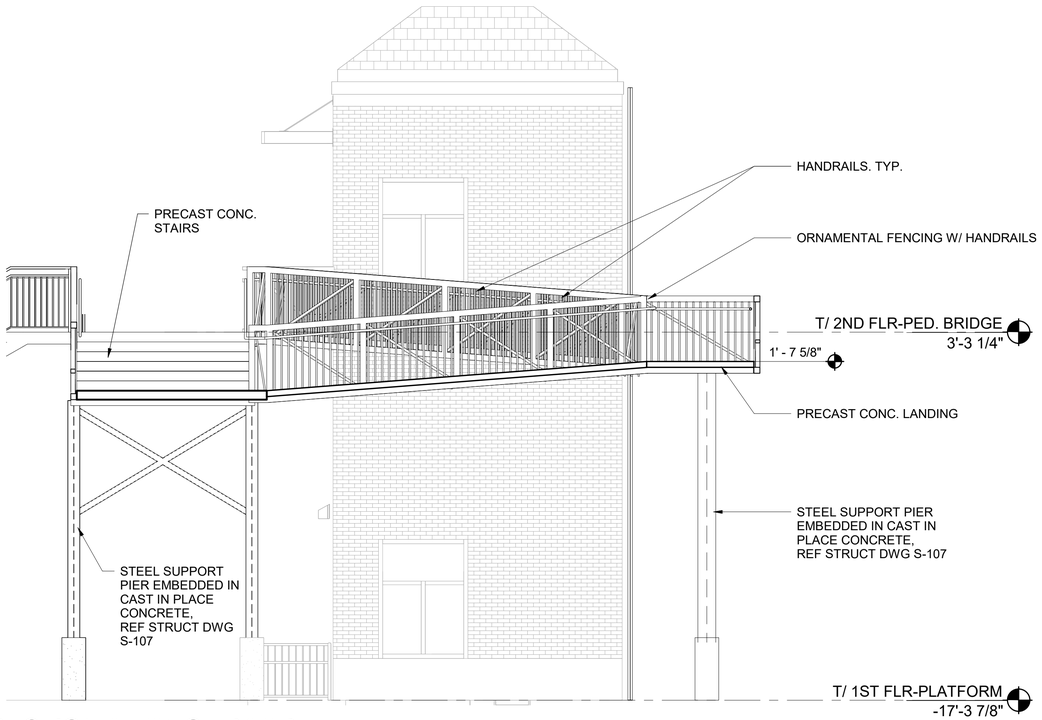
CAD FILE NUMBER: UP-N17.70_ A-503.dgn
SCALE: AS INDICATED
DISTRICT: UP-N
PROJECT NO: JP5194
SHEET NO. A-503
MILE POST NO. UP-N17.70



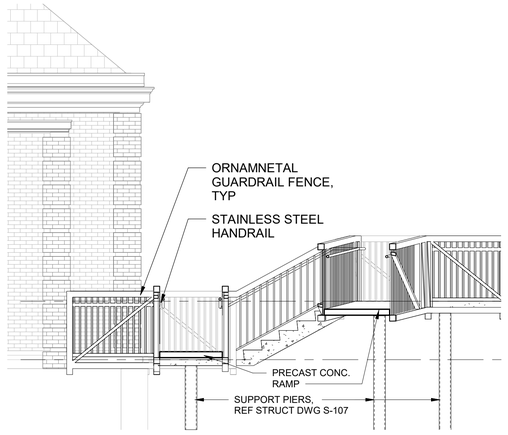
1 ENLARGED WEST RAMP PLAN
1/4" = 1'-0"



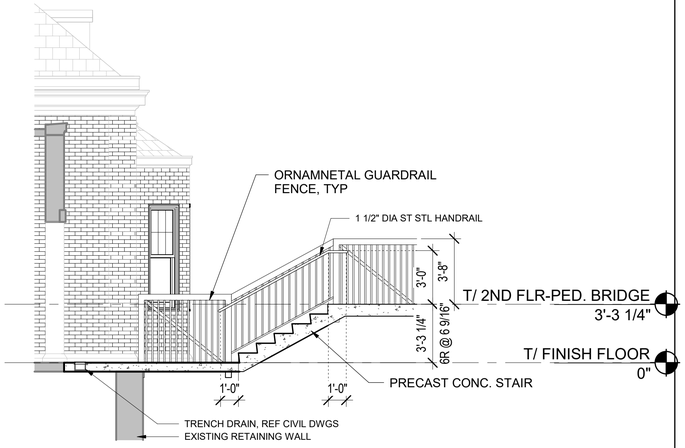
6 ELEVATION AT WEST RAMP
1/4" = 1'-0"



2 SECTION AT WEST RAMP
1/4" = 1'-0"



5 SECTION THROUGH WEST RAMP
1/4" = 1'-0"



4 SECTION THROUGH WEST STAIR
1/4" = 1'-0"

8' 4' 2' 0
SCALE: 1/4" = 1'-0"

PRINTED ON: 7/12/2024 5:39:03 PM

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MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
2024, Muller & Muller, Ltd.

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TYLin
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CHICAGO, ILLINOIS 60661

LOCATION NAME:
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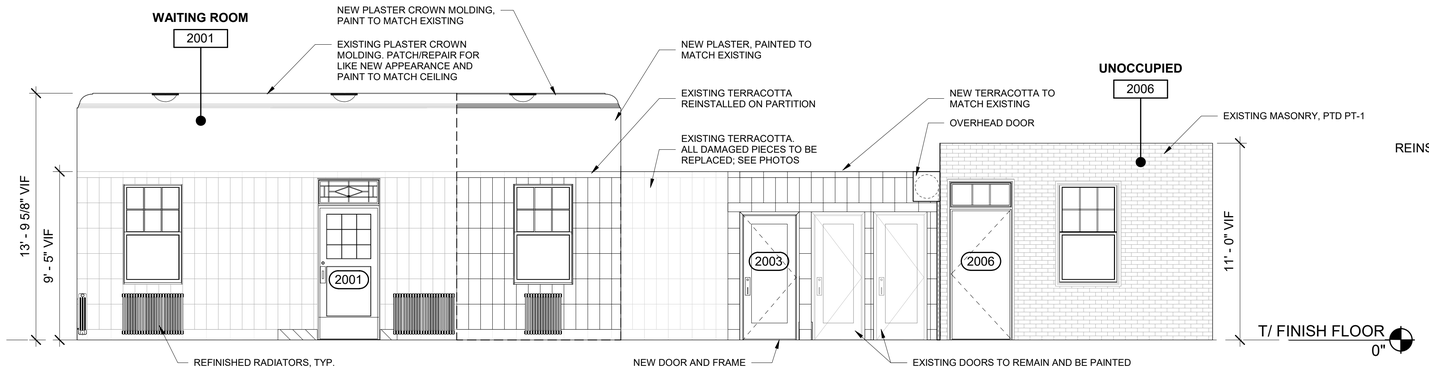
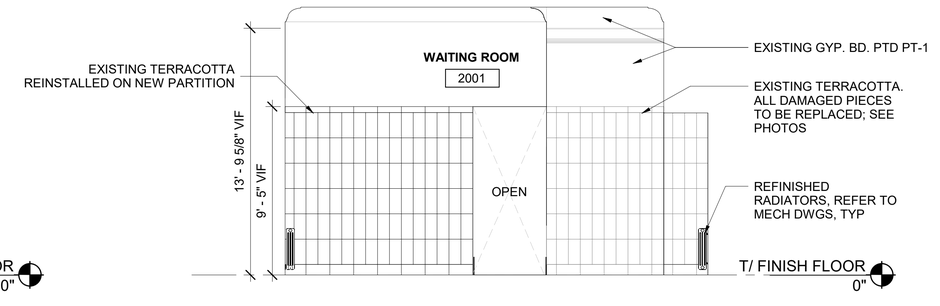
TITLE:
ENLARGED RAMP PLAN, SECTIONS & DETAILS

CAD FILE NUMBER: UP-N17.70_ A-504.dgn
SCALE: AS INDICATED
DISTRICT: UP-N
PROJECT NO: JP5194
SHEET NO. A-504
MILE POST NO. UP-N17.70



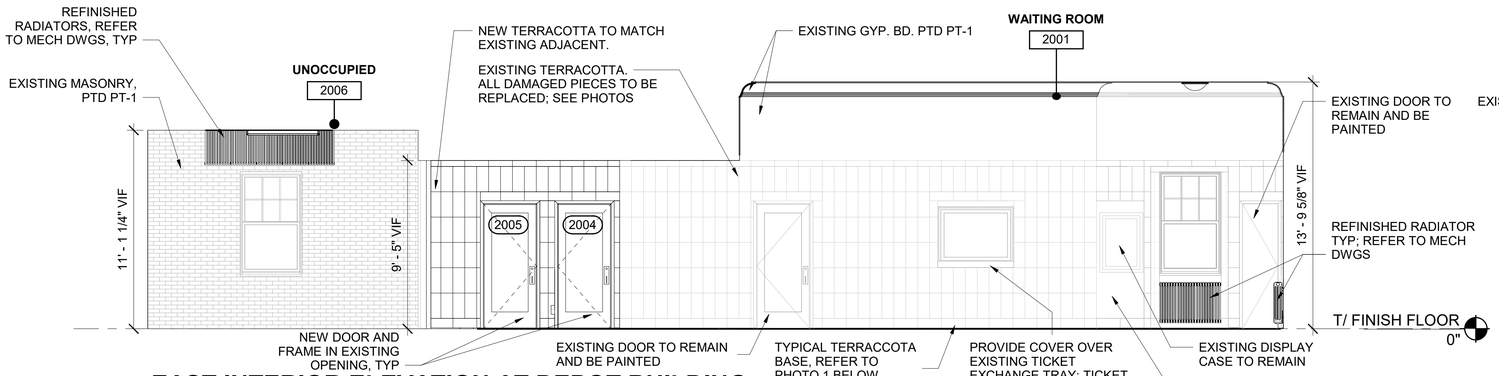
1 WEST INTERIOR ELEVATION AT DEPOT BUILDING

1/4" = 1'-0"



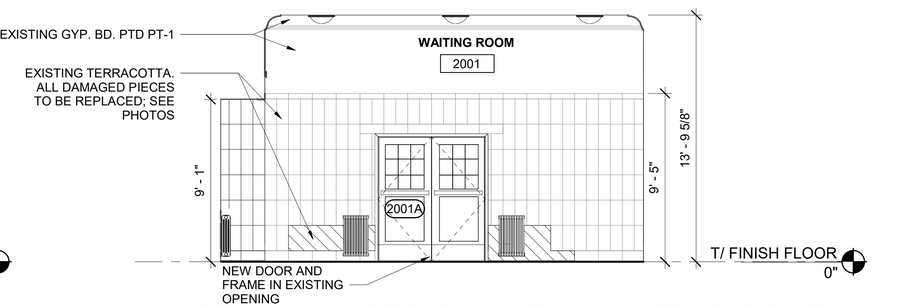
2 NORTH INTERIOR ELEVATION AT DEPOT BUILDING

1/4" = 1'-0"



3 EAST INTERIOR ELEVATION AT DEPOT BUILDING

1/4" = 1'-0"



4 SOUTH INTERIOR ELEVATION AT DEPOT BUILDING

1/4" = 1'-0"



PHOTO 01 - TERRACCOTA BASE

PHOTO 02

PHOTO 03

PHOTO 04

PHOTO 05

5 DAMAGED TERRACOTTA PHOTOS

1/4" = 1'-0"

LEGEND

TERRACOTTA REQUIRING REPLACEMENT AND/OR REPAIR

GENERAL NOTES

1. MATERIAL FINISH LEGEND, SEE SHEET A-700.
2. DOOR SCHEDULE, SEE SHEET A-600.
3. REFER TO SHEET A-605 FOR PARTITION TYPES AND DETAILS

8' 4' 2' 0

SCALE: 1/4" = 1'-0"

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t 312.432.4180
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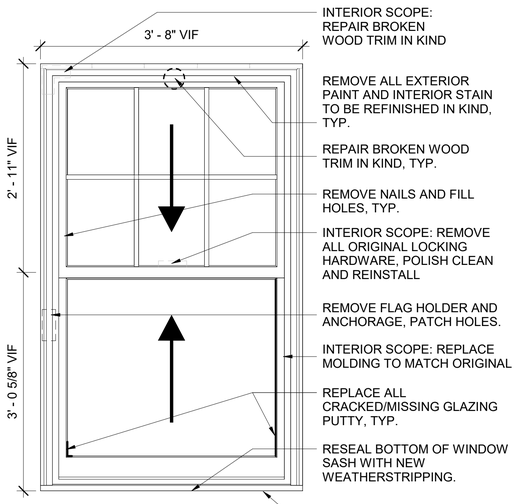
Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: **HUBBARD WOODS STATION**

TITLE: **INTERIOR ELEVATIONS DEPOT**

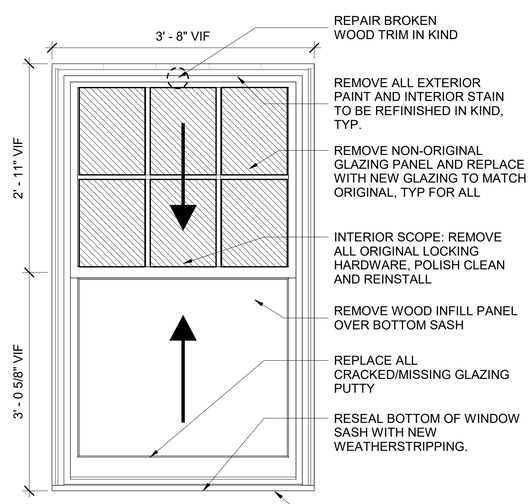
CAD FILE NUMBER: UP-N17.70_ A-505.dgn

SCALE: AS INDICATED	DISTRICT: UP-N
PROJECT NO: JP5194	SHEET NO. A-505
MILE POST NO. UP-N17.70	



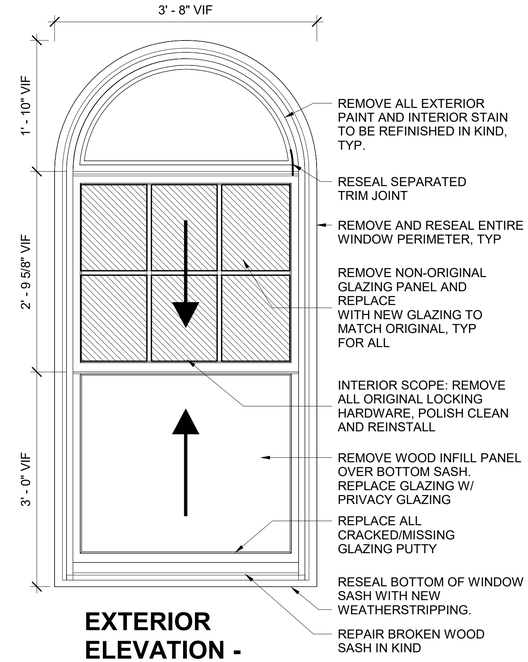
EXTERIOR ELEVATION - WINDOW 1

1 1" = 1'-0"



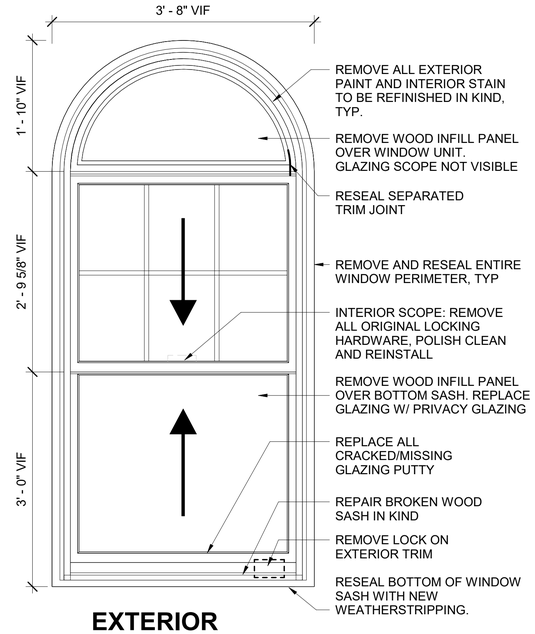
EXTERIOR ELEVATION - WINDOW 2

2 1" = 1'-0"



EXTERIOR ELEVATION - WINDOW 3

3 1" = 1'-0"



EXTERIOR ELEVATION - WINDOW 4

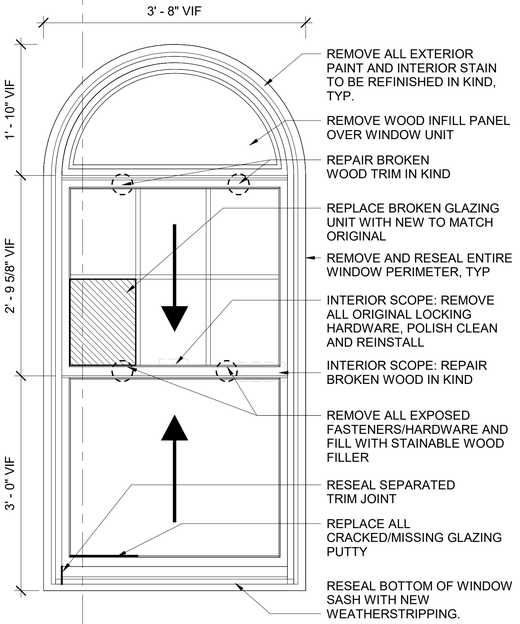
4 1" = 1'-0"

RESTORATION LEGEND

- REPLACE GLAZING UNIT
- ELEMENT TO BE REPAIRED
- CRACKED/MISSING GLAZING PUTTY
- AIR CONDITIONING UNIT TO BE REMOVED

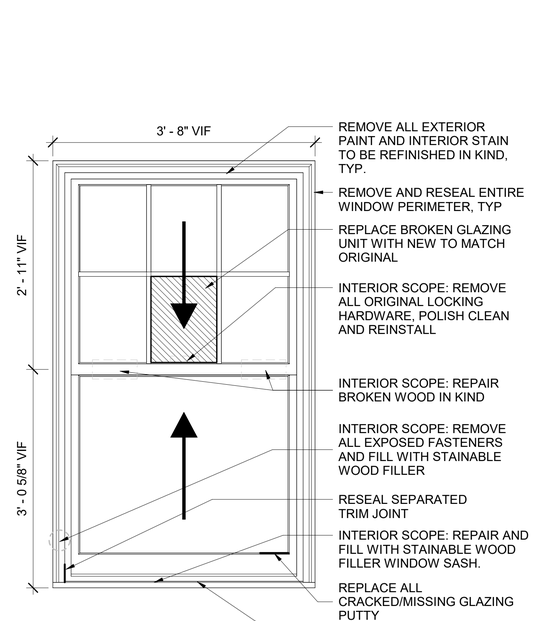
GENERAL NOTES

1. CONTRACTOR TO COORDINATE ALL REMOVAL WITH THE REQUIREMENTS OF NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLETE REMOVAL OF ALL ITEMS ASSOCIATED WITHIN THE DEMOLISHED AREA.
2. ALL WINDOWS / DOORS TO BE REMOVED FROM ORIGINAL OPENING TO BE REPAIRED AND REINSTALLED IN SAME OPENING. RESEAL ENTIRE WINDOW PERIMETER AFTER INSTALLATION. MAINTAIN WEATHERTIGHT ENCLOSURE WHEN PORTIONS OF WINDOW / DOOR UNITS ARE TAKEN OUT OF SERVICE.
3. REFER HAZARDOUS BUILDING MATERIAL SURVEY REPORT DATED 5/24/2018 AND SPECIFICATION 02 71 00 FOR ABATEMENT AT WINDOWS TYP
4. ALL OPERATING HARDWARE / DEVICE TO BE REPAIRED TO ORIGINAL FUNCTION.
5. RESEAL BOTTOM OF WINDOW SASH WITH NEW WEATHERSTRIPPING.
6. ALL EXTERIOR PAINT AND INTERIOR STAIN ON WINDOWS, DOORS AND FRAMES TO BE REFINISHED IN KIND.
7. SEE SHEETS AD-100 TO AD-101 FOR DEMO PLANS.
8. SEE SHEETS A-200 TO A-201 FOR ELEVATIONS, WINDOWS AND DOORS LOCATION.
9. SEE SHEETS ED-010, ED-011 AND ED-201 FOR ASSOCIATED DEMO SCOPE.
10. ALL DIMENSIONS TO BE VERIFIED IN FIELD.



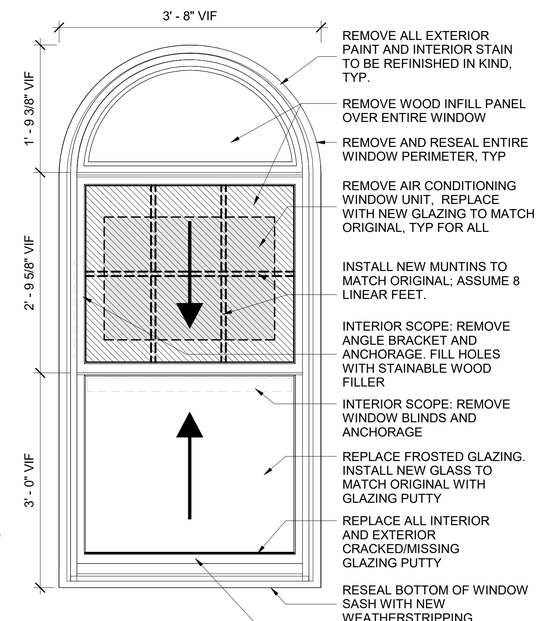
EXTERIOR ELEVATION - WINDOW 5

5 1" = 1'-0"



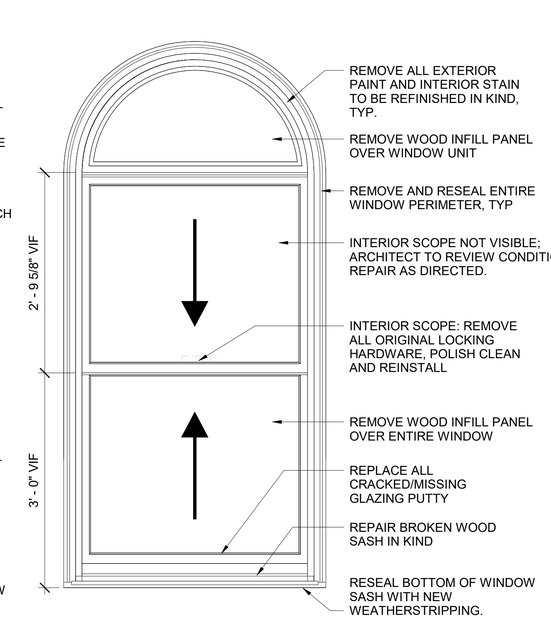
EXTERIOR ELEVATION - WINDOW 6

6 1" = 1'-0"



EXTERIOR ELEVATION - WINDOW 7

7 1" = 1'-0"



EXTERIOR ELEVATION - WINDOW 8

8 1" = 1'-0"

24" 16" 8" 0
SCALE: 1" = 1'-0"

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REV	DATE	BY	APP	DESCRIPTION
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SUB CONSULTANT

MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
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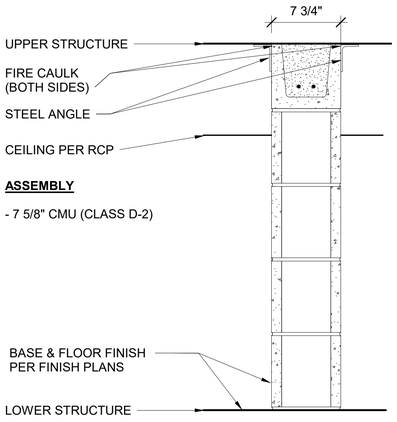
METRA PM:	R. BASARIRAD
DATE:	07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME:
HUBBARD WOODS STATION

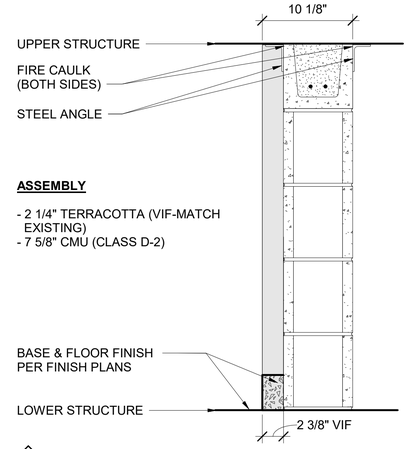
TITLE:
WINDOWS RESTORATIONS

CAD FILE NUMBER: UP-N17.70_ A-602.dgn	
SCALE: AS INDICATED	DISTRICT: UP-N
PROJECT NO: JP5194	SHEET NO. A-602
MILE POST NO. UP-N17.70	



1A-3 CMU PARTITION

FIRE RATING: 1HR **UL BASIS:** U905
STC: 47



1B-3 CMU - TERRACOTTA PARTITION

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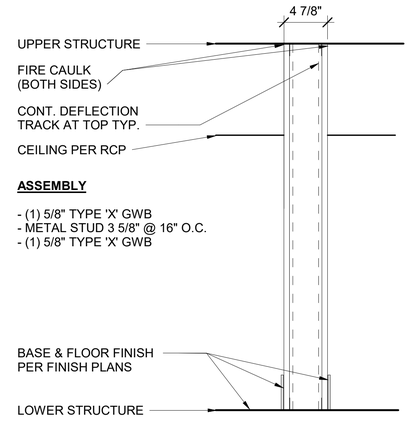
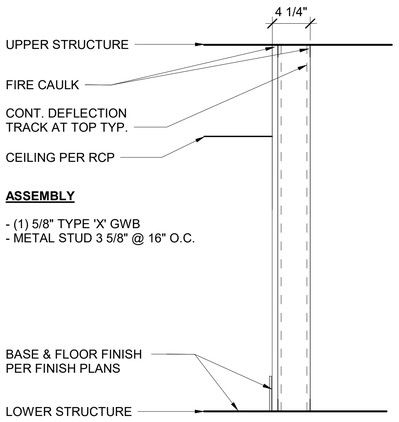


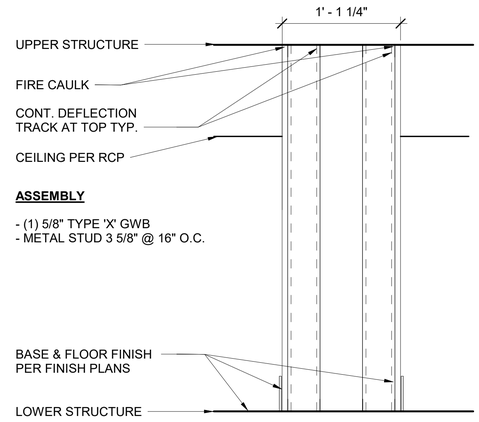
1C-3 GWB.PARTITION

FIRE RATING: 1HR **UL BASIS:** U419
STC: 47



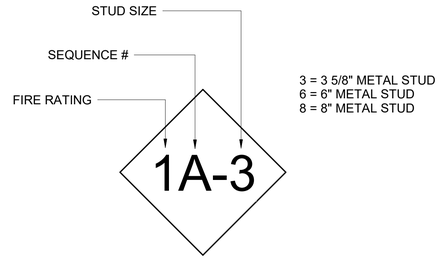
1D-3 GWB.PARTITION

FIRE RATING: 1HR **UL BASIS:** U419
STC: 47



1E-3 GWB.PARTITION

FIRE RATING: 1HR **UL BASIS:** U419
STC: 47



*ITEMS IN GRAY REPRESENT FINISH MATERIALS OR EXTERIOR WALL SYSTEM COMPONENTS WHERE THEY OCCUR. FOR REVEALS, BASE MATERIAL, AND BASE DETAILS, REF. FINISH PLANS AND INTERIOR ELEVATIONS.

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CHICAGO, ILLINOIS 60661

LOCATION NAME:
HUBBARD WOODS STATION
TITLE:
PARTITION TYPES & DETAILS

CAD FILE NUMBER:
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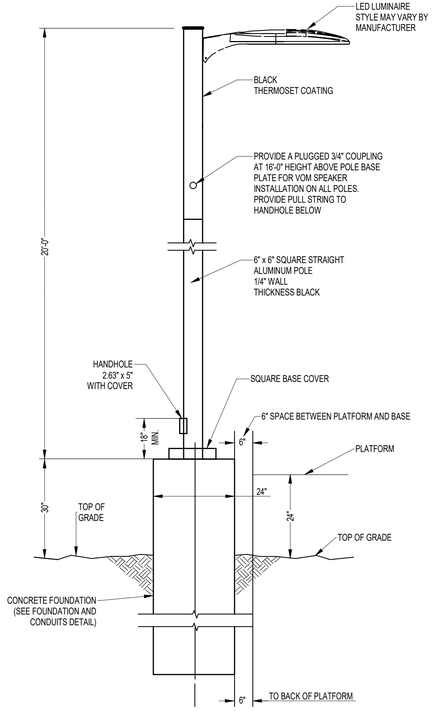
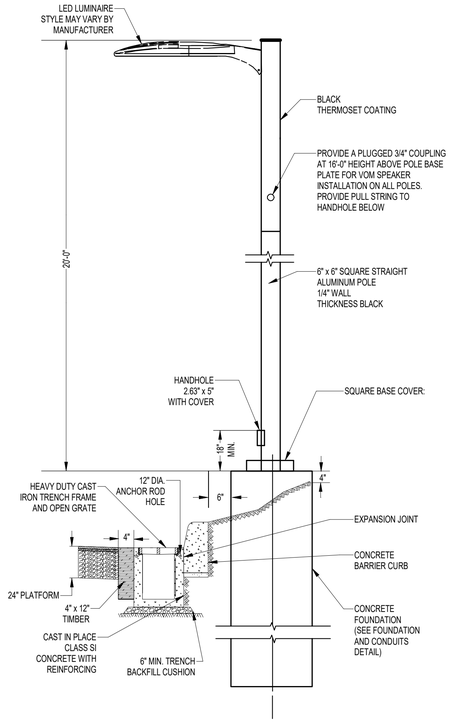
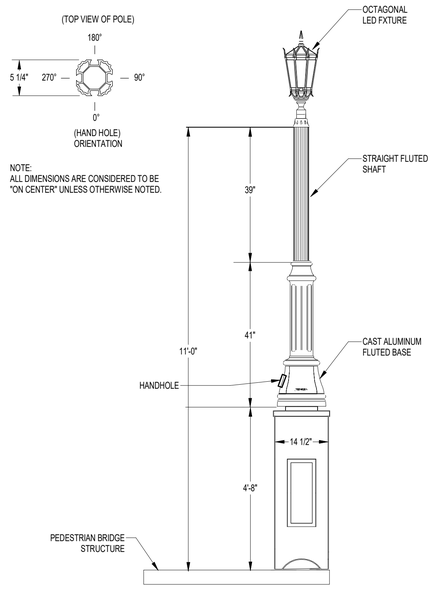
SCALE:
AS INDICATED
DISTRICT:
UP-N
PROJECT NO:
JP5194
SHEET NO.
A-605
MILE POST NO.
UP-N17.70



1 E-501 EAST PLATFORM LIGHT POLE DETAIL
3" = 1'-0"

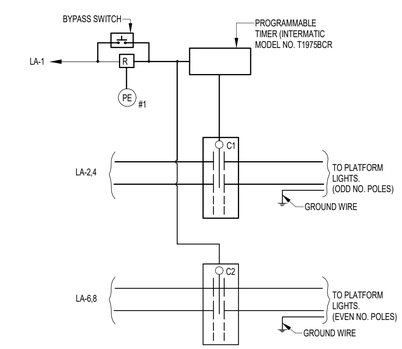


2 E-501 WEST PLATFORM LIGHT POLE DETAIL
3" = 1'-0"

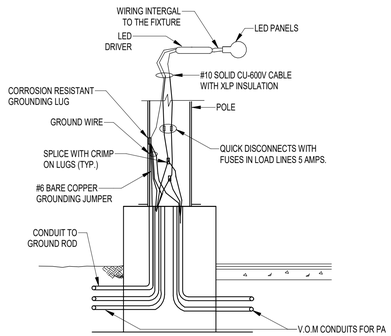


3 E-501 PEDESTRIAN BRIDGE LIGHT POLE DETAIL
NO SCALE

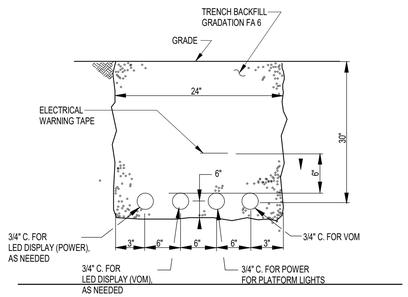




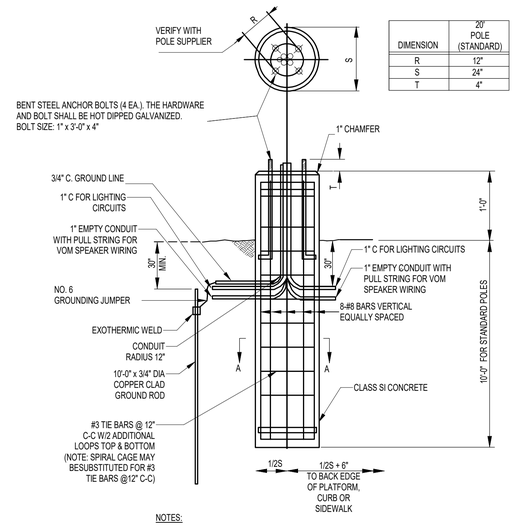
4 E-501 LIGHTING CONTROL WIRING DETAIL
NO SCALE



5 E-501 TYPICAL POLE WIRING
NO SCALE



6 E-501 POWER AND CONTROL CONDUITS TRENCH DETAIL
NO SCALE



NOTES:

1. CONTRACTOR TO PROVIDE FOR REVIEW SHOP DRAWINGS OF FINISHED ARCHITECTURAL FEATURES TO SCALE OF TOP OF THIS FOUNDATION. NO FORMS OR FOUNDATIONS WILL BE ACCEPTED WITHOUT APPROVAL.

8 E-501 FOUNDATION AND CONDUITS DETAIL
NO SCALE

PRINTED ON: 7/12/2024 1:59:06 PM

REV	DATE	BY	APP	DESCRIPTION	REV	DATE	BY	APP	DESCRIPTION
4	07/15/24	RD	JBH	90% RESUBMITTAL					
3	12/14/21	RD	JBH	90% SUBMITTAL					
2	08/06/21	RD	JBH	60% SUBMITTAL					
1	07/17/20	RD	JBH	30% SUBMITTAL					

SUB CONSULTANT
SINGH & ASSOCIATES, INC.
230 W. MONROE ST.
SUITE 1400
CHICAGO, IL 60606

PRIMARY CONSULTANT
SEAL/ SIGNATURE

PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: R.DAWOOD
DRAWN: R.DAWOOD
CHECKED: J.HOLT
METRA PM: R. BASIRIRAD
DATE: 07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: HUBBARD WOODS STATION

TITLE: ELECTRICAL DETAILS SHEET-1

CAD FILE NUMBER: UPN 17.70_ E-501.dgn
SCALE: AS INDICATED
DISTRICT: UPN
PROJECT NO: JP5194
SHEET NO. E-501
MILE POST NO. UPN 17.70

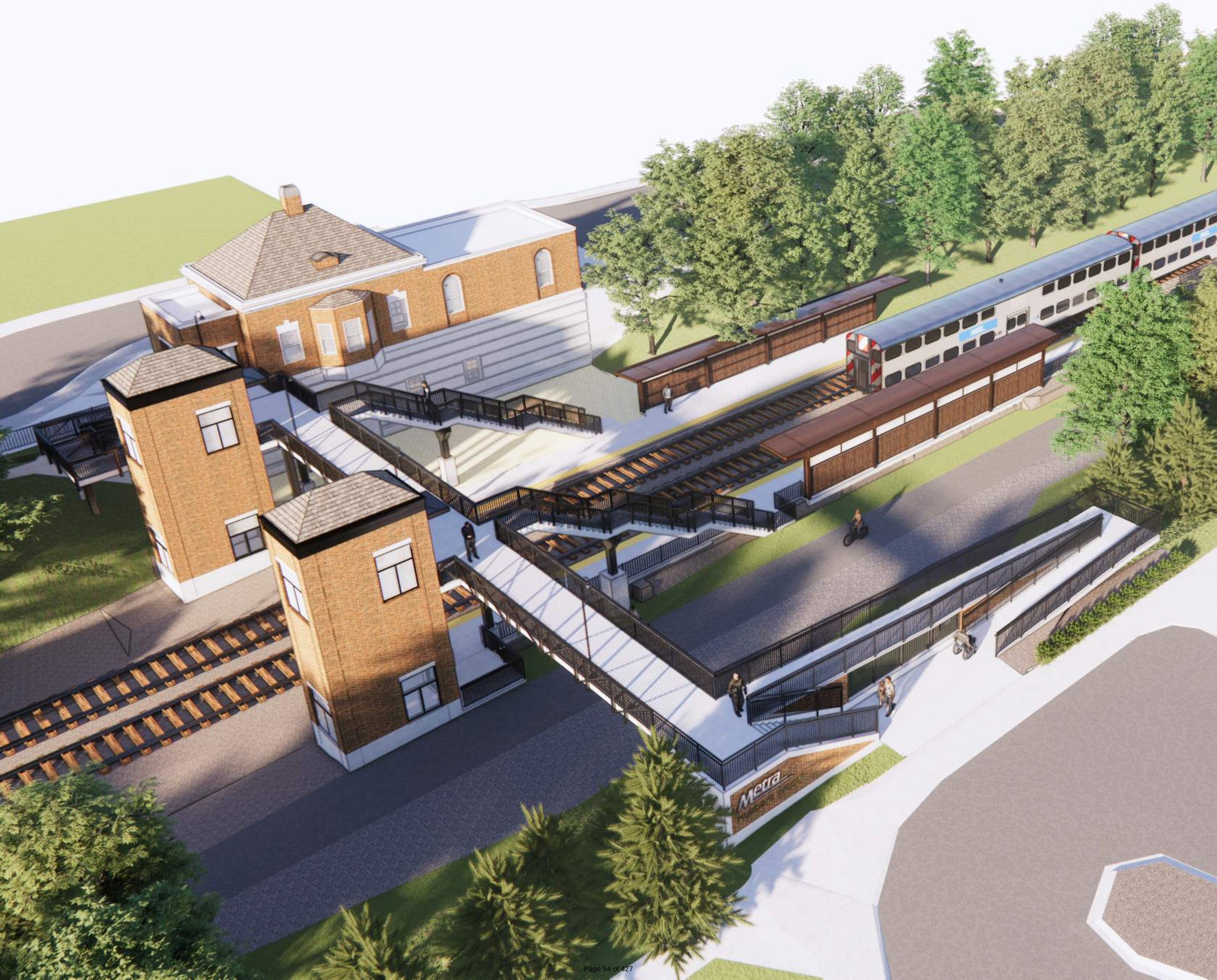






MULLER2


Metra
1055

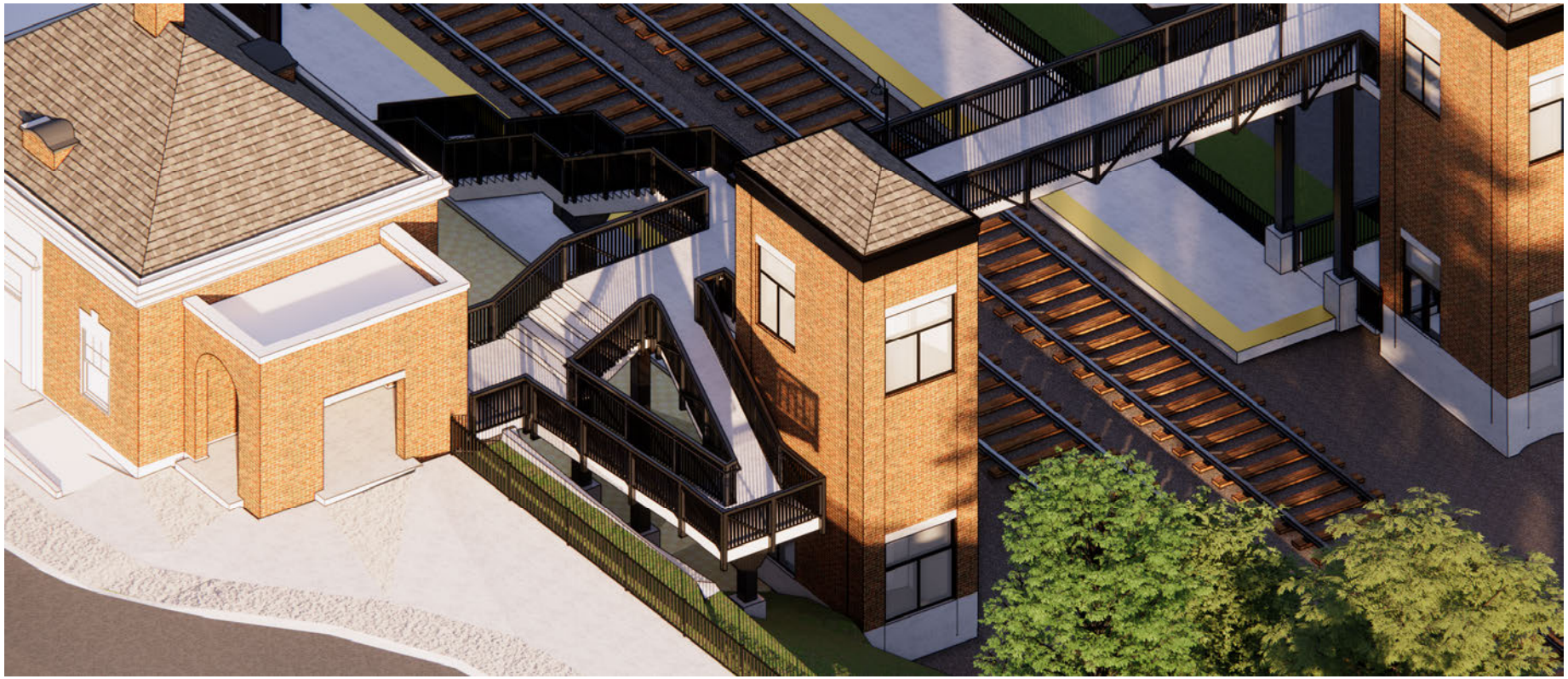

Metra





MULLER2

Proposed West Ramp – Scissor Shape



Pedestrian Bridge Railing Options:

Due to ongoing UPRR review, Metra and the Design team have developed options for the pedestrian bridge railing. The original option (Option 1) was designed to closely match the Winnetka Metra Station pedestrian bridge. However, the UPRR design guidelines have changed so two other options have beed presented in renderings.

Option 2 - similar in style to Option 1, but 6'-0" tall over the railroad track area.

Option 3 - the UPRR guideline standard, is an arched chain link fence over the railroad track area.

Metra will propose and request a variance for Option 2 to UPRR


RENDERING
RAILING OPTION 1
BIRDS EYE
1055
Metra
1055


RENDERING
RAILING OPTION 1
EYE LEVEL


RENDERING
RAILING OPTION 2
BIRDS EYE
1055
1055


RENDERING
RAILING OPTION 3
BIRDS EYE
1055
Metra
1055


RENDERING
RAILING OPTION 3
EYE LEVEL

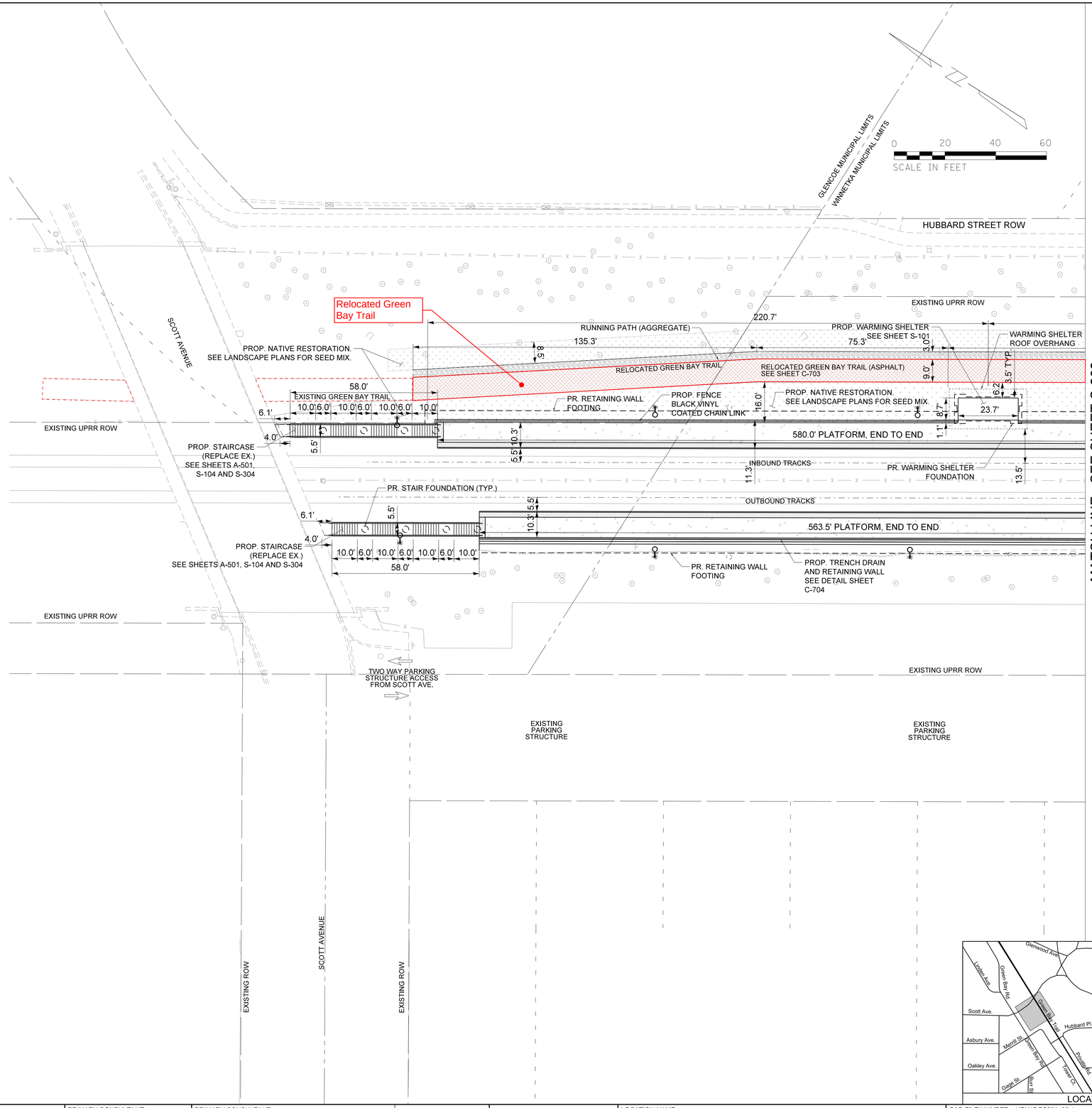
NOTES:

1. QUANTITIES SHOWN FOR INFORMATION ONLY
2. QUANTITIES SHOWN FOR CIVIL SHEETS C-201 & C-202
3. SEE LANDSCAPING PLANS FOR SEED TYPE.

LEGEND

	ASPHALT TRAIL	7,741 SQFT
	AGGREGATE TRAIL	2,581 SQFT
	BRICK PAVERS	2,149 SQFT
	PEDESTRIAN BRIDGE	1,199 SQFT
	DETECTABLE WARNING	INBOUND = 600 LF OUTBOUND = 576 LF ADA = 86 LF
	LANDSCAPING - STREET LEVEL	538 SQFT
	NATIVE SEED MIX	2,326 SQYD
	PCC CONCRETE	SIDEWALK = 6,528 SQFT
	ASHALT SURFACE REPLACEMENT (1-1/2" DEPTH) & LEVELING BINDER	13,287 SQFT
	PLATFORM WINDBREAK	
	PCC B.6.12 CURB & GUTTER	1,350 LF
	TRENCH DRAIN	404 LF
	COMMUTER RAIL PLATFORM (CONCRETE TIMBER BOX	INBOUND = 584 FT END TO END OUTBOUND = 560 FT END TO END INBOUND = 4,639 SQFT = 515 SY OUTBOUND = 4,441 SQFT = 493 SY
	FOUNDATION	
	LIGHT POLE	

CURVE DATA (COORDINATES TO BACK OF CURB, TYP.)					
CURVE NO.	PC NORTHING	PC EASTING	PT NORTHING	PT EASTING	RADIUS TO B/C (FT)
C-1	1986231.26	1144128.55	1986214.84	1144134.48	40
C-2	1986214.84	1144134.48	1986204.46	1144138.26	25
C-3	1986125.71	1144188.21	1986118.01	1144195.89	25
C-4	1986118.01	1144195.89	1986105.70	1144208.18	40
C-5	1986229.93	1144164.06	1986210.94	1144167.31	25
C-6	1986140.88	1144211.74	1986134.24	1144216.47	76.16
C-7	1986125.23	1144223.70	1986118.53	1144228.48	75
C-8	1986338.21	1144107.43	1986330.98	1144116.71	17.47



LOCATION MAP

REV	DATE	BY	APP	DESCRIPTION
4	7/15/24	RSS	PRD	90% RESUBMITTAL
3	12/14/21	MPH	PRD	90% SUBMITTAL
2	8/6/21	MPH	PRD	60% SUBMITTAL
1	7/17/20	PRD	JL	30% SUBMITTAL

SUB CONSULTANT

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT

TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: R. SCHIFFER
DRAWN: R. SCHIFFER
CHECKED: P. DAVIDSON
METRA P.M. R. BASIRIRAD
DATE: 07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: HUBBARD WOODS STATION

TITLE: PROPOSED PLAN - NORTH

CAD FILE NUMBER: UPN17.7C201_90.dgn
SCALE: 1" = 20'
DISTRICT: UPN
PROJECT NO. JP5194
SHEET NO. C-201
MILE POST NO. UPN 17.70

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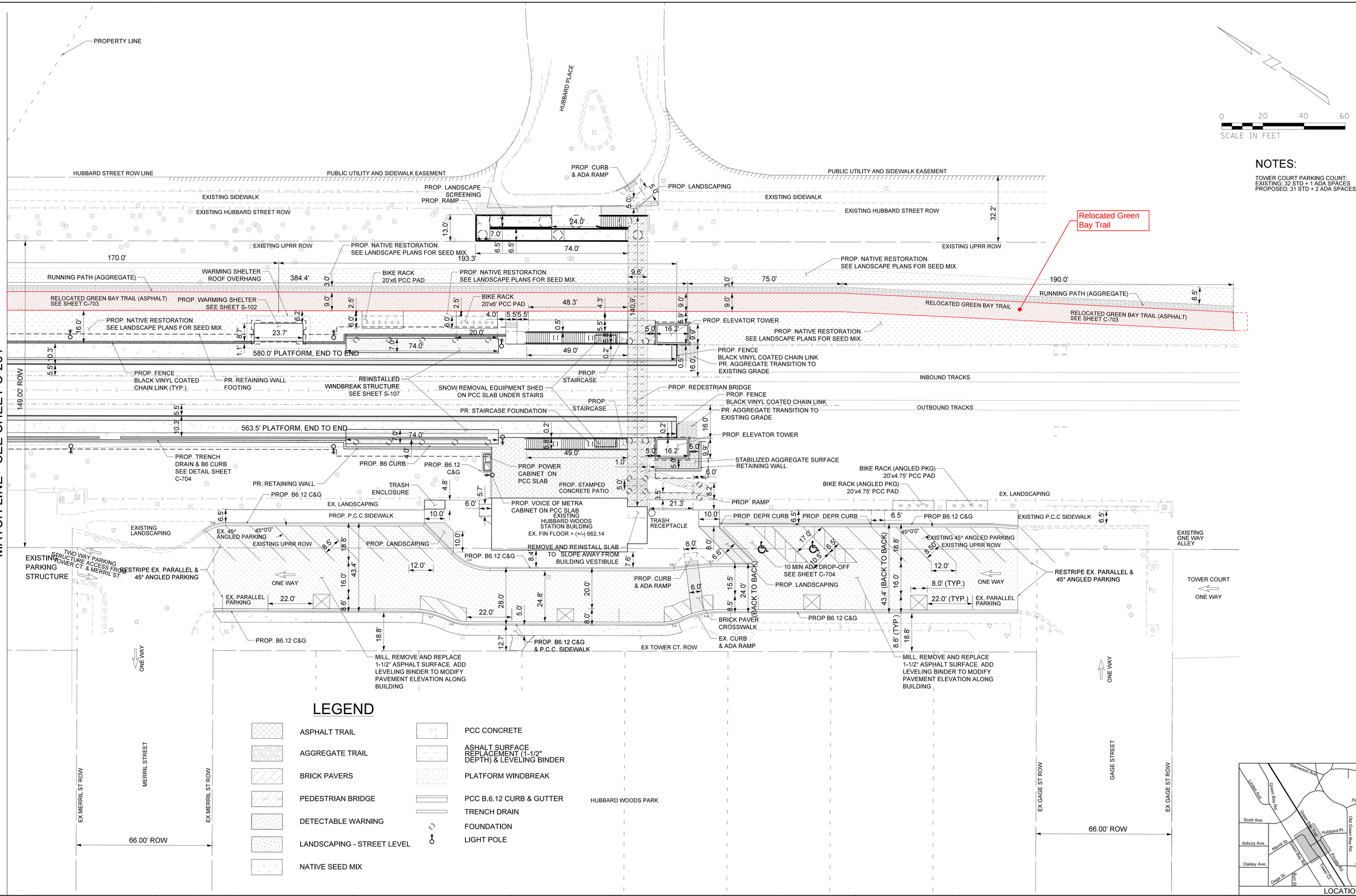


NOTES:

TOWER COURT PARKING COUNT:
EXISTING: 32 STD + 1 ADA SPACES
PROPOSED: 31 STD + 2 ADA SPACES

LEGEND

- ASPHALT TRAIL
- AGGREGATE TRAIL
- BRICK PAVERS
- PEDESTRIAN BRIDGE
- DETECTABLE WARNING
- LANDSCAPING - STREET LEVEL
- NATIVE SEED MIX
- PCC CONCRETE
- ASHALT SURFACE REPLACEMENT (1-1/2" DEPTH) & LEVELING BINDER
- PLATFORM WINDBREAK
- PCC B.6.12 CURB & GUTTER
- TRENCH DRAIN
- FOUNDATION
- LIGHT POLE

LOCATION MAP

REV	DATE	BY	APP	DESCRIPTION
4	7/15/24	RSS	PRD	90% RESUBMITTAL
3	12/14/21	MPH	PRD	90% SUBMITTAL
2	8/6/21	MPH	PRD	60% SUBMITTAL
1A	5/19/21	PRD	JM	UPDATED HISTORIC REPORT
1	7/17/20	PRD	JL	30% SUBMITTAL

SUB CONSULTANT

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED:	R. SCHIFFER
DRAWN:	R. SCHIFFER
CHECKED:	P. DAVIDSON
METRA P.M.	R. BASIRIRAD
DATE:	07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: HUBBARD WOODS STATION

TITLE: PROPOSED PLAN - SOUTH

CAD FILE NUMBER: UPN17.7C202_90.dgn

SCALE: 1" = 20'

DISTRICT: UPN

PROJECT NO. JP5194

SHEET NO. C-202

MILE POST NO. UPN 17.70

PRINTED ON: 7/15/2024 8:57:18 PM

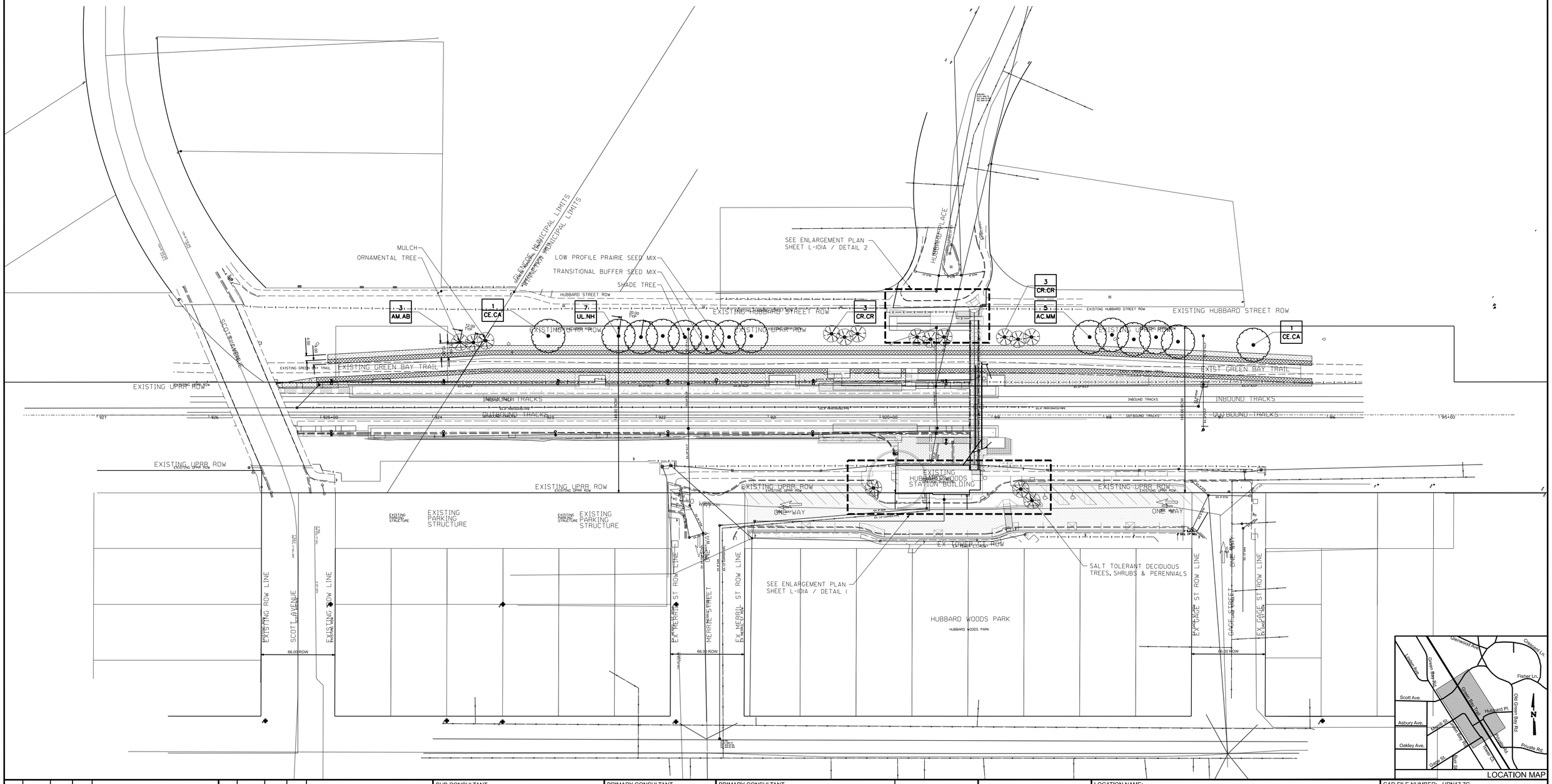
LEGEND

- LOW PROFILE PRAIRIE SEED MIX
- TRANSITIONAL BUFFER SEED MIX
- MULCH
- SHADE TREE
- ORNAMENTAL TREE

PLANT PALETTE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES						
AC.MM	5	*Acer miyabei 'Morton'*	State Street Miyabe's Maple	B&B	2.5" cal	matching heads
CE.CA	2	*Cercis canadensis*	Eastern Redbud	B&B	8' ht	
CR.CR	6	*Crataegus crus-galli var. inermis*	Thornless Cockspur Hawthorn	B&B	2.5"	Matching Heads
UL.NH	7	*Ulmus 'New Horizon'*	New Horizon Elm	B&B	2.5" cal	matching heads
ORNAMENTAL TREES						
AM.AB	3	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	B&B	8' H	multi-stem

0 40 80 120

SCALE IN FEET



LOCATION MAP

REV	DATE	BY	APP	DESCRIPTION
3A	03/31/25	DN	MM	REVISED PER WINNETKA REVIEW
3	7/15/24	DN	MM	90% RESUBMITTAL
3	12/14/21	JT	MM	90% SUBMITTAL
2	8/06/21	JT	MM	60% SUBMITTAL
1	7/17/20	JT	MM	30% SUBMITTAL

SUB CONSULTANT

site
888 South Michigan Ave
Suite 1000
Chicago, IL 60605
Phone: (312) 427–7240

PRIMARY CONSULTANT
SEAL/ SIGNATURE

PRIMARY CONSULTANT

TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

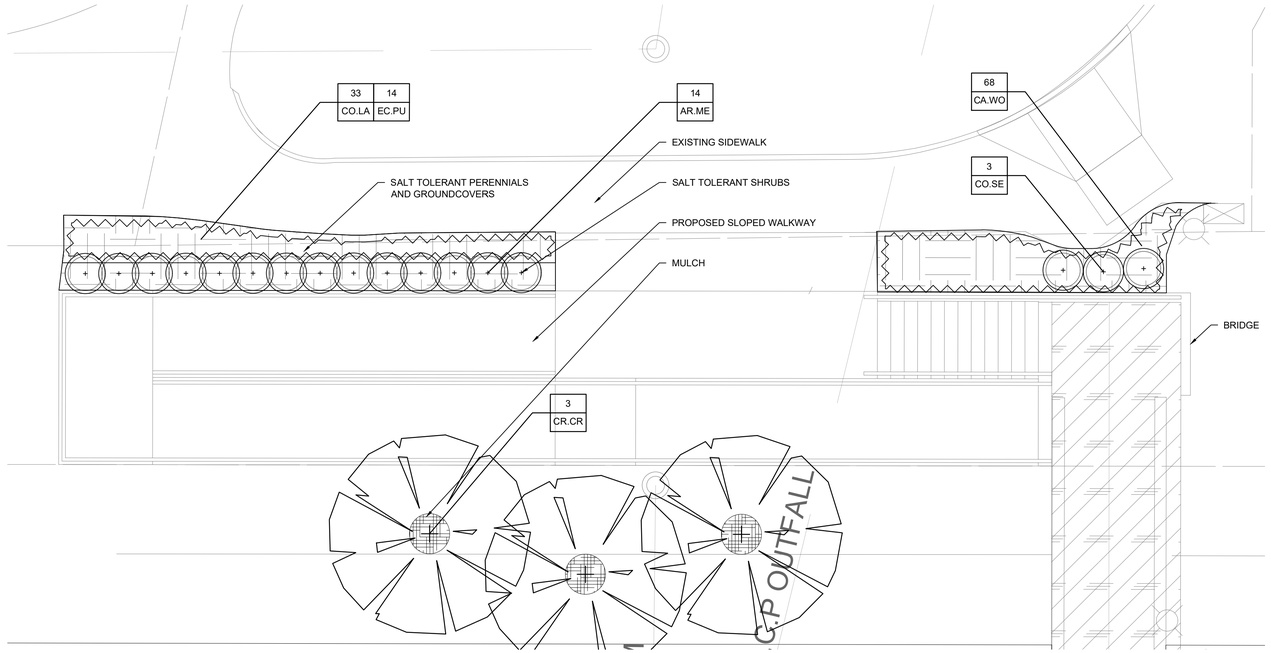
DESIGNED: MM
DRAWN: JT
CHECKED: BM
METRA P.M.: R. BASIRIRAD
DATE: 07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: HUBBARD WOODS STATION

TITLE: OVERALL SITE PLAN

CAD FILE NUMBER: UPN17.7C
SCALE: 1" = 40'
DISTRICT: UPN
PROJECT NO. JP5194
SHEET NO. L-101
MILE POST NO. UPN 17.70



2 PLANTING PLAN ENLARGEMENT
3/16" = 1'-0"

0 5 10'

LEGEND

SHADE TREE

ORNAMENTAL TREE

SHRUBS

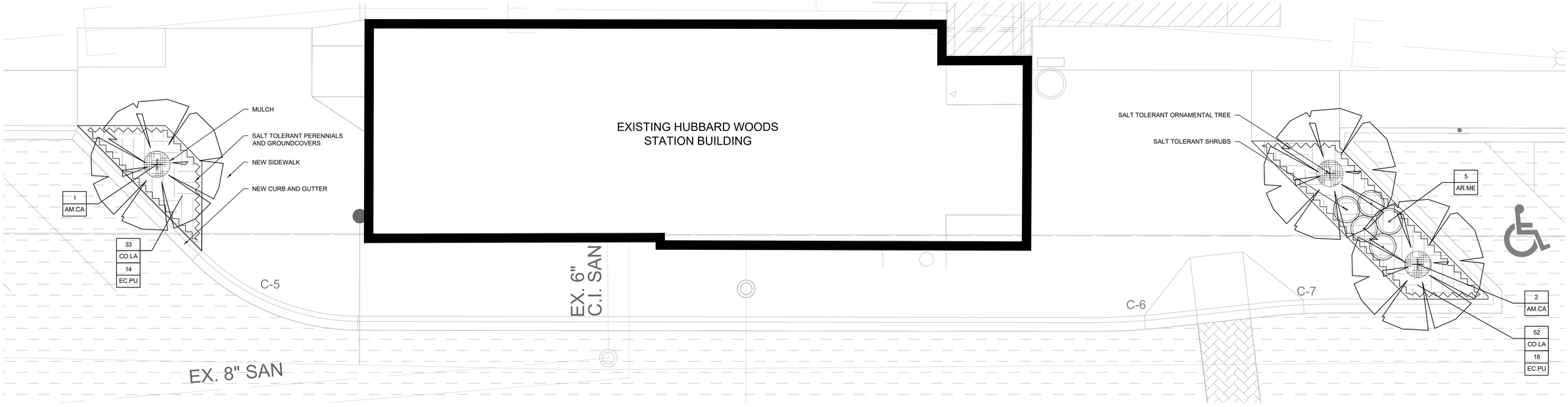
GROUNDCOVER/PERENNIALS

MULCH

PLANT PALETTE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
ORNAMENTAL TREES						
AM.CA	3	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	B&B	6' ht	7-13 canes
CR.CR	3	*Crataegus crus-galli var. inermis*	Thornless Cockspur Hawthorn	B&B	2.5"	Matching Heads
SHRUBS						
AR.ME	19	*Aronia melanocarpa*	Low Scape Mound	pot	#5	36" o.c.
CO.SE	3	*Cornus sericea 'Farrow'*	Arctic Fire Red Twig Dogwood	pot	#5	36" o.c.
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER						
CO.LA	118	*Coreopsis lanceolata*	Lance-leaved Coreopsis	pot	#1	12" o.c.
CA.WO	68	*Carex woodii*	Wood's Sedge	pot	#1	12" o.c.
EC.PU	46	*Echinacea 'Kim's Knee High'*	Kim's Knee High Conflower	pot	#1	18" o.c.

TREE REMOVAL CALCULATIONS

TREE TAG #	TREE POINT #	2020 DBH	COMMON NAME	LATIN NAME	CONDITION	COMMENTS	REPLACEMENT REQUIRED?	REASON	REMOVAL DBH CALCULATIONS	Required Replacement Inches	PROPOSED REPLACEMENT TREE CALCULATIONS	REPLACEMENT	DBH SUM	TREES
None	3510	6	Colorado Blue	Picea pungens 'glauca'	Good	In w ooden planter box	NO	Less than 8" DBH		0	Sum of DBH of all	REQUIRED	45	15
1464	2422	9	Common Buckthorn	Rhamnus cathartica	Fair	multi-stem	ENCOURAGED	Good forestry	9	0	protected trees w ith	ENCOURAGED	113	38
1465	2417	18	Black Locust	Robinia pseudoacacia	Poor	large cavity	ENCOURAGED	Tree in decline	18	3	replacement REQUIRED =			
1466	2418	6	Ash	Fraxinus spp.	Dead	multi-stem	NO	Less than 8" DBH		0	45			
1467	2419	6	Unknow n- Dead		Dead	trunk only, no canopy	NO	Less than 8" DBH		0	Sum of DBH of all			
1468	2421	8	Common Buckthorn	Rhamnus cathartica	Fair	multi-stem	ENCOURAGED	Good forestry	8	0	protected trees w ith			
1469	2423	9	Black Locust	Robinia pseudoacacia	Dead		ENCOURAGED	Tree is dead	9	0	replacement			
1470	2424	16	Black Locust	Robinia pseudoacacia	Poor	large cavity	ENCOURAGED	Tree in decline	16	4	ENCOURAGED = 113			
1471	2425	11	White Mulberry	Morus alba	Fair		ENCOURAGED	Good forestry	11	6				
1472	2426	12	Black Locust	Robinia pseudoacacia	Fair	small basal cavity	YES		12	8	Minimum diameter of new			
1473	2427	8	Unknow n- Dead		Dead	trunk only, no canopy	ENCOURAGED	Tree is dead	8	0	replacement trees = 3			
1474	2430	10	Norw ay Maple	Acer platanoides	Good		YES		10	8				
1475	2428	15	Black Locust	Robinia pseudoacacia	Fair		YES		15	10	45 (Sum of DBH of all			
1476	2432	7	Ash	Fraxinus spp.	Dead		NO	Less than 8" DBH		0	protected trees) /3			
1477	2433	13	Black Locust	Robinia pseudoacacia	Poor		ENCOURAGED	Tree in decline	13	6	(Minimum diameter of new			
1478	2434	8	Norw ay Maple	Acer platanoides	Good		YES		8	8	trees) = 15 REQUIRED			
1480	2435	11	Slippery Elm	Ulmus rubra	Fair	Adjacent #1481 causing	ENCOURAGED	Good forestry	11	6	113 (Sum of DBH of all			
1481	2436	10	Black Locust	Robinia pseudoacacia	Dead	trunk only, no canopy	ENCOURAGED	Tree is dead	10	0	protected trees) /3			
											(Minimum diameter of new			
									158	59	trees) = 38 ENCOURAGED			



1 PLANTING PLAN ENLARGEMENT
3/16" = 1'-0"

0 5 10'

REV	DATE	BY	APP	DESCRIPTION
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3	7/15/24	DN	MM	90% RESUBMITTAL
3	12/14/21	JT	MM	90% SUBMITTAL
2	8/06/21	JT	MM	60% SUBMITTAL
1	7/17/20	JT	MM	30% SUBMITTAL

SUB CONSULTANT
JIL Site 888 South Michigan Ave Suite 1000 Chicago, IL 60605 Phone: (312) 427-7240

PRIMARY CONSULTANT SEAL/ SIGNATURE

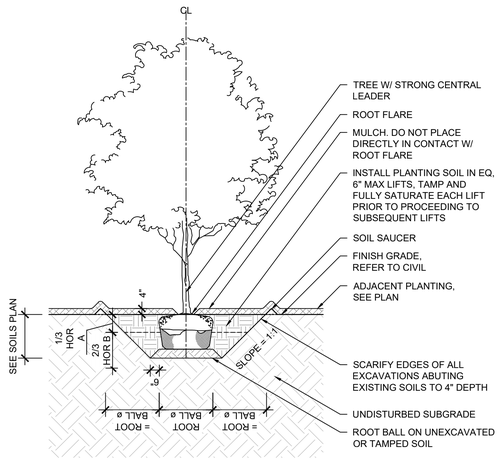
PRIMARY CONSULTANT
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: MM
DRAWN: JT
CHECKED: BM
METRA P.M. R. BASIRIRAD
DATE: 07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

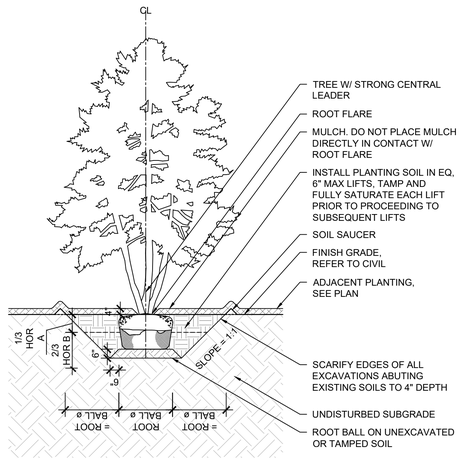
LOCATION NAME: HUBBARD WOODS STATION
TITLE: PLANTING PLAN ENLARGEMENTS
CAD FILE NUMBER: UPN17.7C
SCALE:
DISTRICT: UPN
PROJECT NO. JP5194
SHEET NO. L-101A
MILE POST NO. UPN 17.70

NOTES:
1. ALIGN TRUNKS WHEN PLANTED IN A LINE
2. ORIENT TREE PER LA TREE SEALS, RIBBON, AND/OR OTHER MARKINGS AS COORDINATED W/ NURSERY VISITS PER SPECIFICATIONS
3. DO NOT PRUNE OR THIN CANOPY UNLESS DIRECTED BY LA
4. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED W/ WIRE BASKET AROUND ROOT BALL, CUT WIRE IN FOUR PLACES AND REMOVE TOP HALF
5. SET ROOTBALL AND BASE OF ROOT FLARE 2" HIGHER THAN FINISH GRADE
6. ENSURE TRUNK AND LEADER ARE PLUMB
7. REMOVE EXCESS FILL ON TOP OF ROOT BALL TO ENSURE ROOT FLARE IS VISIBLE



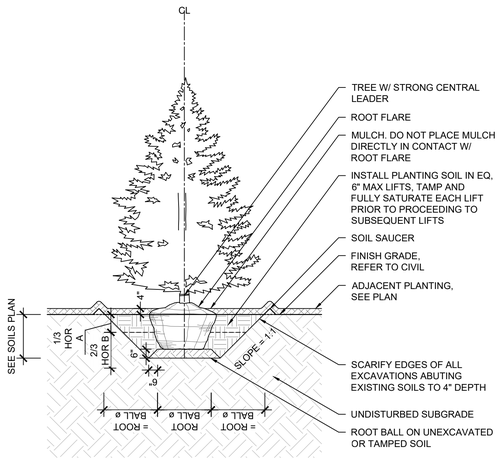
1 SHADE TREE SECTION
1/4" = 1'-0"

NOTES:
1. ALIGN TRUNKS WHEN PLANTED IN A LINE
2. ORIENT TREE PER LA TREE SEALS, RIBBON, AND/OR OTHER MARKINGS AS COORDINATED W/ NURSERY VISITS PER SPECIFICATIONS
3. DO NOT PRUNE OR THIN CANOPY UNLESS DIRECTED BY LA
4. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED W/ WIRE BASKET AROUND ROOT BALL, CUT WIRE IN FOUR PLACES AND REMOVE TOP HALF
5. SET ROOTBALL AND BASE OF ROOT FLARE 2" HIGHER THAN FINISH GRADE
6. ENSURE TRUNK AND LEADER ARE PLUMB
7. REMOVE EXCESS FILL ON TOP OF ROOT BALL TO ENSURE ROOT FLARE IS VISIBLE



2 MULTI-STEM TREE SECTION
1/4" = 1'-0"

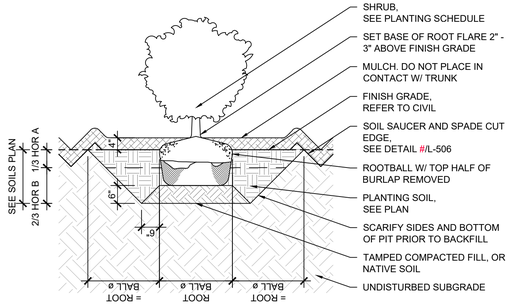
NOTES:
1. ALIGN TRUNKS WHEN PLANTED IN A LINE
2. ORIENT TREE PER LA TREE SEALS, RIBBON, AND/OR OTHER MARKINGS AS COORDINATED W/ NURSERY VISITS PER SPECIFICATIONS
3. DO NOT PRUNE OR THIN CANOPY UNLESS DIRECTED BY LA
4. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED W/ WIRE BASKET AROUND ROOT BALL, CUT WIRE IN FOUR PLACES AND REMOVE TOP HALF
5. SET ROOTBALL AND BASE OF ROOT FLARE 2" HIGHER THAN FINISH GRADE
6. ENSURE TRUNK AND LEADER ARE PLUMB
7. REMOVE EXCESS FILL ON TOP OF ROOT BALL TO ENSURE ROOT FLARE IS VISIBLE



3 EVERGREEN TREE SECTION
1/4" = 1'-0"

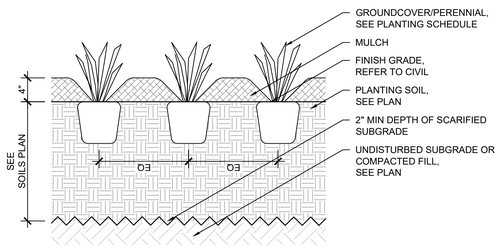
GENERAL PLANTING NOTES

1. DETERMINE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES AND VERIFY IN FIELD. REPORT ANY CONFLICTS TO METRA PRIOR TO BEGINNING WORK.
2. INFORM METRA AS EACH PHASE OF WORK IS UNDERTAKEN.
3. PROTECT EXISTING VEGETATION INCLUDING ALL EXISTING PARKWAY AND INTERIOR TREES. REPLACE DAMAGED VEGETATION WITH APPROVED SIMILAR MATERIAL.
4. MAINTAIN SITE DRAINAGE DURING LANDSCAPE INSTALLATION.
5. SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM GRADE UNLESS NOTED OTHERWISE.
6. PRIOR TO LANDSCAPE INSTALLATION, VERIFY PLANTING AREAS ARE GRADED AT +/- 0.1 FOOT TO FINISH GRADE.
7. IN LANDSCAPE AREAS, FINISH GRADE TO 4" MINIMUM BELOW ADJACENT BUILDING FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE.
8. FINISH GRADE TO BE THE SAME ELEVATION AS FINISH PAVING SURFACE IN LAWN AREAS AND THE SAME ELEVATION IN PLANTING AREAS.
9. CONFIRM ALL PLANT QUANTITIES. PROVIDE PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON PLANS AT THE SPACINGS INDICATED.
10. PROVIDE SINGLE TRUNK STANDARD TREES UNLESS NOTED OTHERWISE.
11. PROVIDE IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL PLANT NAMES FOR AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE. PROTECT ALL PLANTS AGAINST HEAT, SUN, WIND AND FROST DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
12. DO NOT DAMAGE PLANT ROOT BALL DURING TRANSPORTATION OR PLANTING.
13. NOTIFY THE METRA AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL THAT IS DAMAGED OR IN POOR CONDITION.
14. METRA RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS BEFORE PLANTING. MATERIAL MAY BE REJECTED AT ANY TIME DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
15. REMOVE ALL ROCK AND DEBRIS 1" AND LARGER FROM PLANTING AREAS. LEGALLY DISPOSE ALL EXCESS MATERIALS RESULTING FROM THE WORK.
16. IN PLANTING SOIL PIT, REMOVE CRUSHED AGGREGRATE TO AN ADEQUATE DEPTH TO ENSURE THAT NO PART OF THE PLANT MATERIAL IS IN CONTACT OR AFFECTED BY THE LIME OR LIMESTONE IN THE AGGREGATE
17. PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE AND NATURAL LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY, CLAY LUMPS, BRUSH, WEEDS, AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3/4" IN ANY DIMENSION AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT NECESSARY FOR VIGOROUS GROWTH OF SPECIFIED PLANTINGS. OBTAIN TOPSOIL THAT OCCURS IN A DEPTH OF NOT LESS THAN 6". DO NOT OBTAIN SOIL FROM BOGS OR MARSHES. SEE SPECIFICATIONS 32 93 11 PLANTINGS.
18. MIX SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL ON A SITE SPECIFIC BASIS AT RATES APPROPRIATE FOR PLANTINGS IN ACCORDANCE WITH SPECIFICATION SECTION 32 93 11 PLANTINGS.
19. STAKE LOCATION OF ALL TREES, HEDGE LINES AND PLANTING BEDS AND NOTIFY METRA FOR REVIEW PRIOR TO PLANTING.
20. THE PLANTING PLANS ARE DIAGRAMMATIC. SPOT PLANT MATERIALS APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWING AND NOTIFY METRA FOR REVIEW BEFORE REMOVING FROM CONTAINERS.
21. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS.
22. REMOVE ALL PLANT TYING MATERIAL AND MARKING TAPES AT THE TIME OF PLANTING.
23. INSTALL A MINIMUM 3" LAYER OF HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING AREAS UNLESS NOTED OTHERWISE. CREATE A NATURAL SPADED EDGE WHERE PLANTING BEDS MEET TURF AREAS. SEE SPECIFICATION SECTION 32 93 11 PLANTINGS.
24. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD OF PLANTING.
25. GUY AND STAKE TREES, AS DIRECTED BY METRA, IMMEDIATELY AFTER PLANTING. PROVIDE A MINIMUM OF TWO GUY WIRES PER TREE ON THE UPHILL SIDE OF TREES PLANTED ON SLOPES STEEPER THAN 3:1.
26. PRUNE ALL DECIDUOUS SHADE TREES FOR A MINIMUM LOWEST BRANCH HEIGHT OF 7 FEET.
27. PROTECT SEEDED AREAS AND SLOPES AGAINST EROSION AND SEED LOSS DUE TO BIRDS AND OTHER WILDLIFE BY APPLYING SHORT TERM, BIODEGRADABLE EROSION CONTROL BLANKETS, MATS, AND/OR NETTING AFTER COMPLETION OF SEEDING OPERATIONS. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR REQUIRED PLACEMENT AND STAKING.
28. WARRANTY ALL PLANTS AND LAWN EXPERIENCING DEATH AND DEFECTS INCLUDING UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS OR UNUSUAL PHENOMENON OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
29. REFER TO CIVIL PLANS FOR EXISTING TREE REMOVAL.



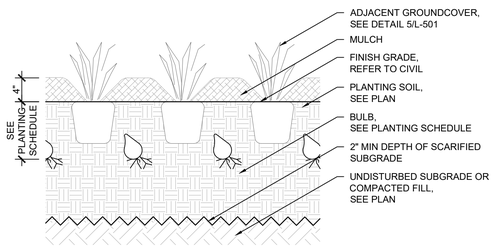
4 SHRUB SECTION
1/2" = 1'-0"

NOTES:
1. RAISE PLANTING BED FOR ADEQUATE DRAINAGE. PROPOSED DRAINAGE, REFER TO CIVIL
2. PLANT SHALL BE HANDLED BY CONTAINER, NOT BY STEMS OR BRANCHES

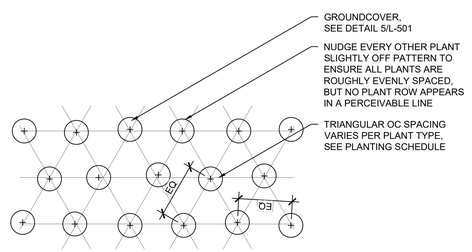


5 GROUNDCOVER/PERENNIAL SECTION
1" = 1'-0"

NOTES:
1. PLANT SINGLE BULB, OR CLUMPS OF BULBS BETWEEN GROUNDCOVERS AS SHOWN IN ENLARGEMENT PLANTING PLANS



6 BULB SECTION
1" = 1'-0"



7 TRIANGULAR SPACING PLANTING PLAN
NTS

REV	DATE	BY	APP	DESCRIPTION
3A	03/31/25	DN	MM	REVISED PER WINNETKA REVIEW
3	7/15/24	DN	MM	90% RESUBMITTAL
3	12/14/21	JT	MM	90% SUBMITTAL
2	8/06/21	JT	MM	60% SUBMITTAL
1	7/17/20	JT	MM	30% SUBMITTAL

SUB CONSULTANT
Site 888 South Michigan Ave Suite 1000 Chicago, IL 60605 Phone: (312) 427-7240

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: MM
DRAWN: JT
CHECKED: BM
METRA P.M. R. BASIRIRAD
DATE: 07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: HUBBARD WOODS STATION
TITLE: LANDSCAPE DETAILS
CAD FILE NUMBER: UPN17.7C
SCALE:
DISTRICT: UPN
PROJECT NO. JP5194
SHEET NO. L-501
MILE POST NO. UPN 17.70

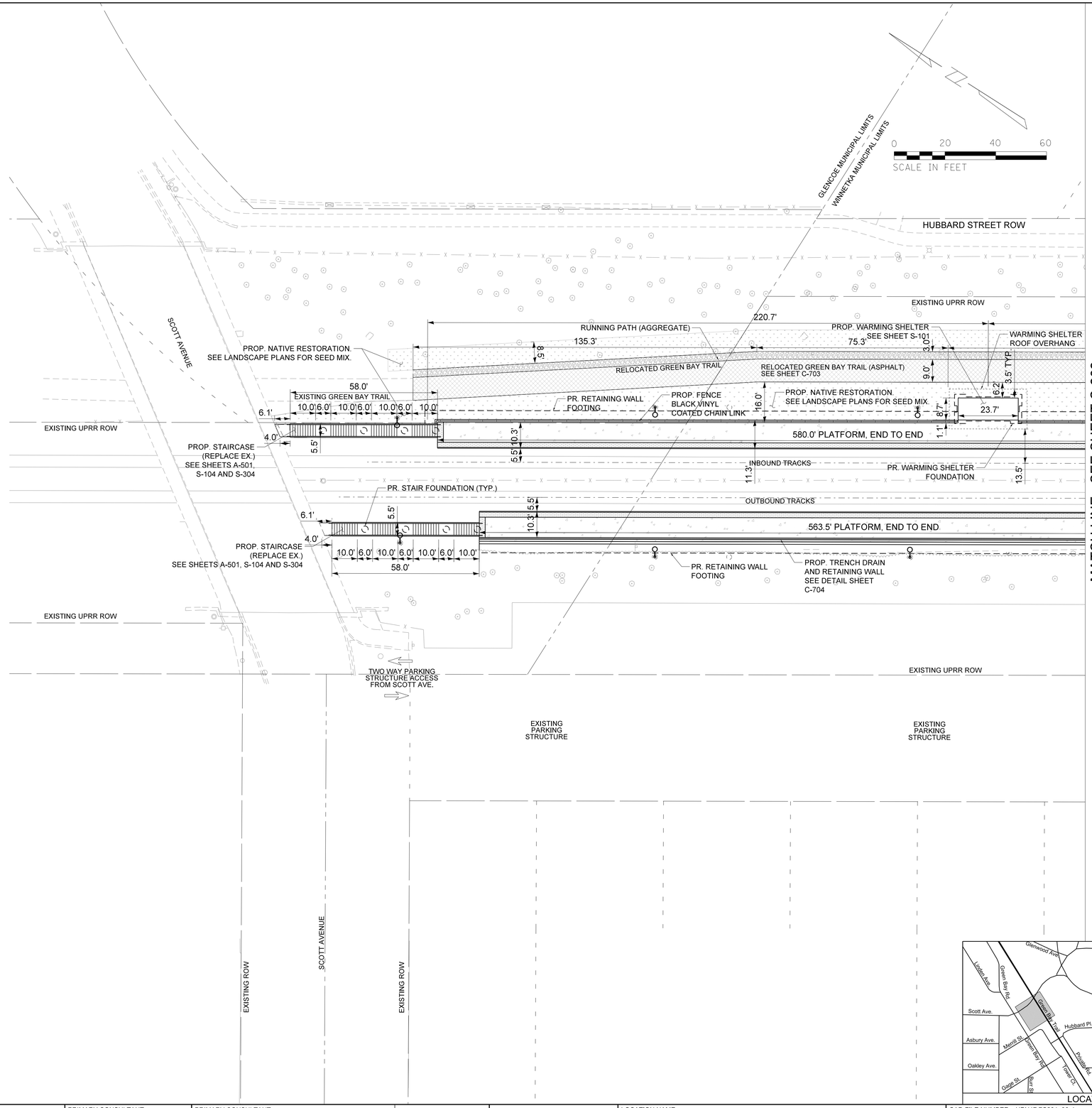
NOTES:

1. QUANTITIES SHOWN FOR INFORMATION ONLY
2. QUANTITIES SHOWN FOR CIVIL SHEETS C-201 & C-202
3. SEE LANDSCAPING PLANS FOR SEED TYPE.

LEGEND

	ASPHALT TRAIL	7,741 SQFT
	AGGREGATE TRAIL	2,581 SQFT
	BRICK PAVERS	2,149 SQFT
	PEDESTRIAN BRIDGE	1,199 SQFT
	DETECTABLE WARNING	INBOUND = 600 LF OUTBOUND = 576 LF ADA = 86 LF
	LANDSCAPING - STREET LEVEL	538 SQFT
	NATIVE SEED MIX	2,326 SQYD
	PCC CONCRETE	SIDEWALK = 6,528 SQFT
	ASHALT SURFACE REPLACEMENT (1-1/2" DEPTH) & LEVELING BINDER	13,287 SQFT
	PLATFORM WINDBREAK	
	PCC B.6.12 CURB & GUTTER	1,350 LF
	TRENCH DRAIN	404 LF
	COMMUTER RAIL PLATFORM (CONCRETE TIMBER BOX	INBOUND = 584 FT END TO END OUTBOUND = 560 FT END TO END INBOUND = 4,639 SQFT = 515 SY OUTBOUND = 4,441 SQFT = 493 SY
	FOUNDATION	
	LIGHT POLE	

CURVE DATA (COORDINATES TO BACK OF CURB, TYP.)					
CURVE NO.	PC NORTHING	PC EASTING	PT NORTHING	PT EASTING	RADIUS TO B/C (FT)
C-1	1986231.26	1144128.55	1986214.84	1144134.48	40
C-2	1986214.84	1144134.48	1986204.46	1144138.26	25
C-3	1986125.71	1144188.21	1986118.01	1144195.89	25
C-4	1986118.01	1144195.89	1986105.70	1144208.18	40
C-5	1986229.93	1144164.06	1986210.94	1144167.31	25
C-6	1986140.88	1144211.74	1986134.24	1144216.47	76.16
C-7	1986125.23	1144223.70	1986118.53	1144228.48	75
C-8	1986338.21	1144107.43	1986330.98	1144116.71	17.47



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REV	DATE	BY	APP	DESCRIPTION
4	7/15/24	RSS	PRD	90% RESUBMITTAL
3	12/14/21	MPH	PRD	90% SUBMITTAL
2	8/6/21	MPH	PRD	60% SUBMITTAL
1	7/17/20	PRD	JL	30% SUBMITTAL

SUB CONSULTANT

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT

TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED:	R. SCHIFFER
DRAWN:	R. SCHIFFER
CHECKED:	P. DAVIDSON
METRA P.M.	R. BASIRIRAD
DATE:	07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: HUBBARD WOODS STATION

TITLE: PROPOSED PLAN - NORTH

CAD FILE NUMBER: UPN17.7C201_90.dgn

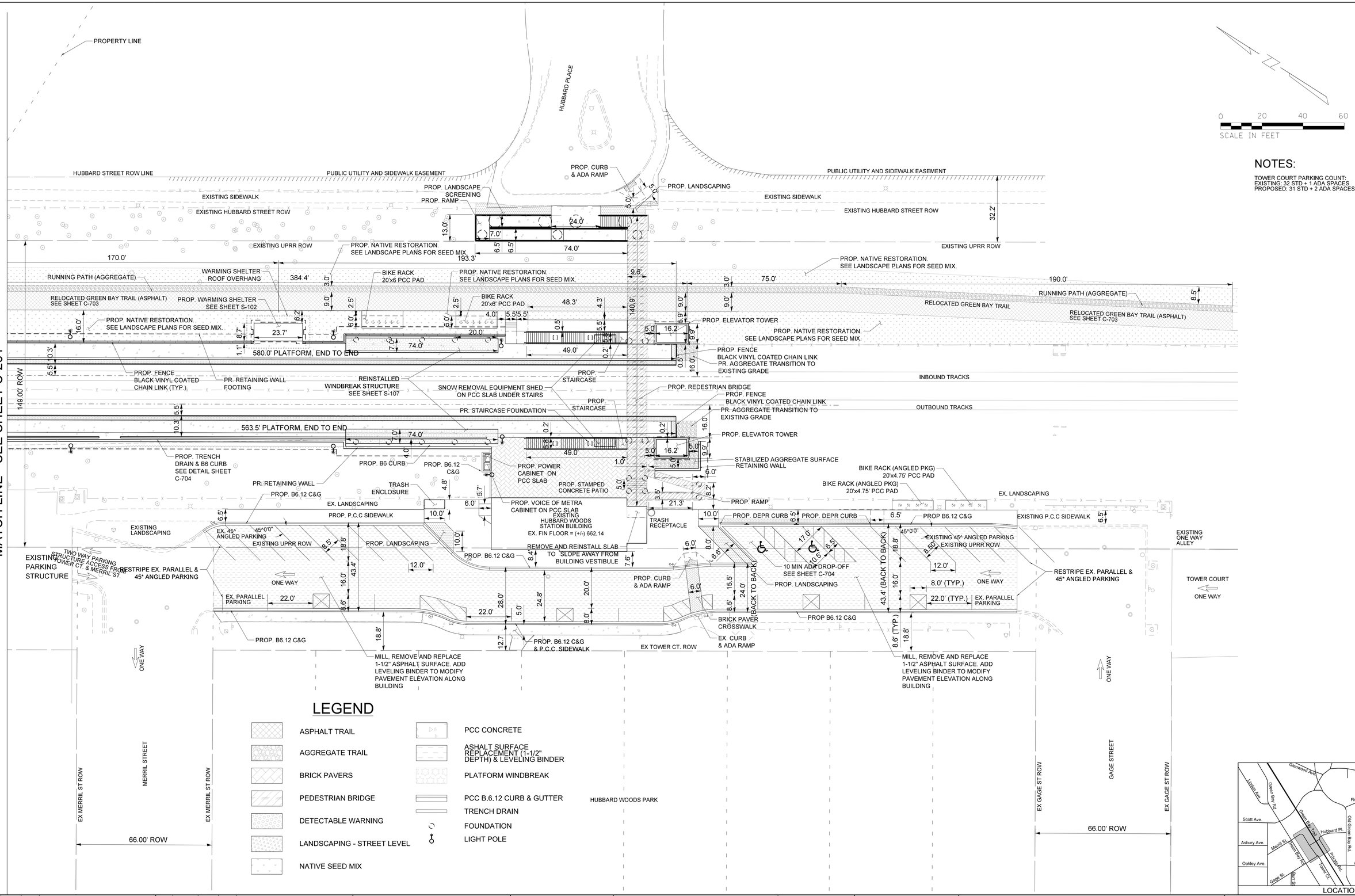
SCALE: 1" = 20'

DISTRICT: UPN

PROJECT NO. JP5194

SHEET NO. C-201

MILE POST NO. UPN 17.70



NOTES:

TOWER COURT PARKING COUNT:
EXISTING: 32 STD + 1 ADA SPACES
PROPOSED: 31 STD + 2 ADA SPACES

LEGEND

- ASPHALT TRAIL
- AGGREGATE TRAIL
- BRICK PAVERS
- PEDESTRIAN BRIDGE
- DETECTABLE WARNING
- LANDSCAPING - STREET LEVEL
- NATIVE SEED MIX
- PCC CONCRETE
- ASHALT SURFACE REPLACEMENT (1-1/2" DEPTH) & LEVELING BINDER
- PLATFORM WINDBREAK
- PCC B.6.12 CURB & GUTTER
- TRENCH DRAIN
- FOUNDATION
- LIGHT POLE

LOCATION MAP

REV	DATE	BY	APP	DESCRIPTION
4	7/15/24	RSS	PRD	90% RESUBMITTAL
3	12/14/21	MPH	PRD	90% SUBMITTAL
2	8/6/21	MPH	PRD	60% SUBMITTAL
1A	5/19/21	PRD	JM	UPDATED HISTORIC REPORT
1	7/17/20	PRD	JL	30% SUBMITTAL

SUB CONSULTANT

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED: R. SCHIFFER
DRAWN: R. SCHIFFER
CHECKED: P. DAVIDSON
METRA P.M. R. BASIRIRAD
DATE: 07/15/2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME: HUBBARD WOODS STATION
TITLE: PROPOSED PLAN - SOUTH

CAD FILE NUMBER: UPN17.7C202_90.dgn
SCALE: 1" = 20'
DISTRICT: UPN
PROJECT NO. JP5194
SHEET NO. C-202
MILE POST NO. UPN 17.70

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Village of Winnetka – Certificate of Appropriateness Application

Renovation of Hubbard Woods Station

Neighborhood / Adjacent Building Context

Google Maps

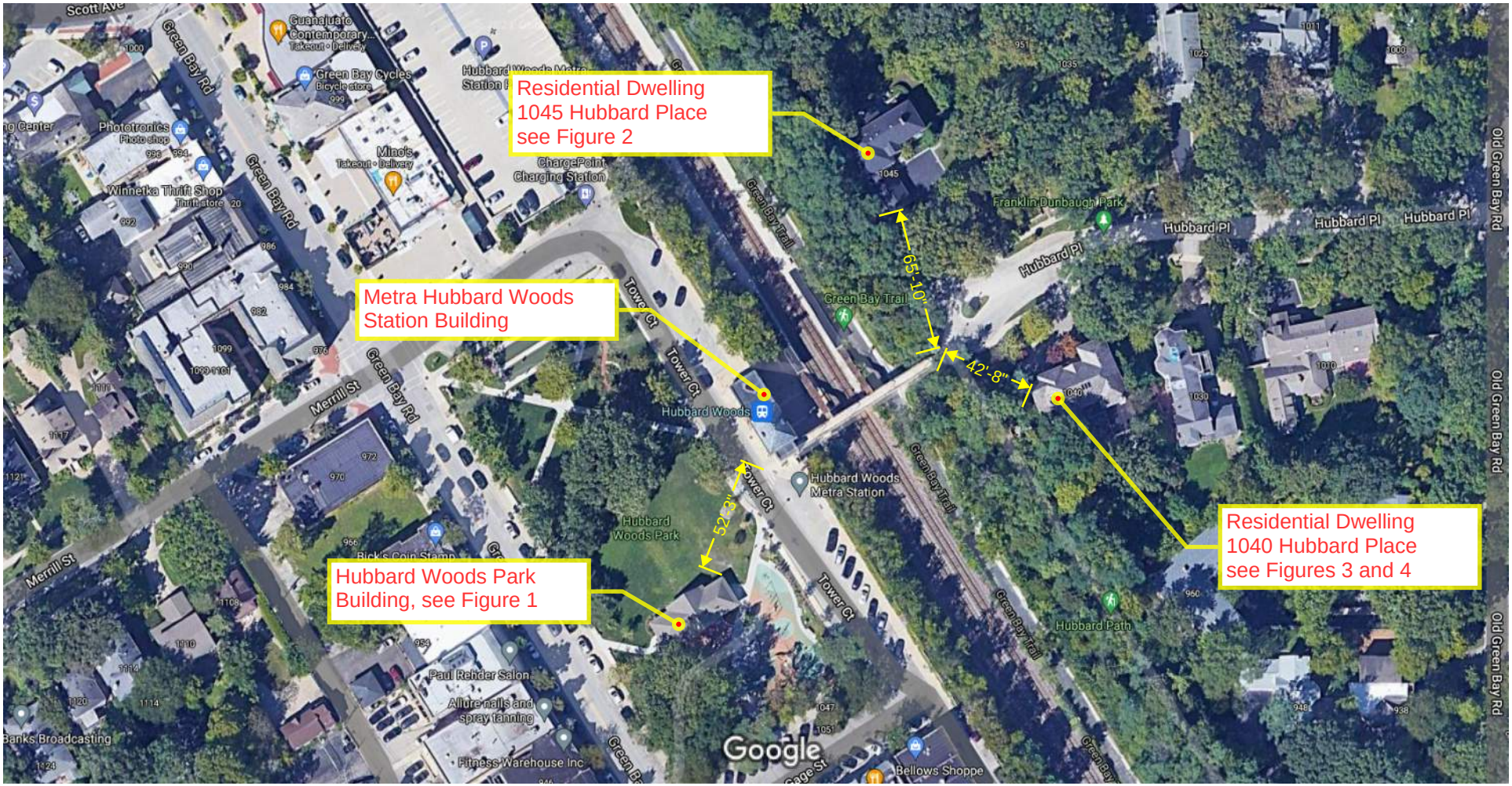

Residential Dwelling
1045 Hubbard Place
see Figure 2
Metra Hubbard Woods
Station Building
Hubbard Woods Park
Building, see Figure 1
Residential Dwelling
1040 Hubbard Place
see Figures 3 and 4
65'-10"
42'-8"
52'-3"
50'-0"
Hubbard Woods
Hubbard Woods
Metra Station
Hubbard
Woods Park
Franklin Dunbaugh Park
Green Bay Trail
Hubbard Path
Old Green Bay Rd
Tower Ct
Hubbard Pl
Merrill St
Green Bay Rd
Google
Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021
50 ft



Figure 1 - Hubbard Woods Park Building, 1047 Gage Street; Structure is approximately 52' from Station drive aisle.



Figure 2 - Residential Dwelling at 1045 Hubbard Place, Structure is approximately 65' from pedestrian bridge and ADA ramp



Figure 3 - Residential Dwelling at 1040 Hubbard Place, Structure is approximately 43' from pedestrian bridge and ADA ramp.



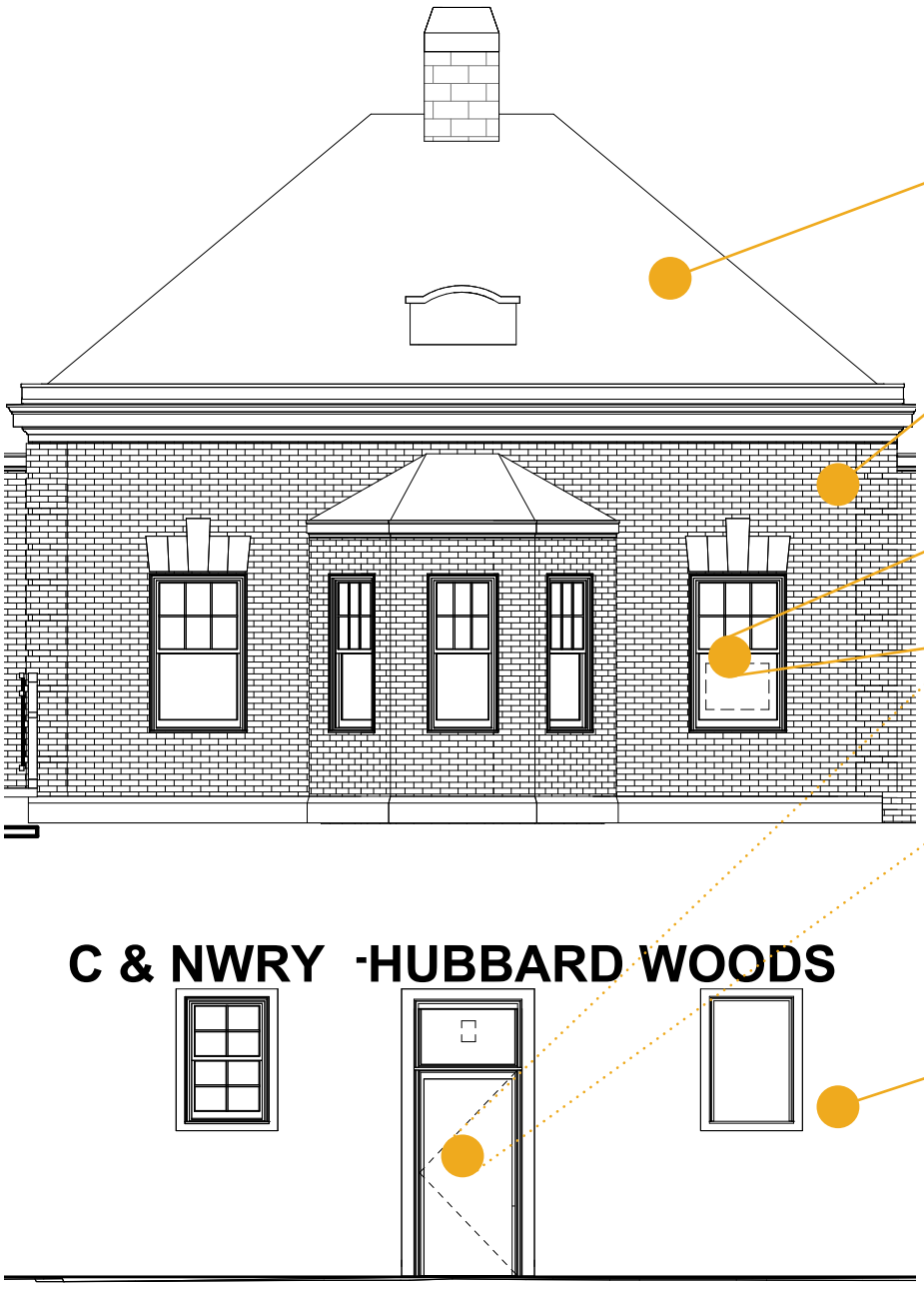
Figure 4 - Residential Dwelling at 1040 Hubbard Place,
Illustrates reference height of existing pedestrian bridge stairs to residential dwelling.

Village of Winnetka – Certificate of Appropriateness Application

Renovation of Hubbard Woods Station Materials

EXTERIOR MATERIALS & FINISHES

DEPOT BUILDING



SLATE SHINGLES
EXISTING

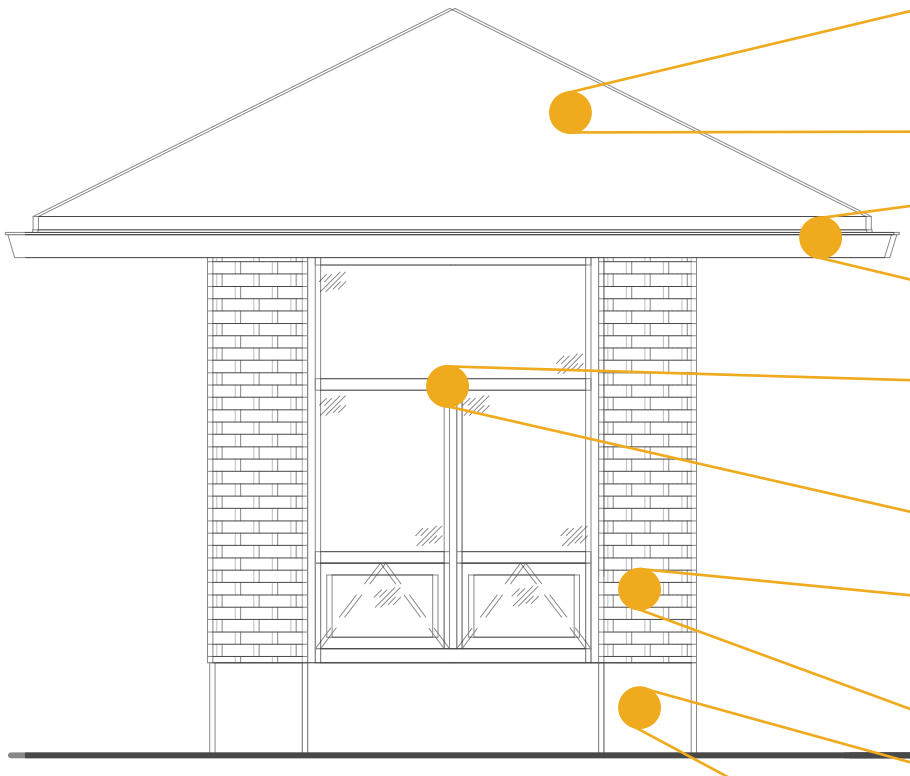
FACE BRICK VENEER
EXISTING

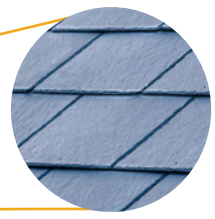
PAINT
PT-4 (EXT. WINDOWS/DOORS)
SW - ROYCROFT BRONZE GREEN

CONCRETE FOUNDATION
EXISTING

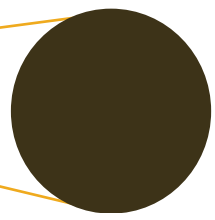
C & NWRY - HUBBARD WOODS

WARMING SHELTER

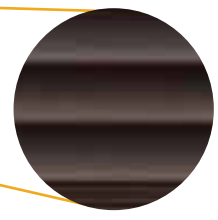




SLATE SHINGLES
TO MATCH EXISTING



MISC. SHEET METAL
PREFINISHED PTD METAL - DARK BRONZE



STOREFRONT
ANODIZED DARK BRONZE



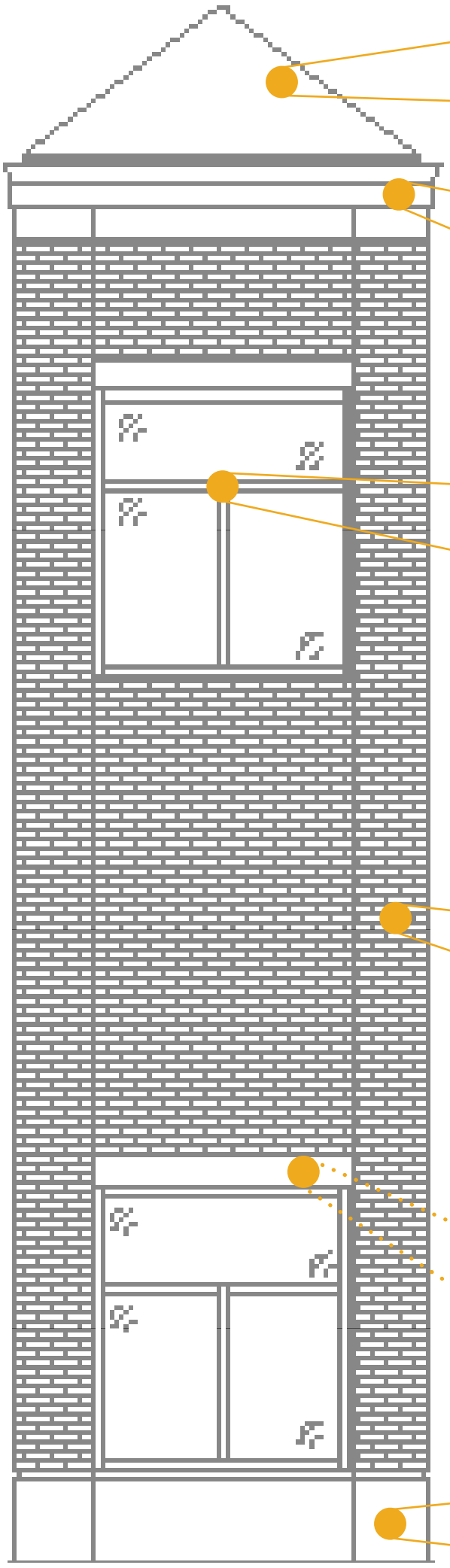
FACE BRICK VENEER
BR-1
GLEN-GARY ABERDEEN MODULAR

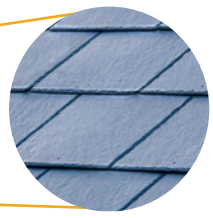


CAST STONE / PRECAST
CS-1
ACS MIX # 1569

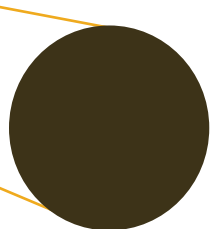
EXTERIOR MATERIALS & FINISHES

ELEVATOR TOWERS

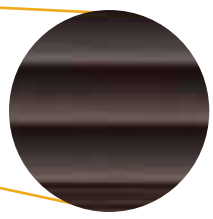




SLATE SHINGLES
TO MATCH EXISTING



MISC. SHEET METAL
PREFINISHED PTD METAL - DARK BRONZE



STOREFRONT
ANODIZED DARK BRONZE

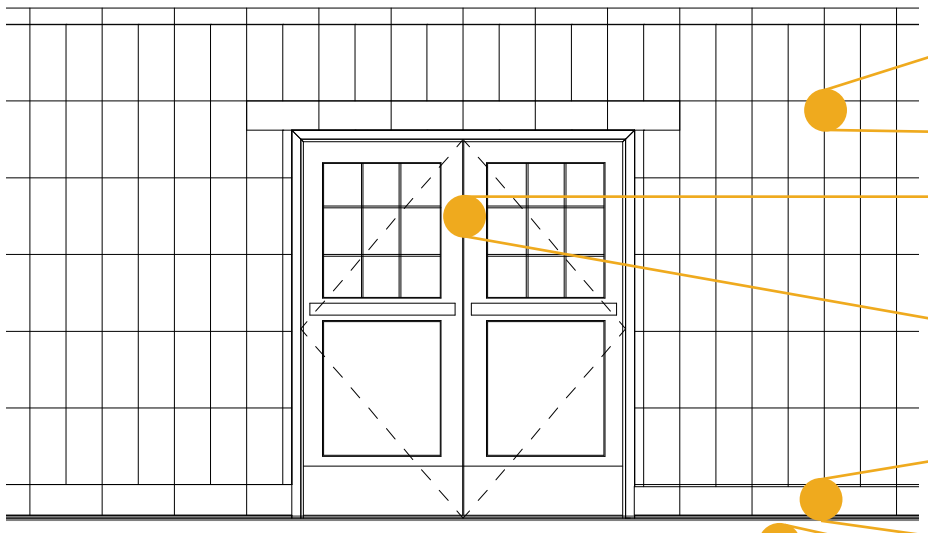


FACE BRICK VENEER
BR-1
GLEN-GARY ABERDEEN MODULAR

CAST STONE / PRECAST
CS-1
ACS MIX # 1569

INTERIOR MATERIALS & FINISHES

DEPOT WAITING ROOM



PAINT
PT-2 (TYPICAL CEILING PAINT)
SW - CEILING WHITE

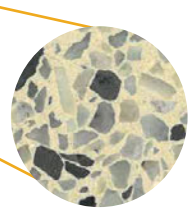
PAINT
PT-1 (TYPICAL WALL PAINT)
SW - AESTHETIC WHITE

TERRACOTTA
TC-1
EXISTING OR CUSTOM TO MATCH
EXISTING FOR REPLACEMENT

PAINT
PT-3 (INT. WINDOWS/DOORS)
SW- ROYCROFT MIST GRAY

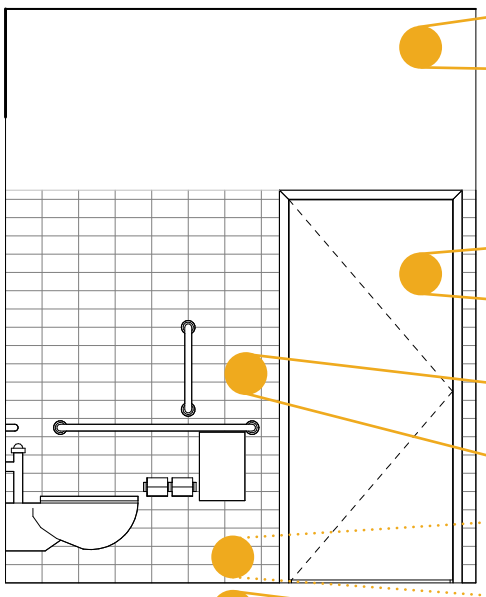


TERRACOTTA BASE
TCB-1
CUSTOM TO MATCH EXISTING



TERRAZO
TZ-1
CUSTOM BLEND

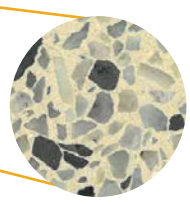
DEPOT TYPICAL TOILET ROOM



PAINT
PT-1 (TYPICAL WALL PAINT)
SW - AESTHETIC WHITE

PAINT
PT-3 (INT. WINDOWS/DOORS)
SW- ROYCROFT MIST GRAY

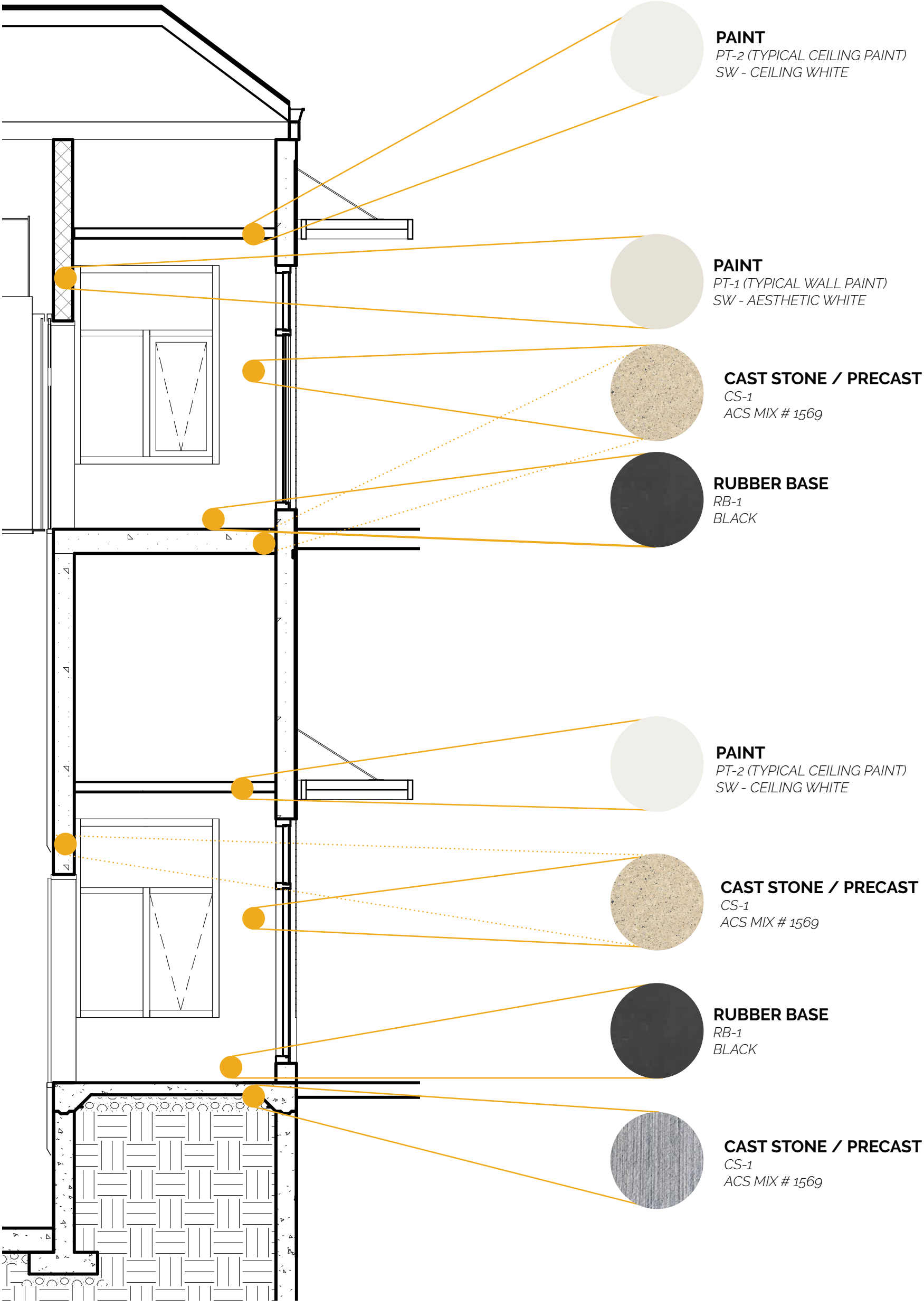
CERAMIC TILE
CT-1 / CTB-1
DALTILE - URBAN PUTTY



TERRAZO
TZ-1
CUSTOM BLEND

INTERIOR MATERIALS & FINISHES

ELEVATOR TOWER



PAINT
PT-2 (TYPICAL CEILING PAINT)
SW - CEILING WHITE

PAINT
PT-1 (TYPICAL WALL PAINT)
SW - AESTHETIC WHITE

CAST STONE / PRECAST
CS-1
ACS MIX # 1569

RUBBER BASE
RB-1
BLACK

PAINT
PT-2 (TYPICAL CEILING PAINT)
SW - CEILING WHITE

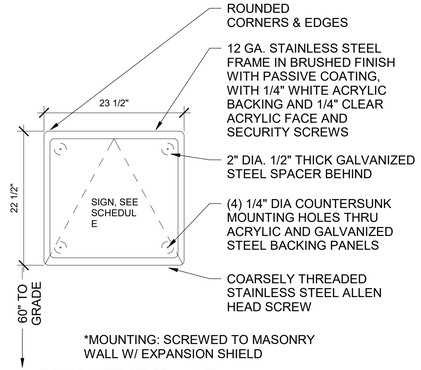
CAST STONE / PRECAST
CS-1
ACS MIX # 1569

RUBBER BASE
RB-1
BLACK

CAST STONE / PRECAST
CS-1
ACS MIX # 1569

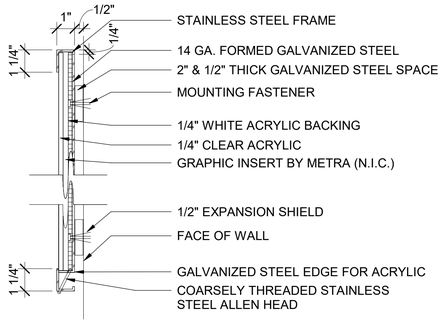
Village of Winnetka – Certificate of Appropriateness Application

Renovation of Hubbard Woods Station Signage



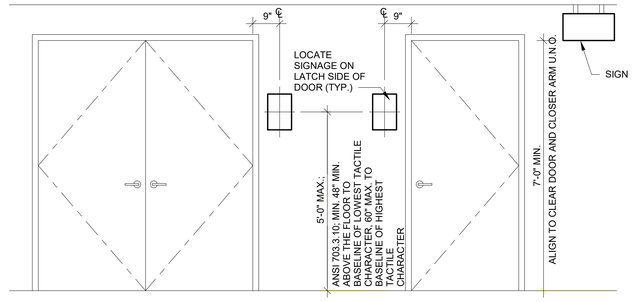
SIGN TYPE - 3D FLUSH MOUNTED SIGN

1 N.T.S.



SECTION OF SIGN

2 N.T.S.



SIGNAGE MOUNTING DETAILS

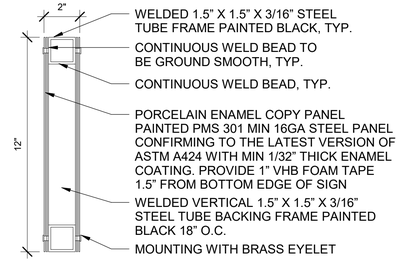
3 N.T.S.

ANSI A117.1 2003 703.3.11;
WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONG SIDE THE DOOR AT THE LATCH SIDE.
WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF.
WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAVES, THE SIGN SHALL BE TO THE RIGHT OF THE RIGHT-HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF A SINGLE DOOR, OR TO THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE ON THE NEAREST ADJACENT WALL.
SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR AREA 18"x18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45-DEGREE OPEN POSITION.

ANSI A117.1 2003 SIGNAGE NOTES:
1. VISUAL CHARACTER HEIGHT FOR ALL SIGNAGE SHALL COMPLY WITH SECTION 703.2.4.

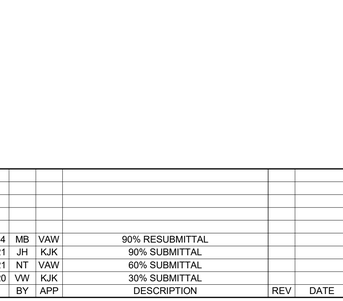
2. ALL SIGNAGE SHALL BE NON-GLARE FINISH WITH CONTRASTING COLOR BETWEEN TEXT/IMAGERY AND BACKGROUND PER SECTION 703.3.12.

3. ALL ROOM AND SPACE SIGNAGE SHALL INCLUDE TACTILE CHARACTERS PER SECTION 703.3 AND BRAILLE CONFORMING TO SECTION 703.4



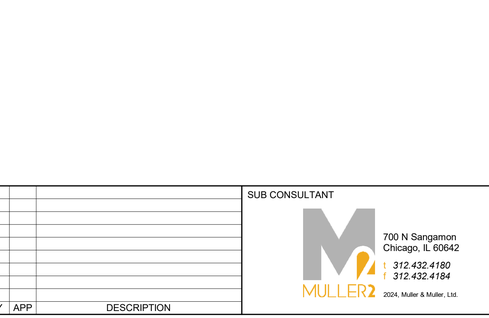
SIGN TYPE 2A MOUNTING DETAILS

4 N.T.S.



SIGN TYPE 4 & MOUNTING METRA MANUAL

5 N.T.S.



SIGN TYPE 7 & MOUNTING METRA MANUAL

6 N.T.S.

SIGNAGE SCHEDULE

SIGN NO:	# OF SIDES	SIGN MESSAGE	QTY.	SIZE	INSTALLATION	COMMENTS
1B	1	METRA HUBBARD WOODS	2	135" W X 15" H	ROOF MOUNTED	
1D	1	PLATFORM 2 FROM CHICAGO	2	26" W X 12" H	POST MOUNTED/ SURFACE MOUNTED	
1Da	1	HUBBARD WOODS TO CHICAGO	2	9" W X 4.5" H	SURFACE MOUNTED	
2A-2	2	METRA HUBBARD WOODS < TO CHICAGO	4	72" W X 12" H	POST MOUNTED	
2A-3	2	METRA HUBBARD WOODS > FROM CHICAGO	4	72" W X 12" H	POST MOUNTED	
3-B	1	GRAPHICS BY METRA	1	51" W X 48" H	POST/ SURFACE MOUNTED	BY METRA
3-D	1	GRAPHICS BY METRA	1	22.5" W X 23.5" H	POST/ SURFACE MOUNTED	BY METRA
4.6	1	TO TRAINS	1	18" W X 36" H	POST MOUNTED	
4.6A	1	TO TRAINS (DIRECTIONAL)	1	18" W X 36" H	POST MOUNTED	
4.16	1	ACCESSIBLE BOARDING	1	18" W X 36" H	POST MOUNTED	
5.5	1	FROM CHICAGO	1	18" W X 24" H	POST MOUNTED	
5.6	1	TO CHICAGO	1	18" W X 24" H	POST MOUNTED	
5.17	1	TICKETS	1	18" W X 24" H	SURFACE MOUNTED	
6.3	1	RESTROOM	2	24" W X 18" H	SURFACE MOUNTED	
6.4	1	EMPLOYEES ONLY	5	9" W X 12" H	SURFACE MOUNTED	
6.5	1	NO SMOKING	2	9" W X 12" H	SURFACE MOUNTED	
6.10	1	NO LOITERING	1	9" W X 12" H	SURFACE MOUNTED	
7.3	1	KISS N' RIDE	3	18" W X 36" H	POST MOUNTED	
7.5	1	NO PARKING	2	12" W X 18" H	POST MOUNTED	
7.6	1	RAILROAD EMPLOYEE PARKING ONLY	1	24" W X 18" H	POST MOUNTED	
7.9	1	EXIT TO STREETS	2	12" W X 18" H	POST MOUNTED	
8B	1	NO SMOKING	2	5" W X 7" H	SURFACE MOUNTED	
10A	1	DANGER DO NOT CROSS TRACKS	4	28" W X 27" H	SURFACE MOUNTED	
10B	1	DANGER STAY BEHIND YELLOW LINE	8	60" W X 9" H	SURFACE MOUNTED	
F1	1	NO FIREARMS PURSUANT TO 430 ILCS 66/65	4	6" W X 4" H	SURFACE MOUNTED	
M-6	1	WAITING ROOM HOURS	1	9" W X 4.5" H	SURFACE MOUNTED	

PRINTED ON: 7/12/2024 5:39:28 PM

REV	DATE	BY	APP	DESCRIPTION
4	07/15/2024	MB	VAW	90% RESUBMITTAL
3	12-14-2021	JH	KJK	90% SUBMITTAL
2	08-06-2021	NT	VAW	60% SUBMITTAL
1	07-17-2020	VW	KJK	30% SUBMITTAL

SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
2024, Muller & Muller, Ltd.

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

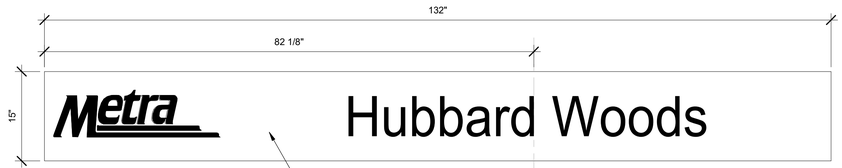
DESIGNED:	V.WIEGAND
DRAWN:	V.WIEGAND
CHECKED:	K.KORAB
METRA PM:	R. BASARIRAD
DATE:	07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

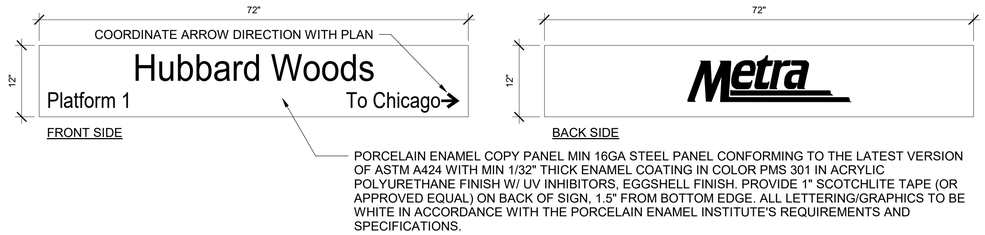
LOCATION NAME:
HUBBARD WOODS STATION

TITLE:
SIGNAGE DETAILS

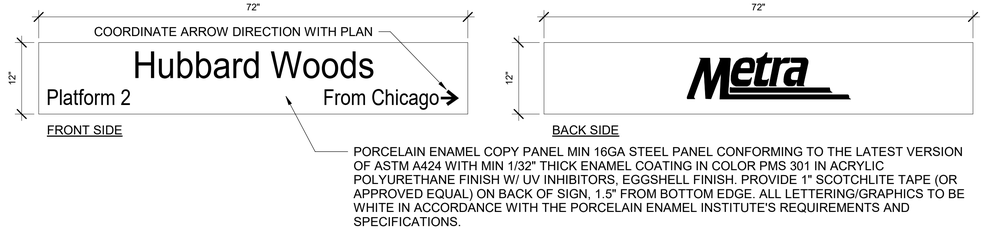
CAD FILE NUMBER:	UP-N17.70_ A-800.dgn
SCALE:	AS INDICATED
DISTRICT:	UP-N
PROJECT NO:	JP5194
SHEET NO.	A-800
MILE POST NO.	UP-N17.70



1 SIGN TYPE 1B
N.T.S.



3 SIGN TYPE 2A-2
N.T.S.



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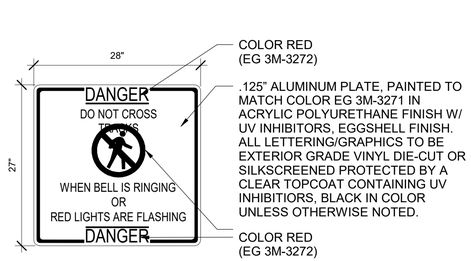
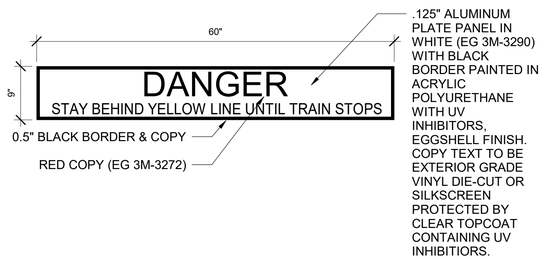
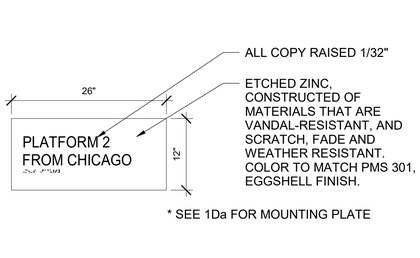


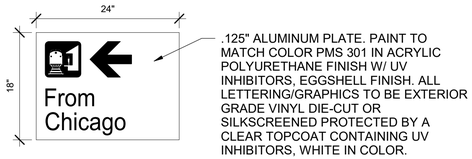
7 SIGN TYPE 10A
N.T.S.



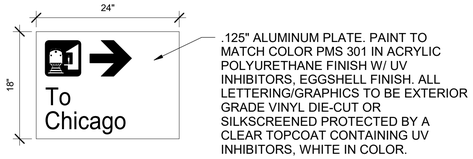
8 SIGN TYPE 10B
N.T.S.



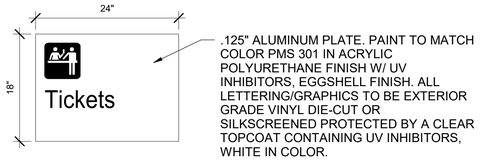
9 SIGN TYPE 1D
N.T.S.



2 SIGN TYPE 5.5
N.T.S.



4 SIGN TYPE 5.6
N.T.S.



6 SIGN TYPE 5.17
1" = 1'-0"

SIGNAGE NOTES

1. ALL SIGNS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER METRA STATION SIGN PROGRAM SPECIFICATIONS, LATEST EDITION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SIGNS FOR METRA'S REVIEW PRIOR TO FABRICATION AND PER THE REQUIREMENTS IN THE PROJECT SPECIFICATIONS AND METRA SIGN PROGRAM SPECIFICATIONS.
3. CONTRACTOR TO SCHEDULE PRE-INSTALLATION MEETING IN THE FIELD FOR METRA'S APPROVAL OF LOCATION AND MOUNTING DETAILS OF SIGNAGE.
4. MOUNTING DETAILS & HEIGHTS ARE PER THE DETAILED OUTLINED IN METRA SIGN PROGRAM SPECIFICATION UNLESS NOTED OTHERWISE ON THE DRAWINGS.
5. ALL SIGNS TO BE SCRATCH AND VANDAL RESISTANT. TAMPER PROOF HARDWARE SHALL BE USED FOR ALL SIGNAGE INSTALLATIONS.
6. ALL SIGN PANEL COLORS TO BE PMS 301, LETTERS AND GRAPHICS TO BE WHITE, U.N.O.
7. SEE SHEET A-801 AND A-802 FOR SIGN PANEL DETAILS.
8. SIGNAGE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL SIGNAGE AND GRAPHICS SCHEDULE WITH A PLAN INDICATING THE LOCATION OF EACH. COORDINATE LOCATION OF SIGNAGE WITH MOUNTING HEIGHT REQUIREMENTS INDICATED ON SHEET A-800.
9. REFERENCE ELEVATIONS FOR INTERIOR SIGN LOCATIONS.
10. REFER TO C-704 FOR PARKING AND VEHICULAR AND SITE SIGNAGE.
11. WHEN A DIMENSION ON A DRAWING IS GIVEN, THE CONSTRUCTION TOLERANCE ALLOWED BY ADA IS +1/4" TO -1/4" OF THE DIMENSION ON THE DRAWING.
12. WHEN A RANGE IS GIVEN FOR A DIMENSION ON A DRAWING, THERE IS NO CONSTRUCTION TOLERANCE ALLOWED BY ADA. THE ITEM MUST BE INSTALLED IN THE RANGE INDICATED.
13. THE EXACT LOCATION OF ALL SIGNAGE WILL BE DETERMINED BY ACTUAL FIELD CONDITIONS. IF CONFLICTS OCCUR WITH THE PLACEMENT OF SIGNAGE SHOWN ON DRAWINGS AND EXISTING STRUCTURES AND APPURTENANCES, THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT BEFORE FINAL INSTALLATION. CONTRACTOR WILL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

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REV	DATE	BY	APP	DESCRIPTION
4	07/15/2024	MB	VAW	90% RESUBMITTAL
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1	07-17-2020	VW	KJK	30% SUBMITTAL

SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
t 312.432.4180
f 312.432.4184
2024, Muller & Muller, Ltd.

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED:	V.WIEGAND
DRAWN:	V.WIEGAND
CHECKED:	K.KORAB
METRA PM:	R. BASARIRAD
DATE:	07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME:
HUBBARD WOODS STATION

TITLE:
SIGNAGE DETAILS

CAD FILE NUMBER:
UP-N17.70_ A-801.dgn

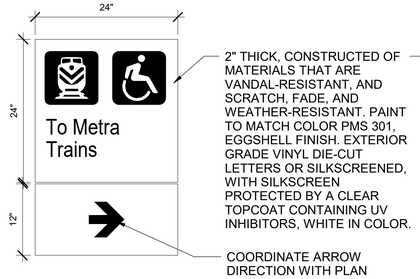
SCALE: AS INDICATED
DISTRICT: UP-N
PROJECT NO: JP5194
SHEET NO. A-801
MILE POST NO. UP-N17.70



2" THICK, CONSTRUCTED OF MATERIALS THAT ARE VANDAL-RESISTANT, AND SCRATCH, FADE, AND WEATHER-RESISTANT. PAINT TO MATCH COLOR PMS 301, EGGSHELL FINISH. EXTERIOR GRADE VINYL DIE-CUT LETTERS OR SILKSCREENED, WITH SILKSCREEN PROTECTED BY A CLEAR TOPCOAT CONTAINING UV INHIBITORS, WHITE IN COLOR.

COORDINATE ARROW DIRECTION WITH PLAN

SIGN TYPE 4.6
METRA MANUAL
1 N.T.S.



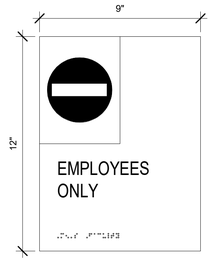
2" THICK, CONSTRUCTED OF MATERIALS THAT ARE VANDAL-RESISTANT, AND SCRATCH, FADE, AND WEATHER-RESISTANT. PAINT TO MATCH COLOR PMS 301, EGGSHELL FINISH. EXTERIOR GRADE VINYL DIE-CUT LETTERS OR SILKSCREENED, WITH SILKSCREEN PROTECTED BY A CLEAR TOPCOAT CONTAINING UV INHIBITORS, WHITE IN COLOR.

COORDINATE ARROW DIRECTION WITH PLAN



SIGN TYPE 4.6A
METRA MANUAL
2 N.T.S.

SIGN TYPE 4.16
METRA MANUAL
3 N.T.S.



SIGN TYPE 6.4
METRA MANUAL
5 N.T.S.

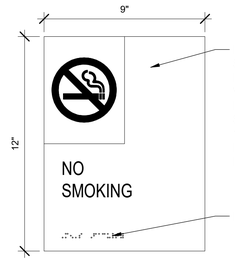
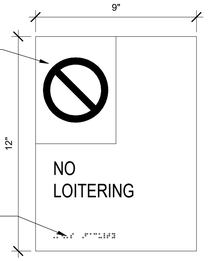


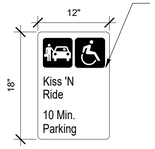
PHOTO POLYMER SIGN MATERIAL MUST BE SCRATCH AND VANDAL-RESISTANT, LETTERS AND SYMBOLS RAISED 1/32". COLOR TO MATCH PMS 301, EGGSHELL FINISH.

BRAILLE GRADE 2

SIGN TYPE 6.5
METRA MANUAL
6 N.T.S.

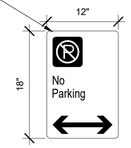


SIGN TYPE 6.10
METRA MANUAL
7 N.T.S.

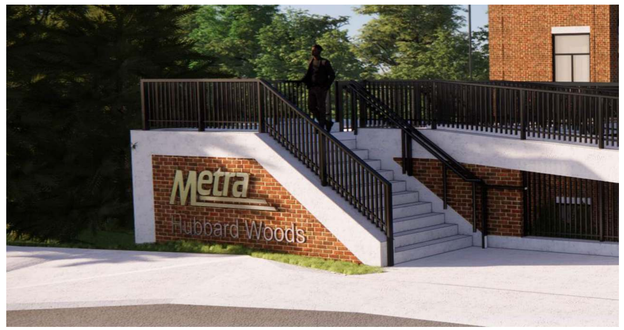


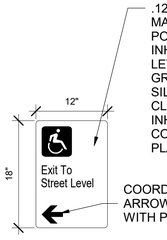
.125" ALUMINUM PLATE, PAINTED TO MATCH COLOR PMS 301 IN ACRYLIC POLYURETHANE FINISH W/ UV INHIBITORS, EGGSHELL FINISH. ALL LETTERING/GRAPHICS TO BE EXTERIOR GRADE VINYL DIE-CUT OR SILKSCREENED PROTECTED BY A CLEAR TOPCOAT CONTAINING UV INHIBITIORS, WHITE IN COLOR COORDINATE ARROW DIRECTION WITH PLAN.

SIGN TYPE 7.3
METRA MANUAL
8 N.T.S.



SIGN TYPE 7.5
METRA MANUAL
9 N.T.S.

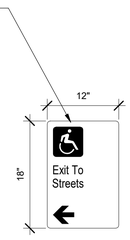




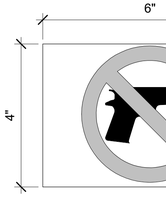
.125" ALUMINUM PLATE, PAINTED TO MATCH COLOR PMS 301 IN ACRYLIC POLYURETHANE FINISH W/ UV INHIBITORS, EGGSHELL FINISH. ALL LETTERING/GRAPHICS TO BE EXTERIOR GRADE VINYL DIE-CUT OR SILKSCREENED PROTECTED BY A CLEAR TOPCOAT CONTAINING UV INHIBITIORS, WHITE IN COLOR COORDINATE ARROW DIRECTION WITH PLAN.

COORDINATE ARROW DIRECTION WITH PLAN

SIGN TYPE 7.6
METRA MANUAL
10 N.T.S.



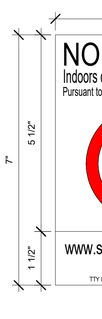
SIGN TYPE 7.9
METRA MANUAL
11 N.T.S.



VINYL WINDOW APPLIED DECAL ON WHITE BACKGROUND WITH BLACK AND RED GRAPHICS

PURSUANT TO 430 ILCS 66/65

SIGN TYPE F-1
METRA MANUAL
12 N.T.S.



RED COPY

BLACK COPY

WHITE BACKGROUND

GREY BACKGROUND

BLACK SYMBOL

RED SYMBOL

DIE CUT VINYL. CAN BE SPECIFIED WITH ADHESIVE ON FACE OR ADHESIVE ON BACK. CAN BE DOUBLE OR SINGLE SIDED.

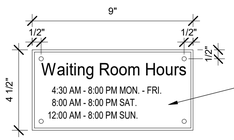
BLACK COPY

RED COPY

BLACK COPY

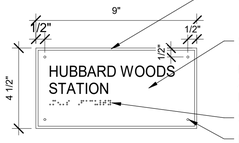
WHITE BACKGROUND

SIGN TYPE 8-B
METRA MANUAL
13 N.T.S.



ETCHED ZINC, CONSTRUCTED OF MATERIALS THAT ARE VANDAL-RESISTANT, AND SCRATCH, FADE AND WEATHER RESISTANT. COLOR TO MATCH PMS 301, EGGSHELL FINISH. COPY AND BORDER WHITE IN COLOR.

SIGN TYPE M-6
METRA MANUAL
14 N.T.S.

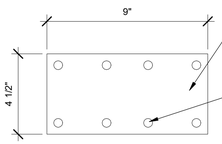


1/8" THICK RAISED BORDER (METAL-ETCHED PROCESS)

SIGN PANEL TO BE 1/8" THICK VANDAL-RESISTANT, SCRATCH, FADE AND WEATHER RESISTANT, ZINC MATERIAL. COLOR TO MATCH PMS 301, EGGSHELL FINISH.

STATION NAME IN GRADE 2 BRAILLE

PRE DRILLED AND TAPPED HOLES TO RECIEVE COUNTERSUNK TAMPER PROOF SCREW (PROVIDED BY VENDOR)

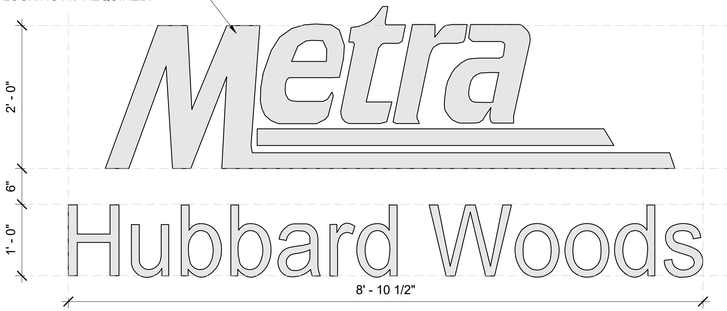


1/4" THICK BLACK ANODIZED FINISH ALUMINUM PLATE RIVETED TO COLUMN WITH COUNTERSUNK RIVETS

PRE-DRILLED AND THREADED HOLES TO RECEIVE TAMPER PROOF COUNTERSUNK SCREWS ([PROVIDED BY VENDOR)

SIGN TYPE 1Da &
MOUNTING METRA
MANUAL
15 N.T.S.

.125" PTD ALUMINUM FACE FABRICATED (BOX) LETTERS, 3" DEEP W/2" STANDOFFS MOUNTED TO BRICK OVER PRECAST PANEL. PROVIDE BLOCKING AS REQUIRED.



ALUMINUM LETTERS
16 N.T.S.

REV	DATE	BY	APP	DESCRIPTION
4	07/15/2024	MB	VAW	90% RESUBMITTAL
3	12-14-2021	JH	KJK	90% SUBMITTAL
2	08-06-2021	NT	VAW	60% SUBMITTAL
1	07-17-2020	VW	KJK	30% SUBMITTAL

PRINTED ON: 7/12/2024 5:39:30 PM

SUB CONSULTANT
MULLER2
700 N Sangamon
Chicago, IL 60642
312.432.4180
312.432.4184
2024, Muller & Muller, Ltd.

PRIMARY CONSULTANT SEAL/ SIGNATURE

PRIMARY CONSULTANT:
TYLin
200 S. WACKER DR. SUITE 1400
CHICAGO, IL 60606
TEL: 312-777-2900

DESIGNED:	V.WIEGAND
DRAWN:	V.WIEGAND
CHECKED:	K.KORAB
METRA PM:	R. BASARIRAD
DATE:	07-15-2024

Metra
ENGINEERING DEPARTMENT
547 W. JACKSON BOULEVARD
CHICAGO, ILLINOIS 60661

LOCATION NAME:
HUBBARD WOODS STATION

TITLE:
SIGNAGE DETAILS

CAD FILE NUMBER: UP-N17.70_ A-802.dgn
SCALE: AS INDICATED
DISTRICT: UP-N
PROJECT NO: JP5194
SHEET NO. A-802
MILE POST NO. UP-N17.70

2. Screening

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

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

VIII. Materials

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

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

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

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

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

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

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional.

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



Figure 45

6. Decorative Street Lights: A selected Village lighting fixture should be consistent among each Village Business District, Multiple Family Residential and Institutional areas, and along the Green Bay Road Corridor. The fixture selected for these areas (See Appendix D and Figure 51f), shall also be used on major arterial streets within the Village to achieve a consistent Village-wide appearance. New development should provide street lighting that conforms to a Village street lighting plan on public rights of way or parkways that border the property.



Standard Decorative Pedestrian Street Light and Pole Combination
Figure 51f

Lighting in the districts should be spaced equally at an appropriate distance to achieve desired light illumination levels set by a qualified lighting engineer. The current Village light fixture with the "Evanston" luminaire and decorative cast metal pole combination should be used. Mounting heights will vary in districts depending on final spacing and desired illuminant levels.. Pole mounting heights should generally be 12-14' tall. A color-corrected high-pressure sodium cut off horizontal luminaire system is specified. Sodium vapor and halogen lights are prohibited.

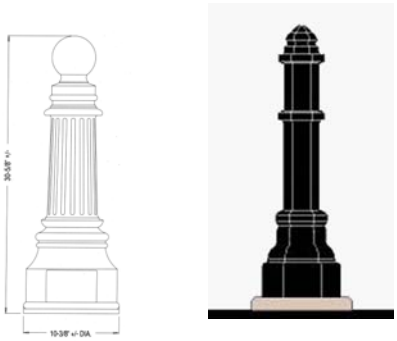
Lighting should enhance pedestrian areas with minimal glare onto adjacent properties/residential areas. Lighting should extend from the street into public, semi-public, and select private open space, vehicular use areas and publicly accessible alleys.

7. Bicycle Racks: Bicycle racks should be located in high bicycle traffic areas along pedestrian and vehicular zones. Racks should be sited so as to not impede on the pedestrian free zone or seating/gathering areas. Surface and structural parking lots should allocate spaces for bicycle parking. Publicly accessible open spaces should provide bicycle racks using the same or coordinating model style. (See Figure 51g)



Typical Bike Rack Figure 51g

8.Bollards: Decorative metal non-lit bollards should be incorporated at key locations to create a separation for safety between pedestrians and streets or driveways. (See Figure 51h)



Bollard design shall substantially conform with base of standard decorative street light
Figure 51h

9. Trash/Equipment Screening: For all new developments and loading areas, dumpsters and outdoor utility equipment should be consolidated as much as possible and thoroughly screened with year round solid screening. (See Figures 77a&b for more information).

10. Decorative Fencing: Decorative metal and/or wood fencing should be used where appropriate to enhance and define open spaces, landscaped areas and building entrances. (See Figure 51i) Such fencing should not be more than four feet in height. Solid fencing should be avoided unless used for screening of service areas. Chain link fences are prohibited. Decorative metal fencing, using the Village standard, is encouraged along all public street frontages to obscure the view of surface parking areas.



Standard decorative metal fencing
Figure 51i

11. Newspaper Corrals: Decorative newspaper corrals should be installed only at Metra stations to consolidate newspaper boxes and eliminate clutter. (See Figure 51j)



Example of a newspaper corral screen
Figure 51j

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: APRIL 9, 2025

SUBJECT: GRACE PRESBYTERIAN CHURCH OF THE NORTH SHORE
440 RIDGE AVENUE AND 760 CHERRY STREET
CERTIFICATE OF APPROPRIATENESS (AMENDED CASE NO. 24-14-SU)

INTRODUCTION

On April 17, 2025, the Design Review Board (DRB) is scheduled to hold a public hearing on an amended 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 has filed an amended application seeking approval of a Certificate of Appropriateness for the amended design of proposed additions to the existing church and site improvements on the Subject Property.

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;
- 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;
- **Variations** to:
    - Exceed the maximum permitted gross floor area;
    - Exceed the maximum permitted roofed lot coverage;
    - Provide less than the minimum required front yard setback (Ridge Avenue); and
    - Provide less than the minimum required corner yard setback (Cherry Street); 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. Given the extent of the changes to the design of the proposed additions and site improvements, the DRB needs to consider the amended plans.

The Zoning Board of Appeals (ZBA) is scheduled to consider the special use permit specific to the building additions and site improvements, and the variation requests on April 14, 2025. The plans being considered by the ZBA are the same plans being considered by the DRB at its April 17 meeting.

A mail notice was sent to property owners within 250 feet of the Subject Property, in compliance with the Village Code, informing them of the public hearing before the DRB. Staff has received several written comments from the public regarding this application, some of which were previously provided to the DRB during its consideration of the previous design of the proposed improvements. All of the written comments are provided in **Attachment C**. 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**.

PREVOIUS DESIGN REVIEW BOARD MEETINGS

The Design Review Board (DRB) considered previous versions of the Applicant's proposed additions and site improvements at its June 20 and September 19, 2024, meetings. The staff report for the September 19 meeting, as well as the meeting minutes can be found in **Attachment B**. This attachment also includes the June staff report and meeting minutes.

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.

PLAN COMMISSION REVIEW

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 comments at the October 23 Plan Commission meeting, the Applicant made significant changes to its proposed plans in response to previous Commission members' comments (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.

AMENDED PROPOSED PLAN

As noted above, in response to comments at the October Plan Commission meeting, the Applicant has made significant changes to the proposed plans and has provided the attached written explanation describing the revised design and plans (**Attachment A**). The primary changes include the following:

- Elimination of the previously proposed parking lot accessed from Cherry Street;
- Reduction in height and size of proposed south addition;
- Increase in the building setback from the southerly property line;
- Increase in size of proposed north addition.

The reconfiguration of the existing parking lot accessed from Ridge Avenue, which currently accommodates 19 vehicles, would be reduced in size to allow for the proposed south addition and would accommodate 9 vehicles, one of which would be an accessible space. The proposed amended parking plan results in a loss of 10 on-site parking spaces. The Applicant has submitted a traffic and parking analysis prepared by Eriksson Engineering Associates (**Attachment A**). 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.

In terms of the amended plan for the building additions, the majority of the south addition was reduced from two-stories to one-story in height. The proposed accessible entry addition connecting the existing church to the primary south addition would remain two-stories. The size of the amended south addition was reduced by approximately 2,000 square feet of gross floor area (GFA) and 240 square feet of roofed lot coverage (RLC). Whereas, the proposed north addition increased by approximately 890 square feet of GFA and 445 square feet of RLC. In total, the amended plans represent the following changes with respect to the bulk of the proposed improvements as a whole:

- Reduction of 1,350 square feet of GFA;
- Increase of 195 square feet of RLC; and
- Reduction of 3,800 square feet of impermeable lot coverage.

Exterior Building Materials. The overall aesthetic of the proposed additions remains the same as what was previously approved by the DRB. This includes the exterior building materials, exterior light fixtures, and fencing.

Landscaping. Open green space is now proposed where the Cherry Street parking lot was previously proposed. This open space would be enclosed with a 4-foot ornamental metal black fence. Additional landscaping is also proposed along the westerly and southerly property lines to help screen the additions from the neighbors.

Stormwater. Though stormwater is not the purview of the DRB it is worth noting that the Applicant's amended plans include preliminary engineering plans that have been revised to reflect the amended plan. The Village's Director of Engineering has also reviewed the amended preliminary engineering plans for compliance with Engineering Department requirements. The Director of Engineering 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.

At the April 17 meeting, the Applicant will review the amended plans and explain the changes in more detail. The images on the following pages compare some of the plans and design elements previously recommended for approval by the DRB at the September 19 meeting with the current amended plan, which was recommended for approval by the Plan Commission (Figures 1 through 15).

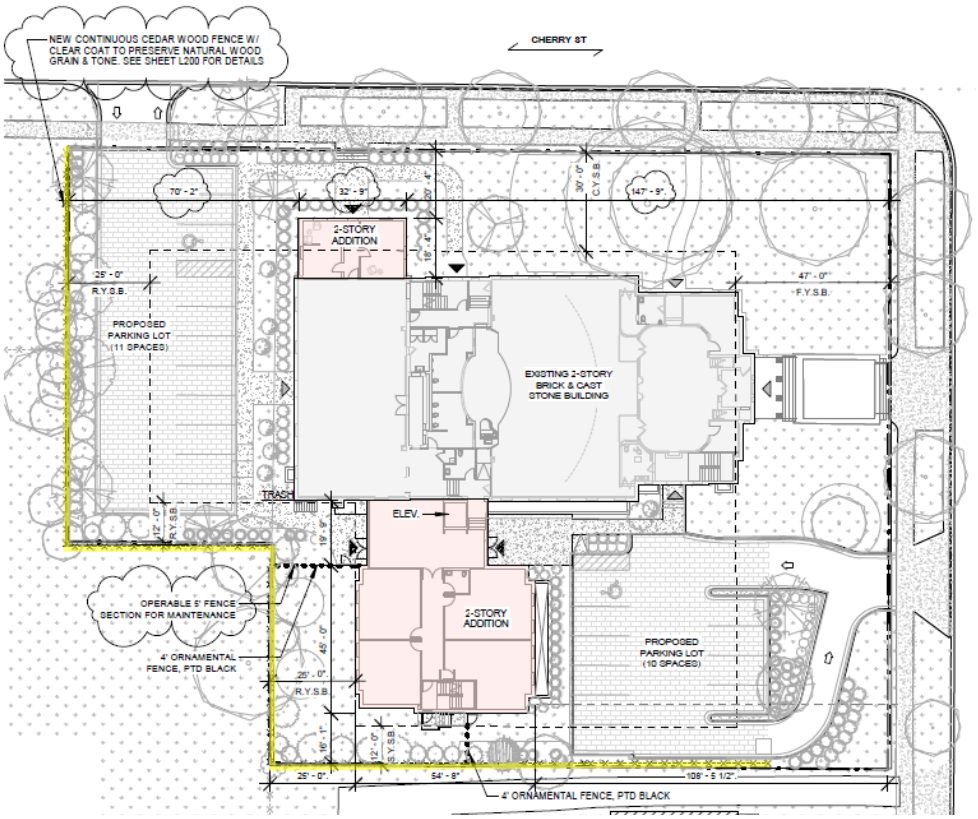


Figure 1 – Proposed Site Plan (September 19 Meeting)

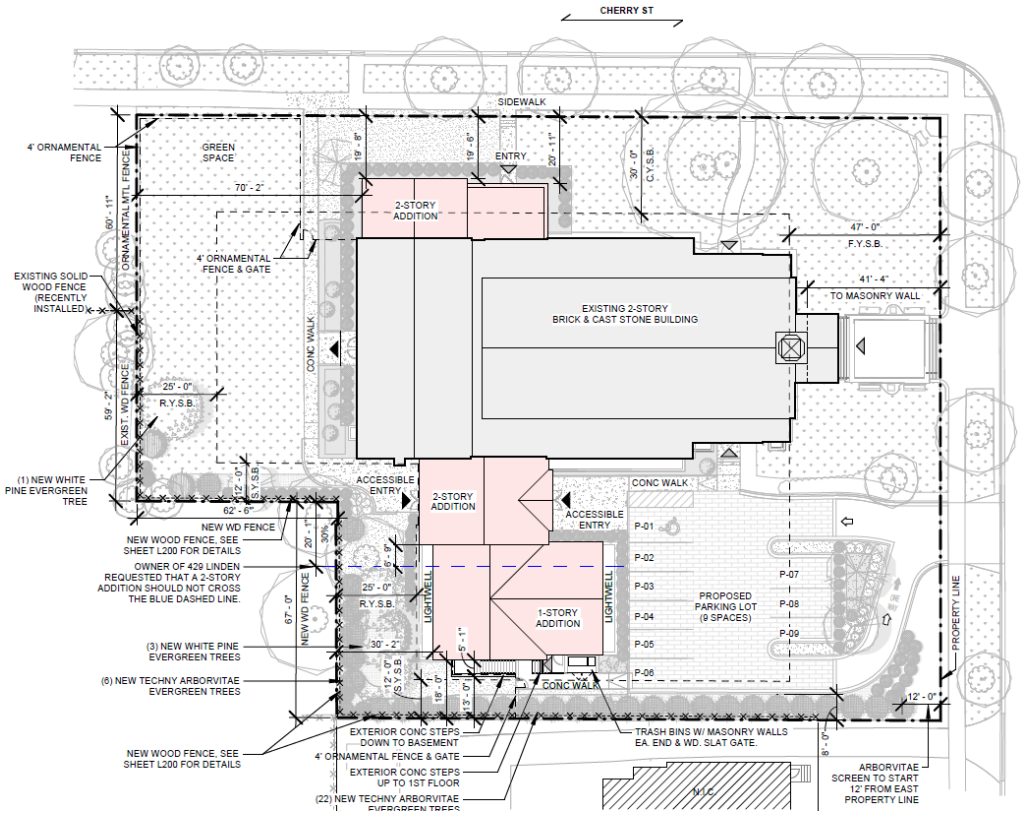


Figure 2 – Amended Site Plan



Figure 3 - Rendering of East Façade (September Meeting)



Figure 4 – Amended Rendering of East Façade



Figure 5 – Entry Façade Recommended for Approval by DRB (September Meeting)

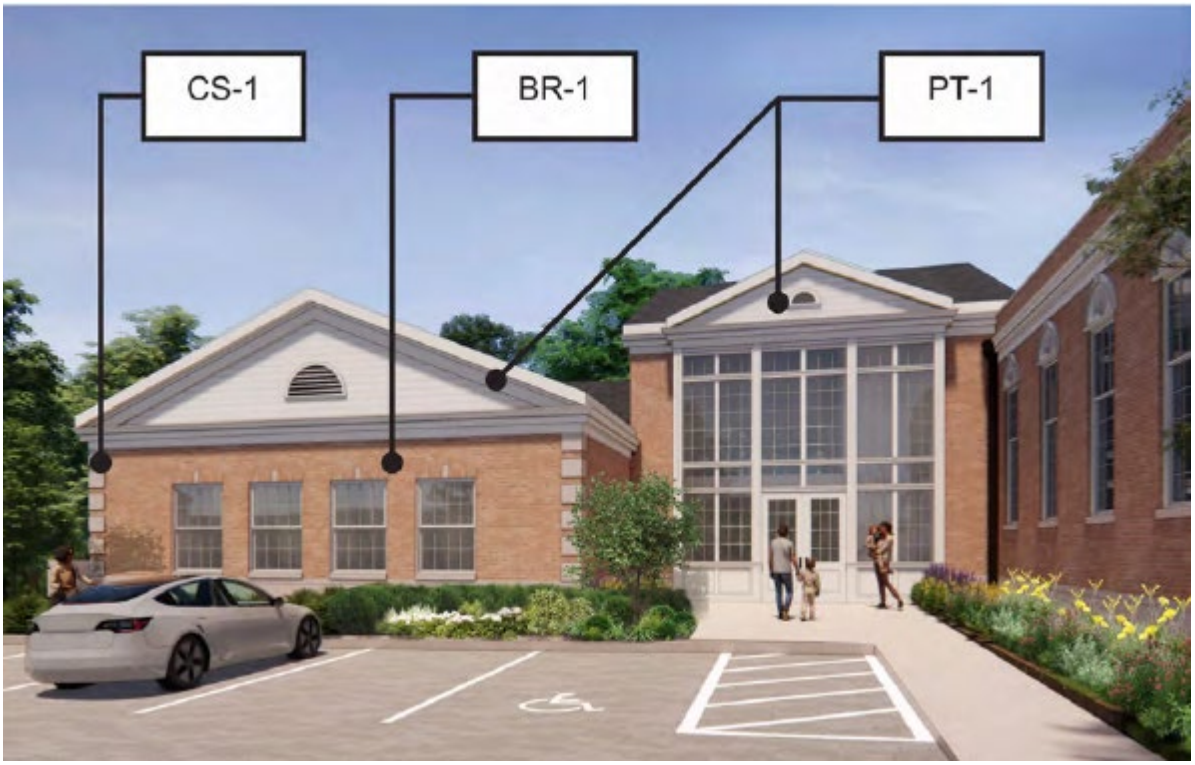


Figure 6 – Amended Entry Façade



Figure 7 – Rendering of North Façade (September Meeting)



Figure 8 – Amended Rendering of North Façade



Figure 9 - Amended Rendering of West Façade & Green Space on Cherry Street

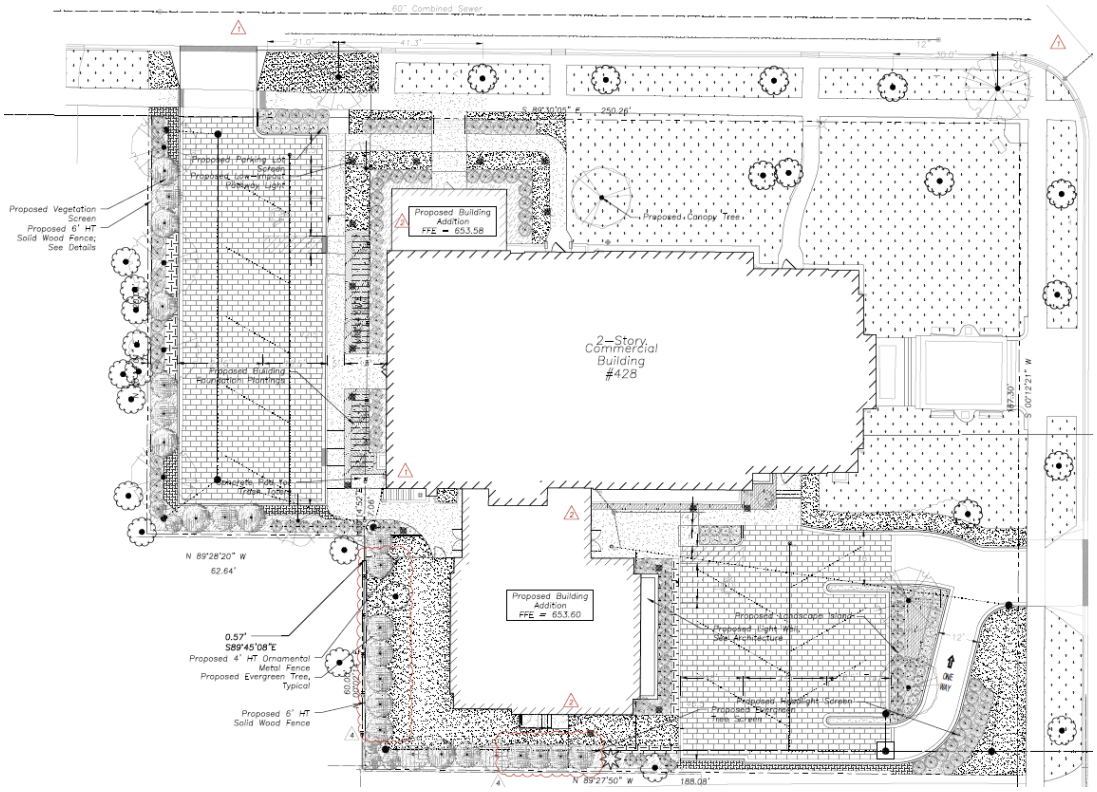


Figure 10 –Landscape Plan (September Meeting)

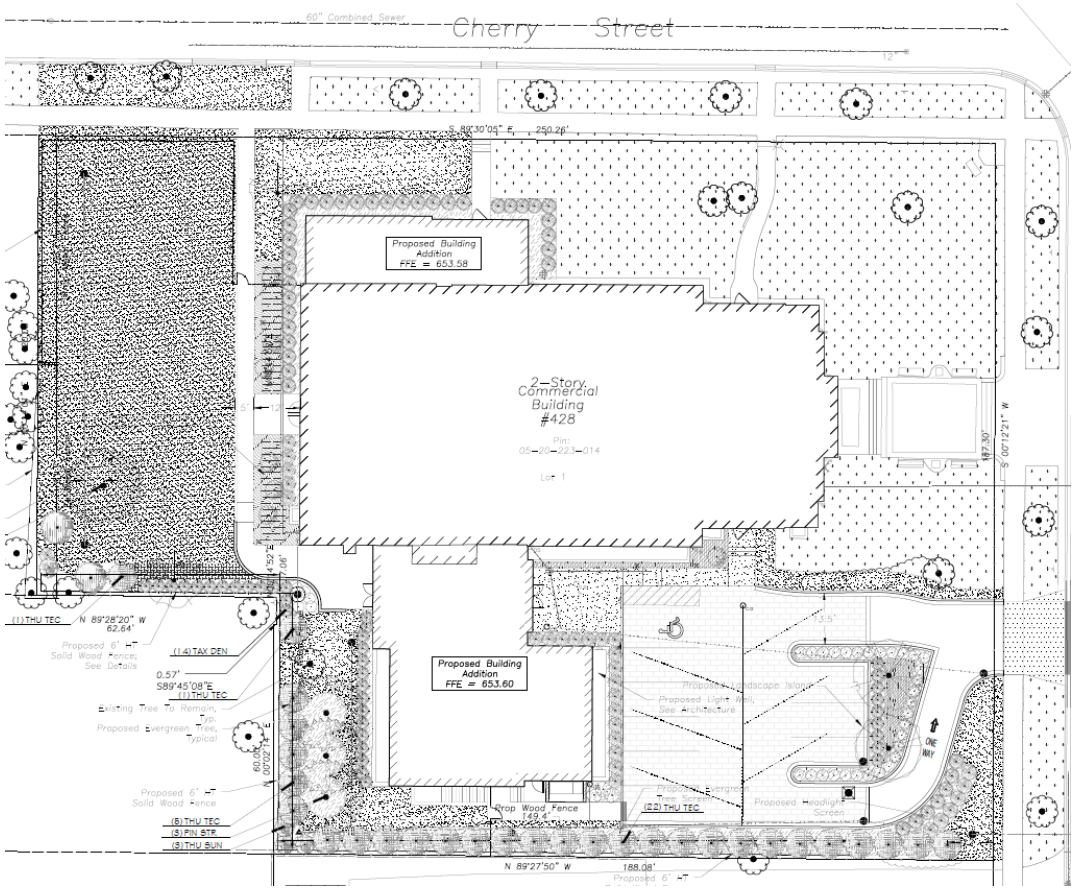


Figure 11 – Amended Landscape Plan



Figure 12 – Southeast Aerial Perspective (September Meeting)



Figure 13 – Amended Southeast Aerial Perspective



Figure 14 –Northwest Aerial Perspective (September Meeting)



Figure 15 – Amended Northwest Aerial Perspective

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

DESIGN GUIDELINES

The June staff report, which is included in **Attachment B**, highlighted aspects of the Village's Design Guidelines relevant to the proposed improvements. Excerpts of the Village Design Guidelines, which apply to institutional buildings, are also included in **Attachment B**.

RECOMMENDATION

At the April 17, 2025, DRB meeting, the Board is scheduled to consider the amended design of the Applicant's proposed additions and site improvements to the Subject Property. After hearing from the Applicant and the public, the Board may decide to take action on one or two options:

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

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

> *Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed additions and site improvements to Grace Presbyterian Church of the North Shore at 440 Ridge Avenue**, subject to the following conditions:*
>
> ***A. [If the Board chooses to place conditions as part of its recommendation of approval, it will want to include the conditions here.]***
>
> *The Board's findings are based on evidence in the record, or a public document, and upon the following findings of fact:*

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

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

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

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

ATTACHMENTS

Attachment A: Application Materials
Attachment B: September 12, 2024, DRB Staff Report and Attachments, and September 19, 2024, DRB Meeting Minutes
Attachment C: Public Correspondence

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 Exiting 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 grater 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

OWNER

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

ARCHITECTURE

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

CIVIL

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



EXHIBIT LIST	
#	SHEET NAME
SP-000	COVER SHEET
SP-001	EXISTING CONDITIONS 440 RIDGE AVE
SP-002	EXISTING CONDITIONS 440 RIDGE AVE
SP-003	EXISTING CONDITIONS 760 CHERRY ST
SP-004	EXISTING CONDITIONS 760 CHERRY ST
SP-005	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

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ARCHITECT'S PROJECT NO. 2309

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WINNETKA, IL 60093

COVER SHEET
03/13/2025
SP-000



VIEW OF EAST FACADE



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE

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ARCHITECT'S PROJECT NO. 2309

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

EXISTING CONDITIONS
440 RIDGE AVE
03/13/2025

SP-001



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.

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ARCHITECT'S PROJECT NO. 2309

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

EXISTING CONDITIONS
440 RIDGE AVE
03/13/2025

SP-002



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



VIEW OF SOUTH & EAST FACADE

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ARCHITECT'S PROJECT NO. **2309**

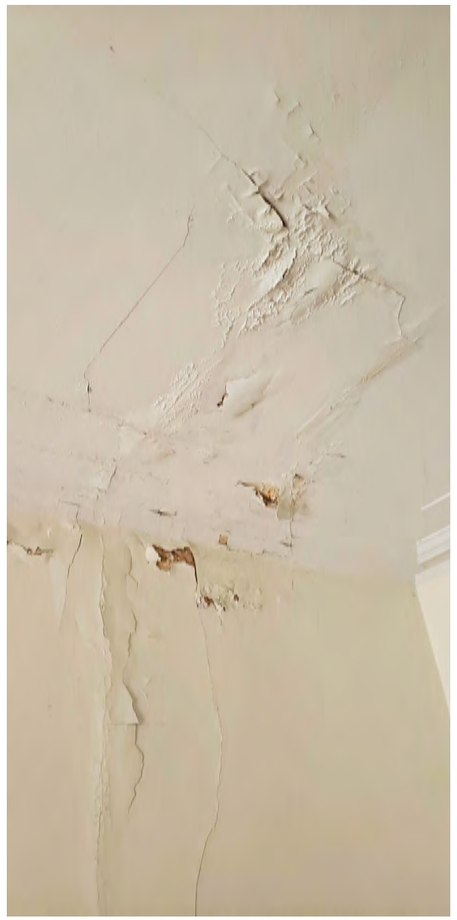
GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

EXISTING CONDITIONS
760 CHERRY ST
03/13/2025

SP-003



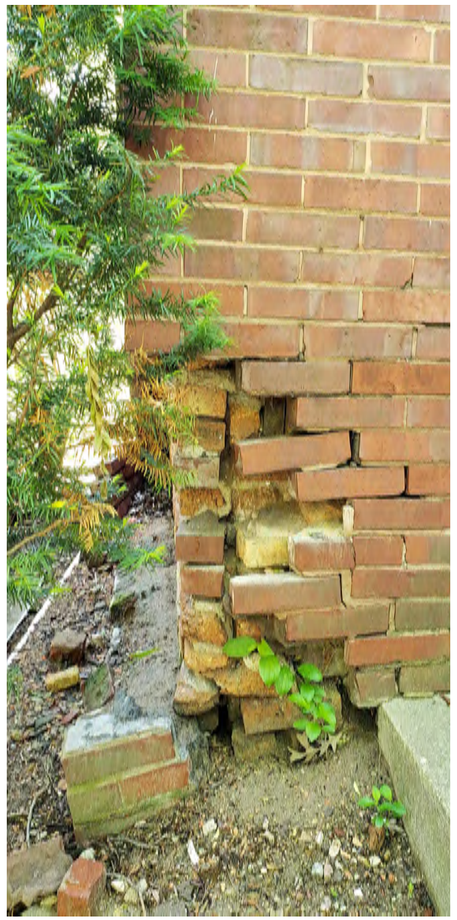
MISSING AND DAMAGED CLAY ROOF TILES



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.

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ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

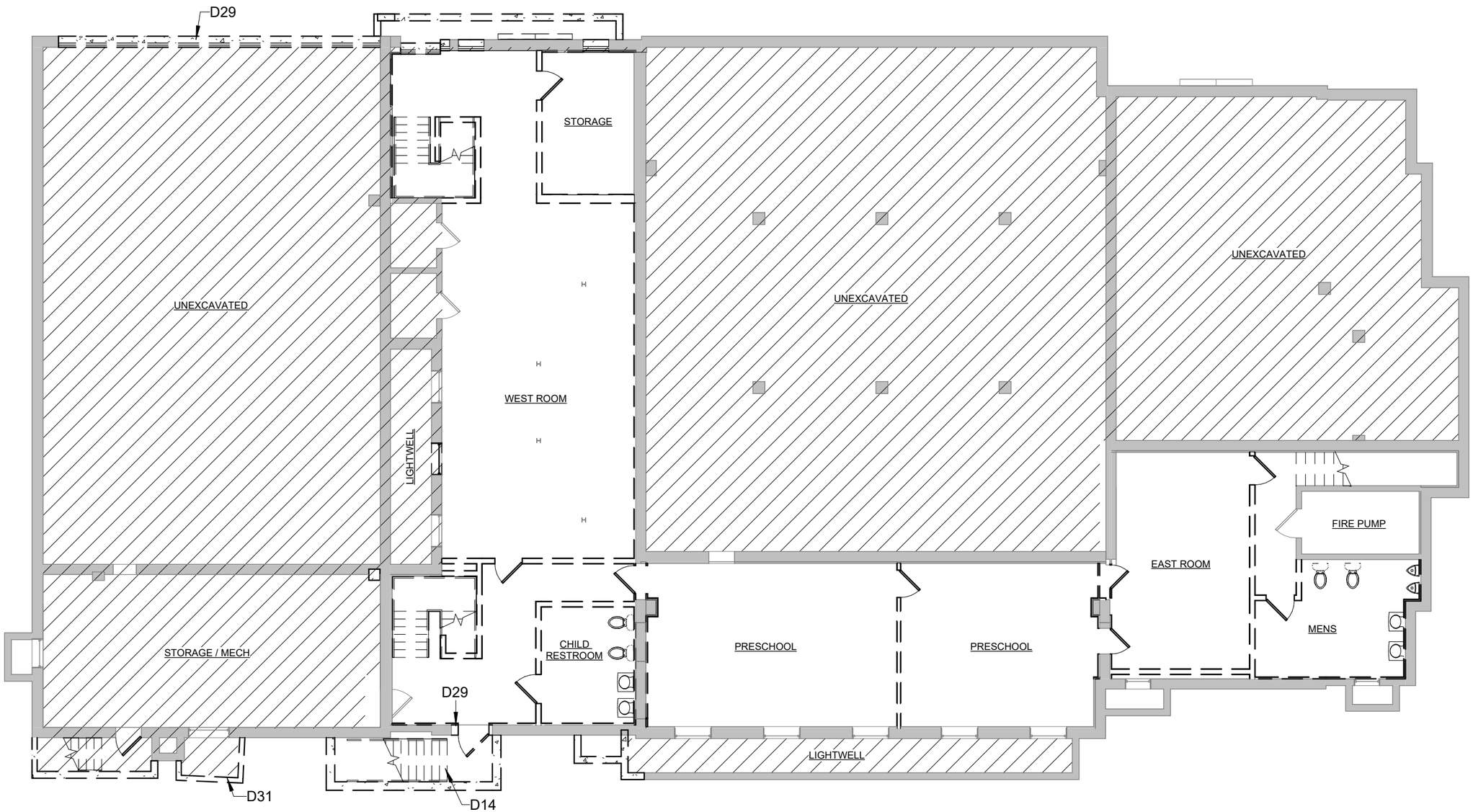
EXISTING CONDITIONS
760 CHERRY ST
03/13/2025
SP-004

DEMOLITION LEGEND

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

KEYNOTE LEGEND

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



1 BASEMENT DEMOLITION PLAN

3/32" = 1'-0"

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ARCHITECT'S PROJECT NO. 2309

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVENUE
WINNETKA, IL 60093

BASEMENT DEMOLITION PLAN

03/13/2025

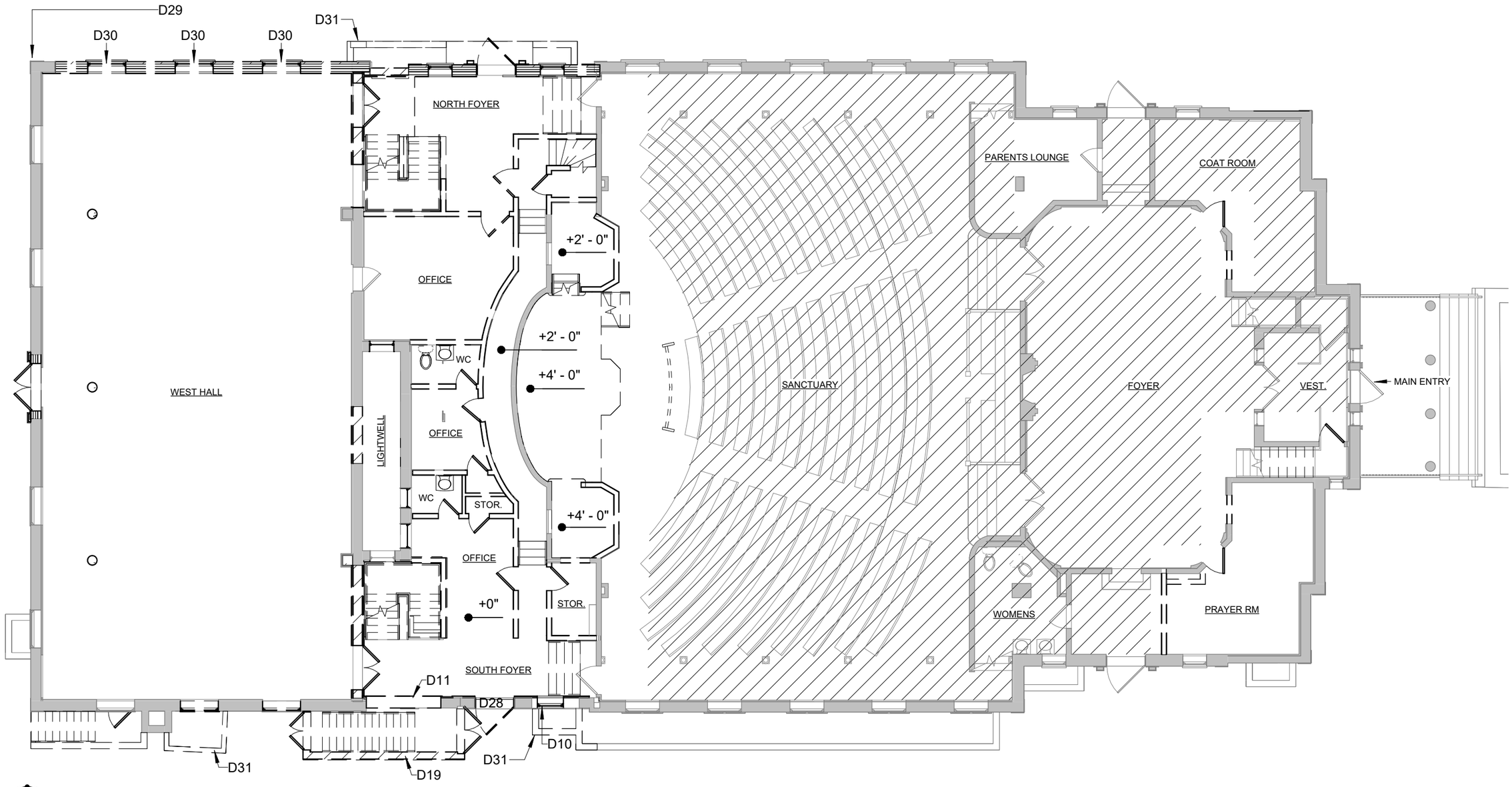
SP-005

DEMOLITION LEGEND

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

KEYNOTE LEGEND

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



1 LEVEL 1 DEMOLITION PLAN

3/32" = 1'-0"

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ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVENUE
WINNETKA, IL 60093

FIRST FLOOR DEMOLITION PLAN

03/13/2025

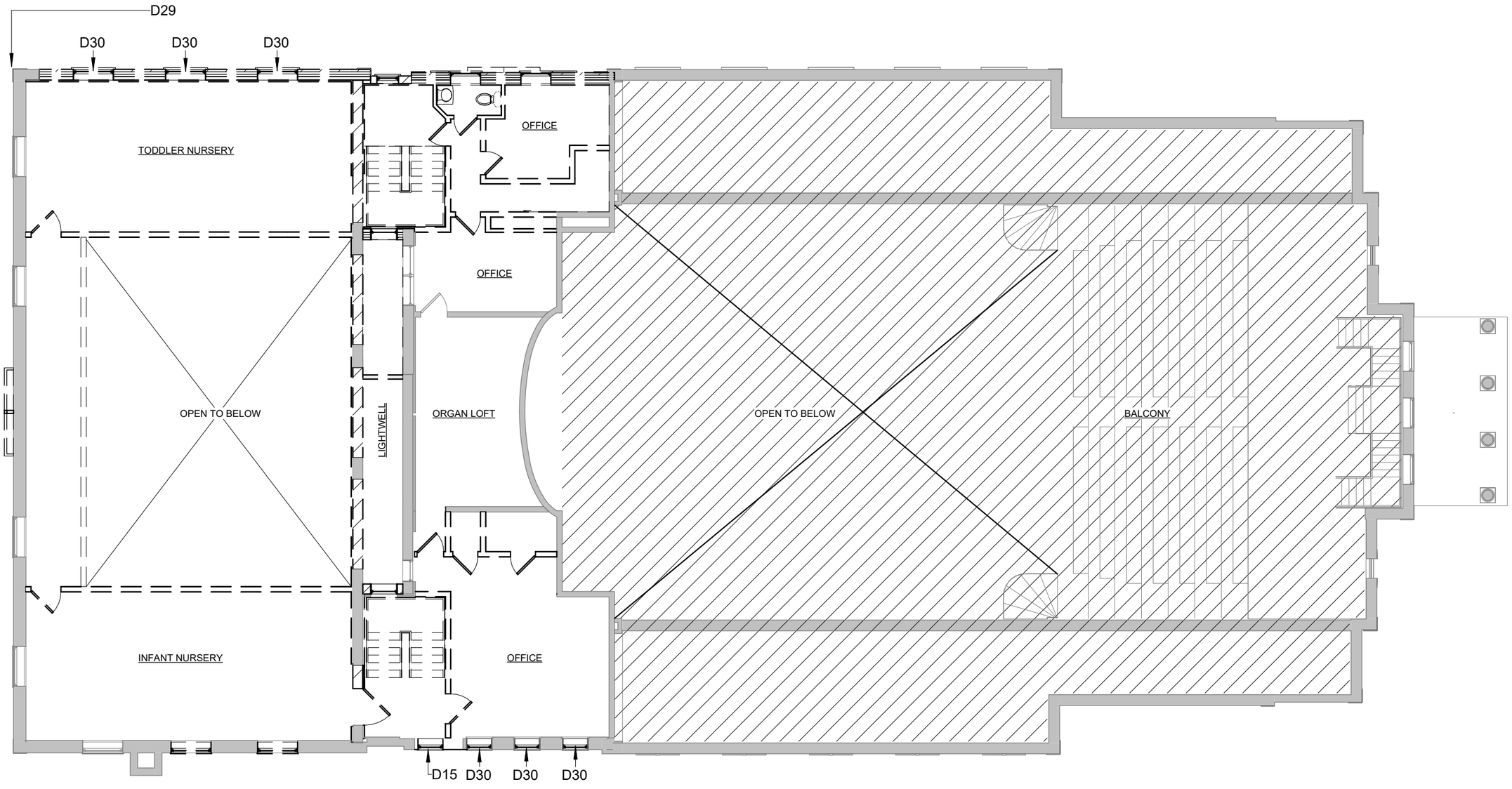
SP-006

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.



1 LEVEL 2 DEMOLITION PLAN

3/32" = 1'-0"

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ARCHITECT'S PROJECT NO. **2309**

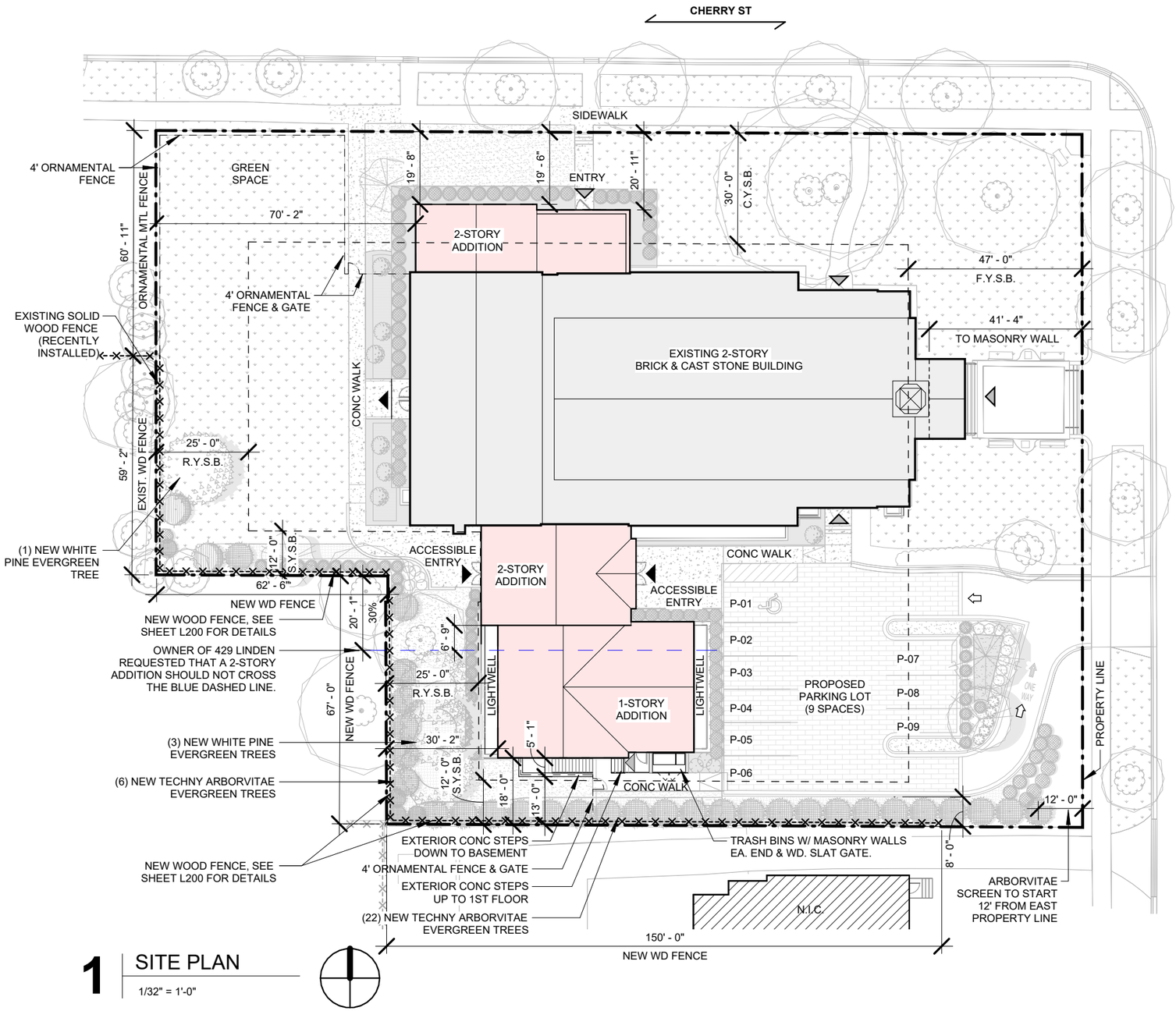
GRACE PRESBYTERIAN CHURCH

440 RIDGE AVENUE
WINNETKA, IL 60093

SECOND FLOOR DEMOLITION PLAN

03/13/2025

SP-007



1 SITE PLAN

1/32" = 1'-0"

RIDGE AVE

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.

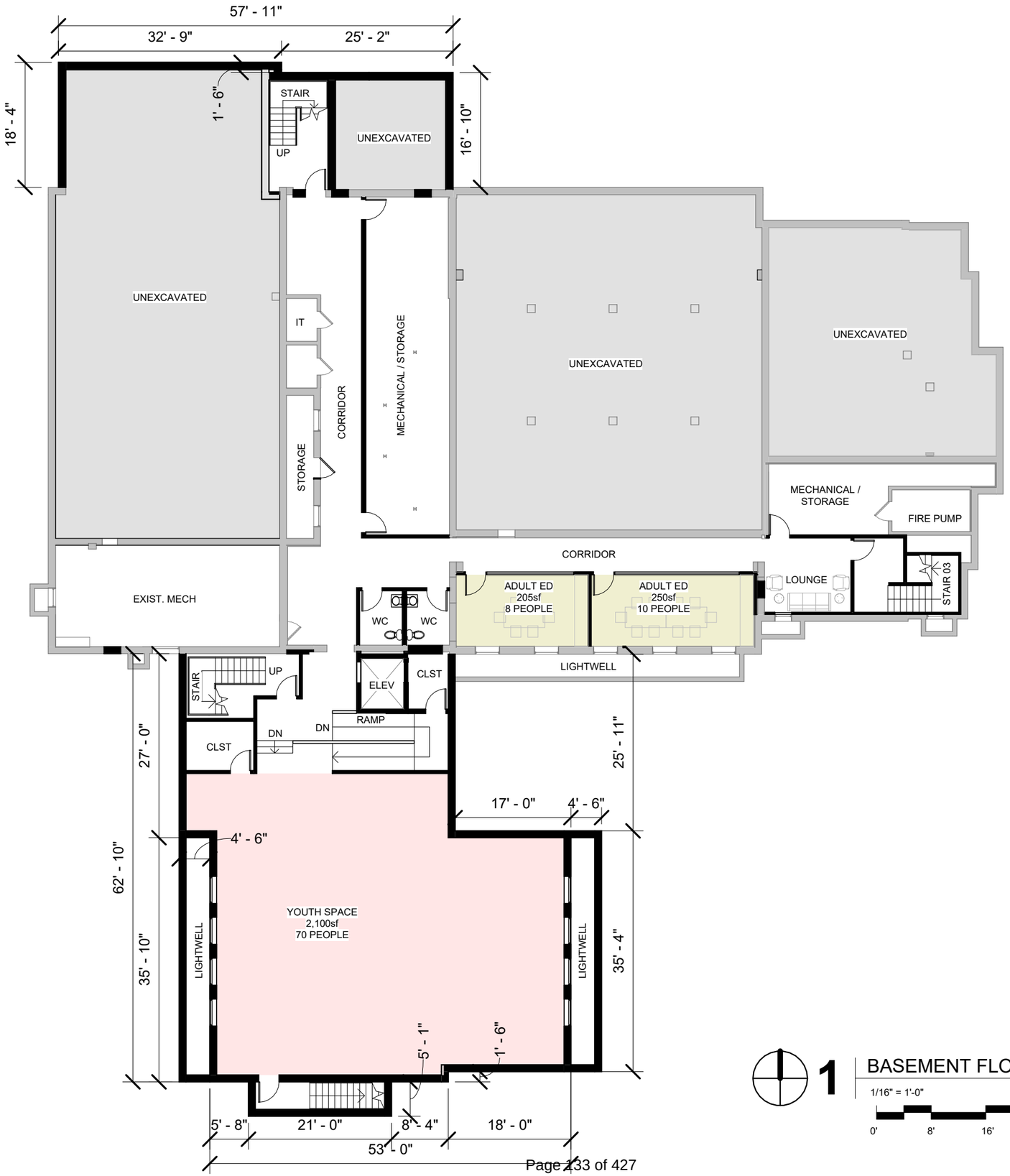
ZONING ANALYIS	ORDINANCE REQ'D	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	10,677 SF (25.0%)	11,831 SF (28.4%)	13,357 SF (31.3%)
TOTAL LOT COVERAGE	21,355 SF (50.0%)	24,479 SF (57.3%)	21,057 SF (49.30%)
GFA	11,638 SF (27.9%)	22,768 SF (53.3%)	25,009 SF (58.6%)
HEIGHT	60'-0"	36'-4" CHURCH 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

Present Future Architects
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292
ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

SITE PLAN & ANALYSIS
03/13/2025
SP-008



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'

Present Future Architects

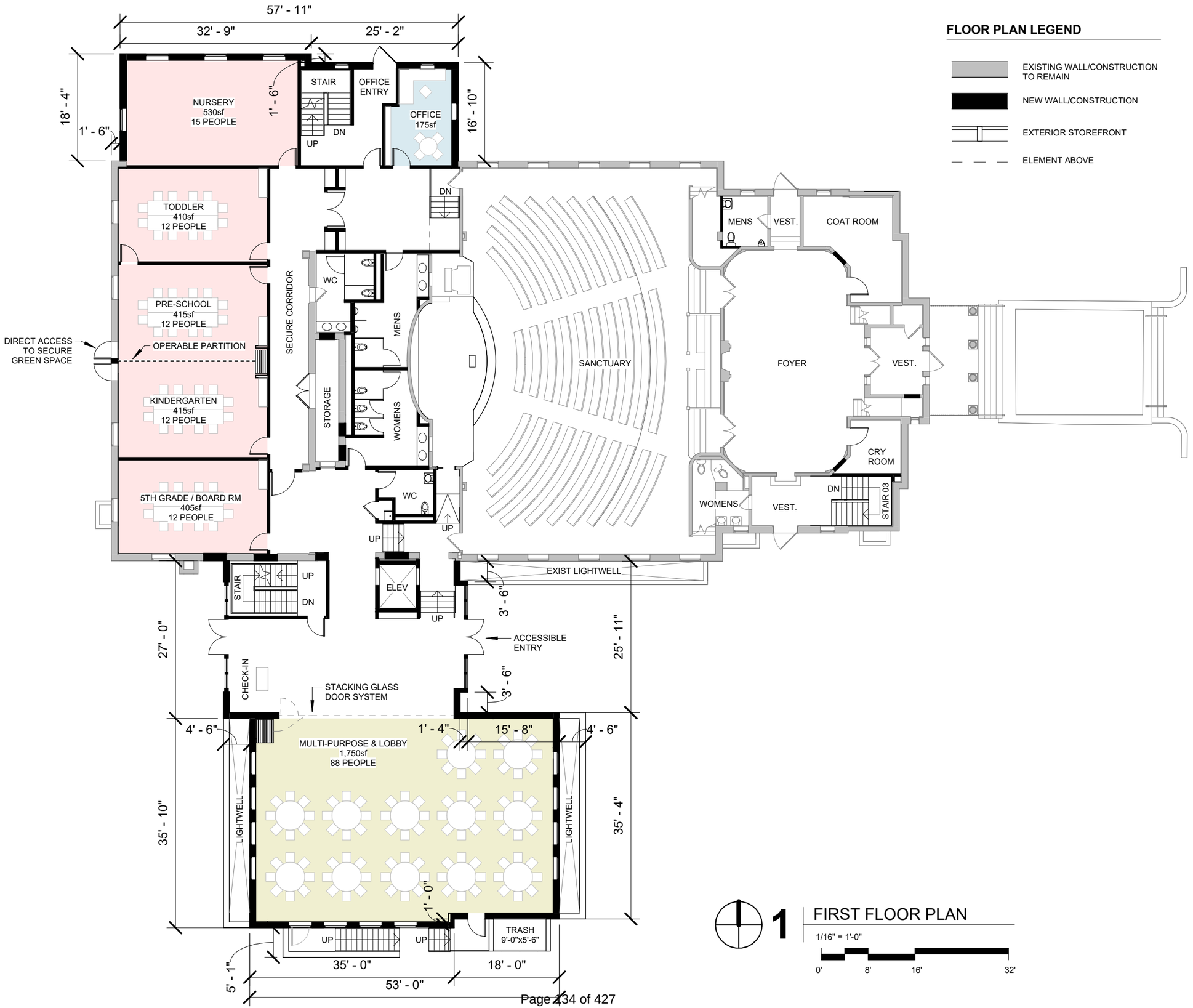
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292

ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVENUE
WINNETKA, IL 60093

BASEMENT FLOOR PLAN
03/13/2025
SP-009



FLOOR PLAN LEGEND

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

1 FIRST FLOOR PLAN

1/16" = 1'-0"

0' 8' 16' 32'

Present Future Architects

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

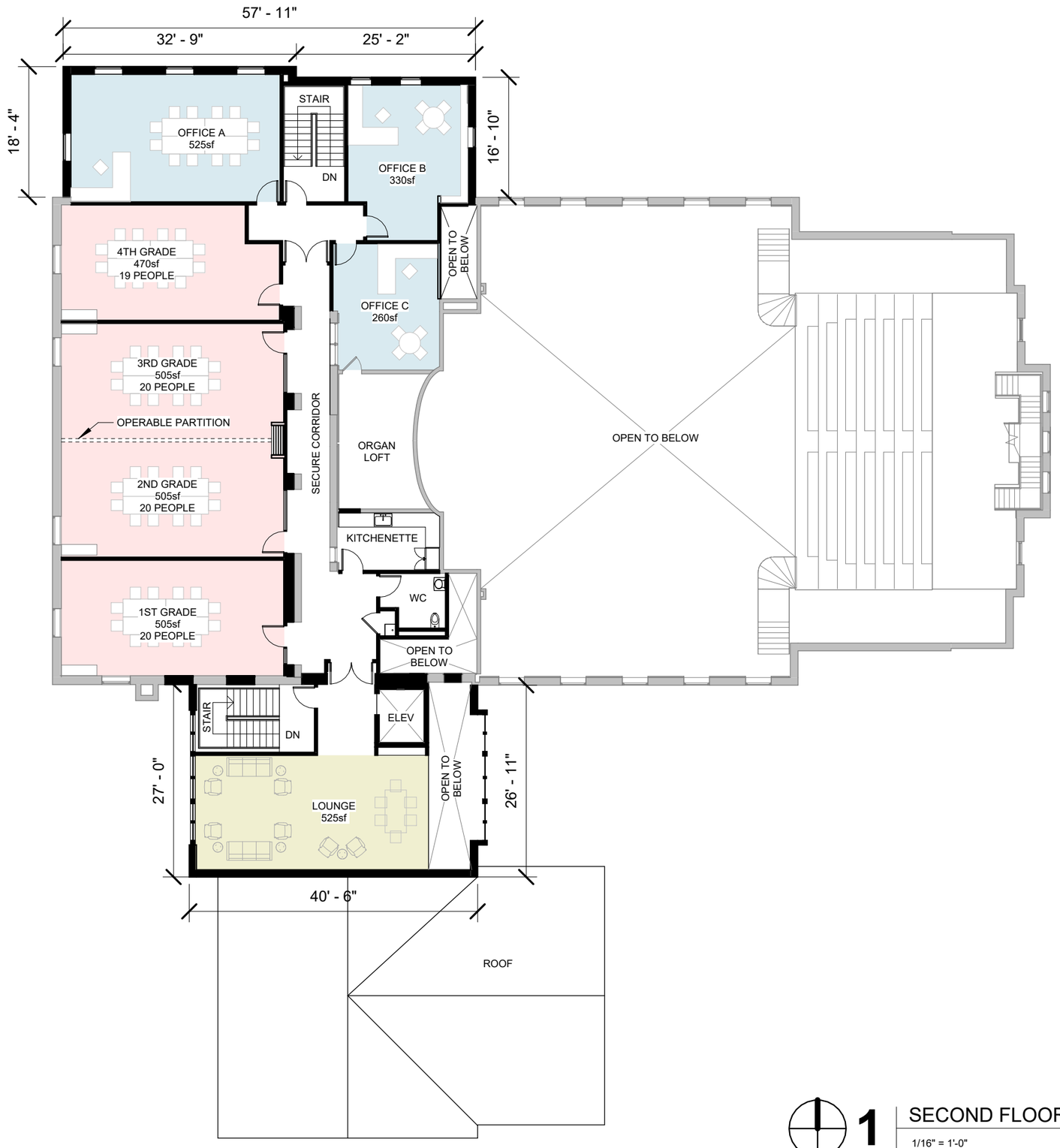
ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVENUE
WINNETKA, IL 60093

FIRST FLOOR PLAN
03/13/2025

SP-010



FLOOR PLAN LEGEND

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

1 SECOND FLOOR PLAN

1/16" = 1'-0"

0' 8' 16' 32'

Present Future Architects

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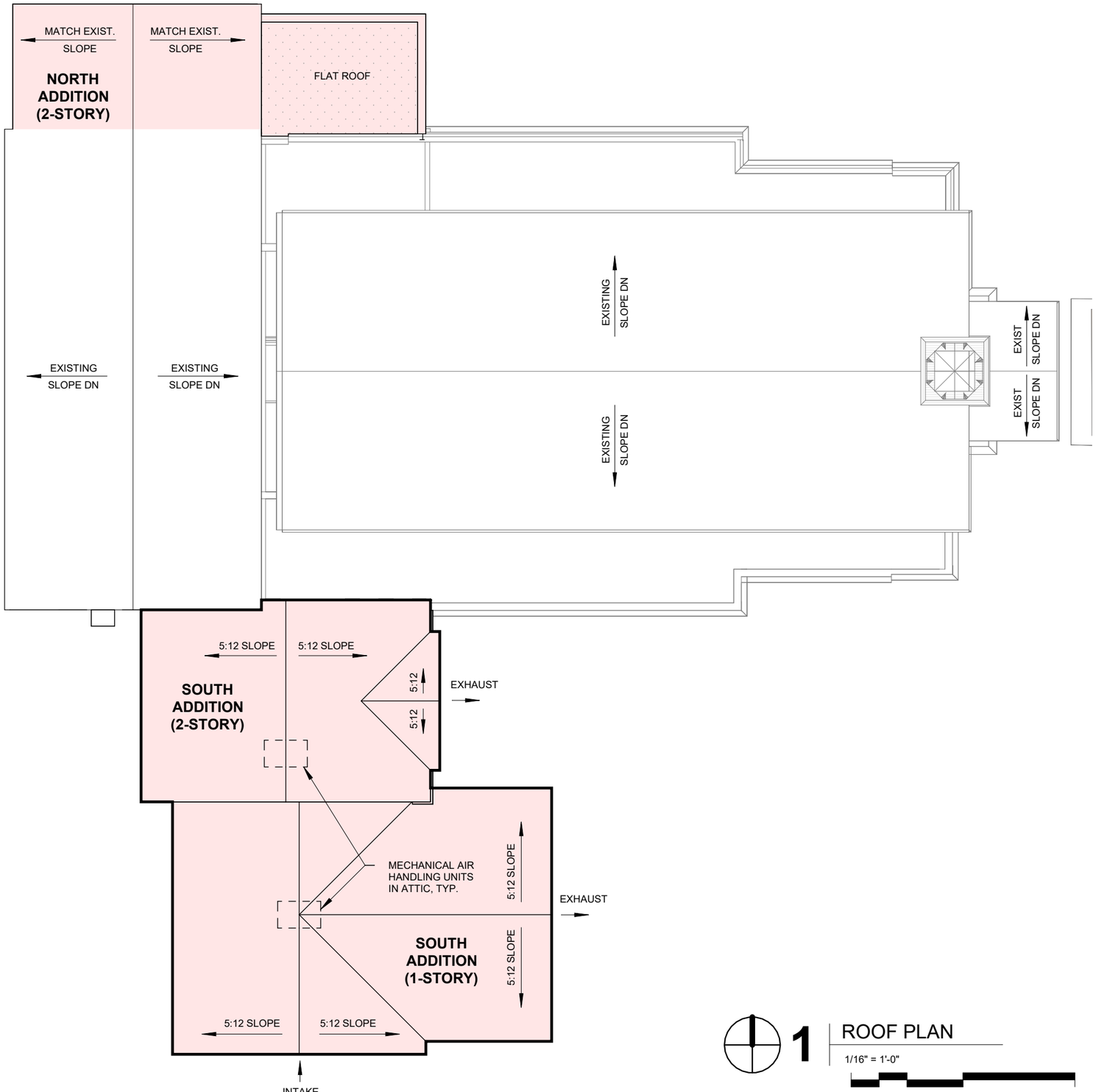
ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVENUE
WINNETKA, IL 60093

SECOND FLOOR PLAN
03/13/2025

SP-011



ROOF PLAN LEGEND

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

1 ROOF PLAN

1/16" = 1'-0"

0' 8' 16' 32'

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ARCHITECT'S PROJECT NO. 2309

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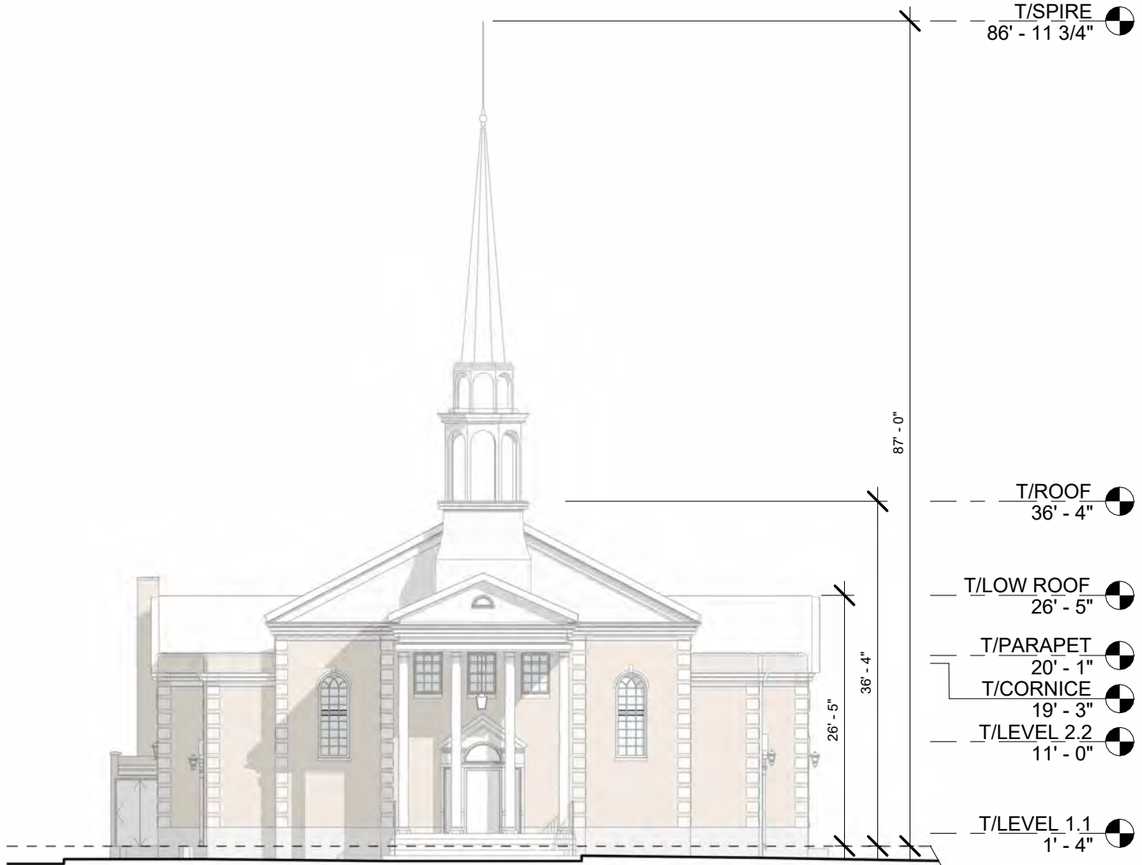
ROOF PLAN
03/13/2025
SP-012



2 EXISTING EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. **2309**

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EXISTING EXTERIOR ELEVATION
03/13/2025
SP-013



1 EXISTING EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. 2309

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EXISTING EXTERIOR ELEVATION
03/13/2025
SP-014



1 EXISTING EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. **2309**

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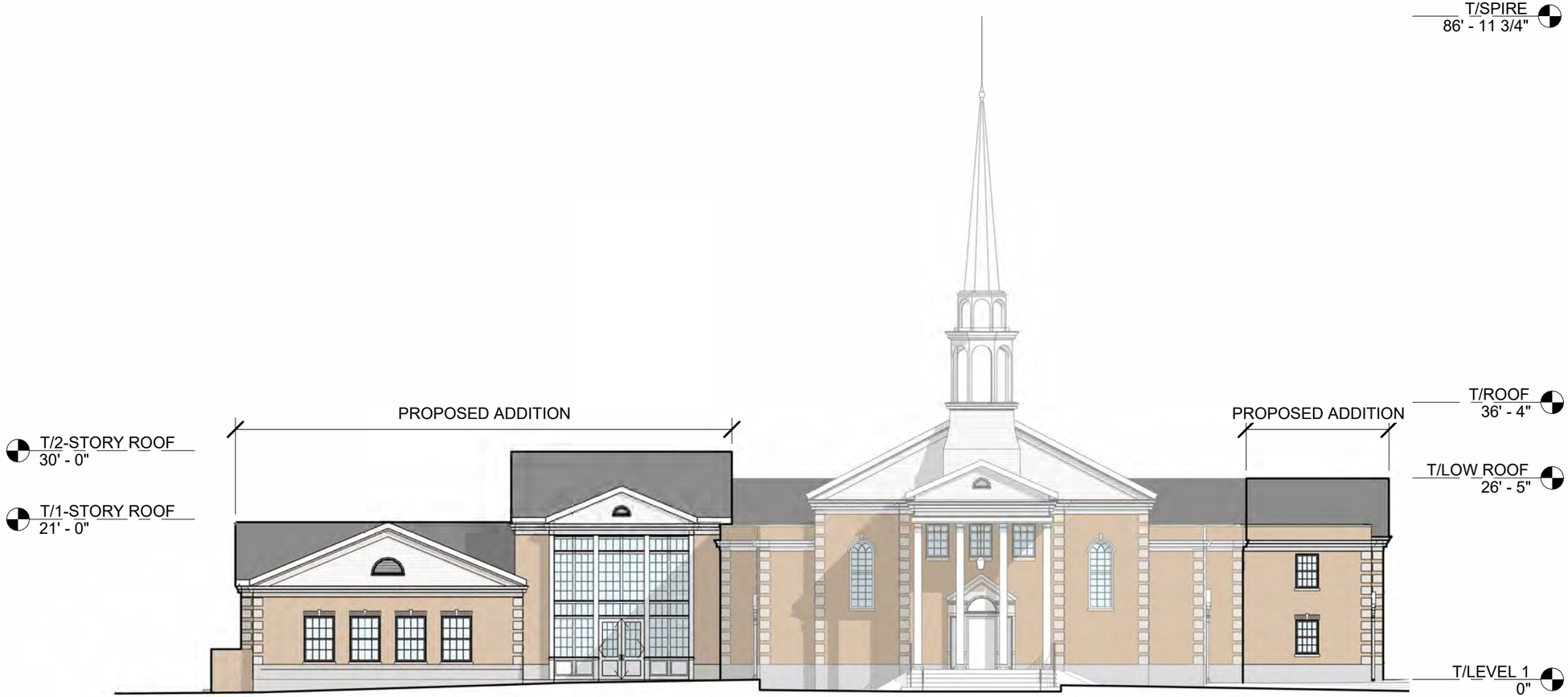
WINNETKA, IL 60093

EXISTING EXTERIOR ELEVATION
03/13/2025
SP-015



1 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. **2309**

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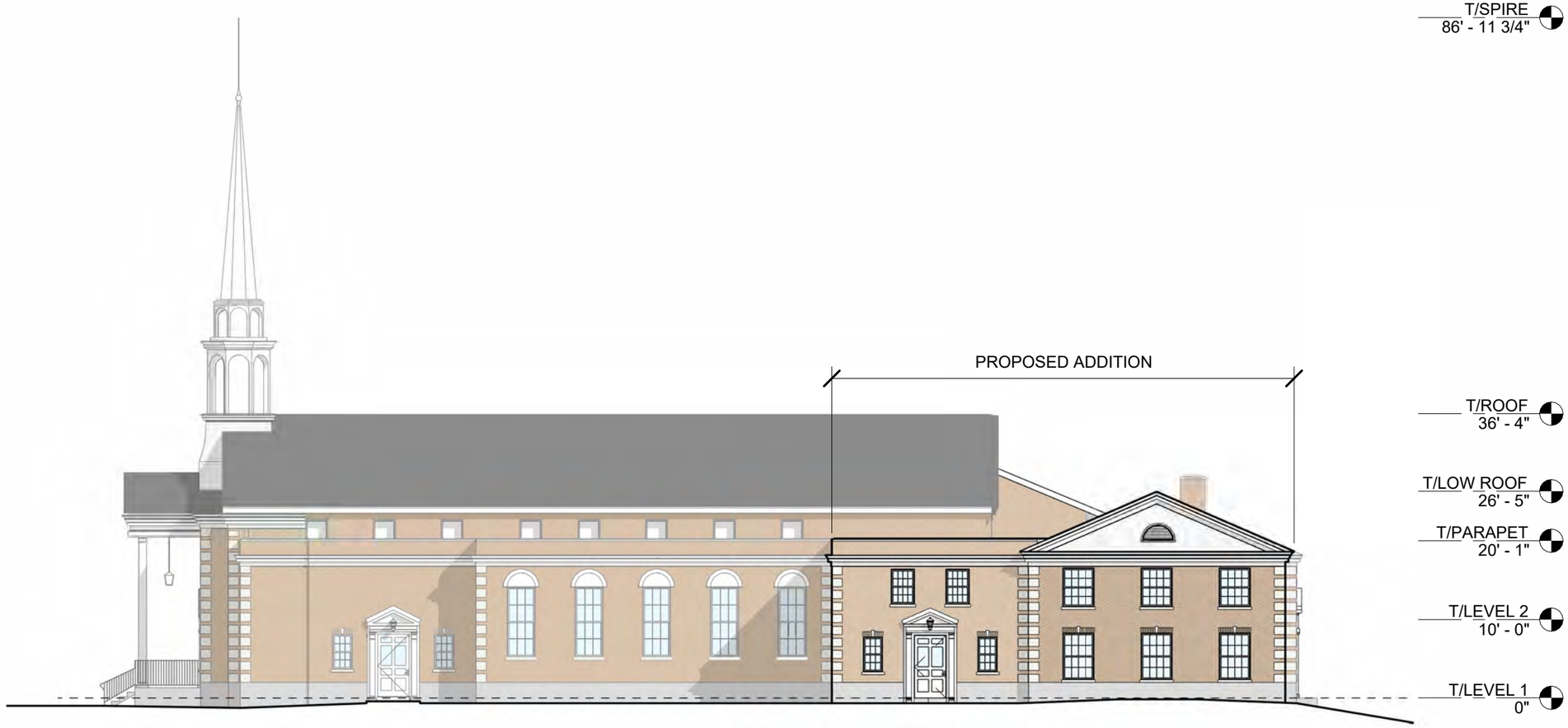
PROPOSED EXTERIOR ELEVATION
03/13/2025
SP-016



2 EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. **2309**

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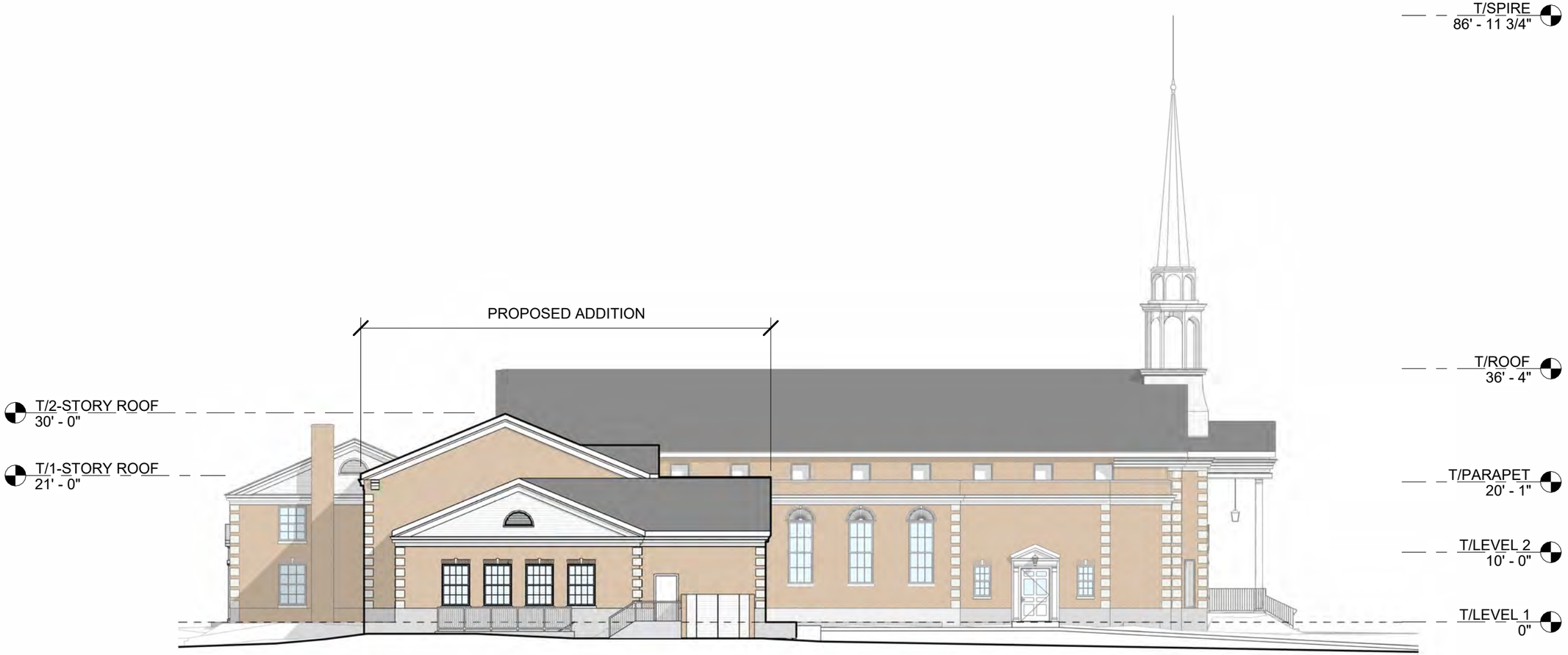
PROPOSED EXTERIOR ELEVATION
03/13/2025
SP-017



1 EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. **2309**

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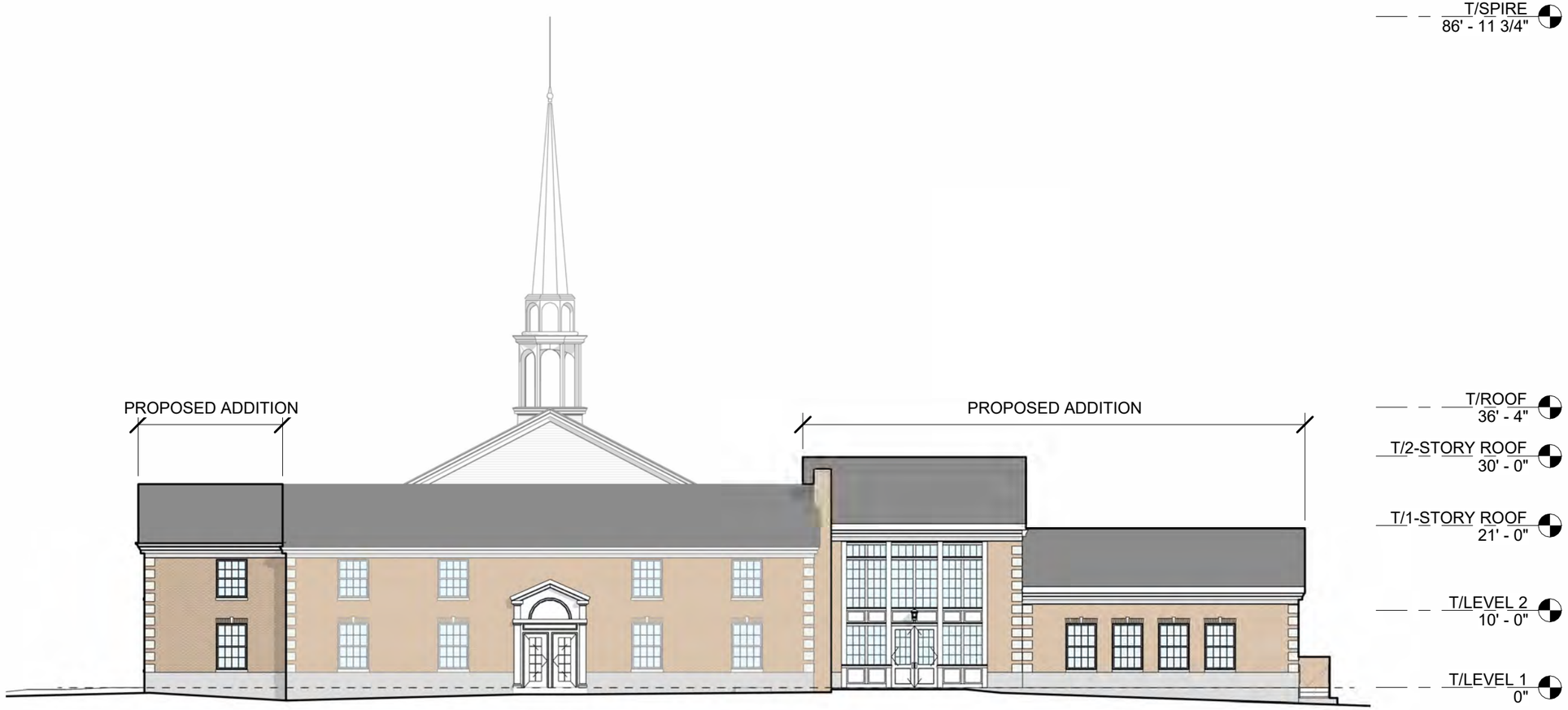
PROPOSED EXTERIOR ELEVATION
03/13/2025
SP-018



1 EXTERIOR ELEVATION - WEST

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. **2309**

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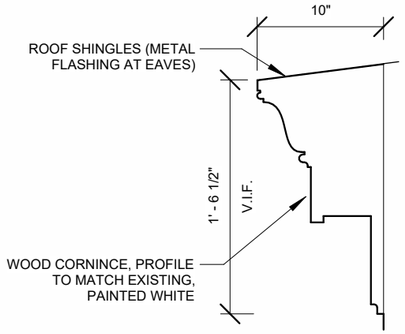
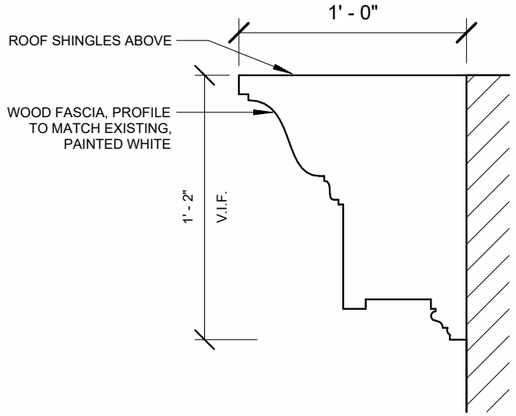
PROPOSED EXTERIOR ELEVATION
03/13/2025
SP-019



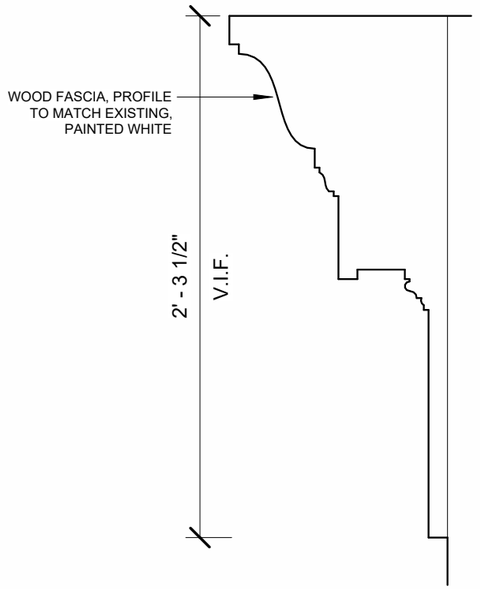


7 CORNICE/FASCIA 01

1" = 1'-0"

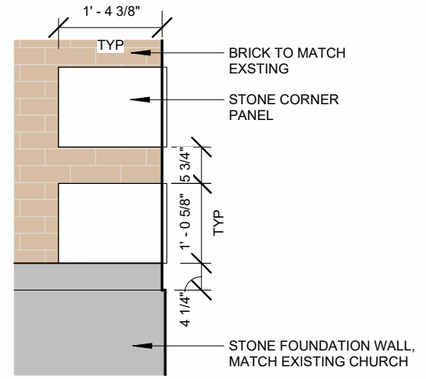
6 CORNICE/FASCIA 02

1 1/2" = 1'-0"



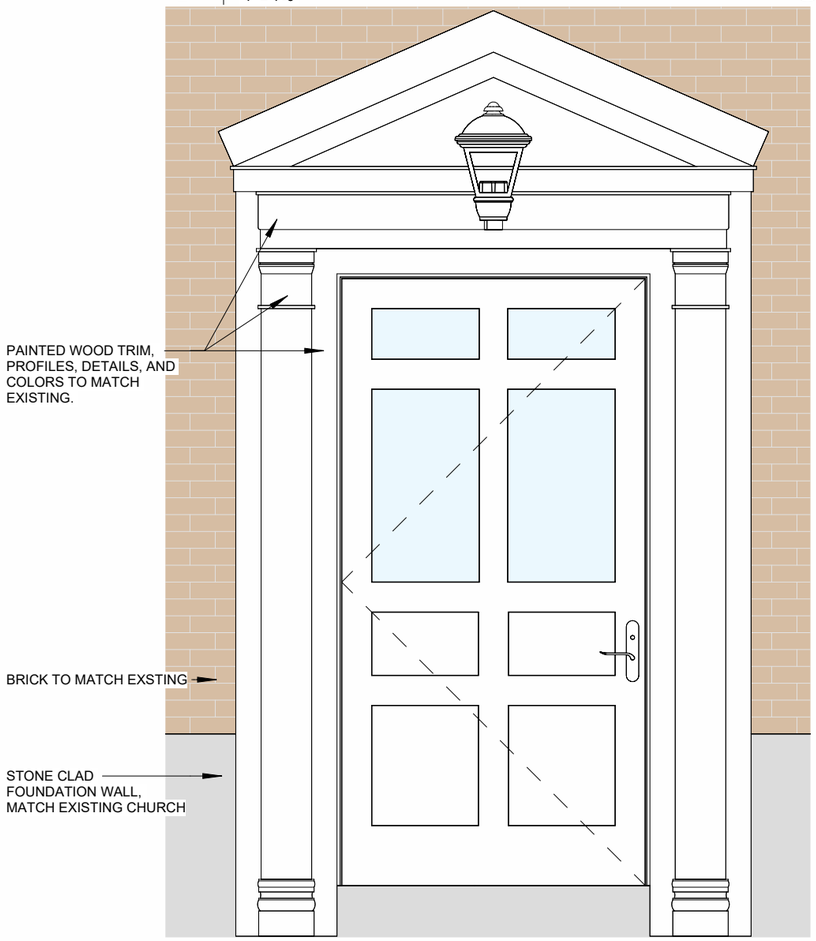
5 CORNICE/FASCIA 03

1 1/2" = 1'-0"



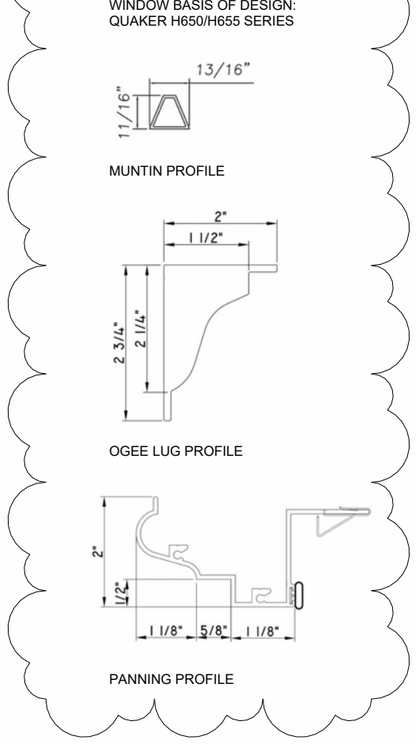
4 TYP DETAIL @ FACADE CORNER

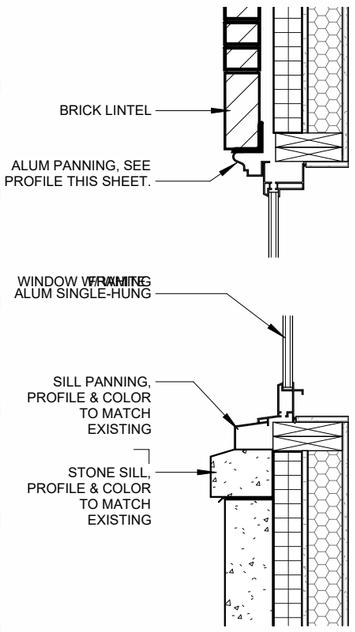
1/2" = 1'-0"



3 NORTH ENTRY - DETAIL

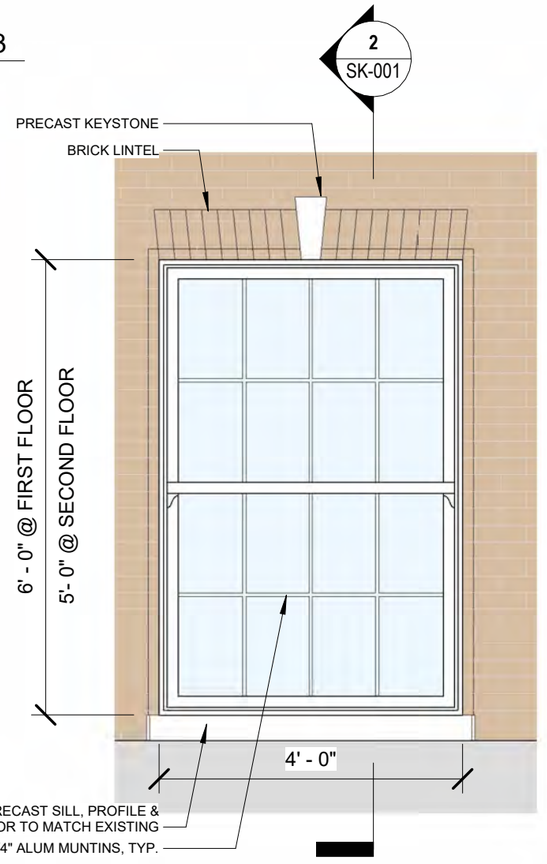
1/2" = 1'-0"





2 TYP WINDOW SECTION

3/4" = 1'-0"



1 TYPICAL WINDOW ELEVATION

1/2" = 1'-0"

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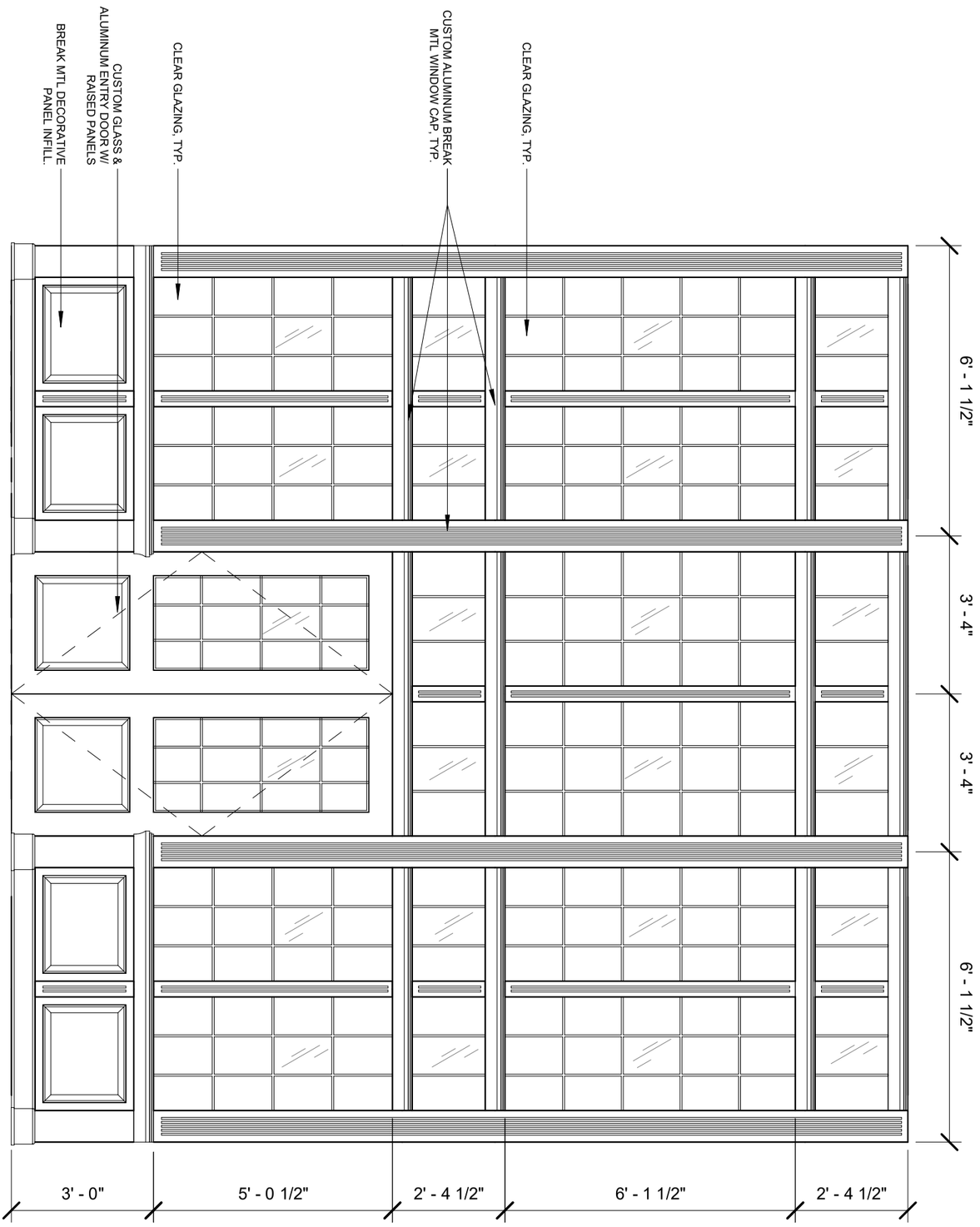
ARCHITECT'S PROJECT NO. 2309

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVENUE
WINNETKA, IL 60093

PROPOSED EXTERIOR DETAILS
03/13/2025
SP-020



1 FRONT ENTRY - GLAZING ELEVATION

3/8" = 1'-0"

PROPOSED EXTERIOR DETAILS

03/13/2025

SP-021

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVENUE
WINNETKA, IL 60093

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ARCHITECT'S PROJECT NO. : **2309**

SOUTHEAST AERIAL



RENDERING
03/13/2025
SP-022

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ARCHITECT'S PROJECT NO. : 2309

NORTHWEST AERIAL



RENDERING
03/13/2025
SP-023

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ARCHITECT'S PROJECT NO. : **2309**

VIEW FROM RIDGE STREET

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ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH
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WINNETKA, IL 60093

RENDERING
03/13/2025
SP-024

VIEW OF NORTH ADDITION FROM CHERRY STREET

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ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH
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WINNETKA, IL 60093

RENDERING
03/13/2025
SP-025

VIEW OF WEST ELEVATION & GREEN SPACE FROM CHERRY STREET

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ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

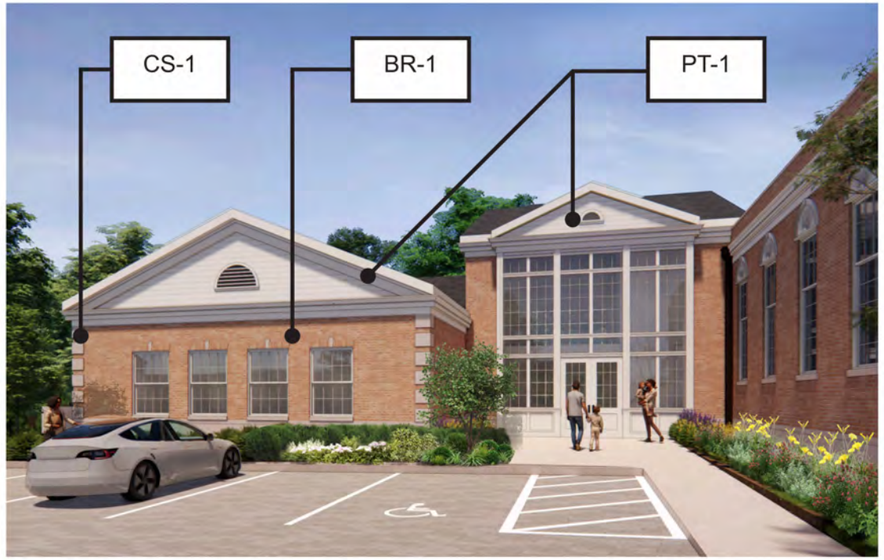
RENDERING
03/13/2025
SP-026



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

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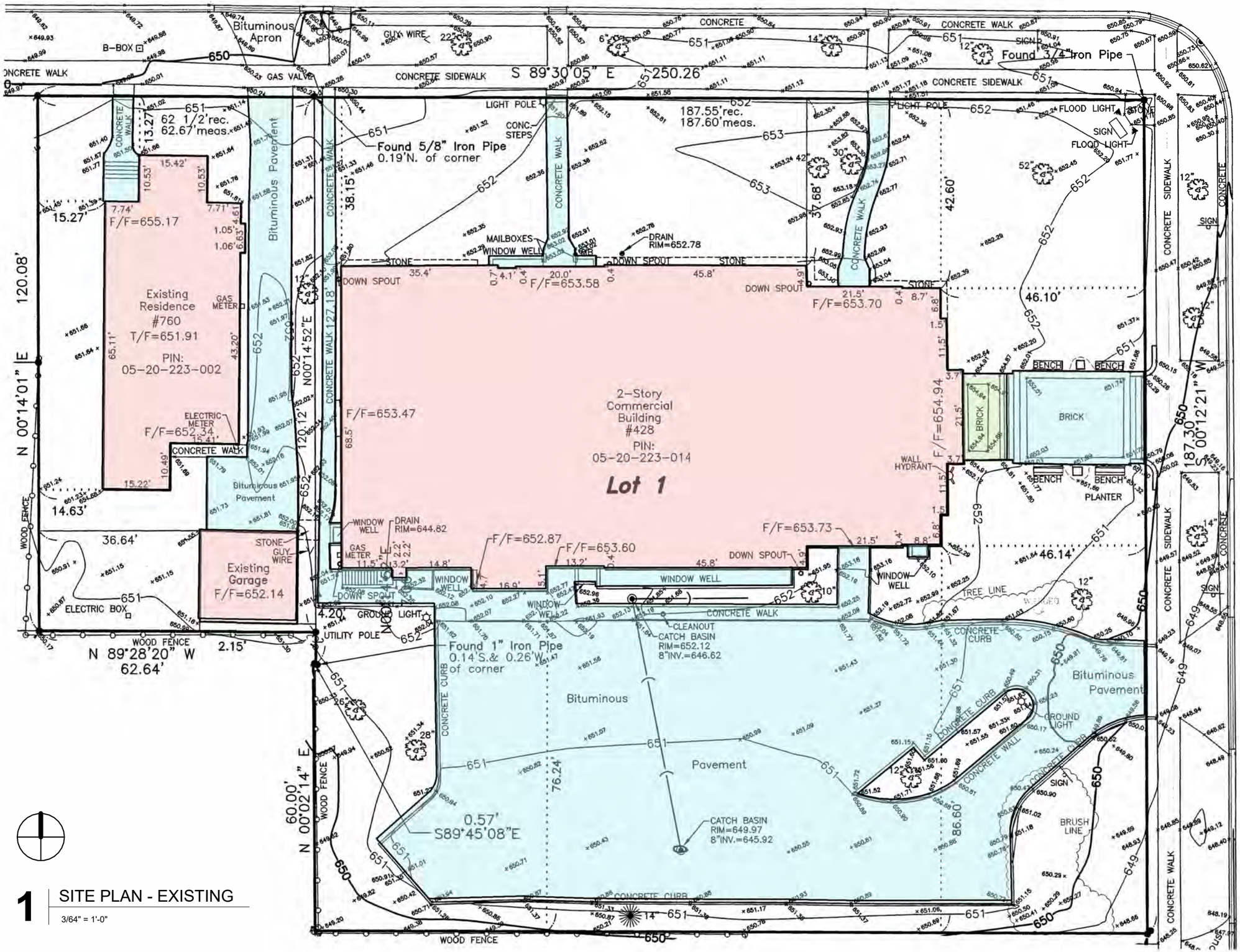
ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

MATERIAL BOARD
03/13/2025
SP-027



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

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ARCHITECT'S PROJECT NO. **2309**

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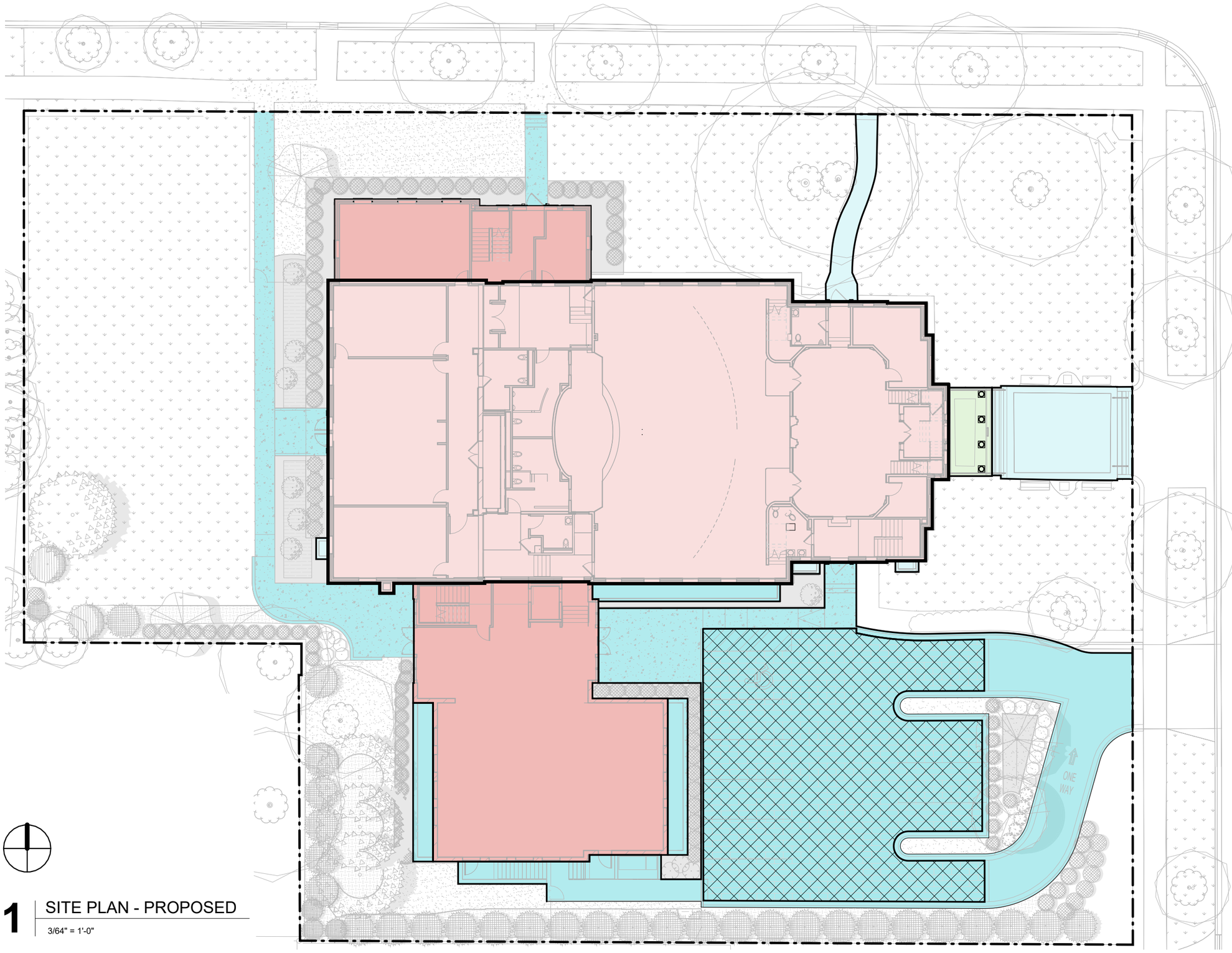
EXISTING LOT COVERAGE
03/13/2025
SP-028



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

1 SITE PLAN - PROPOSED

3/64" = 1'-0"

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ARCHITECT'S PROJECT NO. **2309**

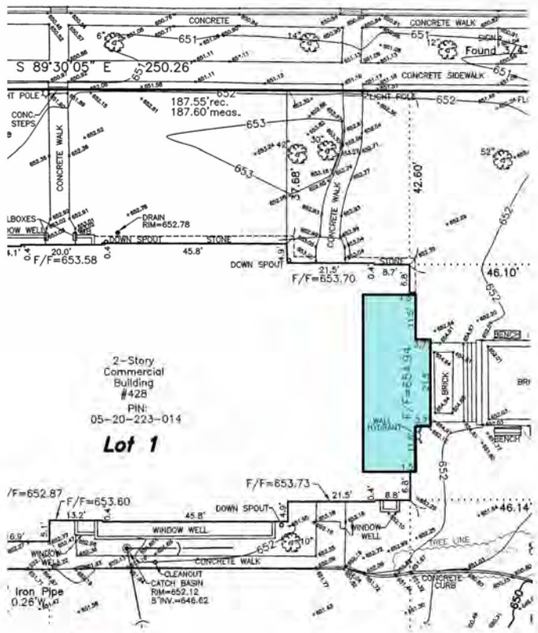
GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

PROPOSED LOT COVERAGE
03/13/2025
SP-029

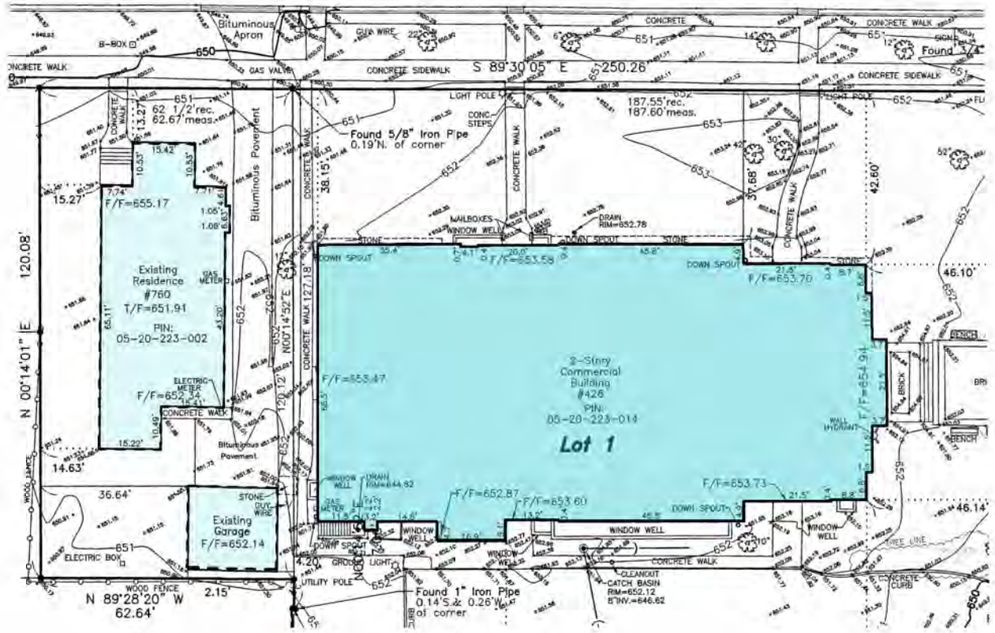
FAR ANALYSIS (EXISTING)

	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

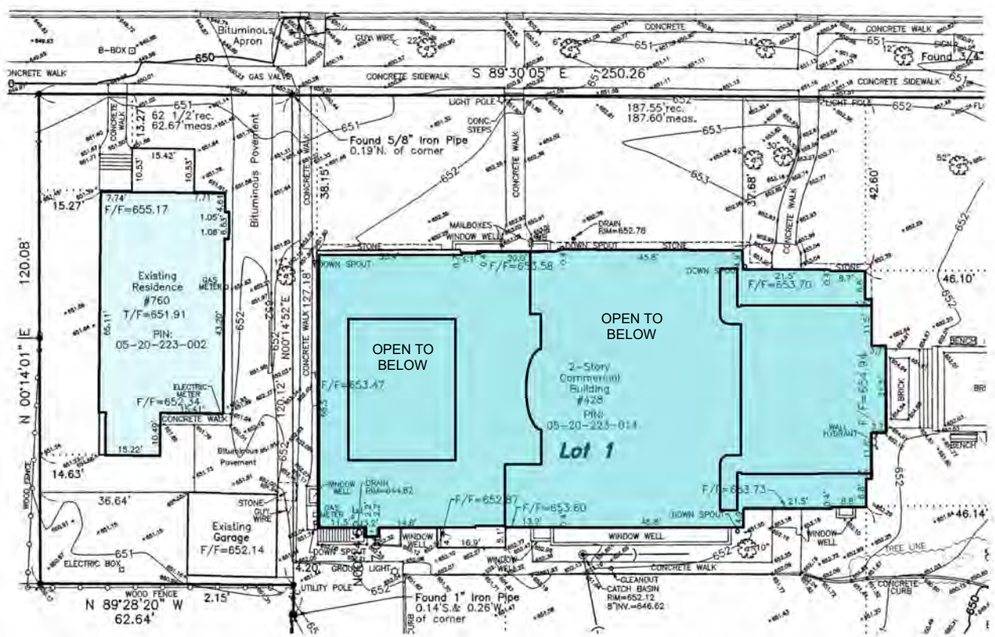


THIRD FLOOR (PARTIAL) EXISTING BLDG **(646 SF)** 760 CHERRY **(0 SF)**

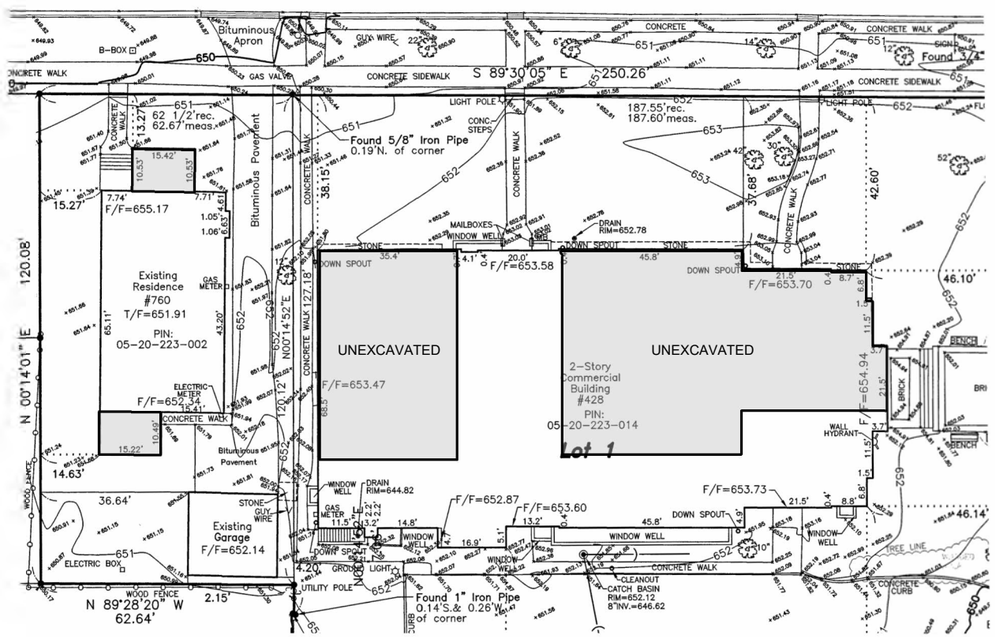


FIRST FLOOR EXISTING BLDG **(9,189 SF)** 760 CHERRY **(2,046 SF)***

*INCLUDES DETACHED GARAGE AREA IN EXCESS OF 400SF



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



BASEMENT *AREA EXLCUDED FROM FAR.

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ARCHITECT'S PROJECT NO. **2309**

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WINNETKA, IL 60093

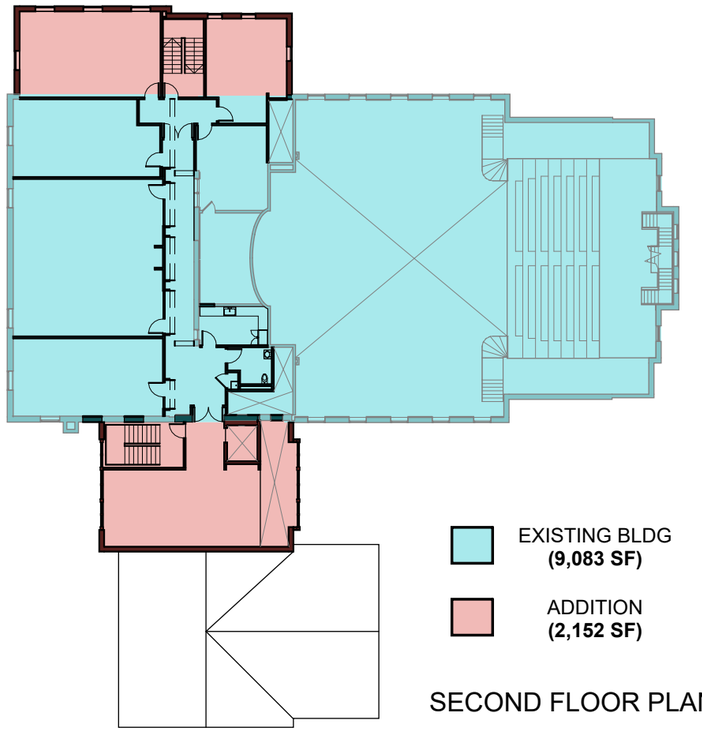
EXISTING GFA
03/13/2025
SP-030

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

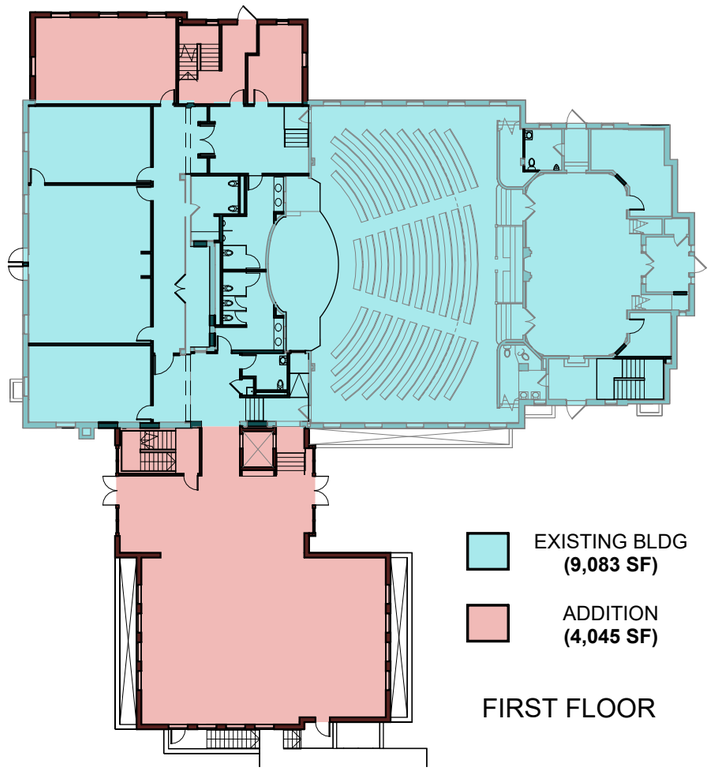
NOTES:
1. AREAS EXLCUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).
2. 7' TALL ATTIC SPACE FOR NEW ADDITION IS NOT ANTICIPATED WITH THE PROPOSED ROOF PITCH



EXISTING BLDG **(9,083 SF)**

ADDITION **(2,152 SF)**

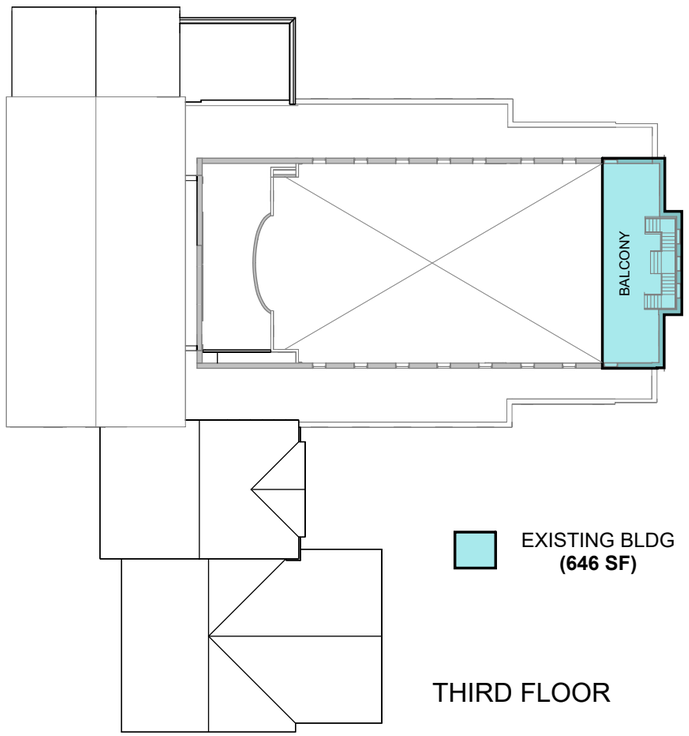
SECOND FLOOR PLAN



EXISTING BLDG **(9,083 SF)**

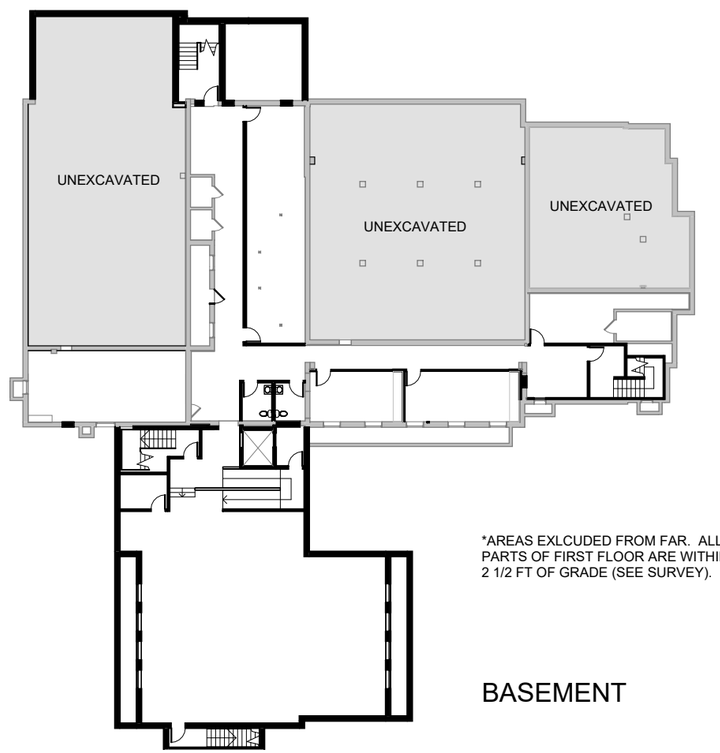
ADDITION **(4,045 SF)**

FIRST FLOOR



EXISTING BLDG **(646 SF)**

THIRD FLOOR



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

BASEMENT

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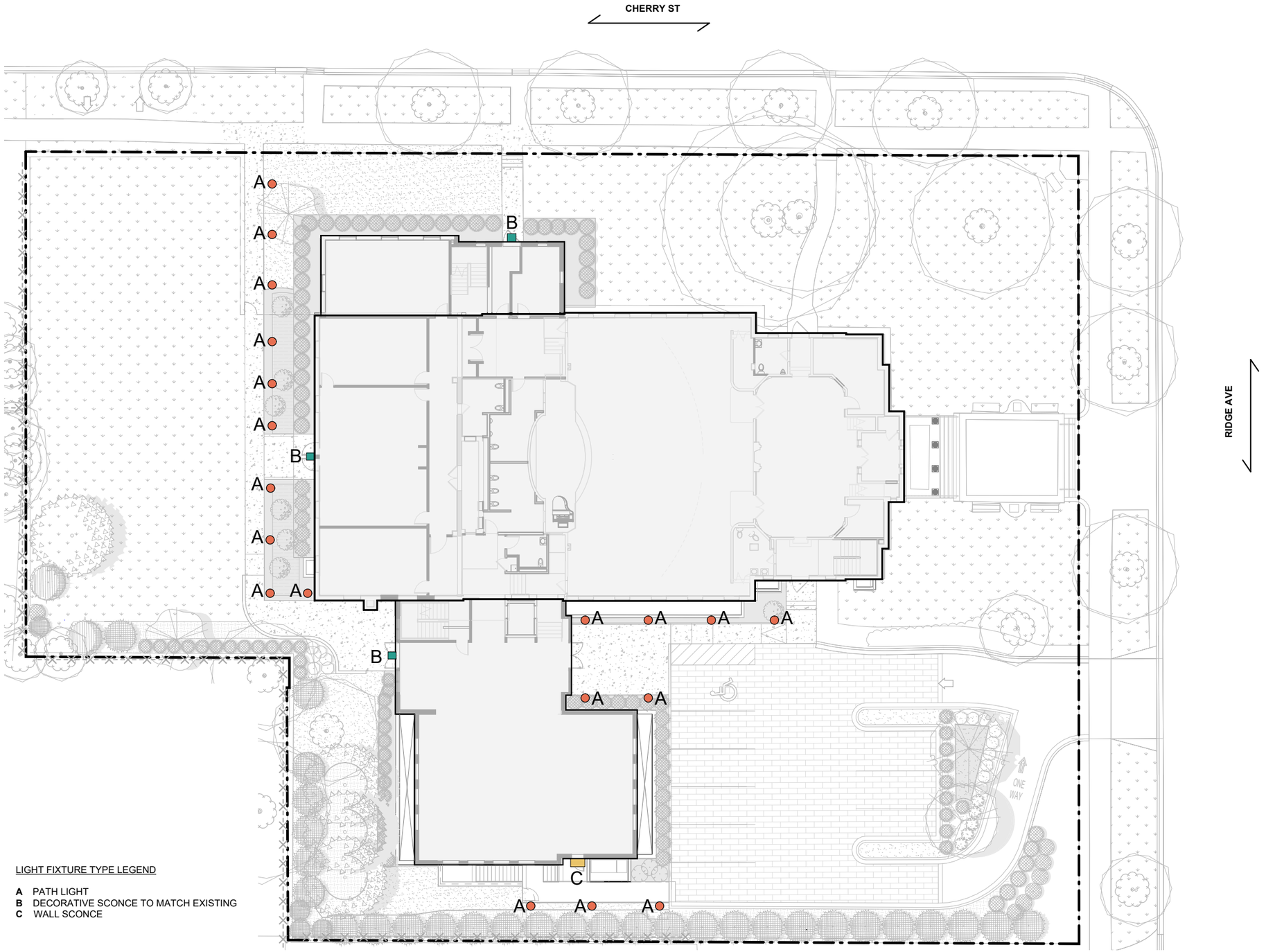
ARCHITECT'S PROJECT NO. **2309**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

PROPOSED GFA
03/13/2025
SP-031

SITE LIGHTING



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ARCHITECT'S PROJECT NO. 2309

GRACE PRESBYTERIAN CHURCH
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WINNETKA, IL 60093

EXTERIOR LIGHTING
03/13/2025
SP-032

PROPOSED PATH LIGHT FIXTURE B



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





PRODUCT DETAILS:

- A wiring kit and ground spik… …ed 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

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

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

hinkley.com

Present Future Architects
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292
ARCHITECT'S PROJECT NO.: **2309**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

EXTERIOR LIGTHING
03/13/2025
SP-033

PROPOSED FIXTURE C



WDGE1 LED
Architectural Wall Sconce

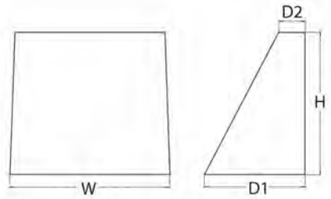
Catalog Number

Notes

Type

Specifications

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



Introduction

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

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

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

WDGE LED Family Overview

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

Ordering Information

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

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

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

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FIXTURE D (MATCH EXISTING AS SHOWN)

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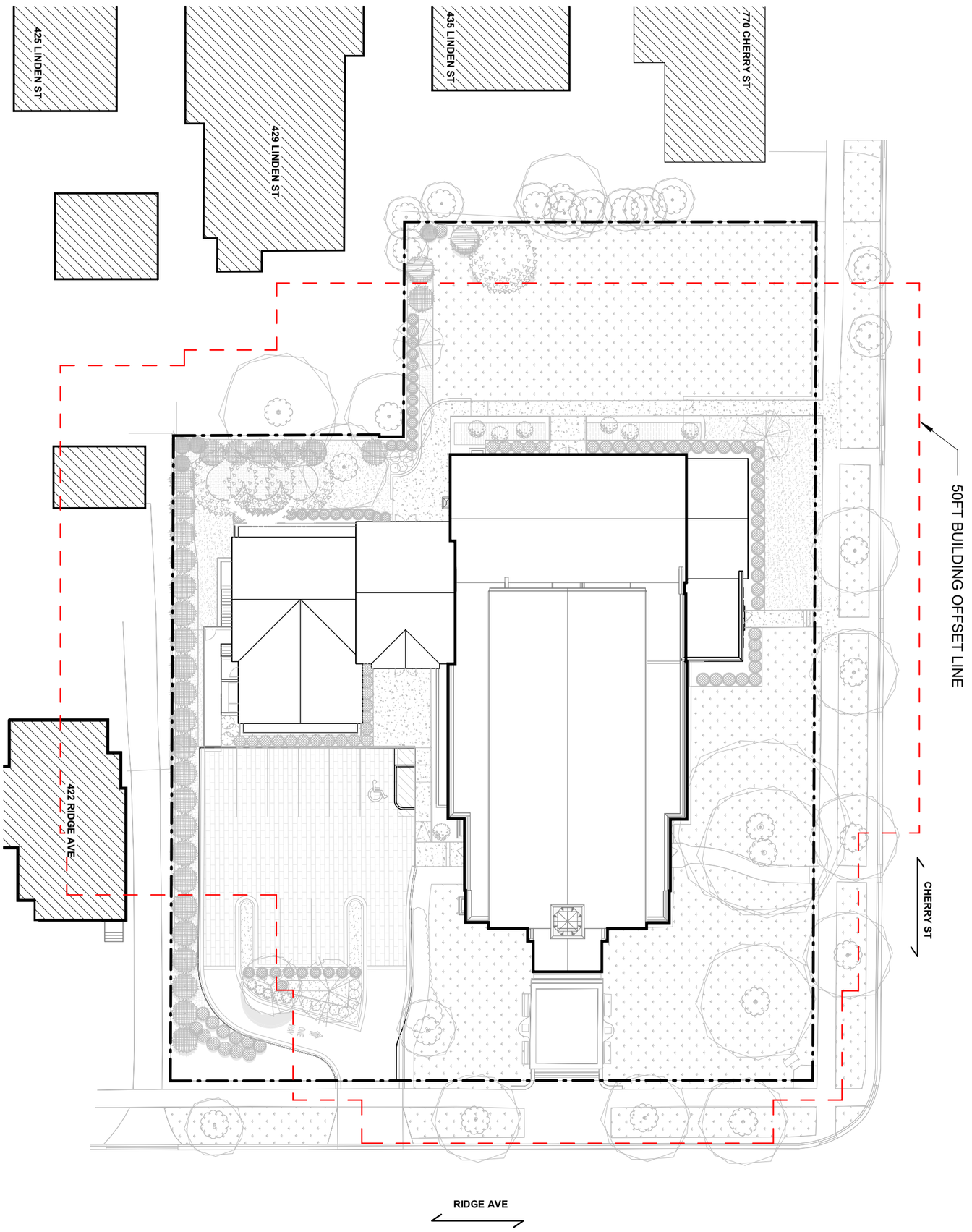
ARCHITECT'S PROJECT NO. 2309

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

EXTERIOR LIGTHING
03/13/2025
SP-034



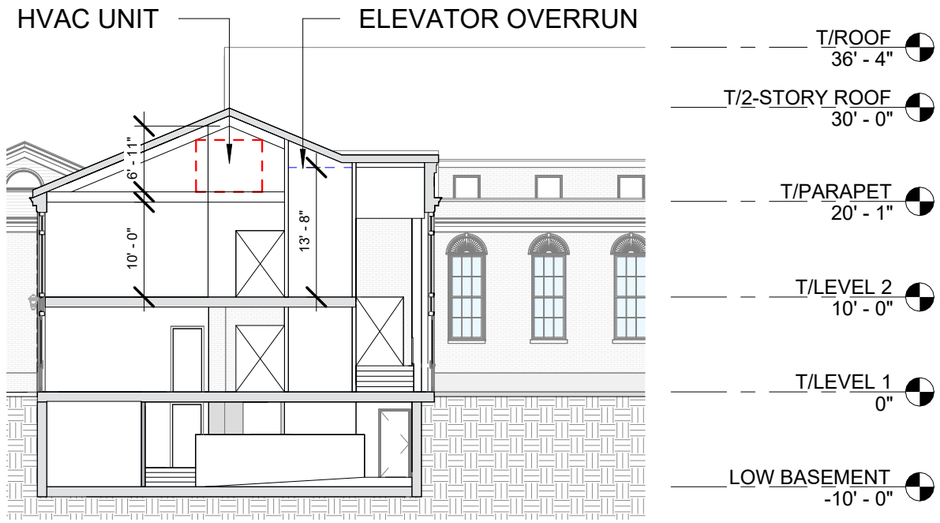
BUILDING ADJACENCY
03/13/2025
SP-035

GRACE PRESBYTERIAN CHURCH

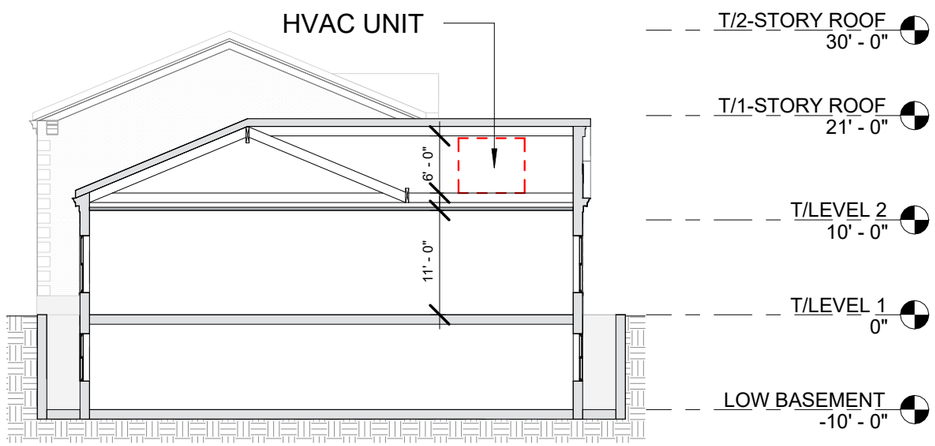
440 RIDGE AVENUE
WINNETKA, IL 60093

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



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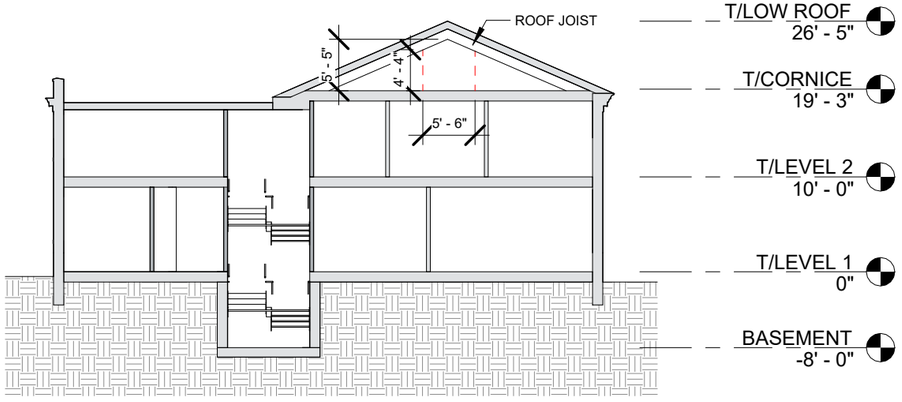


TYP SECTION @ NORTH ADDITION

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

ARCHITECT'S PROJECT NO. 2309

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVENUE
WINNETKA, IL 60093

BUILDING SECTIONS
03/13/2025
SP-036

GRACE PRESBYTERIAN CHURCH ADDITION

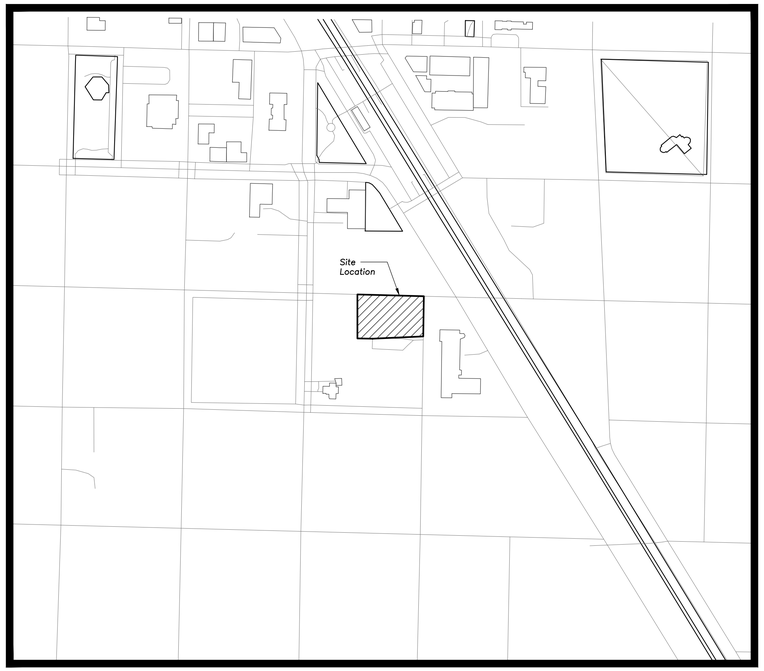
440 RIDGE AVE

WINNETKA, IL 60093

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

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

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



SITE LOCATION MAP
(NTS)

CIVIL SHEET INDEX

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

LANDSCAPE SHEET INDEX

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

SURVEY PROVIDED BY:

Plat 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) 223-4804
FAX (847) 223-4864
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	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

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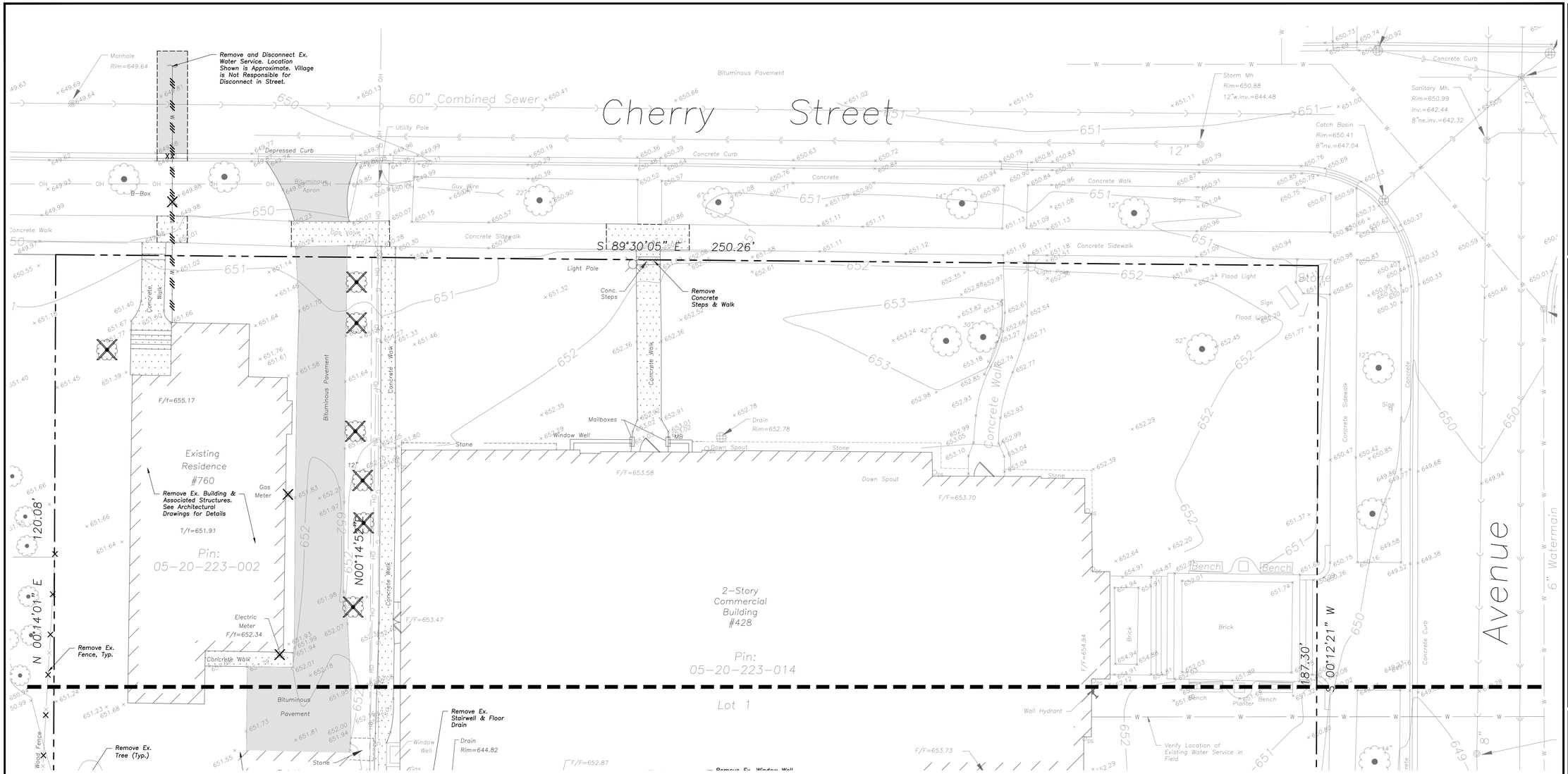

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. 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.
6. 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.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. 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.
9. 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.
10. 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.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

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

GENERAL NOTES

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

N

10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
CO	Clean Out	CO
S	Storm Sewer	S
SAN	Sanitary Sewer	SAN
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	

EXISTING		PROPOSED
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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Grace Presbyterian Church Addition

440 N Ridge Avenue
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	03/13/25	ZONING REVIEW

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

Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C100

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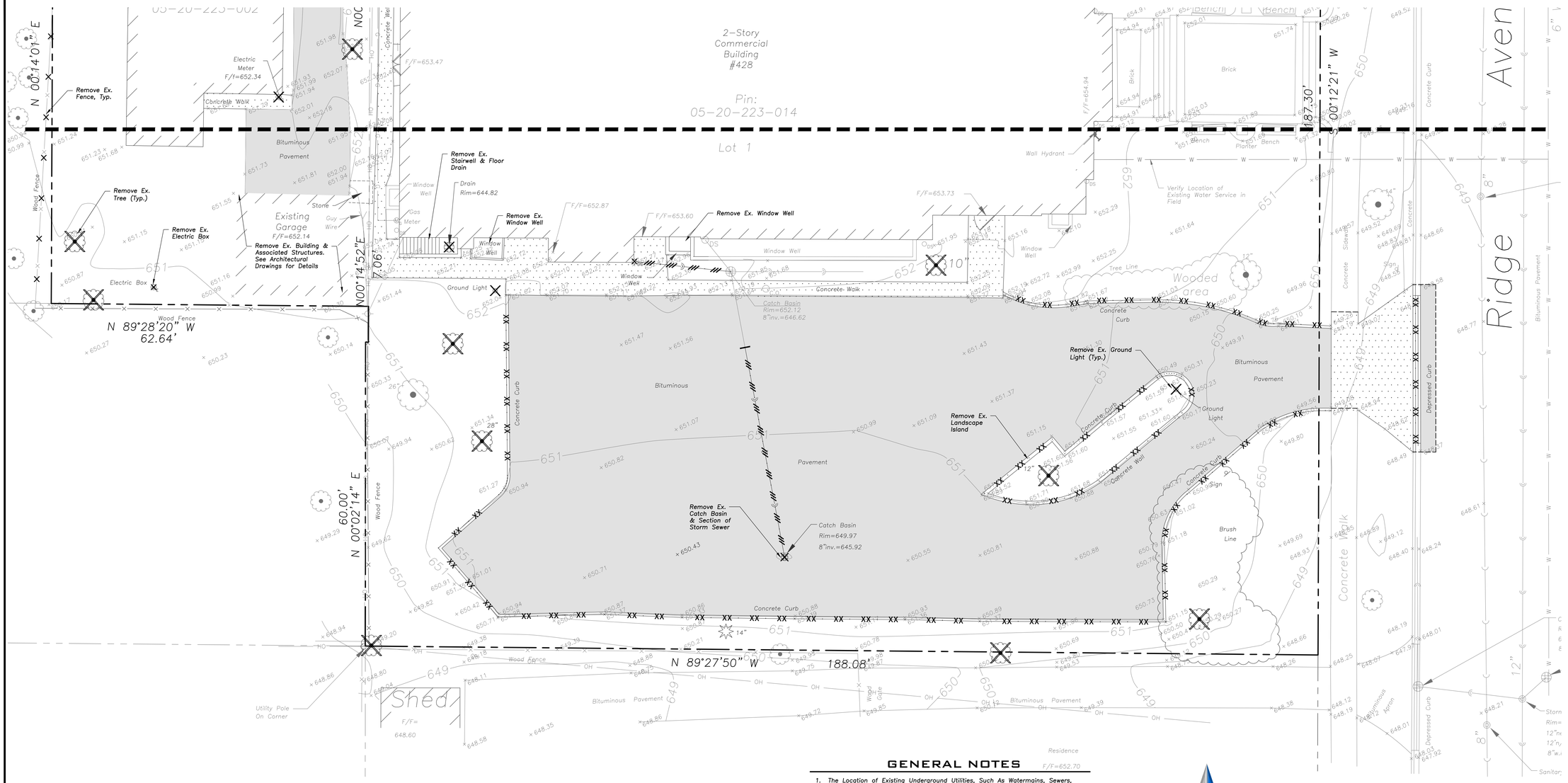

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10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
S	Storm Sewer	S
S	Sanitary Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C101

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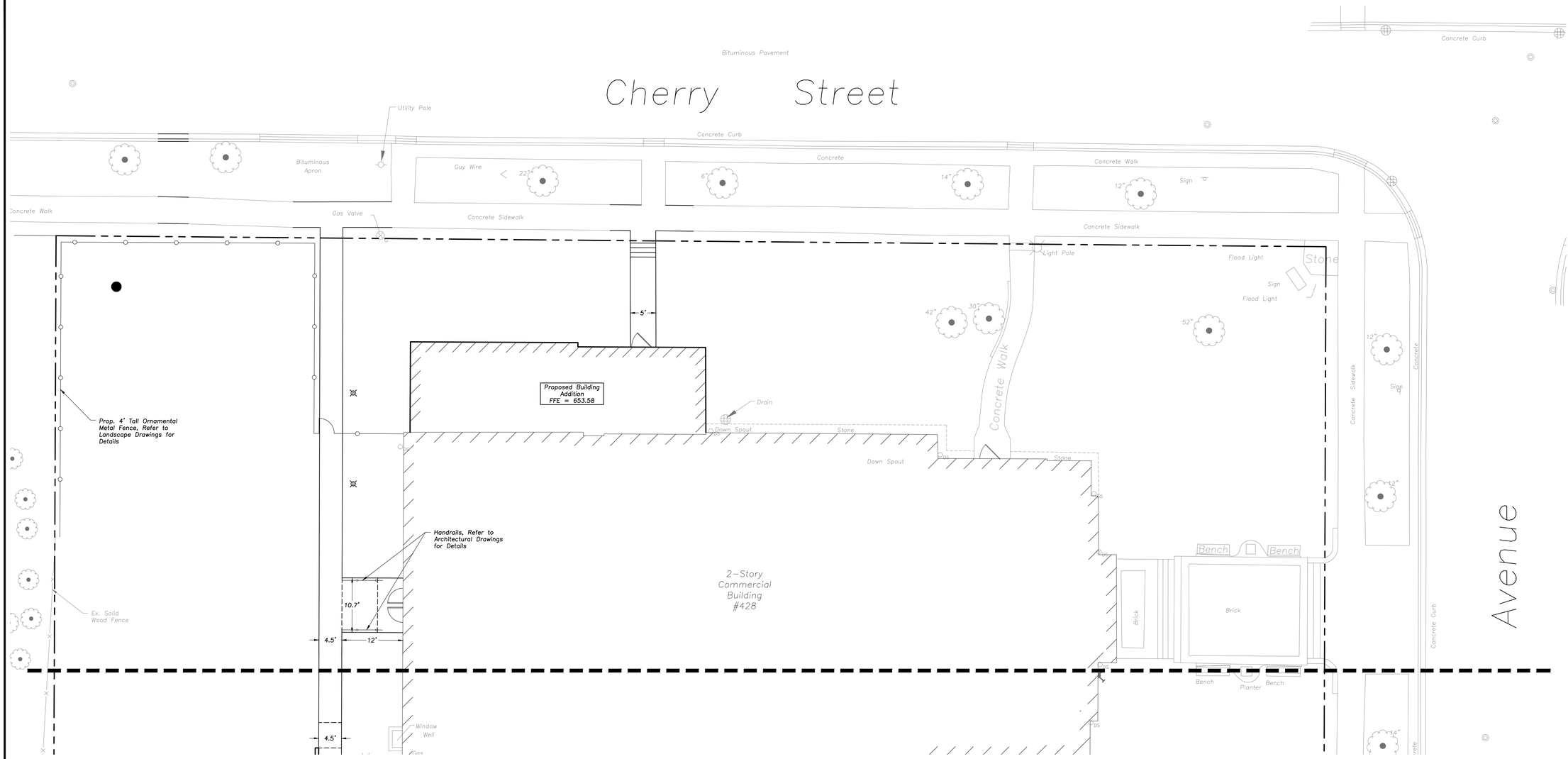

GEOMETRY NOTES

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6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

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N

10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
CO	Clean Out	CO
	Storm Sewer	
	Sanitary Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	

EXISTING		PROPOSED
E	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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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
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	03/13/25	ZONING REVIEW

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

Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

C200

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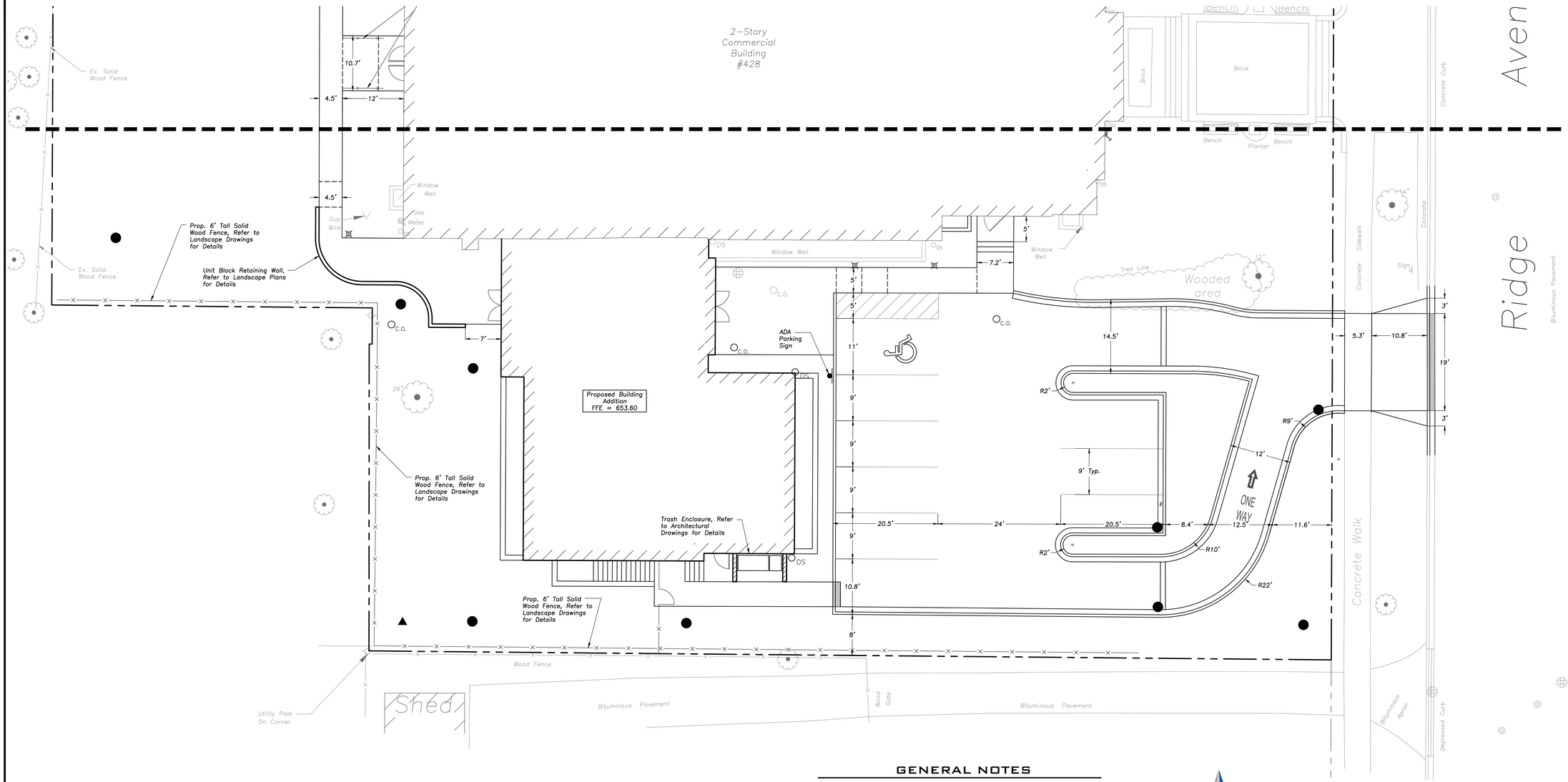

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Scale: 1"=10'

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	Manhole			Electric Manhole	
	Catch Basin			Light Pole	
	Area Drain			Utility Pole	
CO	Clean Out	CO		Sign	
	Storm Sewer			Fence	
	Sanitary Sewer			Accessible Parking Stall	
W	Water Main	W		Curb & Gutter	
G	Gas Line	G		Depressed Curb	
OH	Overhead Wires	OH	C 782.50	Curb Elevation	C 782.50
E	Electrical Cable (Buried)	E	G 782.00	Gutter Elevation	G 782.00
T	Telephone Line	T	P 783.25	Pavement Elevation	P 783.25
	Fire Hydrant		W 782.10	Sidewalk Elevation	W 782.10
	Valve Vault		784.0	Ground Elevation	784.0
B	Buffalo Box	B		Swale	
DS	Downspout	DS	781	Contour Line	781
BOL	Bollard	BOL		Deciduous Tree	
	Gas Valve			Coniferous Tree	
	Gas Meter			Brushline	
	Electric Meter			Tree Protection Fencing at Drip Line	

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LMR	CK	03/13/25

Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

C201

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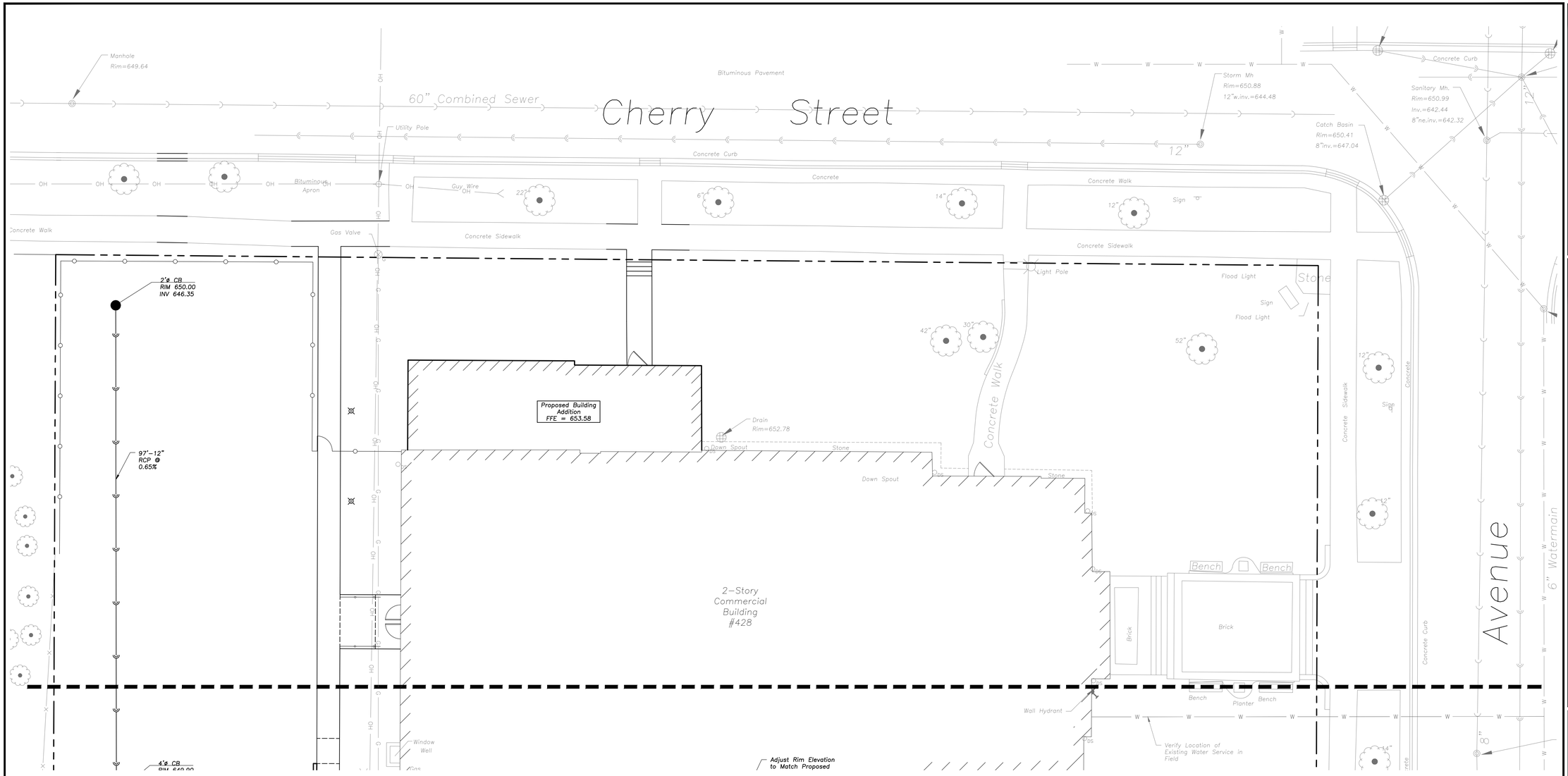

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504–D Frame & Grate or Approved Equal.
2. 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"
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3. All Catch Basins to Be Installed Along Curb and Gutter (B–6.12) Shall Have Neenah R3281–A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B–6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, 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.
6. All Manholes Shall Have Neenah R1713–B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
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8. All Sanitary Manholes Shall Include a Chimney Seal.

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SITE UTILITY PLAN

Sheet No:

C300

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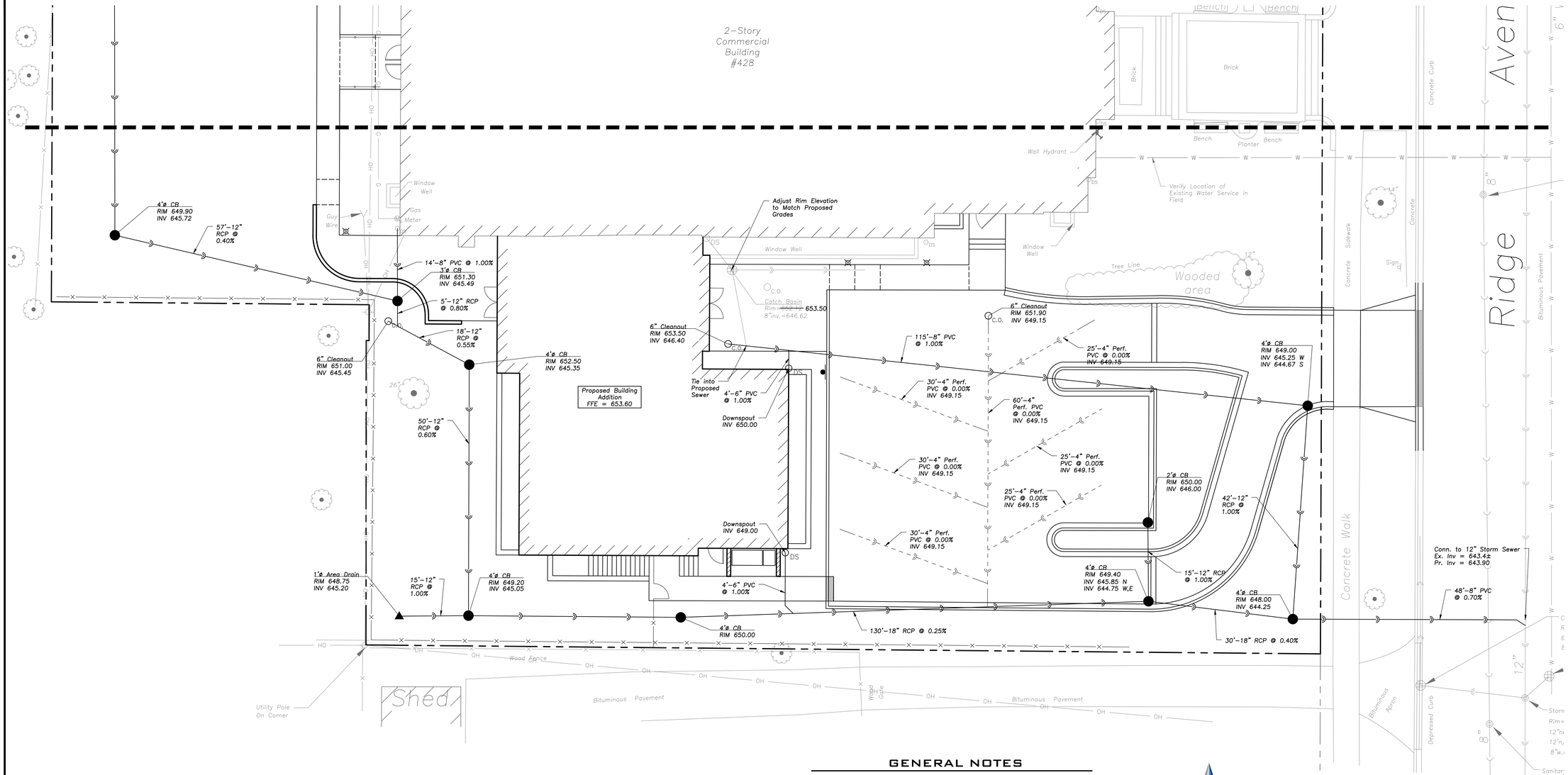

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GV	Gas Valve			Coniferous Tree	
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LICENSE NO. 184-003220
EXPIRES: 04/30/2025

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

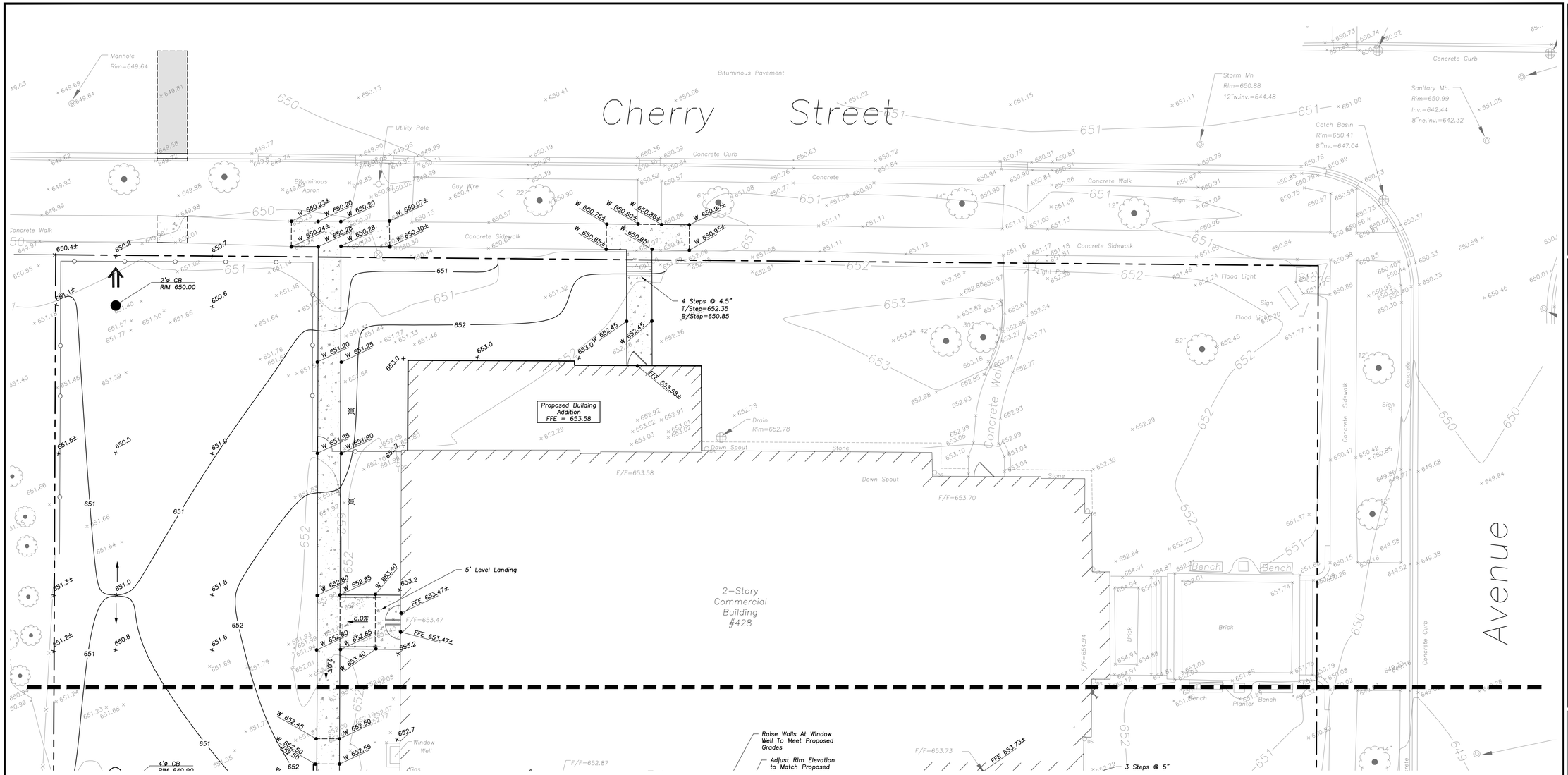
Sheet Title:

SITE UTILITY PLAN

Sheet No:

C301

EEA – P:\23267 – PFA – Grace Presbyterian\Drawings\Grace Presbyterian_Site Plan.dwg
Plotted: 3/26/25 @ 3:40pm By: lrosenbauer



GRADING NOTES

1. *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.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *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.*
5. *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
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Brick Permeable Paver Section
See Landscape Plans for Paver Finish
1 1/2" Permeable Setting Bed Aggregate
3" Aggregate Base Course, CA-7
7" Aggregate Base Course, CA-1

Stormwater Overland Flow Path

Ridge Line/High Point

GENERAL NOTES

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N

10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
S	Storm Sewer	S
SA	Sanitary Sewer	SA
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
FB	Buffalo Box	FB
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C400

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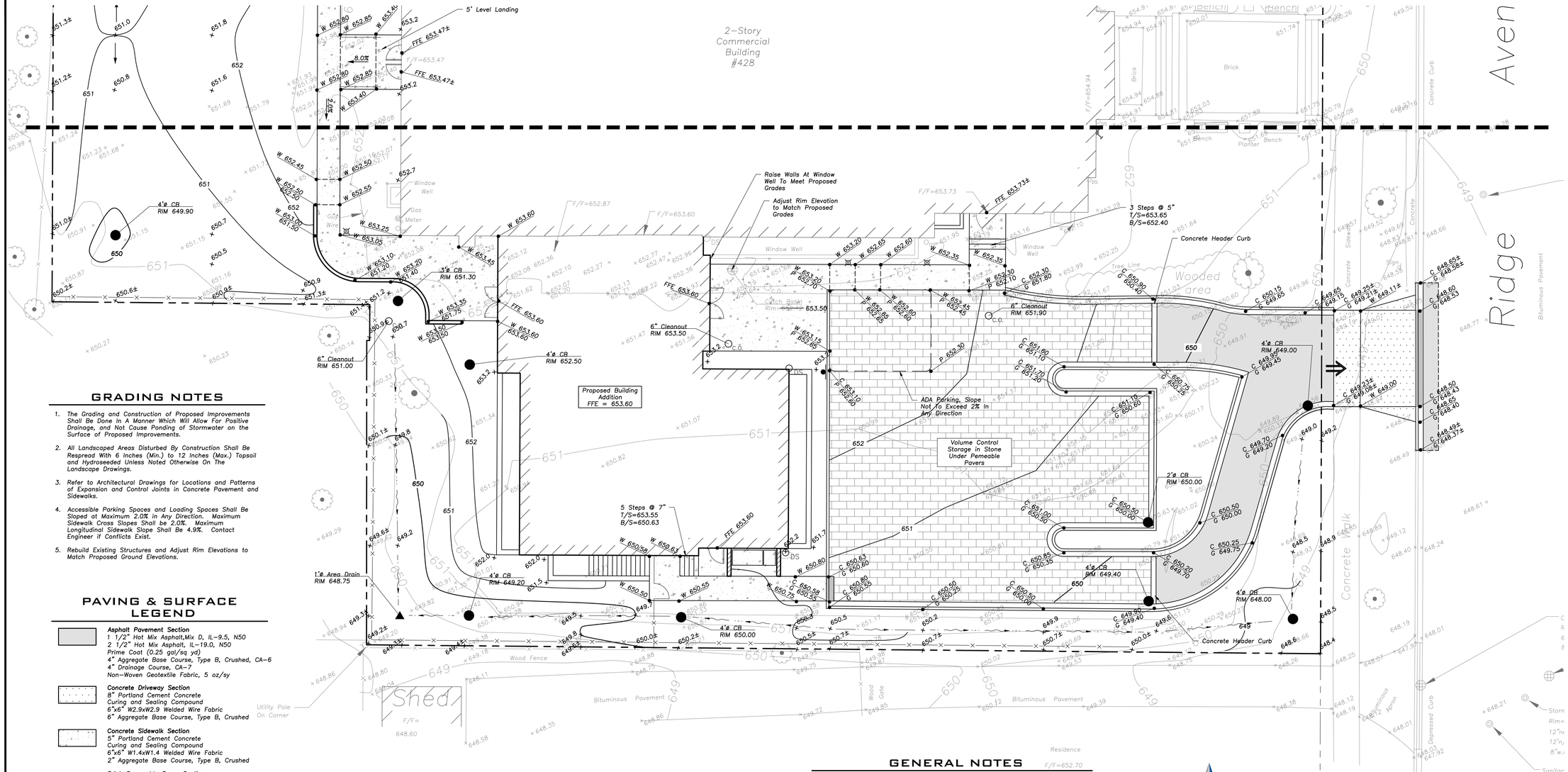

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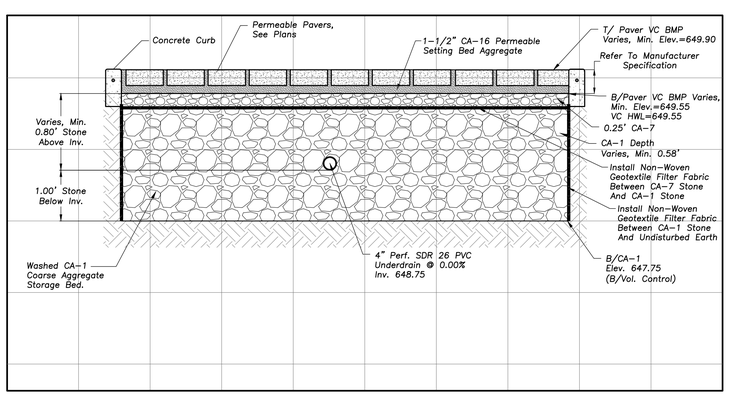

EAST PERMEABLE PAVEMENT AND UNDERDRAIN

N.T.S.

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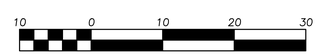

Scale: 1"=10'

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EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Sanitary Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	

EXISTING		PROPOSED
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
x x x	Fence	x x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
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781	Contour Line	781
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	Brushline	
	Tree Protection Fencing at Drip Line	x

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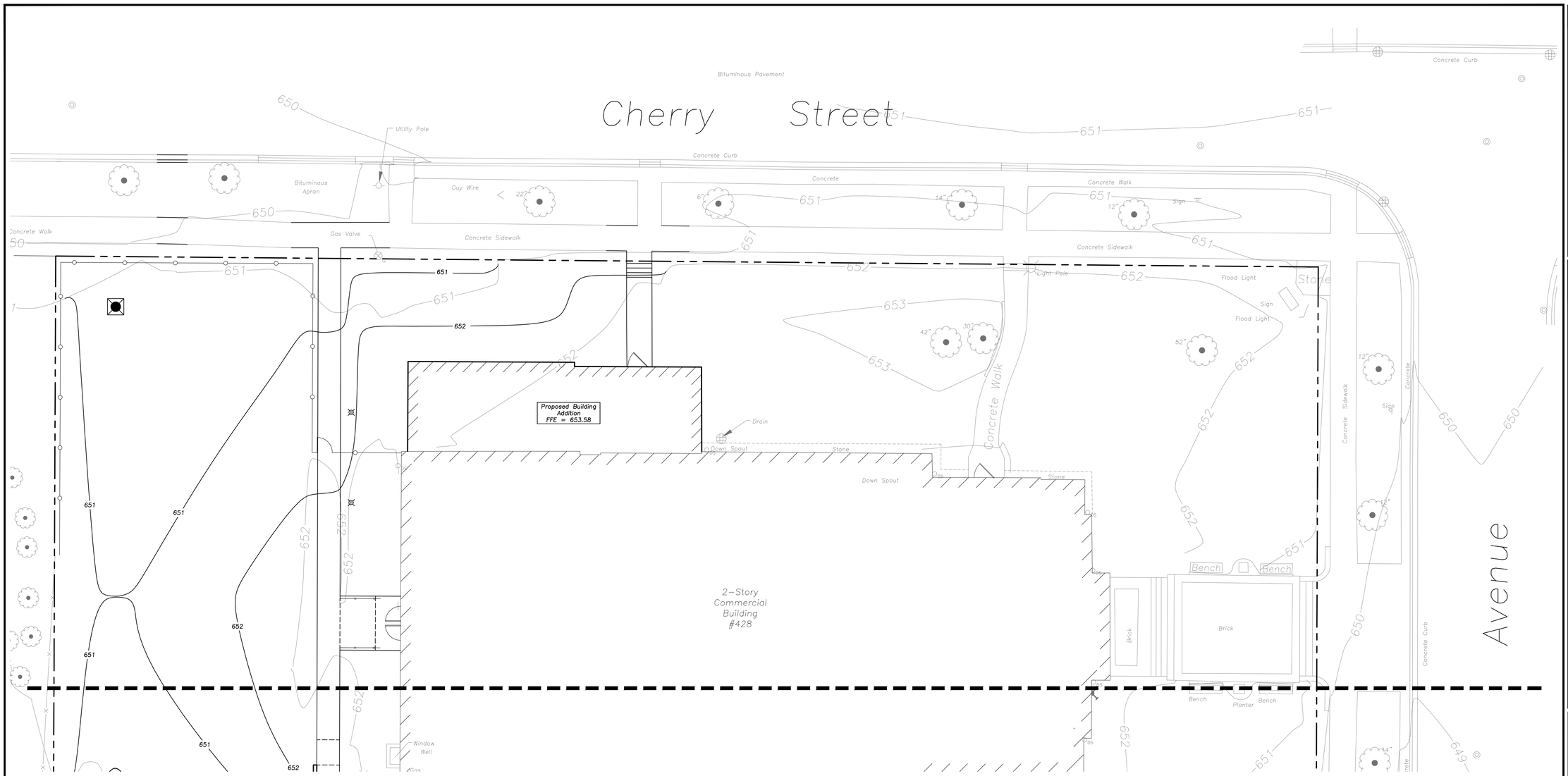

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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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SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C500

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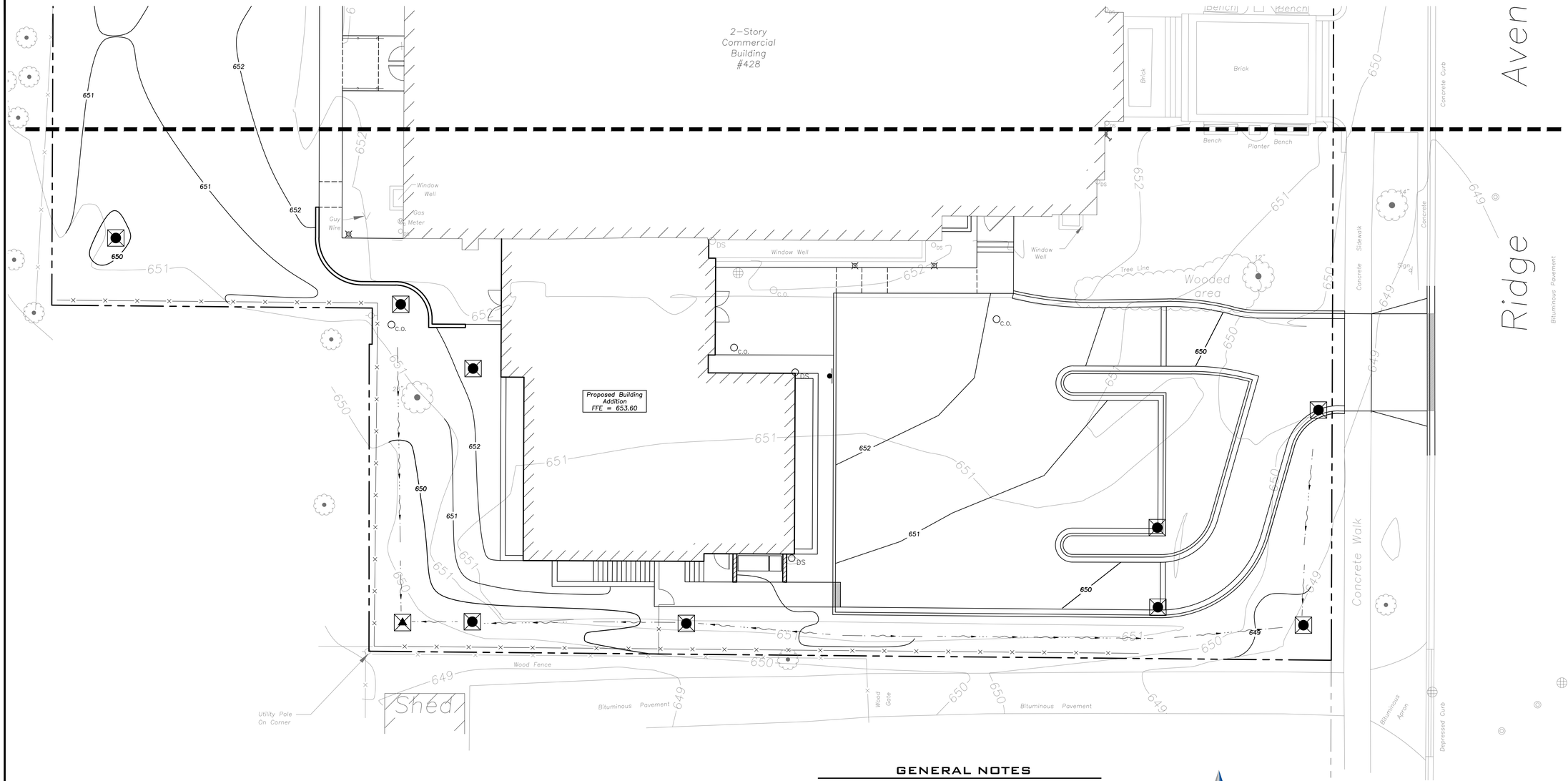

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11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

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.

GENERAL NOTES

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

N

10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
S	Storm Sewer	S
SA	Sanitary Sewer	SA
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	

EXISTING		PROPOSED
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

Grace Presbyterian Church Addition

440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY NOT FOR CONSTRUCTION

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

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

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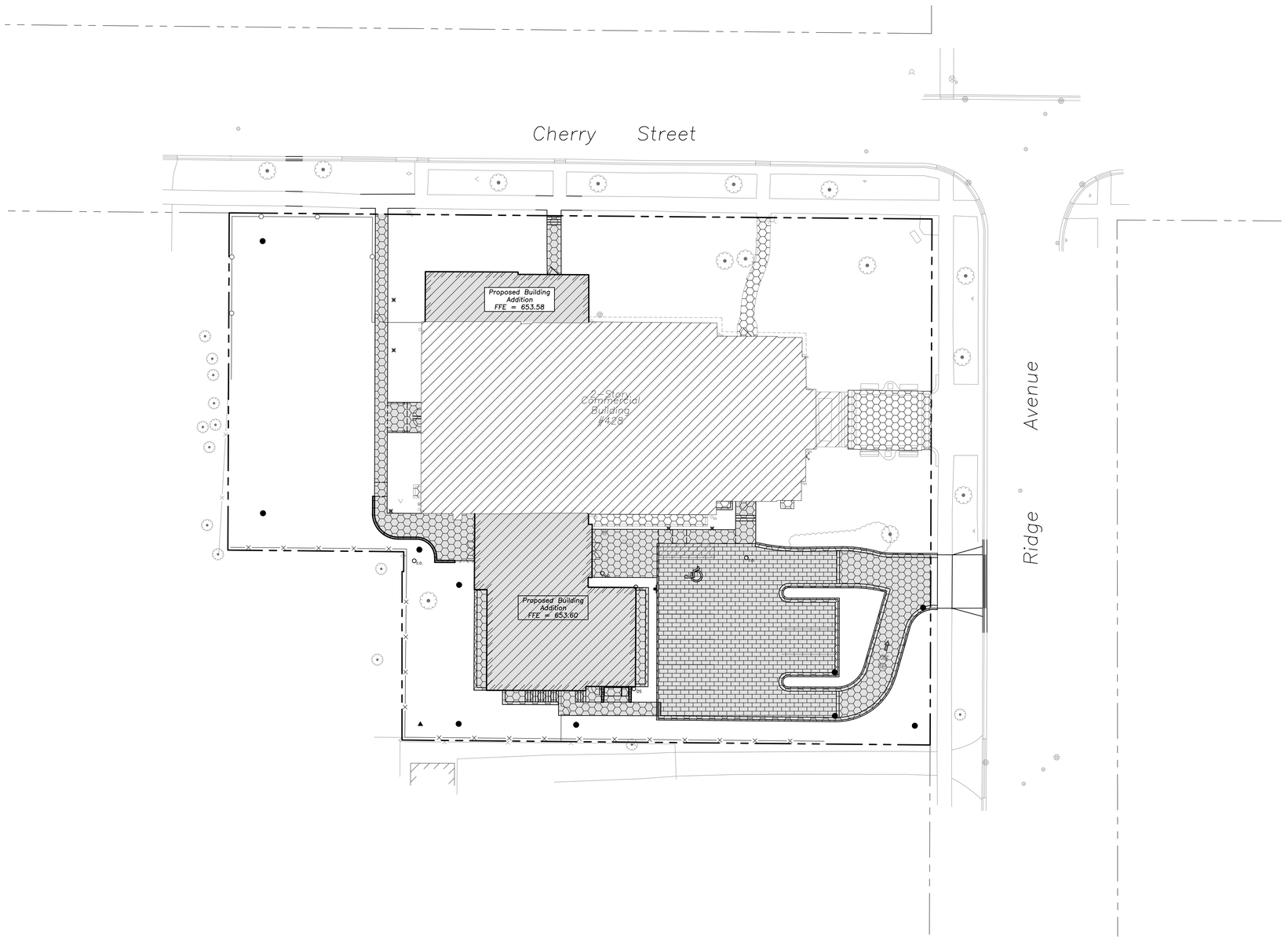

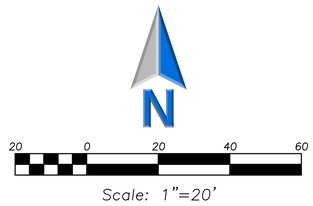

LEGEND

- 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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LMR	CK	03/13/25

Sheet Title:

IMPERMEABLE LOT COVERAGE - PROPOSED

Sheet No:

CX-04

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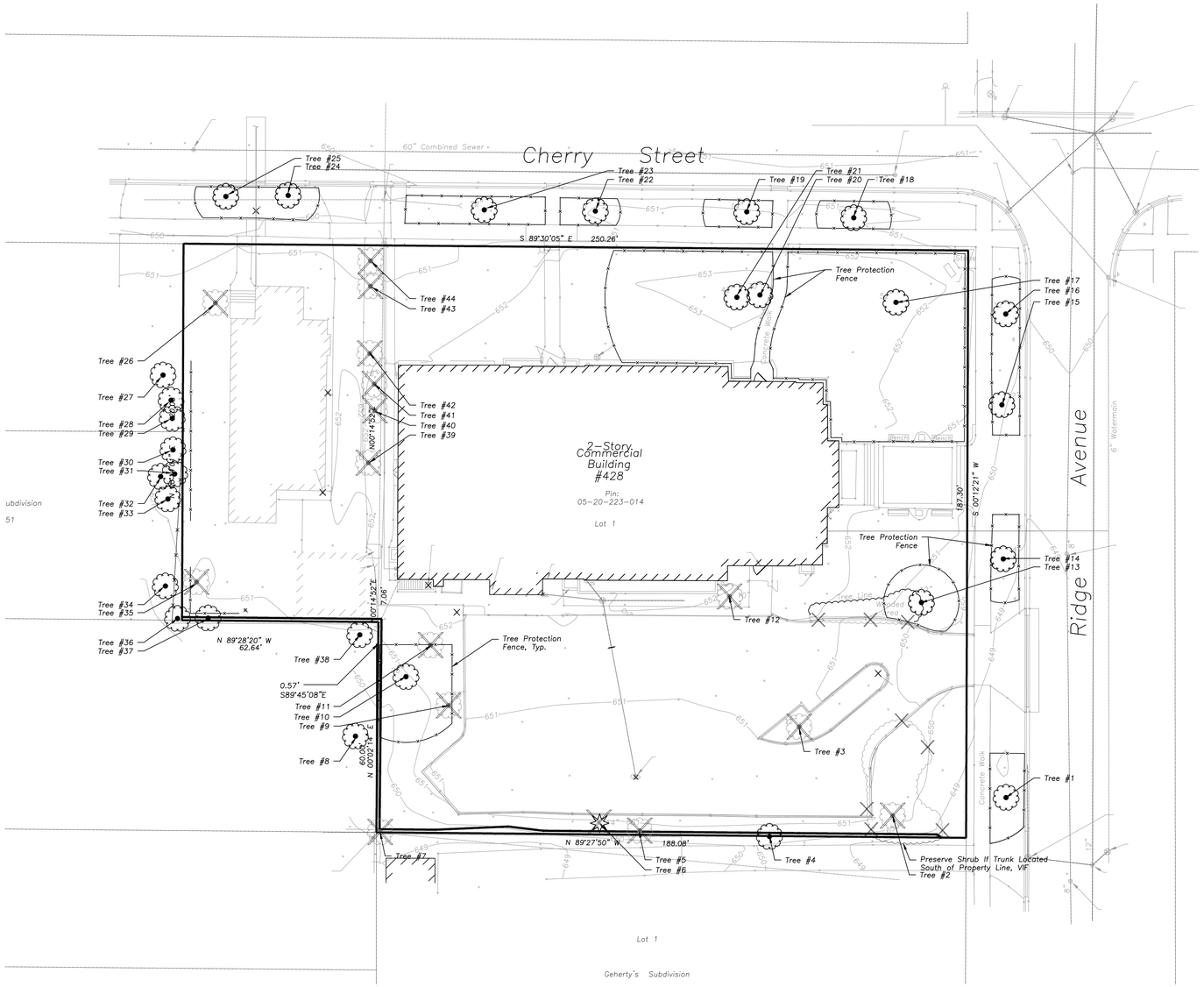

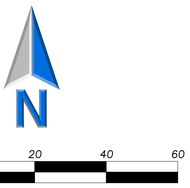

Tree #	Common Name	Scientific Name	Size	Cond.	Form	Status	Notes
1	Hackberry	*Celtis occidentalis*	3	2	2		
2	Thornless Cockspur Hawthorn	*Crataegus crus-galli inermis*	4,4,4,3,2,1,1	2	3	Protected	Sheared crown.
3	Honeylocust	*Gleditsia triacanthos*	11	3	2	Protected	Dieback.
4	Crabapple	*Malus spp.*	5,4,4,3,3,2	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 #IL-0094 (Exp. 12/31/25)

EXISTING TREE LEGEND

EX TREE – TO BE REMOVED

EX TREE – TO BE PRESERVED

TREE PROTECTION FENCE

TREE PRESERVATION NOTES

1. *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.*
2. *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.*
3. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
4. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
5. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*
7. *PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.*
8. *TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.*
9. *TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.*
10. *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)

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2	07/03/24	*PERMIT REVISIONS*
3	07/09/24	*PERMIT REVISIONS*
4	09/03/24	*DESIGN REVIEW BOARD REVISIONS*
	01/24/25	*SPECIAL USE PERMIT REVIEW*
	03/26/25	*ZONING REVIEW*

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

Sheet Title:

TREE PRESERVATION & REMOVAL PLAN

Sheet No:

L010

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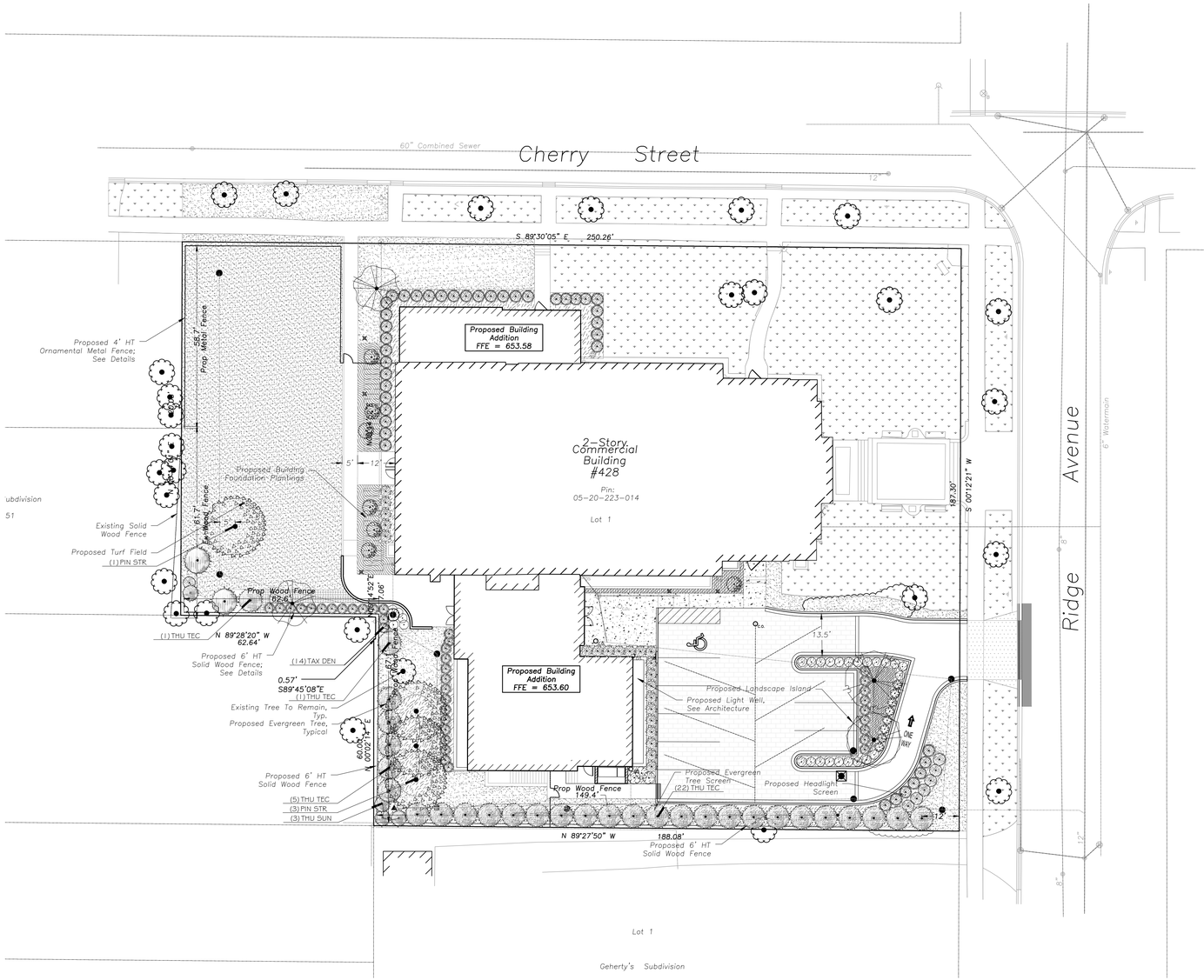

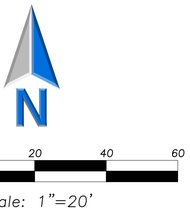

FENCE KEY

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	
	BOUTELOUA 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	
	RESTORE IF NEEDED			
	PROPOSED PERMEABLE PAVER		3,561 SF	
	- See Engineering for Details			

GENERAL NOTES

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
3. COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
7. 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.
8. COORDINATE WITH ALL OTHER TRADES.

LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. 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.
7. 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.
8. PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
   - 8.1. TURF PLANTING – 6",
   - 8.2. PERENNIAL / ORNAMENTAL GRASS PLANTING – 12",
   - 8.3. ORNAMENTAL TREE & SHRUB PLANTING – 18",
   - 8.4. PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES – 36",
   - 8.5. OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURING NATIVE SOIL MATERIAL MEETING PERCULATION 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. HOSE BIBS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF WATERING THE LANDSCAPE MATERIAL.
16. 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 ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church Addition

440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY NOT FOR CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
1	06/17/24	PERMIT REVISIONS
2	07/03/24	PERMIT REVISIONS
3	07/09/24	PERMIT REVISIONS
4	09/03/24	DESIGN REVIEW BOARD REVISIONS
	01/24/25	SPECIAL USE PERMIT REVIEW
	03/26/25	ZONING REVIEW

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

Sheet Title:

LANDSCAPE PLAN

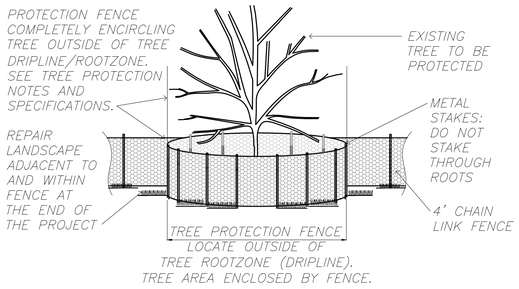
Sheet No:

L100

EEA – P:\23267 – PFA – Grace Presbyterian\Drawings\Grace Presbyterian_Landscape Plan.dwg
Plotted: 3/26/25 @ 9:21am By: jandersson

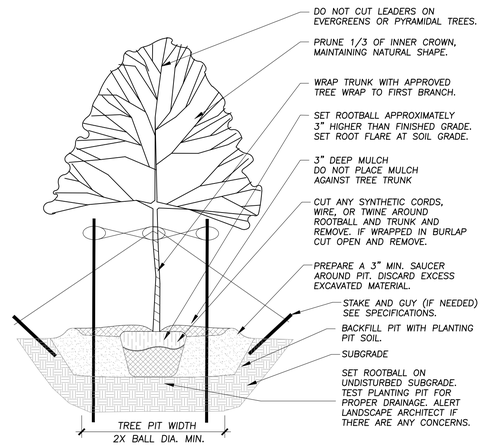
NOTES:

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



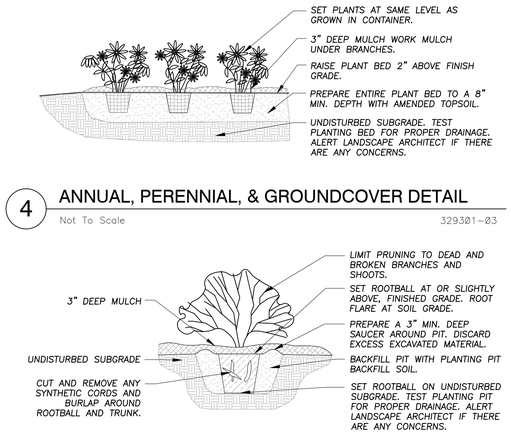
1 TREE PROTECTION DETAIL

NTS



2 TREE PLANTING DETAIL

Not To Scale 329343-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

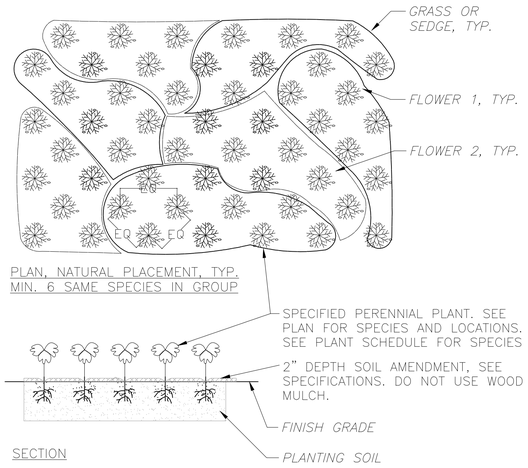
Not To Scale 329301-03

3 SHRUB PLANTING DETAIL

Not To Scale 329333-01

NOTES:

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

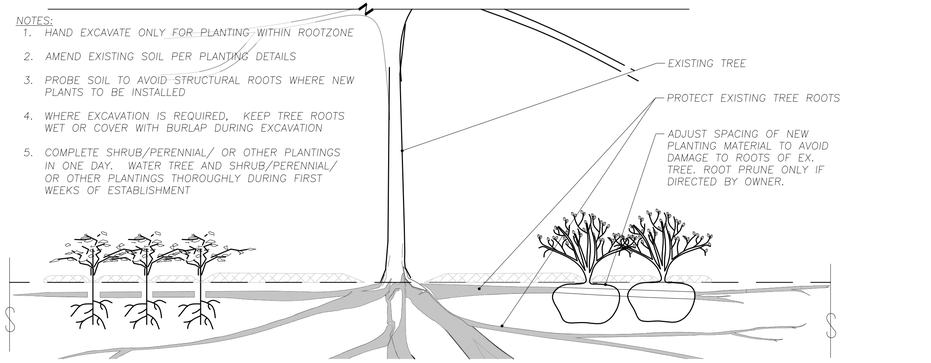


5 PERENNIAL PLANT MIX : LAYOUT

1/4" = 1'-0" 329301-09

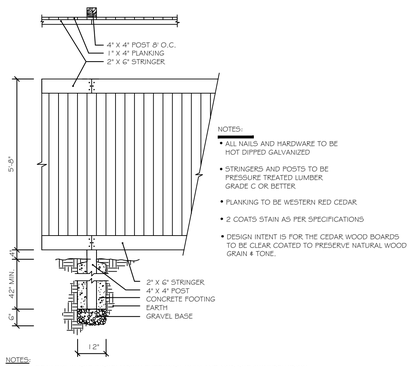
NOTES:

1. THIS PLANTING PLAN IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.



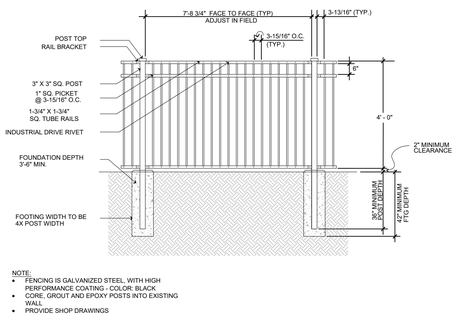
6 PLANTING WITHIN ROOTZONE OF EXISTING TREE

NOT TO SCALE 329383-14



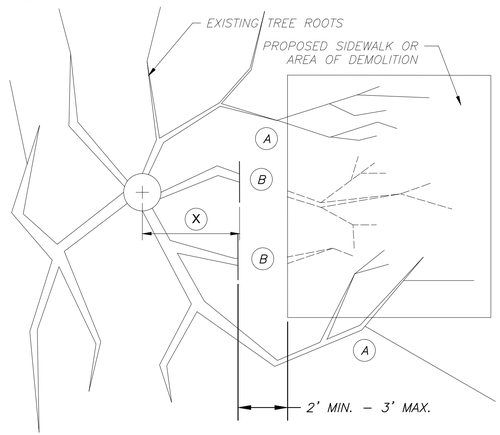
7 6` SOLID WOOD FENCE

NOT TO SCALE 323129.23-02



8 4` ORNAMENTAL METAL FENCE

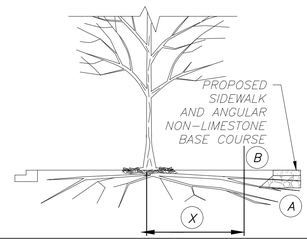
Not To Scale 323119-45



X = PROTECTION ZONE = 1 FOOT PER CALIPER INCH OF TREE TRUNK. WHERE PROTECTION ZONE DISTANCE X CANNOT BE MAINTAINED, OWNER'S ARBORIST WILL PROVIDE DIRECTION FOR ROOT PRUNING OR REMOVAL AND REPLACEMENT.

A WHERE INDICATED PROTECT AND RETAIN EXISTING ROOTS BELOW EXCAVATION ZONE. USING AN AIRSPADE, REMOVE EXISTING SOIL AROUND ROOTS TO REMAIN AND REPLACE WITH APPROVED SOIL. LOWER EXISTING ROOTS IF POSSIBLE WITHOUT DAMAGING ROOTS. SEE SPECIFICATIONS FOR OTHER REQUIREMENTS.

B ROOT PRUNE INTERFERING ROOTS PRIOR TO SIDEWALK OR DEMO EXCAVATION



9 ROOT PRUNING

N.T.S. 329383-05

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
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Design By:	Approved By:	Date:
JJA	CK	05/22/2024

Sheet Title:

LANDSCAPE DETAILS

Sheet No:

L200

EEA - P:\23267 - PFA - Grace Presbyterian\Drawings\Grace Presbyterian_Landscape Plan.dwg
Plotted: 3/26/25 @ 9:23am By: jandersson

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 competed 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 competed 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**		



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site Location And Area Roadways

Figure 1

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, Winnetk	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. Carpente	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, Winnetl	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, Winnetk	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, Winnetk	02/20/25
2/20/2025 15:38:08	Siobhan Dower	855 Boal Parkway, Winne	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, Wilme	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, (	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 Evanst	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, Cl	02/05/2025
2/5/2025 17:15:17	Marlene Rubingh	1 E Delaware Pl, #30G, Cl	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, Wilmet	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. Wilmet	February 5, 2025
2/5/2025 19:11:34	Joshua Pappas	1944 Central Ave, Wilmet	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. Wilm	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, Evanstc	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, Northb	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, Glen	2/20/25
2/20/2025 13:08:03	Sarah Hahn	2708 Prairie Ave, Evansto	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, Wilme	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 Eva	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., Wilme	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
[redacted]

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,

[redacted]

Nancy Riddle

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: SEPTEMBER 12, 2024

SUBJECT: GRACE PRESBYTERIAN CHURCH OF THE NORTH SHORE
440 RIDGE AVENUE AND 760 CHERRY STREET
CERTIFICATE OF APPROPRIATENESS (AMENDED CASE NO. 24-14-SU)

INTRODUCTION

On September 19, 2024, the Design Review Board (DRB) is scheduled to hold a continued public hearing on an amended application submitted by Grace Presbyterian Church of the North Shore (the "Applicant"), as the owner of the properties located at 440 Ridge Avenue and 760 Cherry Street (collectively, the "Subject Property"). The Applicant is proposing construction of additions to the existing church and a new parking lot on the Subject Property and requests approval of a Certificate of Appropriateness.

A mail notice was sent to property owners within 250 feet of the Subject Property, for the initial public hearing in June, in compliance with Village Code. As of the date of this memo, staff has received one additional written comment from the public regarding this application since the June meeting. This comment along with the public correspondence received subsequent to the posting of the June DRB agenda packet are included as **Attachment C1**.

JUNE 20, 2024, DESIGN REVIEW BOARD MEETING

On June 20, 2024, the DRB held a public hearing on the Applicant's request for approval of a Certificate of Appropriateness for the design of the proposed improvements to allow construction of additions to the existing church and a new parking lot on the Subject Property. The staff report for the June 20 meeting, as well as the meeting minutes, can be found in **Attachment B1**.

After hearing presentations by Village Staff and by the Applicant, the DRB heard from ten (10) residents who are neighbors of the church. All spoke in opposition to the proposed plan as presented. Their concerns mainly focused on the requested zoning relief; however, some of their comments focused on the proposed design in terms of where the on-site parking and the proposed additions should be located, and the impact on the character of the residential neighborhood. The Board then discussed the project. The members suggested: (a) providing more details on the proposed windows; b) providing a better comparison of the proposed brick and the existing brick; (c) elimination of the northern loop to the east parking lot; (d) further refinement to the fenestration on the south building elevation; (e) providing a pedestrian view of the rooftop mechanical equipment and screening; (f) bollard light fixtures that are more neighbor friendly (not so tall); (g) possible shift of north addition to the east to break up the west wall; (h) more thought given to having one consistent fence on the site; and (i) use of natural stone rather than cast stone. Ultimately, the Board continued the item to the July meeting to provide the Applicant time to respond to comments of the Board.

On July 18, 2024, the DRB was scheduled to hold a continued public hearing on an amended application submitted by the Applicant. However, at the request of the Applicant, the item was continued to the August 15, 2024, DRB meeting to allow the Applicant more time to continue its dialogue with neighbors in an effort to address or mitigate neighbor concerns. Prior to the August 15 DRB meeting, the Applicant requested its application be continued to the September 19 DRB meeting, to facilitate further discussion with neighbors. At the August 15 meeting, the DRB granted the Applicant's request and continued the item to the September 19 meeting.

AMENDED PROPOSED PLAN

In response to comments at the June 20 DRB meeting, the Applicant has provided the attached written explanation describing the revised design and plans (**Attachment A1**). The primary changes include the following:

- Addition of a landscape buffer on the east side of the south addition.
- Relocation of rooftop mechanical equipment into the attic, so that the equipment it not visible.
- Bollard light fixture has been revised to an 18" tall path light.
- North addition has been shifted 1.5 feet to the east.
- New continuous 6-foot-tall wood fence along west and south property lines to provide consistency.

Additionally, in response to meetings the Applicant had with neighbors, it has provided a written explanation describing the revised landscape plan and changes to three area drains on the site (**Attachment A1**). The changes include:

- Retaining one (1) mature oak tree located on the west side of the proposed south addition that was previously noted to be removed.
- Relocating two (2) area drains within the proposed west parking lot further east within the lot to pitch water away from the west curb of the parking lot.
- Lowering the elevation of the area drain in the southwest corner of the site and adjust grades to improve collection of water on site.
- Addition of evergreen trees along the western and southern edges of the property to obstruct views of the proposed south addition.

At the September 19 meeting, the Applicant will review the revised plans and explain the design decisions in response to the Board's comments. As noted in the Applicant's written explanation describing the revised design, the Applicant has three (3) options from the original design presented of the south addition. The first option is included in the revised plans in **Attachment A1** and consists of a landscape buffer on the east side of the south addition. In this first option, the design of the addition itself remains the same as what was originally proposed and presented to the Board in June. The Applicant has two additional options that it is prepared to present at the September meeting; these options include the additional landscape buffer as well as changes to the design of the entry link between the existing church and the proposed south addition.

The images on the following pages compare some of the plans and design elements considered at the June 20 DRB meeting with the current amended plan (Figures 1 through 14).

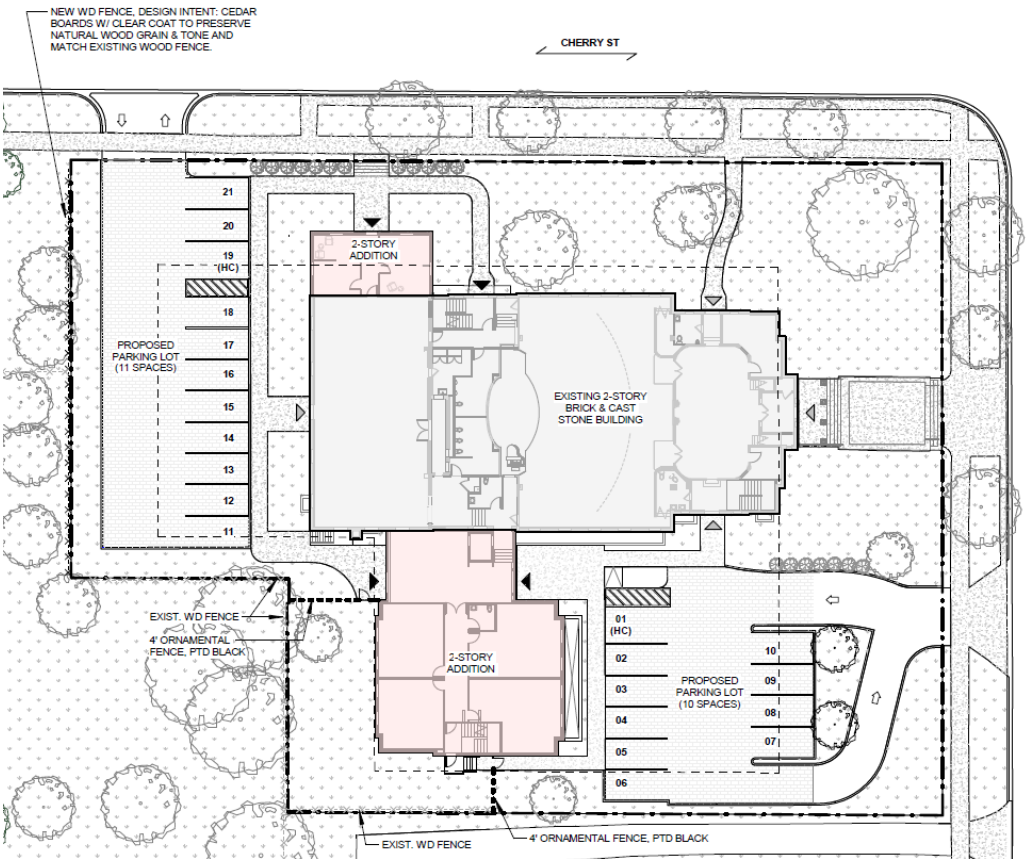


Figure 1 – Proposed Site Plan (June 20 Meeting)

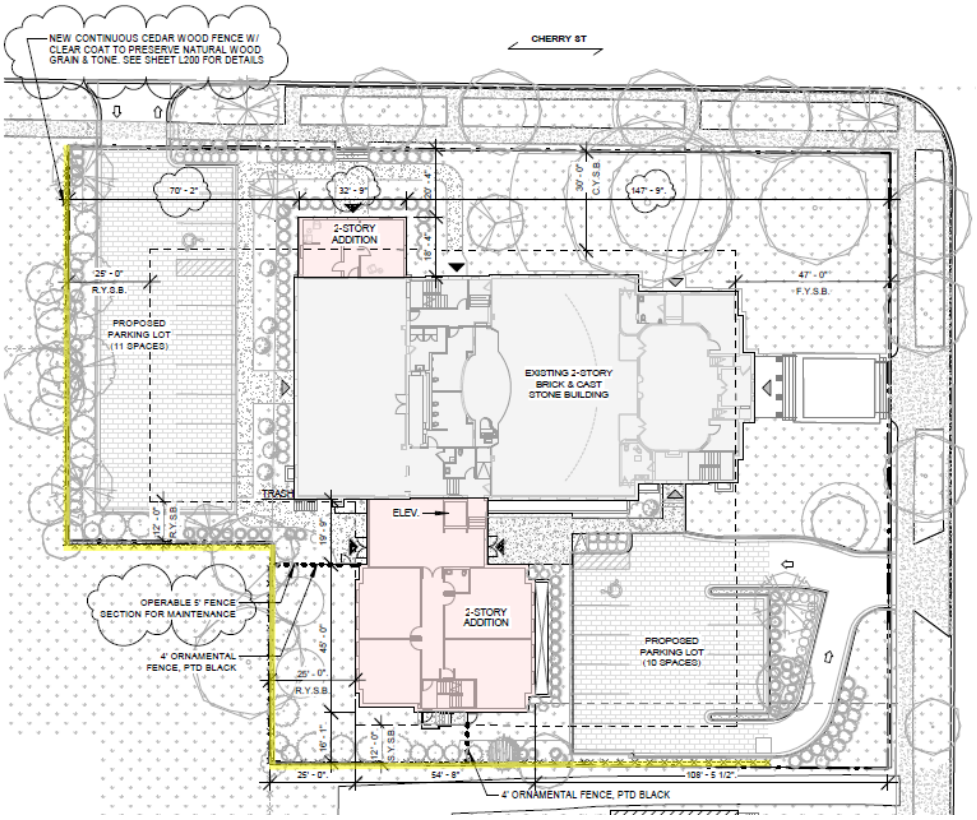


Figure 2 – Amended Site Plan



Figure 3 – Rendering of East Façade (June 20 Meeting)



Figure 4 - Amended Rendering of East Façade



Figure 5 - Rendering of North Façade (June 20 Meeting)



Figure 6 – Amended Rendering of North Façade



KBR8 LED
LED Specification Bollard

BAA BABA

Specifications

	8" Round (20.3 cm)
Height:	40" (101.6 cm)
Weight (max):	27 lbs (12.25 kg)

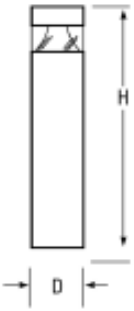


Figure 7 – Proposed Bollard Fixture (June Meeting)



HARDY ISLAND

HARDY ISLAND PATH LIGHT

16012MZ-LL

12V ROUND SIDE MOUNT LED PATH LIGHT

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

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

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

MOUNTING	
LEAD WIRE:	1 X 36"

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





PRODUCT DETAILS:

- A wiring kit and ground spik[illegible] supplied
- Suitable for use in wet (out[illegible]) locations [illegible]d by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards

Figure 8 – Amended Bollard Fixture

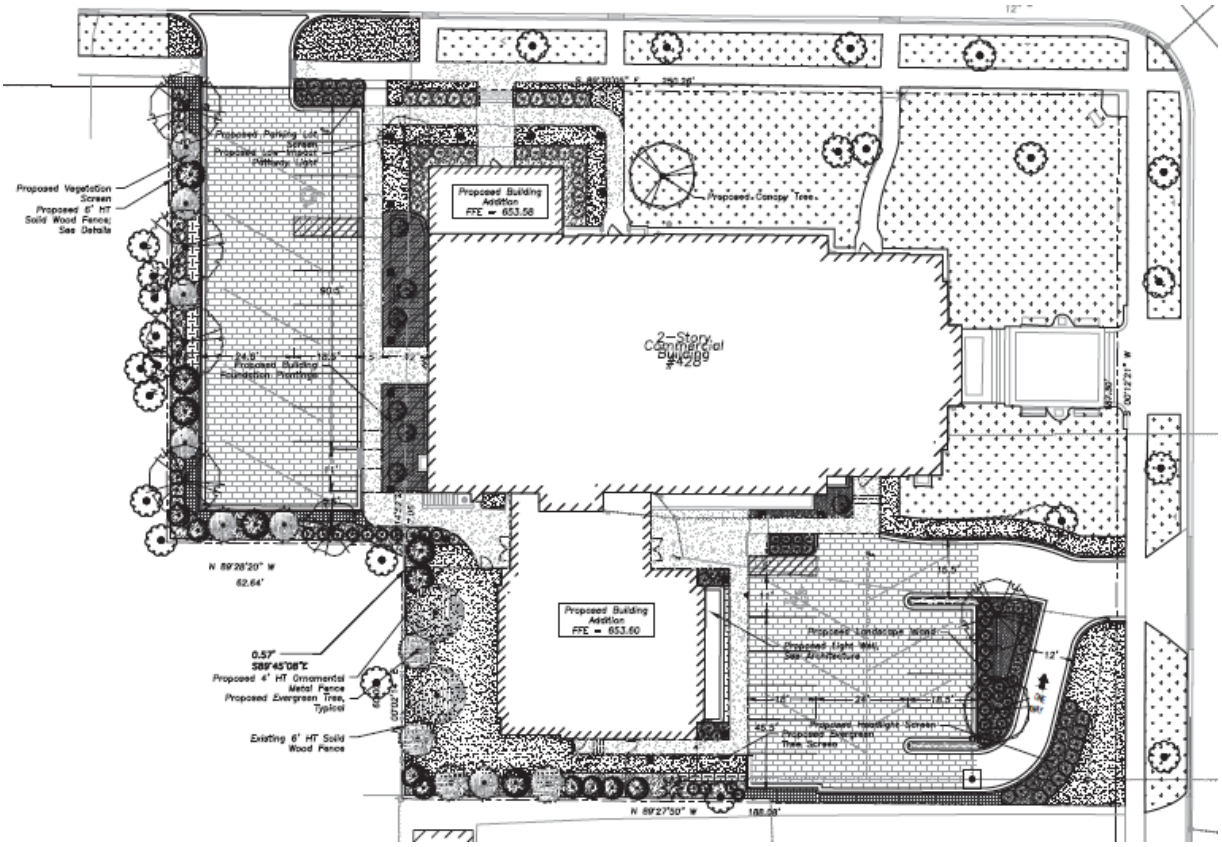


Figure 9 – Landscape Plan (June 20 Meeting)

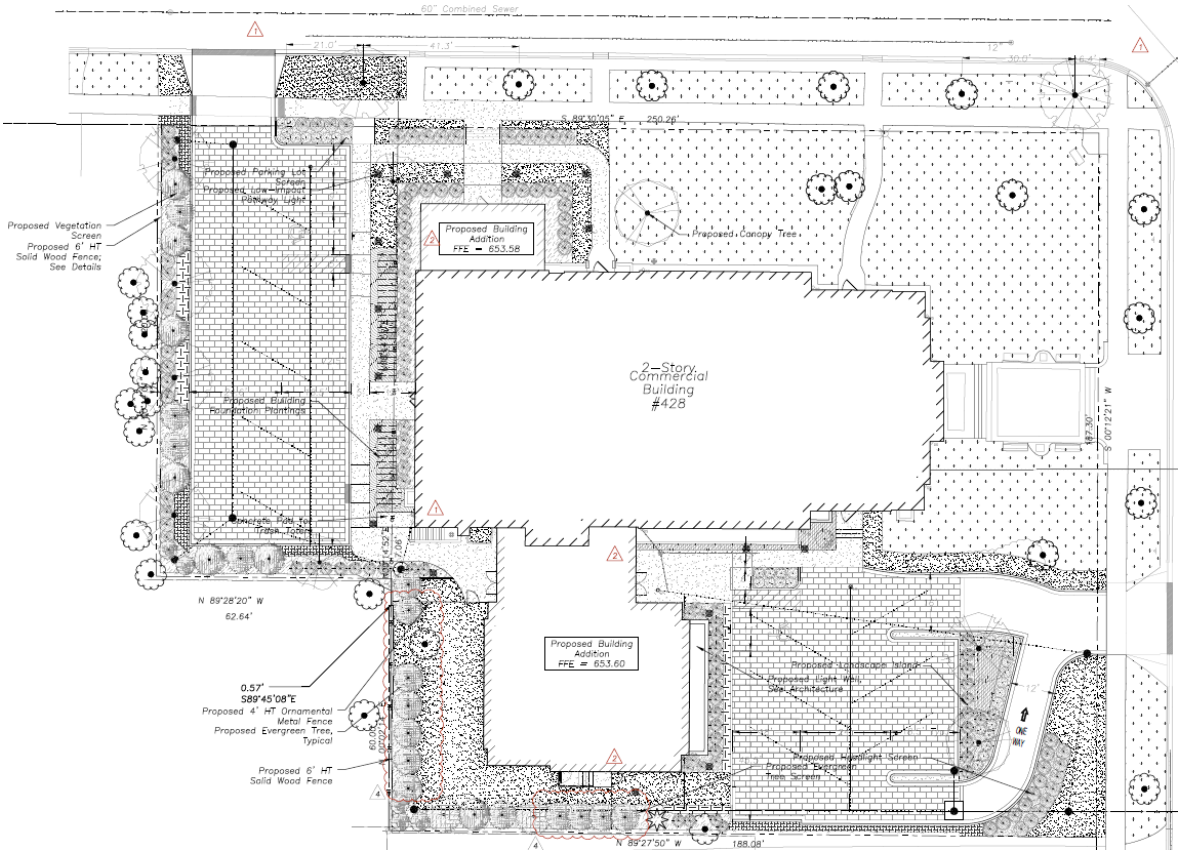


Figure 10 – Amended Landscape Plan



Figure 11 - Southeast Aerial Perspective (June Meeting)



Figure 12 – Amended Southeast Aerial Perspective



Figure 13 - Northwest Aerial Perspective (June Meeting)



Figure 14 – Amended Northwest Aerial Perspective

OTHER ADVISORY BOARD/COMMISSION REVIEW

As noted in the June staff report to the DRB, the Applicant has also submitted the following applications:

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

Though zoning relief is not the purview of the DRB, we are providing you with this information so you are aware of the relief the Zoning Board of Appeals and Plan Commission will be considering.

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 an Historical Architectural Impact Study (HAIS). Upon submittal of the HAIS by the Applicant, public notice of the HPC's consideration of the HAIS will be provided by mail to property owners within 250 feet of the Subject Property once the meeting is scheduled.

The Zoning Board of Appeals is tentatively scheduled to consider the special use permit specific to the building addition and site improvements, and the variation requests on October 14, 2024. The Plan Commission is tentatively scheduled to consider the subdivision application and both special use permits on October 23, 2024. Public notice of these meetings will also be provided by mail to property owners within 250 feet of the Subject Property once the meeting dates are confirmed.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

immediate vicinity."

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

DESIGN GUIDELINES

The June staff report highlighted aspects of the Village's Design Guidelines relevant to the proposed improvements (**Attachment B1**). Excerpts of the Village Design Guidelines, which apply to institutional buildings, are also included in **Attachment B1**.

RECOMMENDATION

At the September 19, 2024, DRB meeting, the Board is scheduled to continue its consideration of the design of the Applicant's proposed additions and site improvements to the Subject Property. After hearing from the Applicant and the public, the Board may decide to take action on one or two options:

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

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

> *Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the proposed additions and site improvements to Grace Presbyterian Church of the North Shore at 440 Ridge Avenue**, subject to the following conditions:*
>
> ***A. [If the Board chooses to place conditions as part of its recommendation of approval, it will want to include the conditions here.]***
>
> *The Board's findings are based on evidence in the record, or a public document, and upon the following findings of fact:*
>
> *(1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
>
> *(2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*
>
> *(3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and*
>
> *(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*

ATTACHMENTS

Attachment A1: Applicant's Explanation of Revised Design and Revised Plans

Attachment B1: June 13, 2024, DRB Staff Report and Attachments, and June 20, 2024, DRB Meeting Minutes

~~Attachment C1: Public Correspondence~~ (*See Attachment C of April Agenda Report)*

Present Future Architects

Date: 7/10/2024

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

RE: DRB Review Comments #1
Grace Presbyterian Church Building Addition & Site Improvements
440 Ridge Ave., and 760 Cherry Street (Case #24-14-SU)

Below are the DRB comments / follow up questions and responses (in blue).

1. Design Review Board Comments provided in an email on 06/26/2024

a. Provide more details on the proposed windows.

Additional details provided on Sheet SP-021 for muntin, ogee and panning profiles. Window samples have been requested from the MFR and we hope to receive them in time for the next DRB meeting.

b. Provide a better comparison of the proposed brick and the existing brick.

See page SP-027 of pictures of proposed brick against the existing brick. We'll bring these samples along to our next DRB meeting.

c. Elimination of the northern loop to the east parking lot.

The loop out of the east parking lot is a critical element for GPC as it facilitates an efficient drop off for the youth program. This loop currently exists and eliminates congestion within the lot and on the street.

d. Further refinement to the fenestration on the south building elevation.

We are providing (3) options from the original design presented. These will be presented to DRB and options are:

1. Landscape buffer on east side of the south addition to soften the appearance / more residential feel.
2. Landscape buffer & modification of entry link (reduction in glass)
3. Landscape buffer & alternate modification of the entry link (residential scale windows)

e. Providing a pedestrian view of the rooftop mechanical equipment and screening.

Mechanical equipment will be housed under the gable roof of the south addition in the attic space (see SP-013). There will be no view of the mechanical equipment.

f. Bollard light fixtures that are more neighbor friendly (not so tall).

Bollard light fixture has been revised to an 18" tall path light – see SP-033.

g. Possible shift of the north addition to the east to break up the west wall.

North additions walls have been shifted. See revised plans, elevations and rendering on SP-024 & SP-026.

h. More thought given to having one consistent fence on the site.

Wood fence that boarders adjacent properties to west & south will be a new 6' tall cedar fence. See SP-009 for extents of new fence.

i. Use of natural stone rather than cast stone.

Pictures of proposed stone against existing stone are provided on sheet SP-027. Samples will be provided at DRB meeting.

GRACE PRESBYTERIAN CHURCH

SPECIAL USE PERMIT REVIEW / JULY 3, 2024

Present Future Architects

OWNER

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

ARCHITECTURE

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

CIVIL

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



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

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

COVER SHEET
07/03/2024
SP-000



VIEW OF EAST FACADE



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE

Present Future Architects
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292
ARCHITECT'S PROJECT NO. **23XX**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING CONDITIONS
440 RIDGE AVE
07/03/2024
SP-001



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.

Present Future Architects
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING CONDITIONS
440 RIDGE AVE
07/03/2024

SP-002



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



VIEW OF SOUTH & EAST FACADE

Present Future Architects
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312) 961-1292
ARCHITECT'S PROJECT NO. **23XX**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING CONDITIONS
760 CHERRY ST
07/03/2024
SP-003



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.

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

ARCHITECT'S PROJECT NO. **23XX**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING CONDITIONS
760 CHERRY ST
07/03/2024
SP-004

DEMOLITION LEGEND

EXISTING ELEMENT TO REMAIN

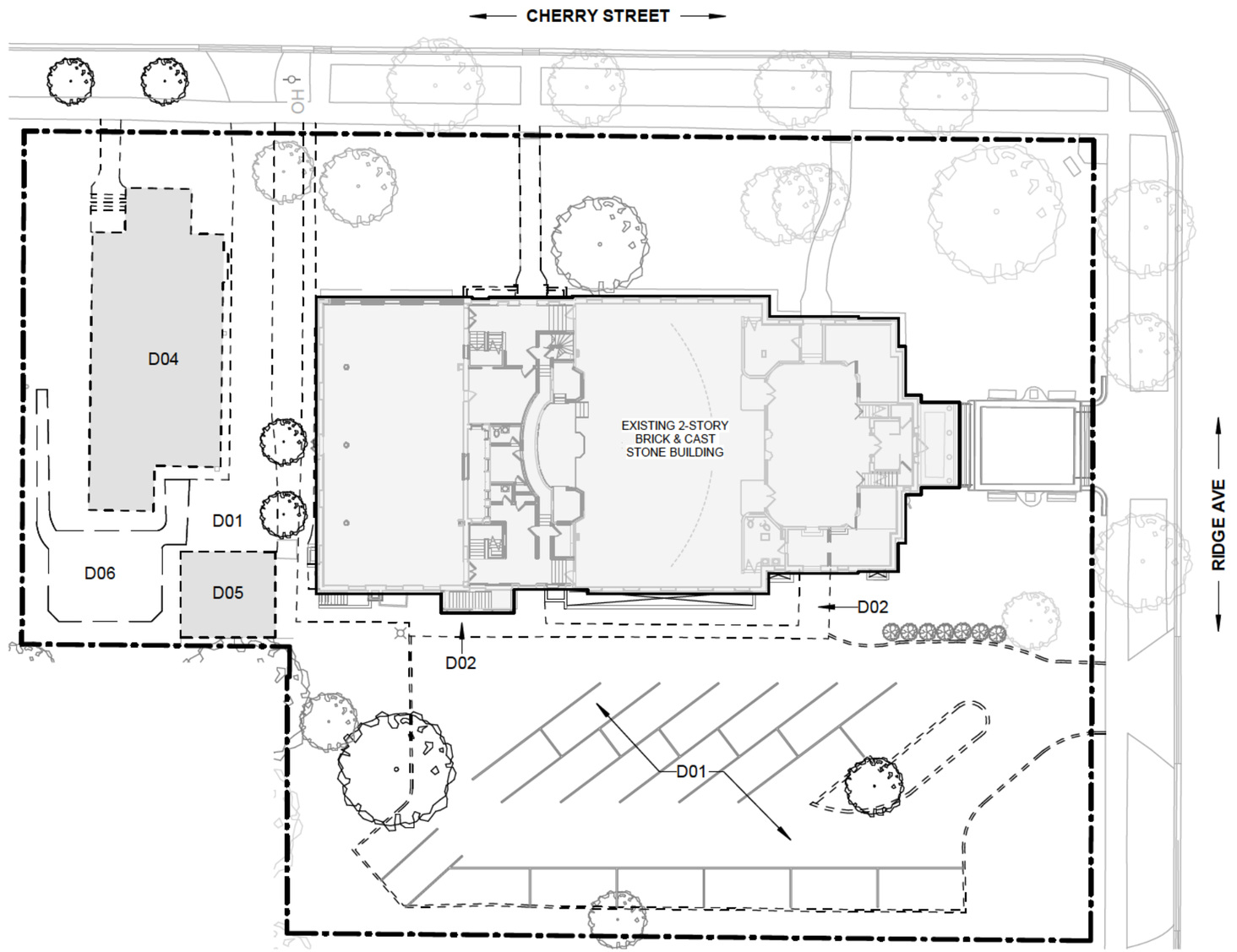
ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE

STRUCTURE TO BE REMOVED, RE: PLAN / KEYNOTE

KEYNOTE LEGEND

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

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE DEMOLITION INFORMATION.



1 DEMOLITION SITE PLAN

1" = 30'-0"

Present Future Architects

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

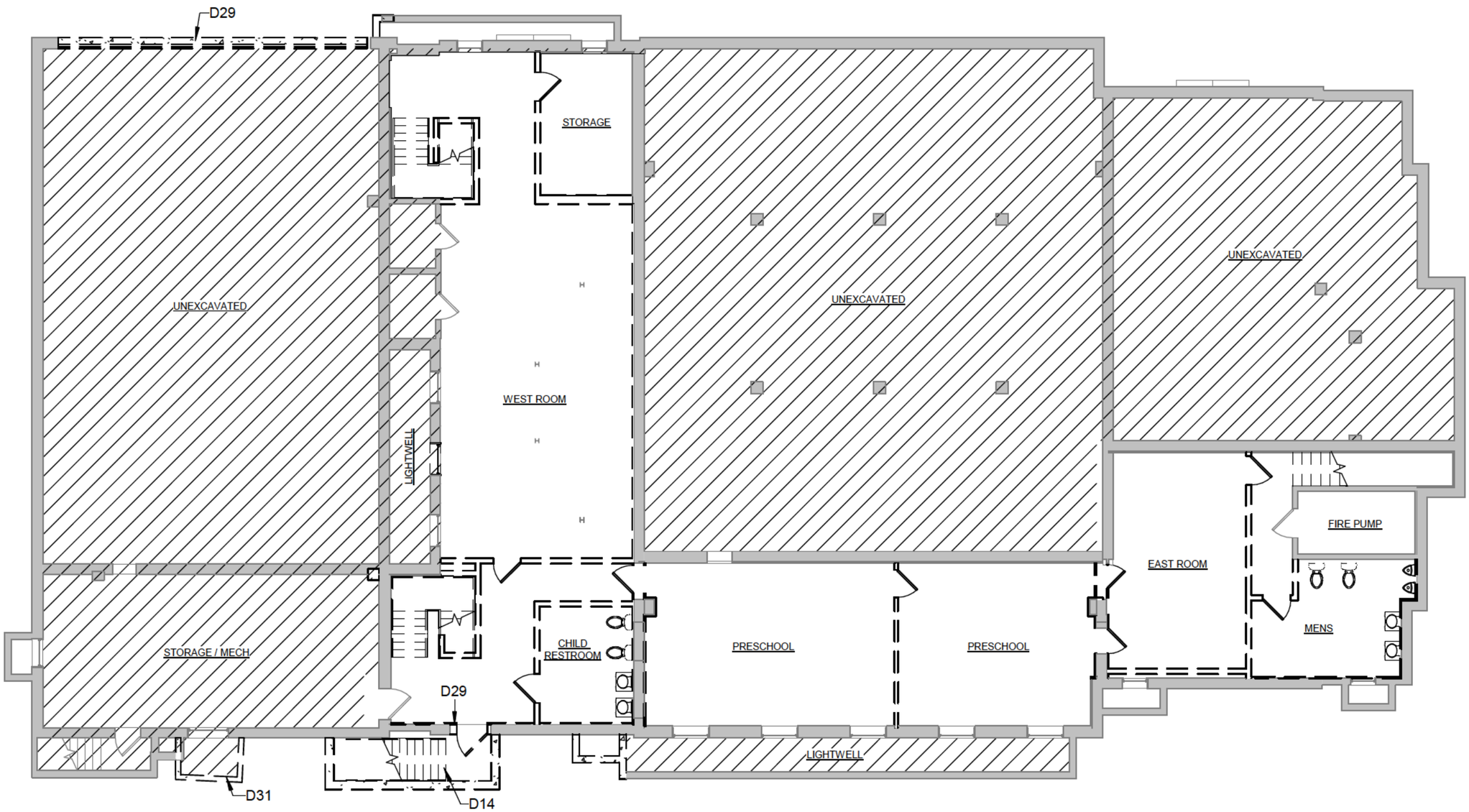
SITE DEMOLITION PLAN
07/03/2024
SP-005

DEMOLITION LEGEND

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

KEYNOTE LEGEND

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



1 BASEMENT DEMOLITION PLAN

3/32" = 1'-0"

Present Future Architects

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

BASEMENT DEMOLITION PLAN

07/03/2024

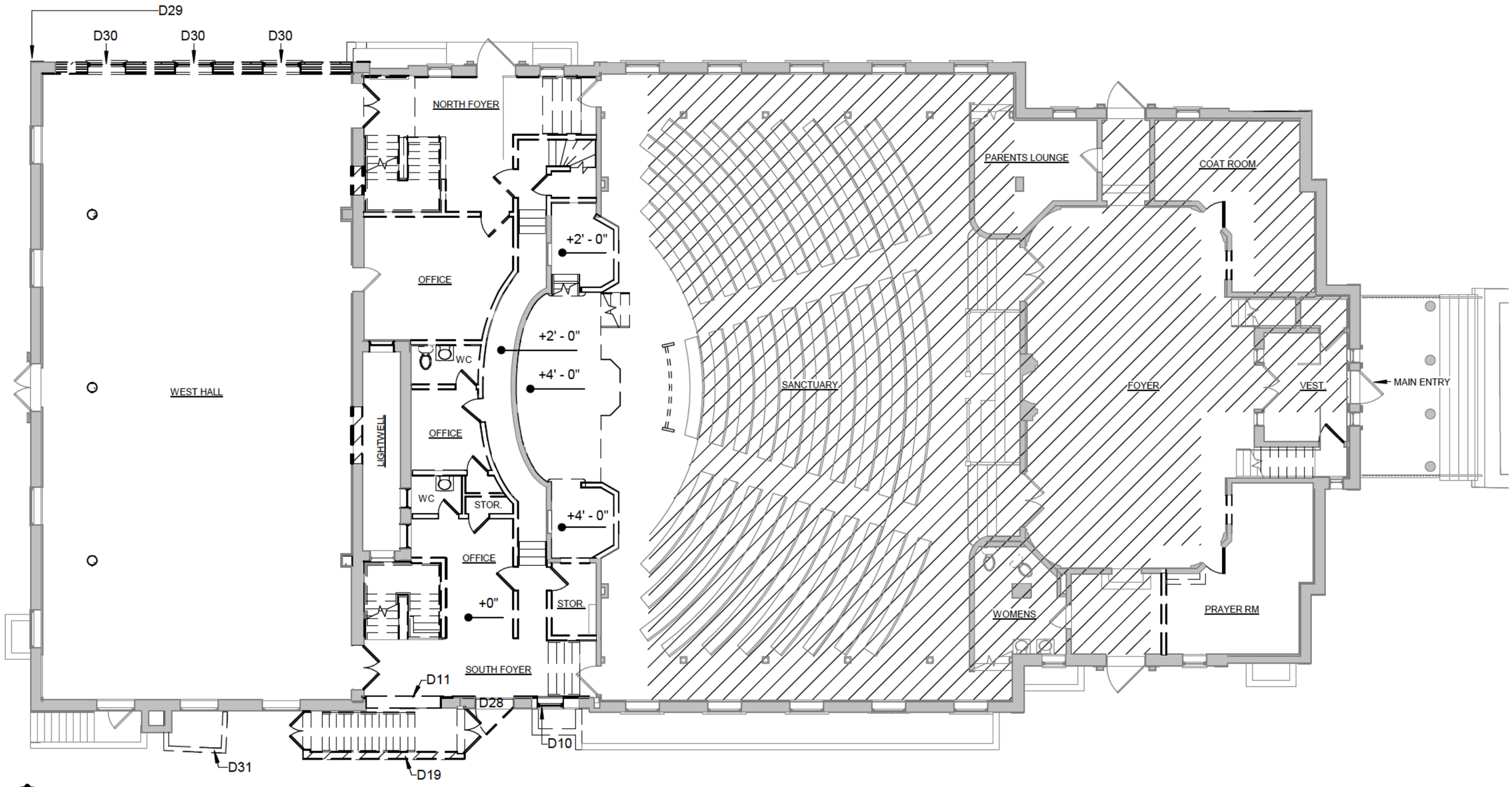
SP-006

DEMOLITION LEGEND

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

KEYNOTE LEGEND

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



1 LEVEL 1 DEMOLITION PLAN

3/32" = 1'-0"

Present Future Architects

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

FIRST FLOOR
DEMOLITION PLAN
07/03/2024

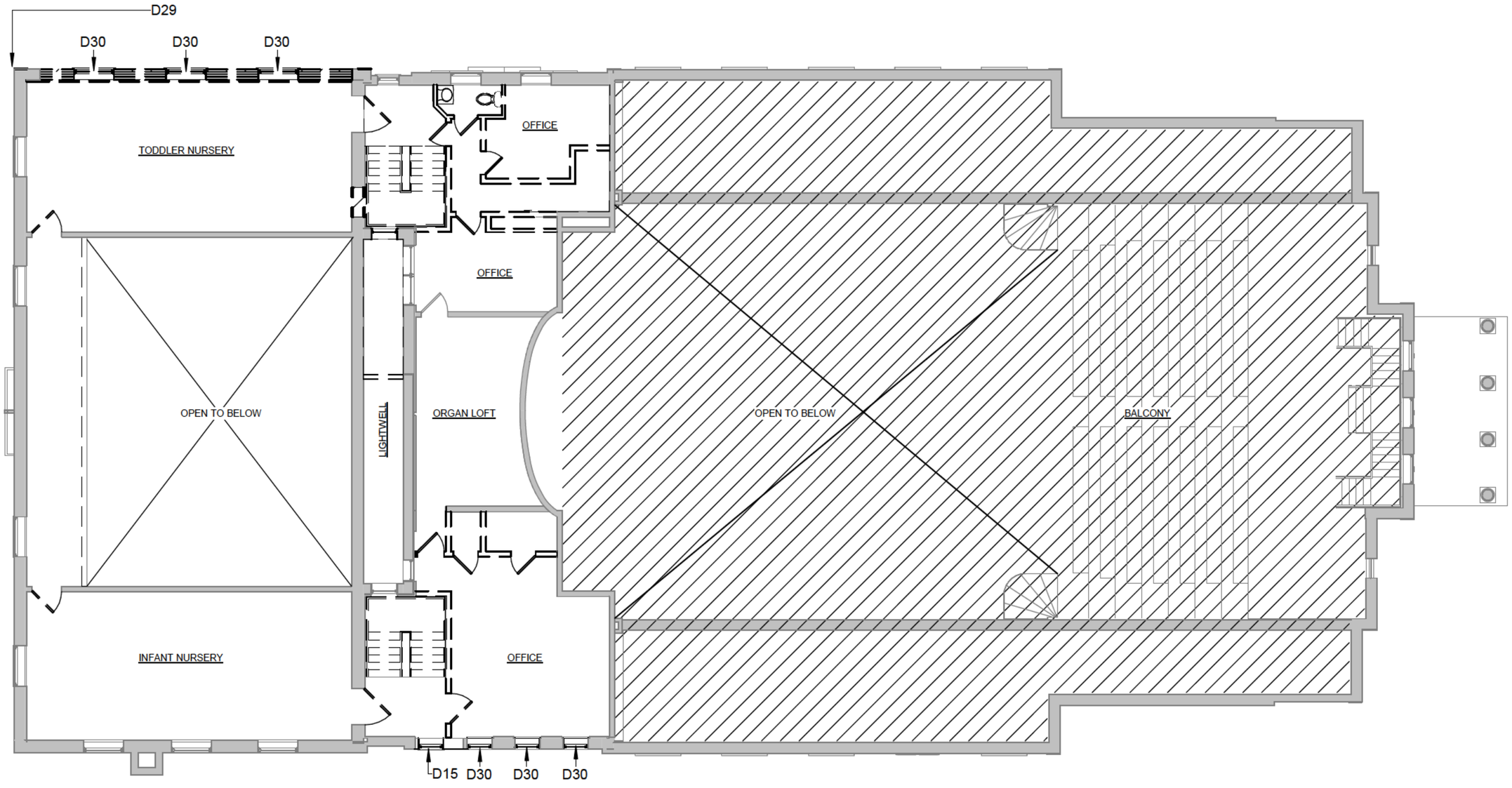
SP-007

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.



1 LEVEL 2 DEMOLITION PLAN

3/32" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

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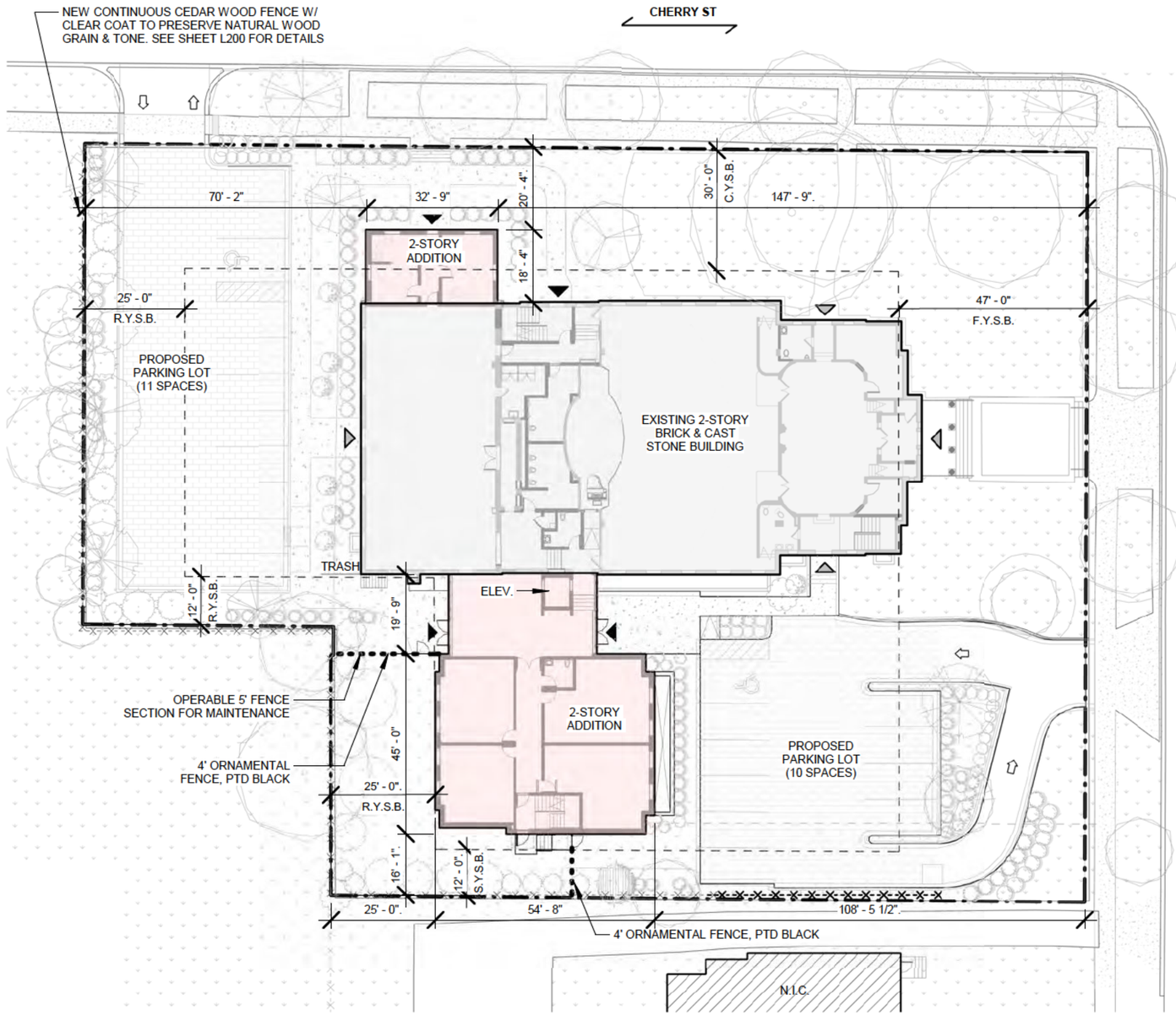
WINNETKA, IL 60093

SECOND FLOOR DEMOLITION PLAN

07/03/2024

SP-008



1 SITE PLAN

1/32" = 1'-0"

RIDGE AVE

SITE PLAN LEGEND

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

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE INFORMATION.

ZONING ANALYIS	ORDINANCE REQ'D	EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	10,677 SF (25.0%)	11,831 SF (28.36%)	13,105 SF (31.42%)
TOTAL LOT COVERAGE	21,355 SF (50.0%)	24,479 SF (57.3%)	24,529 SF (57.43%)
GFA	11,638 SF (27.9%)	22,768 SF (53.3%)	26,448 SF (61.9%)
HEIGHT	60'-0"	34'-0"	34'-0"
SETBACKS			
FRONT	47'-0 3/8"	41'-4" SF	41'-4" SF
CORNER	30'-0"	37'-8"	20'-4"
SIDE	12'-0"	76'-3"	16'-1" SF
REAR	25'-0"	N/A	25'-0"
PARKING IN FRONT SETBACK	0 SF	258 SF	388 SF

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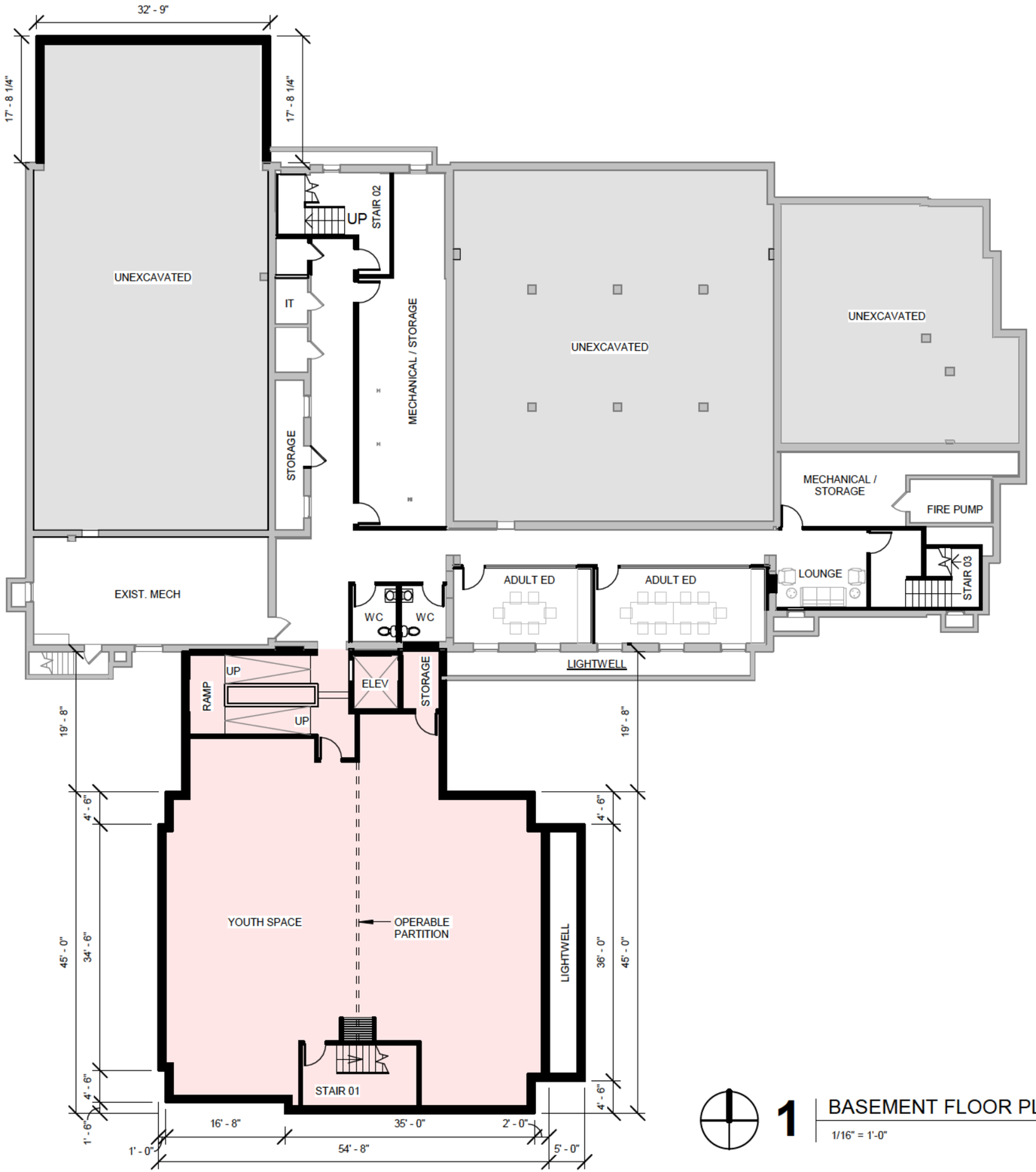
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

SITE PLAN & ANALYSIS
07/11/2024
SP-009



1 BASEMENT FLOOR PLAN

1/16" = 1'-0"

FLOOR PLAN LEGEND

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

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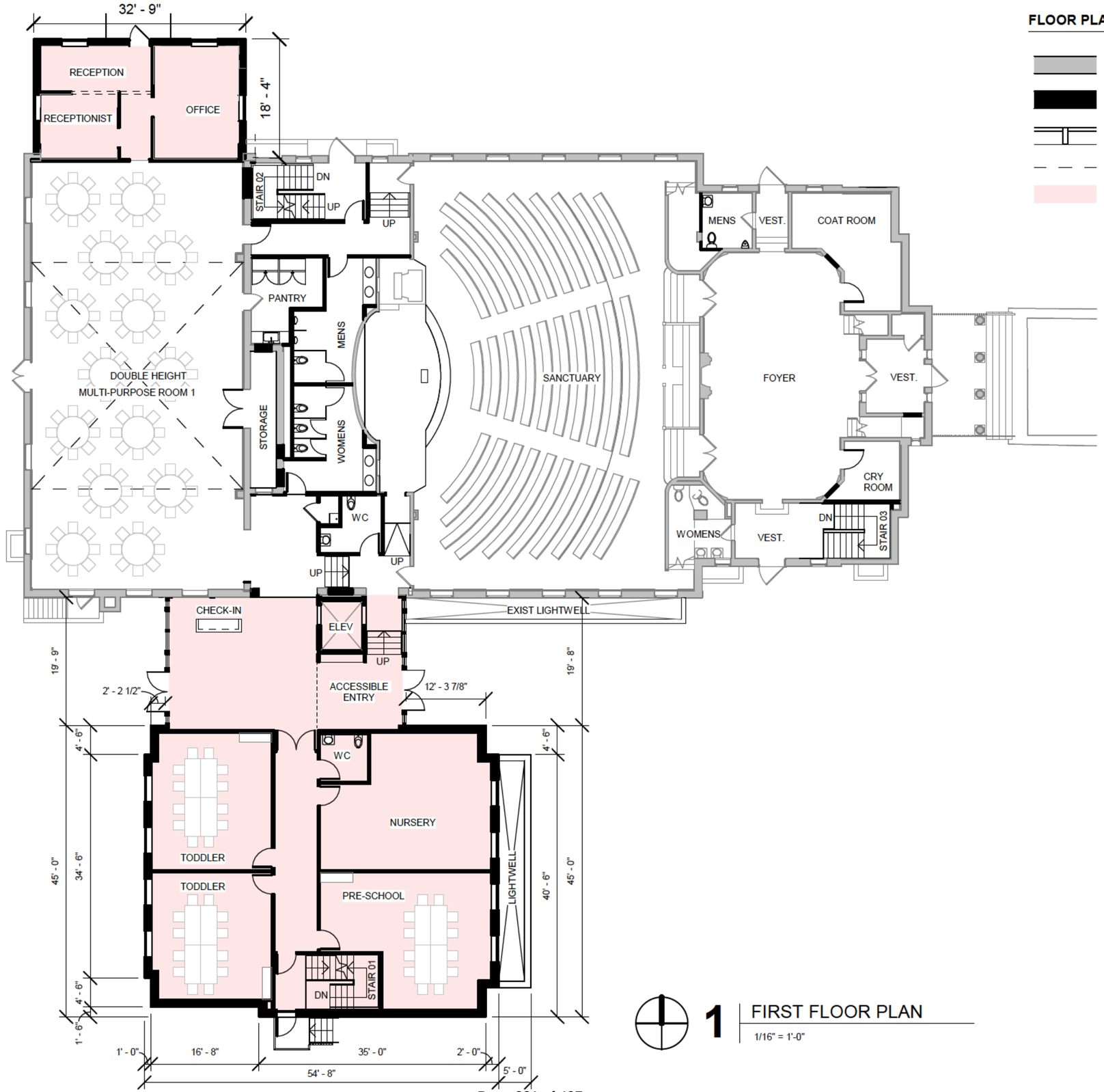
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

BASEMENT FLOOR PLAN
07/03/2024

SP-010



FLOOR PLAN LEGEND

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

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

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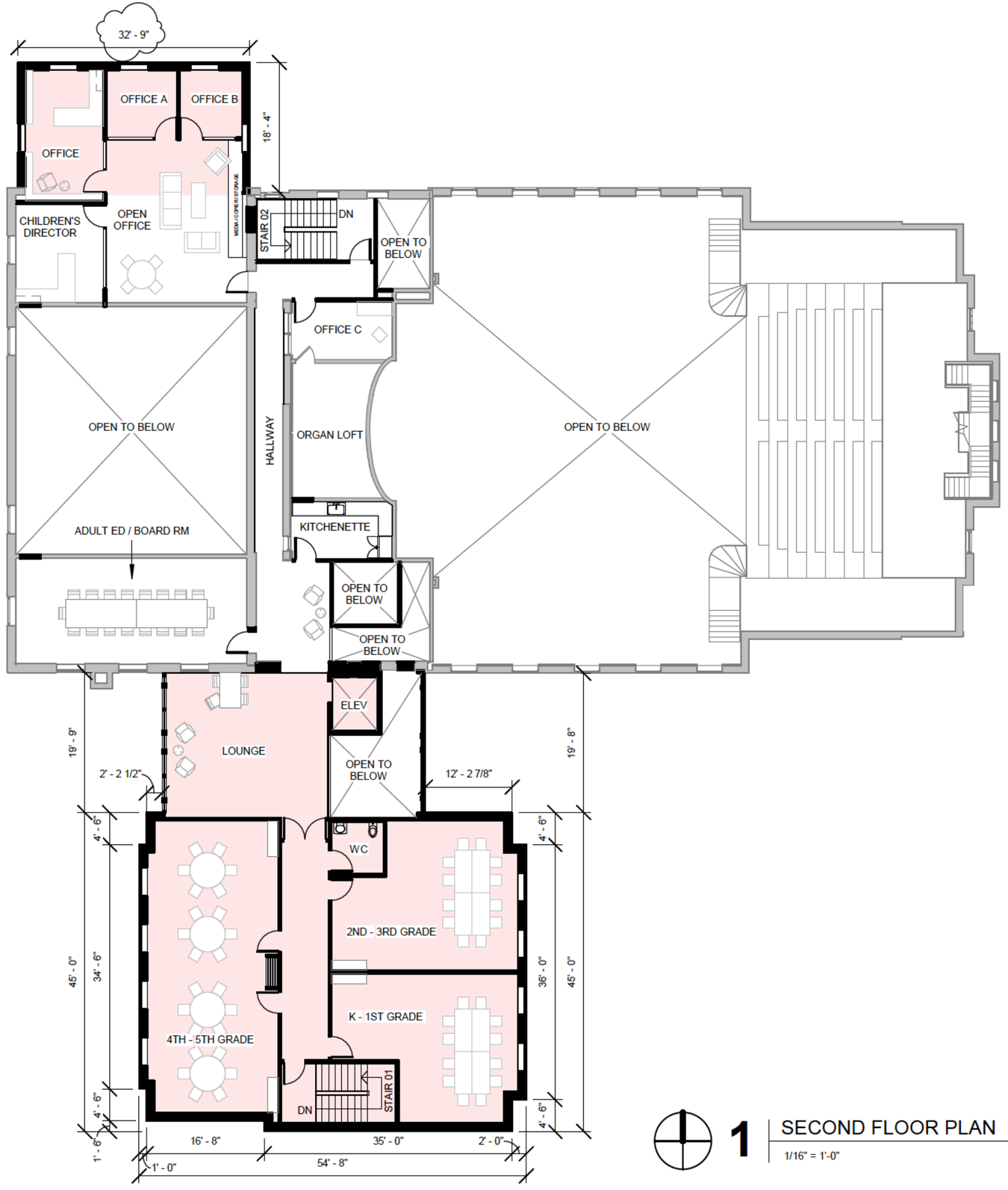
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

FIRST FLOOR PLAN
07/03/2024

SP-011



FLOOR PLAN LEGEND

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

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

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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

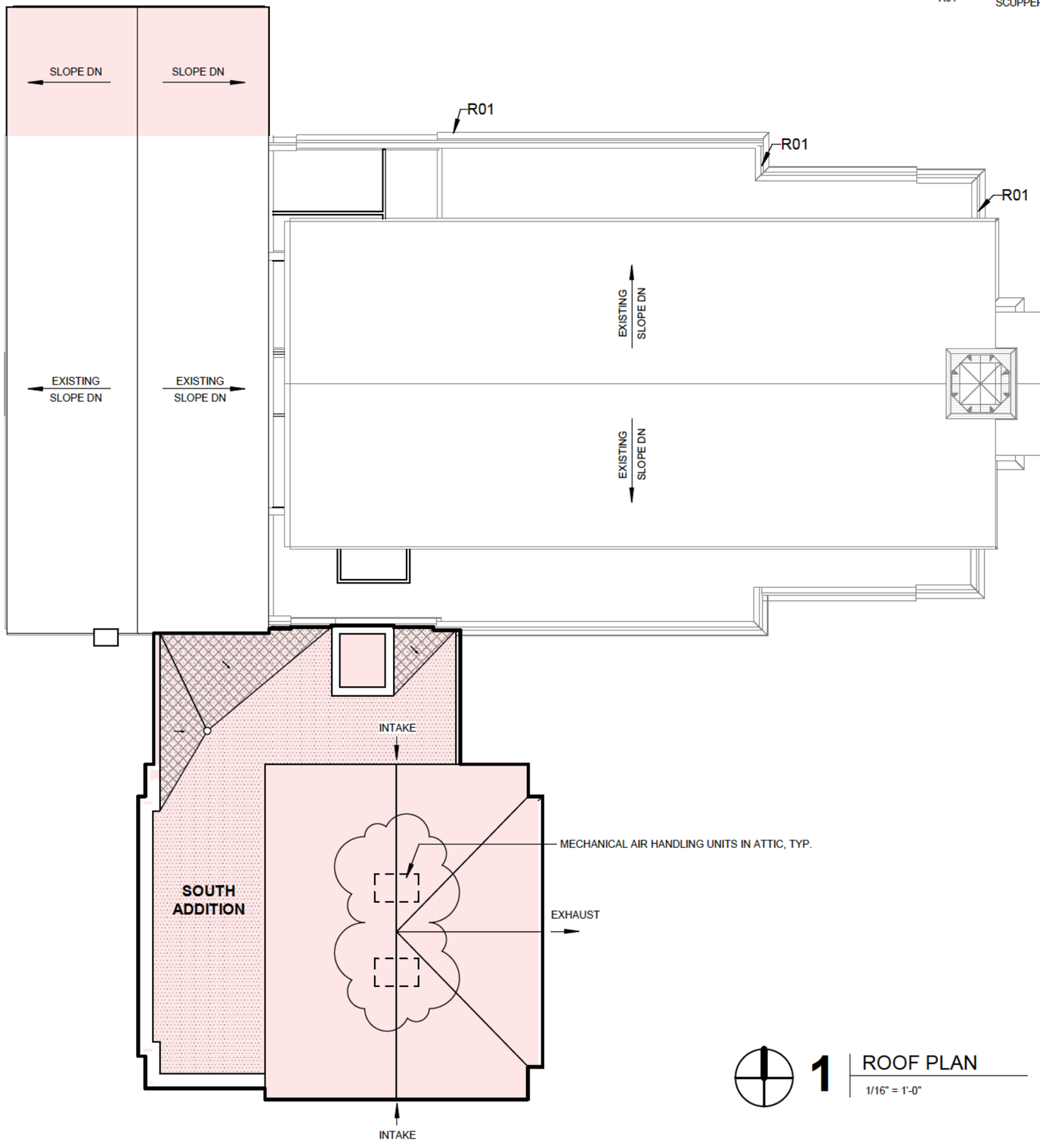
SECOND FLOOR PLAN
07/03/2024
SP-012

KEYNOTE LEGEND

R01	EXISTING THROUGH WALL SCUPPER AND DOWNSPOUT.

ROOF PLAN LEGEND

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



1 ROOF PLAN
1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
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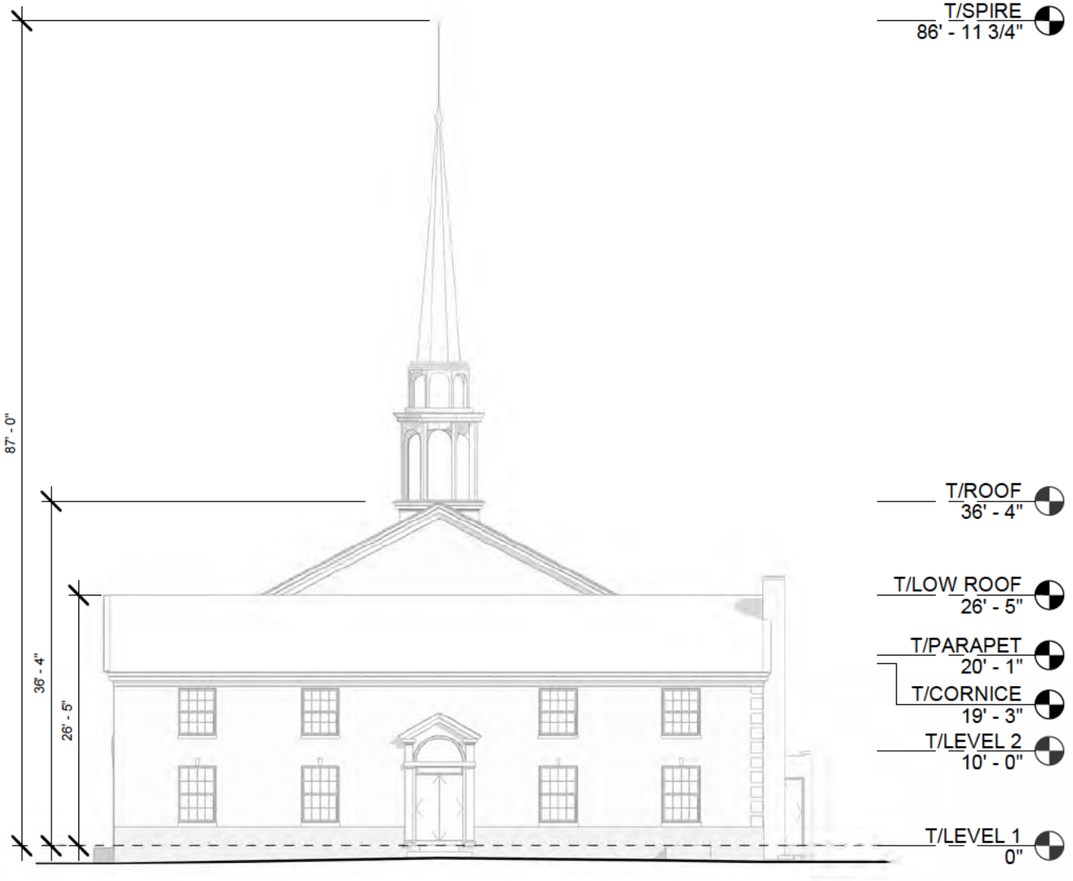
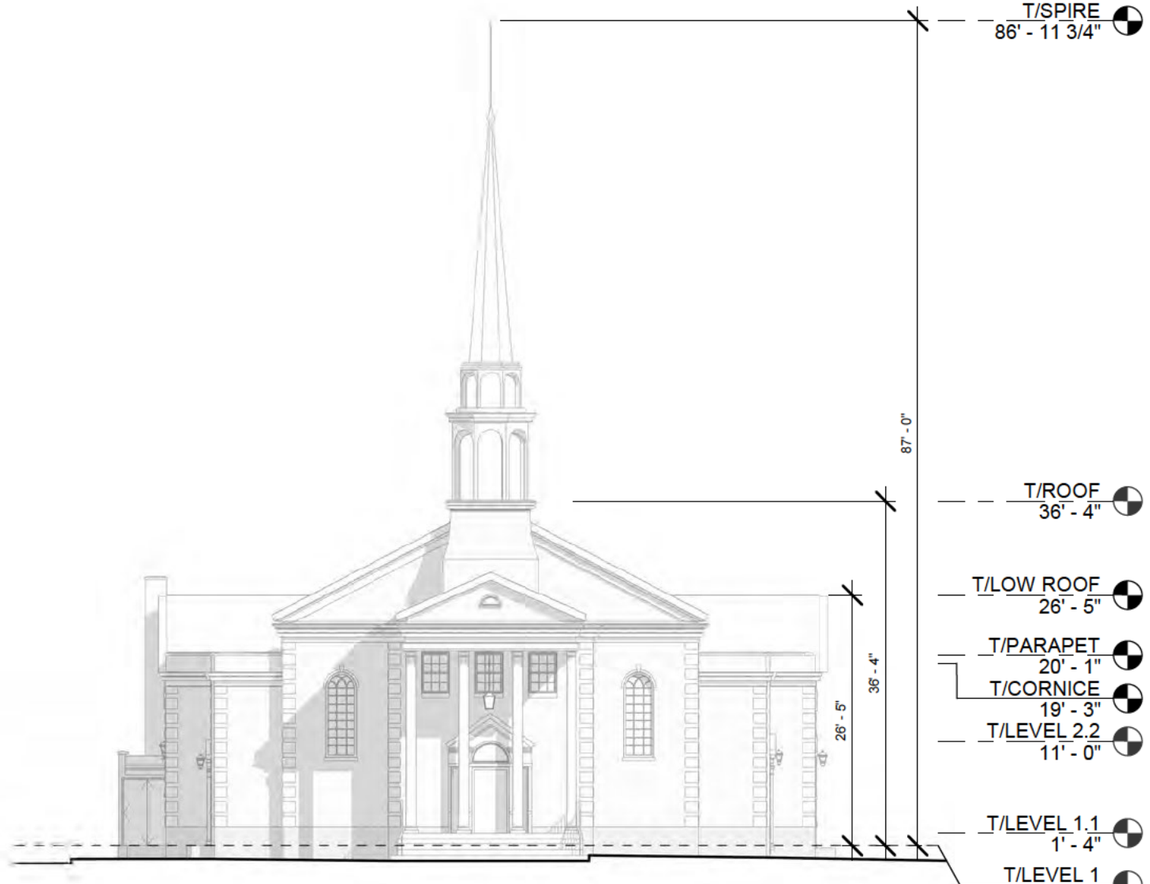
ROOF PLAN
07/03/2024
SP-013



2 EXISTING EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

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EXISTING EXTERIOR ELEVATION
07/03/2024
SP-014

1 EXISTING EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

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EXISTING EXTERIOR ELEVATION

07/03/2024

SP-015

1 EXISTING EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

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EXISTING EXTERIOR ELEVATION

07/03/2024

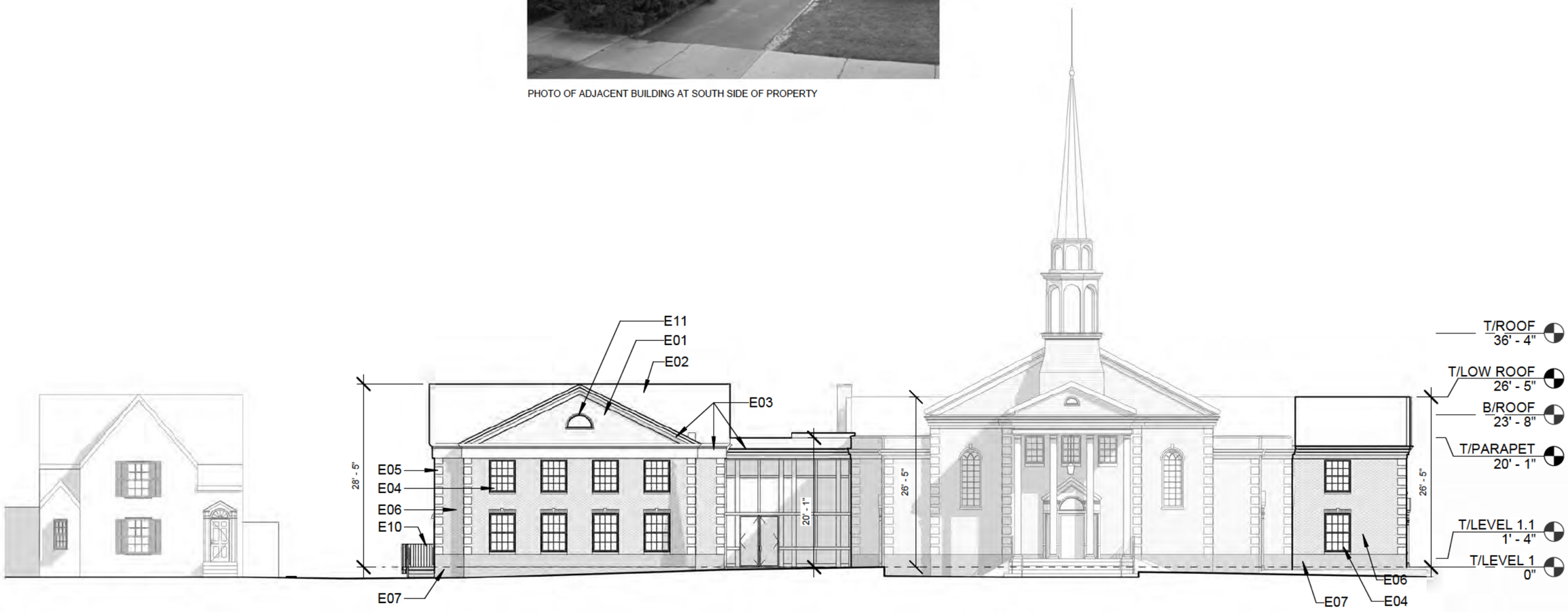
SP-016



PHOTO OF ADJACENT BUILDING AT SOUTH SIDE OF PROPERTY

KEYNOTE LEGEND

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



1 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

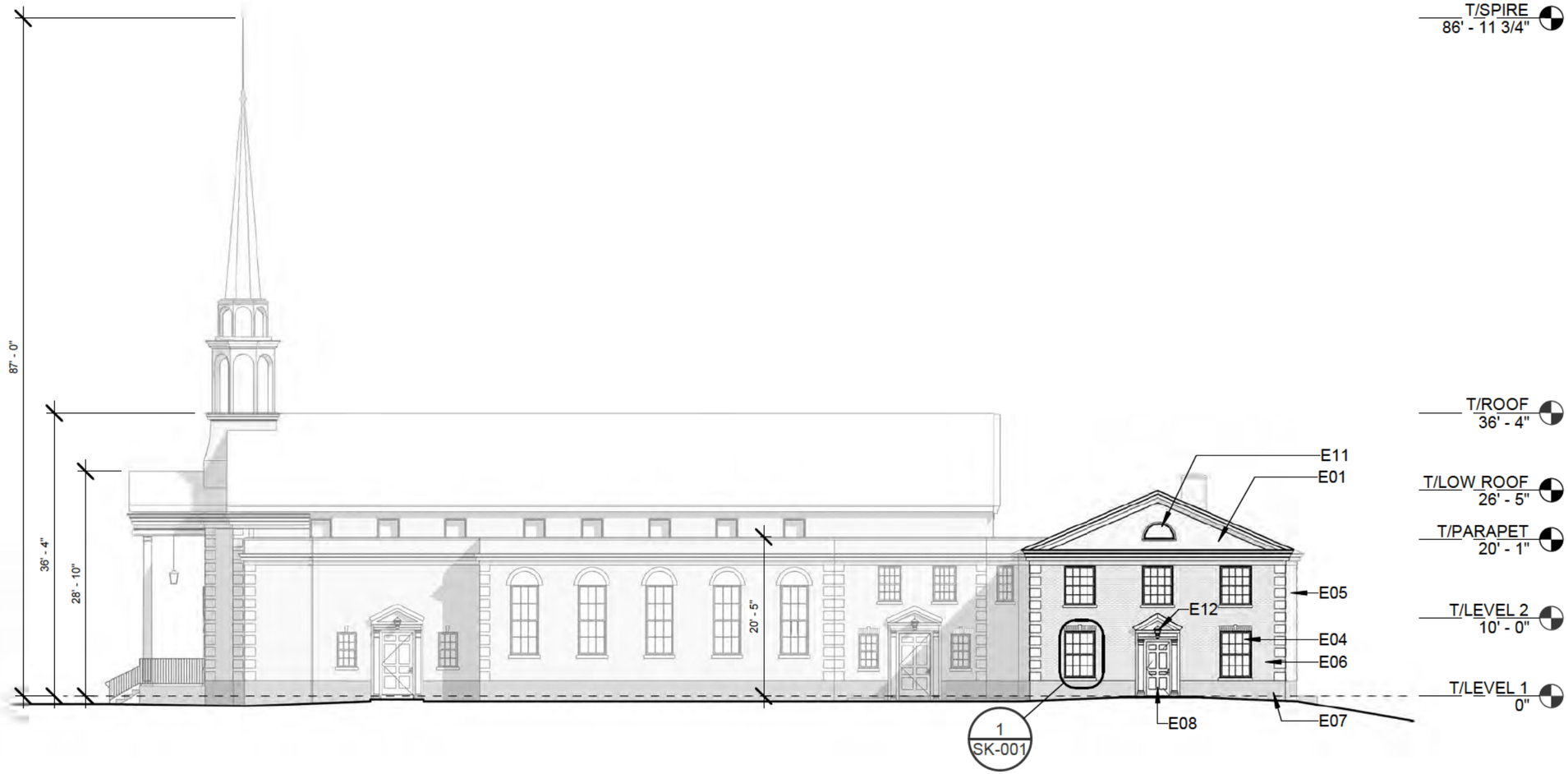
GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

PROPOSED EXTERIOR ELEVATION
07/03/2024
SP-017

KEYNOTE LEGEND

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



2 EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"

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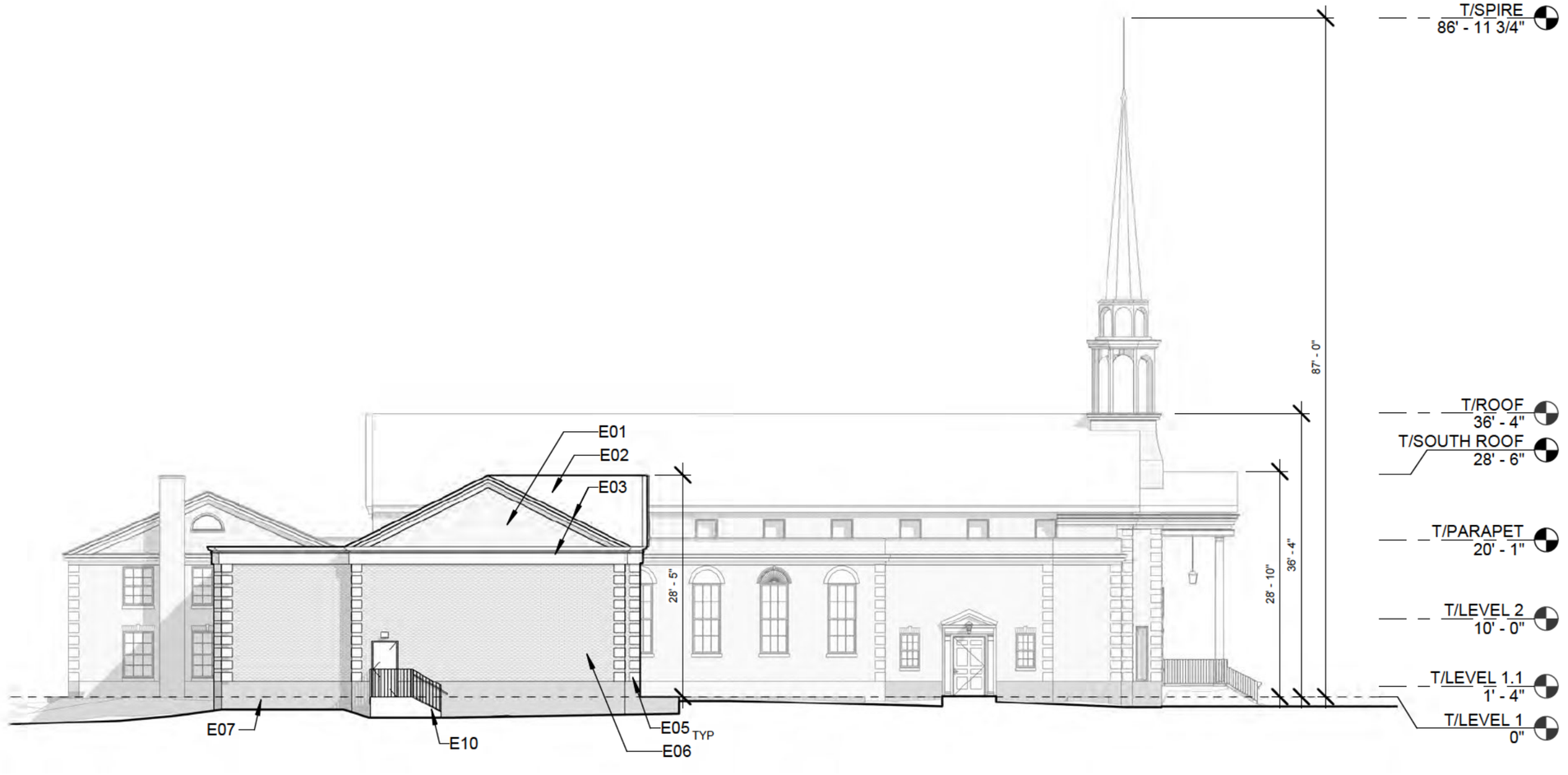
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

PROPOSED EXTERIOR ELEVATION
07/03/2024
SP-018

KEYNOTE LEGEND

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



1 EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

PROPOSED EXTERIOR ELEVATION
07/03/2024
SP-019

KEYNOTE LEGEND

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



1 EXTERIOR ELEVATION - WEST

1/16" = 1'-0"

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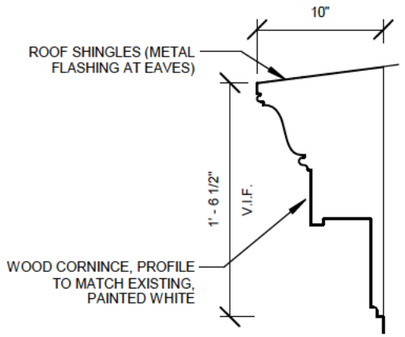
ARCHITECT'S PROJECT NO. 23XX

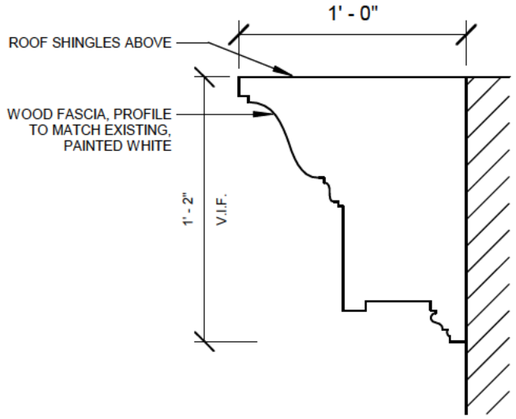
GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

PROPOSED EXTERIOR ELEVATION
07/03/2024
SP-020



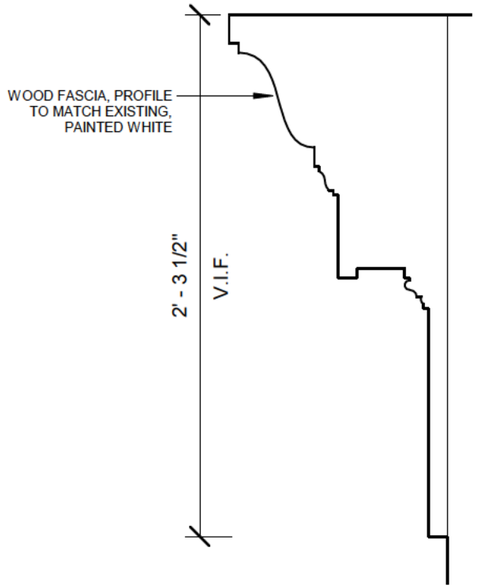
7 CORNICE/FASCIA 01

1" = 1'-0"



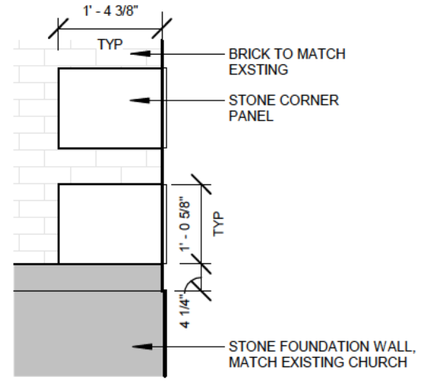
6 CORNICE/FASCIA 02

1 1/2" = 1'-0"



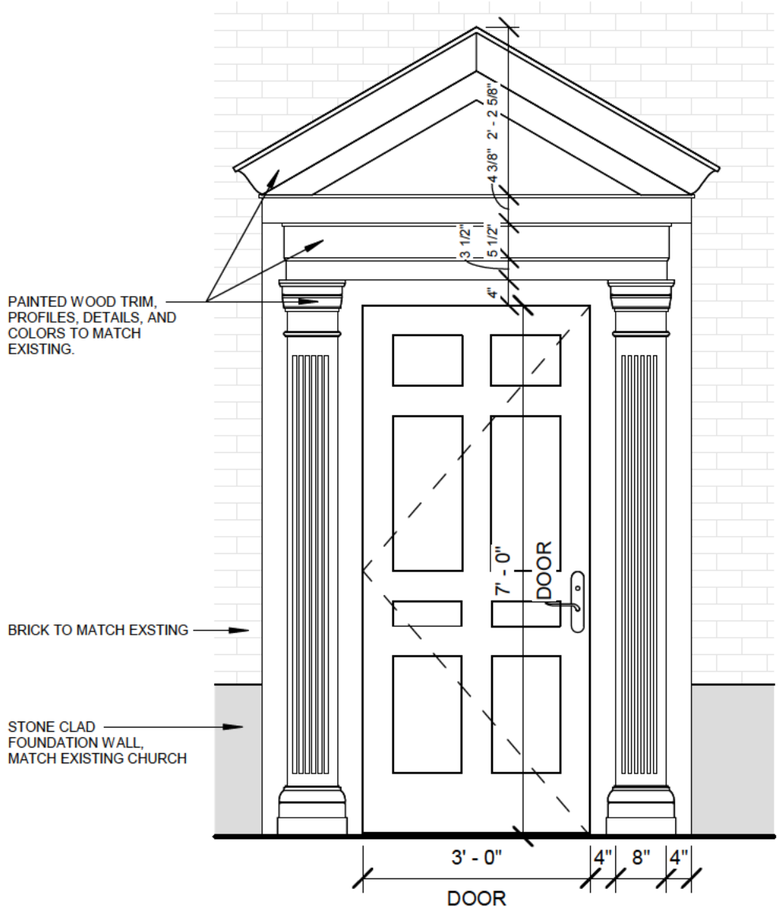
5 CORNICE/FASCIA 03

1 1/2" = 1'-0"



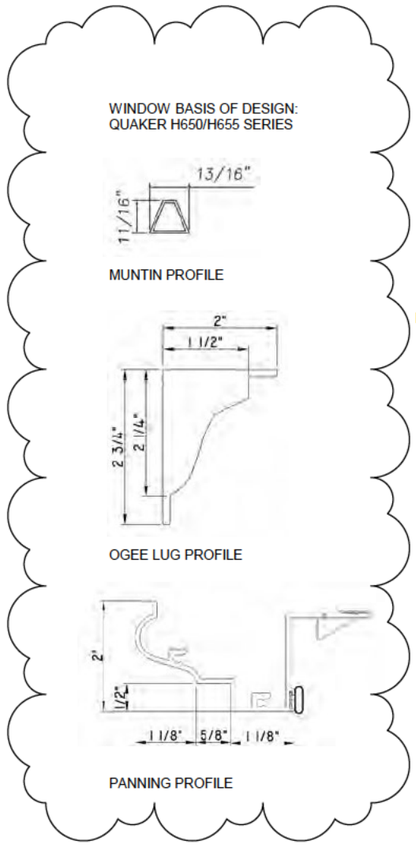
4 TYP DETAIL @ FACADE CORNER

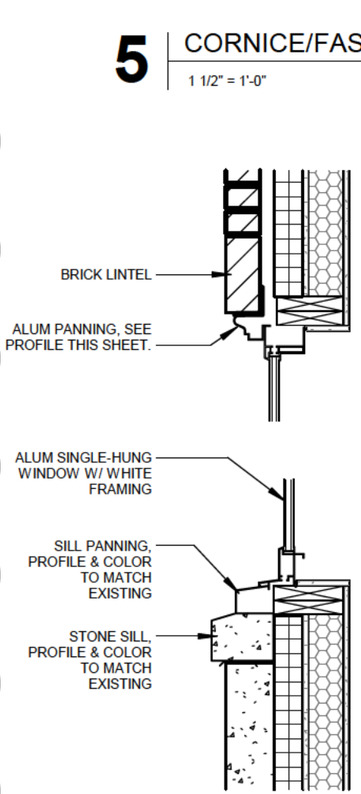
1/2" = 1'-0"



3 NORTH ENTRY - DETAIL

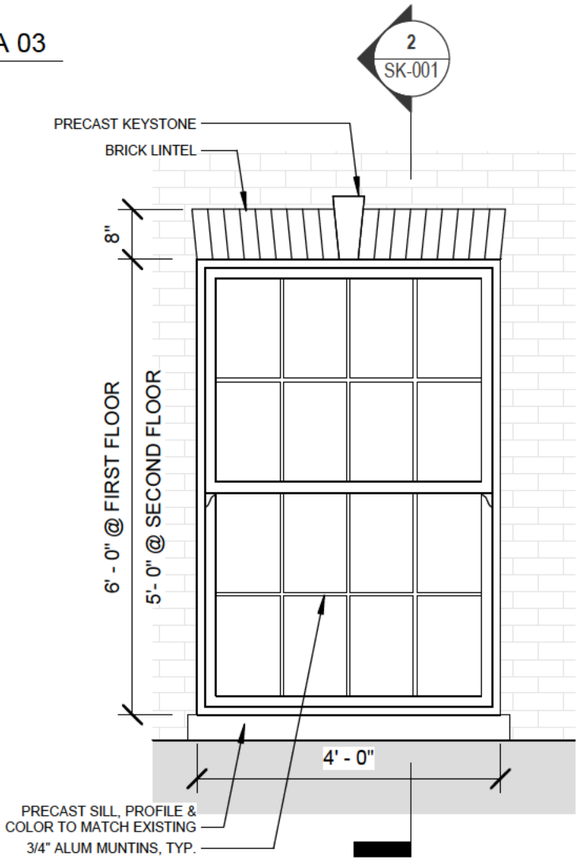
1/2" = 1'-0"





2 TYP WINDOW SECTION

3/4" = 1'-0"



1 TYPICAL WINDOW ELEVATION

1/2" = 1'-0"

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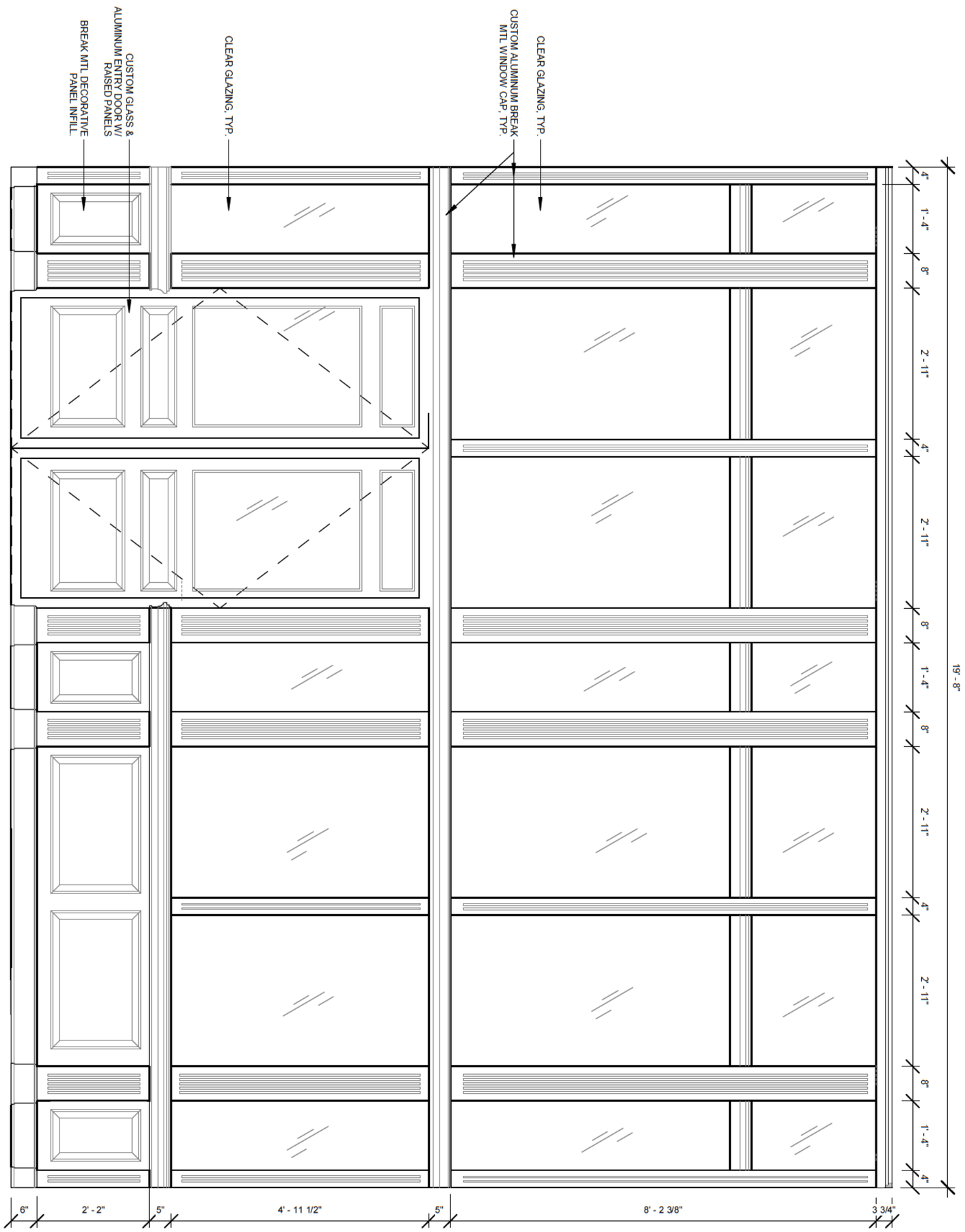
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

PROPOSED EXTERIOR DETAILS
07/03/2024
SP-021



PROPOSED EXTERIOR DETAILS

07/03/2024

SP-022

GRACE PRESBYTERIAN CHURCH

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ARCHITECT'S PROJECT NO. :23XX

SOUTHEAST AERIAL



RENDERING
07/03/2024
SP-023

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
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ARCHITECT'S PROJECT NO. 23XX

NORTHWEST AERIAL



RENDERING
07/03/2024
SP-024

GRACE PRESBYTERIAN CHURCH

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ARCHITECT'S PROJECT NO. 23XX

VIEW FROM RIDGE STREET

Present Future Architects
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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

RENDERING
07/11/2024
SP-025

VIEW OF NORTH ADDITION FROM CHERRY STREET

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

ARCHITECT'S PROJECT NO. **23XX**

GRACE PRESBYTERIAN CHURCH

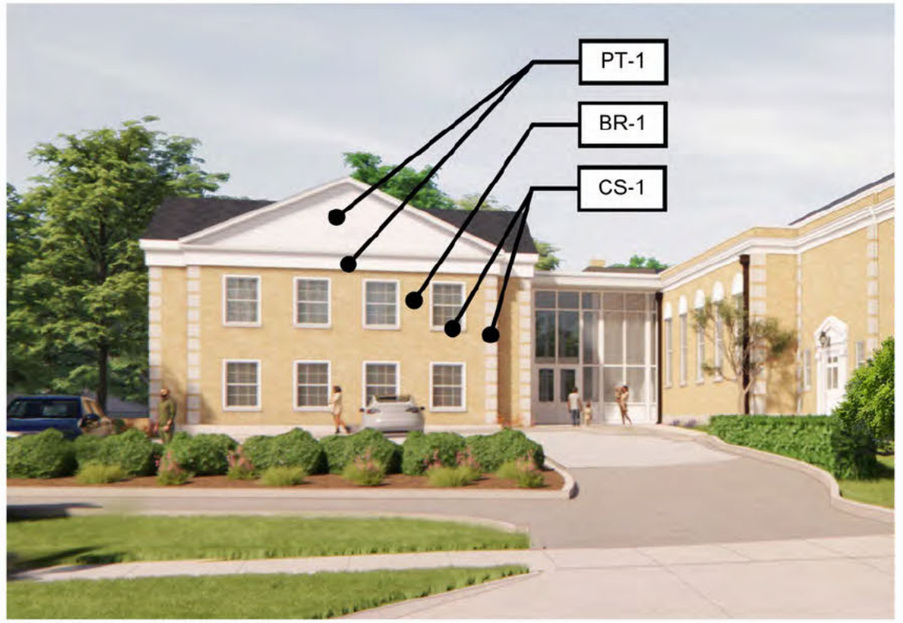
440 RIDGE AVE,
WINNETKA, IL 60093

RENDERING
07/03/2024
SP-026



BR-1: MODULAR BRICK VENEER TO MATCH EXISTING



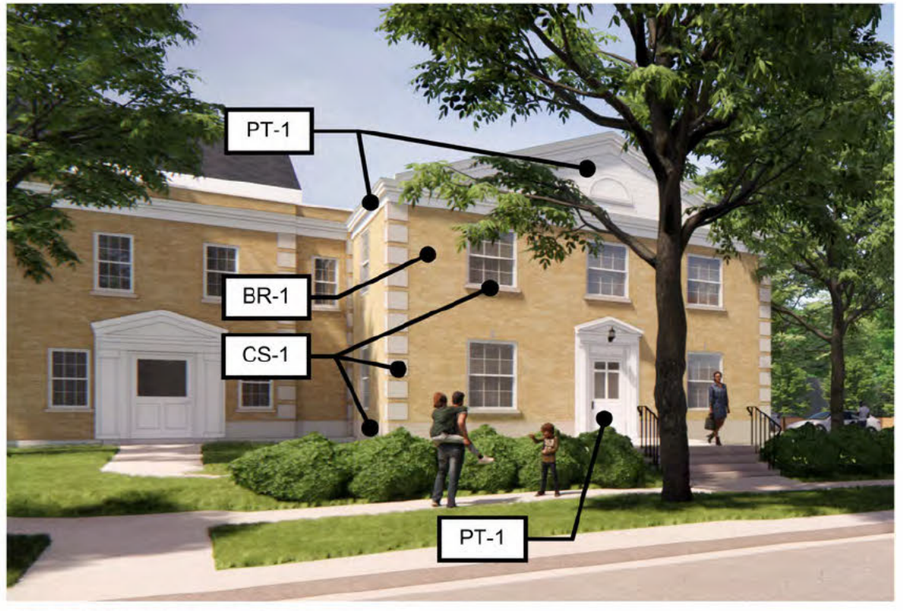


VIEW FROM RIDGE STREET

PT-1: WHITE PAINT TO MATCH EXISTING



CS-1: CAST STONE TO MATCH EXISTING



VIEW FROM CHERRY STREET

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ARCHITECT'S PROJECT NO. 23XX

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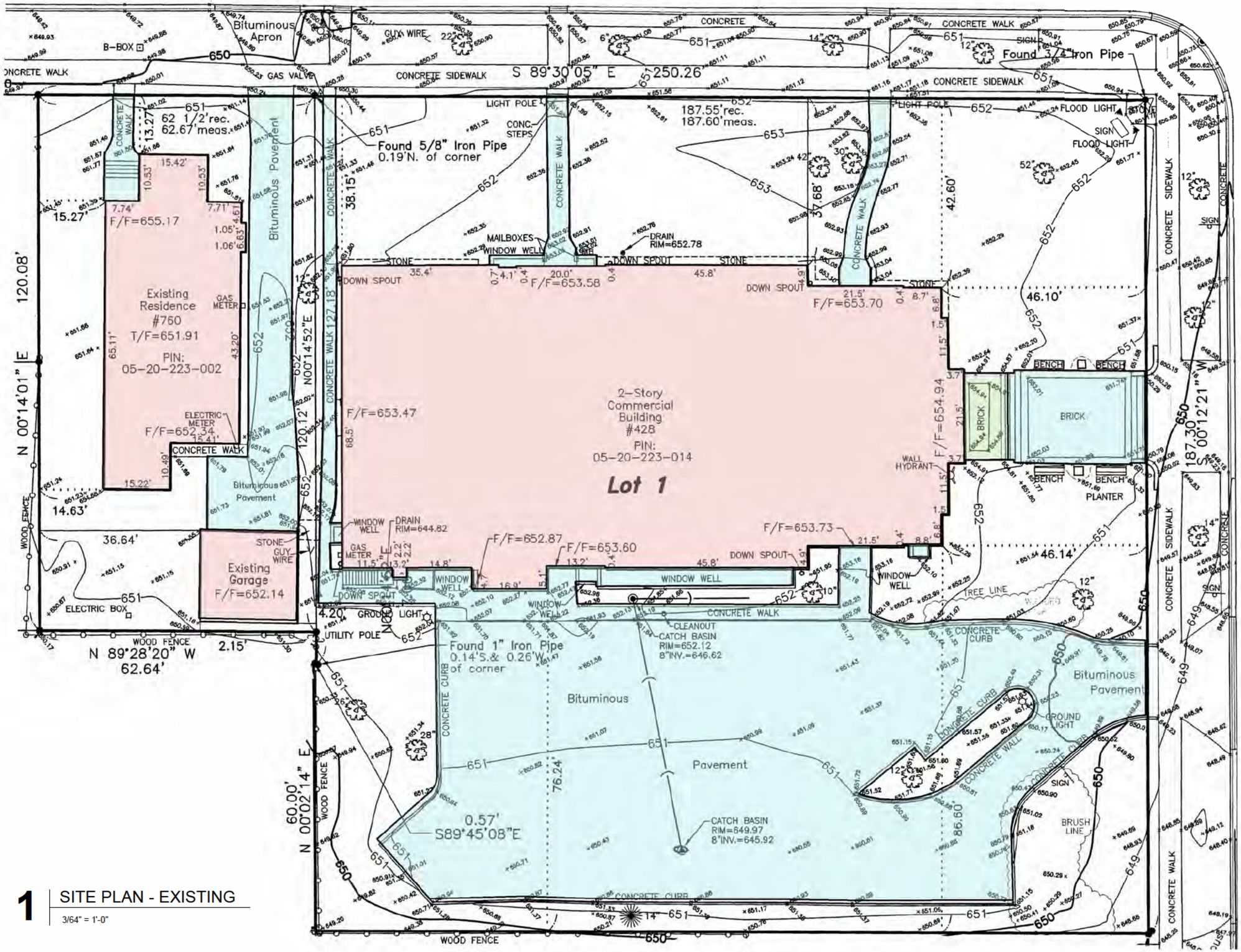
WINNETKA, IL 60093

MATERIAL BOARD
07/03/2024
SP-027



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

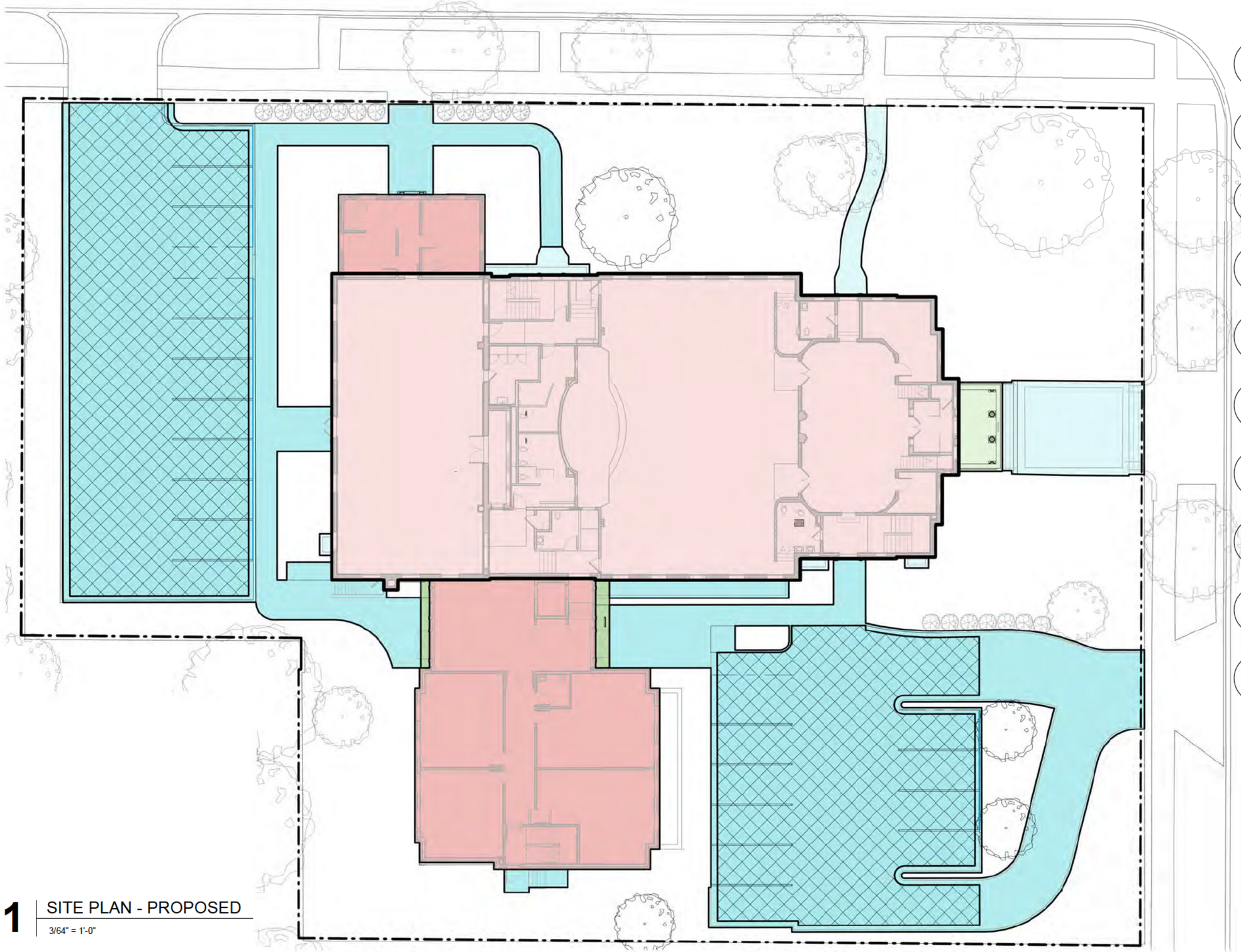
NOTES:
1. SEE SURVEY FOR DIMENSIONS OF EXISTING BUILDINGS

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING LOT COVERAGE
07/03/2024
SP-028



LEGEND

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

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 24,529 SF

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

1 SITE PLAN - PROPOSED
3/64" = 1'-0"

Present Future Architects
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ARCHITECT'S PROJECT NO. 23XX

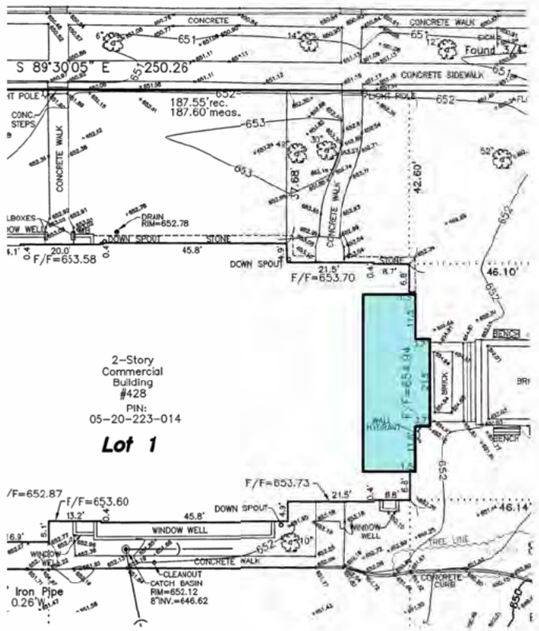
GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

PROPOSED LOT COVERAGE
07/11/2024
SP-029

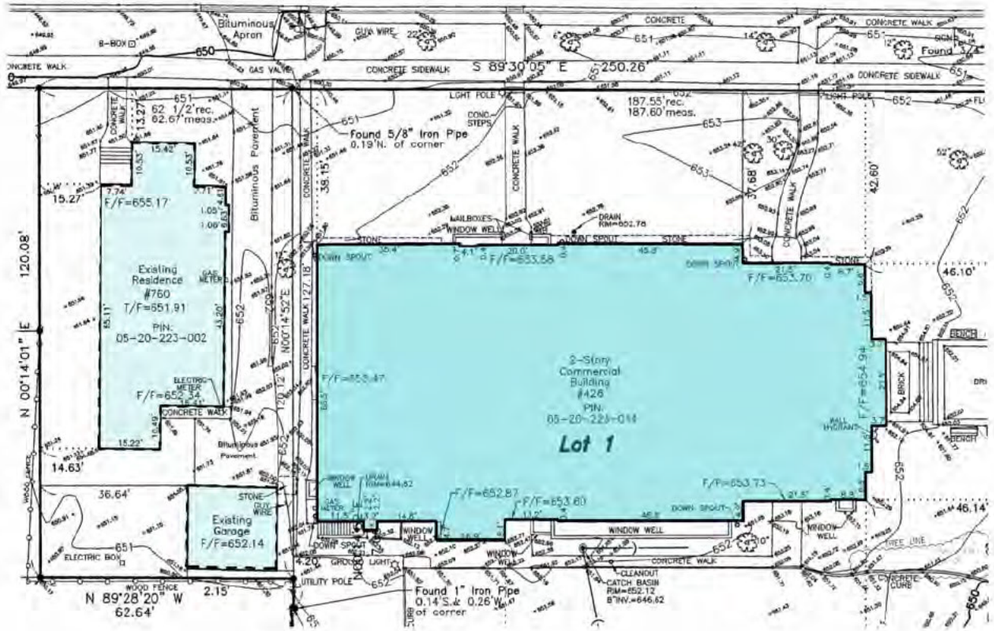
FAR ANALYSIS (EXISTING)

	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**

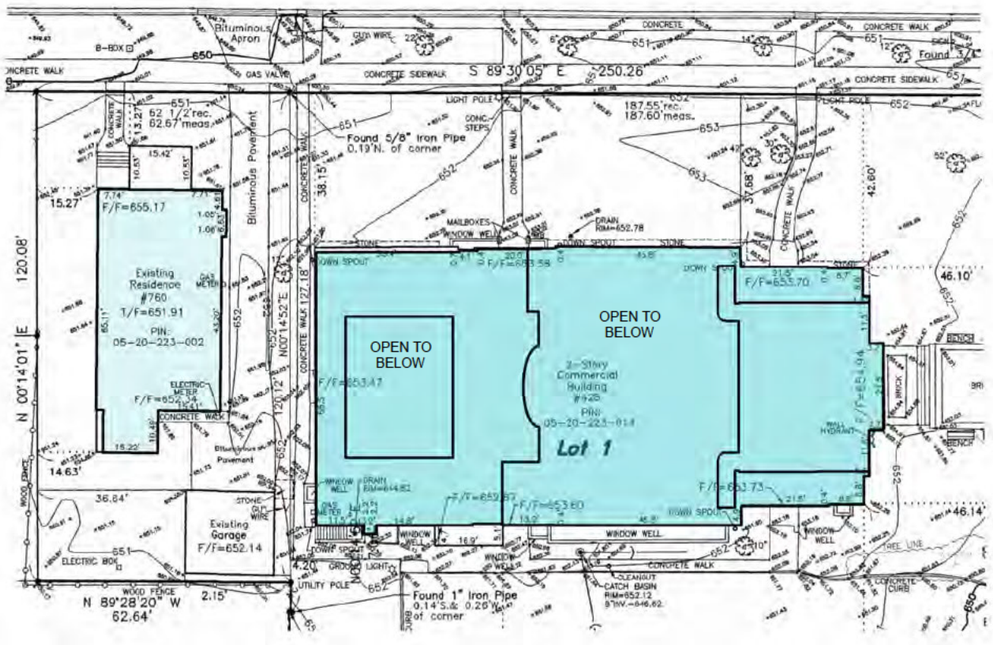
22,768 SF



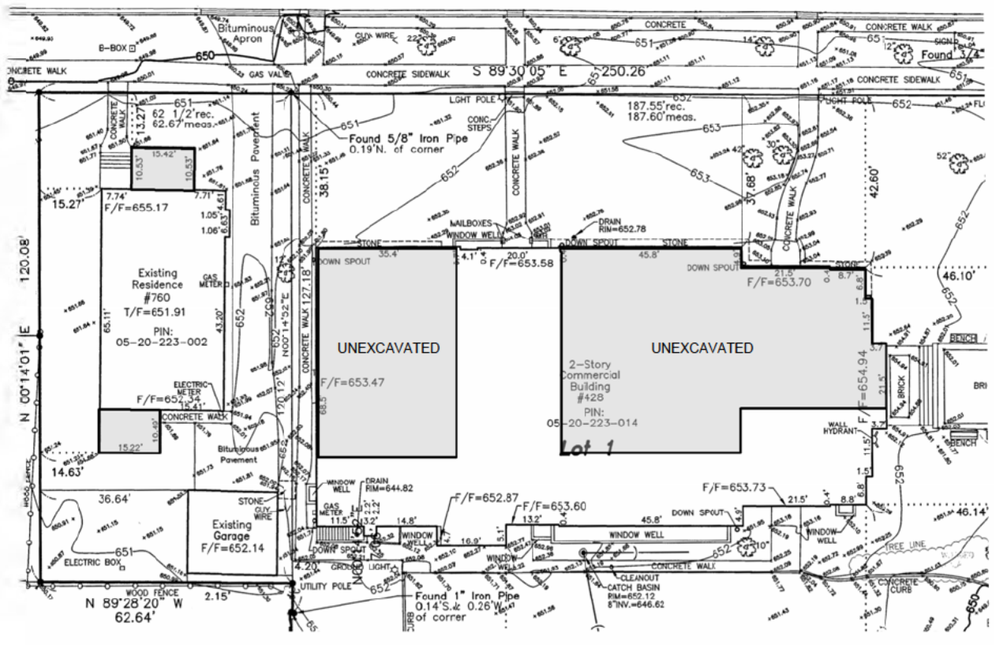
THIRD FLOOR (PARTIAL) ☐ EXISTING BLDG **(646 SF)** ⬚ 760 CHERRY **(0 SF)**



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 EXLCUDED FROM FAR.

Present Future Architects
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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING GFA
07/03/2024

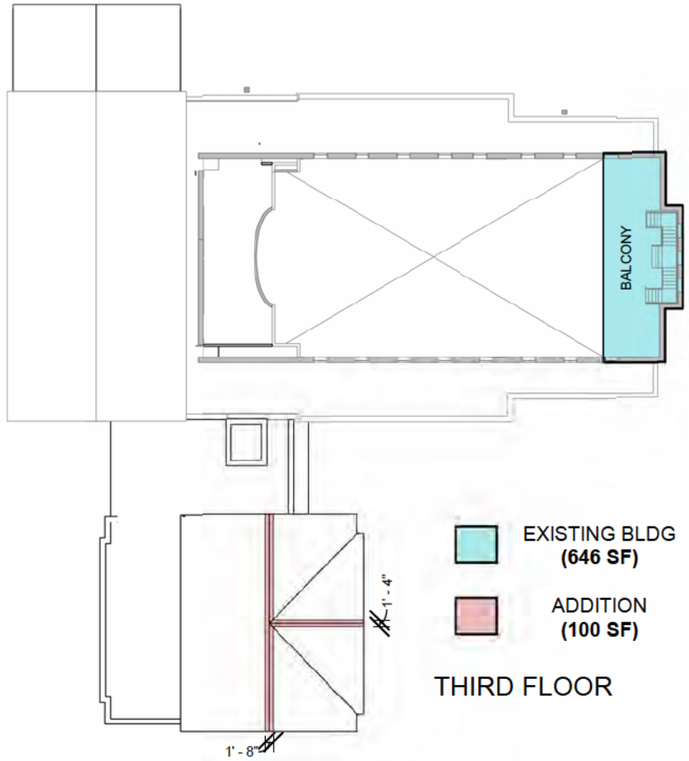
SP-030

GFA ANALYSIS (PROPOSED)

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

26,448 SF

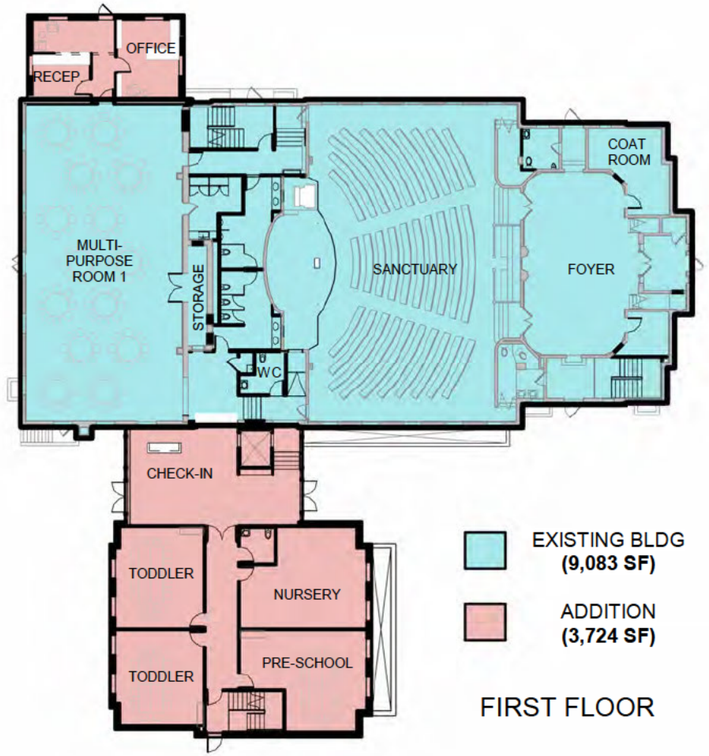
*AREAS EXLCUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).



EXISTING BLDG **(646 SF)**

ADDITION **(100 SF)**

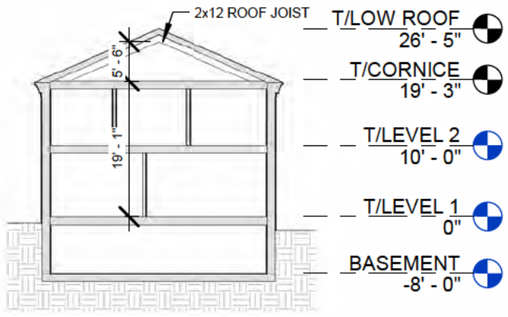
THIRD FLOOR



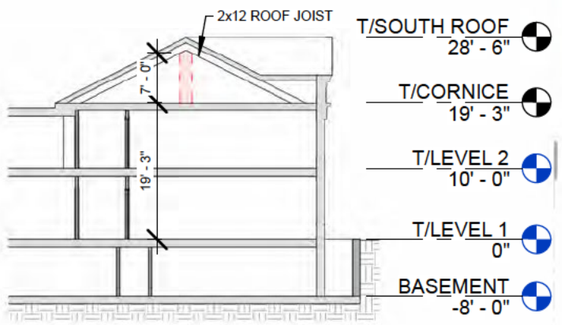
EXISTING BLDG **(9,083 SF)**

ADDITION **(3,724 SF)**

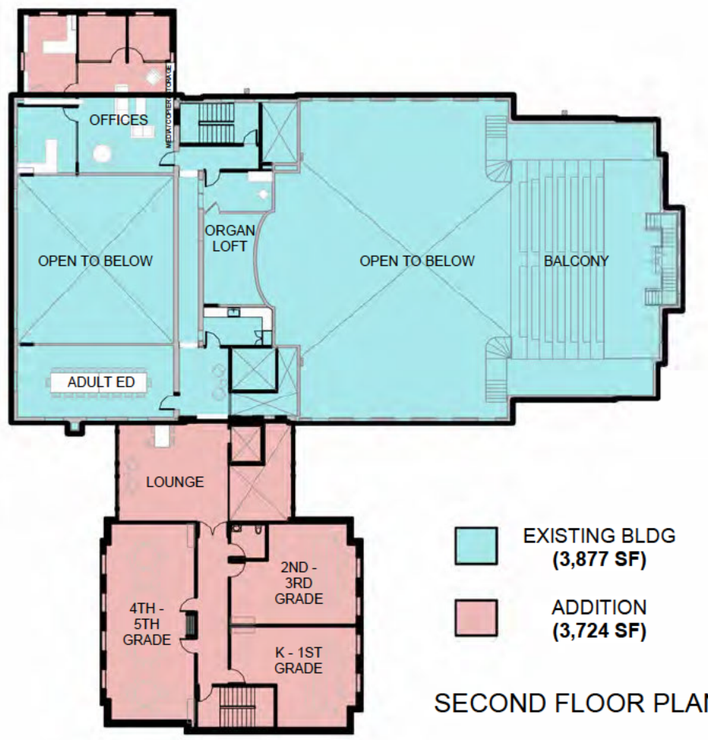
FIRST FLOOR



TYP SECTION @ NORTH ADDITION



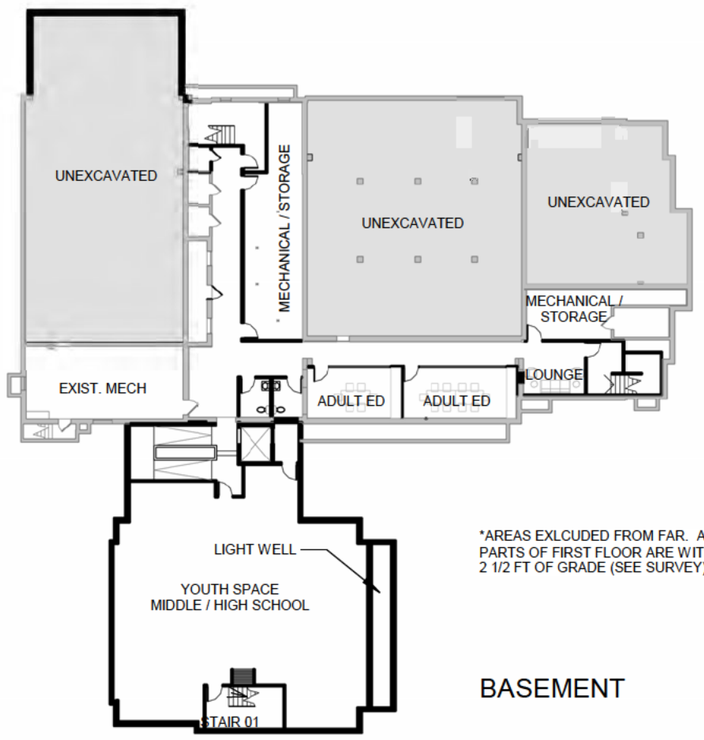
TYP SECTION @ SOUTH ADDITION



EXISTING BLDG **(3,877 SF)**

ADDITION **(3,724 SF)**

SECOND FLOOR PLAN



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

BASEMENT

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

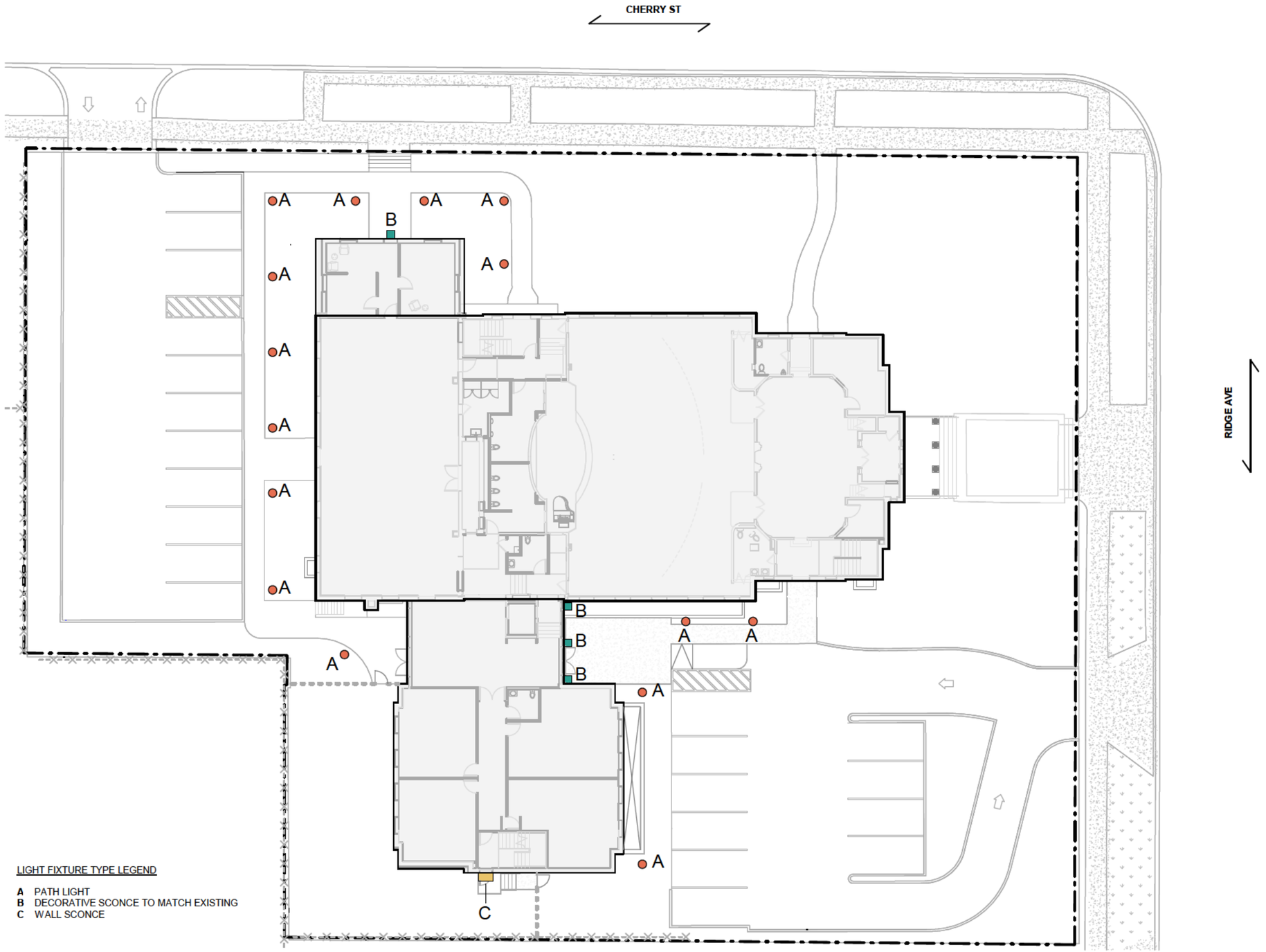
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

PROPOSED GFA
07/03/2024

SP-031

SITE LIGHTING



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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

EXTERIOR LIGHTING
07/03/2024

SP-032

PROPOSED PATH LIGHT FIXTURE A



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





PRODUCT DETAILS:

- A wiring kit and ground spike are supplied.
- Suitable for use in wet (outdoor direct main) locations as defined 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

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

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

hinkley.com

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXTERTIOR LIGTHING
07/03/2024
SP-033

PROPOSED FIXTURE C



WDGE1 LED

Architectural Wall Sconce

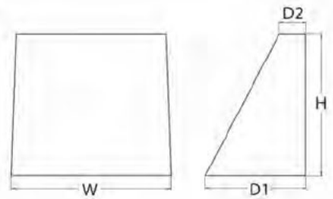
Catalog Number

Notes

Type

Specifications

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



Introduction

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

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

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

WDGE LED Family Overview

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

Ordering Information

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

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

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

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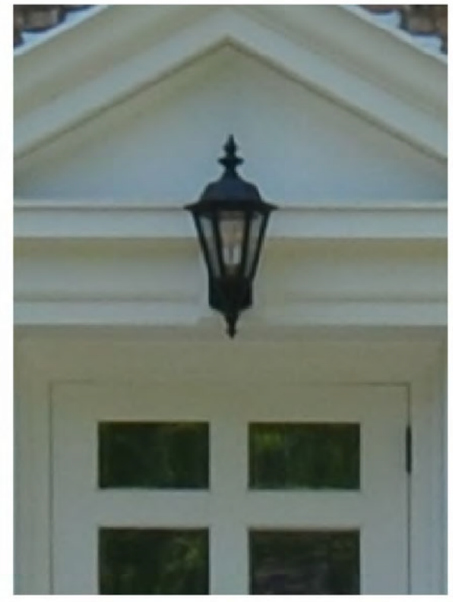

FIXTURE B (MATCH EXISTING AS SHOWN)

Present Future Architects
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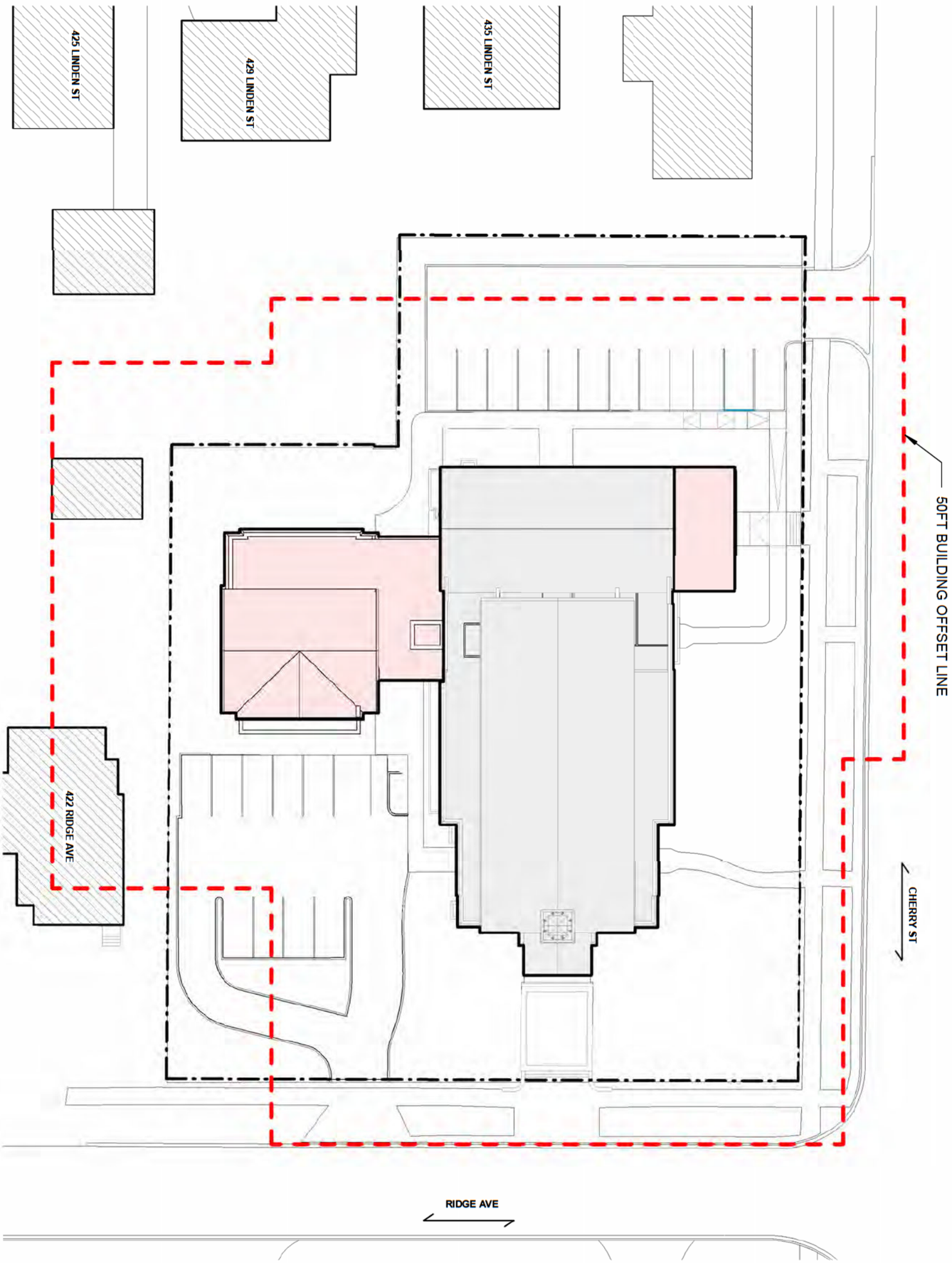
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXTERTIOR LIGTHING
07/03/2024
SP-034



BUILDING ADJACENCY
07/03/2024
SP-035

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

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

ARCHITECT'S PROJECT NO. :23XX

Present Future Architects

Date: 9/5/2024

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

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

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

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

If you have any further questions please let me know.

Kind Regards,

[redacted]

Joe Buehler, AIA, LEED AP BD+C

GRACE PRESBYTERIAN CHURCH ADDITION

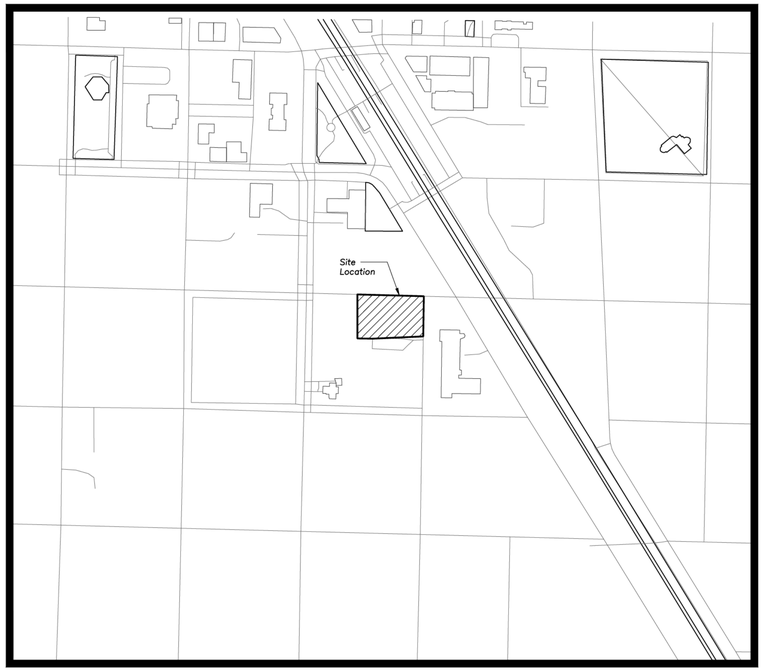
440 RIDGE AVE

WINNETKA, IL 60093

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

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

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



SITE LOCATION MAP
(NTS)

CIVIL SHEET INDEX

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

LANDSCAPE SHEET INDEX

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

SURVEY PROVIDED BY:

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

Grace Presbyterian Church Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY NOT FOR CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
1	06/17/24	PERMIT REVISIONS
2	07/03/24	PERMIT REVISIONS
3	09/03/24	DESIGN REVIEW BOARD REVISIONS

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

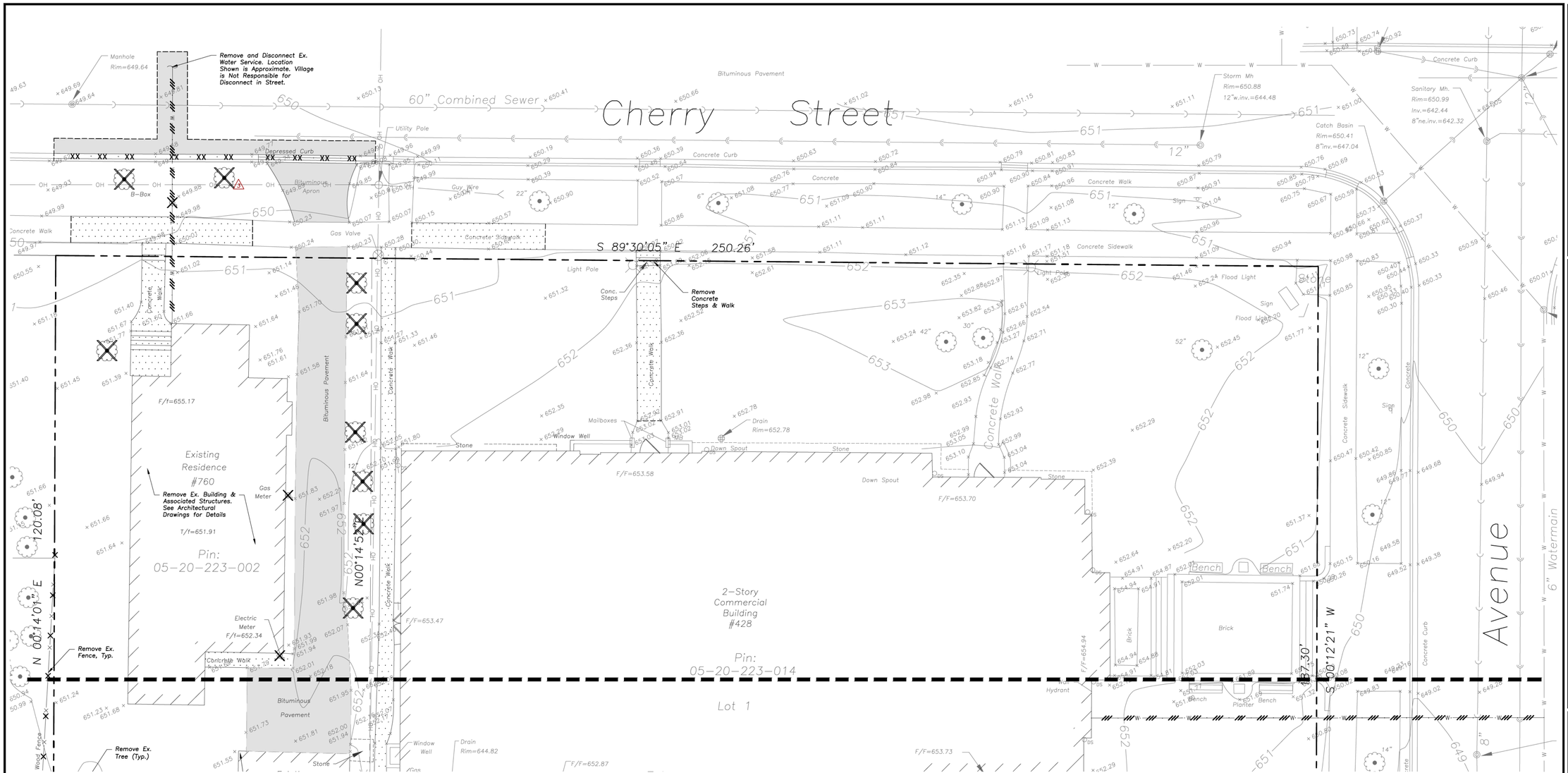
Sheet Title:

COVER SHEET

Sheet No:

C000

EEA – P:\23267 – PFA – Grace Presbyterian\Drawings\Grace Presbyterian_Site Plan.dwg
Plotted: 9/03/24 @ 10:08am By: lrosenbauer



DEMOLITION NOTES

1. *All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.*
2. *Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
3. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
4. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
5. *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.*
6. *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.*
7. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
8. *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.*
9. *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.*
10. *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.*
11. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*

DEMOLITION LEGEND

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

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. *Contractor Shall Provide Private Utility Locating Services for the Project Area.*
4. *Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.*
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
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N

10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
	Clean Out	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	

EXISTING		PROPOSED
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C100

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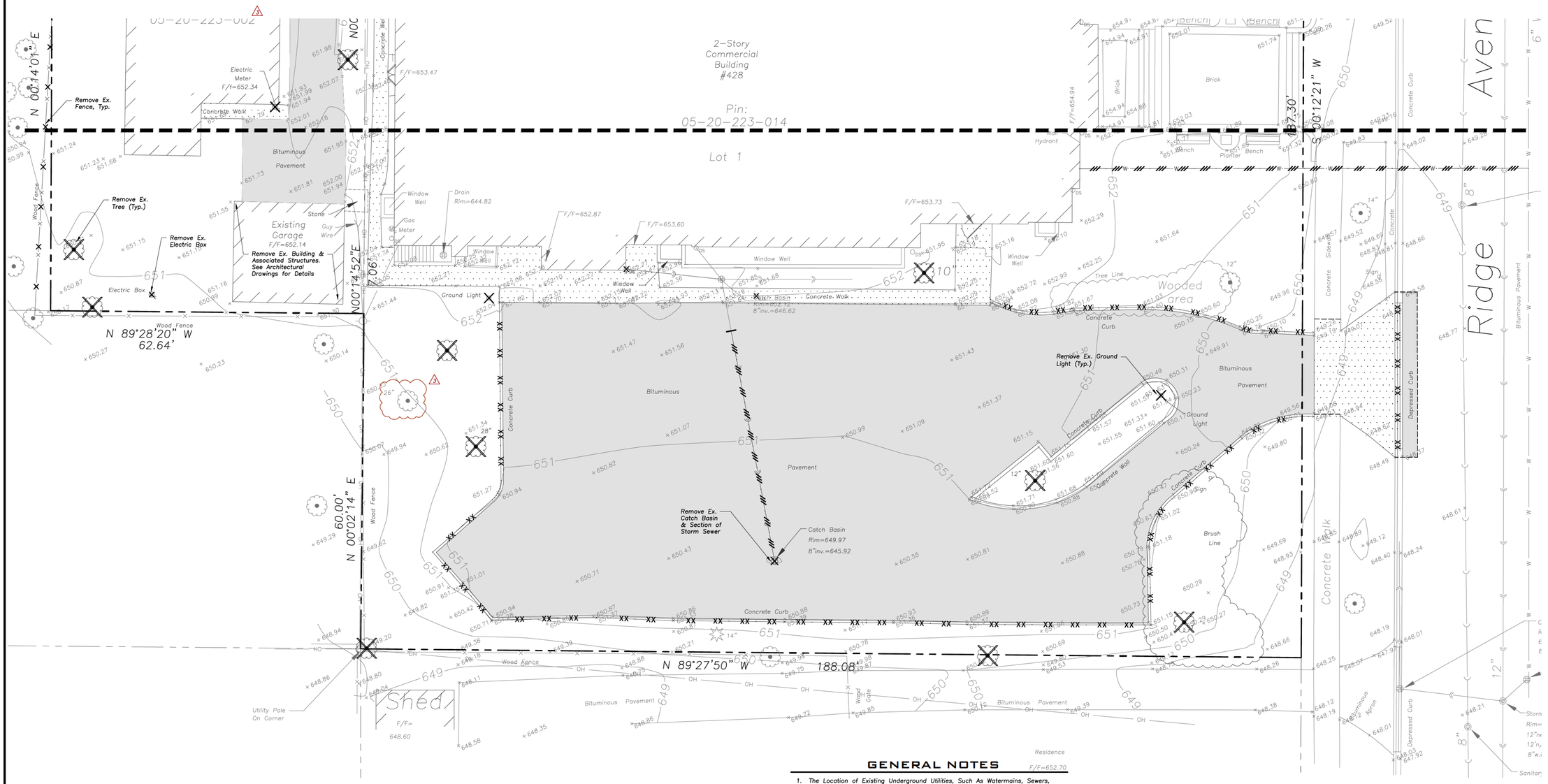

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. 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.
6. 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.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. 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.
9. 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.
10. 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.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

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

GENERAL NOTES

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EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
O C.O.	Clean Out	O C.O.
	Storm Sewer	
	Sanitary Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
E	Electric Meter	

EXISTING		PROPOSED
E	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C101

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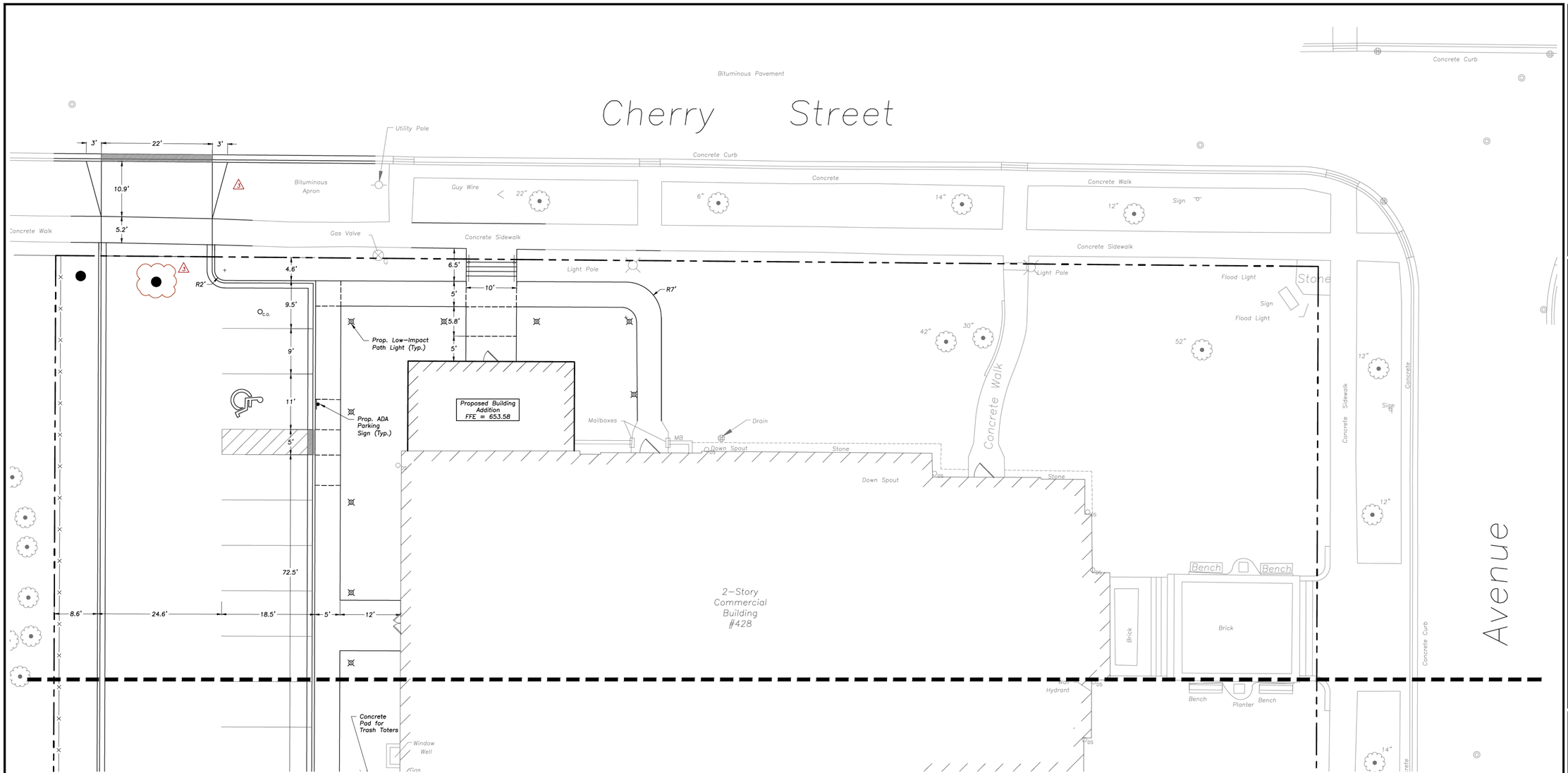

GEOMETRY NOTES

1. 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.
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3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

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Scale: 1"=10'

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EXISTING		PROPOSED	EXISTING		PROPOSED
	Manhole			Electric Manhole	
	Catch Basin			Light Pole	
	Area Drain			Utility Pole	
C.O.	Clean Out	C.O.		Sign	
	Storm Sewer			Fence	
	Sanitary Sewer			Accessible Parking Stall	
W	Water Main	W		Curb & Gutter	
G	Gas Line	G		Depressed Curb	
OH	Overhead Wires	OH	x C 782.50	Curb Elevation	C 782.50
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T	Telephone Line	T	x P 783.25	Pavement Elevation	P 783.25
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B	Buffalo Box	B		Swale	
DS	Downspout	DS	781	Contour Line	781
BOL	Bollard	BOL		Deciduous Tree	
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LMR	CK	09/03/24

Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

C200

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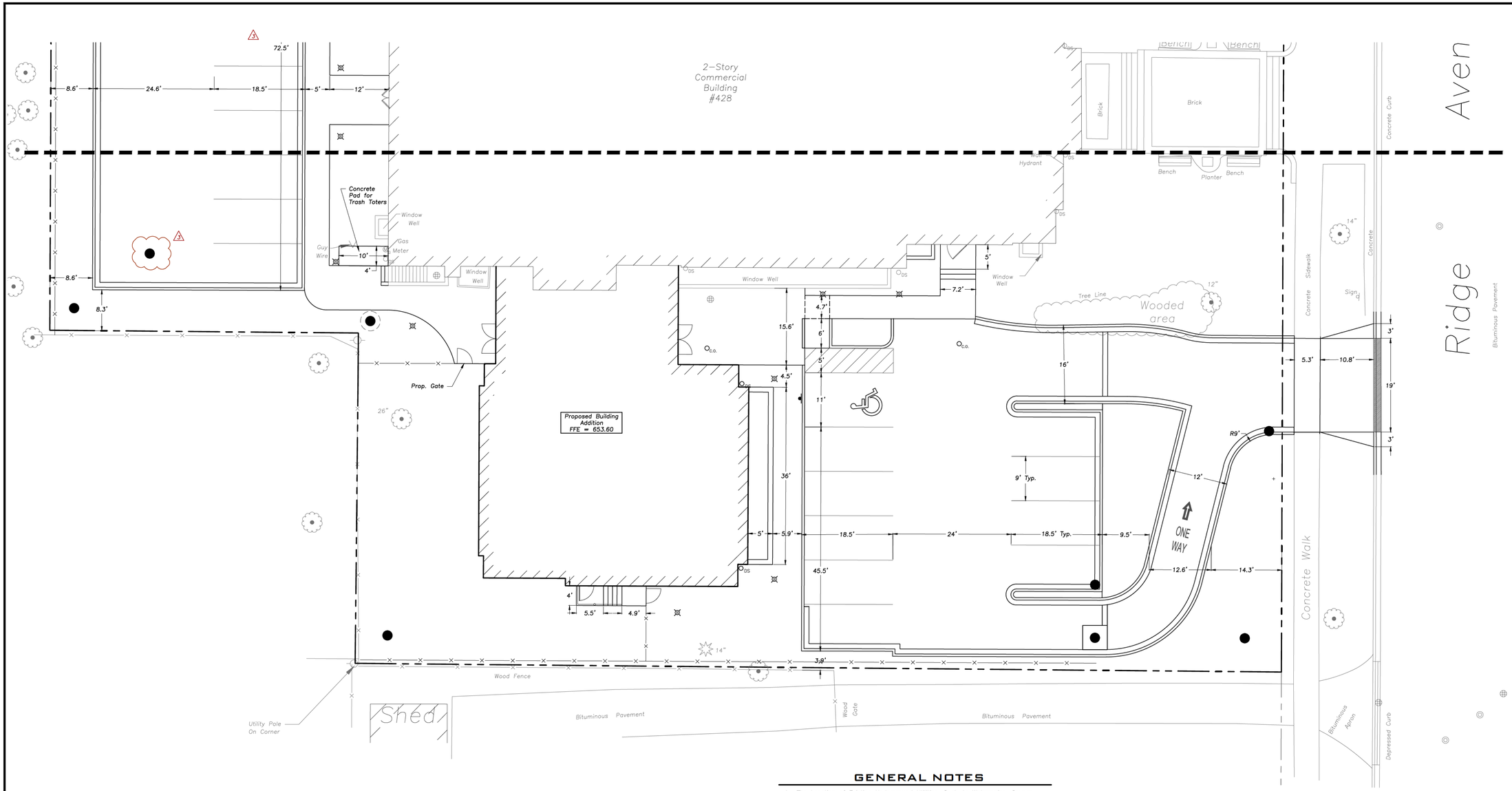

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	Catch Basin			Light Pole	
	Area Drain			Utility Pole	
$O_{C.O.}$	Clean Out	$O_{C.O.}$		Sign	
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	Sanitary Sewer			Accessible Parking Stall	
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Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

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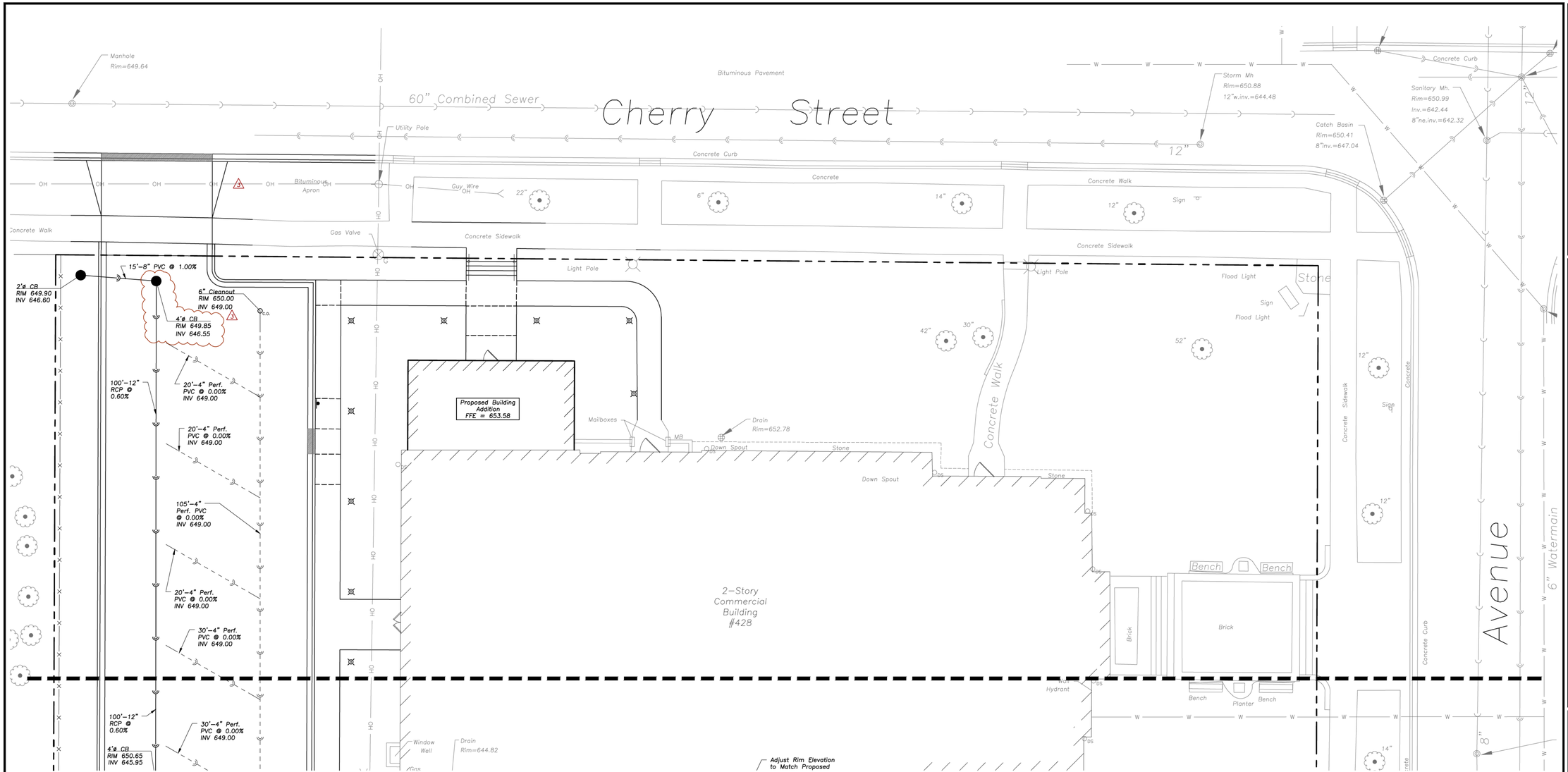

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504–D Frame & Grate or Approved Equal.
2. 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"
3. All Catch Basins to Be Installed Along Curb and Gutter (B–6.12) Shall Have Neenah R3281–A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B–6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, 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.
6. All Manholes Shall Have Neenah R1713–B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
7. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Sanitary Manholes Shall Include a Chimney Seal.

UTILITY NOTES

1. 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.
2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
3. 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.
4. 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.
5. 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.
6. 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.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
9. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

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N

10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	Manhole			Electric Manhole	
	Catch Basin			Light Pole	
	Area Drain			Utility Pole	
C.O.	Clean Out	C.O.		Sign	
	Storm Sewer			Fence	
	Sanitary Sewer			Accessible Parking Stall	
W	Water Main	W		Curb & Gutter	
G	Gas Line	G		Depressed Curb	
OH	Overhead Wires	OH	C 782.50	Curb Elevation	C 782.50
E	Electrical Cable (Buried)	E	G 782.00	Gutter Elevation	G 782.00
T	Telephone Line	T	P 783.25	Pavement Elevation	P 783.25
	Fire Hydrant		W 782.10	Sidewalk Elevation	W 782.10
	Valve Vault		784.0	Ground Elevation	784.0
B	Buffalo Box	B		Swale	
DS	Downspout	DS	781	Contour Line	781
BOL	Bollard	BOL		Deciduous Tree	
	Gas Valve			Coniferous Tree	
	Gas Meter			Brushline	
E	Electric Meter			Tree Protection Fencing at Drip Line	

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FAX (847) 223-4864
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church Addition

440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY NOT FOR CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
1	06/17/24	PERMIT REVISIONS
2	07/03/24	PERMIT REVISIONS
3	09/03/24	DESIGN REVIEW BOARD REVISIONS

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

Sheet Title:

SITE UTILITY PLAN

Sheet No:

C300

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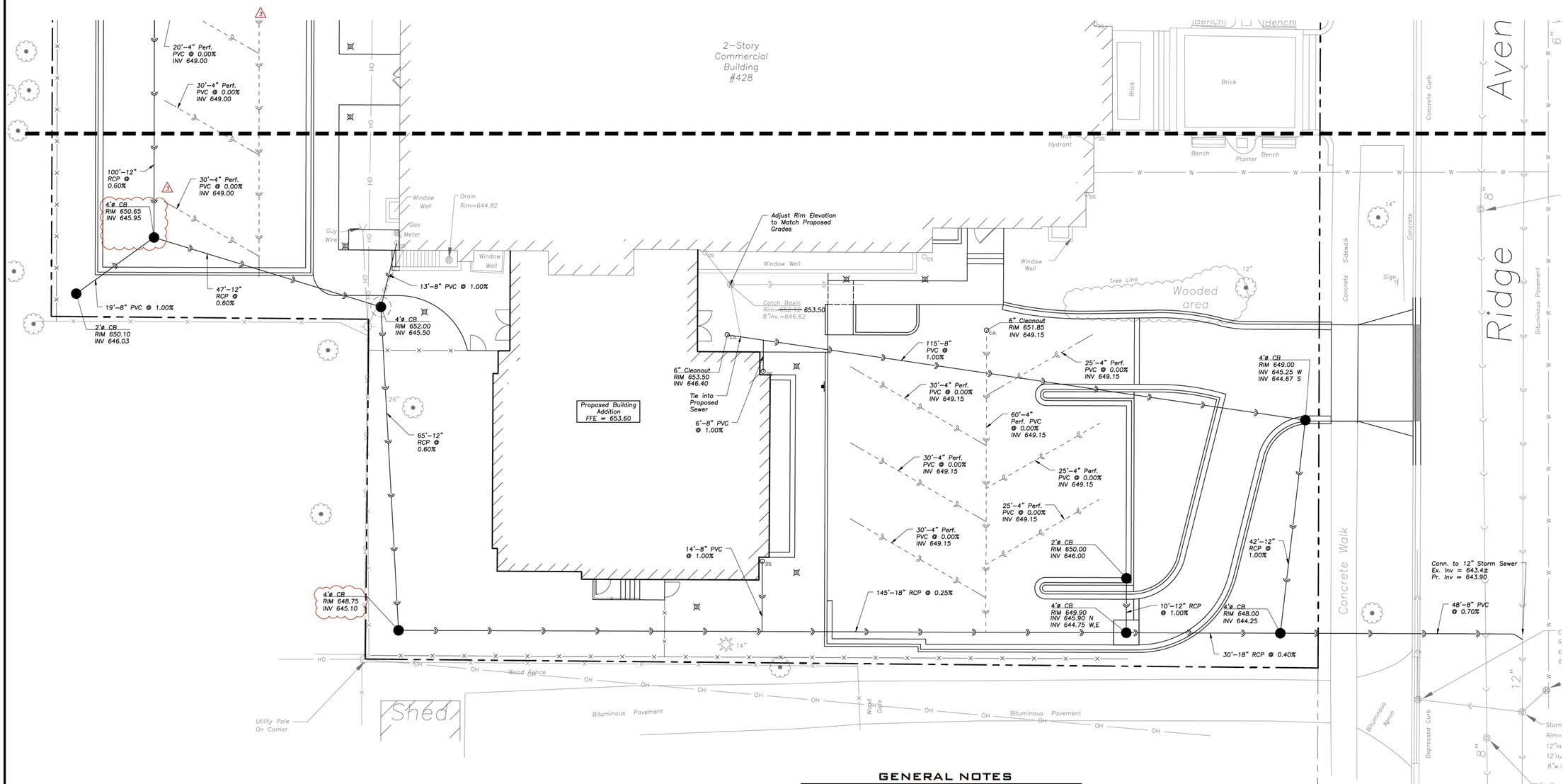
Plotted: 9/03/24 @ 10:09am By: irosenbauer



STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504–D Frame & Grate or Approved Equal.
2. 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"
3. All Catch Basins to Be Installed Along Curb and Gutter (B–6.12) Shall Have Neenah R3281–A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B–6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, 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.
6. All Manholes Shall Have Neenah R1713–B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
7. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Sanitary Manholes Shall Include a Chimney Seal.

UTILITY NOTES

1. 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.
2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
3. 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.
4. 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.
5. 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.
6. 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.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
9. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

GENERAL NOTES

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2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
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4. Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
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LEGEND

EXISTING		PROPOSED
◎	Manhole	●
⊕	Catch Basin	●
△	Area Drain	▲
$O_{C.O.}$	Clean Out	$O_{C.O.}$
——)——	Storm Sewer	——)——
——)——	Sanitary Sewer	——)——
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
⊗	Valve Vault	
$⊗_B$	Buffalo Box	$⊗_B$
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
$⊗_{GV}$	Gas Valve	
$⊗_{GM}$	Gas Meter	
$⊗_E$	Electric Meter	

EXISTING		PROPOSED
$⊗_E$	Electric Manhole	
☼	Light Pole	☼
○	Utility Pole	○
d	Sign	d
×——×	Fence	×——×
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
· · · · · ·	Swale	· · · · · ·
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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

Sheet Title:

SITE UTILITY PLAN

Sheet No:

C301

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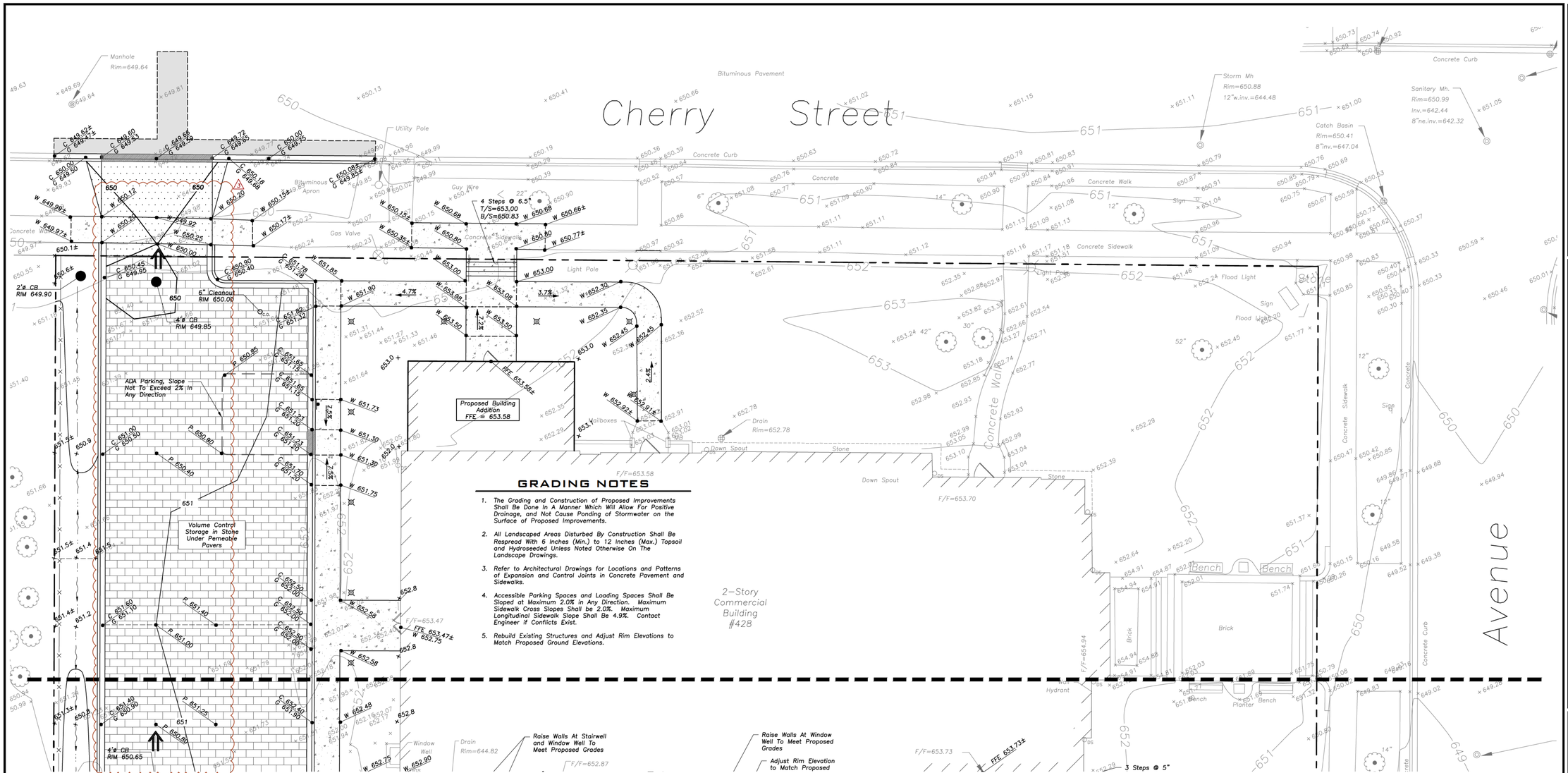

GRADING NOTES

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3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
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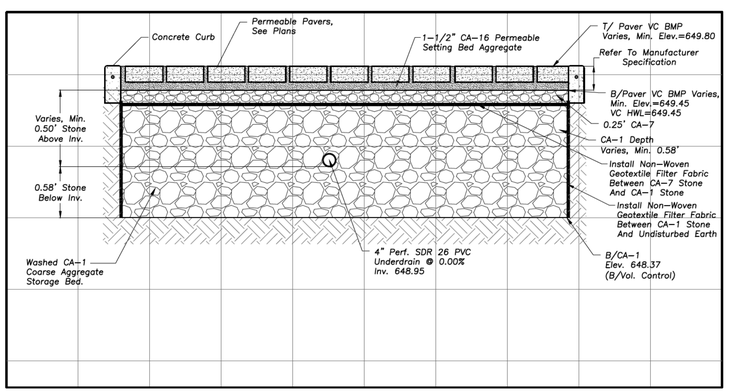

WEST PERMEABLE PAVEMENT AND UNDERDRAIN

N.T.S.

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Brick Permeable Paver Section
See Landscape Plans for Paver Finish
1 1/2" 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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EXISTING		PROPOSED
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	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
S	Storm Sewer	S
SAN	Sanitary Sewer	SAN
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	

EXISTING		PROPOSED
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
x x x	Fence	x x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
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	Swale	
781	Contour Line	781
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Design By:	Approved By:	Date:
LMR	CK	09/03/24

Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C400

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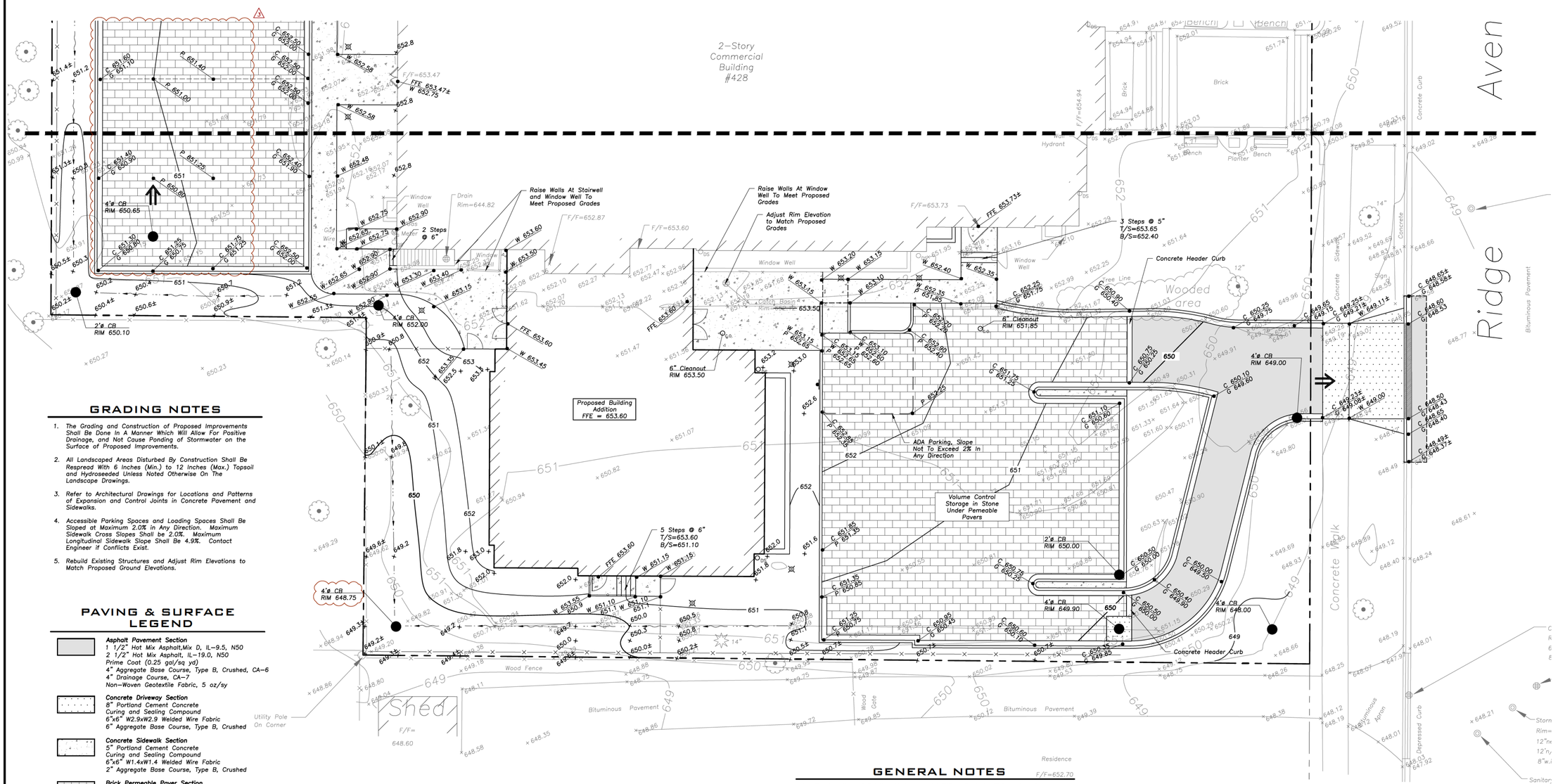

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4" Drainage Course, CA-7
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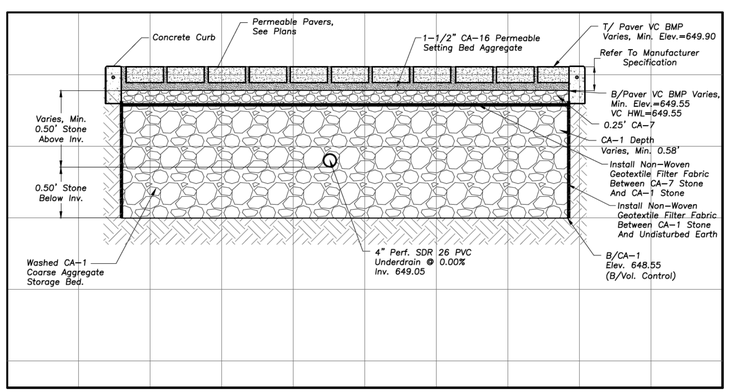

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	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
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SAN	Sanitary Sewer	SAN
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OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	

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	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
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x 784.0	Ground Elevation	x 784.0
	Swale	
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	Deciduous Tree	
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	Brushline	
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LMR	CK	09/03/24

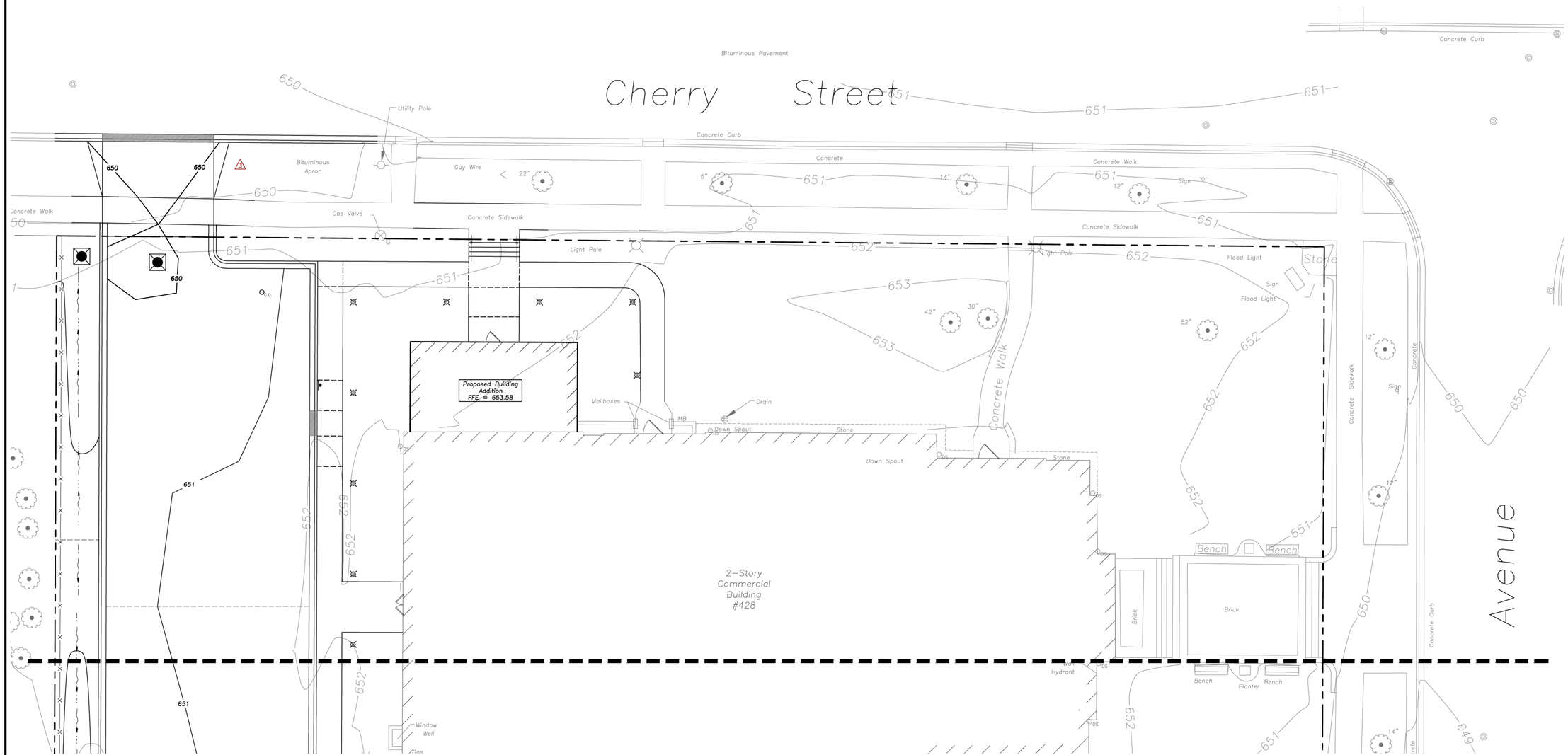
Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C401

EEA – P:\23267 – PFA – Grace Presbyterian\Drawings\Grace Presbyterian_Site Plan.dwg
Plotted: 9/03/24 @ 10:07am 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, 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.

GENERAL NOTES

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

N

10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	Manhole			Electric Manhole	
	Catch Basin			Light Pole	
	Area Drain			Utility Pole	
C.O.	Clean Out	C.O.		Sign	
	Storm Sewer			Fence	
	Sanitary Sewer			Accessible Parking Stall	
W	Water Main	W		Curb & Gutter	
G	Gas Line	G		Depressed Curb	
OH	Overhead Wires	OH	C 782.50	Curb Elevation	C 782.50
E	Electrical Cable (Buried)	E	G 782.00	Gutter Elevation	G 782.00
T	Telephone Line	T	P 783.25	Pavement Elevation	P 783.25
	Fire Hydrant		W 782.10	Sidewalk Elevation	W 782.10
	Valve Vault		784.0	Ground Elevation	x 784.0
	Buffalo Box			Swale	
DS	Downspout	DS	781	Contour Line	781
BOL	Bollard	BOL		Deciduous Tree	
	Gas Valve			Coniferous Tree	
	Gas Meter			Brushline	
	Electric Meter			Tree Protection Fencing at Drip Line	

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SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

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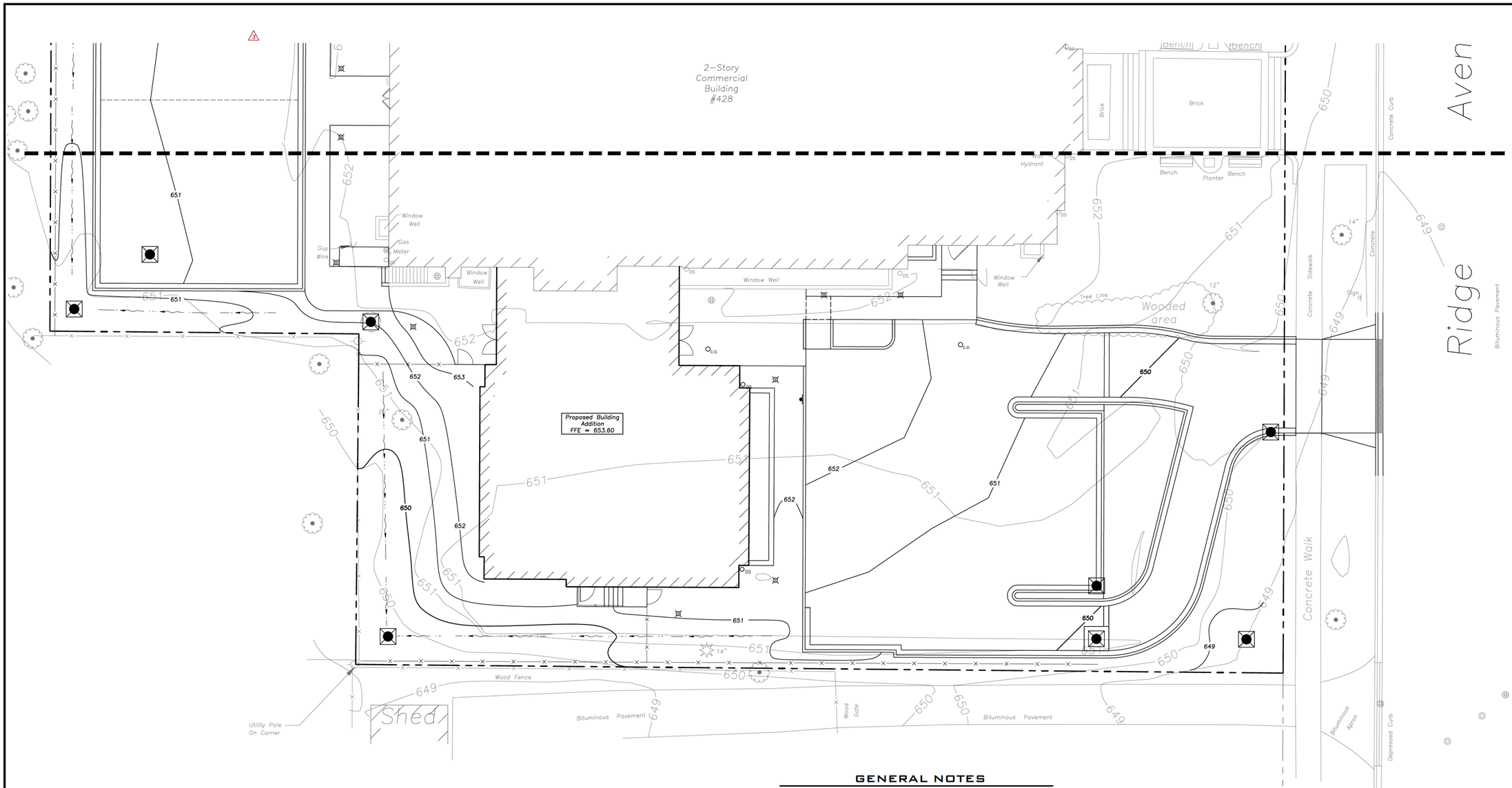

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	Manhole	
	Catch Basin	
	Area Drain	
$O_{C.O.}$	Clean Out	$O_{C.O.}$
	Storm Sewer	
	Sanitary Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
V_B	Buffalo Box	V_B
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
V_G	Gas Valve	
M_G	Gas Meter	
M_E	Electric Meter	

EXISTING		PROPOSED
E_E	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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LMR	CK	09/03/24

Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

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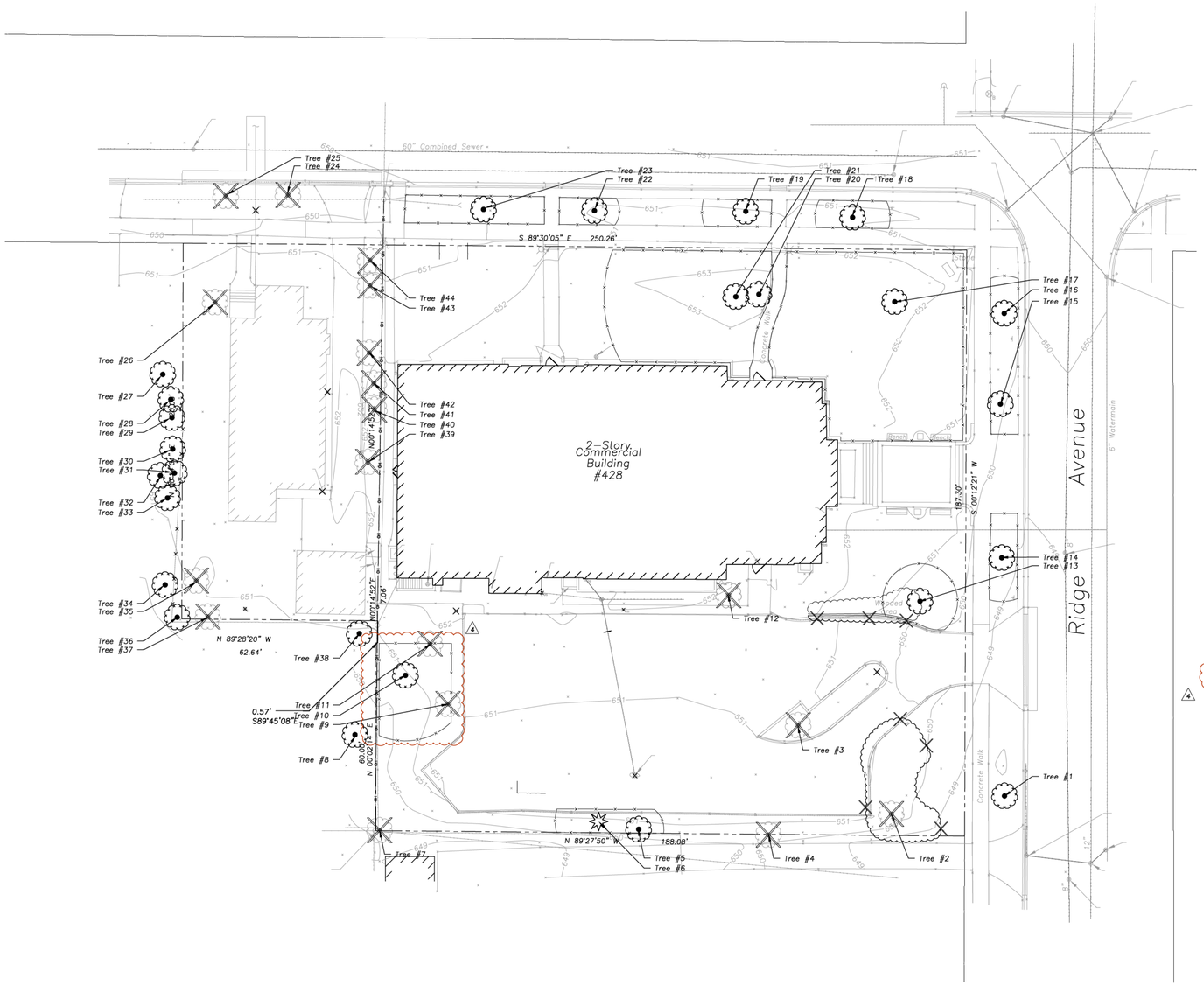

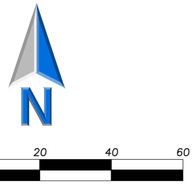

Scale: 1"=20'

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	Cornelliancherry 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 Certifed Arborist #IL-0094 (Exp. 12/31/25)

EXISTING TREE LEGEND

EX TREE – TO BE REMOVED

EX TREE – TO BE PRESERVED

PRESERVATION FENCE

TREE PRESERVATION NOTES

1. 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.
2. 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.
3. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
7. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
10. EXISTING TREE STUMPS TO BE GROUND UP AND REMOVED.

TREE REMOVALS

GOOD FORESTRY PRACTICE : 12 TREES

CONSTRUCTION LOGISTICS : 6 TREES
– 3 1:1
– 3 PROTECTED (18" REPLACEMENT)

PROPOSED TREE REPLACEMENTS

CONSTRUCTION LOGISTICS (STANDARD) : 3 EVERGREEN TREES

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

PARKWAY REPLACEMENTS : 2 CANOPY TREES (3" CAL)

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

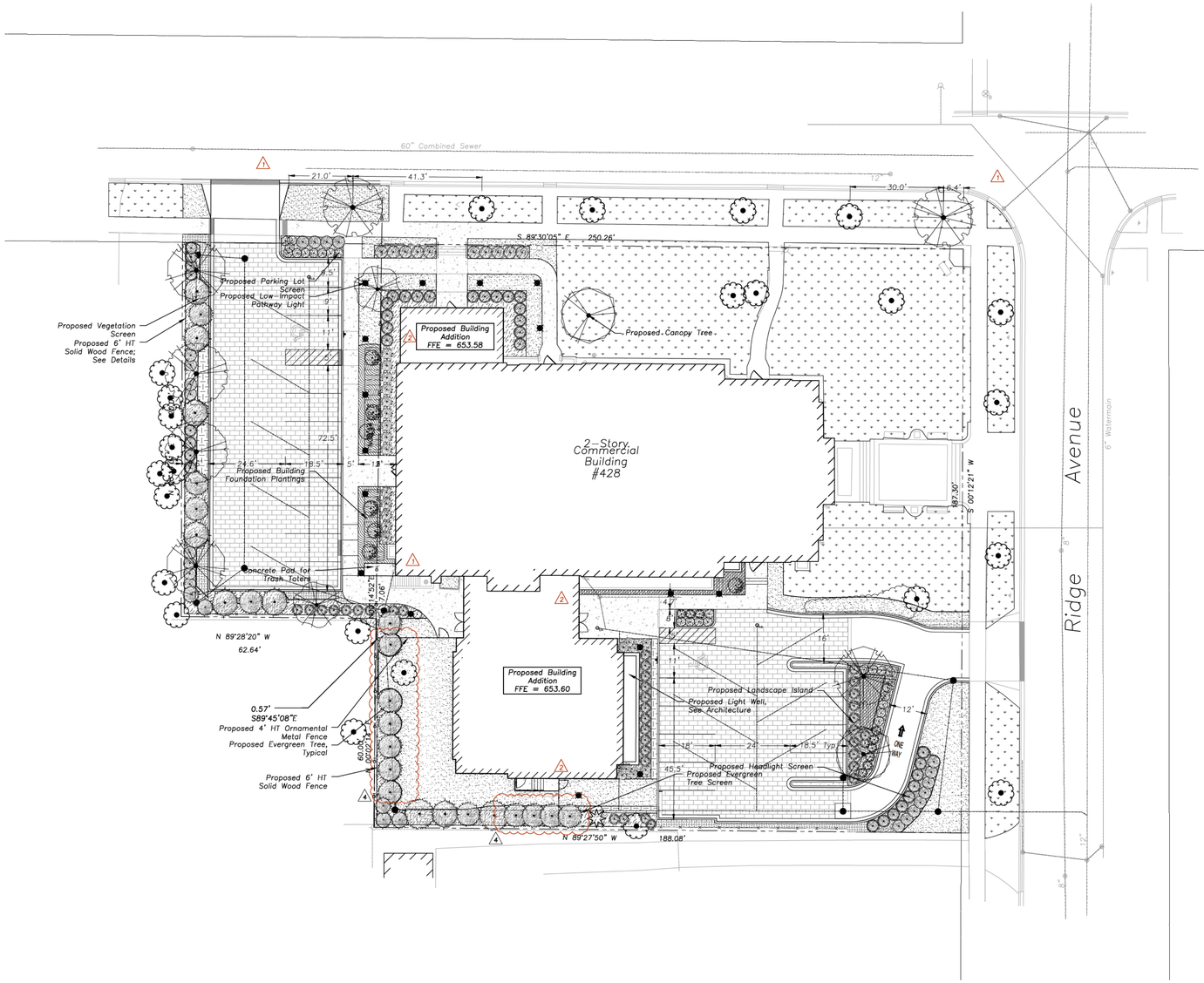
Sheet Title:

TREE PRESERVATION & REMOVAL PLAN

Sheet No:

L010

EEA – P:\23267 – PFA – Grace Presbyterian\Drawings\Grace Presbyterian_Landscape Plan.dwg
Plotted: 9/03/24 @ 10:37am By: jandersson



N

20 0 20 40 60

Scale: 1"=20'

FENCE KEY

PROPOSED WOOD CEDAR FENCE, SEE DETAILS

PROPOSED ORNAMENTAL METAL FENCE 3

TREE + SHRUB SCHEDULE

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

PERENNIAL PLANT MIX + MATERIAL SCHEDULE

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

GENERAL NOTES

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
3. COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
7. 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.
8. COORDINATE WITH ALL OTHER TRADES.

LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. 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.
7. 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.
8. PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
   - 8.1. TURF PLANTING – 6",
   - 8.2. PERENNIAL / ORNAMENTAL GRASS PLANTING – 12",
   - 8.3. ORNAMENTAL TREE & SHRUB PLANTING – 18",
   - 8.4. PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES – 36".
   - 8.5. OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURING NATIVE SOIL MATERIAL MEETING PERCULATION 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. HOSE BIBS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF WATERING THE LANDSCAPE MATERIAL.
16. 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 ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church Addition

440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY NOT FOR CONSTRUCTION

No.	Date	Description
	05/29/24	SPECIAL USE PERMIT REVIEW
1	06/17/24	PERMIT REVISIONS
2	07/03/24	PERMIT REVISIONS
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Design By:	Approved By:	Date:
JJA	CK	05/22/2024

Sheet Title:

LANDSCAPE PLAN

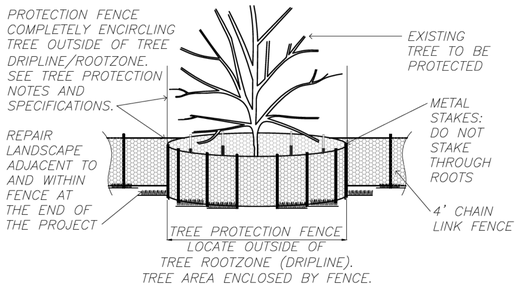
Sheet No:

L100

EEA – P:\23267 – PFA – Grace Presbyterian\Drawings\Grace Presbyterian_Landscape Plan.dwg
Plotted: 9/03/24 @ 10:36am By: jandersson

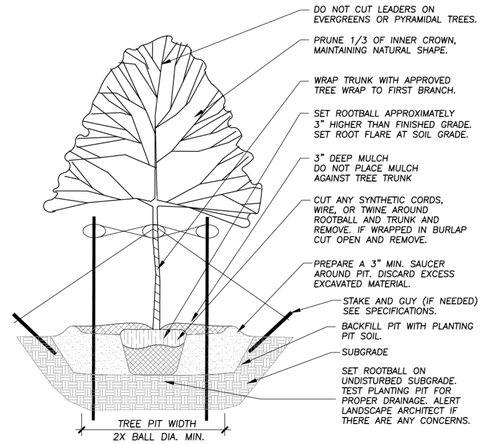
NOTES:

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



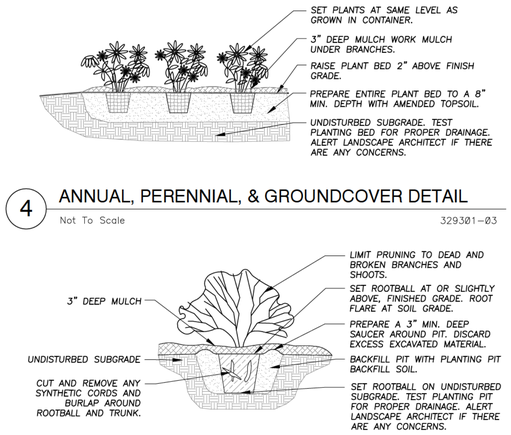
1 TREE PROTECTION DETAIL

NTS



2 TREE PLANTING DETAIL

Not To Scale 329343-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

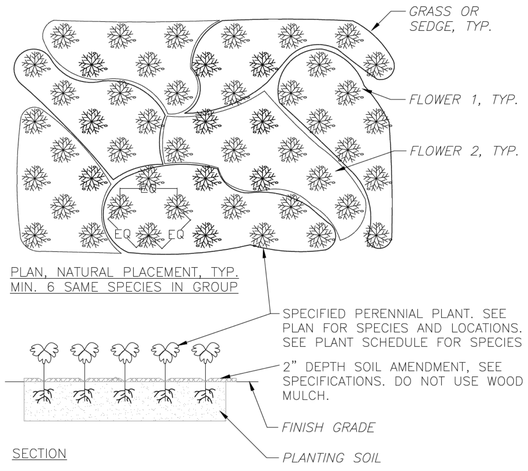
Not To Scale 329301-03

3 SHRUB PLANTING DETAIL

Not To Scale 329333-01

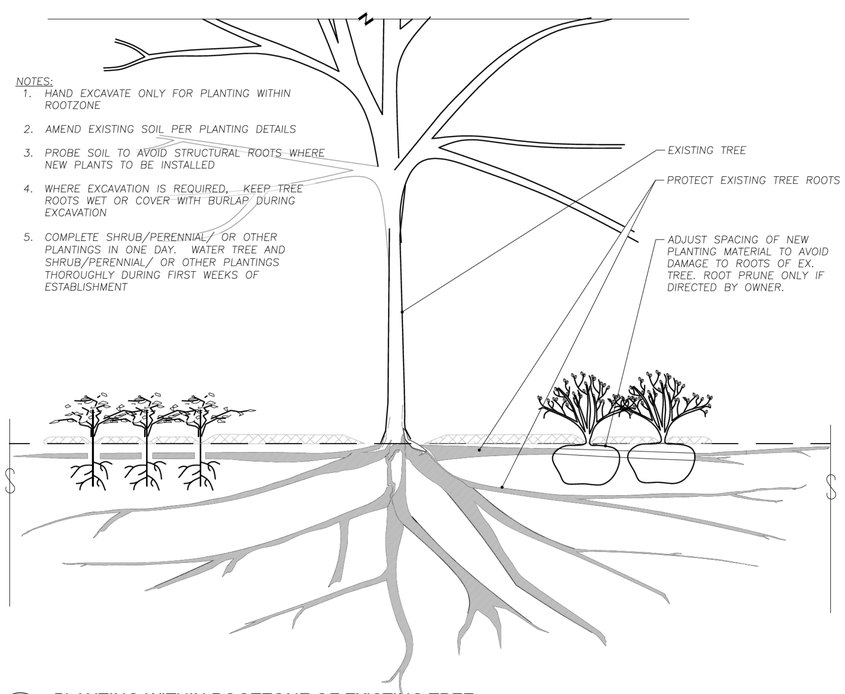
NOTES:

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



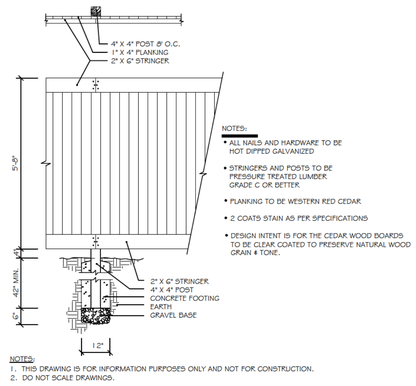
5 PERENNIAL PLANT MIX : LAYOUT

1/4" = 1'-0" 329301-09



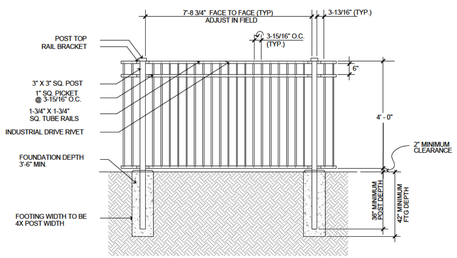
6 PLANTING WITHIN ROOTZONE OF EXISTING TREE

NOT TO SCALE 329383-12



7 6` SOLID WOOD FENCE

NOT TO SCALE 323129.23-02



8 4` ORNAMENTAL METAL FENCE

Not To Scale 323119-45

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GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
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WINNETKA, ILLINOIS

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

Sheet Title:

LANDSCAPE DETAILS

Sheet No:

L200

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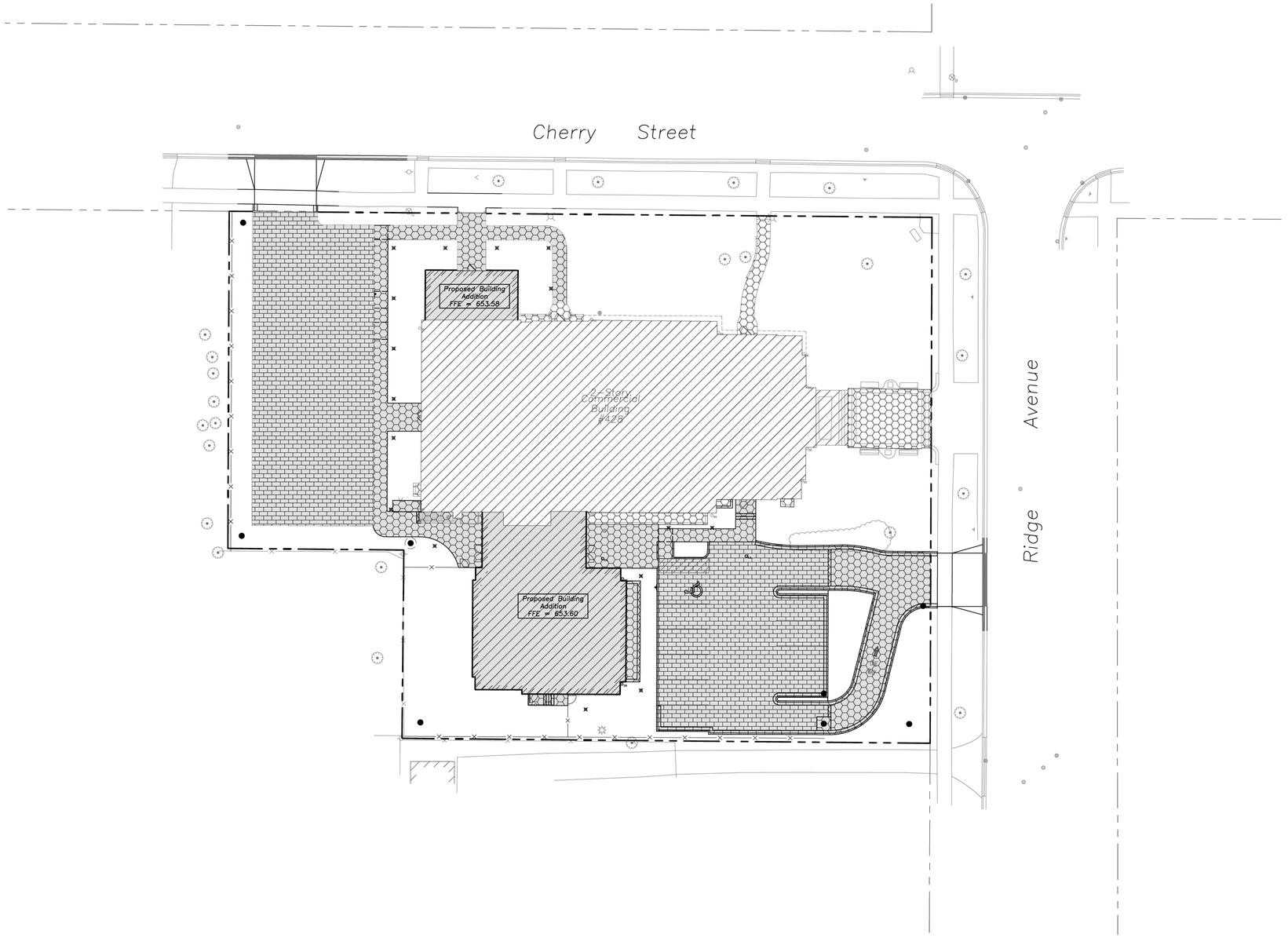
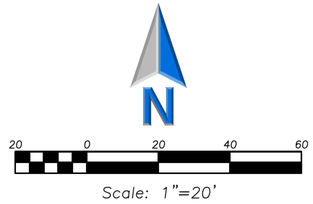
Plotted: 9/03/24 @ 10:38am By: jandersson





LEGEND

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

Total ILC = 24,529 SF

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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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Design By:	Approved By:	Date:
LMR	CK	07/03/24

Sheet Title:

IMPERMEABLE LOT COVERAGE - PROPOSED

Sheet No:

CX-04

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

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: JUNE 13, 2024

SUBJECT: GRACE PRESBYTERIAN CHURCH OF THE NORTH SHORE
440 RIDGE AND 760 CHERRY STREET
CERTIFICATE OF APPROPRIATENESS (CASE NO. 24-14-SU)

INTRODUCTION

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

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

The Applicant is also submitting the following applications:

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

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

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

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

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

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

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

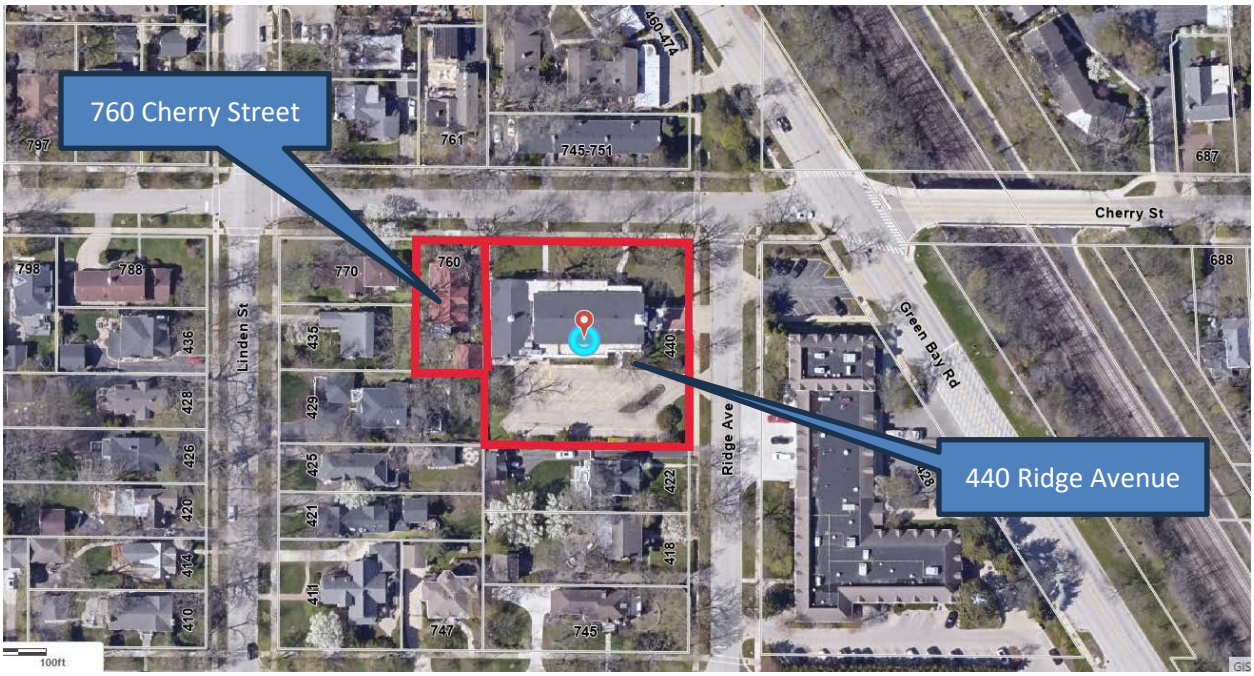


Figure 1 – Two Existing Lots

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

In addition to single-family residential uses, the R-5 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-5 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary

school, public high school or public institution of higher learning; (c) library; and (d) pre-school or pre-kindergarten.

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

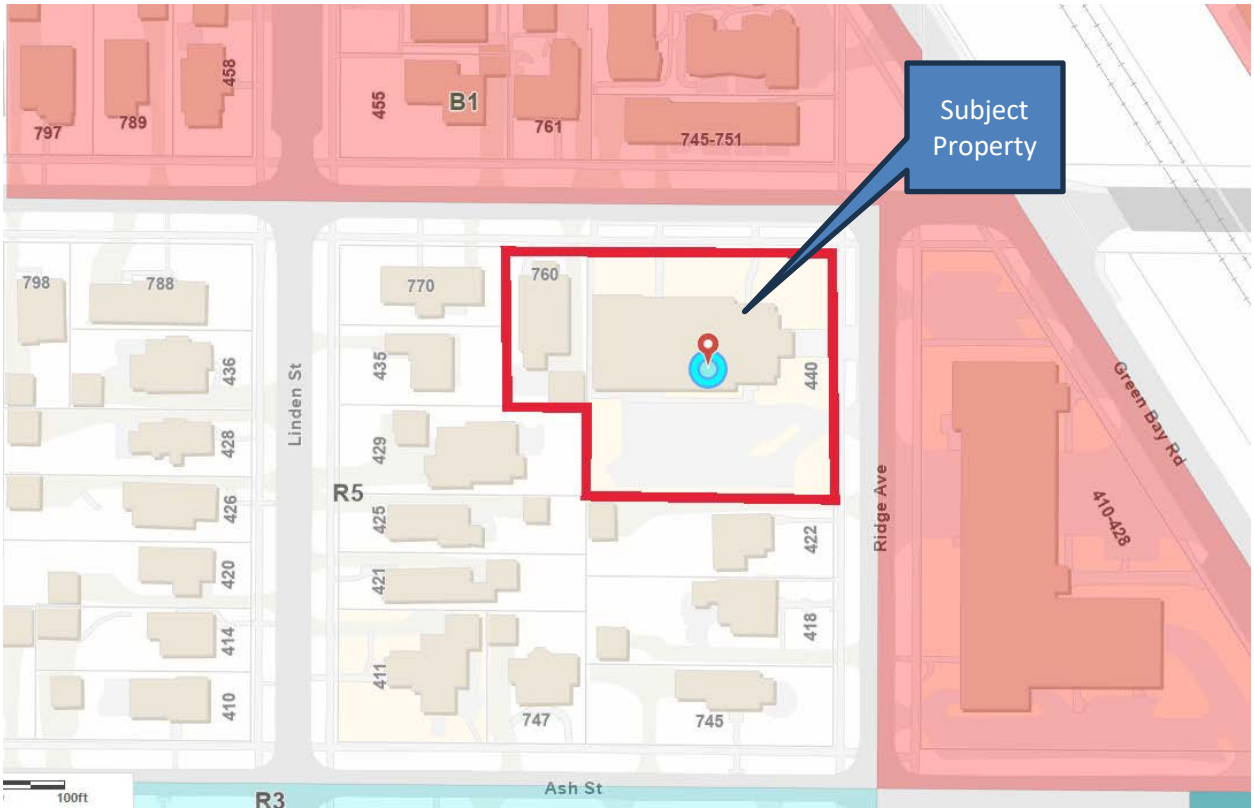


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

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

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

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



Figure 3 – Grace Presbyterian Church – East Façade



Figure 4 – Grace Presbyterian Church – North Façade



Figure 5 – Grace Presbyterian Church – South Façade



Figure 6 – Grace Presbyterian Church – West Façade

PROPOSED PLAN

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

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

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

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

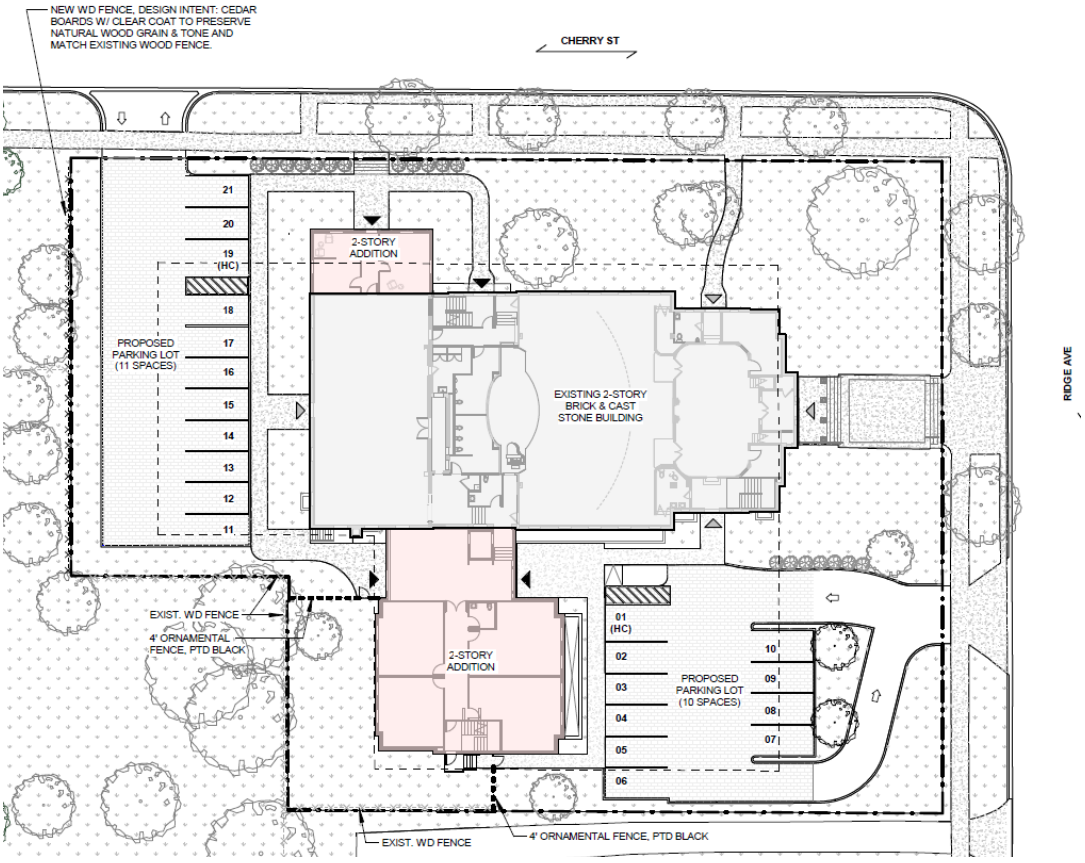


Figure 7 – Proposed Site Plan



Figure 8 – Rendering of East Façade

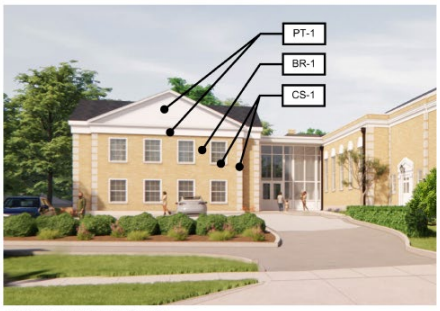


Figure 9 - Rendering of North Façade

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



BR-1: MODULAR BRICK VENEER TO MATCH EXISTING

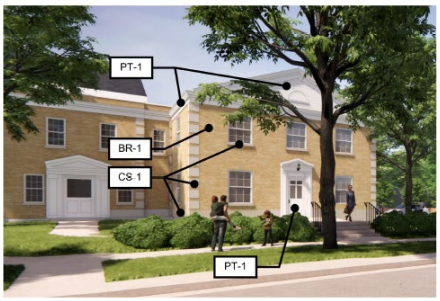


VIEW FROM RIDGE STREET

PT-1: WHITE PAINT TO MATCH EXISTING



CS-1: CAST STONE TO MATCH EXISTING



VIEW FROM CHERRY STREET

Figure 10 – Proposed Exterior Building Materials

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



Figure 11 – Proposed Bollard Fixture



Figure 12 – Decorative Sconce

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

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

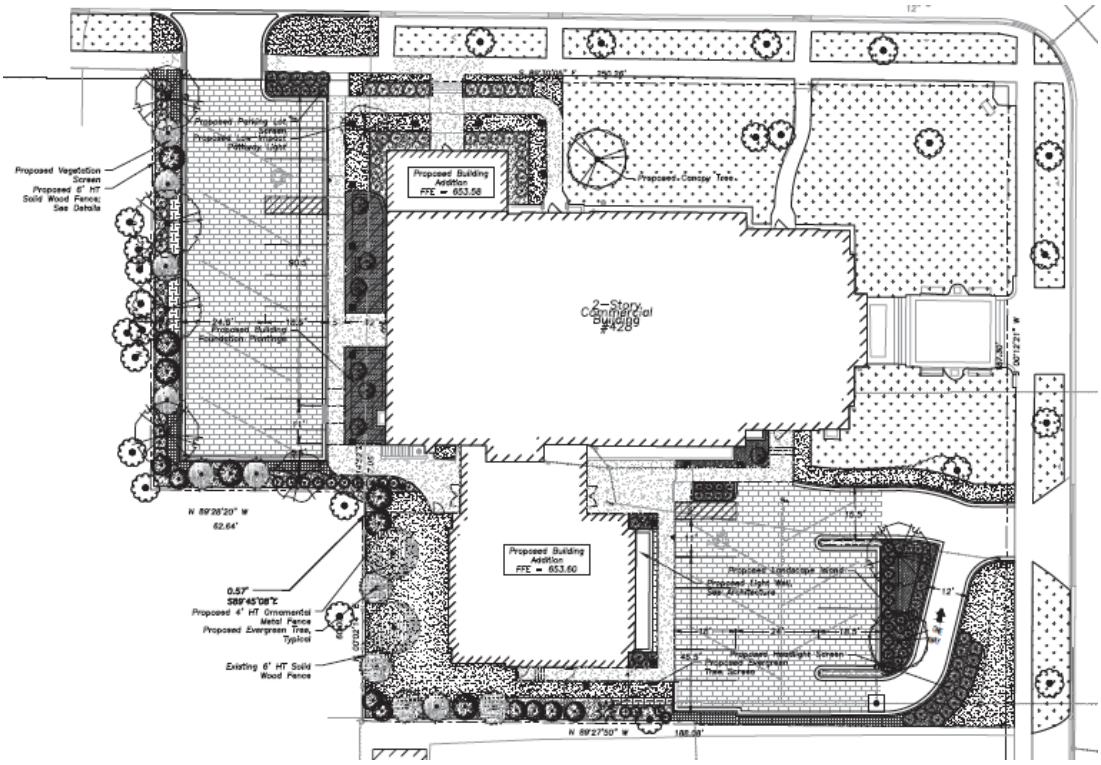


Figure 13 – Landscape Plan

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

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



Figure 14 - Southeast Aerial Perspective



Figure 15 - Northwest Aerial Perspective

ZONING RELIEF

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

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

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

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

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

DESIGN GUIDELINES ANALYSIS

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

- Additions to existing institutional structures should respect the established setbacks of the original building and be sensitive to the context of the surrounding zoning area, particularly residential neighborhoods. The proposed south addition would comply with the required setbacks and not be located any closer to Ridge Avenue than the existing church building. However, the north addition would encroach the required setback from Cherry Street.

- The height of institutional buildings located in single family zoning districts should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions should respect the existing height and not differ from the established eave line by more than a half story. The proposed north addition would be 26'-5" in height and the south addition would be 28'-5" in height, in compliance with the maximum permitted height of 60 feet and 2½-stories

and not be as tall as the existing church.

- Roofs of institutional buildings should have shallower sloped roofs than commercial buildings and be composed of basic gable, hipped or flat roofs. Additions to institutional buildings should respect the existing roof form and slope. The slope of the roof on the proposed additions would match the existing church building.

- Additions to existing institutional structures should also respect the existing horizonal rhythms to maintain and enhance the original scale and proportion of the structure. The scale and proportion of institutional buildings should be appropriate to the function and use of the building.

- Window materials should be aluminum or wood in a color that matches the overall building style. Glazing should be clear glass without tint or film. The proposed window frames would be aluminum, with white framing and precast stone sills to match the existing church building.

- Monochromatic materials such as modular brick are encouraged for building façade materials. The proposed addition would consist of a brick to match the existing church brick in size, texture, and color.

- A perimeter landscape area should be provided along off-street parking areas on sides adjacent to public streets. The goal of the buffer zone is to lessen the visual impact of parked cars and parking areas on the streetscape and surrounding uses. Where parking areas abut residential properties, a 6-foot solid screen fence or wall should be constructed. Appropriate materials include cedar, masonry, or evergreen plant material. Landscape screening is proposed for both parking lots. Additionally, a 6-foot-tall solid cedar fence is proposed along the west property line of the proposed west parking lot. However, a fence or wall is not proposed along the southern edge of the west parking lot or along the southern edge of the east parking lot. Internal landscaping is also encouraged to reduce the visual impact of surface parking.

RECOMMENDATION

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 440 Ridge Avenue, Winnetka, Illinois 60093

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

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

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

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

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

SIGNED	[redacted]
PRINTED NAME(S)	M Marshall Brown III
ADDRESS	440 Ridge Ave.
PHONE NO.	847-920-9517
EMAIL	joe@pfa.work

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	Present Future Architects
CONTACT NAME	Joe Buehler
ADDRESS	1147 W. Ohio Street, Suite 504
	Chicago, IL 60642
PHONE NO.	(630) 802-5987
EMAIL	joe@pfa.work

2024-05-29

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

Re: Village of Winnetka Design Standards

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

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

Sincerely,

[redacted]

Joe Buehler, AIA, LEED AP BD+C

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

1. Background.

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

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

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

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

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

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

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

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

2. Purpose of Proposed Improvements.

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

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

3. Pre-Application Meetings with Staff and Neighbors.

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

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

4. Traffic and Parking.

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

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

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

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

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

5. Height, Bulk, and Density.

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

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

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

6. Special Use Standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7. Variation Standards.

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

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

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

The Applicant respectfully requests the following four variations (collectively, the "**Variations**"):

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. Subdivision.

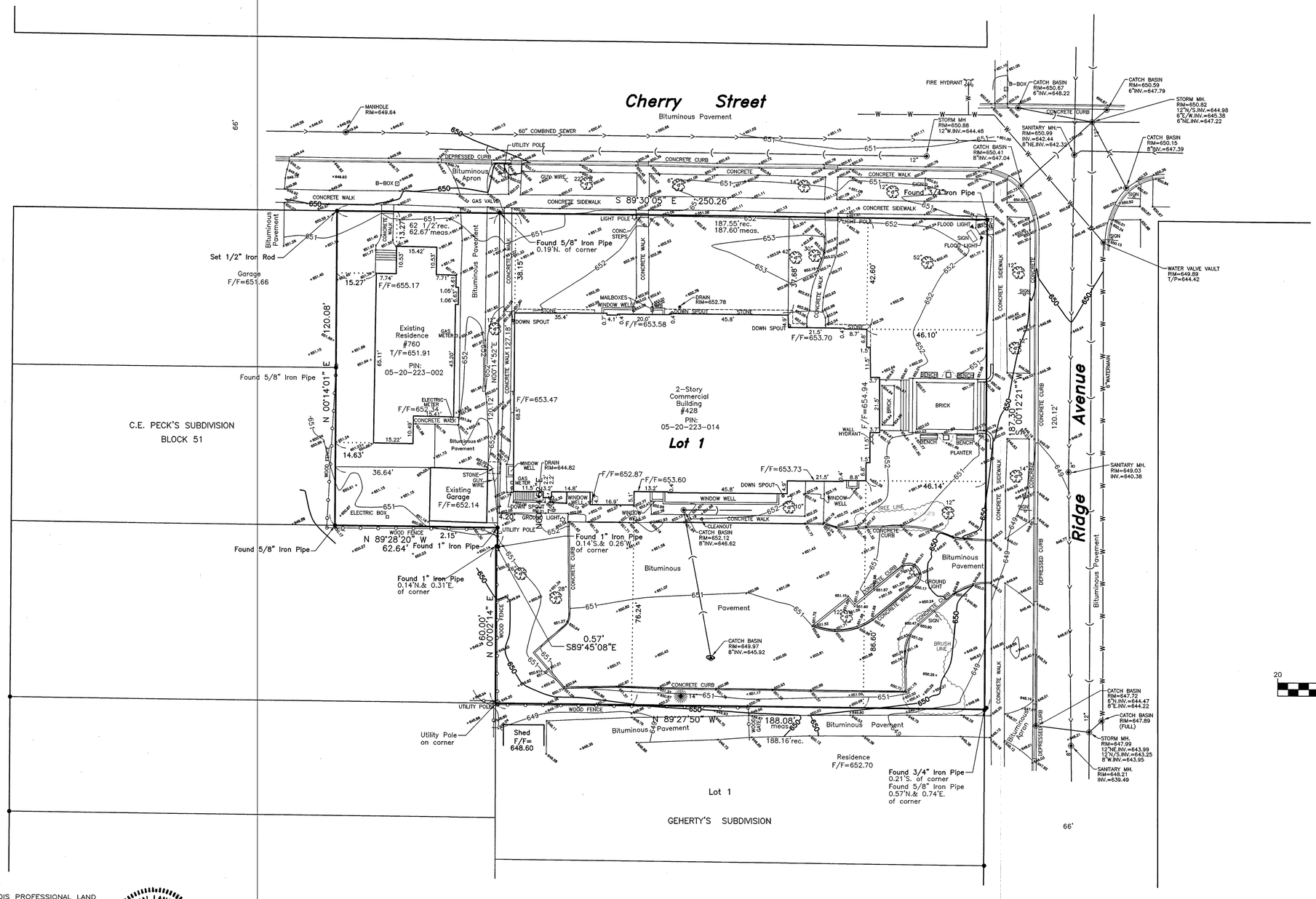
In connection with the Proposed Improvements, the Applicant proposes to consolidate the Cherry Property and the Ridge Property into a single lot of record. The Applicant has submitted a Subdivision/Consolidation Application and a Plat of Subdivision depicting the proposed consolidation. This Statement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

PLAT OF SURVEY
OF

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

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

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



GRAPHIC SCALE

20 0 10 20 40 80

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

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

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

DATED AT GRAYSLAKE, ILLINOIS THIS 19TH DAY OF DECEMBER, A.D. 20 23.

PROFESSIONAL LAND SURVEYOR
BRYAN J. LEE
3616
GRAYSLAKE
ILLINOIS
STATE OF ILLINOIS

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

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

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

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

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

GRACE PRESBYTERIAN CHURCH

SPECIAL USE PERMIT REVIEW / MAY 28, 2024

Present Future Architects

OWNER

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

ARCHITECTURE

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

CIVIL

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



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

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

COVER SHEET
05/29/24
SP-000



VIEW OF EAST FACADE



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE

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ARCHITECT'S PROJECT NO. 23XX

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440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING CONDITIONS
440 RIDGE AVE
05/17/24

SP-001



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.

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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING CONDITIONS
440 RIDGE AVE
05/29/24

SP-002



VIEW OF NORTH FACADE



VIEW OF WEST FACADE



VIEW OF SOUTH FACADE



VIEW OF SOUTH & EAST FACADE

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ARCHITECT'S PROJECT NO. **23XX**

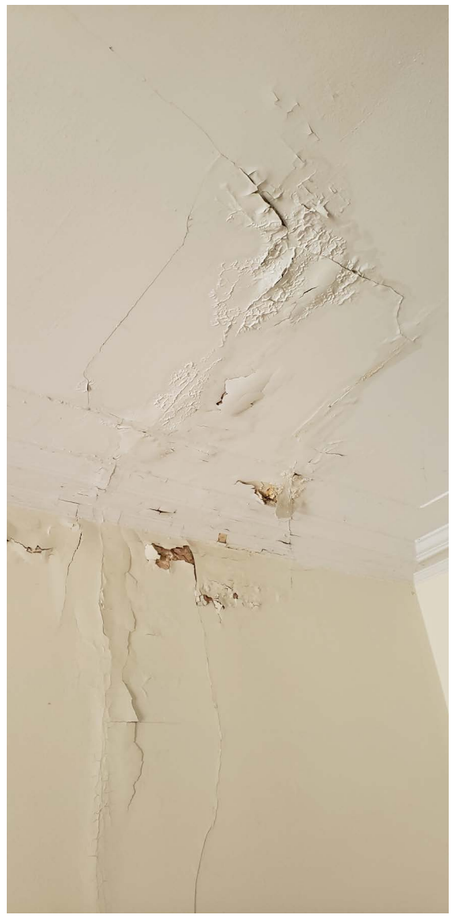
GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING CONDITIONS
760 CHERRY ST
05/29/24

SP-003



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.

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ARCHITECT'S PROJECT NO. **23XX**

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING CONDITIONS
760 CHERRY ST
05/29/24

SP-004

DEMOLITION LEGEND

EXISTING ELEMENT TO REMAIN

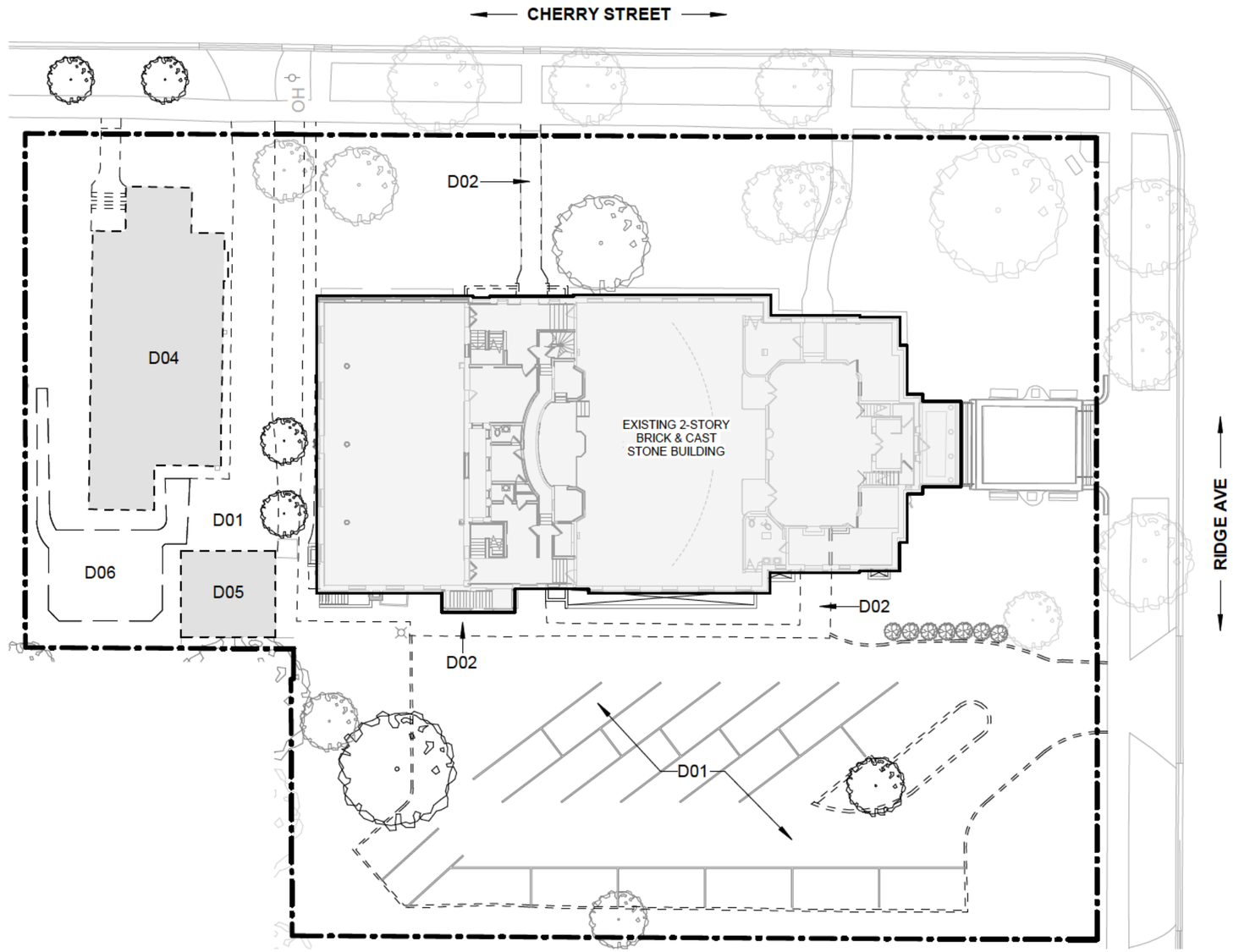
ELEMENT TO BE REMOVED, RE: PLAN / KEYNOTE

STRUCTURE TO BE REMOVED, RE: PLAN / KEYNOTE

KEYNOTE LEGEND

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

SEE CIVIL AND LANDSCAPING DRAWINGS FOR ADDITIONAL SITE DEMOLITION INFORMATION.



1 DEMOLITION SITE PLAN

1" = 30'-0"

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

SITE DEMOLITION PLAN
05/17/24

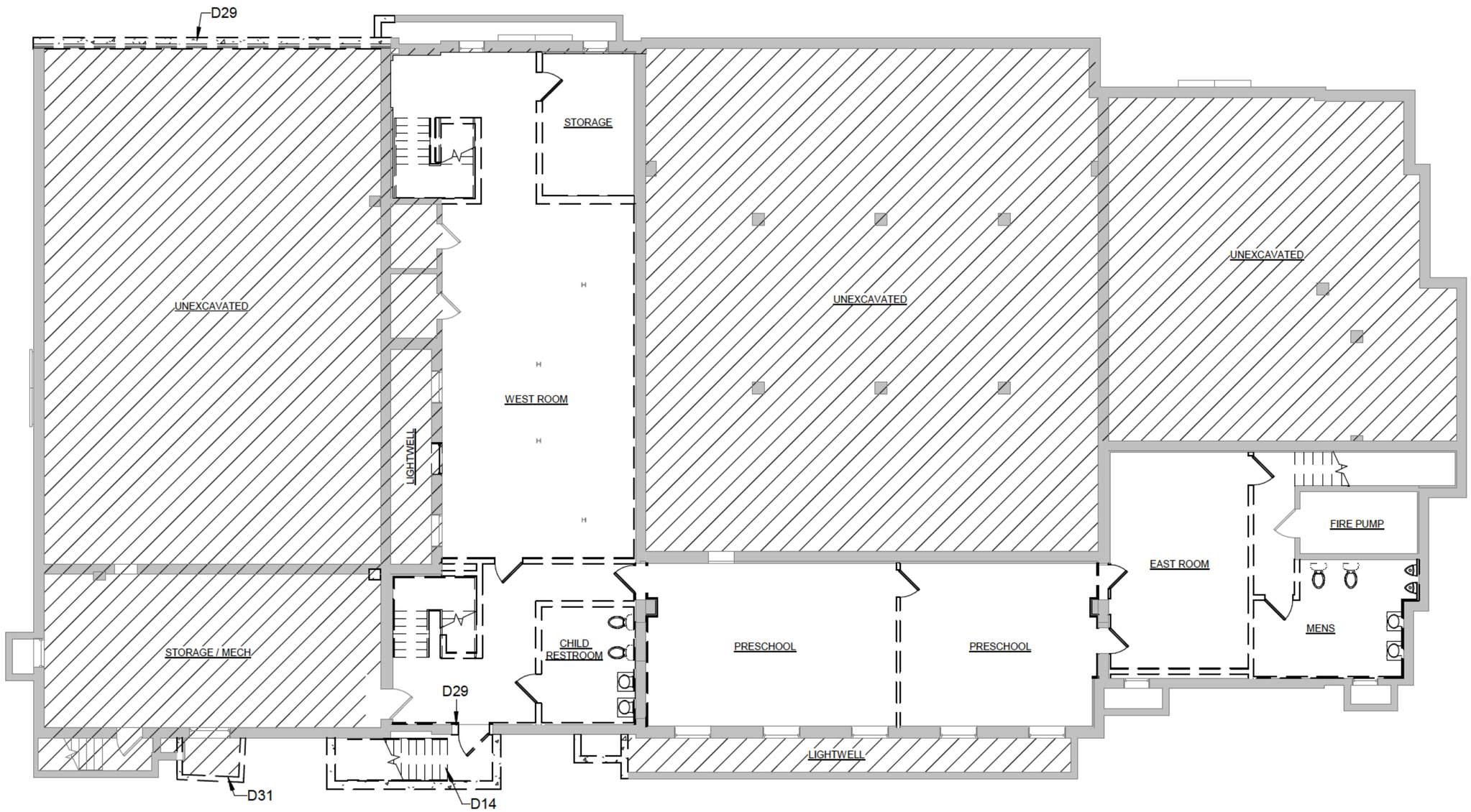
SP-005

DEMOLITION LEGEND

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

KEYNOTE LEGEND

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



1 BASEMENT DEMOLITION PLAN

3/32" = 1'-0"

Present Future Architects

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

BASEMENT DEMOLITION PLAN

05/17/24

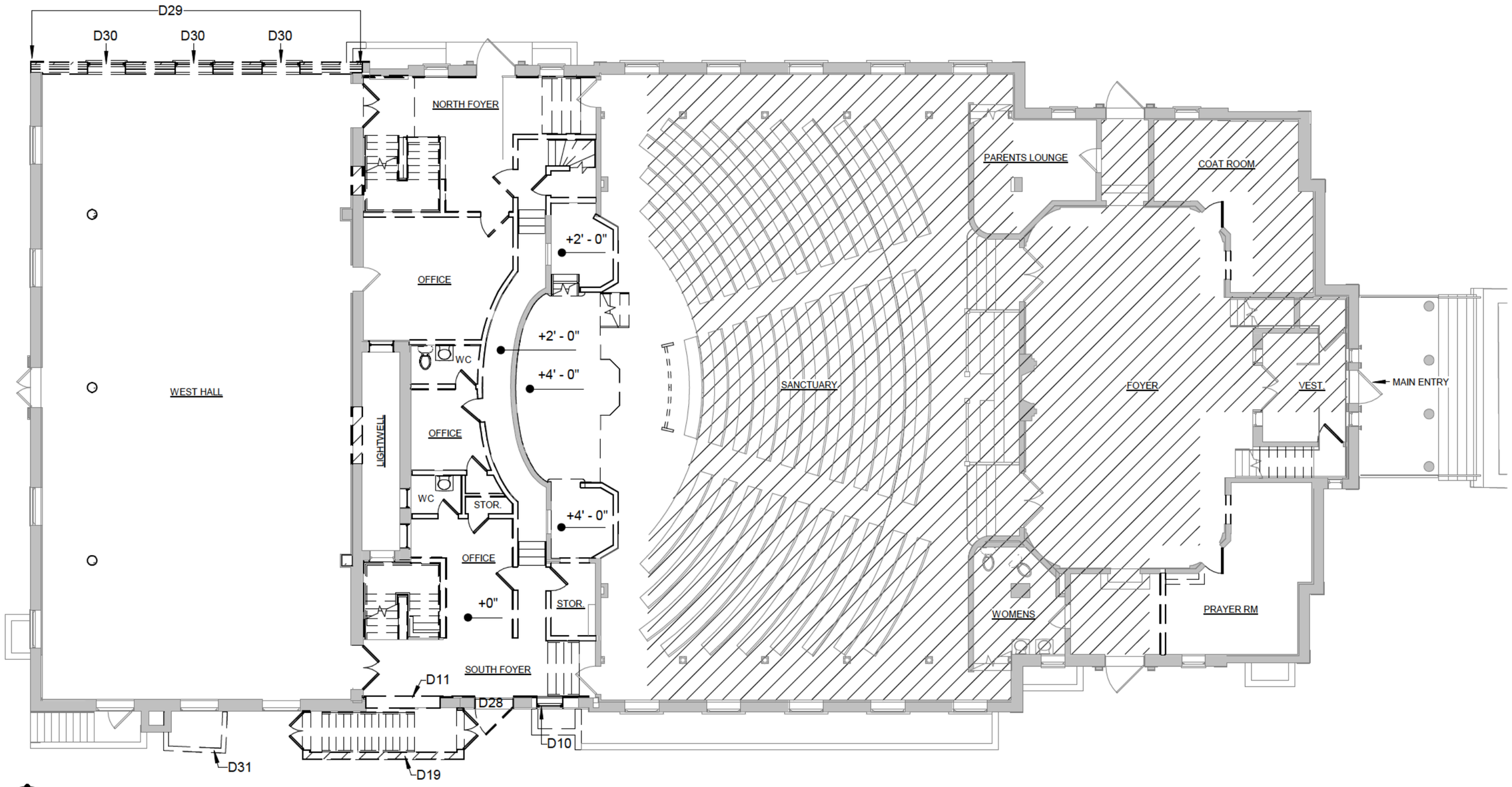
SP-006

DEMOLITION LEGEND

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

KEYNOTE LEGEND

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



1 LEVEL 1 DEMOLITION PLAN

3/32" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

FIRST FLOOR
DEMOLITION PLAN
05/17/24

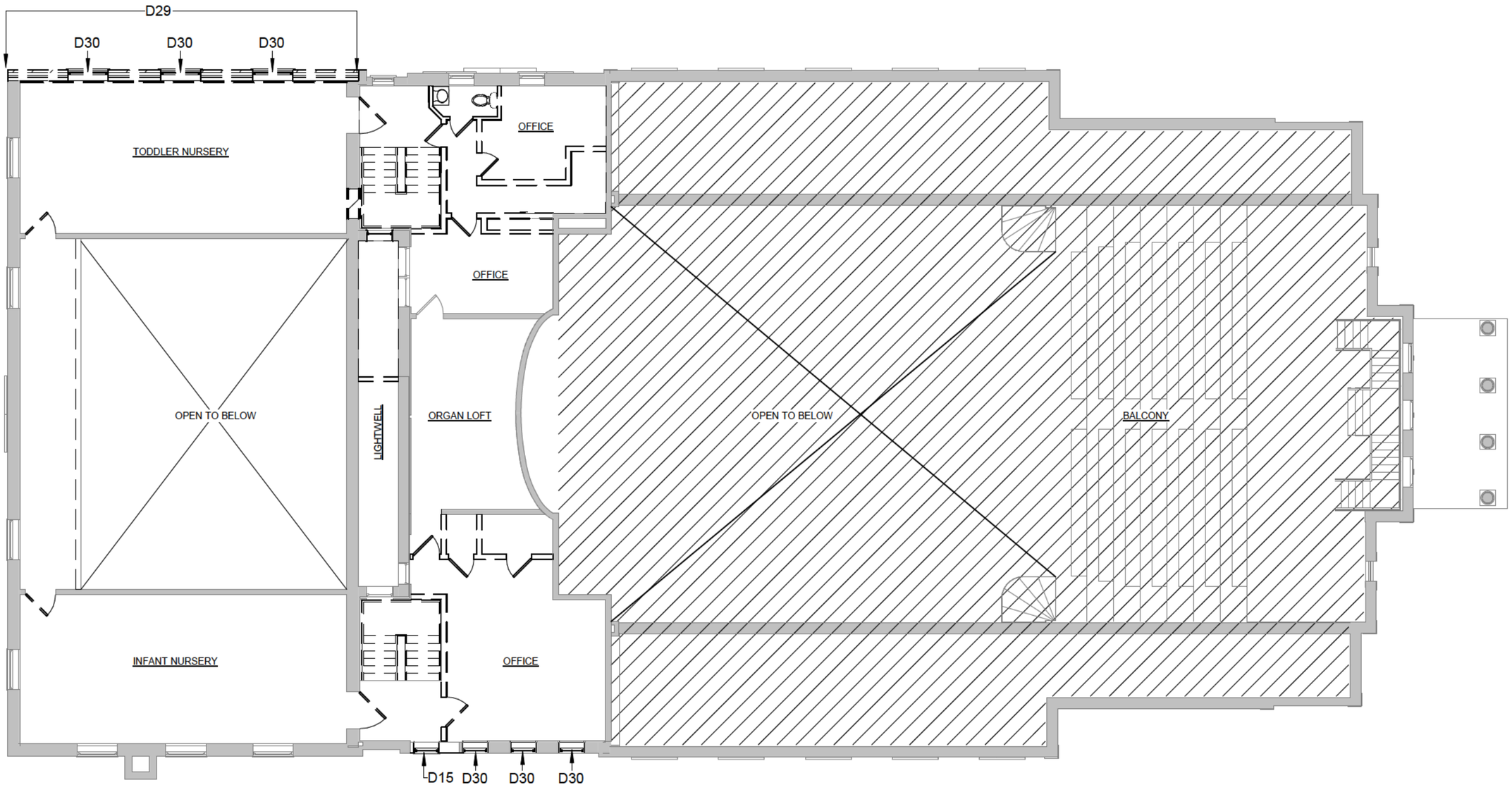
SP-007

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.



1 LEVEL 2 DEMOLITION PLAN

3/32" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

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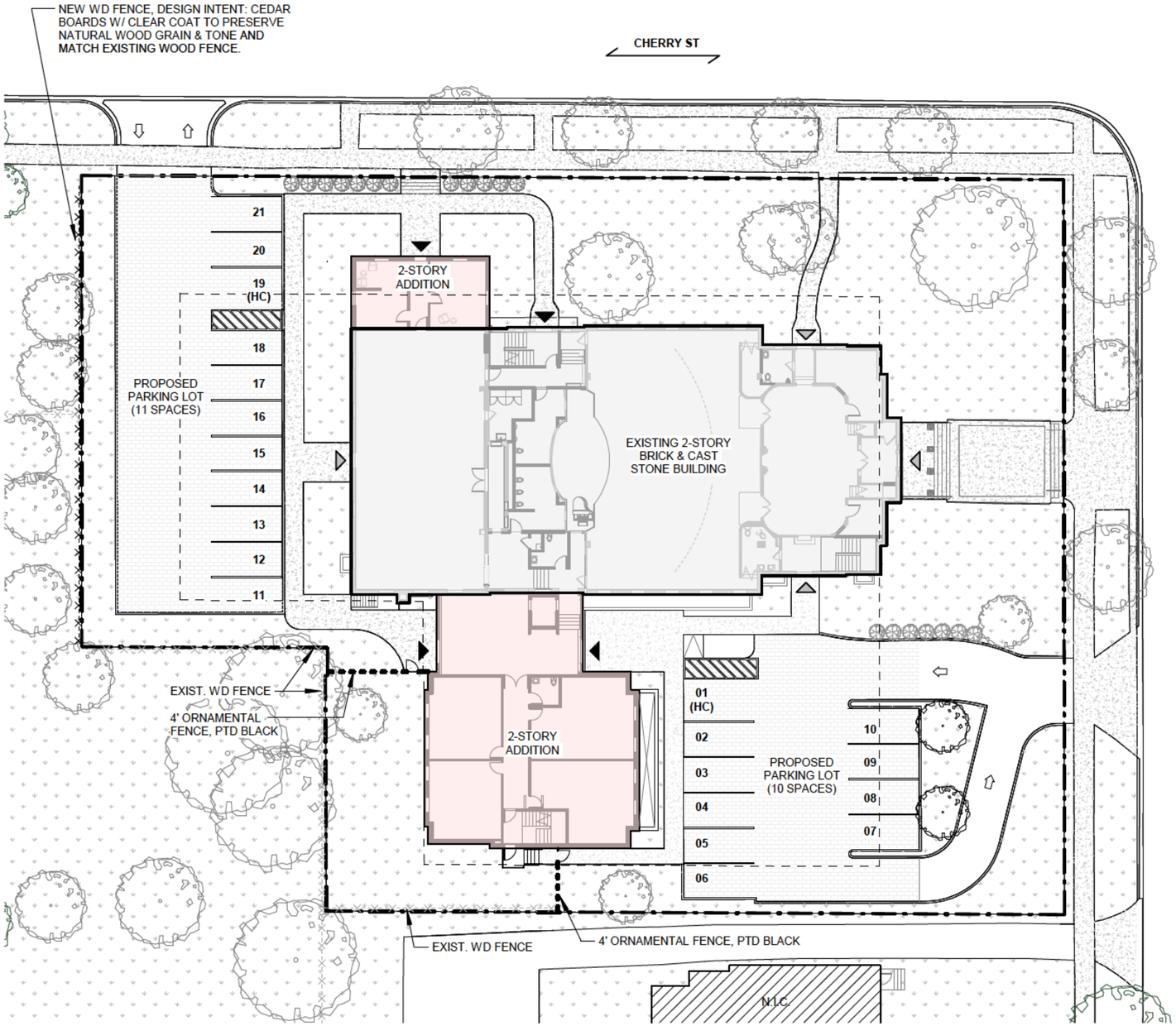
SECOND FLOOR DEMOLITION PLAN

05/17/24

SP-008



1 SITE PLAN
1/32" = 1'-0"

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

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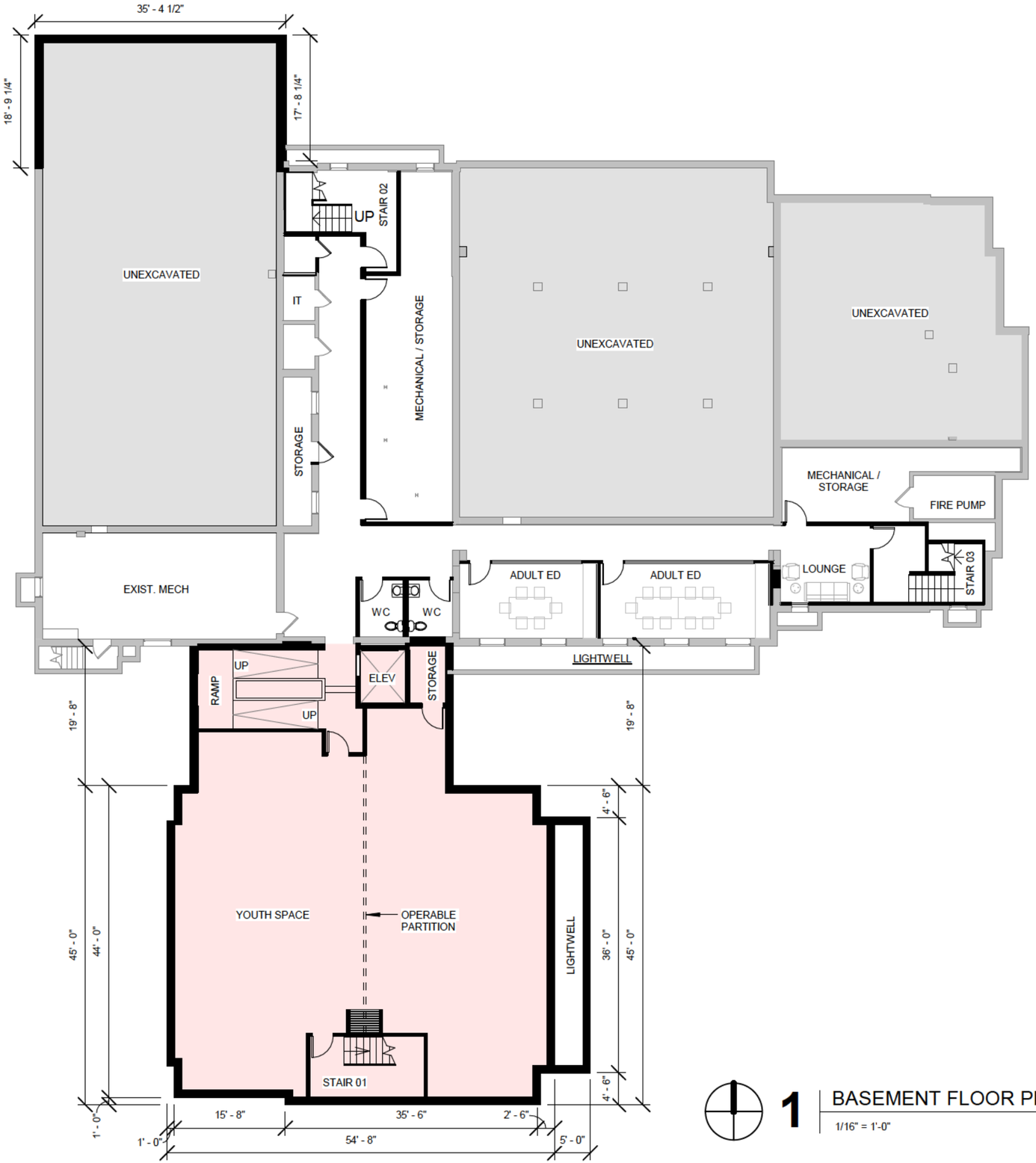
SITE PLAN & ANALYSIS
05/17/24
SP-009



1 BASEMENT FLOOR PLAN

1/16" = 1'-0"

FLOOR PLAN LEGEND

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

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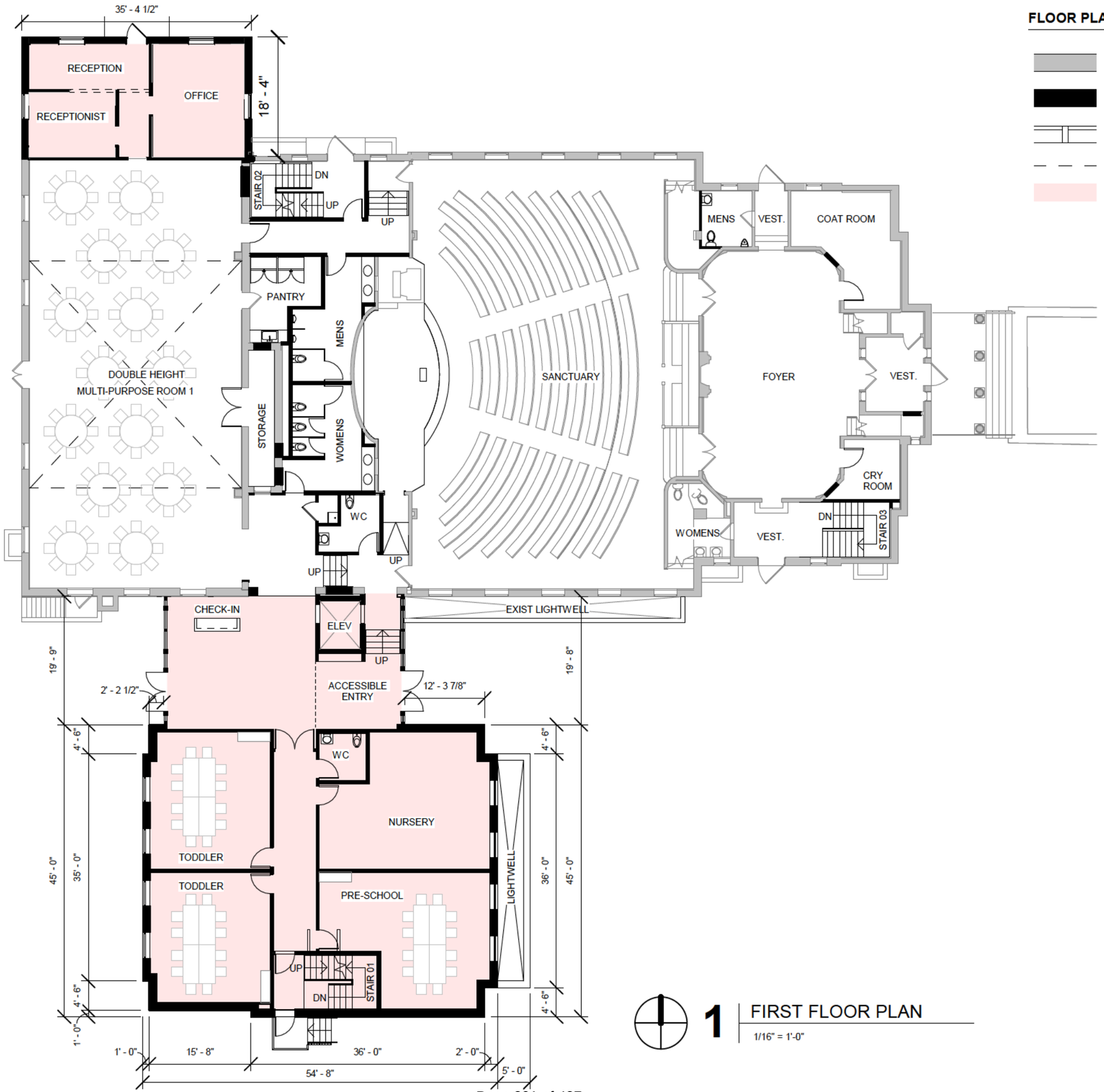
BASEMENT FLOOR PLAN
05/17/24

SP-010



FLOOR PLAN LEGEND

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

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

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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

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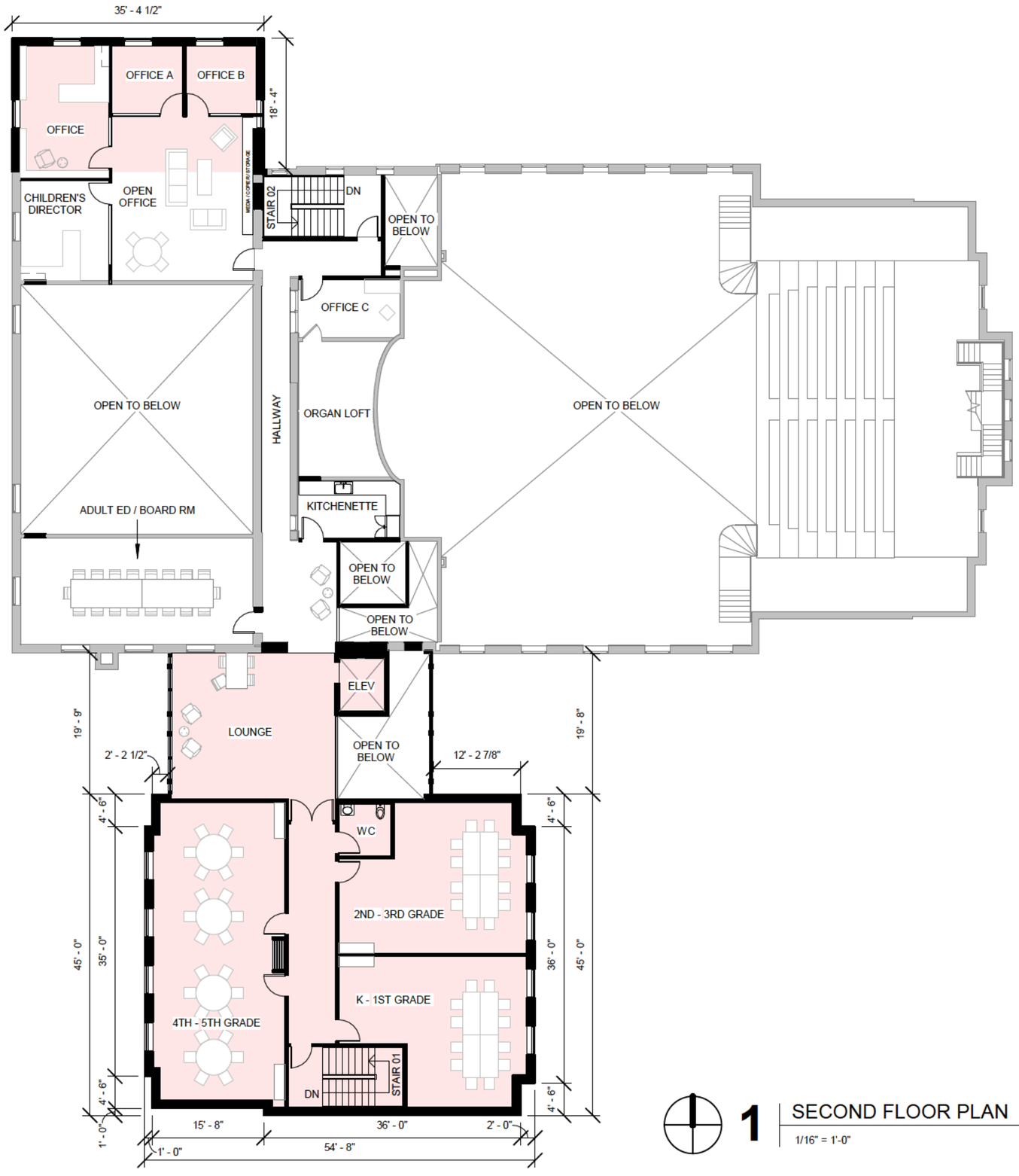
FIRST FLOOR PLAN
05/17/24

SP-011



FLOOR PLAN LEGEND

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

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

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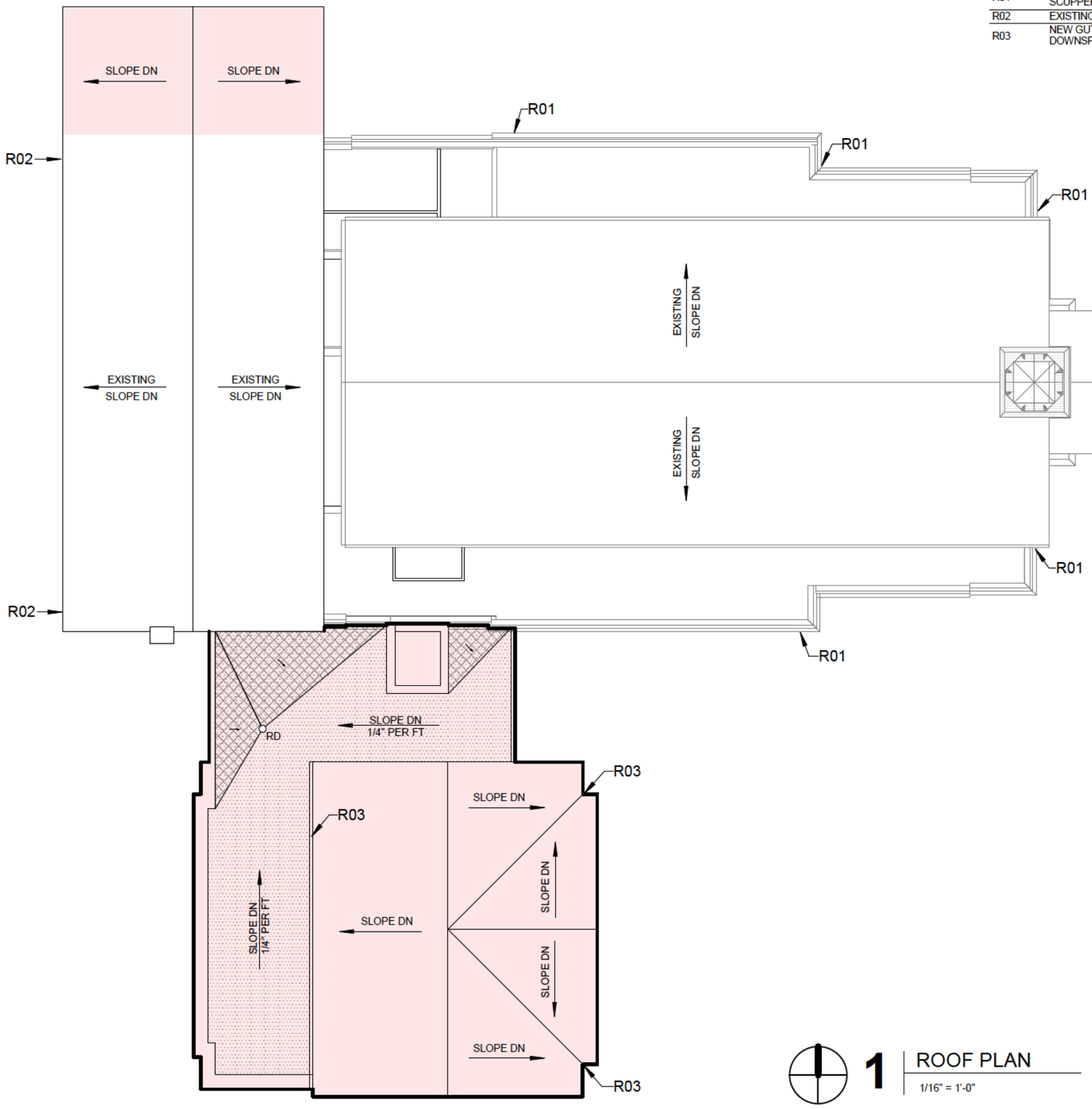
SECOND FLOOR PLAN
05/17/24
SP-012

KEYNOTE LEGEND

R01	EXISTING THROUGH WALL SCUPPER AND DOWNSPOUT.
R02	EXISTING DOWNSPOUT.
R03	NEW GUTTER AND DOWNSPOUT.

ROOF PLAN LEGEND

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



1 ROOF PLAN
1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

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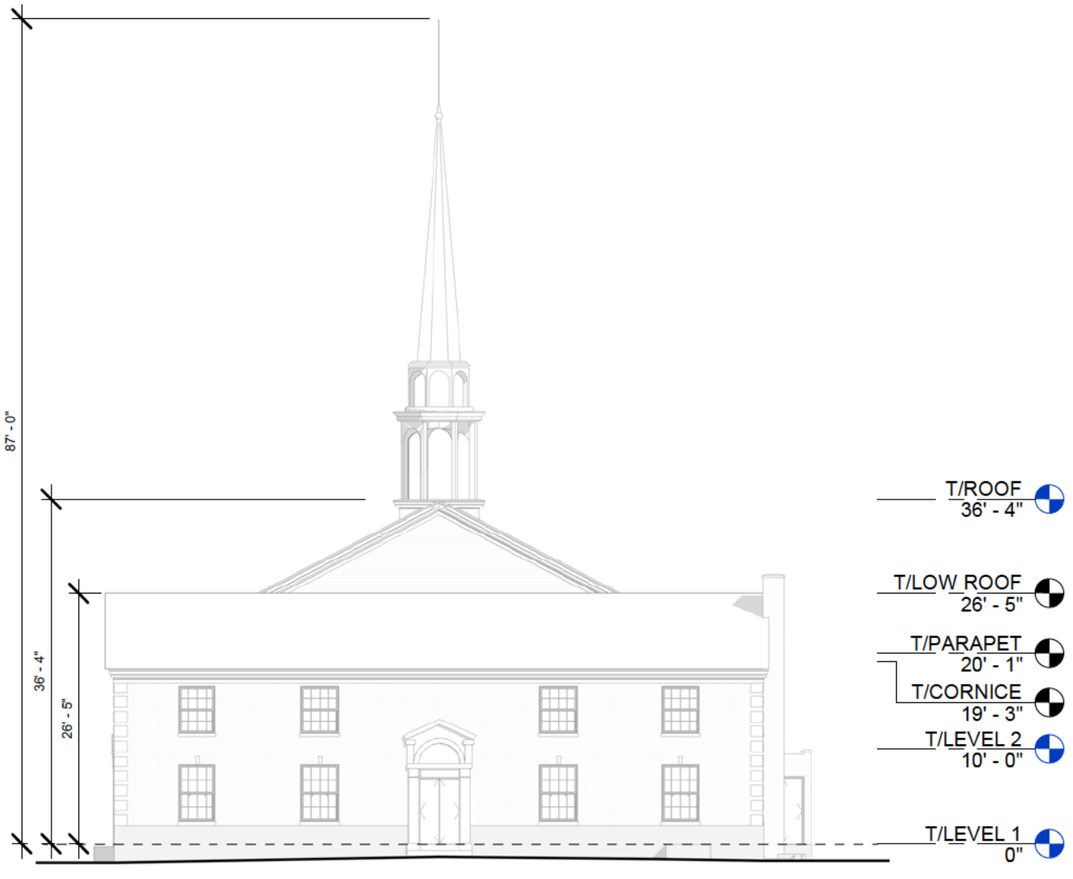
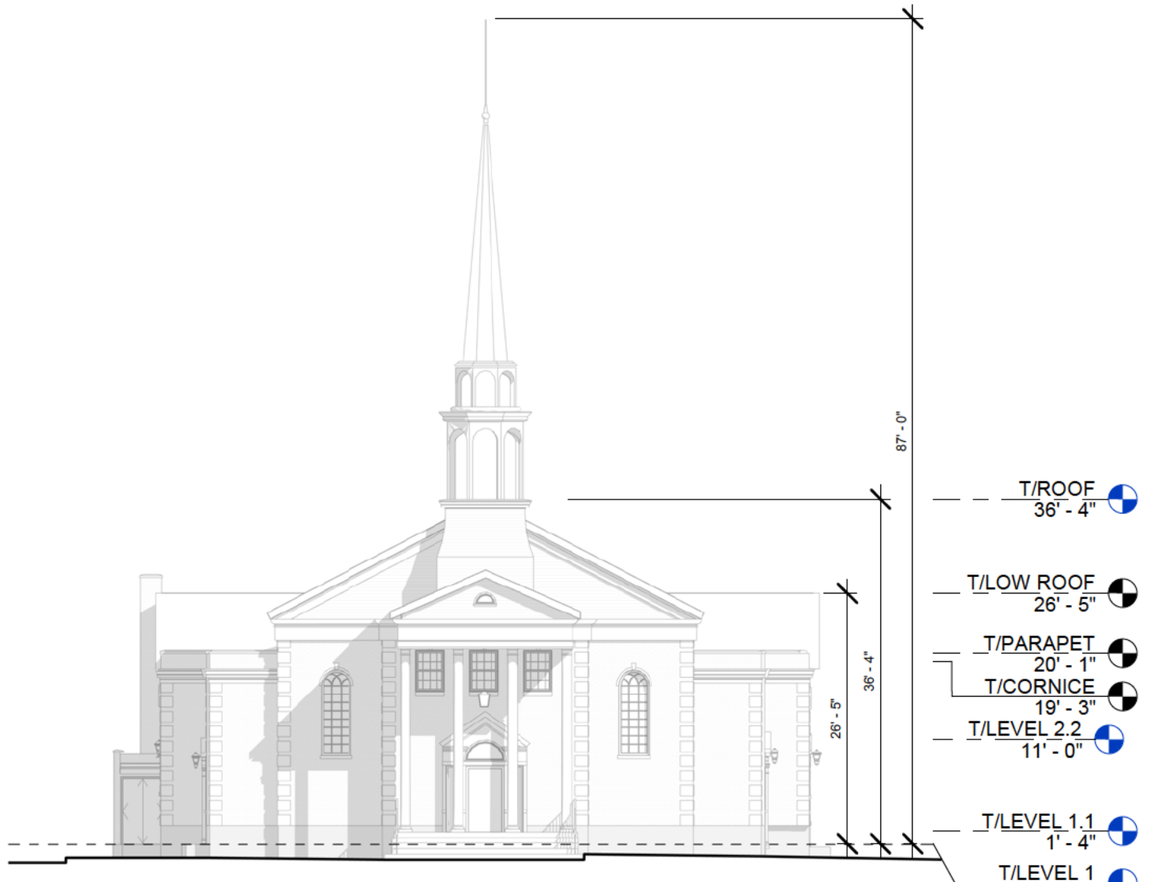
ROOF PLAN
05/17/24
SP-013



2 EXISTING EXTERIOR ELEVATION - WEST

1/16" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

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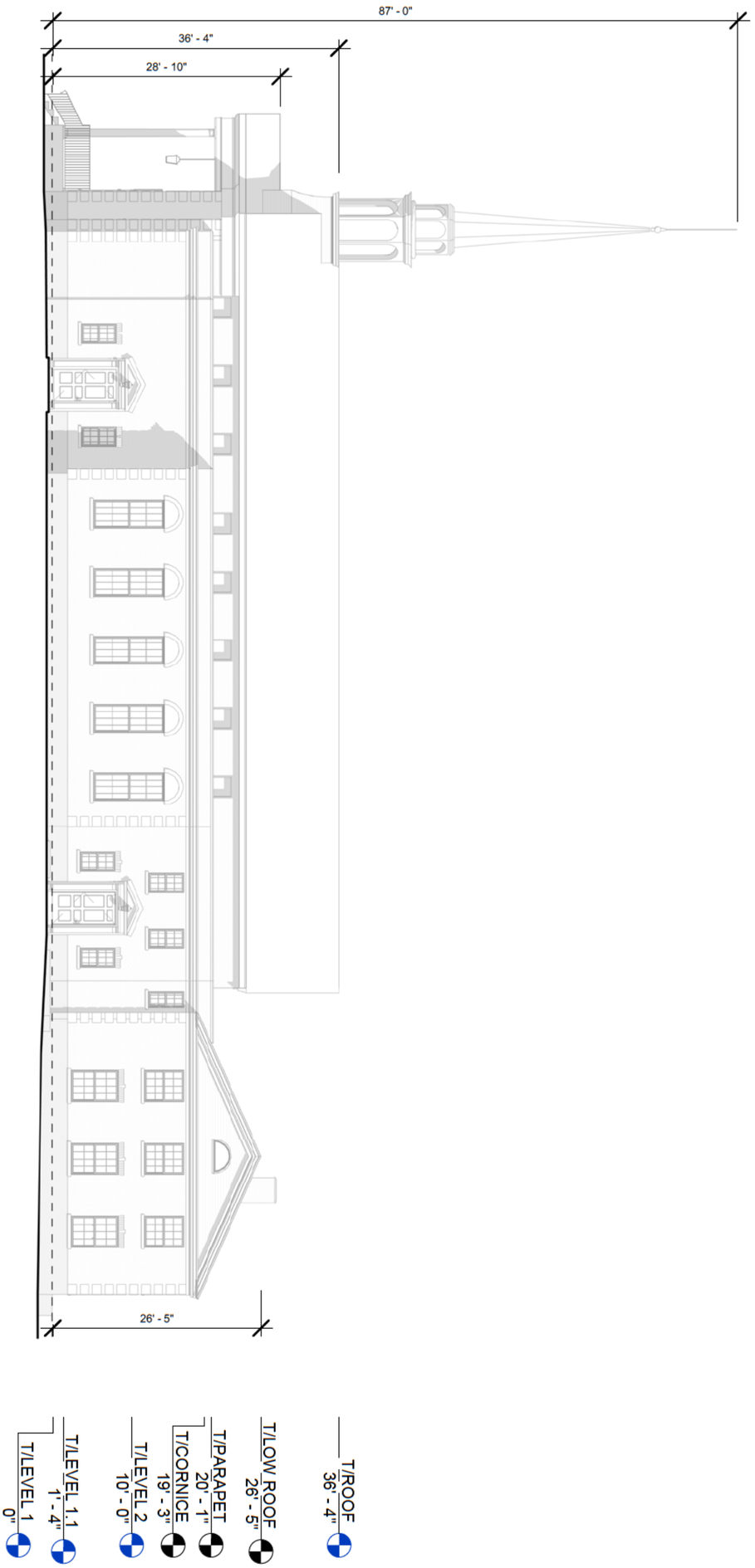
EXISTING EXTERIOR ELEVATION
05/17/24
SP-014



1 EXISTING EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"

EXISTING EXTERIOR ELEVATION

05/17/24

SP-015

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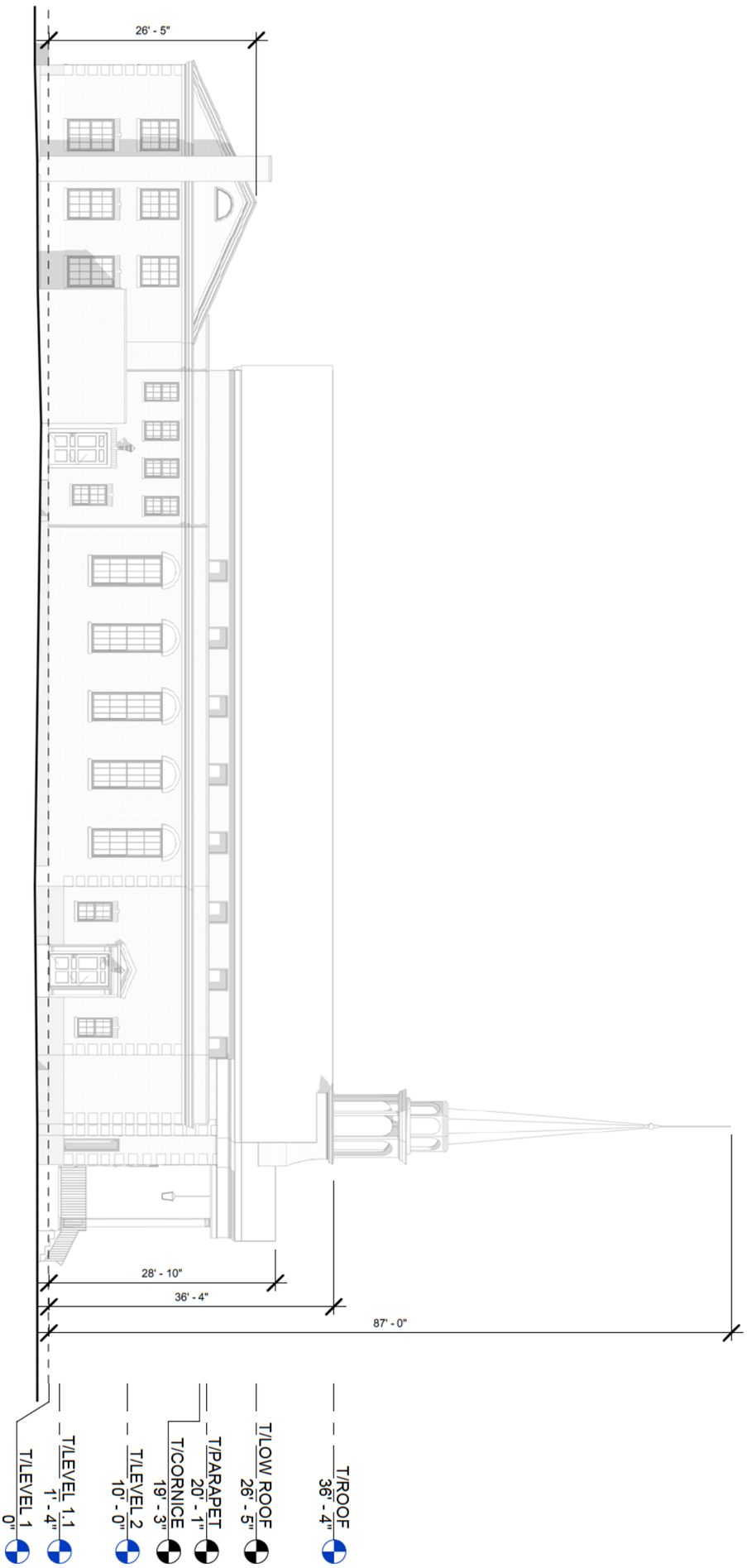
ARCHITECT'S PROJECT NO. :23XX

1

EXISTING EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"



EXISTING EXTERIOR ELEVATION

05/17/24

SP-016

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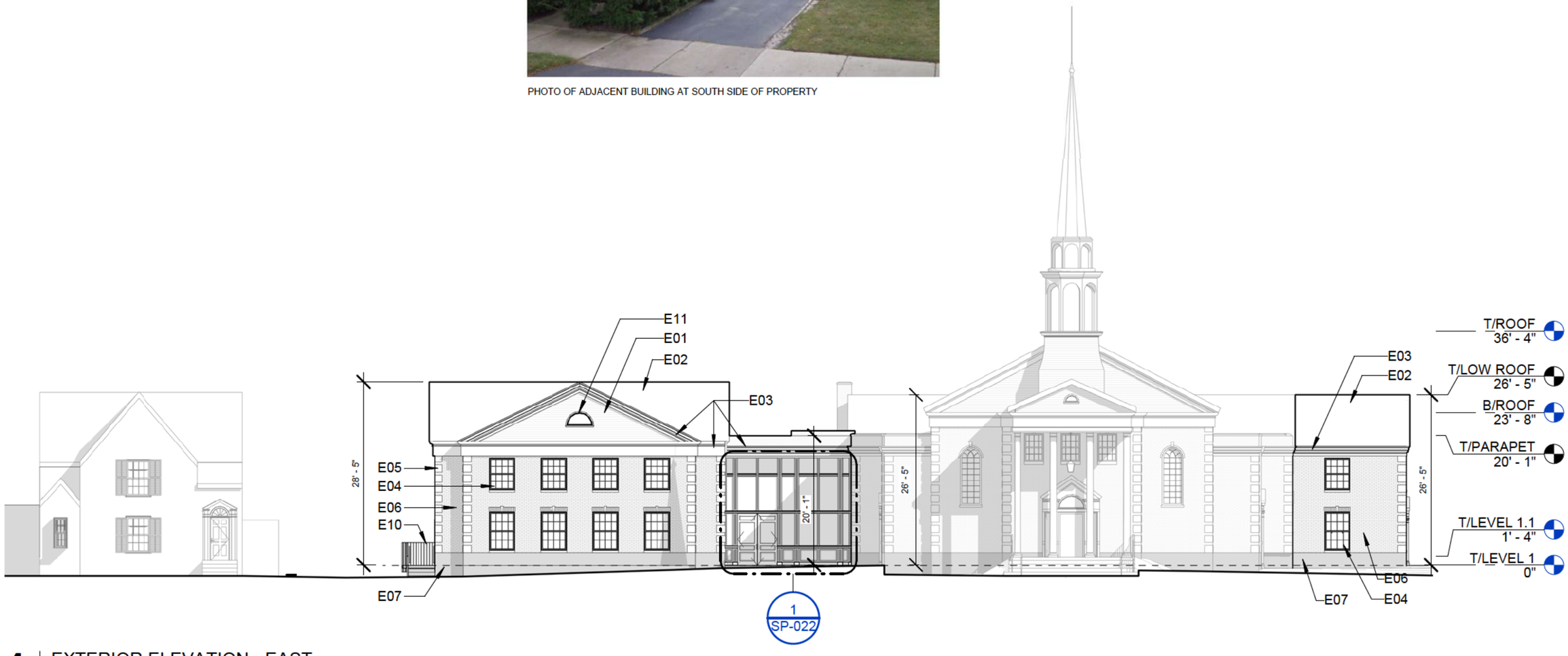
ARCHITECT'S PROJECT NO. :23XX



PHOTO OF ADJACENT BUILDING AT SOUTH SIDE OF PROPERTY

KEYNOTE LEGEND

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



1 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

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PROPOSED EXTERIOR ELEVATION

05/17/24

SP-017

KEYNOTE LEGEND

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



2 EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"

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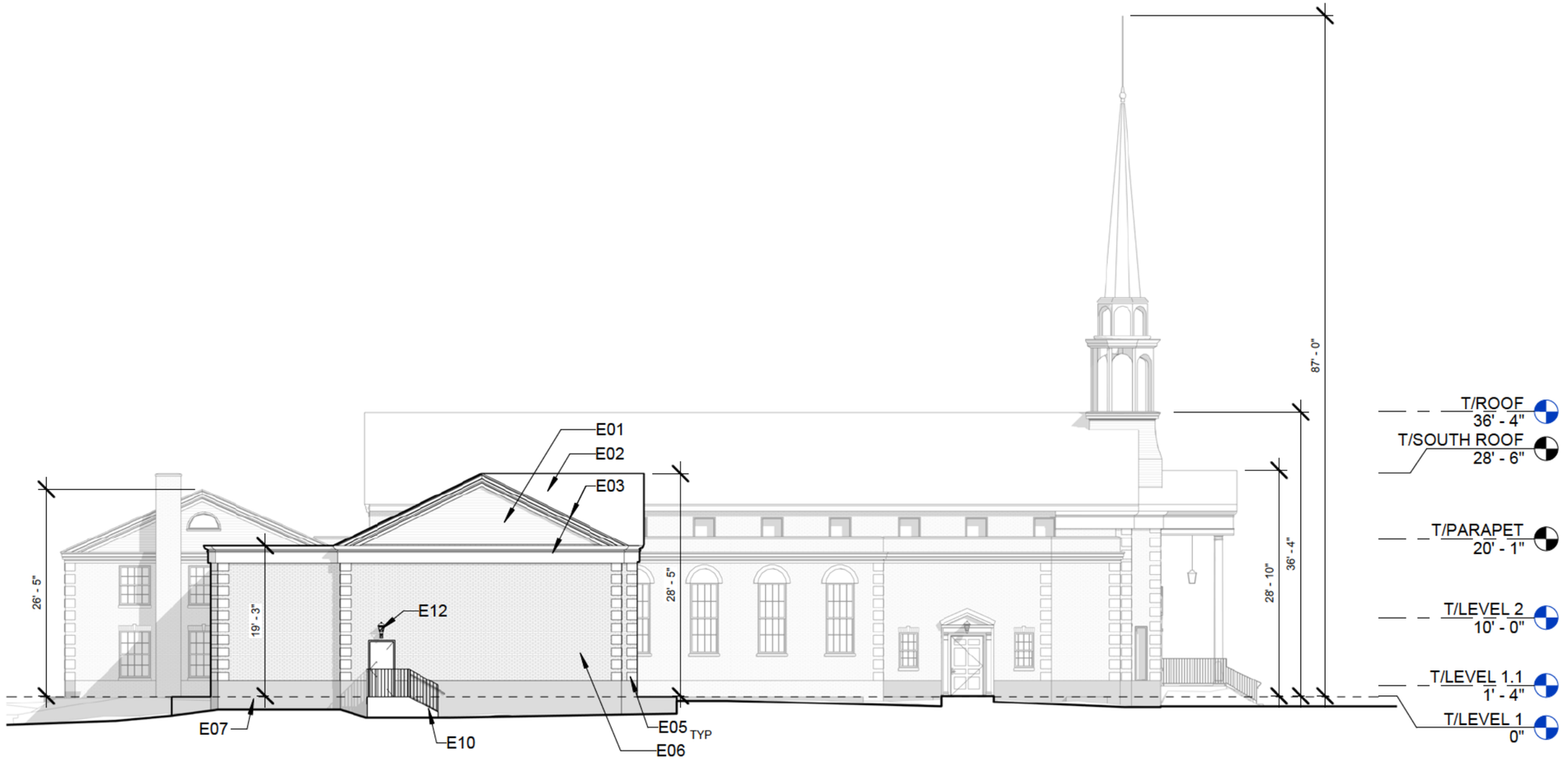
PROPOSED EXTERIOR ELEVATION

05/17/24

SP-018

KEYNOTE LEGEND

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



1 EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

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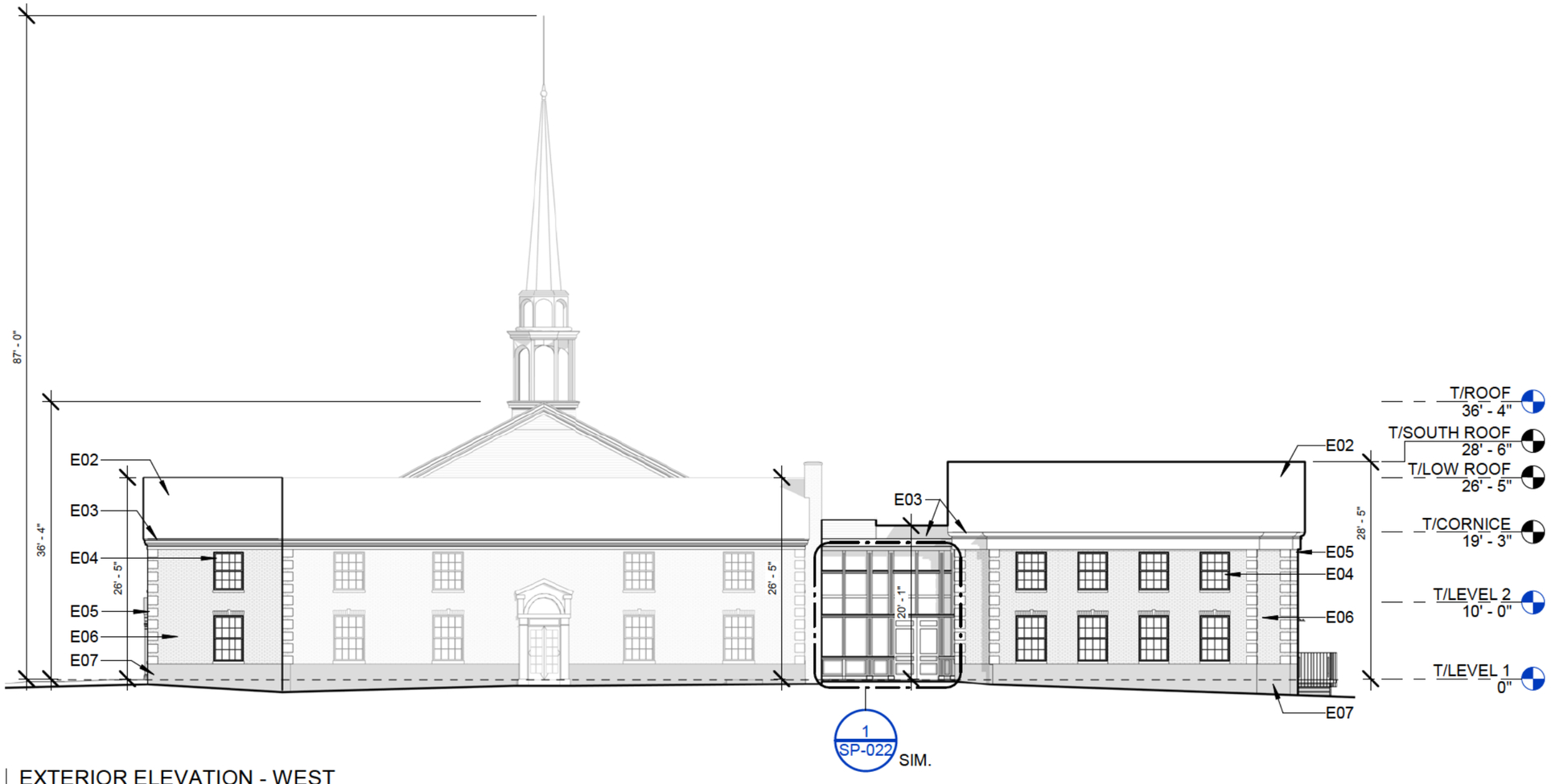
PROPOSED EXTERIOR ELEVATION
05/17/24
SP-019

KEYNOTE LEGEND

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



1 EXTERIOR ELEVATION - WEST

1/16" = 1'-0"

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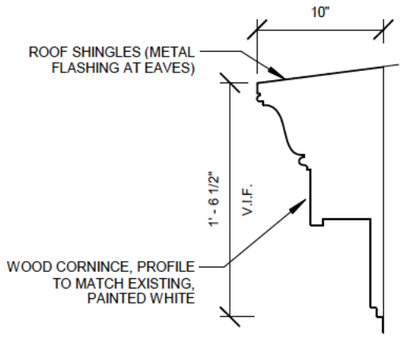
PROPOSED EXTERIOR ELEVATION

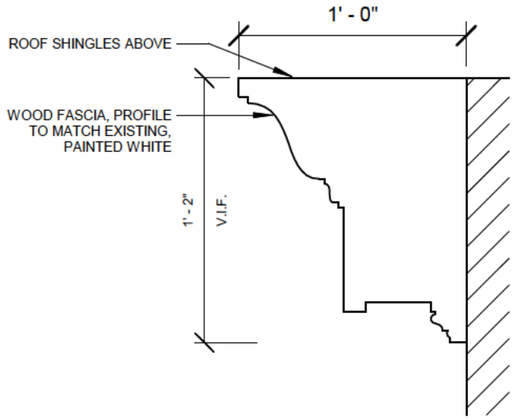
05/17/24

SP-020



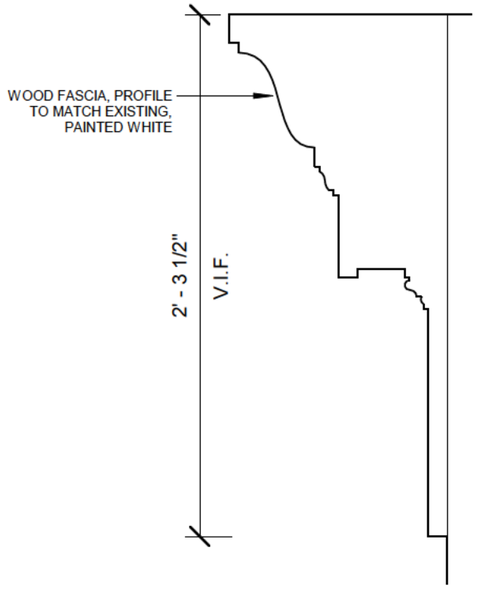
7 CORNICE/FASCIA 01

1" = 1'-0"



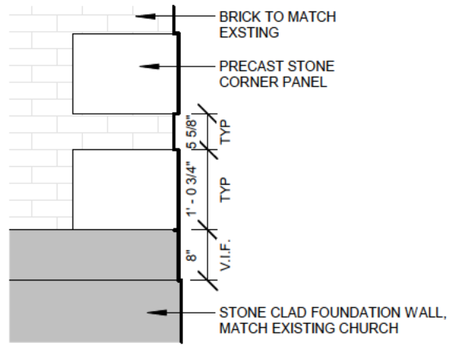
6 CORNICE/FASCIA 02

1 1/2" = 1'-0"



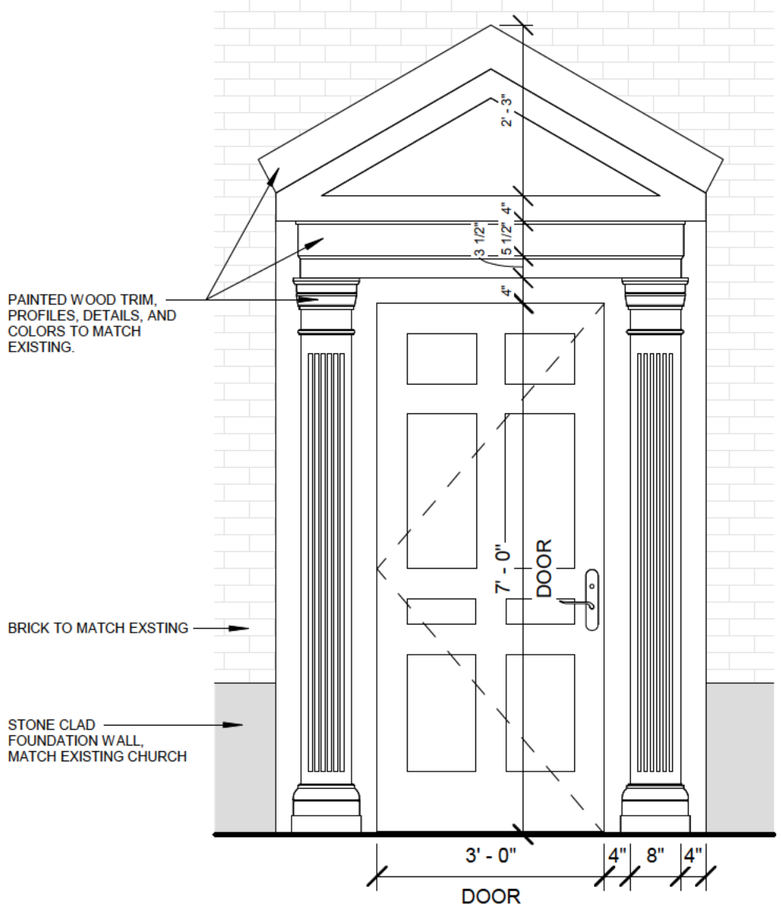
5 CORNICE/FASCIA 03

1 1/2" = 1'-0"



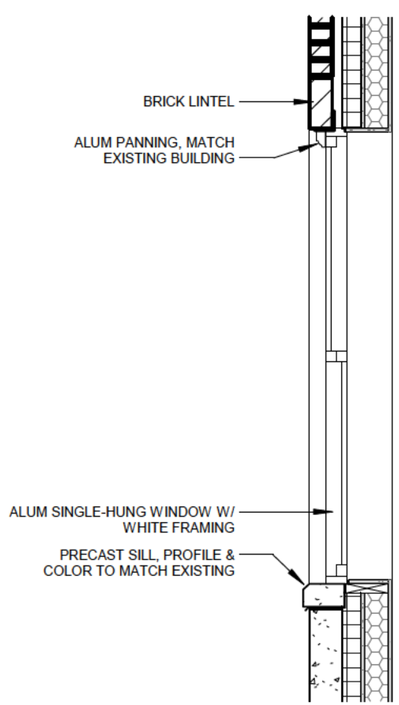
4 TYP DETAIL @ FACADE CORNER

1/2" = 1'-0"



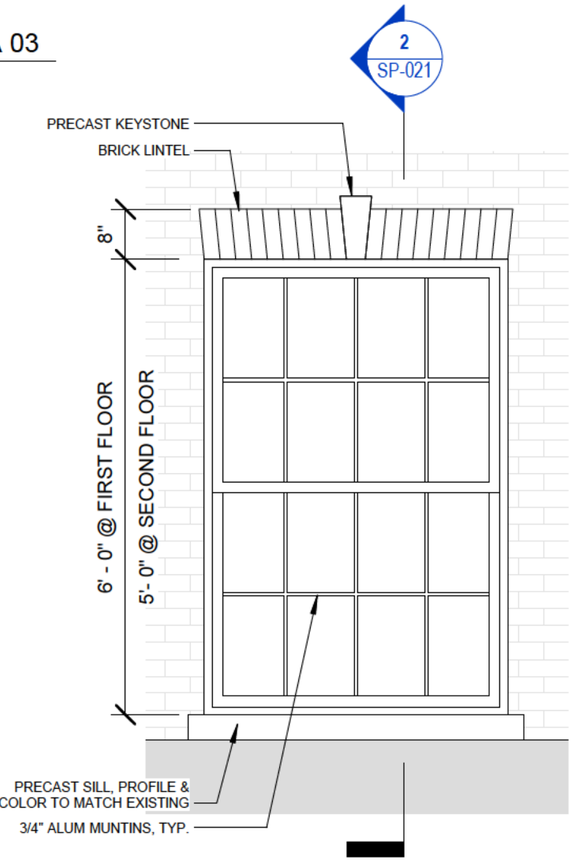
3 NORTH ENTRY - DETAIL

1/2" = 1'-0"



2 TYP WINDOW SECTION

1/2" = 1'-0"



1 TYPICAL WINDOW ELEVATION

1/2" = 1'-0"

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ARCHITECT'S PROJECT NO. 23XX

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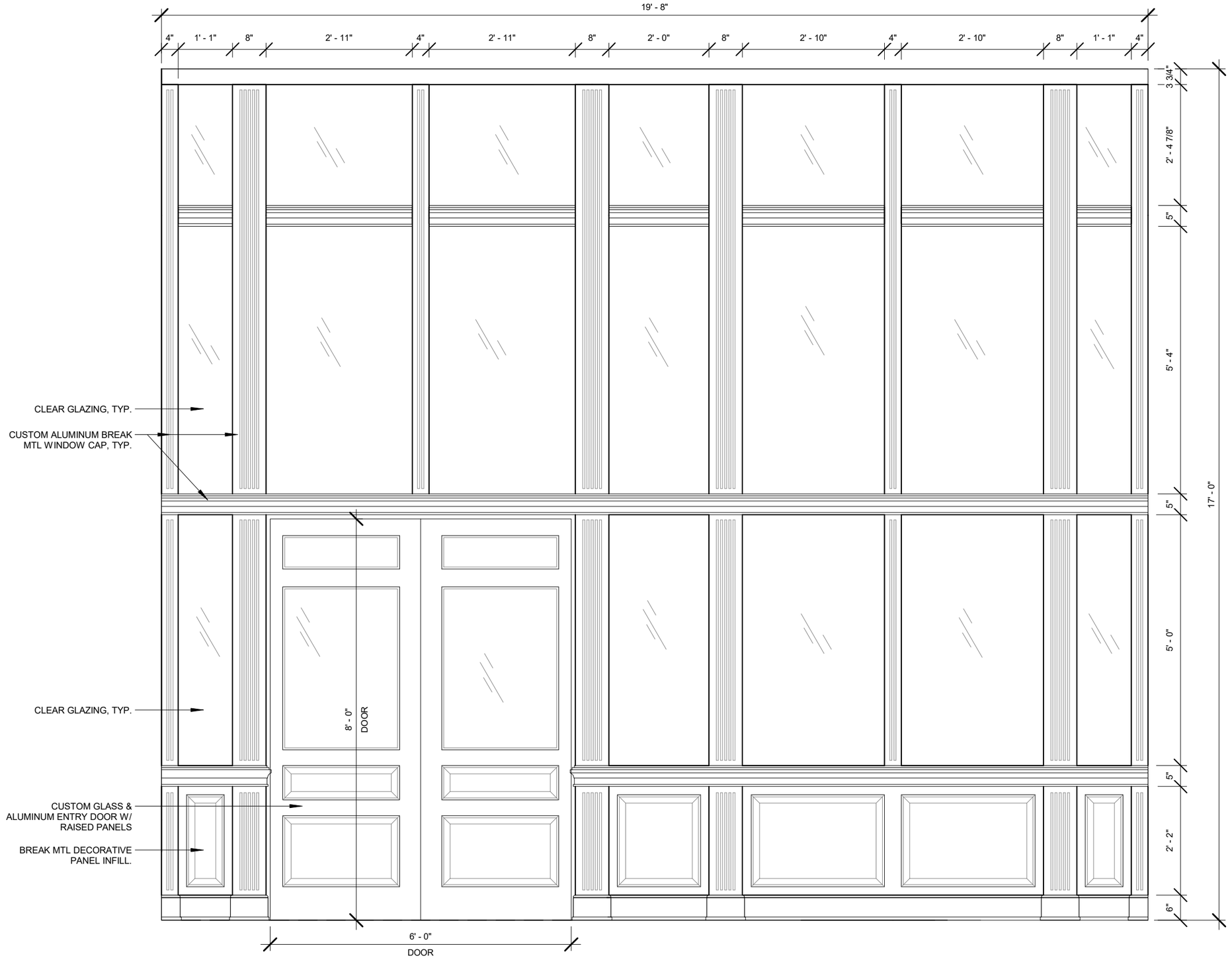
PROPOSED EXTERIOR DETAILS
05/24/24
SP-021



1 FRONT ENTRY - GLAZING ELEVATION

1/2" = 1'-0"

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ARCHITECT'S PROJECT NO. **23XX**

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PROPOSED EXTERIOR DETAILS
05/28/24
SP-022

SOUTHEAST AERIAL



RENDERING
05/17/24
SP-023

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ARCHITECT'S PROJECT NO. 23XX

NORTHWEST AERIAL



RENDERING
05/17/24
SP-024

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ARCHITECT'S PROJECT NO. 23XX

VIEW FROM RIDGE STREET

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ARCHITECT'S PROJECT NO. **23XX**

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RENDERING
05/17/24
SP-025

VIEW OF NORTH ADDITION FROM CHERRY STREET

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ARCHITECT'S PROJECT NO. **23XX**

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RENDERING
05/17/24
SP-026

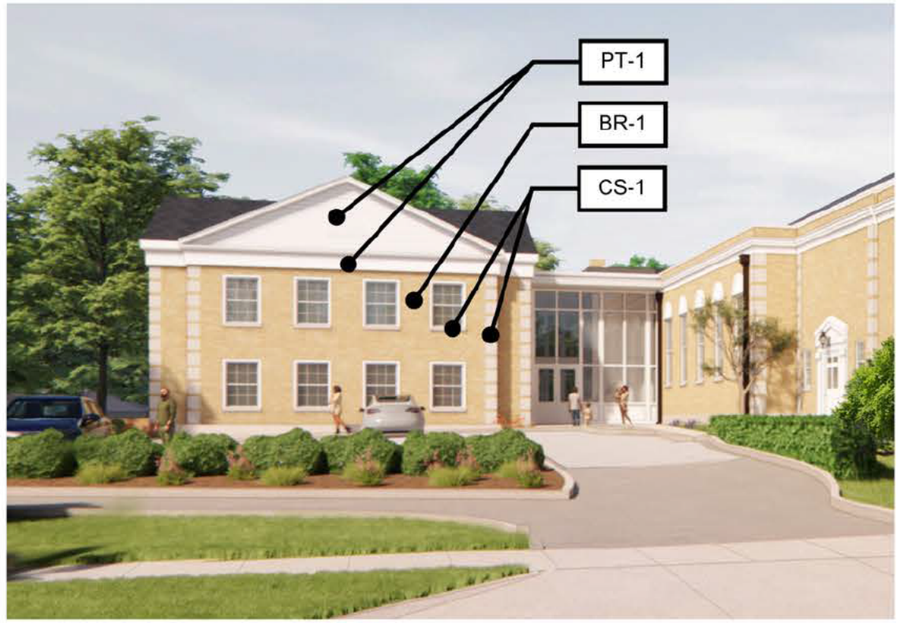


BR-1: MODULAR BRICK VENEER
TO MATCH EXISTING

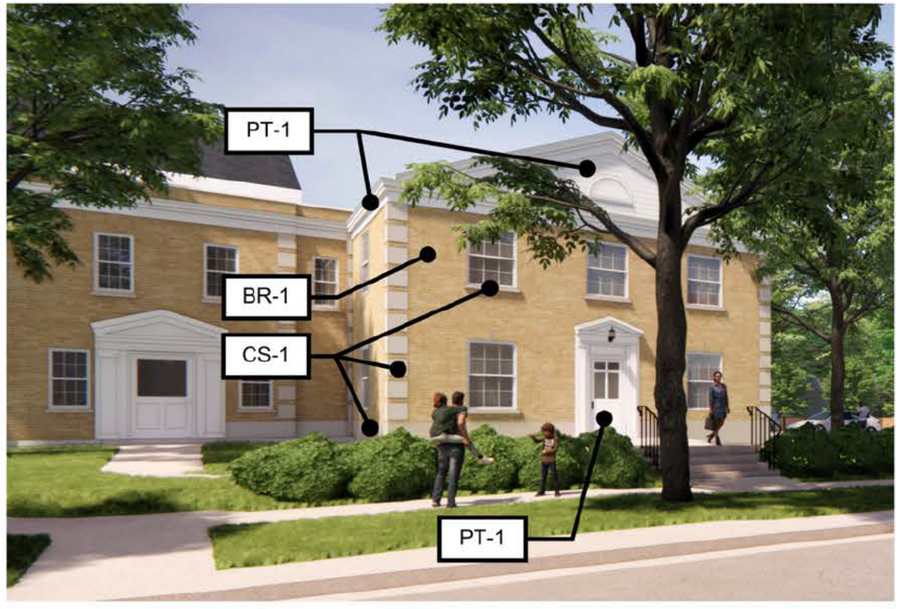
PT-1: WHITE PAINT TO
MATCH EXISTING



CS-1: CAST STONE TO MATCH
EXISTING



VIEW FROM RIDGE STREET



VIEW FROM CHERRY STREET

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ARCHITECT'S PROJECT NO. 23XX

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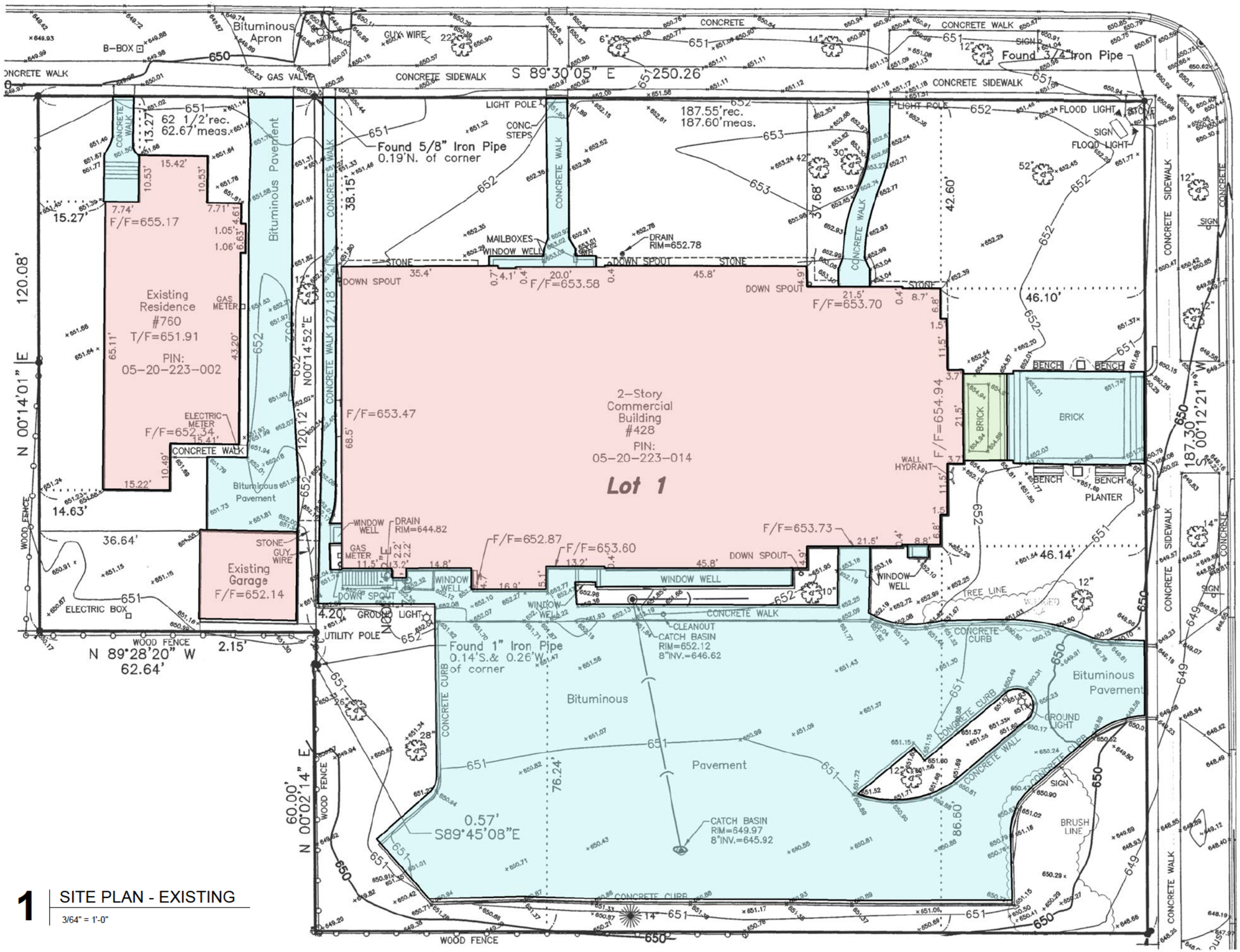
MATERIAL BOARD
05/29/24
SP-027



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

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

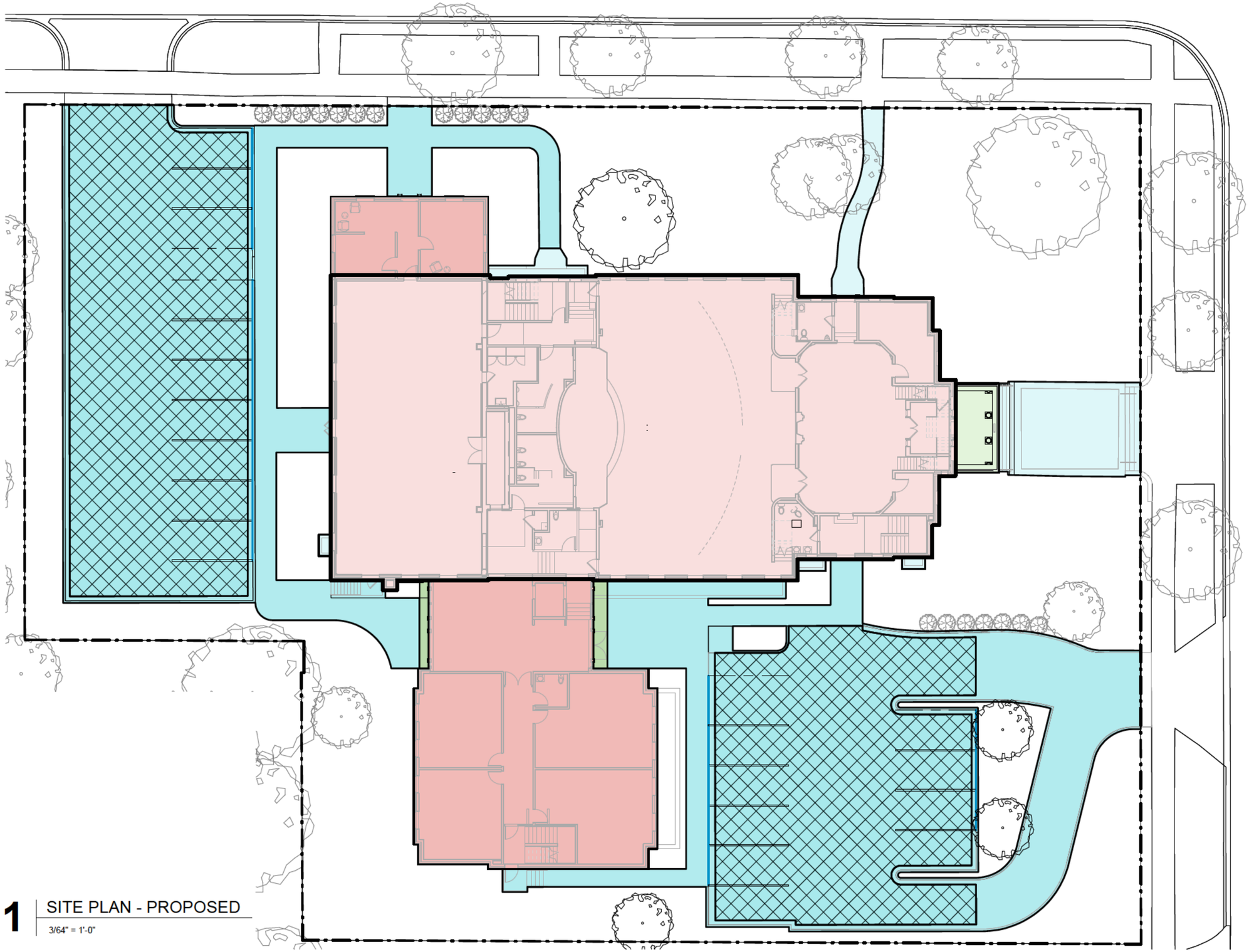
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING LOT COVERAGE
05/23/24

SP-028



1 SITE PLAN - PROPOSED
3/64" = 1'-0"

LEGEND

BUILDING / ROOFED AREA COVERAGE - EXIST. **(9,083 SF)**	
BUILDING / ROOFED AREA COVERAGE - NEW **(3,782 SF)**	
OTHER ROOFED AREA - EXIST. **(196 SF)**	
OTHER ROOFED AREA - NEW **(100 SF)**	
IMPERMEABLE SURFACE - EXIST. **(1,002 SF)**	
IMPERMEABLE SURFACE - NEW **(4,878 SF)**	
SEMI-PERMEABLE SURFACE - NEW **(7,854 SF x 0.25 = 1,964 SF)**	

TOTAL IMPERMEABLE & BUILDING LOT COVERAGE: 21,005 SF

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

Present Future Architects
1147 W OHIO STREET #504, CHICAGO, IL 60642, (312)961-1292
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

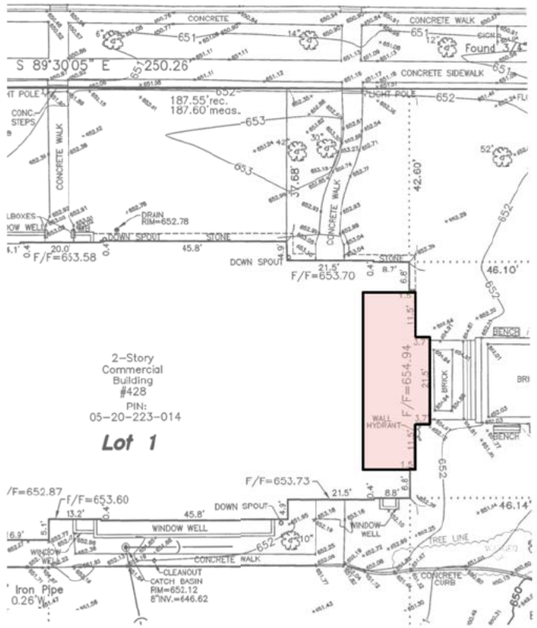
PROPOSED LOT COVERAGE
05/22/24
SP-029

FAR ANALYSIS (EXISTING)

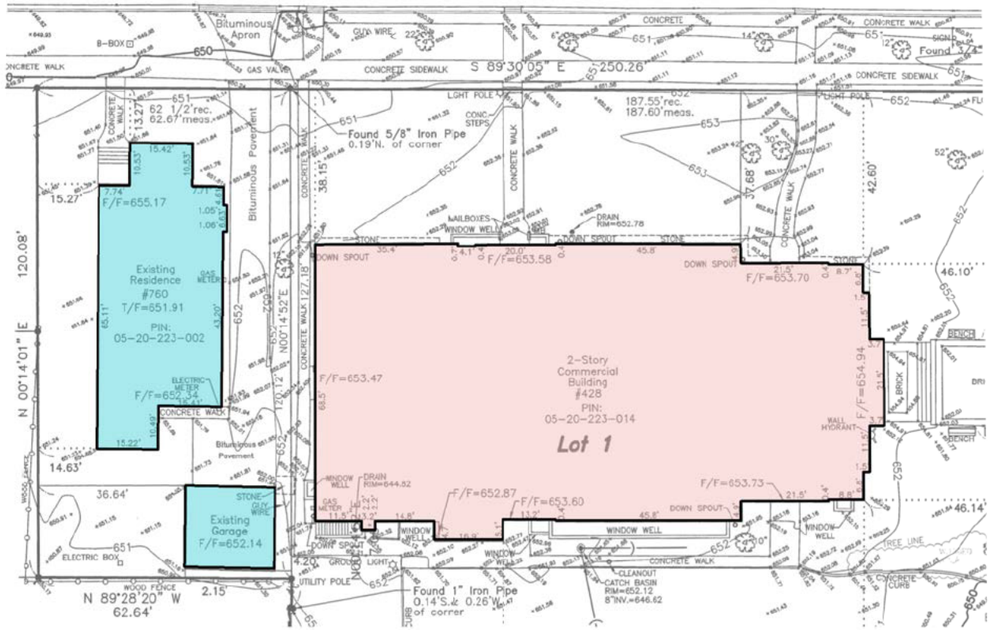
	EXISTING BUILDING	760 CHERRY
BASEMENT	0 SF*	1,679 SF**
1ST FLR	9,189 SF	2,046 SF
2ND FLR	4,094 SF	1,822 SF
3RD FLR	646 SF	0 SF
TOTAL	**13,929 SF**	**5,547 SF**

19,476 SF

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

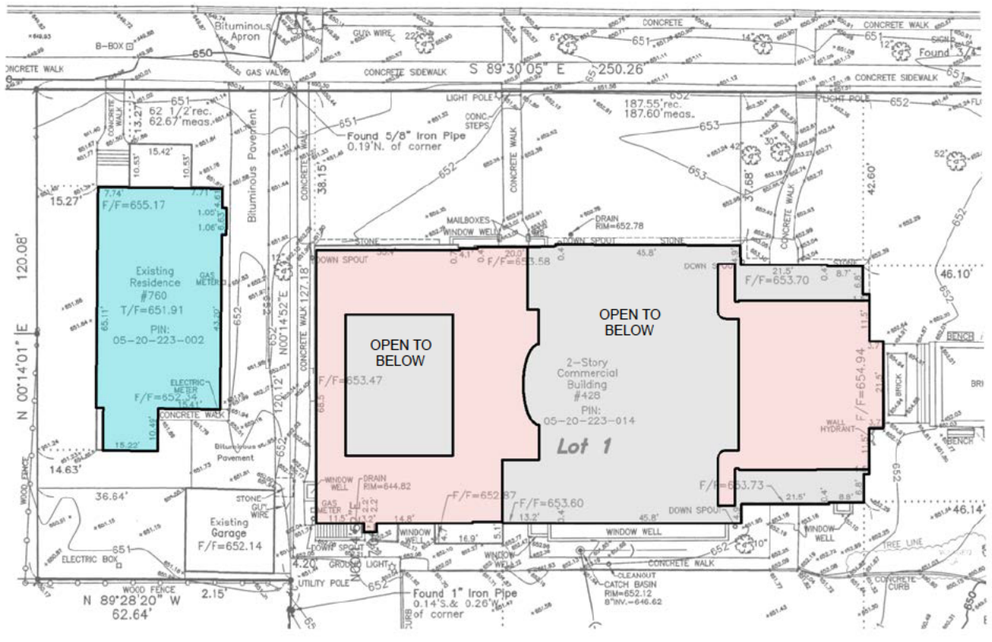


THIRD FLOOR (PARTIAL) — EXISTING BLDG **(646 SF)** — 760 CHERRY **(0 SF)**

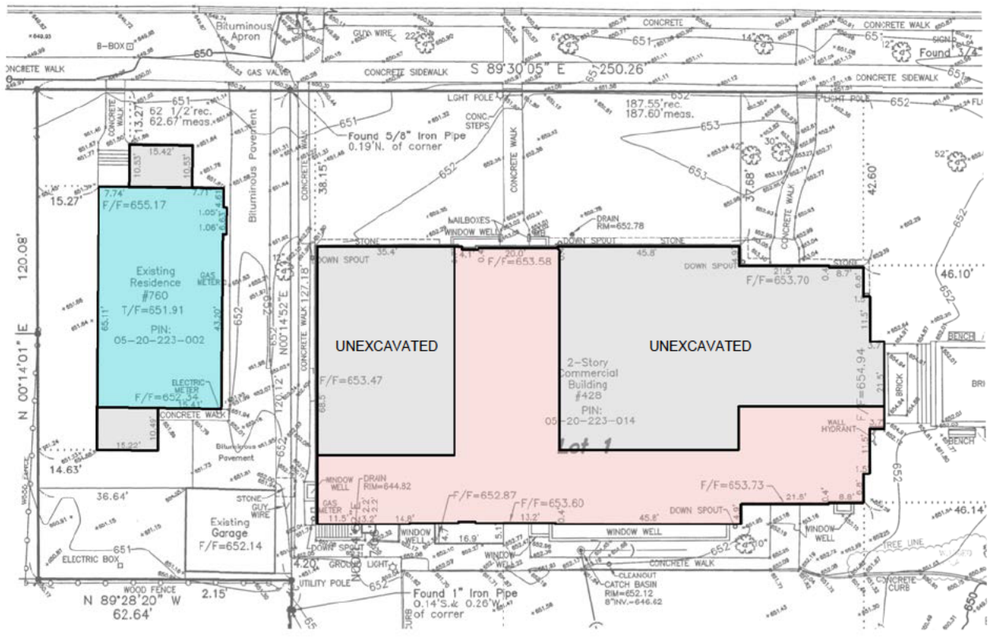


FIRST FLOOR — EXISTING BLDG **(9,189 SF)** — 760 CHERRY **(2,046 SF)***

*INCLUDES DETACHED GARAGE AREA IN EXCESS OF 400SF



SECOND FLOOR — EXISTING BLDG **(4,094 SF)** — 760 CHERRY **(1,822 SF)**



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

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

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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXISTING GFA
05/28/24

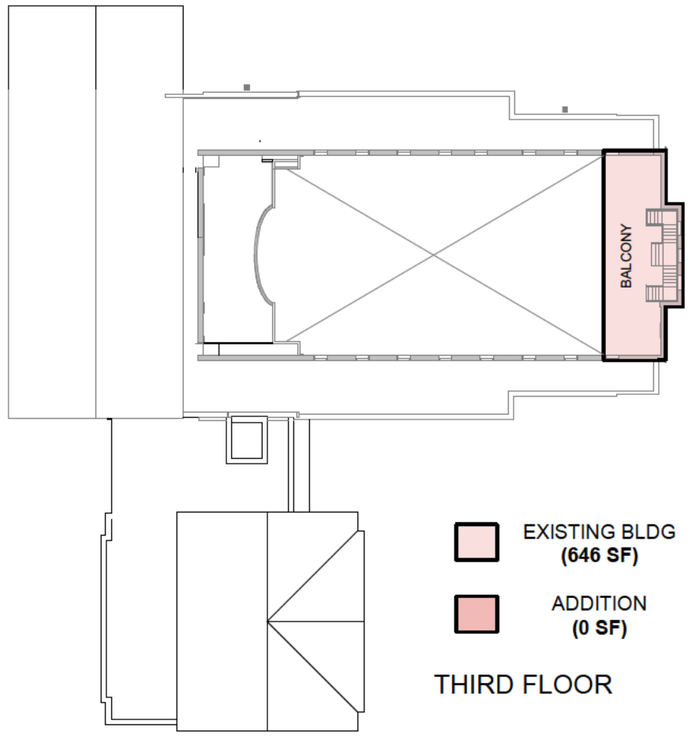
SP-030

GFA ANALYSIS (PROPOSED)

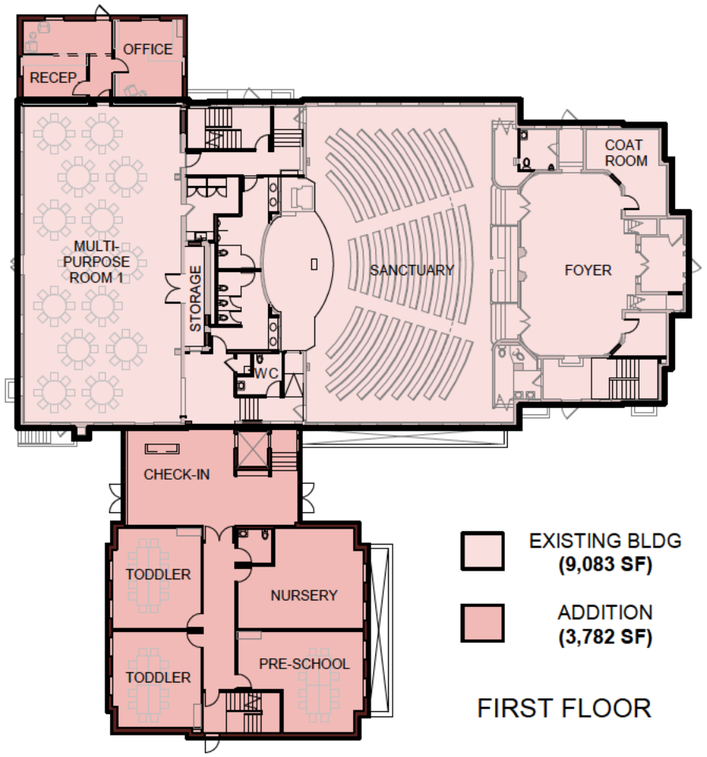
	EXISTING BUILDING	ADDITION
BASEMENT	0 SF*	0 SF*
1ST FLR	9,083 SF	3,782 SF
2ND FLR	3,838 SF	3,607 SF
3RD FLR	646 SF	0 SF
TOTAL	**13,567 SF**	**7,389 SF**

20,956 SF

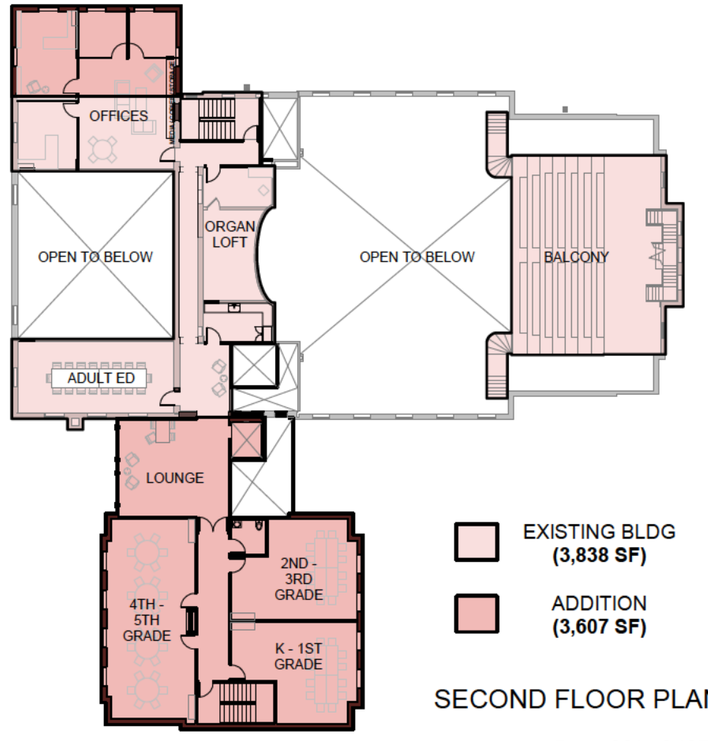
*AREAS EXLCUDED FROM FAR. ALL PARTS OF FIRST FLOOR ARE WITHIN 2 1/2 FT OF GRADE (SEE SURVEY).



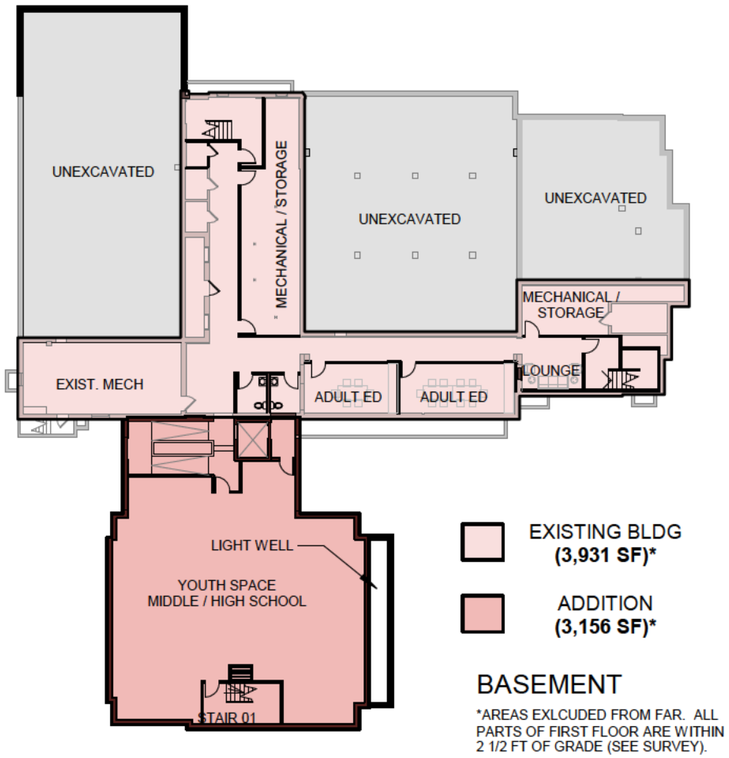
THIRD FLOOR



FIRST FLOOR



SECOND FLOOR PLAN



BASEMENT

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

Present Future Architects
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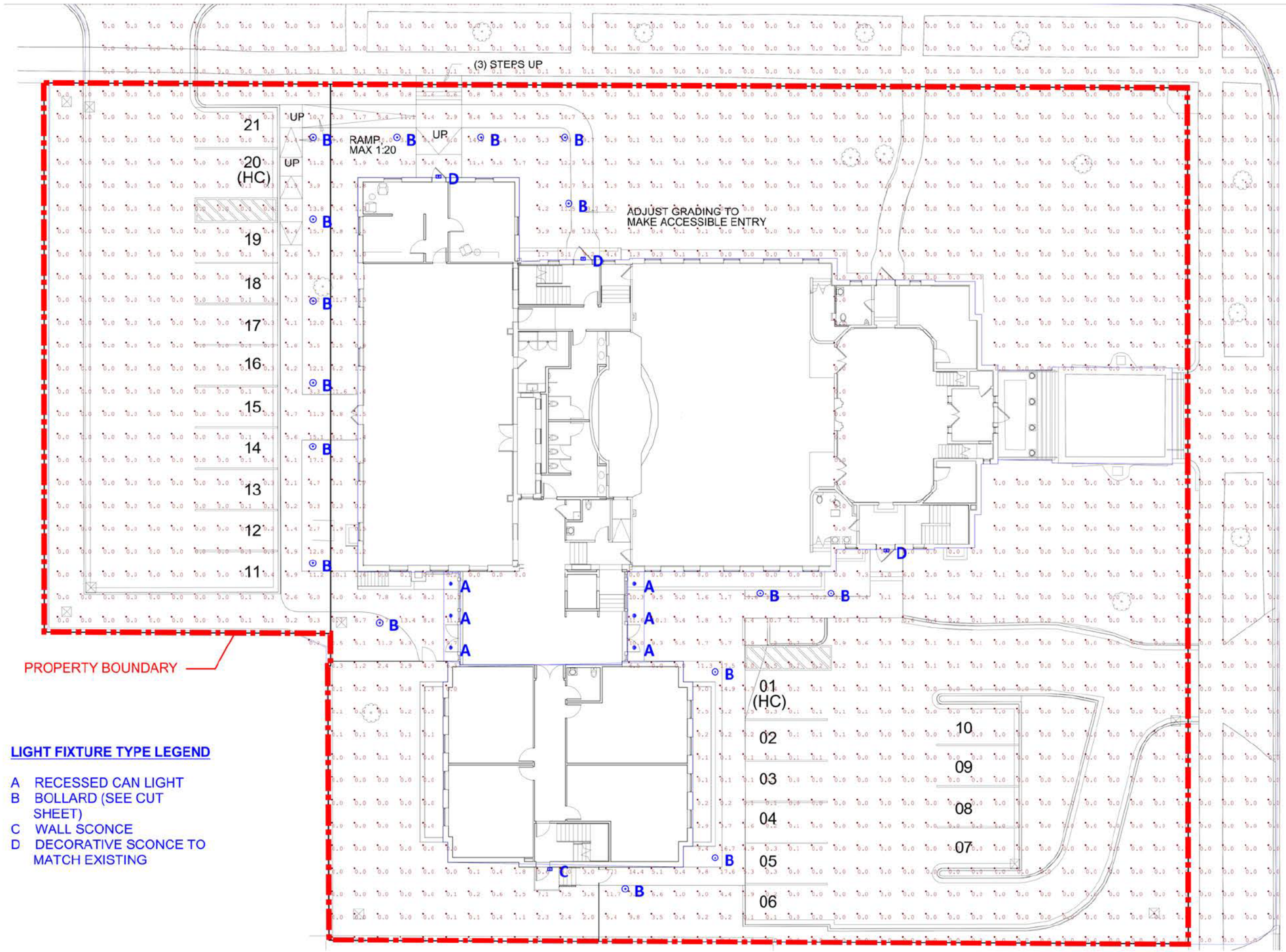
ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

PROPOSED GFA
05/24/24

SP-031

SITE LIGHTING PHOTOMETRICS



Present Future Architects
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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXTERIOR LIGHTING
05/28/24

SP-032

PROPOSED BOLLARD FIXTURE



KBR8 LED
LED Specification Bollard

BAA BABA

Catalog Number

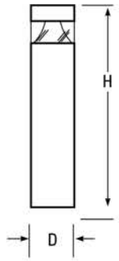
Notes

Type

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

Specifications

	8" Round *(20.3 cm)*
Height:	40" *(101.6 cm)*
Weight (max):	27 lbs *(12.25 kg)*



Introduction

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

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

Ordering Information

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

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

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED [8]

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

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Performance Data

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

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

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

Projected LED Lumen Maintenance

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

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

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

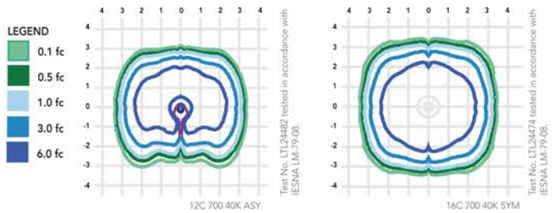
Electrical Load

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

Photometric Diagrams

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

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



FEATURES & SPECIFICATIONS

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

CONSTRUCTION
One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

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

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

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

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

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

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

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

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KBR8-LED
Rev. 03/26/24

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ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXTERTIOR LIGTHING
05/28/24
SP-033

PROPOSED FIXTURE C



WDGE1 LED
Architectural Wall Sconce

Catalog Number

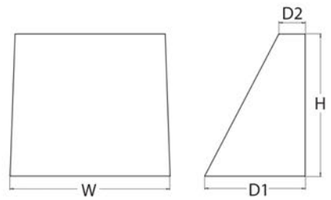
Notes

Type

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

Specifications

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



Introduction

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

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

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

WDGE LED Family Overview

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

Ordering Information

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

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

Options	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish			
DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

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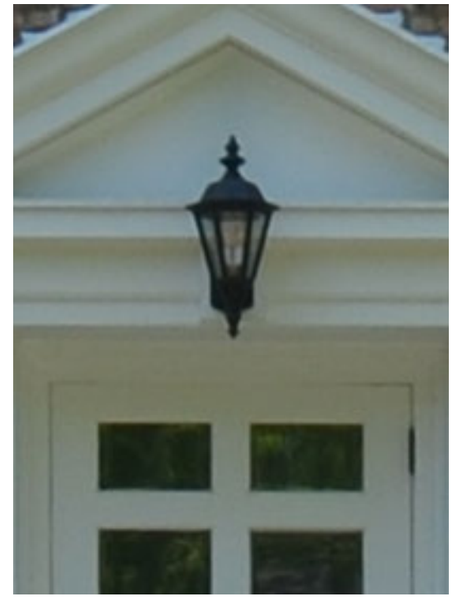


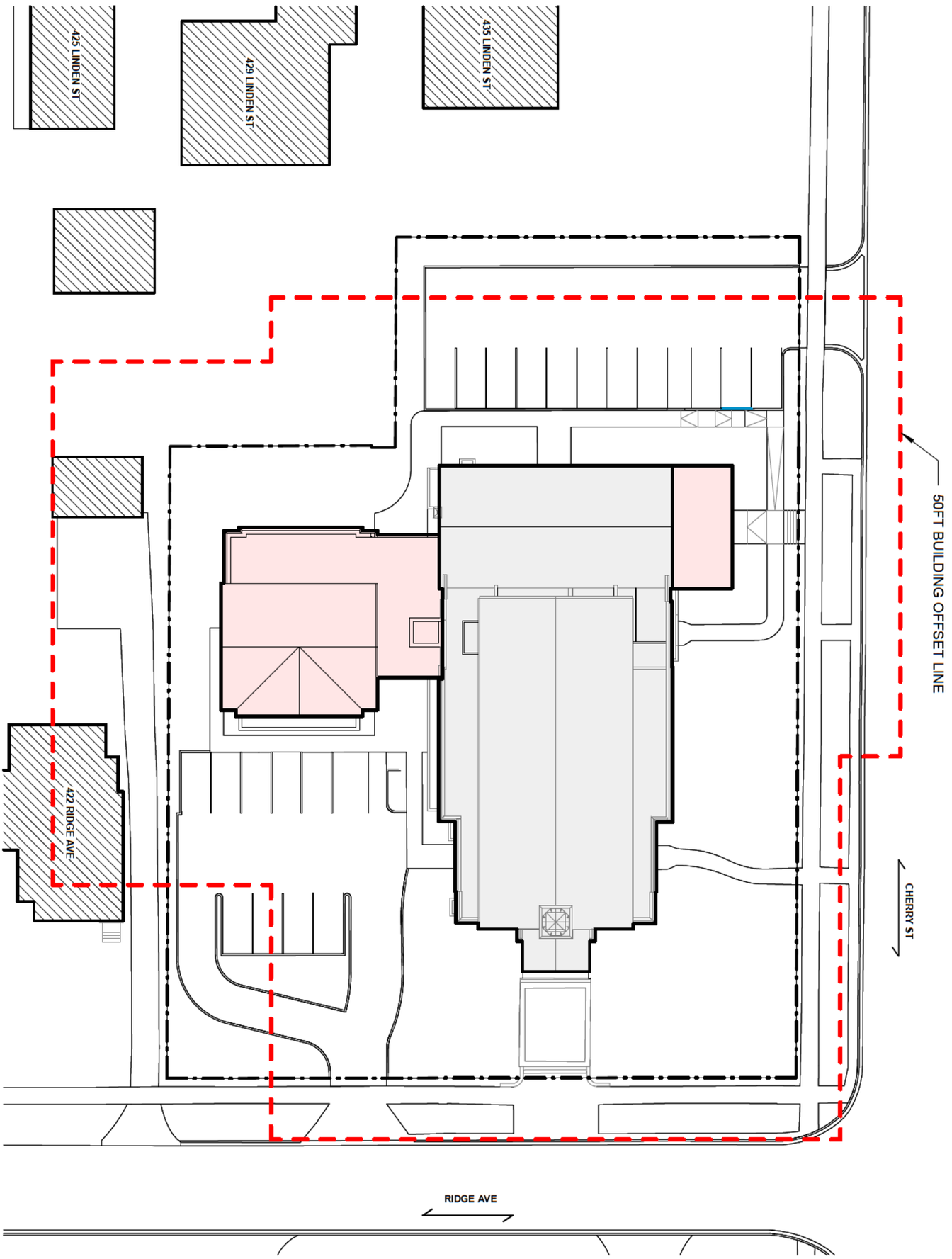
FIXTURE D (MATCH EXISTING AS SHOWN)

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

ARCHITECT'S PROJECT NO. 23XX

GRACE PRESBYTERIAN CHURCH
440 RIDGE AVE,
WINNETKA, IL 60093

EXTERTIOR LIGTHING
05/28/24
SP-034



BUILDING ADJACENCY
05/17/24
SP-034

GRACE PRESBYTERIAN CHURCH

440 RIDGE AVE,
WINNETKA, IL 60093

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

ARCHITECT'S PROJECT NO. :23XX

GRACE PRESBYTERIAN CHURCH ADDITION

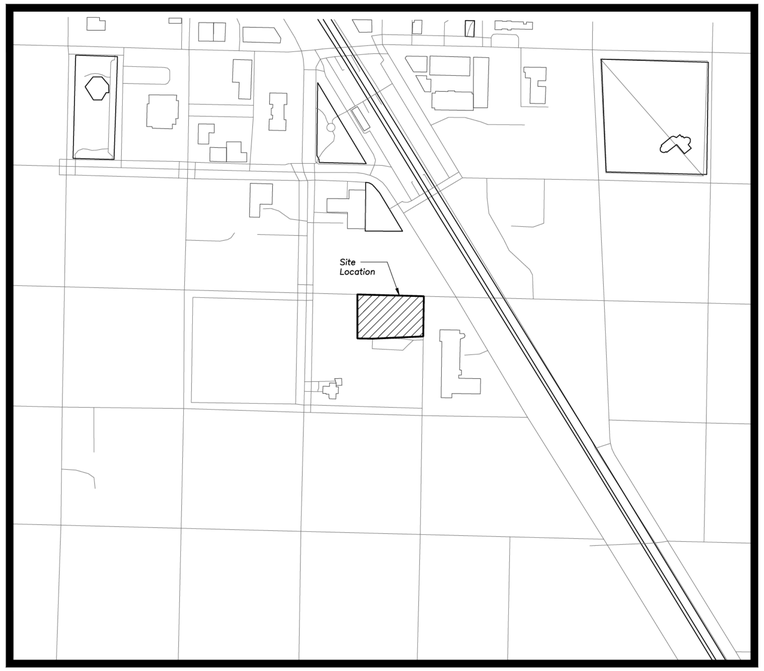
440 RIDGE AVE

WINNETKA, IL 60093

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

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

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



SITE LOCATION MAP
(NTS)

CIVIL SHEET INDEX

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

LANDSCAPE SHEET INDEX

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

SURVEY PROVIDED BY:

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

Grace Presbyterian Church Addition
440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY NOT FOR CONSTRUCTION

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

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

Sheet Title:

COVER SHEET

Sheet No:

C000

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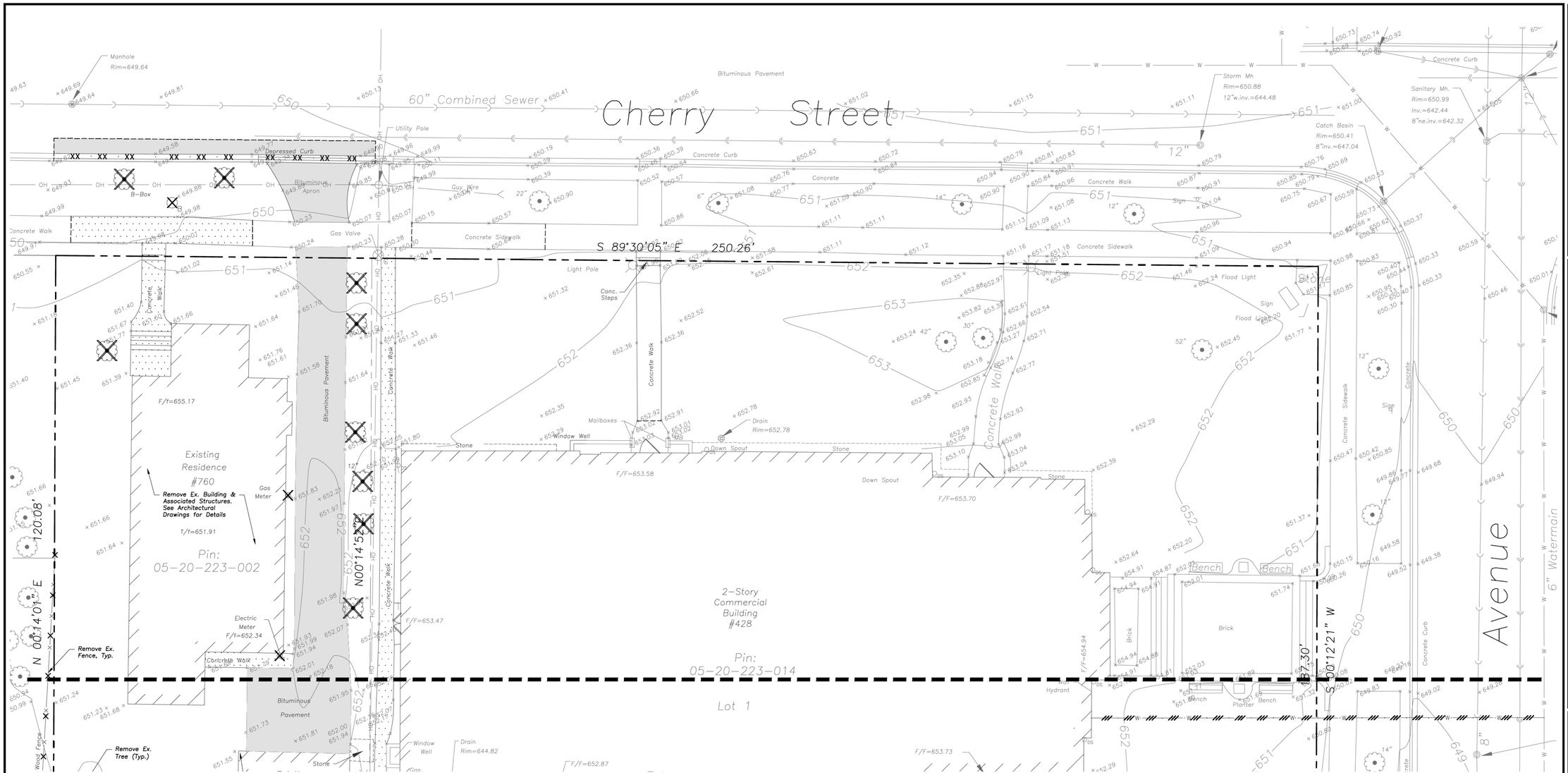
Plotted: 5/28/24 @ 11:38am By: lrosenbauer



DEMOLITION NOTES

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11. *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*
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N

10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
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	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Sanitary Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
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	Swale	
781	Contour Line	781
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EXPIRES: 04/30/2025

Grace Presbyterian Church Addition

440 N Ridge Avenue
WINNETKA, ILLINOIS

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LMR	CK	05/28/24

Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C100

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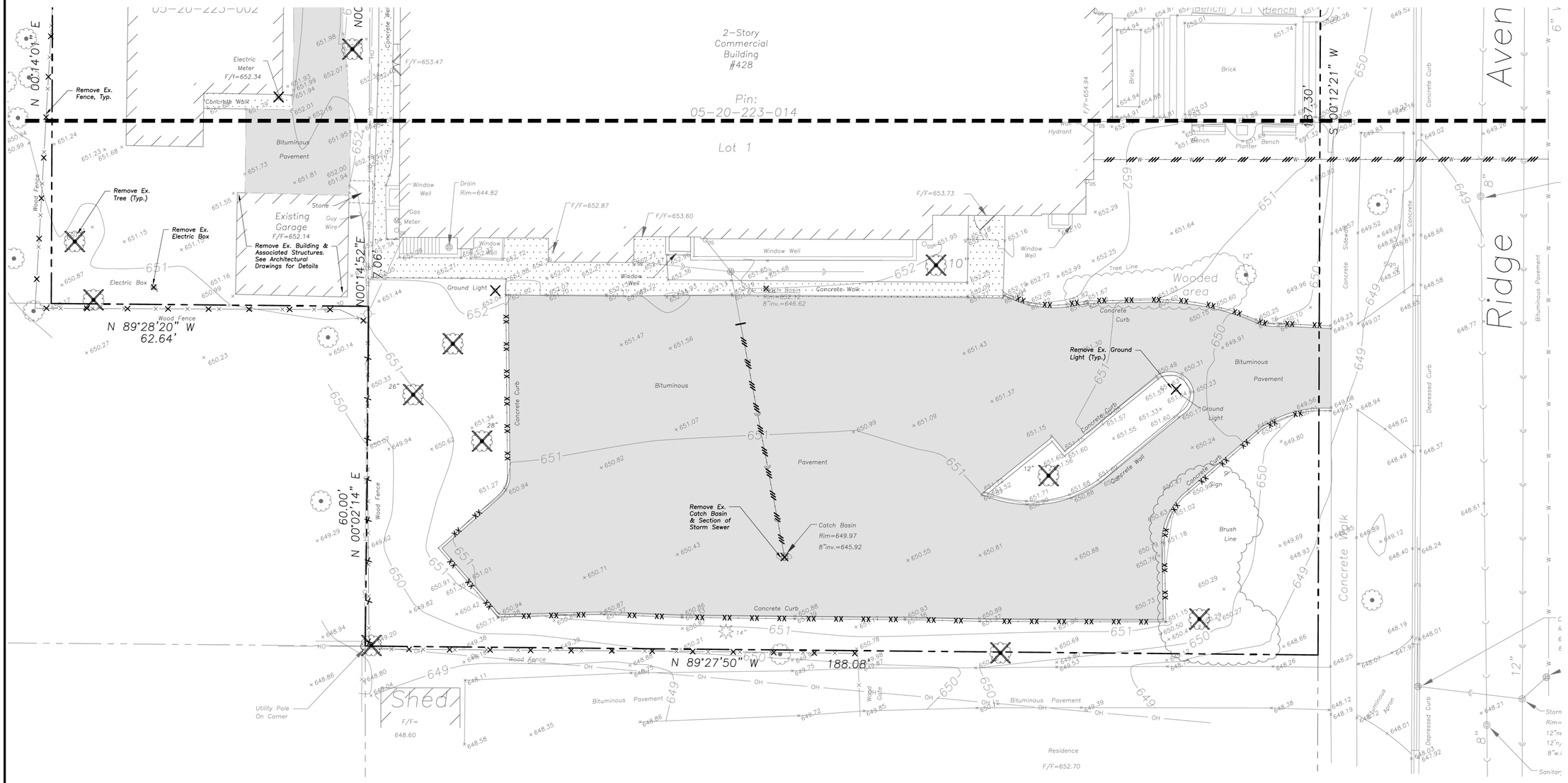

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10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	Manhole			Electric Manhole	
	Catch Basin			Light Pole	
	Area Drain			Utility Pole	
C.O.	Clean Out	C.O.		Sign	
	Storm Sewer			Fence	
	Sanitary Sewer			Accessible Parking Stall	
W	Water Main	W		Curb & Gutter	
G	Gas Line	G		Depressed Curb	
OH	Overhead Wires	OH	x C 782.50	Curb Elevation	C 782.50
E	Electrical Cable (Buried)	E	x G 782.00	Gutter Elevation	G 782.00
T	Telephone Line	T	x P 783.25	Pavement Elevation	P 783.25
	Fire Hydrant		x W 782.10	Sidewalk Elevation	W 782.10
	Valve Vault		x 784.0	Ground Elevation	x 784.0
	Buffalo Box			Swale	
DS	Downspout	DS	781	Contour Line	781
BOL	Bollard	BOL		Deciduous Tree	
	Gas Valve			Coniferous Tree	
	Gas Meter			Brushline	
	Electric Meter			Tree Protection Fencing at Drip Line	

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

Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C101

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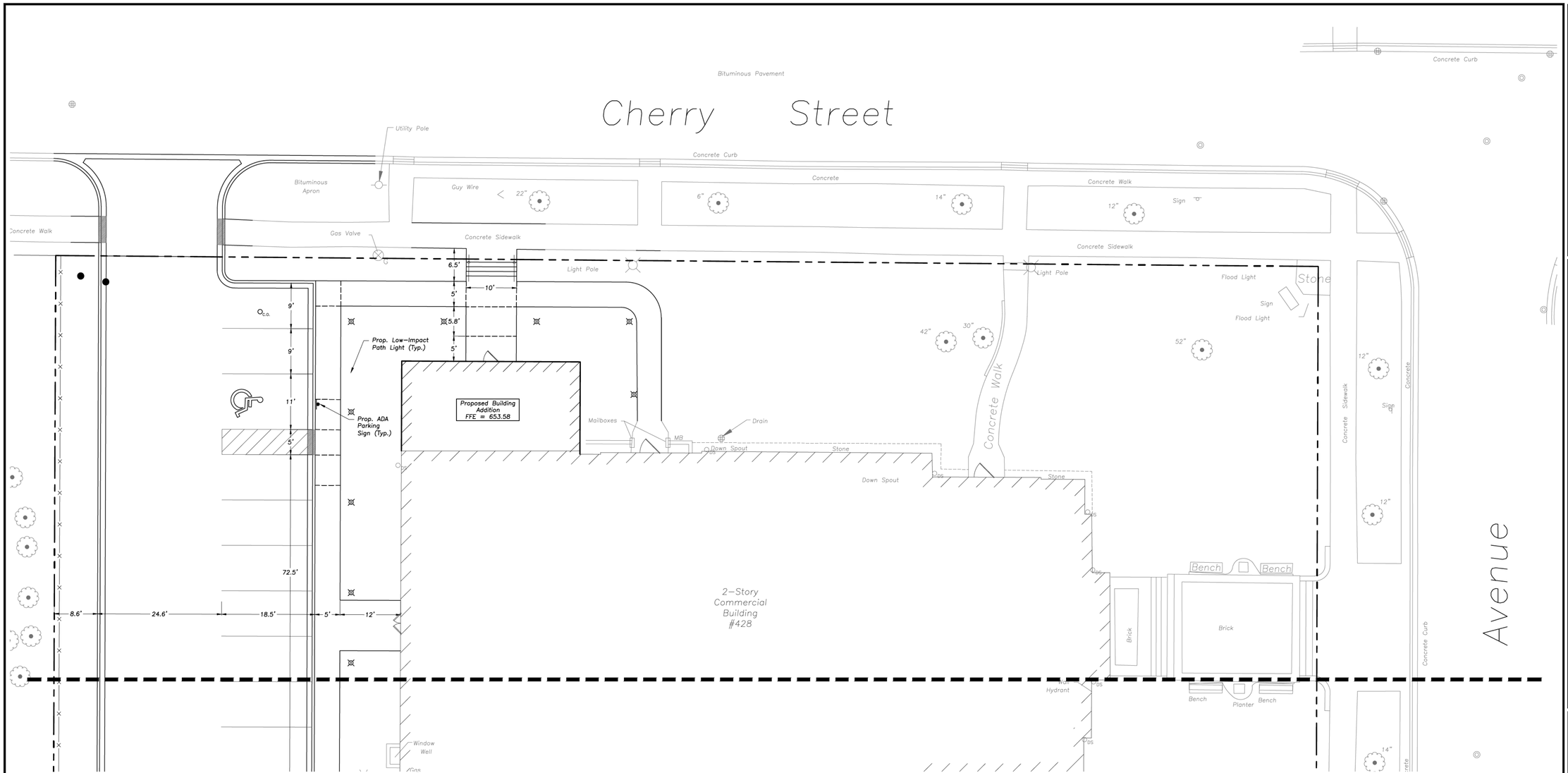

GEOMETRY NOTES

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EXISTING		PROPOSED
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	Utility Pole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
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Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

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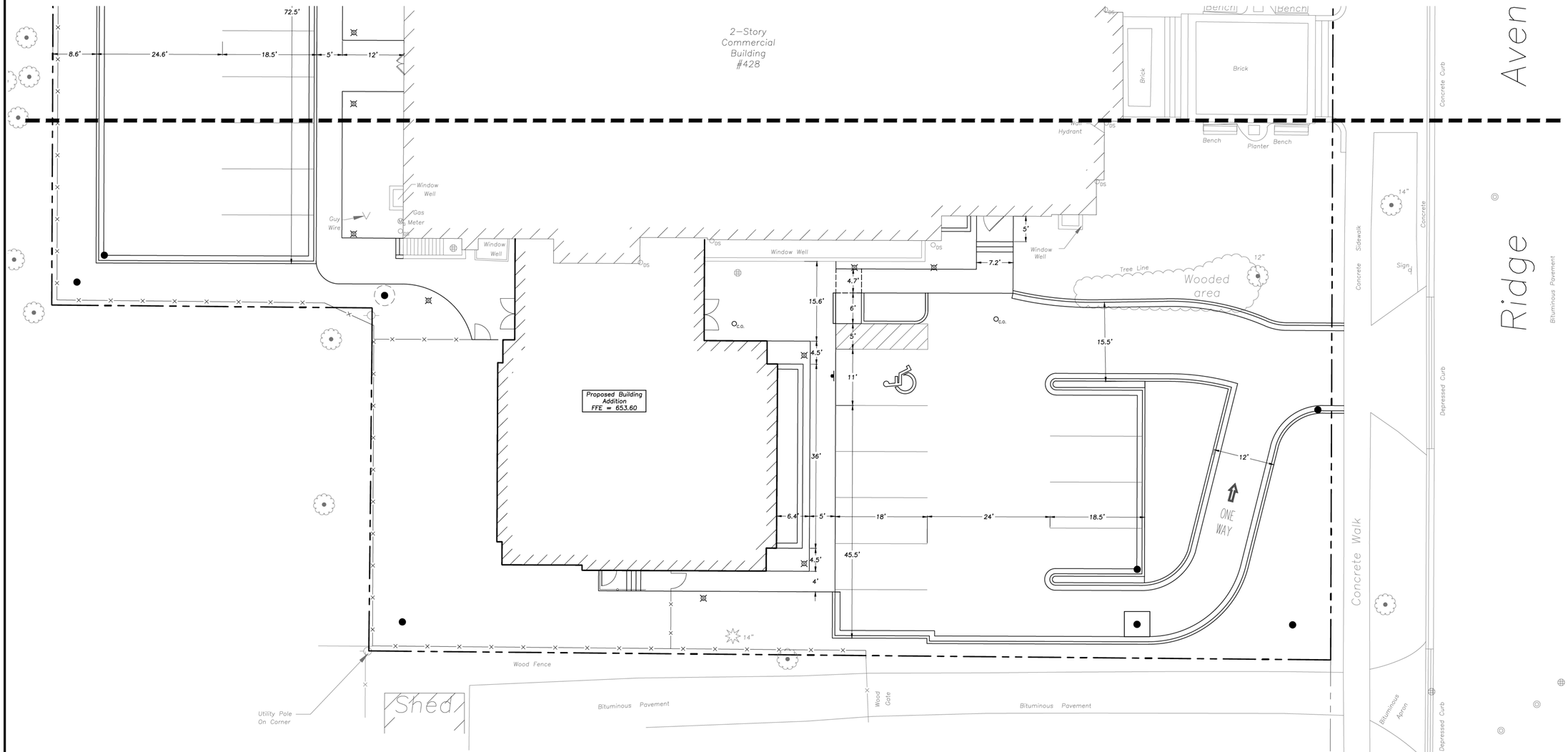

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SITE GEOMETRY PLAN

Sheet No:

C201

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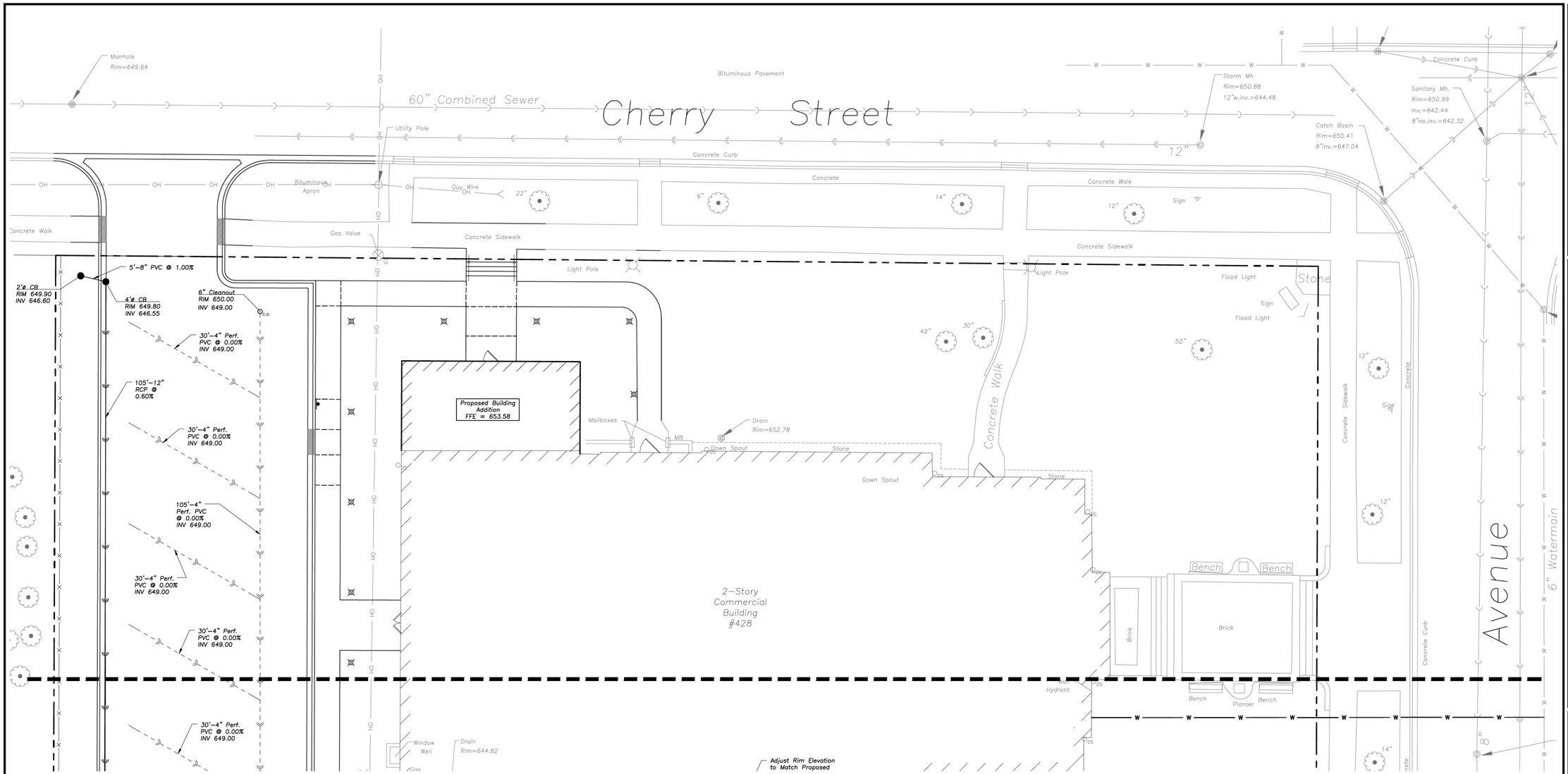

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

Grace Presbyterian Church Addition

440 N Ridge Avenue
WINNETKA, ILLINOIS

Reserved for Seal:

PRELIMINARY NOT FOR CONSTRUCTION

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

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

Sheet Title:

SITE UTILITY PLAN

Sheet No:

C300

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504–D Frame & Grate or Approved Equal.
2. 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"
3. All Catch Basins to Be Installed Along Curb and Gutter (B–6.12) Shall Have Neenah R3281–A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B–6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, 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.
6. All Manholes Shall Have Neenah R1713–B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
7. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Sanitary Manholes Shall Include a Chimney Seal.

UTILITY NOTES

1. 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.
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3. 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.
4. 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.
5. 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.
6. 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.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
9. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

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N

10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
SS	Storm Sewer	SS
SAN	Sanitary Sewer	SAN
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
G	Gas Valve	
G	Gas Meter	
E	Electric Meter	

EXISTING		PROPOSED
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
x x x	Fence	x x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	x x

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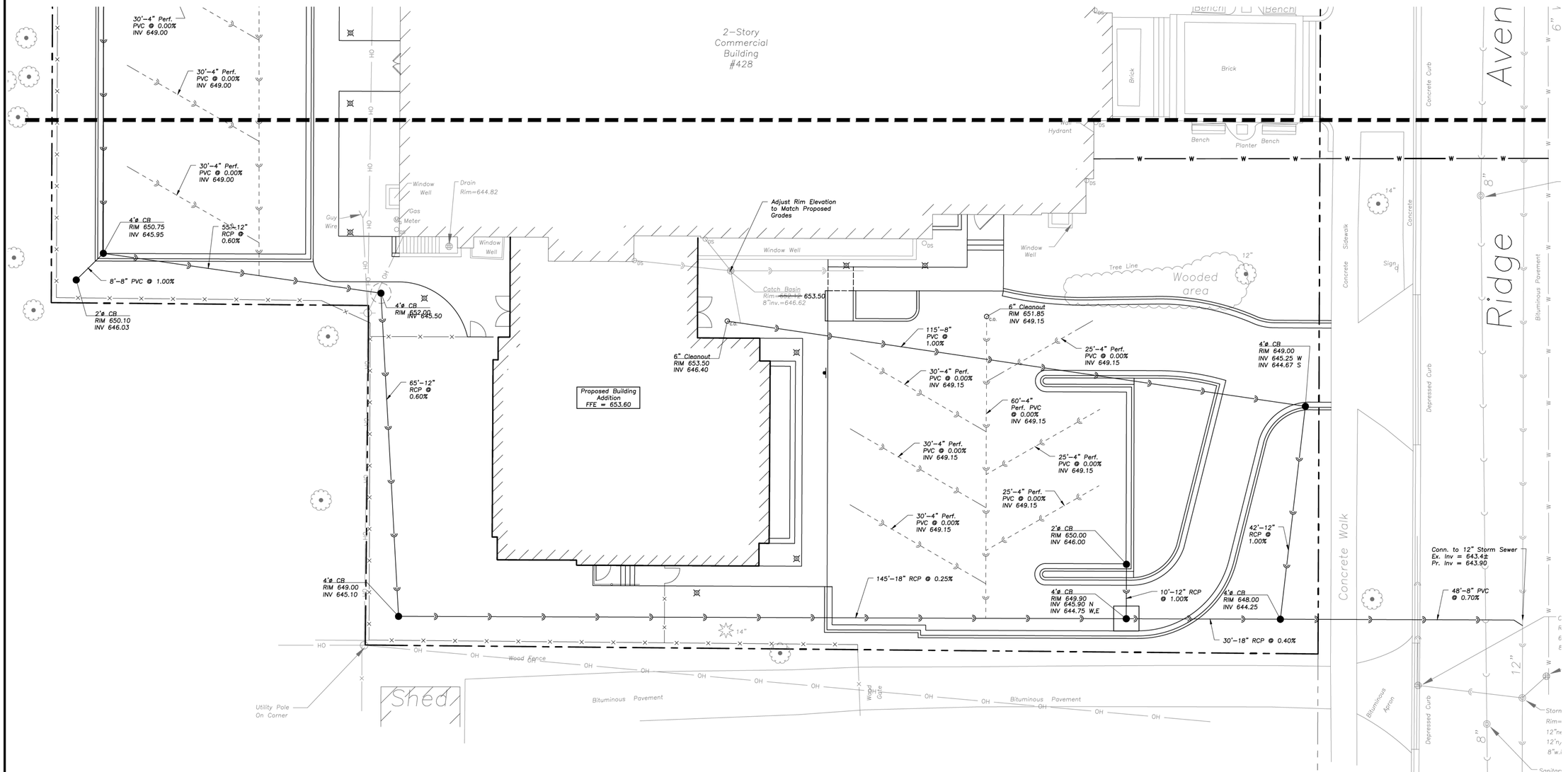

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10 0 10 20 30

Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Sanitary Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	

EXISTING		PROPOSED
E	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
x x x	Fence	x x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	x

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

Sheet Title:

SITE UTILITY PLAN

Sheet No:

C301

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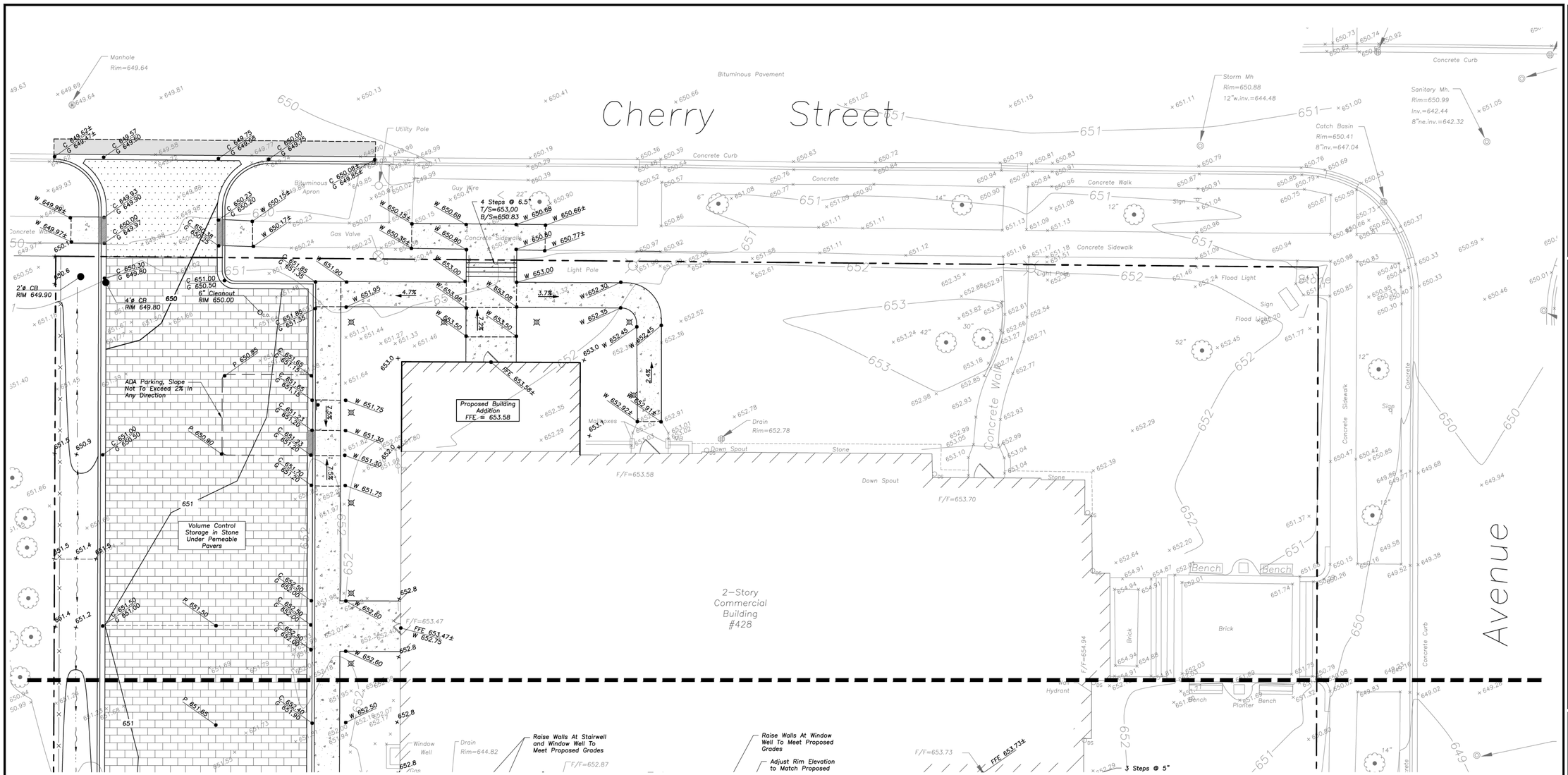

GRADING NOTES

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3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
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PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Brick Permeable Paver Section
See Landscape Plans for Paver Finish
1 1/2" Permeable Setting Bed Aggregate
10" Aggregate Base Course, CA-7

Stormwater Overland Flow Path

Ridge Line/High Point

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LEGEND

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C.O.	Clean Out	C.O.
S	Storm Sewer	S
S	Sanitary Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	

EXISTING		PROPOSED
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
x x x	Fence	x x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
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781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	x

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

Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

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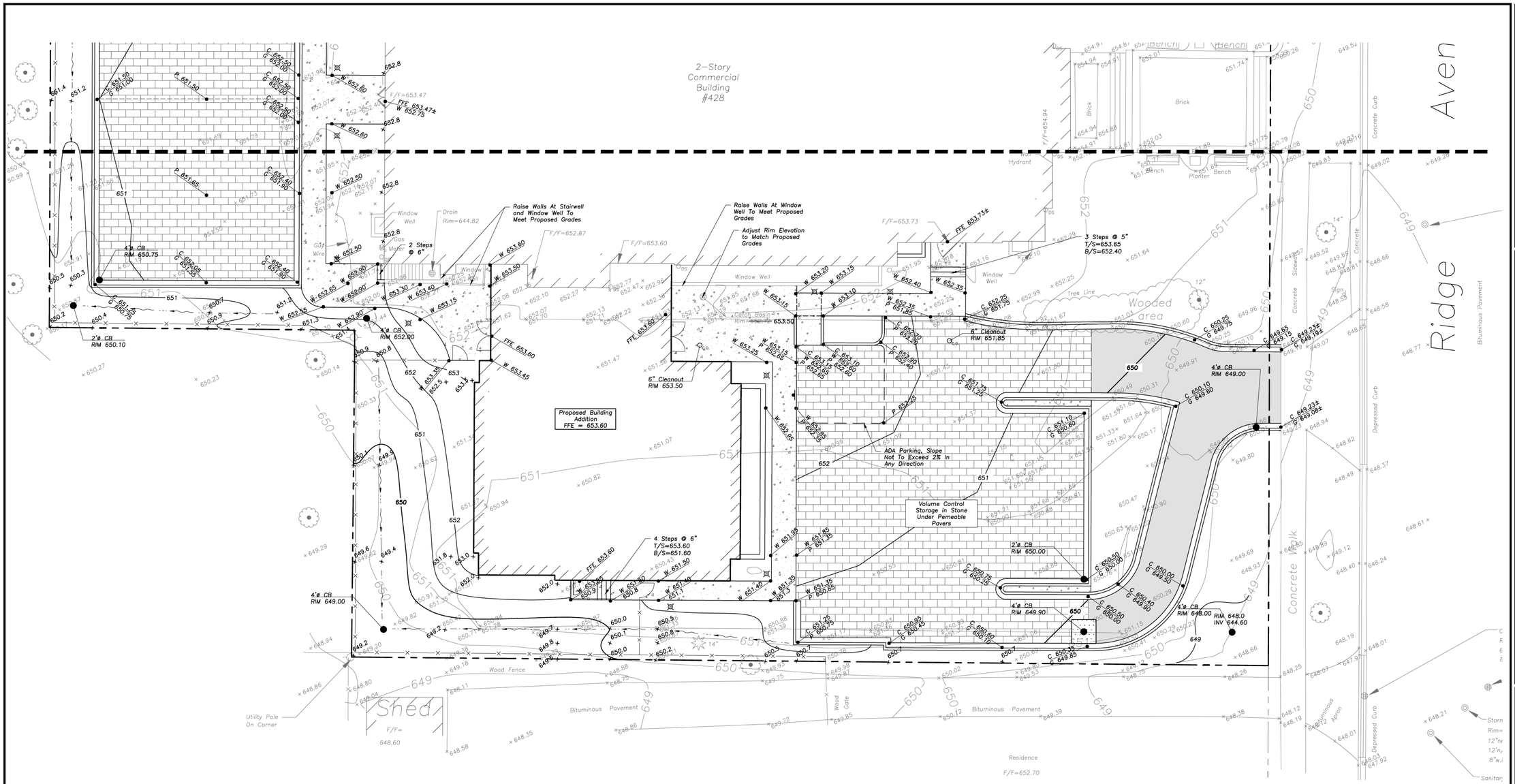

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Scale: 1"=10'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Area Drain	
C.O.	Clean Out	C.O.
SS	Storm Sewer	SS
SAN	Sanitary Sewer	SAN
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
BS	Buffalo Box	BS
DS	Downspout	DS
BOL	Bollard	BOL
GV	Gas Valve	
GM	Gas Meter	
EM	Electric Meter	

EXISTING		PROPOSED
	Electric Manhole	
	Light Pole	
	Utility Pole	
	Sign	
x x x	Fence	x x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	x

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FAX (847) 223-4864
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EXPIRES: 04/30/2025

Grace Presbyterian Church Addition

440 N Ridge Avenue
WINNETKA, ILLINOIS

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No.	Date	Description
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LMR	CK	05/28/24

Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C401

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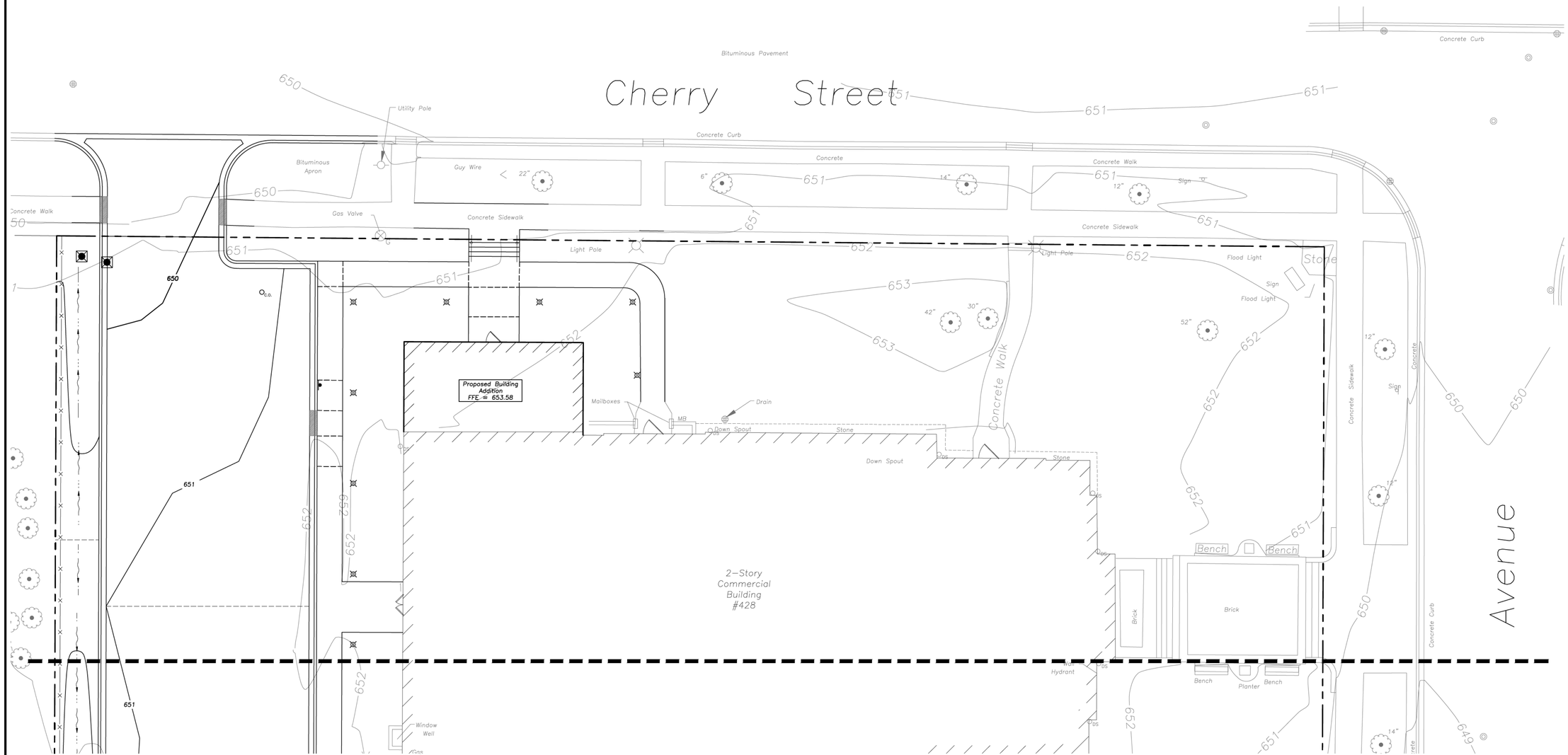

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

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.

GENERAL NOTES

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

10 0 10 20 30

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	Catch Basin	
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C.O.	Clean Out	C.O.
	Storm Sewer	
	Sanitary Sewer	
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T	Telephone Line	T
	Fire Hydrant	
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DS	Downspout	DS
BOL	Bollard	BOL
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EXISTING		PROPOSED
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	Utility Pole	
	Sign	
	Fence	
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	Curb & Gutter	
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Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C500

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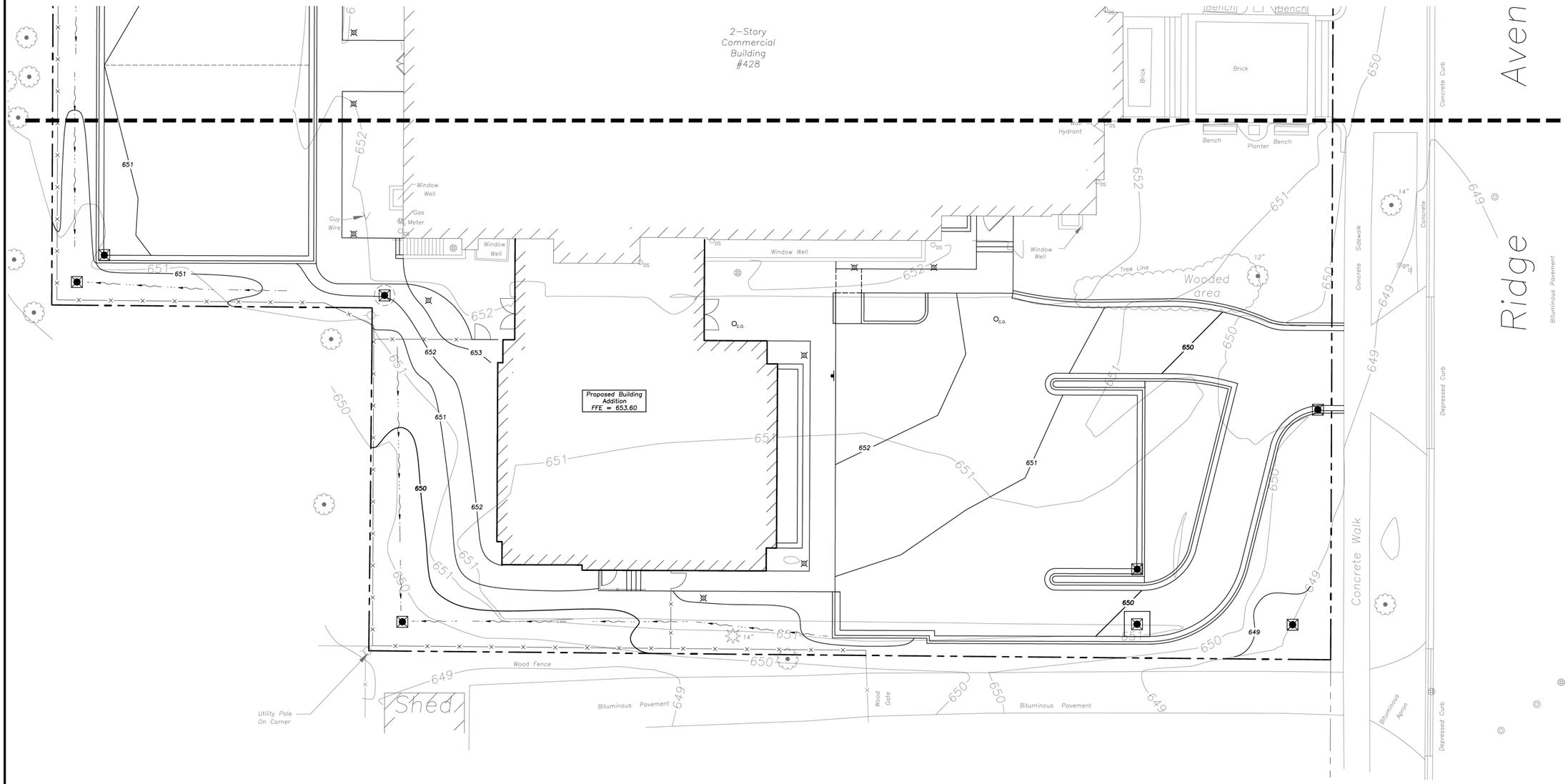

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Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

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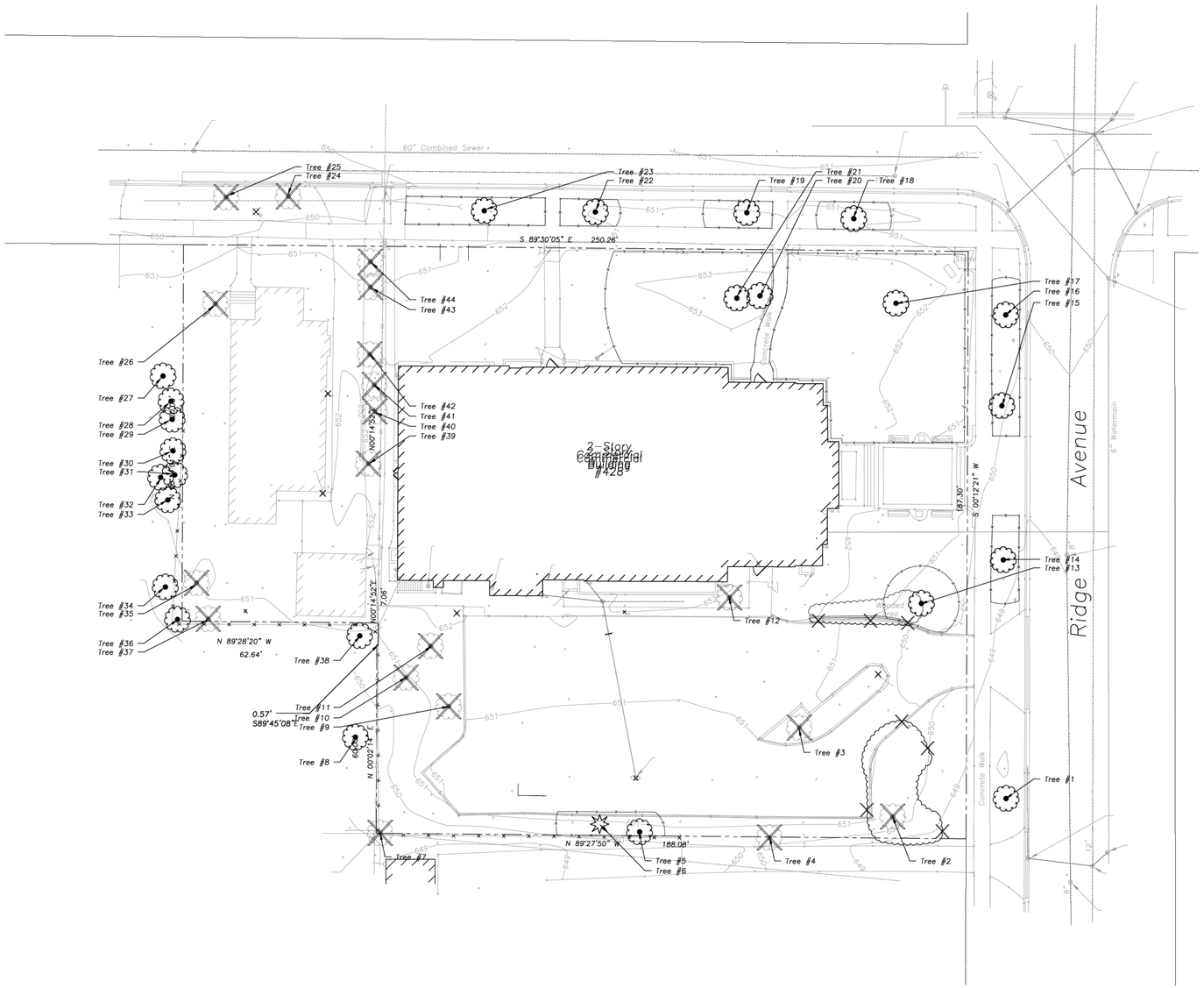

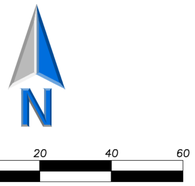

Scale: 1"=20'

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 #IL-0094 (Exp. 12/31/25)

EXISTING TREE LEGEND

EX TREE – TO BE REMOVED

EX TREE – TO BE PRESERVED

PRESERVATION FENCE

TREE PRESERVATION NOTES

1. 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.
2. 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.
3. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
7. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
10. EXISTING TREE STUMPS TO BE GROUND UP AND REMOVED.

TREE REMOVALS

GOOD FORESTRY PRACTICE : 12 TREES

CONSTRUCTION LOGISTICS : 7 TREES
– 3 1:1
– 4 PROTECTED (39" REPLACEMENT)

PROPOSED TREE REPLACEMENTS

CONSTRUCTION LOGISTICS (STANDARD) : 3 EVERGREEN TREES

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

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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
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EXPIRES: 04/30/2025

Grace Presbyterian Church Addition

440 N Ridge Avenue
WINNETKA, ILLINOIS

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No.	Date	Description

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

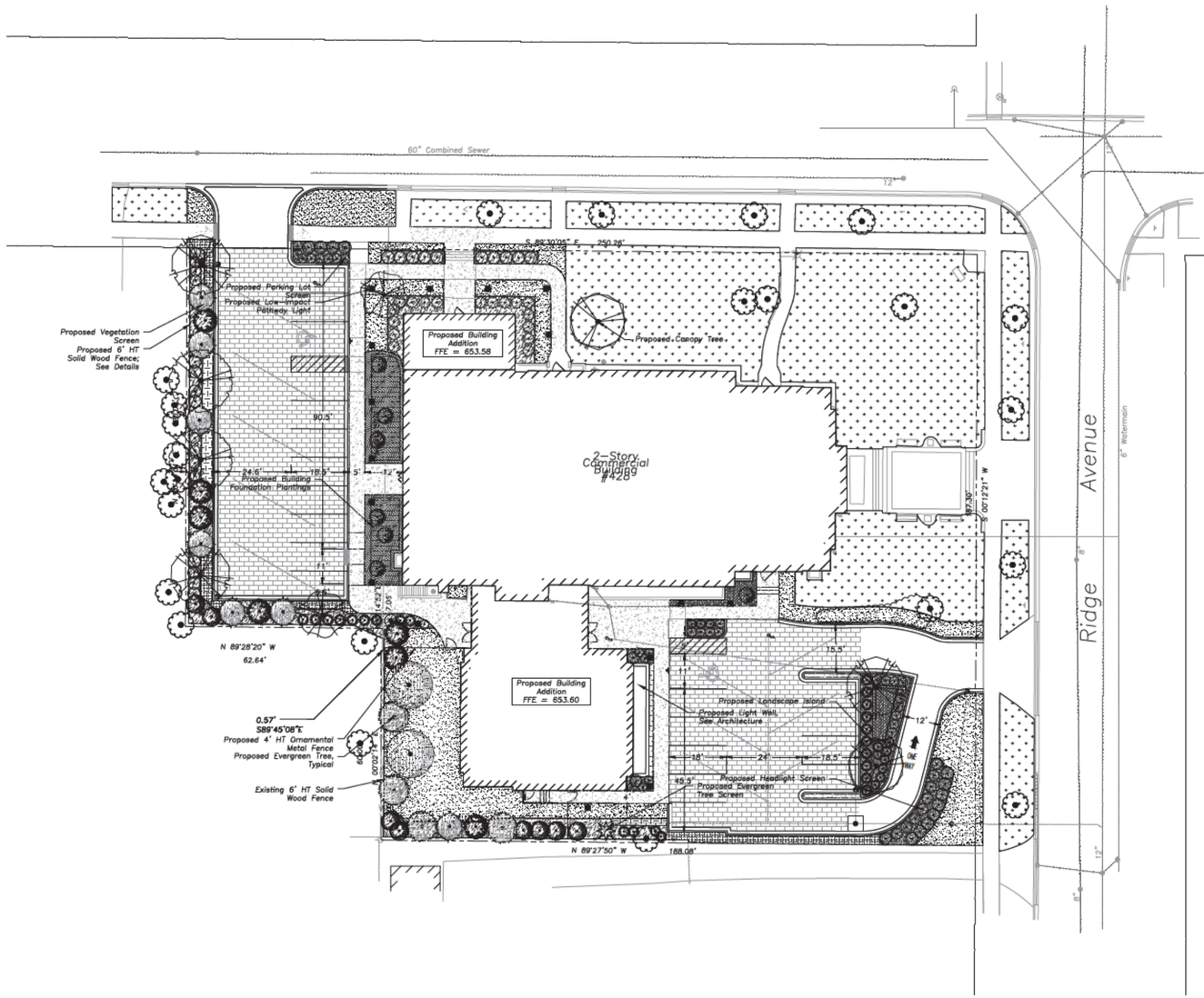
Sheet Title:

TREE PRESERVATION & REMOVAL PLAN

Sheet No:

L010

EEA – P:\23267 – PFA – Grace Presbyterian\Drawings\Grace Presbyterian_Landscape Plan.dwg
Plotted: 5/28/24 @ 11:20am By: jandersson



N

20 0 20 40 60

Scale: 1"=20'

FENCE KEY

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

TREE + SHRUB SCHEDULE

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

PERENNIAL PLANT MIX + MATERIAL SCHEDULE

PERENNIAL MIX A		198 SF
ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION		*28*
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		*10*
CALAMINTHA NEPETA / LESSER CALAMINT		*18*
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED		*37*
PERENNIAL MIX B		885 SF
CAREX SPRENGELII / SPRENGEL'S SEDGE		*144*
GERANIUM X 'ORION' / ORION GERANIUM		*226*
NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT		*42*
PERENNIAL MIX C		686 SF
CAREX BROMOIDES / BROME-LIKE SEDGE		*254*
HOSTA X 'HALCYON' / HALCYON HOSTA		*63*
BULB MIX		523 SF
HYACINTHUS ORIENTALIS 'BLUE JACKET' / BLUE JACKET HYACINTH		*489*
NARCISSUS CYCLAMINEUS 'FEBRUARY GOLD' / FEBRUARY GOLD DAFFODIL		*326*
PROPOSED TURF GRASS		3,364 SF
HARDWOOD MULCH		3,088 SF
EXISTING TURF GRASS		10,711 SF
PROPOSED PERMEABLE PAVER		7,932 SF
- Unilock 'Eco-Priora' 5"x10" paver		
- Color : River		
- See Engineering for Details		

GENERAL NOTES

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
3. COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICTS TO ARCHITECT OF RECORD. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. KEEP AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OFF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
7. 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.
8. COORDINATE WITH ALL OTHER TRADES.

LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. THE OWNER RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. 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.
7. 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.
8. PLANTING SOIL DEPTHS, PROVIDE MINIMUM PLANTING DEPTHS AS FOLLOWS:
   - 8.1. TURF PLANTING – 6".
   - 8.2. PERENNIAL / ORNAMENTAL GRASS PLANTING – 12",
   - 8.3. ORNAMENTAL TREE & SHRUB PLANTING – 18".
   - 8.4. PLANTING SOIL AT ROOT BALL OF CANOPY / EVERGREEN TREES – 36".
   - 8.5. OWNER'S REPRESENTATIVE TO APPROVE SPECIFIED SUBGRADE (SUBSOIL), MUST BE NATURALLY OCCURING NATIVE SOIL MATERIAL MEETING PERCULATION 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. HOSE BIBS WILL BE PROVIDED ON THE BUILDING FOR THE PURPOSE OF WATERING THE LANDSCAPE MATERIAL.
16. 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 ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
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Design By:	Approved By:	Date:
JJA	CK	05/22/2024

Sheet Title:

LANDSCAPE PLAN

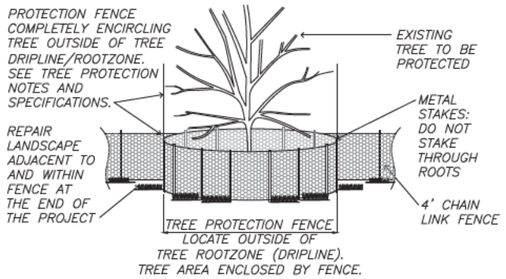
Sheet No:

L100

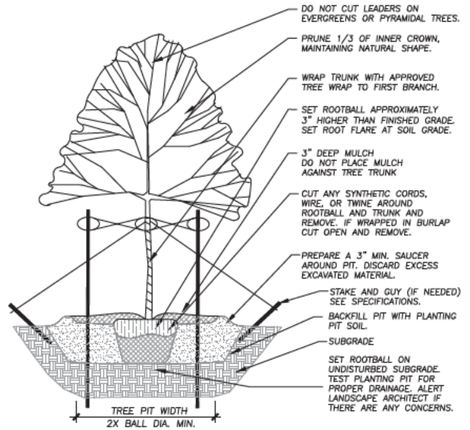
EEA – P:\23267 – PFA – Grace Presbyterian\Drawings\Grace Presbyterian_Landscape Plan.dwg
Plotted: 6/11/24 @ 1:55pm By: jandersson

NOTES:

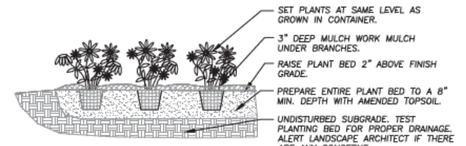
1. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION ACTIVITIES.
2. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
3. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION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



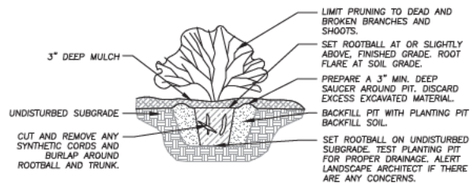
1 TREE PROTECTION DETAIL
NTS



2 TREE PLANTING DETAIL
Not To Scale 329343-01



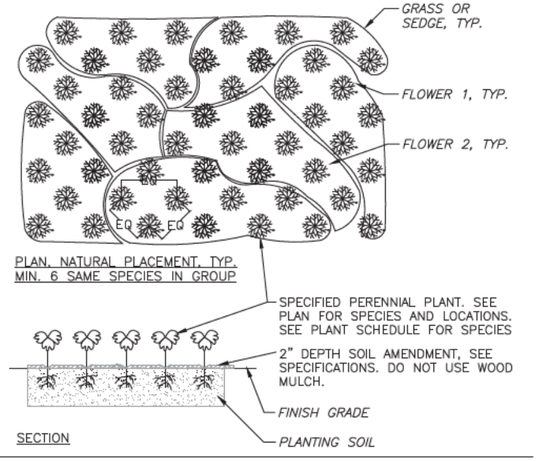
4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03



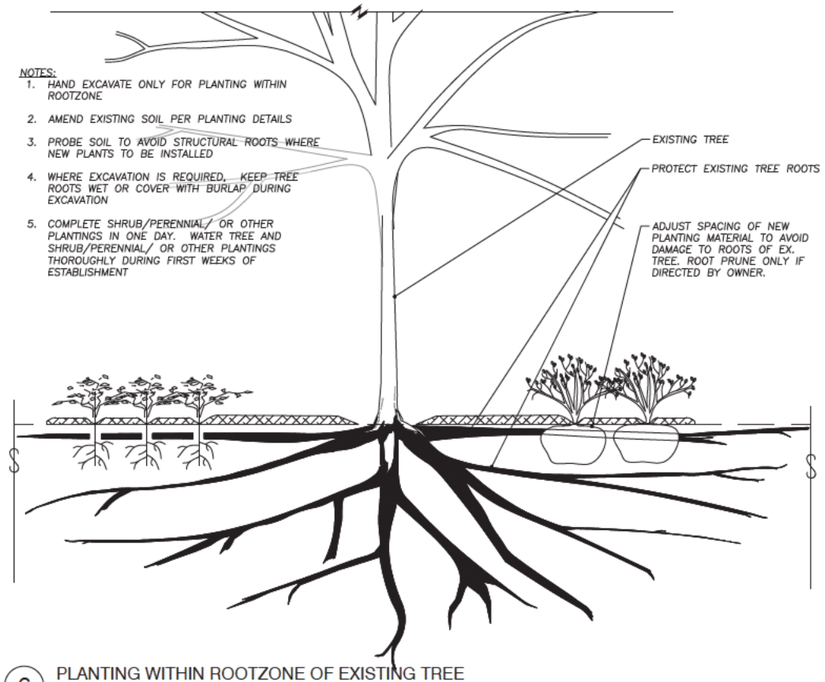
3 SHRUB PLANTING DETAIL
Not To Scale 329333-01

NOTES:

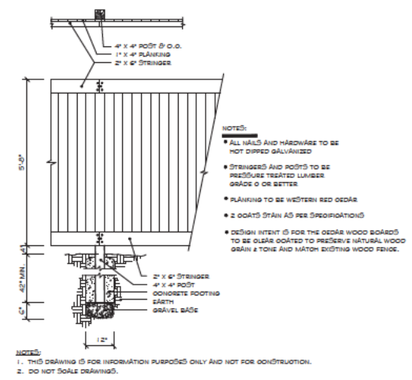
1. DO NOT DAMAGE EXISTING PLANT ROOTS WHEN EXCAVATING PLANTING HOLES.
2. PLACE PLANTS IN A NATURAL MANNER SIMILAR TO THE DETAIL PLAN SHOWN AND APPROVED BY OWNER IN THE FIELD.
3. PRUNE DEAD STALKS AND REMOVE ANY DEAD LEAVES.
4. REMOVE ALL POTS PRIOR TO PLANTING. BY HAND, REMOVE POT BOUND AND ENCIRCLING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



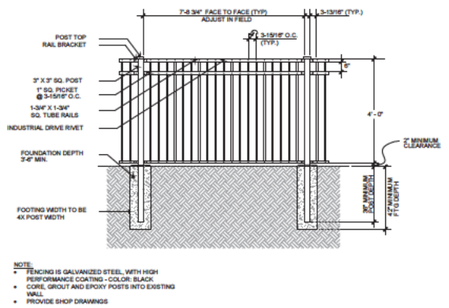
5 PERENNIAL PLANT MIX : LAYOUT
1/4" = 1'-0" 329301-09



6 PLANTING WITHIN ROOTZONE OF EXISTING TREE
NOT TO SCALE 329383-12



7 6` SOLID WOOD FENCE
NOT TO SCALE 323129.23-02



8 4` ORNAMENTAL METAL FENCE
Not To Scale 323119-45

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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
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Design By:	Approved By:	Date:
JJA	CK	05/22/2024

Sheet Title:
LANDSCAPE DETAILS

Sheet No:
L200

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Plotted: 6/11/24 @ 1:58pm By: jandersson

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

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

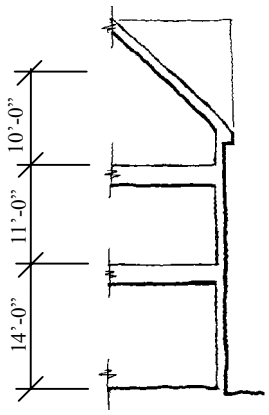


Figure 20

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

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

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

Commercial and Mixed Use**:** The existing building heights are consistent at 2-3 stories within the heart of the commercial district. Buildings of this height are appropriately located within dense pedestrian districts and along Green Bay Road whereas buildings of 1 and 2 stories function well as transitions to single-family residential areas. Single-story buildings are appropriately located along the automobile-oriented south end of Green Bay Road at Indian Hill. Based on existing building heights, new buildings or building additions should have transitional elements or bays such that the new building height will not vary more than ½ story lower than the immediate adjacent buildings while complying with the requirements of the zoning ordinance. (See figure 21) The current zoning restricts all building heights to 2 ½ stories within the B and C zoning districts.

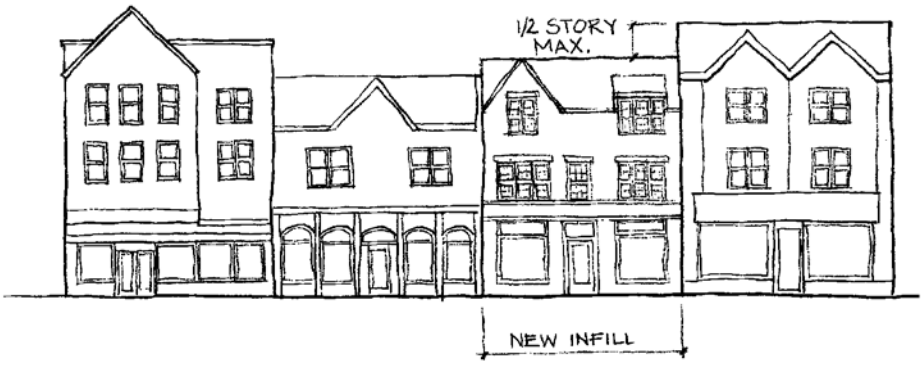


Figure 21

Institutional: The height of institutional buildings will vary depending on the use and location of the structure. Institutional buildings located within the commercial zoning districts (C-1 and C-2) are typically more monumental in scale and massing, and the minimum height to the eave line or parapet should not be less than 30% of the length of the primary facade or 25 feet, whichever is greater. The maximum height must conform to the existing zoning requirements. The height of institutional buildings located in the multiple-family (B-1 and B-2) or single family (R-1 through R-5) zones should be sensitive to the surrounding buildings and must conform to the existing zoning requirements. Additions to existing facilities should respect the existing heights and not differ from the established eave line by more than ½ story. Additions and alterations should be sensitive to the context of the surrounding zoning area.

Multiple-family Residential: Many of the older multiple-family residential buildings are built to the outdated zoning standard height of four stories, whereas the height of recent and new multiple-family developments is limited to 35 feet and 2 ½ stories.

c. Roof Forms: Roof forms contribute to the massing, scale and proportions of all buildings. Manipulation of the form can help distinguish between residential, commercial and institutional structures. Sloped roof systems, while containing the commercial ½ story defined by the zoning ordinance, should have eave lines that extend to the perimeter of the building eliminating upper story setbacks at the primary elevation. The continuous length of any roof on a primary facade should be limited to

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

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

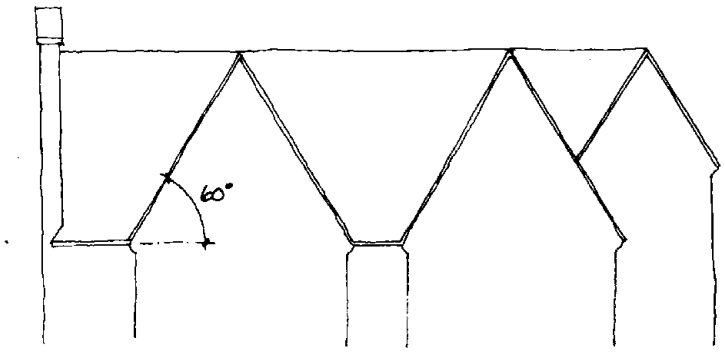


Figure 22

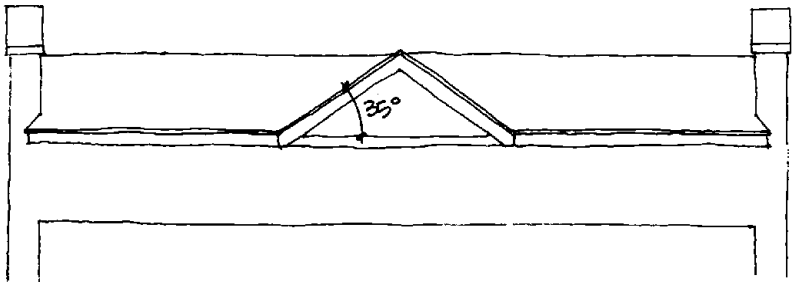


Figure 23

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



Figure 26

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

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

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

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

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

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

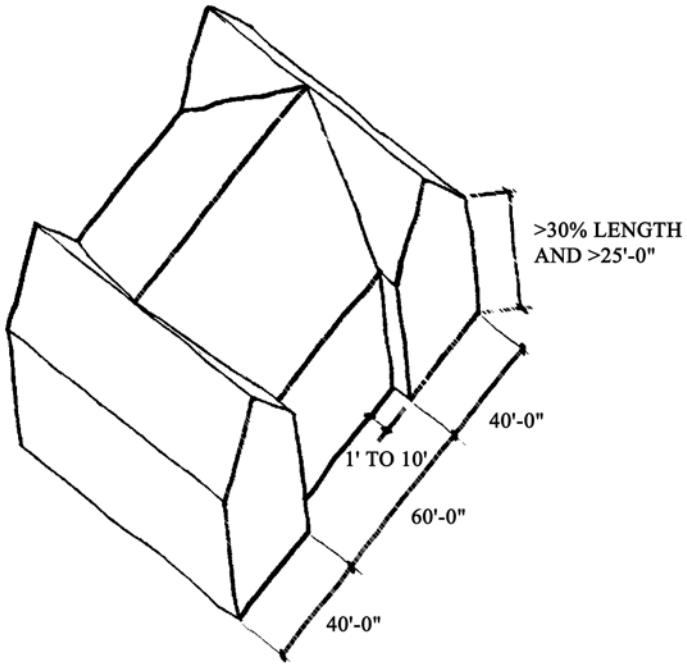


Figure 27

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

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

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

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

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



Figure 31

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

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

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

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

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

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

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



Figure 32

VII. Articulation

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

1. Hierarchy

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

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

2. Location

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

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

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

3. Detail

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

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

b. Window and Door Fenestration:

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

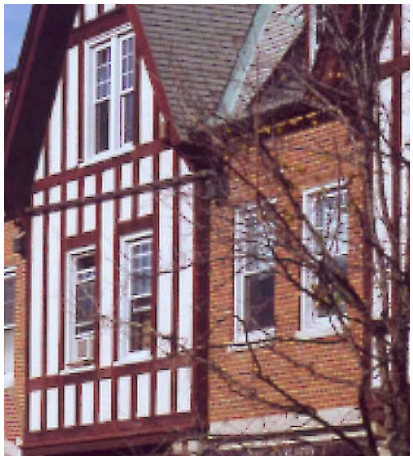


Figure 33

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



Figure 34

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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

2. Screening

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

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

VIII. Materials

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

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

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

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

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

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

Acceptable Materials:

a. Primary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 43

b. Secondary Facade

Commercial, Mixed Use, Multiple-Family and Institutional

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



Figure 44

c. Roof materials

Commercial, Mixed Use, Multiple-Family and Institutional.

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



Figure 45

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



Figure 46

Institutional only

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

Commercial and Multiple- Family

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



Figure 47

d. Door and Window Materials:

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

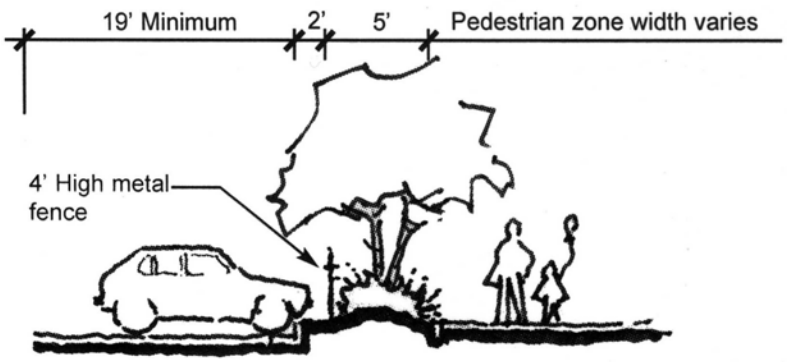


Figure 48



Figure 49

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



Parking Cross-section with Streetscape
Figure 69

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

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

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

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

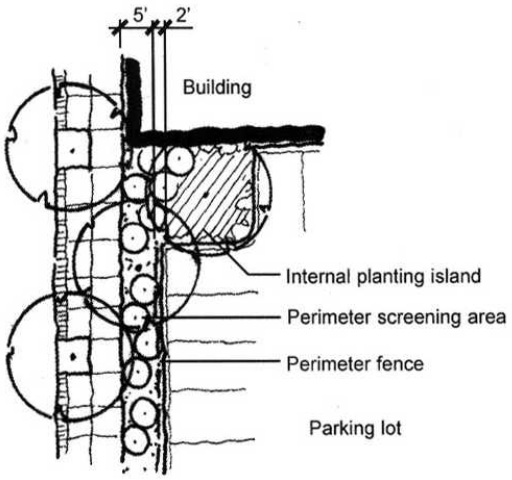
Lighting for all signs shall be at the discretion of the design review board. Alley service areas should be lit to minimize impact on residential apartments above storefront, yet provide a safe, secure environment.

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

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

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

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



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



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

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

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

- *Shade Trees.* One shade tree at a 4-inch caliper minimum should be planted per 40 linear feet of the required perimeter screen area.

- *Shrubs/ Hedges.* Continuous evergreen or deciduous hedges/shrubs should be installed at a 30-inch minimum height and maintained at a continuous 42 to 48-inch height.

- *Ornamental Trees.* Ornamental trees should be single or multi-stemmed at 8 to 10 feet in height or 2½ to 3 inch caliper, spaced in natural or formally designed groupings relative to the overall site plan.

- *Perennials/Ornamental Grasses/Groundcovers.* Perennials, ornamental grasses and groundcovers should be planted in front of shrubs and trees along the public street frontage or in the overhang area. Perennials/grasses should be installed in 1-gallon pots. Groundcovers should be planted from quart containers.

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

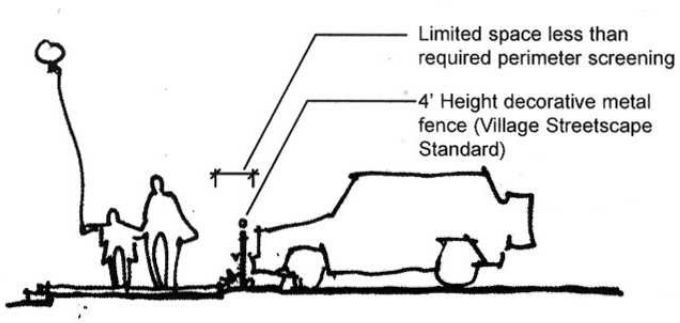
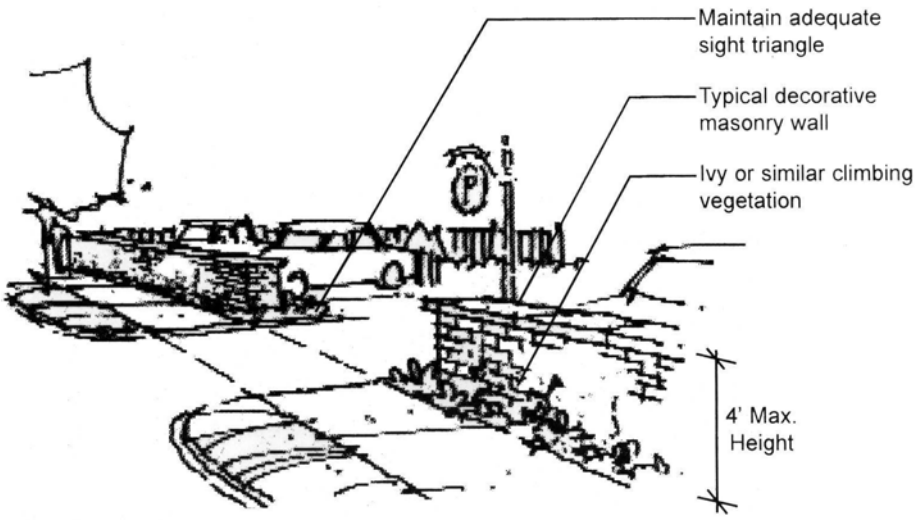


Figure 71a



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

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

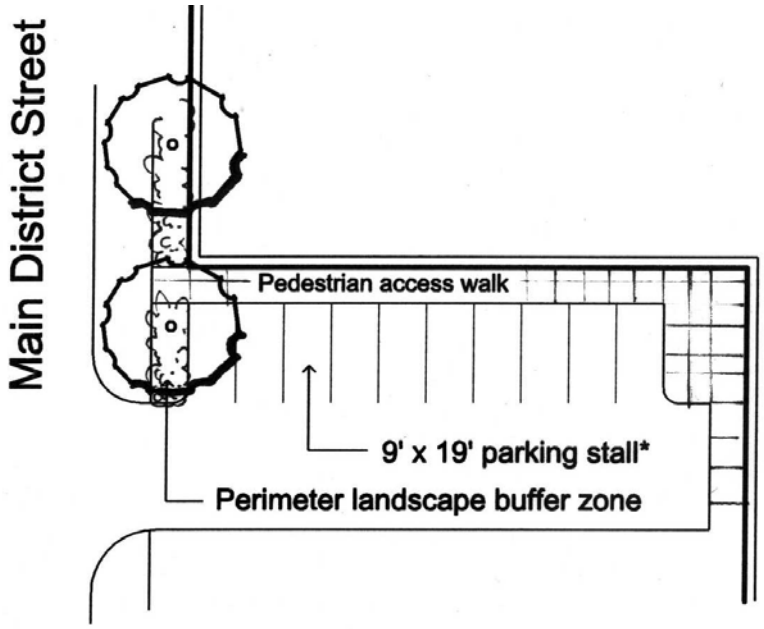
2. Off-Street Parking Internal Landscape Standards: In order to reduce the visual impact of surface parking on the streetscape, internal parking lot landscape guidelines should be employed. Landscape within the parking areas enhances the district character by:

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

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

For vehicular use/parking areas:

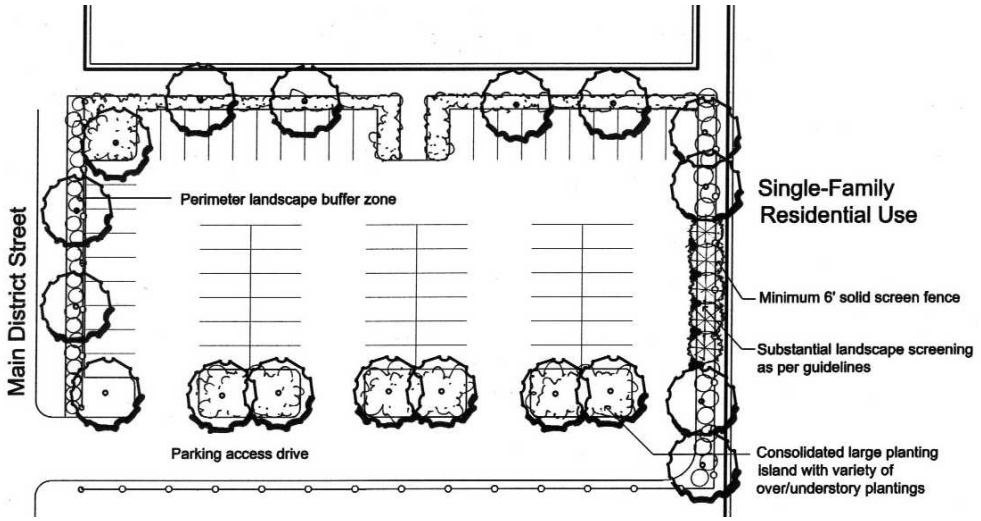
- 3,000 SF or less = no internal landscaping necessary (See Figure 72)
- 3,000 SF to 30,000 SF = 5% landscaped area of total parking area (See Figure 73)
- 30,000 SF or more = 7.5% landscaped area of total parking area (See Figures 74a and 74b)
  SF = square feet



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

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

Parking lot or vehicular use area 3,000 sf or less
Figure 72



- 5% internal landscape area required
- 1 tree per 250sf of required landscape area
- 5' perimeter landscape buffer zone minimum with 24' overhang suggested
- 1 tree per 430 linear feet of frontage
- Continuous 30" height shrub massing at time of planting.

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

Parking lot or vehicular use area 3,000sf to 30,000sf
Figure 73

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

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

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

Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes Excerpt
June 20, 2024

Members Present:	Katie Moor, Chairperson Fritz Duda Maggie Meiners Heather Niehoff Michael Ritter
Members Absent:	Colin Kennedy Paul Konstant
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development

***

a. Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue): A Certificate of Appropriateness to allow construction of additions and site improvements to Grace Presbyterian Church of the North Shore. The Village Council has final jurisdiction on this request

Chairperson Moor outlined how the presentation would proceed. Ms. Klaassen stated the Board is to consider the Certificate of Appropriateness at this time and make a recommendation to the Village Council. She identified the property's location and plans to consolidate the property with the lot to the west at 760 Cherry Street. Ms. Klaassen then identified the property's zoning classification and existing photos and explained the proposed two-story additions which she identified in illustrations. She stated the applicant's goals are to provide an ADA accessible entrance to the church, new updated youth, reception and office space, noting the proposal required zoning relief which she explained to the Board. Ms. Klaassen stated the variation and special use permit applications are to be considered by the ZBA and Plan Commission, staff is simply noting this for the Board's reference.

Ms. Klaassen then stated the proposed materials of the additions would mimic the existing church and referred to the proposal's renderings and described the materials in detail. She noted a material sample board is available for the Board's review. Ms. Klaassen then referred to the proposed lighting for the project. She also stated a landscape plan and schedule is included in the application materials which she explained to the Board as well as the proposed parking lot materials. Ms. Klaassen also referred to the proposed 6-foot-tall cedar fence to be installed on the west lot line and identified the existing fencing which would remain. She noted a 6-foot-tall solid wood fence would be installed on the south side of the easterly parking lot and a 4-foot-tall ornamental fence painted black on the west and south sides of the proposed south addition. Ms. Klaassen then referred to aerial views provided by the applicant and informed the Board the building line articulation variation has been removed from the application and explained the remaining variations being requested and the proposed lot consolidation, which requires special use permit approval due to the proposed lot size. She identified the ZBA's and Plan Commission's tentative review schedule for the requested variations, subdivision, and special use permit applications. Ms. Klaassen also noted the Landmark Preservation Commission is tentatively scheduled to consider the demolition permit for 760 Cherry Street at a special meeting in July with public notices being sent to property owners within 250 feet of the site at least 10 days prior to the meeting.

Ms. Klaassen referred to the factors the Board is to consider with regard to the Certificate of Appropriateness, noting two written comments were received and provided to the Board via email and a hard copy is provided on the dais this evening. She then asked if there were any questions after providing the Board with their options in terms of review.

Ms. Niehoff asked for further clarification in terms of the Certificate of Appropriateness items the Board is to consider, and Ms. Klaassen outlined the four factors in detail for the Board. No additional questions were raised at this time.

Karl Camillucci of Taft Stettinius & Hollister introduced himself and Marshall Brown, the church Pastor, Kendall Lettinga with the church, and Joe Buehler of Present Future Architects. He stated Mr. Brown would provide background regarding the church and the reasoning for the project. Mr. Camillucci first referred the Board to photos of 760 Cherry Street and 440 Ridge Avenue and zoning classifications of the surrounding neighborhood which represented a mix of architectural home styles, commercial and institutional uses. He informed the Board the Ridge property has been used as a church for more than 80 years with the proposal to allow for the longstanding use to continue and provide better quality services to the congregation.

Mr. Camillucci then provided a brief overview of the proposed improvements. He reiterated the purpose of the improvements is to enhance and improve the functionality, accessibility and experience of the church's facilities and it is not their intention to launch new programming. Mr. Camillucci noted the existing church is not ADA accessible.

Marshall Brown referred to the church's purchase of the existing church in 2012 and described the building's lack of functionality at the time it was built. He then described how the classrooms currently operate, which he described as suboptimal. Mr. Brown then described the different levels of stairs in the building which affected ADA navigation and their attempts in the project to improve the church's ADA accessibility standards.

Mr. Camillucci informed the Board they have considered the project for some time and explained how the project evolved. He then explained the changes made to the proposed additions in terms of size, height and roof pitch as well as the setback increase which were made to address the neighbors' comments. Mr. Camillucci also referred to the proposed south rendering as a result of the changes made which he indicated are consistent in scale with surrounding homes. He referred to the Certificate of Appropriateness standards the Board is to address and noted the neighbors' concerns relating to zoning issues would be addressed by the ZBA.

Joe Buehler stated he would discuss the specific design elements and features and provided the building's construction history. He then referred to the Design Guidelines with regard to the two proposed additions. Mr. Buehler discussed how the setbacks would be similar in character with regard to neighboring homes. He noted modifications were made to the building height and are in compliance with residential standards although it is not required. Mr. Buehler referred to illustrations of the proposed conditions, the east and south elevations and noted the south addition was stepped down abutting the west property. He also identified the west elevation and explained the variety of roof forms. Mr. Buehler then explained the fenestration percentages with which they are in compliance for the first and second floors. He outlined their attention to detail in terms of consideration of the project with the original construction documents for the building and the use of materials which he described in detail.

Mr. Buehler then described the ADA accessibility to the building from the parking lot, along with the proposed elevator installation. He referred to the mechanical equipment and its screening behind the gable roofs. Mr. Buehler also described the proposed lighting fixtures in detail as well as the landscape plan.

Chairperson Moor asked if there were any questions for the applicant. Mr. Duda asked if they had a difficult time matching the proposed brick to the existing building. Mr. Buehler responded they considered the use of several different bricks with the proposed brick being the best match. Mr. Duda referred to the tuckpointing done to the building over time. Mr. Buehler referred to the transition to be made with limestone and the challenge in matching the west hall in terms of the brick. He indicated they can consider feathering in tuckpointing on that wall to blend in the new addition with the existing condition.

Ms. Niehoff referred to the difficulty in terms of it being an exact match and suggested similar mortar be used in detail to the existing condition. Mr. Buehler stated the limestone transition can be revisited if required.

Chairperson Moor then asked for public comment and for the comments to be limited to three minutes.

Ryan Lovell stated he lives on the block with his family and they are not against the church expansion but in its current form, the proposal does not meet the Certificate of Appropriateness conditions in terms of its size and location and it is not compatible with urban design plans as well as the lack of respect to the neighboring property owners. He also stated parking issues would be exacerbated and indicated the assumptions provided to Ericksson Engineering for the parking study were misleading and referred to the lack of street parking and safety issues. Mr. Lovell then referred to the view of the mechanical equipment being forced into the property owner's view. He also commented on the parking lot's size, the amount of impermeable surface as well as power line burial and safety issues and increased traffic with the new additions.

Michael Cotter, 351 Ridge, stated he has had parking issues but he has no problem with the addition, however, greater lengths should have been taken to ensure appropriateness in terms of its visibility.

Jim King, 770 Cherry Street, stated he did not have a problem with the proposed parking lot; it would be better than the house that is currently there. He then referred to the church's compatibility with the neighborhood. Mr. King stated the problem related to the mass being requested which would make the church appear to be more of a commercial use. He also referred to the amount of impermeable coverage and water issues. Mr. King added he was denied a request for a 2-foot variance and questioned how the requested variation amounts are possible.

Chris Crooks, 422 Ridge, agreed with the comments made and identified scope as the biggest factor. He stated a 40% increase would represent a significant neighborhood character change and replacing a home with a parking lot would affect the neighborhood residential feel for three additional neighbors. Mr. Crooks stated his property would be particularly impacted by the proposed addition and although it was beautifully designed, he reiterated scope is the major problem. He added while he is not against ADA compliance, it should not be done at the expense of the neighborhood.

Hasan Haq, 418 Ridge, referred to the standard relating to the effect on the immediate vicinity and agreed with the comments made. He also commented on converting the home to a parking lot and its effect on the neighborhood. Mr. Haq stated he did not support the plan as it existed.

Julia Ryan, 428 Linden, stated she is in support of the church becoming ADA compliant but there is a way to do that without so much mass and impact on the neighborhood.

Kevin Ryan, 421 Linden, referred to the photos previously shown and the fact that the proposal would affect four backyards and referred to the drainage and flooding issues. He stated the proposal would reverse their flood mitigation attempts and agreed with the comments made.

Dan Kinsella, 420 Linden, stated he opposed the proposal and referred to the setback line comments although not within this Board's jurisdiction. He indicated they may plan to formally contest that request. Mr. Kinsella referred to the manner in which the additions conformed to the existing property as opposed to how they conform to the neighborhood. He stated the proposal is massive and not within the zoning requirements. Mr. Kinsella stated they would support an addition which appeared similar to the home to be removed.

Chuck Murphy, 426 Linden, and his wife Judy stated they hoped to work with the church to find a solution all the residents would support. He stated while they realize the church needed improvements, the applicant has not been responsive to them in terms of their concerns. Mr. Murphy then stated with regard to the parking lot, he did not understand how a request of that type would be appropriate in any residential context. He asked the Board to table the discussion for a month in order to provide everyone with additional clarification with regard to the application's content and for the neighbors to provide additional comments in order to reach a solution they can all support.

Connie Sanders informed the Board she and her husband Steve submitted a letter and they are in opposition to the building's size. She also agreed they and others need time to process the information recently provided. Mrs. Sanders referred to the west parking lot's proximity near the train station and safety and lighting concerns. She stated their property would be the most affected and that she had questions with regard to the fence and landscaping. Mrs. Sanders referred to the illustration of the property owner's fences as well as the landscaping illustration. She stated there is a lack of landscaping to provide screening for their side of the property. Mrs. Sanders also asked for more time for these issues to be addressed.

Chairperson Moor gave the applicant an opportunity to respond to the questions raised. Mr. Camillucci responded that many of the comments raised should be addressed at the ZBA and Plan Commission meetings. He noted for the record with regard to the comments relating to the south addition size, he clarified the existing GFA for the entire proposed site is 19,476 square feet with the proposed GFA being 21,196 square feet which represented a 5% GFA increase. He added the structure would not be 40,000 square feet. Mr. Camillucci also stated with regard to comparisons for alternatives, he referred to the permissions as to what could be built as of right in connection with height and roof lines on the adjacent lot and referred to the design changes made to address such concerns. He then stated with regard to the Cherry Street parking lot, he referred to the existing lot whose spaces are distributed differently and is comparable to what is being proposed. Mr. Camillucci agreed there are challenges in connection with building on the Cherry Street side and the utility lines, which was one reason the proposed addition would be built to the south.

Mr. Camillucci stated with regard to lighting, they paid particular attention to the selected lighting fixtures and that light spillage would not occur and would be consistent with the neighborhood character. He confirmed the applicant is willing to continue discussions with neighbors to address their concerns. Mr. Camillucci concluded in upgrading its facilities, a balance needed to be struck.

Mr. Buehler stated with regard to the impermeable surface and drainage comments, he noted the parking lot would accommodate the same number of spaces and would consist of permeable pavers as opposed to asphalt with the goal being to improve the existing situation.

Ms. Niehoff commented it is difficult for the Board to comment on the design since there are other boards weighing in on items not within this Board's purview. She referred to the first item in the Certificate of Appropriateness standards relating to compatibility with the neighborhood with item 2 being more of a design issue. Ms. Niehoff stated item no. 3 related to contextual and massing issues and item no. 4 related more to the neighbors' concerns in terms of structuring the Board's comments.

Chairperson Moor agreed the Board wanted to be helpful and is limited in terms of what they can offer based on their purview and what has yet to be discussed. She then referred to the wooden fence and agreed fence continuity would be nice to have with a 6-foot fence around the entire perimeter. Mr. Buehler agreed with Chairperson Moor's suggestion. Chairperson Moor then referred to landscaping for the properties adjacent to the parking lot. Mr. Buehler described the proposed landscaping which would have an average height of 20 feet and they had to consider what would be appropriate for that area.

Chairperson Moor then stated with regard to the first Certificate of Appropriateness standard, the church has been in existence for a long time and the proposal is thoughtfully designed and was modified to keep in the context of what is there. She stated in terms of the proposal being appropriate from a massing standpoint, she referred to the change in the proportion of the addition which she described as a nice plan improvement. Mr. Buehler noted full renderings were presented to the neighbors. Chairperson Moor commented the manner in which the addition is married to the building looked nice.

Ms. Meiners stated that it might help if there was a door on the east elevation so it felt more like a house and it might break up that elevation, too. Ms. Meiners also suggested narrowing the atrium to create more of a residential feel. She stated that parking on Ridge is problematic and maybe more green space could be added for worship space that neighbors could also enjoy. Mr. Buehler referred to the Ridge east facing elevation and stated their initial consideration was to not overpower the existing entry with the goal to add a secondary recessed entry that submitted to the original architecture. He agreed more articulation can happen in that location. Mr. Buehler described the difficulty of having a door installed on the south addition due to the grading. Ms. Niehoff commented for the south building addition, it felt too simple and agreed it should be secondary to the main entry. She noted that maybe more articulation or changes to the windows would help it feel less institutional. Ms. Niehoff then stated with regard to context, she commented it is more successful on the macro level than the micro level. She stated the applicant has not been successful in addressing the neighbors' comments and referred to the blank west wall and suggested it be broken up with more articulation. Ms. Niehoff stated making the building ADA accessible would benefit the community as a whole.

Ms. Niehoff then commented she would prefer more building volume on Ridge as opposed to Cherry Street and suggested the applicant be a better neighbor to those to the west. She also stated she is troubled by the amount of parking lot paving and suggested alternatives in terms of access and landscaping. Ms. Niehoff suggested they consider eliminating the north arm of the parking access from Ridge. She commented the building design is contextually acceptable and questioned whether the windows are true divided light. Mr. Buehler stated the windows are simulated divided light. Ms. Niehoff stated she would like to see a sample of what the window would look like. Ms. Niehoff stated with regard to the materials, she suggested the use of natural limestone rather than cast stone, and commented the proposed bollard lights are not neighborhood friendly and appeared to be more institutional looking. Ms.

Niehoff added the mechanical equipment should be better shielded from the neighbors and agreed with the suggestion of providing a sample of the brick material to the Board.

Mr. Ritter commented the building has been beautifully designed and is consistent with the original building's architectural style. He referred to the lack of windows on the south side of the south façade and suggested windows be added but noted that the neighbors may not want windows on the south side. Mr. Buehler responded they were sensitive to the neighbors in that regard. Mr. Ritter commented the applicant has generally done a very good job and he is sensitive to the neighbors' comments made that this Board cannot address.

Mr. Duda indicated it would have been easier for the Board to comment if the other boards had reviewed the request first. He agreed with the comments made specifically referring to the fencing being consistent and landscape screening being provided. Mr. Duda also commented he liked the bump out on Cherry Street which served to break up the wall and that he agreed with the institutional appearance comments. He stated that he wants to be sure the brick on the addition matches the existing brick. Ms. Meiners stated they could compliment the brick with clapboard, which could help scale down the mass.

Chairperson Moor suggested the matter be continued to a future meeting while keeping in mind their list of recommendations. She then summarized the Board's position from a design perspective as follows: (i) better comparison of the new and old brick while providing a brick sample along with window material samples; (ii) another design plan for the east parking lot and access loop together with additional landscaping; (iii) work on the fenestration or materials used on the south addition to make it appear less institutional; (iv) providing a street level view of the rooftop mechanical equipment; (v) use of path lighting as opposed to bollard lighting for the neighbors' benefit; (vi) consider shifting the north building addition eastward to eliminate the straight west wall; (vii) confirm fence material and consider making it one complete fence; and (viii) use of natural limestone versus cast limestone.

Chairperson Moor then asked for a motion to continue the matter to the July 18, 2024, meeting. The Board Members discussed their availability and the applicant confirmed they would consider the Board's recommendations by the next meeting date. A motion was made by Ms. Niehoff as stated on page 34 to continue the matter to the July 18, 2024, meeting to provide the applicant time to address the Board's questions and comments as previously noted. Mr. Duda seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Duda, Meiners, Moor, Niehoff, Ritter
NAYS: None

Mr. Murphy asked for clarification of the specific figures in terms of the amount of the expansion. Mr. Camillucci confirmed the calculations would be provided.

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Respectfully submitted,

Antionette Johnson
Recording Secretary

Winnetka Design Review Board/Sign Board of Appeals Regular Meeting Minutes - EXCERPT
September 19, 2024

Members Present:	Maggie Meiners, Acting Chairperson
	Fritz Duda
	Colin Kennedy
	Paul Konstant
	Michael Ritter
Members Absent:	Katie Moor
	Heather Niehoff
Village Staff:	David Schoon, Director of Community Development
	Ann Klaassen, Assistant Director of Community Development

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Continued Applications:

a. Case No. 24-14-SU: Grace Presbyterian Church of the North Shore (440 Ridge Avenue): A Certificate of Appropriateness to allow construction of additions and site improvements to Grace Presbyterian Church of the North Shore. The Village Council has final jurisdiction on this request. This item was continued from the June 20, 2024, July 18, 2024, and August 15, 2024, Design Review Board meetings.

Ms. Klaassen described the continued request and provided the application's background and the neighbors' opposition to the request and outlined their concerns. She then identified the Board's suggested changes to the request in detail and described how the request was continued to allow the applicant to continue discussions with neighbors. Ms. Klaassen then identified the application's primary changes since the Board last reviewed the application.

Ms. Klaassen informed the Board the Historic Preservation Commission considered the demolition application at its August 2024 meeting and required an HAIS. She then stated the ZBA and Plan Commission meetings have not yet been scheduled with public notice to be provided for all meetings. Ms. Klaassen then outlined the Board's role and identified the relevant design guidelines on page nos. 79 and 80 for the Board is to consider. She also stated the written comments received are included in the agenda packet. Ms. Klaassen stated following the applicant's presentation, public comment and optional applicant response and Board discussion, the Board can either continue the application to a date certain or make a recommendation approving or denying the request as drafted on page no. 14. She then asked if there were any questions.

Mr. Konstant raised a question related to engineering. Ms. Klaassen informed the Board that the preliminary engineering plans have been approved at this point noting no engineering issues were raised. She noted that final engineering plans will be required with the submittal of a building permit and those plans will also be reviewed by Village Engineering staff. Chairperson Meiners asked if there were any other questions. Mr. Duda thanked the applicant for addressing the Board's brick, window, stone and fenestration concerns. He then referred to drop-off, landscaping and parking issues which were addressed in an area he identified and stated the applicant has addressed all the Board's concerns.

Karl Camillucci of Taft Stettinius & Hollister introduced Pastor Marshall Brown, several church members and Joe Buehler of Present Future Architects and stated they can walk through the presentation in more detail together with material samples. He then referred to a summary of the Board's comments and provided an overview of what took place since the June 2024 meeting. Mr. Camillucci then identified several items which were modified as a result of the Board's and neighbors' comments.

Joe Buehler provided additional information relating to windows which he described in detail and provided samples to the Board for their review. He then referred to the brick samples which he provided in comparison to the existing brick as well as the mortar joints which he described in detail with the intention of the color to match. Mr. Buehler stated in connection with the cast stone versus limestone conversation, he referred to an illustration of a sample which he provided to the Board for comparison and noted the church's preference for cast stone. He stated with regard to fencing, they plan to provide continuous solid wood cedar fencing and described the updated bollard lighting and mechanical screening. Mr. Buehler then explained how the façade would be stepped back and the landscaping to be added along the base of the building. He then stated with regard to the south addition's aesthetics, two trees would be planted in the island with a green buffer installed to soften the addition. Mr. Buehler described in detail how the addition was modified to appear more residential in scale. He then explained the three design options for the new entry façade that connects the existing church building and the new addition for the Board's consideration. Mr. Buehler explained that options 2 and 3 are intended to be more residential in nature.

Chairperson Meiners asked if there were any comments. Several Board members commented the revised plan looked nice.

Michael Holmberg stated he lives due west of the site. He stated the neighbors have been uniformly disappointed with the level of communication from the church since January 2024. He referred to a member of the applicant's team who did meet with some of the neighbors and stated the proposed plan was put in place and it is too late to change it based on the neighbors' comments. Mr. Holmberg then referred to the west elevation and the amount of parking available to the church. He stated while the proposed materials are fine, he referred to the effect on the appearance from the neighbors' point of view. Mr. Holmberg questioned what the view from the rear would look like and they are not in opposition to the church's growth.

Judy Murphy, 426 Linden, stated they love the church, and she agreed with Mr. Holmberg's comments relating to the neighbors' input in terms of the design. She stated while they appreciated the changes made, their comments from July 2024 were not considered. Ms. Murphy questioned the engineering approval. Ms. Klaassen explained the engineering approval process. Ms. Murphy then referred to the effect on the neighbors to the west and concluded by stating that the design and neighborhood should all fit together.

Chris Nilan, 882 Oak Street, stated he is a church member and described the church as growing with younger and older families with the plans to accommodate the growth. He stated they attempted to converse with the neighbors to find common ground on the project.

Mr. Buehler stated they were able to access the west neighbors' backyard to consider the view from that vantage point and that they planned to provide renderings of winter and summer views.

Terry Dason, 134 Green Bay Road, stated she is a member of the church and on the committee that will talk to the neighbors. She stated they want to address the needs and wants of the neighbors. Ms. Dason stated the church committee is being thoughtful to the neighborhood and its parishioners.

Mr. Camillucci stated Mr. Buehler has been in discussions with the west neighbor in terms of view and the applicant has been meeting one on one with neighbors directly adjacent to the church. He also stated they discussed additional landscaping to additionally screen the west view. He then stated the mechanical noise and view issues would be discussed with the Plan Commission noting the noise would be dampened and reduced due to its enclosure. Mr. Camillucci also stated with regard to neighbor dialog, he informed the Board they met with neighbors in November 2023 prior to their initial plan submission after which the scale was reduced as a result of their concerns.

Chairperson Meiners called the matter in for discussion. Mr. Buehler identified option nos. 1, 2 and 3 for the Board's review in an illustration. Several Board Members preferred option 2. Chairperson Meiners preferred option nos. 1 and 3 although she thought all of them would work. Mr. Ritter stated the proposed architecture is great and is consistent with the neighborhood although the applicant is still working on the rending of the west facade. Chairperson Meiners suggested a condition be made to require landscape screening to appease the neighbors in terms of their view. She noted all the Board's comments and those from the neighbors in June 2024 have been addressed and there is not much else that can be done to the design.

Mr. Holmberg asked if the neighbors would be able to view a west elevation rendering prior to it being approved. The Board Members and the applicant discussed options relating to the second-floor plan and roof appearance.

Mr. Duda asked if the Board could move to approve the request with a condition that they will work in good faith with the neighbors. He would really like to move this application forward. Mr. Camillucci stated they appreciate the desire to be responsive to the neighbors. He stated that a revised landscape plan was provided, which shows the more robust landscaping along the western edge of the property line. Mr. Camillucci stated that the intent of that is to screen most of the west elevation, if not all of the west elevation from view. He stated that they will be appearing before the ZBA and Plan Commission with respect to the zoning requests. Mr. Camillucci stated that the screening of this building from view for the neighbors is in part a zoning issue because it has to with the impact of the proposed development on the adjacent properties, so to the extent unexpectedly that these views from the west are still not acceptable to the neighbors those bodies would have an opportunity to request additional changes to the plans in order to try to accommodate those neighbors' concerns. He stated that they would very much like to be able to move on to those next meetings because they expect there to be a little bit of an iterative process still to come as they go before the ZBA and Plan Commission and they would still like to begin construction before the first freeze next year and not run into problems by pushing back the construction date. Mr. Duda asked if the request is continued, can it be considered by the three Boards concurrently instead of the Board rushing to approval. Ms. Klaassen explained the need to have the DRB provide a recommendation prior to its presentation to the ZBA and Plan Commission. Mr. Ritter referred to the west façade's illustration which was discussed with the audience. Mr. Buehler stated they can have a west elevation rendering completed by next week for general public viewing. Mr. Ritter commented the elevation presented is consistent with the remainder of the addition and the church and it is not possible for each neighbor to be consulted about each project. He then stated he would recommend approval. Mr. Konstant agreed with Mr. Ritter's comments.

Chairperson Meiners then asked for a motion to recommend approval of a certificate of appropriateness for the design of the proposed additions and site improvements as indicated on page 14 of the agenda packet. A motion was made by Mr. Ritter to recommend approval for the certification of appropriateness for the Grace Presbyterian Church project subject to the new entry façade that connects the existing church building and the new addition be constructed with the Option 2 design. The motion was seconded by Mr. Duda. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Duda, Kennedy, Konstant, Meiners, Ritter
NAYS: None

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Respectfully submitted,

Antionette Johnson
Recording Secretary

ATTACHMENT C

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
[redacted]

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
[redacted]

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









Steve Sanders 429 Linden
Presented at PC 10.23.24

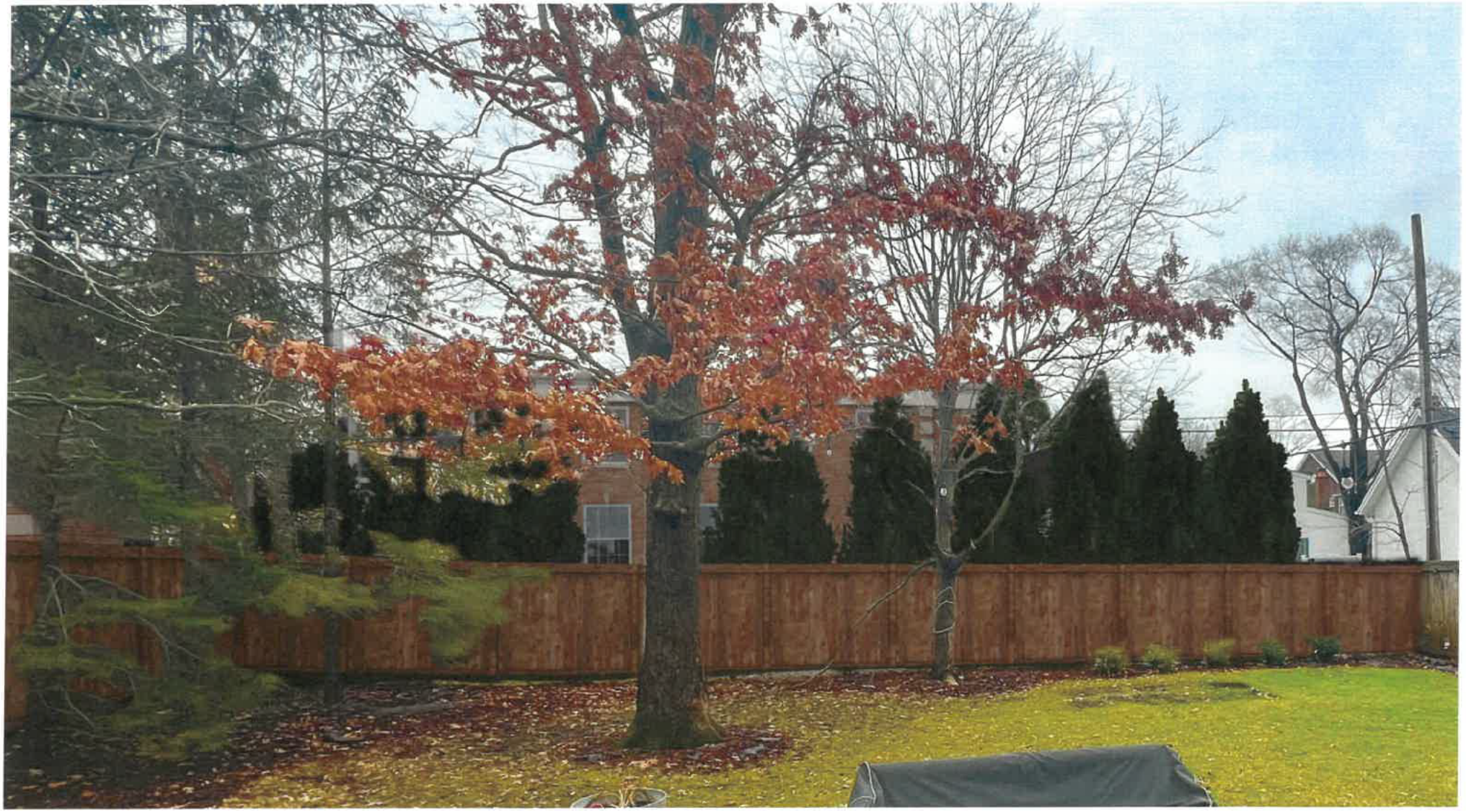
RECEIVED
OCT 23 2024
BY:

GRACE PRESBYTERIAN CHURCH | 09.12.2023
Present Future Architects

WINTER TIME VIEW - BEFORE



WINTER TIME VIEW - AFTER



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

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rity / fecha de entrega a
toridad electoral

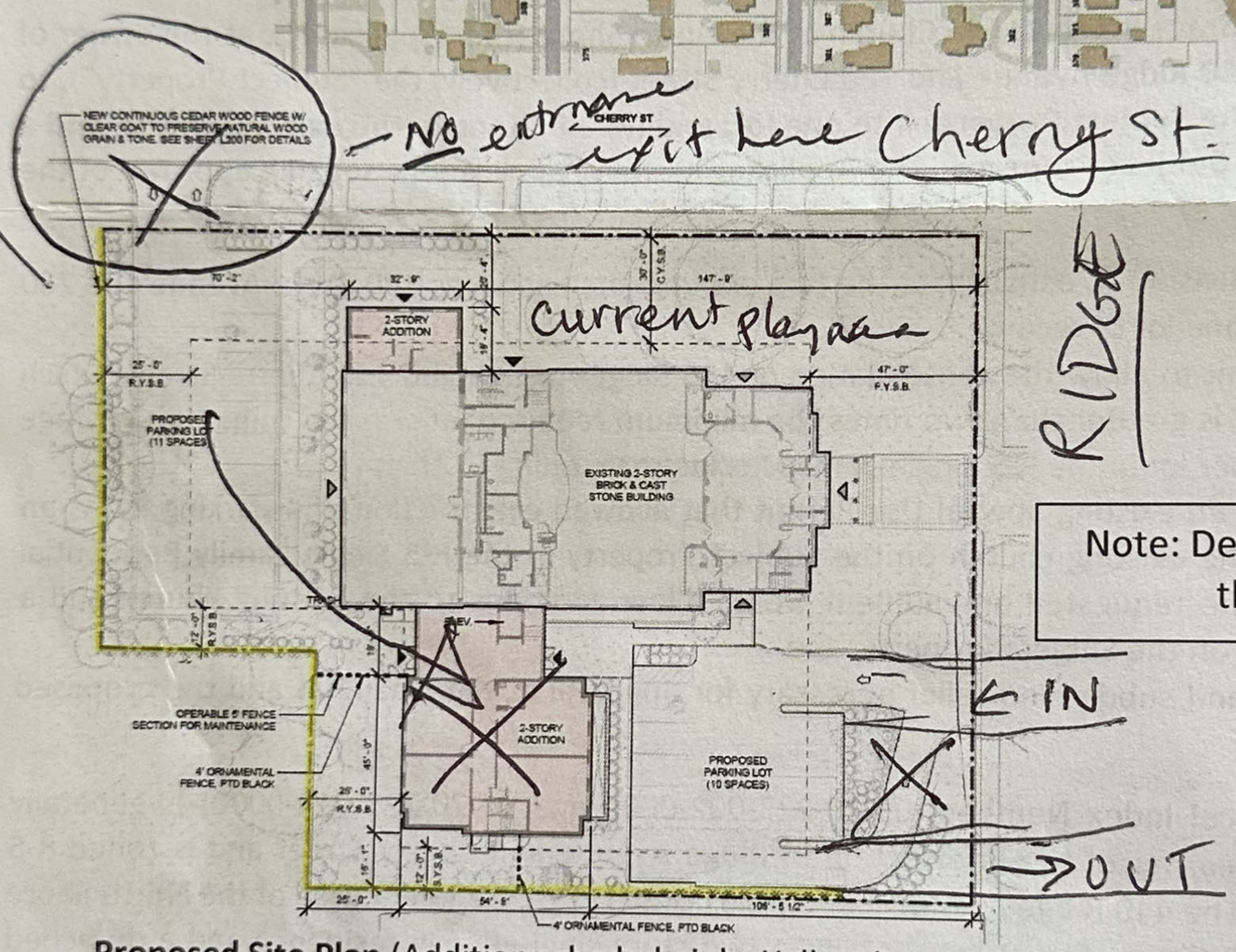
Envelope 70



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

No entrance exit here Cherry St. NOT Safe.

RIDGE



Note: Details may change through the review process

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



Rending of Proposed Addition (East Elevation)


NOTICE
SPECIAL USE
PUBLIC HEARING


NOTICE

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

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.

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]
[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

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 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).

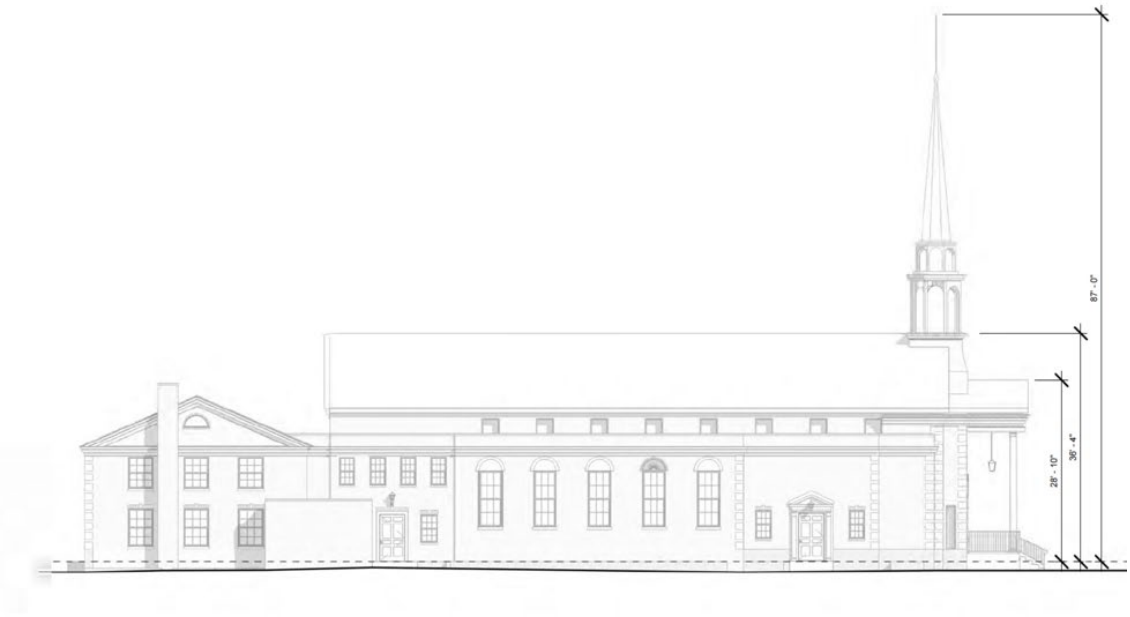
Grace Church and the neighbors should each select two decisionmakers (not lawyers, architects or me) to engage and negotiate a solution. Here are my thoughts.

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.

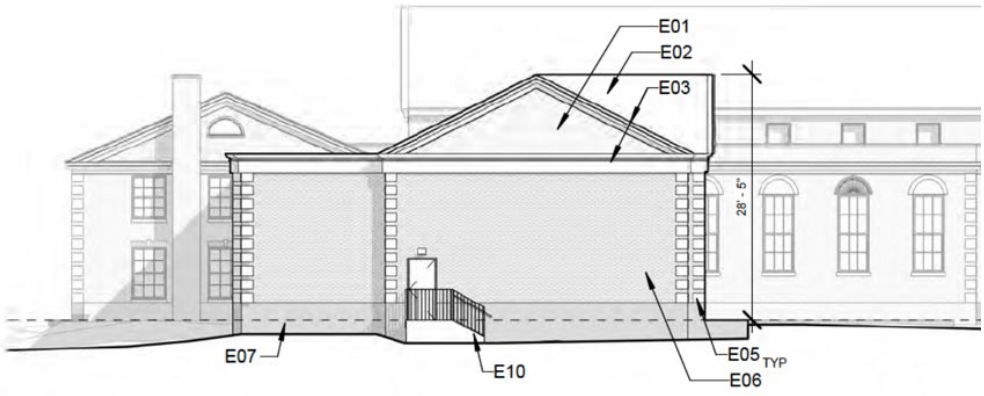
2. Screening - Install the west and south fencing off the lot lines and plant 15-17" arborvitae on the neighbor's side of the fences. The trees should grow about a foot per year. This would provide an attractive view from the west and south of the Church. There are some mature trees to save. There are 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.


KUBOTA
CAT

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,

[redacted]

Martin O'Connor
749 Cherry Street
Winnetka

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: APRIL 10, 2025

SUBJECT: 515 HIBBARD ROAD - THE CARLETON WASHBURNE SCHOOL
CERTIFICATE OF APPROPRIATENESS (CASE NO. 25-07-DR)

INTRODUCTION

On April 17, 2025, the Design Review Board is scheduled to consider an application submitted by the Winnetka School District 36 (the "Applicant"), as the owner of the property located at 515 Hibbard Avenue, *The Carleton Washburne School* (the "Subject Property"), to allow replacement of the existing aluminum louvers on first-floor and brick lattice on second-floor classrooms with new aluminum louvers on the school building at the Subject Property. The Applicant is seeking approval of a Certificate of Appropriateness to allow the proposed exterior building changes.

PROPERTY DESCRIPTION

The Subject Property (Parcel Index Number 05-20-108-001-0000) fronts Hibbard Road and is located between Oak Street and Elm Street within the R-4 Single-Family Residential Zoning District.

CURRENT REQUEST

The Applicant is seeking approval to allow exterior building alterations on the north and south facades, including replacing the existing louvers on the exterior face of the building. The first-floor classrooms currently have aluminum exterior louvers, which will be replaced with the same size and color. The second-floor classrooms have a brick lattice on the exterior face of the building with concealed louvers behind it. The scope on the second floor includes removing the brick lattice and replacing it with louvers that match the existing ones on the first floor in detail. The revision is proposed for both fresh air requirements and maintenance considerations.

Figure 1 on the following page identifies the Subject Property. **Figure 2**, the site plan, identifies the louvers' location to be replaced. **Figures 3** and **4** identify louvers to be replaced on the typical building elevations.

The Applicant has provided a site plan showing the location, design, and written explanation for replacing existing louvers, all of which are included in the application materials, Attachment A.

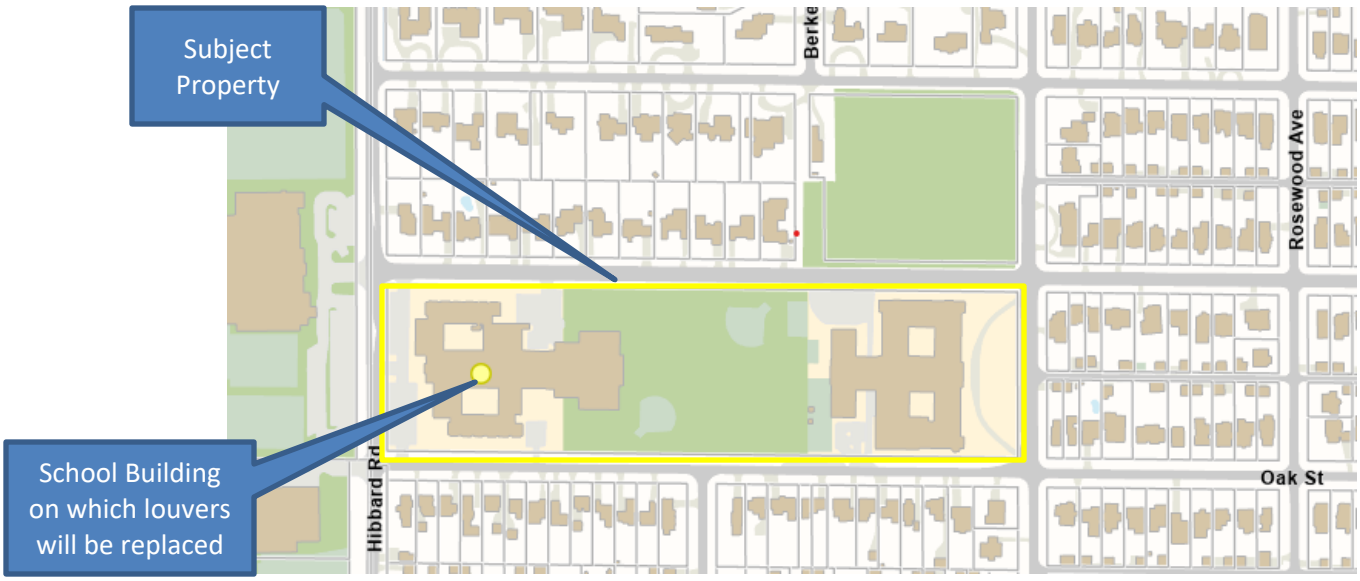


Figure 1 – Subject Property – Location Map

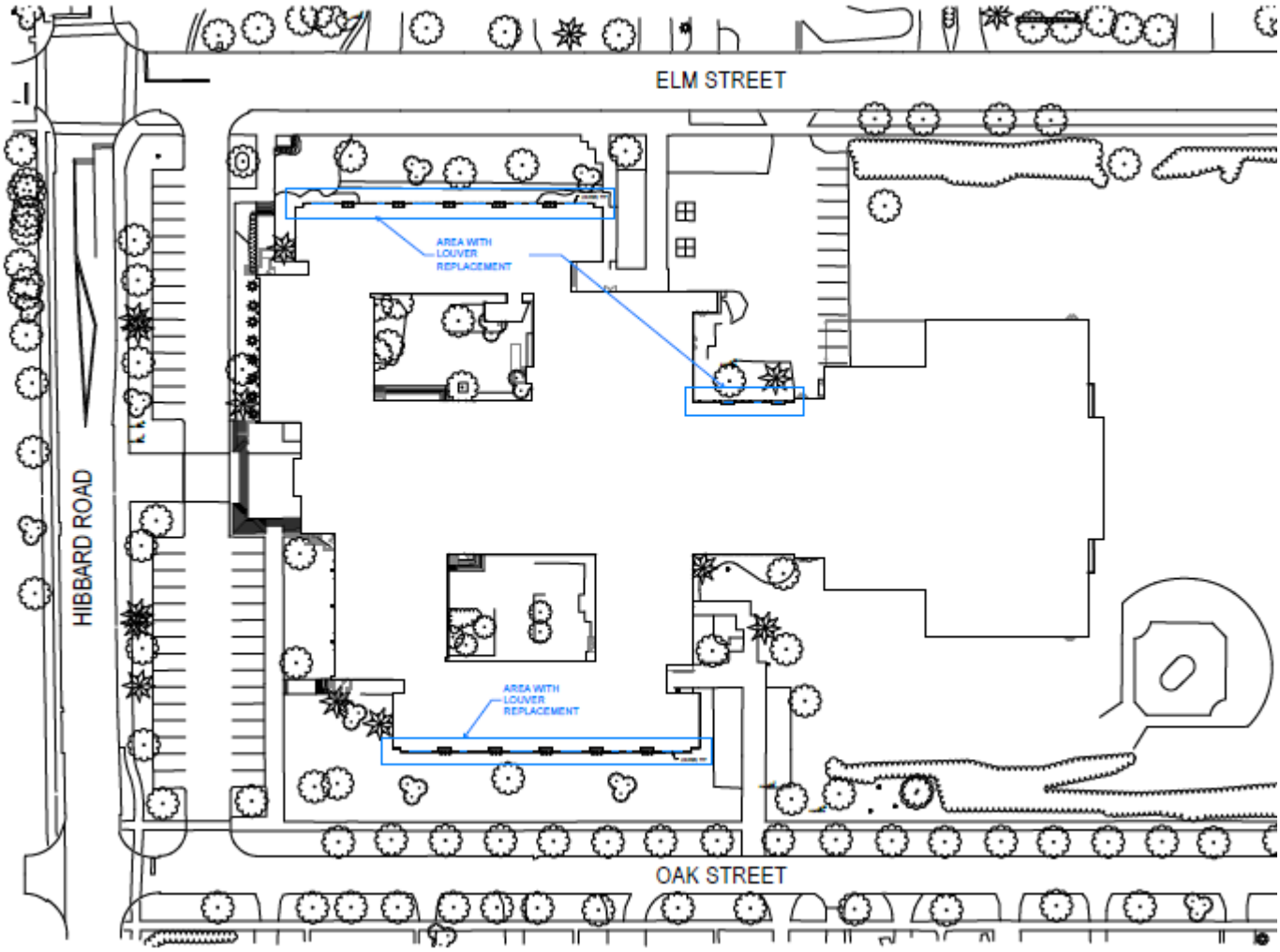


Figure 2 – Site Plan showing the location of the louvers to be replaced on the exterior of the building

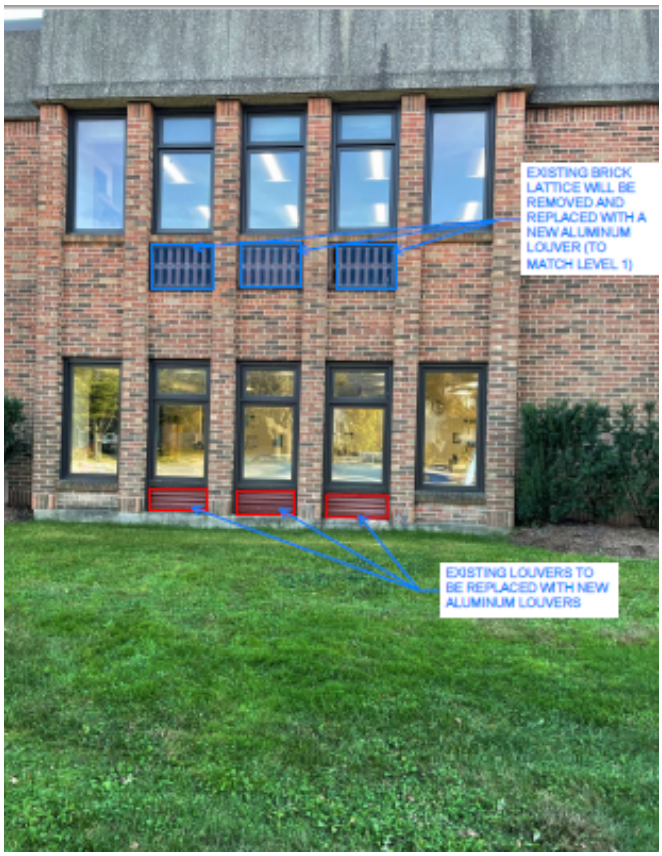


Figure 3 – Typical façade showing louvers to be replaced on the exterior of the building for the first and second-floor classrooms

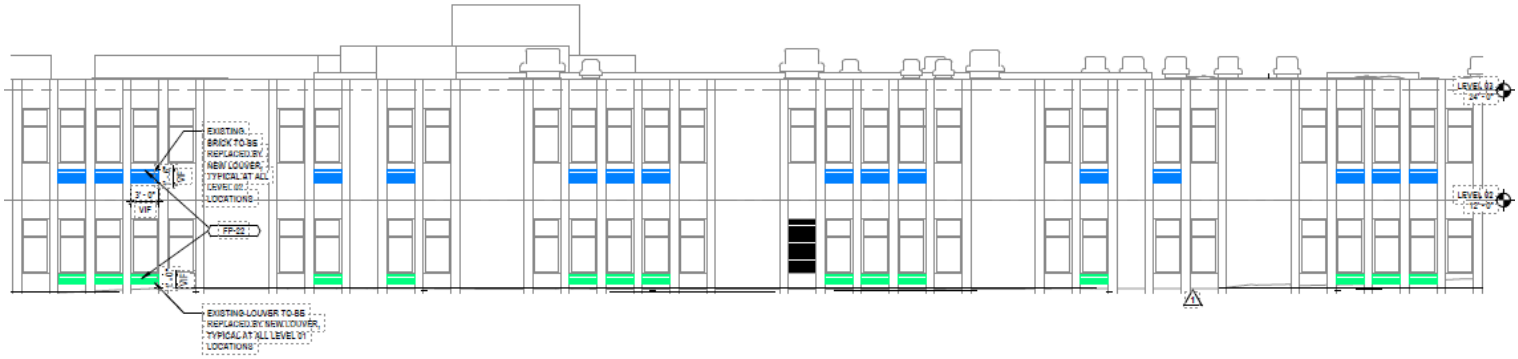


Figure 4 – North Elevation showing louvers to be replaced on the exterior of the building for the first and second-floor classrooms

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

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

> *"(1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;"*
>
> *"(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the*

immediate neighborhood, and including both urban design and site arrangement considerations;"

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

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

The Board will need to determine if the proposed louver replacements comply with the above standards.

DESIGN GUIDELINES ANALYSIS

The Project abides by the Village Design Guidelines, as the applicant maintains the materials and colors currently on the building. The form of the building will not be altered, as it is planned to use the existing louver openings.

SUMMARY

The Applicant requests that the DRB find the proposed replacement of the existing louvers appropriate and compatible with the Design Guidelines and approve it as proposed. Should the DRB approve the Certificate of Appropriateness, the Applicant would first need to obtain an approved Building Permit from the Community Development Department prior to replacing the louvers on the exterior of the building.

ATTACHMENTS

Attachment A: Application Materials

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 515 Hibbard Road, Winnetka, IL 60093 COA2025-226

Name of Business(es): The Carleton Washburne School

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

RECEIVED
APR 01 2025
BY:

- ☐ Sign — Sign Permit Application attached?
- ☐ Awning — Awning Permit Application attached?
- ☑ Other (general description) Louver Replacement

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Replacing existing brick lattice with aluminum to at level 2 classrooms. Detail is intended to match the detail at the Level 1 classrooms.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 515 Hibbard Road, Winnetka, IL 60093 (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

FOR LESSEE/OWNER USE ONLY

SIGNED	[redacted]
PRINTED NAME(S)	Steve Wilt
ADDRESS	1235 Oak Street Winnetka, IL 60093
PHONE NO.	(847) 446-9400
EMAIL	stevewilt@winnetka36.org

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

COA Fee
- ☒ $135
- ☐ $575

PRIMARY DESIGN FIRM	Perkins & Will Inc
CONTACT NAME	Justin Hegge
ADDRESS	410 N. Michigan Ave, Suite 1600 Chicago, IL 60611
PHONE NO.	(312) 755-4770
EMAIL	justin.hegge@perkinswill.com

Perkins&Will

Date: 3.31.2025

Davorka Kinincic
Building and Code Enforcement Manager
Village of Winnetka, IL
510 Green Bay Road
Winnetka, IL 60093

Re: Carleton Washburne Louver Replacement

Dear Davorka,

It is our pleasure to present to you this application for a Certificate of Design Appropriateness for the Washburne exterior louver replacement.

The District accepted a bid to replace the unit ventilators in a majority of the classrooms throughout the school. As a result, the exterior louvers are within scope to ensure the free area / fresh air requirements are met.

The Level 1 classrooms currently have an exterior louver. The louver will be replaced with the same size and color. The Level 2 classroom have a brick lattice at the exterior face of the building with a concealed louver behind. The scope at Level 2 includes removing the brick lattice and replacing it with a louver to match the existing Level 1 detail. The revision is proposed for both fresh air requirements and maintenance considerations.

The Project abides to the Village Design Guidelines as we are maintaining the materials and colors currently on the building. The form of the building will not be altered as we plan to use the existing opening currently utilized for the louver opening.

The Project also abides by the six standards for a Special Use Permit. The elementary school is already an established special use entity in the community at its current location and the Project will not detrimentally affect the surrounding neighborhood. The Project will not increase enrollment or change the current use of the school, so no pedestrian or vehicular traffic should be affected once the Project is complete. The Project follows all local ordinances and standards.

Thank you for your consideration, and we look forward to working with you further on this Project.

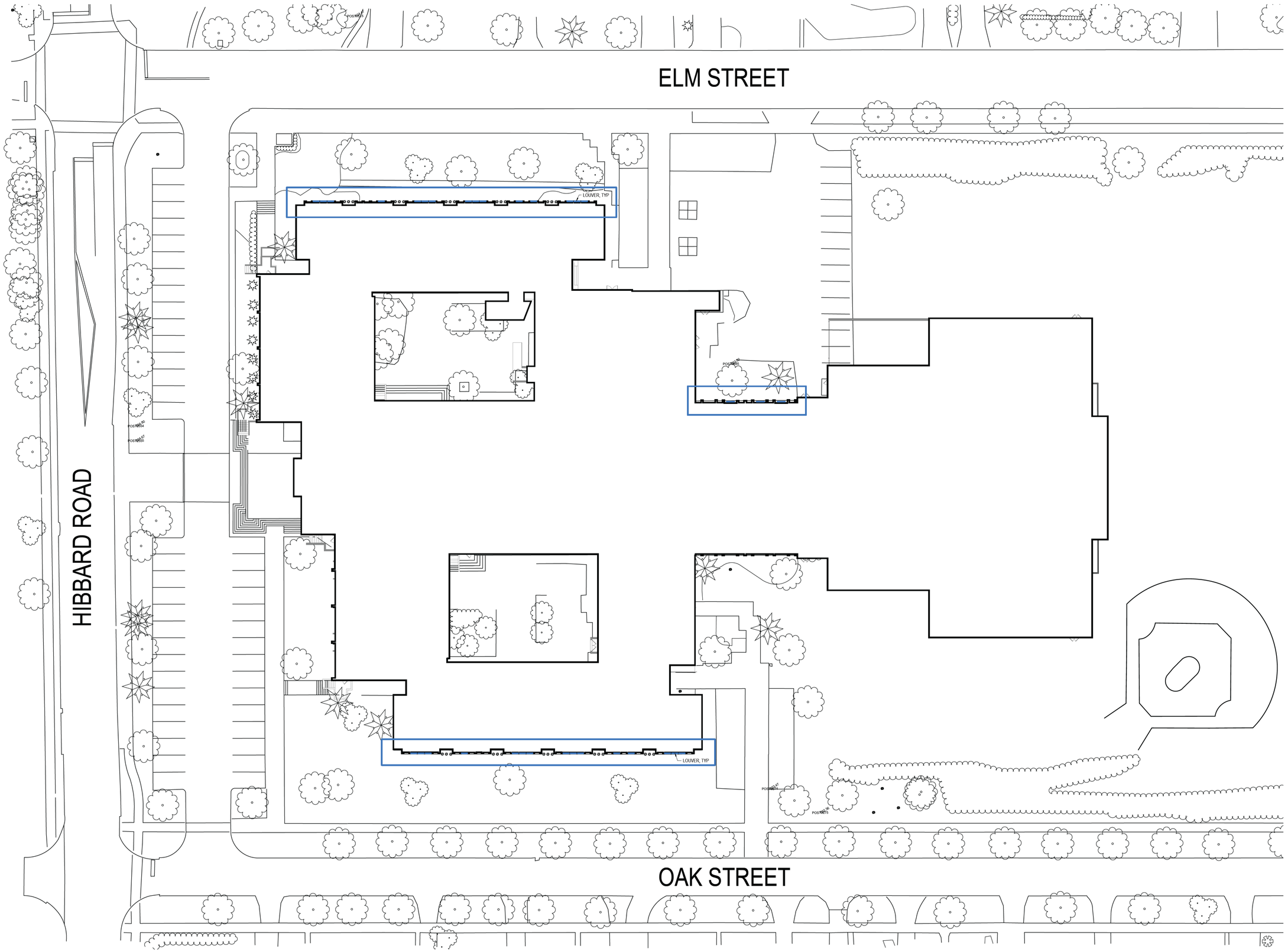
Sincerely,

[redacted]

Senior Project Architect
Perkins&Will

410 N. Michigan Avenue, Suite 1600
Chicago, Illinois 60611

www.perkinswill.com



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

MEP
MSA - MECHANICAL SERVICES ASSOCIATES
111 S Virginia Street
Crystal Lake, IL 60014

CONSTRUCTION MANAGER
Bulley & Andrews LLC
1755 West Armitage Avenue
Chicago, Illinois 60622

OWNER
THE WINNETKA PUBLIC SCHOOL DISTRICT 36
1235 Oak Street
Winnetka, IL 60093

CONTRACTOR

PROJECT

2025 SUMMER WORK
THE CARLETON WASHBURNE SCHOOL

THE WINNETKA PUBLIC
SCHOOL DISTRICT 36
1235 Oak Street Winnetka,
Illinois 60093

THE SKOKIE SCHOOL (S)
CROW ISLAND SCHOOL (CI)
CARLETON WASHBURNE SCHOOL (W)
HUBBARD WOODS SCHOOL (HW)
GREELEY SCHOOL (GR)

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number 021331.010

TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

V A01-00

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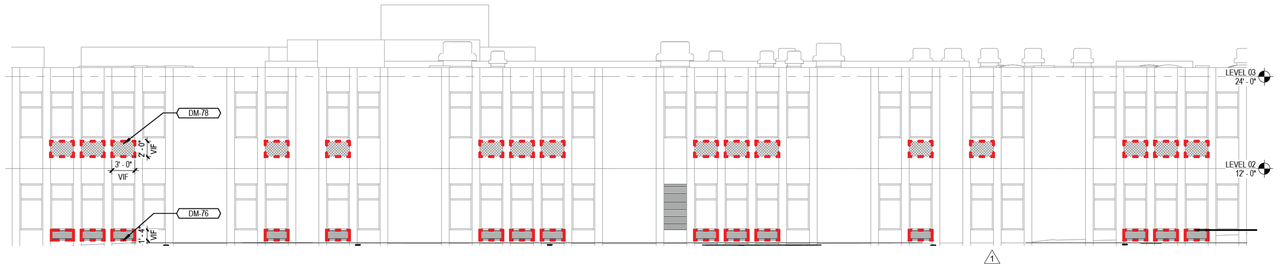
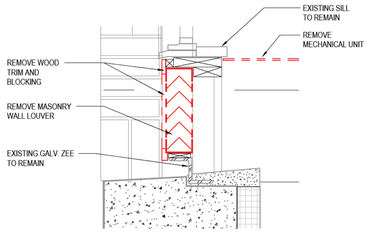
3/28/2025 4:10:58 PM Autodesk Docs://Winnetka - D36 Capital Projects/ARCH_Winnetka D36_WASHBURNE.rvt



6 LEVEL 01 LOUVERS, TYP.
1" = 1'-0"



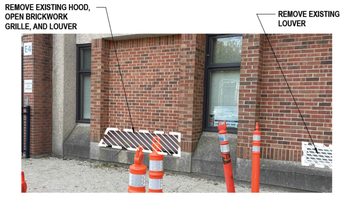
5 NORTH ELEVATION
1/8" = 1'-0"



4 LEVEL 01 - SECTION AT LOUVER, TYP.
1 1/2" = 1'-0"



3 LOUVER AT ROOM C111
1" = 1'-0"



2 LOUVER AT ROOM C112A
1" = 1'-0"

1 OVERALL DEMO PLAN - LEVEL 01
1/16" = 1'-0"

⬡	<<< Indicates Sheet Keynote on Plan
DM-76	REMOVE LOUVER, PREPARE SURFACE FOR NEW WORK
DM-78	REMOVE EXISTING BIRD SCREEN, MASONRY, AND THE LOUVER BEHIND EXISTING MASONRY.

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

MEP
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Bulley & Andrews LLC
1755 West Armitage Avenue
Chicago, Illinois 60622

OWNER
THE WINNETKA PUBLIC SCHOOL DISTRICT 36
1235 Oak Street
Winnetka, IL 60093

CONTRACTOR

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

2025 SUMMER WORK
THE CARLETON WASHBURNE SCHOOL

THE WINNETKA PUBLIC
SCHOOL DISTRICT 36
1235 Oak Street Winnetka,
Illinois 60093

THE SKOKIE SCHOOL (S)

CROW ISLAND SCHOOL (CI)

CARLETON WASHBURNE SCHOOL (W)

HUBBARD WOODS SCHOOL (HW)

GREELEY SCHOOL (GR)

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
2	ISSUE FOR PERMIT	03/14/2025
1	ADDENDUM 1	01/09/2025
	ISSUE FOR BID	12/12/2024

Job Number 021331.010

TITLE

OVERALL DEMO PLAN
- LEVEL 01

SHEET NUMBER

V A04-03

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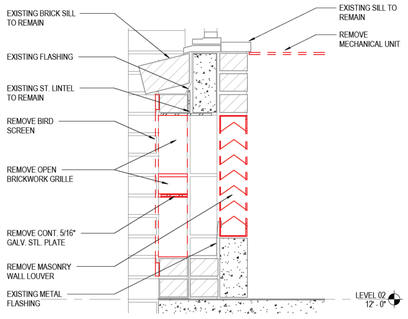
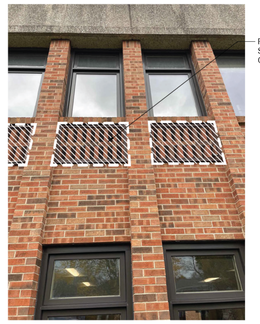
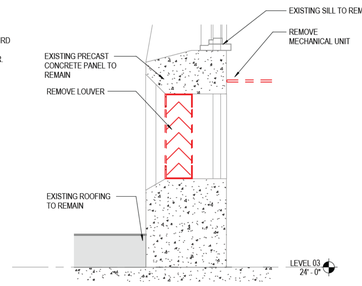
3/28/2025 4:11:02 PM Autodesk Docs://Winnetka - D36 Capital Projects/ARCH_Winnetka D36_WASHBURNE.rvt



6 LEVEL 02 - SECTION AT LOUVER, TYP
1 1/2" = 1'-0"



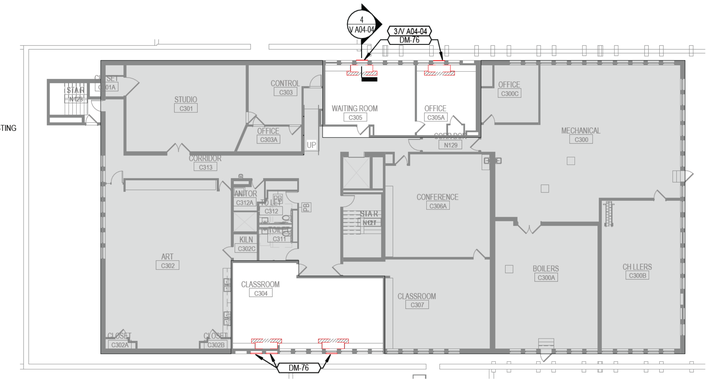
5 LEVEL 02 - ELEVATION, TYP.
1" = 1'-0"



4 LEVEL 03 - SECTION AT LOUVER, TYP
1 1/2" = 1'-0"



3 LEVEL 03 LOUVERS, TYP.
1" = 1'-0"



2 OVERALL DEMO PLAN - LEVEL 03
1/16" = 1'-0"



1 OVERALL DEMO PLAN - LEVEL 02
1/16" = 1'-0"

<<<	Indicates Sheet Keynote on Plan
DM-76	REMOVE LOUVER, PREPARE SURFACE FOR NEW WORK
DM-78	REMOVE EXISTING BIRD SCREEN, MASONRY, AND THE LOUVER BEHIND EXISTING MASONRY

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

CONSULTANTS

MEP
MSA - MECHANICAL SERVICES ASSOCIATES
111 S Virginia Street
Crystal Lake, IL 60014

CONSTRUCTION MANAGER
Bulley & Andrews LLC
1755 West Armitage Avenue
Chicago, Illinois 60622

OWNER
THE WINNETKA PUBLIC SCHOOL DISTRICT 36
1235 Oak Street
Winnetka, IL 60093

CONTRACTOR

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

2025 SUMMER WORK
THE CARLETON WASHBURNE SCHOOL

THE WINNETKA PUBLIC SCHOOL DISTRICT 36
1235 Oak Street Winnetka, Illinois 60093

THE SKOKIE SCHOOL (S)

CROW ISLAND SCHOOL (CI)

CARLETON WASHBURNE SCHOOL (W)

HUBBARD WOODS SCHOOL (HW)

GREELEY SCHOOL (GR)

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
2	ISSUE FOR PERMIT	03/14/2025
1	ADDENDUM 1	01/09/2025
	ISSUE FOR BID	12/12/2024

Job Number 021331.010

TITLE

OVERALL DEMO PLAN - LEVEL 02 & 03

SHEET NUMBER

V A04-04

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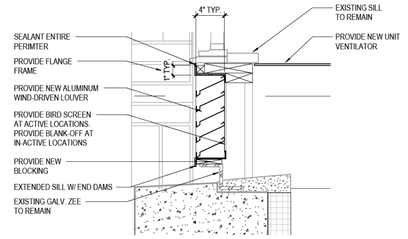
3 NORTH ELEVATION
1/8" = 1'-0"



2 LEVEL 01 - SECTION AT LOUVER, TYP.
1 1/2" = 1'-0"

1 OVERALL FLOOR PLAN - LEVEL 01
1/16" = 1'-0"

⬡	<<< Indicates Sheet Keynote on Plan
FP-22	PROVIDE AND INSTALL NEW LOUVERS

Perkins&Will

The Wrigley Building
410 North Michigan Ave.
Suite 1600
Chicago, IL 60611
t 312.755.0770
f 312.755.0775
perkinswill.com

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MSA - MECHANICAL SERVICES ASSOCIATES
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1755 West Armitage Avenue
Chicago, Illinois 60622

OWNER
THE WINNETKA PUBLIC SCHOOL DISTRICT 36
1235 Oak Street
Winnetka, IL 60093

CONTRACTOR

PROJECT

2025 SUMMER WORK
THE CARLETON WASHBURNE SCHOOL

THE WINNETKA PUBLIC SCHOOL DISTRICT 36
1235 Oak Street Winnetka,
Illinois 60093

THE SKOKIE SCHOOL (S)
CROW ISLAND SCHOOL (CI)
CARLETON WASHBURNE SCHOOL (W)
HUBBARD WOODS SCHOOL (HW)
GREELEY SCHOOL (GR)

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
2	ISSUE FOR PERMIT	03/14/2025
1	ADDENDUM 1	01/09/2025
	ISSUE FOR BID	12/12/2024

Job Number 021331.010

TITLE

OVERALL FLOOR PLAN - LEVEL 01

SHEET NUMBER

V A11-00

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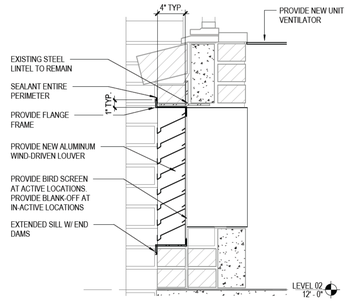
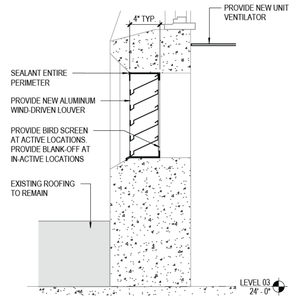


4 LEVEL 02 - SECTION AT LOUVER, TYP.

1 1/2" = 1'-0"



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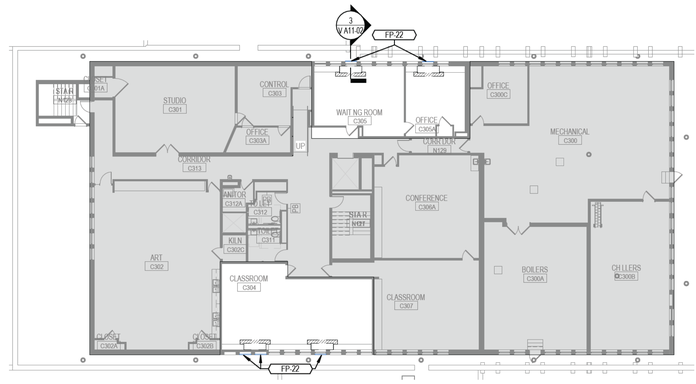

2 OVERALL FLOOR PLAN - LEVEL 03

1/16" = 1'-0"



1 OVERALL FLOOR PLAN - LEVEL 02

1/16" = 1'-0"

<<<	Indicates Sheet Keynote on Plan
FP-22	PROVIDE AND INSTALL NEW LOUVERS

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t 312.755.0770
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THE WINNETKA PUBLIC SCHOOL DISTRICT 36
1235 Oak Street
Winnetka, IL 60093

CONTRACTOR

PROJECT

THE WINNETKA PUBLIC SCHOOLS DISTRICT 36

2025 SUMMER WORK

THE CARLETON WASHBURNE SCHOOL

THE WINNETKA PUBLIC SCHOOL DISTRICT 36
1235 Oak Street Winnetka,
Illinois 60093

THE SKOKIE SCHOOL (S)

CROW ISLAND SCHOOL (CI)

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HUBBARD WOODS SCHOOL (HW)

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KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
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1	ADDENDUM 1	01/09/2025
	ISSUE FOR BID	12/12/2024

Job Number 021331.010

TITLE

OVERALL FLOOR PLAN - LEVEL 02 & 03

SHEET NUMBER

V A11-02

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVORKA KIRINCIC, AICP
BUILDING AND CODE ENFORCEMENT MANAGER

DATE: APRIL 11, 2025

SUBJECT: 510 WINNETKA AVENUE – OBERWEIS ICE CREAM AND DAIRY STORE - SIGN PERMIT AND THE CERTIFICATE OF APPROPRIATENESS (CASE NO. 25-08-DR)

INTRODUCTION

On April 17, 2025, the Design Review Board (DRB) is scheduled to consider a Sign Permit and Certificate of Appropriateness application submitted by *Hoffman Commercial Real Estate* (the "Applicant") as the owner of the *Oberweis Ice Cream and Dairy Store* space located at 510 Winnetka Avenue (the "Subject Property"), to allow refurbishment of existing awning frames, installation of new signage, and exterior building alterations, including changes to the existing doors/windows and updating existing sconce lighting at Subject Property.

A mail notice has been sent to property owners within 250 feet of the Subject Property, in compliance with Village Code. As of the date of this memo, staff have received one written comment from the public regarding this application. This comment is provided in **Attachment C**.

PROPERTY DESCRIPTION

The Subject Property (Parcel Index Number 05-28-102-023-0000), located at the southwest intersection of Green Bay Road and Winnetka Avenue, is zoned C-1 Neighborhood Commercial. The *Oberweis Ice Cream and Dairy Store* will occupy a portion of the first floor of an existing three-story multifamily building. **Figure 1** below shows the site plan and location of the Applicant's business. **Figure 2** shows the entire front facade of the building and the location of the Applicant's storefront, which currently has awning valance signs with the previous business name, all of which will be removed upon approval of the proposed signage.

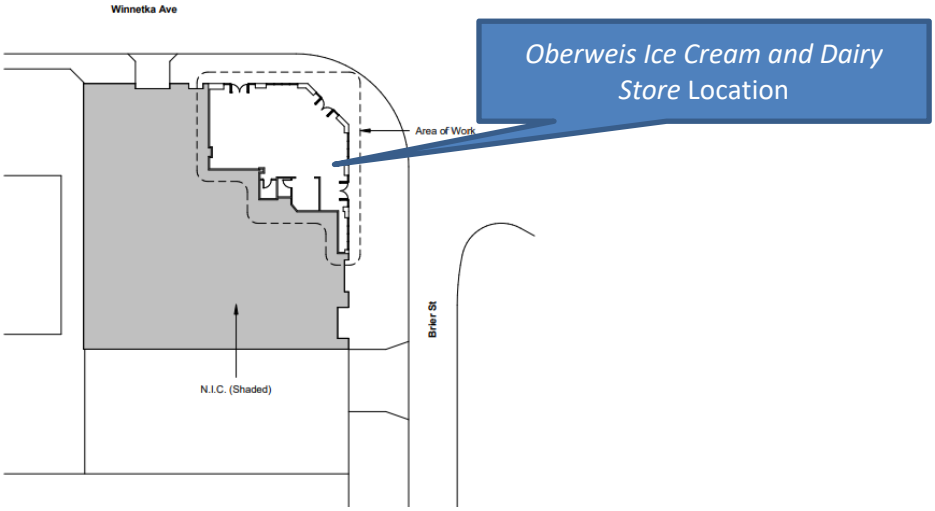


Figure 1 – Subject Property
Location of the Applicant's business



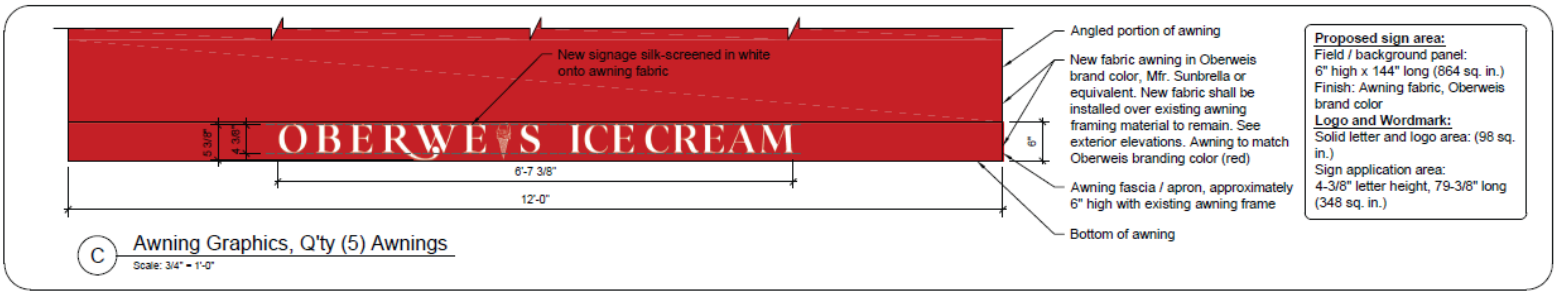
Figure 2 – Subject Property – Existing store frontage along Green Bay Road

CURRENT REQUEST

The Applicant is seeking approval to cover the existing awning frames with new fabric, install new valance signs, a new wall sign identifying their business, and a Certificate of Appropriateness to allow exterior building alterations, including changes to the existing doors/windows and updating sconce lighting as shown in the illustrations below:

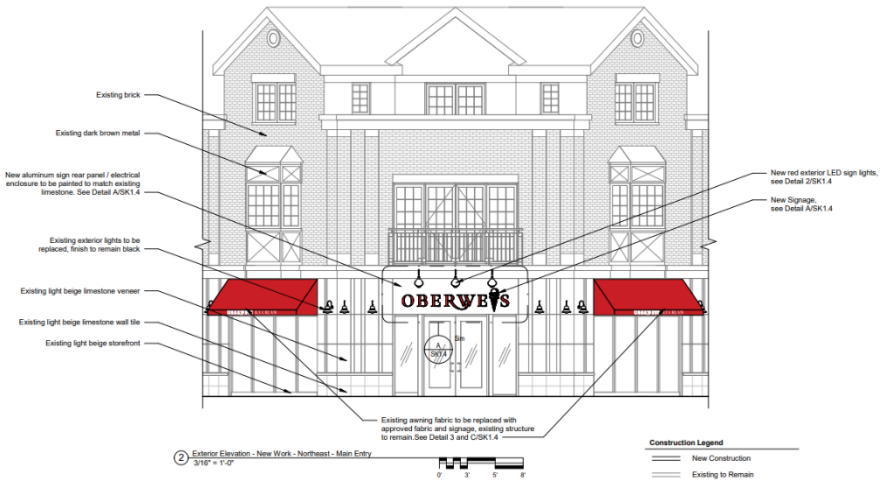
Proposed Awnings and New Awning Valance Signs

- Covering existing awning frames above all *Oberweis* windows with new red fabric, *Oberweis* brand color Mfr. *Sunbrella* with white lettering and ice cream cone logo, less than 6" tall
- The existing awning frames, 8 feet from the grade and projecting 42 inches over the sidewalk, will be reused, except for the awning above the *Oberweis* main entrance, which will be removed to allow installation of the proposed wall sign.





East Elevation – Proposed awnings, signage, and exterior building alterations



Main Entrance Elevation – Proposed awnings, signage, and exterior building alterations

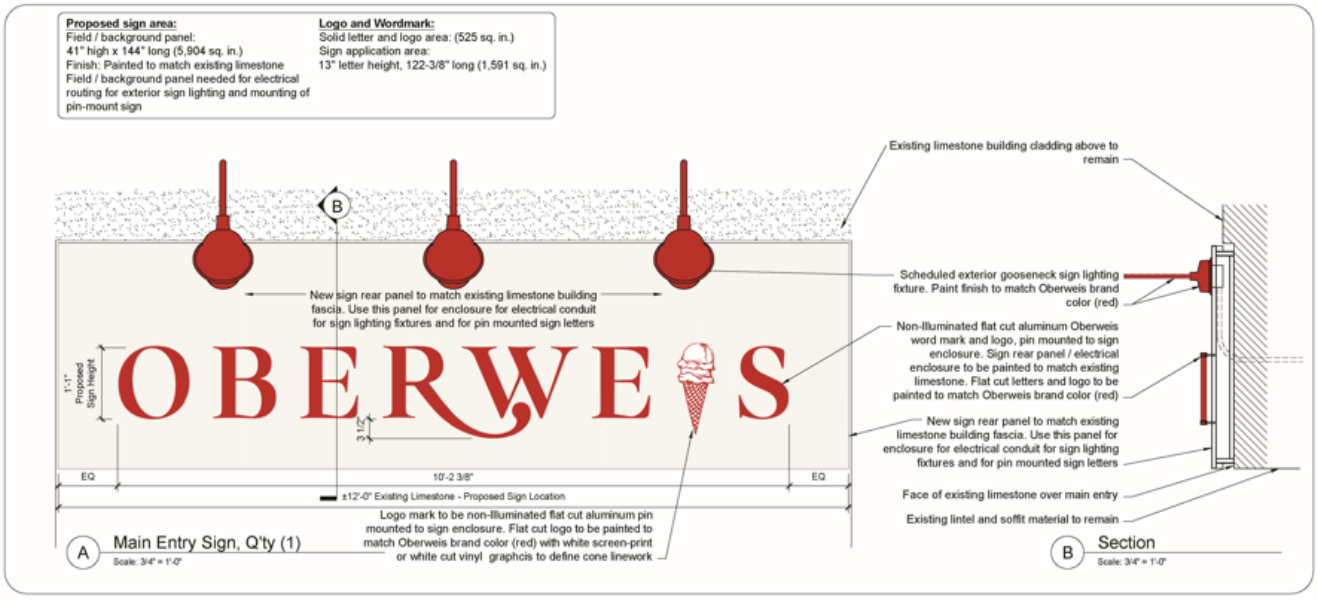


North Elevation – Proposed awnings, signage, and exterior building alterations

<u>Proposed Wall Sign</u>

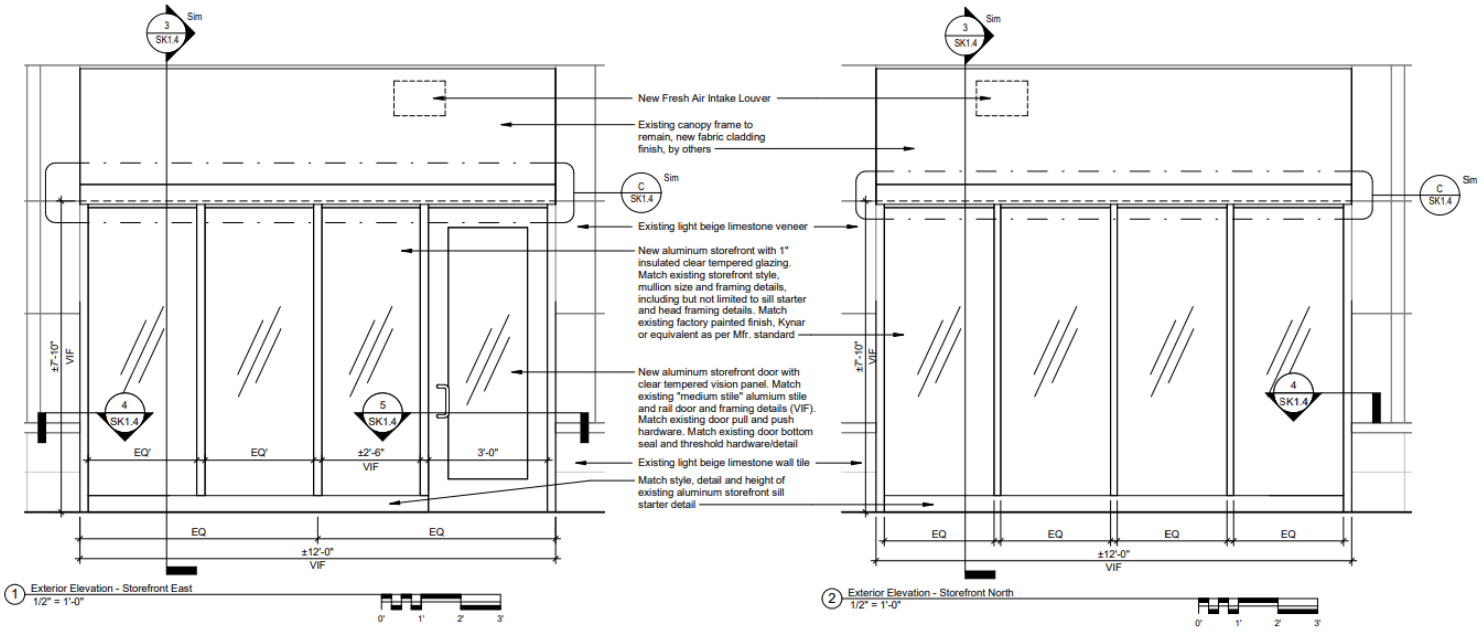
- A sign above the *Oberweis* main entry facing Green Bay Road will be externally illuminated with LED gooseneck *Oberweis* red brand color light fixtures.
- Non-illuminated flat cut aluminum *Oberweis* word mark and logo, pin mounted to sign enclosure
- Pin-mounted letters are 13 inches high except for the letter “R” and the ice cream logo, which are 16 ½ inches high. All in Oberweis red.

- The 41-square-foot background panel, 41 inches in height (needed for electrical conduit for exterior gooseneck sign lighting), is painted to match the existing building's limestone fascia.



Proposed Exterior Building Alterations

- Replacing the double doors on the northern side with storefront windows that match the existing storefront system and replacing the double doors on the eastern side with a single door and storefront windows that match the existing style and color of the storefront used on the entire building.
- Replacing existing exterior wall sconces with new LEDs. The new lights' style resembles those replaced and matches the existing black finish.



East and North Storefront Elevations – Proposed door and window changes

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

SIGN CODE ANALYSIS
Section 15.60.120 of the Village Sign Code establishes commercial district window sign standards.

Awning and Awning Valance Signs

- Shall not contain information other than the name of the business, the street address numbers, and the occupant's logo or trademark;
- The total area of all signs on an awning shall not exceed fifteen percent of the awning area;
- Letters, logos, or trademarks shall not to exceed six inches in height; and
- Shall be placed on the descending vertical front skirt only.

The proposed awning valance signs meet all the Sign Code standards.

Wall Sign Standards

- Sign may only contain the business name, a three-word generic description of the types of products or services offered, and the occupant's logo or trademark;
- Sign may not exceed 70 square feet in area;
- Shall be placed substantially parallel to the surface of the wall;
- Shall not be located above the second-floor windowsill level and shall not be higher than fourteen (14) feet above grade if there is no second-floor window sill;
- Comply with the following: for each street exposure, the total area of all wall signs, window signs, and awning signs other than exempt signs and permitted directional and incidental signs shall not exceed 15% of the street exposure; and

The proposed wall sign meets all the above standards for wall signs.

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

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

The Board must determine if the proposed exterior building alterations comply with the above standards.

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

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

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

The Board should also consider the Village Design Guidelines for the proposed signage and exterior building alterations. **See Attachment B.**

SUMMARY

The Applicant requests that the DRB find the proposed awning covering with a new valance signs, new wall sign, and exterior storefront alterations appropriate and compatible with the Design Guidelines and approve the application as proposed. Should the DRB find the proposed improvements appropriate, the Applicant would first need to receive the approved sign permit from the Community Development Department prior to installing the signs and making exterior building alterations.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Design Guidelines Excerpt
Attachment C: Public Correspondence

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

AWNING PERMIT APPLICATION

RECEIVED
APR 01 2025
BY:

ABC2025-263

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Oberweis	Susan Barnett	(779) 939-5312
Street Address: 510 Winnetka Avenue		
City: Winnetka / State: IL	Zip Code: 60093	Email: susan.barnett@oberweis.com

Awning Company

Name of Awning Company	Primary contact name	Phone No.
Shine Awn Inc	Jerry Mayer	(708) 484-0551
Street Address: 6631 West 16th Street		
City: Berwyn / State: IL	Zip Code: 60402	Email: shineawn@sbcglobal.net

Property Owner

Name of Company	Primary contact name	Phone No.
Hoffmann Commercial Real Estate	Jenn Epstein	(847)512-3191
Street Address: 568 Lincoln Avenue		
City: Winnetka / State: IL	Zip Code: 60093	Email: jepstein@hoffmanncre.com

AWNING: ☐ retractable *or* ☒ rigid
☐ new awning *or* ☒ recovering of existing frame

Fabric type and color (attach samples) New fabric, Mfr. Sunbrella or equivalent, in Red

Dimensions: Length 11'-10", Height 3'-4", Projection from Building Face 2'-10", Clearance from sidewalk 15'

AWNING VALANCE SIGN COPY/LOGO: Height 6" inches, Length 6'-7 3/8" inches

Description of sign material, method of application, and color: "OBERWEIS ICE CREAM" in Megafield Bold font with ice cream cone "I" logo in the word "Oberweis". New signage in white heat-bonded to red awning fabric, centered on bottom of apron.

OFFICE USE ONLY:

AWNING PERMIT FEE:	$90 EACH	NUMBER OF AWNINGS 5	$450
STAFF REVIEW FEE:	$70	☐ WAIVE REVIEW FEE	$ —
TOTAL PERMIT FEE:			$450

CONDITIONS OF APPROVAL: _____

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGN PERMIT APPLICATION

RECEIVED
APR 01 2025
BY:

Tenant/Lessee

Name of Business	Primary contact name	Phone No.
Oberweis	Susan Barnett	(779) 939-5312
Project Address: 510 Winnetka Avenue		
City: Winnetka / State: IL	Zip Code: 60093	Email: susan.barnett@oberweis.com

Sign Company

Name of Sign Company	Primary contact name	Phone No.
Pgl Signs & Service, Inc	Pete Louckes	(847) 298-5133, (847)912-5821
Street Address: 461 N Mount Prospect Rd		
City: Des Plaines / State: IL	Zip Code: 60016	Email: lighting@pglsigns.com

Property Owner

Name of Company	Primary contact name	Phone No.
Hoffmann Commercial Real Estate	Jenn Epstein	(847)512-3191
Street Address: 568 Lincoln Avenue		
City: Winnetka / State: IL	Zip Code: 60093	Email: jepstein@hoffmanncre.com

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

Additional description of sign type and materials "OBERWEIS" text in custom brand type with ice cream cone "I" logo - non-illuminated. Pin mounted logo in 3/4" red metal. Letter height is 13" with the exception of the ice cream cone "I". All letters are red with the exception of the "I" ice cream cone that has a white backplate. New aluminum sign rear panel / electrical enclosure to be painted to match existing limestone.

OFFICE USE ONLY

SBC 2025-264

SIGN FEE: $80 NON-ILLUMINATED PER SIGN TYPE	$ 80
$195 ILLUMINATED SIGN	$ —
STAFF REVIEW FEE: $70 ☐ WAIVE FEE	$ 70
TOTAL PERMIT FEE	$150

CONDITIONS OF APPROVAL: _____

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 510 Winnetka Avenue, First Floor, Winnetka, IL 60093 COA2025-225

Name of Business(es): Oberweis Ice Cream and Dairy Store

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

RECEIVED
APR 01 2025
BY:

- [X] Sign — Sign Permit Application attached? Yes
- [X] Awning — Awning Permit Application attached? Yes
- [X] Other (general description) Updating sconce lighting at Oberweis perimeter, replacing north doors with storefront windows, updating double doors to single door with storefront.

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

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 510 Winnetka Avenue (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

FOR LESSEE/OWNER USE ONLY

SIGNED [redacted]
PRINTED NAME(S) Jenn Epstein
ADDRESS 568 Lincoln Ave
PHONE NO. 847-512-3191
EMAIL jepstein@hoffmanncre.com

FOR OFFICE USE ONLY

COA applied for (date): _____
COA Case Number: _____
COA Issued (date): _____
COA Fee
- [x] $135
- [ ] $575

PRIMARY DESIGN FIRM Chicago Design Network
CONTACT NAME Debbie Winchester
ADDRESS 217 N Jefferson St.
Suite 150
Chicago, Illinois 60661
PHONE NO. 312.491.3063
EMAIL debbie.winchester@chicagodesignnetwork.com

CHICAGO DESIGN NETWORK

MEMORANDUM

Attention:	Design Review Board Village of Winnetka	Project:	Oberweis 510 Winnetka Avenue Winnetka, IL	
		Project #:	24 4510.05	**MEMO**
Office:	847.501.6000	Date:	03/31/2025	**01**
Mobile:		Pages:	1	

Design Approach Statement for the new Oberweis store at 510 Winnetka

Oberweis Ice Cream, established in 1927, will occupy the first floor of an existing two-story building in Winnetka, previously home to a carpet store. This will be the first Oberweis location on the North Shore, bringing the brand's long-standing reputation of premium ice cream to the vicinity.

Designed by Chicago Design Network, the Oberweis Ice Cream store will create a welcoming environment that reflects the brand's focus on quality, family, and community. The warm warm-toned finish palette is inviting and various seating options are offered, as well as a dedicated area for customers to take photos and share their experiences on social media, fostering an engaging atmosphere.

The double doors on the northern side will be replaced with storefront windows that match the existing storefront system. On the eastern side, the double doors will be replaced with a single door and storefront windows to match the existing style and color of the storefront used on the entire building.

Other exterior renovations included in this package are:

- A sign above the main entry facing Green Bay Road, to be illuminated with gooseneck light fixtures. Guidelines are adhered to.
- Replacement of existing wall sconces with new LED fixtures. Style is similar to those they are replacing.
- Replacement of the awnings on the Oberweis windows. Frames to be reused and currently meet the awning requirements outlined in the application. Fabric to be red, the Oberweis brand color, with white lettering less than 6" tall.

This store will provide a new destination for Oberweis customers while maintaining Winnetka's established aesthetic. We think it is a great addition to the community!

END MEMO

Issued by:

[redacted]

Deborah J. Winchester
President & CEO

312.491.3063
debbie.winchester@chicagodesignnetwork.com

217 North Jefferson Street
Suite 150
Chicago, Illinois 60661
312.491.3060

chicagodesignnetwork.com



MD Office West of 510 Winnetka Ave - Donnersberger David R MD SC



Existing Elevation - East



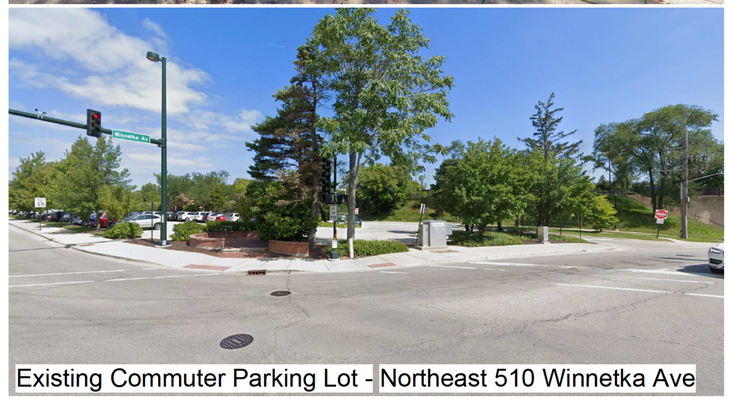
Existing House - South 510 Winnetka Ave.



MD Office West of 510 Winnetka Ave - Donnersberger David R MD SC



Existing Elevation - North



Existing Commuter Parking Lot - Northeast 510 Winnetka Ave



Byline Bank - North of 510 Winnetka Ave



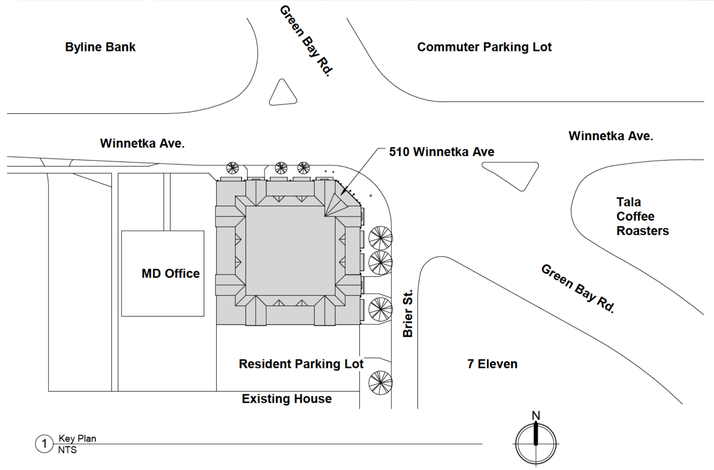
Tala Coffee Roasters - East 510 Winnetka Ave



7 Eleven - Southeast of 510 Winnetka Ave



Existing Elevation - South



1 Key Plan
NTS

OBERWEIS

Oberweis Ice Cream and Dairy Store

Oberweis

510 Winnetka Avenue
Winnetka, IL 60093

CHICAGO DESIGN NETWORK

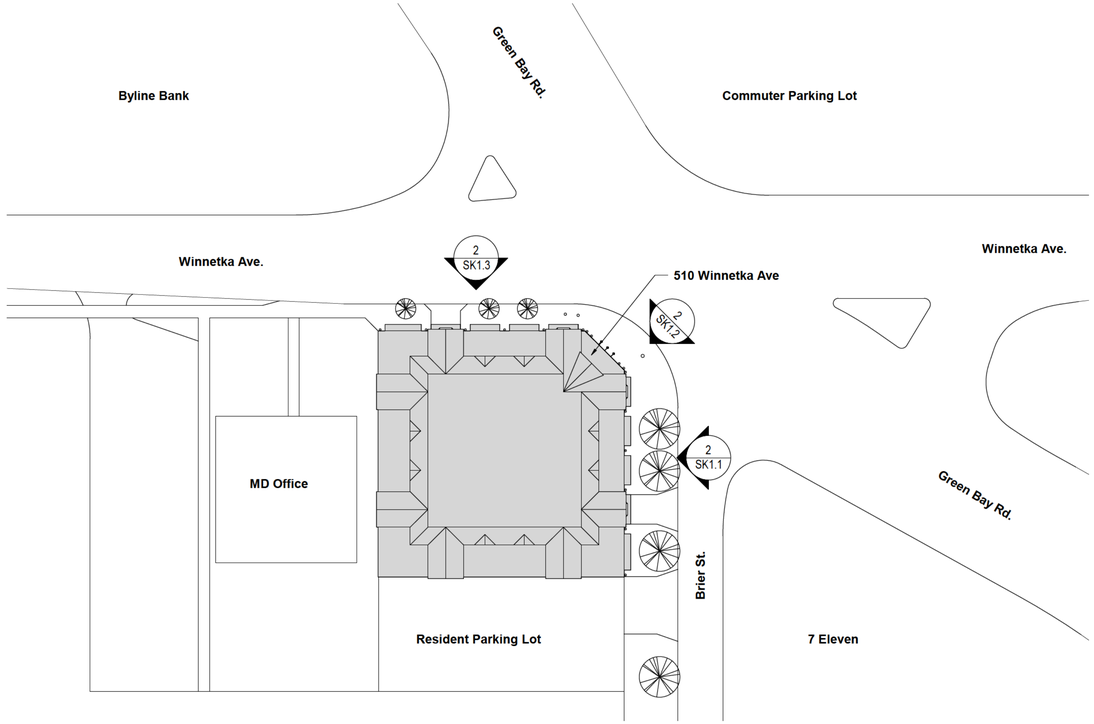
217 N Jefferson St.
Suite 150
Chicago, Illinois 60661

Pictures of Site and Surroundings

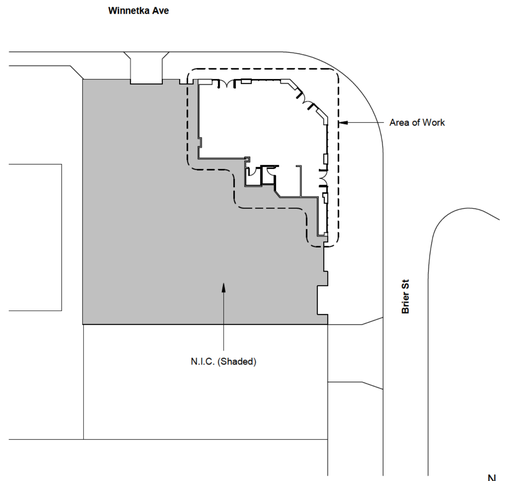
24 4510.05

Scale: NTS

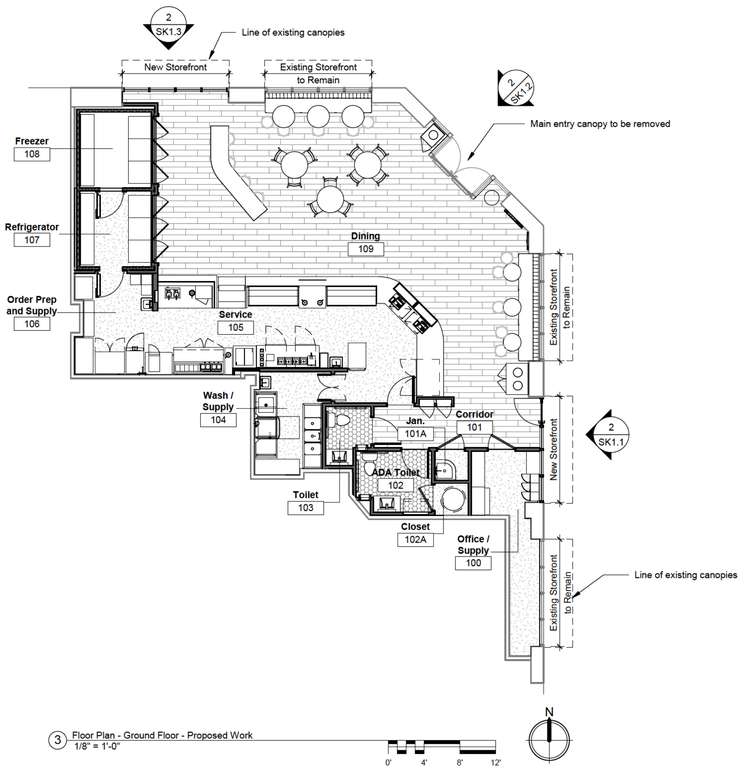
SK0.0



1 Ground Floor
N.T.S.



2 Ground Floor Key Plan
N.T.S.



3 Floor Plan - Ground Floor - Proposed Work
1/8" = 1'-0"

OBERWEIS

Oberweis Ice Cream and Dairy Store

Oberweis

510 Winnetka Avenue
Winnetka, IL 60093

CHICAGO DESIGN NETWORK

217 N Jefferson St.
Suite 150
Chicago, Illinois 60661

Plans

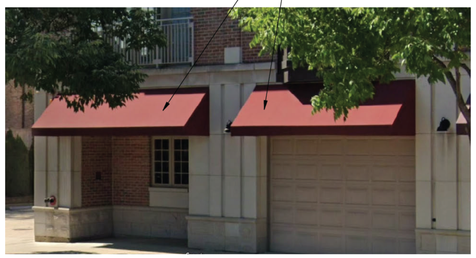
24 4510.05

Scale: As indicated

SK1.0



1 Exterior Elevation - Existing/Demo - East
3/16" = 1'-0"





2 Exterior Elevation - New Work - East
3/16" = 1'-0"

OBERWEIS

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Oberweis

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Winnetka, IL 60093

CHICAGO DESIGN NETWORK

217 N Jefferson St.
Suite 150
Chicago, Illinois 60661

Elevations East

24 4510.05

Scale: 3/16" = 1'-0"

SK1.1





OBERWEIS

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Oberweis

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Winnetka, IL 60093

CHICAGO DESIGN NETWORK

217 N Jefferson St.
Suite 150
Chicago, Illinois 60661

Elevations Northeast

24 4510.05

Scale: 3/16" = 1'-0"

SK1.2



1 Exterior Elevation - Existing/Demo - North
3/16" = 1'-0"

0' 3' 5' 8'

Demolition Legend

- Existing to be demolished
- Existing to remain



2 Exterior Elevation - New Work - North
3/16" = 1'-0"

0' 3' 5' 8'

Construction Legend

- New Construction
- Existing to Remain



Existing burgundy awnings & structure not above Oberweis storefronts to remain

OBERWEIS

Oberweis Ice Cream and Dairy Store

Oberweis

510 Winnetka Avenue
Winnetka, IL 60093

CHICAGO DESIGN NETWORK

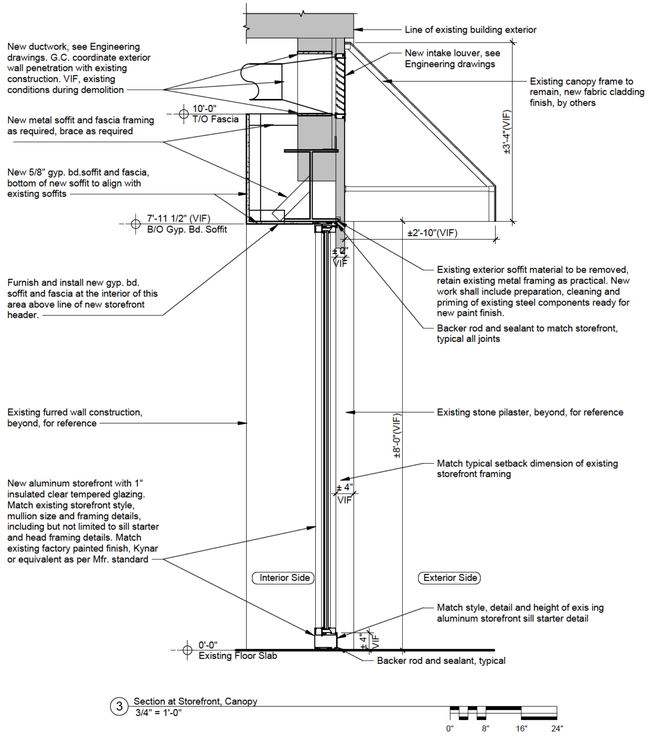
217 N Jefferson St.
Suite 150
Chicago, Illinois 60661

Elevations North

24 4510.05

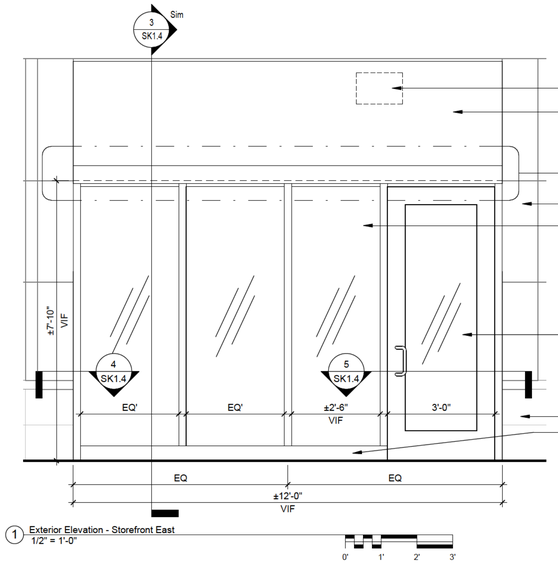
Scale: 3/16" = 1'-0"

SK1.3



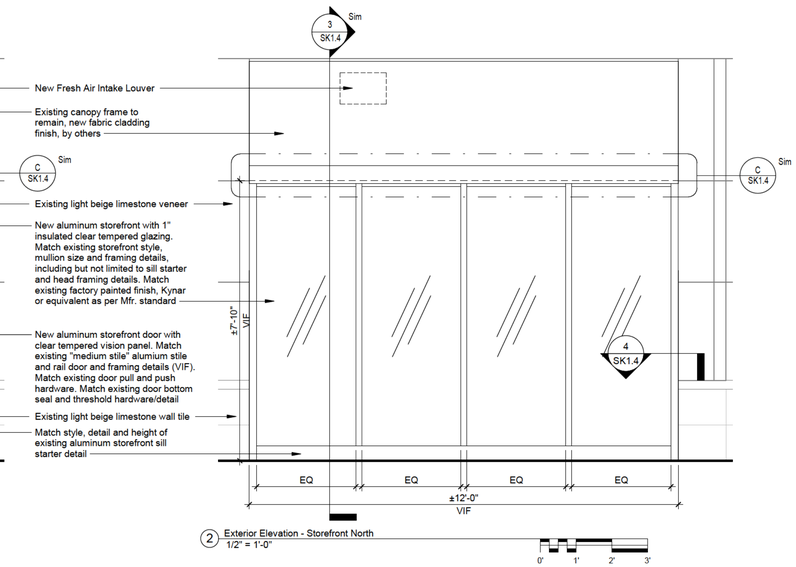
3 Section at Storefront, Canopy
3/4" = 1'-0"

0" 8" 16" 24"



1 Exterior Elevation - Storefront East
1/2" = 1'-0"

0' 1' 2' 3'



2 Exterior Elevation - Storefront North
1/2" = 1'-0"

0' 1' 2' 3'

New Fresh Air Intake Louver

Existing canopy frame to remain, new fabric cladding finish, by others

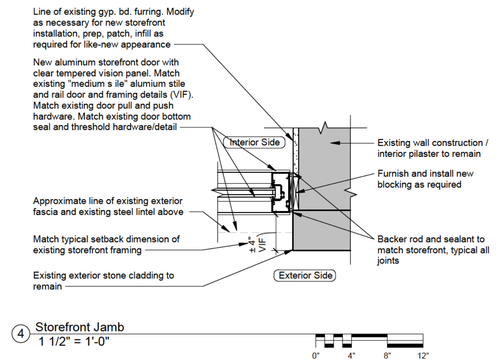
Existing light beige limestone veneer

New aluminum storefront with 1" insulated clear tempered glazing. Match existing storefront style, mullion size and framing details, including but not limited to sill starter and head framing details. Match existing factory painted finish, Kynar or equivalent as per Mfr. standard

New aluminum storefront door with clear tempered vision panel. Match existing "medium stile" alumium stile and rail door and framing details (VIF). Match existing door pull and push hardware. Match existing door bottom seal and threshold hardware/detail

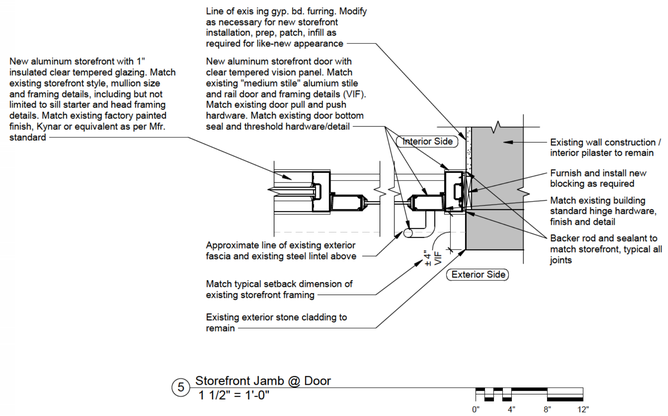
Existing light beige limestone wall tile

Match style, detail and height of existing aluminum storefront sill starter detail



4 Storefront Jamb
1 1/2" = 1'-0"

0" 4" 8" 12"



5 Storefront Jamb @ Door
1 1/2" = 1'-0"

0" 4" 8" 12"

OBERWEIS

Oberweis Ice Cream and Dairy Store

Oberweis

510 Winnetka Avenue
Winnetka, IL 60093

CHICAGO DESIGN NETWORK

217 N Jefferson St.
Suite 150
Chicago, Illinois 60661

Enlarged Elevations & Details

24 4510.05

Scale: As indicated

SK1.4

d. Building Signage

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

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

1. Surface mounted commercial signs are either fabricated from painted wood or cast metal plaques and are to be mounted within the sign band or within the storefront transom. The height of the sign is restricted to 75% of the area of the sign band or 14 inches - whichever is less. The sign band of a building consists of the area located above the ground floor storefront opening and below the second floor windowsill, and is located a minimum of 8'-0" and a maximum of 15'-0" above grade. Refer to figures 28, 29, and 30 for location. Surface mounted or pin-mounted signs are not permitted on secondary elevations without a defined sign band.

2. Pin-mounted commercial signs consist of reverse channel, cast metal and flat cut metal letters mounted above the storefront in the masonry sign band or suspended in front of the storefront at the transom or recessed entry. The size of the lettering is restricted so that the height of the letters does not exceed 75% of the height of the sign band or 14 inches - whichever is less. The length of the lettering is to be contained within 75% of the length of the sign band. (See figure 38)



Figure 38

e. Awnings and Banners

Awning scale and proportions are to be appropriate for the building on which they are mounted as well as the adjacent structures. It is highly recommended that awnings be uniform in size, shape (except for arched openings, see "Forms" below) and color in order to unify multiple storefronts within a single building. The length of the awning is to be restricted to the length of the storefront opening; awnings must not continue over masonry piers. The vertical and horizontal dimension should be proportional to the overall projection of the awning. (See figure 42)



Figure 42

Awning projection is preferred at 36 inches, but awnings will be considered which range from a minimum of 24 inches to a maximum of 36 inches. Projection depth should match the existing adjacent awnings provided they comply with the acceptable minimum and maximum projection. Awnings should be placed at a minimum height of 8 feet above the sidewalk. If awnings are lit it should be from an outside source; no backlit awnings are allowed.

Forms: Awning forms are to conform to the general shape of the opening. Arched openings are to receive ½-round domed awnings, whereas rectangular openings are to receive rectangular, gently sloping; planar forms with closed ends. Valances may be fixed or loose.

Mounting: Awnings may be fixed or retractable. Retractable awnings must be kept either in the fully projected position or the fully closed position. Fixed awnings are to have concealed rigid metal frames. Retractable awnings should have a canopy cover and automatic retractable rollers mounted to the building. Underpanels are not desired. Frames should be painted to match or compliment the color of the awning cover material or its underside.

Materials: The awning material should be taut, not relaxed. Awning materials may include matte finish painted army duck, vinyl-coated cotton, acrylic-coated polyester, and vinyl-coated polyester or cotton and solution-dyed acrylic. All materials should receive silkscreen, painted, cutout lettering, heat color-transfer, pressure sensitive vinyl films or sewn appliqué signs. Awning signs and logos are limited to a height of six inches, and may be placed on the valence only.

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

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

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

f. ADA Compliance:

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

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

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

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

g. Mechanical Equipment

1. Location

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

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



Figure 46

Institutional only
Flat roofs must be hidden by parapet on primary / secondary facades.
Commercial and Multiple- Family
Flat roof must not be visible from street, pedestrian, or open spaces.



Figure 47

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



Figure 48



Figure 49

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

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



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



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Figure 48



Figure 49

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

ATTACHMENT C

From: [redacted]
To: Planning
Cc: [redacted]
Subject: Regarding Case No. 25-08-DR
Date: Thursday, April 10, 2025 6:36:44 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.

This note is to speak on behalf of myself, Tim Jacobs, a resident of 518 Winnetka Ave Suite 203, aka The Belvedere.

I writing to say that I do not support the request of Case No. 25-08-DR 510 Winnetka - OBERWISE ICE CREAM SHOP - EXTERIOR BUILDING ALTERATIONS, AWNING FABRIC REPLACEMENT, VALANCE AND WALL SIGN.

I believe this will lower the value of our property, create a lot of unwanted noise, not to mention the raising of pest control and garbage costs that we would all share.

Not to mention the amount of people (kids/teens) gathered around a very small 5 point intersection seems wildly unsafe for everyone.

I vote NO to allowing Case No. 25-08-DR 510 Winnetka - OBERWISE ICE CREAM SHOP - EXTERIOR BUILDING ALTERATIONS, AWNING FABRIC REPLACEMENT, VALANCE AND WALL SIGN to go through.

Thank you.
Tim Jacobs