



**PLAN COMMISSION REGULAR MEETING
WEDNESDAY, DECEMBER 15, 2021 - 7:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD**

AGENDA ITEMS

1. Call to Order.
2. Community Development Report.
3. Public Comment.
4. Approval of November 17, 2021, meeting minutes.
5. **Case No. 21-38-SU: 784 Sheridan Road – Christ Church Winnetka:** An application submitted by Christ Church Winnetka seeking approval of an amendment to an existing Special Use Permit, which allowed expansion of the Christ Church Facilities. The requested amendment would allow the installation of a playground at 784 Sheridan Road. The Village Council has final jurisdiction on this request.
6. Other Business.
 - a. Comprehensive Plan Status Update.
 - b. January 26, 2022, Meeting - Quorum check
7. Adjournment.

Note: 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 Rd, Winnetka, IL 60093.

NOTICE

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). **Also, in accordance with the CDC guidance, the Village is requiring everyone to wear a face covering upon entering any Village facility, including the Village Hall. If you are unable to safely wear a face covering due to a medical condition or disability, please contact the Village ADA Coordinator by 3:00 p.m. the date of the meeting to request reasonable accommodations.**

**WINNETKA PLAN COMMISSION
MEETING MINUTES
NOVEMBER 17, 2021**

Members Present:

Bridget Orsic, Chairperson
Jonathan Alt
Mamie Case
Layla Danley
John Golan
Liz Kunkle
John Swierk

Members Absent:

Jay Vanderlaan
Matt Bradley

Village Staff:

David Schoon, Director of Community Development

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 7:00 p.m. Mr. Schoon took roll call of the Commission Members present noting Mr. Golan, Mr. Bradley and Mr. Vanderlaan are absent. Chairperson Orsic swore in those speaking to the 1054 Gage Street application.

Community Development Report.

Mr. Schoon informed the Commission that the Council granted the amended special use permit and variation for the Winnetka Christ Church application.

Approval of October 27, 2021, meeting minutes.

Chairperson Orsic asked for a motion to approve the October 27, 2021 meeting minutes. A Commission Member noted a correction to be made on line 47, page 1. A motion was made by Ms. Kunkle to approve the October 27, 2021 meeting minutes, as amended. The motion was seconded. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Alt, Case, Danley, Golan, Kunkle, Orsic, Swierk

NAYS: None

Mr. Golan arrived at the meeting at this time.

Case No. 21-36-SU: 1054 Gage Street – Mathnasium: An application for special use permit approval submitted by Schoolhouse 4 Math, LLC, a franchise of Mathnasium, as the prospective lessee of the property located at 1054 Gage Street to allow the expansion of the existing math learning and tutoring center into the subject property. The property is currently owned by John C. Dini. The Village Council has final jurisdiction on this request.

Mr. Schoon identified the property's location and the allowed uses in the overlay district noting the application is for an expansion of an existing special use. He stated the Village Council approved the special use permit in 2018 for its current location with one condition for the applicant to purchase and maintain parking passes. Mr. Schoon then referred to an illustration of the existing and proposed locations. He stated the new 900 square foot space would allow the applicant to double their space size with the expansion and referred to an illustration of the interior and existing operations. Mr. Schoon then identified the hours of operation and turnover of students in the facility. He noted no complaints

1 have been received in connection with the existing operation, nor has the Village received any written
2 comment from the public. Mr. Schoon then stated the Commission is to make a recommendation to the
3 Village Council as indicated on page nos. 7 and 8 of the agenda packet and asked if there were any
4 questions.

5
6 Javier Santacruz introduced himself as the owner of Mathnasium which has 10 locations in Illinois with
7 the current location being the smallest. He described the limited amount of space for their students and
8 stated they would like to offer a hybrid model. Mr. Santacruz then identified the operating challenges in
9 the current space, and he described the student transition in and out of the space. He described the
10 park as a wonderful asset for the student's families and hoped the Commission would allow them the
11 opportunity to expand.

12
13 Chairperson Orsic asked if there were any questions. Ms. Danley referred to the condition placed on the
14 current special use approval and asked if the staff is utilizing the parking passes. Mr. Santacruz stated
15 some employees take the train and live locally and agreed due to the limited amount of staff, they are
16 underutilizing parking passes. Ms. Danley indicated the parking issue came up before and referred to the
17 amount of traffic in the area. She stated they should make sure any parking congestion issues
18 addressed. Ms. Kunkle asked if the space is utilized before 3pm. Mr. Santacruz referred to a request they
19 received from a community group to use the space and informed the Commission they begin utilizing
20 their own space at 11am. Ms. Kunkle stated it would be a good idea for the space to have a synergistic
21 use which would generate foot traffic.

22
23 Mr. Golan asked if the applicant could sublease the space to another business without another special
24 use permit being required. Mr. Schoon stated that a use which would occur daily or frequently, and
25 which would normally require a special use, would require special use approval. However, if it
26 occasional or infrequent use, a special use would not necessarily be required. Mr. Santacruz stated he is
27 glad the Commission addressed the issue so he would know how to respond to the Mommy and Me
28 group and discuss it with the landlord. Chairperson Orsic agreed a foot traffic generator would be
29 beneficial.

30
31 Chairperson Orsic asked if there were any other questions. No additional questions were raised at this
32 time. She then called the matter in for discussion. Mr. Golan stated it would be a viable and useful thing
33 for the community and referred to the standards with traffic being the only potential issue. He stated
34 the 15 minute intervals would address the issue and he would be in favor of the request. Mr. Alt agreed
35 with Mr. Golan's comments and referred to the current amount of in and out traffic. Ms. Danley stated
36 she is also in support of the request and referred to the employee parking issue. She stated she would
37 like additional assurances for the employees to park in the garage to alleviate congestion. Ms. Kunkle
38 agreed with the comments made and described it as a wonderful business for the area. Mr. Swierk
39 stated he is glad the business is doing great and they are able to expand. He then stated with regard to
40 parking, he referred to other businesses such as restaurants which are not required to have parking
41 permits. Mr. Schoon noted that employees of businesses should not park in public or customer spaces
42 and that enforcement took place. He identified the prior condition approved by the Village Council
43 relating to parking due to its potential impact on restaurant and retail uses, which are the desired uses
44 in the Overlay District. Ms. Case stated she is also in favor of the request and suggested the student
45 employees also have parking passes. Chairperson Orsic agreed with all the comments made and asked
46 for a motion.

47
48 Ms. Case moved to recommend approval for the special use to allow the applicant, Schoolhouse 4 Math,

1 LLC, a franchisee of Mathnasium, to expand and operate its existing math learning and tutoring center at
2 1060 Gage Street into the space at 1054 Gage Street within the C-2 commercial overlay district based on
3 the findings of fact nos. 1-12 with the condition that the existing parking pass requirement be
4 maintained. The motion was seconded. A vote was taken, and the motion unanimously passed, 6 to 0:

5 AYES: Alt, Case, Danley, Golan, Kunkle, Orsic

6 NAYS: None

7
8 **Other Business.**

9 Chairperson Orsic informed the Commission she met with the Comprehensive Plan consultants who
10 asked for the ideas from Commission members. She asked that members forward their ideas to Mr.
11 Schoon.

12
13 a. **Comprehensive Plan Update.**

14 Mr. Schoon informed the Commission that the Commission is scheduled to hold a special meeting
15 December 1, 2021, and that an Existing Conditions Report was prepared by the consultants with the goal
16 to provide it to the Commission by this Friday. He then outlined the information contained in the report
17 and then asked the Commission Members to attend the meeting.

18
19 b. **December 15, 2021 Quorum check.**

20 The Commission Members confirmed their availability.

21
22 In response to a question from Mr. Golan regarding the Village's process for considering changing
23 parking time limitations, such as adding more 15-minute parking spaces near restaurants and other
24 carry-out businesses. Mr. Schoon stated those types of requests are responded to on a case-by-case
25 basis. He indicated it usually is in response to a specific request; however, it can be done proactively and
26 referred to the pandemic giving rise to such changes.

27
28 **Adjournment:**

29 A motion was made to adjourn. The motion was seconded. A voice vote was taken, and the motion was
30 approved:

31 AYES: Alt, Case, Danley, Golan, Kunkle, Orsic

32 NAYS: None

33
34 The meeting was adjourned at 7:42 p.m.

35
36 Respectfully submitted,

37
38 Antionette Johnson
39 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: DECEMBER 8, 2021
SUBJECT: 784 SHERIDAN ROAD - CHRIST CHURCH WINNETKA - SPECIAL USE PERMIT (CASE NO. 21-38-SU)

INTRODUCTION

On December 15, 2021, the Plan Commission is scheduled to hold a public hearing on an application submitted by Christ Church Winnetka (the "Applicant"), as the owner of the property located at 784 Sheridan Road (the "Subject Property"). The Applicant is proposing installation of a playground on the Subject Property and requests approval of the following relief:

1. Approval of an amendment to an existing **Special Use Permit**, which allowed expansion of the Christ Church facilities. The requested amendment would allow the installation of a playground on the Subject Property located in the R-3 Single-Family Residential Zoning District.

A sign has been posted on the Subject Property indicating the time and date of the Plan Commission public hearing. A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on November 25, 2021. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant or amend a Special Use Permit.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 2.15 acres in size, is located on the northwest corner of the intersection of Sheridan Road and Humboldt Avenue and contains Christ Church - the Church on the Hill (see Figure 1). The Subject Property has three front yards, with street frontage along Lloyd Place to the north, Sheridan Road to the east, and Humboldt Avenue to the south. The bulk of the church facilities are located towards the southern portion of the Subject Property (see Figure 2).

The Comprehensive Plan designates the Subject Property as appropriate for "Public / Semi-Public" uses. The property is zoned R-3 Single Family Residential, and it is bordered by R-3 Single Family Residential to the north and west, and R-2 Single Family Residential to the east and south (see Figure 3).

In addition to single-family residential uses, the R-3 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-3 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library.

The Applicant's use of the Subject Property as a church is generally consistent with the Comprehensive Plan land use designation and the R-3 zoning district.



Figure 1 – Aerial Map



Figure 2 – Map View of Subject Property

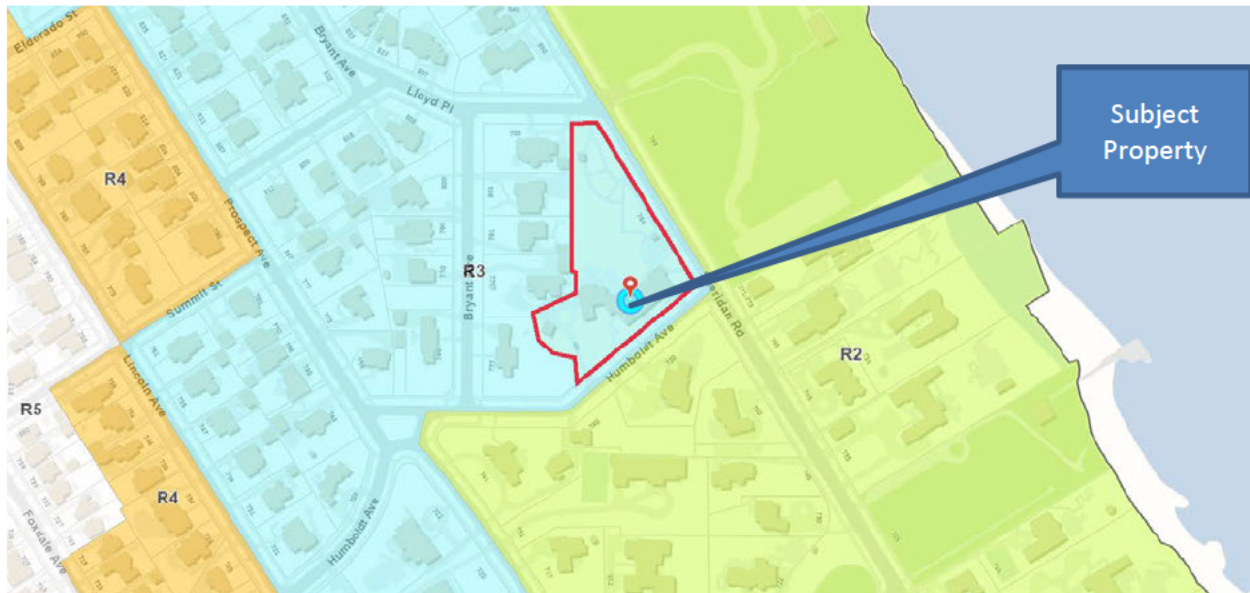


Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original date of construction of the church is not available in Village files. The Church on the Hill has been in continuous operation as a church since the Subject Property was acquired by the Applicant in 1869. The following building permits were issued in:

1. 1955 to construct a 1-story addition to the church; and
2. 1999 to construct additions to the church and interior renovations.

Several other minor permits have been issued over the last several years for interior remodeling and site improvements. There are two previous zoning cases on file for the Subject Property:

1. Ordinance M-106-80 was adopted in June 1980 by the Village Council, granting a side yard setback variation for the property previously known as 739 Humboldt Avenue, to permit the subdivision of the properties known as 739 Humboldt Avenue and 784 Sheridan Road. 739 Humboldt was previously the Church rectory and was subdivided from the Church property at 784 Sheridan Road and sold in 1980; and
2. Ordinance M-536-98 was adopted in August 1998 by the Village Council, granting a Special Use Permit to allow expansion of the church facilities. In conjunction with the adoption of Ord. M-536-98, Resolution 1432-98 was adopted by the Village Council, approving a plat of consolidation of 784 Sheridan Road and 739 Humboldt Avenue. The Applicant reacquired 739 Humboldt and consolidated the two lots in order to expand the church facilities. Ordinances M-106-80 and M-536-98, as well as Resolution 1432-98 are included in this report as Attachment D.

Figures 4 and 5 on the following page are current photos of the site.



Figure 4 – Subject Property (Front Elevation – Sheridan Road)



Figure 5 – Subject Property (Front Elevation – Humboldt Avenue)

PROPOSED PLAN

The proposed improvement includes a new playground, with a perimeter measuring approximately 35 feet by 35 feet, and a woodchip surface area within that perimeter measuring approximately 946 square feet. Currently, there is not a playground or designated outdoor play space for children on the Subject Property. The playground would be located along the west side of the Subject Property, behind a fence, which is located on the Subject Property, and two detached garages located on the adjacent single-family lots. The proposed playground would comply with the minimum required side yard setback of 12 feet from the west property line. Figure 6 below is a photo provided by the Applicant identifying the location of the proposed playground, adjacent to the existing church patio, which is located behind the “Church House.” The playground would be accessed by a pea gravel walkway with stepping stones from the existing patio (seen below in Figure 6). The area of the walkway would be approximately 40 square feet.



Figure 6 – Photo of Proposed Playground Site (looking easterly)

As described by the Applicant in the attached application materials (Attachment C), the playground is designed for younger children under the age of eight (8) and will be used when adults are present during Wednesday playgroups, Sunday School, and other church events. The equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. This equipment has been used throughout the Village by both public and private schools and the Park District. The proposed equipment will be a palette of green and brown; these colors were chosen in order to blend well with the surrounding yard and minimize the visual impact of the playground. The tallest piece of equipment, referred to as the “treehouse”, would be 10.75 feet in height.

The proposed improvement complies with the zoning regulations. It is important to note that the use of the church itself will not change as a result of the proposed playground.

A plat of survey with the location of the proposed playground identified, as well as the proposed site plan and a rendering of the proposed playground are provided on the following pages as Figures 7 through 9. The complete set of plans are provided in the application materials, which are included in this report as Attachment C.



Figure 9 - Rendering of Proposed Playground

The proposed plan has been reviewed and approved by Village Engineering staff. All runoff from the playground must be routed to the onsite stormwater system. The Applicant is not required to increase the capacity of the existing stormwater system to accommodate the proposed improvement. Figure 10 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year flood area.

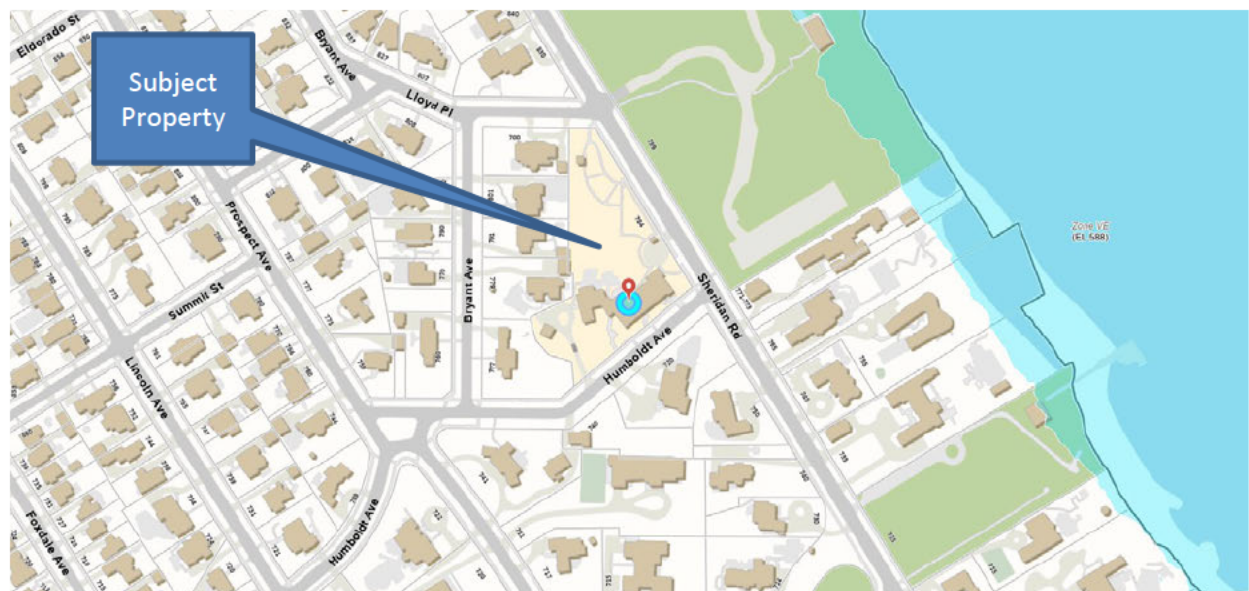


Figure 10 - GIS Floodplain Map

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Zoning Board of Appeals is scheduled to consider the Special Use Permit on December 13, 2021.

FINDINGS

The Plan Commission is charged with evaluating Special Uses for consistency with the Comprehensive Plan, as well as the six standards for granting special use permits. One of the objectives of the Comprehensive Plan is to “ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.” The draft recommendation below lists other relevant objectives from the Comprehensive Plan. An excerpt of the Comprehensive Plan is included in this report as Attachment B.

The Plan Commission is to consider whether or not the requested amendment to the existing special use granted by Ordinance 536-98 to allow expansion of the Christ Church facilities on the Subject Property is consistent with the Village’s Comprehensive Plan and with the Village’s special use permit standards.

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission recommends **approval [denial]** of the requested amendment to the existing special use granted by Ordinance 536-98 **to allow installation of a playground on the Subject Property**, based on the following findings of fact:

1. “The proposed playground and related site improvements **are [are not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “Public / Semi-Public” development and **is [is not]** consistent with the following objectives of Chapter II of the Comprehensive Plan:
 - a. to “Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;”
 - b. to “Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village;”
 - c. to “Recognize the critical importance of educational, religious and other community institutions to Village residents;”
 - d. to “Maintain an atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced;” and
 - e. to “Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.”
2. “The proposed playground and related improvements **are [are not]** consistent with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district

or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

- c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
- d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
- e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
- f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

[The amendment to the special use for the installation of the playground should only be approved subject to the following conditions...]

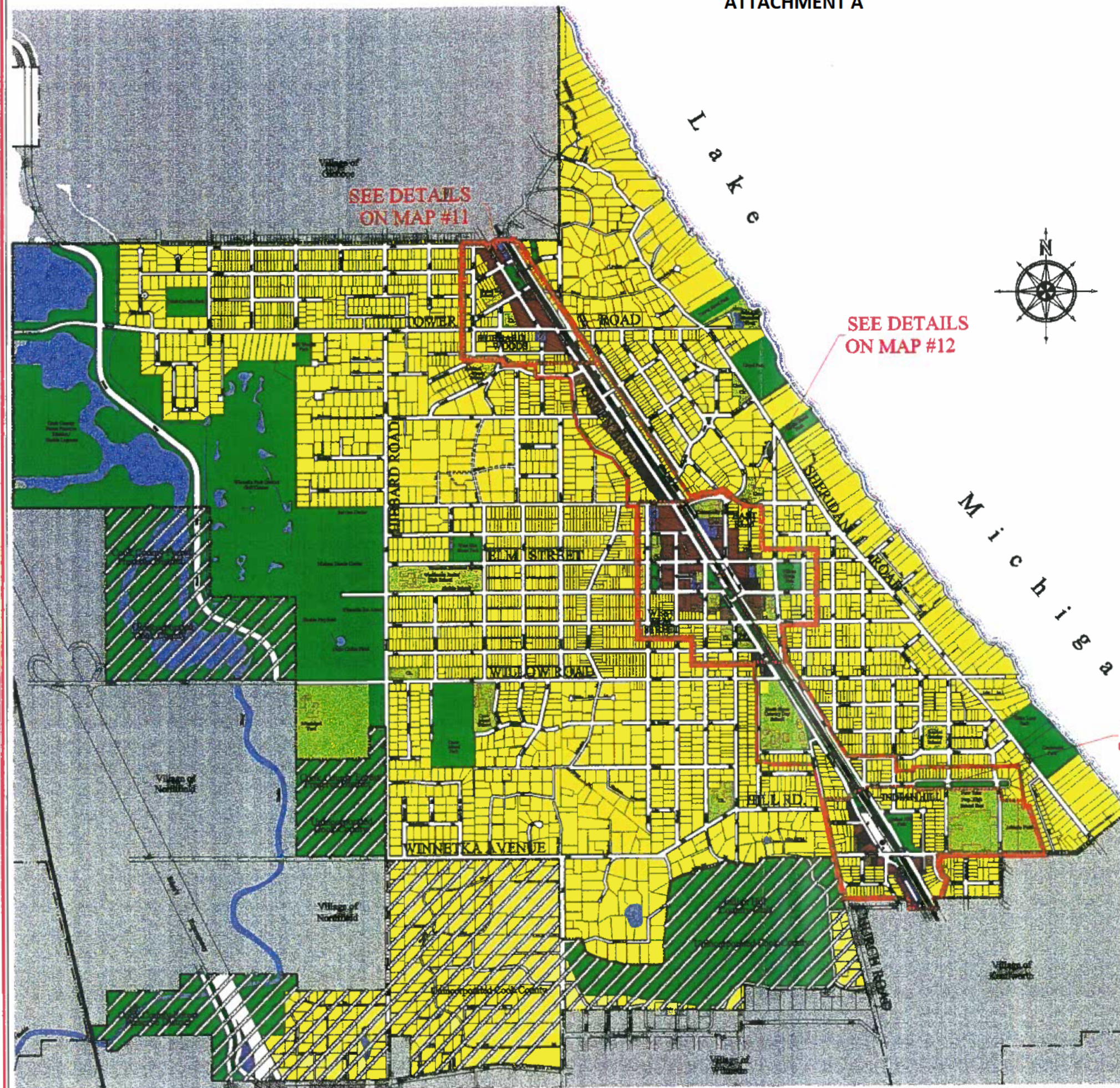
ATTACHMENTS

Attachment A: Comprehensive Plan Land Use Map

Attachment B: Comprehensive Plan Excerpt (Chapter Two – Goals and Objectives)

Attachment C: Application Materials

Attachment D: Ordinance M-106-80, adopted June, 1980, and Ordinance M-536-98 and Resolution 1432-98, adopted August 18, 1998



Village of WINNETKA

Comprehensive Plan Update: 2020

Land Use Plan

Map
6

LEGEND

- Single Family Residential
- Townhouse Residential
- Multi-Family Residential
- Commercial / Retail
- Mixed Use
(may include all permitted uses)
- Office
- Park / Open Space
- Public / Semi-Public
- Transportation / Utilities
- Public Parking
- Green Bay Road Corridor
- Planning Sub-Area
- Unincorporated Area

- Village of Winnetka
- Other Municipal Boundaries
- Road
- Private Road
- Unimproved R.O.W.
- Railroad
- Property Line
- Lake / River
- Adjacent Municipality
- Pedestrian Tunnel
- Railroad Station

Not to Scale

This base map has been prepared by Thompson Dyke & Associates, Ltd. using AutoCAD files obtained from the Village of Winnetka for properties within the corporate boundaries and supplementing it with additional information from other sources. It is deemed accurate for general planning purposes only.

November 16, 1999

THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	200 South Blvd, Suite 510
	Urban Planning	Winnetka, Illinois 60093-4001
	Telephone	847.272.0200
	Fax	847.272.0071

ATTACHMENT B

CHAPTER II: VISION, GOALS AND OBJECTIVES

2.1 A 2020 VISION FOR WINNETKA

As a basis for the development of goals, objectives and policies for Winnetka, a vision was developed to convey the desirable characteristics of the Village:

...a village in a natural setting committed to its tradition of residential neighborhoods, citizen involvement, local shops and educational excellence...

2.2 COMMUNITY GOALS

Purpose and Formulation Procedure

Goals and objectives provide the foundation for the Plan recommendations. *Goals* are long-range ideals that set the framework for public policy. *Objectives* are more specific, representing opportunities for achieving goals.

The goals and objectives that follow were prepared for the Village as a whole and are designed to achieve the ideals expressed in the Vision Statement.

Community goals appear below. Objectives designed to support these goals are listed in the remainder of this chapter under each community goal heading. *Goals, objectives and policies relating to the Green Bay Road Corridor and its four business districts appear in Chapter Five.*

Village Character and Appearance: Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.

Residential Areas: Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.

Local Government: Plan for and provide appropriate government facilities and services that will accommodate the needs of the Village. Encourage a high degree of citizen concern for and participation in local government.

Educational and Community Institutions: Support educational excellence and the enrichment of Winnetka's religious and cultural environment.

Parks, Open Space, Recreation and Environment: Preserve or expand the quantity, quality and distribution of open space and recreational opportunities. Protect the Village's natural features and environmental resources.

Transportation: Provide for safe pedestrian, bicycle and vehicular movement consistent with the scale and peaceful character of the Village.

Growth Management: Limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.). Provide for Village expansion via annexation if deemed appropriate.

2.3 VILLAGE CHARACTER AND APPEARANCE

Goal: Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.

Objectives

1. Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.
2. Place overhead utility lines underground along major streets: Willow, Sheridan, Green Bay, Hibbard, Winnetka/Hill, Elm and Tower by 2010. Place other utility lines underground, beginning with parks and open spaces, after the major streets are completed.
3. Recognize the critical role of the Village's historic architecture in defining Winnetka's unique character in public, institutional, commercial and residential areas and encourage its preservation.
4. Require the screening and buffering of off-street parking lots while considering the safety of pedestrians and motorists.
5. Continue to implement and supplement the Village's tree planting program on all public rights-of-way. Encourage tree planting on private property.
6. Encourage landscaping of public and private properties that complements and enhances the mature character of existing plantings and provides a buffer as an alternative to walls and fences.
7. Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village.
8. Strictly enforce the Village's sign regulations and minimize the number of regulatory signs.
9. Encourage and cooperate with METRA to improve the appearance and function of the three train stations in the Village and to improve the appearance of the railroad right-of-way.
10. Encourage and cooperate with PACE to improve the appearance, safety and function of bus stop shelters.

11. Reduce and control light pollution, preserving property rights for natural light and controlling the use and location of artificial lighting.
12. Reduce and control noise pollution.
13. Use high quality design and materials when constructing public improvements. Enhance the beauty of the improvements with appropriate decorative details, artwork or sculpture.

2.4 RESIDENTIAL AREAS

Goal: Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.

GENERAL RESIDENTIAL OBJECTIVES

1. Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations.
2. Require any new residential development and redevelopment to provide adequate and appropriate landscaping and, where appropriate, to preserve existing vegetation.
3. Encourage residential development that provides an appropriate transition between low-density and higher-density areas.

SINGLE-FAMILY RESIDENCE OBJECTIVES

1. Preserve the predominant defining character of Winnetka as a community for owner-occupied high quality single-family residences. Maintain the proportion of single-family detached housing in excess of 80 percent of the total Village housing units.
2. Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods.
3. Protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns.
4. Encourage the preservation of older houses that contribute to the character of the neighborhood through additions and improvements as an alternative to new house construction.
5. Maintain the quiet ambience of residential neighborhoods.

MULTIPLE-FAMILY RESIDENCE OBJECTIVES

1. Ensure that multiple-family development provides a variety of housing choices for

residents of all ages.

2. Ensure that the density of multiple-family development provides an appropriate transition to adjacent single-family neighborhoods.
3. Ensure that multiple-family buildings complement adjacent single-family residences in scale and architectural style and that architectural styles complement the historic character of the village.
4. Require that multiple-family development be of high quality materials and design, combined with adequately screened or underground parking and substantial landscaping.
5. Encourage an appropriate number of rental units compatible with the predominantly single-family residential character of the Village.
6. Study the possibility of bringing an assisted-care facility for senior citizens to Winnetka.

2.5 LOCAL GOVERNMENT

Goal: Plan for and provide appropriate government facilities and services that will accommodate the needs of the Village. Encourage a high degree of citizen concern for and participation in local government.

Objectives

1. Encourage local governmental bodies to help implement the community goals and objectives in this document.
2. Maintain and encourage the location of public buildings in the Village Center to provide centralized and convenient services.
3. Maintain and upgrade the Village's infrastructure in keeping with Village character and high community standards.
4. If the water plant and electric plant are no longer needed to provide electric power or water service to the Village, a re-use plan should be drafted for the property to serve public purposes.
5. Ensure that municipal buildings and properties exhibit design excellence that respects the character and enhances the appearance of the Village.
6. Ensure that the closed landfill on Willow Road is effectively managed and attractively landscaped.
7. Encourage on-going study and cooperation to bring the latest telecommunication technologies to the Village, while preserving the Village's appearance.

2.6 EDUCATIONAL AND COMMUNITY INSTITUTIONS

Goal: Support educational excellence and the enrichment of Winnetka's religious and cultural environment.

Objectives

1. Recognize the critical importance of educational, religious and other community institutions to Village residents.
2. Maintain an atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced.
3. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.
4. Recognize that standards of educational excellence may change with time, thus necessitating changes in physical and financial resources.
5. Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking.
6. Cooperate with school districts to make school facilities available for other community needs and emphasize this dual use in future planning and design.
7. Encourage the continued vitality of the Winnetka Community House as a community facility for a variety of programs accessible to all residents.
8. Encourage the preservation of the excellent facilities, central location and availability of the Winnetka-Northfield Public Library District resources.

2.7 PARKS, OPEN SPACE, RECREATION AND ENVIRONMENT

Goal: Preserve or expand the quantity, quality and distribution of open space and recreational opportunities. Protect our natural features and environmental resources.

Objectives

1. Increase the amount of property that is designated as public or private open space to preserve the natural character of the community.
2. Provide, where possible, open space (public, semi-public or private) between low-density and higher-density land uses.
3. Preserve and enhance natural features such as ravines, woodlands, bluffs, beaches and the Lake Michigan shoreline.

4. Preserve significant trees and encourage new tree planting on public and private properties to the greatest extent possible.
5. Support the development of recreational facilities to meet the needs of residents of all ages.
6. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.
7. Encourage the Cook County Forest Preserve District to improve the natural appearance of the public right-of-way and the property adjacent to Willow Road, Forest Way and Tower Road, west of Forest Way.
8. Foster greater cooperation among all institutions--private and public--in the joint use of their recreational facilities.
9. Encourage the preservation of open space inside and outside the Village.

2.8 TRANSPORTATION

Goal: Provide for safe pedestrian, bicycle and vehicular movement consistent with the scale and peaceful character of the Village.

Objectives

1. Improve major streets, especially their intersections, to enhance traffic flow, safety and appearance, as well as use by pedestrians and bicyclists.
2. Ensure safe, efficient and convenient access to all areas of the Village.
3. Develop comprehensive programs to promote traffic safety and to slow traffic.
4. Explore ways to decrease the flow of regional traffic through the Village.
5. Promote alternatives to motor vehicles such as bicycling and walking.
6. Enhance and expand the Village's bike route system.
7. Restrict "cut-through" truck traffic in residential neighborhoods and regional truck traffic on village thoroughfares.
8. Ensure good condition of streets, curbs and sidewalks.
9. Encourage the maintenance and improvement of a rapid and comfortable commuter service to and from all three Village train stations.
10. Foster improvement in public transportation and cooperate with adjacent communities in anticipating future needs and means.

11. Provide for adequate parking in commercial areas. Require people who work in the commercial districts to park in employee-designated off-street or underground parking areas.
12. Provide adequate off-street or underground parking for Winnetka commuters.
13. Enhance the overall appearance and environmental quality of public rights-of-way, including the railroad right-of-way.
14. Provide ease of access to the Edens Expressway (Interstate 94).

2.9 GROWTH MANAGEMENT

Goal: Limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.). Provide for Village expansion via annexation if deemed appropriate.

Objectives

1. Ensure that development proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, on-site parking, traffic patterns, congestion, open space, storm water management and Village infrastructure.
2. Ensure that annexation of properties will not adversely affect the Village's ability to service existing residences and businesses. Continue to review those unincorporated areas within the jurisdictional planning area that draw upon Village services and resources and ensure that any proposed annexation is compatible with the character of the Village.
3. Ensure that the Village keeps informed about neighboring communities' plans for growth, changes in existing infrastructure or for new infrastructure.



ATTACHMENT C

Village of Winnetka
SPECIAL USE PERMIT APPLICATIONVILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 21-38-SU
SU 2021-1243Property InformationSite Address: 784 SHERIDAN ROADApplicant InformationName: CHRIST CHURCH WINNETKAPrimary Contact: PATTY LEA (redacted)Address: 784 SHERIDAN ROADCity, State, ZIP: WINNETKA, IL 60093Phone No. 847.446.2850

Email: (redacted)

Owner InformationName: CHRIST CHURCH WINNETKA

Primary Contact: _____

Address: 784 SHERIDAN ROADCity, State, ZIP: WINNETKA, IL 60093Phone No. 847.446.2850Email: info@christchurchwinnetka.orgArchitect InformationName: CHUCK GARDNER/NU TOYS 4 FUN 708.606.7223Address: BOX 2121City, State, ZIP: LA GRANGE, IL 60525Phone No. (708) 579-9055Email: chuckg@nutoys4fun.comAttorney InformationName: MICHAEL PENEGUINE

Primary Contact: _____

Address: c/o McDermott, Will +EMERY
City, State, Zip: 444 LAKE ST. SUITE4000, CHICAGO 60606Phone No. 312.984.6933Email: MPENEGUINE@MWE.COM

Applicant Signature: (redacted)

Date: 11/4/21

Property Owner Signature: (redacted)

Date: 11/4/21Printed Name of Owner: THE REV. CHRISTOPHER POWELL, RECTOR
CHRIST CHURCH



November 3, 2021

Christ Church Winnetka is requesting approval of a Special Use Permit to install a new playground at the Church on the Hill, located at 784 Sheridan Road. Please find enclosed the following materials to support the Special Use Permit Application:

- Special Use Permit Application
- Written Application Materials and Project Plan
- Property Deed
- Plat of Survey
- Application Fee of \$935.00 - check attached

Project Narrative – Christ Church Playground Installation

As part of the 2021 Capital Campaign at Christ Church Winnetka, a playground was identified as a positive enhancement for younger families to the Church on the Hill (784 Sheridan Road location). The playground is designed for younger children under 8 and will be used when adults are present during Wednesday Playgroups, Sunday School and other times parishioners gather for church events. Currently, Christ Church does not have a designated outdoor play space for children.

Landscape Structures, a manufacturer for NuToys Leisure Products, has been chosen for the equipment. This company is commonly used by local schools and park districts (including Winnetka) with great success. The playground will also be a “community build” installation which is also commonly done by local organizations. A group of parishioners will help construct the playground in late spring following the manufacturers specifications. As part of the community build, a foreman from NuToys Leisure Products will be present to guide and supervise the delivery, installation, and safety check of the playground.

Intended Use of the Playground

As mentioned before, as part of the 2021 Capital Campaign, a playground was identified as a positive enhancement for younger families. Many churches and religious facilities on the Northshore have playgrounds for their younger parishioners. As such, the playground is intended to be used by members of the church. The playground is designed for children under 8 and will be used when adults are present during Wednesday Playgroups, Sunday School and other times parishioners gather for church events. It is expected that children using the playground will be supervised by a church employee (e.g., during Sunday School hours), a parent or caregiver. The playground is intended to encourage active play and imagination.

Playground Equipment

The playground equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. All components meet current safety guidelines and ADA standards. The components of the playground will feature a treehouse, double slide, loop ladder, storefront, xylophone and ring-a-bell panels, and climbing equipment. A palette of green and brown colored equipment has been selected and will fit well in the existing churchyard environment.

Playground Perimeter and Surfacing

The playground perimeter will consist of 30” galvanized stakes and 4’ timbers and will be positioned in the general shape of a square with an angled entrance on the lower left corner. The approximate dimensions are: 35’x35’. The ground cover will be certified, playground mulch (wood chips) with a 9-12” inch depth. The approximate area of the wood chips is 946 square feet. Once the playground is installed, the Churchyard Committee will design and implement a landscape plan around the site to ensure the space is well integrated into the churchyard at large.

Playground Location

The new playground will be installed in the churchyard of the Church on the Hill, located at 784 Sheridan Road. The playground will be located adjacent to the church patio (see Figures 1-3), which sits behind the church building, more specifically the “Church House” (formally known as

the Sidley House). This location allows for easy access as well as clear visibility from the church patio and community rooms such as the McClain Room and church kitchen. The playground will face east out to the lake and back up to the 6' cedar fence bordering the properties on Bryant Avenue (a 12' setback from the neighboring properties will be maintained). The playground will be in the general shape of a square with an angled entrance on one corner. A gravel footpath and stepping stones will lead from the patio to the entrance of the playground.

The green and brown colored equipment will fit well in the existing churchyard environment. The playground is designed to minimize visual impact and maintain the essential character of the locality which includes many mature trees and other plantings. Additionally, a 6' cedar fence bordering the back of the playground will obscure the view of the playground from neighboring properties on Bryant Avenue. The playground will not be visible from Sheridan Road due to the large stone wall that encloses the churchyard and runs the length of the property to Lloyd Place (see Figure 4 and 5). The playground will also not be visible from Humboldt Avenue due to the church buildings that obscure the view of the churchyard



Figure 1 - Church patio with view of Lake Michigan in the distance.



Figures 2 and 3 - Proposed playground location off of the church patio.

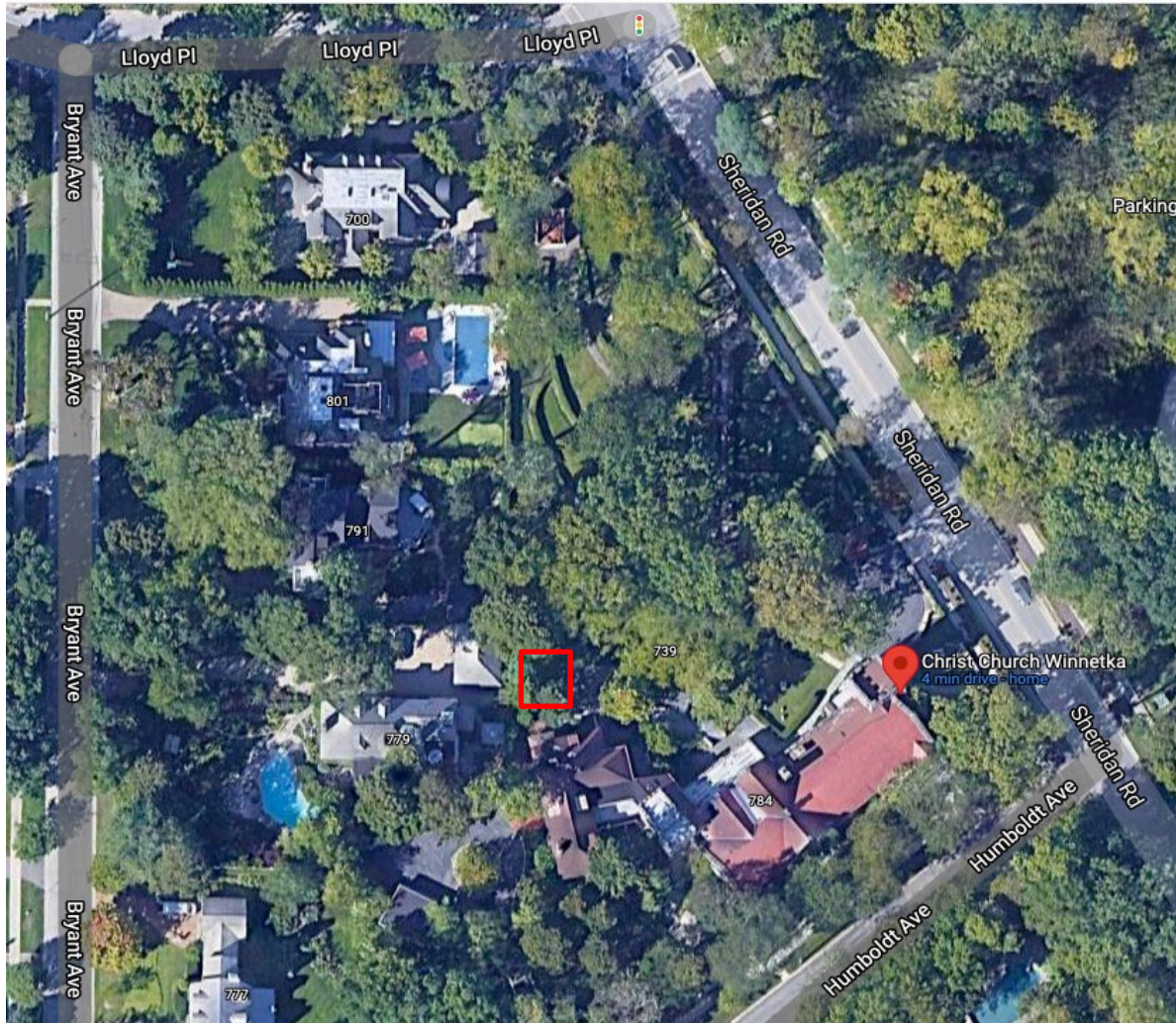


Figure 4 - Red box indicates the proposed playground location in the churchyard.



Figure 5 - Stone wall enclosing the churchyard and memorial garden along Sheridan Road.

Grading/Drainage

The Church met with Emily Grimm, Winnetka Village Engineer, to confirm there are no drainage and/or grading issues to consider or address prior to installation of the playground. The playground site is level and is positioned at the top of the churchyard “hill”. In addition, the playground ground cover will consist of certified, playground mulch (wood chips) so there will be no increase to the impermeable space.

Zoning Calculations

Since the playground installation does not include a modification of the amount of impermeable surface area or building area, lot coverage and gross floor area calculations have not been included. The playground surface will be certified, playground mulch (wood chips) with a 9-12” inch depth. The approximate area of the wood chips is 946 square feet.

Traffic and Parking Impact

Since the playground will be used during church hours by parishioners attending regularly scheduled church services or events, it is anticipated the traffic flow at the church will remain the same. There should be no impact on the flow of traffic on the surrounding streets or intersections. The availability of on-street parking on roads surrounding the church and lot parking (Lloyd Beach parking lot) should also remain the same. It is anticipated parking patterns will mimic the typical parking patterns associated with regular church activities (e.g., Sunday morning services). **The traffic and parking studies should be waived since the playground use will generate minimum impact on traffic and parking patterns.**



SPECIAL USE PERMIT STANDARDS

Christ Church Winnetka – Playground Special Use Permit Application

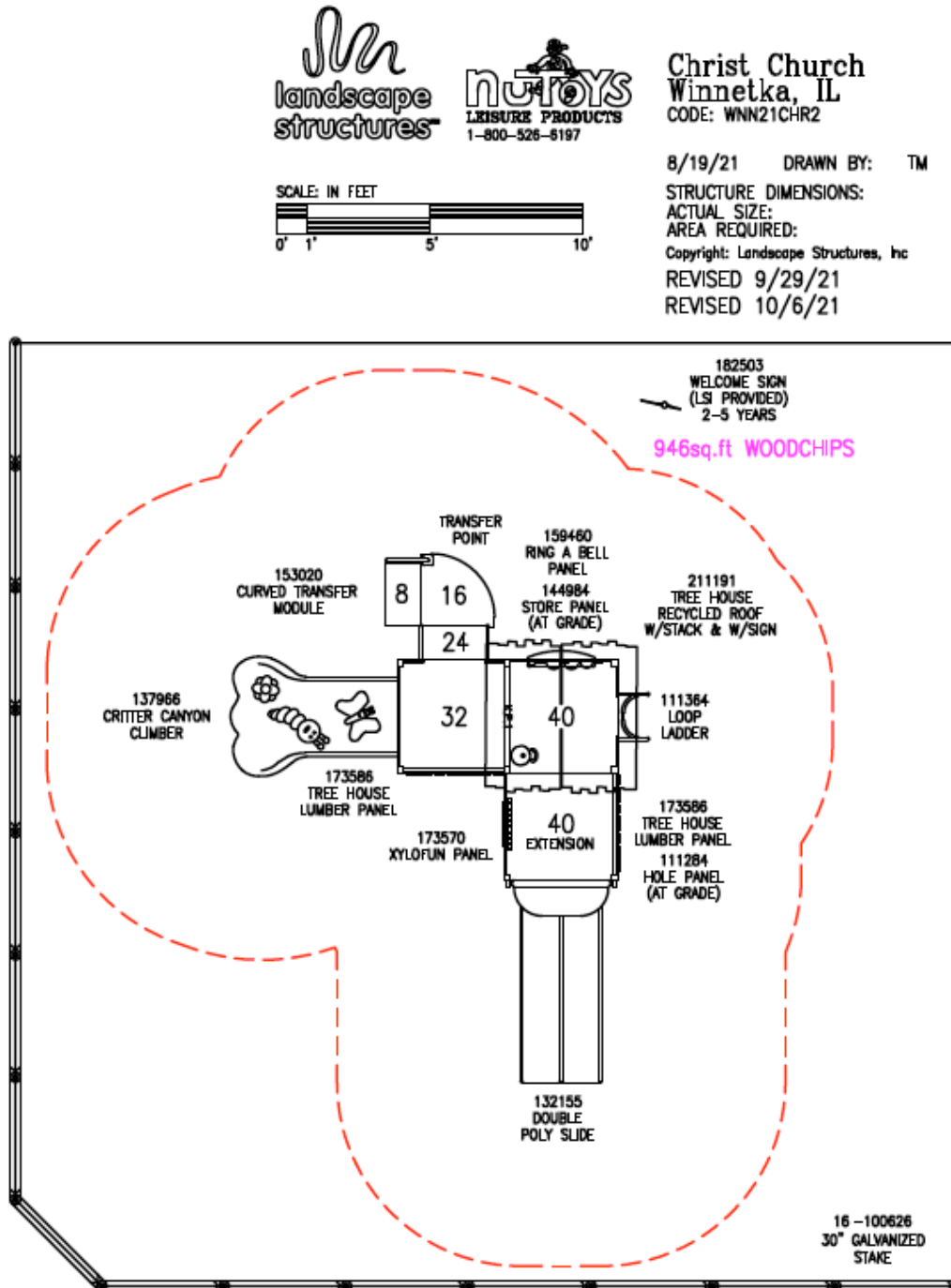
Explain in detail how the proposed special use meets the following standards. Under the terms of the Zoning Ordinance, no Special Use Permit shall be granted unless it is found:

1. *That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;*
 - a. Having a designated play space in the churchyard will give an option for children to have an engaging place to imagine, create and play. The playground will feature a treehouse, double slide, loop ladder, storefront, xylophone and ring-a-bell panels, and climbing opportunities. All meet current safety guidelines and ADA standards. The naturalistic design approach will complement the churchyard and neighborhood.
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;*
 - a. The natural green and brown colored playground equipment was selected to blend nicely with the existing trees, plantings, stone walls, and woodsy environment of the churchyard and neighborhood locations. The natural theme of the playground will not diminish property values but rather make it a desirable component of the neighborhood. The playground is intended to be used during Sunday School, Wednesday Playgroup, and other Church events that are attended by families with young children.
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;*
 - a. The proposed playground location is in a secluded section of the churchyard surrounded by mature trees and plantings. Additionally, a six-foot cedar fence bordering the back of the playground should obscure the view of the playground from neighboring properties. The 12-foot required setback from neighboring properties will also be instituted. The surrounding neighborhood will not be impacted negatively, nor will it be intruded upon.
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;*

- a. The installation of the new playground equipment will in no way impede the normal activities that occur around Christ Church either on Sheridan Road or Humboldt Avenue. The pedestrian and vehicular traffic will remain unchanged. Furthermore, the Church will use good judgment and decision making as to when the equipment will be installed, ensuring, to the best of our ability, that traffic and sidewalks will not be obstructed for users.
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; and*
 - a. The playground project does not require changes to existing parking, roads, drainage, or facilities. The Church will ensure that any disruption to the neighbors due to the installation of the new equipment will be minimal. It is predicted the installation timeline will be two days. The first day will entail the receipt of the equipment, preparation of the playground perimeter and ground cover, and cement pouring for equipment poles. The second day will entail building the playground structure and clean up. The Church will provide information to the neighbors regarding the installation process and timeline.
6. *That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.*
 - a. The Church is obliged to follow the safety rules and regulations stated in the church doctrine, which ensures a safe playground for children to enjoy. The Church will comply with all Village regulations, ordinances, and codes in this process.

Playground Site Plan

A site plan for the proposed Christ Church playground has been prepared by NuToys Leisure Products representative, Chuck Gardiner. The plan shows the approximate dimensions of the playground perimeter as 35'x35'. The playground surface is estimated to be 946 sq. ft of woodchips (highlighted in red).



Playground Components

The playground equipment will be supplied by NuToys Leisure Products, specifically from the manufacturer Landscape Structures. All components meet current safety guidelines and ADA standards. Below is a list of the components selected, including the timber and stakes required for the construction of the playground perimeter:



Box 2121
La Grange, IL 60525
708-579-9055
708-579-0109 (fax)
1-800-526-6197

October 6, 2021

CHRIST CHURCH
WINNETKA, IL
OPTION 2 REVISED
PLAYSHAPER

<u>QTY.</u>	<u>NO.</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>PRICE</u>
PlayShaper Component System				
1	137966A	Critter Canyon Climber 32"Dk DB		\$ 1,640
1	111364A	Loop Ladder 40"Dk DB		1,030
1	153020A	Curved Transfer Module 32"Dk Right DB		2,380
1	179349A	Kick Plate 8"Rise		130
1	111239A	Square Deck Extension		845
2	111237A	Square Tenderdeck	\$ 860	1,720
1	111284A	Hole Panel		520
2	173586A	Recycled Wood-Grain Lumber Panel Above Deck	1,365	2,730
1	159460A	Ring-A-Bell Panel Above Deck		1,425
1	144984A	Storefront Panel		460
1	173570A	Xylofun Panel Above Deck		2,640
2	111397C	106"Post DB	325	650
4	111396C	129"Post For Roof DB	340	1,360
2	111397D	98"Post DB	\$ 315	630
1	211191A	Tree House Roof w/Stack and w/Kids Only sign		3,840
1	132155B	Double Slide 40"Dk DB		2,280
1	182503A	Welcome Sign (LSI Provided) Ages 2-5 years Direct Bury		-
SUBTOTAL				\$ 24,280
TIMBERS:				
16	100626A	30" Galvanized Stake	\$ 15	\$ 245
15	119214A	Tuff-Timber 4'	58	870
SUBTOTAL				\$ 1,115
EQUIPMENT TOTAL				\$ 25,395
SPECIAL PRICING				(1,397)
SHIPPING				1,534
TOTAL				\$ 25,532

****Note:** Due to the volatile cost of raw materials, supply chain and labor shortages, prices and lead times can change without notice. Unfortunately, we cannot guarantee or hold prices quoted at this time.

TERMS: We approve the plans and colors for the playground equipment listed above and agree to the terms that the balance is due 30 days from the date of the invoice.

Signature	Title	Date
-----------	-------	------

WNN21CHR2 - CG/TM

The main components of the playground are pictured below (please note the color and positioning of the equipment are for example only):

129" Treehouse



32" Critter Canyon Climber



40" Double Slide



32" Curved Transfer Module



Ring-a-Bell Panel



Xylofun Panel



40" Loop Ladder



Ground Level Storefront



Graphic Rendering of Proposed Playground



Property Deed

Below is a copy of the Christ Church Winnetka property deed proving ownership.

BOOK 39625 PAGE 230

State of Illinois, } ss.
COUNTY OF COOK

SUSAN F. MAPE,
A Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY, that
President of the CHICAGO TITLE AND TRUST COMPANY, and
Vice-
FRIEDA TOW

Assistant Secretary of said Company, personally known to me to be the same
persons whose names are subscribed to the foregoing instrument as such Vice-
President and Assistant Secretary respectively, appeared before me this day in
person and acknowledged that they signed and delivered the said instrument as
their own free and voluntary act, and as the free and voluntary act of said
Company, for the uses and purposes therein set forth, and the said Assistant
Secretary did also then and there acknowledge that, as custodian of the
corporate seal of said Company, did affix the said corporate seal of said Com-
pany to said instrument as their own free and voluntary act, and as the free
and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day
of December, 1944

Susan F. Mape
Notary Public

CHICAGO TITLE AND TRUST COMPANY
69 West Washington Street
CHICAGO, ILL.
W. P. WISEMAN
69 W. Washington St.
Chicago, Ill.
MAIL

CHICAGO TITLE AND TRUST COMPANY
RELEASE DEED
BOX Mail
Med. Acct. 396966

13418924
COOK COUNTY
FILED FOR RECORD
39625
PAGE
229
DEC 21 AM 10 56
RECORDED

THE RECTOR, CHURCHWARDENS AND VESTRYMEN
OF CHRIST CHURCH, WINNETKA

395996
BOOK 39625 PAGE 229

Know all Men by these Presents, That CHICAGO TITLE AND
TRUST COMPANY, a corporation of the State of Illinois, as Trustee,
in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged,
does hereby release, convey and quit-claim unto THE RECTOR, CHURCHWARDENS AND VESTRYMEN OF
CHRIST CHURCH, WINNETKA, a religious corporation of Illinois

its successors and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor herein may have
acquired in, through or by a certain Trust Deed, bearing date the 10th day of December
A. D. 1940, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number
12533646, in Book 36316, of Records, page 442, to the premises therein described,
situated in the County of Cook, State of Illinois, as follows, to-wit:

That part of block 37 in Winnetka, being a subdivision of the northeast
quarter of Section 20 and the north half of fractional Section 21, Township
42 North, Range 13, East of the Third Principal Meridian, lying easterly
of a line drawn parallel with the westerly line of Maple Avenue and 150
feet westerly thereof, measured at right angles thereto.

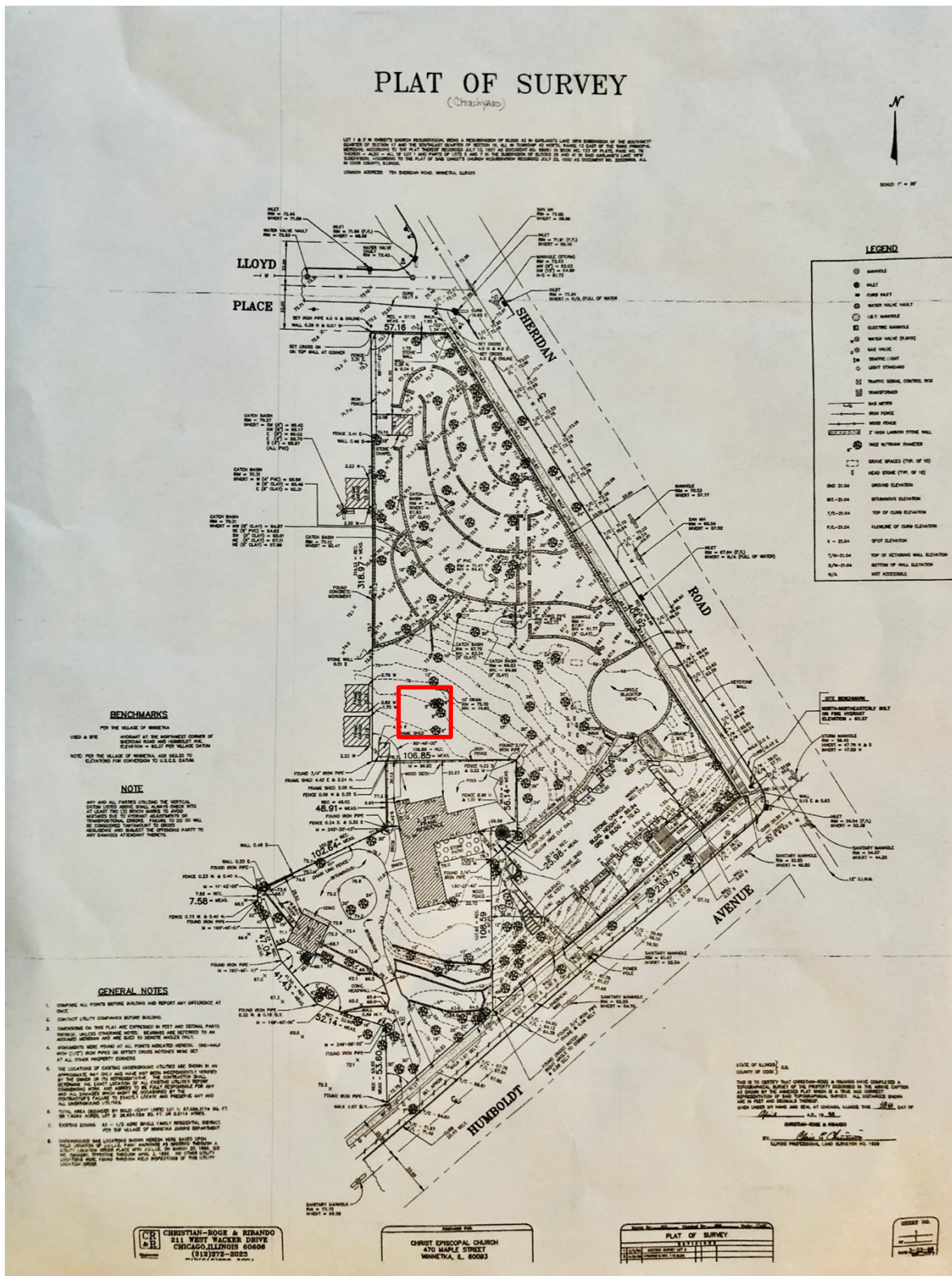
together with all the appurtenances and privileges thereunto belonging or appertaining.

In Witness Whereof, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has
caused these presents to be signed by its Vice-President, and attested by its Assistant Secretary, and its corporate seal to
be hereto affixed, this 19th day of December, A. D. 1944

CHICAGO TITLE AND TRUST COMPANY,
as Trustee as aforesaid,
By *[Signature]* Vice-President
Attest: *[Signature]* Assistant Secretary

SEAL
CHICAGO TITLE AND TRUST COMPANY

Below is a copy of the Christ Church Winnetka plat of survey for the 784 Sheridan Road property.



Red box indicates the proposed playground location in the churchyard.

Proposed Playground Entrance / Walkway

From the existing stone patio, a pea gravel walkway with stepping stones will lead to the playground. The faux wood stepping stone are durable, lightweight cast fiberstone with a faux tree bark finish. They are corrosion, mold, & crack resistant. The “Old Oak Faux Bois Stepping Stone” (from Grandin Road, www.grandinroad.com, or the like) is 11-3/4" dia. x 1"H, 7 lbs.



Edge of stone patio with view of proposed playground site.



Neighboring Shed

The proposed playground will back up to the cedar fence that borders the neighboring property (779 Bryant Avenue). The corner of the neighboring property contains a wooden shed. As mentioned before, the playground will be installed with a 12' setback from the fence. As such, the setback will also be applied to the corner of the church fence that backs up against the neighbor's shed.





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

WHEREAS there has been presented to the Council of the Village of Winnetka, Cook County, Illinois, the request of the owner of the real estate located in the Village of Winnetka and described in Exhibit A attached hereto, commonly known as 739 Humboldt Avenue and located in the "A" (One-Third Acre) Residence District provided in the Zoning Ordinance of said Village, for a variation under the provisions of the Zoning Ordinance reducing the side yard requirement along the proposed east property line (resulting from a proposed resubdivision of said real estate and the adjoining church property known as 784 Sheridan Road) by 7.90 feet to permit the separation of said real estate, improved with a house formerly used as a rectory, from the church property; and

WHEREAS the existing house with respect to the proposed east side yard is non-conforming in that an amendment to the Zoning Ordinance establishing greater side yards was adopted after the house had been located on said real estate; and

WHEREAS there are practical difficulties and particular hardship in the way of carrying out the strict letter of said Zoning Ordinance with respect to said premises in view of the location of the existing house on the peculiarly-shaped lot and the change in the Zoning Ordinance relating to side yard requirements; and

WHEREAS said proposed addition will not impair an adequate supply of light and air to adjacent property; will not increase the hazard from fire and other dangers to said property; will not diminish the taxable value of land and buildings

throughout said Village; will not increase congestion on the public streets; and will not otherwise impair the public health, safety, comfort, morals and welfare of the inhabitants of said Village; and

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

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

SECTION 1. That a variation from the side yard requirement of Section 3a of the Zoning Ordinance, adopted by the Council of the Village of Winnetka, Cook County, Illinois and now in effect, is granted with respect to the above-described real estate, which is located in the "A" (One-Third Acre) Residence District provided in said Zoning Ordinance and is commonly known as 739 Humboldt Avenue, reducing the side yard along the proposed east property line by 7.90 feet.

SECTION 2. That the variation hereby granted is conditioned upon approval of a final plat of subdivision with respect to the property in question.

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

Signed:



Village President

COUNTERSIGNED:



Village Clerk

Read, ordered engrossed and posted June 3, 1980

Posted June 6, 1980

Passed and approved _____

Posted _____

EXHIBIT A

The subject property is legally described as:

All of Lot 1 and parts of Lots 5 and 7 in the subdivision of Blocks 26 and 41 and Block 42 in Garland's Lake View Subdivision of the Southwest quarter of Section 17 and the southeast quarter of Section 16, all in Township 42 North, Range 13 East of the 3rd Principal Meridian, Cook County, Illinois, according to the plat thereof recorded July 13, 1857 as Document No. 88987 in Book No. 133 of Plats, Page No. 76 therein.

Commonly known as 739 Humboldt Avenue,
Winnetka, Illinois

ORDINANCE NO. M-536-98

AN ORDINANCE GRANTING ASPECIAL USE PERMIT TO ALLOW EXPANSION OF THE CHRIST CHURCH FACILITIES AT 784 SHERIDAN ROAD AND 739 HUMBOLDT AVENUE

WHEREAS, the Rector, Churchwardens and Vestrymen of Christ Church, Winnetka, an Illinois religious corporation is the owner of the following described real estate:

Lot 1 & 2 in Christ's Church Resubdivision, being a resubdivision of Block 42 in Garland's Lake View subdivision of the southwest quarter of Section 17 and the southeast quarter of Section 16, all in Township 42 North, Range 13 east of the Third Principal Meridian; according to the plat thereof recorded July 13, 1857 as Document No. 88987 in Book No. 133 of Plats, Page No. 76 Therein also all of Lot 1 and parts of Lots 5 and 7 in the subdivision of Blocks 26 and 41 in said Garland's Lake View Subdivision; according to the Plat of said Christ's Church Resubdivision recorded July 25, 1980 as Document No. 25526668, all in Cook County, Illinois;

which is commonly known as 784 Sheridan Road and 739 Humboldt Avenue, Winnetka, Illinois (collectively referred to as the "Subject Property"), and which is located in the "A-2" (One-Third Acre) Zoning District provided in Section 22.06 of the Winnetka Zoning Ordinance, Chapter 22 of the Winnetka Village Code; and,

WHEREAS, the portion of the Subject Property at 784 Sheridan Road is improved with a church building known as the "Church on the Hill", driveways, a cemetery, and other church-related uses; and

WHEREAS, the portion of the Subject Property at 739 Humboldt Avenue is improved with a single family residence known as the "Humboldt House," a detached garage and a swimming pool; and

WHEREAS, the Church on the Hill has been in continuous operation as a church since the 784 Sheridan Road location was acquired in 1869; and

WHEREAS, the Humboldt House, which previously served as the Church rectory up until the 1980's, when it was subdivided and sold by the Church, was reacquired by the Church in 1997; and

WHEREAS, church buildings are permitted as special uses in the A-2 (One-Third Acre) Single Family Residential District, subject to the conditions and requirements pertaining to special uses, as set forth in Section 22.13 of the Winnetka Zoning Ordinance; and,

WHEREAS, the Christ Church has filed an application for a special use permit under Section 22.13 of the Winnetka Zoning Ordinance, to permit the construction of a one-story addition to be constructed on the northwest portion of the church building and an additional two-story structure to connect the church and the existing residence at 739 Humboldt, in accordance with the plans accompanying the applications for special use permit; and

WHEREAS, on June 18, 1998, the Design Review Board considered the proposed improvements and has unanimously determined that a certificate of appropriateness would issue for the proposed additions; and

WHEREAS, pursuant to due notice thereof, the Plan Commission met on June 24, 1998, and voted unanimously that the Special Use Permit request is consistent with the Comprehensive Plan and recommended that the special use permit be granted; and

WHEREAS, on July 16, 1998, on due notice thereof, the Zoning Board of Appeals conducted a public hearing on the proposed special use and, by the affirmative vote of the five members then present, has reported to the Village Council, recommending that the special use permit be granted; and

WHEREAS, the building additions are necessary for Christ Church to allow church functions to expand into the existing residence and to increase the size of the church facilities, which will enable it to consolidate its worship and religious education programs at a single location, rather than dividing the activities of its congregation between the Subject Property and its parish house location at Maple and Elm Streets; and

WHEREAS, the special use, if granted, will not alter the essential character of the locality, in that the Christ Church and the buildings on the Subject Property are established uses and structures in the neighborhood and the proposed additions represent a minimal increase to the existing buildings; and

WHEREAS, the proposed additions will not be detrimental to or endanger the public health, safety, comfort, morals and welfare of the inhabitants of the Village, because Christ Church is an established use and because the consolidation of the Church's activities in a single location will enhance the morals and general welfare of the Village; and

WHEREAS, the proposed special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity, since the impact of the additional cars from the consolidated services will be minimal; and

WHEREAS, the Christ Church is an established element of the residential area in which it is located and will not impede the orderly development or improvement of other property in the immediate vicinity because both the Church on the Hill and Humboldt House are existing structures for which only minor additions are proposed; and

WHEREAS, adequate parking facilities, utilities, access roads, drainage and other facilities necessary for the operation of the special use exist or will be provided; and

WHEREAS, 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; and

WHEREAS, the special use, when constructed in accordance with the terms and conditions of this ordinance, will conform to the applicable regulations of the Zoning Ordinance and the Winnetka Village Code;

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

SECTION 1: That the Village Council hereby adopts by reference the foregoing recitals as its findings as if those recitals were fully set forth herein.

SECTION 2: That the special use permit in accordance with Section 22.13 of the Winnetka Zoning Ordinance is hereby granted with respect to the Subject Property, which is located in the "A-2" (One-Third) Acre Zoning District, and which is commonly known as Christ Church, 784 Sheridan Road and Humboldt House, 739 Humboldt Avenue in accordance with the plans submitted with the applications for special use permit to allow the construction of a one-story addition at the northwest portion of the church building and the construction of a two-story connection between the church and the residence, which will consolidate the two buildings into a single structure, all subject to the conditions and limitations hereinafter set forth, in order to consolidate worship and other functions of the Church in a single location.

SECTION 3: That the special use permit hereby granted is conditioned upon the commencement of the proposed construction within twelve (12) months after the effective date of this ordinance.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and posting.

Passed and approved this 18th day of August, 1998.

AYES: Trustees Lien, Meuer, Dering and President Holland

NAYS: None

ABSENT: Trustees Duhl, Lanphier and Hilton

Signed:

ss/Louise A. Holland

Village President

Countersigned:

ss/Douglas G. Williams

Village Clerk

Introduced: August 4, 1998

Posted: August 5, 1998

Passed and Approved: August 18, 1998

Posted: August 19, 1998

RESOLUTION NO. R-1432-98

A RESOLUTION ACCEPTING AND APPROVING A PLAT OF CONSOLIDATION (CHRIST CHURCH)

WHEREAS, the owners of the property legally described as follows:

Lot 1 & 2 in Christ's Church Resubdivision, being a resubdivision of Block 42 in Garland's Lake View subdivision of the southwest quarter of Section 17 and the southeast quarter of Section 16, all in Township 42 North, Range 13 east of the Third Principal Meridian; according to the plat thereof recorded July 13, 1857 as Document No. 88987 in Book No. 133 of Plats, Page No. 76 Therein also all of Lot 1 and parts of Lots 5 and 7 in the subdivision of Blocks 26 and 41 in said Garland's Lake View Subdivision; according to the Plat of said Christ's Church Resubdivision recorded July 25, 1980 as Document No. 25526668, all in Cook County, ""Illinois";

(the "Subject Property"), and commonly known as 784 Sheridan Road and 739 Humboldt Avenue, have submitted to the Village of Winnetka a plat of consolidation entitled "Christ Church Consolidation" (hereinafter the "Plat of Consolidation"), which plat will consolidate the three parcels of the Subject Property into a single lot, which shall thereafter be known as Lot 1 of the Christ Church Consolidation in the Northeast Quarter of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, in Cook County, Illinois; and

WHEREAS, the Subject Property was originally a single parcel until the 1980's when it was subdivided by the Church, with the Church building having been located on the Sheridan Road portion and the Church rectory on the Humboldt parcel; and

WHEREAS, the Church reacquired the Humboldt portion of the property in 1997 and the proposed consolidation will restore the original configuration of the Subject Property; and

WHEREAS, the proposed consolidation would not create any new nonconformities and would cure an existing nonconformity in the total side yard requirement, which had been created by the earlier subdivision and allowed by the granting of a zoning variation in 1980; and

WHEREAS, on June 24, 1998, due notice having been given, the Plan Commission met to consider the proposed consolidation and on the unanimous vote of the 9 members then in attendance, the Plan Commission voted to grant a variation from the perpendicular lot line requirement of Section 21.07(d)(1) of the Subdivision Ordinance, and to recommend the approval of the proposed consolidation, subject to the conditions that: (a) the Plat of Consolidation be revised to reflect the corrections and clarifications listed in Items (1)(A) through (G) of the March 25, 1998, staff memo to the Plan Commission; and (b) 5-foot utility easements be reserved for the Village along the Humboldt Avenue, Lloyd Place and Sheridan Road street frontages of the Subject Property; and

WHEREAS, the Plan Commission correctly concluded that the proposed consolidation meets the standards for a variation under Section 21.07(f) of the Subdivision Ordinance because the west lot line of the Subject Property, which is at an angle of approximately 50 degrees to the Humboldt Avenue right of way, was established as part of the original configuration of the subject Property and the adjoining lots, which predates the enactment of the Subdivision Ordinance and the irregularity of the lot line cannot be cured because it also forms the rear lot line of the adjacent properties at 777 Bryant and 779 Bryant; and

WHEREAS, the proposed consolidation in all other respects meets the requirements of Chapter 21 of the Winnetka Village Code and all other applicable ordinances.

NOW, THEREFORE, be it resolved by the Council of the Village of Winnetka as follows:

SECTION 1: That the foregoing recitals are hereby incorporated as the findings of the Council of the Village of Winnetka, as fully set forth herein.

SECTION 2: The plat entitled "Christ Church Consolidation," a copy of which is attached hereto as Exhibit A, is hereby accepted and approved, subject to the conditions that: (a) the Plat of Consolidation be revised to reflect the corrections and clarifications listed in Item (1)(A) through (G) of the March 25, 1998, staff memo to the Plan Commission; (b) 5-foot utility easements be reserved for the Village along the Humboldt Avenue, Lloyd Place and Sheridan Road street frontages of the Subject Property; and (c) the taxpayer address and plat return information be lettered on the plat as required by the Cook County Recorder of Deeds.

SECTION 3: That a variation from the requirement of Section 21.07(d)(1) of the Subdivision Ordinance, Chapter 21 of the Winnetka Village Code, that all side lot lines be approximately perpendicular to street lines, is hereby granted for the west lot line of the proposed Lot 1 of the Christ Church Consolidation.

SECTION 4: That the Village President is hereby authorized to sign, and the Village Clerk to attest, the approval of the Village of Winnetka set forth on the Plat of Consolidation, and to take such other and further steps as may be necessary to execute and record said plat, provided that the conditions set forth in Section 1 of this Resolution have first been met.

ADOPTED this 18th day of August, 1998, by the following roll call vote of the Council of the Village of Winnetka.

AYES: Trustees Darning, Lien, and Meuer and President Holland.

NAYS: None.

ABSENT: Trustees Hilton, Lanphier and Duhl.

Signed:

ss/Louise A. Holland

Village President

Attest:

ss/Douglas G. Williams

Village Clerk